



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 11, 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 November 20, 2025, regular meeting.
- B. Consider excusing the absence of Board Member Ruby Casas from the November 20, 2025 regular meeting.
- C. Consider excusing the absence of Board Member Rene Olivarez from the November 20, 2025, regular meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the November 20, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Primary (RP) District, being a 1.17 Acre Tract of Land More or Less Out of Lot 1, Section 269, Texas-Mexican Railway Company Survey, Located at 2038 E. Richardson Road, as Requested by Michael Gaitan.





- B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Multifamily (RM) District to Commercial, General (CG) District, being a Tract I: a Tract of Land Containing 0.52 Acre Out of the South 8.12 Acres of Lot No. Six (6) in Section No. Two Hundred Thirty-Seven (237), Texas -Mexican Railway Company's Survey and Tract II: a Tract of Land in Lot Six (6), in Section No. Two Hundred Thirty-Seven (237), Texas -Mexican Railway Company's Survey, Located at 2901 W Chapin Road, as Requested by RJC Development Group LLC.
- C. Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, Being All of Lot 2B Replat of Lewis Subdivision, and a 0.3969-Acre (17,889 Sq. Ft.) Tract of Land, Being a Portion of Lot 2A, Block C, in the Lewis Subdivision, Located at 1319 and 1313 N. I-69C, as Requested by Bowman.
- D. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, being Tract I: A 0.5 Acres of Land, More or Less, being the North 220 Feet of the West 99.0 Feet of the North 440 Feet of Lot 59, Kelly Pharr Subdivision Tract II: a 2.50 Acre Tract of Land, More or Less, Out of the West 99.0 Feet of Lot 59, Kelly Pharr Subdivision, Tract III: a 3.0 Acre Tract of Land Out of Lot 59, Kelly Pharr Subdivision, Located at 1000 W. Alberta Road, as Requested by Melden and Hunt Inc.
- E. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Multi-Family (RM) District, being Lots 11 and 12, Block 115, Original Townsite of Edinburg, Located at 701 E. Lovett, as Requested by Firm Foundation Construction, LLC.

9. **SIGN VARIANCES**

- A. Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.300 Signs, 4.303, Permanent Signs, this is to Allow More Than 50% of Sign Area as Allowed by Code, Being Lot 19, El Seco Subdivision, Located at 3703 Nadia Lane, as Requested by Complete Signs LLC.





10. **SUBDIVISION VARIANCES**

- A. Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-1, Single Family Detached Lots and Building Standards for Residential, Primary, and Article 5, Section 5.206 Blocks, for Sapphire at La Sienna Phase 2 Subdivision, Being a Subdivision of 16.701- Acres Out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, According to the Plat Thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Pkwy, as Requested by Melden & Hunt, Inc.

11. **SUBDIVISION CONSENT**

- A. Consider the Preliminary Plat Approval of Sapphire at La Sienna Phase II Subdivision, Being a Subdivision of 16.701-Acres Out of Lots 50, 51, and 52 , Santa Cruz Ranch Subdivison, According to the Plat or Map Thereof Recorded in Volume Z, Page 161 Hidalgo County Map of Records, located at 4498 La Sienna Parkway, as Requested by Melden & Hunt, Inc.
- B. Consider the Final Plat Approval of Sunset Groves Subdivision, Being a 9.14 Acres Being All of Lots 3 & 4, Block 8, Santa Cruz Gardens Unit No.3, Recorded in Volume 9, Page 3, Hidalgo County Map Records, Located at 4801 North Doolittle Road as Requested by Rio Delta Engineering.

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 5th day of December, 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.

