



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 27, 2024 – 4:30 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 three (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 Commission member Ms. Ruby Casas from the July 9, 2024, Regular Meeting
- B. Consider excusing the absence of Commission member Mr. Jorge Gonzalez from the July 23, 2024, Special Meeting.
- C. Consider excusing the absence of Commission member Mr. Rene Olivarez from the July 23, 2024, Special Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the July 23, 2024, Special Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, A 5.00 Acre tract of land Being the South 5.00 Acres of the North 10.00 Acres of the South 30.00 Acres of Lot 15, Section 237, Texas Mexican Railway Company's Survey, Located at 1000 North McColl Road, As Requested By Quintanilla, Headley & Associates, Inc. on behalf of Cubic Walls, LLC.
- B. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Multifamily (RM) District, A 1.00 Acre of land, out of Lot 8, Block 55, Alamo Land and Sugar Company's Subdivision, Located at 3001 East Wisconsin Road, As Requested By Sames, Inc. on behalf of Adrian Webb.





- C. Consider the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, The North 100 feet of the South 235 feet of the West 330 feet of Lot 10, Kelly Pharr Subdivision, Located at 3120 South Sugar Road, As Requested By Lalin Fe Evangelista & Ramonjon Custodio
- D. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Lot 5, Block 125, Townsite of Edinburg, Located at 406 West Van Week Street, As Requested By VFP International Sales Corporation

10. **CONSENT AGENDA**

- A. Consider the Final Plat approval of Gem Estates Subdivision, being 26.356 Acres situated in the City of Edinburg, County of Hidalgo, Texas, Being part or portion out of Lot 3, Section 276, Texas-Mexican Railway Company's Survey, located at 3000 West Schunior Road, As Requested By Melden & Hunt
- B. Consider the Final Plat approval of Oakview Center Subdivision, being a 28.35-acre tract of land out of Lots 1, 2, & 3, Poco Bueno, and Lot 15, Section 270, Texas-Mexican Railway Company's Survey, located at 2300 South I-69C, As requested by Quintannilla, Headley & Associates, Inc.

11. **INFORMATION ONLY**

- A. Discussion and Possible action on upcoming Planning & Zoning Commission Meeting Dates
- B. 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 23rd day of August, 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.

