



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 12, 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 absences of Commission Member Victor Daniec from the May 22, 2025 Regular Meeting.
- B. Consider excusing the absence of Commission Member Rodolfo “Rudy” Ramirez from the May 22, 2025 Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the May 22, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider The Rezoning Request From Agriculture And Open Space (AO) District to Residential, Primary (RP) District, the East 120.00 Feet of Lots 5, 6, and 7, Block 11, Faysville Townsite Subdivision, as Recorded in Volume 3, Page 20, Map Records, Hidalgo County, Texas, Located at 11508 North I-69c, As Requested By Victor Carreon
- B. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, all of Lot 6, Canton Heights Unit No. 1 Subdivision, Located At 1101 East Canton Road, As Requested By Hector and Elma Dominguez
- C. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multi-Family (RM) District, being the South ½ of Lot 11 and the South ½ of Lot 12, Block 98, Original Townsite of Edinburg, Hidalgo County, Texas, According to the Amended Map or Plat Thereof Recorded in Volume 1, Page 23, Map Records, Hidalgo County Texas, Located At 221 West Van Week Street, As Requested By Ivan Llanos





9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Tesoro De Santa Cruz Phase I Subdivision, Being a 22.63 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 of Records of Hidalgo County, Texas, Located at 2812 East Davis Road, As Requested By Rio Delta Engineering
- B. Consider the Final Plat approval of Serenity Springs Phase II Subdivision, Being a 4.00 acre tract of land being the east 4.00 acres of the south 5.00 acres of the north 20.00 acres of Lot 7, Section 275, Texas-Mexican Railway Company's Survey, Hidalgo County Texas, Located at 1300 South McColl Road, As Requested By Quintanilla, Headley & Associates, Inc.
- C. Consider the Final Plat approval of Serenity Springs Subdivision, Being a 12.49 acres tract of land out of Lot 7, Section 257, Texas-Mexican Railway Company's Survey Subdivision, Located at 1300 South McColl Road, As Requested By Quintanilla, Headley & Associates, Inc.

10. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Presentation of Updated Subdivision Calendar
- C. 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 6th day of June, 2025.

Claudia Mariscal

Claudia Mariscal, Planner I
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.

