



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 23, 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 Rodolfo “Rudy” Ramirez from the March 12, 2026, regular meeting.

7. **MINUTES**

- A. Consider approval of the minutes for the March 12, 2026, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being All of Lots Twenty-Five (25) and Twenty-Six (26), Closner Addition to the City of Edinburg, Hidalgo County, Texas, Located at 1115 S. 12th Avenue, As Requested By James G. Hesbrook and Maria Elena Vale Hesbrook.
- B. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being 8.350 Acres Out of Lot 5, Section 250, Texas-Mexican Railway Company’s Survey, Hidalgo County, Texas, Located at 1534 N Kenyon Road, As Requested By Melden & Hunt, Inc.
- C. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Residential, Urban (RU) & Townhome District to Residential, Multifamily (RM) District, Being a Tract 1 – 8.80 Acres Out of Lot 5, Block 1, John Closner Et. Al. Subdivision, Located at 2301 E. Wisconsin Road, As Requested By Rio Delta Engineering.





- D. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 11.14 Acre Tract of Land Out of Lot 15, Block 248, Texas-Mexican Railway Company's Survey, Located at 3399 E. Mile 17 ½ Road, As Requested By Supreme Engineering, PLLC.
- E. Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 5, Section 5.207, Easements (F) Encroachments and Removal of Encroachments, Being the North 3.0 Acres of the West 5.0 Acres of the East 20.0 Acres of Lot 27, Kelly-Pharr Subdivision, Located at 602 W. Wisconsin Road, As Requested By Edinburg Seventh-Day Adventist Church.
- F. Consider the Special Use Permit for a Wireless Communication Tower, Including a Variance to the City of Edinburg Unified Development Code Article 2.203 (E.17) Regarding Tower Height, Distance Requirements to Existing Towers, and Setback Requirements, Being a Lessee's 65'x65' Easement Lease, Area Containing 0.0970 Acres (4,225.00 Square Feet) of Land Located in the J.M. Balli Survey, Abstract No. 26, Hidalgo County, Texas, and Being Out of and Part of a 2.518-Acre Tract Conveyed to Hollywood Development & Construction, LLC as Recorded in File Number 3380375 of the Official Records of Hidalgo County, Texas, Located at 2906 E. Alberta Road, As Requested By Vincent G. Huebinger-Vincent Gerard & Associates.
- G. Consider the Special Use Permit for On Premise Consumption for Alcoholic Beverages for Late Hours, Being All of Lot 7, Villa Del Mundo Subdivision, Located at 5203 S. Veterans Boulevard, As Requested By Drama Llama Beer Box, LLC.

9. **SUBDIVISION VARIANCES**

- A. Consider the Variance Request to the City's Unified Development Code, Article 5, Section 5.210, Utilities, E.) Sanitary Sewers, 2. Requirements for Sanitary Sewer for the Proposed Spacieux Storages Subdivision, Being 8.152 Acres Out of Lot 5, Section 277, Texas-Mexican Railway Company Survey, Volume 24, Pages 168-71, H.C.D.R., Hidalgo County, Texas, Located at 4909 W. S.H. 107, As Requested By Melden & Hunt, Inc. on Behalf of Spacieux Properties, LLC.
- B. Consider the Variance Requests to the City's Unified Development Code, Article 5, Section 5.203 Street Cross Sections, Table 5.203-1, Right-Of-Way Widths and Sidewalks for Morning Star Gardens Subdivision, Being a 4.002 Tract of Land, Part or Portion Out of Lot 20, Kelly Pharr Subdivision, Hidalgo County, Texas, Located at 3420 S. Business Highway 281, As Requested By Melden & Hunt Inc., on Behalf of Shalom Media USA, Inc.





- C. Consider Variance Requests to the City's Unified Development Code, Article 5, Section 5.206, Lots, B. Required Lot Frontage, for the Replat of Lot 1, Tru Subdivision, Being A 6.593-Acre Tract of Land, All of Lot 1, According to the Plat Thereof Recorded in Instrument Number 2906740, Hidalgo County Map Records, Located at 409 W. Trenton Road, As Requested By Melden & Hunt, Inc.

10. **SUBDIVISION CONSENT**

- A. Consider the Preliminary Plat Approval of Dawson Village Subdivision, Being a 3.778 Acres Tract of Land, Being a Portion of Lot 11, Acres Bonitos Subdivision as Per Map Recorded in Volume 3, Page 29, Map Records, Hidalgo County, Texas, Located at 300 Dawson Drive, As Requested By SDI Engineering, LLC.
- B. Consider the Preliminary Plat Approval off Kaladin Estates Subdivision, Being a 10.11 Acre Tract of Land Out of Lot 8, Section Number 243, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, Located at 2399 E. Rogers Road, As Requested By Rioplex Engineering, LLC.
- C. Consider the Preliminary Plat Approval of Alhambra on Richardson Subdivision, Being a 12.44 Acres Gross, Tract of Land, More or Less, 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, As Per Map or Plat Thereof Recorded in Volume 24, Pages 168-171, Deed Records, Hidalgo County, Texas, Located at 498 N. I-69 C, As Requested By Rioplex Engineering, LLC.
- D. Consider the Preliminary Plat Approval for the Townhomes at Ebony Subdivision, Being a 0.68 Acre Tract of Land Out of Lot 1, Lot 2 and the East 39 Feet of Lot 3, Block 8, Enfield Estates Subdivision, Located at 198 W. Southland Avenue, As Requested By Sames, Inc.
- E. Consider the Preliminary Plat Approval for the Elms Subdivision, Being a 5.818 Acre Tract of Land Out Of the Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County, Located at 1000 W. Alberta Road, As Requested By, Melden & Hunt, Inc.
- F. Consider the Preliminary Plat Approval for University Meadows Subdivision, a 6.994-Acre Tract of Land Out of Lot 5, Section 277, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 4807 W. State Highway 107, As Requested By Rio Delta 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 12:00 P.M. on this 17th day of April, 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.

