



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.



**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**

MINUTES

PRESENT:

ELIAS LONGORIA, JR. – VICE-CHAIRMAN

BOARD MEMBERS:

ELISEO GARZA, JR.

RODOLFO “RUDY” RAMIREZ

VICTOR DANIEC

GREGORY VASQUEZ

ABSENT:

JORGE SOTELO – CHAIRMAN

RUBY CASAS – BOARD MEMBER

1. CALL TO ORDER, ESTABLISH QUORUM

A. Prayer.

B. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

BOARD MEMBER GREGORY VASQUEZ DISCLOSED A CONFLICT OF INTEREST FOR AGENDA ITEM 10C, A PRELIMINARY PLAT, LOCATED AT 3098 N. BUSINESS HIGHWAY 281, AND ABSTAINED FROM DISCUSSION AND VOTING.

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.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE EXCUSING THE ABSENCE OF CHAIRMAN JORGE SOTELO FROM THE AUGUST 13, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

7. MINUTES

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

A MOTION WAS MADE BY BOARD MEMBER GREGORY VASQUEZ AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE MINUTES FOR THE AUGUST 13, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

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.

JOE HABBOUCHE, GENERAL COUNCIL FOR BERT OGDEN, WAS PRESENT AND AVAILABLE FOR QUESTIONS.

AJ FERRARA, A REPRESENTATIVE FOR SMALL RANCH DIGITAL, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

ROBERT VACKAR, OWNER OF BERT OGDEN DEALERSHIP, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER ELISEO GARZA, JR., TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

- 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.

RITA GUERRERO, ASSISTANT DIRECTOR OF PLANNING & ZONING, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

ISRAEL POSADAS, JR., A REPRESENTATIVE FOR CITY OF EDINBURG ENGINEERING DEPARTMENT, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

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.

ITEM 9A WAS PULLED, AT THE APPLICANT'S REQUEST, FROM THE AUGUST 27, 2026, REGULAR MEETING. – ITEM PULLED

- 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.

ALFONSO QUINTANILLA, THE PROJECT ENGINEER, WAS PRESENT AND AVAILABLE TO ANSWER QUESTIONS.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO "RUDY" RAMIREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

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.

BOARD MEMBER GREGORY VASQUEZ ABSTAINED FROM DISCUSSION AND VOTING ON THIS ITEM.

A MOTION WAS MADE BY BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE ALL ITEMS ON THE CONSENT AGENDA. MOTION CARRIED WITH A 4-0 VOTE. – ITEMS APPROVED

11. DIRECTOR'S REPORT

A. City Council Actions

JAIME ACEVEDO, DIRECTOR OF PLANNING & ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE AUGUST 18, 2026, CITY COUNCIL REGULAR MEETING. REZONING REQUESTS AT 725 W. ROGERS ROAD, 3002 W. MILE 17 ½ ROAD, 3400 N. CLOSNER BOULEVARD, 310 E. RAMSEYER ROAD, 1102 N. CLOSNER BOULEVARD, AND 2213 E. TRENTON ROAD WERE APPROVED. A REZONING REQUEST AT 2709 TAGLE STREET WAS DENIED. SIGN VARIANCES AT 8300 N. I-69C AND 320 N. CLOSNER BOULEVARD WERE APPROVED. VARIANCE REQUESTS AT 5302 S. JACKSON ROAD AND 198 W. SOUTHLAND AVENUE WERE APPROVED.

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.

A MOTION WAS MADE BOARD MEMBER RODOLFO “RUDY” RAMIREZ AND SECONDED BY BOARD MEMBER GREGORY VASQUEZ TO ADJOURN THE AUGUST 27, 2026, REGULAR MEETING AT 6:05 P.M. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

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.



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

Meeting Date: September 10, 2026

PUBLIC HEARINGS

Agenda Item No: 8.A.

Rezoning Request - Perez Consulting Engineering

1. Agenda Item:

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.

2. Description:

This property is located at the south side of E. Wisconsin Road, near the intersection of E. Wisconsin Road and I-69C. 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 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 frontage of approximately 1,016 feet and a lot depth of approximately 729 feet. Currently the property has an existing wood frame house in the tract of land. The applicant wants to develop a Payne Auto Dealership.

Adjacent zoning is Commercial, General (CG) District to the west, east and south, Residential, Suburban (RS) District and Residential, Primary (RP) District to the north and Industrial, General (IG) District to the east. Surrounding land uses consists of residential uses, 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 22 neighboring property owners on Friday, August 28, 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 September 16, 2026.

On September 2, 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 Commercial, General (CG) District, based on the surrounding and 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 – 9/10/2026
CITY COUNCIL – 10/6/2026
DATE PREPARED – 8/31/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District,

APPLICANT: BAM Edinburg I, LLC

AGENT: Perez Consulting Engineering

LEGAL: Being a 13.94 Acre Tract of Land out of Lot 31, and 32 Kelly-Pharr Subdivision.

LOCATION: Located at 1032 E. Wisconsin Road

LOT/TRACT SIZE: 13.94 Acre

CURRENT USE: Vacant land

PROPOSED USE: Residential, Multifamily (RM) District

EXISTING ZONING: Residential, Suburban (RS) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and North Alamo Water Supply Corporation for Water.

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District.

**REZONING REQUEST
PEREZ CONSULTING ENGINEERING**

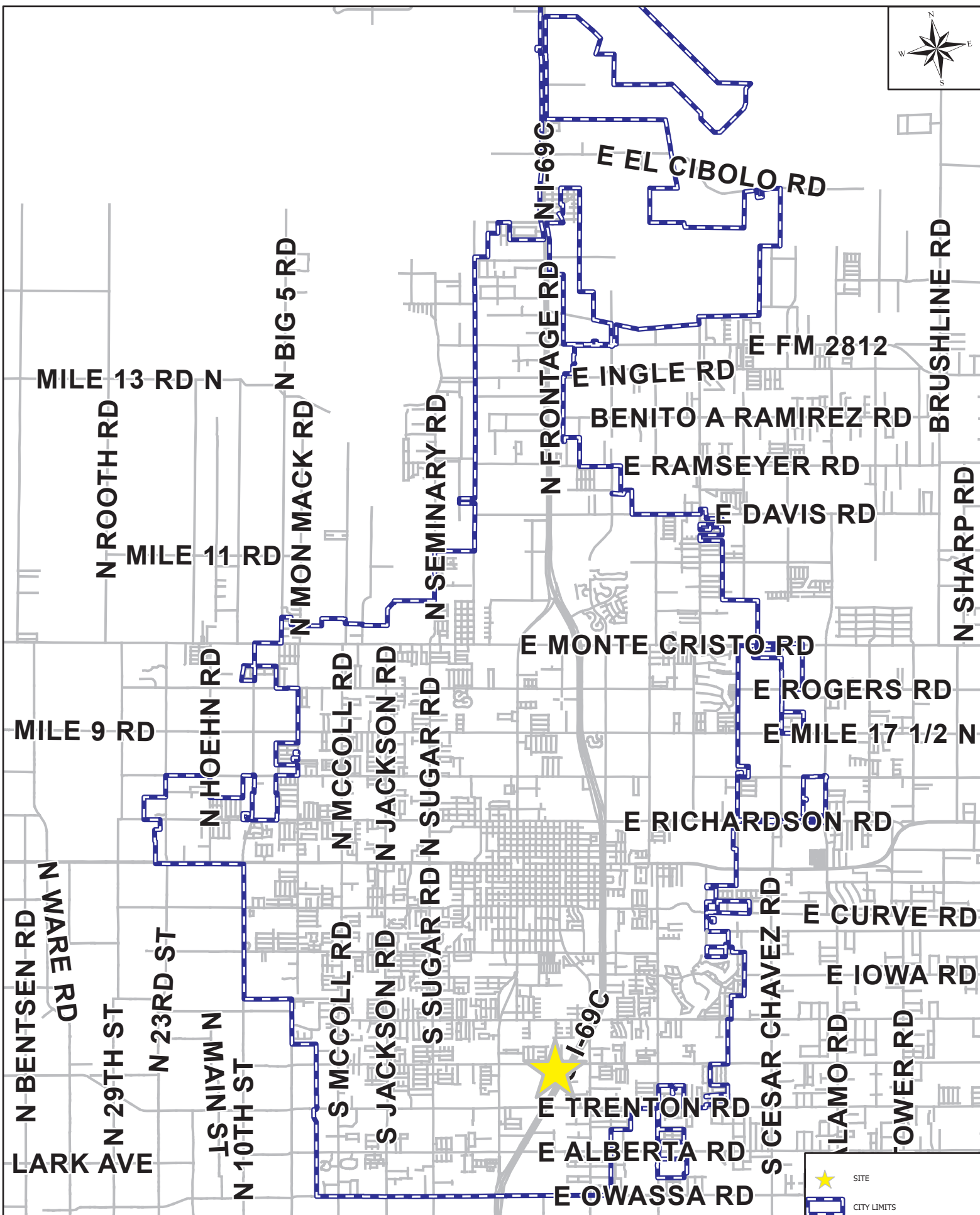
EVALUATION

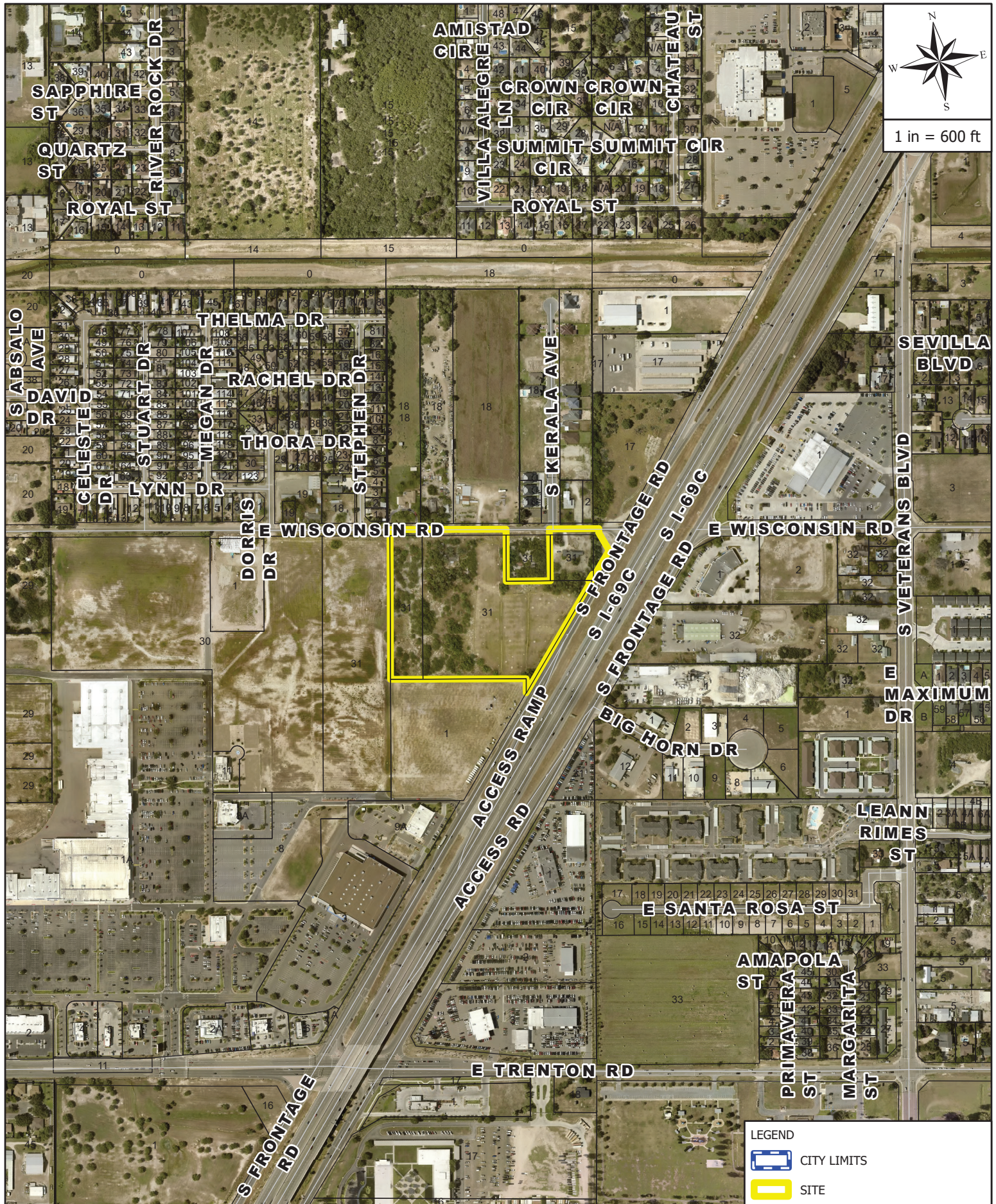
The following is the staff's evaluation of the request:

1. The property is currently a vacant land.
2. Surrounding land consists of Residential uses, and vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, based on the surrounding and 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.

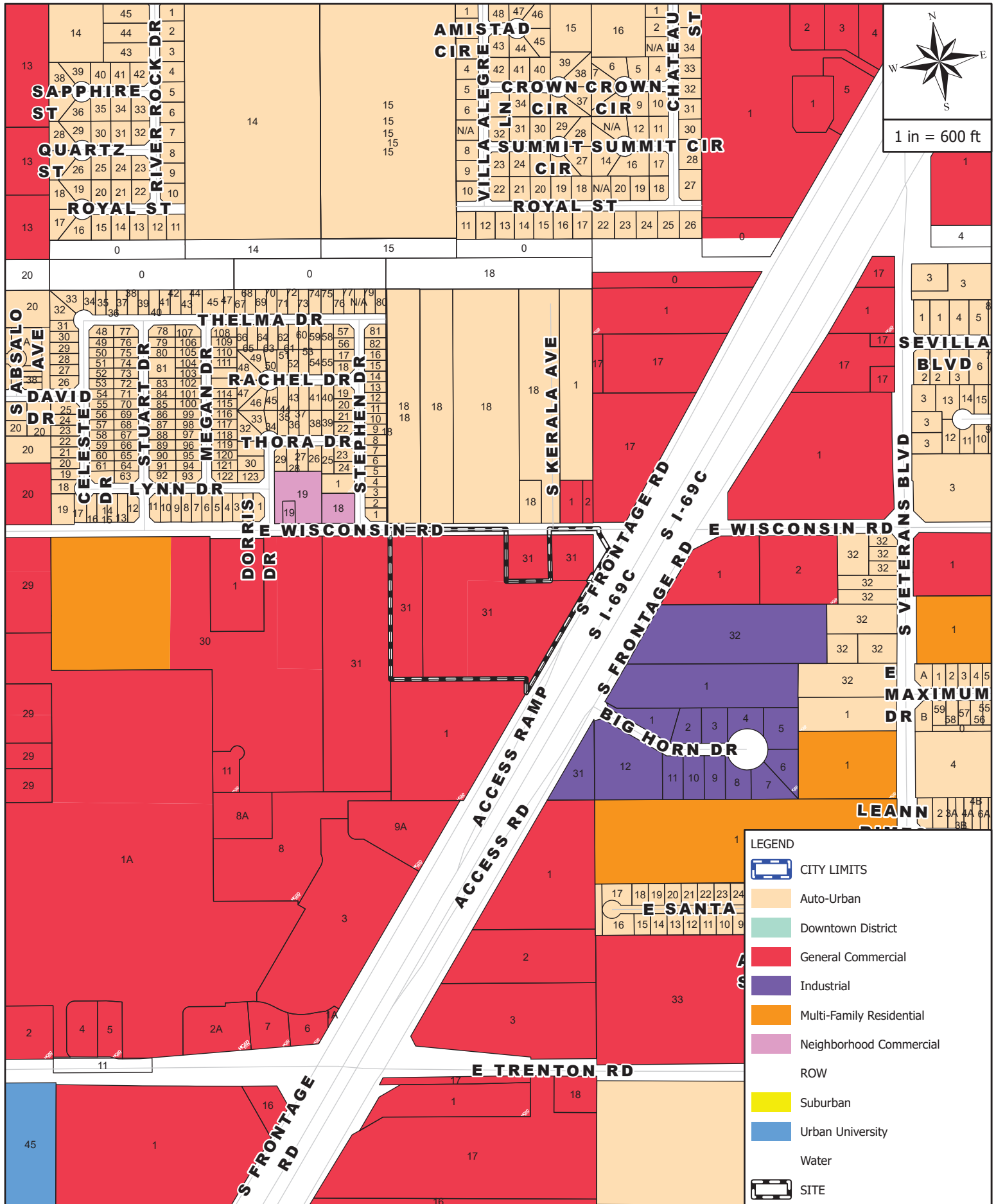
Staff mailed a notice of the public hearing to 22 neighboring property owners on Friday, August 28, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 16, 2026.





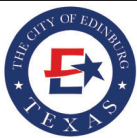
AERIAL MAP
1032 E WISCONSIN RD

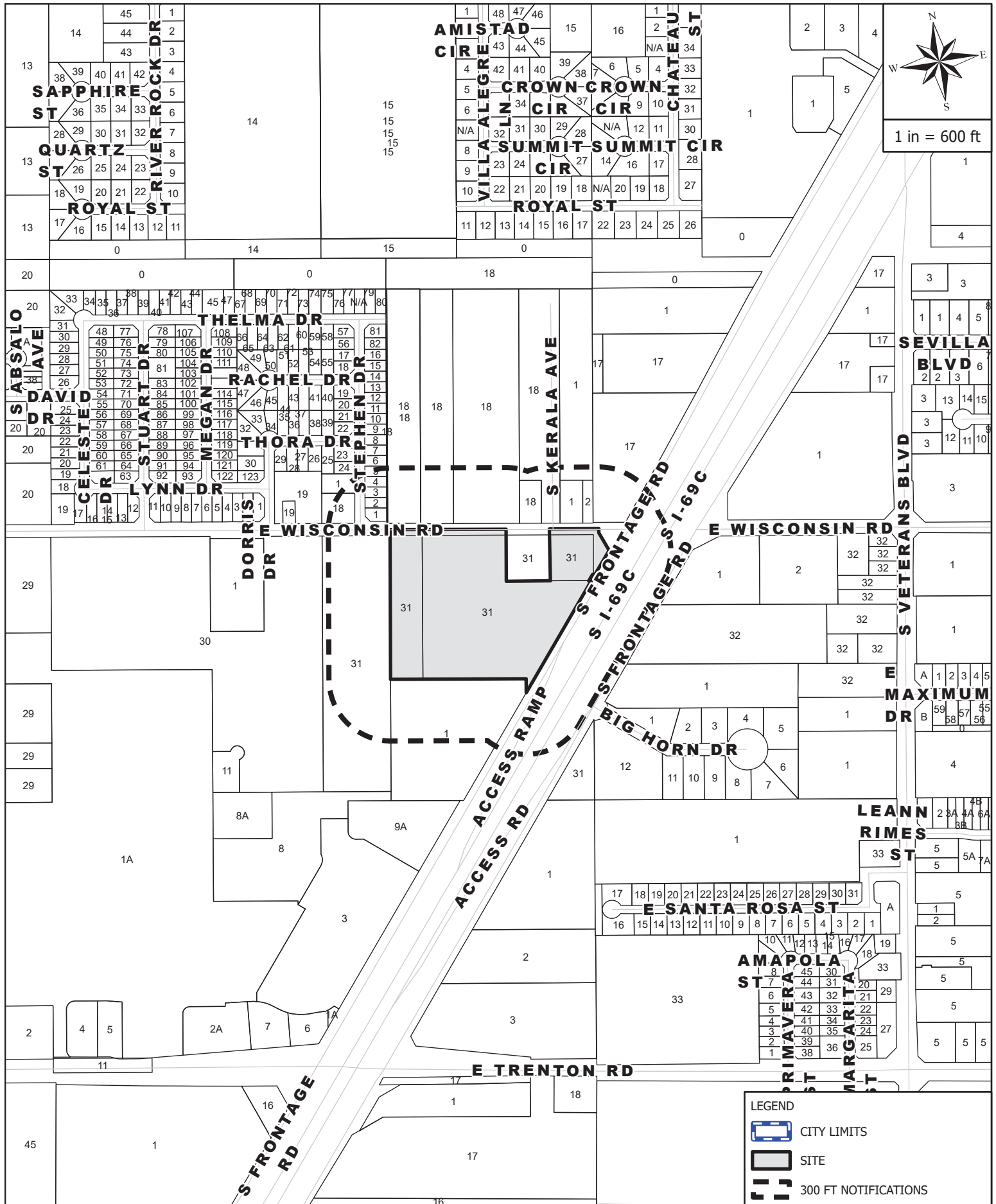




FUTURE LANDUSE MAP

1032 E WISCONSIN RD





MAILOUT AND SITE MAP

1032 E WISCONSIN RD



Rezoning Request Site Photo

Perez Consulting Engineering

1032 E. Wisconsin Road





LOT 31

KELLY-PHARR SUBDIVISION
VOL. 3, PGS. 133-134
D,R,H,C,T.

EMP HOLDINGS, LLC
TEXAS LIMITED LIABILITY COMPANY
DOCUMENT NO. 2766035
O.R.H.C.T.

PLAT SHOWING

A 13.94 ACRE TRACT OF LAND OUT OF LOT 31, AND 32 KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID 13.94 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED DOC # 2766035 AND IN DOC # 2811215 AND IN DOC # 3710020 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (SEE METES AND BOUNDS)



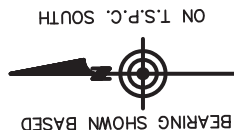
RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-262-0222
EMAIL: MARIO@RIDELTA.SURVEYING.COM
T.B.P.L.S. FIRM # 10013900

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO DIVISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571

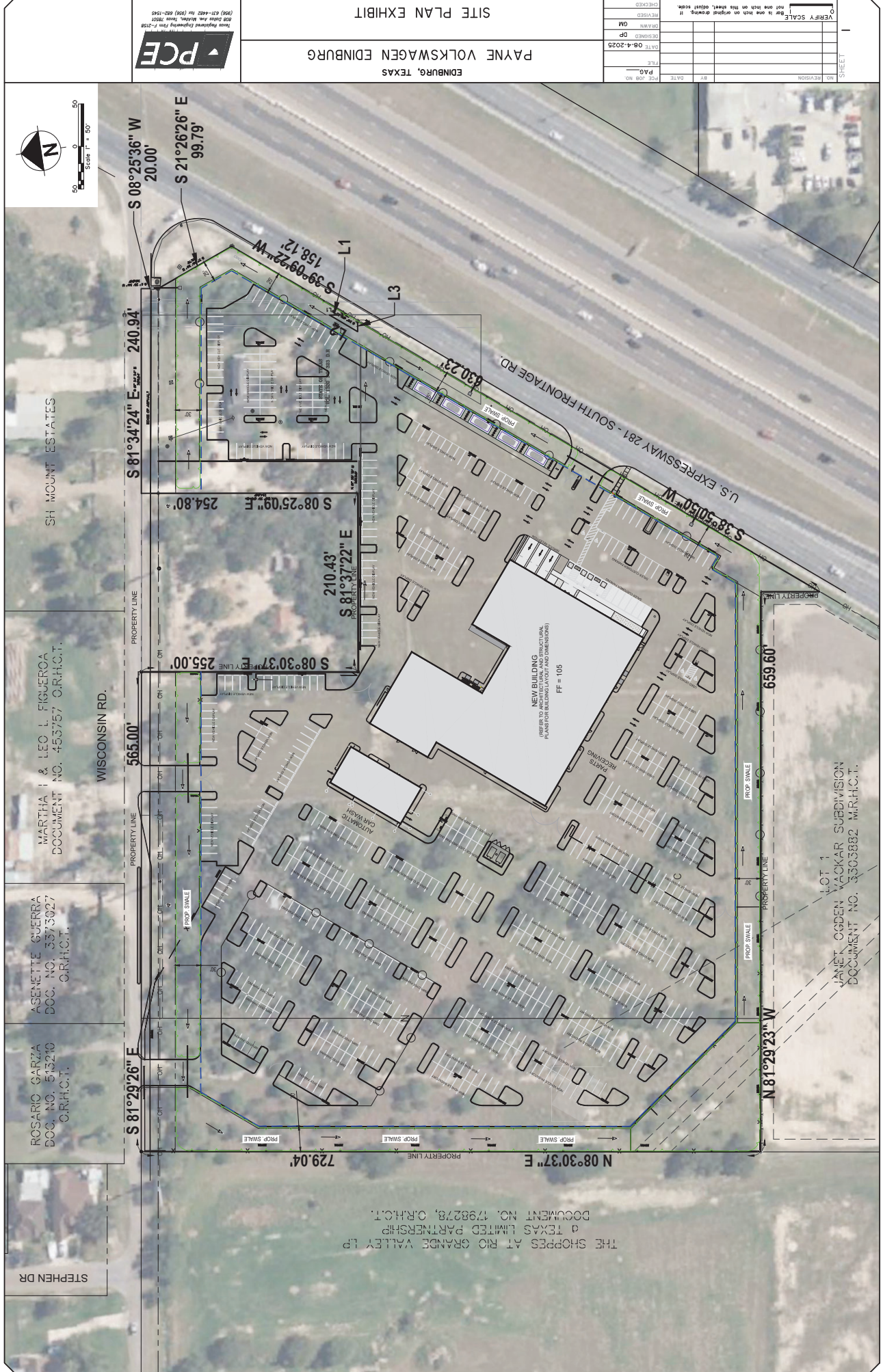
SCALE: 1" = 200'



NOTE:

1. THIS SURVEY WAS DONE WITHOUT THE ASSISTANCE OF A TITLE REPORT.
2. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
3. THIS SURVEY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.
4. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4 (205), NORTH AMERICAN DATUM 1983.

[illegible]





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

Meeting Date: September 10, 2026

PUBLIC HEARINGS

Agenda Item No: 8.B.

Rezoning Request - Bowman

1. Agenda Item:

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.

2. Description:

This property is located at the west side of S. Jackson Road, approximately 400 feet north of the intersection of E. Wisconsin Road and S. Jackson 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 frontage of approximately 183 feet along Jackson Road and a lot depth of approximately 342 feet. Currently the property is a vacant tract of land. The applicant wants to develop a fast-food restaurant.

Adjacent zoning is Commercial, General (CG) District to the south, Commercial, Neighborhood (CN) District to the east and Agriculture and Open Space (AO) District to the north, west and east. Surrounding land uses consists of residential uses, 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 8 neighboring property owners on Friday, August 28, 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 September 16, 2026.

On September 2, 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 Agriculture and Open Space (AO) District to Commercial, General (CG) District, based on the surrounding and 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 – 9/10/2026
CITY COUNCIL – 10/6/2026
DATE PREPARED – 8/28/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District,
.

APPLICANT: Dove Retail Partners, LTD

AGENT: Bowman

LEGAL: Being a 1.434 Acres Out of Lot 2, Block 3, A.J. McColl Subdivision.

LOCATION: Located at 2299 W. Owassa Road

LOT/TRACT SIZE: 1.434 Acres

CURRENT USE: Vacant land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Agriculture and Open Space (AO) District

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

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water.

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District.

REZONING REQUEST BOWMAN

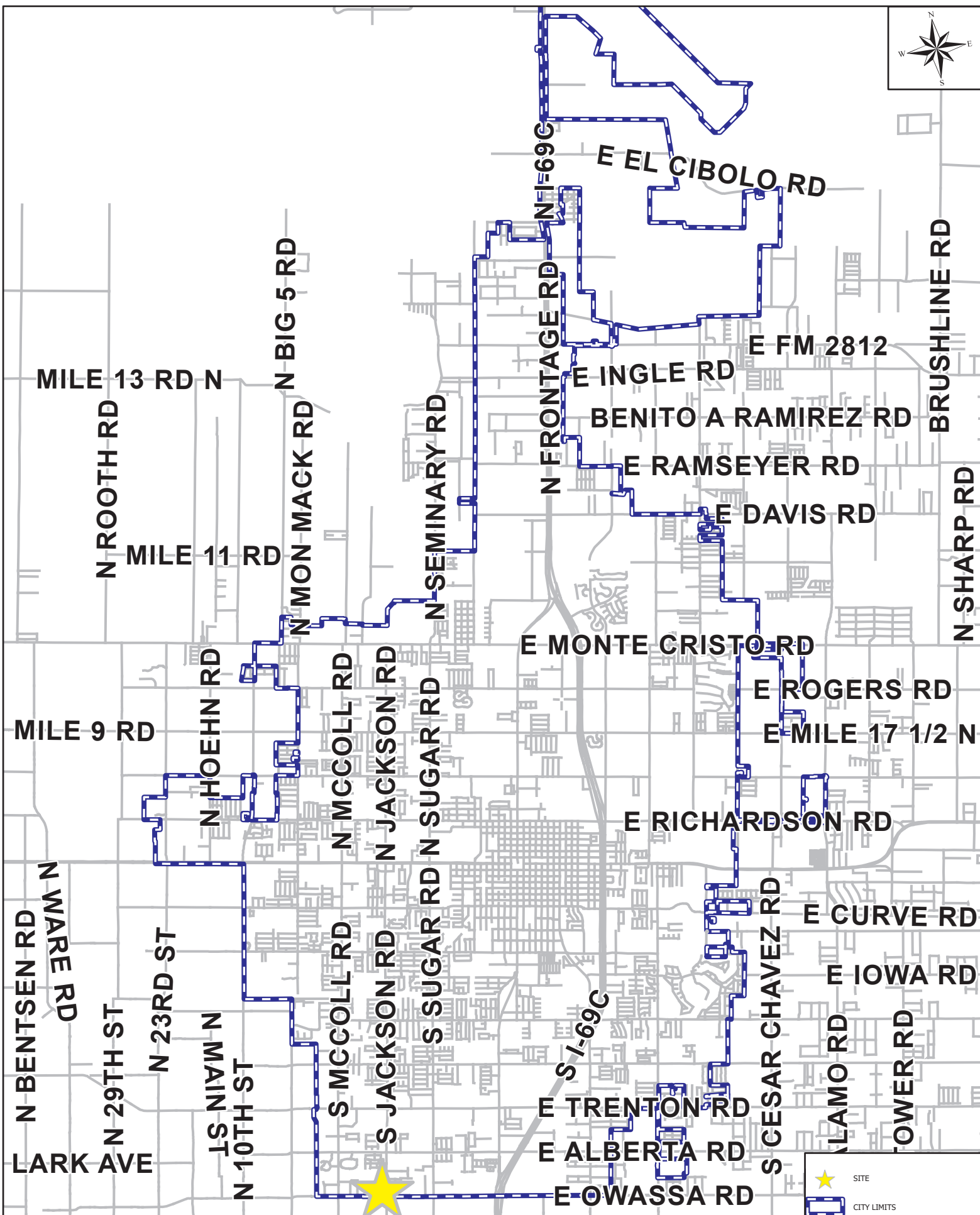
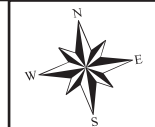
EVALUATION

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

1. The property is currently a vacant land.
2. Surrounding land consists of Residential uses, and vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, based on the surrounding and 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.

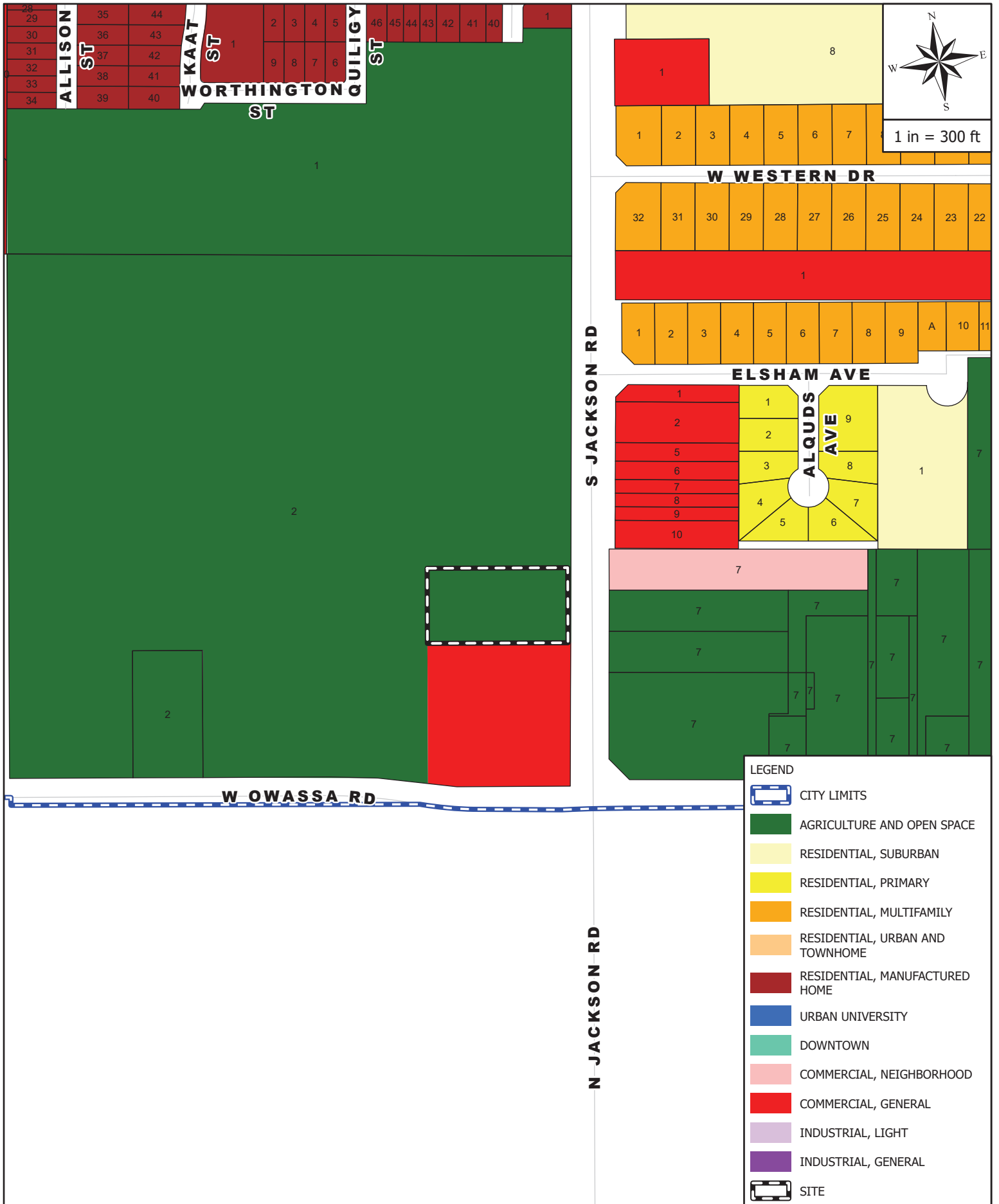
Staff mailed a notice of the public hearing to 8 neighboring property owners on Friday, August 28, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 16, 2026.





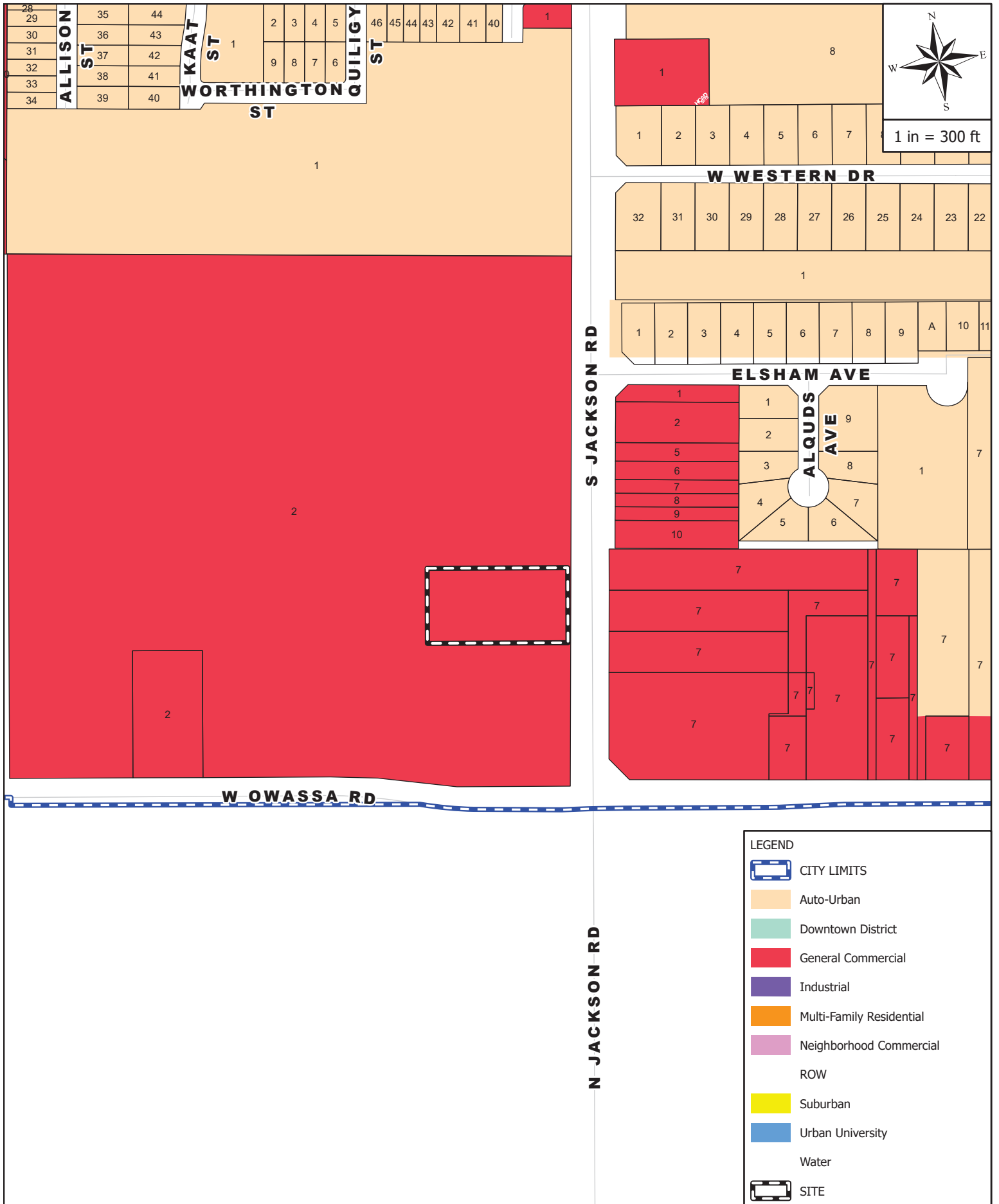
AERIAL MAP

2299 W OWASSA RD



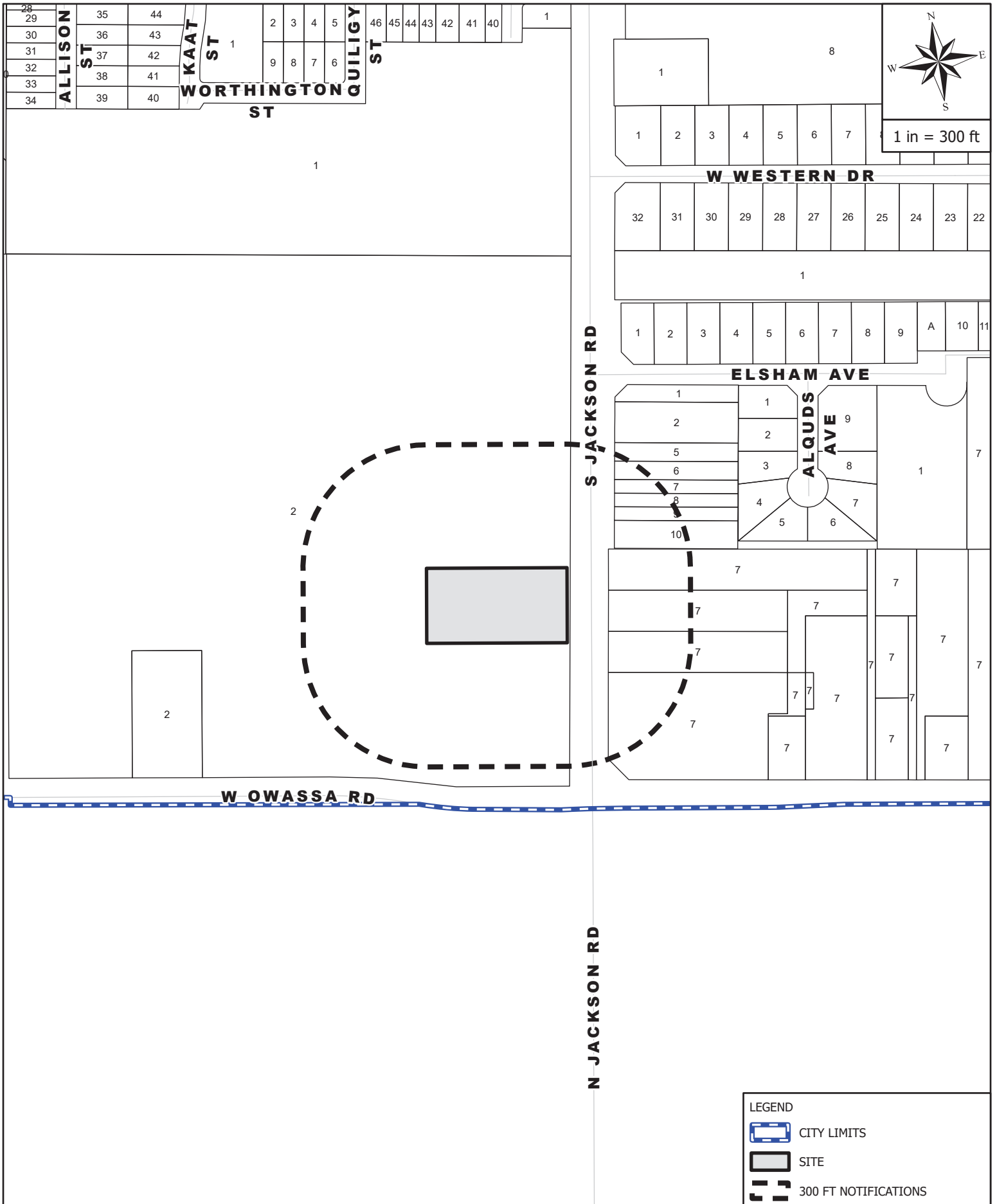
ZONING MAP

2299 W OWASSA RD



FUTURE LANDUSE MAP

2299 W OWASSA RD



MAILOUT AND SITE MAP

2299 W OWASSA RD



Rezoning Request Site Photo

Bowman

2299 W. Owassa Road



[illegible]



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

Meeting Date: September 10, 2026

PUBLIC HEARINGS

Agenda Item No: 8.C.

Comprehensive Plan Amendment and Rezoning Request - Juan Gama

1. Agenda Item:

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.

2. Description:

This property is located at the west side of N. Denkhaus Boulevard, approximately 900 south the intersection of N. Denkhaus Boulevard and Phillips Way. 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 Industrial, Light (IL) District. This district is intended to accommodate light industrial and heavy commercial uses. This property has a frontage of approximately 107.50 feet along N. Denkhaus Boulevard and a lot depth of 405 feet. Currently the property has an existing wood frame house in the tract of land. The applicant wants to develop an office, warehouse and store heavy duty equipment in the tract of land.

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

Staff mailed a notice of the public hearing to 13 neighboring property owners on Friday, August 28, 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 September 16, 2026.

On September 2, 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 denial of the Comprehensive Plan Amendment from Suburban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District, based on the surrounding and 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 – 9/10/2026
CITY COUNCIL – 10/6/2026
DATE PREPARED – 8/31/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Suburban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District

APPLICANT: Shelby Monique Solis

AGENT: Juan Gama

LEGAL: Tract I – 1.00 Acres Out of Block 39, Santa Cruz Ranch Subdivision.

LOCATION: Located at 4901 N. Denkhaus Boulevard

LOT/TRACT SIZE: 1.00 Acre

CURRENT USE: Existing house in lot

PROPOSED USE: Industrial, Light (IL) District

EXISTING ZONING: Residential, Suburban (RS) District

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

LAND USE PLAN: Industrial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water.

RECOMMENDATION: Staff recommends denial of the Comprehensive Plan Amendment from Suburban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District.

**COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
JUAN GAMA**

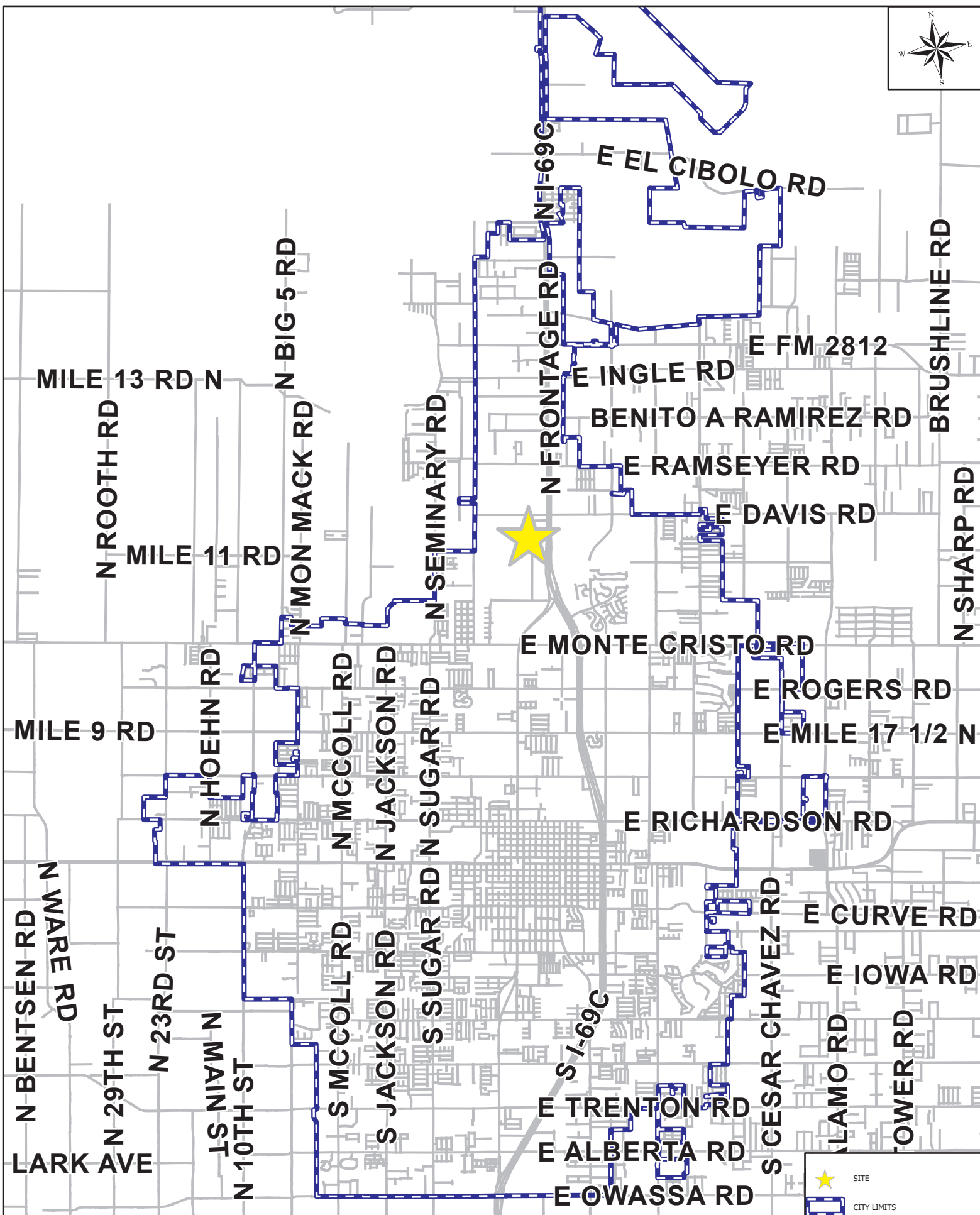
EVALUATION

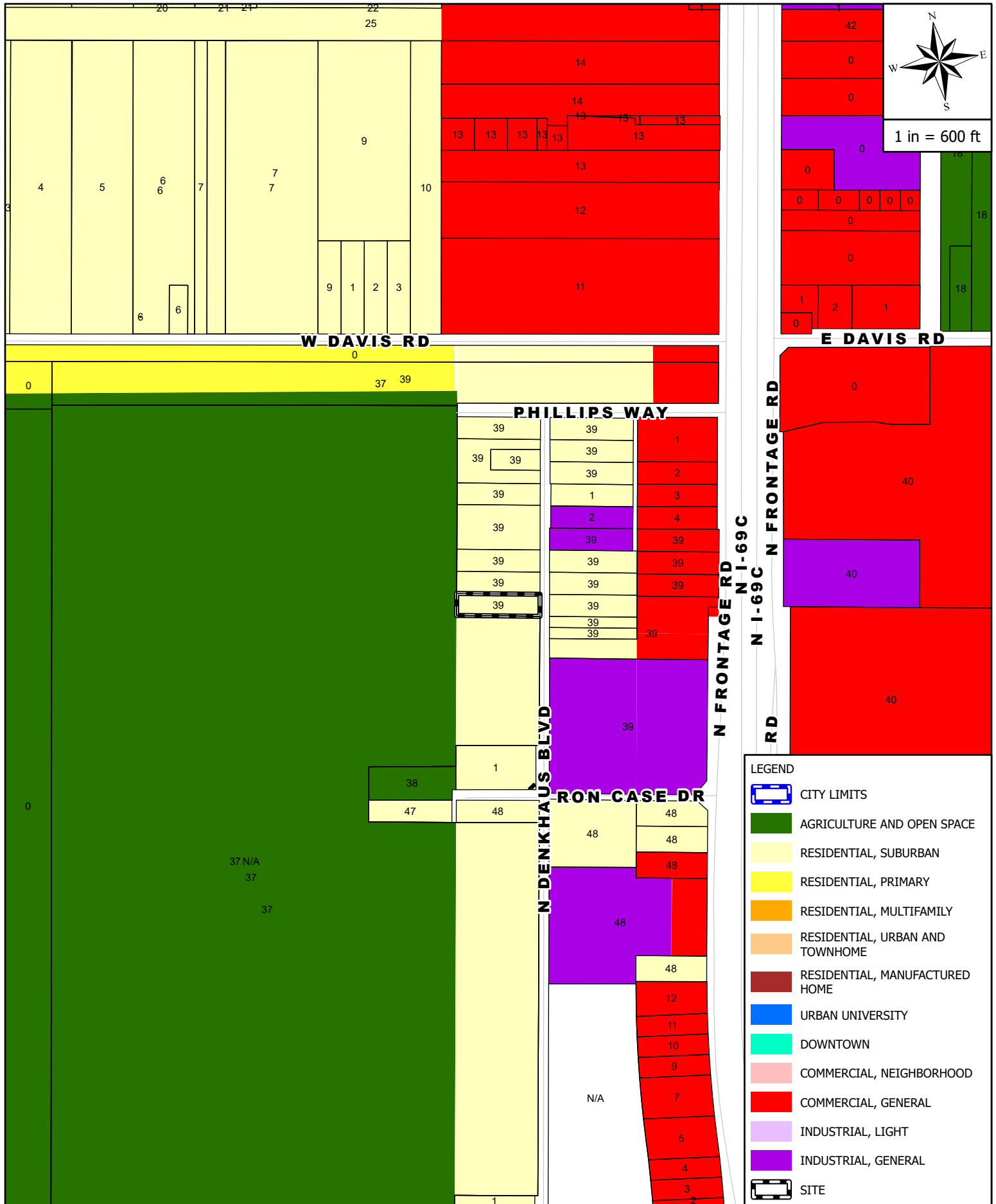
The following is the staff's evaluation of the request:

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

Staff recommends denial of the Comprehensive Plan Amendment from Suburban Uses to Industrial Uses and the Rezoning Request from Residential, Suburban (RS) District to Industrial, Light (IL) District, based on the surrounding and 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.

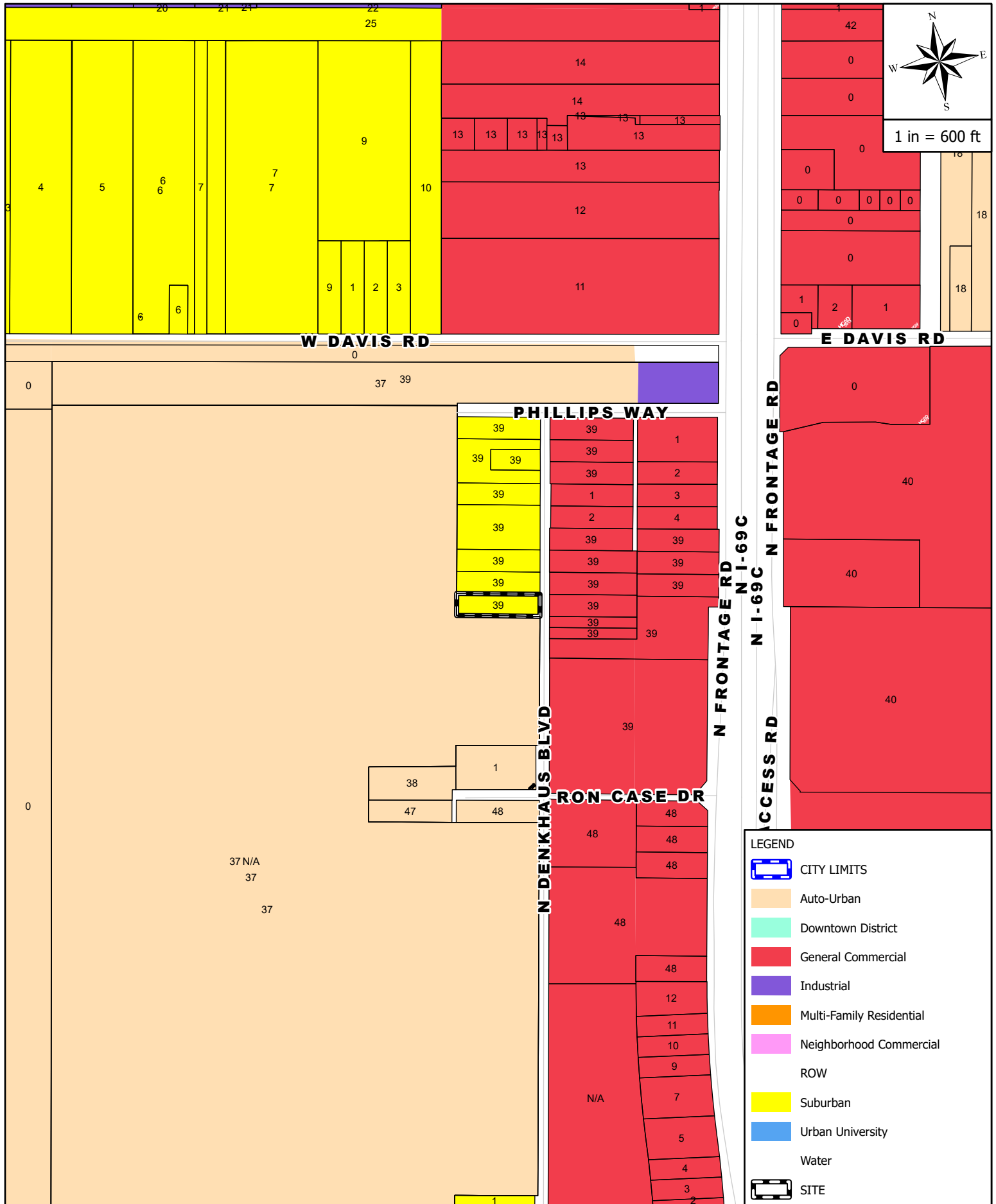
Staff mailed a notice of the public hearing to 13 neighboring property owners on Friday, August 28, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing will be published in the newspaper on September 16, 2026.





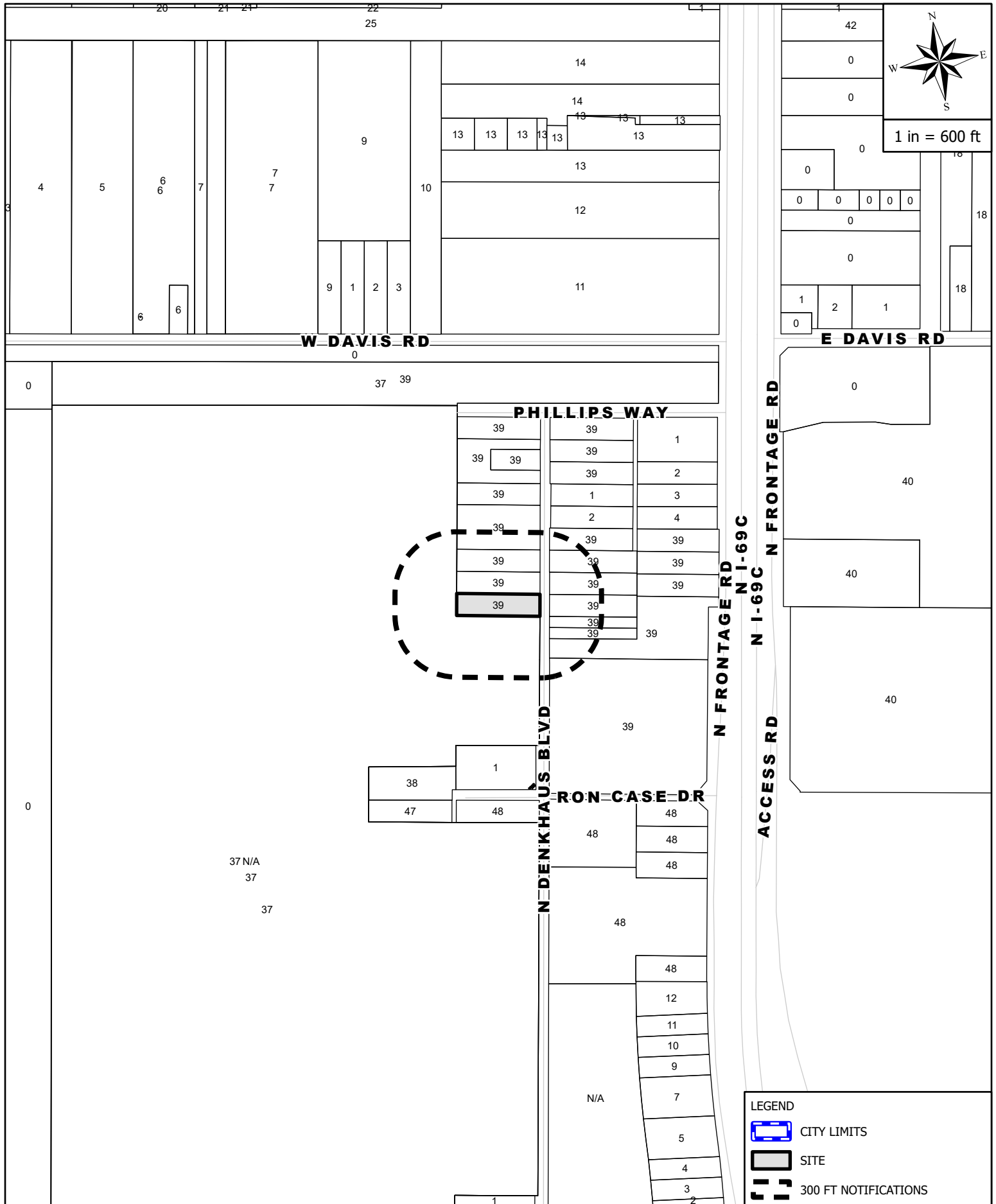
ZONING MAP

4901 N DENKHAUS BLVD



FUTURE LANDUSE MAP

4901 N DENKHAUS BLVD



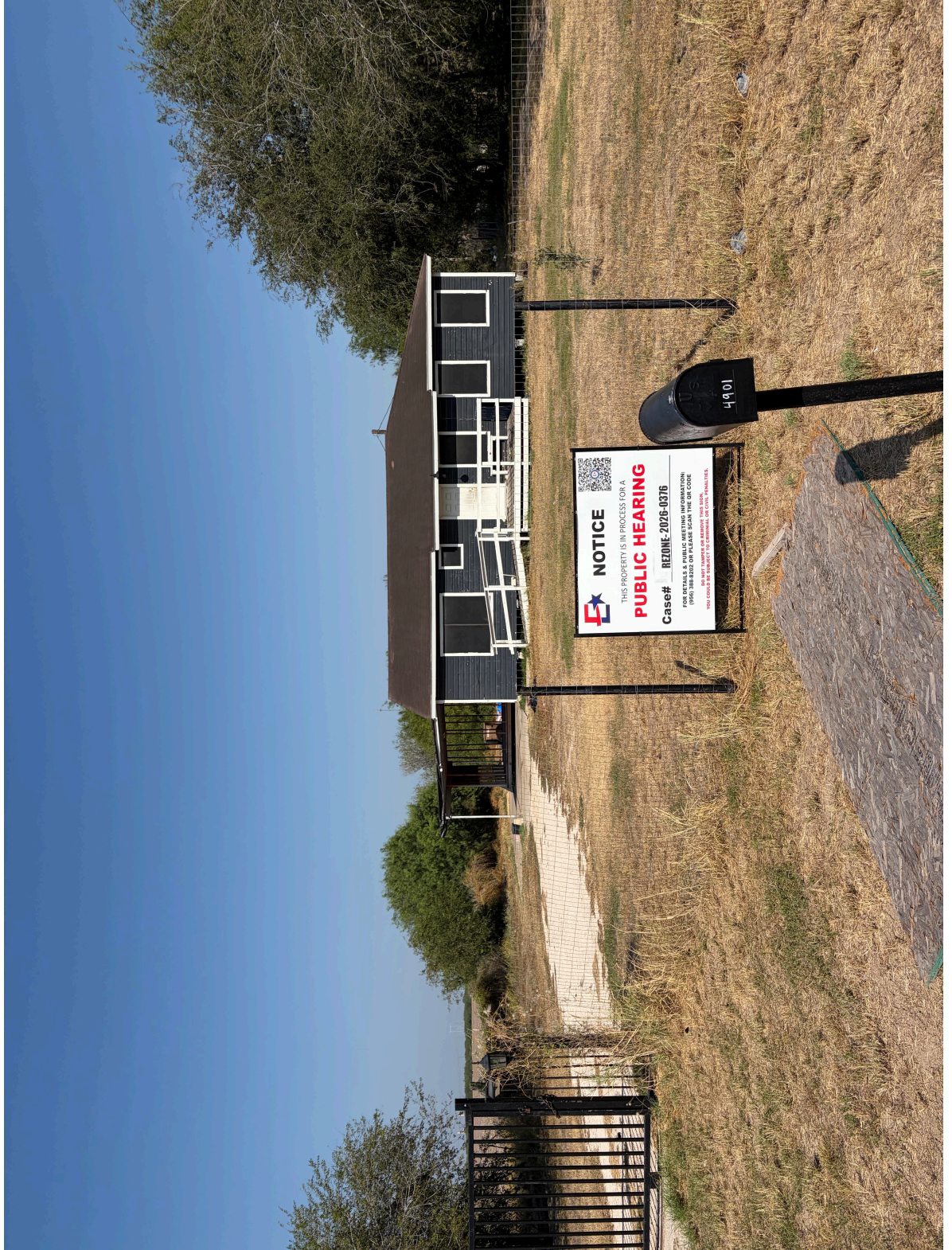
MAILOUT AND SITE MAP

4901 N DENKHAUS BLVD



Rezoning Request Site Photo

Juan Gama
4901 N. Denkhaus Boulevard

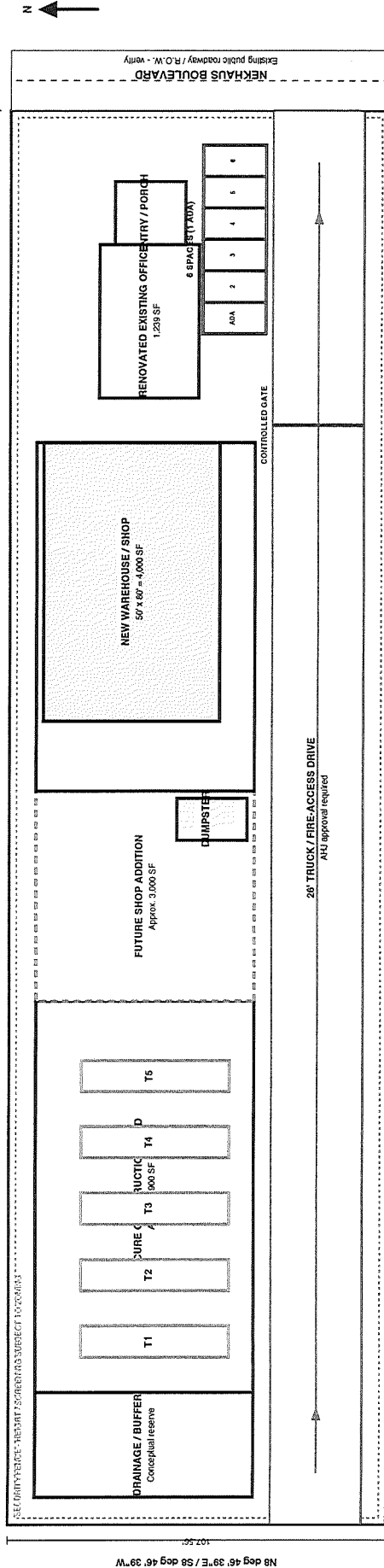


GAMA PM - FUTURE HEADQUARTERS
OPTION 1 - LOWER INITIAL COST / PHASED HEADQUARTERS

CONCEPTUAL SITE PLANNING STUDY
SHEET CS-1.1 | 23 AUG 2026

CONCEPTUAL SITE PLAN

S81 deg 13' 21" E / N81 deg 13' 21" W
495.00'



PLAN LEGEND

- ☒ Office ☒ Warehouse / shop ☐ Secure yard / equipment
☒ Paving / circulation ☐ Future expansion

NO BUILDABLE ENVELOPE CONFIRMED - TITLE / ZONING / CIVIL REVIEW REQUIRED

OPTION 1 - PRELIMINARY AREA AND OPERATIONS SCHEDULE

COMPONENT	APPROX. SIZE	PLANNING INTENT
Existing office renovation	1,239 SF	Management, estimating, accounting and meetings
New warehouse / shop	4,000 SF	Tool crib, equipment, materials, maintenance and receiving
Future shop addition	3,000 SF	Reserved, final size depends on drainage and approvals
Secure outdoor yard	~6,900 SF	Trailer, equipment and controlled material storage
Loading / turnaround	~6,200 SF	Shared loading, maneuvering and operational staging
Parking	6 spaces	Concept includes one ADA space; final count by zoning/code
Truck / fire access	26 FT	Conceptual clear drive, fire marshal approval required

OPTION 1 - DISCUSSION POINTS

- Retains the existing office to reduce near-term cost and speed occupancy
- Gate separates visitor parking from trucks, trailers and yard operations.
- Warehouse overhead doors should face the loading apron, not the street.
- Trailer layout is illustrative, verify actual GAMA PM trailer lengths and turning templates.
- Rear buffer may be needed for drainage, detention, landscaping or fire access.
- Future addition cannot proceed until easements and civil constraints are resolved.

CONCEPTUAL - NOT FOR CONSTRUCTION OR PERMIT

Diagrammatically scaled concept, all dimensions approximate and subject to verification

Property: Tract 1, Block 35, Santa Cruz Ranch Subdivision



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

Meeting Date: September 10, 2026

SUBDIVISION VARIANCE

Agenda Item No: 9.A.

Subdivision Variance Request- 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 Drive, 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.

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 an eight-inch water line is required for properties zoned Residential Primary and the spacing of fire hydrants is 600 feet apart. Currently, there is not a fire hydrant within 600 feet of this property and the applicant is requesting to use a two-inch water line in lieu of the required eight-inch waterline. This request does not comply with the Unified Development Code.

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

This item was heard and tabled at the Planning and Zoning Commission Board on August 13, 2026.

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:

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

Prepared by:

Claudia Mariscal, Planner I

Attachments:

A. SUBDIVISION VARIANCE - ARIEL ABEL ACUNA

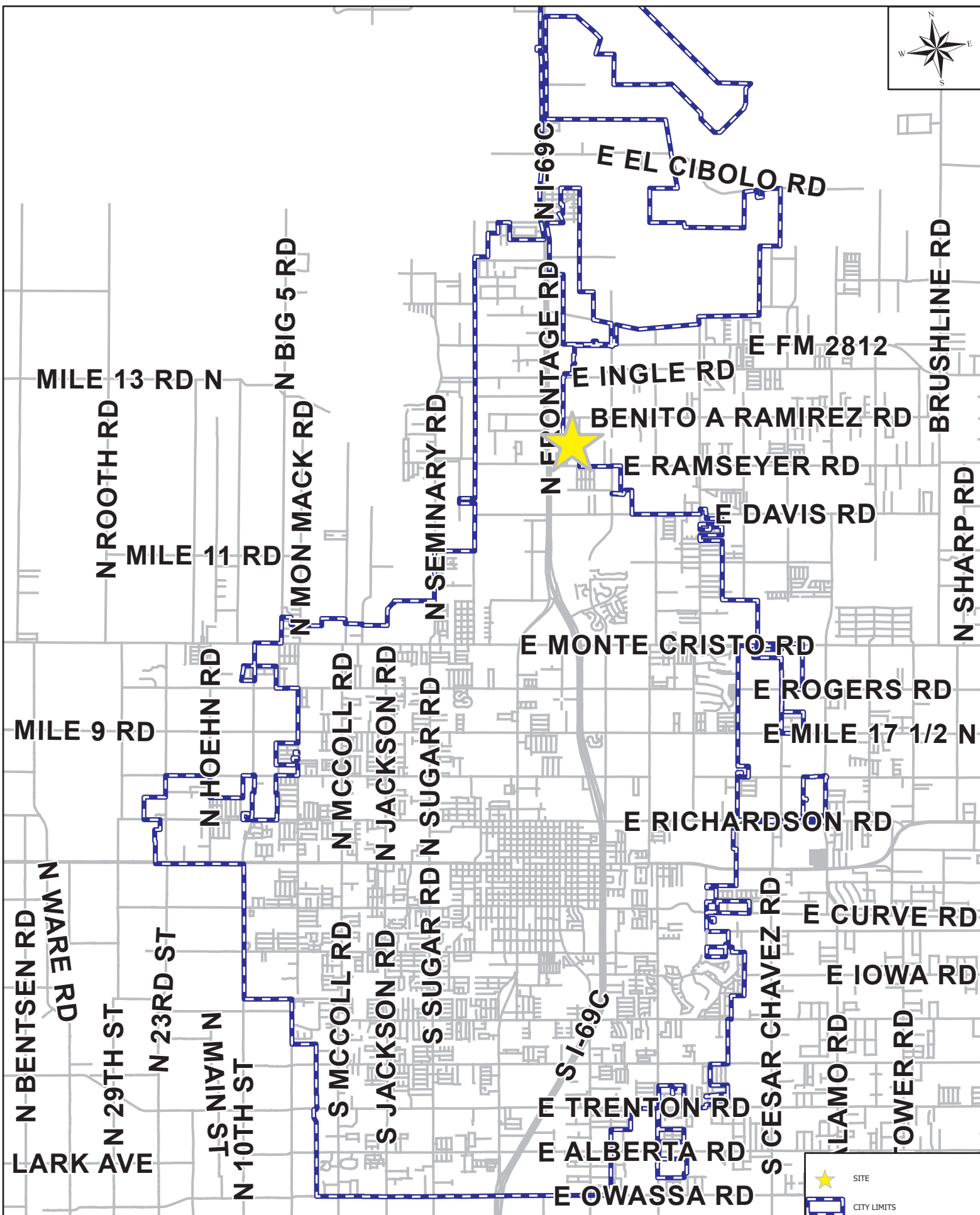
F. Water Supply.

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

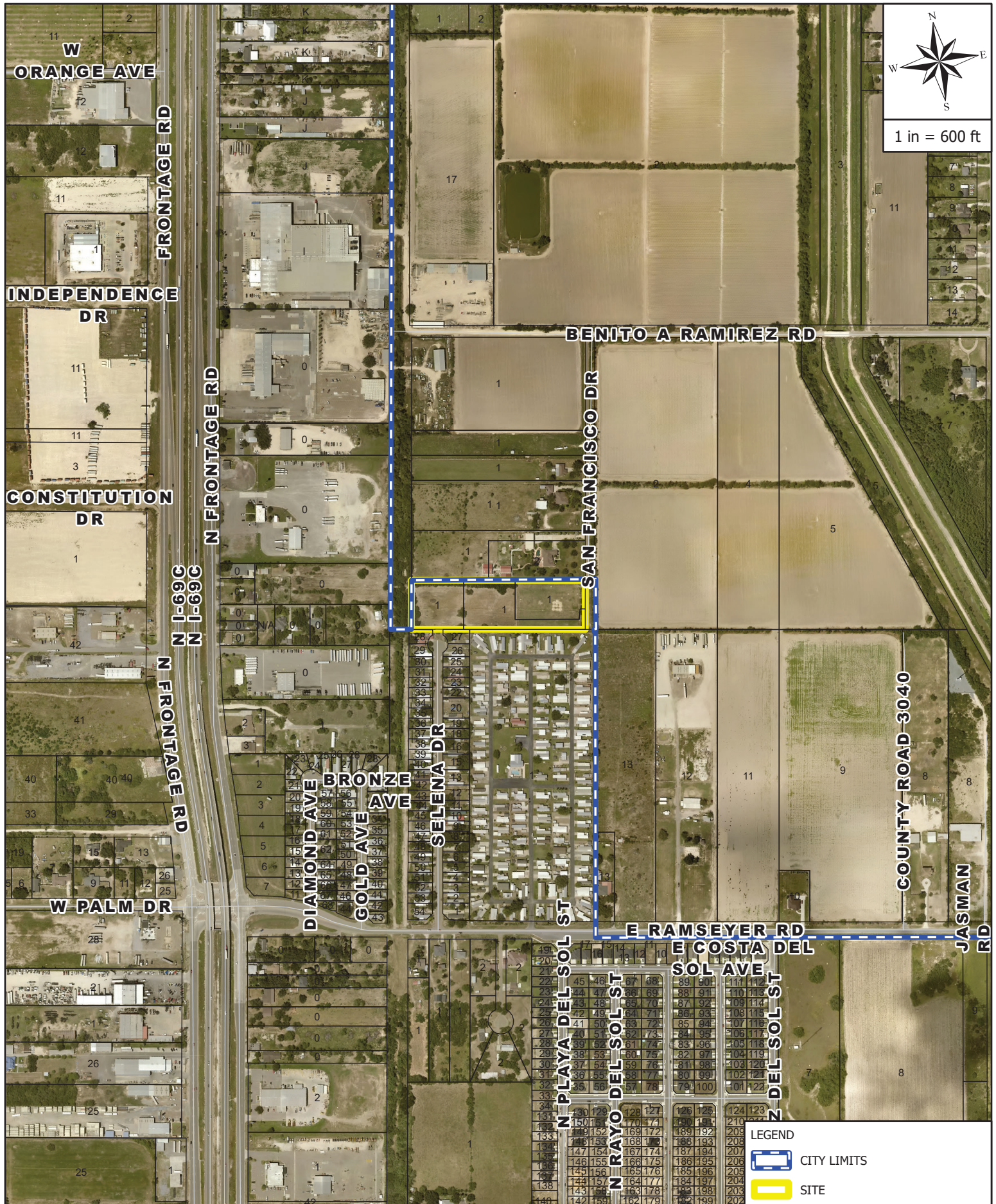
2. Fire Flows and Hydrants.

- 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.



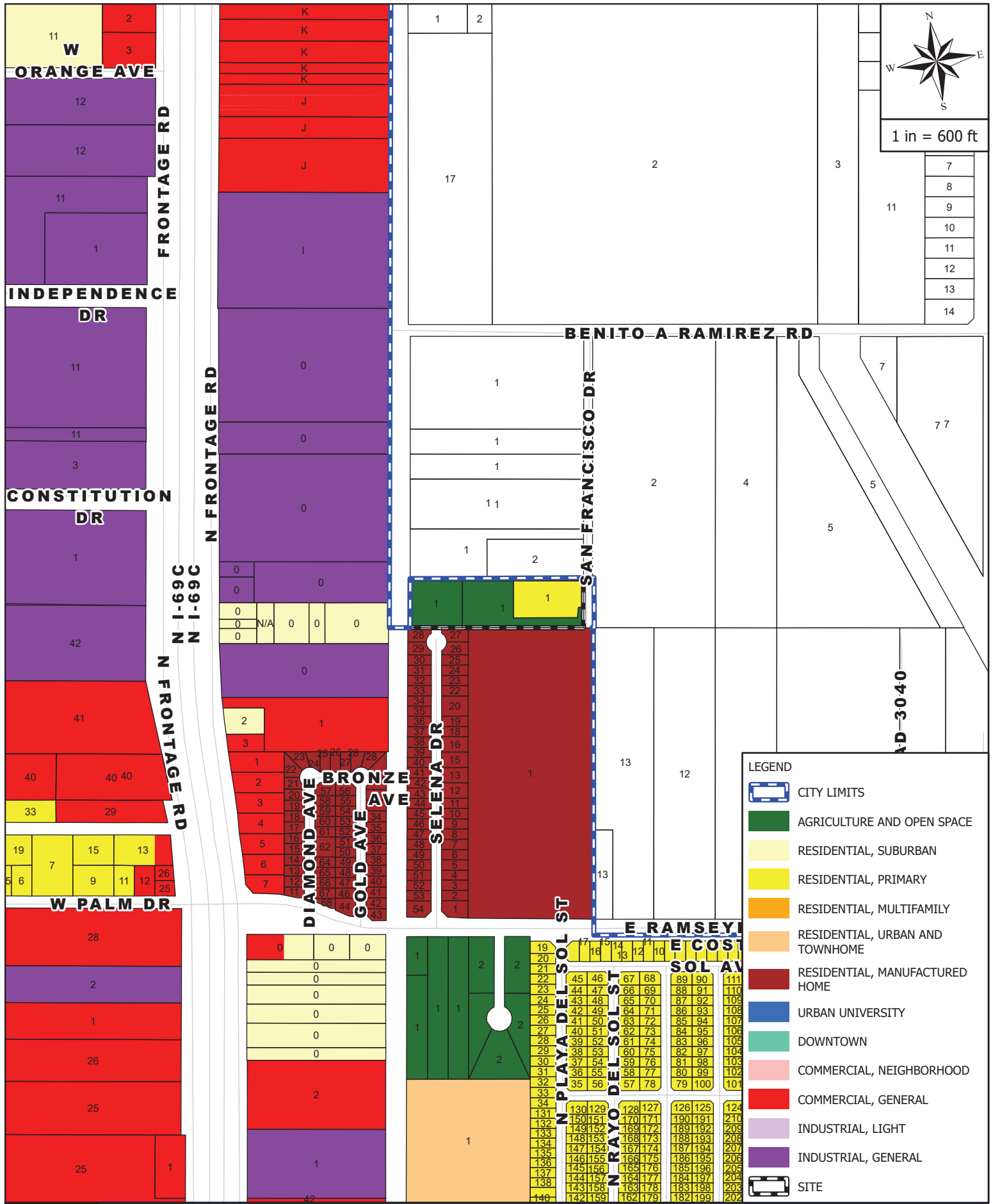
 SITE

 CITY LIMITS

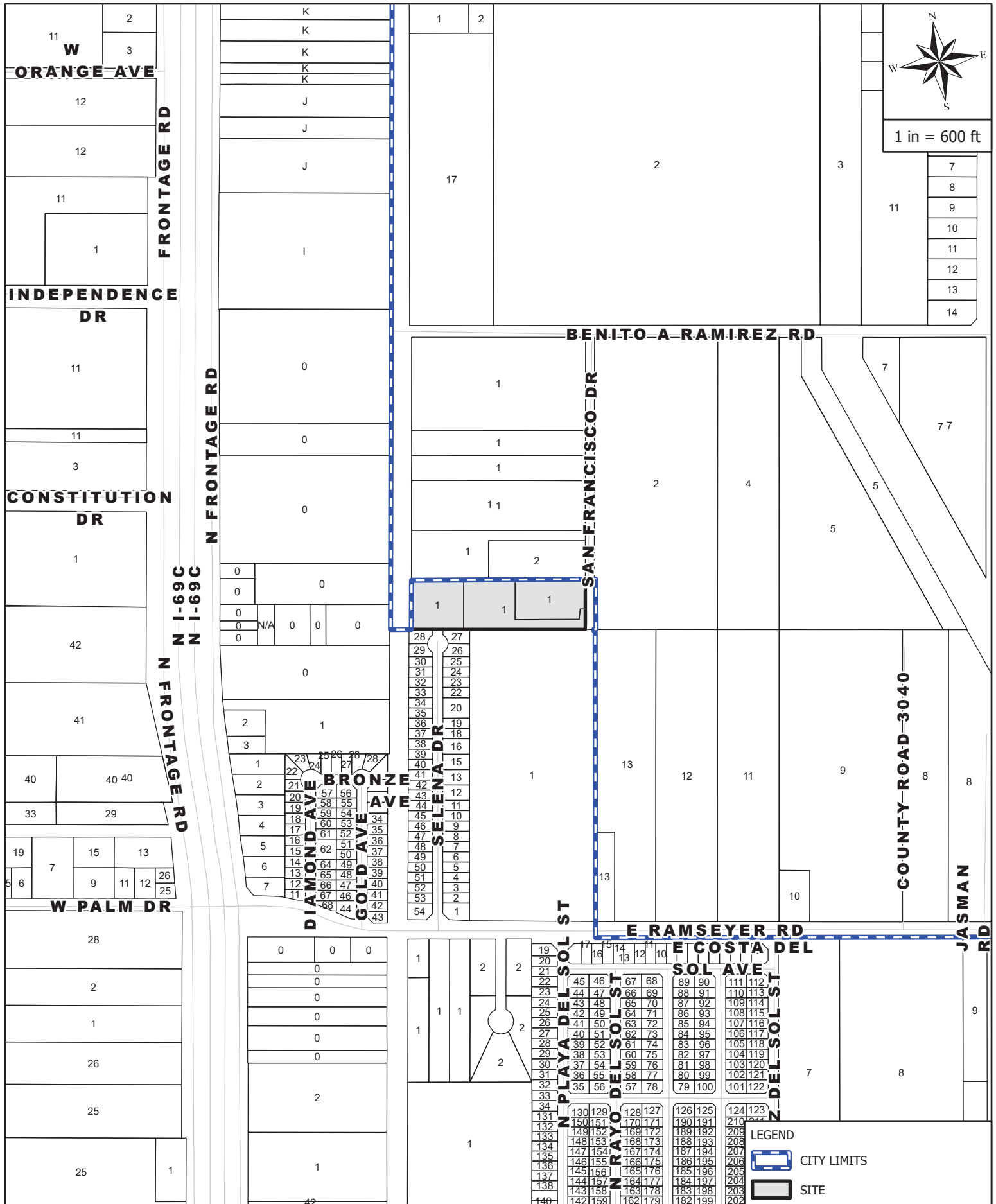


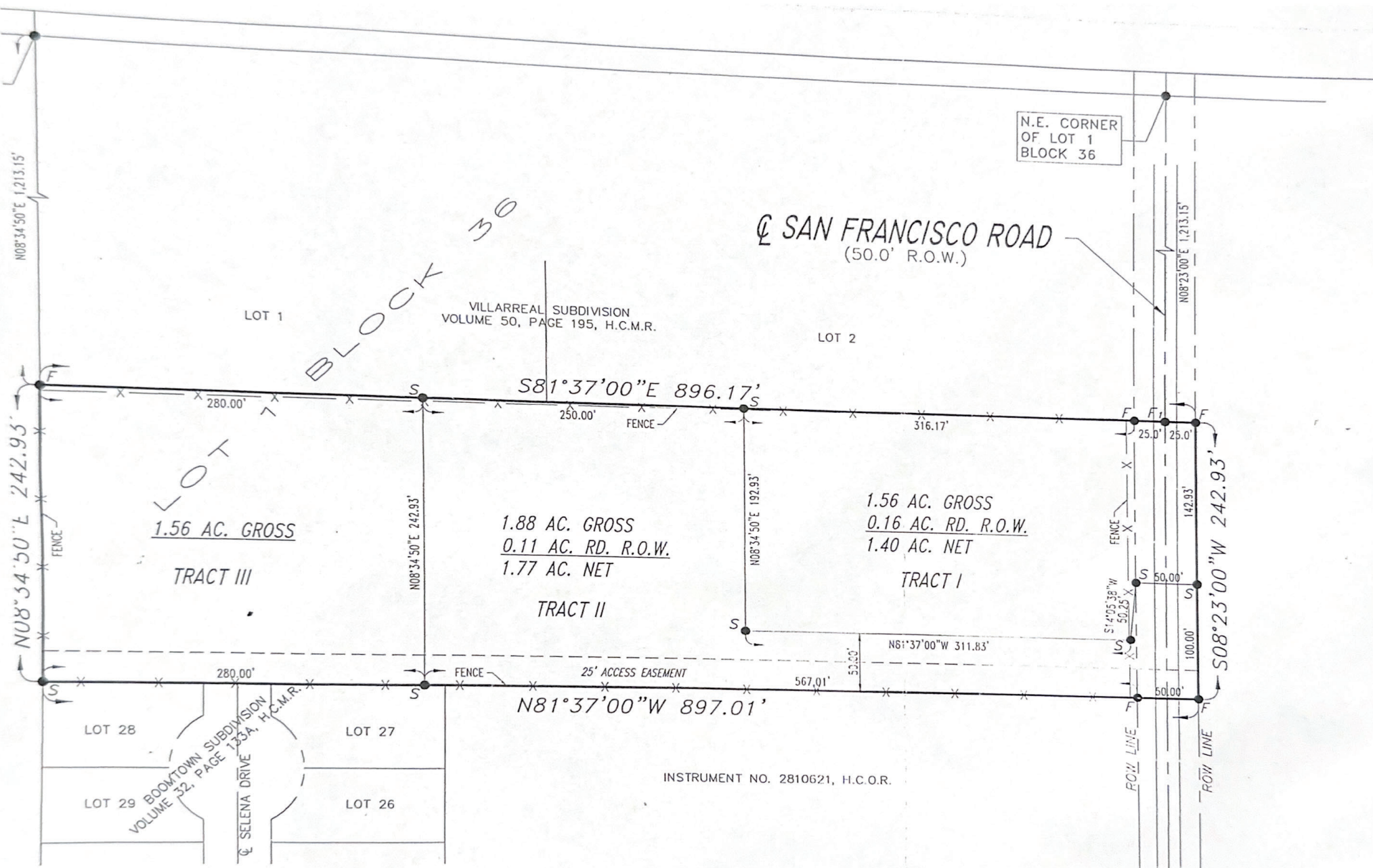
AERIAL MAP

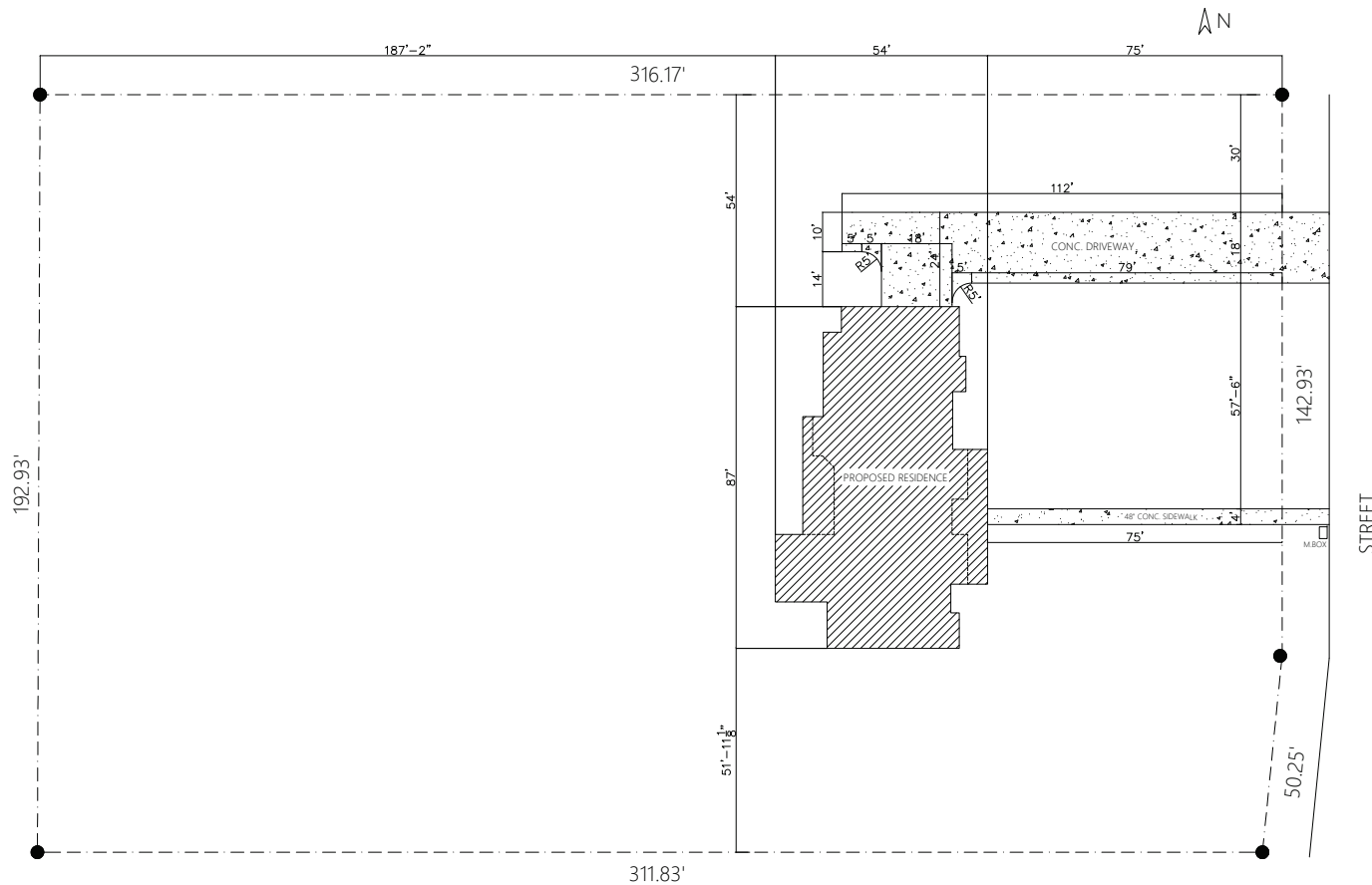
6705 San Francisco Dr



ZONING MAP
6705 San Francisco Dr

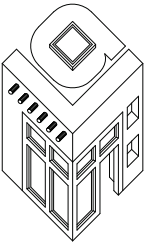






SITE PLAN
SCALE: 1/16" = 1'

M/A CUSTOM PLANS COPYRIGHT © 2026



M/A
Custom Plans

3605 HARVEY MCALLEN, TX
(956) 648.6870
MADESIGN7@GMAIL.COM
WWW.MACUSTOMPLANS.COM

THIS DRAWING IS THE PROPERTY OF M/A CUSTOM PLANS AND MAY NOT BE COPIED, REPRODUCED, PUBLISHED OR SUBMITTED FOR PERMITS WITHOUT THE EXPRESSED CONSENT OF M/A CUSTOM PLANS (MACP). MACP ASSUMES NO LIABILITY FOR HOMES BUILT FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THESE PLANS TO PERFORM THE FOLLOWING. CONTRACTOR MUST:
* VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION OR SITE PREP.
* VERIFY COMPLIANCE WITH CITY ORDINANCE CODES & RESTRICTIONS WHERE STRUCTURE IS TO BE BUILT.
* VERIFY COMPLIANCE WITH ALL SUBDIVISION REQUIREMENTS.
* PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

PROJECT INFORMATION

DATE : 03-19-2026

OWNER : 6705 San Francisco Dr
ACUNA RESIDENCE

SITE : 1.56 acre Tract I;
portion of Lot 1, Block 36
of Santa Cruz Gardens
Subdivision

PROJECT DATA

LIVING : 2,663.0' SF
GARAGE : 504.0' SF
PORCH : 208.0' SF
PATIO : 180.0' SF

TOTAL AREA : 3,555.0' SF

WWW.MACUSTOMPLANS.COM

SHEET No.:

1 of 6

M/A CUSTOM PLANS
PROVIDES A PLAN SERVICE ONLY, AND
RETAINS SOLE PROPRIETORSHIP OF ALL
PLANS, CONSTRUCTION DOCUMENTS,
& ORIGINAL DESIGNS.

N.W. CORNER
OF LOT 1
BLOCK 36

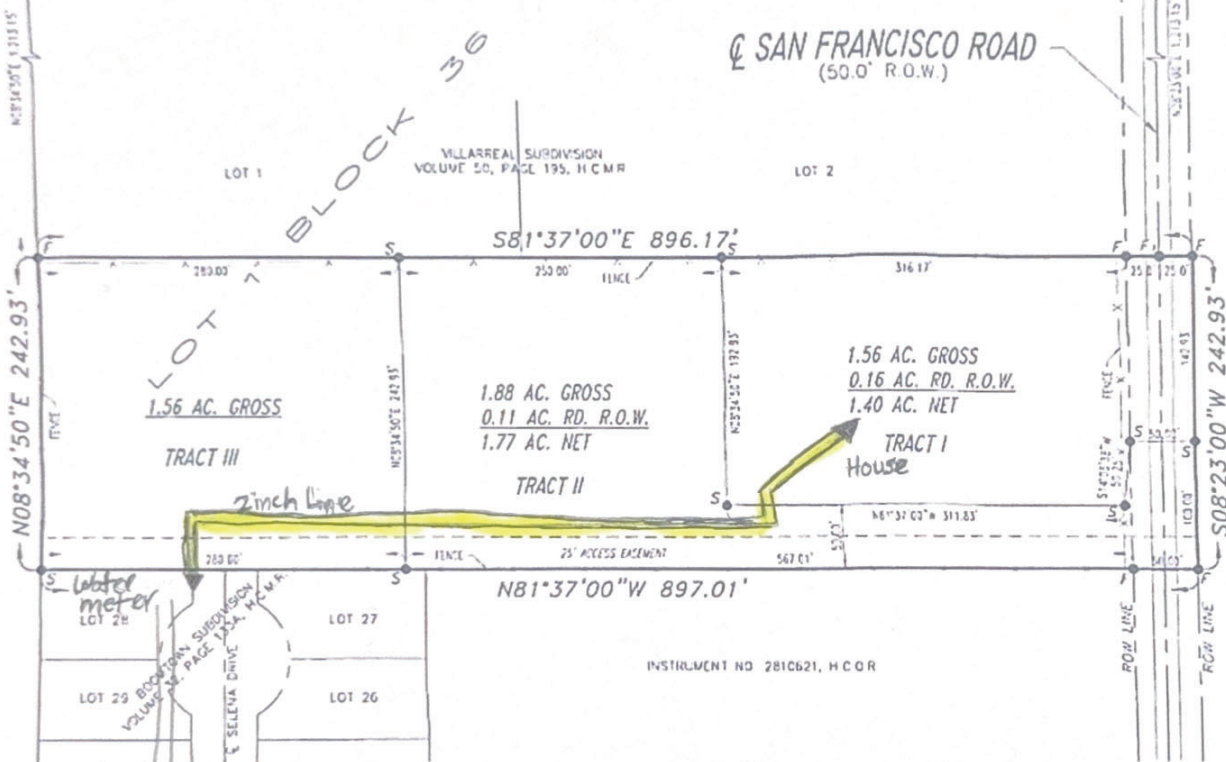
N.E. CORNER
OF LOT 1
BLOCK 36

☐ SAN FRANCISCO ROAD
(50.0' R.O.W.)

SCALE 1" = 100'

BEARING BASED ON PREVIOUS BEARINGS OF
SURVEYING SUBDIVISION UNIT NO. 2 AS
RECORDED IN VOLUME 13, PAGE 134, H.C.D.R.

VOLUME 1421, PAGE 134, H.C.D.R.



I, RAUL E. GARCIA, REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT THE ABOVE IS ACCURATE PLAT OF THE LANDS AS SURVEYED BY ME OR MY DEPUTY AND THAT THERE ARE NO DISCREPANCIES, VISIBLE EASEMENTS, CON SHORTAGES IN AREA, BOUNDARY LINE CO PROTRUSIONS, EXCEPT AS SHOWN.



REGISTERED PROFESSIONAL
SURVEYOR # 4204

This survey is being provided solely for the use of the client and that no license has been created, expressed or implied by the survey except as is necessary in conjunction with the transaction which shall take place within a six (6) month period.

NOTE:
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.
SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

PLAT SHOWING

PARTITION OF A 5.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 36, SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #775315, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND:

- F - FOUND 1/2" IRON ROD
- F1 - FOUND COTTON PICKER SPINDLE
- S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED: 06/06/2000
THIS AREA IS IN FLOOD ZONE "X"

R.E. Garcia
Associates

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

TITLE:
BOUNDARY SUR

DATE: MAY 27, 2021
JOB # 2021-100 BOOK T-1:
SCALE: 1" = 100'
DRAWN BY: E.S.

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	A	A						
Elias	Longoria, Jr.	Vice-Chair	P	P	P	A	P			P	P	P	A		P	P	P	P						
Ruby	Casas	Commissioner	P	P	P	P	P			P	P	A	P		A	A	P	A						
Jorge	Gonzalez	Commissioner	P	P	P																			
Victor	Daniec	Commissioner	P	A	P	A	P			P	P	A	A		P	P	P	P						
Rene	Olivarez	Commissioner	P	P	A																			
Rodolfo "Rudy"	Ramirez	Commissioner	A	P	P	A	A			P	A	P	A		A	A	P	P						
Eliseo	Garza	Commissioner				P	P			P	P	P	P		P	P	P	P						
Gregory	Vasquez	Commissioner				P	P			A	P	P	P		P	P	P	P						