



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 12, 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 Vice Chairman Elias Longoria, Jr., from the February 26, 2026, regular meeting.
- B. Consider excusing the absence of Board Member Victor Daniec from the February 26, 2026, regular meeting.
- C. Consider excusing the absence of Chairman Rodolfo “Rudy” Ramirez from the February 26, 2026, regular meeting.

7. **MINUTES**

- A. Consider approval of the minutes for the February 26, 2026, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Auto Urban Uses to Multifamily Residential Uses and the Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being 1.200 Acres Out of Lot 3, Section 275, Texas Mexican Railway Company Survey, Located at 801 S. McColl Road, As Requested By Melden & Hunt Inc.
- B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Multifamily Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multifamily (RM) District, Being Lots 4 & 5, Stonebrook Estates, Located at 2013 and 2015 Terrica Lane, As Requested By Erica A. Canales.





- 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, Being Lot 10, Block 272, Original Townsite of Edinburg, Located at 413 W. Mahl, As Requested By Lisseth Sesatty.
- D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District, Being a 12.44 Acre Tract of Land Being Out of the Easterly Half (1/2) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, Located at 498 N. I-69C, As Requested By Rioplex Engineering, LLC.
- E. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban and Townhome (RU) District, Being a 0.8809 Acre (38,372.64 Sq. Ft.) Tract of Land, Being the South 60 Feet of a Called 13.54 Acre Tract Being That Part of the West Half (W ½) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Hidalgo County, Texas, Located at 498 N. I-69C, As Requested By Rioplex Engineering, LLC.
- F. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Residential, Multifamily (RM) District to Residential, Urban and Townhome (RU) District, Being a 3.78 Acre Tract of Land Being a Portion of Lot 11, Acres Bonitos Subdivision, Located at 300 Dawson Drive, As Requested By Dawson Endeavours, LLC.

9. **SUBDIVISION VARIANCES**

- A. Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.301, Dedication of Improvements for the Proposed Sunset Family Ranch, Being a 0.58 Acre Tract of Land Out of Lot 109, Ramseyer Gardens No. 2, Per Map Recorded in Volume 11, Page 31, Hidalgo County Map Records, Located at 5213 N. Mon Mack Road, As Requested By Andrew Cuellar and Alexandria Canchola on Behalf of Raymundo Cuellar.
- B. Consider the Variance Request to the City's Unified Development Code, Article 5, Section 5.301, Dedication of Improvements 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 N. Alamo Road, As Requested By Cruz-Hogan Consultants, Inc.





10. **SUBDIVISION CONSENT**

- A. Consider the Preliminary Plat Approval of Sorrento Estates Subdivision Phase II, Being a 18.988 Acres, Part or Portion Out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey Subdivision, According to the Plat Thereof Recorded in Volume 2, Page 29, Hidalgo County Map Records, Located at 3200 N. M Road, As Requested By Melden & Hunt, Inc.
- B. Consider the Final Plat Approval of Gratitude Grove Subdivision, Being a 18.623 Acres Tract, More or Less, Being the South 19.52 Acres of Lot 10, Section 244, Texas Mexican Railway Company's Survey Subdivision, As Per Map or Plat Thereof Recorded in Volume 1, Page 12, Map Records, Hidalgo County, Located at 2620 N. Closner Boulevard, As Requested By Supreme Engineering, PLLC.
- C. Consider the Final Plat Approval of Sorrento Estates Subdivision Phase I, Being a 19.941 - Acres Tract of Land Out of Lot 5, Section 248, Texas-Mexican Railway Company's Survey Subdivision, Recorded in Volume 2, Page 29, Hidalgo County Map Records, Located at 2707 East Rogers Road, As Requested By Melden & Hunt, Inc.

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 6th day of March, 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.

