



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 13, 2022 - 05:30 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. Disclosure of Conflict of Interest
4. 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 closes 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.
5. **PUBLIC COMMENTS**
 - A. 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 & 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.

6. **MINUTES**

- A. Consider Approval of the Minutes for November 8, 2022

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily and Urban (RM) District, being 10.00 acres out of Lot 2, Block 55, Alamo Land and Sugar Company Subdivision, located at 3500 East Canton Road, as requested by Melden & Hunt, Inc. on behalf of Herminia Rosa Mendiola
- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily and Urban (RM) District, being 3.03 acres of land, more or less, out of Lot 8, Section 244, Texas-Mexican Railway Company's Survey Subdivision, located at 711 East Rogers Road, as requested by Alma Tijerina on behalf of Miguel Farias
- C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, being a 5.00 acre tract of land out of Lot 9, Section 233, Texas-Mexican Railway Company's Survey Subdivision, located at 1211 North Hoehn Road, as requested by Alex Maheshwari on behalf of Dolores L. Vega
- D. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, being a 0.397 of an acre tract of land out of Lot 15, Section 244, Texas-Mexican Railway Company's Survey Subdivision, located at 2506 North Closner Boulevard, as requested by Mini Kidspace Daycare and Learning Academy, Inc.
- E. Consider the Rezoning Request from Residential, Multifamily and Urban (RM) District to Commercial, General (CG) District, 1.24 acres being all of Lots 1-7 and out of Lot 21, Block 1, The Boardwalk Subdivision, located at 2952 Regency Drive, as requested by Albert Garza on behalf of Erickson Construction, LLC.

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code, Section 5.203(A), Right-of-Way and Pavement Widths for Border Town Subdivision No. 4, being a 131.84-acre tract of land out of Lots 1 & 8, Block 71, and Lots 4 & 5, Block 70, Engleman Re-Subdivision, located at 24850 Brushline Road, as requested by Rio Delta Engineering
- B. Consider Variance Requests to the City's Unified Development Code, 1) Section 5.212, Open Space and Park Dedication, Proposed Subdivisions, and 2) Section 5.202, Subdivision Design Standards for Street Network and Design and all - encompassing Subdivision Design Standards For Cesar Chavez Heights Subdivision, being a 17.94-acre tract out of land out of Lot 4, Block 55, Alamo Land & Sugar Company Subdivision located at 3101 North Cesar Chavez Road, as requested by Trevino Engineering

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat of Bordertown Subdivision No. 4, being a 131.84-acre tract of land out of Lots 1 & 8, Block 71, and Lots 4 & 5, Block 70, Engleman Re-Subdivision, located at 24850 Brushline Road, as requested by Rio Delta Engineering
- B. Consider the Final Plat of The Heights on Trenton Phase II Subdivision, being a 33.58-acre tract out of Lot 15, Block 55, Alamo Land and Sugar Company's Subdivision, located at 3501 East Trenton Road, as requested by Quintanilla, Headley & Associates, Inc.
- C. Consider the Final Plat of Victoria Manor Subdivision, being a 1.47 acres out of Lot 10, Block 244, Texas-Mexican Railway Company's Survey, located at 300 East Rogers Road, as requested by Robles Engineering, LLC.
- D. Consider the Final Plat Approval of Caledonia West Subdivision, being a 20.0 gross acre tract of land, more or less, consisting of all of Lots 2 & 3, Caledonian Estates Subdivision, located at 3601 East Curry Road, as requested by Salinas Engineering & Associates
- E. Consider the Final Plat approval of The Heights on Wisconsin, Phase III Subdivision, being an 18.008 acre tract of land, being 13.08 acres out of Lots 5, 6, and 7, and 5.00 acres out of Lot 8, Jas I. Lavelle Resubdivision, located at 1900 East Wisconsin Road, as requested by SAMES Engineering
- F. Consider the Final Plat approval of Silos at La Sienna Subdivision Phase II, being an 11.366-acre tract of land out of Lot 4, amended plat of La Sienna Development, located at 1400 La Sienna Parkway, as requested by Melden & Hunt, Inc.

10. **OTHER BUSINESS**

11. **INFORMATION ONLY**

- A. Attendance Roster

12. **ADJOURNMENT**

I hereby certify that this notice of the 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 after regular working hours, at 5:00 P.M. on Friday, December 9, 2022.



Claudia Mariscal, Administrative Assistant

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.