



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 14, 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 Chairperson closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feels 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 absence of Commission Member Ruby Casas from the July 24, 2025, Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the July 24, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, General (CG) District and Residential, Multi-Family (RM) District to Residential, Urban (RU) & Townhome District, 7.14 Acres of Land Comprised of the North ½ of the North 330.0 Feet of South 510.0 Feet, 2.0 Acres being 150.0 Feet by 580.8 Feet out of the South 1/2 , and 0.14 Acres being 10.0 Feet by 629.2 Feet, All out of the South ½ of the Lot 11, Section 237, Texas Mexican Railway Company's Survey, Hidalgo County, Texas, Recorded in Volume 1, Page 12A, Map Records, Located at 1201 North McColl Road, As Requested By Trimad Consultants, LLC.
- B. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, 2.869 Acres out of Lot 2, Block 3, A.M. McColl Subdivision, City of Edinburg, Hidalgo County, Texas as Shown by Plat of Record in Volume 21 at Page 597 of the Deed Records of Hidalgo County, Texas, and being a Portion of that 39.84-Acre Tract of Land Described in Deed of Record in Document Number 961104 of the Official Records of Hidalgo County, Texas, Located at 2401 West Owassa Road, As Requested By Bowman.





- C. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District and Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, 3.002 Acres out of Lot 20, Kelly-Pharr Subdivision, Volume 3, Pages 133-134, H.C.D.R., Located at 3420 South Business Highway 281, As Requested By Melden & Hunt, Inc.
- D. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Lot 44, Colonia Esperanza Subdivision, Unit No. 3, Located at 906 Esperanza Street, As Requested By Jessica Marie Capetillo.
- E. Consider the Rezoning Request from Commercial, General (CG) District and Residential, Multi-Family (RM) District to Residential, Urban (RU) & Townhome District, 19.895 Acres being out of Lot 7, Section 240, Texas-Mexican Railway Company's Survey, Volume 1, Page 12, H.C.M.R. City of Edinburg, Hidalgo County, Texas, Located at 2898 North McColl Road, As Requested By Melden And Hunt, Inc.
- F. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Multi-Family (RM) District to Commercial, General (CG) District, 1.209 Acres out of Lot 13, Block C, Amended Map of Edinburg, Volume 1, Page 23, H.C.M.R., City of Edinburg, Hidalgo County, Texas, Located at 221 East Schunior Street, As Requested By Vaquero Ventures.
- G. Consider Variance Request to the City of Edinburg Unified Development Code Article 5, Section 5.207, Easements, (F.) Encroachments and Removal of Encroachments, for a Sign to Encroach into a 60-Foot Access and Utility Easement, all of Lot 19, Block 1, the Boardwalk, Located at 2107 South McColl Road, As Requested By A1-Skylite Signs, LLC.
- H. Consider Variance Requests to the City of Edinburg Unified Development Code as Follows:
 - 1.) Article 5, Section 5.207, Easements, (F.) Encroachments and Removal of Encroachments, for a Sign to Encroach into an Easement, and 2.) Article 4, Section 4.303, Permanent Signs, for a Sign to Exceed the Maximum Size Permitted, Deus Magnus Subdivision, Lot 2, Located at 1300 North I-69C, As Requested By Adak Group, LLC.
- I. Consider the Special Use Permit for On-Premise Consumption of Alcoholic Beverages for Late Hours, Lot 81, James Court Subdivision, Located at 2851 West Canton Road, As Requested By Melden & Hunt, Inc. on behalf of Liv Padel, LLC.





9. **SUBDIVISIONS**

- A. Consider the Final Plat Approval of Jalpa Oaks Subdivision, being a 17.280 Acre Tract of Land out of Lots 31 & 32, The M.L. Woods Co. Tract No. 4 Subdivision, as Per Map or Plat thereof Recorded in Volume 5, Page 51, Hidalgo County Map Records of Hidalgo County, Texas, Located at 4801 S. Veterans Road, As Requested By Melden & Hunt, Inc.

10. **SUBDIVISION VARIANCES**

- A. Consider Variance Request to the City of Edinburg Unified Development Code, Article 5, Subdivision Standards, Division 5.100, Purpose and Application, Sec. 5.102, Applicability, D. Exemption from Platting. Being a 2.768-acre Tract of Land, More or Less, being out of a 4.984-Acre Tract out of the East One-Half (19.935 Acres) of Lot 15, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 5505 West Schunior Street, As Requested By Jessica Luna and Omar Haro, on Behalf of Roy Luna
- B. Consider Variance Request to the City of Edinburg Unified Development Code, Article 5, Subdivision Standards, Section 5.301, Dedication of Improvements, being 0.92 of an Acre Tract of Land, being a Portion of Lot 12, Block 62, Amended Map of Santa Cruz Gardens Subdivision, Unit No. 2, as Recorded in Volume 8, Page 28, Map Records, Hidalgo County Texas, Located at 4725 North Cesar Chaves Road, As Requested By R. E. Garcia and Associates.

11. **CONSENT AGENDA**

- A. Consider the Preliminary Plat Approval of Turquesa Hills Subdivision, being a 2.68 Acres Tract of Land out of the South ½ of Lot 8, Section 244, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 1, Page 12, Hidalgo County Map Records, located at 501 East Rogers Road, As Requested By Supreme Engineering, PLLC

12. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Attendance Roster





13. **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 8th day of August, 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.

