



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 09, 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.





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 Commission member Mr. Rodolfo “Rudy” Ramirez from the June 11, 2024, Regular Meeting.

7. **MINUTES**

A. Consider Approval of the Minutes for the June 11, 2024, Regular Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being a tract of Land out of Lot 6, Block 1, John Closner, ET AL Subdivision, Located at 3430 South Raul Longoria Road As Requested By Gerardo Agustin Castorena Salazar and Silvia Nora Lopez
- B. Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, 1.02 acres Being all of Lots 25, 26, 27 and out of Lot 15, Shuey Subdivision, Located at 1325 East Schunior Street, As Requested By Rio Delta Engineering on behalf of Marco Antonio Vera and Rabanal Limited
- C. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being all of Lot 5, Iowa Estates, Located at 2110 East Iowa Road, As Requested By Julio Montemayor
- D. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lot 7, Block 258, Original Townsite of Edinburg, Located at 501 West Cano Street, As Requested By Nick Cantu on behalf of The Law Offices of J.Enereo Bazan Jr., PLLC.





- E. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 14, Trenton Manor Subdivision, Located at 1718 Cristobal Drive, As Requested By Dora H. Martinez.
- F. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Urban & Townhome (RU) District, Being 39.334 acres out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey, Located at 3200 North M Road, As Requested By Melden and Hunt on Behalf of Creative Hotel Group, LLC
- G. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District, Being the North One-Half (N.1/2) of Lot 33, Kelly-Pharr Subdivision of Porciones 69 & 70, Located at 4001 South Veterans Blvd. As Requested By Chapa Group Ltd.
- H. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being 1.22 acres out of Lot 2, Block 4, Steele & Pershing Subdivision, Located at 4411 North McColl Road, As Requested By Melden & Hunt on Behalf of MVP Partnership, LTD
- I. Consider the Special Use Permit for On-Premise Consumption of Alcoholic Beverages for Late Hours, Lot 1A, Resubdivision of Lot 1, University Plaza Subdivision, Located at 1306 West University Drive Unit 11, As Requested By Nakama Investment Group LLC DBA X2 Series A, LLC

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Antigua Village Subdivision, Being a 2.93 acres tract of land out of Lot 1, Block "H", Original Townsite of Edinburg, Hidalgo County, Texas as per map thereof recorded in Volume 1, Page 23, of the Hidalgo County Map Records, located at 1112 West Sprague Street, As Requested By Barrera Infrastructure Group.
- B. Consider the Preliminary Plat approval of Sunset Groves Subdivision, Being 9.14 acres, all of Lots 3 & 4, Block 8, Santa Cruz Gardens Unit No.3, recorded in Volume 9, Page 3, Hidalgo County Map Records, located at 4801 North Doolittle 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 4:15 P.M. on this 5th day of July, 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.

