



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 14, 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 Gregory A. Vasquez from the April 23, 2026, regular meeting.

7. **MINUTES**

- A. Consider approval of the minutes for the April 23, 2026, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment From Auto-Urban Uses to General Commercial Uses and the Rezoning Request From Residential, Multifamily (RM) District to Commercial, General (CG) District, Being 2.090 Acres Out of Lot 13, Block C, Amended Map of Edinburg, Located at 900 N. Business Highway 281, As Requested By Melden & Hunt, Inc.
- B. 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 (RU) & Townhome District, Being 2.397 Acres Out of Lot 1, Tru Subdivision, Located at 409 W. Trenton Road, As Requested By Melden & Hunt, Inc.
- C. 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 (RU) & Townhome District, Being a 9.54 Acre (415,724.88 Sq. Ft) Gross, 9.35 Acre (407,471.13 Sq. Ft) Net., Tract of Land Out of Lot 7, Section 244, Tex-Mex Railway Company Survey Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas, Located at 3008 N. Business Highway 281, As Requested By Sames.





- D. Consider Rezoning Request From Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Being Lots 3 and 4, Merrill Subdivision, Hidalgo County, Texas, Save and Except a Tract of Land 60 Feet in Width Running East & West and 300 Feet Deep Running North & South Out of Lot 4, Located at 2825 E. Monte Cristo Road, As Requested By Juan Fonseca.
- E. Consider the Special Use Permit For On-Premise Consumption of Alcoholic Beverages, Edinburg Townsite Subdivision, Lots 7 & 8, Block 229, Located at 310 W. McIntyre Street, As Requested By Jace Hughes on Behalf of JM Mejia Properties, LLC.

9. **SUBDIVISION VARIANCES**

- A. Consider the Variance Requests to the City's Unified Development Code, Article 5, Subdivision Standards, Section 5.102 Applicability and Article 5, Section 5.210, Utilities, E.) Sanitary Sewers, 2. Requirements For Sanitary Sewer, Being Four Tracts of Land, Being All of Lot 12, Monte Cristo Heights, Hidalgo County, Texas, Located at 1008 Monte Cristo Heights Road, As Requested By Erica D. Nava on Behalf of RGValley Properties, LLC.
- B. Consider the Variance Requests to the City's Unified Development Code, Article 5, Section 5.206, Lots, B. Required Lot Frontage, For the Proposed Montemayor Estates, Being a 4.00 Acre Tract of Land Out of Lot 11, Section 237, Texas-Mexican Railway Company's Survey Hidalgo County, Texas, Located at 3220 W. Chapin Road, As Requested By Quintanilla, Headley and Associates, Inc.

10. **SUBDIVISION CONSENT**

- A. Consider the Preliminary Plat Approval of Residences at the Hub Subdivision, Being a 34.832 Acre Tract of Land Out of Lot 3, Section Number 275, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas, Located at 3198 W. Sprague Street, As Requested By Melden & Hunt, Inc.
- B. Consider the Preliminary Plat Approval of Tesoro Subdivision Phase II, Being a 14.73 Acres Tract of Land, Out of and Forming a Part or Portion of Lots 5, 6, 7, 8, and 9, Block 8 Santa Cruz Gardens Unit No. 3 Subdivision, Hidalgo County, Texas, Located at 3098 E. Davis, As Requested By Rio Delta Engineering.





- C. Consider the Final Plat Approval of Tesoro Phase I Subdivision, Being a 22.63 Acres Tract of Land Out of and Forming a Part or Portion of Lots 5, 6, 7, 8, and 9, Block 8, Santa Cruz Gardens Unit No. 3 Subdivision, Recorded in Volume 9, Page 3, Map of Records of Hidalgo County, Texas, Located at 2812 East Davis Road, As Requested By Rio Delta Engineering.
- D. 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.
- E. 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.

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 11:00 A.M. on this 8th day of May, 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.

