



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 10, 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. Victor Daniec from the August 13, 2024, Regular Meeting.

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, 1.00 Acre of Land in the Texas-Mexican Railway Company Survey, Abstract No. 270, located at 1201 South 28th Avenue, As Requested By Andrew Burke on behalf of Arnoldo and Guadalupe Rodriguez
- B. Consider the Rezoning Request from Residential, Multifamily (RM) District to Commercial, Neighborhood (CN) District, being a 0.635 Acre tract of land, out of the South ½ of Lot 33 Kelly-Pharr Subdivision, located at 4107 South Veterans Boulevard Road, As Requested By KNO Property Development, LLC.
- C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, being a 12.79 Acres tract of land more or less, situated in the City of Edinburg, Hidalgo County, Texas, said 12.79 Acres tract consisting of: a part or portion out of lot 12 and all of Lot 13, Block 7, Santa Cruz Gardens Unit No. 3, located at 4918 North Doolittle Road, As Requested By Rio Delta Engineering on behalf of Copper Cove Subdivision, LLC.
- D. Consider the Rezoning Request from Commercial, General (CG) District and Residential, Suburban (RS) District to Residential, Urban & Townhome (RU) District, a tract of land containing 9.697 Acres situated in the City of Edinburg, Hidalgo County, Texas, being a part or portion out of Lot 20, Kelly-Pharr Subdivision, located at 3216 South Business Highway 281, As Requested By Melden and Hunt. Inc. on behalf of Bliss Family Descendants, LLC.





8. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Enclave on Closner Subdivision, being a 9.697 acres tract of land being a part or portion of Lot 20, Kelly-Pharr Subdivision, recorded in Volume 3, Page 133-134, Hidalgo County Deed Records, located at 3216 S Business Highway 281, As Requested By Melden and Hunt, Inc.
- B. Consider the Final Plat approval of Mac-Leo Estates Subdivision, being a 5.495 acre tract of land out of Lots 1 and 3, Engelman's Subdivision of Lot 10, Section 278, of Texas-Mexican Railway Company's Survey, located at 4124 E Freddy Gonzalez Drive, As Requested By HLG Plan Review Services.

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 5:30 P.M. on this 6th day of September, 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.

