



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

JULY 23, 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 July 9, 2026, regular meeting.
- B.** Consider excusing the absence of Board Member Ruby Casas from the July 9, 2026, regular meeting.
- C.** Consider excusing the absence of Board Member Rodolfo "Rudy" Ramirez from the July 9, 2026, regular meeting.

7. MINUTES

- A.** Consider the approval of the Minutes for the July 9, 2026, regular meeting.

8. PUBLIC HEARINGS

- A.** Hold Public Hearing for the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey, located at 1102 N. Closner Boulevard, as Requested by Cirilo Garcia.
- B.** Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being A 1.68 Acre (73,282.70 sq. ft.) Gross, Tract of Land out of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, located at 3400 N. Closner Boulevard, as Requested by SAMES.
- C.** Hold Public Hearing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 0.44 of an Acre Tract of Land Being a Portion of Lot D, Santa Cruz Gardens Subdivision, Unit No. 1, located at 310 E. Ramseyer Road, as Requested by Erik Gonzalez.
- D.** Hold Public Hearing for the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 3.03 Acre Tract of Land Out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey, located at 725 W. Rogers Road, as Requested by Quintanilla, Headley & Associates, Inc.
- E.** Hold Public Hearing for the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted sign height, Being the South 4.69 Acres of Lot "P" of the Santa Cruz Gardens Subdivision No. 2, located at 8300 N. I-69C, as Requested by MatkinHoover Engineering & Surveying.
- F.** Hold Public Hearing for the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, To Allow a Permanent Freestanding Sign within a Prohibited Zoning District, Being Lots One (1) and Twenty-Four (24), Block One Hundred Eighty-Eight (188), Original Townsite of the City of Edinburg, located at 320 N. Closner Boulevard, as Requested by Jorge Gonzalez.

9. SUBDIVISION VARIANCE

- A.** Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.206 Lots, Subsection 5.206-B Required Lot Frontage, for the proposed Jackson Estates Phase II Subdivision, being Lot 1, Dr. Carl R. Love Subdivision, an addition to the City of Edinburg, Hidalgo County,

Texas, located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc.

- B.** Consider Variance Requests 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 and Article 3, Table 3.202-1 Nonresidential and Mixed-Use Lot Standards, Commercial, Neighborhood 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 Ave., as Requested by Eliseo Garza.

10. SUBDIVISION CONSENT

- A.** Consider the Preliminary Plat approval of Closner Point Subdivision, being a 16.336 acre tract of land out of Lots 11 and 12, and out of Lot 13, all of block C amended map of Edinburg and being all of lots 1 through 9 of Ash Park Addition, according to the plat thereof recording in volume 10, page 22 Hidalgo County Map Records, City of Edinburg, Hidalgo County, Texas Located at 299 E. Schunior St., as Requested by Melden & Hunt, Inc.
- B.** Consider the Final Plat approval of Valencia Trails Phase I Subdivision, being a 4.7947 acres tract of land, more or less, out of 19.112 acres tract, being comprised of 2.110 Acres out of Lot 1, Section 238 and 17.002 acres out of Lot 8, Section 238, Texas-Mexican Railway Company's Survey Subdivision, recorded in Volume 1, Page 12, Hidalgo County Map Records, located at 1798 Cari Nicole Ave., as Requested by Benavides Engineering

11. DIRECTOR'S REPORT

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 16th of July 5:00 p.m.

By: /s/ Rita Lee Guerrero

Rita Lee Guerrero, Assistant Director
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.