



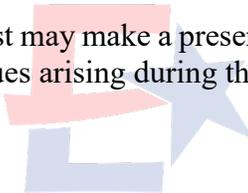
**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 09, 2024 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

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. **ELECTION OF OFFICERS**

A. Consider appointment of the Planning and Zoning Commission Chair and Vice Chair

7. **ABSENCES**

A. Consider excusing the absence of Commissioner Ms. Ruby Casas from the December 12, 2023 Regular Meeting.

B. Consider excusing the absence of Commissioner Mr. Victor Daniec from the December 12, 2023 Regular Meeting.

8. **MINUTES**

A. Consider Approval of the Minutes for the December 12, 2023 Regular Meeting

9. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Agriculture & Open Space (AO) District to Residential, Multifamily (RM) District, Being 5.00 Acres out of Lot 7, block 3, A.J. McColl Subdivision, Located at 5320 South Jackson Road, As Requested By Edinburg Teachers Credit Union

B. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being Lot 6, South Side Subdivision, Located at 812 South 10th Avenue, As Requested by Los Pinguinos Series, LLC.

C. Consider the Rezoning Request from Agriculture & Open Space (AO) District to Residential, Suburban (RS) District, Being a 1.30 acre tract of land out of the East one-half of lot 15, Section 233, Texas Mexican Railway Company Survey, Located at 5505 W Schunior Road Unit A , As Requested By Roy Luna Jr.

- D. Consider the Rezoning Request from Residential Primary (RP) District to Commercial, Neighborhood (CN) District, Being Lot 21, Block 1, Gernentz Subdivision, Located at 218 South Raul Longoria Road, As Requested By La Florida Multiservices, LLC.
- E. Consider the Rezoning Request from Agricultural & Open Space (AO) District to Residential Primary (RP) District, Being all of Lot 2 and West ½ of Lot 3, Block 26, Located at 206 Wilson Avenue, As Requested By Noelia Luna.
- F. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, Being Lot 1, Urbano Vista Subdivision, Unit No. 1, Located at 2106 East University Drive, As Requested By Antonio Vera.
- G. Consider the Rezoning Request from Agricultural & Open Space (AO) District to Residential, Primary (RP) District, Being 24.99 acres of lot 15, Section 248, Texas- Mexican Railway Company Survey Subdivision, Located at 3201 East Mile 17 ½ Road, As Requested By Carlos Gaytan .

10. **SUBDIVISION (VARIANCES)**

- A. Consider Variance Requests to the City's Unified Development Code: 1) Section 5.203-1 Right-of-Way & Paving Width and 2) Section 5.209 Sidewalks, for Owassa Place Subdivision, being a 9.655 acre tract out of Lot 15, Block 54, Alamo Land & Sugar Company's Subdivision, located at 8101 East Owassa Road, As Requested By Melden & Hunt, Inc.
- B. Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.203-1, Right-of-Way & Paving Width, Highest Praise Church RGV Subdivision, being a 0.84 acre tract of land out of Lot 18, M.L. Woods Tract No. 4 Subdivision, located at 818 East Trenton Road, As Requested By Rio Delta Engineering.

11. **CONSENT AGENDA**

- A. Consider the Final Plat of Cole Crossing Subdivision, being an 18.00-acre tract of land out of Lots 12 & 13, Block 35, Santa Cruz Gardens Unit No. 2, as per map or plat thereof recorded in Volume 8, Page 28, Map Records of Hidalgo County, Texas, located at 2200 Ramseyer Road, As Requested By SDI Engineering, Inc.
- B. 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.

12. **INFORMATION ONLY**

A. Attendance Roster

13. **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 3:00 P.M. on this 5th day of January, 2024.

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.