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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 10, 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 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 Vice Chairperson Elias Longoria, Jr. from the September 26, 2024, Regular Meeting.
- B. Consider excusing the absence of Commission member Rodolfo “Rudy” Ramirez from the September 26, 2024, Regular Meeting

7. **MINUTES**

- A. Consider Approval of the Minutes for the August 27, 2024 Regular Meeting

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request From Residential, Primary (RP) District to Commercial, General (CG) District, a tract of land containing 5.196 acres situated in the County of Hidalgo, Texas, being out of Lot 3, Section 275, Texas-Mexican Railway Company's Survey, according to the Plat thereof recorded in Volume 24, Pages 168-171, Hidalgo County deed records, Located at 2900 West Sprague Street as Requested By Melden and Hunt, Inc. On Behalf of K & Z Developers LTD.
- B. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multi-family (RM) District, a tract of land containing 10.397 acres situated in the County of Hidalgo, Texas, being out of Lot 3, Section 275, Texas-Mexican Railway Company’s Survey, according to the Plat thereof recorded in Volume 24, Pages 168-171, Hidalgo County deed records, Located at 3000 West Sprague Street, as Requested By Melden and Hunt, Inc. On Behalf of K & Z Developers LTD.

- C. Consider the Rezoning Request from Residential, Multi-family (RM) District and Commercial, General (CG) District to Residential, Primary (RP) District, a tract of land containing 11.689 acres situated in the County of Hidalgo, Texas, being out of Lot 3, Section 275, Texas-Mexican Railway Company's Survey, according to the Plat thereof recorded in Volume 24, Pages 168-171, Hidalgo County deed records, Located at 3100 West Sprague Street, As Requested By Melden and Hunt, Inc. On Behalf of K & Z Developers LTD.

9. **CONSENT AGENDA**

- A. Consider the Preliminary Plat approval of Hunters Point Subdivision, being a 33.22 acres tract of land out of Lots 2 and 3, Section 267, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 1, Page 16, Hidalgo County Map Records, located at 3800 East Richardson Road, As Requested By Quintanilla, Headley and Associates.
- B. Consider the Preliminary Plat approval of Kings Landing Subdivision, being a 17.274 acres tract of land out of Lots 49, 50, and 51, Lehigh Plaza Subdivision, recorded in Volume 5, Page 43, Hidalgo County Map Records, and according to Special Warranty Deed recorded under County Clerks document number 3555596, located at 2700 West Wisconsin Road, As Requested By Quintanilla, Headley and Associates.
- C. Consider the Preliminary Plat approval of Emerald Grove on Monte Cristo Subdivision, being 19.39 acres out of and forming a part of lots 3 and 4, Section 247, Texas-Mexican Railway Company's Survey, recorded in Volume 2, Page 29, Hidalgo County Map Records, located at 3601 North Cesar Chavez Road, As Requested By Melden & Hunt Inc.

10. **PRESENTATION**

- A. Presentation and possible action regarding the City of Edinburg Comprehensive Plan and Future Land Use Map

11. **INFORMATION ONLY**

- A. Attendance Roster

12. **ADJOURNMENT**



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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 4<sup>th</sup> day of October, 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.**

