



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 11, 2024 – 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.





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- 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. **MINUTES**

- A. Consider Approval of the Minutes for the May 14, 2024 Regular Meeting

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District, Being a 6.00 Acre Tract of Land Out of Lot 64, Kelly-Pharr Subdivision, Located at 5313 Rolando Drive, As Requested By Jesus Vazquez on behalf of Jose Dolores Vazquez Solache and Angel Torices
- B. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, all of Lots 15 and 18, Southside Subdivision, Located at 908 South 10th Avenue, As Requested By Wealth Construction, LLC.
- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 19.23 Acres Tract of Land of Lots 3 and 4, Block 8, Santa Cruz Gardens Unit No.3 Subdivision, Located at 4801 North Doolittle Road, As Requested By Rio Delta Engineering on behalf of RG Enterprises LLC.
- D. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 17, Owassa Gardens Mobile Home Subdivision, Located at 1503 Bract Street, As Requested By Erasmo Garcia on behalf of Gloria A. Alvarez
- E. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 61, Owassa Gardens Mobile Home Subdivision, Located at 5714 Pistil Street, As Requested By Erasmo Garcia on behalf of A & Perez LLC.





- F. Consider the Rezoning Request from Commercial, General (CG) District and Residential, Suburban (RS) District to Residential, Multifamily (RM) District, Lot 1, E.M.L. Subdivision, and a 0.723 of One Acre out of Lot 6, Section 237, Texas-Mexican Railway Company's Survey, Located at 2901 West Chapin Road, As Requested By Donaldo Rodriguez on behalf of Martha Alicia Aguilar
- G. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, a .60 Acre Gross, 0.51 Acre Net, Tract of Land out of Lot 72, Kelly-Pharr Subdivision, 5327 South Sugar Road, As Requested By Sames, Inc. on behalf of Rebeca Quintanilla
- H. Consider the Special Use Permit for a Wireless Communication Tower, a Portion of All that Certain Parcel of Land Lying in the City of Edinburg, County of Hidalgo, State of Texas, Having Parcel Id: 20407491, Further Described as: Commencing from a Property Corner, found on the Northeast Corner of Said Parcel, also Lying on the Western Right of Way of N Jasman Rd, Located at 3224 North I-69c, As Requested By Nicole Bivona

8. **CONSENT AGENDA**

- A. Consider the Preliminary and Final Plat approval of the Re-Plat of Lot 3, North Industrial Park Subdivision, being 25.01 acres out of Lot 3, North Industrial Park, an addition for the City of Edinburg, Hidalgo County, Texas, located at 6391 Democracy Drive, As Requested By SAMES, Inc.
- B. Consider the Preliminary Plat approval of McColl Coves Subdivision, being 34.305 acres situated in the City of Edinburg, County of Hidalgo, Texas, being a part or portion out of Lot 7, Section 240, Texas-Mexican Railway Company's Survey Subdivision, according to the Plat thereof Recorded in Volume 1, Page 12, Hidalgo County Map Records, located at 2800 North McColl Road, As Requested By Melden & Hunt, Inc.
- C. Consider the Preliminary Plat approval of Dunhill Estates Subdivision Phase I, being 25.083 acres out of Lots 18, 20, 22 and 24, Blok 62, Santa Cruz Gardens No. 2, Amended, Hidalgo County, Texas as per map or plat, thereof recorded in Volume 8, Pages 28-29, Map Records, Hidalgo County, Texas, located at 4420 North Cesar Chavez Road, As Requested By Halff associates, Inc.
- D. Consider the Final Plat approval of Rogers Coves Subdivision Phase B, being a 2.79 acre tract of land of land out of Lot 9, Section 239, Texas-Mexican Railway Company Subdivision, located at 920 West Rogers Road, As Requested By Rio Delta Engineering.





- E. Consider the Final Plat approval Highest Praise Church RGV Subdivision, a 0.84 acre tract of land out of Lot 18, M.L. Woods Tract No. 4 Subdivision, Hidalgo County, Texas located at 818 East Trenton Road, as requested by Rio Delta Engineering.
- F. Consider the Final Plat approval of Montreal Estates Subdivision Phase II, being a 3.48 acre tract of land out of and forming a part or portion of Lot 1, Block 7, Santa Cruz Gardens Unit No. 3 Subdivision, located at 4216 North Kenyon Road, as requested by Rio Delta Engineering, Inc.

9. **INFORMATION ONLY**

A. Attendance Roster

10. **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 June, 2024.

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.

