



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 10, 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 Rene Olivarez from the March 27, 2025, Regular Meeting.
- B. Consider excusing the absence of Commission Member Jorge Gonzalez from the March 27, 2025, Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the March 27, 2025, Regular Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, a tract of land containing 0.98 Acre of Land, Situated in the City of Edinburg, Hidalgo County, Texas, being out of a part or portion out of Lot 53, Kelly-Pharr Subdivision, Map Reference: Volume 3, Pages 133-134, H.C.D.R., Located at 311 West Alberta Road, As Requested By Mads scientist Properties LLC.
- B. Consider the Comprehensive Plan Amendment from General Commercial Uses to Industrial Uses and the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, 3.00 acres out of Lot 48, Santa Cruz Ranch Subdivision, City of Edinburg, County of Hidalgo, Texas, Located at 4601 N-I69c, As Requested By Melden & Hunt, Inc.
- C. Consider the Comprehensive Plan Amendment from General Commercial Uses to Multi-Family Residential Uses and the Rezoning Request from Agriculture and Open Space (AO) District and Residential, Multi-Family (RM) District to Residential, Primary (RP) District, 10.00 (435,600.00 Sq. Ft.) acre tract of land being all of Tract I, Tract II, Tract III, Conveyed to Lana Sue Heina, As Recorded in Document Number 3089459, Official Records, Hidalgo





County, Texas, out of Lot 71, Kelly Pharr Subdivision, Hidalgo County, Texas, As Per Map or Plat Thereof Recorded in Volume 3, Page 133, Deed Records of Hidalgo County, Texas, Located at 5502 South Sugar Road, As Requested By Sames, Inc.

- D. Consider Special Use Permit for On-Premise Consumption of Alcoholic Beverages for Late Hours, Being lots 16-17, blk 233, Edinburg Original Townsite, Located at 108 north 12th Avenue, As Requested By Crazy Hat Entertainment LLC.

9. **VARIANCES**

- A. Consider Variance Request 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.

10. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Villas on Rogers, being a 4.99 Acre Tract of Land out of Section 235, Lot 9 of Texas Mexican Railway Company Survey, Located at 3825 West Rogers Road, As Requested By Supreme Engineering
- B. Consider the Final Plat approval of Canton Hills Subdivision, being an 18.33 acres tract of land out of Lot 14 & 15, Block 59, Alamo Land & Sugar Company Subdivision, located at 3661 East Canton Road, as requested by Melden & Hunt, Inc.

11. **DIRECTOR'S 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 4th day of April, 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.

