



**EDINBURG ZONING BOARD OF ADJUSTMENT
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS**

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

**AUGUST 19, 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 Zoning Board of Adjustment:

- A. All 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 Board 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 Chair closes the public hearing, the Board may question anyone and maintain any discussion which clarifies the proposal and will then take what action it believes to be appropriate.
- F. A minimum of four votes are required for an item to be approved by Board.

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. MINUTES

- A. Consider the approval of the Minutes for the July 29, 2026, regular meeting.

7. PUBLIC HEARINGS

- A. Hold Public Hearing and Consider the Variance Request by JAR Group Development, L.P., for the Following Variances to the City of Edinburg Unified Development Code. To Allow the Reduction of the Minimum Lot Area, Lot Width, the Reduction of the Minimum Required Landscape Area Ratio, and to Define the Side Yard Setback for Lots 1 through 124, Gratitude Grove Subdivision, Located at 2620 N Closner Boulevard.
- B. Hold Public Hearing and Consider the Variance Request by Melden & Hunt, Inc., on Behalf of B&M Living Spaces, LLC., Adryca Construction, LLC., Moram Construction, LLC., Julk Properties, LLC., Adoralida Del Carmen Castellanos Vega Development and Real Estate, LLC., R&R Legacy Builds, LLC., Maria De Los Angeles Ledesma Morales, and The Centre Offices, LLC., for the Following Variances to the City of Edinburg Unified Development Code. To Allow the Reduction of the Minimum Lot Area, Lot Width, the Reduction of the Minimum Required Landscape Area Ratio, and to Define the Side Yard Setback for Lots 2 Through 62, Enclave on Closner Subdivision, Located at 301 David Drive.
- C. Hold Public Hearing and Consider the Variance Request by Erica E. Canales for the following Variances to the Plat for Stonebrook Estates, Document Number 1998-6482 Recorded in Volume 33, Page 160-A, Map Records of Hidalgo County, Texas on June 4TH, 1998. The variance Request is to Allow the Reduction of the Side Yard Setback for Lot 3, and to Allow for the Encroachment into a Drainage and Utility Easements, Stonebrook Estates Subdivision, Located at 2003 Terrica Lane.
- D. Hold Public Hearing and Consider the Variance Request by Four Pillars Development, LLC, for a Variance to the City of Edinburg Unified Development Code to Allow for the Construction of a 6-Foot Pine Treated Wood Fence Along with 6-Foot Hedges in Lieu of the 6-Foot CMU Wall Required Along the East Side of the Property Line, Being Lot 54, Sugar Mill Estates Subdivision, Located at 1119 W. Chapin Road.

8. INFORMATION ONLY

- A. Attendance Roster

9. ADJOURNMENT

I hereby certify this Notice of a Zoning Board of Adjustment Regular Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on August 12, 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.