



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 13, 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 board member Ruby Casas from the July 23, 2026, regular meeting.
- B.** Consider excusing the absence of board member Rodolfo "Rudy" Ramirez from the July 23, 2026, regular meeting.

7. MINUTES

- A.** Consider the approval of the Minutes for the July 23, 2026, regular meeting.

8. PUBLIC HEARINGS

- A.** Hold Public Hearing for the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Multifamily (RM) District, Being a 1.029 Acres Out of Lot 1, Dr. Carl R. Love Subdivision, located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc.
- B.** Hold Public Hearing for 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 a 6.43 Acre Tract of Land Out Lot 72, Kelly-Pharr Subdivision, located at 1815 W. Owassa Road, as Requested by R. Gutierrez Engineering Corporation.
- C.** Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Urban (RU) & Townhome District, Being a 0.91 Acre Tract of Land Out Lot 72, Kelly-Pharr Subdivision, located at 1815 W. Owassa Road, as Requested by R. Gutierrez Engineering Corporation.
- D.** Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 16.71 Acre Tract of Land. Being 12.66 Acres Out of Lot 72, Kelly-Pharr Subdivision & 4.05 Acres Out of Lot 7, Block 3, A.J. McColl Subdivision, located at 1815 W. Owassa Road, as Requested by R. Gutierrez Engineering Corporation
- E.** Hold Public Hearing for the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, Being a 5.00 Acre Tract of Land Out of Lot 13, Section 239, Texas-Mexican Railway Company's Survey, located at 1925 W. Mile 17 ½ Road, as Requested by Luis Muro.
- F.** Hold Public Hearing for the Special Use Permit for On-Premise Consumption of Alcoholic Beverages for late hours, Being Lots eight (8), nine (9) and ten (10), Block two hundred fifty-two (252), Original Townsite of Edinburg, Located at 225 E. Cano Street, as Requested by Barlex LLC.

9. SUBDIVISION VARIANCE

- A.** Consider the Variance Requests to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-link Townhouse Lot and Building Standards for Residential, Urban & Townhome (RU) District, Lot Area for the proposed AMIG Subdivision, Being the West 3.242 Acre Tract of Land out of Lot 27, Kelly-Pharr Subdivision, Hidalgo County, Texas, located at 598 E. Wisconsin Road, as Requested by HLG Plan Review Services.

- B. Consider the Variance Request to the City's Unified Development Code, Article 5, Subdivision Standards, Section 5.210, Table 5.210-1, Water Supply Standards, a 1.56 acre tract of land, being a portion of Lot 1, Block 36, Santa Cruz Gardens, Unit No. 2, as recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas, located at 6705 San Francisco Dr., as Requested by Ariel Abel Acuna.

10. DIRECTOR'S REPORT

- A. City Council Actions
- B. Attendance Roster

11. 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 6, 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.