



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

SEPTEMBER 10, 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 27, 2026 regular meeting.

7. MINUTES

- A. Consider the approval of the Minutes for the August 27, 2026, regular meeting.

8. PUBLIC HEARINGS

- A. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 13.94 Acre Tract of Land out of Lot 31, and 32 Kelly-Pharr Subdivision, Located at 1032 E. Wisconsin Road, as Requested by Perez Consulting Engineering.
- B. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being a 1.434 Acres Out of Lot 2, Block 3, A.J. McColl Subdivision, Located at 2299 W. Owassa Road, as Requested by Bowman.
- C. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Suburban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District, Being Tract I – 1.00 Acres Out of Block 39, Santa Cruz Ranch Subdivision, Located at 4901 N. Denkhaus Boulevard, as Requested by Juan Gama.

9. SUBDIVISION VARIANCE

- A. 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 Drive, 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 Wednesday, September 2, 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.