



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 27, 2025 – 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 Ruby Casas from the February 13, 2025, Regular Meeting.
- B. Consider excusing the absence of Commission Member Victor Daniec from the February 13, 2025, Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the February 13, 2025, Regular Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Multi-Family (RM) District to Residential, Primary (RP) District, a 0.20 acre tract of land out of Lot 1, Section 280, Texas-Mexican Railway Company Survey, Hidalgo County, Texas, as per map recorded in Volume 24, Page 168-171, Deed Records of Hidalgo County, Texas, Located at 715 North Hoehn Road, As Requested By Jose Frank Garcia
- B. Consider the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Lot 83, Alberta Heights Landing Subdivision, Located at 421 West Alberta Road, As Requested By Manuel Perez
- C. Consider the Comprehensive Plan Amendment from General Commercial Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, General (CG) District to Residential Multi-Family (RM) District, 8.674-acres out of lots 10-17, Cornerstone Heart Hospital, According to the map or plat thereof recorded in Document No. 1506791, Hidalgo County, Texas, Located at 4505 South Jackson Road, As Requested By Borrego Construction,





LLC.

9. **VARIANCES**

- A. Consider Variance Request to the City of Edinburg Unified Development Code, Article 5, Subdivision Standards, Section 5.301, Dedication of Improvements, Being 0.92 of an Acre Tract of Land, Being a portion of Lot 12, Block 62, Amended map of Santa Cruz Gardens Subdivision, Unit No. 2, As Recorded in Volume 8, Page 28, Map Records, Hidalgo County Texas, Located at 4725 North Cesar Chaves Road, As Requested By R. E. Garcia and Associates
- B. Consider Variance Requests to the City of Edinburg Unified Development Code as follows:
1.) Article 5, Subdivision Standards, Section 5.210 Utilities, 2.) Article 3, Section 3.102-1 Single Family Detached Lot and Building Standards, Being 3.44 Gross acre tract of land, more or less, out of and forming a part of Lot 5, Section 240, Texas Mexican Railway Company Subdivision, Located at 2900 North Mon Mack Road, As Requested By Salinas Engineering.
- C. Consider Variance Request to the City of Edinburg Unified Development Code, Article 5, Subdivision Standards, Section 5.102, Applicability, Being 0.310 of one acre of land situated in Hidalgo County, Texas and being out of Lot 26, Kelly-Pharr Subdivision, as per Map recorded in Volume 3, Pages 133-134, Located at 3710 South Sugar Road, As Requested By Roberto Salinas.

10. **CONSENT AGENDA**

- A. Consider Final Plat Approval for Owassa Place Subdivision, Being 9.655 Acres out of Lot 15, Block 54, Alamo Land & Sugar Company Subdivision, Located at 8101 East Owassa Road, As Requested By Melden and Hunt Inc.

11. **DIRECTORS REPORT**

- A. City Council Actions
- B. Attendance Roster

12. **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 21st day of March, 2025.





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.

