



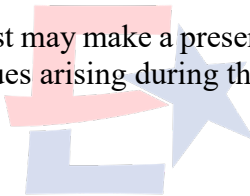
**PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 9, 2024 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

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 March 12, 2024 Regular Meeting.
- B. Consider excusing the absence of Commission member Mr. Rene Olivarez from the March 12, 2024 Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the March 12, 2024 Regular Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being Lot Twelve (12) of Santa Cruz Orange Gardens Subdivision, Being a Subdivision of Lot 39 Santa Cruz Gardens Unit No. 1, Located at 105 West Palm Drive, As Requested By Maria B. Leticia Grantham
- B. Consider the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, All of Lots 2 and 3, The Links Commercial Subdivision, Located at 901 and 1001 South Raul Longoria Road, As Requested by Monarca Investment Group, LTD.
- C. Consider the Variance Request to the City’s Unified Development Code Article 4, Section 4.303, Permanent Signs, Being Lot 1, Freedom Bank at La Sienna Subdivision, Located at 4120 North I-69C, As Requested by A1 Skylite Signs

9. **SUBDIVISION (VARIANCES)**

- A. Consider Variance Request to the City's Unified Development Code Article 3 Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width Lot and Building Standards, Lot Width, for 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 Rail way Company's Survey, Hidalgo County, Texas, located at 1300 South McColl Road, As Requested By Quintanilla, Headley & Associates.

10. **CONSENT AGENDA**

- A. Consider the Preliminary 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 Rail way Company's Survey, Hidalgo County, Texas, located at 1300 South McColl Road, As Requested By Quintanilla, Headley & Associates.
- B. Consider the Preliminary Plat Approval of Shibui Village Subdivision, being a 1.75 acres tract of land, same being all of Lots 11 through 19, Ebony Hills Re-Subdivision, an addition to The City of Edinburg, Recorded in Volume 11, Page 22, Map records of Hidalgo County, Texas, located at 1408 South 7th Avenue, As Requested By Rio Delta Engineering.
- C. Consider the Vacating Plat approval of IDEA Gateway Public School to Lots 49, 50, and 51, Lehigh Plaza Subdivision, being a 17.971 acre tract of land, being a vacating of IDEA Gateway Public School to Lots 49, 50, and 51, Lehigh Plaza, Hidalgo County, Texas, located at 2700 West Wisconsin Road, As Requested By Melden & Hunt, Inc.
- D. Consider the Final Plat approval of RBR Subdivision No. 5 Subdivision, being a 50.00 acre tract of land out of Lot 4, Block 61, Alamo Land & Sugar Company's Subdivision, located at 7220 East Texas Road, As Requested By S2 Engineering
- E. Consider the Final Plat approval of Brownwood Subdivision Phase 3, being a 5.00 acre tract of land out of Lot 9, Section 233, Texas-Mexican Railway Company Survey Subdivision, located 1211 Hoehn Road, as requested by HLG Plan Services

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 5:00 P.M. on this 5th day of April, 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.