



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 28, 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. **MINUTES**

- A. Consider Approval of the Minutes for the August 14, 2025, Regular Meeting.

7. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily (RM) District, being 2.939 Acre Tract of Land, Being All of Lot 3, Stonebrook Estates, an Addition to the City of Edinburg, Hidalgo County, Texas, Located At 2003 Terrica Lane, As Requested By Jorge E. Vallina.
- B. Consider Variance Requests to the City of Edinburg Unified Development Code Article 4, Section 4.303, Permanent Signs, for a Sign to Exceed the Maximum Size Permitted, Lot 5A, Blocks 5A & 6A, Centerpointe Subdivision, Located At 5203 S. McColl Road, As Requested By A1 Skylite Signs, LLC.

8. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Attendance Roster





9. **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 22nd day of August, 2025.

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.

