



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 8, 2023 - 05:30 PM
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
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 and 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 3-5 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. If you would like to participate under public comments, you must submit a request beginning at 9:00 A.M. the day of the meeting by (a) sending an email to PublicHearing@cityofedinburg.com or (b) calling the Planning & Zoning Department at 956-388-8202. All requests should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

6. **MINUTES**

- A. Consider Approval of the Minutes for July 11, 2023 Regular Meeting

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, a 9.87 acre tract of land out of Lot 7, Section 244, Texas-Mexican Railway Company's Survey, located at 3100 North Closner Boulevard, as requested by Mario Anaya, on behalf Bernardo G. Elizondo
- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, the east 100 feet of west 303 feet of Lot 4, Twilight Park Subdivision, located at 113 East Chapin Street, as requested by Eliseo Garza, Jr. on behalf of Aleida Salinas
- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, 3.03 acres out of a 6.01 acre tract of land out of Lot 5, Section 243, Texas-Mexican Railway Company's Survey, located at 3101 North Interstate 69C, as requested by Art Resendez on behalf of Khit Property Management LLC
- D. Consider the Rezoning Request from Residential, Primary (RP) District to Downtown (DT) District, Lot 1-2, Block 237, Townsite Plat of Edinburg, located at 600 East McIntyre Street, as requested by Manuel L. Ruiz, Jr.
- E. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District, Being a Tract of Land of 6.439 Acres out of the South ½ of the of the North ½ of Lot 71, Kelly-Pharr Subdivision According to map thereof recorded in Volume 3, Pages 133 & 134, Located at 5502 South Sugar Road, As Requested By James E. Rose and Dalia Sierra on behalf of Lana Sue Heina
- F. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, the north 114.0 feet of Lot 1, Wood Subdivision, located at 513 South 4th Avenue, as requested by Elizabeth Pedraza on behalf of Joseph Gonzalez
- G. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial General (CG) District, 5.125 acres out of Lot 1, Block 2, Steele & Pershing Subdivision, located at 2900 South McColl Road, as requested by Mario A. Reyna, P.E. on behalf of Nico Holdings, LTD.
- H. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, 3.214 acres out of Lot 5, Block 1, John Closner, Et Al. Subdivision, proposed Garden Walk Subdivision, located at 3403 South Raul Longoria Road, as requested by Melden & Hunt, Inc. on behalf of Ramon Estevis

- I. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District, 8.823 acres out of Lot 5, Block 1, John Closner, Et Al. Subdivision, proposed Garden Walk Subdivision, located at 2301 East Wisconsin Road, as requested by Melden & Hunt, Inc. on behalf of Ramon Estevis

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width for the proposed Garden Walk Subdivision, being a 12.863 acres tract of land out of Lot 5, Block 1, John Closner Et Al Subdivision, located at 2301 East Wisconsin Road, as requested by Melden & Hunt, Inc on behalf of Ramon Estevis.
- B. Consider Variance Request to the City's Unified Development Code Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width for the proposed Gem Estates Subdivision 27.84 acre tract of land out of Lot 3, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 3000 West Schunior Street, as requested by Melden & Hunt, Inc, on behalf of Elite Development 786, LLC.
- C. Consider Variance Request to the City's Unified Development Code Section 5.203-1 Right-of-Way Widths & Paving Width for Sea Subdivision, being a 8.350 acre tract out of Lot 5, Section 250, Texas-Mexican Railway Company's Survey Subdivision, located at 1534 North Kenyon Road, as requested by Melden & Hunt, Inc.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Closner Point Subdivision, being a 15.84 acres tract of land out of Lot 11 & Lot 13, Subdivision "C", Original Townsite Amended City of Edinburg Map Subdivision, located at 221 East Schunior Street, as requested by Supreme Engineering, PLLC.
- B. Consider the Final Plat of Golden Acres Subdivision, being a 30.01 acre tract of land out of Lots 20, 21, & 22, Caledonia Estates Subdivision, located at 3701 East Curry Road, as requested by Melden & Hunt, Inc.
- C. Consider the Final Plat of Stone Oaks Subdivision, being a 12.43- acre tract of land out of Lot 3, and Lot 6, Section 236 Texas-Mexican Railway Company Survey Subdivision, located at 3101 Trooper Moises Sanchez Blvd, as requested by Supreme Engineering, PLLC.

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 August 4, 2023.



Claudia Mariscal, Administrative Assistant

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.