



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 14, 2021 - 4:00 P.M.
CITY HALL - COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78541
REVISED 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 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.

4. **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 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.

5. **MINUTES**

- A. Consider approval of the Minutes for the August 10, 2021 Regular Meeting

6. **PUBLIC HEARINGS**

- A. Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Auto Urban Residential (AU) District, being Lot 7, Block 156, Edinburg Original Townsite, located at 401 North 21st Avenue, as requested by RT Homes, LLC
- B. Hold Public Hearing and Consider the Rezoning Request from Neighborhood Conservation 7.1 (NC 7.1) District to Urban Residential (UR) District, being Lot 12, Block 199, Edinburg Original Townsite, located at 1101 East McIntyre Street, as requested by Fabiola & Mauricio Cervantes
- C. Hold Public Hearing and Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial General (CG) District and Suburban Residential (S) District to Auto Urban Residential, being a 3.261 acre tract of land out of Lot 53, Kelly Pharr Subdivision, located at 525 West Alberta Road, as requested by Manuel B. Perez
- D. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Urban Uses to Auto Urban Uses and the Rezoning Request from Suburban Residential (S) District to Neighborhood Conservation 7.1 (NC 7.1) District, being a 15.5acre tract of land, more or less, being part of Lot 37 and Lot 38, Santa Cruz Gardens Unit No. 1, located at 501 West Palm Drive, as requested by SAMES Engineering
- E. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses being 26.79 acres more or less out of Lot 3, Section 275, Texas-Mexican Railway Company's Survey, located at 2900 West Sprague Street, as requested by Melden & Hunt, Inc.
- F. Hold Public Hearing and Consider the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, being 11.878 acres of land out of Lot 3, Section 275, Texas-Mexican Railway Company's Survey, located at 2900 West Sprague Street, as requested by Melden & Hunt, Inc.

- G. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District, containing 14.998 acres being all of Lots 2 through 15 and part of Northpoint Drive, Northpoint Subdivision Phase 1, located at 4700 South McColl Road, as requested by Melden & Hunt, Inc.
- H. Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Suburban Residential (S) District to Auto Urban Residential (AU) District, being a 9.066 acre tract of land, more or less, being out of Lot 5, Section 239, Texas Mexican Railway Company's Survey, located at 1901 West Rogers Road, as requested by Melden & Hunt, Inc.
- I. Hold Public Hearing and Comprehensive Plan Amendment from Suburban Uses to Auto Urban Residential (AU) District, Being 7.34 acres out of Lot 5, Section 239, Texas-Mexican Railway Company's Survey, located at 1907 West Rogers Road, as requested by Melden & Hunt, Inc.

7. **SUBDIVISIONS (PLATS)**

- A. Consider the Preliminary Plat of Ranchitos on Seminary Subdivision, being a 14.768 acre tract consisting of Tracts 11 & 12, Whittenburg-Looney Subdivision, located at 6400 Seminary Road, as requested by Melden & Hunt, Inc.
- B. Consider the Preliminary Plat of Cantonside Ranches Subdivision, being a 23.55 acre tract of land out of Lot 10, Kelly-Pharr Subdivision, located at 1200 West Canton Road, as requested by Melden & Hunt, Inc.
- C. Consider the Preliminary Plat Approval of Victoria Heights Subdivision, being a 1.47 acre tract of land being out of Lot 10, Block 244, Texas-Mexican Railway Company's Survey, located at 300 East Rogers Road, as requested by Robles Engineering
- D. Consider the Preliminary Plat Approval of The Hills at Canton Subdivision, being a 19.09 acre tract of land being out of Lot 14, Kelly-Pharr Subdivision, located at 500 East Canton Road, as requested by Quintanilla, Headley & Associates
- E. Consider the Preliminary Plat Approval of Texas Ranch Subdivision, being a 9.50 acre tract of land, more or less, out of Lot 9, Block 60, Alamo Land and Sugar Company Subdivision located at 4900 East Texas Road, as requested by Treviño Engineering
- F. Consider the Preliminary Plat Approval of West Palm Subdivision, being a 15.50 acre tract of land, more or less, out of Lots 37 & 38, Santa Cruz Gardens Unit No. 1 Subdivision, located at 501 Palm Drive, as requested by SAMES

- G. Consider the Preliminary Plat of Wisconsin Water Subdivision, being the North 22.60 acres tract of land being out of the South 12.00 acres of the East ½ of Lot 9, Section 278, Texas-Mexican Railway Company’s Survey Subdivision, located at 4700 East Wisconsin Road, as requested by MAS Engineering
- H. Consider the Preliminary Plat of Crestwood Estates Subdivision, being the North 9.39 acres of land out of the North 19.39 acres of Lot 8, Section 244, Texas-Mexican Railway Company’s Survey, located at 3117 North Roegiers Road, as requested by MDC Engineering, Inc.

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City’s Unified Development Code Article 7 – Plat and Site Plan Design, Division 7.100 Purpose and Applicability, being a 1.00 acre tract of land out of the South 20 acres of Lots 12, Section 268, Texas-Mexican Railway Company’s Survey, located at 1106 South Raul Longoria Road, as requested by Efren Tijerina
- B. Consider Variance Request to the City’s Unified Development Code Article 8 - Streets, Sidewalks, and Trails, Section 8.2041 Street Standards, Azaleas Estates Subdivision , being a 30 acre tract of land being all of Lots 20, 21, and 22, Caledonian Estates, located at 3701 East Curve Road, as requested by Salinas Engineering & Associates

9. **CONSENT AGENDA**

- A. Consider the Final Plat of Santa Cruz Section I Phase IV - 2 Subdivision, being a resubdivision of 8.783 acres out of Lot 1, La Sienna Development, located at 3901 South Santa Cruz Street, as requested by Melden & Hunt, Inc.
- B. Consider the Final Plat of Sonador Coves Phase II Subdivision, being a 11.564 acre tract of land out of Lot 3, Section 246, Texas-Mexican Railway Company’s Survey, located at 2000 North I-69C, as requested by Melden & Hunt, Inc.
- C. Consider the Final Plat of Pearl Estates Subdivision, being a 10.00 acre tract of land out of Lot 7, Section 239, Texas-Mexican Railway Company’s Survey Subdivision, located at 1101 West Rogers Road, as requested by HLG Plan Review Services.

10. **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 6:20 P.M. on this 10th day of September, 2021.

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.