



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.



MINUTES

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

**JULY 23, 2026
5:30 PM**

PRESENT:

JORGE SOTELO – CHAIRMAN

ELIAS LONGORIA, JR. – VICE CHAIRMAN

BOARD MEMBERS:

ELISEO GARZA, JR.

VICTOR DANIEC

GREGORY A. VASQUEZ

ABSENT:

BOARD MEMBERS:

RUBY CASAS

RODOLFO “RUDY” RAMIREZ

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 July 9, 2026, regular meeting.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ, TO APPROVE EXCUSING THE ABSENCE OF CHAIRMAN JORGE SOTELO FROM THE JULY 9, 2026, REGULAR MEETING. MOTION CARRIED WITH A 4 – 0 VOTE. CHAIRMAN JORGE SOTELO ABSTAINED.

- B. Consider excusing the absence of Board Member Ruby Casas from the July 9, 2026, regular meeting.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ, TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER RUBY CASAS FROM THE JULY 9, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5 – 0 VOTE.

- C. Consider excusing the absence of Board Member Rodolfo "Rudy" Ramirez from the July 9, 2026, regular meeting.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ, TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMEBR RODOLFO "RUDY" RAMIREZ FROM THE JULY 9, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5 – 0 VOTE.

7. MINUTES

- A. Consider the approval of the Minutes for the July 9, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY VICE CHAIRMAN ELIAS LONGORIA, JR., TO APPROVE THE MINUTES FROM THE JULY 9, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5 – 0 VOTE.

8. PUBLIC HEARINGS

- A. Hold Public Hearing for the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey, located at 1102 N. Closner Boulevard, as Requested by Cirilo Garcia.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ AND SECONDED BY VICE CHAIRMAN ELIAS LONGORIA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5 -0 VOTE. – ITEM APPROVED.

- B. Hold Public Hearing for 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 1.68 Acre (73,282.70 sq. ft.) Gross, Tract of Land out of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, located at 3400 N. Closner Boulevard, as Requested by SAMES.

BOARD MEMBER GREGORY A. VASQUEZ, STEPPED AWAY TO ABSTAIN FROM DISCUSSION AND VOTING.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED WITH A 4 – 0 VOTE. – ITEM APPROVED.

BOARD MEMBER GREGORY A. VASQUEZ RETURNED TO THE MEETING.

- C. Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 0.44 of an Acre Tract of Land Being a Portion of Lot D, Santa Cruz Gardens Subdivision, Unit No. 1, located at 310 E. Ramseyer Road, as Requested by Erik Gonzalez.

JOSE GUAJARDO, CITY OF EDINBURG UTILITIES DEPARTMENT REPRESENTATIVE, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5 – 0 VOTE. – ITEM APPROVED.

- D. Hold Public Hearing for the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 3.03 Acre Tract of Land Out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey, located at 725 W. Rogers Road, as Requested by Quintanilla, Headley & Associates, Inc.

ALFONSO QUINTANILLA, A REPRESENTATIVE FOR QUINTANILLA, HEADLEY & ASSOCIATES, WAS PRESENT AND EXPLAINED THE REASONING FOR THE REZONING REQUEST.

MAURICIO PAREDES, APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ, TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5 – 0 VOTE. – ITEM APPROVED.

- E. Hold Public Hearing for the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted sign height, Being the South 4.69 Acres of Lot “P” of the Santa Cruz Gardens Subdivision No. 2, located at 8300 N. I-69C, as Requested by MatkinHoover Engineering & Surveying.

JAIME BIRSCHBACH, REAL ESTATE MANAGER FOR QT SOUTH, WAS PRESENT AND EXPLAINED THE REASONING FOR THE SIGN VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE SIGN VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5 – 0 VOTE. – ITEM APPROVED.

- F. Hold Public Hearing for the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, To Allow a Permanent Freestanding Sign within a Prohibited Zoning District, Being Lots One (1) and Twenty-Four (24), Block One Hundred Eighty-Eight (188), Original Townsite of the City of Edinburg, located at 320 N. Closner Boulevard, as Requested by Jorge Gonzalez.

JORGE GONZALEZ, APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE SIGN VARIANCE REQUEST.

GLORIA GONZALEZ, APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE SIGN VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER GREGORY A. VASQUEZ, AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE SIGN VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5 – 0 VOTE. – ITEM APPROVED.

9. SUBDIVISION VARIANCE

- A. Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.206 Lots, Subsection 5.206-B Required Lot Frontage, for the proposed Jackson Estates Phase II Subdivision, being Lot 1, Dr. Carl R. Love Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas, located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc.

MARLON GARZA, A MELDEN & HUNT REPRESENTATIVE, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

ANTHONY RIOJAS, EDINBURG FIRE MARSHALL, AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY VICE – CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ, TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY 5 – 0 VOTE. – ITEM APPROVED.

- B.** Consider Variance Requests to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-Link Townhouse lot and Building Standards, Townhouse Lot Area and Article 3, Table 3.202-1 Nonresidential and Mixed-Use Lot Standards, Commercial, Neighborhood Lot Area for the proposed 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 Ave., as Requested by Eliseo Garza.

BOARD MEMBER ELISEO GARZA, JR., STEPPED AWAY TO ABSTAIN FROM DISCUSSION AND VOTING.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC, AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ, TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED WITH A 4 – 0 VOTE. – ITEM APPROVED.

10. SUBDIVISION CONSENT

- A.** Consider the Preliminary Plat approval of Closner Point Subdivision, being a 16.336 acre tract of land out of Lots 11 and 12, and out of Lot 13, all of block C amended map of Edinburg and being all of lots 1 through 9 of Ash Park Addition, according to the plat thereof recording in volume 10, page 22 Hidalgo County Map Records, City of Edinburg, Hidalgo County, Texas Located at 299 E. Schunior St., as Requested by Melden & Hunt, Inc.
- B.** Consider the Final Plat approval of Valencia Trails Phase I Subdivision, being a 4.7947 acres tract of land, more or less, out of 19.112 acres tract, being comprised of 2.110 Acres out of Lot 1, Section 238 and 17.002 acres out of Lot 8, Section 238, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 1, Page 12, Hidalgo County Map Records, located at 1798 Cari Nicole Ave., as Requested by Benavides Engineering

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER GREGORY A. VASQUEZ TO APPROVE THE CONSENT AGENDA. MOTION CARRIED WITH A 4 – 0 VOTE. – ITEMS APPROVED.

BOARD MEMBER ELISEO GARZA, JR., RETURNED TO THE MEETING.

11. DIRECTOR'S REPORT

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE JULY 21, 2026, CITY COUNCIL REGULAR MEETING. A SPECIAL USE PERMIT FOR ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES FOR LATE HOURS AT 1204 E. CANTON ROAD WAS APPROVED BY THE CITY COUNCIL.

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 16th of July 5:00 p.m.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC, AND SECONDED BY VICE – CHAIRMAN ELIAS LONGORIA, JR., TO ADJOURN THE JULY 23, 2026, REGULAR MEETING AT 6:23 P.M. MOTION CARRIED UNANIMOUSLY WITH A 5 – 0 VOTE.

By: Kassandra L. Gonzalez
Kassandra Gonzalez, Administrative Specialist
Planning and Zoning Department
City of Edinburg, Texas

Disability Access Statement

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**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 13, 2026

PUBLIC HEARINGS

Agenda Item No: 8.A.

Comprehensive Plan Amendment and Rezoning Request - Melden &
Hunt, Inc.

1. Agenda Item:

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.

2. Description:

This property is located at the east side of S. Jackson Road, approximately 1,200 feet north of the intersection of W. Owassa Road and S. Jackson Road. The property is currently zoned Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. The requested zoning is Residential, Multifamily (RM) District. This district is a high intensity residential district intended to accommodate various multifamily residential uses (2 or more dwelling units on a single lot). This property has a total frontage of 119.48 feet and a lot depth of 375 feet. Currently the property is a vacant lot. The applicant wants to incorporate 2 multifamily lots into a proposed adjacent commercial subdivision.

Adjacent zoning is Residential, Multifamily (RM) District to the north and south, Commercial, General (CG) District to the west and Agriculture and Open Space (AO) District to the east. Surrounding land uses consists of Multifamily uses, and vacant land. The Future Land Use designation for this property is for Auto-Urban Uses.

Staff mailed a notice of the public hearing to 25 neighboring property owners on Friday, July 31, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.

On August 4, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

3. Staff's Recommendation:

Staff recommends approval of 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, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning
Rita Guerrero, Assistant Director of Planning and Zoning
Erika Monreal, Administrative Assistant

Prepared by:

Eduardo Huerta, Planner II

Attachments:

- A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2026
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: 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,
.

APPLICANT: Four More, LLC

AGENT: Melden & Hunt, Inc.

LEGAL: Being a 1.029 Acres Out of Lot 1, Dr. Carl R. Love Subdivision.

LOCATION: Located at 5302 S. Jackson Road

LOT/TRACT SIZE: 1.029 Acres

CURRENT USE: Vacant land

PROPOSED USE: Residential, Multifamily (RM) District

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING: North – Residential, Multifamily (RM) District
South – Residential, Multifamily (RM) District
East – Agriculture and Open Space (AO) District
West – Commercial, General (CG) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and City of Pharr Water

RECOMMENDATION: Staff recommends approval of 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.

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
MELDEN & HUNT, INC**

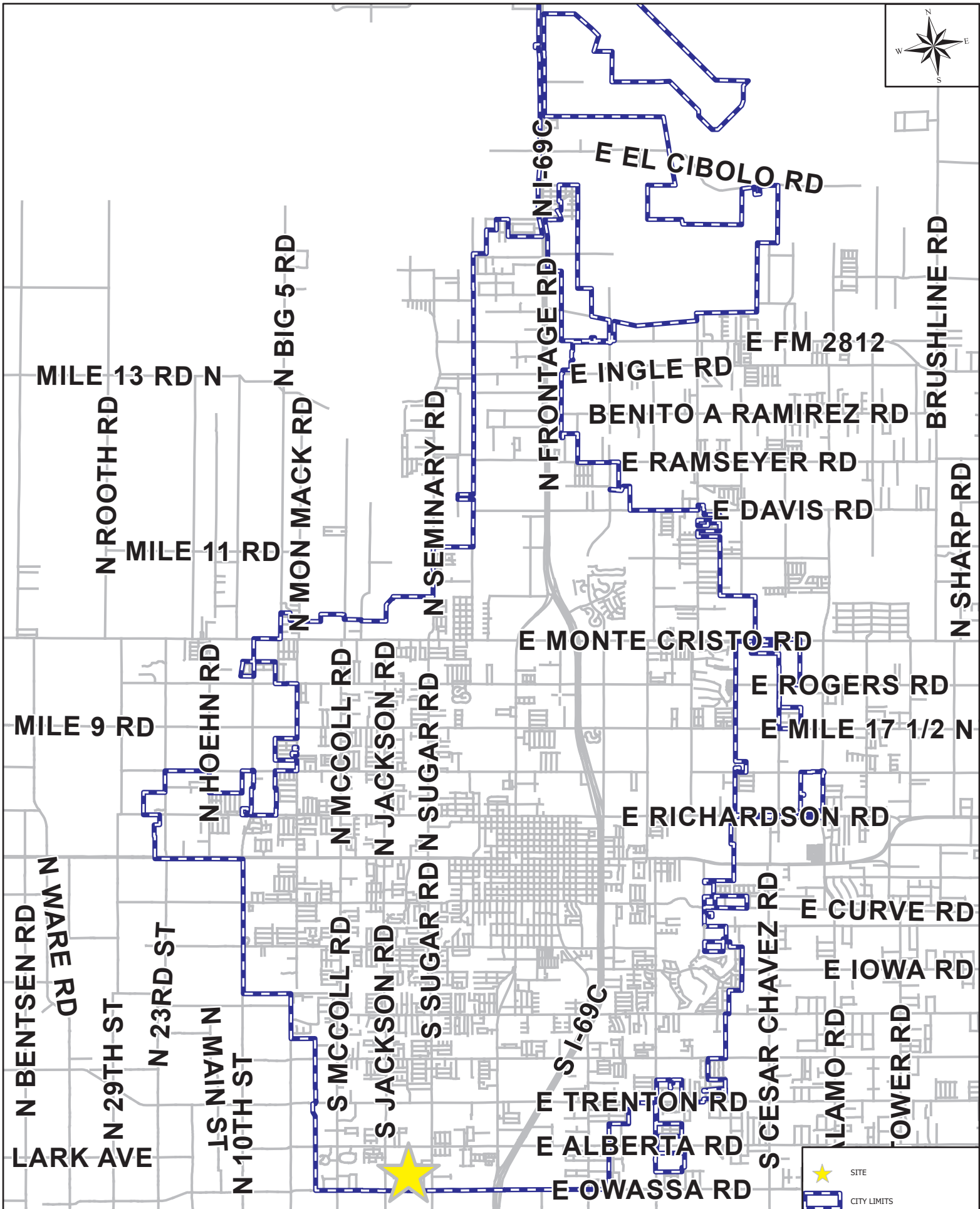
EVALUATION

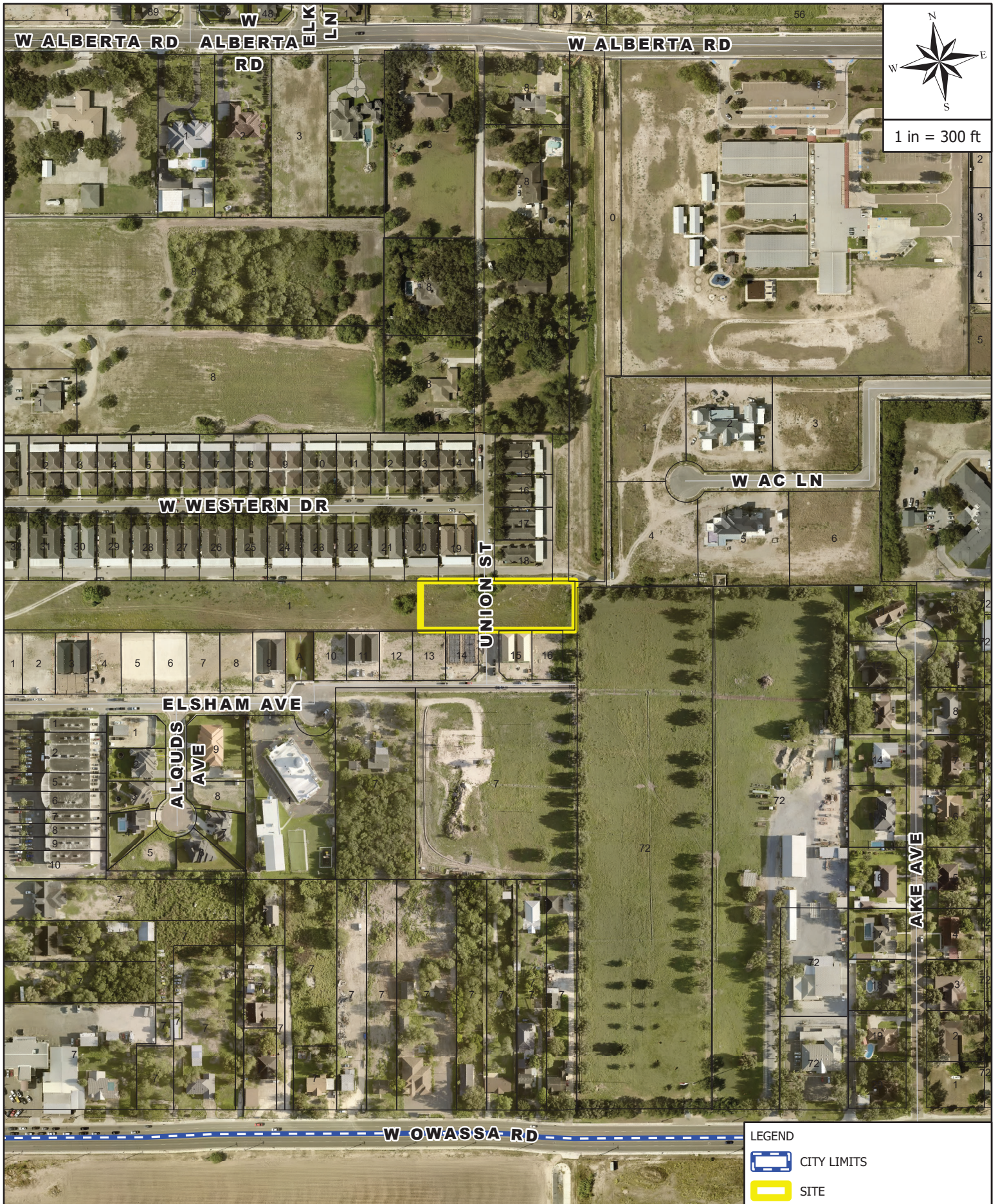
The following is the staff's evaluation of the request:

1. The property is currently a vacant land.
2. Surrounding land consists of Multifamily uses, and vacant land.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of 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, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

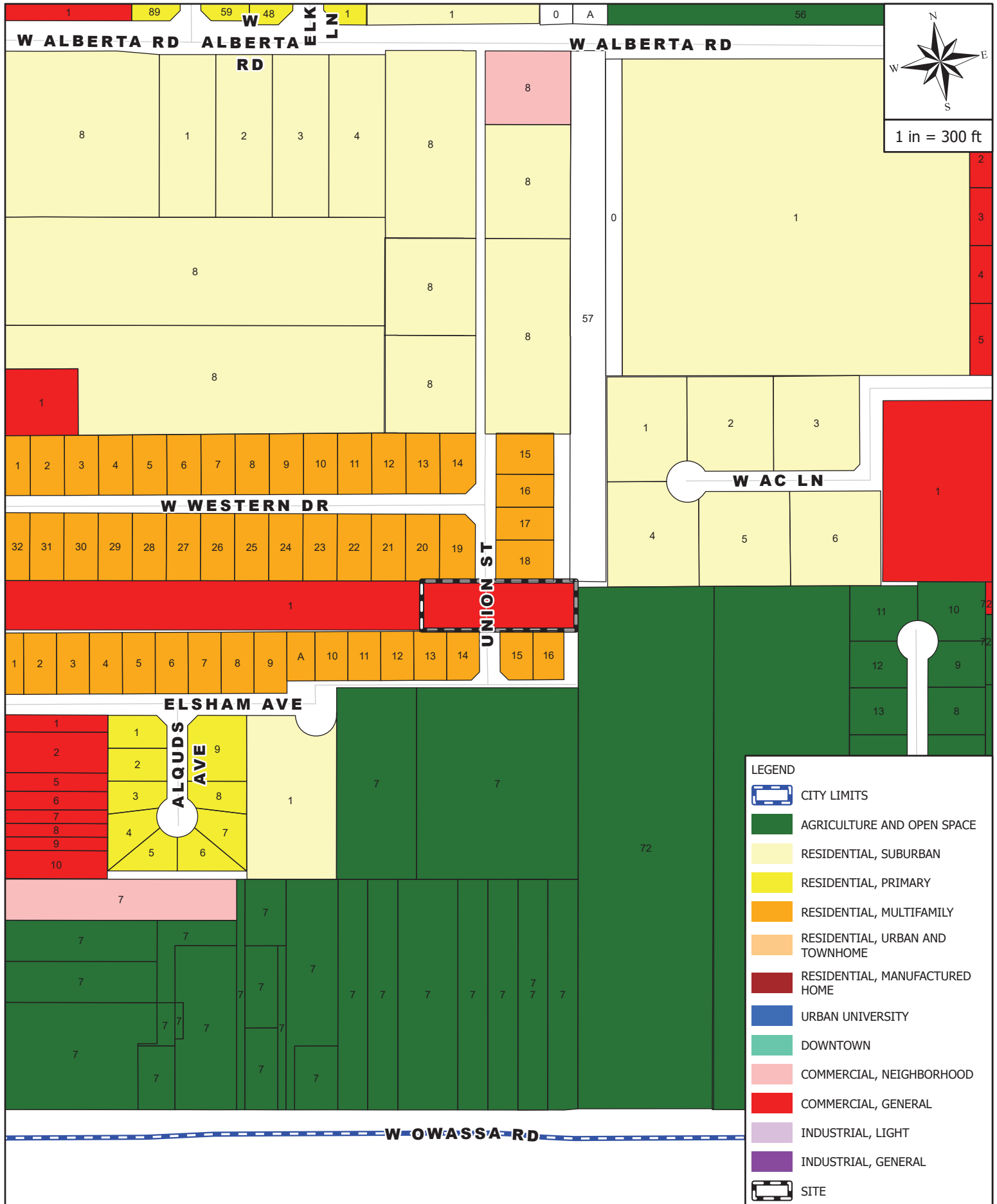
Staff mailed a notice of the public hearing to 25 neighboring property owners on Friday, July 31, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.





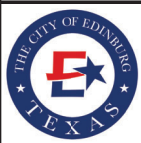
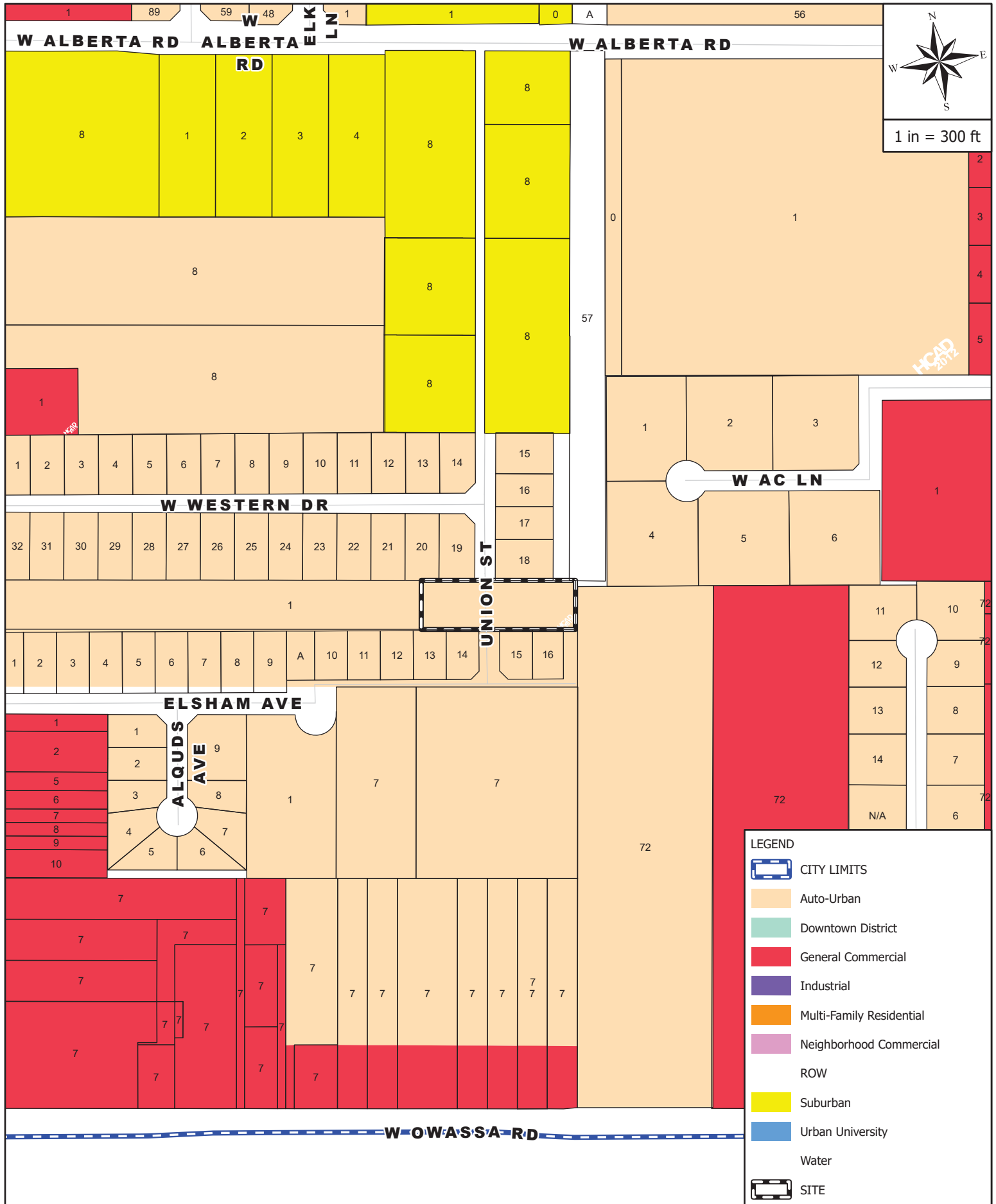
AERIAL MAP

5302 S JACKSON RD



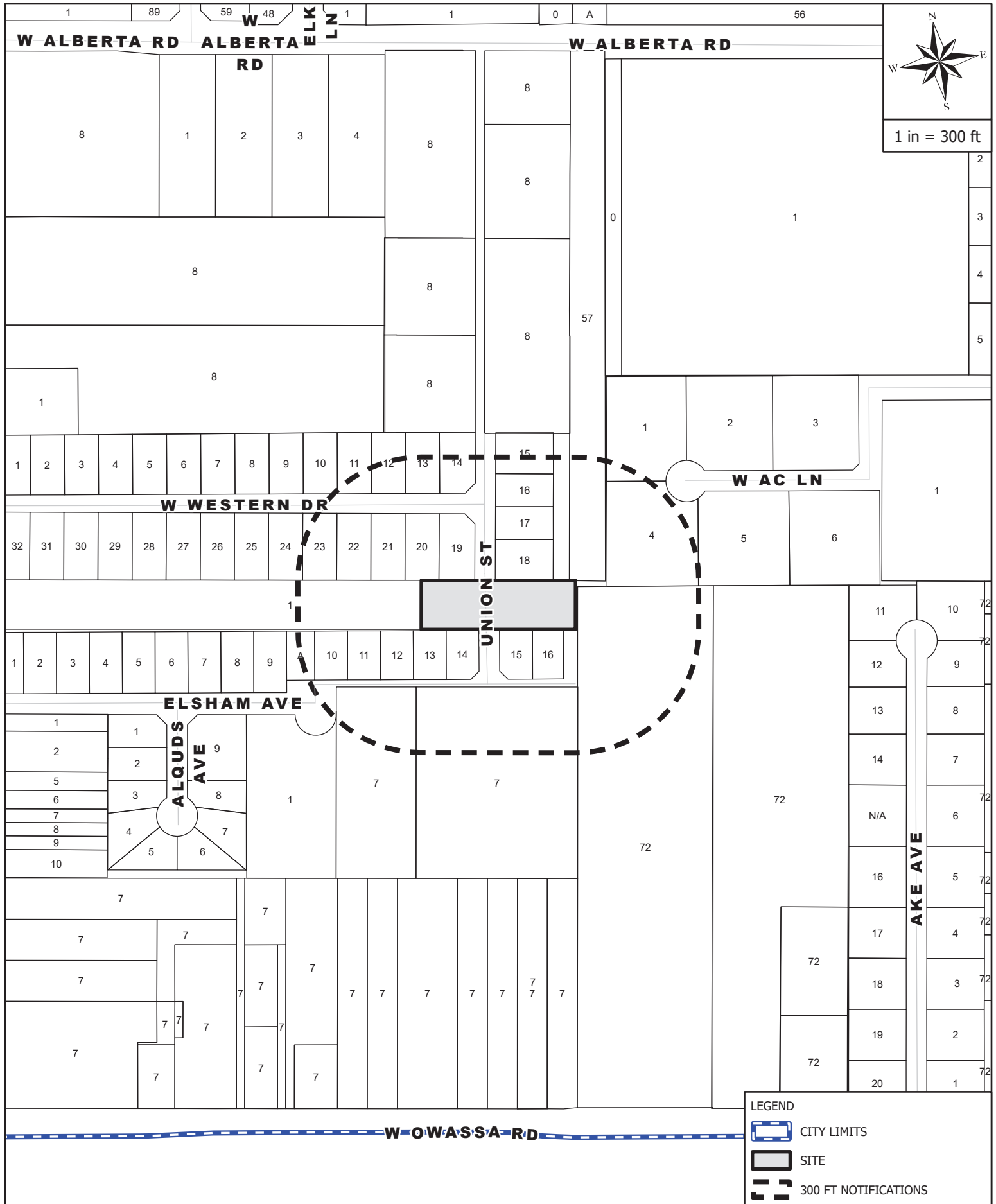
ZONING MAP

5302 S JACKSON RD



FUTURE LANDUSE MAP

5302 S JACKSON RD



MAILOUT AND SITE MAP

5302 S JACKSON RD



Rezoning Request Site Photo

Melden & Hunt, Inc.
5302 S. Jackson Road



Z

LEGEND

FOUND No.4 REBAR

1. **NOTES:** SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE NORTHWEST CORNER AND THE No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 1.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.

TMT
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

DATE: 07/06/2026
JOB No. 26383.08
FILE NAME: 26383.08_COZ
DRAWN BY: B.M.

© COPYRIGHT 2026 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

**PLAT SHOWING
1.029 ACRES
[44,828.896 Sq. Ft.] BEING
OUT OF LOT 1,
DR. CARL R. LOVE SUBDIVISION
INSTRUMENT NUMBER 2860227, H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS**



ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 03/24/26 UNDER MY DIRECTION AND SUPERVISION.

07/07/2026

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:



**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 13, 2026

PUBLIC HEARINGS

Agenda Item No: 8.B.

Comprehensive Plan Amendment and Rezoning Request - R. Gutierrez
Engineering Corporation

1. Agenda Item:

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.

2. Description:

This property is located at the east side of S. Jackson Road, approximately 650 feet west of the intersection of N. Sugar Road and W. Owassa Road. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. This property has a total frontage of 660 feet along W. Owassa Road and a maximum lot depth of 617 feet. Currently the property consists of a vacant lot and existing commercial buildings. The applicant proposes to subdivide the site into commercial lots along Owassa Road and integrating the existing structures for commercial use.

Adjacent zoning is Agriculture and Open Space (AO) District to the north, west and east, Outside of City Limits of Edinburg to the south. Surrounding land uses consists of commercial uses, single family residential homes and vacant land. The Future Land Use designation for this property is a combination for Auto-Urban Uses and General Commercial Uses.

Staff mailed a notice of the public hearing to 19 neighboring property owners on Friday, July 31, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.

On August 4, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

3. Staff's Recommendation:

Staff recommends approval of 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, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning

Prepared by:

Eduardo Huerta, Planner II

Rita Guerrero, Assistant Director of Planning and Zoning
Erika Monreal, Administrative Assistant

Attachments:

- A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2026
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: 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

APPLICANT: Heriberto Anaya

AGENT: R. Gutierrez Engineering Corporation

LEGAL: Being a 6.43 Acre Tract of Land Out Lot 72, Kelly-Pharr Subdivision.

LOCATION: Located at 1815 W. Owassa Road

LOT/TRACT SIZE: 6.43 Acres

CURRENT USE: Vacant land and existing commercial buildings.

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING: North – Agriculture and Open Space (AO) District
South – Outside of the City Limits of Edinburg
East – Agriculture and Open Space (AO) District
West – Agriculture and Open Space (AO) District

LAND USE PLAN: Combination of Auto-Urban Uses and General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and City of Pharr Water

RECOMMENDATION: Staff recommends approval of 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.

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
R. GUTIERREZ ENGINEERING CORPORATION**

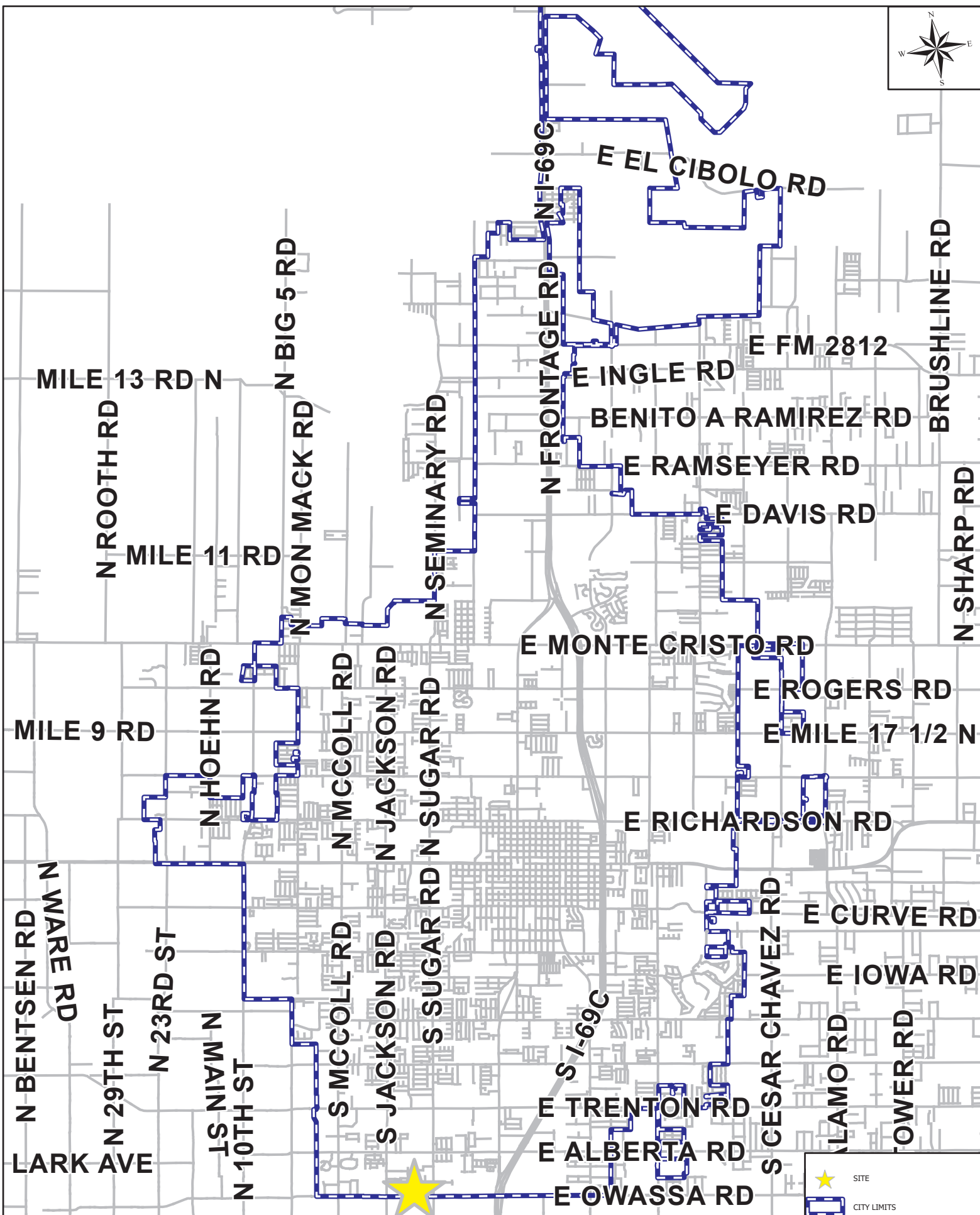
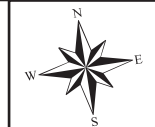
EVALUATION

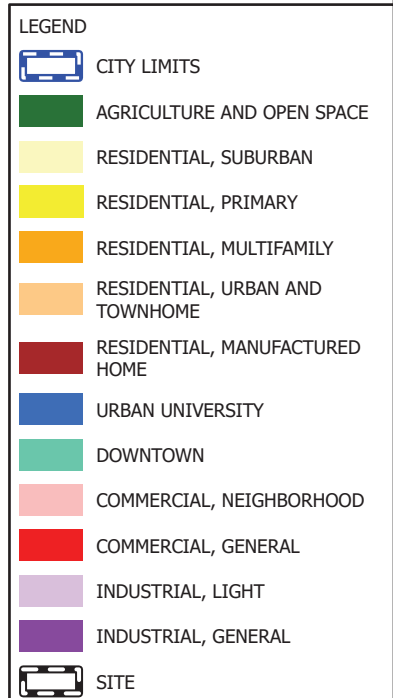
The following is the staff's evaluation of the request:

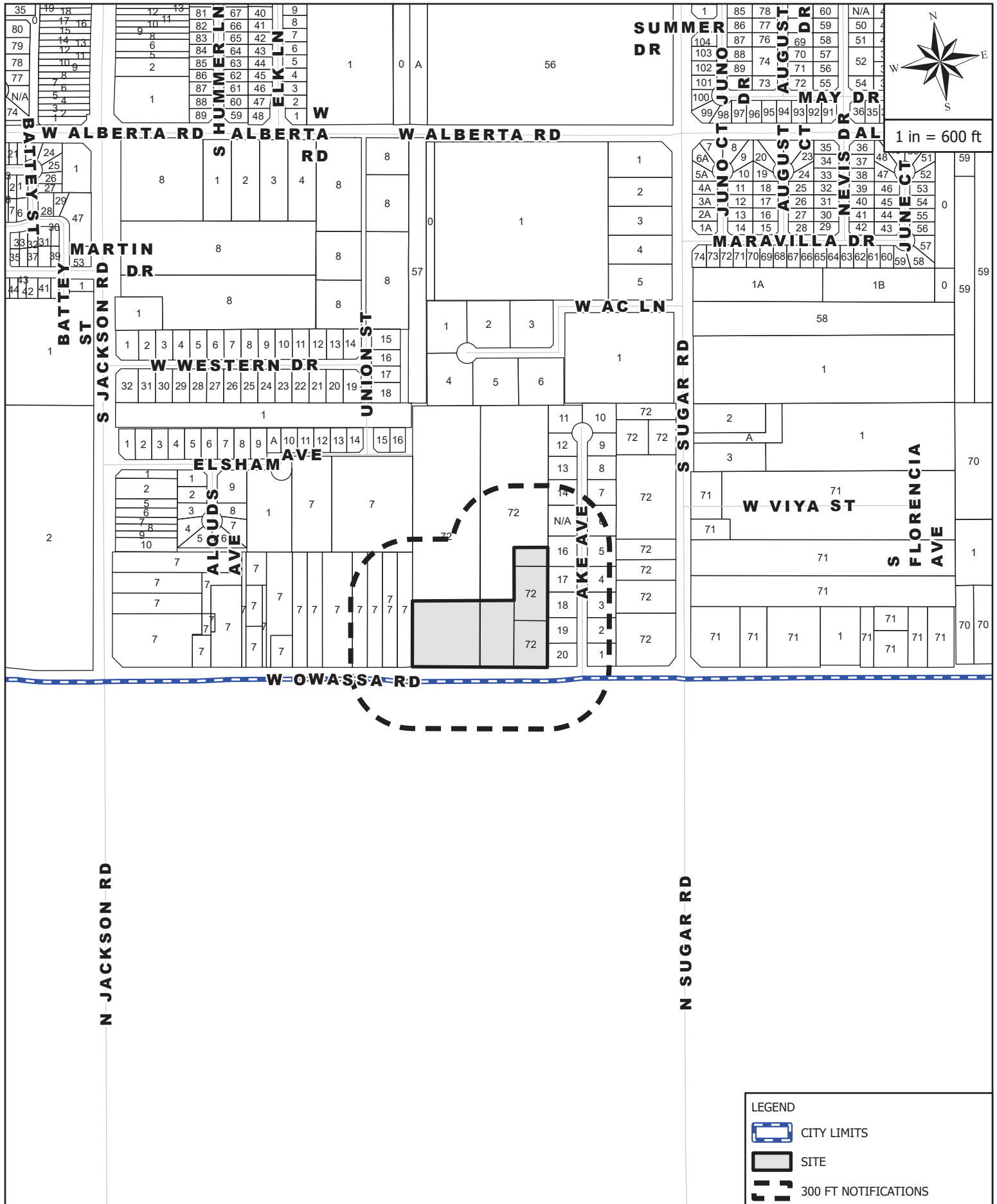
1. The property is currently a vacant land and existing commercial buildings.
2. Surrounding land consists of commercial uses, single family residential homes and vacant land.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of 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, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 19 neighboring property owners on Friday, July 31, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.







MAILOUT AND SITE MAP

1815 W OWASSA RD

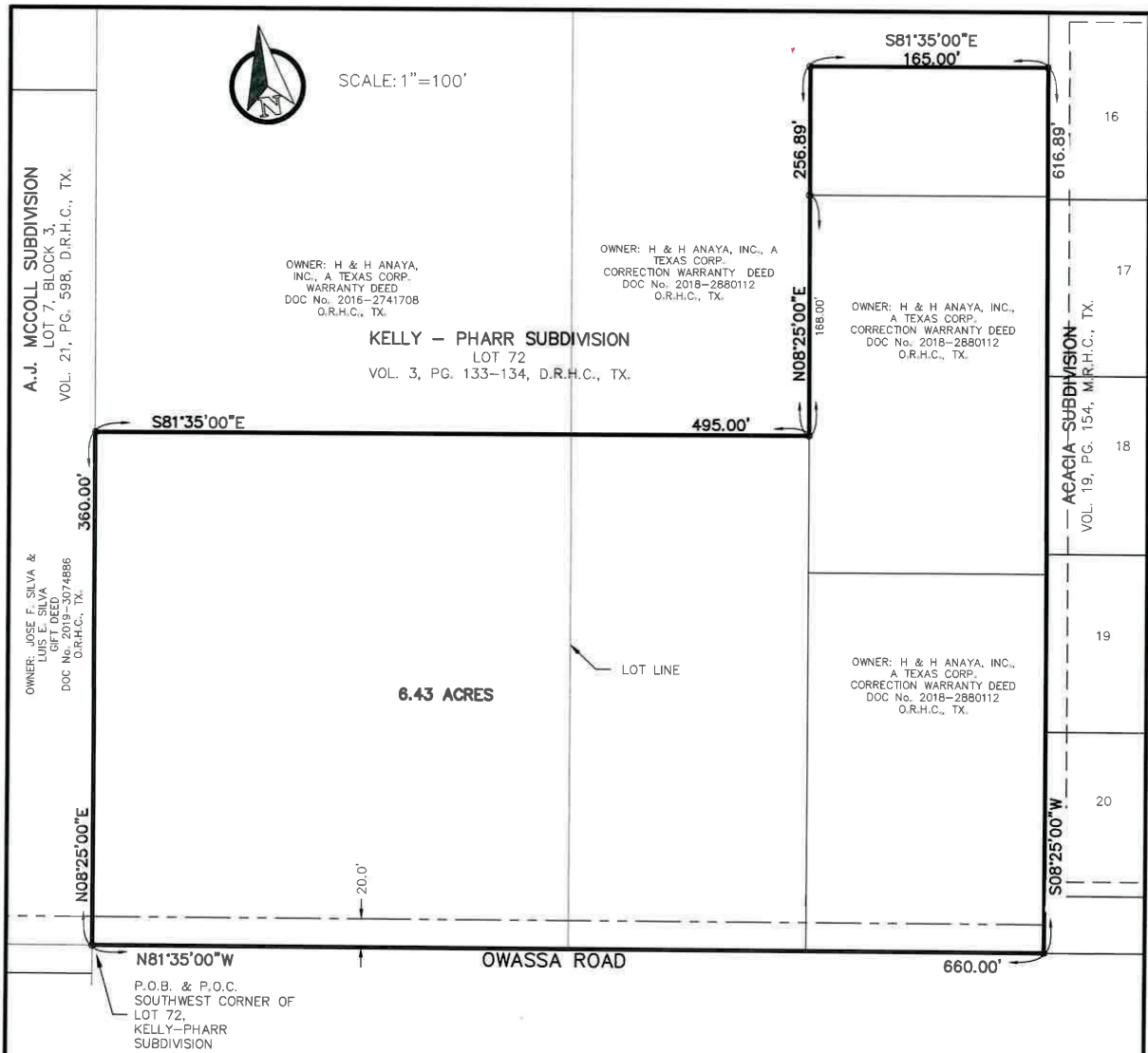


Rezoning Request Site Photo

R. Gutierrez Engineering Corporation.

1815 W. Owassa Road





**SURVEY PLAT
OF
A 6.43 ACRE TRACT OF LAND OUT
OF LOT 72, ,
KELLY-PHARR SUBDIVISION, HIDALGO
COUNTY, TEXAS,
AS PER MAP RECORDED IN VOLUME
3, PAGES 133-134, D.R.H.C., TEXAS.**

SURVEY SHOWS ALL IMPROVEMENTS LOCATED ON THE LAND AND THAT THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE RESEARCH

Com.—Panel No.: 480334 0425 C

Map Revised: November 16, 1982

Description: Areas of 500-year flood; areas of 100-year flood with average depths less than one (1) foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.



PABLO SOTO, JR. R.P.L.S. No. 4541

Date: 7/14/2026

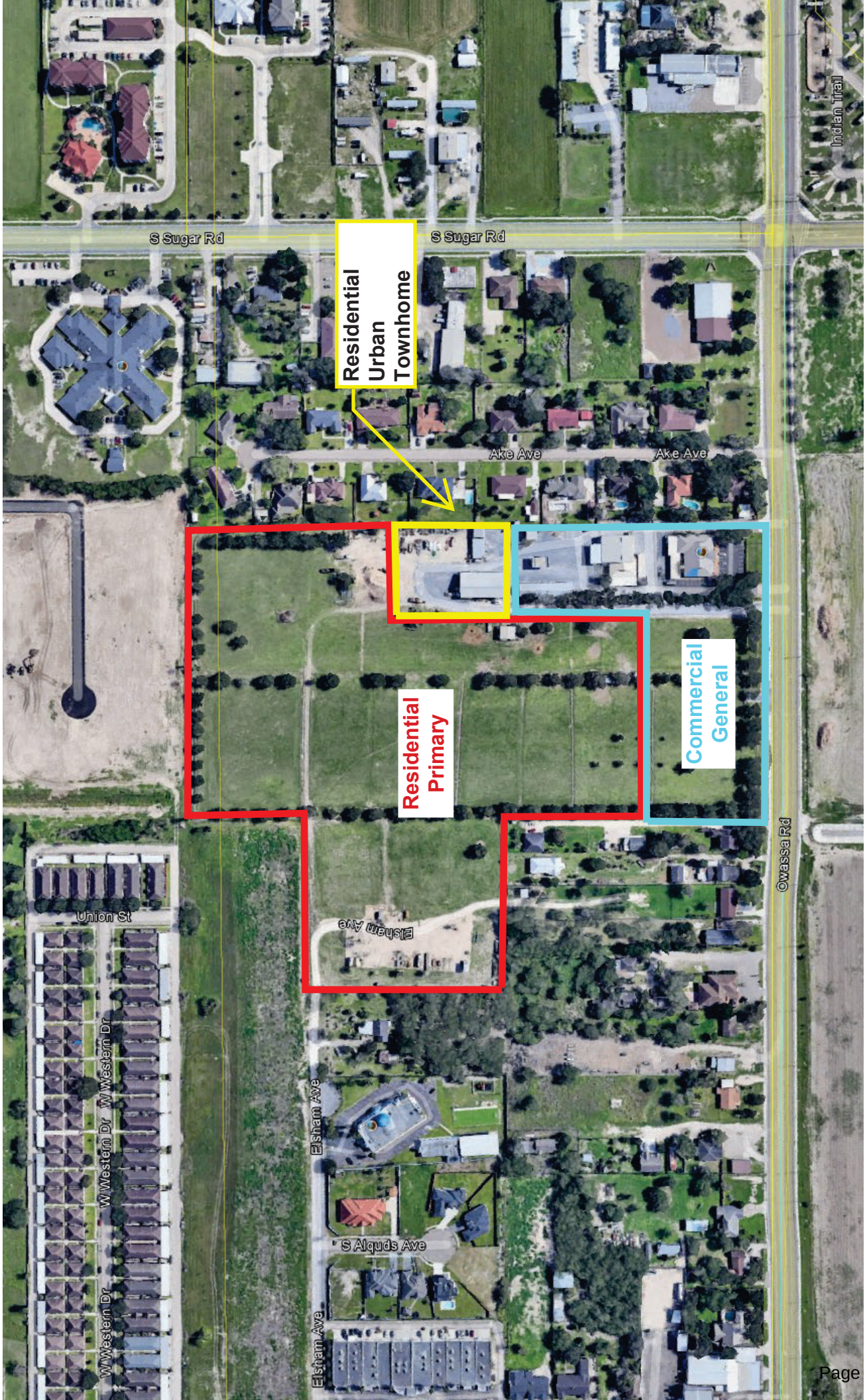
I, Pablo Soto, Jr., hereby state that this Survey is a representation of the general location of the property being presented for a change of zone.



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

Job No.:	FB:	Drawn By: D.C.
Date:	PG:	Checked By: P.S.





**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 13, 2026

PUBLIC HEARINGS

Agenda Item No: 8.C.

Comprehensive Plan Amendment and Rezoning Request - R. Gutierrez
Engineering Corporation

1. Agenda Item:

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.

2. Description:

This property is located at the east side of S. Jackson Road, approximately 650 feet west of the intersection of N. Sugar Road and W. Owassa Road. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is Residential, Urban (RU) & Townhome. This district is the highest intensity single-family residential district. This property has a total frontage of 165 feet and a lot depth of 240 feet. Currently the property is occupied with an existing metal building. The applicant is proposing to subdivide the site into 6 detached townhome development.

Adjacent zoning is Agriculture and Open Space (AO) District to the north, south, west and east. Surrounding land uses consists of commercial uses, single family residential homes and vacant land. The Future Land Use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, July 31, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.

On August 4, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

3. Staff's Recommendation:

Staff recommends approval of 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, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning
Rita Guerrero, Assistant Director of Planning and Zoning
Erika Monreal, Administrative Assistant

Prepared by:

Eduardo Huerta, Planner II

Attachments:

A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2026
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: 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

APPLICANT: Heriberto Anaya

AGENT: R. Gutierrez Engineering Corporation

LEGAL: Being a 0.91 Acre Tract of Land Out Lot 72, Kelly-Pharr Subdivision.

LOCATION: Located at 1815 W. Owassa Road

LOT/TRACT SIZE: 0.91 Acres

CURRENT USE: Existing metal building.

PROPOSED USE: Residential, Urban (RU) & Townhome District

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING: North – Agriculture and Open Space (AO) District
South – Agriculture and Open Space (AO) District
East – Agriculture and Open Space (AO) District
West – Agriculture and Open Space (AO) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and City of Pharr Water

RECOMMENDATION: Staff recommends approval of 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.

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
R. GUTIERREZ ENGINEERING CORPORATION**

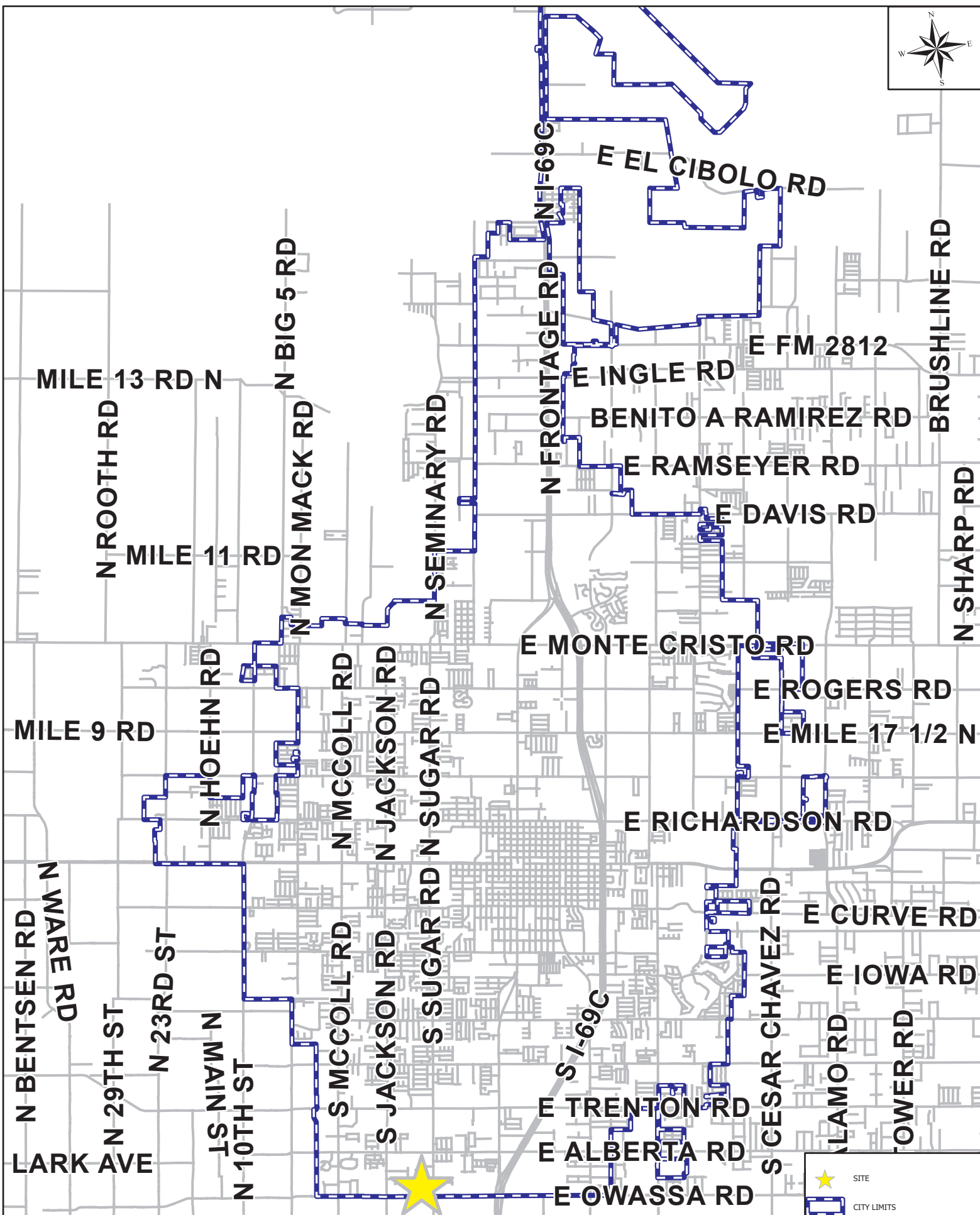
EVALUATION

The following is the staff's evaluation of the request:

1. The property is currently an existing metal building.
2. Surrounding land consists of commercial uses, single family residential homes and vacant land.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of 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, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

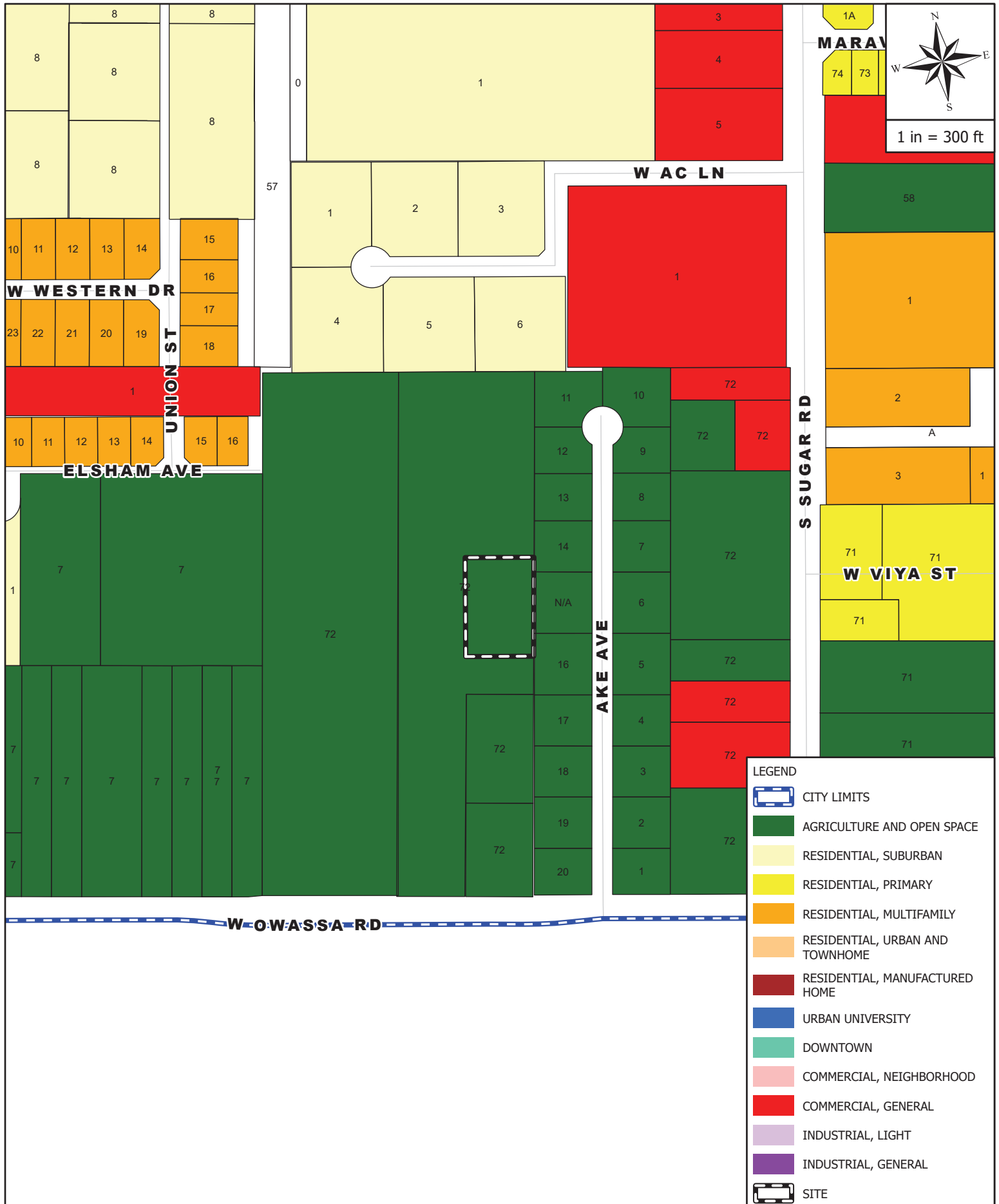
Staff mailed a notice of the public hearing to 14 neighboring property owners on Friday, July 31, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.



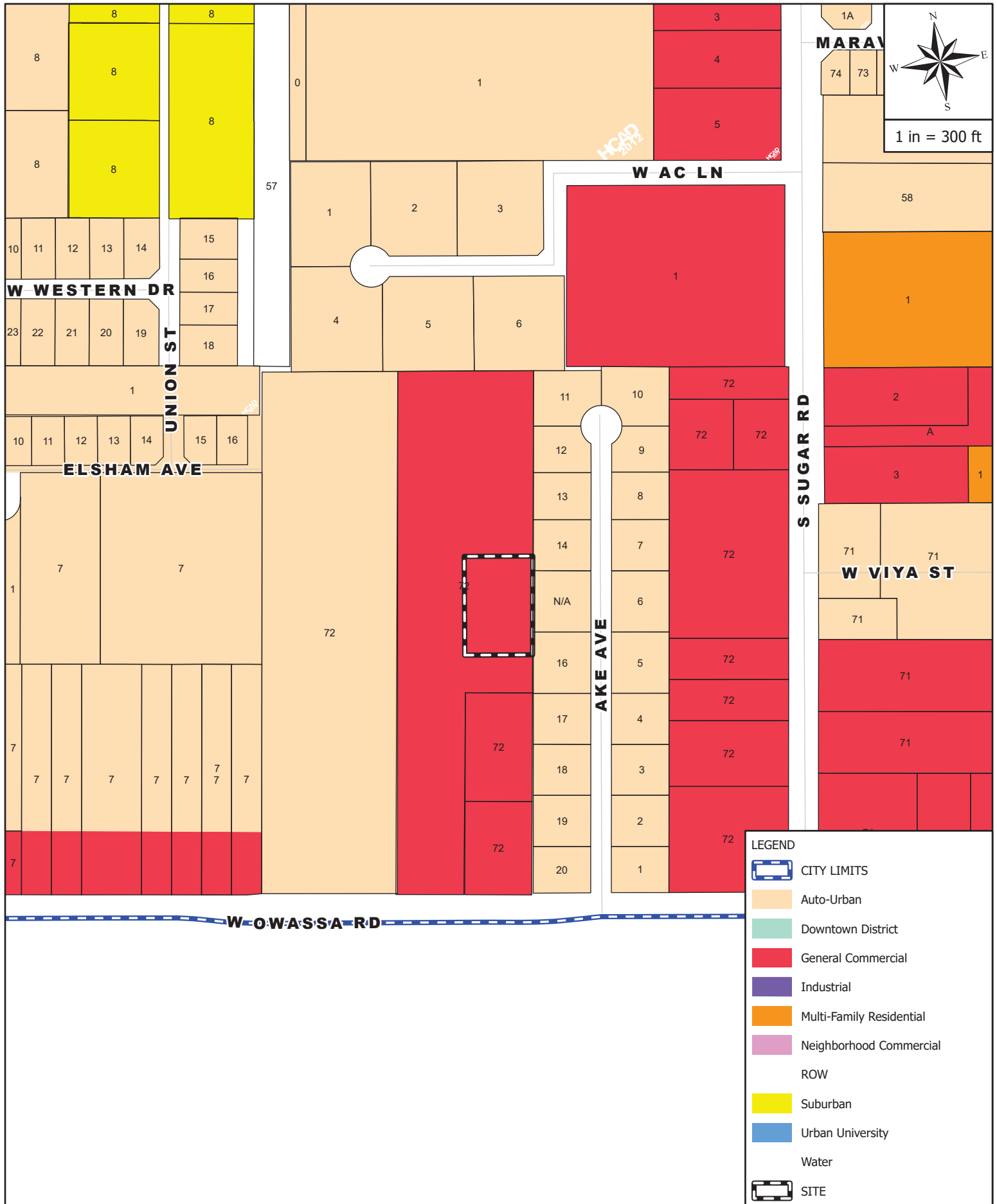


AERIAL MAP

1815 W OWASSA RD

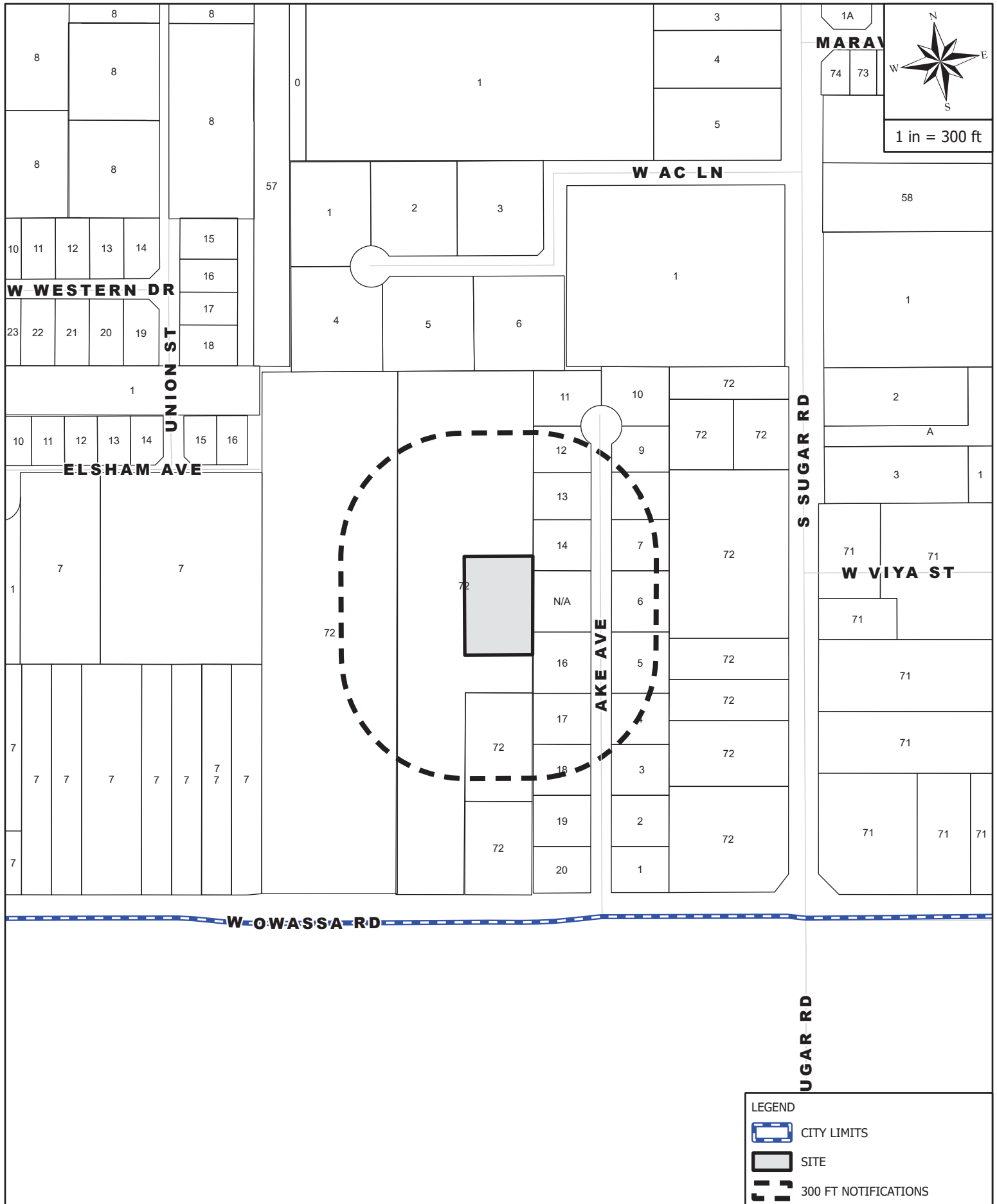


ZONING MAP 1815 W OWASSA RD



FUTURE LANDUSE MAP

1815 W OWASSA RD



MAILOUT AND SITE MAP

1815 W OWASSA RD



Rezoning Request Site Photo

R. Gutierrez Engineering Corporation.

1815 W. Owassa Road



KELLY-PHARR SUBDIVISION
LOT 72
VOL. 3, PG. 133-134, D.R.H.C., TX.



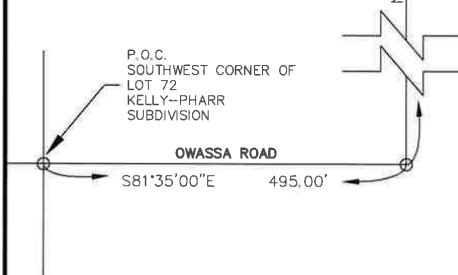
SCALE: 1"=60'

OWNER: H & H ANAYA, INC., A TEXAS
CORP.
CORRECTION WARRANTY DEED
DOC No. 2018-2880112
O.R.H.C., TX.

0.91 ACRES

OWNER: H & H ANAYA, INC., A TEXAS
CORP.
CORRECTION WARRANTY DEED
DOC No. 2018-2880112
O.R.H.C., TX.

ACACIA SUBDIVISION
VOL. 19, PG. 154, M.R.H.C., TX.



SURVEY PLAT
OF
A 0.91 ACRE TRACT OF LAND OUT
OF LOT 72,
KELLY-PHARR SUBDIVISION, HIDALGO
COUNTY, TEXAS,
AS PER MAP RECORD IN VOLUME 3,
PAGES 133-134,
D.R.H.C., TEXAS.

SURVEY SHOWS ALL IMPROVEMENTS LOCATED ON THE LAND AND
THAT THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS,
PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS
SHOWN ON THE SURVEY PLAT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE RESEARCH

Com.-Panel No.: 480334 0425 C

Map Revised: November 16, 1982

Description: Areas of 500-year flood; areas of 100-year flood with average
depths less than one (1) foot or with drainage areas less than 1
square mile; and areas protected by levees from 100-year flood.



PABLO SOTO, JR. - R.P.L.S. No. 4541

Date: 7/09/2026

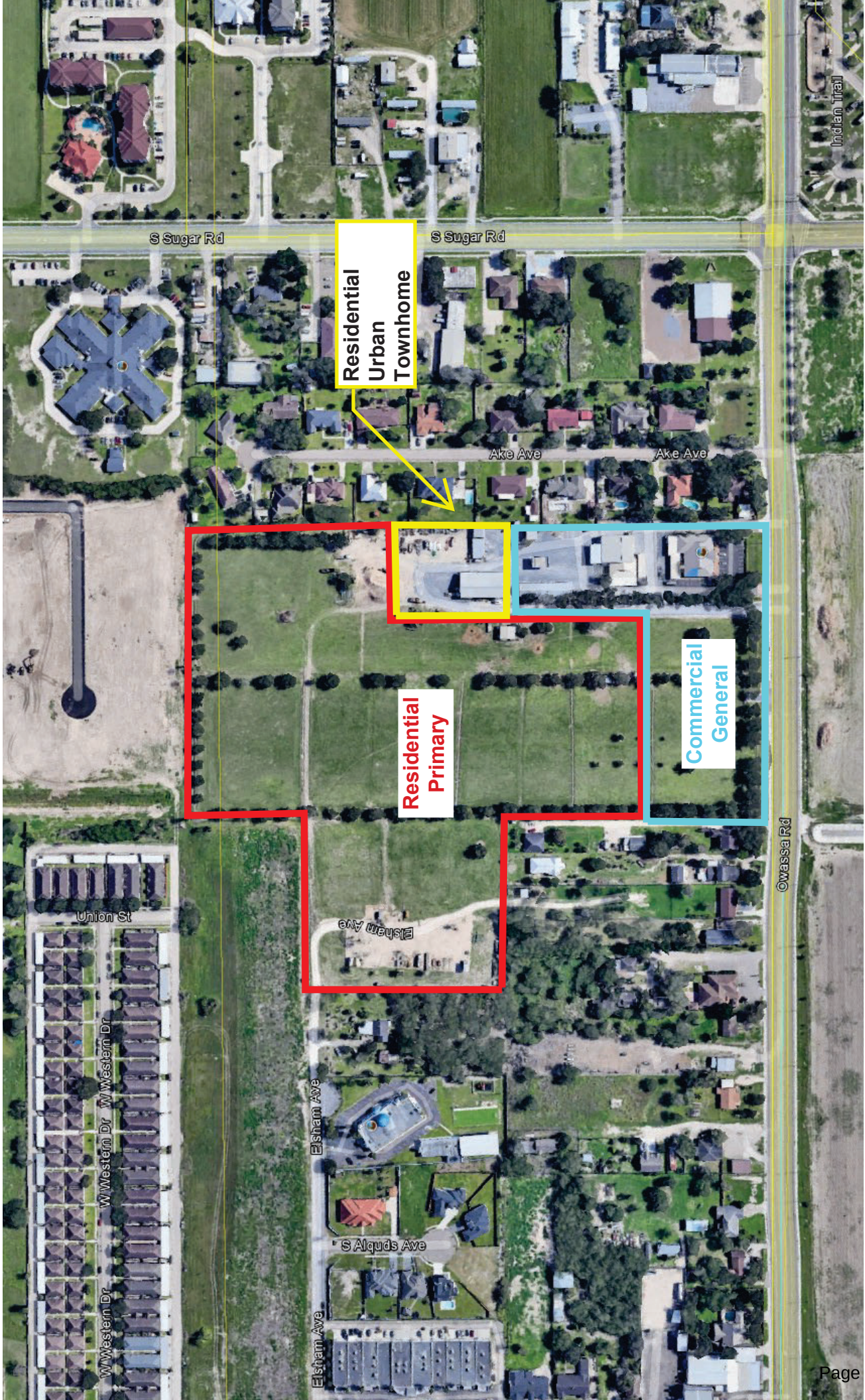
I, Pablo Soto, Jr., hereby state that this Survey
is a representation of the general location of
the property being presented for a change of
zone.



Professional Engineers & Land Surveyors

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Date:	PG:	Checked By: P.S.





**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 13, 2026

PUBLIC HEARINGS

Agenda Item No: 8.D.

Comprehensive Plan Amendment and Rezoning Request - R. Gutierrez
Engineering Corporation

1. Agenda Item:

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

2. Description:

This property is located at the east side of S. Jackson Road, approximately 650 feet west of the intersection of N. Sugar Road and W. Owassa Road. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. This property is 16.71 acre tract of land. Currently the property consists of a vacant lot. The applicant proposes to subdivide the site into 46 single family residential lots.

Adjacent zoning is Agriculture and Open Space (AO) District to the north, south, west and east, Residential, Suburban (RS) District to the north, Commercial, General (CG) District and Residential Multifamily (RM) District to the west. Surrounding land uses consists of commercial uses, single family residential homes and vacant land. The Future Land Use designation for this property is a combination for Auto-Urban Uses and General Commercial Uses.

Staff mailed a notice of the public hearing to 43 neighboring property owners on Friday, July 31, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.

On August 4, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

3. Staff's Recommendation:

Staff recommends approval of 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, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning

Rita Guerrero, Assistant Director of Planning and Zoning

Prepared by:

Eduardo Huerta, Planner II

Erika Monreal, Administrative Assistant

Attachments:

A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2026
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: 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

APPLICANT: Heriberto Anaya

AGENT: R. Gutierrez Engineering Corporation

LEGAL: 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.

LOCATION: Located at 1815 W. Owassa Road

LOT/TRACT SIZE: 16.71 Acres

CURRENT USE: Vacant land

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING: North – Agriculture and Open Space (AO) District and Residential, Suburban (RS) District
South – Agriculture and Open Space (AO) District
East – Agriculture and Open Space (AO) District
West – Agriculture and Open Space (AO) District, Residential, Multifamily (RM) District and Commercial, General (CG) District

LAND USE PLAN: Combination of Auto-Urban Uses and General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and City of Pharr Water

RECOMMENDATION: Staff recommends approval of 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.

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
R. GUTIERREZ ENGINEERING CORPORATION**

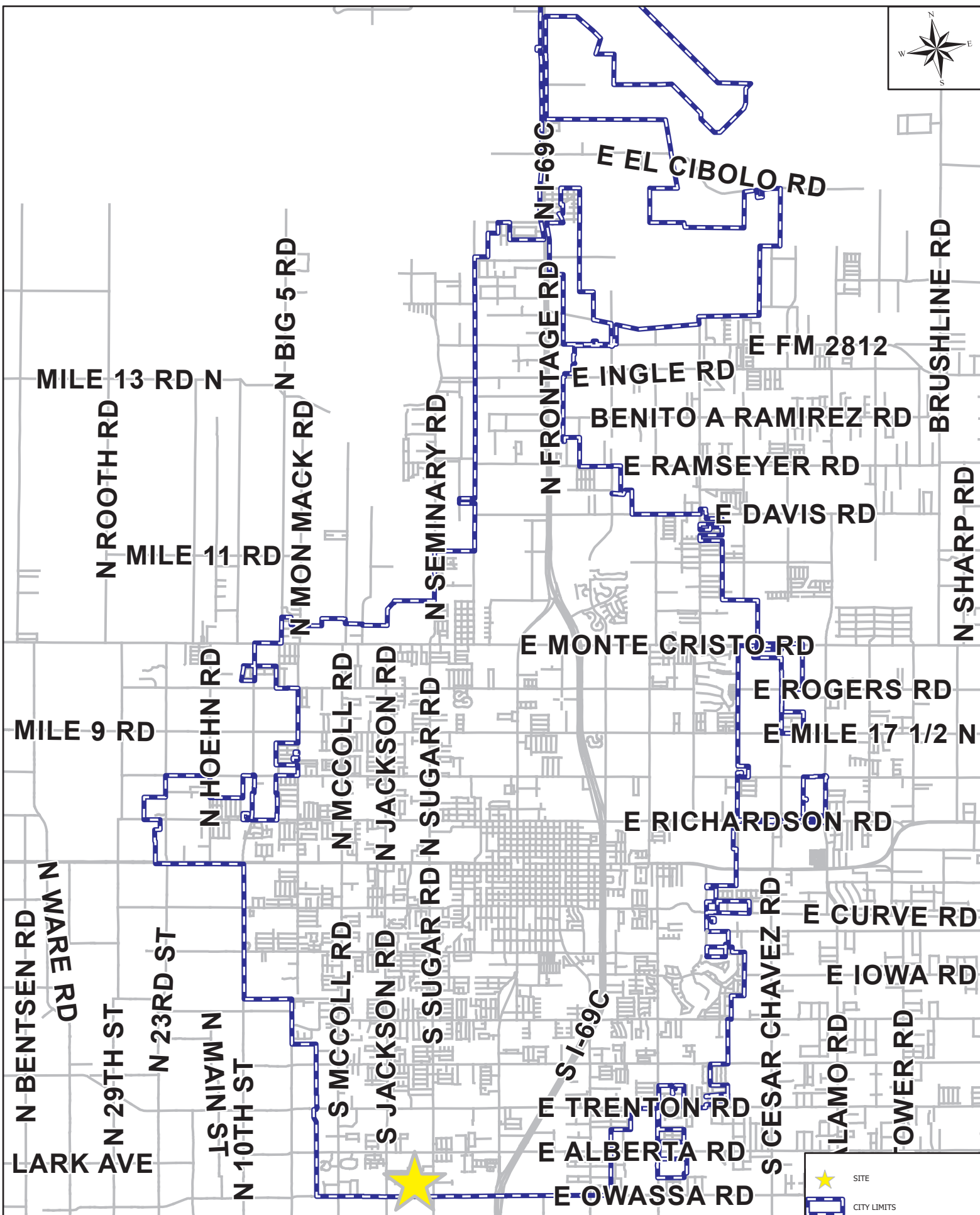
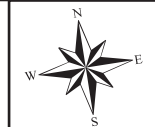
EVALUATION

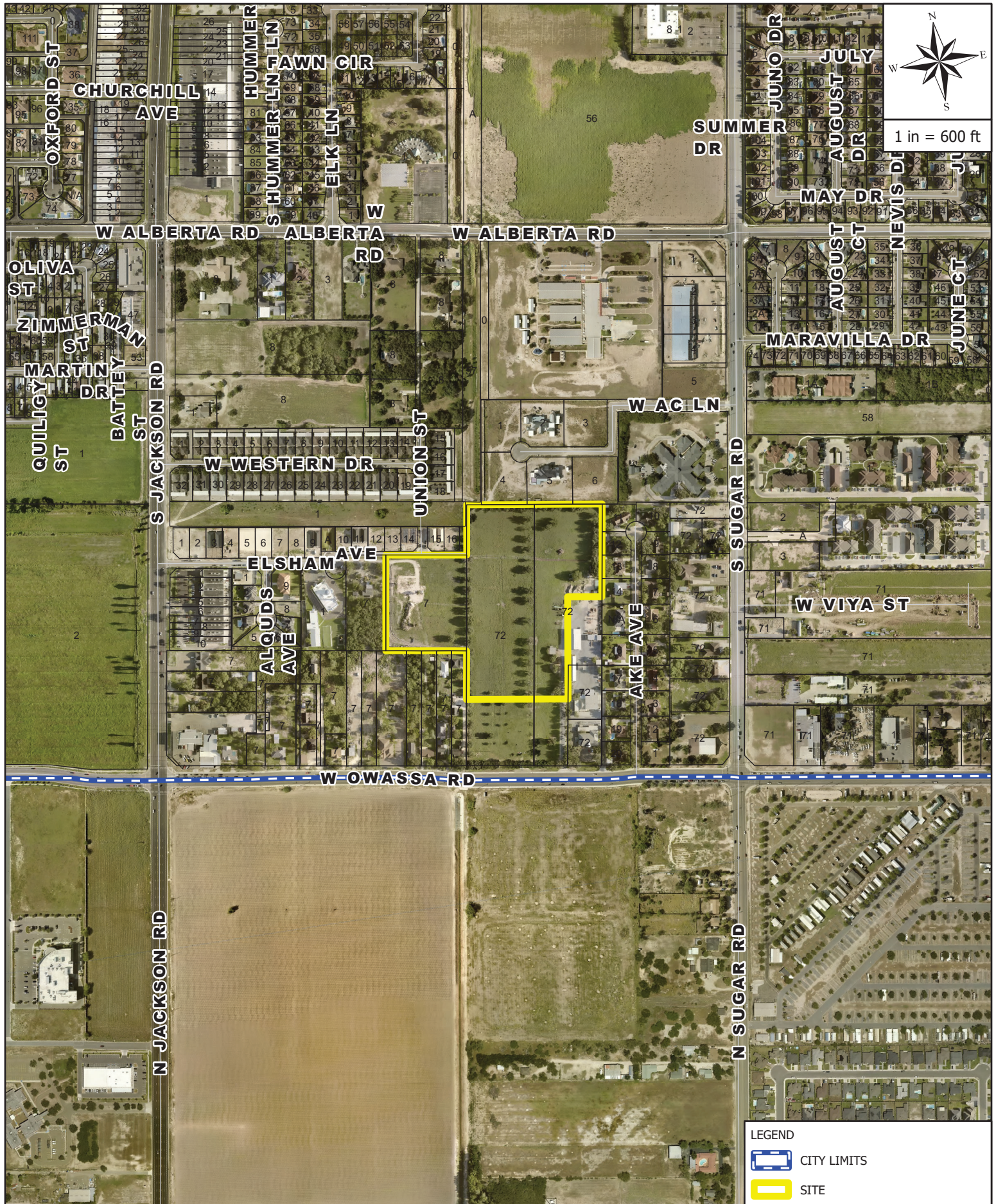
The following is the staff's evaluation of the request:

1. The property is currently a vacant land.
2. Surrounding land consists of commercial uses, single family residential homes and vacant land.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of 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, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

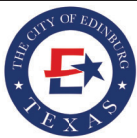
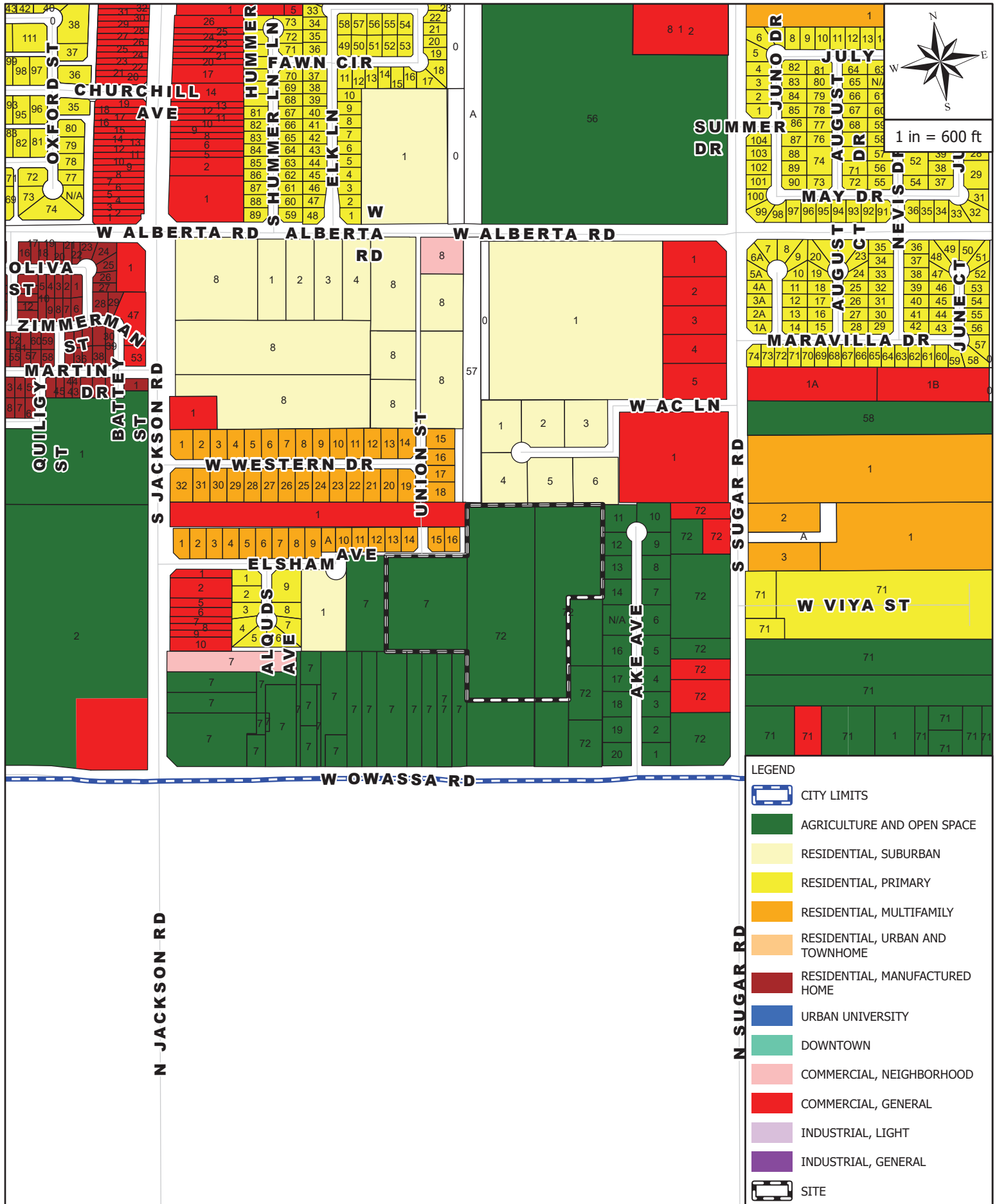
Staff mailed a notice of the public hearing to 43 neighboring property owners on Friday, July 31, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.





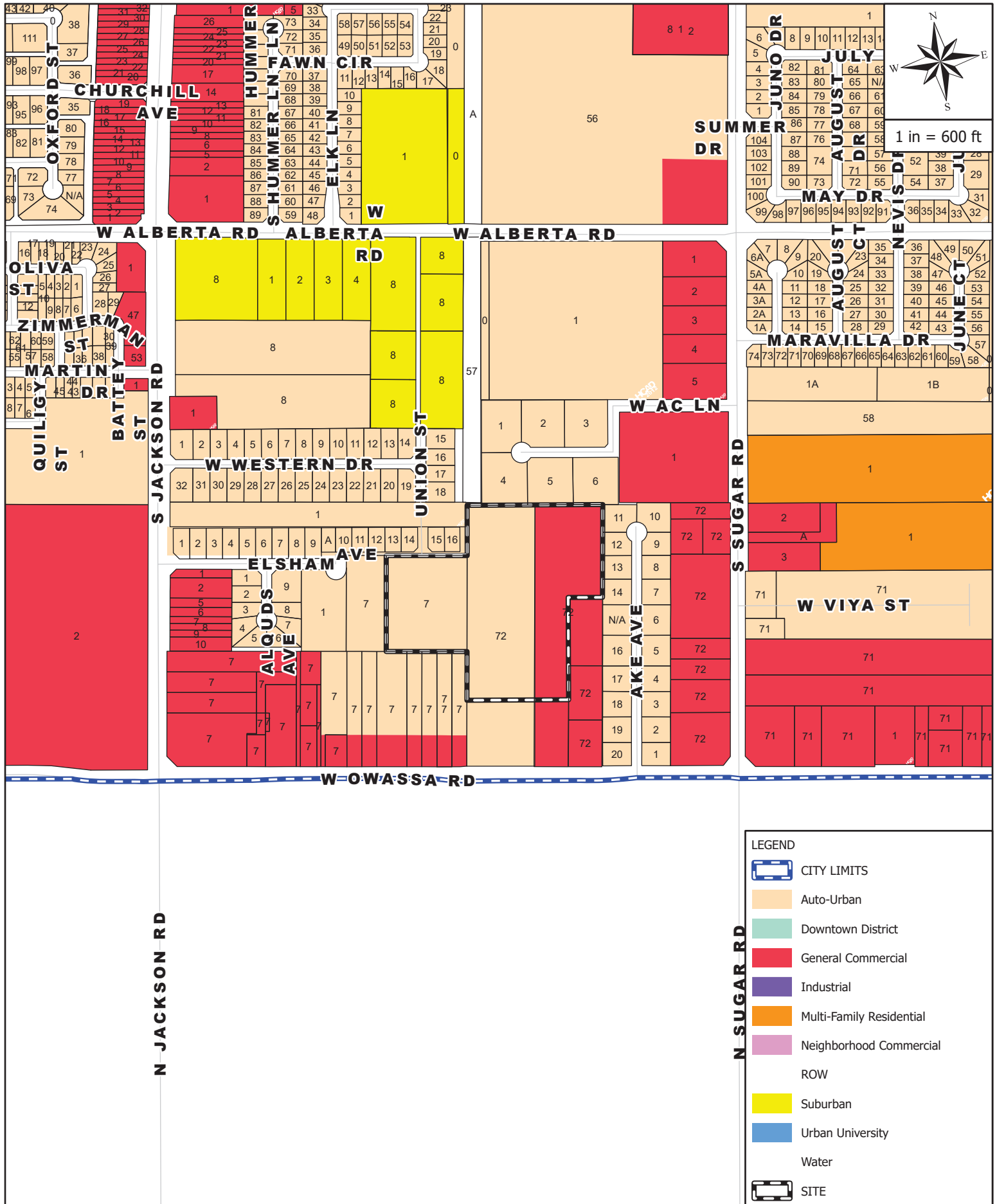
AERIAL MAP

1815 W OWASSA RD



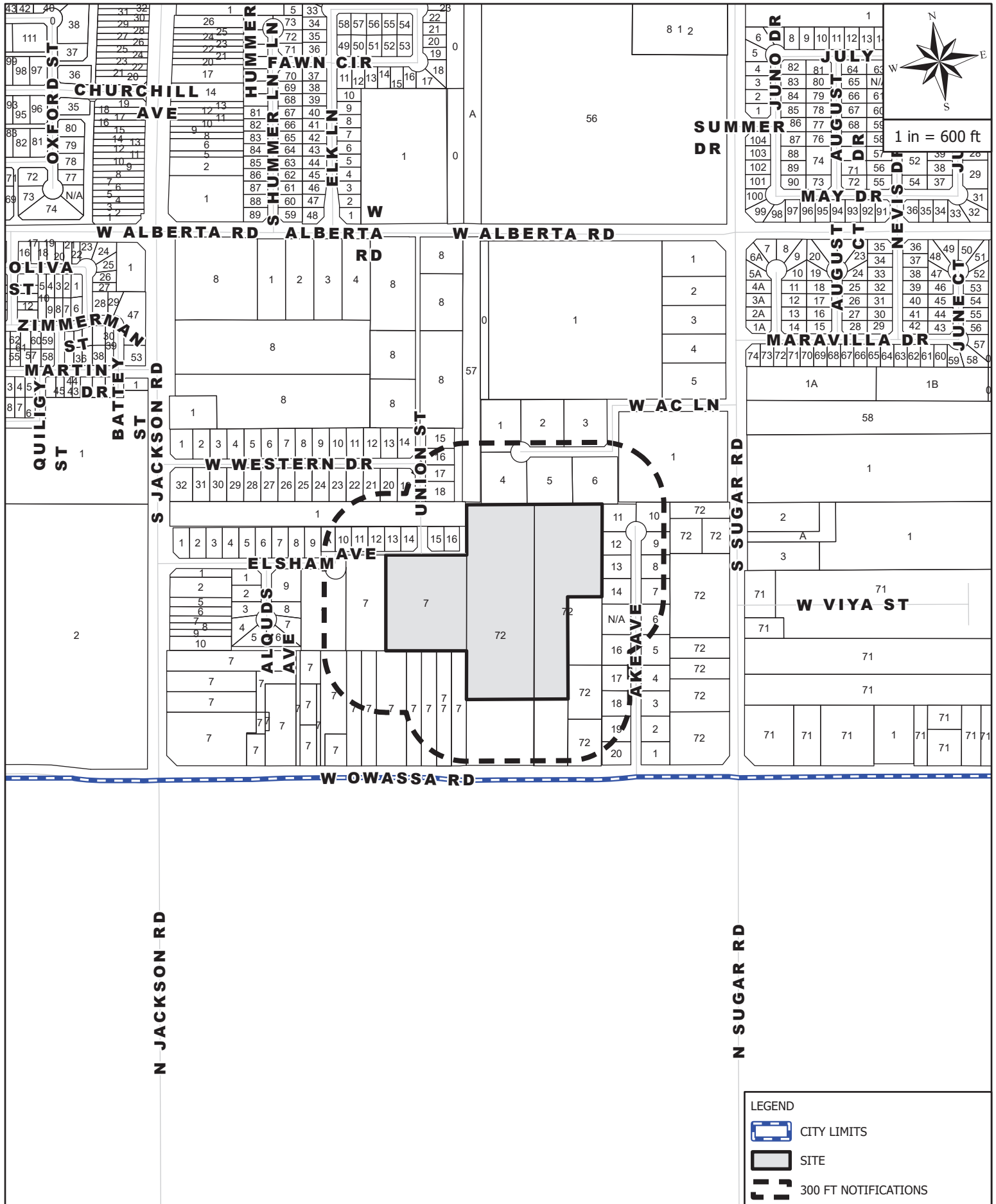
ZONING MAP

1815 W OWASSA RD



FUTURE LANDUSE MAP

1815 W OWASSA RD



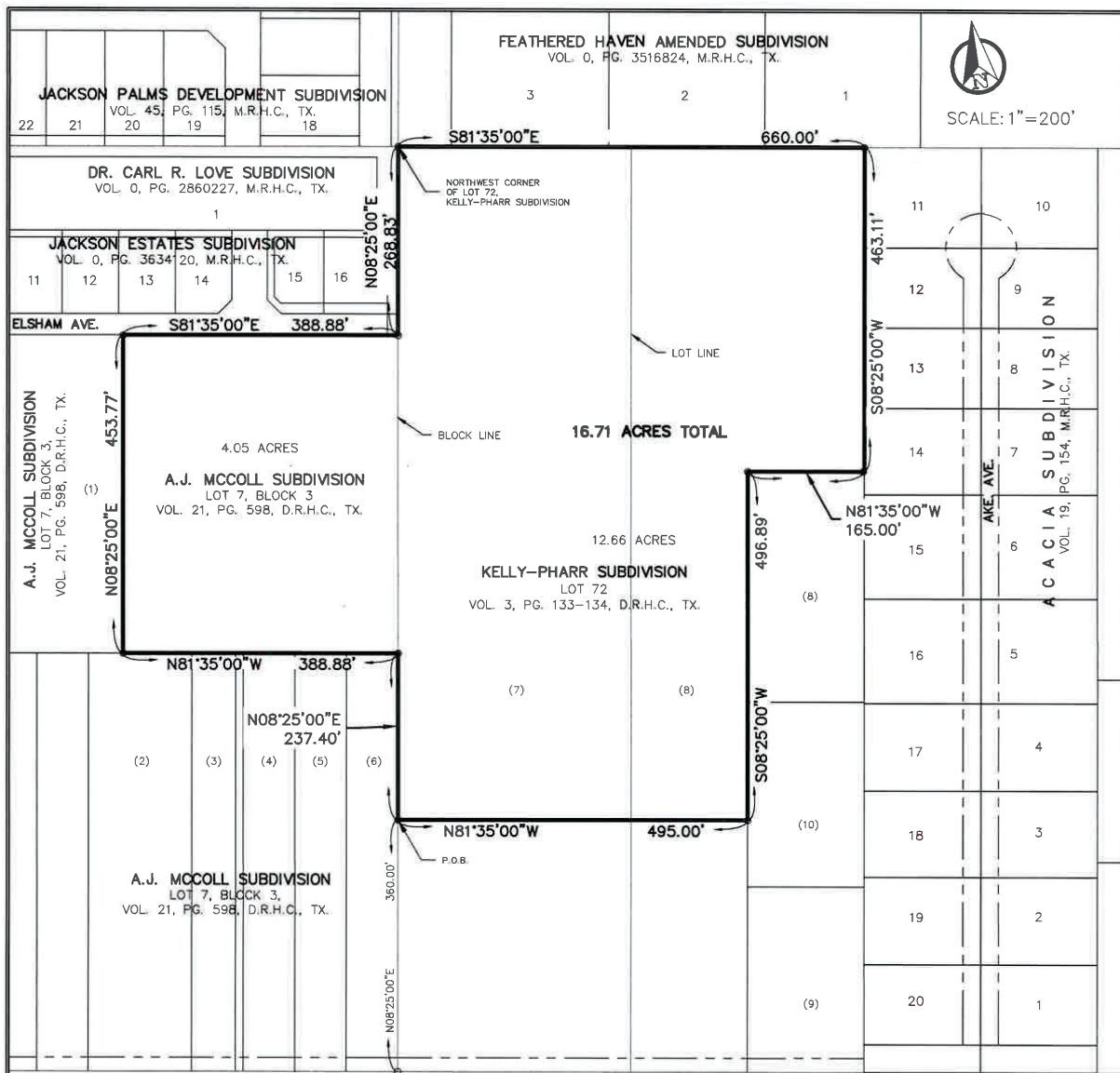


Rezoning Request Site Photo

R. Gutierrez Engineering Corporation.

1815 W. Owassa Road





PROPERTY OWNERS:

(1) - JOAQUIN BANDA DEED OF GIFT
DOC No. 2011-2267580
O.R.H.C., TX.

(2) - SMJ SOLUTIONS, LLC, A TEXAS LLC.
WARRANTY DEED WITH VENDOR'S LIEN
DOC No. 2023-3424162
O.R.H.C., TX.

(3) - SONIA JIMENEZ COLLADO & MARTA R. JIMENEZ
WARRANTY DEED WITH VENDOR'S LIEN
DOC No. 2020-3135515
O.R.H.C., TX.

(4) - SONIA JIMENEZ COLLADO & MARTA R. JIMENEZ
WARRANTY DEED WITH VENDOR'S LIEN
DOC No. 2021-3272739
O.R.H.C., TX.

(5) - REGAL AF RE SERIES, LLC, A TEXAS LLC.
WARRANTY DEED WITH VENDOR'S LIEN
DOC No. 2020-3160700
O.R.H.C., TX.

(6) - JOSE F. SILVA & LUIS E. SILVA
GIFT DEED
DOC No. 2019-3074886
O.R.H.C., TX.

(7) - H & H ANAYA, INC., A TEXAS CORP.
WARRANTY DEED
DOC No. 2016-2741708
O.R.H.C., TX.

(8,9,10) - H & H ANAYA, INC., A TEXAS CORP.
CORRECTION WARRANTY DEED
DOC No. 2018-2880112
O.R.H.C., TX.

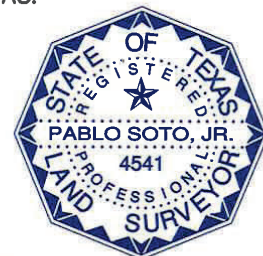
SURVEY SHOWS ALL IMPROVEMENTS LOCATED ON THE LAND AND THAT THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE SURVEY PLAT. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE RESEARCH

Com.-Panel No.: 480334 0425 C

Map Revised: November 16, 1982

Description: Areas of 500-year flood; areas of 100-year flood with average depths less than one (1) foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

SURVEY PLAT OF
A 16.71 ACRE TRACT OF LAND. BEING 12.66 ACRES OUT OF LOT 72, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORD IN VOLUME 3, PAGES 133-134, D.R.H.C., TEXAS & 4.05 ACRES OUT OF LOT 7, BLOCK 3, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 21, PAGE 598, D.R.H.C., TEXAS.



PABLO SOTO, JR. - R.P.L.S. No. 4541

Date: 7/14/2024

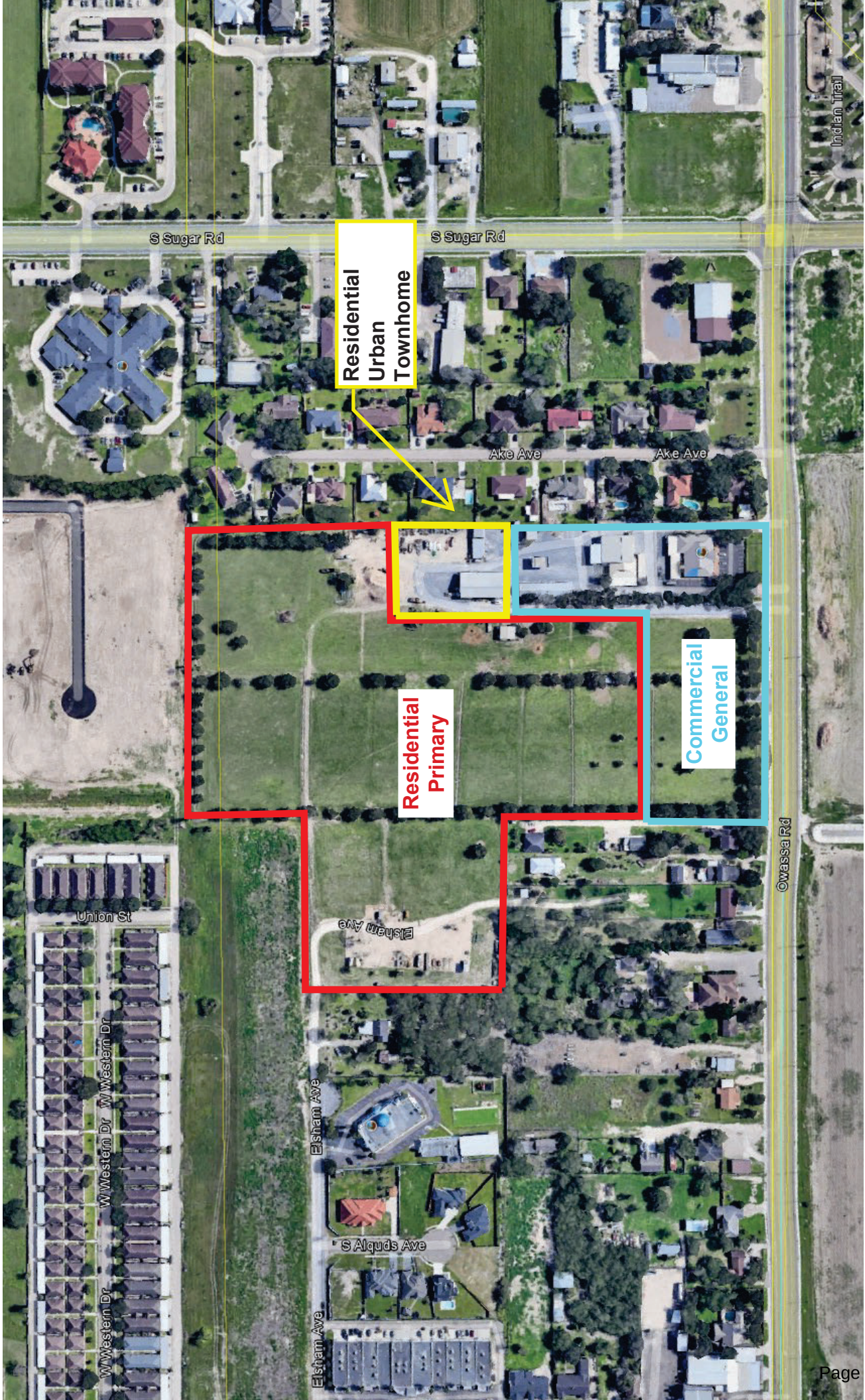
I, Pablo Soto, Jr., hereby state that this Survey is a representation of the general location of the property being presented for a change of zone.



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

Job No.:	FB:	Drawn By: D.C.
Date:	PG:	Checked By: P.S.





**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 13, 2026

PUBLIC HEARINGS

Agenda Item No: 8.E.

Rezoning Request - Luis Muro

1. Agenda Item:

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.

2. Description:

This property is located at the north side of S. Mile 17 ½ Road, approximately 660 feet east of the intersection of N. Jackson Road and S. Mile 17 ½ Road. The property is currently zoned Residential, Suburban (RS) District. This district is suburban in nature, characterized by a balance between landscape and buildings. The requested zoning is Residential, Urban (RU) & Townhome District. This district is the highest intensity single-family residential district. This property has a total frontage of 165 feet and a lot depth of 1,320 feet. Currently the property is a vacant lot. The applicant proposes to develop a 39 lot detached townhome subdivision.

Adjacent zoning is Residential, Primary (RP) District to the north, Residential, Multifamily (RM) District to the west and Residential, Suburban (RS) District to the north and east. Surrounding land uses consists of Multifamily uses, and vacant land. The Future Land Use designation for this property is for Auto-Urban Uses.

Staff mailed a notice of the public hearing to 36 neighboring property owners on Friday, July 31, 2026. No comments in favor or against had been received at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.

On August 4, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

3. Staff's Recommendation:

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, based on the future land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning
Rita Guerrero, Assistant Director of Planning and Zoning
Erika Monreal, Administrative Assistant

Prepared by:

Eduardo Huerta, Planner II

Attachments:

A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2026
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District

APPLICANT: American Value Construction

AGENT: Luis Muro

LEGAL: Being a 5.00 Acre Tract of Land Out of Lot 13, Section 239, Texas-Mexican Railway Company's Survey

LOCATION: Located at 1925 W. Mile 17 ½ Road

LOT/TRACT SIZE: 5.00 Acres

CURRENT USE: Vacant land

PROPOSED USE: Residential, Urban (RU) & Townhome District

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Residential, Primary (RP) District
South – Residential, Suburban (RS) District
East – Residential, Suburban (RS) District
West – Residential, Multifamily (RM) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Sharyland Water Supply Corporation for Water

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District.

REZONING REQUEST LUIS MURO

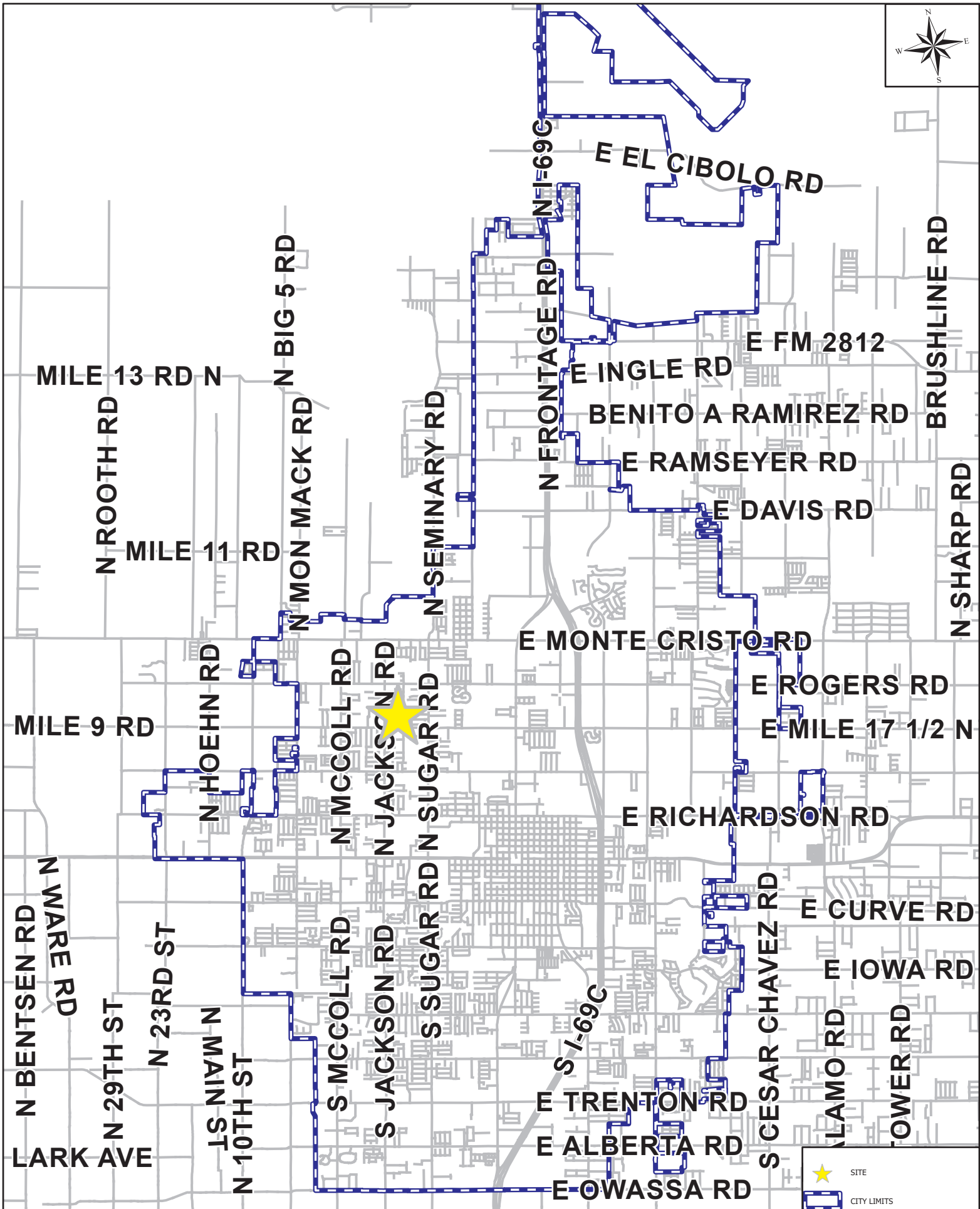
EVALUATION

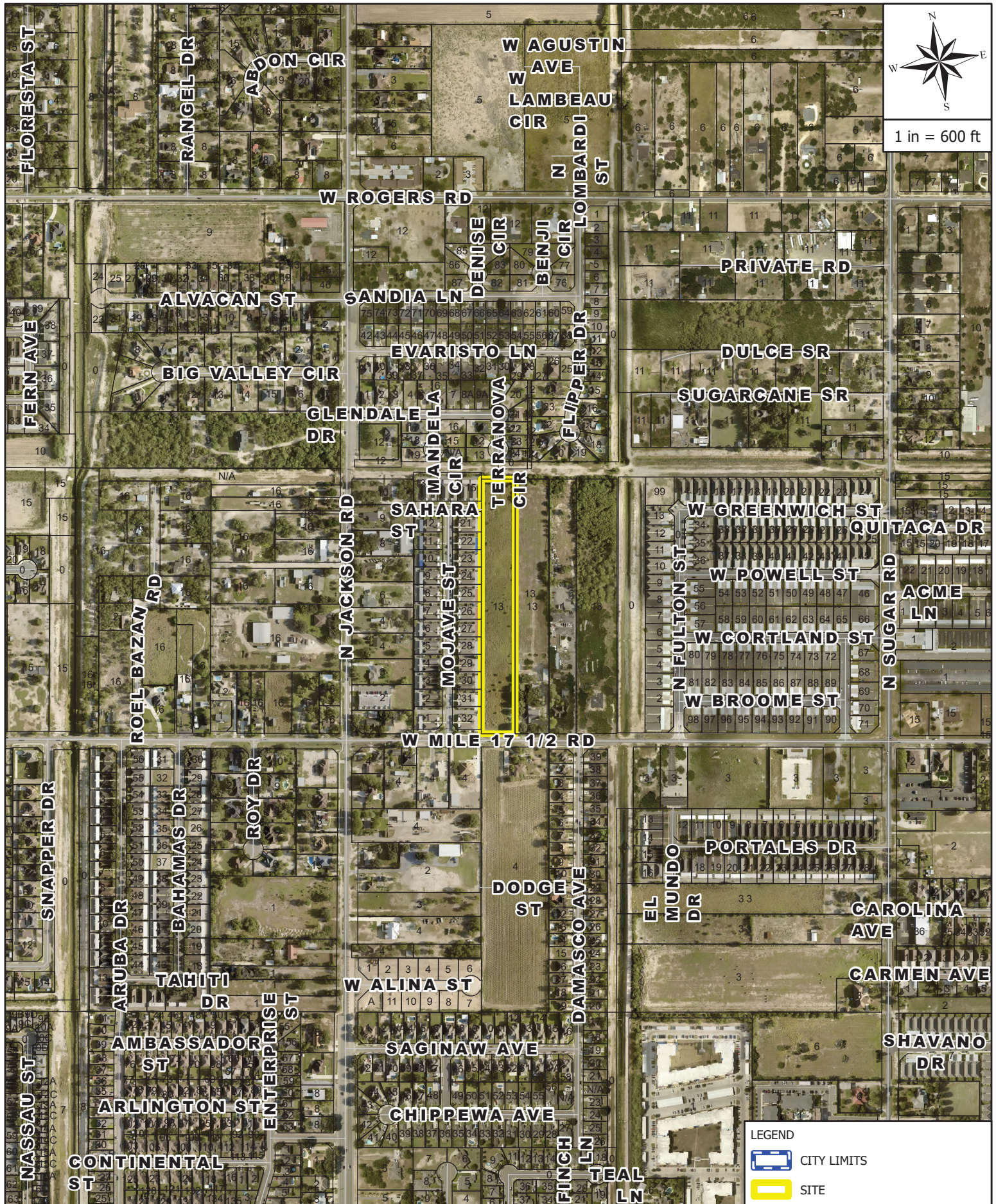
The following is the staff's evaluation of the request:

1. The property is currently a vacant land.
2. Surrounding land consists of Multifamily uses, and vacant land.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Urban (RU) & Townhome District, based on the future land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 36 neighboring property owners on Friday, July 31, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.





LEGEND

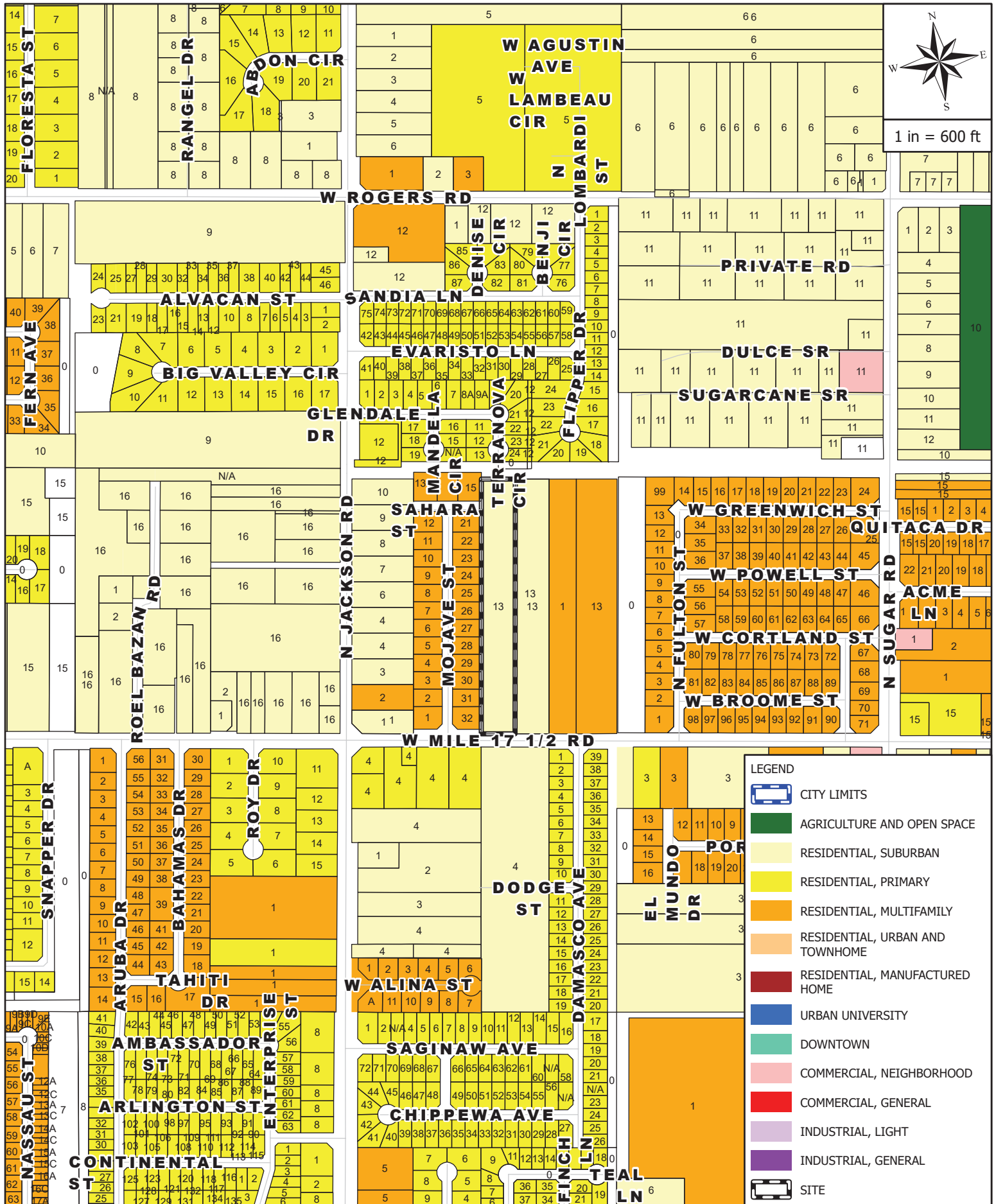
 CITY LIMITS

 SITE



AERIAL MAP

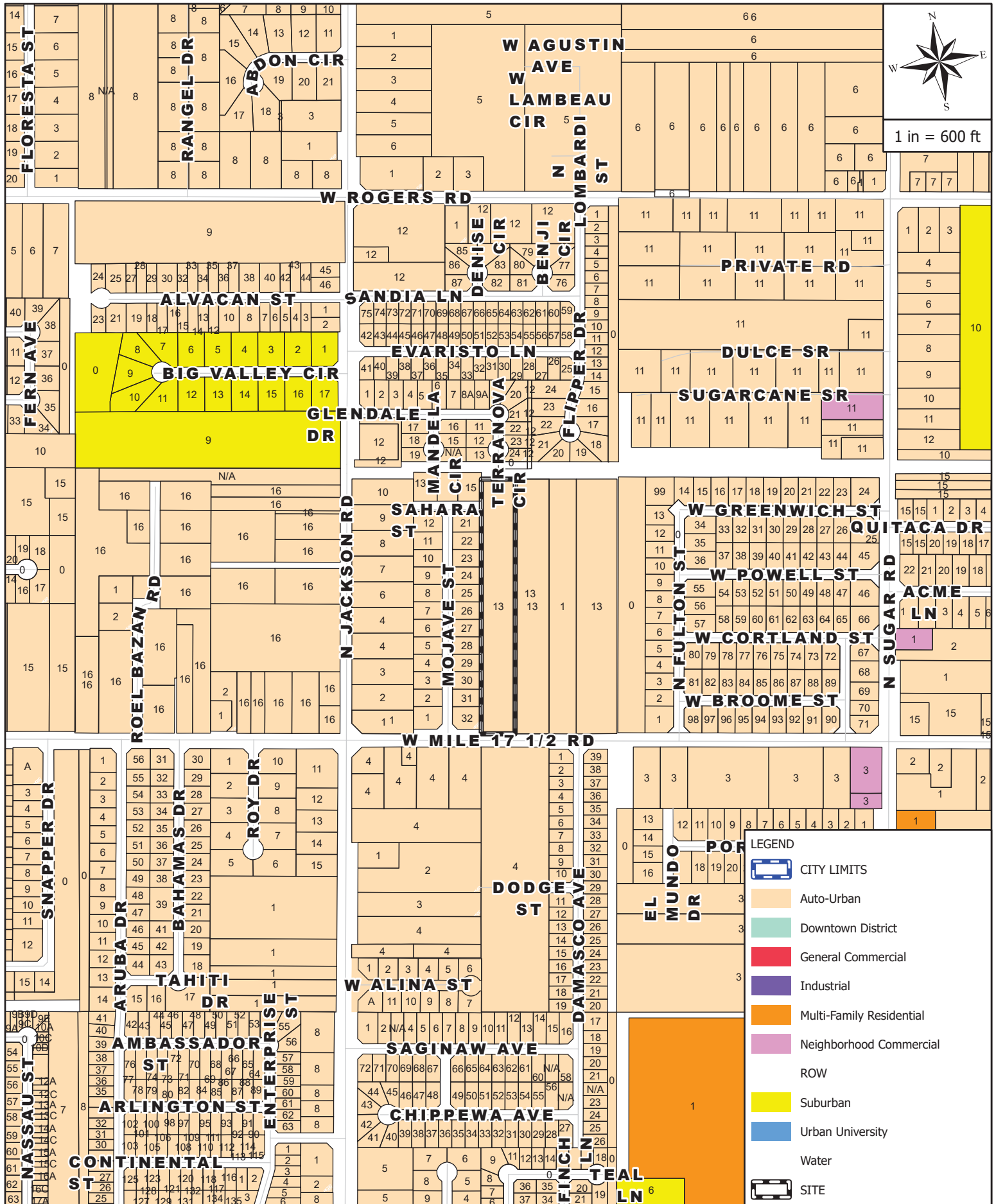
1925 W MILE 17 1/2 RD



ZONING MAP

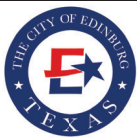
1925 W MILE 17 1/2 RD

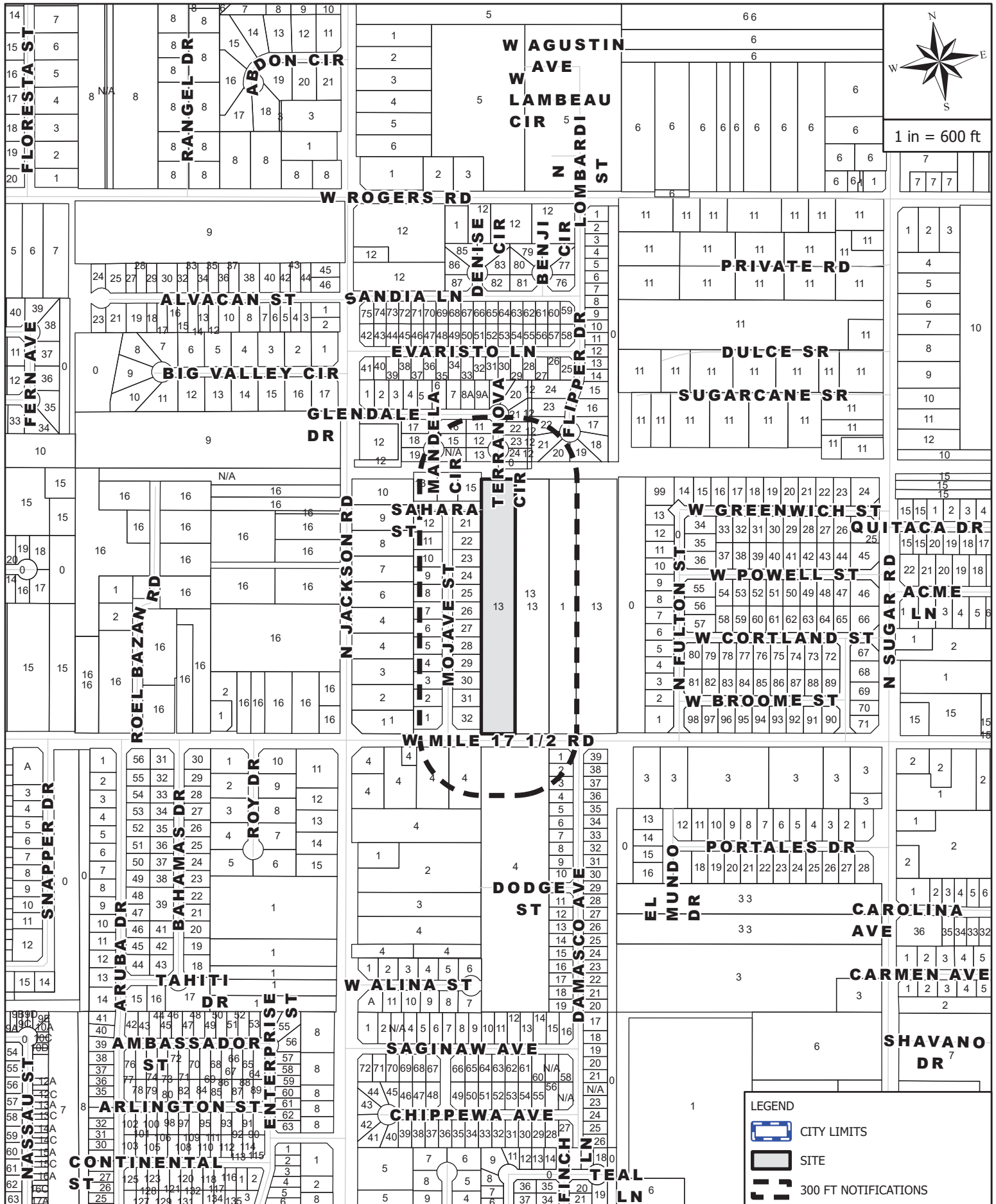




FUTURE LANDUSE MAP

1925 W MILE 17 1/2 RD





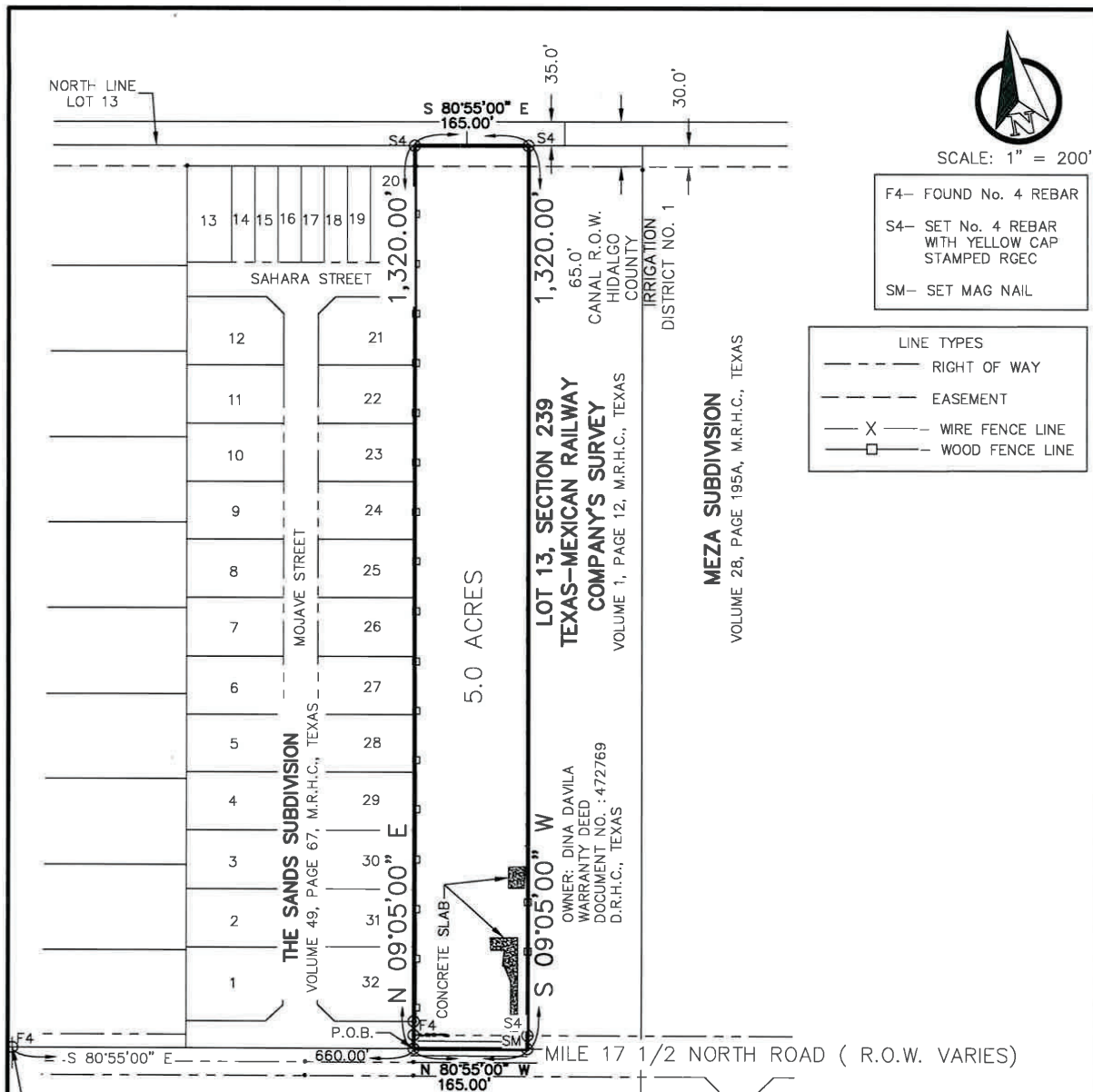


Rezoning Request Site Photo

Luis Muro

1925 W. Mile 17 1/2 Road





P.O.C.
SOUTHWEST CORNER
LOT 13 SECTION 239

SURVEY PLAT OF

**A 5.00 ACRE TRACT OF LAND OUT OF
LOT 13, SECTION 239,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 1, PAGE 12, M.R.H.C., TEXAS.**

SURVEY SHOWS ALL IMPROVEMENTS LOCATED ON THE LAND AND THAT THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE RESEARCH

SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA-TERRITORIAL JURISDICTION OF SAID PROPERTY.

Com.-Panel No.: 480338 0015 E

Map Revised: 05/14/2001

Description: "ZONE X" - AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.



PABLO SOTO, JR. - R.P.L.S. No. 4541

Date: 7/23/2026

I, Pablo Soto, Jr., hereby state that this Survey was performed on the ground under my supervision and that this Survey correctly represents the facts found at the time of the survey.



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

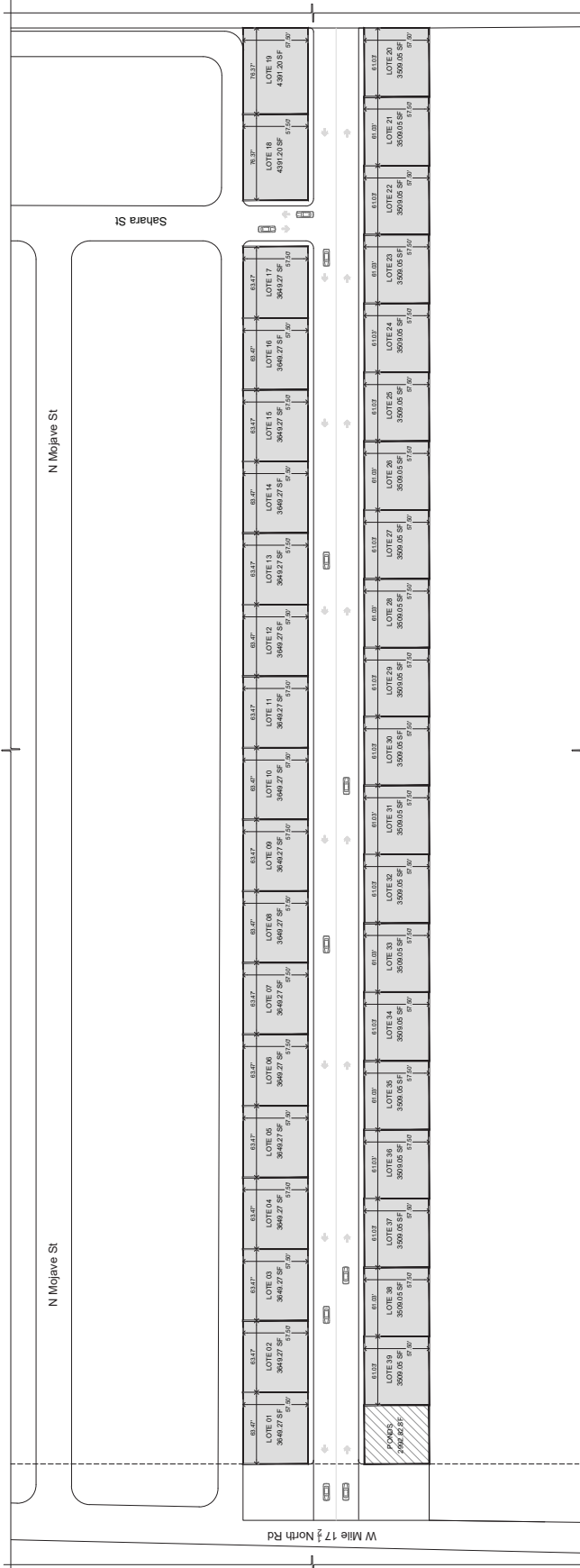
Job No.: SUR26.063 FB: Drawn By: A.M.

Date: 07/22/2026 PG: Checked By: P.S.



ORIENTACIÓN

SIMBOLOGÍA:



No.	ÁREA
LOT 20	3509.05 SF
LOT 21	3509.05 SF
LOT 22	3509.05 SF
LOT 23	3509.05 SF
LOT 24	3509.05 SF
LOT 25	3509.05 SF
LOT 26	3509.05 SF
LOT 27	3509.05 SF
LOT 28	3509.05 SF
LOT 29	3509.05 SF
LOT 30	3509.05 SF
LOT 31	3509.05 SF
LOT 32	3509.05 SF
LOT 33	3509.05 SF
LOT 34	3509.05 SF
LOT 35	3509.05 SF
LOT 36	3509.05 SF
LOT 37	3509.05 SF
LOT 38	3509.05 SF
LOT 39	3509.05 SF

No.	ÁREA
LOT 01	3649.27 SF
LOT 02	3649.27 SF
LOT 03	3649.27 SF
LOT 04	3649.27 SF
LOT 05	3649.27 SF
LOT 06	3649.27 SF
LOT 07	3649.27 SF
LOT 08	3649.27 SF
LOT 09	3649.27 SF
LOT 10	3649.27 SF
LOT 11	3649.27 SF
LOT 12	3649.27 SF
LOT 13	3649.27 SF
LOT 14	3649.27 SF
LOT 15	3649.27 SF
LOT 16	3649.27 SF
LOT 17	3649.27 SF
LOT 18	4391.20 SF
LOT 19	4391.20 SF

REVISIONES:

PRIMAS DE VALIDACIÓN

LOTIFICACIÓN 5 ACRES

LOT-01

PROYECTO: 1500
FECHA: 15/04/2024
AUTOR: J. M. GARCÍA



**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 13, 2026

PUBLIC HEARINGS

Agenda Item No: 8.F.

Special Use Permit - Barlex LLC

1. Agenda Item:

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.

2. Description:

The applicant is requesting a Special Use Permit for the On-Premise Consumption of Alcoholic Beverages for late hours. The property is located at the northwest corner of the intersection of E. Cano Street and S. 13th Avenue. The property has 142 ft. of frontage along E. Cano Street and 75 ft. of depth. The site proposed use is for a Food Court Establishment. Zoning at this location is Downtown (DT) District. Adjacent zoning is Downtown (DT) District to the north, south, east and west.

The applicant is proposing to include alcohol sales for on-premises consumption to his proposed Food Establishment. The proposed hours of operation are Monday through Saturday from 11:00 a.m. to 2:00 a.m. The applicant's interest in the sale of alcohol will generate over 51% of its revenue from alcoholic beverage sales; Special Use permitting is required. Staff received a Special Use Permit Application: On-premise Consumption of Alcohol Beverages on July 13, 2026. If approved, the applicant will proceed to obtain the necessary permits from the Texas Alcoholic Beverage Commission.

Staff mailed a notice of the public hearing to 37 neighboring property owners on Friday, July 31, 2026, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.

3. Staff's Recommendation:

Staff recommends approval of the special use permit. If approved, the applicant will be required to comply with the additional following conditions:

1. The applicant complies with all requirements and hours as set forth by the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
4. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.

5. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning
Rita Guerrero, Assistant Director of Planning and Zoning
Erika Monreal, Administrative Assistant

Prepared by:

Eduardo Huerta, Planner II

Attachments:

A. Planning and Zoning Agenda Packet Attachment

MEETING DATES:
PLANNING & ZONING COMMISSION – 08/13/2026
CITY COUNCIL – 09/01/2026
DATE PREPARED – 08/04/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Special Use Permit for On-Premise Consumption of Alcoholic Beverages

APPLICANT: Barlex LLC.

AGENT: Not Applicable

LEGAL: Being Lots eight (8), nine (9) and ten (10), Block two hundred fifty-two (252), Original Townsite of Edinburg

LOCATION: Located at 225 E. Cano Street

LOT/TRACT SIZE: Lots 8, 9 and 10

CURRENT USE: Food Establishment

PROPOSED USE: Food Establishment

EXISTING ZONING: Downtown (DT) District

ADJACENT ZONING: North – Downtown (DT) District
South – Downtown (DT) District
East – Downtown (DT) District
West – Downtown (DT) District

LAND USE PLAN: Downtown District Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the special use permit subject to the conditions listed in the staff report. A comprehensive evaluation is on the following page.

**SPECIAL USE PERMIT – ON-PREMISE CONSUMPTION OF ALCOHOL
BARLEX, LLC.**

EVALUATION

The following is staff's evaluation of the request.

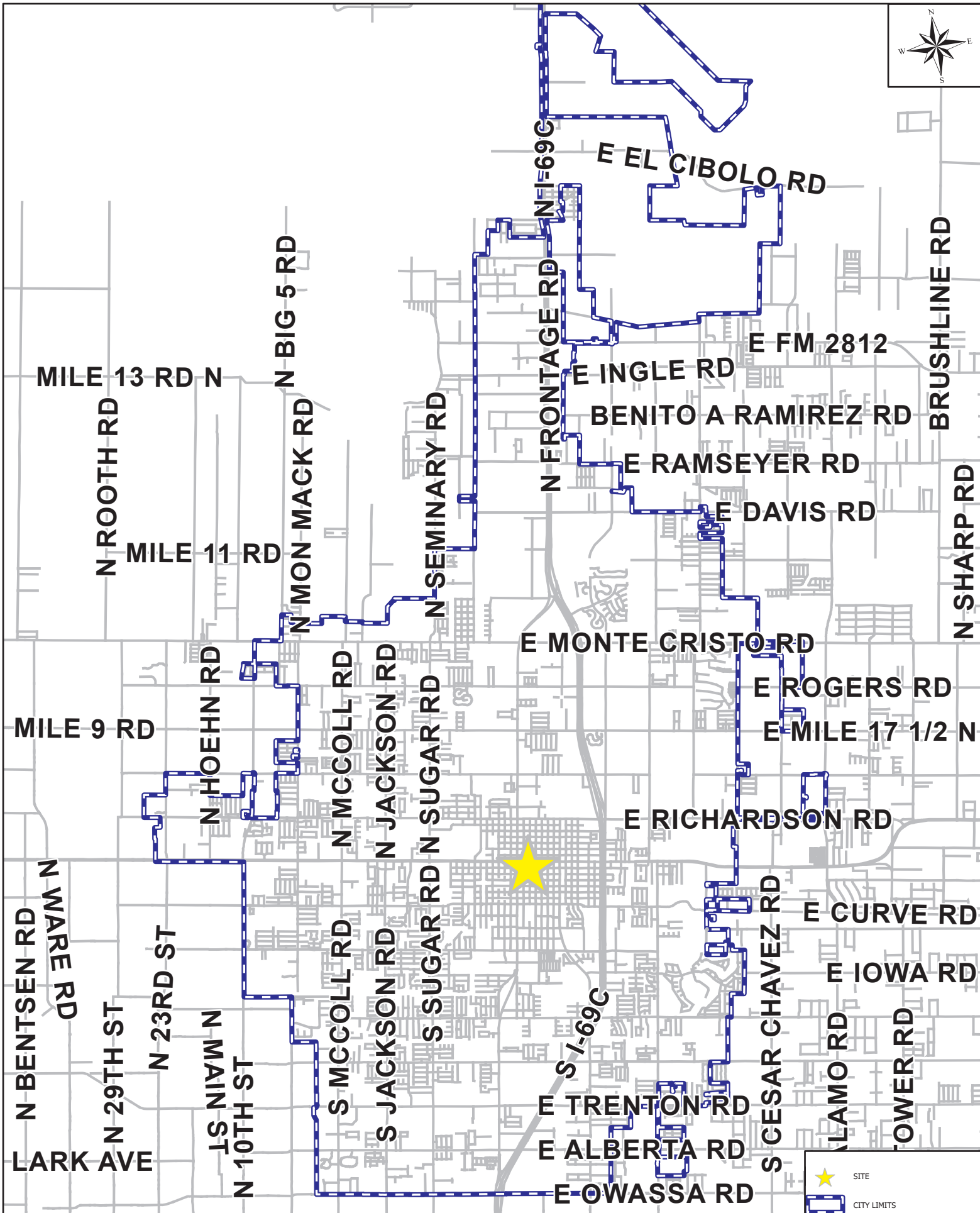
1. The area is characterized by high-density, mixed commercial uses, consistent with downtown area.
2. The applicant is requesting the City's approval to sell alcoholic beverages at the subject location.
3. The hours proposed by the applicant are Monday through Saturday from 11:00 a.m. to 2:00 a.m. These hours conform to TABC regulations.
4. Consumption of alcohol should be limited to the eating area designated by the applicant. Pedestrians taking open containers off of the subject property could result in violation of Edinburg Code of Ordinances, Title XI, Chapter 110, Section 110.10.

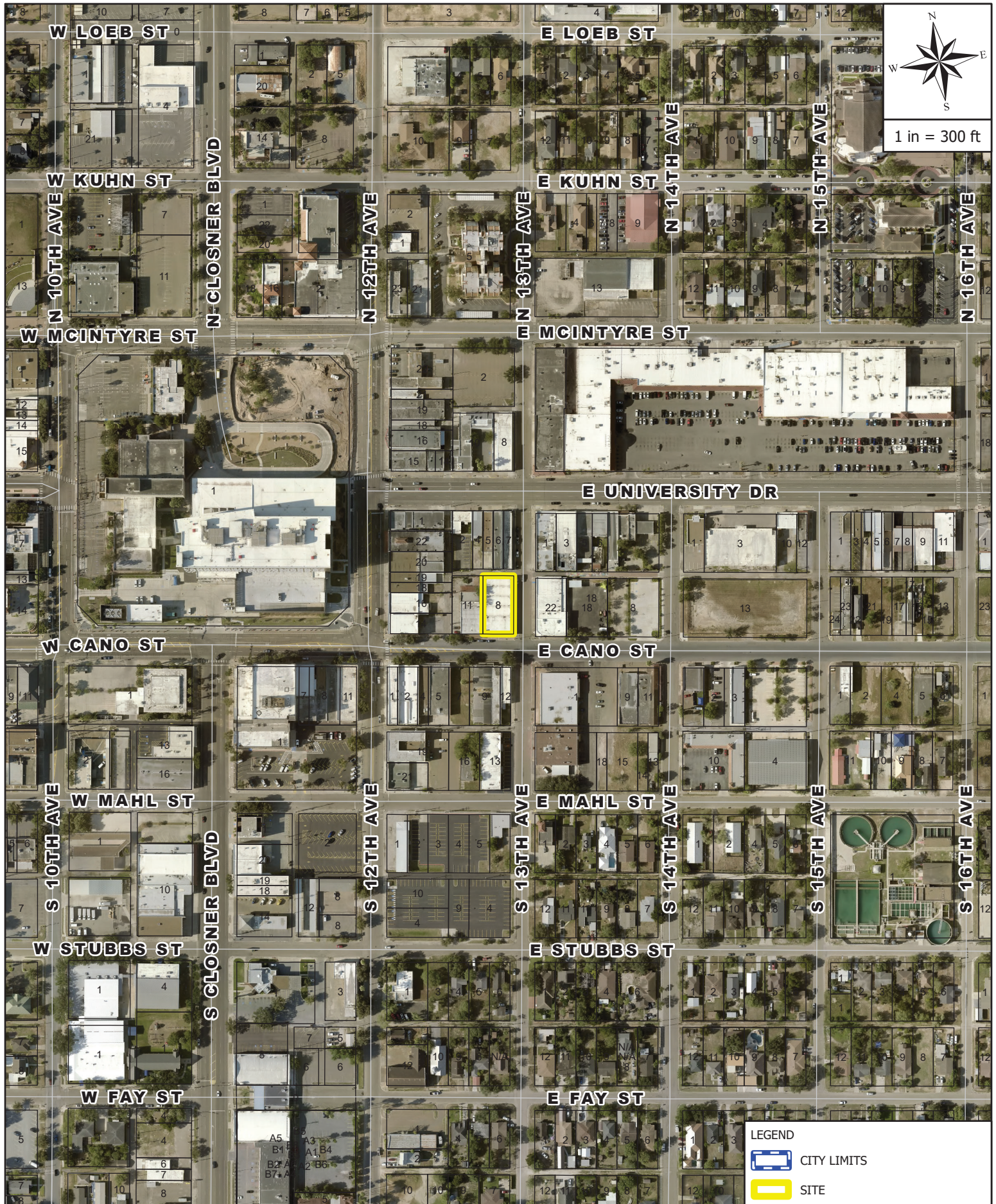
Staff recommends approval of the special use permit based on the location and intent for this activity. If approved, the applicant will be required to comply with the additional following conditions:

1. The applicant complies with the hours of operation for the On-Premise Consumption of alcoholic beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
2. Adequate security lighting must be provided for customer's safety and crime prevention purposes.
3. The applicant complies with all city requirements, including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
4. Operations in connection with the proposed special use permit must not be more objectionable to nearby properties by reason of noise or other characteristics than would the operations of any permitted use not requiring special use approval. The use must comply with the City's Noise Standards as per the Unified Development Code.
5. The Special Use Permit may be revoked at any time by the Planning and Zoning Commission and City Council.
6. The special use permit is granted for a one (1) year period. An application to renew the special use permit must be filed by **April 30, 2027**. The renewal request will be presented before the Planning and Zoning Commission for consideration. A status report will be presented to the Planning and Zoning Commission indicating compliance with all city codes, providing neighboring property or business owner's input and police reports from the operations of the existing food truck park.

The City may impose appropriate conditions and safeguards including a specific period of time. Each permit is reviewed on a case by case basis and neighborhood input is a vital component in the final outcome of an application for the On-Premise Consumption of alcoholic beverages at this location. Additionally, land use characteristics of an area, traffic and other factors are considered in reviewing these requests.

Staff mailed a notice of the public hearing to 37 neighboring property owners on Friday, July 31, 2026, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on August 12, 2026.





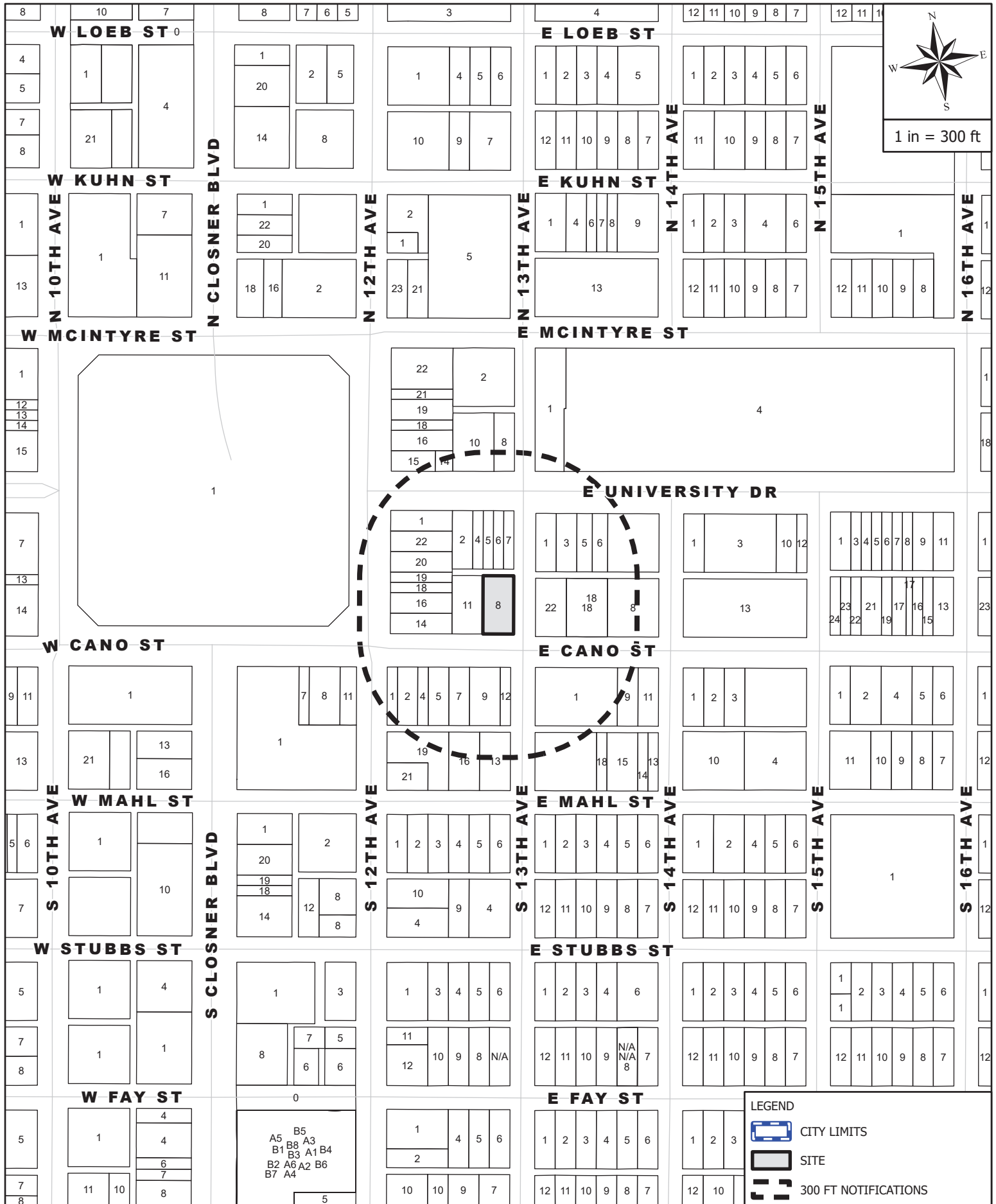
AERIAL MAP

225 E CANO ST



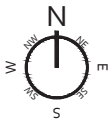
ZONING MAP

225 E CANO ST



MAILOUT AND SITE MAP

225 E CANO ST



OBREGON DESIGN

JESÚS ÁLVARO OBREGÓN GUTIÉRREZ

PROJECT COORDINATOR (COOKED IN ACHIEVE THE PROJECT TO
SUGGEST A JUNE 17/2024

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, DETAILS AND CONDITIONS AT THE JOB SITE BEFORE CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME, AND MUST NOTIFY THE DESIGNER OF ANY DISCREPANCIES, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT

NOTES / NOTES

[illegible]

VALUATION AND ESTIMATION OF AGRICULTURE

LAS ALMAS
FOOD HALL & SHOPS

300 WATSON / JOURNAL OF INTERPERSONAL VIOLENCE

PLANNING FOR THE FUTURE

SITE LOCATION

PLAN CONTENT (CONTENIDO DEL PLANO)

VICINITY

225 E. CANO ST. EDINBURG, TX. 78539

DATE/TIME	FILE ARCHIVO

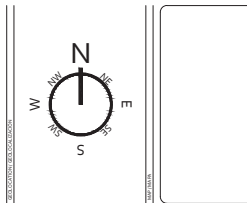
2/19/2026	225ECANOST-DESIGN/DWG
TRANSLATIONS FOR NOTES	
SCALE: 1/8"=1'-0"	

1. <i>What is the main purpose of this study?</i> 2. <i>What are the research objectives?</i> 3. <i>What is the significance of the study?</i> 4. <i>What is the scope of the study?</i> 5. <i>What are the limitations of the study?</i> 6. <i>What is the methodology used?</i> 7. <i>What are the results of the study?</i> 8. <i>What are the conclusions of the study?</i> 9. <i>What are the implications of the study?</i> 10. <i>What are the future research directions?</i>	1. <i>What is the main purpose of this study?</i> 2. <i>What are the research objectives?</i> 3. <i>What is the significance of the study?</i> 4. <i>What is the scope of the study?</i> 5. <i>What are the limitations of the study?</i> 6. <i>What is the methodology used?</i> 7. <i>What are the results of the study?</i> 8. <i>What are the conclusions of the study?</i> 9. <i>What are the implications of the study?</i> 10. <i>What are the future research directions?</i>
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PG. NO. PCL. ATTUSE IN CHAIN CLATURA

Category	Sub-category	Frequency
A	1	10
	2	10
	3	10
B	1	10
	2	10
	3	10
C	1	10
	2	10
	3	10
D	1	10
	2	10
	3	10
E	1	10
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	3	10
X	1	10
	2	10
	3	10
Y	1	10
	2	10
	3	10
Z	1	10
	2	10
	3	10

100%



$$\frac{100}{D}$$



*ADJUST WALL HEIGHTS ON SITE



***ADJUST WALL HEIGHTS ON SITE**



*ADJUST WALL HEIGHTS ON SITE



**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 13, 2026

SUBDIVISION VARIANCE

Agenda Item No: 9.A.

Subdivision Variance - HLG Plan Review Services

1. Agenda Item:

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.

2. Description:

The property is located at the south side of W. Wisconsin Road and approximately 1,470 feet west of S. Business Highway 281. This property is within the City of Edinburg City Limits. This project is currently going through vacating and subdivision process with the Planning and Zoning Department. HLG Plan Review Services, on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

1. Variance Request: Article 3, Table 3.102-3, Townhouse and Weak-link Townhouse Lot and Building Standards

The requested variance is to Article 3, Table 3.102-3, Townhouse and Weak-link Townhouse Lot and Building Standard. City of Edinburg Unified Development Code states that the minimum lot area required for townhouse is 2,500 sq.ft.. The developer is requesting a variance to allow between 2,680 to 1,824 sq.ft. for lot area. The developer is proposing 1,824 sq.ft. lots for the intermediate attached buildings, leaving bigger lots for the 12 feet separation detachments.

Analysis:

The subdivision AMIG Heights Subdivision was previously recorded on April 14, 2026. During building permit stage, the developer provided site plans not matching with the initial intent and design of the subdivision. Due to further review, and to match development intent on developing of land, a vacating of the subdivision and subdividing property again is required to meet subdivision standards. Currently, AMIG Heights Subdivision is under the vacating process.

3. Staff's Recommendation:

Staff recommends denial of the variance requests. If approved, the applicant would need to comply with all other requirements during the permitting the process with a condition that rear yards shall provide gate access for emergency purposes.

Reviewed by:

Prepared by:

Juan C Rodriguez, Planner I

Attachments:

A. ATTACHMENTS - AMIG HEIGHTS

**Table 3.102-3
Townhouse and Weak-Link Townhouse Lot and Building Standards**

Development Type	Minimum*							Maximum	
	Site Area / group (sf.)	Lot Area / du. (sf.)	Lot Width / du.(ft.)	Street Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)	No. of Attached du.'s	Height (ft)	Attached du.'s ³
Weak-Link Townhouse	10,000	3,300	33	10 / 18 ¹	0 / 6 ²	10 / 18 ¹	3	35	8
Townhouse	8,000	2,500	25	10 / 18 ¹	0 / 6 ²	10 / 18 ¹	3	35	8

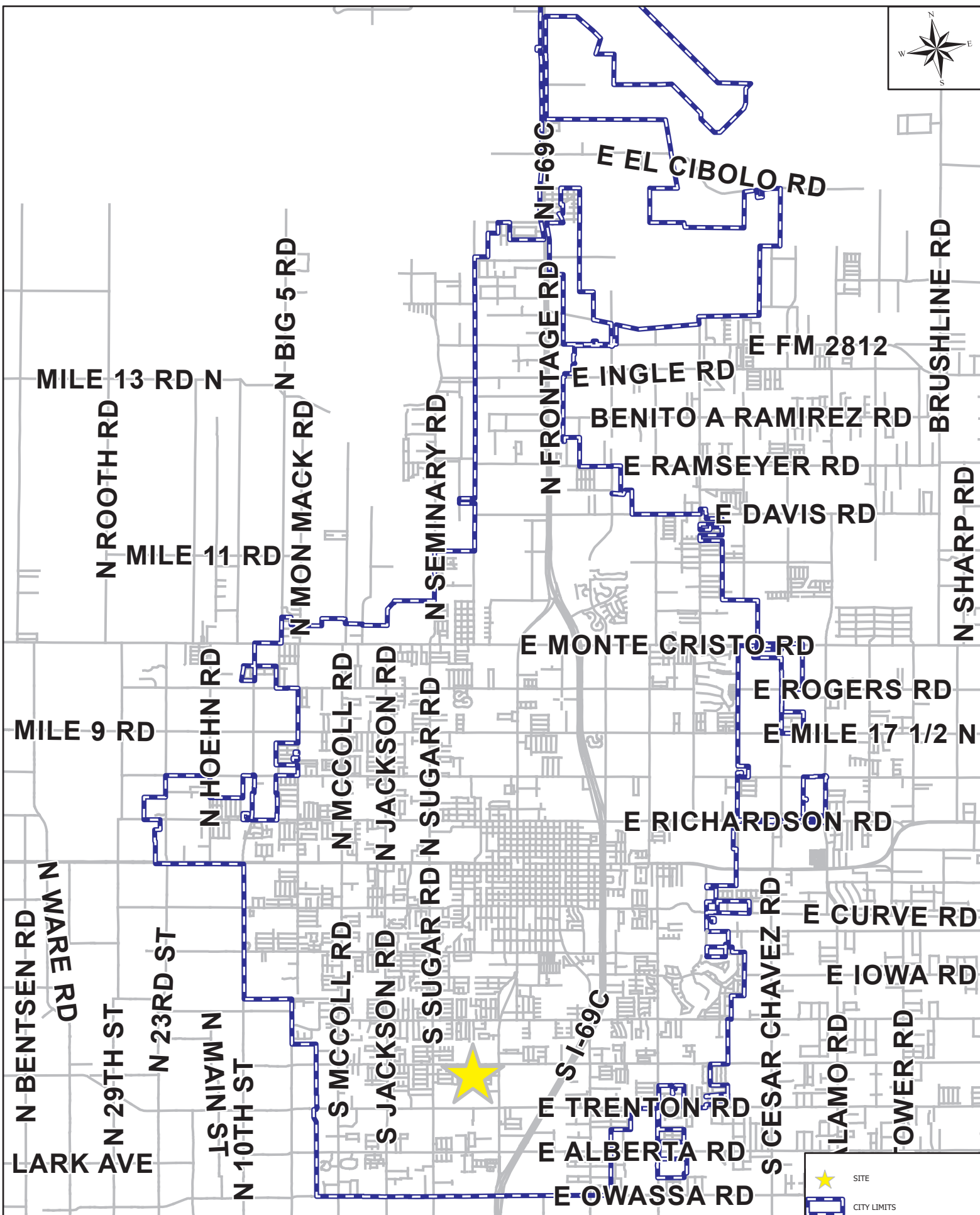
TABLE NOTES:

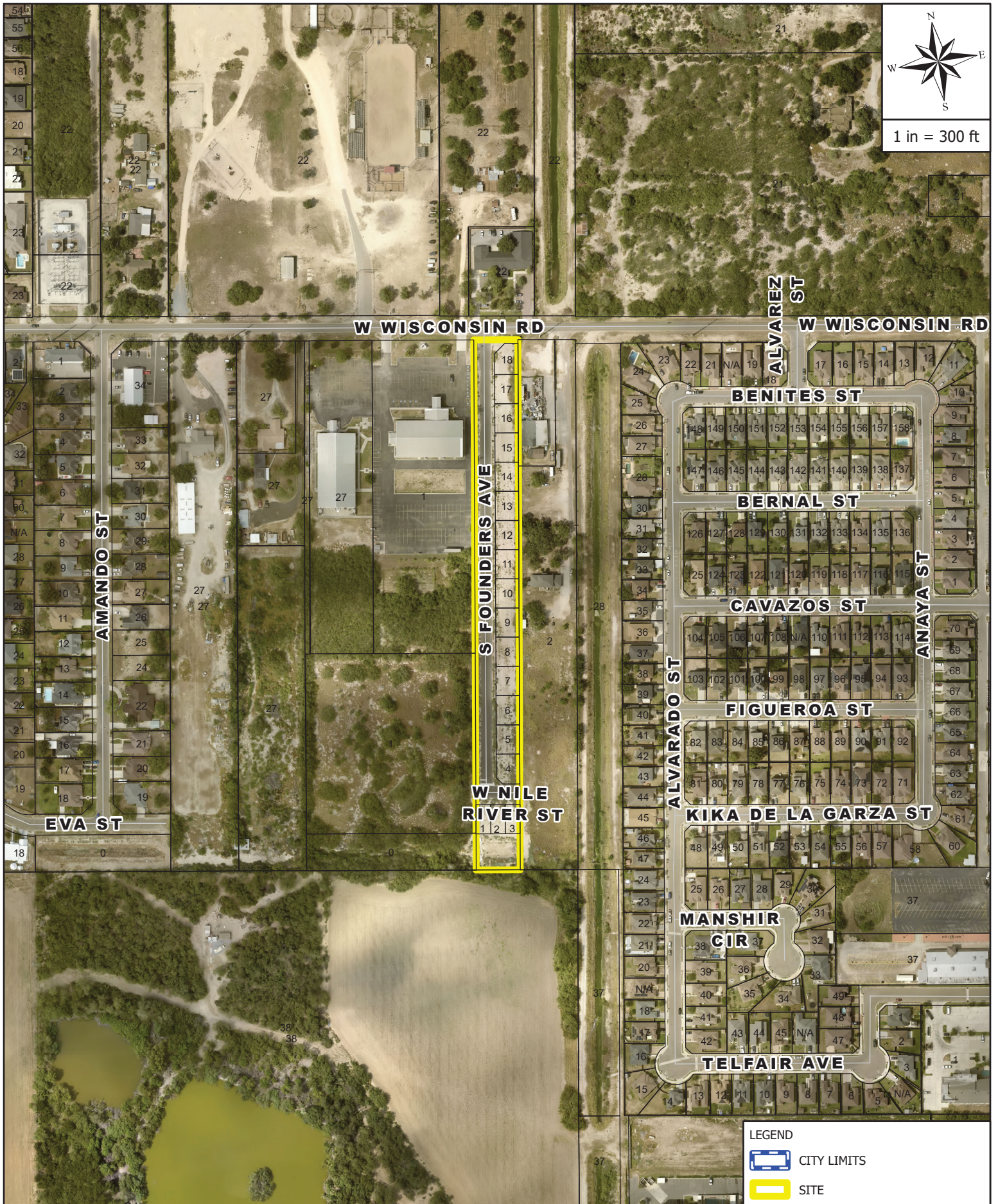
¹The first number is the house setback; the second is the setback for a front load garage. Street yard refers to front yard of lot.

²A minimum building separation of 12 feet is required, but may be reduced to 10 feet if approved by Fire Marshal.

³More than eight units may be attached if the project is configured along a block face of a public street and adequate access exists to the rear of the building for the provision of emergency services.

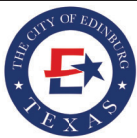
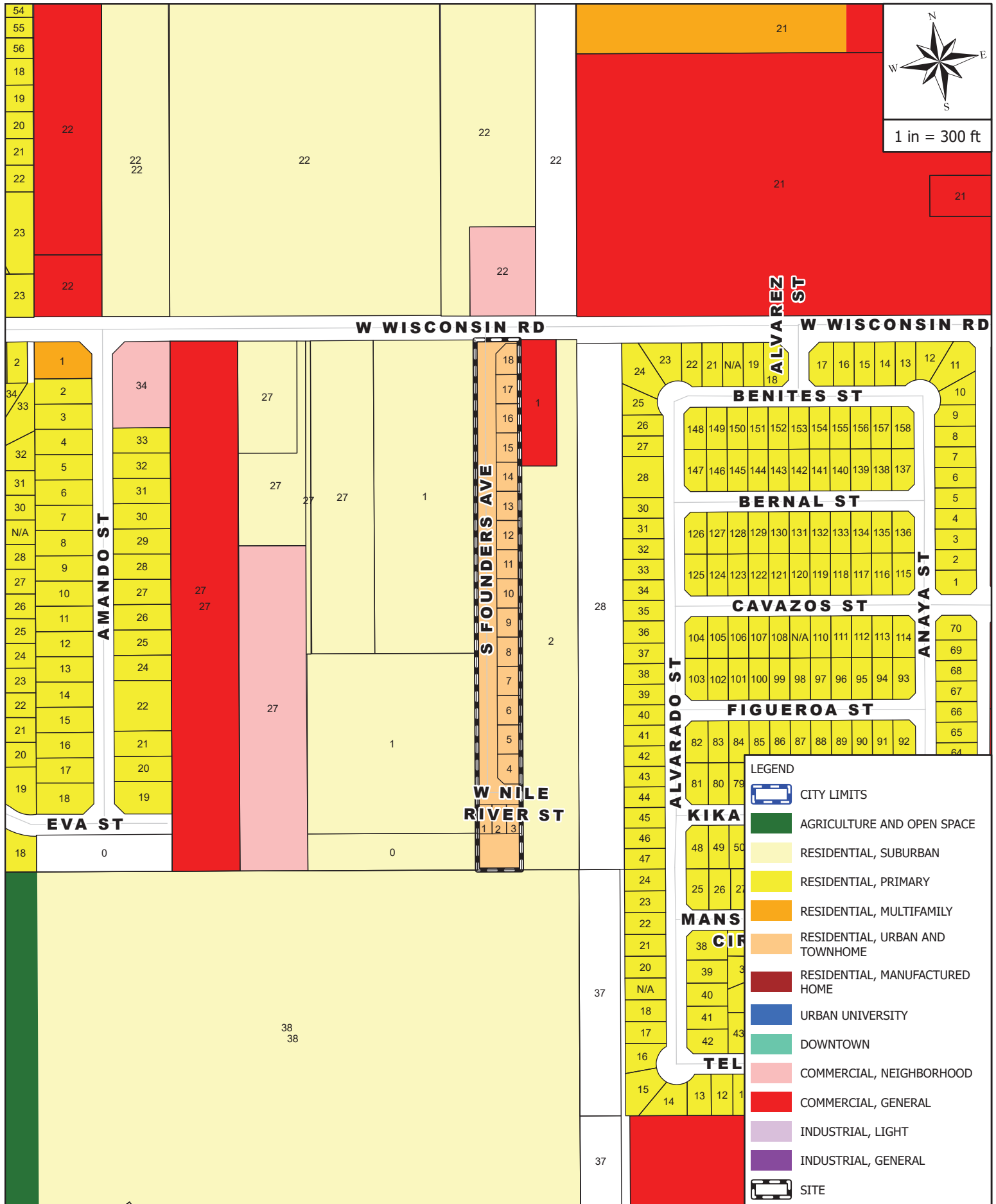
*If a larger bufferyard is required, the setback shall be the width of the bufferyard; see Section 4.204.



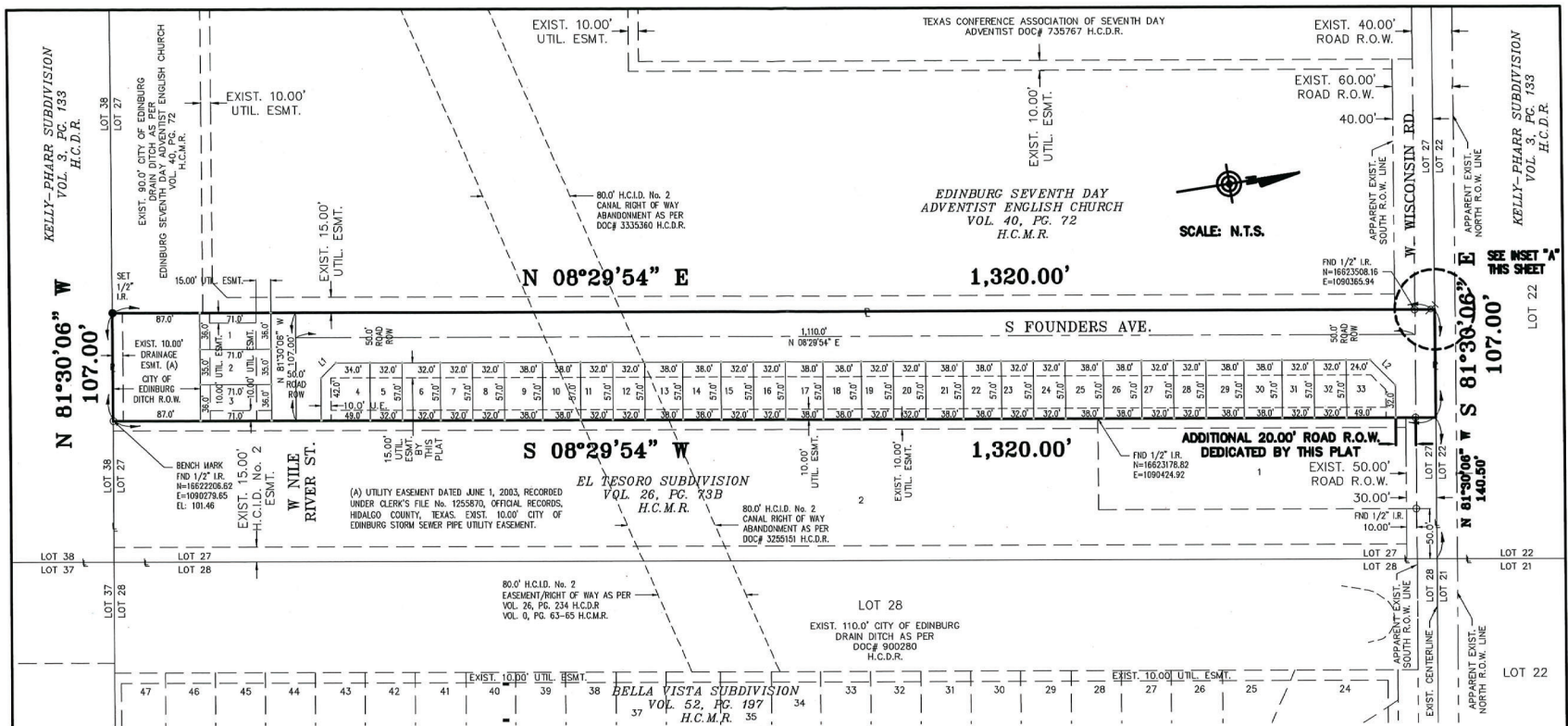


AERIAL MAP

598 W WISCONSIN RD



ZONING MAP 598 W WISCONSIN RD



AMENDED SUBDIVISION PLAT OF
AMIG HEIGHTS SUBDIVISION
A 3.242 ACRE TRACT OF LAND OUT OF
AMIG HEIGHTS SUBDIVISION
DOC#2026-3742692, H.C.M.R.
OUT OF
LOT 27, KELLY-PHARR SUBDIVISION
AS RECORDED IN
VOL. 3, PGS. 133-134, H.C.D.R.
CITY OF EDINBURG

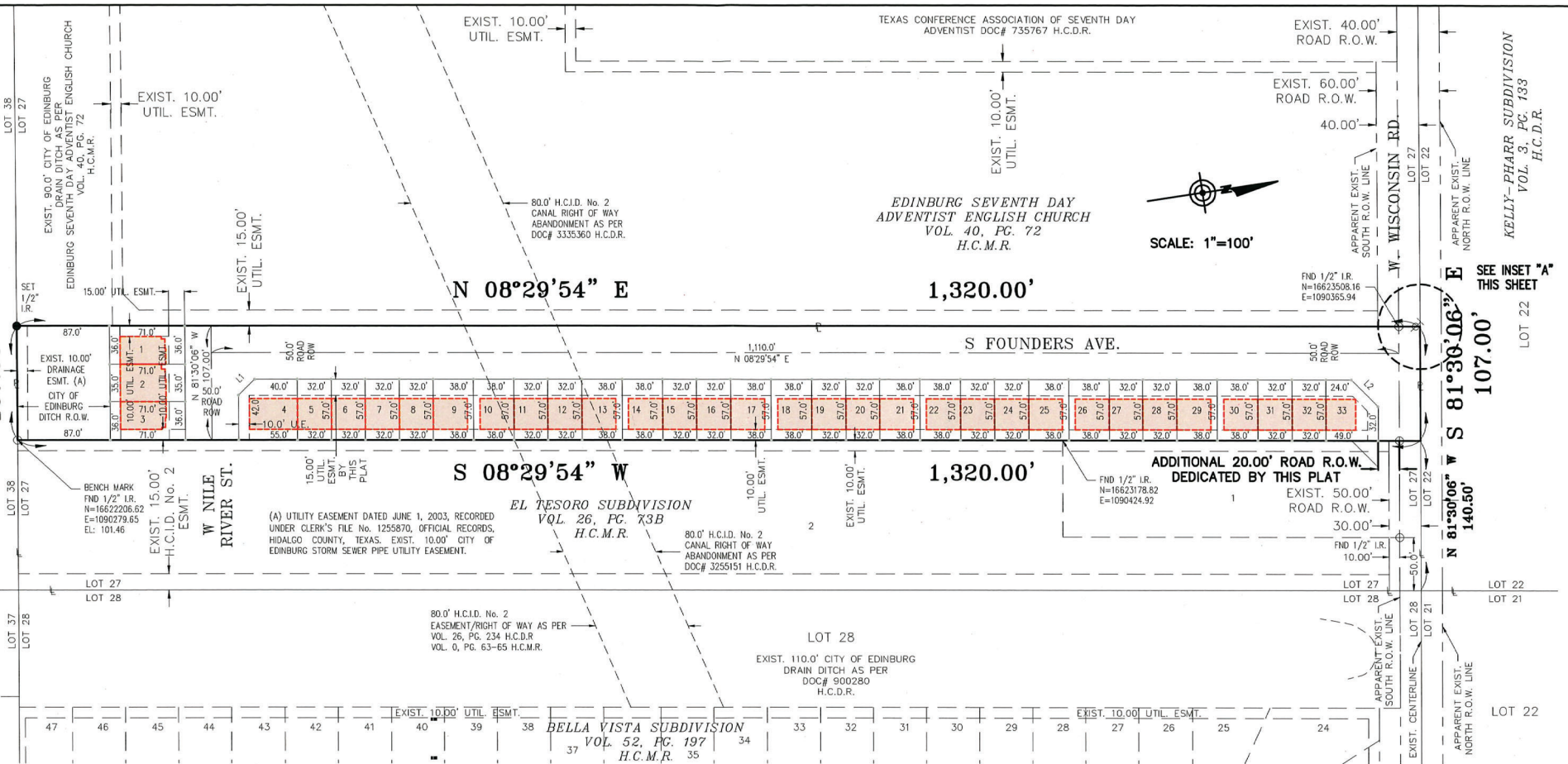
HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

Parcel Area Table		
Parcel #	Area	
1	2556.00	0.06
2	2485.00	0.06
3	2556.00	0.06
4	2680.50	0.06
5	1824.00	0.04
6	2166.00	0.05

Parcel Area Table		
Parcel #	Area	
7	1824.00	0.04
8	1824.00	0.04
9	2166.00	0.05
10	2166.00	0.05
11	1824.00	0.04
12	1824.00	0.04
13	2166.00	0.05
14	2166.00	0.05
15	1824.00	0.04
16	1824.00	0.04
17	2166.00	0.05
18	2166.00	0.05
19	1824.00	0.04
20	1824.00	0.04

KELLY-PHARR SUBDIVISION
VOL. 3, PG. 133
H.C.D.R.

N 81°30'06" W
107.00'



AMENDED SUBDIVISION PLAT OF
AMIG HEIGHTS SUBDIVISION
A 3.242 ACRE TRACT OF LAND OUT OF
AMIG HEIGHTS SUBDIVISION
DOC#2026-3742692, H.C.M.R.
OUT OF
LOT 27, KELLY-PHARR SUBDIVISION
AS RECORDED IN
VOL. 3, PGS. 133-134, H.C.D.R.
CITY OF EDINBURG

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426



**CITY OF EDINBURG - PLANNING AND ZONING
COMMISSION**

Meeting Date: August 13, 2026

SUBDIVISION VARIANCE

Agenda Item No: 9.B.

Subdivision Variance - Ariel Abel Acuna

1. Agenda Item:

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.

2. Description:

The property is located on the west side of San Francisco Dr. and approximately 1,183 ft. south of Benito A. Ramirez Rd. and is within the City of Edinburg, City Limits. The 1.56 acre tract of land is vacant, but the owner would like to build a home on the property. Ariel Abel Acuna is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

1) Variance Request: Article 5, Section 5.210, Table 5.210-1, Water Supply Standards

Article 5, Subdivision Standards, Section 5.210, Table 5.210-1, Water Supply Standards, this variance request is for the fire hydrant requirement for a residential development inside the city limits of City of Edinburg and for a two inch water line. The Unified Development Code states that a 8-inch water line is required for properties zoned Residential Primary and spacing of fire hydrants are 300 feet apart. There is not a fire hydrant within 300 feet of this property and the applicant is requesting to use 2-inch water line in lieu of the required 8-inch which does not comply with the Unified Development Code.

Analysis:

This property was annexed on July 20, 2021, and granted a Certificate of Compliance on January 24, 2022. Then the property got rezoned from Agricultural (AO) District to Residential Primary (RP) District on July 7, 2026, at the City Council meeting.

3. Staff's Recommendation:

Staff recommends denial of the variance requests. Staff recommends the applicant comply with the requirements of the City of Edinburg Unified Development Code. If the variances are approved staff recommends for the applicant to comply with all other requirements during the permitting process.

Reviewed by:

Prepared by:

Juan C Rodriguez, Planner I

Attachments:

A. ATTACHMENTS - ARIEL ABEL ACUNA

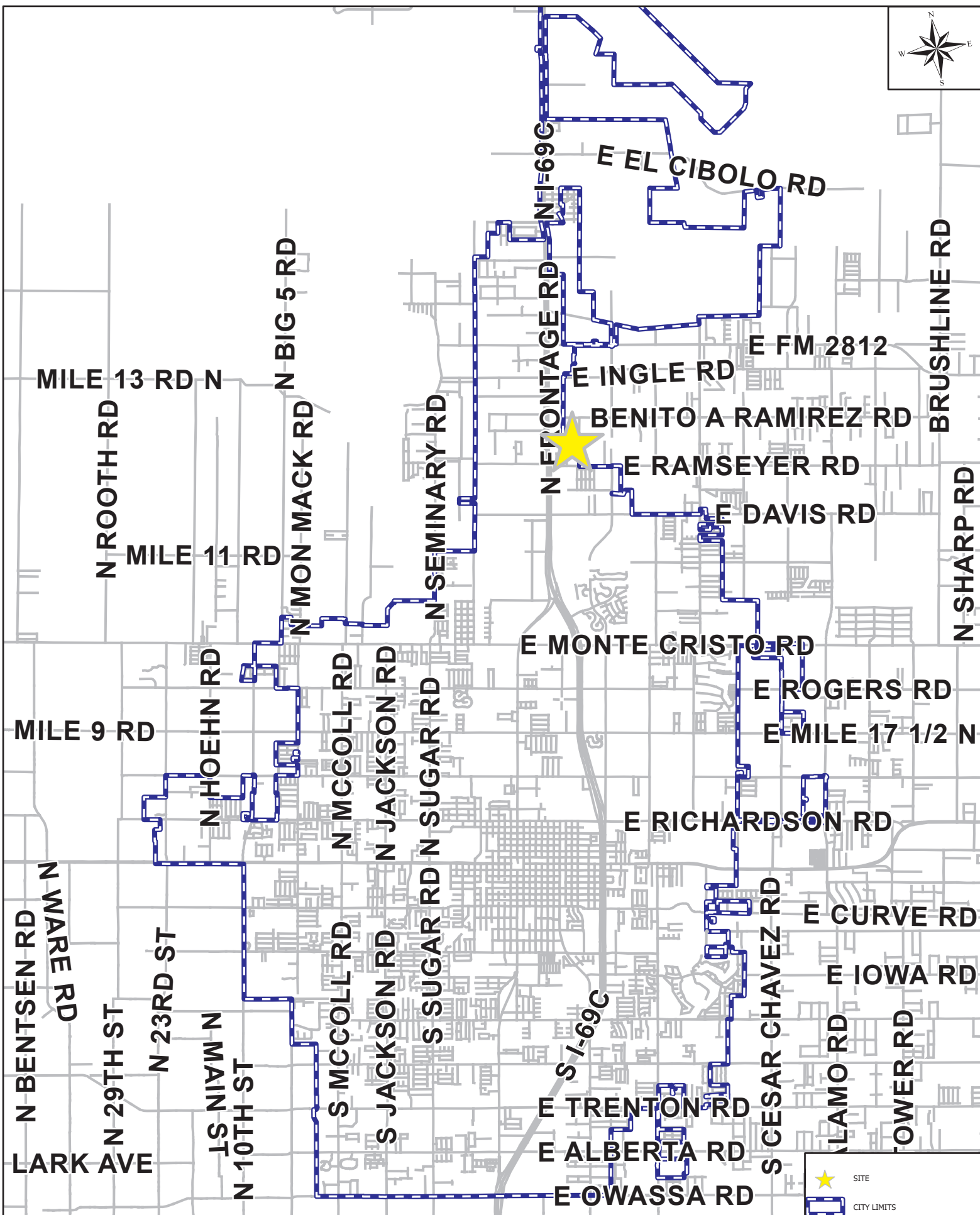
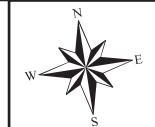
F. Water Supply.

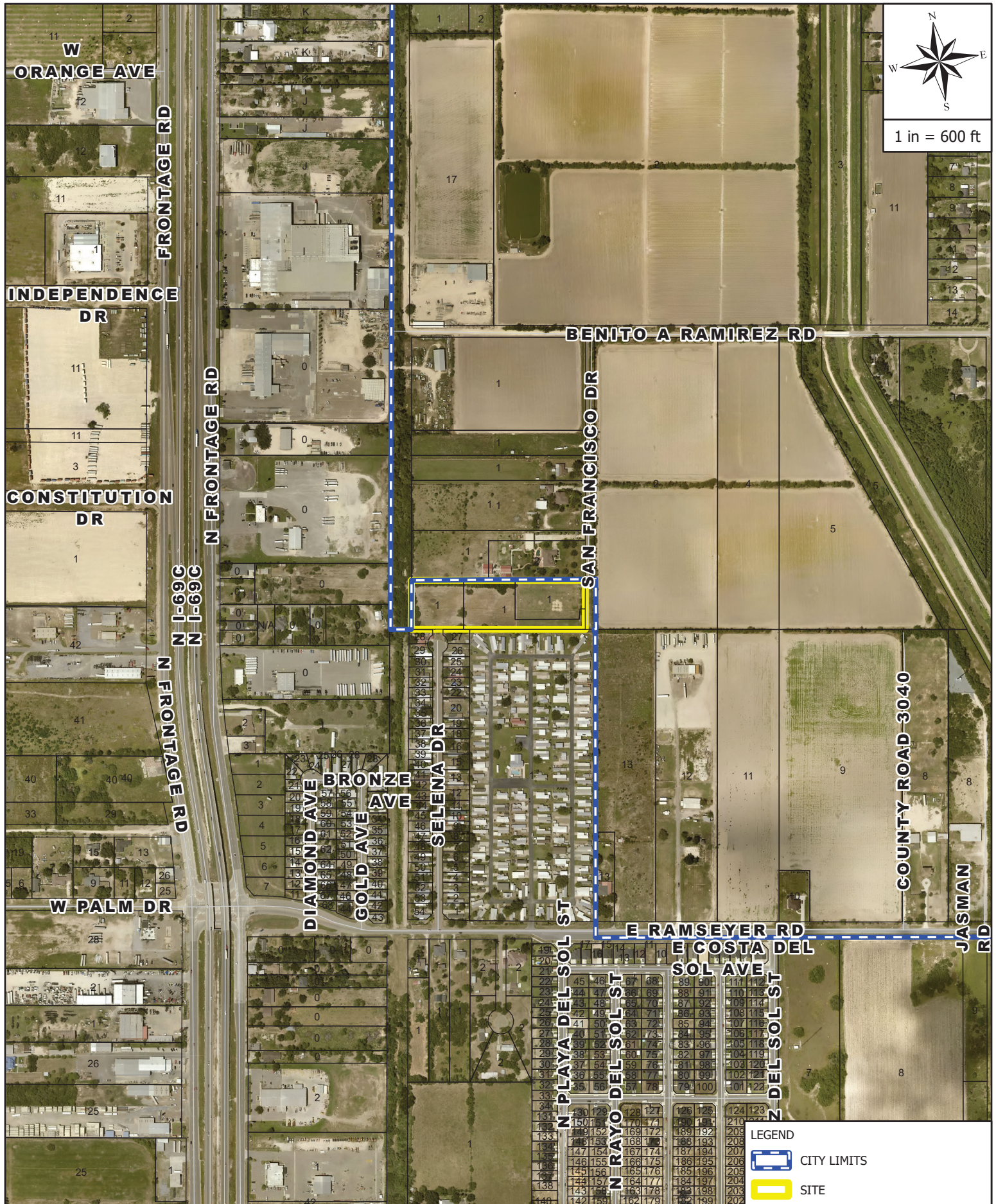
1. *General.* All developments shall be connected to a public potable water system, except those in the AO District where on-site service is approved. For developments in all other Districts, plans shall be reviewed by the City. All public water supply shall meet the minimum specifications in Table 5.210-1, *Water Supply Standards*. The standards may be increased to meet local area needs of the water system.

Table 5.210-1 Water Supply Standards				
District	Quantity (gallons per minute)	Pressure (psi)	Hydrant Spacing (feet)	Minimum Line Size (inches)
RS, RP, MH, RM, UU, CN, DT, CG, IL, and IG	1,000 to 1,500	30	Residential: 600 Nonresidential: 300	8
AO	N/A	N/A	N/A	N/A
ETJ (no district)	1,000 to 1,500	30	Residential: 600 Nonresidential: 300	8

2. Fire Flows and Hydrants.

- a. All development must be served by adequate water supply and pressure to provide fire protection according to standards provided by the Fire Department. If fire protection demands are greater than the standards in Table 5.210-1, then the supply and pressure requirements for fire protection shall control.
- b. Subdivisions that are connected to a City water line or another utility's potable water service shall be provided with fire hydrants in accordance with City Engineering, State Board of Insurance, Insurance Service Organization, or adopted Fire Code requirements, whichever is most stringent.





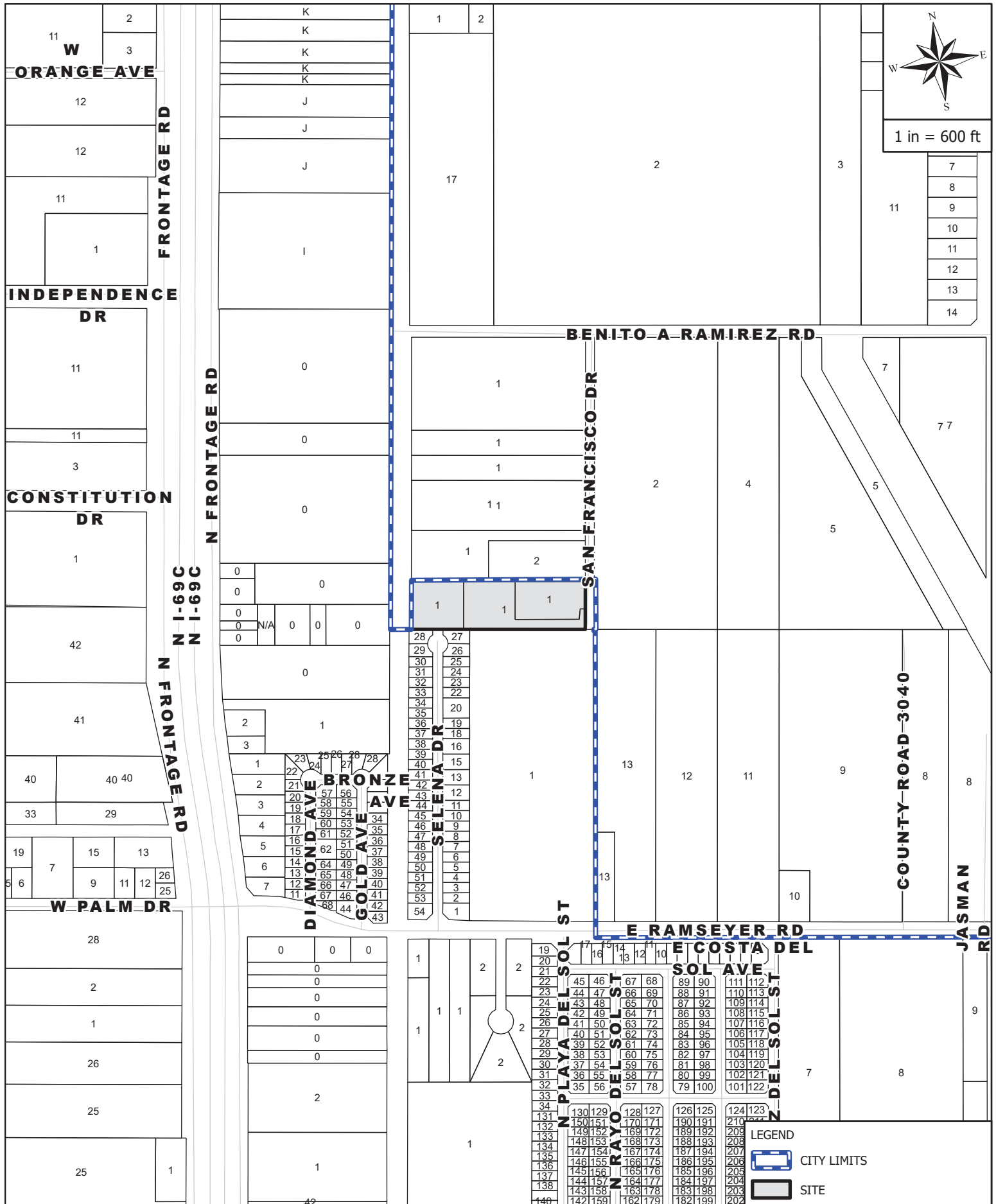
AERIAL MAP

6705 San Francisco Dr

LEGEND

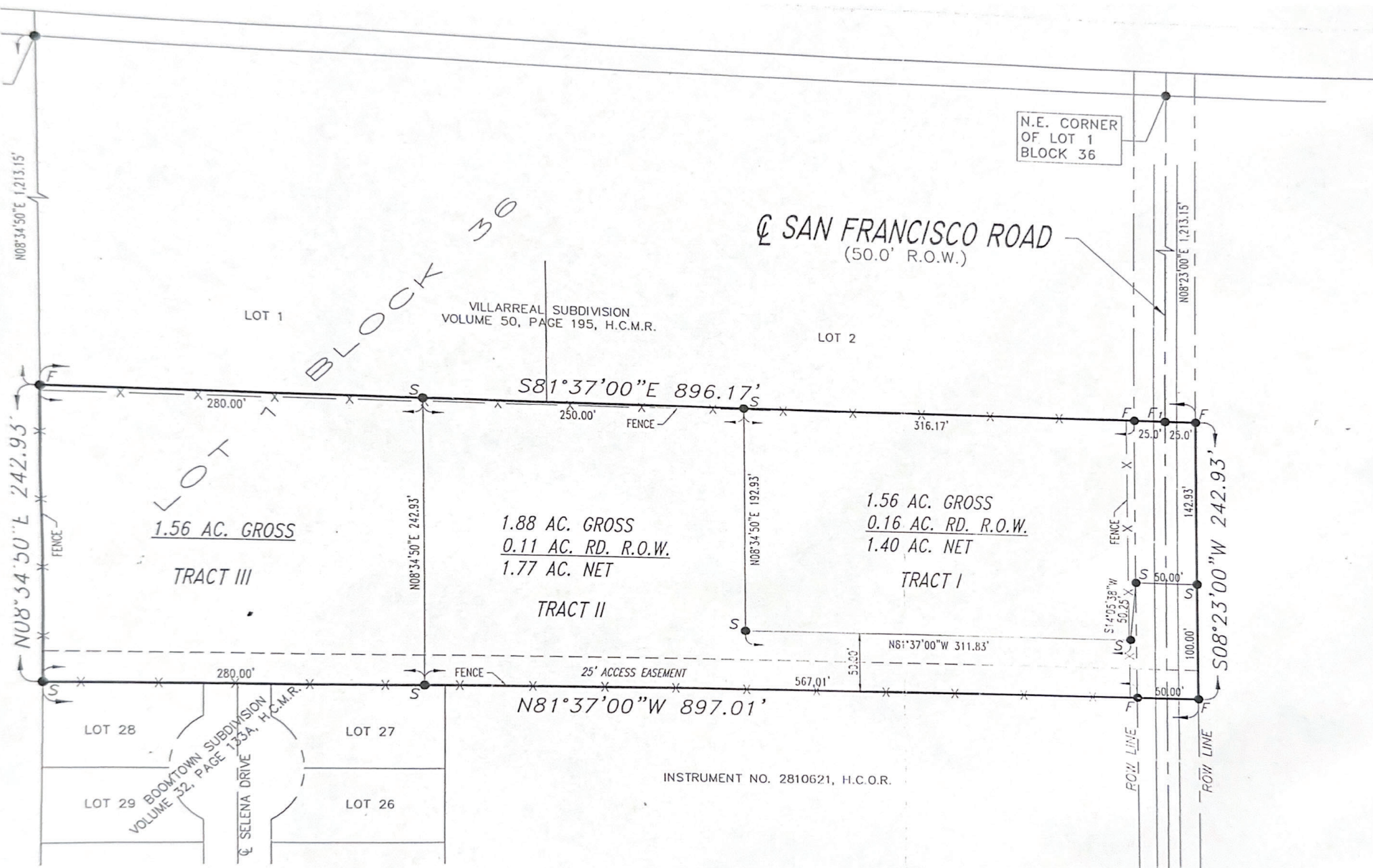
-  CITY LIMITS
-  SITE





MAILOUT AND SITE MAP

6705 San Francisco Dr



Planning and Zoning Commission

Attendance 2026

2026

First Name	Last Name	Position	8-Jan	22-Jan	12-Feb	26-Feb	12-Mar	26-Mar	9-Apr	23-Apr	14-May	28-May	11-Jun	25-Jun	9-Jul	23-Jul	13-Aug	27-Aug	10-Sep	24-Sep	8-Oct	22-Oct	12-Nov	10-Dec
Jorge	Sotelo	Chairperson	P	P	P	P	P			P	P	P	P		A	P								
Elias	Longoria, Jr.	Vice-Chair	P	P	P	A	P			P	P	P	A		P	P								
Ruby	Casas	Commissioner	P	P	P	P	P			P	P	A	P		A	A								
Jorge	Gonzalez	Commissioner	P	P	P																			
Victor	Daniec	Commissioner	P	A	P	A	P			P	P	A	A		P	P								
Rene	Olivarez	Commissioner	P	P	A																			
Rodolfo "Rudy"	Ramirez	Commissioner	A	P	P	A	A			P	A	P	A		A	A								
Eliseo	Garza	Commissioner				P	P			P	P	P	P		P	P								
Gregory	Vasquez	Commissioner				P	P			A	P	P	P		P	P								