



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 13, 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 three (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 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 Ms. Ruby Casas from the July 9, 2024, Regular Meeting.
- B. Consider excusing the absence of Commission member Mr. Rene Olivarez from the July 23, 2024 Special Meeting.

7. **MINUTES**

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

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, a Tract of Land Containing 5.083 Acres Situated in the City of Edinburg, County of Hidalgo, being out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey, Located at 2900 West Chapin Road, As Requested By Mario A. Salinas on Behalf of Judith Flores-Saldivar, Patricia Flores-Pena, and Belinda Rubi Flores-Gutierrez
- B. Consider the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, 2.898 Acre of Land in the Texas-Mexican Railway Company Survey, Located at 1100 North I-69c, As Requested By Andrew Burke on Behalf of Ofelia Rodriguez Alonso and Arnoldo and Guadalupe Rodriguez
- C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, a Tract of Containing 17.264 Acres Situated in the City of Edinburg, County of Hidalgo, Texas, out of Lots 17 and 20, East Retama Subdivision, Located at 4716 North Seminary Road, As Requested By Melden and Hunt, Inc. on Behalf of John Andrew Rigney and Melissa Sanchez Rigney, as Co-Trustees of the L & A Irrevocable Trust





- D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban and Townhome (RU) District, A 2.00 Acre Tract of Land Being the East 2.00 Acres of the West 2.68 Acres, More or Less, of the South One-Half of Lot Eight, Section Two Hundred Forty-Four, Texas-Mexican Railway Company's Survey, Located at 501 East Rogers Road, As Requested By Sergio F. Molina Jr. on Behalf of Jorge and Karina Orocio
- E. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Suburban (RS) District, a Tract of Land Containing 2.48 Acres, Situated in Hidalgo County, Texas and also Being Part or Portion of Lot 10, Section 239, Texas-Mexican Railway Company Survey, Located at 1410 West Rogers Road, As Requested By Pablo and Diana Gonzalez
- F. Consider the Special Use Permit for a Wireless Communication Tower, a Portion of all that Certain Parcel of Land Lying in the City of Edinburg, County of Hidalgo, State of Texas, Having Parcel Id: 20407491, Further Described as: Commencing from a Property Corner, found on the Northeast Corner of said Parcel, also lying on the Western Right of Way of N Jasman Rd, Located at 3224 North I-69C, As Requested by Nicole Bivona

9. **VARIANCES**

- A. Consider Variance Requests to the City's Unified Development Code, Article 5, Section 5.301-A-2, Dedication of Improvements, for the Replat of Lot 5 Block 1 Trenton Town Center, being a 0.918 of an acre gross tract of land out of Lot 5, Trenton Town Center, recorded in Volume 49, Page 117, Hidalgo County Map Records, located at 4009 S McColl Road As Requested By SAMES.

10. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Gratitude Grove Subdivision, being a 18.623 acre tract, more or less, being the south 19.52 acres of Lot 10, Section 244, Texas Mexican Railway Company's Survey Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 12, Map Records, Hidalgo County Texas, located at 2620 North Closner Boulevard As Requested By Supreme Engineering, PLLC.
- B. 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 and Hunt, Inc.





- C. Consider the Preliminary Plat approval of the Replat of Lot 5- Block 1 Trenton Town Center, being a 0.918 of an acre gross tract of land out of Lot 5, Trenton Town Center, recorded in Volume 49, Page 117, Hidalgo County Map Records, located at 4009 S McColl Road As Requested By SAMES.
- D. Consider the Final 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 3201 North Roegiers Road, as requested by MDC Engineering, PLLC.
- E. Consider the Final Plat approval of Provence Ridge Subdivision, being a 16.74 acres tract of land, more or less out of Lot 5, Block 1, John Closner, Et All Subdivision, located at 3301 South Raul Longoria Road, As Requested By Michael Cantu
- F. Consider the Final Plat approval of The Embers II Subdivision, being a 20.95 acre tract of land out of Lot 4, Block 1, A.J. McColl Subdivision, located at 3207 South Jackson Road, As requested by Quintanilla, Headley & Associates, Inc.

11. **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 after regular working hours, at 5:15 P.M. on this 9th day of August, 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.



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