



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 22, 2026 – 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 January 8, 2026, Regular Meeting.

7. **MINUTES**

- A. Consider Approval of the Minutes for the January 8, 2026, Regular Meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Commercial, General (CG) district to Industrial, General (IG) District, being Lot 2, Block 47, Santa Cruz Gardens Subdivision, Unit No. 2, Hidalgo County, Texas, Located at 1000 W. Farm-to-Market 2812, as Requested by Alfonso Villarreal.
- B. Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, Being a 2.69 Acre Tract of Land, Being a Portion of Lot 1, Section 244, Texas-Mexican Railway Company Survey Subdivision Hidalgo County, Texas, Located at 610 E. Monte Cristo Road, as Requested by Jabes Properties, LLC.





- C. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 10.11 Acre Tract of Land, More or Less, Comprised of the Following Two Tracts of Land: Tract 1: The Northeast Quarter of Lot 8, Section 243, Out of the Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas. Save and Except: That Portion Out of Lot 8, Out of 90.16 Acres Out of Lot 1, 2, and 8, Section 243, Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, Awarded to Hidalgo County Water Control & Improvement District Number 1. Tract 2: That Southeasterly Portion of Lot 8, Section 243, Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas, Located at 2399 E. Rogers Road, as Requested by Rioplex Engineering LLC.
- D. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Manufacture Home (MH) District to Commercial, General (CG) District, Being a Tract of Land Containing 1.072 Acres Situated in the City of Edinburg, Hidalgo County, Texas Consisting of: 0.822 of One Acre Being a Part or Portion of Lot 1 and 0.250 of one Acre Being a Part or Portion of Lot 2, All Being Out of Minnie Fenton Subdivision, Located at 2315 E. Monte Cristo Road, as Requested by Melden & Hunt, Inc.

9. **SUBDIVISION VARIANCES**

- A. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.202, Table 3.202-1, Nonresidential and Mixed-Use Lot Standards, for Garco North Industrial Park Subdivision, Being a 5.87-Acre Tract of Land Out of Lots 1, 2 and 4, Block 49, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, According to the Map or Plat Recorded in Volume 8, Pages 28 & 29, Map Records, Hidalgo County, Texas, and According to Correction Warranty Deed Recorded Under County Clerk's Document Number 1738805, Official Records, Hidalgo County, Texas, Located at 104 Constitution Drive as Requested by Quintanilla, Headley And Associates, Inc.
- B. Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-5, Apartment Lot and Building Standards, Being a 0.37 Acre Tract of Land, More or Less, Being the North 114.00 Feet of Lot 1, Wood Subdivision, City of Edinburg, Hidalgo County, Texas According to the Map or Pat Thereof Recorded Under Volume 10, Page 35 of the Plat Records of Hidalgo County, Texas Located at 513 S. 4th Avenue, as Requested by Jorge E. Vallina, on Behalf of Zaashila Construction Group, LLC.





10. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Attendance Roster

11. **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 12:00 P.M. on this 15th day of January 15, 2026.

Erika Monreal

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.





**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 8, 2026 – 5:30 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

MINUTES

PRESENT:

**JORGE SOTELO – CHAIRMAN
ELIAS LONGORIA, JR. – VICE CHAIRMAN**

BOARD MEMBERS:

**RUBY CASAS
JORGE GONZALEZ
RENE OLIVAREZ
VICTOR DANIEC**

ABSENT:

RODOLFO “RUDY” RAMIREZ – BOARD MEMBER

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.

JULIO GONZALEZ, A HIDALGO COUNTY RESIDENT, WAS PRESENT AND EXPRESSED HIS CONCERN AND INTEREST IN ALL ACTIVE AND PENDING DATA CENTER PERMITS.

6. **ABSENCES**

- A. Consider excusing the absence of Vice Chairman Elias Longoria, Jr., from the December 11, 2025, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE EXCUSING THE ABSENCE OF VICE CHAIRMAN ELIAS LONGORIA, JR., FROM THE DECEMBER 11, 2025, REGULAR MEETING. MOTION CARRIED WITH A 5-0 VOTE. VICE CHAIRMAN ELIAS LONGORIA, JR., ABSTAINED FROM VOTING.





7. **MINUTES**

A. Consider Approval of the Minutes for the December 11, 2025, Regular Meeting.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO APPROVE THE MINUTES FOR THE DECEMBER 11, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

8. **PUBLIC HEARINGS**

A. Consider the Comprehensive Plan Amendment from General Commercial Uses to Industrial Uses and the Rezoning Request from Suburban, Residential (RS) District to Industrial, General (IG) District, Being 22.44 Acres, More or Less, Being the Residue of "Original" Lot 11, Block 48 of "Amended Map of Subdivision of Santa Cruz Gardens Unit No. 2", Located at 500 W. Ingle Road, as Requested by Nustar Logistics, L.P.

ORALIA RODRIGUEZ, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HER CONCERNS FOR THE REZONING REQUEST.

STEVE FERGUSON, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HIS CONCERNS AND OPPOSITION FOR THE REZONING REQUEST.

JUNE JOBE, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HER CONCERNS AND OPPOSITION FOR THE REZONING REQUEST.

JUSTIN JOBE, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HIS CONCERNS AND OPPOSITION FOR THE REZONING REQUEST.

WILLIAM WALTHOUR, A CONCERNED CITIZEN, WAS PRESENT AND ADDRESSED THE BOARD REGARDING DATA CENTERS.

GABRIEL ESPINOZA, EDINBURG ASSISTANT FIRE CHIEF, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.





A MOTION WAS MADE BY BOARD MEMBER RUBY CASAS AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO DENY THE REZONING REQUEST. MOTION CARRIED WITH A 4-2 VOTE. CHAIRMAN JORGE SOTELO AND VICE-CHAIRMAN ELIAS LONGORIA, JR., OPPOSED THE MOTION. - ITEM DENIED

B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Lot 13, of Merrill Subdivision, a Subdivision in Hidalgo County, According to the Map or Plat Thereof Recorded in Volume 16, Page 2 of the Map Records of Hidalgo County, Texas, Save and Except the North 179.00 Feet of Lot 13 as Being Further Described in the Eulogio Diaz Subdivision, According to the Map or Plat Thereof Recorded in Volume 36, Page 129, Map Records of Hidalgo County, Texas, Save and Except a 0.098 Acre Tract of Land as Set Forth in a Deed Conveyed to State of Texas, in Document Number 1308177, Official Public Records, Hidalgo County Texas, as Located at 2921 E. Monte Cristo Road, as Requested by Countryside Realty Investments LLC.

A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. - ITEM APPROVED

C. Consider the Rezoning Request from Residential, Suburban (RS) District to Agriculture & Open Space (AO) District, Being Four Tracts of Land, Being All of Lot 12, Monte Cristo Heights, Located at 1008 Monte Cristo Heights Road, as Requested by Erica Nava.

ERICA NAVA, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REZONING REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY VICE-CHAIRMAN ELIAS LONGORIA, JR., TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. - ITEM APPROVED





- D. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being Lot 12, Villa Del Sol Subdivision, Located at 1021 Sundance Drive, as Requested by Daniel Ramos.

**A MOTION WAS MADE BY VICE-CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.
– ITEM APPROVED**

- E. Consider the Rezoning Request from Residential, Multifamily (RM) District to Residential, Primary (RP) District, Being a Tract of Land Containing 21.575 Acres Out of Lots 21 and 25 East Retama Subdivision, Located at 4220 N Seminary Road, as Requested by Melden & Hunt Inc.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO APPROVE THE REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- F. Special Use Permit for On-Premise Consumption for Alcoholic Beverages for Late Hours, Being Lots 1 and 2, Edinburg Original Townsite, Block 251, Located at 300 E. University Drive, Suite 3, as Requested by Hugo A. Olvera.

**A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE THE SPECIAL USE PERMIT. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.
– ITEM APPROVED**

9. SUBDIVISION VARIANCES

- A. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.202, Table 3.202-1, Minimum Lot Area and Lot Width, for King's Landing Subdivision, Being a 17.274-Acre Tract of Land Out of Lots 49, 50, and 51, Lehigh Plaza Subdivision, Hidalgo County, Texas, and According to Special Warranty Deed Recorded Under County Clerk's Document Number 3555596, Official Hidalgo County Map Records, Located at 2700 W. Wisconsin Road, as Requested by Quintanilla, Headley & Associates, Inc.





ALFONSO QUINTANILLA, A REPRESENTATIVE FOR QUINTANILLA, HEADLEY & ASSOCIATES, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

MANUEL CANTU, THE PROJECT DEVELOPER, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- B. Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.102 Lot and Design Standards, Table 3.102-1, Single-Family Detached Lot and Building Standards, Rear Yard Setbacks and Article 5, Subdivision Standards, Sec. 5.206. Blocks, Block Length, for Sapphire at La Sienna Phase III, Being a 12.364 Acres Tract of Land, Out of Lots 51 and 52, Santa Cruz Ranch Subdivision, Volume Z, Page 161, Hidalgo County Map Records, Located at 4498 La Sienna Parkway, as Requested by Melden & Hunt, Inc.

MARLON GARZA, A MELDEN & HUNT INC. REPRESENTATIVE, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY VICE CHAIRMAN ELIAS LONGORIA, JR., TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED

- C. Consider Variance Requests to the City's Unified Development Code, Article 3, Section 3.102-B.3, Single-Family Detached Lots and Building Standard for Rear Yard Setback and Article 5, Section 5.206 Blocks, for Sapphire at La Sienna Phase II Subdivision, Being a Subdivision of 16.701-Acres 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 of Records Located at 4498 La Sienna Parkway, as Requested by Melden & Hunt, Inc.

A MOTION WAS MADE BY ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER RUBY CASAS TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEM APPROVED





- D. Consider Variance Requests to the City's Unified Development Code, Article 3, Section 3.102-B.3. Table 3.102-1, Single-Family Detached Lots and Building Standards, for Minimum Lot Area, Lot Width, Side Yard Setbacks, and Table Note to Table 3.102-1 (RM3), Article 5, Section 5.203-A. Table 5.203-1, Right-of-Way Widths and Article 4, Section 4.204-A. Table 4.204-1 Development Standards for Bufferyard Requirement for the Elms Subdivision, Being a 5.818-Acre Tract of Land, Out of Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County Map of Records Located at 1000 W. Alberta Road, as Requested by Melden & Hunt, Inc.

GERARDO CARMONA, DIRECTOR OF UTILITIES, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

OMAR GARZA, EDINBURG FIRE CHIEF, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

ISAEL POSADAS JR., EDINBURG ENGINEER III, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER VICTOR DANIEC AND SECONDED BY BOARD MEMBER RENE OLIVAREZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED WITH A 3-3 VOTE. CHAIRMAN JORGE SOTELO, VICE CHAIRMAN ELIAS LONGORIA, JR., AND BOARD MEMBER JORGE GONZALEZ OPPOSED THE MOTION. – ITEM APPROVED

10. **SUBDIVISION CONSENT**

- A. Consider the Preliminary Plat Approval of the Elms Subdivision, Being a 5.818 Acre Tract of Land Out of the Lot 59, Kelly Pharr Subdivision, Hidalgo County, Texas, Volume 3, Page 133-134 Hidalgo County, Located at 1000 W. Alberta Road, as Requested by Melden & Hunt, Inc.
- B. Consider the Preliminary Plat Approval of Cristo Crossing Subdivision, Being a 12.05 Acre Tract of Land Out of Lots 3 and 4, Section 239, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, and According to Warranty Deed with Vendor's Lien Recorded Under County Clerk's Document Number 1108016, Official Records, Hidalgo County, Texas Located at 1898 W. Monte Cristo, as Requested by Quintanilla, Headley, & Associates, Inc.





- C. Consider the Final Plat Approval of Las Fuentes Heights at Rincon Subdivision, Being a 3.152 Acre Tract of Land Out of Lot 3 Block 1, A.J. & McColl Subdivision as Per Map or Plat Recorded in Volume 21, Page 598, Located at 2400 W. Canton Rd, as Requested by SDI Engineering.
- D. Consider the Final Plat Approval of Ali Estates Subdivision Being a 29 Lot Private Subdivision Containing 9.32 Acres, Being All of Tract I, Tract II, Tract III, Conveyed to Lana Sue Heina, as Recorded in Document Number 3089459, Official Records, Hidalgo County, Texas, Out of Lot 71, Kelly Pharr Subdivision, Hidalgo County, Texas, as Per Map or Plat Thereof Recorded in Volume 3, Page 133, Deed Records of Hidalgo County, Texas, Located at 5502 S. Sugar Road, as Requested by Sames, Inc.

ITEMS 10A AND 10C WERE PULLED FROM THE CONSENT AGENDA.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO APPROVE ITEMS 10B AND 10D. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE. – ITEMS 10B AND 10D APPROVED

11. **DIRECTOR'S REPORT**

- A. City Council Actions
- B. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING & ZONING, ADDRESSED THE BOARD REGARDING THE JANUARY 6, 2026, CITY COUNCIL MEETING. REZONING REQUESTS AT 20383 E. RICHARDSON ROAD, 2901 W. CHAPIN ROAD, 1313 N I-69C, AND 1000 W ALBERTA ROAD WERE APPROVED. THE REZONING REQUEST AT 701 E LOVETT WAS DENIED BY CITY COUNCIL.





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 5:00 P.M. on this 14th day of January, 2026.

A MOTION WAS MADE BY VICE CHAIRMAN ELIAS LONGORIA, JR., AND SECONDED BY BOARD MEMBER VICTOR DANIEC TO ADJOURN THE JANUARY 8, 2026, REGULAR MEETING AT 6:56 P.M. MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

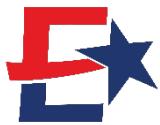
Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

NOTICE

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City of Edinburg
PLANNING & ZONING COMMISSION
January 22, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District, Being Lot 2, Block 47, Santa Cruz Gardens Subdivision, Unit No. 2, Hidalgo County, Texas, Located at 1000 W. Farm-To-Market 2812, As Requested By Alfonso Villarreal.

DESCRIPTION / SCOPE:

This property is located on the southside of W. Farm-To-Market 2812 approximately 1,200 feet west of Lake Citrus Drive. 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 Industrial, General (IG) District. This is the primary heavy industrial district, intended to serve uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials. This property has a total frontage of approximately 300 feet along W. Farm-To-Market 2812 and a lot depth of 1261.70 to its deepest point for a total area of 7.80 acres. Currently the property sits vacant. The applicant is wanting to utilize the property for Commercial Truck Parking.

Adjacent zoning is Agriculture & Open Space (AO) District to the north, east and south and Commercial, General (CG) District to the west. Surrounding land uses consists of vacant land. The future land use designation for this property is for Industrial Uses.

Staff mailed a notice of the public hearing to 9 neighboring property owners on Friday, January 9, 2026 and 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 January 28, 2026.

On January 14, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) 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.

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:

PLANNING & ZONING COMMISSION – 01/13/2026

CITY COUNCIL – 02/17/2026

DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District

APPLICANT: Alfonso Villarreal

AGENT: Not Applicable

LEGAL: Being Lot 2, Block 47, Santa Cruz Gardens Subdivision

LOCATION: Located at 11000 W. Farm-To-Market 2812

LOT/TRACT SIZE: 7.80 acres

CURRENT USE: Vacant

PROPOSED USE: Industrial, General (IG) District

EXISTING ZONING: Commercial, General (CG) District

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

LAND USE PLAN: Industrial Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer CCN Service Area

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) District

**REZONING REQUEST
JOSE A. GONZALEZ**

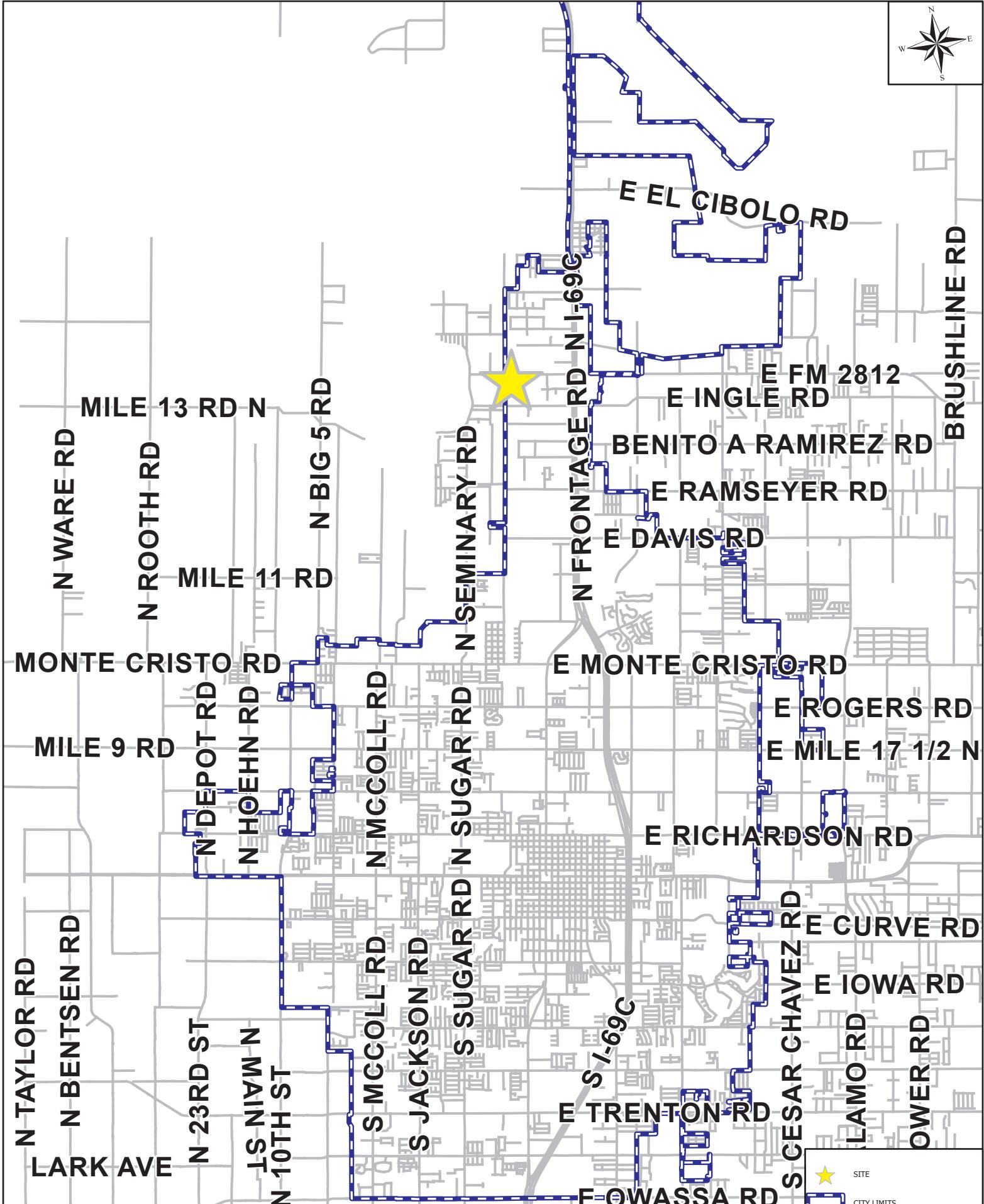
EVALUATION

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

1. The land is currently located at the end of 1000 W. Farm-To-Market 2812 and is vacant.
2. Surrounding land consists of vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Commercial, General (CG) District to Industrial, General (IG) 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 9 neighboring property owners on Friday, January 9, 2026 and 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 January 28, 2026.

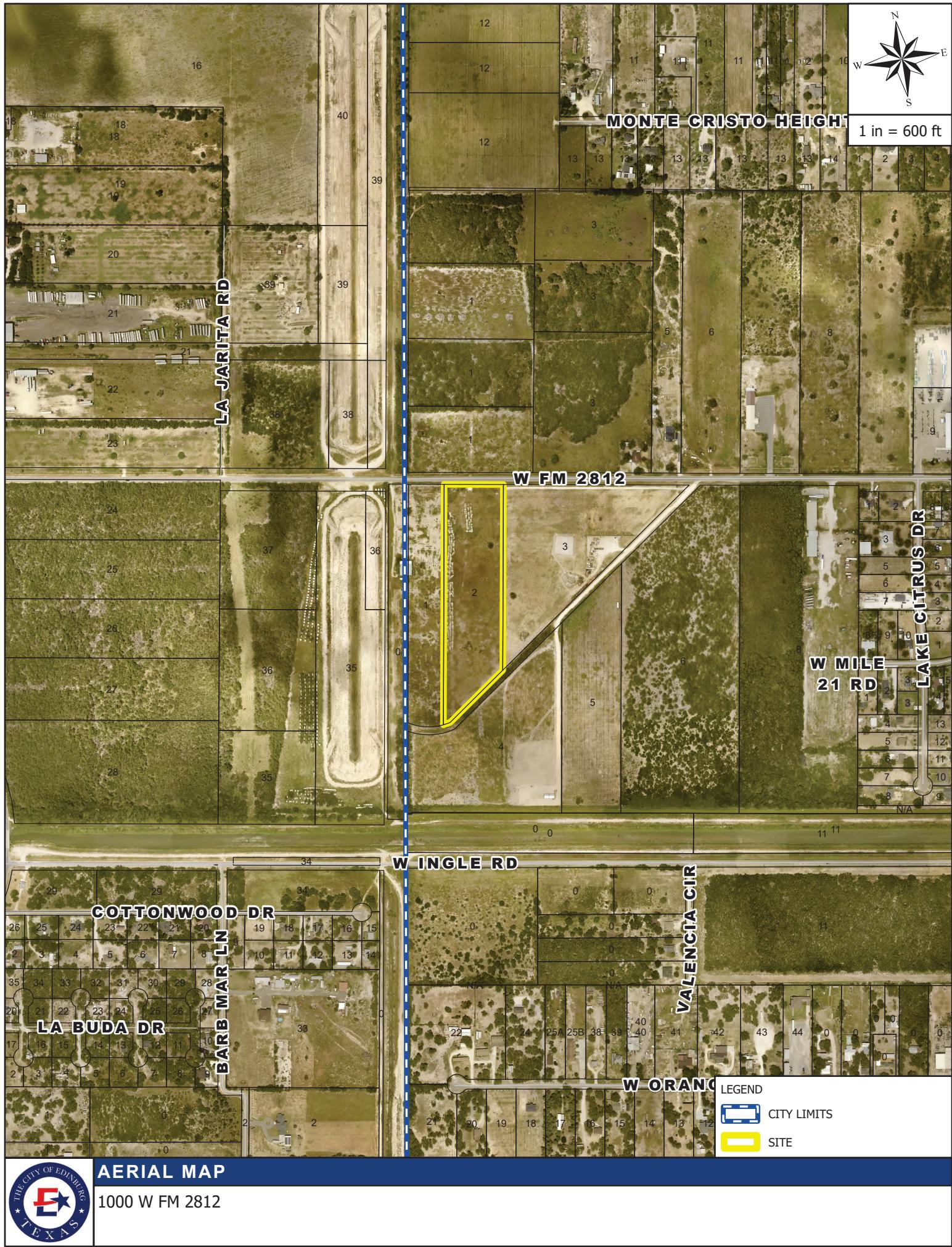


SITE
CITY LIMITS



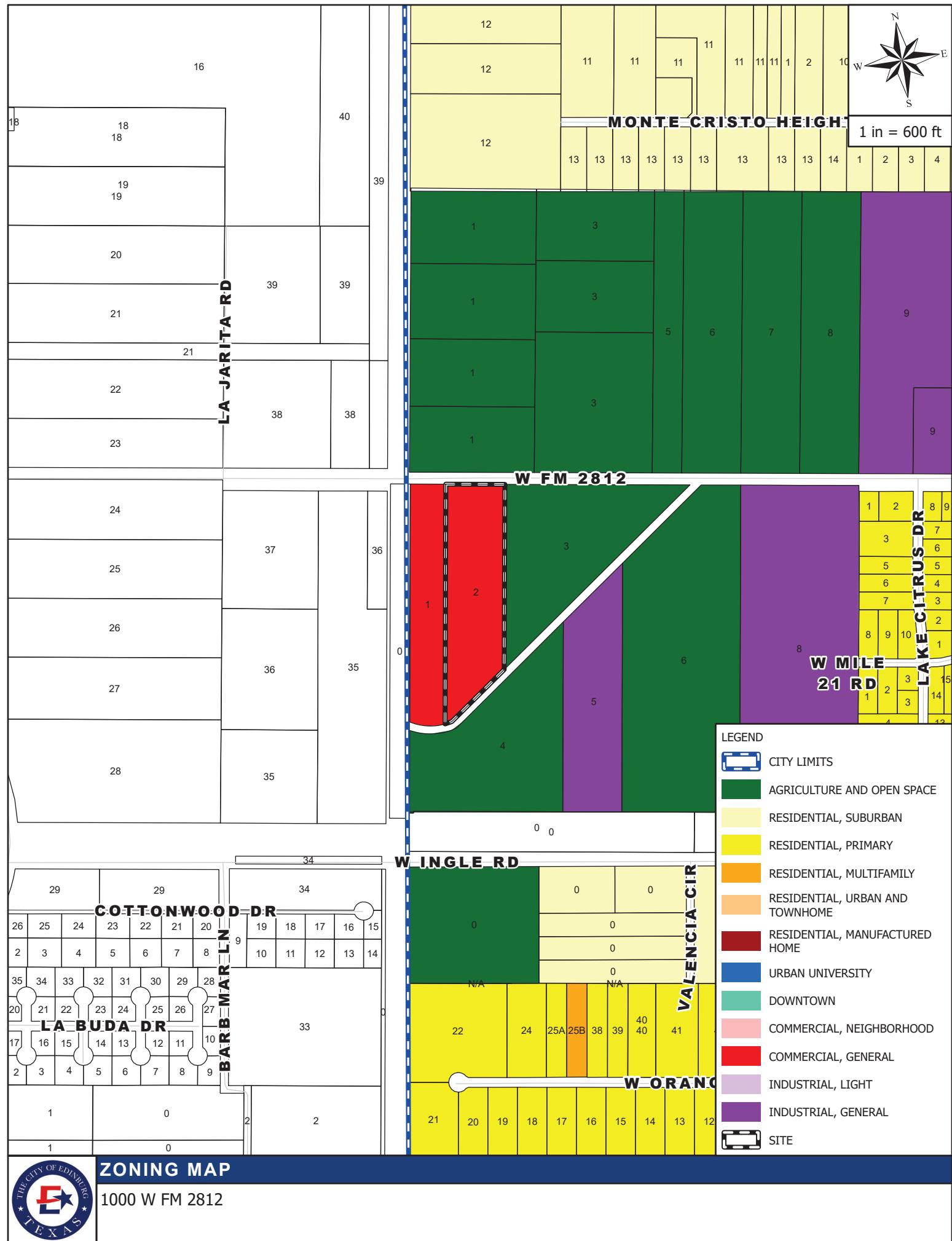
EDINBURG NEW DEVELOPMENT MAP

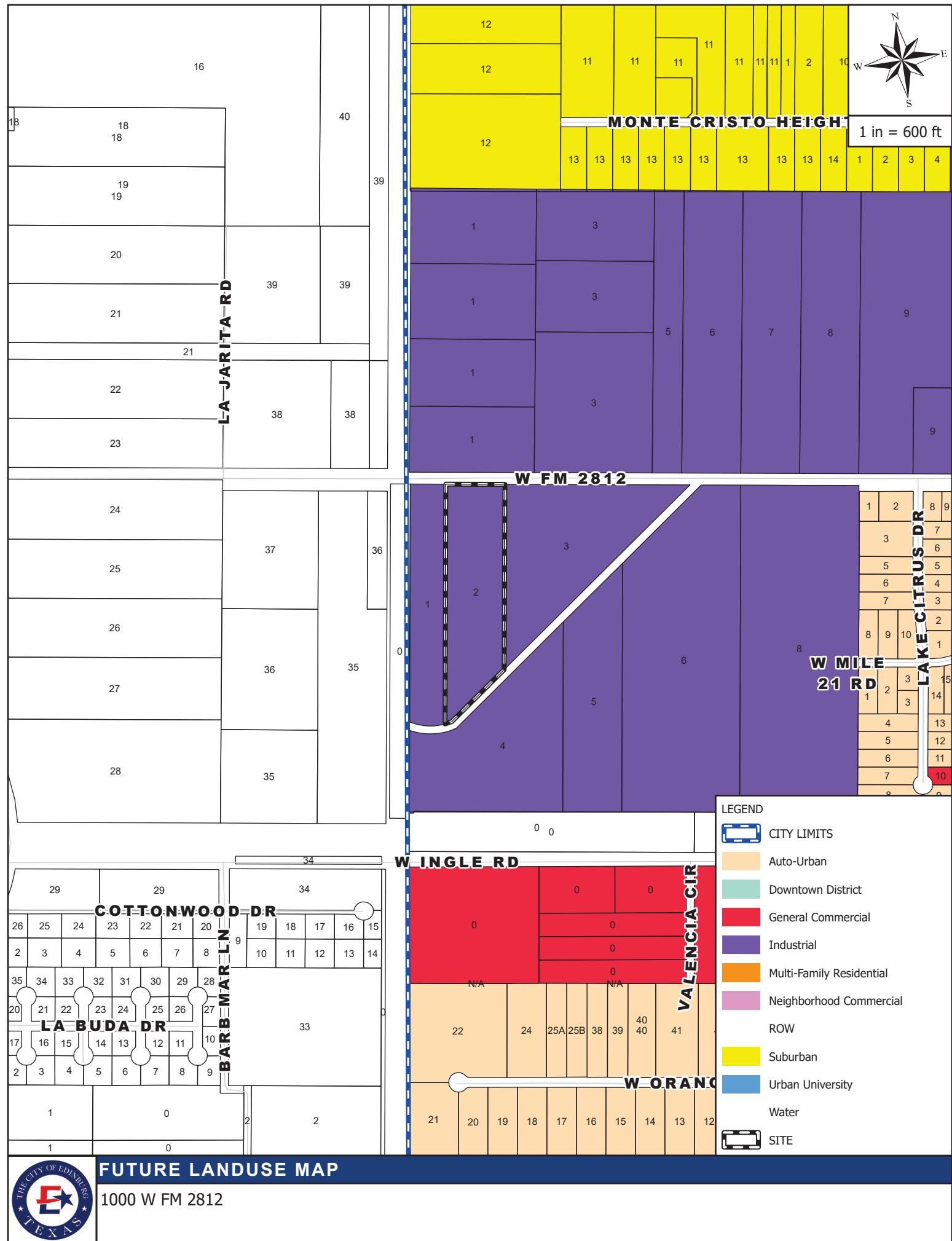
1000 W FM 2812

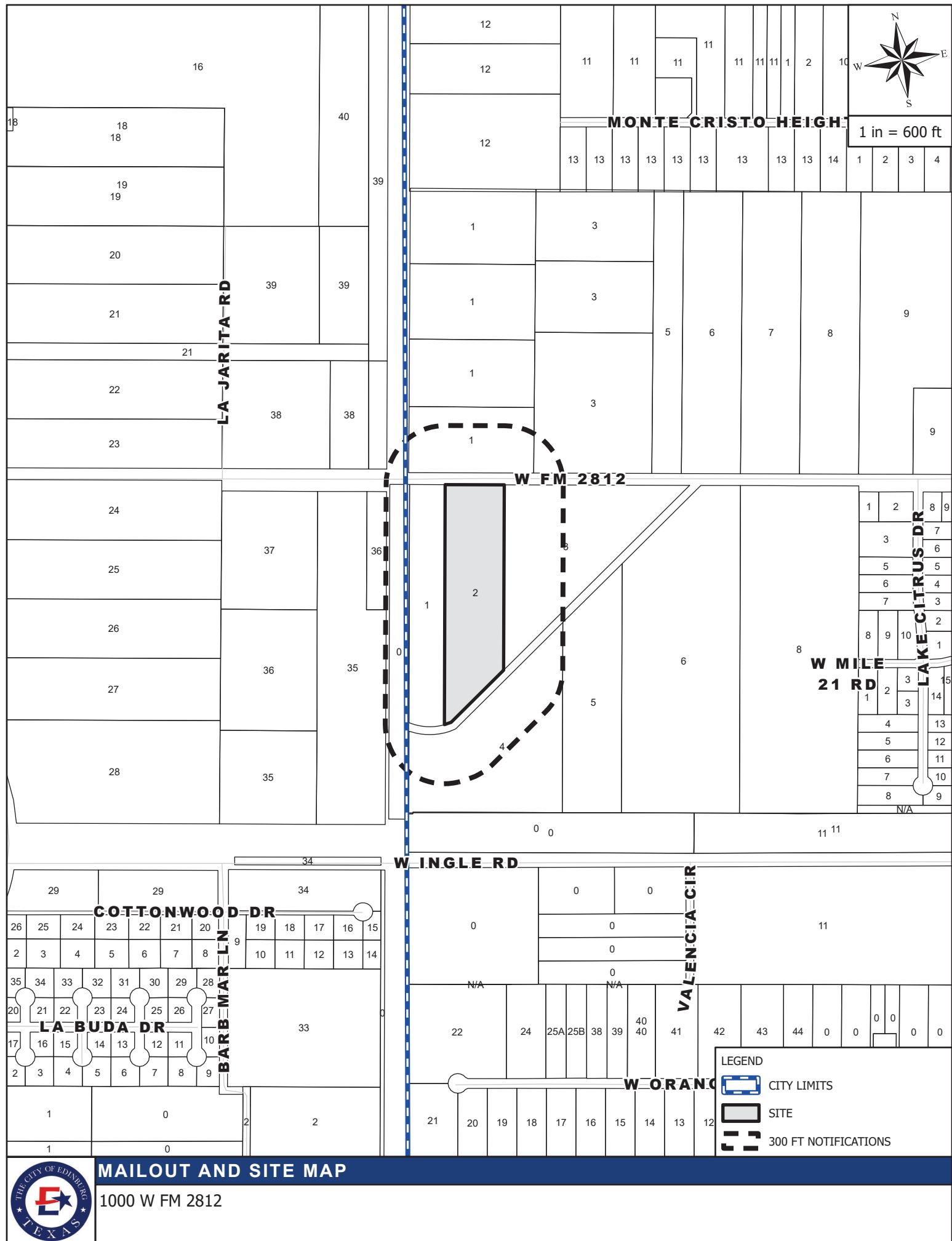


AERIAL MAP

1000 W FM 2812

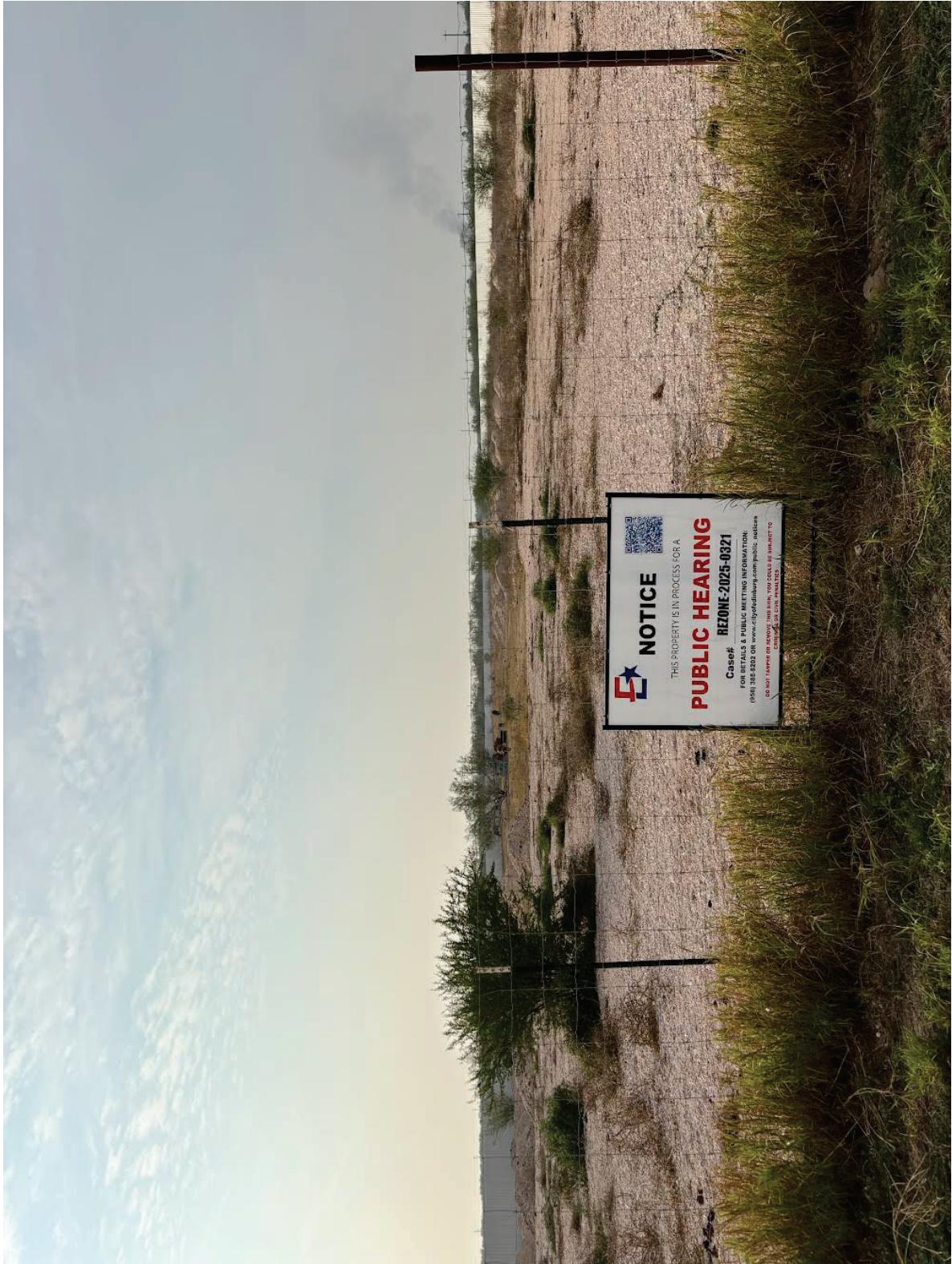






Rezoning Request Site Photo

Jose A. Gonzalez
1000 W. FM 2812



V. 8 P. 28-19 H.C.M.R.
(60.00' EXIST. R.O.W.)

C W. F.M. 2812

S 81°-37'E 300.00'

APPARENT
N.W.C. LOT 1
BLOCK 47

188.80'

10.8'

APPARENT
N.W.C. LOT 2
BLOCK 47

1261.70'

LOT 2
BLOCK 47
7.80 ACRES
(339,855 S.F.)

LOT 1 BLOCK 47 V. 8 P. 28-29 H.C.M.R.

N 8°-23'E

N 56°-50'-57"E
LOT 2 BLOCK 47 V. 8 P. 28-29 H.C.M.R.

APPARENT
N.E.C. LOT 2
BLOCK 47

30'

10.9'

1,000.00

APPARENT
N.E.C. LOT 3
BLOCK 47



SCALE: 1"

NOTES:

- 1) SURVEY IS VALID ONLY IF PRI
SEAL AND ORIGINAL SIGNATU
F
- 2) THIS LOT IS SUBJECT TO RES
RECORDED IN VOLUME 8 PAGE
MAP RECORDS OF HIDALGO C
I
- 3) THE EXISTENCE, IF ANY, UNDE
LINES OR OTHER UNDERGROU
SHOWN ON THIS SURVEY SHO
INVESTIGATED BY THE OWNER
CONSTRUCTION ON THIS SITE.
HAS LIMITED HIS INVESTIGAT
GROUNDS UTILITIES ON THIS SI
WHICH CAN BE SEEN
- 4) SURVEYOR'S STATEMENT: THE
OF THE TRACT SURVEYED WE
THOSE FOUND PINS (HALF-IN
BEST FITTED THE INTENT OF
ORIGINAL FOOTSTEPS FOR TH
LOT (AS SHOWN IN PLAT). A
MOTHER TRACTS TO CORRECT
APPARENT DISCREPANCIES TH
PROPERTY CORNERS WOULD I
FOR THE PARTIES CONCERNED
MADE AWARE OF ANY DISCRE
RESPECTIVE ACTION TAKEN T
AS PER THE FOUND AND SET
I
- 5) FLOOD ZONE: "AE" - COMMU
480338 0005 C MAP REVISED

ZONE "AE" - THIS IS TO CERT
IS IN A FLOOD I

- 6) PROPERTY ADDRESS: F.M. 2812
EDINBURG
- 7) BASIS OF BEARING IS THE NO
AND 3, BLOCK 47, SANTA CR
VOLUME 8 PAGE 28-29 HIDAL
G
- 8) NO MINIMUM BUILDING SETBAC
PER RECORDED SUBDIVISION F
29 MAP RECORDS, HIDALGO C
I
- 9) SURVEY WAS PREPARED WITH
A TITLE POLICY, WHICH MAY
EASEMENTS AFFECTING THIS T
IS ADVISING THE RECIPIENT O
ADDITIONAL EASEMENTS MAYBE
I
- 10) HOMERO L. GUTIERREZ, DID N
PREPARED A TITLE REPORT C
TITLE ON THE ABOVE PROPE
I

LEGEND

- F1 - FOUND 1/2" DIAMETER
- F1C - FOUND 1/2" DIAMETER
WITH CAP STAMPED
- F2C - FOUND 1/2" DIAMETER
WITH CAP STAMPED
- E.O.A. - EDGE OF ASPHALT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY
- S.W.C. - SOUTHWEST CORNER
- S.E.C. - SOUTHEAST CORNER
- S.F. - SQUARE FEET
- XX - HOG WIRE FENCE
- XX-XX - ALUMINUM FENCE
- W - WATER METER
- CD - CALICHE DRIVE
- CC - 18" DIAMETER CONCRE
T
- CONCRETE BLO
C

SURVEYOR'S CERTIFICATION

I, HOMERO LUIS GUTIERREZ, A REGI
SURVEYOR IN THE STATE OF TEXAS
REPRESENTS THE FACTS FOUND ON
09, 2025, AND THAT THERE ARE N
OR SHORTAGES IN THE AREA OR BI
ENCROACHMENTS, OR OVERLAPPING
VISIBLE OR APPARENT EASEMENTS
I





City of Edinburg
PLANNING & ZONING COMMISSION
January 22, 2026

REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, Being a 2.69 Acre Tract of Land, Being a Portion of Lot 1, Section 244, Texas-Mexican Railway Company Survey Subdivision Hidalgo County, Texas, Located at 610 E. Monte Cristo Road, As Requested By Jabes Properties, LLC.

DESCRIPTION / SCOPE:

This property is located on the southside of E. Monte Cristo Road approximately 700 feet west of N. Roegiers Road. The property is currently zoned Industrial, General (IG) District. This is the primary heavy industrial district, intended to serve uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials. 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 approximately 247.99 feet along E. Monte Cristo Road and a lot depth of 473.00 feet for a total area of 2.69 acres. Currently, the property has an unoccupied building. The applicant is wanting to utilize the property for commercial uses.

Adjacent zoning is Industrial, General (IG) District to the north and east and Commercial, General (CG) District to the west and south. Surrounding land uses consists of vacant land. The future land use designation for this property is for General Commercial Uses.

Staff mailed a notice of the public hearing to 7 neighboring property owners on Friday, January 9, 2026 and 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 January 28, 2026.

On January 14, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District, based on the surrounding land uses and the future land use. 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.

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:

PLANNING & ZONING COMMISSION – 01/13/2026

CITY COUNCIL – 02/17/2026

DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District

APPLICANT: Jabes Properties, LLC

AGENT: R. E. Garcja and Associates

LEGAL: Being a 2.69 Acre Tract of Land, Being a Portion of Lot 1, Section 244, Texas-Mexican Railway Company Survey Subdivision

LOCATION: Located at 610 E. Monte Cristo Road

LOT/TRACT SIZE: 2.69 acres

CURRENT USE: Vacant / Unoccupied building

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Industrial, General (IG) District

ADJACENT ZONING:
North – Industrial, General (IG) District
South – Commercial, General (CG) District
East – Industrial, General (IG) District
West – Commercial, General (CG) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: North Alamo Water Supply Coop Water and City of Edinburg Sewer CCN Service Area

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Industrial, General (IG) District to Commercial, General (CG) District

**REZONING REQUEST
JABES PROPERTIES, LLC**

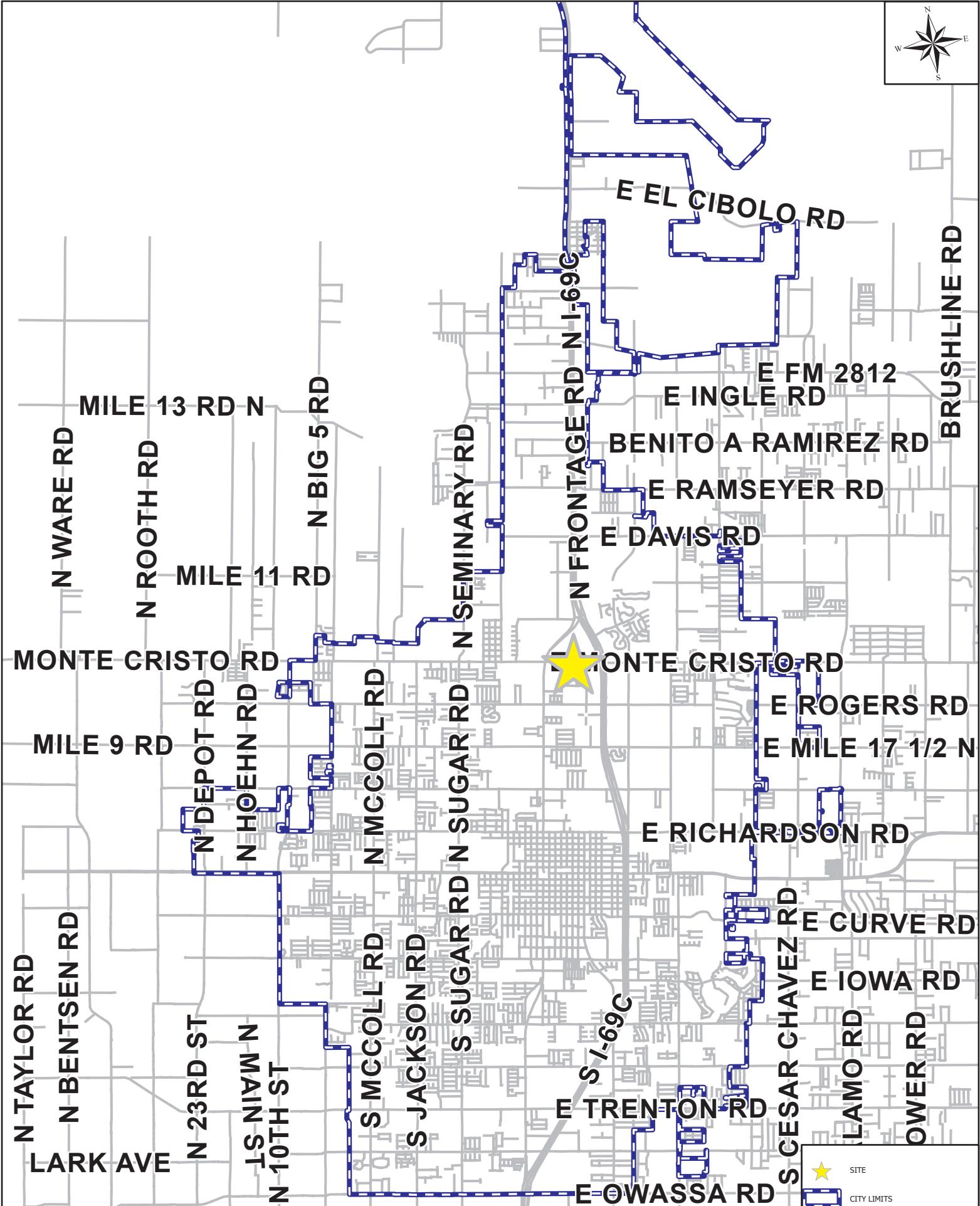
EVALUATION

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

1. The land is currently located along E. Monte Cristo Road that is considered an expansion high speed principal arterial roadway and has an unoccupied building.
2. Surrounding land consists of vacant land.
3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Industrial, General (IG) District to Commercial, General (CG) District, based on the surrounding land uses and the future land use. 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 7 neighboring property owners on Friday, January 9, 2026 and 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 January 28, 2026

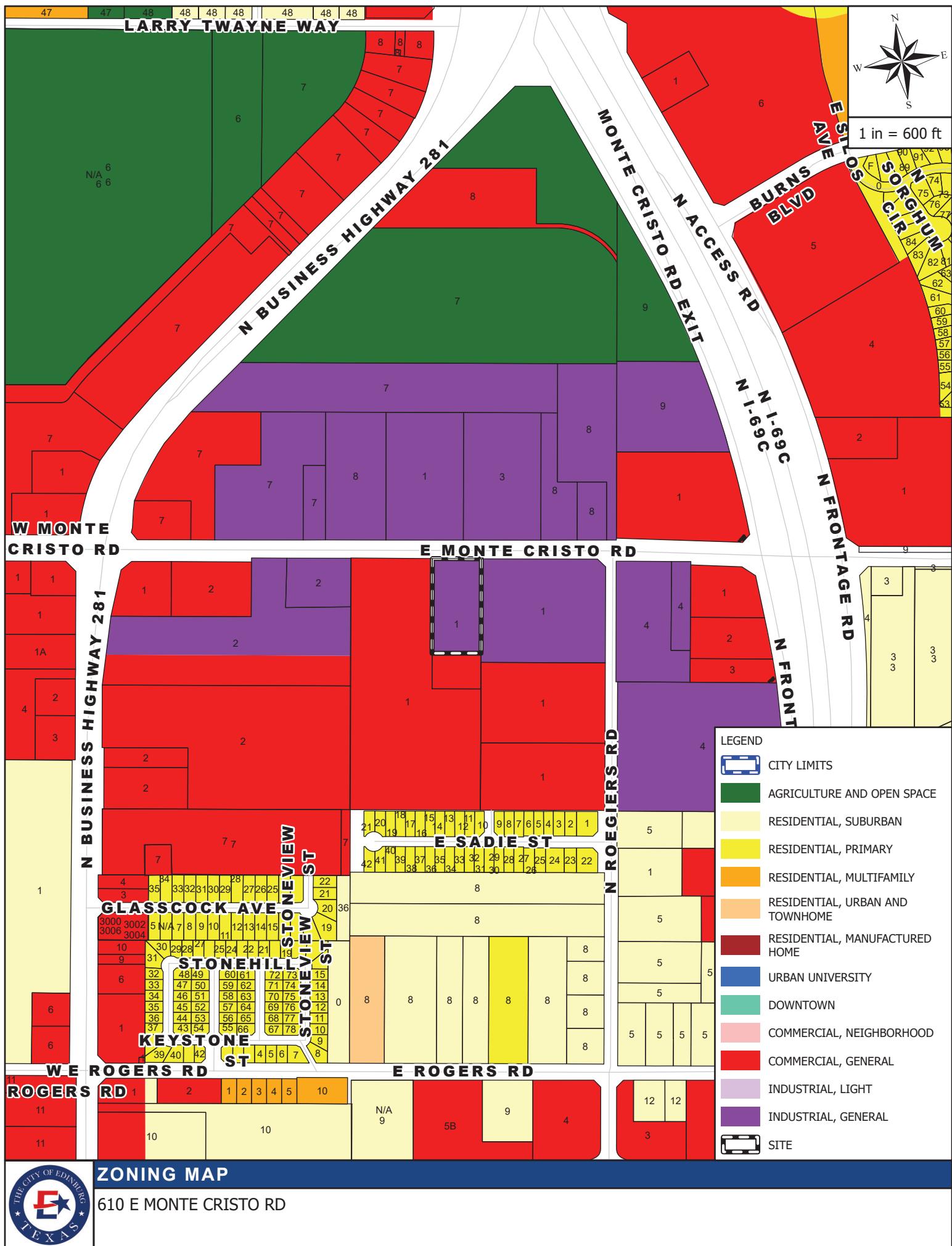


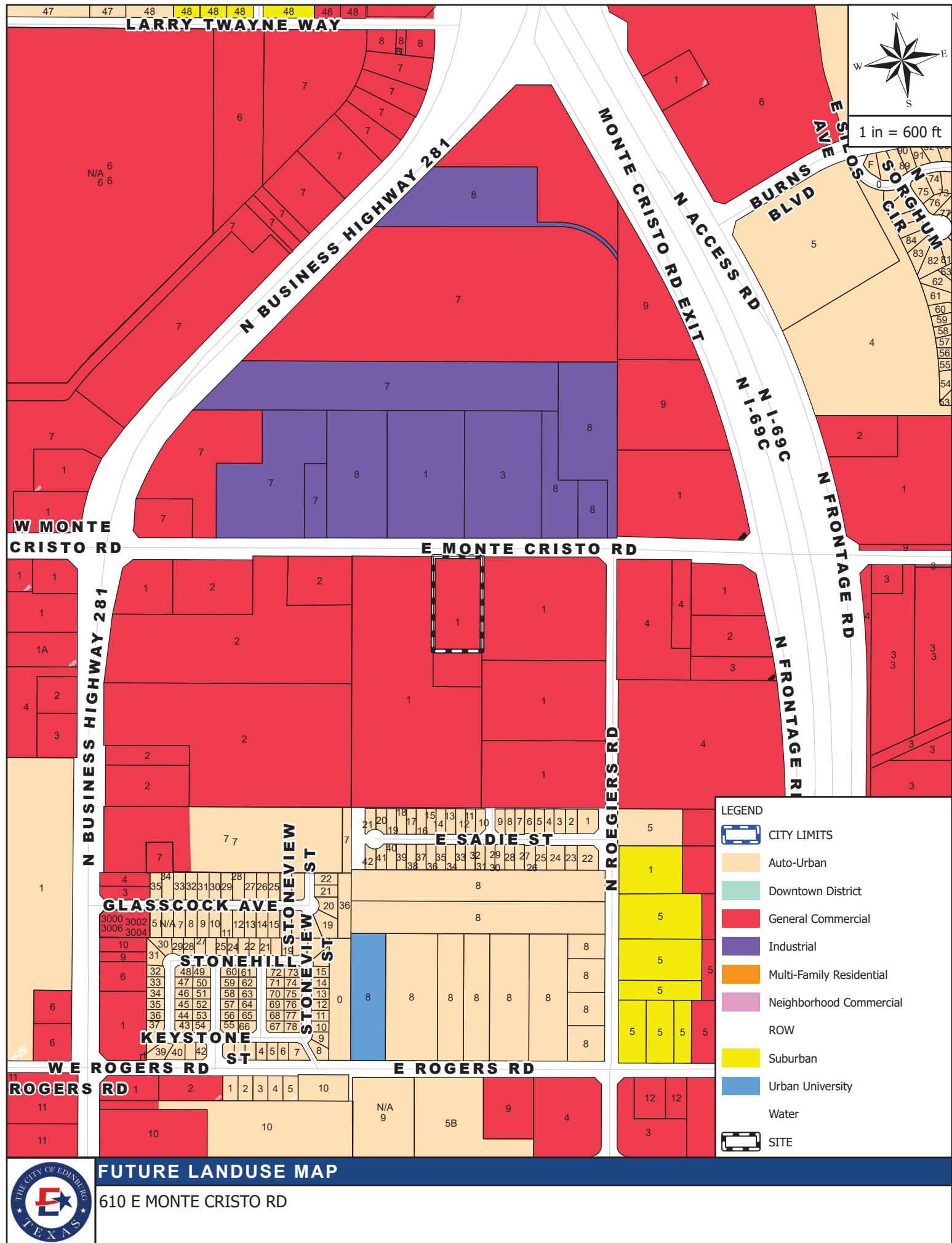
EDINBURG NEW DEVELOPMENT MAP

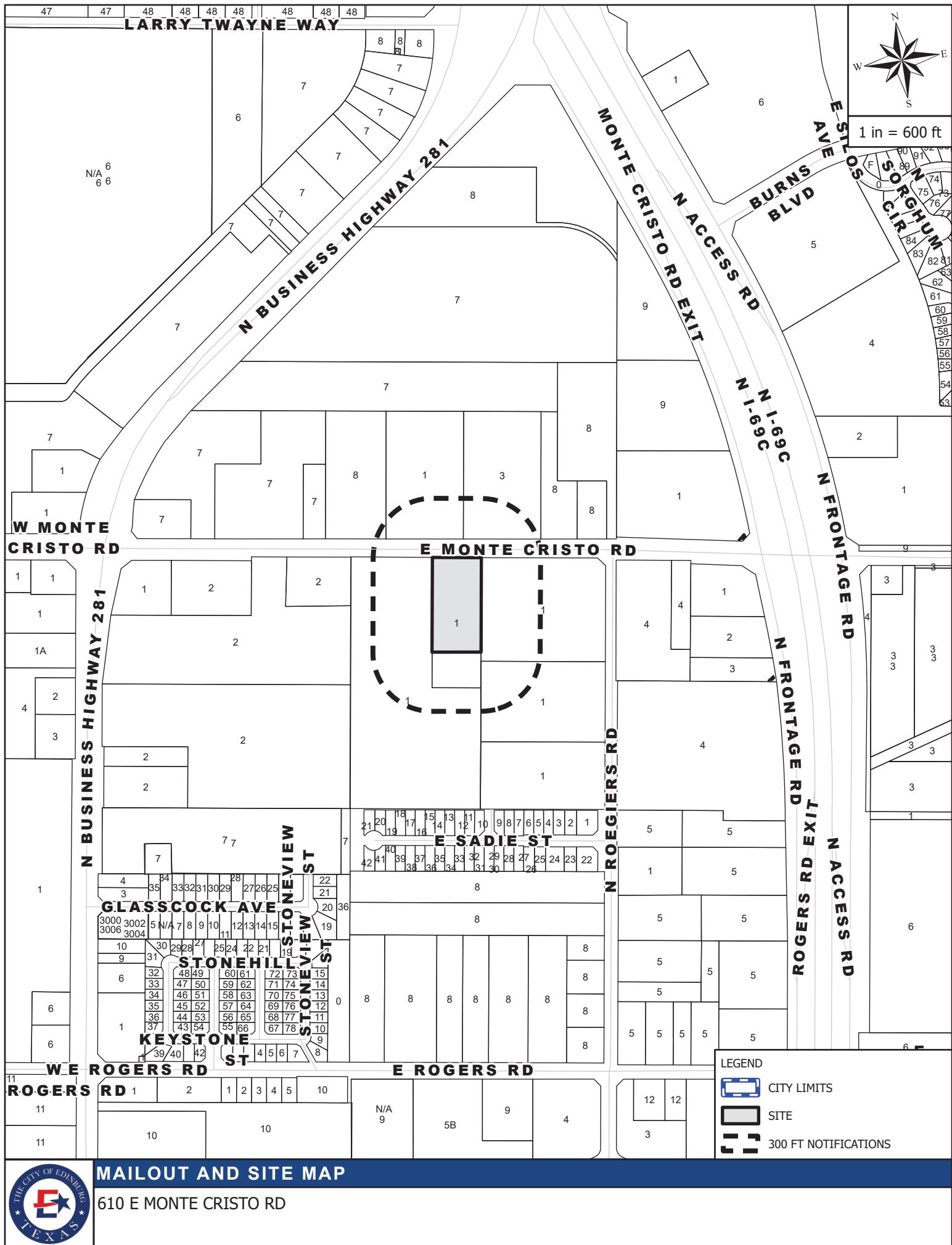
610 E MONTE CRISTO RD

SITE
CITY LIMITS



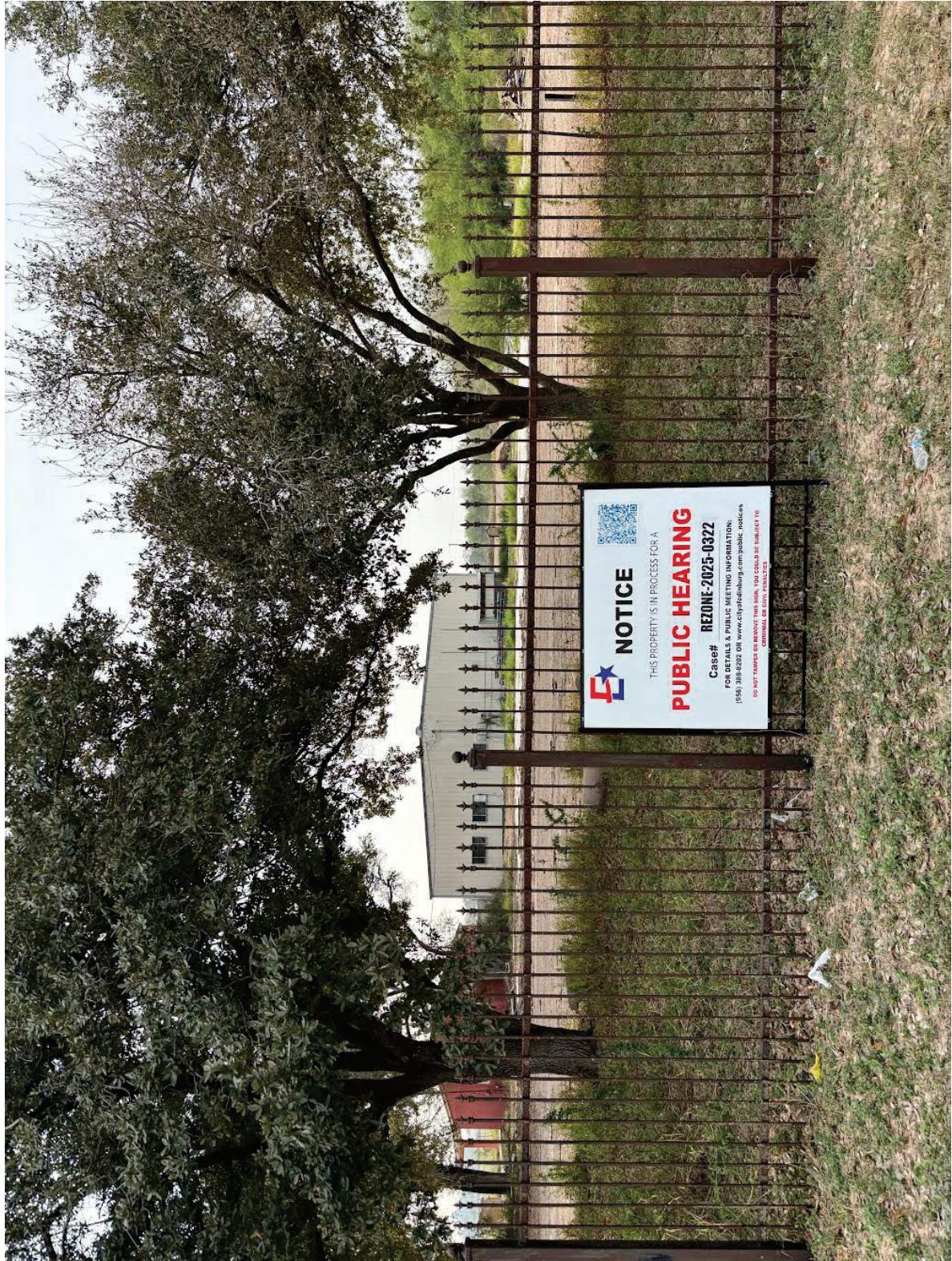






Rezoning Request Site Photo

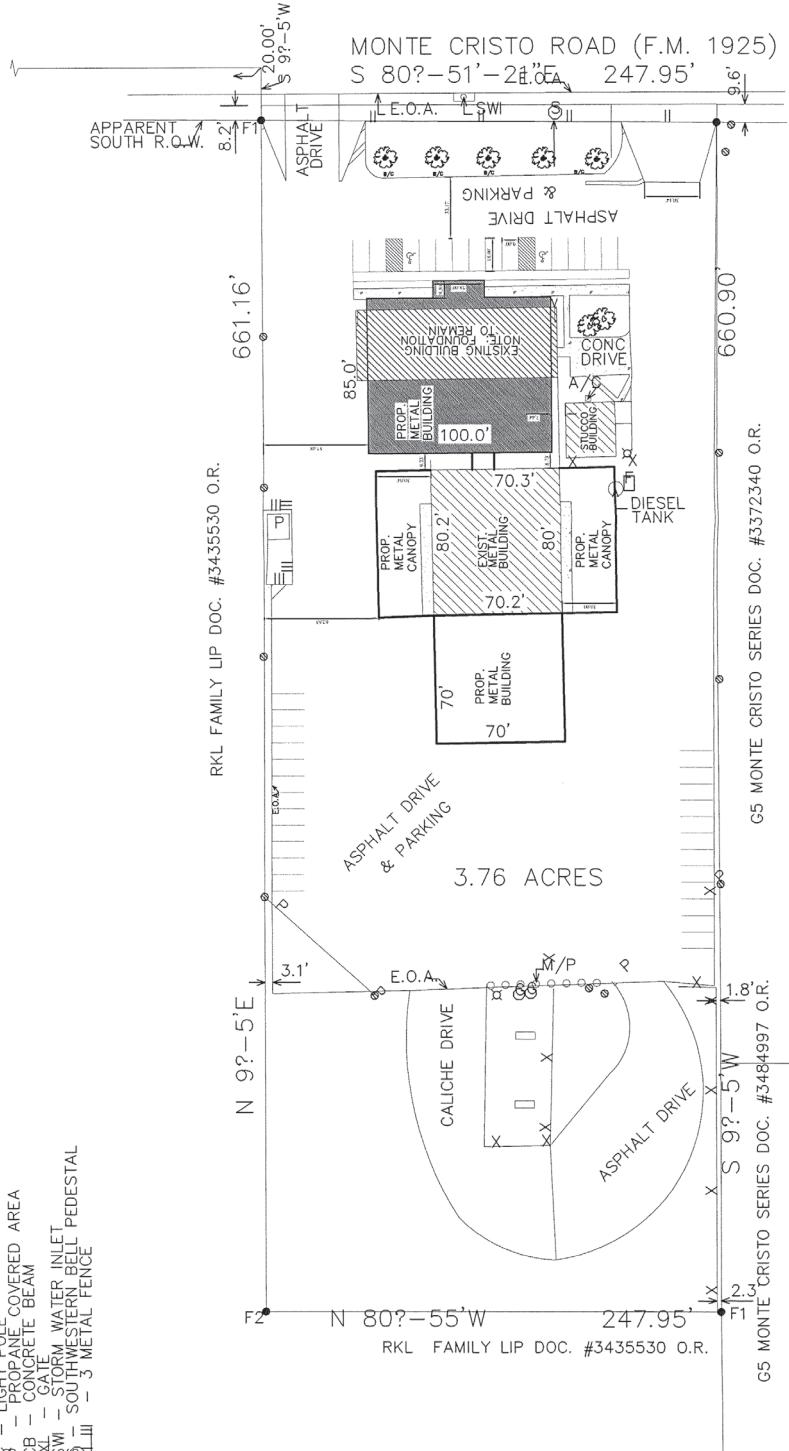
Jabes Properties, LLC.
610 E. Monte Cristo Rd



LEGEND

F1 - FOUND 1/2" DIAMETER IRON ROD
 F2 - FOUND 5/8" DIAMETER IRON ROD
 FN - FOUND 600 NAIL
 E.O.A. - EDGE OF ASPHALT
 C.L. - CHAIN LINK FENCE
 C.M. - CHAIN LINK POST FENCE
 M.F. - 6' METAL FENCE
 C.C. - 3' METAL FENCE
 P.P. - POWER POLE LINE
 P.P. - POWER POLE
 M.S. - METAL STORAGE ROOM ON CONC SLAB
 M.H. - MANHOLE
 N.P. - POWER POLE
 V.P. - VALVE POLE
 L.P. - LIGHT POLE
 P.C. - PROPANE COVERED AREA
 C.B. - CONCRETE BEAM
 GATE - GATE
 SWI - STORM WATER INLET
 S.W. - SOUTHWESTERN CELL PEDESTAL
 M.F. - 3' METAL FENCE

SCALE 1" = 30'



PROPOSED SITE PLAN

A 3.76 ACRE TRACT OF LAND OUT OF LOT 1 SECTION 244,
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
 HIDALGO COUNTY, TEXAS AS PER MAP THEREOF RECORDED
 IN VOLUME 1, PAGE 12, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.



City of Edinburg
PLANNING & ZONING COMMISSION
January 22, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being a 10.11 Acre Tract of Land, More or Less, Comprised of the Following Two Tracts of Land: Tract 1: The Northeast Quarter of Lot 8, Section 243, out of the Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas. Save and Except: that Portion out of Lot 8, Out of 90.16 Acres Out of Lot 1, 2, and 8, Section 243, Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, Awarded To Hidalgo County Water Control & Improvement District Number 1. Tract 2: That Southeasterly Portion of Lot 8, Section 243, Texas-Mexican Railway Company's Subdivision Of Lands, Hidalgo County, Texas, According To The Map Or Plat Thereof Recorded In Volume 2, Page 29, Map Records Of Hidalgo County, Texas, Located at 2399 E. Rogers Road, As Requested By Rioplex Engineering LLC.

DESCRIPTION / SCOPE:

This property is located at the northwest corner of E. Rogers Road and N. M 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 has a total frontage of approximately 620.85 feet along E. Rogers Road and a lot depth of 890.47 feet along N. M Road for a total area of 10.11 acres. Currently the property has single-family residential homes. The applicant is wanting to construct a single-family residential development that consists of 51 lots.

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

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, January 9, 2026, and 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 January 28, 2026.

On January 14, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District, based on the surrounding land uses and the future

land use. 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.

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:

PLANNING & ZONING COMMISSION – 01/13/2026

CITY COUNCIL – 02/17/2026

DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District

APPLICANT: Eduardo Alfaro

AGENT: Rioplex Engineering LLC

LEGAL: Being a 10.11 Acre Tract of Land, More or Less, Comprised of the Following Two Tracts of Land: Tract 1: the Northeast Quarter of Lot 8, Section 243, out of the Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, According to the Map or Plat Thereof Recorded in Volume 2, Page 29, Map Records of Hidalgo County, Texas. Save and Except: that Portion out of Lot 8, Out of 90.16 Acres Out of Lot 1, 2, and 8, Section 243, Texas-Mexican Railway Company's Subdivision of Lands, Hidalgo County, Texas, Awarded To Hidalgo County Water Control & Improvement District Number 1. Tract 2: That Southeasterly Portion of Lot 8, Section 243, Texas-Mexican Railway Company's Subdivision Of Lands, Hidalgo County, Texas, According To The Map Or Plat Thereof Recorded In Volume 2, Page 29, Map Records Of Hidalgo County, Texas

LOCATION: Located at 2399 E. Rogers Road

LOT/TRACT SIZE: 10.11 acres

CURRENT USE: Single-family residential homes.

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Agriculture and Open Space (AO) District

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

South – Residential, Suburban (RS) District

East – Residential, Urban and Townhome (RU) District

West – Residential, Suburban (RS) District

LAND USE PLAN: Auto Urban Uses

PUBLIC SERVICES: North Alamo Water Supply Coop Water and City of Edinburg Sewer CCN Service Area

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Residential, Primary (RP) District

**REZONING REQUEST
RIOPLEX ENGINEERING LLC**

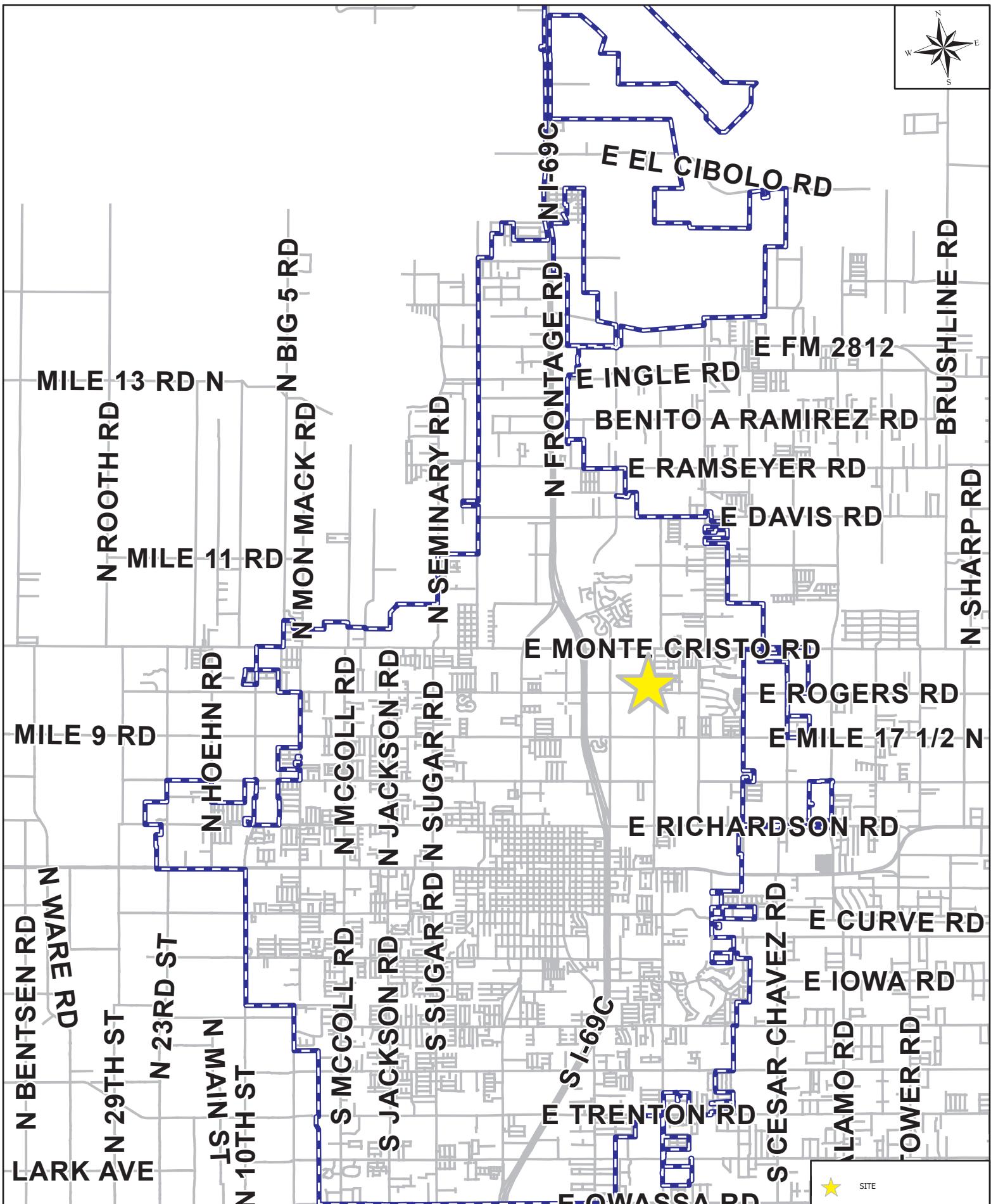
EVALUATION

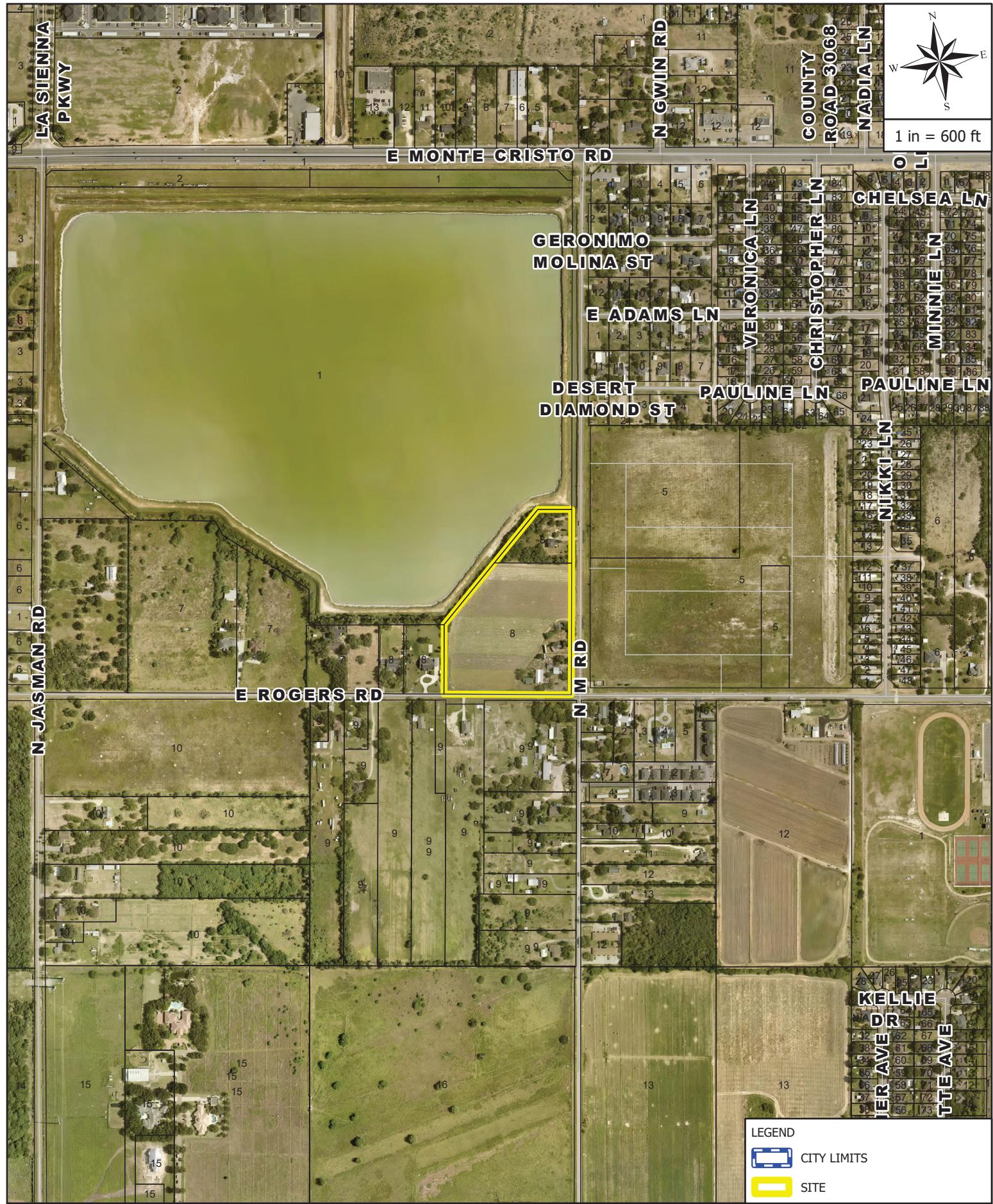
The following is the staff's evaluation of the request:

1. There is currently single-family residential homes on said property.
2. Surrounding land consists of single-family residential uses.
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 Residential, Primary (RP) District, based on the surrounding land uses and the future land use. 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.

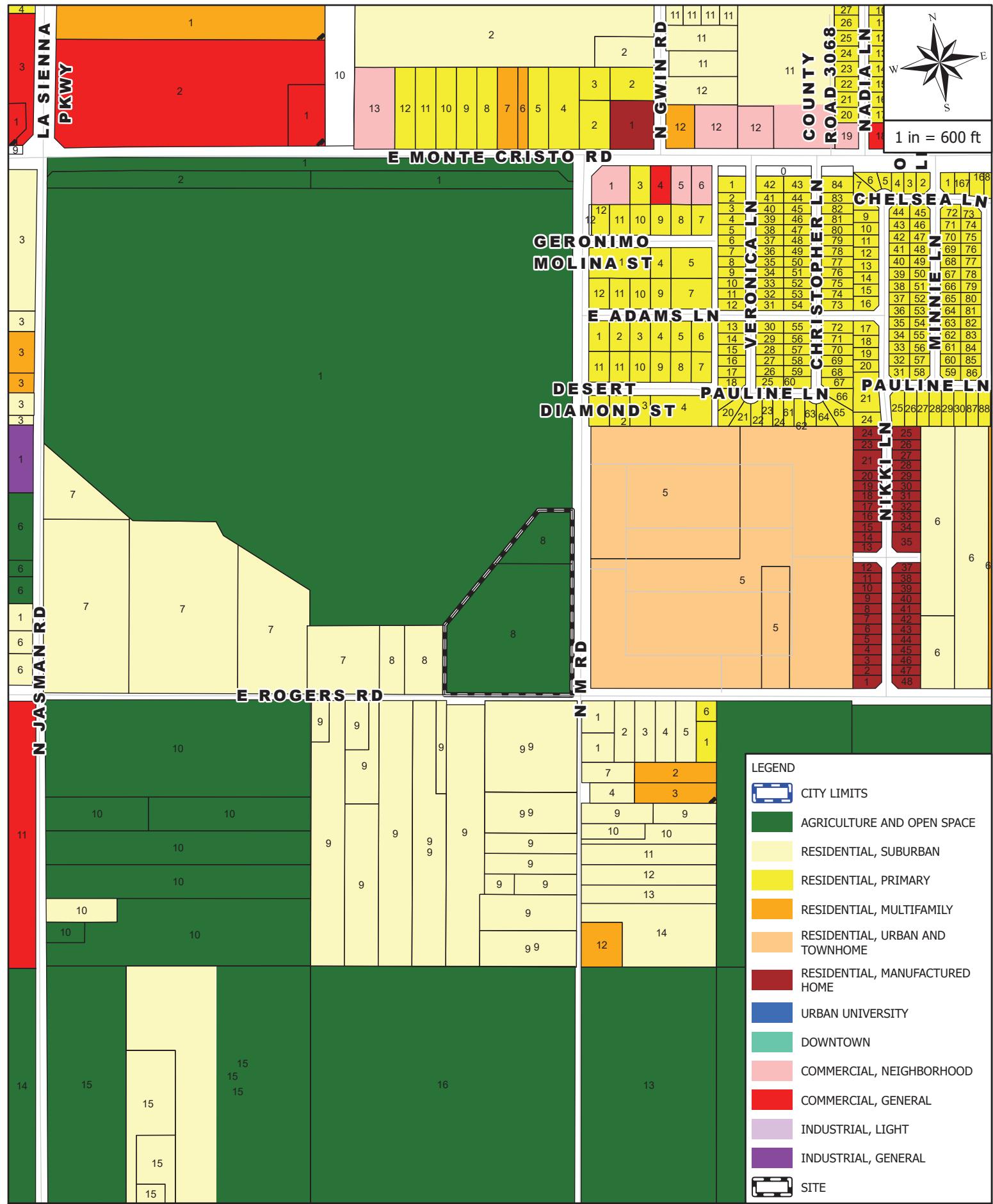
Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, January 9, 2026 and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing will be published in the newspaper on January 28, 2026





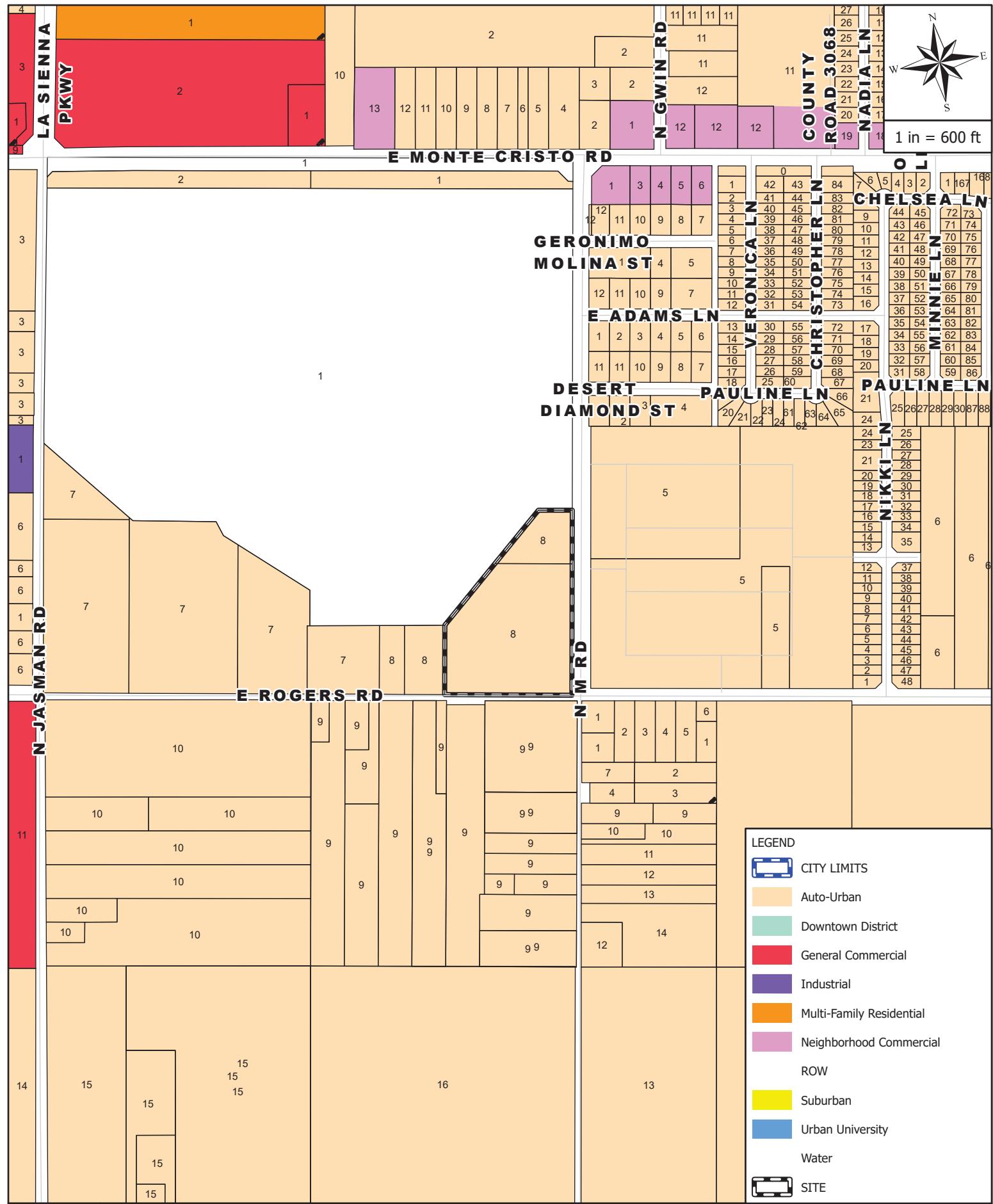
AERIAL MAP

2399 E ROGERS RD



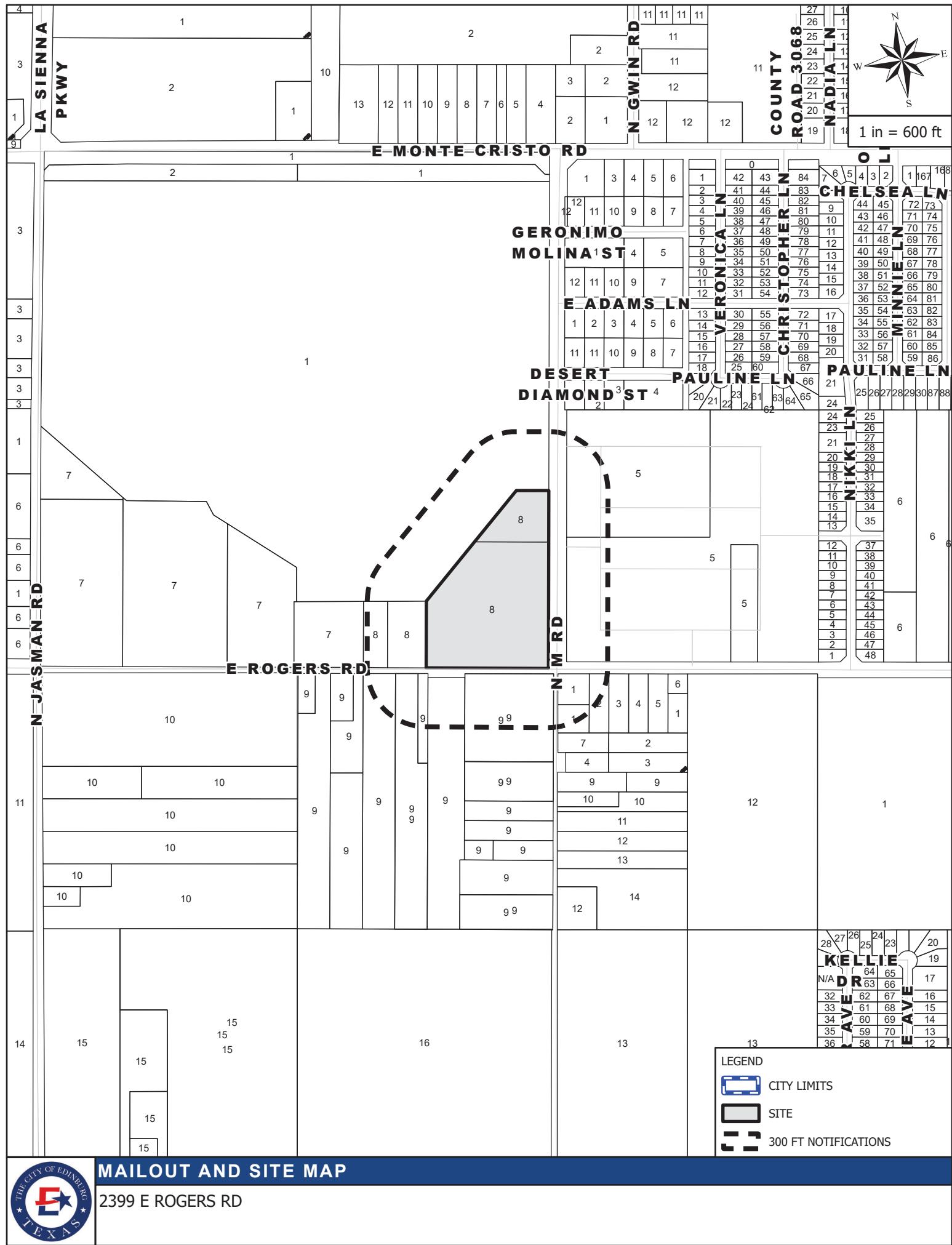
ZONING MAP

2399 E ROGERS RD



FUTURE LANDUSE MAP

2399 E ROGERS RD



MAILOUT AND SITE MAP

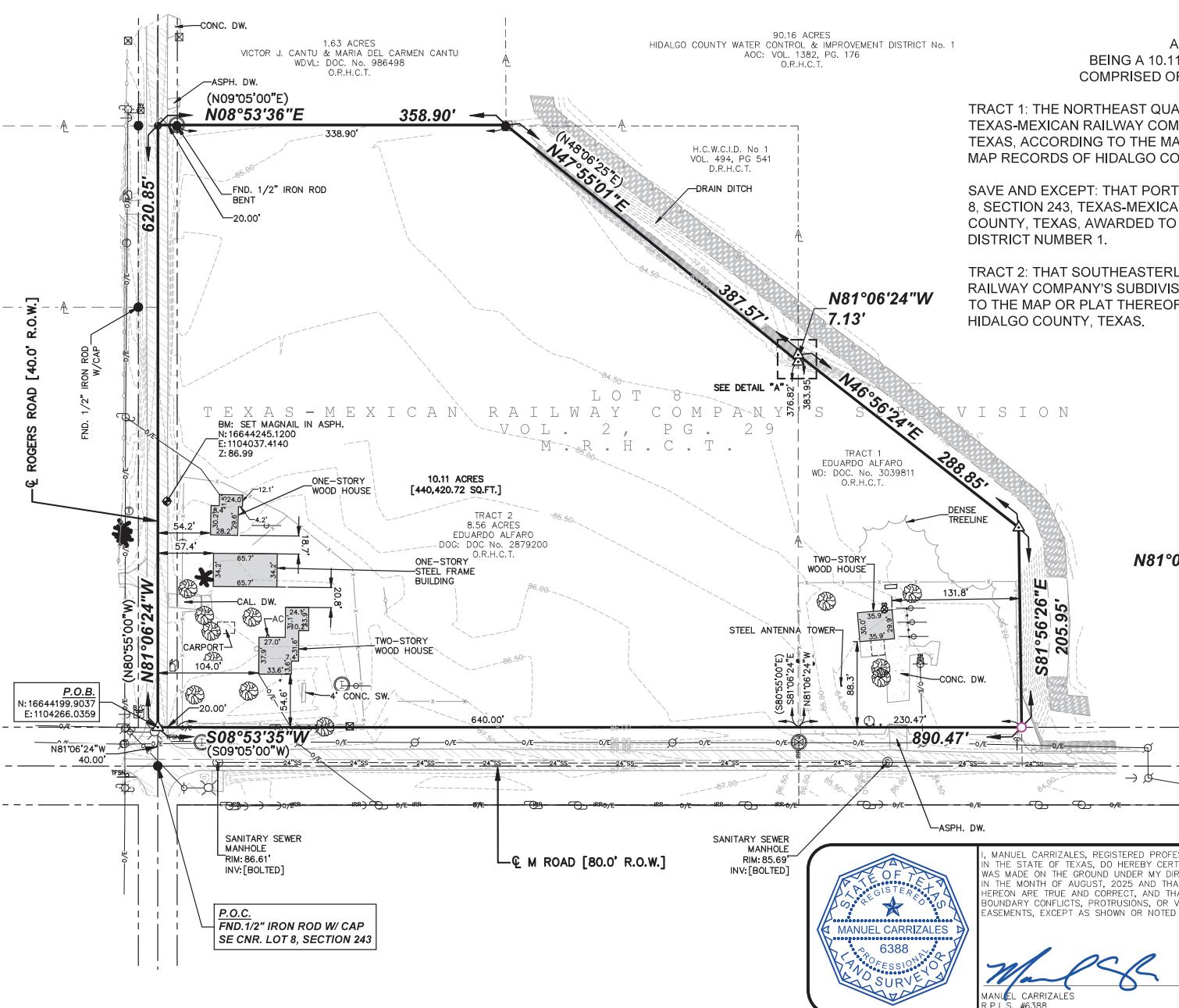
2399 E ROGERS RD

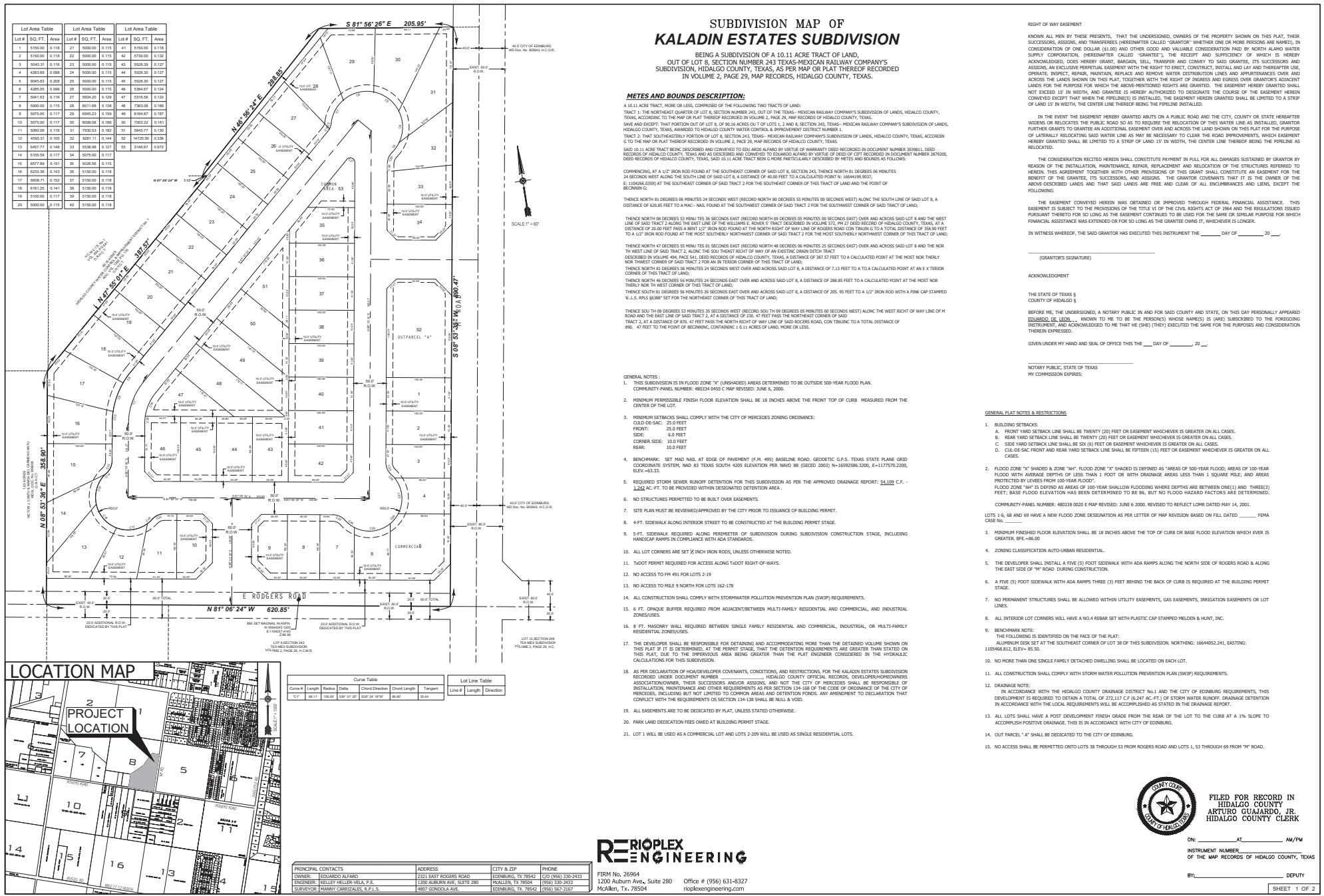


Rezoning Request Site Photo

Rioplex Engineering, LLC.
2399 E. Rogers Rd









City of Edinburg
PLANNING & ZONING COMMISSION
January 22, 2026

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM:

Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Manufacture Home (MH) District to Commercial, General (CG) District, Being a Tract of Land Containing 1.072 Acres Situated in the City of Edinburg, Hidalgo County, Texas consisting of: 0.822 of one Acre Being a Part or Portion of Lot 1 and 0.250 of One Acre Being a Part or Portion of Lot 2, All Being Out of Minnie Fenton Subdivision, Located at 2315 E. Monte Cristo Road, As Requested By Melden & Hunt, Inc.

DESCRIPTION / SCOPE:

This property is located at the northwest corner of E. Monte Cristo Road and N. Gwin Road. The property is currently zoned Manufacture Home (MH) District. This zoning designation is the primary zoning for properly maintained manufactured homes and manufactured home parks. 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 approximately 187.08 feet along E. Monte Cristo Road and a lot depth of 187.76 feet along N. Gwin Road for a total area of 1.072 acres. Currently, the property has a single-family residential home. The applicant is wanting to utilize the property for a commercial office.

Adjacent zoning is Residential, Primary (RP) District to the north and west, Residential, Multi-Family (RM) District to the east and Residential, Primary (RP) District and Commercial, Neighborhood (CN) District to the south. Surrounding land uses consists of residential and commercial uses. The Future Land Use designation for this property is for Neighborhood Commercial Uses.

Staff mailed a notice of the public hearing to 26 neighboring property owners on Friday, January 9, 2026, and 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 January 28, 2026.

On January 14, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined infrastructure in this area will support the proposed development.

STAFF RECOMMENDATION:

Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Manufacture Home (MH) District to Commercial, General (CG) District, based on the surrounding land uses and the future land use. 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.

Prepared by:

Rita Lee Guerrero

Assistant Director of Planning & Zoning

Reviewed by:

Jaime Acevedo

Director of Planning and Zoning

MEETING DATES:

PLANNING & ZONING COMMISSION – 01/13/2026

CITY COUNCIL – 02/17/2026

DATE PREPARED – 12/22/2025

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Manufacture Home (MH) District to Commercial, General (CG) District

APPLICANT: Terry Canales Attorney at Law, P.L.L.C.

AGENT: Melden & Hunt, Inc.

LEGAL: Being a Tract of Land Containing 1.072 Acres Situated in the City of Edinburg, Hidalgo County, Texas consisting of: 0.822 of one Acre Being a Part or Portion of Lot 1 and 0.250 of One Acre Being a Part or Portion of Lot 2, All Being Out of Minnie Fenton Subdivision

LOCATION: Located at 2315 E. Monte Cristo Road

LOT/TRACT SIZE: 1.072 acres

CURRENT USE: Single-family residential home.

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Manufacture Home (MH) District

ADJACENT ZONING: North – Residential, Primary (RP) District
South – Residential, Primary (RP) District and Commercial, Neighborhood (CN) District
East – Residential, Multi-Family (RM) District
West – Residential, Primary (RP) District

LAND USE PLAN: Neighborhood Commercial Uses

PUBLIC SERVICES: North Alamo Water Supply Coop Water and City of Edinburg Sewer CCN Service Area

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Manufacture Home (MH) District to Commercial, General (CG) District

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

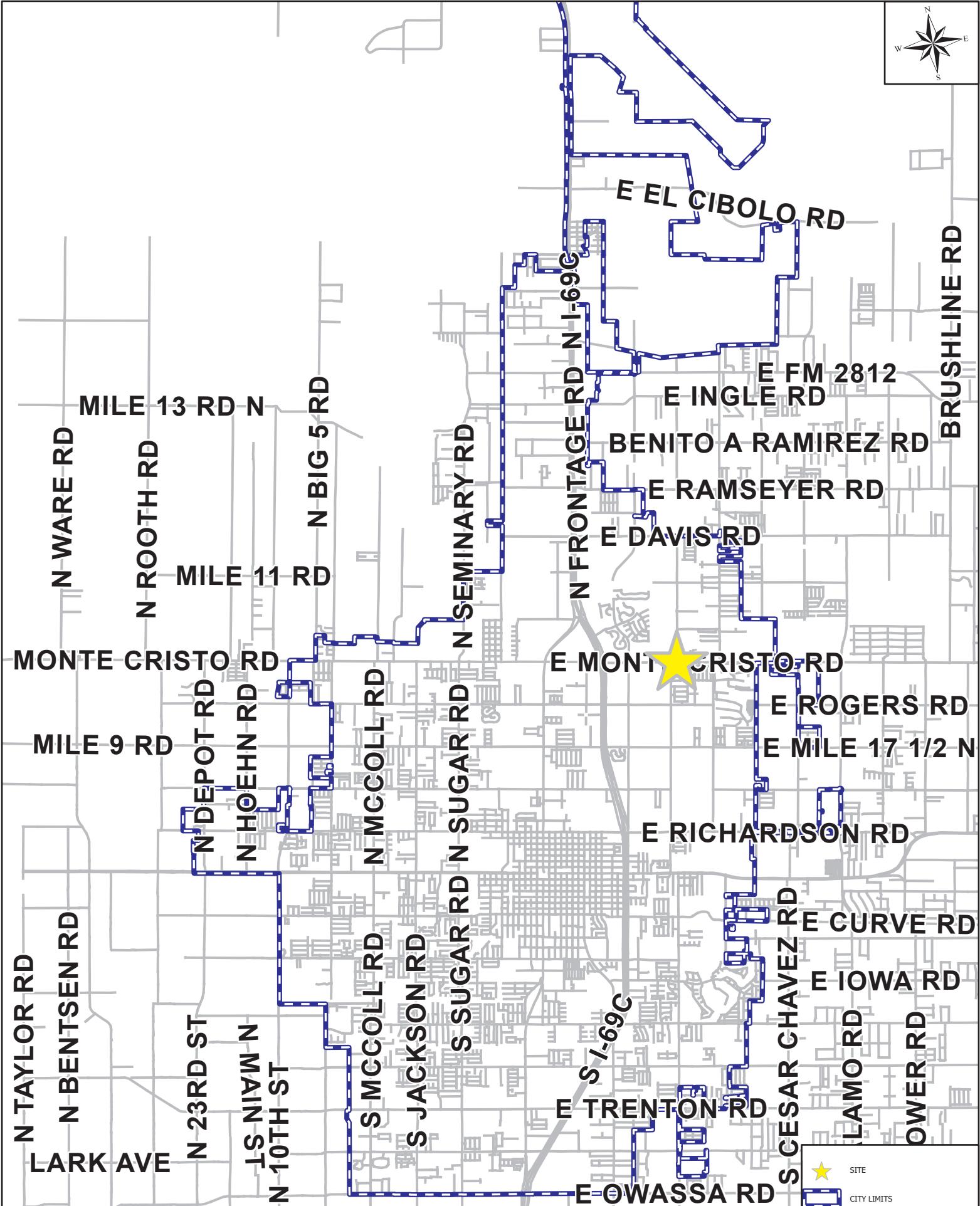
EVALUATION

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

1. The land is currently located along E. Monte Cristo Road that is considered an expansion high speed principal arterial roadway and has an unoccupied building.
2. Surrounding land consists of residential and commercial uses.
3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Manufacture Home (MH) District to Commercial, General (CG) District, based on the surrounding land uses and the future land use. 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 26 neighboring property owners on Friday, January 9, 2026 and 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 January 28, 2026.



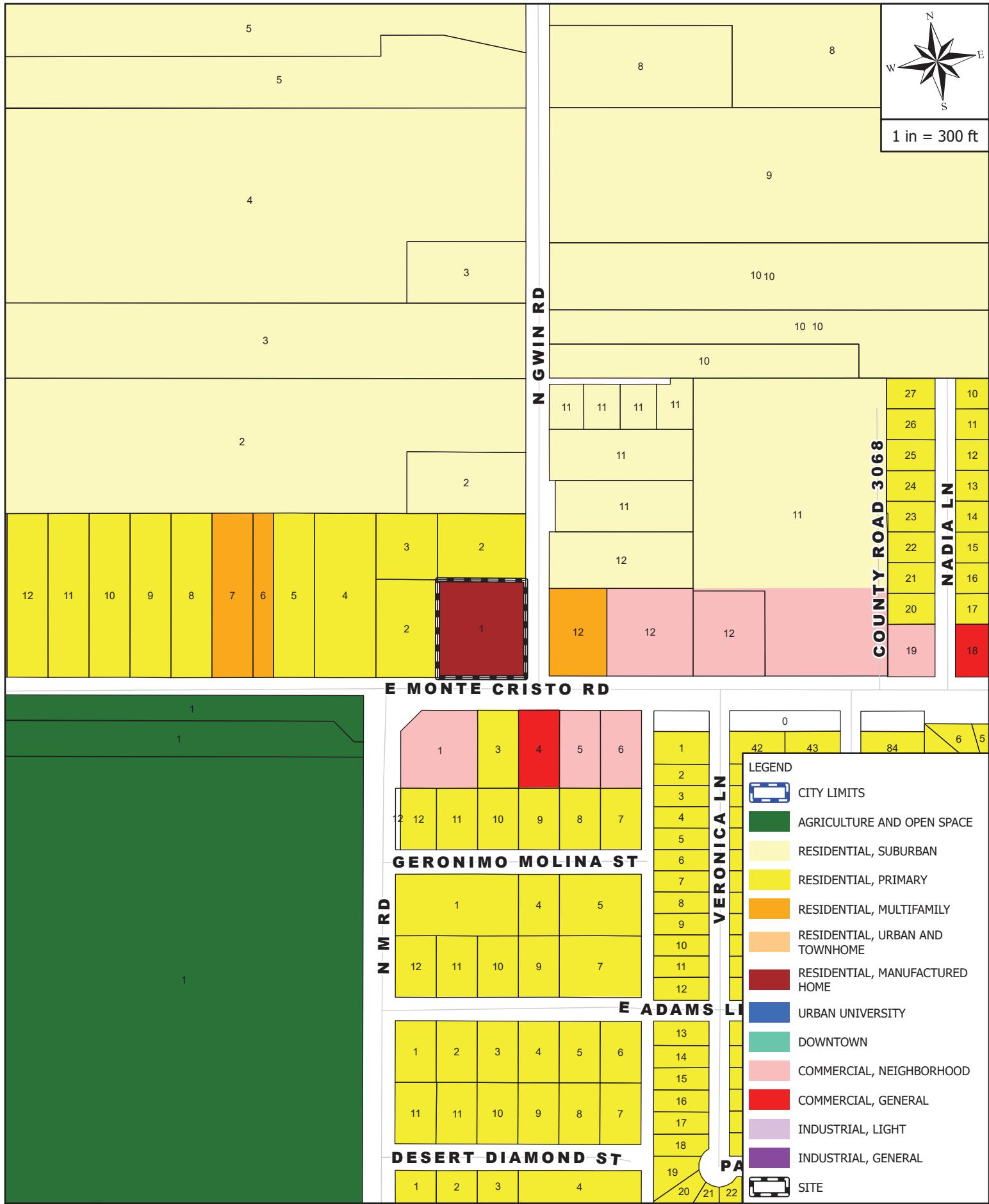
EDINBURG NEW DEVELOPMENT MAP

2315 E MONTE CRISTO RD



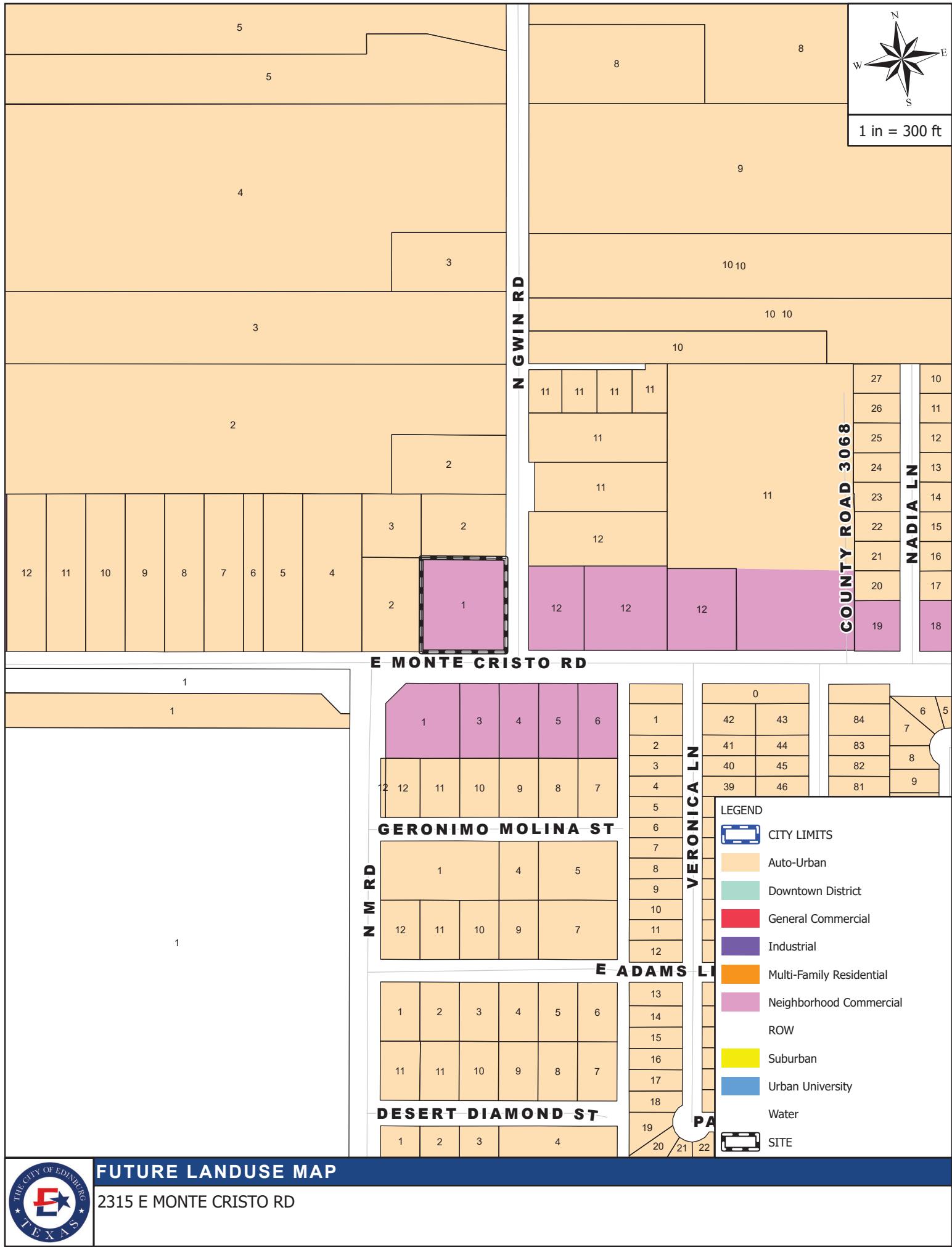
AERIAL MAP

2315 E MONTE CRISTO RD



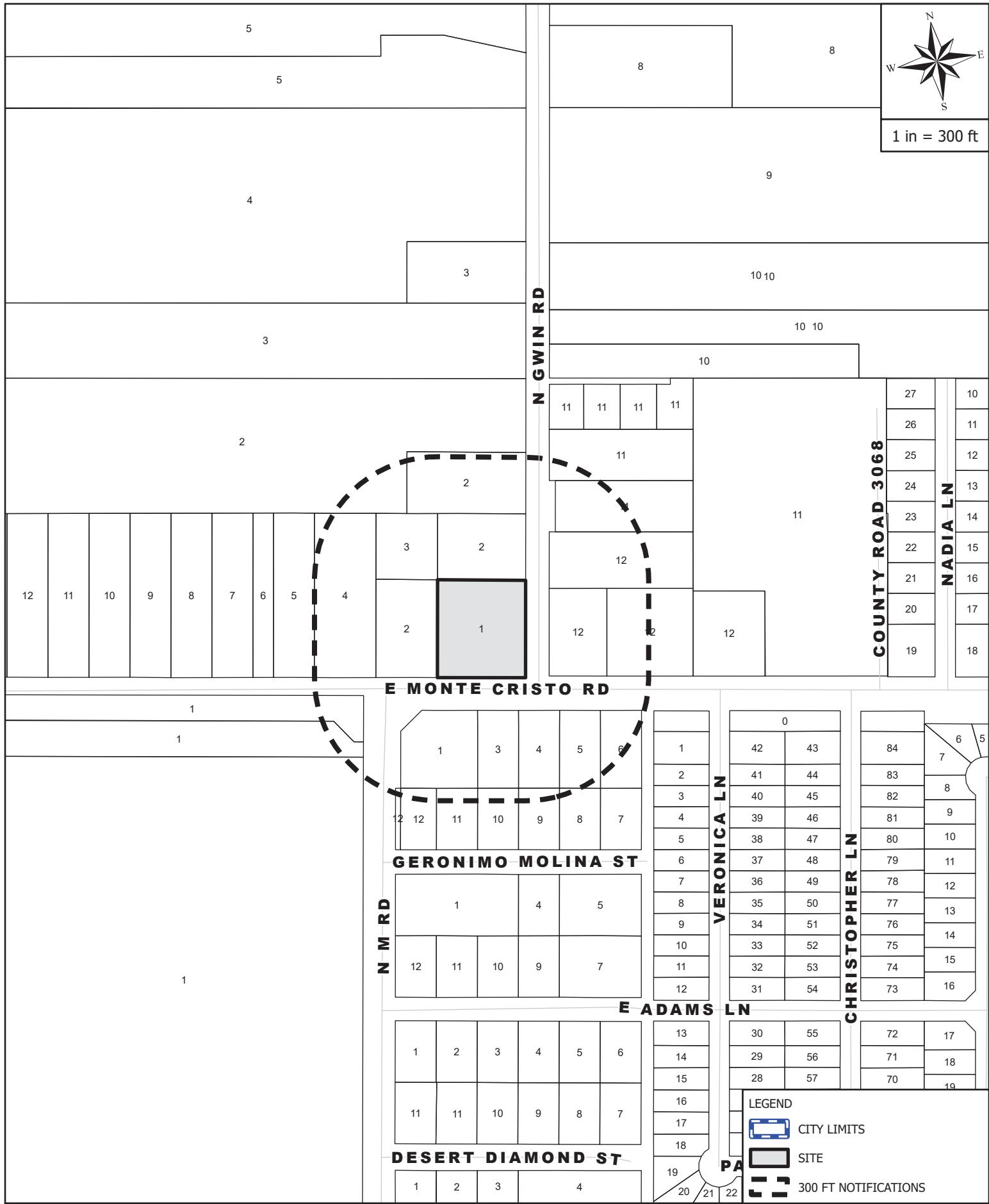
ZONING MAP

2315 E MONTE CRISTO RD



FUTURE LANDUSE MAP

2315 E MONTE CRISTO RD



MAILOUT AND SITE MAP

2315 E MONTE CRISTO RD



Rezoning Request Site Photo

Melden & Hunt, INC.
2315 E. Monte Cristo Rd





City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 01/22/2025

— SUBDIVISION VARIANCE —

GARCO INDUSTRIAL RANCHES SUBDIVISION

- 1. Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 3, Section 3.202, Table 3.202-1, Nonresidential and Mixed-Use Lot Standards, for Garco Industrial Ranches Subdivision, being a 5.87 acre tract of land out of Lots 1, 2 and 4, Block 49, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, According to the Map or Plat recorded in Volume 8, Pages 28 & 29, Map Records, Hidalgo County, Texas, and according to Correction Warranty Deed recorded under County Clerk's Document Number 1738805, Official Records, Hidalgo County, Texas, located at 104 Constitution Drive, As Requested By Quintanilla, Headley and Associates, Inc.
- 2. Description/Scope:** The property is located on the southwest corner of Constitution Drive and N. Frontage Road, and is within the City of Edinburg city limits. The 5.87 tract of land is currently going through the subdivision process and the proposed development consists of six (6) Industrial, General lots. Quintanilla, Headley, and Associates, Inc. on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: Section 3.202-1

This requested variance is to Article 3, Section 3.202, Table 3.202-1 as it applies to Nonresidential and Mixed-Use Lot Standards, Lot Area and Lot Width. The developer is requesting a variance due to the lot area and lot width not meeting UDC standards set forth in Table 3.202-1. UDC Section requires a lot minimum of 40,000 square feet and lot width of 125 feet. The developers design proposal for the project has lots 2-6 that range from 21,392.91 sq. ft. to 22,653.21 sq. ft, and lots widths of 103 feet.

Staff's Recommendation: Staff recommends approval of the variance request due to the nature and intent of the industrial activity and advises the applicant to meet the requirements that are set forth in the City of Edinburg's UDC.

Prepared By:

Clarence Cruz Jr.

Planner I

Approved By:

Jaime Acevedo

Planning and Zoning Director

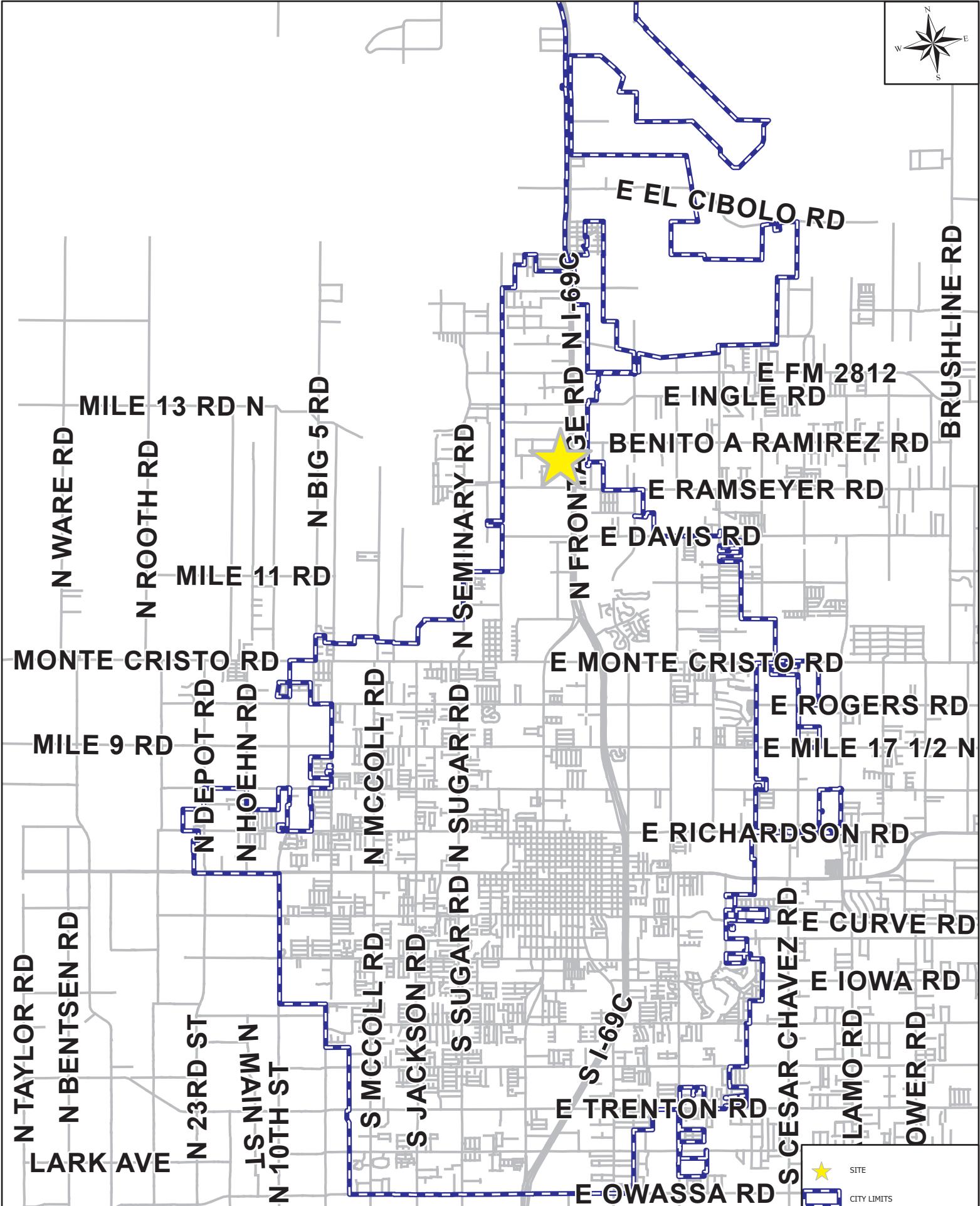
Attachments:

Unified Development Code
 Development Map
 Aerial Map
 Site Map
 Reduced Subdivision Plat

Table 3.202-1
Nonresidential and Mixed-Use Lot Standards

District and Development Type	Minimum			FAR	Maximum Height (ft.)
	LSR	Lot Area	Lot Width (ft)		
Industrial, General (IG)					
Industrial	0.15	40,000 sf.	125	0.490	60
Warehouse	0.15	40,000 sf.	125	0.603	60
All other nonresidential uses	0.15	40,000 sf	125	0.454	60





EDINBURG NEW DEVELOPMENT MAP

104 CONSTITUTION DR.

11

1

INDEPENDENCE DR

11

11

3

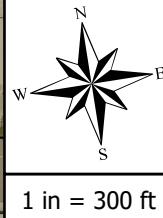
CONSTITUTION DR

1

17 18 19 20
W
ADONIDA DR
49 21
50 22
51 23
52 24
53 25
54 26
55 27
W
SENEGAL DR
56 28
57 29
58 30
31
W FOX
TAIL DR
36 35 34 33
32
37 38
38 24 2 22 21 49 7 15 13
39

AERIAL MAP

104 CONSTITUTION DR.



N I-69C

N I-69C

N FRONTAGE RD

N FRONTAGE RD

LEGEND

CITY LIMITS

SITE



INDEPENDENCE DR

11

1

11

3

CONSTITUTION DR

1

42

41

40

40 40

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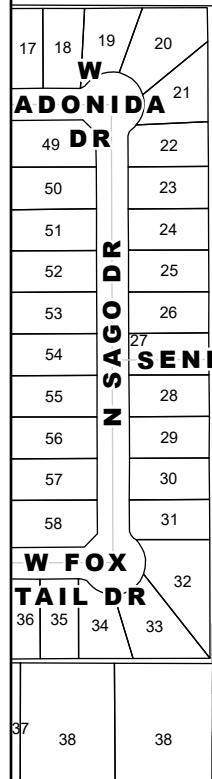
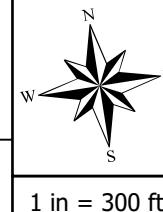
LEGEND



CITY LIMITS



SITE

**MAILOUT AND SITE MAP**

104 CONSTITUTION DR.



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INDEPENDENCE DR

11

1

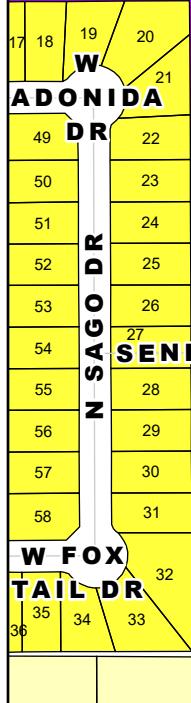
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3

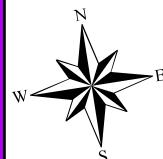
CONSTITUTION DR

1

42

**FRONTAGE RD**

1



1 in = 300 ft

0

0

0

N I-69C**N I-69C****N FRONTAGE RD****LEGEND**

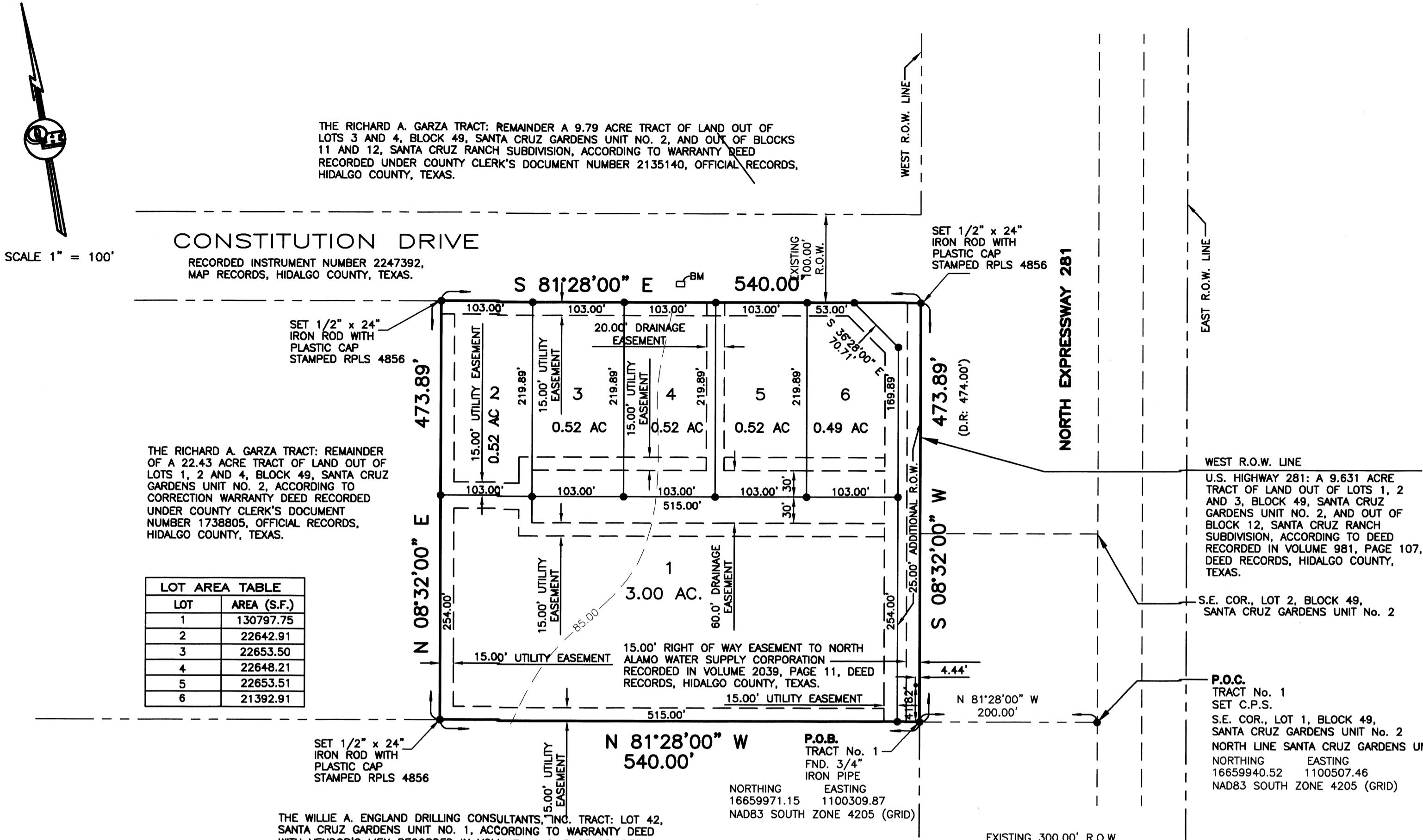
- CITY LIMITS
- AGRICULTURE AND OPEN SPACE
- RESIDENTIAL, SUBURBAN
- RESIDENTIAL, PRIMARY
- RESIDENTIAL, MULTIFAMILY
- RESIDENTIAL, URBAN AND TOWNHOME
- RESIDENTIAL, MANUFACTURED HOME
- URBAN UNIVERSITY
- DOWNTOWN
- COMMERCIAL, NEIGHBORHOOD
- COMMERCIAL, GENERAL
- INDUSTRIAL, LIGHT
- INDUSTRIAL, GENERAL
- SITE

ZONING MAP

104 CONSTITUTION DR



GARCO INDUSTRIAL RANCHES



A 5.87 ACRE TRACT OF LAND OUT OF LOTS 1, 2 AND 4, BLOCK 49, SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8, PAGES 28 & 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 5.87 ACRE TRACT OF LAND OUT OF LOTS 1, 2 AND 4, BLOCK 49, SANTA CRUZ GARDENS UNIT NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738805, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 3/4" IRON PIPE FOUND (NORTHING = 16659971.15, EASTING = 1100309.87) ON THE SOUTH LINE OF LOT 1 AND ON THE WEST RIGHT OF WAY LINE OF NORTH EXPRESSWAY 281 FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID PIPE BEARING N 81°28'00" W, 200.00 FEET FROM THE SOUTHEAST CORNER OF LOT 1 (NORTHING = 16659940.52, EASTING = 1100507.46).

THENCE; N 81°28'00" W, ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 540.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°32'00" E, A DISTANCE OF 473.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF CONSTITUTION DRIVE FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'00" E, ALONG THE SOUTH RIGHT OF WAY LINE OF CONSTITUTION DRIVE, A DISTANCE OF 540.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST RIGHT OF WAY LINE OF NORTH EXPRESSWAY 281 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°32'00" W, ALONG THE WEST RIGHT OF WAY LINE OF NORTH EXPRESSWAY 281, A DISTANCE OF 473.89 FEET (DEED RECORD: 474.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 5.87 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ GARDENS UNIT NO. 2 SUBDIVISION, RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

P.O.C.
TRACT NO. 1
SET C.P.S.
S.E. COR., LOT 1, BLOCK 49,
SANTA CRUZ GARDENS UNIT NO. 2
NORTH LINE SANTA CRUZ GARDENS UNIT NO. 1
NORTHING EASTING
16659971.15 1100309.87
NAD83 SOUTH ZONE 4205 (GRID)

ALFONSO QUINTANILLA
R.P.L.S. NO. 4856



9-15-2025

DATE

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

(I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERETO AS GARCO INDUSTRIAL RANCHES, ADDITION TO THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

RICHARD A. GARZA
3910 W. FREDDY GONZALEZ DRIVE
EDINBURG TX, 78539

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared

RICHARD A. GARZA

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

DANIELA QUINTANILLA
Notary ID #31129367
My Commission Expires
June 9, 2029

DANIELA QUINTANILLA - NOTARY PUBLIC

PLANNING & ZONING
COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision, plan known as GARCO INDUSTRIAL RANCHES, conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20____.

CHAIRPERSON-PLANNING & ZONING COMMISSION

HIDALGO COUNTY CONSOLIDATED WATER CONTROL

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS THE, _____ DAY OF, _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED ON THE PROPERTY OWNED BY THE SUBDIVISION OWNER(S) WHICH DO NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

PRESIDENT

ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

MARCO A. GONZALEZ
120016
LICENSED PROFESSIONAL ENGINEER
P.E. No. 120016

MARCO A. GONZALEZ
120016
LICENSED PROFESSIONAL ENGINEER
P.E. No. 120016

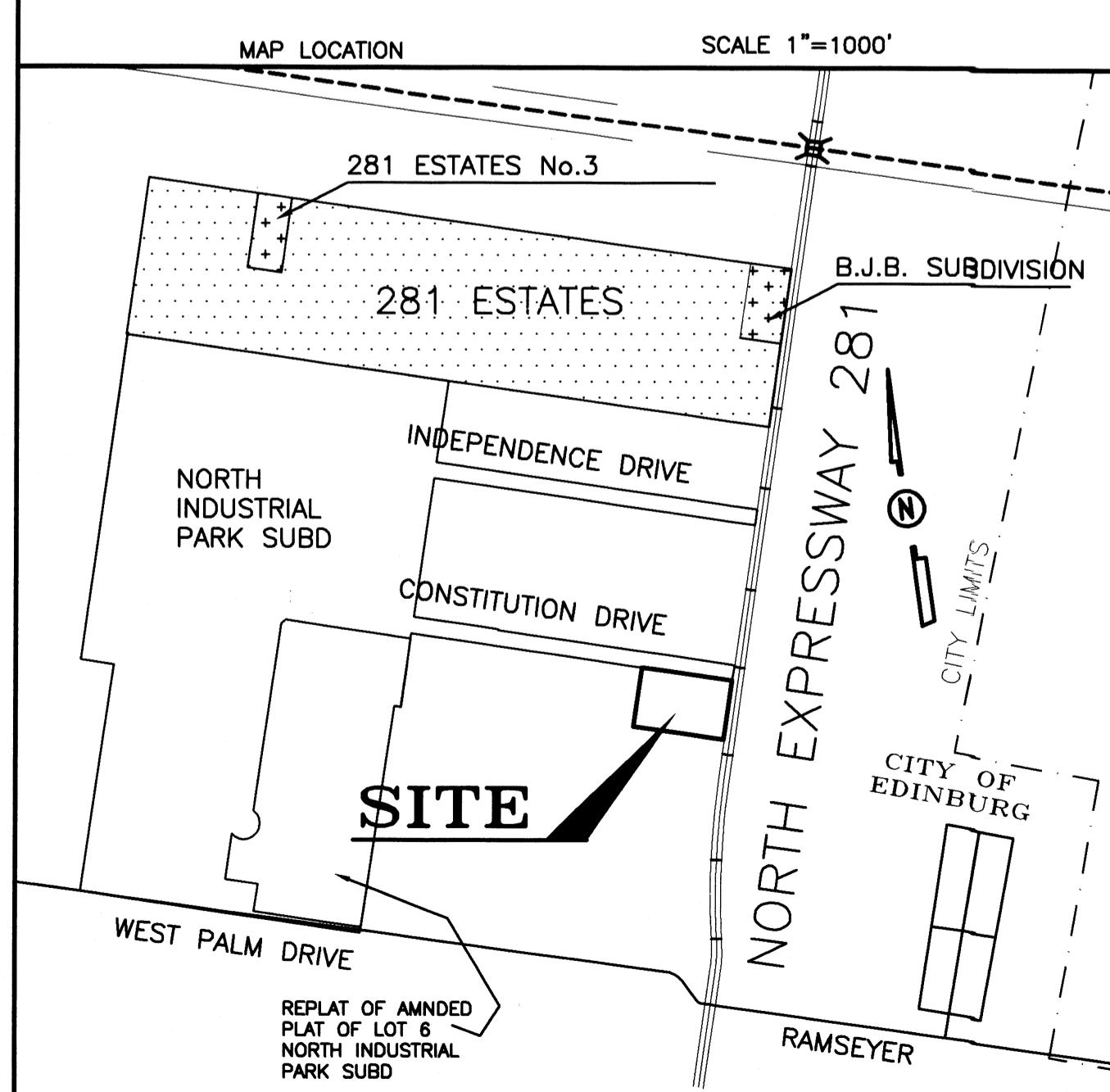
11-14-25

DATE

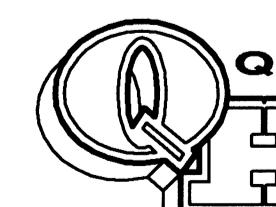
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUARDADO, JR.
HIDALGO COUNTY CLERK

ON: _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



- DETENTION REQUIREMENTS: DETERMINED BY THE PLAT ENGINEER.
- STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS: SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT CODE OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION OR EARTHWORK INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY HOME AND CONSTRUCTION.
- PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO SETBACKS, BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPE SURFACE RATIO, PARKING REQUIREMENTS, FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
- DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION: SEPTEMBER 15, 2025

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVS\EDINBURG\GARCO INDUSTRIAL RANCHES\PLAT	9-15-25	LG		



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: 1/22/2026

— SUBDIVISION VARIANCE — FAY APARTMENTS SUBDIVISION

- 1. Agenda Item:** Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-5, Apartment Lot and Building Standards, Being a 0.37 Acre Tract of Land, More or Less, Being the North 114.00 Feet of Lot 1, Wood Subdivision, City of Edinburg, Hidalgo County, Texas According to the Map or Pat Thereof Recorded Under Volume 10, Page 35 of the Plat Records of Hidalgo County, Texas Located at 513 S. 4th Avenue, As Requested By Jorge E. Vallina, on Behalf of Zaashila Construction Group, LLC.
- 2. Description/Scope:** The property is located at the intersection of W Fay Street and S 4th Avenue and is within the City of Edinburg city limits. The proposed development is for Multifamily on one lot. The owner of the property is requesting for reduced setbacks to accommodate the proposed 12 units and is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

Variance Request: Table 3.102-5 Apartment Lot and Building Standards (5+ Dwelling per Building)

This requested variance is to Article 3, Table 3.102-5 as it applies to setbacks. The owner is requesting to use Table 3.102-4 Duplex and Multiplex Lot Building standards. UDC Table 3.102-5 requires Front 20 feet, Side 15 feet, Parking Setback Rear and Side 8ft, and Rear 20 feet. The setbacks requested consist of street yard side 10 feet, street side 10 feet, side yard 6 feet and rear 12 feet.

Staff's Recommendation: Staff recommends denial of the variance request based on the density. If approved, the applicant would need to comply with all other requirements during the permitting process including the Fire Marshal approval.

Prepared By:

Claudia Mariscal

Planner I

Approved By:

Jaime Acevedo

Planning and Zoning Director

Attachments:

Unified Development Code
Development Map
Aerial Map
Site Map

Table 3.102-5 Apartment Lot and Building Standards (5+ Dwellings per Building)								
Minimum ¹							Maximum	
Site Area / Building (sf.)	Lot Width (ft.)	Street Yard (ft.) ³	Rear Yard (ft.)	Side Yard ⁴ (ft.)	Parking Setback from Curb (ft.)	Parking Setback Rear and Side (ft)	Height (ft.)	Density (dwellings per acre)
12,000	100 ²	20	20	15	Not permitted in street yard	8	72	Efficiency / 1 Bedroom: 40 2 Bedroom: 30 3+ Bedroom: 20

TABLE NOTES:

¹If a larger bufferyard is required, the setback shall be the width of the bufferyard; see Section 4.204.

²Along arterials, frontages in excess of the minimum lot width may be required. See [Sec. 5.208, Access Management](#).

³Setback from public street rights-of-way. Where private internal circulation is used, 12 feet is permissible.

⁴Building separation is 12 feet for multiplexes and 30 feet from apartment.

Proposed Setbacks

Table 3.102-4 Duplex and Multiplex Lot and Building Standards								
	Minimum ¹							Maximum ²
Site Area	Additional Lot Area per Bldg. (sf.)	Lot Width (ft.)	Street Yard (ft.)	Street Side Yard (ft.)	Side Yard ³ (ft.)	Rear Yard (ft.)	Parking Setback from Curb (ft.)	Height (ft.)
8,000	2,000	80 ³	10 / 18 ⁴	10	0 / 6 ⁵	10 / 18 ⁴	10	35

TABLE NOTES:

¹If a larger bufferyard is required, the setback shall be the width of the bufferyard; see section 4.204.

²Multiplex lots may not exceed maximum density standards; see Table 3.102-5.

³Along arterials, frontages in excess of the minimum lot width may be required. See [Sec. 5.208, Access Management](#).

⁴The first number is the building setback; the second is the setback for a front load garage. Street yard refers to front yard of lot.

⁵A minimum building separation of 12 feet is required, but may be reduced to 10 feet if approved by Fire Marshal.

UNIFIED DEVELOPMENT CODE

(Ord. No. 2022-4764, 08/09/2022)

ARTICLE 3 - LOT AND DESIGN STANDARDS

Division 3.100, Standards for Rural and Residential Districts

Sec. 3.101, Purpose and Applicability.

A. Purpose.

1. *District Standards* The purpose of this Division is to establish the standards for residential land uses within each zoning district. The district standards are designed to provide a specific community character, consistent with the Edinburg Comprehensive Plan. These standards vary by zoning district, community character, and, within a district, land use.
2. *Design*. This Division focuses on design, with specific standards for a variety of residential housing types to ensure that the character of Edinburg is preserved and enhanced. There are specific design regulations for various types of residential development. The residential design standards are intended to promote quality residential neighborhoods and a more environmentally sensitive design approach.

B. Applicability. This Article applies to all residential buildings and structures.

Effective on: 8/9/2022

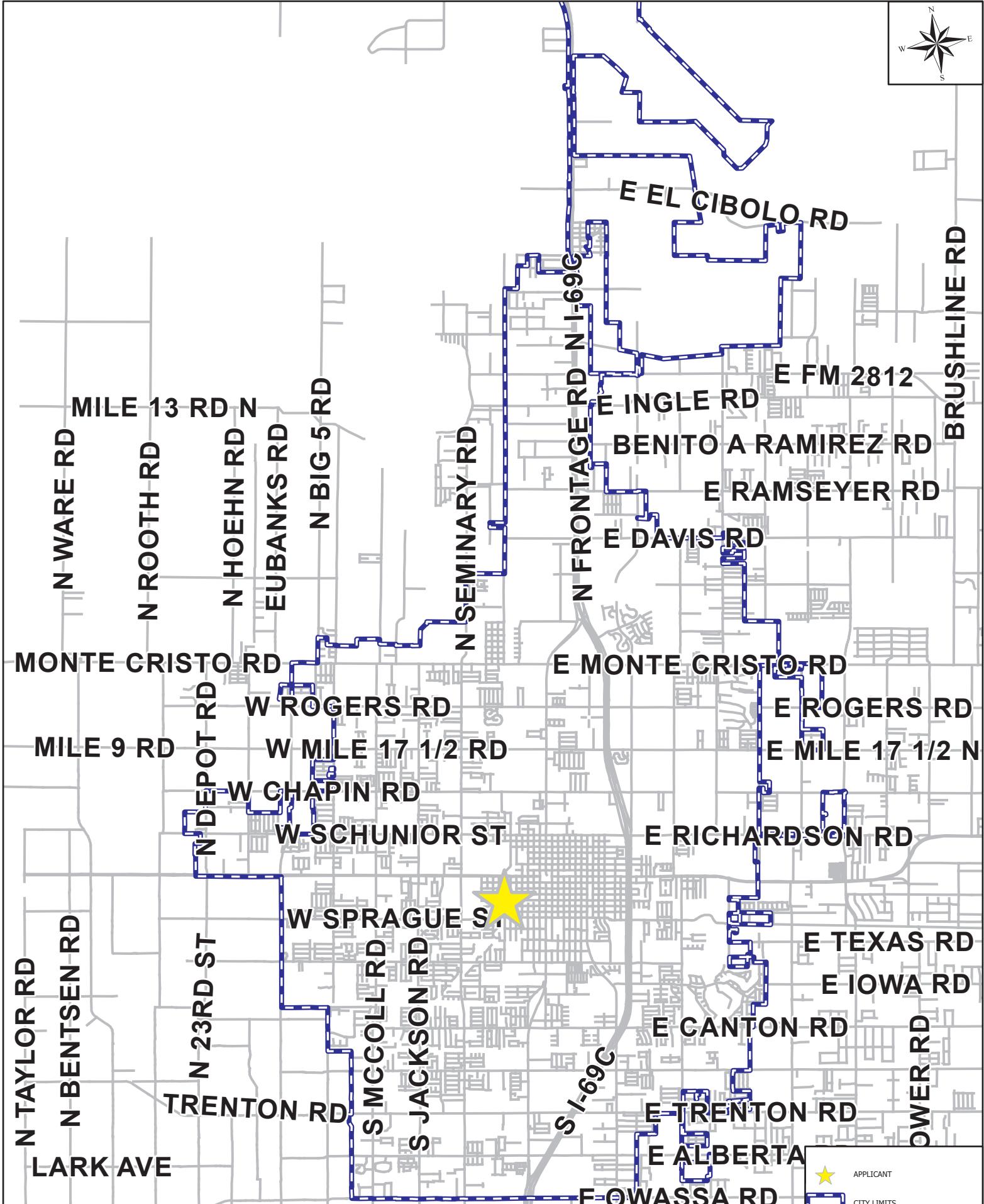
Sec. 3.102, Standards for Rural and Residential Development

A. General Standards. The standards below apply to new residential development in Edinburg:

1. *Building Separation*. The walls of buildings that are located on a single lot, if not party walls, shall be no less than 12 feet apart unless reduced distancing is approved by Fire Marshall, and;
2. *Fire Code*. Shall abide by the standards in the [International Fire Code](#), and;
3. *Drainage/Open Space*. Shall not have an impervious surface covering an area greater than 60% of the total lot.

B. District Standards. The district standards are provided in the tables of this Section.. Information relating to these standards follows:

1. *Housing Types*. The tables of this Section are grouped by housing type: [Single-Family Detached](#), [Single-Family Attached](#), and [Multifamily](#). Graphic examples are included for each housing type.
2. *Zoning District*. The first column of each table reflects the zoning district.
3. *Lot Dimensions and Setbacks*. The following columns show the standards for minimum lot area, average lot width, and building setbacks.
4. *Height*. The next column sets out the maximum permitted height. The maximum building height is calculated as provided in Division 3.300, *Measurements and Special Allowances*.

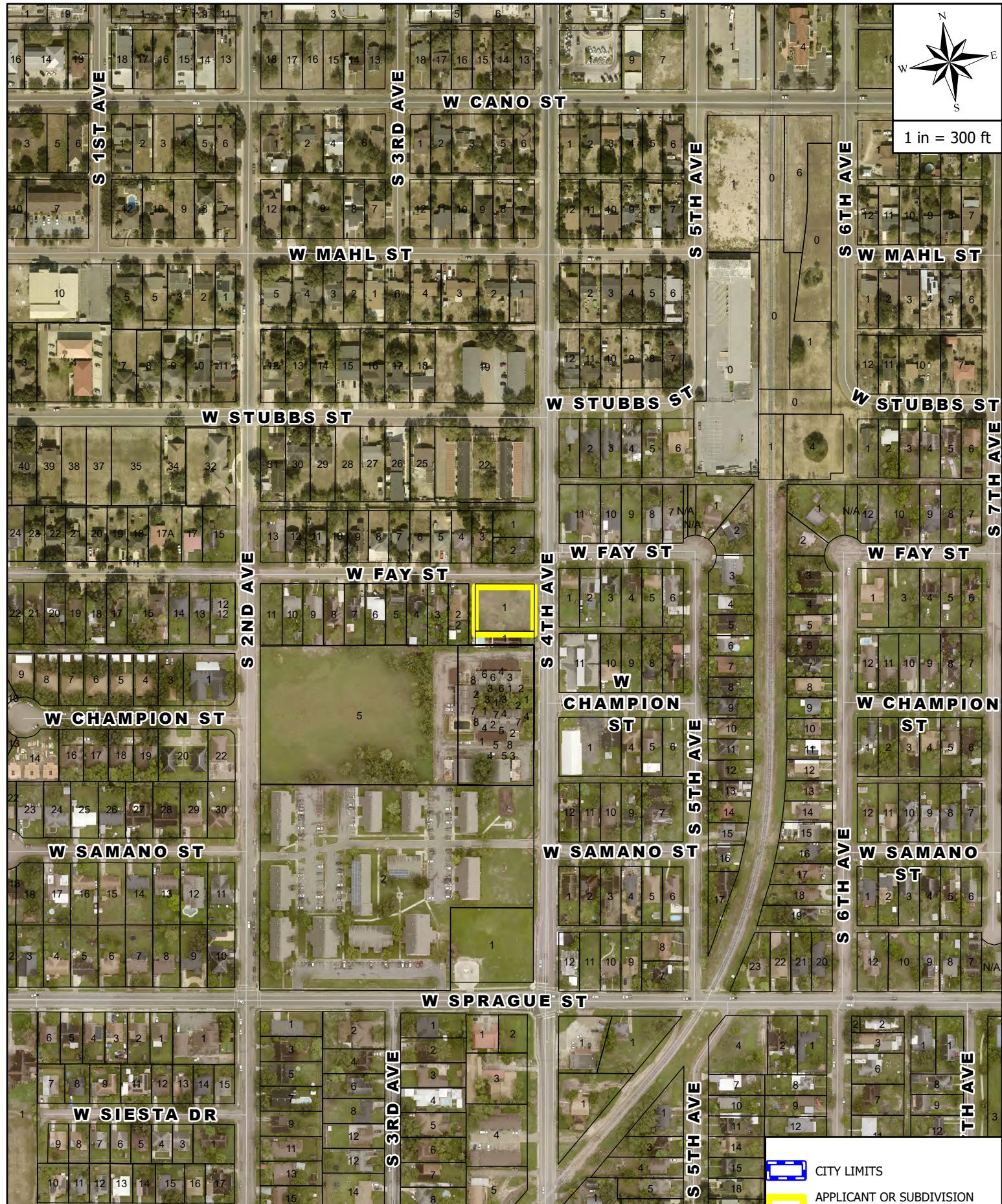


EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0325 513 S 4TH AVE

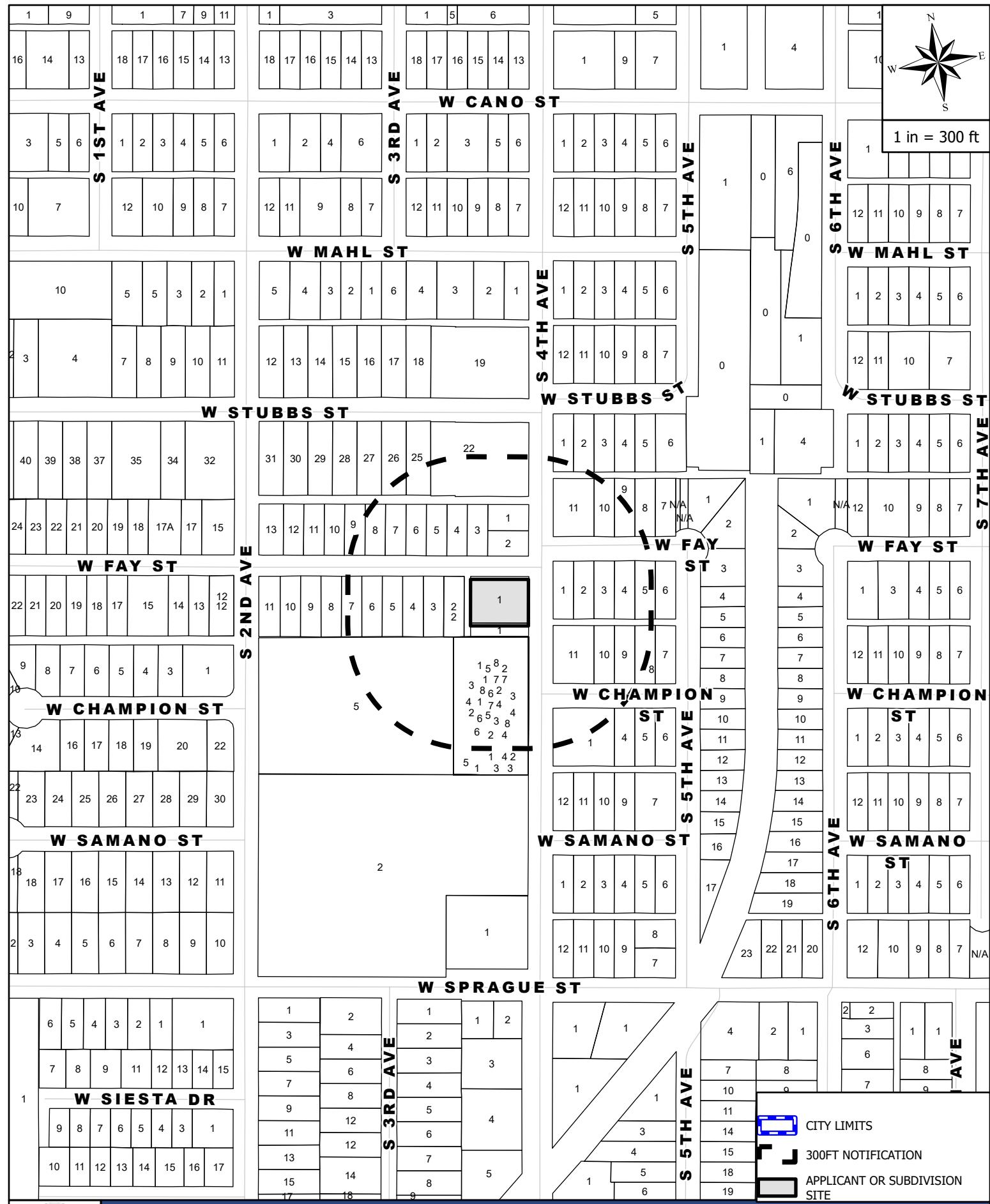




AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0325 513 S 4TH AVE



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0325 513 S 4TH AVE

F A Y S T R E E T

PROPOSED 6' CEDAR FENCE

FIGURE 1

114.00' N 08°52'04" E

10¹

SCIENCE 29

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卷之三

142.00' S 81°07'56" E

O' SETBACK

CARPORT

CARPORT

SETBACK

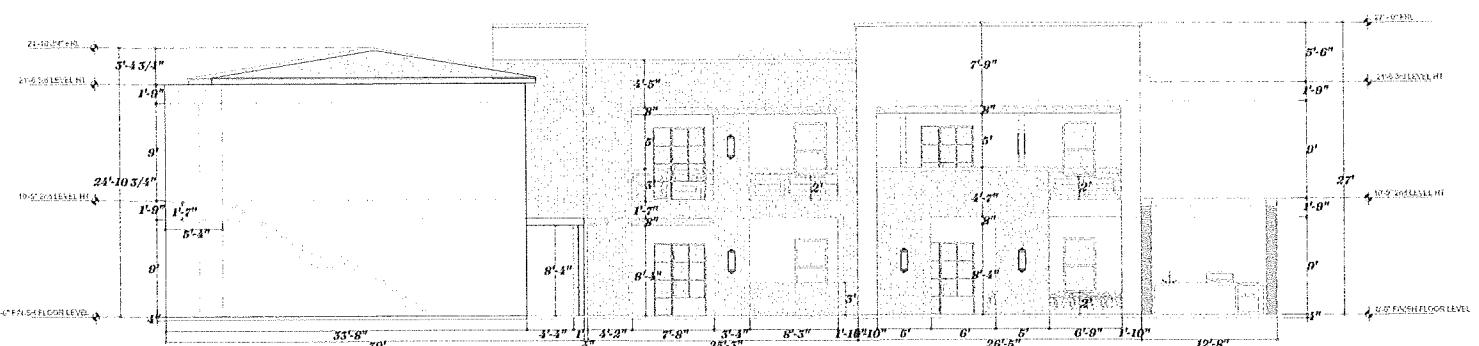
41TH AVENUE

SEC

SECOND FLOORPLAN

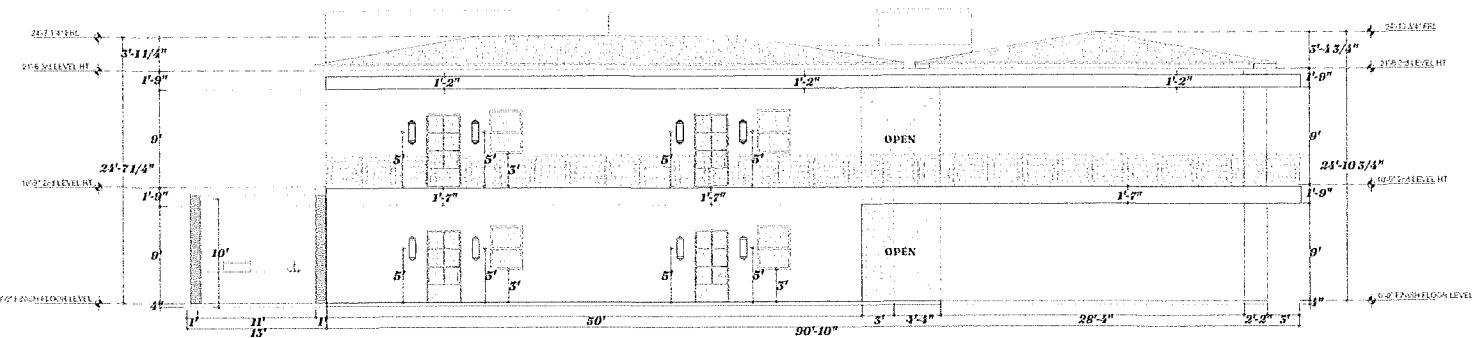
CALE: 1/8" = 1'-0"

A.102



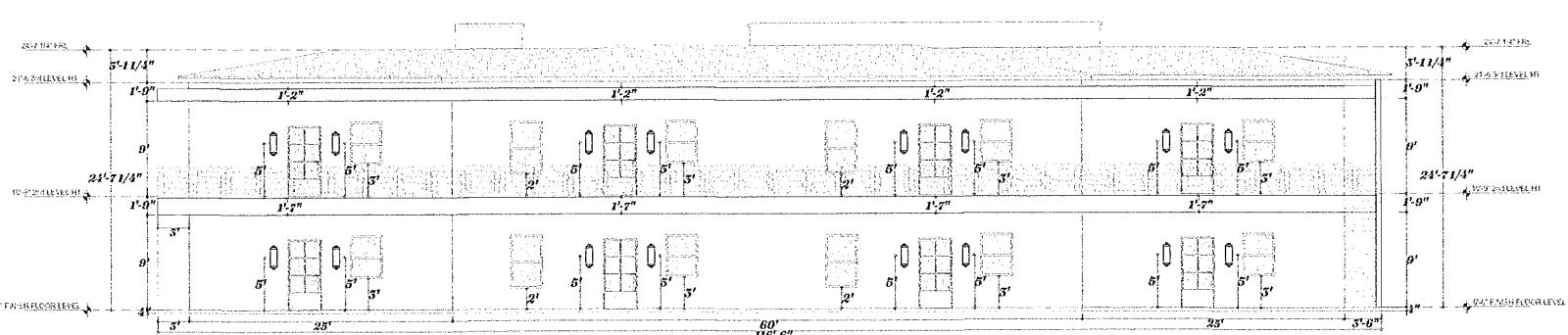
2 | EAST ELEVATION

ALE 3/32" = 1'-0"



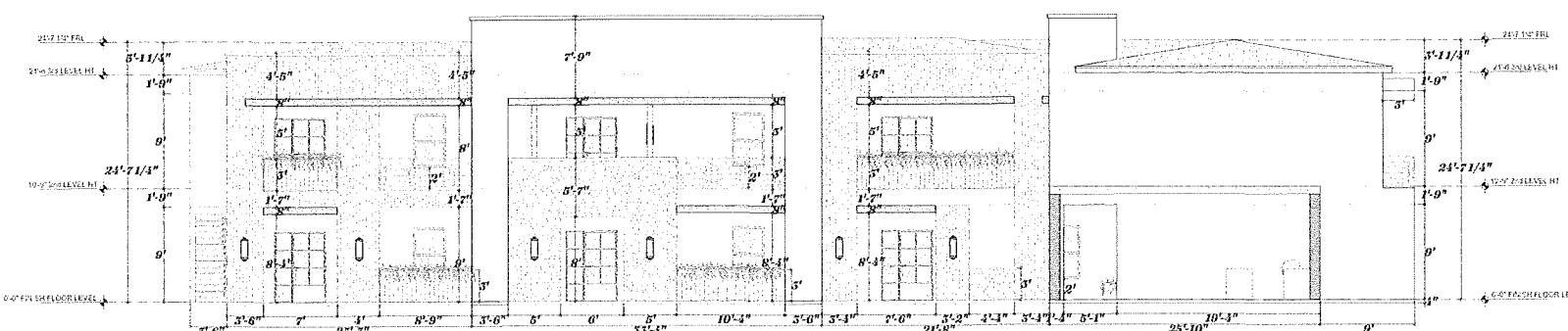
7 WEST ELEVATION

CALE: 3/32" = 1'-0"



SOUTH ELEVATION

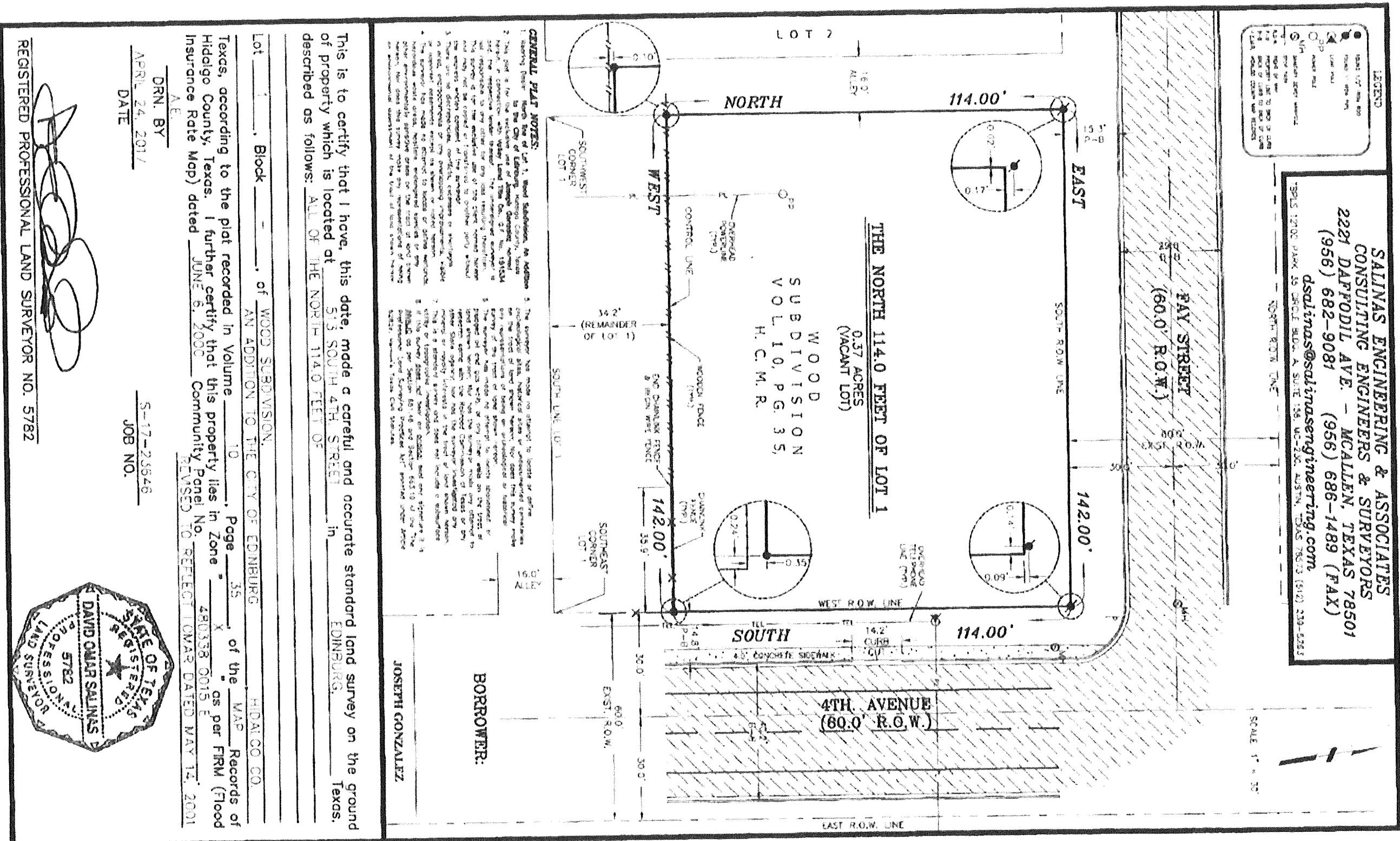
SCALE 5/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

FEET NO. 3



Planning and Zoning Commission

Attendance 2026