



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 26, 2025 – 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 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 absences of Commission Member Victor Daniec from the June 12, 2025 Regular Meeting.
- B. Consider excusing the absence of Vice Chairperson Elias Longoria, Jr. from the June 12, 2025 Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the June 12, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District, the West Half of Lot 36, Santa Cruz Gardens Subdivision Unit No. 1, Hidalgo County, Texas, According to the Map Recorded in Volume 7, Page 45, of the Map Records of Hidalgo County, Texas, Located At 513 West Palm Drive, As Requested By Gerardo Aleman Trevino And Veronica Aleman
- B. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multi-Family (RM) District, 0.171 of One Acre consisting of: 0.163 of One Acre being all of Lot 12, and 0.008 of One Acre out pf Lot 11, all out of Block 168, Amended Plat of Edinburg Original Townsite, City of Edinburg, Hidalgo County, Texas, Located At 321 West Loeb Street, As Requested By Melden and Hunt, Inc.





- C. Consider Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, 1.0 Acre Tract of Land out of Lot 31, Kelly-Pharr Subdivision, Hidalgo County, Texas As Per Map Recorded in Volume 3, Pages 133-134, Deed Records, Hidalgo County, Texas, Located At 716 East Wisconsin Road, As Requested By Perez Consulting Engineers
- D. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 49, Owassa Gardens Mobile Home Subdivision, Located At 5616 Sepal Street, As Requested By Dinorah Amaya Nino
- E. Consider the Rezoning Request from Residential, Multi-Family (RM) District to Commercial, General (CG) District, a 2.941 Acre Tract of Land Out of Lots 49 and 50, Lehigh Plaza Subdivision, Hidalgo County, Texas, According to the Plat or Map Thereof Recorded in Volume 5, Page 43, Map Records, Hidalgo County, Texas, and According to Special Warranty Deed Recorded Under County Clerk's Document Number 3555596, Official Records, Hidalgo County, Texas, Located At 2700 West Wisconsin Road, As Requested By Quintanilla, Headley and Associates, Inc.
- F. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, Tract I: A 0.5 Acres of Land, being the North 220 Feet of the West 99.0 Feet of the North 440 Feet of Lot 59, Tract II: A 2.50 Acre Tract of Land, More or Less, out of the West 99.0 Feet of Lot 59, Tract III: A 3.0 Acre Tract of Land out of Lot 59, Kelly-Pharr Subdivision, Hidalgo County, Texas, As Per Map or Plat Thereof Recorded in Volume 3, Page 133, Deed Records, Hidalgo County, Texas, Located At 1000 West Alberta Road, As Requested By Spoor Engineering Consultants, Inc.
- G. Consider Variance Request to the City of Edinburg Unified Development Code Article 4, Development Standards, Division 4.300, Signs, Section 4.303, Permanent Signs, The South 27.5 Feet of the North 47.5 Feet of Lot 6, Block 342, Original Townsite of Edinburg, Hidalgo County Texas, According To The Plat Or Map Thereof Recorded In Volume 1, Page 23, Map Records Of Hidalgo County, Texas, Located At 509 South Closner Boulevard, As Request By Arnoldo Cantu
- H. Consider Special Use Permit for On-Premise Consumption of Alcoholic Beverages for Late Hours, Lot 10, Stoneworks Plaza Subdivision, Located at 4830 South Jackson Road, As Requested By Fidencio's LLC





9. **VARIANCES**

- A. Consider Variance Request to the City of Edinburg Unified Development Code Article 5, Subdivision Standards, Section 5.203, Table 5.203-1 Right-of-Way Widths, Being a subdivision of a tract of land containing 4.002 acres situated in the City of Edinburg, Hidalgo County, Texas, Being a part or portion out of Lot 20, Kelly Pharr Subdivision, Located at 3420 South Business Highway 281, As Requested By Melden & Hunt Inc.

10. **DIRECTOR'S REPORT**

- A. City Council Actions
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 5:30 P.M. on this 20th day of June, 2025.

Claudia Mariscal

Claudia Mariscal, Planner I
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.

