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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
FEBRUARY 26, 2026 – 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 board member Victor Daniec from the January 22, 2026, Regular Meeting.

7. **MINUTES**

- A. Consider approval of the Minutes for the January 22, 2026, 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, Being the South 0.260-Acre Tract of Land, More or Less, Out of the South 06981 Acres of the West One (1) Acre of Lot 6, Block "B", Original Townsite of Edinburg, Located at 223 W. Schunior Street, as Requested by Benjamin Yip-Pon.
- B. Consider the Rezoning Request from Residential Multi-Family (RM) District to Commercial, General (CG) District, Being Lots 7 & 8, Block 260, Original Townsite of Edinburg, Located at 703 W. Cano Street, as Requested by Benjamin Yip-Pon.
- C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 16.277 Acre Tract of Land Out of Blocks 37 and 38, Santa Cruz Ranch Subdivision, as Recorded in Volume Z and Page 161, Deed Records, Hidalgo County, Texas, Located at 5161 N. I-69 C, as Requested by RK Development & Construction LLC.





- D. Consider the Rezoning Request from Residential, Primary (RP) District to Residential, Urban and Townhome (RU) District, Being 22.63 Acres Out of Lots 5,6,7,8 and 9, Block 8, Santa Cruz Gardens Unit No.3 Subdivision, Located at 2812 E. Davis Road, as Requested by Rio Delta Engineering.

9. **SUBDIVISION VARIANCES**

- A. Consider the Variance Request to the City's Unified Development Code, Article 5, Section 5.301, Dedication of Improvements of for the Proposed Palma Ranch Subdivision Phase I, Being a 28.20 Acres Tract of Land Out of Lots 9 and 16, Section 250, Texas-Mexican Railway Company's Survey Subdivision, Recorded in Volume 1, Page 16, Hidalgo County Map Records, Located at 1101 North Alamo Road, as Requested by Cruz-Hogan Consultants, Inc.

10. **SUBDIVISION CONSENT**

- A. Consider the Final Plat Approval of Las Fuentes Heights at Rincon Subdivision, Being a 3.152 Acre Tract of Land Out of Lot 3 Block 1, A.J. McColl's Subdivision, as Per Map or Plat Recorded in Volume 21, Page 598, Located at 2400 W. Canton Road, as Requested by SDI Engineering.

11. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Unified Development Code Updates
- C. 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 19<sup>th</sup> day of February, 2026.





*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.

