



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 14, 2021 - 04:00 PM
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

AGENDA

1. Call Meeting To Order, Establish Quorum
 - A. Prayer
 - B. Pledge of Allegiance
2. Certification of Public Notice
3. Meeting Procedures

The following are the meeting procedures used by the Planning and Zoning Commission:

- A. All the items are generally considered as they appear on the agenda. As each item is introduced.
- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 Minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.
- E. Once the Chair close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

If you would like to participate under public comments, you must submit a request beginning at 9:00 a.m. the day of the meeting by (a) sending an email to PublicHearing@cityofedinburg.com or (b) calling the Planning and Zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

4. **MINUTES**

- A. Consider approval of the Minutes for the October 12, 2021 Regular Meeting

5. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Suburban Residential (S) District to Commercial Neighborhood (CN) District, a 0.76 acre tract of land being a portion of Lot 5, Section 273, Texas-Mexican Railway Company's Survey, located at 402 North Jackson Road, as requested by Erica Pérez
- B. Consider the Comprehensive Plan Amendment from Auto Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District and Neighborhood Conservation Manufactured Home (NC-MH) District to Commercial General (CG) District, being a 10.36 acre tract, more or less, out of a part of Lot 11, Section 246, Texas-Mexican Railway Company's Survey, located at 1300 North Interstate 69C, as requested by Aaron Rivera
- C. Consider the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District, a 1.00 acre tract of land, being a portion of the North 5.0 acres of Lot 10, Section 244, Texas-Mexican Railway Company's Survey, located at 424 East Rogers Road, as requested by Berta A. Salazar (TABLED: 11/09/2021)

6. **SUBDIVISIONS (PLATS)**

- A. Consider the Preliminary Plat of Citrus Gardens Subdivision, being a 10.07 acre tract out of Lot 13, Block 39 of the Santa Cruz Gardens Unit No. 2 Subdivision, located at 2705 East Davis Road, as requested by RO Engineering, PLLC.
- B. Consider the Preliminary Plat of Silverstone Heights Subdivision, being a 24.99 acre tract of land out of Lot 15, Section 248, Texas-Mexican Railway Company's Survey located at 3201 East Mile 17 1/2 Road, as requested by NAIN Engineering, LLC.
- C. Consider the Preliminary Plat of La Reserva Subdivision Phase II, being an 81.74 acre tract of land out of Lots 3-6, 11 & 12, Block 73, Engelmann Re-subdivision of the Missouri-Texas Land Irrigation Company's Subdivision, located at 8200 East FM 2812, as requested by Quintanilla, Headley & Associates, Inc.
- D. Consider the Preliminary Plat of Los Cortijos Subdivision, being a 60.0 acre tract of land out of Lot 13, Block 57, Alamo Land and Sugar Company's Subdivision, located at 7601 East Trenton Road, as requested by Melden & Hunt, Inc.

7. **CONSENT AGENDA**

- A. Consider the Final Plat for Hyde Park Subdivision, being a 14.998 acre tract out of Lots 2 through 15 and part of Northpoint Subdivision Phase I, located at 141 North Point Drive, as requested by Melden & Hunt, Inc.
- B. Consider the Final Plat for Suncrest Acres Subdivision, being a 19.394 acre tract of land out of Lot 3, Block 57, Alamo Land and Sugar Company's Subdivision, located at 3000 South Tower Road, as requested by Melden & Hunt, Inc.
- C. Consider the Final Plat for The Heights on Trenton Subdivision, being a 19.531 acre tract of land out of Lot 16, Block 55, Alamo Land and Sugar Company's Subdivision, located at 3000 East Trenton Road, as requested by Melden & Hunt, Inc.
- D. Consider the Final Plat for Silos at La Sienna Subdivision Phase I, being a 16.197 acre tract of land out of Lot 4, Amended Plat of La Sienna Development, located at 4001 La Sienna Parkway, as requested by Melden & Hunt, Inc.
- E. Consider the Final Plat for the Re-plat of Lots 7 & 11, North Industrial Park Subdivision, being an 8.22 acre tract of land out of all of Lots 7 & 11, North Industrial Park Subdivision, located at 700 Independence Drive, as requested by R.E. Garcia & Associates

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Requests to the City's Unified Development Code: 1) Section 7.404B Blocks and Block Length and 2) Section 8.204 Street Standards, proposed Citrus Gardens Subdivision, Lot 13, Block 3, Santa Cruz Gardens Unit No. 2, located at 2705 East Davis Road, as requested by RO Engineering, PLLC
- B. Consider Variance Requests to the City's Unified Development Code: 1) Section 7.404B Blocks and Block Length, 2) Section 8.204 Street Standards, and 3) Section 11.504A(1) Existing Stubs, proposed Cole Crossing Subdivision, being an 18.0 acre tract of land out of Lots 12 & 13, Block 35, Santa Cruz Gardens Unit No. 2, located at 2201 East Ramseyer Road, as requested by SDI Engineering, LLC
- C. Consider Variance Request to the City's Unified Development Code, Section 8.204, Street Standards, proposed Azaleas Estates Subdivision, being a 30 acre tract consisting of all of Lots 20, 21, and 22, Caledonian Estates Subdivision, located at 3701 East Curve Road, as requested by Salinas Engineering & Associates

9. **DIRECTOR'S REPORT**

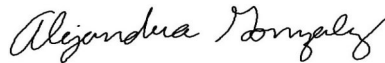
- A. City Council Actions: November 16, 2021 and December 7, 2021
- B. Unified Development Code Update

10. **INFORMATION ONLY**

- A. Attendance Roster

11. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public during regular working hours, on Friday, December 10, 2021 at 3:25 P.M.



Alejandra Gonzalez, Administrative Assistant
Planning & Zoning Department

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.