



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 9, 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 Chairman Jorge Sotelo from the September 25, 2025, Regular Meeting.
- B. Consider excusing the absence of Board Member Victor Daniec from the September 25, 2025, Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the September 25, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, All of Lot 1, Amended Minor Plat of the Links Commercial Subdivision, located at 801 S. Raul Longoria Road, as requested by AEC Engineering LLC.
- 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, Lot 7, Block 117, Original Townsite of Edinburg, located at 521 E. Lovett Street, as requested by Gomez 3 Construction.





- C. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lot 7, Block 244, Original Townsite of Edinburg, Hidalgo County, Texas, located at 121 S. 21st Avenue, as requested by Odilia Salinas.
- D. 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, 0.135 of One Acre 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 E. Schunior Street, as requested by Vaquero Ventures.
- E. Consider the Special Use Permit for On-Premise Consumption for Alcoholic Beverages for Late Hours, Being Lot 1, Chano's Subdivision, Unit No.2, located at 208 E. Canton Road, as Requested by Memorial Event Center, LLC.

9. **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. Being a 1.09 Acre Tract of Land Out of the North 10 Acres, of the North 15 Acres, of the South 20 Acres of Lot 12, Section 268, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, located at 1002 S. Raul Longoria Rd., as requested by Julio C. Martinez.
- B. Consider Variance Request to the City of Edinburg Unified Development Code, Article 5, Subdivision Standards, Section 5.301, Dedication of Improvements. Being 1.917 Acres Out of Lot 13, Subdivision "C" in Texas-Mexican Railway Surveys #241 and #272 in Hidalgo County, Texas, Recorded in Vol. 1, Page 23, of the Map of Records, located at 221 E. Schunior Street, as requested by Melden & Hunt, Inc.
- C. Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single-Family Detached Lot and Building Standards, for the Proposed Sunset Groves Subdivision, Being a 9.14 Acres Out of Lot 4, Block 8 Santa Cruz Gardens Unit No. 3, According to the Map or Plat in Volume 9, Page 3, Map Records of Hidalgo County, Texas, located at 4801 N. Doolittle Road, as requested by Rio Delta Engineering.





- D. Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single-Family Detached Lot and Building Standards, for the Proposed Sunset Groves Phase II Subdivision, Being a 10.09 Acres Tract Being All of Lot 3, Block 8 Santa Cruz Gardens Unit No. 3, according to the Map or Plat in Volume 9, Page 3, Map Records of Hidalgo County, Texas, located at 4801 N. Doolittle Road, as requested by Rio Delta Engineering.

10. **CONSENT AGENDA**

- A. Consider the Preliminary Plat Approval of Morningside Subdivision, a Tract of Land Containing 117.423 Acres Situated in the City of Edinburg, County of Hidalgo, Texas, Being Out of Lots 110-116, Seminary Heights Subdivision, According to the Plat Thereof Recorded in Volume 9, Page 23, Hidalgo County Map Records, and Being Out of Lots 17 and 20, East Retama Subdivision, According to the Plat Thereof Recorded in Volume 2, Page 57, Hidalgo County Map Records, located at 4898 N. Seminary Road, as requested by Melden & Hunt, Inc.
- B. Consider the Preliminary Plat Approval of Cityscape District Subdivision, Being a 38.20 Acres Tract of Land Out of Lot 13, Block 1, John Closner Subdivision as Recorded in Volume 0, Page 4-5, of the Plat Records of Hidalgo County, Texas, located at 4799 S. Raul Longoria Road, as requested by S2 Engineering PLLC.
- C. Consider the Preliminary Plat Approval of Rogers Estates Subdivision, Being a 7.434-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.
- D. Consider the Final Plat Approval of Enclave on Closner Subdivision, Being a 9.697 Acres Tract of Land Being a Part or Portion of Lot 20, Kelly-Pharr Subdivision, Recorded in Volume 3, Page 133-134, Hidalgo County Deed Records, located at 3216 S. Business Highway 281, as requested by Melden and Hunt, Inc.

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 October, 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.

