



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 10, 2023 – 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 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. 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 Chairman Mr. Joe Ochoa from the September 12, 2023 Regular Meeting.
- B. Consider Excusing the absence of Commission Member Victor Daniec from the September 12, 2023 Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the September 12, 2023 Regular Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Agriculture Open Space (AO) District to Residential Multifamily (RM) District, Being a 1.00 Acre Tract of Land out of Lot 8, Block 55, Alamo Land and Sugar Company's Subdivision, Located at 3001 East Wisconsin Road, As Requested By SAMES Engineering on behalf of Adrian Webb
- B. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 2, Tierra Del Valle Subdivision, Located at 4105 East Lopez Drive, As Requested By Enrique Jr. and Summer Alvarez

- C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, 50.493 acres of land in the Juan Jose Balli Survey, Abstract Number 29, Hidalgo County, Texas and being a portion of the San Salvador Del Tule Grant, a subdivision record according to the map or plat thereof recoded in Volume 10, pages 58-60, Map Records of Hidalgo County, Texas and further being all of that certain called 9.65 acres of land conveyed to the City of Edinburg, as described in Document Number 1997-575056, Official Records of Hidalgo County, Texas and the remainder of that certain called 34.46 acres of land conveyed to the City of Edinburg, as described in Document Number 1997-575057, Official Records of Hidalgo County, Texas, and a portion of F.M. Highway 490 right of way, being located at 17000 North I-69C, As Requested By Jose “Eddie” Velarde on behalf of the City of Edinburg
- D. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, General (IG) District, 600.885 acres of land being a part or portion of the San Salvador Del Tule Grant, Juan Jose Balli Survey, Abstract No. 290, Abstract Information 2, located at 15600 North I-69C, As Requested By Jose “Eddie” Velarde on behalf of the City of Edinburg

9. **SUBDIVISION (VARIANCES)**

- A. Consider Variance Requests to the City's Unified Development Code: 1) Section 5.203-1 Right-of-Way Widths & Paving Width and 2) Section 5.209 Sidewalks, for RG Estates Phase IV Subdivision, being a 6.00 acre tract of land out of Lot 10, Block 23, Santa Cruz Gardens No. 2, located at 4217 Benito A Ramirez Road, As Requested By Quintanilla Headley & Associates
- B. Consider Variance Requests to the City's Unified Development Code: 1) 3.102-1 Single-Family Detached Lot and Building Standards, Side Yard Setbacks and 2) 3.102-1 Single-Family Detached Lot and Building Standards, Lots Widths, for Imperio Trails Subdivision, being a 43.77 acres tract out of Lot 15, Block 1, John Closner Et al. Subdivision, located at 5300 South Raul Longoria Road, As Requested By Rio Delta Engineering

10. **CONSENT AGENDA**

- A. Consider the Preliminary Plat Approval of Owassa Place Subdivision, being a 9.655 acres tract of land out of Lot 15, Block 54, Alamo Land & Sugar Company’s Subdivision, according to the map thereof recorded in Volume 1, pages 24, located at 8101 East Owassa Road, requested by Melden & Hunt Inc.
- B. Consider the Preliminary Plat Approval of Imperio Trails Subdivision, being a 43.77 acres tract of land out of Lot 15, Block 1, John Closner Et al. Subdivision, located at 5300 South Raul Longoria Road, As Requested By Rio Delta Engineering

- C. Consider the Final Plat Approval of Santa Cruz Palms Subdivision, being a 12.82 acres tract of land out of Lot 6, Block 1, Santa Cruz Gardens Unit No. 3 Subdivision, according to the map thereof recorded in Volume 9, pages 3, located at 4016 North. Doolittle Road, As Requested By Rio Delta Engineering

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 6<sup>th</sup> day of October, 2023.

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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.**