



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 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 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 Rodolfo “Rudy” Ramirez from the October 10, 2024, Regular Meeting

7. **MINUTES**

- A. Consider Approval of the Minutes for the September 10, 2024, Regular Meeting
- B. Consider Approval of the Minutes for the September 26, 2024, Regular Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Multifamily (RM) District, Lot 1, Pine Valley Subdivision, Located at 2104 North Sugar Road, As Requested By Victor Farias on Behalf of Veronica Guerrero
- B. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban University Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban & Townhome (RU) District, being a 8.36 Acres Tract of Land, More or Less, out of Lot 4, Block 1, John Closner Subdivision, located at 2020 East Canton Road, As Requested By Rio Delta Engineering on Behalf of Peter S. Julian and Miguel A. Zuniga
- C. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, Lot 1, Trenton Terrace Subdivision, Located at 4401 South Veterans Boulevard, As Requested By Otoniel Resendez





- D. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban University Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban & 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 Marc Moran on Behalf of Turquesa Construction LLC.

9. **SUBDIVISION VARIANCES**

- A. Consider Variance Requests to the City's Unified Development Code, Article 5 Section 5.203-1 Right-of-Way Widths, Article 5 Section 5.209 Sidewalks, and Article 3 Section 3.102-1 Single-Family Detached Lot and Building Standards, for the Villas at La Sienna being a 4.906 acres tract of land out of Lot 1, La Sienna Development, located at 1891 Burns Boulevard, As Requested By Melden & Hunt, Inc.
- B. Consider Variance Requests to the City's Unified Development Code, Article 5 Section 5.206-A Block Length, for the Silos at La Sienna Phase 3, being a 18.682 acres tract of land out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, located at 4401 La Sienna Parkway, As Requested By Melden & Hunt, Inc.
- C. Consider Variance Requests to the City's Unified Development Code, Article 5 Section 5.202-J, Intersection and Street Offsets, for Kings Landing Subdivision, being a 17.274 acres tract of land out of Lots 49, 50, and 51, Lehigh Plaza Subdivision, located at 2700 W Wisconsin Road, As Requested By Quintanilla, Headley and Associates, Inc.

10. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Antigua Village Subdivision, being a 2.93 Acres tract of land (A.K.A. the west 2.90 Acres) out of Lot 1, Block "H", Original Townsite of Edinburg, as per map recorded in Volume 1, Page 23, of the Hidalgo County Map Records, located at 1126 West Sprague Street, As Requested By Barrera Infrastructure Group Inc.
- B. Consider the Preliminary Plat approval of McColl Coves Subdivision, being a 19.858 acres tract of land, being a part or portion out of Lot 7, Section 240, Texas-Mexican Railway Company's Survey Subdivision, according to the Plat thereof Recorded in Volume 1, Page 12, Hidalgo County Map Records, located at 2800 North McColl Road, As Requested By Melden & Hunt, Inc.





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- C. Consider the Preliminary Plat approval of Silos At La Sienna Phase III Subdivision, being 18.682 acres tract of land out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, according to the plat or map thereof recorded in Volume Z, Page 161, Hidalgo County Map Records, located at 4401 La Sienna Parkway, As Requested By Melden & Hunt, Inc.
- D. Consider the Preliminary Plat approval of Villas At La Sienna Subdivision, being 4.906 acres tract of land out of Lot 1, La Sienna Development, according to the plat or map thereof recorded in Volume 53, Page 124, Hidalgo County Map Records, located at 1891 Burns Boulevard, As Requested By Melden & Hunt, Inc.
- E. Consider the Final Plat approval of City Place at Chapin Subdivision, being a 13.78 acre tract of land out of Lot 9, Section 246, Texas-Mexican Railway Company Survey, located at 2200 E. Chapin Road, As Requested By M2 Engineering, PLLC.

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 8th day of November, 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.

