



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 12, 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 feels to be appropriate.
5. **MINUTES**
 - A. Consider Approval of the Minutes for the June 14, 2022 Regular Meeting
 6. **APPOINTMENTS**
 - A. Consider the Appointment of the Vice-Chair

7. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Urban Residential (UR) District, being Lots 6 and 8, Block 2, Vela Subdivision, Located at 309 and 313 South Raul Longoria Road, As Requested By Carranza Development
- B. Consider the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, being a 15.846 Acre Tract of Land Consisting of 5.872 Acres out of Lot 11, all of Lot 12 and 4.444 Acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg, Located at 221 East Schunior Street, As Requested By Treviño Engineering on Behalf of Mel Phillip, Tide Products, Inc.
- C. Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Industrial (I) District to Commercial General (CG) District, being a 16.076 Acre Tract of Land out of Lot 6, Block 2, Steele and Pershing Subdivision, Located at 3300 South McColl Road, As Requested By Quintanilla, Headley & Associates, Inc. on Behalf of Brandon Vail, Campus Pastor, Palm Valley Church
- D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Urban Uses and the Rezoning Request from Commercial General (CG) and Auto-Urban Residential (AU) Districts to Urban Residential (UR) District, being 22.008 Acres out of Lots 6 & 7, La Sienna Development, and out of Lot 50, Santa Cruz Ranch Subdivision, Located at 4201 La Sienna Parkway, As Requested By Melden & Hunt, Inc. on Behalf of Burns Brothers, LTD

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width for Russell Oak Estates Subdivision, Being a 38.786 Acre Tract out of Land out of Lot 16, Block 53, Alamo Land & Sugar Company Subdivision, Located at 2300 North Cesar Chavez Road, As Requested By Melden & Hunt, Inc.
- B. Consider Variance Request to the City's Unified Development Code Section 7.100(C) Purpose and Applicability, Applicability - subdivision plat for Juan R. Lopez, Being a 0.69 acres tract of land out of Lot 3, Block 3, John Closner Subdivision, As Requested By Juan R. Lopez.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat Approval of The Village on Monte Cristo Subdivision, being a 111.936 acre tract of land out of Lots 21, 22, 24, & 25, East Retama Subdivision, Located at 4220 N Seminary Rd, As Requested By Melden & Hunt, Inc.
- B. Consider the Preliminary Plat Approval of Valencia Trail II Subdivision, being a 14.317 acre tract of land out of Lots 1 & 8, Section 238, Texas-Mexican Railway Company's Survey, Located at 1709 North Mon Mack Road, As Requested By Melden & Hunt, Inc.
- C. Consider the Preliminary Plat Approval of Golden Acres Subdivision, being a 30.01-acre tract of land out of Lots 20, 21, & 22, Caledonia Estates Subdivision, Located at 3701 East Curry Road, As Requested By Melden & Hunt, Inc.
- D. Consider the Preliminary Plat Approval of Water Lilly at La Sienna Subdivision, being a 25.16-acre tract of land out of Lot 7, La Sienna Development Subdivision, Located at 4201 La Sienna Parkway, As Requested By Melden & Hunt, Inc.
- E. Consider the Final Plat Approval of Los Lagos Phase VII-B Subdivision, being a 29.60 acre tract consisting of all of Lot 2, Block 1, John Closner et al., Subdivision, Located at 2700 Los Lagos Road, As Requested By Rio Delta Engineering.
- F. Consider Final Plat Approval for Atwood Estates Subdivision, being a 24.76-acre tract of land out of Lots 13, Section 238 Texas-Mexican Railway Company Survey Subdivision, located at 5101 West Schunior Street, as requested by Melden & Hunt, Inc.

10. **DIRECTOR'S REPORT**

- A. Unified Development Code Update

11. **INFORMATION ONLY**

- A. Attendance Roster

12. **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 after regular working hours, at 4:30 P.M. on Friday July 8, 2022.

Claudia Mariscal, 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.