



**EDINBURG NOTICE AND AGENDA  
PLANNING AND ZONING COMMISSION  
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS**

**Location:** City of Edinburg  
City Hall-Council Chambers  
415 West University Dr.  
Edinburg, Texas 78539

**JULY 9, 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**

**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 Vice-Chairman Elias Longoria, Jr., from the June 11, 2026, regular meeting.
- B. Consider excusing the absence of Board Member Rodolfo "Rudy" Ramirez from the June 11, 2026, regular meeting.
- C. Consider excusing the absence of Board Member Victor Daniec from the June 11, 2026, regular meeting.

**7. MINUTES**

- A. Consider the approval of the Minutes for the June 11, 2026, regular meeting.

**8. PUBLIC HEARINGS**

- A. Consider the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Lot 1, Unrecorded Map of Promise Land Subdivision No. 2, Located at 2213 E. Trenton Road, as Requested by Javier Hernandez.
- B. Consider the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 17.843 (17.646) Acres Out of Lot 3, Block 237 of the Texas-Mexican Railway Company Survey, Located at 3002 W. Mile 17 ½ Road, as Requested by Supreme Engineering.
- C. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being Lots 47, 48, and 49, Block 4, Town of Lull, Located at 3709 Tagle Street, as Requested by Blanca Garcia and Roberto Garcia.
- D. 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 3.) Article 4, Section 4.305(B10), Prohibited Signage, to Allow a Sign That Advertises or Promotes a Business, Person, Organization, Activity, Event, Location, Service, or Product Not Primarily Manufactured, Sold, or Offered on the Property Where the Sign is Situated, Being Lot 20, Sheaval Subdivision, Located at 503 Conquest Boulevard, as Requested by AJ Ferrara.
- E. Consider the Sign Variance Request to the City of Edinburg Unified Development Code, Article 5, Section 5.207, Easements (F) Encroachments and Removal of Encroachments, Being the North 3.0 Acres of the West 5.0 Acres of the East 20.0 Acres of Lot 27, Kelly-Pharr Subdivision, Located at 602 W. Wisconsin Road, as Requested by Edinburg Seventh-Day Adventist Church.
- F. Consider the Special Use Permit For On-Premise Consumption of Alcoholic Beverages For Late Hours, Being Lot 2, Carmike Cinemas Subdivision, Located at 1204 E Canton Road, as Requested by Space Monkey Barrcade, LLC.
- G. Consider the Proposed Changes to the City of Edinburg Unified Development Code.

## 9. SUBDIVISION VARIANCE

- A. Consider Variance Request to the City's Unified Development Code, 1.) Article 4, Section 4.204 Bufferyards, Table 4.204-1 Bufferyard Classifications, for the Proposed Villages on Closner Subdivision, Being a 76.687 Acres Tract of Land Out of Lots 1 & 2, Section 241, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 500 E. Russell Road, as Requested by Tribute Engineering.
- B. Consider Variance Request to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-Link Townhouse Lot and Building Standards, Townhouse Lot Area for the Proposed The Townhomes at Ebony Subdivision, being a 0.68 Acre Tract of Land, Out of Lot 1, Lot 2 and the East 39 Feet of Lot 3, Block 8, Enfield Estates Subdivision, Located at 198 W. Southland Avenue, as Requested by Eliseo Garza.

## 10. SUBDIVISION CONSENT

- A. Consider the Preliminary Plat Approval of Alberta Park Subdivision, being the East One Half (E ½) of the West One Half (W ½) of Lots Two (2), Four (4), Six (6), and Eight (8) Fife's Resubdivision of Lots in Block 51, Alamo Land and Sugar Company's of Land Porcion 72, Los Torritos, Santa Ana and El Gato Grant's, Hidalgo County, Texas, Located at 3399 E. Alberta Road, As Requested By

Barrera Infrastructure Group, LLC.

- B.** Consider the Preliminary Plat Approval of The Village at Monte Cristo Subdivision, Being a 43.466 Acres Out of Lots 21 and 25, East Retama Subdivision Recorded in Volume 2, Page 57, Hidalgo County, Texas, Located at 4220 N. Seminary Road, as Requested by Melden & Hunt, Inc.
- C.** Consider the Preliminary Plat approval of The Reserve at McColl Subdivision, Being a 3.007 Acres Tract of Land Out of Lot 15, Section 275, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas, Located at 2698 Hedfelt Drive, as Requested by Melden & Hunt, Inc.
- D.** Consider the Preliminary Plat approval of Arena Heights Subdivision, Being a 93.99 Acres Tract of Land, More or Less, Out of Lots 63, 66, and 67 Kelly Pharr Subdivision, as Per the Map or Plat Thereof Recorded in Volume 3, Page 133-134, Map Records of Hidalgo County, Texas, Located at 798 E. Alberta Road, as Requested by Sames, Inc.
- E.** Consider the Final Plat Approval of McColl Walls Subdivision, Being a 5.00 Acre Tract of Land Being the South 5.00 Acres of the North 10.00 Acres of the South 30.00 Acres of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, According to the Plat or Map Thereof Recorded in Volume 1, Page 12, Map Records Hidalgo County, Texas and According to General Warranty Deed Recorded Under County Clerk's Document Number 3225359, Official Records, Hidalgo County, Texas, Located at 1000 N. McColl Road, as Requested by Quintanilla, Headley & Associates, Inc.
- F.** Consider the Final Plat Approval of Copper Cove Subdivision, Being 12.79 Acres of Land Situated in Hidalgo County, Texas, Same Being All of Lot 13, Block 7 and a Part or Portion of the South Half of Lot 12, Block 7, Santa Cruz Gardens Unit No. 3, Volume 9, Page 3, Hidalgo County Map Records, Located at 4918 N. Doolittle Road, as Requested by Rio Delta Engineering.
- G.** Consider the Final Plat Approval of Kings Landing Subdivision, Being a 17.274 Acres Tract of Land Out of Lots 49, 50, and 51, Lehigh Plaza Subdivision, Recorded in Volume 5, Page 43, Hidalgo County Map Records, and According to Special Warranty Deed Recorded Under County Clerks Document Number 3555596, Located at 2700 W. Wisconsin Road, as Requested by Quintanilla, Headley, and Associates.

## **11. DIRECTOR'S REPORT**

- A.** City Council Actions
- 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 Wednesday, July 1, 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.