



EDINBURG PLANNING AND ZONING COMMISSION
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

REGULAR MEETING AGENDA
OCTOBER 22, 2026
5:30 PM

1. CALL 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 Chairperson 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

Public Comments are limited to three (3) minutes. If a resident desires to make a Public comment, please notify the Chairperson 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-Chairman Elias Longoria, Jr., from the September 24, 2026, special meeting.
- B.** Consider excusing the absence of Board Member Rodolfo "Rudy" Ramirez from the September 24, 2026, special meeting.
- C.** Consider excusing the absence of Board Member Victor Daniec from the September 24, 2026, special meeting.
- D.** Consider excusing the absence of Board Member Rodolfo "Rudy" Ramirez from the Edinburg Planning & Zoning Commission and City Council Joint Meeting held on October 6, 2026.
- E.** Consider excusing the absence of Board Member Victor Daniec from the Edinburg Planning & Zoning Commission and City Council Joint Meeting held on October 6, 2026.

7. MINUTES

- A.** Consider the approval of the Minutes from the September 24, 2026, special meeting.
- B.** Consider the approval of the Minutes from the October 6, 2026, Planning & Zoning Commission and City Council Joint Meeting.

8. PUBLIC HEARINGS

- A.** Hold Public Hearing for the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Lot 11, Villa Del Sol Subdivision, Located at 1101 Sundance Drive, as Requested by Rene Martinez.
- B.** Hold Public Hearing for the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being Tract 1 – 6.56 Acres Out of Lots 2 & 3, Block 8, Santa Cruz Gardens Unit No. 3, Located at 4699 N. Doolittle Road, as Requested by Rio Delta Engineering.
- C.** Hold Public Hearing for the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 7.91 Acre Tract of Land Out of Lot 14, Block 5, Santa Cruz Gardens Subdivision Unit No. 3, Located at 4308 N. Gwin Road, as Requested by Eulalio Cantu.
- D.** Hold Public Hearing for the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being A 2.00 Acres Out of Called 3.50 Acres Out of Lot 10, Block 2, Santa Cruz Gardens #3, Located at 3899 Nadia Lane, as Requested by Hector Guajardo.
- E.** Hold Public Hearing for the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being a 4.230 Acre Tract of Land, Tract 1 Being Part or Portion of a Called 5.60 Acre Tract Out of Lot Two (2), Block Four (4), Steele and Pershing Subdivision, Tract 2 Being Part or Portion of a Called 5.00 Acre Tract Out of Lot Two (2), Block Four (4), Steele and Pershing Subdivision, Located at 3298 W. Trenton Road, as Requested by RioPlex Engineering, LLC.
- F.** Hold Public Hearing for the Comprehensive Plan Amendment from Suburban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being Tract I – 1.00 Acres Out of Block 39, Santa Cruz Ranch Subdivision, Located at 4901 N. Denkhaus Boulevard, as Requested by Juan Gama.

- G.** Hold Public Hearing for the Comprehensive Plan Amendment from Auto-Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Being Lot 1, Block 109, Original Townsite of Edinburg, Located at 1002 E. Schunior Street, as Requested by Miguel Jacome Veloz.
- H.** Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Combination Rezoning Request from Residential, Suburban (RS) District and Commercial, General (CG) District to Residential, Primary (RP) District, Being a 6.831 Acres Out of Lot 53, Kelly-Pharr Subdivision, Located at 4619 S. Business Highway 281, as Requested by Melden & Hunt, Inc.
- I.** Hold Public Hearing and Consider the Replat of Lots 5, 6, and 7 Re-Subdivision Plat of Tierra Divina Phase II to be Called “Replat of the Re-Subdivision Plat of Tierra Divina Phase II Lots 5 through 7”, Being Lots 5 thru 7, Re-Subdivision of Tierra Divina Phase II, Located at 5309 Calle Divina, as Requested by SDI ENGINEERING, LLC.
- J.** Hold Public Hearing for the Special Use Permit for On-Premise Consumption 51% or More for Alcoholic Beverages and Late Hours, Being Lots Two (2), Three (3), and Four (4), Stone Commercial Center Subdivision, Located at 2708 S. Business Highway 281, as Requested by Rcam Hotel Group, LLC.

9. SUBDIVISION VARIANCE

- A.** Consider the Variance Request to the City’s Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-link Townhouse Lot and Building Standards for Residential, Urban & Townhome (RU) District, Lot Area for the Proposed AMIG Heights Subdivision, Being the West 3.242 Acre Tract of Land Out of Lot 27, Kelly-Pharr Subdivision, Hidalgo County, Texas, Located at 598 E. Wisconsin Road, as Requested by HLG Plan Review Services.

10. SUBDIVISION CONSENT

- A.** Consider the Final Plat Approval of McColl Groves Subdivision, Being 19.858 Acres Situated in the City of Edinburg, County of Hidalgo, Texas, Being a Part or Portion Out of Lot 7, Section 240, Texas-Mexican Railway Company’s Survey Subdivision, According to the Plat thereof Recorded in Volume 1, Page 12, Hidalgo County Map Records, Located at 2800 N. McColl Road, as Requested by Melden & Hunt, Inc.

11. DIRECTOR'S REPORT

- A.** City Council Actions
- B.** Attendance Roster

12. ADJOURNMENT

I hereby certify this Notice of a Planning and Zoning Commission Regular Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on Thursday, October 15, 2026, at 5:00 P.M.

By: /s/ Erika Monreal
Erika Monreal, Administrative Assistant
Planning and Zoning Department

City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.