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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 20, 2025 – 5:30 P.M.  
CITY HALL-COUNCIL CHAMBERS  
415 WEST UNIVERSITY DRIVE  
EDINBURG, TEXAS 78539**

**AGENDA**

1. Call Meeting 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 feels to be appropriate.

5. **PUBLIC COMMENTS**

- A. 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 Rodolfo “Rudy” Ramirez from the October 23, 2025, regular meeting.
- B. Consider excusing the absence of board member Jorge Gonzalez from the October 23, 2025 regular meeting.
- C. Consider excusing the absence of board member Ruby Casas from the October 23, 2025, regular meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the October 23, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to Multi-Family Residential Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Multi-Family (RM) District, Lot 1, Brandy Estates, Located at 4020 W. Sprague Street, as Requested by Abraham Mejia Jr.
- B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial and Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Commercial, Neighborhood (CN) District to Commercial, General (CG) District, 5.000 Acres out of Lot 27, Kelly-Pharr Subdivision, Volume 3, Pages 133-134, H.C.D.R., City of Edinburg, Hidalgo County, Texas, Located at 1014 W. Wisconsin Road, as Requested by Melden & Hunt, Inc.

- C. Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, Neighborhood (CN) District, Lot 8, Primarosa Estates Unit 2 Subdivision, Located at 3606 W. Monte Cristo Road, as Requested by Jose Antelmo and Anita M. Valdez.
- D. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, All of Lot 26, Trenton Manor Subdivision, Located at 1919 Wayne Drive, as Requested by Rolando Ramirez.
- E. Consider the Variance Request to the City's Unified Development Code Article 4, Section 4.303, Permanent Signs, Crestwood Estates Subdivision, Located at 3201 N. Roegiers Road, as Requested by Khristian Galvan.
- F. Special Use Permit for On Premise Consumption for Alcoholic Beverages, Being 15.287 Acres, More or Less, Out of Lot 10, Block 271, Texas-Mexican Survey, Located at 123 E. Mark S. Pena Drive, as Requested by Edinburg Arts Foundation.

9. **SUBDIVISION VARIANCES**

- A. Consider Variance Request to the City's Unified Development Code, Article 4, Section 4.204, Bufferyards, Table 4.204-1, Bufferyard Classifications for The Woodlands at Jackson Subdivision, Being a 4.00-Acre Tract of Land Out of Lot 4, Section 242, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, as Per Map Recorded in Volume 1, Page 12, Hidalgo County Map Records, Located at 1802 N. Jackson Road, as Requested by Marco Santivanez.
- B. Consider Variance Request to the City's Unified Development Code, Article 5, Table 5.203-1, Right-of-Way Widths, Being 19.858 Acres Situated in the City of Edinburg, County of Hidalgo, Texas Being a Part or Portion Out of Lot 7, Section 240, Texas- Mexican Railway Company's Survey Subdivision, According to the Plat Thereof Recorded in Volume 1, Page 12, Hidalgo County Map Records, Located at 2800 N. McColl Road, as Requested by Melden & Hunt, Inc.
- C. Consider Variance Request to the City's Unified Development Code, Article 5, Table 5.203-1, Right-of-Way Widths, Being a 7.434-Acre Tract of Land, More or Less, Out of the South 25.20 Acres of Lot Five (5), Section Two Hundred Thirty-Nine (239), Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 1901 W. Rogers Road, as Requested by Melden & Hunt, Inc.

10. **SUBDIVISION CONSENT**

- A. Consider the Preliminary Plat Approval of Garco North Industrial Park Subdivision, being a 5.87 Acres Tract of Land Out of Lots 1, 2 And 4, Block 49, Santa Cruz Gardens Unit No. 2 Subdivision, Hidalgo County, Texas, Recorded in Volume 8, Pages 28 and 29, Hidalgo County Map Records, Located at 104 Constitution Drive, as Requested by Quintanilla, Headley and Associates.
- B. Consider the Preliminary Plat approval of Vaquero Edinburg Subdivision, being a 2.052 acres tract of land out of Lots 12 and 13, Block C, Amended Map of Edinburg, recorded in Volume 1, Page 23, Hidalgo County Map Records, located at 103 E. Schunior Street, as Requested by Melden & Hunt, Inc.
- C. Consider the Preliminary Plat Approval of Sunrise Trails Phase I Subdivision, being a 10.882 Acres Tract of Land Out of Lots 9 and 10, Block 36 Amended Map of Santa Cruz Gardens Unit No. 2, Recorded in Volume 8, Page 28-29, Hidalgo County Map Records, Located at 1403 E. Ramseyer Road, as Requested by Melden & Hunt, Inc.
- D. Consider the Preliminary Plat Approval of Vista Linda Subdivision, Being a 19.985 Acre Tract Being Out of Lot 9, Section 236, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 5500 W. Rogers Road, as Requested by Melden & Hunt, Inc.
- E. Consider the Final Plat Approval of Garden Walk at Canton Subdivision, Being 8.33-Acres Tract of Land Out a 24.99 Acre Tract of Land out of Lot 4, Block 1, John Closner Subdivision, Hidalgo County, Texas, According to the Map Recorded in Volume 0, Page 4 And 5, Hidalgo County Map Records, Located at 2020 E. Canton Road, as Requested by Rio Delta Engineering.
- F. Consider the Final Plat Approval of Sapphire at La Sienna Phase I Subdivision, Being a 18.682 Acres Tract of Land Out of Lots 50, 51, and 52, Santa Cruz Ranch Subdivision, According to the Plat or Map thereof Recorded in Volume Z, Page 161, Hidalgo County Map Records, Located at 4401 La Sienna Parkway, as Requested by Melden & Hunt, Inc.
- G. Consider the Final Plat Approval of Villas at La Sienna Subdivision, being a 4.906 Acres Tract of Land out of Lot 1, La Sienna Development, According to the Plat or Map thereof Recorded in Volume 53, Page 124, Hidalgo County Map Records, Located at 1891 Burns Boulevard, as Requested by Melden & Hunt, Inc.



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11. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Attendance Roster

12. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 11:00 A.M. on this 12<sup>th</sup> day of November, 2025.

*Erika Monreal*

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Erika Monreal, Administrative Assistant  
Planning & Zoning Department

**NOTICE**

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

