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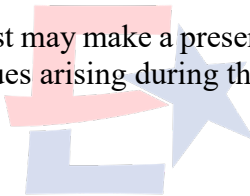
**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MARCH 12, 2024 – 5:30 P.M.  
CITY HALL-COUNCIL CHAMBERS  
415 WEST UNIVERSITY DRIVE  
EDINBURG, TEXAS 78539**

**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. Victor Daniec from the February 13, 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, Primary (RP) 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, Urban (RU) & Townhome 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 Agriculture & Open Space (AO) District to Commercial, General (CG) District, Being a 0.453 Acre Tract of Land, More or Less, Being out of a 20.0 Acre Tract out of Lot 8, Block 4, Lot 1, Block 5 and Lot 1, Block 17, John Closner Subdivision, Located at 5522 South Veterans Blvd, As Requested By NAVAK LLC
- D. Consider the Rezoning Request from Agriculture & Open Space (AO) District to Commercial, General (CG) District, Being all of Lot 1, KVM Subdivision, Located at 5601 South Sugar Road, As Requested By Benavides Engineering, LLC.

- E. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being Lot 6, Block 241, Edinburg Original Townsite, Located at 121 North 21st Avenue, As Requested By Benito Estimbo III
- F. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Urban & Townhome (RU) District, Being a 0.80 gross acre tract of land, more or less, out of the north 10.00 acres of Lot 5, Section 274, Texas-Mexican Railway Company's Survey Subdivision, located at 1210 South Jackson Road, as requested by Sheriff Muse-Ariyoh, on behalf of Yolanda and Jaime Molina Ramirez
- G. Consider the Rezoning Request from Residential, Suburban (Rs) District to Industrial, Light, District, Being 10.505 acres out of Lot 12, Section 276, Texas-Mexican Railway Company Survey, Located at 3406 W University Drive, As Requested By Melden & Hunt Inc.
- H. Consider the Variance Request to the City's Unified Development Code Article 5, Section 5.207, Easements for a Sign, Being Dutch Bros Addition Subdivision, Lot 1, Block A, Located at 4108 South Business Hwy 281, As Requested by A1 Skylite Signs

9. **SUBDIVISION (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code Section 5.203-1 Right-of-Way & Paving Width, for Benitez Ranch Subdivision, being a 4.98 acre tract out of Lot 14, Section 233, Tex-Mex Railway Company Subdivision, located at 1013 North Depot Road, as requested by Melden & Hunt, Inc.

10. **CONSENT AGENDA**

- A. Consider the Preliminary Plat Approval of Amira Subdivision, being a 3.19 acre tract of land, more or less, out of and forming a part of Lot 5, Section 274, Texas-Mexican Survey, Hidalgo County, Texas located at 1210 South Jackson Road, as requested by Salinas Engineering & Associates.
- B. Consider the Preliminary Plat Approval of El Rancho Escondido Subdivision, being a 5.73 acre tract of land, more or less, consisting of all of the Box-Garza/Olivares tract being out of Lot 110, Ramseyer Gardens No. 2, Hidalgo County, Texas located at 5049 N. Mon Mack, as requested by Salinas Engineering & Associates
- C. Consider the Preliminary Plat Approval of Copper Cove Subdivision, being 12.79 acres of land situated in Hidalgo County, Texas, same being all of Lot 13, Block 7 and a part or portion of the south half of Lot 12, Block 7, Santa Cruz Gardens Unit No. 3, Volume 9, Page 3, Hidalgo County Map Records, located at 4918 N. Doolittle Road, as requested by Rio Delta Engineering
- D. Consider the Final Plat Approval of Bellawoods Phase 3 Subdivision, being a 10.43 acre tract being a portion of Lots 11 & 12, Block 24, Amended Map of Santa Cruz Gardens Subdivision Unit No. 2, as recorded in Volume 8, Page 28, Map Records Hidalgo County, Texas, located at 5500 Benito A, Ramirez, as requested by R. E. Garcia & Associates

- E. Consider the Final Plat Approval of Bellawoods Phase II Subdivision, being a 9.43 acre tract of land being apportion of Lot 12, Block 24, Amended Map of Santa Cruz Gardens Subdivision Unit No. 2, as recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas located at 5900 Benito A. Ramirez Road, as requested by R. E. Garcia & Associates
- F. Consider the Final Plat Approval of The Villas on Canton Subdivision, being a 9.470 acres situated in the City of Edinburg, Hidalgo County, Texas, being out of Lot 2, Block 55, Alamo Land and Sugar Company Subdivision, according to the plat thereof recorded in Volume 1, Pages 24-26, Hidalgo County Map records, located at 3500 East Canton Road, as requested by Melden & Hunt, Inc.

11. **INFORMATION ONLY**

A. Attendance Roster

12. **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 6:00 P.M. on this 8<sup>th</sup> day of March, 2024.

*Claudia Mariscal*

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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.**