



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 14, 2024 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
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 & 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.





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- 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. Public Comments are limited to three (3) minutes. If a resident desires to make a Public comment, please notify the Chair Person prior to the start of the meeting. A spokesperson for large groups is required. We ask for everyone's cooperation in following these procedures.

6. **ABSENCES**

- A. Consider excusing the absence of Commission member Mr. Rene Olivarez from the March 12, 2024, Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the April 9, 2024, Regular Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Variance Request to the City's Unified Development Code Article 4, Section 4.303, Permanent Signs, Being Lot 1, Freedom Bank at La Sienna Subdivision, Located at 4120 North I-69C, As Requested By A1 Skylite Signs
- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, Neighborhood (CN) District, Being a 1.00 acre tract of land, more or less, Being the North 208.70 feet of the East 208.70 feet of Lot 8, Block 3, A.J. McColl Subdivision, Located at 1702 West Alberta Road, As Requested By George Cruz and Erica Garcia
- C. Consider the Rezoning Request from Suburban (RS) District to Commercial, General (CG) District, Being a 2.38 acre tract of land out of Lot 5, Section 243, Texas-Mexican Railway Company Survey, Located at 3001 North I-69C, As Requested By Isael Posadas Jr. on behalf of Ricardo Rodriguez Jr. and Deyanira Rodriguez
- D. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being the West 3 feet of Lot 7 and all of Lot 8, Block 95, Original Townsite of Edinburg, Located at 505 West Van Week Street, As Requested By Joseph Ruiz on behalf of E & E Professional Solutions, LLC.





- E. Consider the Rezoning Request from Commercial, General (CG) District to Downtown (DT) District, Being all of Lots 8 and 9, Block 144, Original Townsite of Edinburg, Located at 500 North Closner Boulevard, As Requested By Armando Gutierrez on behalf of Homer Jasso Sr.
- F. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being all of Lot 13, Kenyon Heights Subdivision, Unit No. 2, Located at 1210 Virginia Drive, As Requested By Olegario Cantu and Yolanda Cantu
- G. Consider the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, Being a 0.72 acre tract of land, Being out of the West 400 feet of the North 6 acres of the South ½ of Lot 20, Kelly-Pharr Subdivision, (Proposed Meridien at 281 Subdivision, Lot 2), Located at 3316-3326 South Business Highway 281, As Requested By Roberto Rojas on behalf of Durga Properties, LTD.
- H. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, All of Share 4 Containing 125.17 acres, Tract of Land out of Mutual Partition of Tract 158 San Salvador Del Tule Grant, As Per Map or Plat Thereof Recorded in Volume 16, Page 11, Maps of Records in the Office of the County Clerk of Hidalgo County, Texas, Being Located at 8601 North Jasman Road, As Requested By the City of Edinburg
- I. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, Being 199.997 acres, being all of Lots 38 and 39, Baker's Subdivision of the Cucharria Tract, according to the plat thereof recorded in Volume 2, Page 46, Maps of Records in the Office of the County Clerk of Hidalgo County, Texas, Being Located at 8601 North Jasman Road, As Requested By the City of Edinburg

9. **SUBDIVISION (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.203-1, Right-of-Way & Paving Width, for Canton Oaks Subdivision, Being a 10.00 acre tract of land out of Lot 16, Block 62, Alamo Land & Sugar Company Subdivision, Located at 7600 E. Canton Road, As Requested By HLG Plan Services.
- B. Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width for the proposed Serenity Springs Phase II Subdivision, Being a 4.00 acre tract of land being the east 4.00 acres of the south 5.00 acres of the north 20.00 acres of Lot 7, Section 275, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 1300 South McColl Road, As Requested By Quintanilla Headley & Associates





10. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Wisconsin Vegas Subdivision, being a 19.340 acre tract of land out of Lot 9, Block 58, Alamo Land & Sugar Company, Hidalgo County, Texas, Located at 7700 East Wisconsin Road, As Requested By Melden & Hunt, Inc.
- B. Consider the Preliminary Plat approval of Jackson Estates Subdivision, being a 5.00 acre situated in the City of Edinburg, County of Hidalgo, Texas, being out of Lot 7, Block 3, A.J. McColl Subdivision, according to the plat thereof recorded in Volume 21, Pages 597-598, Hidalgo County Deed Records, which said 5.00 acres being a certain tract conveyed to Edinburg Teachers Credit Union, by virtue of a General Warranty Deed recorded Under Document Number 1803480, Hidalgo County Official records, Located at 5320 South Jackson Road, As Requested By Melden & Hunt, Inc.
- C. Consider the Preliminary Plat approval of Garden Walk Subdivision, Being a 12.87 acres tract of land, out of Lot 5, Block 1, of the Closner Subdivision of lands out of Porciones 71 and 72, Hidalgo County, Texas, Located at 2301 East Wisconsin Road, As Requested By Melden & Hunt, Inc.
- D. Consider the Preliminary Plat approval of Sorrento Estates Subdivision, being a 39.334 acres tract of land, out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 2, Page 29, Hidalgo County Map Records, Located at 2707 East Rogers Road, As Requested By Melden & Hunt, Inc.
- E. Consider the Preliminary Plat approval of North Cactus Village Subdivision, being a resubdivision of 13.41 acres tract of land, out of Lots 16, 17, 40, and 41, Seminary Heights Subdivision, Volume 9, Page 23, Hidalgo County Map Records, City of Edinburg, Hidalgo County, Texas, Located at 1300 Cactus Lane, As Requested By Melden & Hunt, Inc.
- F. Consider the Final Plat approval of Albert Heights Subdivision Phase II, being a 3.261-acre tract out of land out of Lot 53, Kelly-Pharr Subdivision, Located at 4601 S. Business Highway 281, As Requested By Trevino Engineering.
- G. Consider the Final Plat approval of Russell Oaks 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.





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 5:00 P.M. on this 10th day of May, 2024.

Claudia Mariscal

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.

