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

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

REGULAR MEETING AGENDA
NOVEMBER 12, 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 Board Member Ruby Casas from the October 22, 2026, regular meeting.

7. MINUTES

A. Consider the approval of the Minutes from the October 22, 2026, regular meeting.

8. PUBLIC HEARINGS

A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Industrial, Light (IL) District, Being a 39.317 Acres (39.50 Acres) (1,712,657.314 Sq. Ft.) Out of Lots 28, 29, 30 and 31 South Texas Development Co. Subdivision, Located at 1498 E. El Cibolo Road, as Requested by Melden & Hunt, Inc.

B. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 17.571 Acres Out of Lot 13, Section 248, Texas-Mexican Railway Company's Survey, Located at 2699 E. Mile 17 ½ Road, as Requested by Melden & Hunt, Inc.

C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Lot 31, Tierra Buena No. 1 Subdivision, Located at 3607 Duberney Boulevard, as Requested by Anna Rios and Lionel Rios.

9. SUBDIVISION VARIANCE

A. Consider the Variance Requests to the City's Unified Development Code, 1) Article 4, Section 4.204, Bufferyards, and 2) Article 5, Section 5.207, Easements, for the proposed Monte Cristo Walls Subdivision, being a 3.03 acre tract of land out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, located at 725 W. Rogers Road, as Requested by Quintanilla, Headley & Associates, Inc.

10. SUBDIVISION CONSENT

A. Consider the Preliminary Plat Approval of 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

B. Consider the Preliminary Plat Approval of Sunset Groves Subdivision Phase III, Being 6.01 Acres of the North One-Half (1/2) of Lot 2, Block 8, Santa Cruz Gardens Unit No. 3, Hidalgo County, Texas, Located at 4699 N. Doolittle Road, as requested by Rio Delta Engineering.

C. Consider the Vacating Plat Approval of AMIG Heights Subdivision, Being a 3.242 Acre Tract of Land Out of AMIG Heights Subdivision DOC#2026-3742692, H.C.M.R. Out of Lot 27, Kelly-Pharr Subdivision as Recorded in Vol. 3, Pgs. 133-134, H.C.D.R. City of Edinburg, Hidalgo County, Texas, Located at 598 W. Wisconsin Road, as Requested by HLG Plan Review Services.

11. DIRECTOR'S REPORT

A. City Council Actions

B. Attendance Roster

C. Discussion and Possible Action Regarding the Frequency of Planning and Zoning Commission Meetings and Potential Transition to a Once-Per-Month Meeting Schedule.

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 W. University Drive entrance, outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on Wednesday, November 4, 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 Drive.