



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 13, 2025 – 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 Vice Chairperson Elias Longoria, Jr. from the January 23, 2025, Special Meeting.
- B. Consider excusing the absence of Commission Member Rene Olivarez from the January 23, 2025, Special Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the January 23, 2025, Special Meeting

8. **PUBLIC HEARINGS**

- A. 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.
- B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Lot 6, Trenton Terrace Subdivision, Located at 4511 South Veterans Boulevard, As Requested By Alma Sonia Salazar.
- C. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Primary (RP) District, being a 2.24-Acres tract of land, more or less, out of the South ½ of Lot 6, Acres Bonitos Subdivision, recorded in Volume 3, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, Located at 205 Dawson Drive, As Requested By Benavides Engineering.





- D. Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, a 3.79 Acre tract of land out of Lot 1, DFT Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas as per map recorded in Volume 29, Page 1, map records of Hidalgo County, Texas, Located at 5504 South I-69C, As Requested By Mike Blum.
- E. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban and Townhome (RU) District, a tract of land containing 19.354 acres situated in the City of Edinburg, Hidalgo County, Texas being a part or portion of Lots 3 and 4, Section 247, Texas-Mexican Railway Company Survey, according to the plat thereof recorded in Volume 2, Page 29, Hidalgo County map records, Located at 3601 North Cesar Chavez Road, As Requested By Melden & Hunt, Inc.
- F. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 16, Tierra Del Valle Subdivision No. 2, Located at 4015 West Lopez Drive, As Requested By Patricia Escamilla.

9. **VARIANCES**

- A. Consider Variance to the City of Edinburg Unified Development Code Article 4, Development Standards, 4.200, Landscaping and Buffering, McColl Wall Subdivision, a 5.00 acre tract of land being the south 5.00 acres of the north 10.00 acres of the south 30.00 acres of Lot 15 Section 237, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 1, Page 12, map records Hidalgo County, Texas and according to General Warranty Deed recorded under County Clerk's document number 3225359, Official records, Hidalgo County Texas, located at 1000 North McColl Road, As Requested By Quintanilla, Headley & Associates, Inc.

10. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Caza Estates Subdivision, being a 20.936 acre tract of land out of Blocks 37, 38, and 39, Santa Cruz Ranch Subdivision, as recorded in Volume Z and page 161, Deed Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in document number 3593359, Official Records, Hidalgo County, Texas. Located at 5161 N I-69C, As Requested By Nain Engineering, LLC.
- B. Consider the Preliminary Plat approval of McColl Wall Subdivision, a 5.00 acre tract of land being the south 5.00 acres of the north 10.00 acres of the south 30.00 acres of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 1, page 12, map records Hidalgo County, Texas and according to General





Warranty Deed recorded under County Clerk's document number 3225359, Official records, Hidalgo County Texas., Located at 1000 North McColl Road, As Requested By Quintanilla, Headley & Associates, Inc.

- C. Consider the Final Plat Approval of Las Palmeras Subdivision, being a 13.23 acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Co. Survey, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 24, Page 168, Map Records of Hidalgo County, Texas., Located at 320 North McColl Road, as requested by M. Garcia Engineering, LLC.
- D. Consider the Final Plat Approval of Jackson Estates Subdivision, 5.000 acres being out of Lot 7, Block 3 A. J. McColl Subdivision City of Edinburg County of Hidalgo, Texas, Located at 5320 South Jackson Road, As Requested By Melden & Hunt, Inc.

11. **DIRECTORS REPORT**

- A. City Council Actions
- B. 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 7th day of February, 2025.

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.

