



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 10, 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 Rodolfo “Rudy” Ramirez from the June 26, 2025 Regular Meeting.
- B. Consider excusing the absence of Chairperson Jorge Sotelo from the June 26, 2025 Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the June 26, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. 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, Being the South ½ of Lot 11 and the South ½ of Lot 12, Block 98, Original Townsite of Edinburg, Hidalgo County, Texas, According to the Amended Map or Plat thereof Recorded in Volume 1, Page 23, Map Records, Hidalgo County Texas, Located at 221 West Van Week Street, As Requested By Ivan Llanos.

9. **VARIANCES**

- A. Consider the Variance Request to the City of Edinburg Unified Development Code, Article 3, Lot and Design Standards, Section 3.202, Standards for Nonresidential and Mixed-Use Development, Table 3.202-2 Nonresidential and Mixed-Use Building Placement Standards, Being a 2.393 of an acre tract of land, also being out of Lot 10, as per Map or plat thereof recorded in the Hidalgo County Map Records, in Volume 01, Page 16, Hidalgo County, Texas, Located at 1102 North Business Highway 281, As Requested By JSCJ Investments LLC.





10. **CONSENT AGENDA**

- A. Consider Preliminary Plat Approval for Evelyn's Subdivision, Being a 2.393 of an acre tract of land, also being out of Lot 10, As per Map or plat thereof recorded in the Hidalgo County Map Records, In Volume 01, Page 16, Hidalgo County, Texas, Located at 1102 North Business Highway 281, As Requested By JSCJ Investments LLC.
- B. Consider the Preliminary Plat Approval of Palma Ranch Subdivision Phase I, Being 28.20 acres of land out of Lots 9 and 16, Section 250, Texas Mexican Railway's Company Subdivision, As per map recorded in Vol. 1, Page 16, Hidalgo County, Texas, Located at 1101 North Alamo Road, As Requested By Cruz-Hogan Consultants, Inc.
- C. Consider the Preliminary Plat Approval for Sunrise Trails Ph. I Subdivision, A tract of land containing 10.00 acres situated in the County of Hidalgo, Texas being all of Lot 10, Block 36, Amended Map of Santa Cruz Gardens Unit No. 2, according to the plat thereof recorded in the Hidalgo County Map Records of Santa Cruz Gardens Unit No. 2 Volume 8, Pages 28, Hidalgo County, Texas, Located at 1403 East Ramseyer Road, As Requested By Melden & Hunt, Inc.
- D. Consider Preliminary Plat Approval for Lumen Park Subdivision, Being a subdivision of 9.51 acres, Being a part or portion of Lot 5, Block 1, John Closner ET. AL. Subdivision recorded in document #1911-8962, Map records Hidalgo County, Located at 2301 E. Wisconsin Road, As Requested By Rio Delta Engineering.

11. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Attendance Roster

12. **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 5:00 P.M. on this 3rd day of July, 2025.





Erika Monreal

Erika Monreal, 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.

