



EDINBURG PLANNING AND ZONING COMMISSION
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

AUGUST 27, 2026
5:30 PM

1. CALL 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 feel to be appropriate.

5. PUBLIC COMMENTS

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 Chairman Jorge Sotelo from the August 13, 2026, regular meeting.

7. MINUTES

- A. Consider the approval of the Minutes for the August 13, 2026, regular meeting.

8. PUBLIC HEARINGS

- A. Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code as Follows: 1.) Article 4, Section 4.302(E) (4B), Size and Proportions, to Allow an Electronic Message Area Exceeding 50% of the Total Sign Area 2.) Article 4, Section 4.303-3, Permanent Freestanding Sign, to Allow Maximum Permitted Sign Area and Height for a Pole Sign, Being Lot 20, Sheaval Subdivision, Located at 503 Conquest Boulevard, as Requested by AJ Ferrara.
- B. Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.305-B18, Prohibited Signage that are Located on or Extended over any Public Sidewalk, Street, Alley or other Public Property, Being Lot 1, Doctor's Center Phase 2 Subdivision, Located at 5502 S. McColl Road, as Requested by Roberto Gonzalez.

9. SUBDIVISION VARIANCE

- A. Consider the Variance Request to the City's Unified Development Code, Article 5, Subdivision Standards, Section 5.102 Applicability, Being a One Acre Tract of Land, Being the North 1.00 Acre of the South 5.00 Acres of the East 10.00 Acres of the West 20.00 Acres of Lot 7, Section 239, Texas Mexican Railway Company's Subdivision, Hidalgo County, Texas, Located at 1407 W. Rogers Road, as Requested by Margie Garza & Jorge Garza.
- B. Consider the Variance Requests to the City's Unified Development Code as Follows: 1.) Article 5, Section 5.301 Dedication of Improvements A.) Street and Rights-of-Way 3. Perimeter Streets; Pavement or Fee in Lieu Required A., and 2.) Article 5, Section 5.210, Utilities, E.) Sanitary Sewers, 2. Requirements for Sanitary Sewer, for Montemayor Estates Subdivision, 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 Final Plat Approval of Amira Subdivision, Being a 3.19-Acre Tract of Land More or Less, Out of and Forming a Part of Lot 5, Section 274, Texas-Mexican Survey, Hidalgo County, Texas, Located at 1210 S. Jackson Road, as Requested by Salinas Engineering & Associates.
- B. Consider the Preliminary Plat Approval of Oakhaven Estates Subdivision, a Tract of Land Containing 17.843 Acres Being a Part or Portion out of Lot 3, Section 237, Texas-Mexican Railway Company Survey Subdivision, According to the Plat Thereof Recorded in Volume 24, Page 268, Hidalgo County, Texas, Located at 3002 W. Mile 17 ½ Road, as Requested by Supreme Engineering, PLLC.
- C. Consider the Preliminary Plat Approval of Closner Park Subdivision, Being a 9.54 Acre Gross, 9.35 Acre 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 and a 1.68 Acre Gross, Tract of Land, More or Less Being Part of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas, located at 3098 N. Business Highway 281, as Requested by Sames Engineering.

11. DIRECTOR'S REPORT

A. City Council Actions

B. Attendance Roster

12. ADJOURNMENT

I hereby certify this Notice of a Planning and Zoning Commission Regular Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on August 20, 2026 at 5:00 P.M.

By: /s/ Erika Monreal
Erika Monreal, Administrative Assistant
Planning and Zoning Department
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.