



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 12, 2023 - 05:30 PM
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539**

AMENDED 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 close 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 request 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 August 8, 2023 Regular Meeting

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily (RM) District, a 1.00 acre tract of land being a portion of Lot 5, Section 274, Texas-Mexican Railway Company's Survey Subdivision, located at 1210 South Jackson Road, as requested by Sheriff Muse-Ariyoh, on behalf Maria Guadalupe Longoria
- B. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lots 10 and 11, Southside Subdivision, located at 822 and 902 South 10th Avenue, as requested by Gregorio R. Lopez
- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, 9.91 acres, all of Lot 16, Block 8, Santa Cruz Gardens Unit No. 3 Subdivision, proposed RG Subdivision, located at 4708 North Gwin Road, as requested by Rio Delta Engineering on behalf of RG Enterprises LLC
- D. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lot 3, Block 7, Country Club Place Subdivision, located at 1209 South 10th Avenue, as requested by Quintanilla, Headley & Associates on behalf of Andre Maldonado
- E. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 3-B-W1/2, Cotter Tract S151.30'-N935.74'-E71.88'-W585.24', located at 1417 Santa Maria Street, as requested by James W. Turner Construction, Ltd on behalf of Eleno Puente
- F. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 50, Villa Del Sol Subdivision, located at 1212 Starshine Drive, as requested by Tony Resendez on behalf of Rubicon Construction Group

Consider the Rezoning Request from Commercial, General (CG) District to

- G. Residential, Multifamily (RM) District, 7.13 acres out of Lot 7, Swearengen Tract and out of Lot 2, Block 1, John Closner et al. Subdivision, located at 2406 South Raul Longoria Road, as requested by Rio Delta Engineering on behalf of Los Lagos Real Estate
- H. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, a 0.48 of an acre tract of land being a portion of Lot 16, Section 245, Texas-Mexican Railway Company's Survey Subdivision, located at 3605 East Richardson Road, as requested by Rolando Ramos
- I. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, 27.590 acres out of Lot 5, Section 246, Texas-Mexican Railway Company's Survey Subdivision, located at 901 East Chapin Road, as requested by Mario A. Reyna, P.E. on behalf of Rotu Investments, LLC

8. **SUBDIVISIONS (VARIANCES)**

- A. Consider Variance to the City's Unified Development Code, Article 3, Section 3.102-1, Single-Family Detached Lot and Building Standards, Residential Primary, Rear Yard Setbacks for the proposed The Embers II Subdivision, being a 20.95 acres 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., on behalf of MDG Investments Group, LLC
- 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 The Villas on Canton Subdivision a 10.00 acre tract of land out of Lot 2, Block 55, Alamo Land and Sugar Company Subdivision, located at 3500 East Canton Road, as requested by Melden & Hunt, Inc., on behalf of A.I.M.Z Development, LLC

9. **CONSENT AGENDA**

- A. Consider the Preliminary Staff Review for McColl Center Subdivision a 8.03 acre tract of land out of Lot 6, Block 2, Steele and Pershing Subdivision Hidalgo County, Texas located at 2818 West Wisconsin Road, as requested by Quintanilla, Headley & Associates, Inc
- B. Consider the Preliminary Staff Review for Mac-Leo Estates Subdivision a 5.495 acre tract of land, out of Lot 1 and Lot 3, Engelman's' Subdivision of Lot 10, Section 278, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, located at 4124 West Freddy Gonzalez Drive, as requested by HLG Plan Review Services

Consider the Preliminary Staff Review for RG Subdivision a 9.91 acre tract of land

- C. out of all of Lot 16, Block 8, Santa Cruz Gardens unit 3, Hidalgo County, Texas located at 4708 North Gwin Road, as requested by Rio Delta 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 5:30 P.M. on September 8, 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.