



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 12, 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. **MINUTES**

- A. Consider Approval of the Minutes for the October 10, 2024, Regular Meeting
- B. Consider Approval of the Minutes for the October 24, 2024 Regular Meeting

7. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from General Commercial Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, General (CG) to Residential, Multi-Family (RM) District, a 5.821 acre tract of land being a portion of Lot 7, Section 241, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 16, map records in the office of the County Clerk of Hidalgo County, Texas, Located at 1504 North Business Highway 281 Unit B, As Requested By Iden I. Trevino on Behalf of Circle T. Holdings RGV LP.
- B. 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
- C. Consider the Rezoning Request from Manufactured Home (MH) District to Commercial, General (CG) District, all of Lot 1, M & O Trailer Park, Located at 6418 N-I69c Road, As Requested By Charles Brown on Behalf of Bic Development Corporation
- D. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Lot 19, University North Subdivision Unit 1, Located at 811 West Schunior, As Requested By Melden & Hunt, Inc. on Behalf of Sarg Enterprises, LLC.





- E. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District, a 20.00 acre tract of land being the East 20.00 acres of Lot 1, Block 55, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, and according to warranty deed recorded in Volume 1758, Page 174, Official Records, Hidalgo County, Texas, Located at 3200 East Canton Road, As Requested By Quintanilla, Headley, & Associates, Inc. on Behalf of Red Rock Real Estate.
- F. Consider the Special Use Permit for On-Premise Consumption of Alcoholic Beverages, Edinburg Townsite Subdivision, Lots 7 & 8, Block 229, Located At 310 West McIntyre Street, As Requested By Jace Huges on Behalf of JM Mejia Properties, LLC.

8. **SUBDIVISION VARIANCES**

- A. Consider Variance Request 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.
- B. Consider Variance Request to the City's Unified Development Code, Article 3, Division 3.200, Section 3.202 for EB Estates Subdivision, being 0.692 acres of land, out of Lot 8, Block 280, Texas-Mexican Railway Company's Survey Subdivision, according to the Plat thereof Recorded in Volume 24, Pages 168-171, Hidalgo County Map Records, located at 5219 West S.H. 107, As Requested By SOTEX Engineering, LLC.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Enclave on Closner Subdivision, being a 9.697 acres tract of land being a part or portion of Lot 20, Kelly-Pharr Subdivision, recorded in Volume 3, Page 133-134, Hidalgo County Deed Records, located at 3216 South Business Highway 281, As Requested By Melden and Hunt, Inc.
- B. Consider the Preliminary Plat approval of Garden Walk at Canton Subdivision being a 8.81 Acres tract of land, out of Lot 4, Block 1, John Closner Subdivision, located at 2020 East Canton Road, As Requested By Rio Delta Engineering
- C. Consider the Preliminary Plat approval of EB Estates Subdivision, being 0.692 acres of land, out of Lot 8, Block 280, Texas-Mexican Railway Company's Survey Subdivision, according to the Plat thereof Recorded in Volume 24, Pages 168-171, Hidalgo County Map Records, located at 5219 West S.H. 107, As Requested By SOTEX Engineering, LLC.





- D. Consider the Final Plat approval of Rogers Coves Phase C Subdivision, being a 14.47 acres tract of land out of Lot 9, Section 239, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 1, Page 12, Hidalgo County Map Records, located at 920 West Rogers Road As Requested By Rio Delta Engineering
- E. Consider the Final Plat approval of Jaguar Heights Subdivision, being a 18.806 acres of land situated in Hidalgo County, Texas an being the south 1/2 of Lot 6, Section 249, Texas-Mexican Company Survey as per map recorded in Vol.1, Pg.21, Hidalgo county, Texas, located at the Northwest corner of East Chapin (Mile 17) and N. Terry Road, As Requested By Cruz Hogan Consultants, Inc.
- F. Consider the Final Plat approval of Sol Alegre Ph 2 Subdivision, being a 15.15 acre tract of land out of Lots 3, 4, 5, and 6, Block 37, Amended Map of Santa Cruz Gardens Unit No. 2, located at 1001 East Flag Drive, As Requested By Melden & Hunt, Inc.
- G. Consider the Final Plat approval of Cesar Village Subdivision, being a 17.94-acre tract out of land out of Lot 4, Block 55, Alamo Land & Sugar Company Subdivision located at 3101 North Cesar Chavez Road, As Requested By Trevino Engineering.

10. **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 5:00 P.M. on this 6th day of December, 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.

