



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 28, 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 May 14, 2026, regular meeting.

7. **MINUTES**

- A. Consider approval of the minutes for the May 14, 2026, regular meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request From Residential, Multifamily (RM) District to Residential, Urban (RU) & Townhome District, Being 21.398 Acres Being Out of Lot 21, E. Retama Subdivision, Located at 4220 N. Seminary Road, As Requested By Melden & Hunt, Inc.
- B. Consider the Rezoning Request From Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, Being a 17.843 (17.646) Acres Out of Lot 3, Block 237 of the Texas-Mexican Railway Company Survey, Located at 3002 W. Mile 17 ½ Road, As Requested By Supreme Engineering.
- C. Consider the Rezoning Request From Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Tract III a 59.41 Acre (2,588,199.49 Sq.Ft.) Gross, Tract of Land Out of Lot 63, Lot 66, and Lot 67, Kelly-Pharr Subdivision, an Addition to the City of Edinburg, Located at 799 E. Alberta Road, As Requested By Sames.





- D. Consider the Comprehensive Plan Amendment From Auto-Urban Uses to General Commercial Uses and the Rezoning Request From Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Tract II a 13.79 Acre (593,852.75 Sq.Ft.) Gross, Tract of Land Out of Lot 66 and Lot 67, Kelly-Pharr Subdivision, an Addition to the City of Edinburg, Located at 799 E. Alberta Road, As Requested By Sames.
- E. Consider the Comprehensive Plan Amendment From Auto-Urban Uses to General Commercial Uses and the Rezoning Request From Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Tract I a 20.97 Acre (913,566.72 Sq.Ft.) Gross, Tract of Land Out of Lot 63, Kelly Pharr Subdivision, an Addition to the City of Edinburg, Located at 799 E. Alberta Road, As Requested By Sames.
- F. Consider the Comprehensive Plan Amendment From Auto-Urban Uses to General Commercial Uses and the Rezoning Request From Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being All of Lots One (1) and Two (2), Edwin C. Castor Subdivision, Located at 3415 S. Raul Longoria Road, As Requested By Guillermina Padilla Morales.
- G. 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 0.40 Acre (17,166.07) Tract of Land, More or Less Being Out of the West Half (1/2) of Lot No. Two (2), Section No. Two Hundred Sixty-Nine (269), Texas-Mexican Railway Company Survey, Located at 498 N. I-69 C, As Requested By Rioplex Engineering LLC.
- H. Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 4, Section 4.305(B10), Prohibited Signage, to Allow a Sign That Advertises or Promotes a Business, Person, Organization, Activity, Event, Location, Service, or Product Not Primarily Manufactured, Sold, or Offered on the Property Where the Sign is Situated, Being All of Lot Four (4), Amended Plat of La Sienna Development, Located at 3804 N. I-69 C, As Requested By Melden & Hunt, Inc.
- I. Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 4, Section 4.305 (B10), Prohibited Signage, to Allow a Sign That Advertises or Promotes a Business, Person, Organization, Activity, Event, Location, Service, or Product Not Primarily Manufactured, Sold, or Offered on the Property Where the Sign is Situated, Being All of Lot Two (2), Amended Plat of La Sienna Development, Located at 3720 La Sienna Parkway, As Requested By Melden & Hunt, Inc.





- J. 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.

9. **SUBDIVISION CONSENT**

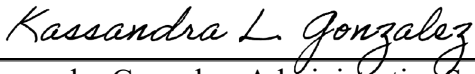
- A. Consider the Preliminary Plat Approval of Silverstone Heights Phase II Subdivision, Being a 11.14 Acres Tract of Land, Out of Lot 15, Block 248 Texas-Mexican Railway Company's Survey, As Shown on the Map Recorded in Volume 3, Page 6, Hidalgo County, Texas, Located at 3319 E. Mile 17 ½ Road, As Requested By Supreme Engineering, PLLC.

10. **DIRECTOR'S REPORT**

- A. City Council Actions
B. Unified Development Code Updates
C. Attendance Roster

11. **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 20th day of May, 2026.


Cassandra Gonzalez, Administrative Specialist
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.

