



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 24, 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 April 10, 2025, Regular Meeting.
- B. Consider excusing the absence of Commission Member Rodolfo “Rudy” Ramirez from the April 10, 2025, Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the April 10, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, being a 47.98 acres tract of Land, out of and forming a part or portion of Lots 5, 6, 7, 8 and 9, Block 8, Santa Cruz Gardens Unit No. 3 Subdivision, Recorded in Volume 9, Page 3, Map Records of Hidalgo County, Texas, Located at 2812 East Davis Road, As Requested By Rio Delta Engineering.
- B. Consider the Comprehensive Plan Amendment from Auto-Urban Uses and Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, Being 0.836 of One Acre out of Lot 1, Block 2, Steele and Pershing Subdivision, according to the Plat Thereof Recorded in Volume 8, Pages 114 – 115, Hidalgo County Deed Records, Located at 2610 West Canton Road, As Requested By Melden & Hunt, Inc.
- C. Consider Variance Request to the City Of Edinburg Unified Development Code as Follows: Article 4, Development Standards, Division 4.300, Signs, Section 4.303, Permanent Signs, Original Townsite of Edinburg, Block 250, Lots 3 Thru 9, Located at 410 East University Drive, As Requested By AAA Electrical Signs.





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. **DIRECTOR'S REPORT**

- A. City Council Actions
B. 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 5:00 P.M. on this 17th 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.

