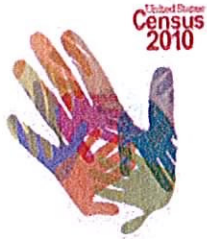
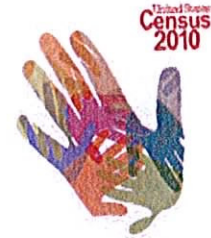


THE CITY OF EDINBURG



IT'S IN OUR HANDS

PLANNING AND ZONING COMMISSION
AUGUST 10, 2010
EDINBURG CITY HALL
CITY COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG TEXAS 78541
6:00 P.M.



IT'S IN OUR HANDS

1. Call Meeting To Order, Establish Quorum
2. Certification Of Public Notice
3. Meeting Procedures

The following are the meeting procedures used by the Planning & Zoning Commission:

- A. All 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. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 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
 - D. 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
 - E. Once the Chair closes the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will then take what action it feels to be appropriate.
4. Consider Approval of the Minutes for July 13, 2010 Regular Meeting



210 W. McIntyre • P.O. Box 1079 • Edinburg, Texas 78540
Phone (956) 383-5661 • Fax (956) 383-7111



**PLANNING AND ZONING COMMISSION MEETING
AUGUST 10, 2010
PAGE 2**

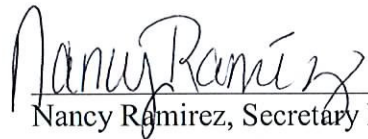
5. Consider Excusing the Absence of Commissioner Alma Garza from the July 13, 2010 Regular Meeting
6. Consider Excusing the Absence of Commissioner Robert McGurk from the July 13, 2010 Regular Meeting
7. **SUBDIVISION PLATS/UTILITIES/VARIANCES:**
 - A. Variance to the Unified Development Code, Article 4, Environmental Standards, Section 4.203 Standards for New Construction and Substantial Improvements, D. Non-residential buildings. Subsections 1 and 3, for New Construction and Improvements in a Flood Hazard Area for 87.20 Acres
Being All of Lots 1-7 and 10-14, Block 18, Santa Cruz Gardens Unit 2
Requested by Melden and Hunt, Inc.
 - B. Preliminary Plat Approval of Rio Grande Produce Park Subdivision, Phase 1
Being 20.895 acres out of Lots 1, 2 and 3, Block 18, Santa Cruz Gardens Unit No.2,
Requested by Melden and Hunt, Inc.
8. **CONSENT AGENDA:**
 - A. Preliminary and Final Plat Approval of Fed-Ex Ground Addition Subdivision
Being a Resubdivision of 13.0762 acres out of Lot 11, Santa Cruz Ranch Subdivision and 3.5162 acres out of Lot 4, Block 49, Santa Cruz Gardens Unit No. 2
Requested by Melden and Hunt, Inc.
9. **PUBLIC HEARINGS:**
 - A. Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial, General (CG) District
Being 2.81 acres out of the East 681 ft. of the North 180 ft. of Lot 20, Kelley-Pharr Subdivision
Located approximately 960 ft. North of Wisconsin Road and 587 ft. East of U.S. Business Highway 281
Requested by Prime Border Properties, LLC.

- B. Special Use Permit for the On-Premise Consumption of Alcoholic Beverages for a Night Club
Being 3.61 acres, more or less, out of Lots 3 and 4, Block B, Edinburg Adjacent Acreage
Located at 117 West Chavez Street
Requested by Humaya Investments, LLC.

10. OTHER BUSINESS

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 10:00 a.m. on this 6th Day of August, 2010.



Nancy Ramirez, Secretary I
Planning and 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.