



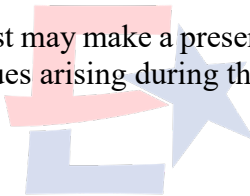
**PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBUARY 13, 2024 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

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. **ABSENCES**

- A. Consider excusing the absence of Commissioner Mr. Rodolfo “Rudy” Ramirez from the January 9, 2024 Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the January 9, 2023 Regular Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Agriculture & Open Space (AO) District to Residential, Urban & Townhome (RU) District, Being the South 5.00 Acres of Lot 69 & the North 5.00 Acres of Lot 70, Ramseyer Gardens, Located at 3830 North Rio Grande Care Road, As Requested By Arturo Alvarez Jr.
- B. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being all of Lot 6, Block 2, Gate-City Heights Subdivision, Located at 819 West Smith Street, As Requested By Arturo Alvarez Jr. .
- C. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being Lot 2 and North ½ of Lot 4, Block 1, Cul-Mar-Dee Subdivision, Located at 801 South 3rd Avenue, As Requested By HNL Group LLC.
- D. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being all of Lot 5, Greenbriar Acres, Located at 826 Greenbriar Drive, As Requested By HNL Group LLC.
- E. Consider the Rezoning Request from Agricultural & Open Space (AO) District to Residential

Urban & Townhome (RU) District, Being a 1.042 Acre Tract, Being the South ½ of Lot 1 and 2, Block 37, Santa Cruz Gardens Unit Number 2, Located at 301 West Flag Drive, As Requested By Ruben I. Martinez.

- F. Consider the Rezoning Request from Residential, Primary (RP) District to Residential Urban & Townhome (RU) District, Being Lot 13, Palo Blanco Subdivision, Located at 3116 Hackberry Lane, As Requested By Benjamin Worsham on Behalf of William & Sylvia Worsham
- G. Consider the Rezoning Request from Agricultural & Open Space (AO) District to Commercial, General (CG) District, Being 1.00 acre out of Lot 2, Block 4, Steele & Pershing Subdivision, Located at 3100 West Trenton Road, Located at 3201 East Mile 17 ½ Road, As Requested By MVP Partnership LTD
- H. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being Lot 16 & 17, Block 1, Cactus-Land Phase II Subdivision, Located at 9201 & 9207 North I-69C, As Requested By Arctic Holdings, LLC

9. **CONSENT AGENDA**

- A. Consider the Final Plat of Montreal Estates Subdivision, being a 19.37 acre tract of land out of a part or portion of Lot 1 & 2, Block 7, Santa Cruz Gardens Unit No. 3 Subdivision, located at 4216 North Kenyon Road, as requested by Rio Delta Engineering, 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 5:00 P.M. on this 9th day of February, 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.