



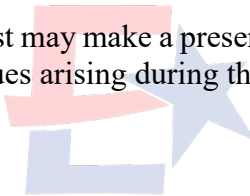
**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
DECEMBER 12, 2023 – 5:30 P.M.  
CITY HALL-COUNCIL CHAMBERS  
415 WEST UNIVERSITY DRIVE  
EDINBURG, TEXAS 78539**

**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 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 Commissioner Ms. Ruby Casas from the November 14, 2023 Regular Meeting.

7. **MINUTES**

A. Consider Approval of the Minutes for the November 14, 2023 Regular Meeting

8. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Commercial General (CG) District to Industrial General (IG) District, Being Lot 2, Tandy's Subdivision, Located at 6029 North I-69C, as requested by CC Truckers LLC

B. Consider the Rezoning Request from Residential Suburban (RS) District to Commercial, General (CG) District, Being 3.0 acres out of Lot 48, Santa Cruz Ranch Subdivision, Located at 4601 North I-69C, as requested by YAY Holdings LLC

C. Consider the Rezoning Request from Residential Suburban (RS) District to Industrial, General (IG) District, Being 5.61 acres out of Lot 48, Santa Cruz Ranch Subdivision, Located at 4601 North I-69C, as requested by YAY Holdings LLC

D. Consider the Special Use Permit for a Licensed Child Care Home, Being Lot 4, Block 199, Original Townsite of Edinburg, Located at 1112 East Kuhn Street, as requested by Sabas Garcia

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of University Meadows at Villanueva Estates Subdivision, being a 6.994 acre tract of land out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, located at 4807 West State Highway 107, as requested by Quintanilla Headley & Associates, Inc.
- B. Consider the Preliminary Plat approval of for Highest Praise Church Subdivision, being a 0.84 acre tract of land out of Lot 18, M.L. Tract No. 4, located at 818 East Trenton Road, as requested by Rio Delta Engineering.
- C. Consider the Final Plat of Silverstone Heights Subdivision, being an 24.99 acre tract of land out of Lot 15, Section 248, Texas-Mexican Railway Company's Survey, located at 2602 North Doolittle Road, as requested by NAIN Engineering, LLC
- D. Consider the Final Plat of Las Encinitas Phase III Subdivision, being a 121.04 acre tract of Lots "R" and "Q", Block 2, Santa Cruz Ranch Subdivision, Hidalgo County, Texas, located at 5721 East Monte Cristo Road as requested by Quintanilla, Headley and Associates, Inc.

10. **INFORMATION ONLY**

- A. 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 4:00P.M. on this 8<sup>th</sup> day of December, 2023.

*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.**