



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 24, 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 Rodolfo “Rudy” Ramirez from the October 10, 2024, Regular Meeting

7. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request From Commercial, General (CG) District to Residential, Multifamily (RM) District, A 5.821 acre tract of land being a portion of Lot 7, Section 241, Texas-Mexican Railway Company’s Subdivision, Hidalgo County, Texas, according to the Map Recorded In Volume 1, Page 16, Map Records In The Office Of The County Clerk Of Hidalgo County, Texas, Located at 1504 North Business Highway 281 Unit B, As Requested By Iden I. Trevino on Behalf of Circle T. Holdings RGV LP.
- B. Consider the Rezoning Request from Commercial, General (CG) District to Residential, Suburban (RS) District, a 0.657 acre, out of the North 6.76 Acres of Lot 14, Santa Cruz Gardens Unit No. 1, Hidalgo County, Texas, according to the map or plat thereof Record in Vol. 7, Pg 45, of the, map records, Hidalgo County, Texas, Located at 5611 North I-69c, As Requested By Nicholas Jenkins
- C. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, a 0.18 acre tract of land out of Lot 1, Block 8, Enfield Estates Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas, as per map recorded in Volume 4, Page 27, map records of Hidalgo County, Texas, Located at 2201 Tourist Drive, As Requested By Judith Michelle Benavides & Eliseo Garza Jr.
- D. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Urban (RU) District, a 0.51 acre tract of land, being the West 36 Feet of Lot 1. All of Lot 2, and the East 39 Feet of Lot 3, Block 8, Enfield Estates Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas, as per map Recorded in Volume 4, Page 27, map records of Hidalgo County, Texas,





Located at 102 Hollywood Drive, As Requested By Judith Michelle Benavides & Eliseo Garza Jr.

- E. Consider the Special Use Permit for On-Premise Consumption of Alcoholic Beverages, Edinburg Townsite Subdivision, Lots 7 through 12, Block 214, Located at 201 North 7th Avenue, As Requested by Raul Correa on behalf of Edinburg Economic Development Corporation (EEDC)

8. **CONSENT AGENDA**

- A. Consider the Final Plat approval of Curve Crossing Subdivision, being 6.50 acres tract of land out of Lot 15, Block 65, Alamo Land and Sugar Company Subdivision, located at 6500 East Curve Road, As Requested By NAIN Engineering L.L.C.
- B. Consider the Final Plat approval of Cantonside Ranches Subdivision, being 23.705 acres of land being part or portion out of Lot 10, Kelly-Pharr Subdivision, located at 1200 West Canton Road, As Requested By Melden and Hunt, 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 18th day of October, 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.

