



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 14, 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 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.

4. **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.

5. **ABSENCES**

- A. Consider excusing the absence of Commissioner Mr. Rene Olivarez from the October 10, 2023 Regular Meeting.

6. **MINUTES**

- A. Consider Approval of the Minutes for the October 10, 2023 Regular Meeting

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request Agriculture Open Space (AO) District to Residential Primary (RP) District, Being a 0.90 acre of land out of Lot1, Section 245, Texas Mexican Railway Company 's Survey, Located at 3430 West Mile 17 ½ Road, As Requested By Frank and Itzel Castillo
- B. Consider the Rezoning Request from Commercial Neighborhood (CN) District to Residential Multifamily (RM) District, Being a 6.415 Acres out of Lot 1, Block 2, Steele & Pershing Subdivision, Located at 2900 South McColl Road, As Requested By Nico Holdings, LTD
- C. Consider the Rezoning Request from Residential Primary (RP) District to Commercial General (CG) District, Being Lot 10, 281 Estates Subdivision, Located at 614 West Orange Avenue, As Requested By Jontue Echavarria and Veronica Villarreal
- D. Consider the Rezoning Request from Residential Primary (RP) District to Residential Multifamily (RM) District, Being Lot 4 and the West ½ of lot No. 5, Block 336,Original Townsite of Edinburg, Located at 316 East Champion Street, As Requested By Samuel Saldana on behalf of Alvaro & Melissa Luna
- E. Consider the Rezoning Request from Residential Primary (RP) District to Commercial General (CG) District, Being Lot C1, Los Lagos Phase VII – B, Subdivision, Located at 2708 Los Lagos Drive, As Requested By Rio Delta Engineering on Behalf of Los Lagos Development LLC.

- F. Consider the Rezoning Request from Residential Primary (RP) District to Residential, Urban & Townhome (RU) District, Being 1 acre out of the north 10.0 acres of lot 5, section 274, Texas Mexican Railway Company Survey, Located at 1218 S Jackson Road Unit A, As Requested By Sheriff Muse-Ariyoh, on behalf of Joe Hernandez
- G. Consider the Rezoning Request from Residential Primary (RP) District to Residential, Urban & Townhome (RU) District, Being 1 acre out of the north 10.0 acres of lot 5, section 274, Texas Mexican Railway Company Survey, Located at 1218 S Jackson Road Unit B, As Requested By Sheriff Muse-Ariyoh, on behalf of Teresa Hernandez.
- H. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Urban & Townhome (RU) 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
- I. Consider the Renewal of the Special Use Permit for a Licensed Child Care Home, Being Lot 2, Las Villas at Autumn Ridge Subdivision, Located at 3511 Monette Street, As Requested By Yadira P. Casillas Leonel
- J. Consider the Special Use Permit for a Licensed Child Care Home, Being Lot 4, Block 199, Original Townsite of Edinburg, Located at 1112 East Kuhn Street, As Requested By Sabas Garcia

8. **SUBDIVISION (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 and Building Standards for Oakview Center Subdivision, being a 28.352 acres tract of land out of Lots 1, 2, & 3, Poco Buena Subdivision and part of Lot 15, Section 270, Texas-Mexican Railway Company's Survey, located at 2300 South I-69C US Expressway 281, As Requested By Quintanilla Headley & Associates on behalf of Red Rock Real Estate Development Group
- B. Consider Variance Requests to the City's Unified Development Code: 1) Table 4.204-1 Bufferyard Classification, Class A and 2) Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width Lot and Building Standards, Lot Width, for Canton Hills Subdivision, being a 18.33 acres tract of land out of Lot 14 & 15, Block 59, Alamo Land & Sugar Company Subdivision, located at 3661 East Canton Road, As Requested By Melden & Hunt, Inc.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Oso Grande Phase II Subdivision, being a 11.02 acre tract of land out of Lot 46, Baker's Subdivision, located at 1011 Via Fernandez As Requested By Quintanilla Headley & Associates.

- B. Consider the Preliminary Plat approval of Davis Groves at Villanueva Estates Subdivision, being a 19.77 acre tract of land out of Lots 11 & 12, Block 39, Santa Cruz Gardens No 2 Subdivision, located at 3661 East Canton Road, As Requested By Rio Delta Engineering.
- C. Consider the Preliminary Plat approval of Palma Ranch Subdivision Phase I, being a 36.66 acre tract of land out of Lots 9 and 16, Texas-Mexican railway Company Subdivision, located at 5200 east Chapin Road, As Requested By Cruz-Hogan Consultants, Inc.
- D. Consider the Final Plat of Water Walk At La Sienna Subdivision, being a 25.16-acre tract of land out of a part or portion of Lot 7, La Sienna Development Subdivision, located at 4,201 La Sienna Parkway, As Requested By Melden & Hunt, Inc
- E. Consider the Final Plat of Sonterra Ridge Subdivision, being a 5.59 acre tract of land out of a part or portion of Lot 1, Section 270, Texas-Mexican Railway Company's Subdivision, located at 2,100 E. Sprague Road, As Requested By Melden & Hunt, Inc.
- F. Consider the Final Plat of Los Cortijos Subdivision, being a 60.00 acre tract out of land out of Lot 13, Block 57, Alamo Land & Sugar Company's Subdivision, as per map or plat thereof, Located at 7601 East Trenton Road, As Requested By Melden & Hunt, Inc.

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 this 9th day of November, 2023.

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.