



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 25, 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 September 11, 2025, Regular Meeting.

7. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from General, Commercial Uses to Suburban Uses and the Rezoning Request from Residential, Suburban (RS) District to Agriculture and Open Space (AG) District, Being a 10.00 Acre Tract of Land, Being the West 10.0 Acres of the North 21.77 Acres of Block 48, Santa Cruz Gardens Subdivision Unit No. 2, Located at 1000 W. Ingle Road, As Requested By Onas O. Zamora and Lizandro Zamora.
- B. Consider the Comprehensive Plan Amendment from Residential, Auto-Urban Uses to General, Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being all of Lot 2, Zamorano Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas, Located at 4016 S Veterans Blvd, As Requested By Jose Angel Santos, Jr.
- C. Consider the Comprehensive Plan Amendment from Auto Urban Uses to General, Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, Being a 0.635-Acre Tract of Land out of the South ½ of Lot 33, Kelly-Pharr Subdivision, Hidalgo County, Texas, Located at 4107 S. Veterans Blvd, As Requested By KNO Property Development, 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 19th day of September, 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.





**PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 11, 2025 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

MINUTES

PRESENT

JORGE SOTELO – CHAIRMAN

ELIAS LONGORIA, JR. – VICE CHAIRMAN

BOARD MEMBERS

RODOLFO “RUDY” RAMIREZ

RUBY CASAS

RENE OLIVAREZ

JORGE GONZALEZ

VICTOR DANIEC

1. Call Meeting To Order, Establish Quorum

A. Prayer

B. Pledge of Allegiance

**CHAIRMAN JORGE SOTELO CALLED THE MEETING TO ORDER
AND ESTABLISHED QUORUM AT 5:30 P.M.**

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 Chairman Jorge Sotelo from the August 28, 2025, Regular Meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE EXCUSING THE ABSENCE OF CHAIRMAN JORGE SOTELO FROM THE AUGUST 28, 2025, REGULAR MEETING. MOTION CARRIED WITH A 6-0 VOTE. CHAIRMAN JORGE SOTELO ABSTAINED.





- B. Consider excusing the absence of Board Member Rodolfo “Rudy” Ramirez from the August 28, 2025, Regular Meeting.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RODOLFO “RUDY” RAMIREZ FROM THE AUGUST 28, 2025, REGULAR MEETING. MOTION CARRIED WITH A 6-0 VOTE. BOARD MEMBER RODOLFO “RUDY” RAMIREZ ABSTAINED.

- C. Consider excusing the absence of Board Member Victor Daniec from the August 28, 2025, Regular Meeting.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER VICTOR DANIEC FROM THE AUGUST 28, 2025, REGULAR MEETING. MOTION CARRIED WITH A 6-0 VOTE. BOARD MEMBER VICTOR DANIEC ABSTAINED.

7. **MINUTES**

- A. Consider Approval of the Minutes for the August 28, 2025, Regular Meeting.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE THE MINUTES FROM THE AUGUST 28, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 7-0 VOTE.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Auto Urban Uses to General, Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being Lots 11 and 12, Block 11, Country Club Place, Located at 1523 S. 10th Avenue, As Requested By Allan Mercado.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 7-0 VOTE. -ITEM APPROVED





9. **SUBDIVISION VARIANCES**

- A. Consider Variance Request to the City's Unified Development Code, Article 5, Subdivision Standards, Division 5.100, Purpose and Application, Sec. 5.102, Applicability, Being a 1.53 acre tract of land out of a 6.12 acre tract in Lot 10, Section 246, Texas-Mexican Railway Company Survey, Hidalgo County, Texas As Per Map or Plat Thereof Recorded in Volume 1, Page 16 located at 1714 E. Chapin Rd. As Requested By RK-5 Properties, LLC.

RAMON SAENZ, THE APPLICANT AND OWNER OF THE PROPERTY, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

RAUL GARCIA, THE PROJECT ENGINEER, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 7-0 VOTE. - ITEM APPROVED

10. **CONSENT AGENDA**

- A. Consider the Preliminary Plat Approval of Sunset Groves Subdivision Phase II, Being 10.09 acres of all Lot 4, Block 8, Santa Cruz Gardens Subdivision Unit No. 3, Volume 9, Page 3, Map Records in the County Clerk of Hidalgo County, Texas. Located at 4801 N. Doolittle Road, As Requested By Rio Delta Engineering.
- B. Consider the Preliminary Plat Approval of Pleasant Parkway Subdivision, Being a 7.14 acres tract of land comprised of the North 1/2 of the North 330.0 feet of South 510.0 feet, 2.0 acres being 150.0 feet by 580.0 feet out of the South 1/2, and 0.14 acres being 10.0 feet by 629.2 feet, all out of the South 1/2 of the Lot 11, Section 237, Texas Mexican Railway Company's Survey. Located at 1201 North McColl Road, As Requested By Trimad Consultants LLC.
- C. Consider the Preliminary Plat Approval of Rogers Estates Subdivision, Being a 7.43-acre tract of land, more or less, out of the South 25.20 acres of Lot Five (5), Section Two Hundred Thirty-Nine (239), Texas-Mexican Railway Company's Survey, Hidalgo County, Texas. Located at 1901 W. Rogers Road, As Requested By Melden & Hunt, Inc.





JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, STATED ITEM 10C WAS PULLED.

A MODIFIED MOTION WAS MADE BY ELIAS LONGORIA, JR., AND SECONDED BY RODOLFO “RUDY” RAMIREZ TO APPROVE THE PRELIMINARY PLAT APPROVAL FOR ITEMS 10A AND 10B ONLY. MOTION CARRIED UNANIMOUSLY WITH A 7-0 VOTE. -ITEM APPROVED.

11. DIRECTOR’S REPORT

A. City Council Actions

B. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE SEPTEMBER 2, 2025, CITY COUNCIL MEETING. A REZONING REQUEST AT 3420 S BUSINESS HWY 281 WAS APPROVED. A REZONING REQUEST AT 221 E SCHUNIOR ST WAS APPROVED. A REZONING REQUEST AT 1201 N MCCOLL WAS APPROVED. A REZONING REQUEST AT 2401 OWASSA RD WAS APPROVED. A REZONING REQUEST AT 906 ESPERANZA ST WAS APPROVED. A REZONING REQUEST AT 2898 N MCCOLL RD WAS APPROVED. A SPECIAL USE PERMIT AT 2851 W CANTON RD WAS PULLED FROM THE CITY COUNCIL MEETING. A VARIANCE REQUEST AT 5505 W SCHUNIOR ST WAS APPROVED BY CITY COUNCIL.

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 5th day of September, 2025.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO ADJOURN THE SEPTEMBER 11, 2025, REGULAR MEETING AT 5:43 P.M. MOTION CARRIED UNANIMOUSLY WITH A 7-0 VOTE.





Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

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