



**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.



MINUTES

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

**JULY 29, 2026
5:30 PM**

PRESENT:

**MICHAEL CANTU – CHAIRMAN
VACANT – VICE CHAIRMAN**

BOARD MEMBERS:

**MARC A. GONZALEZ – VOTING MEMBER
RUBEN RUIZ, JR. – VOTING MEMBER
OMAR GOVEA – VOTING MEMBER
ANDREW ALMAGUER – 1ST ALTERNATE
DUSTIN GARZA – 2ND ALTERNATE
MATTHEW CRUZ – 3RD ALTERNATE
TONY GARZA – 4TH ALTERNATE**

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- 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. ABSENCES

- A. Consider excusing the absence of Board Member Dustin Garza from the June 24, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC A. GONZALEZ TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER DUSTIN GARZA FROM THE JUNE 24, 2026, REGULAR MEETING. MOTION CARRIED WITH A 4 – 0 VOTE.

- B. Consider excusing the absence of Board Member Andrew Almaguer from the June 24, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER MARC A. GONZALEZ AND SECONDED BY BOARD MEMBER RUBEN RUIZ, JR., TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER ANDREW ALMAGUER FROM THE JUNE 24, 2026, REGULAR MEETING. MOTION CARRIED WITH A 4 – 0 VOTE.

- C. Consider excusing the absence of Board Member Tony Garza from the June 24, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER MARC A. GONZALEZ AND SECONDED BY BOARD MEMBER RUBEN RUIZ, JR., TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER TONY GARZA FROM THE JUNE 24, 2026, REGULAR MEETING. MOTION CARRIED WITH A 4 – 0 VOTE.

7. MINUTES

- A. Consider approval of the Minutes for the June 24, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER MARC A. GONZALEZ AND SECONDED BY BOARD MEMBER OMAR GOVEA TO APPROVE THE MINUTES FROM JULY 29, 2026, REGULAR MEETING. MOTION CARRIED WITH A 4 – 0 VOTE.

8. PUBLIC HEARINGS

- A. Consider the Variance request by AIMZ Development, LLC. for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the overhang of a carport over a side yard setback and front yard utility easement, Being Lot 6, Canton Hills Subdivision, Located at 3716 East Hillview Street.

NATALIA VELASQUEZ, CHIEF BUILDING OFFICIAL FOR THE CITY OF EDINBURG, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC A. GONZALEZ MOTION FAILED CLARIFICATION ON THE VOTING MEMBERS WAS NEEDED.

BEN ALONZO, CITY ATTORNEY FOR THE CITY OF EDINBURG, WAS PRESENT AND ADDRESSED FROM A PROFESSIONAL STANDPOINT.

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING FOR THE CITY OF EDINBURG, WAS PRESENT AND CLARIFIED VOTING MEMBERS FOR THE JULY 29, 2026, REGULAR MEETING TO BE CHAIRMAN MICHAEL CANTU, BOARD MEMBERS MARC A. GONZALEZ, RUBEN RUIZ, JR., OMAR GOVEA AND 1ST ALTERNATE ANDREW ALMAGUER.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC A. GONZALEZ, TO APPROVE THE VARIANCE REQUEST PROVIDED THE TWO CONDITIONS: FIRST, THE CONCRETE SLAB MUST BE FORMALLY APPROVED DURING THE BUILDING PERMIT PROCESS AND A HOLD HARMLESS AGREEMENT BE SIGNED. BOARD MEMBER OMAR GOVEA ABSTAINED FROM VOTING. MOTION CARRIED WITH A 4 – 0 VOTE. – ITEM APPROVED WITH CONDITIONS

- B.** Consider the Variance request by AIMZ Development, LLC. for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the overhang of a carport over a side yard setback and front yard utility easement, Being Lot 1, Canton Hills Subdivision, Located at 3700 East Hillview Street.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER ANDREW ALMAGUER, TO APPROVE THE VARIANCE REQUEST PROVIDED THE TWO CONDITIONS: FIRST, THE CONCRETE SLAB MUST BE FORMALLY APPROVED DURING THE BUILDING PERMIT PROCESS AND A HOLD HARMLESS AGREEMENT BE SIGNED. BOARD MEMBER OMAR GOVEA ABSTAINED FROM VOTING. MOTION CARRIED WITH A 4 – 0 VOTE. – ITEM APPROVED WITH CONDITIONS

9. INFORMATION ONLY

- A.** Attendance Roster.

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE ZONING BOARD OF ADJUSTMENT VACANCY.

10. 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 21st of July, 2026, at 5:00 p.m.

A MOTION WAS MADE BY BOARD MEMBER MARC A. GONZALEZ AND SECONDED BY BOARD MEMBER ANDREW ALMAGUER, TO ADJOURN THE JULY 29, 2026, REGULAR MEETING AT 5:57 P.M. MOTION CARRIED UNANIMOUSLY WITH A 5 – 0 VOTE.

Disability Access Statement

By: Kassandra L. Gonzalez
Kassandra Gonzalez, Administrative
Specialist Planning and Zoning
Department
City of Edinburg, Texas

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CITY OF EDINBURG - ZONING BOARD OF ADJUSTMENT

Meeting Date: August 19, 2026

PUBLIC HEARINGS

Agenda Item No: 7.A.

Variance Request - JAR Group Development, L.P.

1. Agenda Item:

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.

2. Request:

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.102, Table 3.102-1, Single-Family Detached Lots and Building Standards, for minimum lot area, lot width and Side Yard Setback, and Article 2, Section 2.206.D, Zoning Districts and Land Uses for minimum Landscape Area Ratio. The applicant is proposing a reduction from the required minimum of 4,000 square feet lot area, the reduction from the required minimum of 40 feet lot width, reduction from the required minimum of 6 feet side yard setback and the reduction from the required minimum of 40 percent Landscape Area Ratio required for Single-Family Detached, Residential, Primary Home.

3. Property Location and Vicinity:

The property is located at the east side of N Business Highway 281 at the southeast corner of the intersection of N Business Highway 281 and E Gratitude Street. The property has a total frontage of approximately 620 feet along N Business Highway 281, and a lot depth of approximately 1280 feet. Current Zoning is Residential, Urban and Townhome (RU) District. Adjacent zoning is Commercial, General (CG) District and Residential, Suburban (RS) to the north, Agriculture and Open Space (AO) to the east, Commercial, General (CG) to the west and Commercial, General and Agriculture and Open Space (AG) to the south. Adjacent land uses consist of single-family and Commercial uses to the north, Agriculture uses to the east, Agriculture and Commercial uses to the south and west.

4. Background and History:

The properties are part of the Gratitude Grove Subdivision, recorded on June 2, 2026. Originally intended for townhome development, the current proposal requests a modification to allow for single-family detached homes. The applicant proposes reductions to the required 4,000-square-foot lot area to 3,631 square feet, the 40-foot lot width to 30 feet, the 6-foot side yard setback to 3 feet for a single-family detached primary home, and the 40-percent Landscape Area Ratio to 30 percent.

Staff mailed a notice of the variance request to 30 neighboring property owners on August 7, 2026, and received no comments in favor or against this request at the time that this report was prepared.

5. Analysis:

The subject property is currently zoned Residential, Urban and Townhome (RU) District, which permits both townhomes and single-family detached dwellings. However, the applicant is proposing to transition from an attached townhome layout to single-family detached homes while maintaining a high-density footprint.

Although single-family detached residences are an allowed use in the RU District, the requested modifications represent a substantial deviation from the established Single-Family Detached Building Standards under UDC Section 3.102: Lot Area: Proposed 3,631 sq. ft. vs. required 4,000 sq. ft. (9% reduction), Lot Width: Proposed 31 ft. vs. required 40 ft. (22.5% reduction), Side Yard Setbacks: Proposed 0 ft. / 5 ft. vs. required 6 ft. on each side (creating zero-lot-line conditions), and Landscape Area Ratio (LAR): Proposed 30% vs. required 40% (25% reduction).

3. Staff's Recommendation:

Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments order on this request, and any other City requirements as applicable.

Reviewed by:

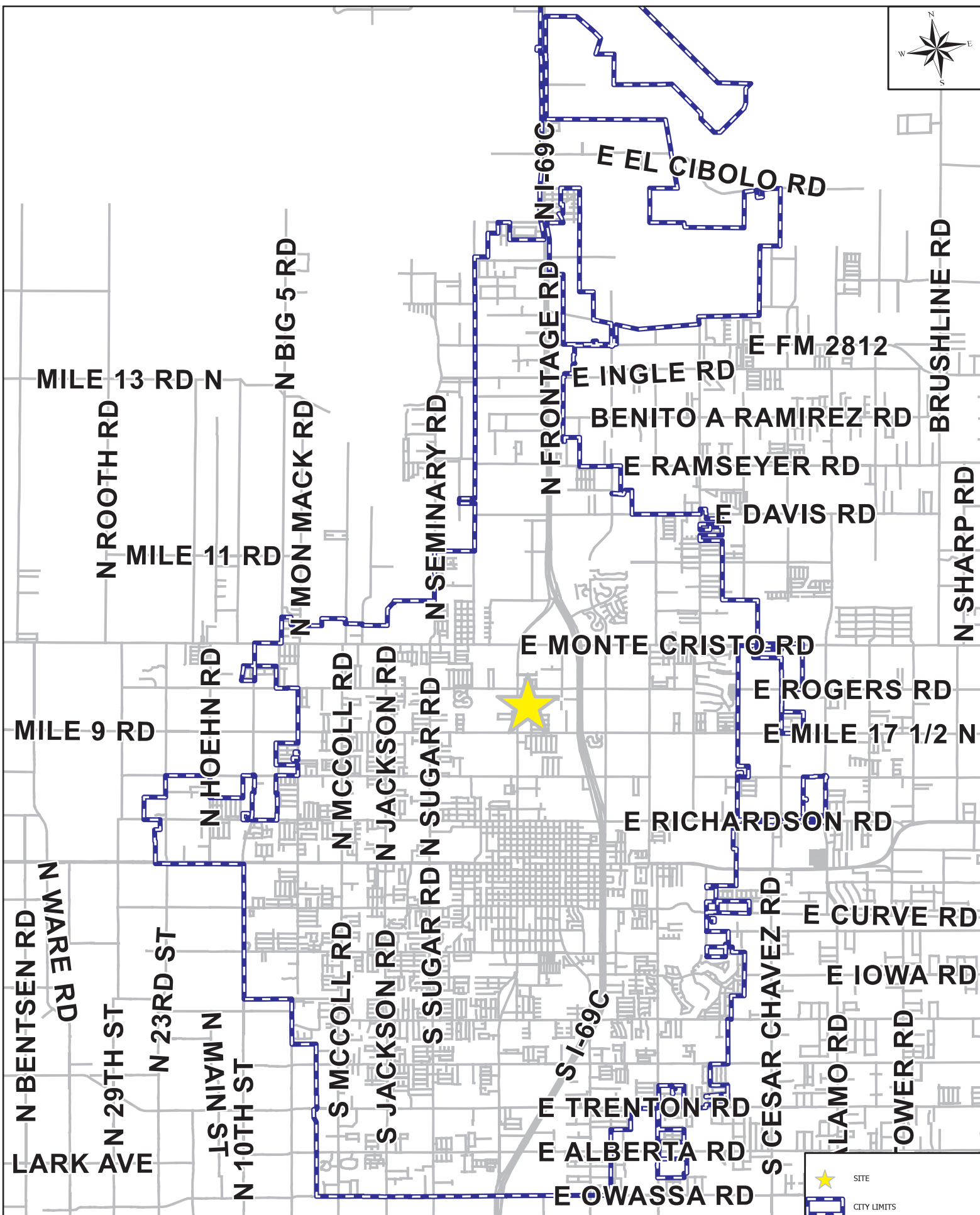
Jaime Acevedo, Director of Planning and Zoning
Rita Guerrero, Assistant Director of Planning and Zoning
Eduardo Huerta, Planner II

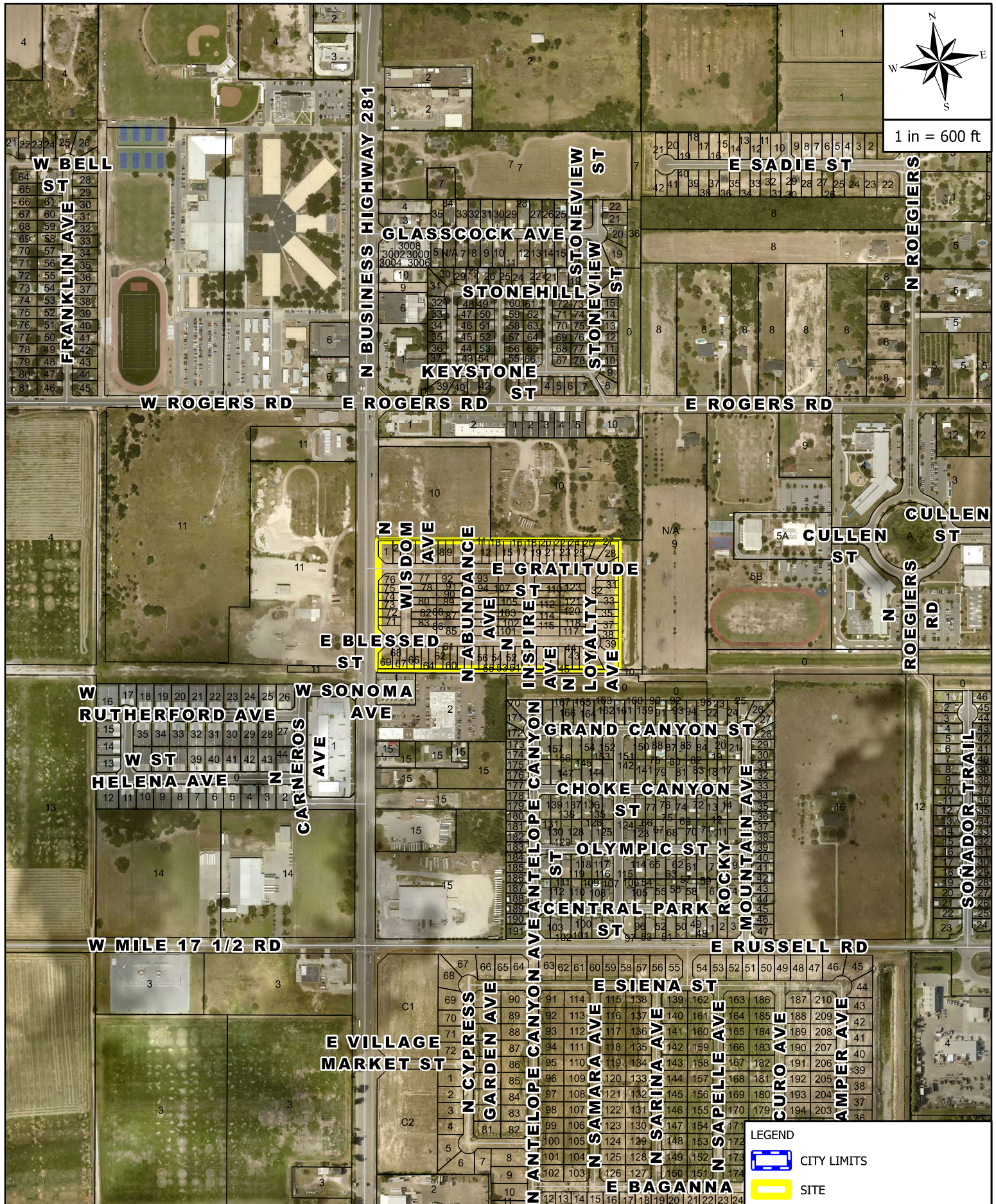
Prepared by:

Anna G. Cantu, Planner I

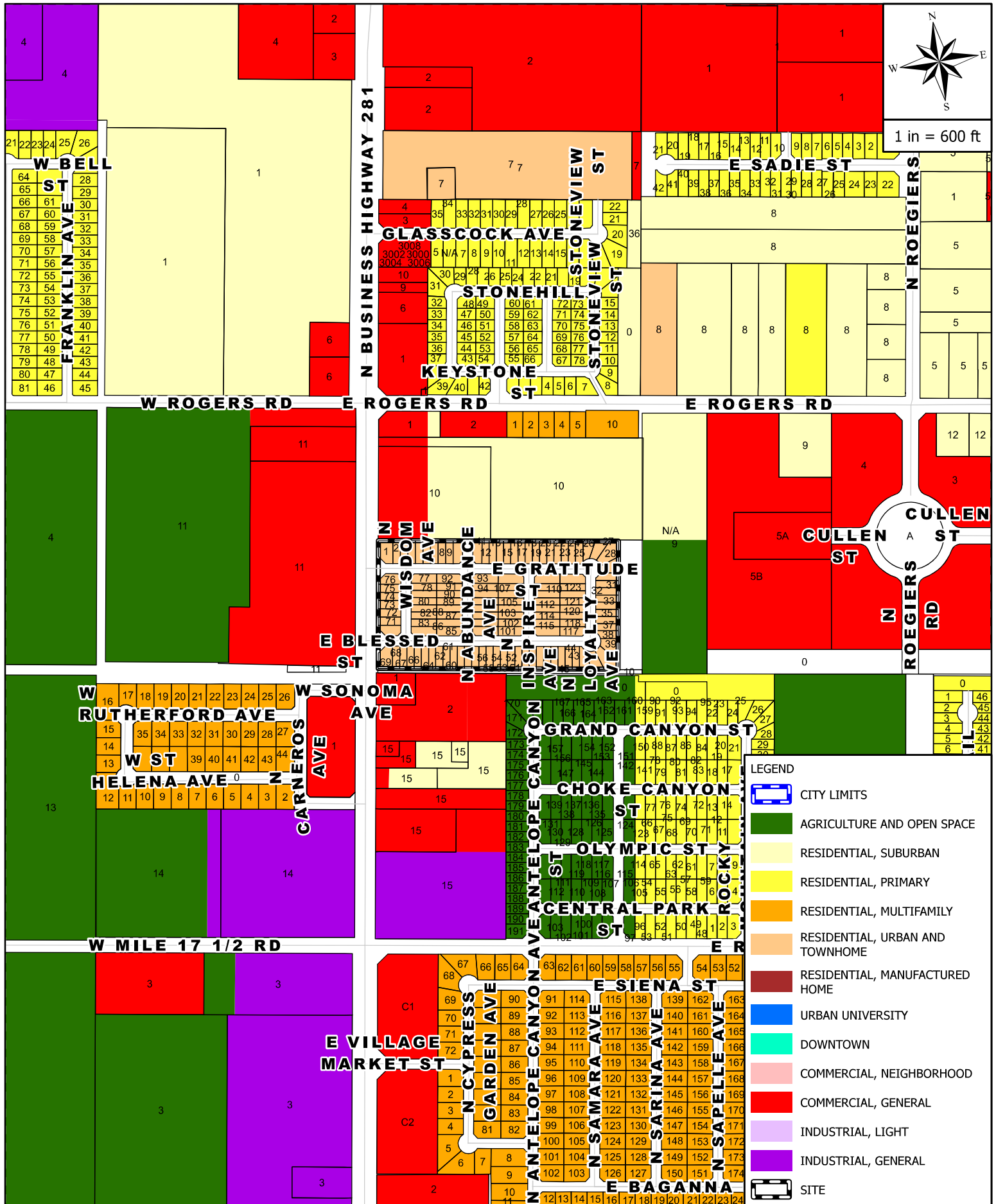
Attachments:

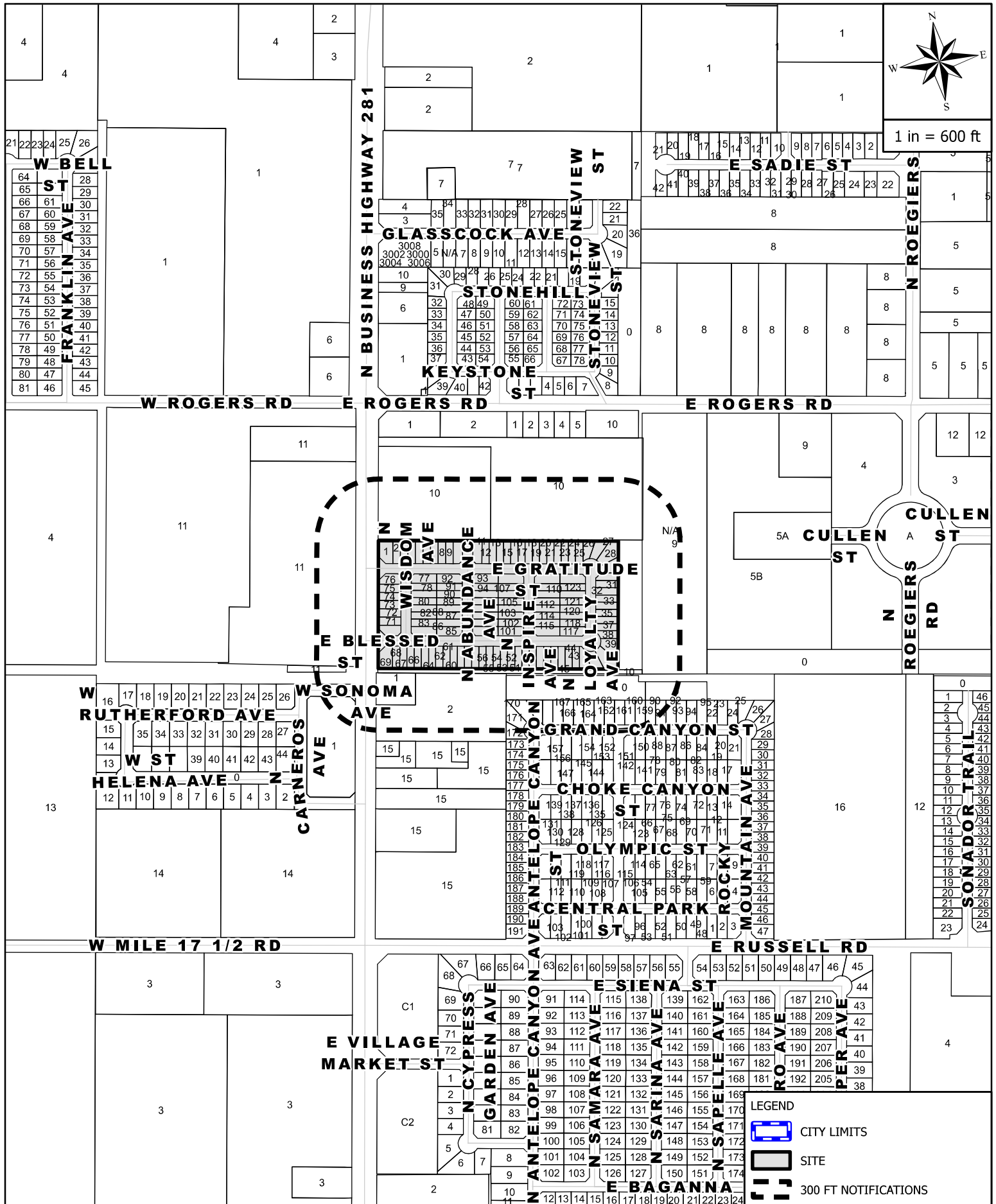
A. Zoning Board Of Adjustments Attachment





AERIAL MAP
2620 N CLOSER BLVD





MAILOUT AND SITE MAP

2620 N CLOSNER BLVD



Variance Request Site Photo

JAR Group Development, L.P. 2620 N
Closner Boulevard



LOCATION MAP
Scale: 1" = 1000'

SPECIAL FEATURES		
NAME	ADDRESS	PHONE
INVESTOR AND DEVELOPER: J.P.	2001 S. W. 10TH ST., MIAMI, FL 33135	(305) 351-1111
ENGINEER: JOHN GALT, P.E.	125 PARKER BLVD., MIAMI, FL 33135	(305) 351-1111
CONTRACTOR: MICHAEL CONSTRUCTION, INC.	4001 GUSTAF AVE., MIAMI, FL 33135	(305) 351-1111

TO DEVELOPER SHALL AND A NOTE ON PLANS CLOSING DOCUMENTS WARNING THEM AGAINST THAT BUILDING CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CITY OF MIAMI HAS BEEN NOTIFIED OF THE TREATMENT AND SANITARY SEWER IMPROVEMENTS PROJECT IS UNDER CONSTRUCTION AND DEVELOPMENT SEWER CONNECTIONS IS IN PLACE.

YARD FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
AREAS PROTECTED BY LEAKES FROM 100-YEAR FLOOD ACCORDING TO CONVICTION-PANEL BOX 480333
ON CASE No. 01-08-70050P.

MINIMUM TOP OF CURB AT CENTER OF LOT.

SEWER DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO
17 ACRES-FEET OF STORAGE WATER RESERVE.
UTILITY, IRRIGATION, INUNDATION, DRAINAGE EASEMENT.

COMPLY WITH ALL SEIZBACK RESTRICTIONS RECORDED ON THIS PLAT.

SEWERS SHALL BE INSTALLED ALONG N. CLOSER BAY BLVD. DURING SUBDIVISION STAGE.

CURRENT BUILDING PERMIT BY LOT OWNERS.

DURING UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND

BE DUE AT BUILDING PERMIT STAGE.

TO REAR OF LOTS.

CLOISHER BLDG, FROM LOT 1 & LOTS 60-76.

IS DISCLOSED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG N. CLOISHER BLVD.

WATER POLLUTION PREVENTION PLAN (WPPP) REQUIREMENTS, EROSION AND SEDIMENTATION CONTROLS
MANAGEMENT REGIONS 98.50 OF CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT
W/ANY CONSTRUCTION.

TAKING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS
DETERMINED THAT THERE ARE GREATER THAN STATED ON THIS PLAT, DUE TO INSUFFICIENT AREA BEING
BY THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

RED WDM PINK CAP STAMPED "C.L.S. 98.50" SET.

Node Data		Line Data		Line Data			
Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length
S60°40'00"W	21.21'	L13	N53°53'20"E	21.21'	L19	S53°53'20"W	21.21'
S33°53'20"E	21.21'	L14	N36°06'40"W	21.21'	L20	S36°06'40"E	21.21'
S21°21'00"E	21.21'	L15	S53°53'20"W	21.21'			
S60°40'00"W	21.21'	L16	S36°06'40"E	21.21'			
S33°53'20"E	21.21'	L17	N53°53'20"E	21.21'			

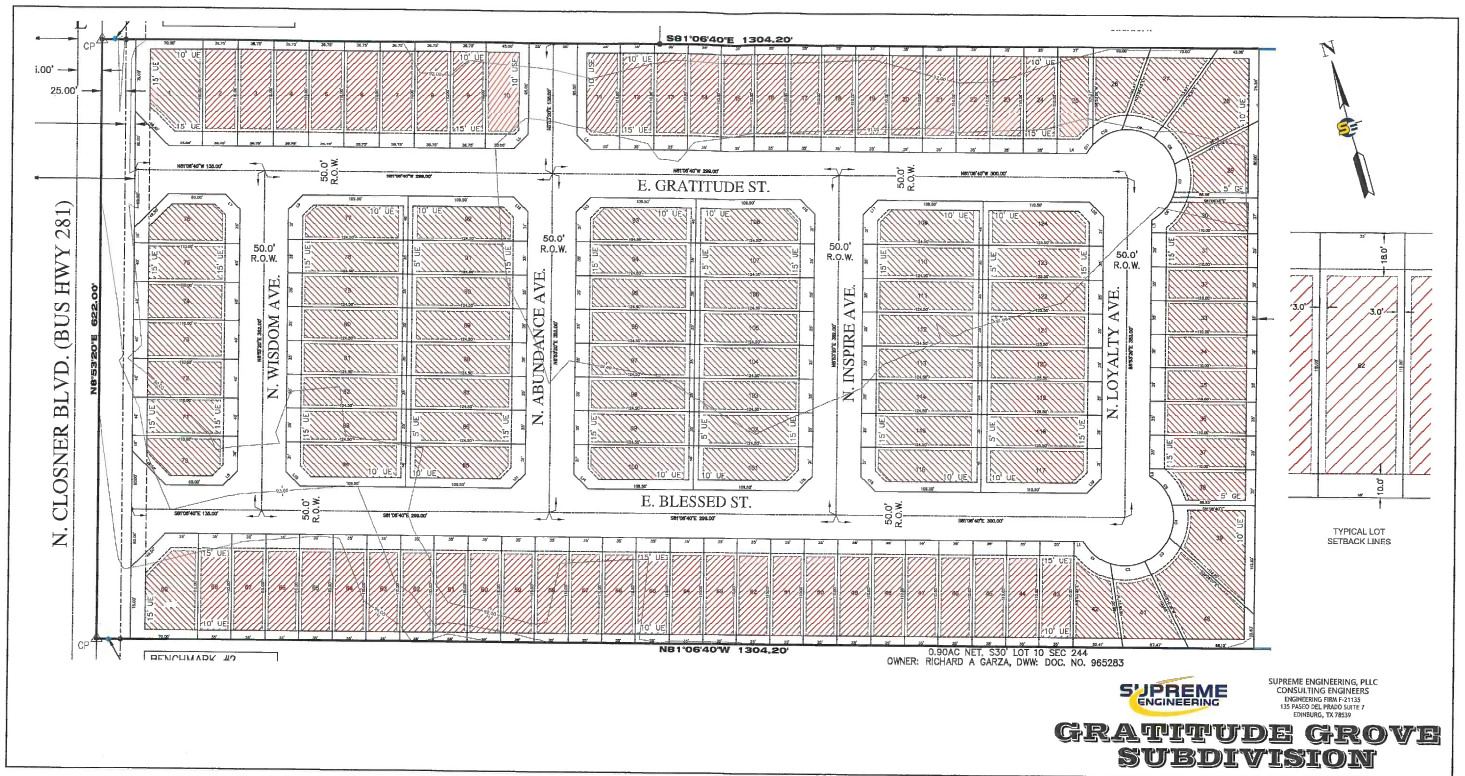
SUPREME ENGINEERING, PLLC
 CONSULTING ENGINEERS
 ENGINEERING FIRM F-1118
 135 PASO DEL PRADO SUITE 7
 EDINBURG, TX 78539

LAKE GROVE
DIVISION

SECTION 244, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY,

AT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS,
ALGO COUNTY, TEXAS.

Page 16 of 4





CITY OF EDINBURG - ZONING BOARD OF ADJUSTMENT

Meeting Date: August 19, 2026

PUBLIC HEARINGS

Agenda Item No: 7.B.

Variance Request - Melden & Hunt, Inc.

1. Agenda Item:

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.

2. Request:

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.102, Table 3.102-1, Single-Family Detached Lots and Building Standards, for Minimum Lot Area, Lot Width and Side Yard Setback, and Article 2, Section 2.206.D, Zoning Districts and Land Uses for Minimum Landscape Area Ratio. The applicant is proposing a reduction from the required minimum of 4,000 square feet lot area, the reduction from the required minimum of 40 feet lot width, reduction from the required minimum of 6 feet side yard setback and the reduction from the required minimum of 40 percent landscape area ratio required for Single-Family Detached, Residential, Primary Home.

3. Property Location and Vicinity:

The property is located at the north side of David Drive at approximately 460 feet east of the intersection of S Business Highway 281 and David Drive. The property has a total frontage of approximately 960 feet along David Dr, and a lot depth of approximately 300 feet. Current Zoning is Residential, Urban and Townhome (RU) District. Adjacent zoning is Commercial, General (CG) District and Residential, Suburban (RS) District to the south, Commercial, General (CG) District to the north and west and Residential, Manufactured Home (MH) District to the east. Adjacent land uses consist of single-family and Commercial uses to the south, single-family uses to the east and Commercial uses to the north and west.

4. Background and History:

The properties are part of the Enclave on Closner Subdivision, which was recorded on November 25, 2026. Originally intended for a townhome development, the current proposal requests a modification to allow for single-family detached primary homes. The applicant proposes reductions to the required 4,000-square-foot lot area to 2,700 square feet, the required 40-foot lot width be reduced to 27 feet, and the required 40-percent Landscape Area Ratio be reduced to 25 percent. Additionally, the applicant requests reductions to the required 6-foot side yard setbacks for a single-family detached primary home as follows: 0 feet to the north and 5 feet to the south for Lots 2 through 5 and 36 through 39; 0 feet to the west and 5 feet to the east for Lots 6 through 35 and 40 through 62.

Staff mailed a notice of the variance request to 49 neighboring property owners on June 12, 2026, and received no comments in favor or against this request at the time that this report was prepared.

5. Analysis:

The subject property is currently zoned Residential, Urban and Townhome (RU) District, which permits both townhomes and single-family detached dwellings. However, the applicant is proposing to transition from an attached townhome layout to single-family detached homes while maintaining a high-density footprint.

Although single-family detached residences are an allowed use in the RU District, the requested modifications represent a substantial deviation from the established Single-Family Detached Building Standards under UDC Section 3.102: Lot Area: Proposed 2,700 sq. ft. vs. required 4,000 sq. ft. (32% reduction), Lot Width: Proposed 27 ft. vs. required 40 ft. (32% reduction), Side Yard Setbacks: Proposed 0 ft. / 5 ft. vs. required 6 ft. on each side (creating zero-lot-line conditions), and Landscape Area Ratio (LAR): Proposed 25% vs. required 40% (37% reduction).

3. Staff's Recommendation:

Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments order on this request, and any other City requirements as applicable.

Reviewed by:

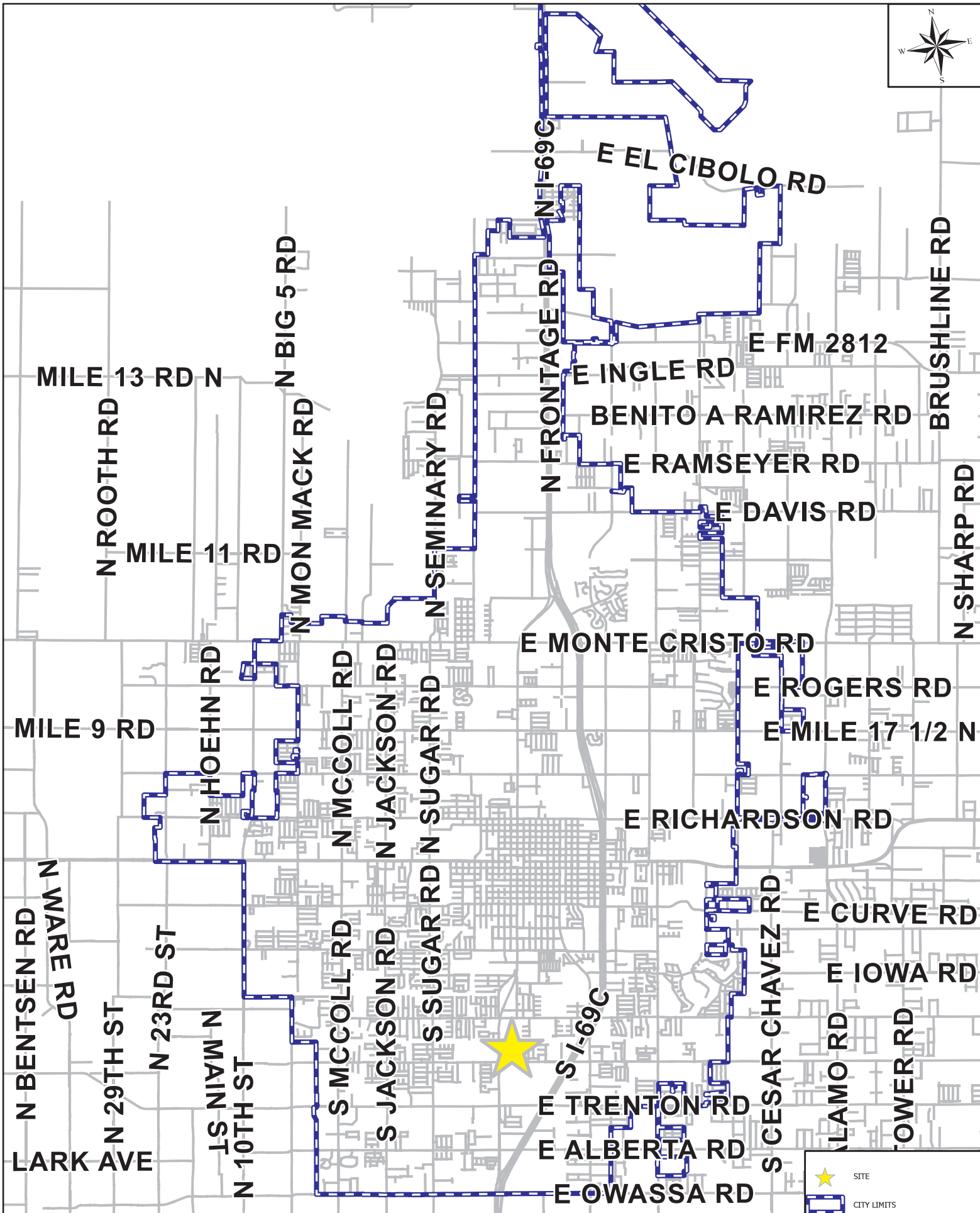
Jaime Acevedo, Director of Planning and Zoning
Rita Guerrero, Assistant Director of Planning and Zoning
Eduardo Huerta, Planner II

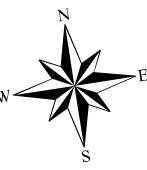
Prepared by:

Anna G. Cantu, Planner I

Attachments:

A. Zoning Board Of Adjustments Attachment





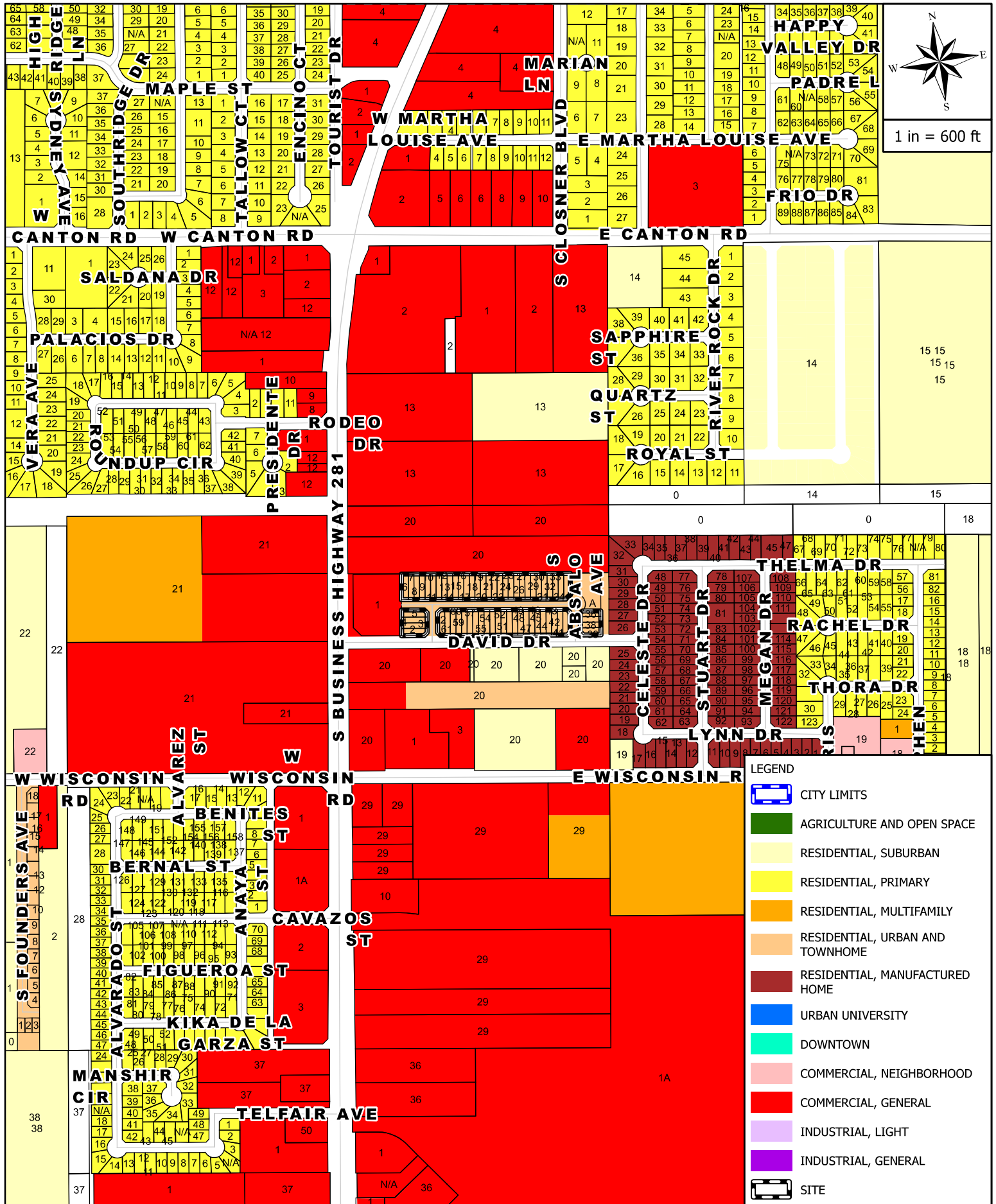
1 in = 600 ft

LEGEND

- CITY LIMITS
- SITE



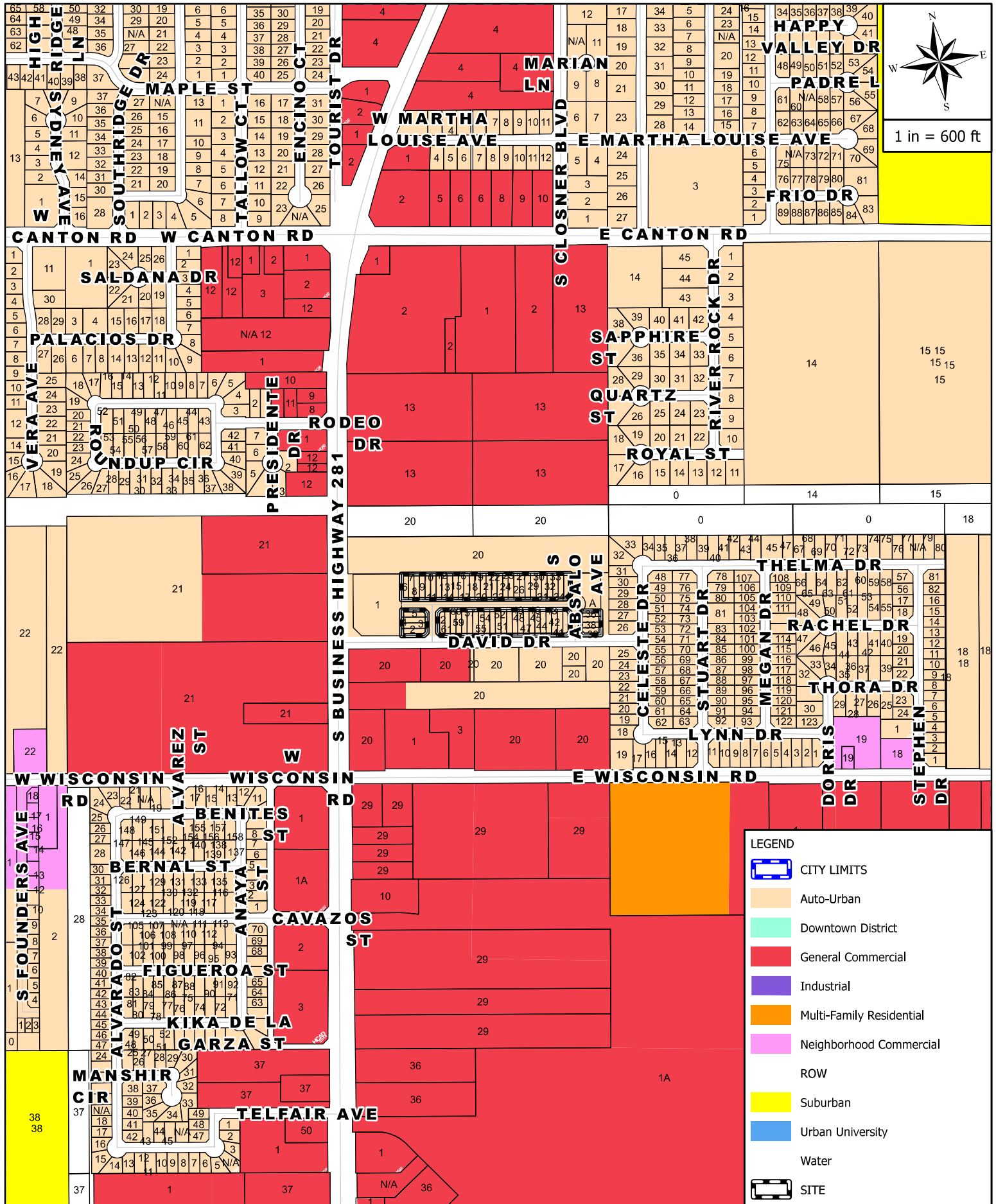
AERIAL MAP
301 DAVID DR



ZONING MAP

301 DAVID DR

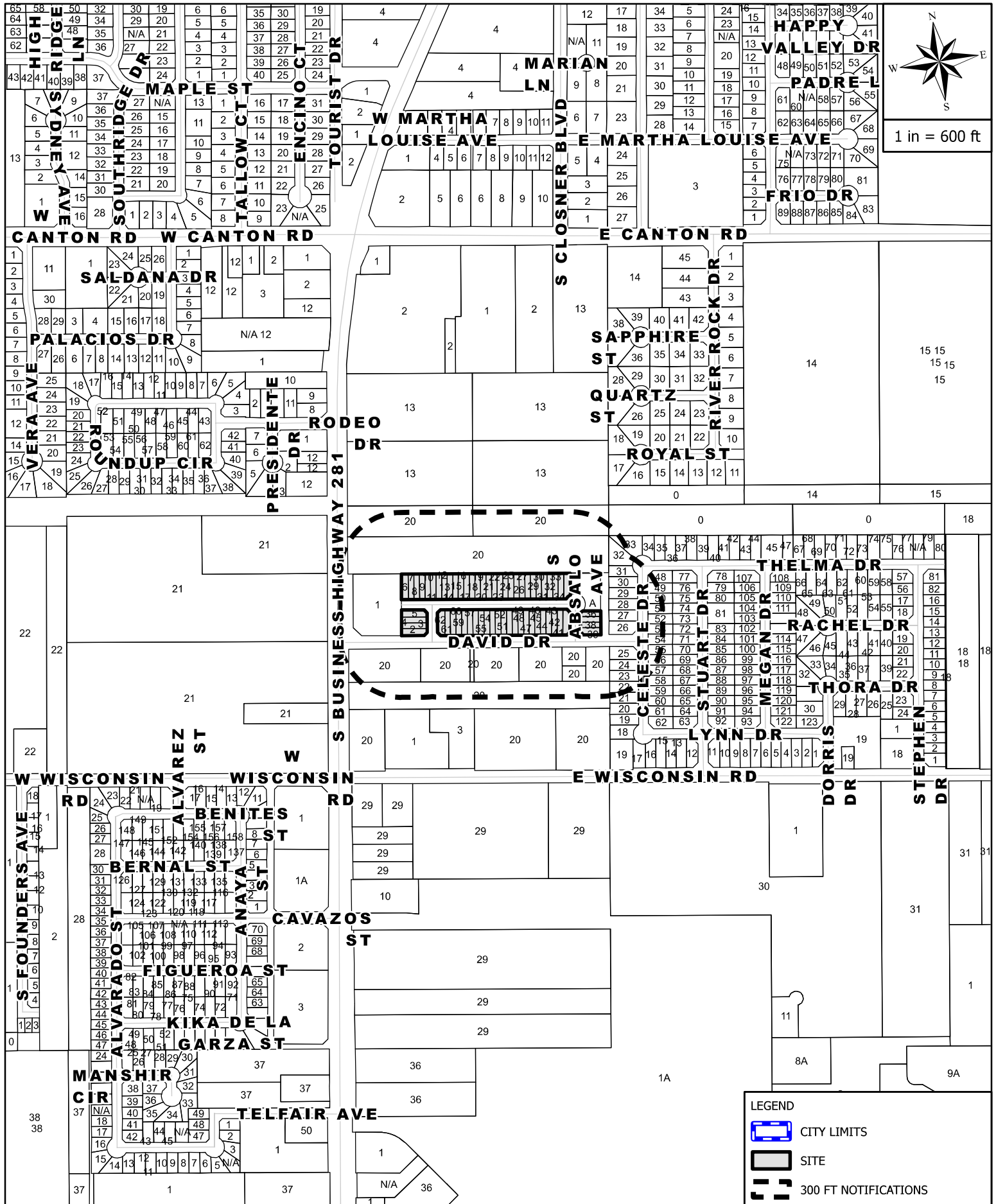




FUTURE LANDUSE MAP

301 DAVID DR





MAILOUT AND SITE MAP

301 DAVID DR



Variance Request Site Photo

Melden & Hunt, Inc.
301 David Drive





CITY OF EDINBURG - ZONING BOARD OF ADJUSTMENT

Meeting Date: August 19, 2026

PUBLIC HEARINGS

Agenda Item No: 7.C.

Variance Request - Erica E. Canales

1. Agenda Item:

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.

2. Request:

The applicant is seeking a variance to the plat for Stonebrook Estates, recorded in Volume 33, Page 160-A, map records of Hidalgo County, Texas recorded on June 4th, 1998. The applicant is proposing a reduction of the side setback from 7 feet to 6 feet and to allow the encroachment into a 15-foot drainage easement and 15-foot utility easement on the north side of the proposed development and an encroachment into a 25-foot utility easement located on the southeast of the proposed development.

3. Property Location and Vicinity:

The property is located at the east end of the cul-de-sac of Terrica Lane approximately 458 feet east of South Jackson Road. The property has a total frontage of approximately 117.58 feet along Terrica Lane, and a lot depth of approximately 504.53 feet. Current Zoning is Residential, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RM) District to the west, Residential, Suburban (RS) District to the south, and Residential, Primary (RP) District to the north and east. Adjacent land uses consist of single-family uses, vacant land and multifamily uses.

4. Background and History:

The property is part of Stonebrook Estates Subdivision which was recorded on June 4th, 1998. The applicant is proposing a reduction of the required 7-foot side yard setback to 6 feet. Setbacks required as per the recorded plat are as follows: Front Cul-de-sac: 15 feet, Side 7 feet, Rear 20% of lot depth, not to exceed 40 feet and Street corner 18 feet, or easement whichever is greater on all cases. The applicant is also requesting the encroachment into a 15-foot drainage easement and 15-foot utility easement on the north side of the proposed development and an encroachment into a 25-foot utility easement located on the southeast of the proposed development. The encroachments into the easements on the north are for a proposed one car carwash, and three carport structures. The encroachment into the easement on the southeast are for two carport structures and two dumpster pad locations. A similar development was constructed just west of this proposed development and the only variance request that was found was for density. The drainage easement was respected and no structure are located on the easement, but the carports for that development were allowed and constructed. No variance was found for the encroachment into that 15-foot utility easement located along the north side of that development.

Staff mailed a notice of the variance request to 21 neighboring property owners on August, 7 2026, and received no comments in favor or against this request at the time that this report was prepared.

5. Analysis:

The applicant is proposing a reduction of the required 7-foot side yard setback to 6 feet. The intent is to have one more foot of buildable area to accommodate the building design. The encroachment into the easements on both the north and southeast is for proposed carport structures with car charging locations for the residents and dumpster pad locations for solid waste required enclosures.

3. Staff's Recommendation:

Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments order on this request, and any other City requirements as applicable.

Reviewed by:

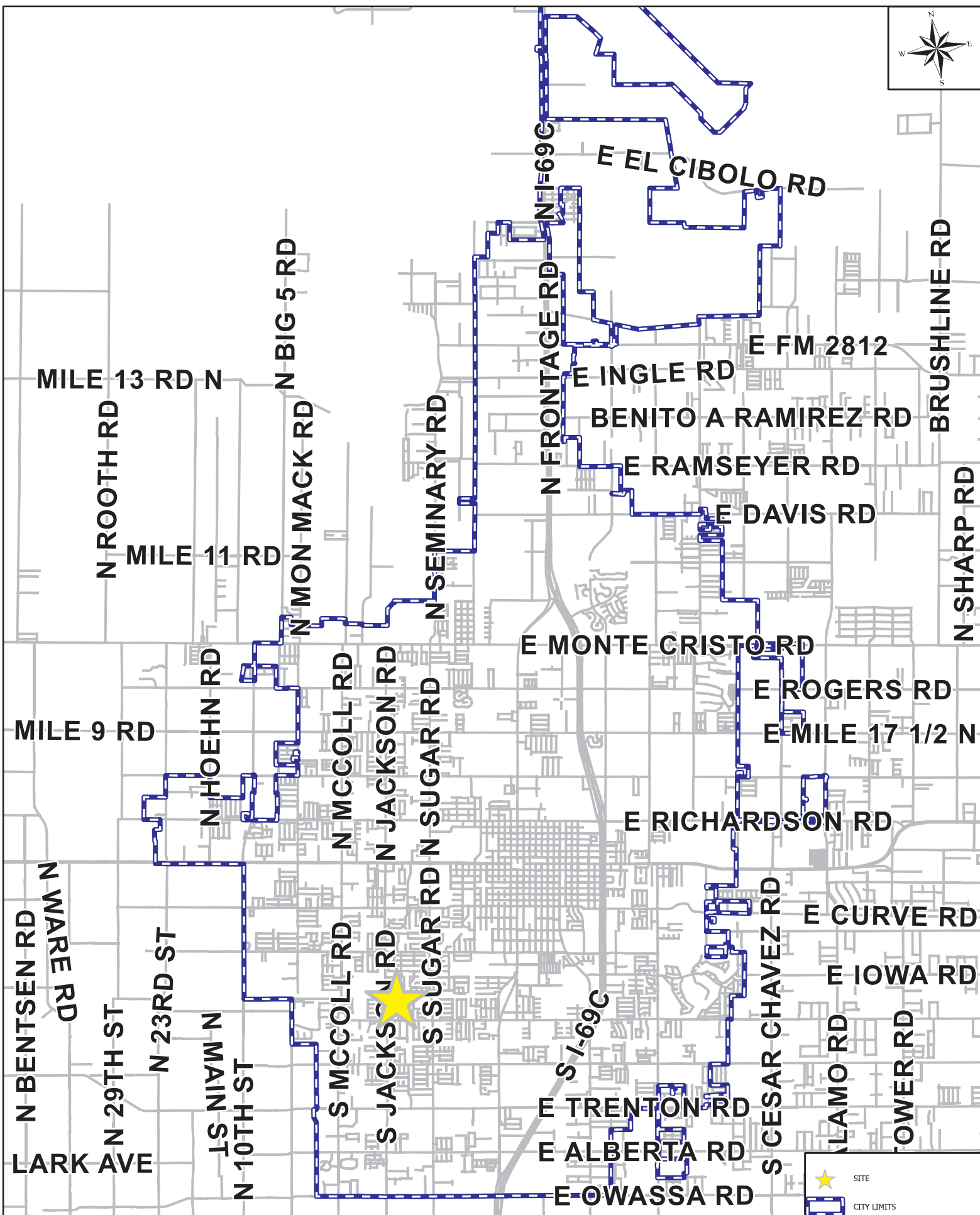
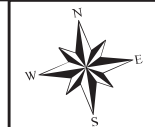
Jaime Acevedo, Director of Planning and Zoning
Rita Guerrero, Assistant Director of Planning and Zoning
Eduardo Huerta, Planner II

Prepared by:

Clarence Cruz - Planning and
Zoning, Planner I

Attachments:

A. Zoning Board Of Adjustments Attachment





AERIAL MAP

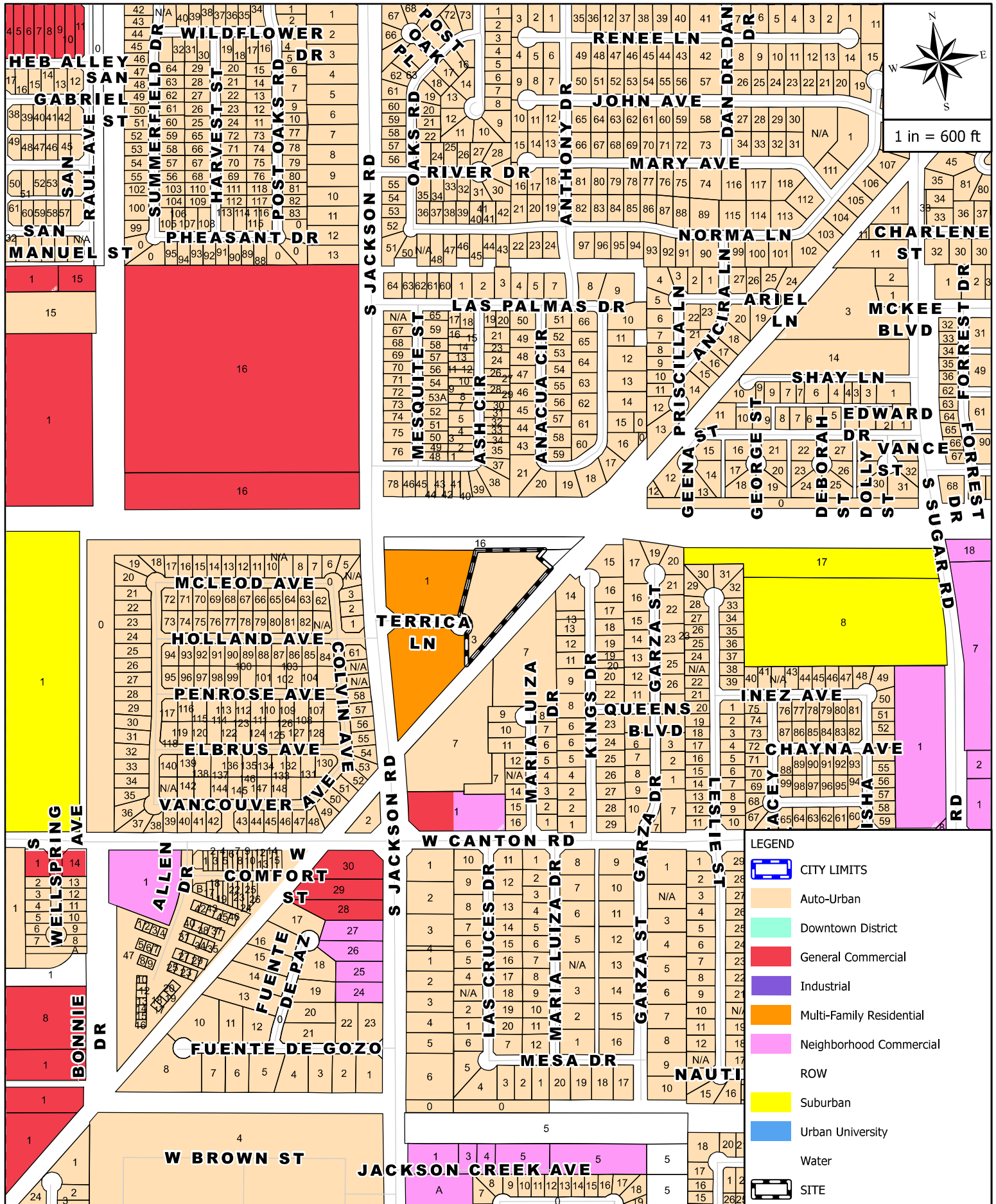
2003 TERRICA LN



ZONING MAP

2003 TERRICA LN

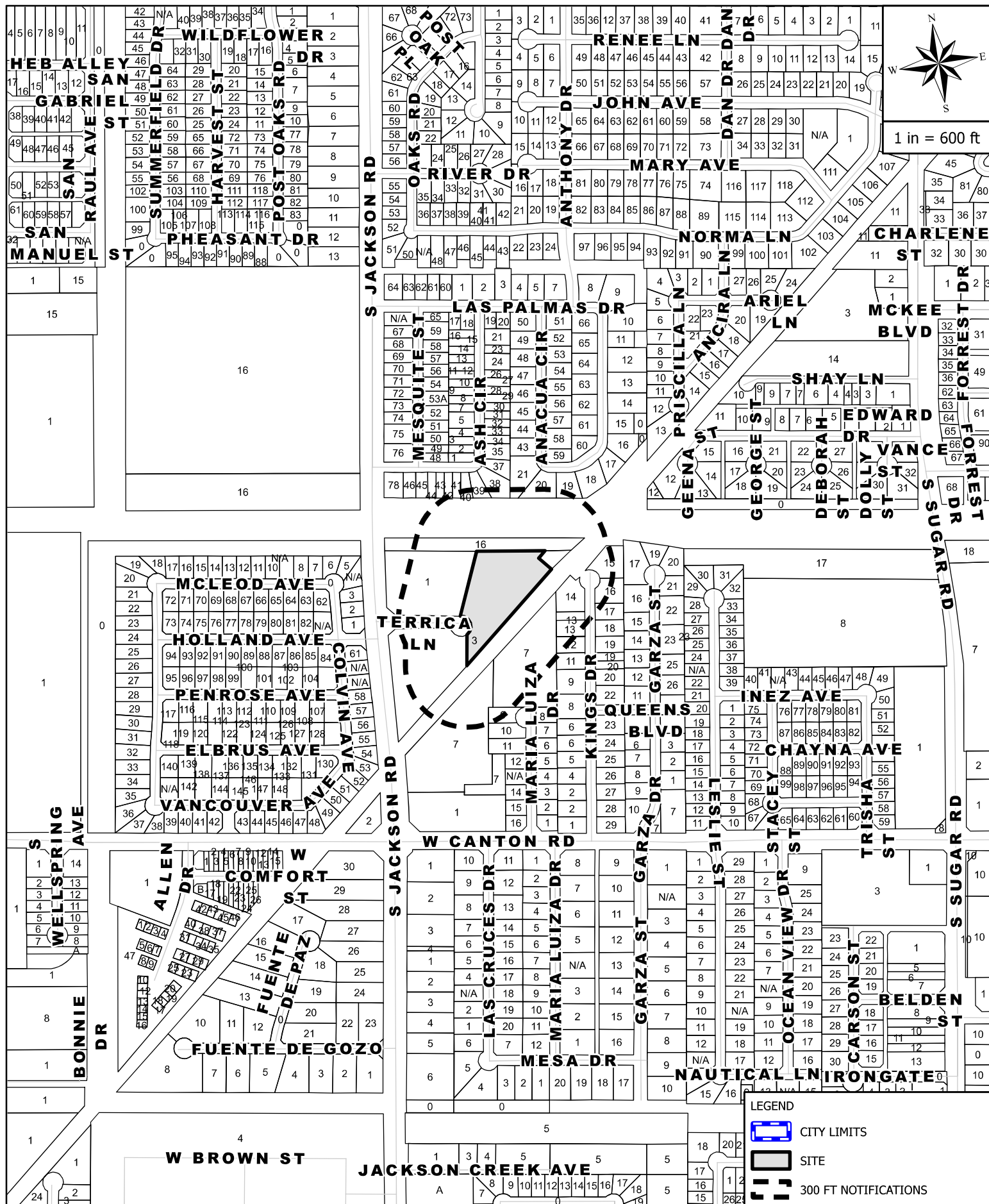




FUTURE LANDUSE MAP

2003 TERRICA LN





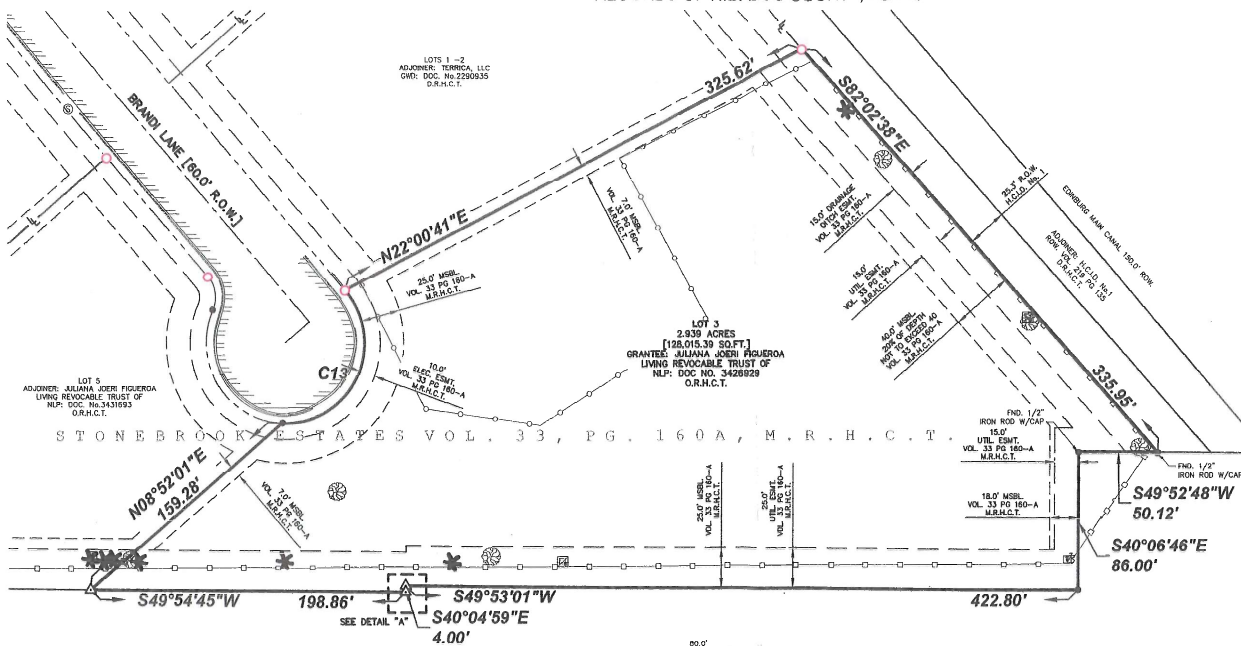


Variance Request Site Photo

Erica E. Canales
2003 Terrica Lane



PLAT SHOWING:
A 2.939 ACRE [128,015.39 SQ.FT.] TRACT OF LAND
BEING ALL OF LOT 3, STONEBROOK ESTATES, AN ADDITION
TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING
TO THE MAP RECORDED IN VOLUME 33, PAGE 160-A, MAP
RECORDS OF HIDALGO COUNTY, TEXAS.



- LEGEND**
- BOUNDARY LINE
 - - - RIGHT OF WAY LINE
 - - - EASEMENT LINE
 - - - SETBACK
 - - - LOT LINE
 - - - ROADWAY CENTERLINE
 - - - CONCRETE BLOCK FENCE LINE
 - - - STEEL/WROUGHT IRON FENCE LINE
 - - - CONCRETE CURB AND GUTTER
 - FOUND 1/2\"/>

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	118.58'	50.00'	133°34'15"	N14°48'42"W	91.90'



Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TENTILE FIRM No. 038447
4807 Condalia Avenue,
Edinburg, TX 78543
Office: 956-567-2167
www.cls-land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF SEPTEMBER, 2024 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT, AND THAT THERE ARE NO BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

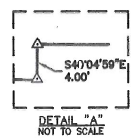
Manuel Carrizales
MANUEL CARRIZALES
R.P.L.S. #6388

10-28-24
DATE

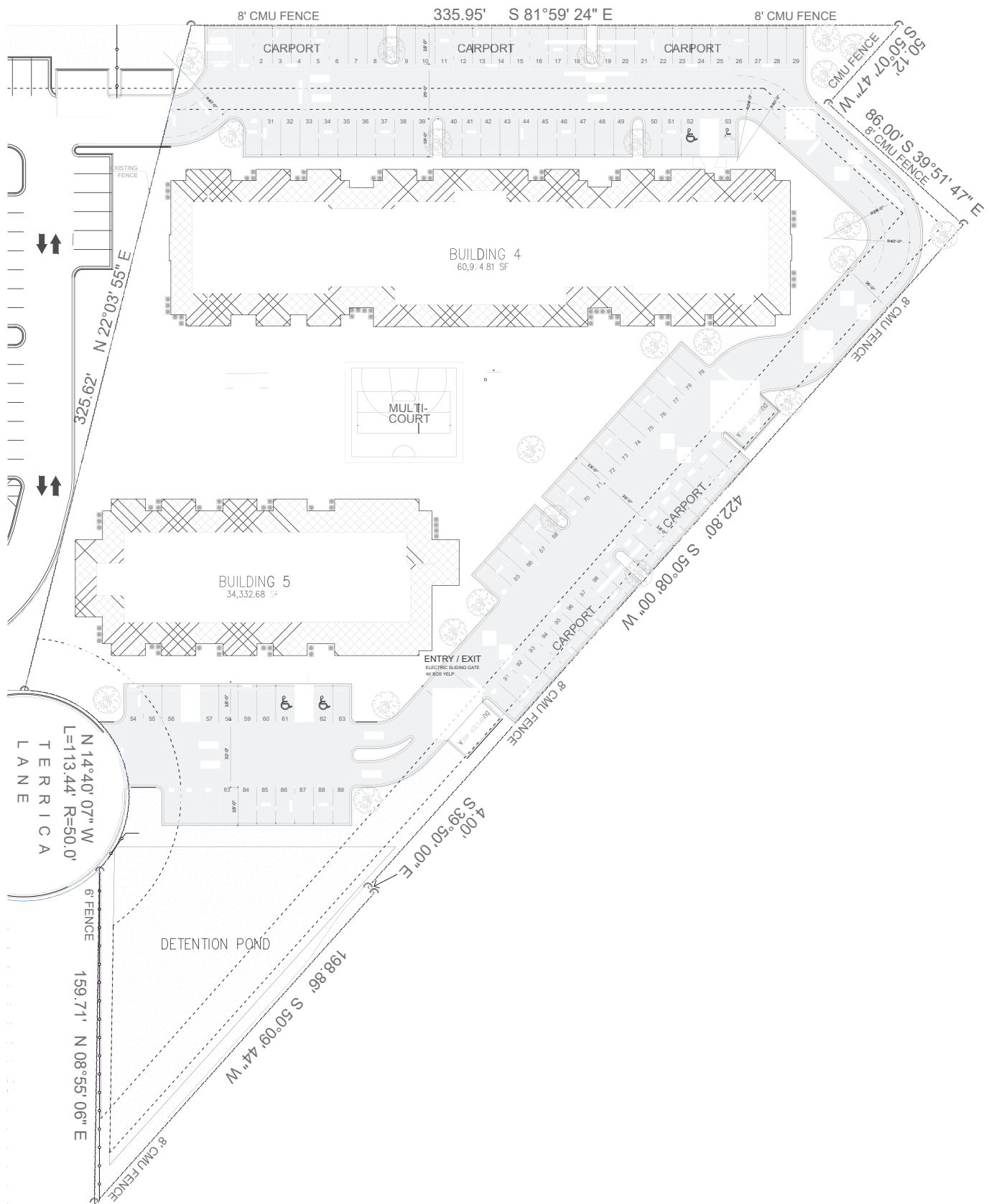



GRAPHIC SCALE IN FEET: 1"=60'
60' 30' 0' 30' 60'

BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205



- NOTES:**
- SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "AH" (BFG-90) DESCRIBED AS FLOODING DEPTHS ARE OF 1 AND 3 FEET (USUALLY AREAS OF FLOODING); BASE FLOOD ELEVATIONS DETERMINED, AND ZONE "B" DESCRIBED AS "AREAS OF 100-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803380000, DATED MAY 14, 2001.
 - SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT OF No. T20003142708, EFFECTIVE OCTOBER 26, 2023, AS ISSUED BY SIERRA TITLE OF HIDALGO COUNTY, INC.
 - SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.
- JOB NO. 24209





CITY OF EDINBURG - ZONING BOARD OF ADJUSTMENT

Meeting Date: August 19, 2026

PUBLIC HEARINGS

Agenda Item No: 7.D.

Variance Request - Four Pillars Development LLC

1. **Agenda Item:**

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.

2. **Request:**

The applicant is seeking a variance to Unified Development Code (UDC) Article 4, Section 4.204, Bufferyards, Table 4.204-2, District Boundary Bufferyard Standards. The applicant is proposing to construct a 6-foot pine treated wood fence along with 6-foot hedges in lieu of the required 6-foot CMU wall along the east side of the property line, also 63 feet south from Northwest corner of the property. The Unified Development Code calls for a Class A (width 10 feet) 6-foot CMU wall when a proposed Residential, Multifamily (RM) District abuts an adjoining Residential, Suburban (RS) District, which is directly east of this proposed development.

3. **Property Location and Vicinity:**

The property is located at the north side West Chapin Road at approximately 1,320 feet east of the intersection of N Sugar Rd. and W. Chapin Rd. The property has a total frontage of approximately 86.85 feet along W Chapin Rd., and a lot depth of approximately 660 feet. Current Zoning is Residential, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RM) District to the west and north, Residential, Suburban (RS) District to the west and east, and Urban, University (UU) District to the south. Adjacent land uses consist of single-family uses, vacant lots and multi-family uses.

4. **Background and History:**

The property is part of Sugar Mill Estates Subdivision (Private) which was recorded on September 15, 2023. The applicant is proposing for the construction of a 6-foot pine treated wood fence with 6 foot of hedges in lieu of the CMU wall required along the east side of the property and 63 feet south from the Northwest corner of the property. The Unified Development Code calls for a Class A (width 10 feet) 6-foot CMU wall when a proposed Residential, Multifamily (RM) District abuts an adjoining Residential, Suburban (RS) District, which is directly east and portion of the west side of this proposed development.

Staff mailed a notice of the variance request to 31 neighboring property owners on August 7, 2026 and received no comments in favor or against this request at the time that this report was prepared.

5. **Analysis:**

The applicant is proposing to construct a 6-foot pine treated wood fence along with 6-foot of hedges in lieu of the required Class A 6-foot CMU wall. The intent is to build a residential, multifamily complex, which is an extension of the existing Sugar Mill Estates Subdivision located just north of this development.

3. **Staff's Recommendation:**

Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments order on this request, and any other City requirements as applicable.

Reviewed by:

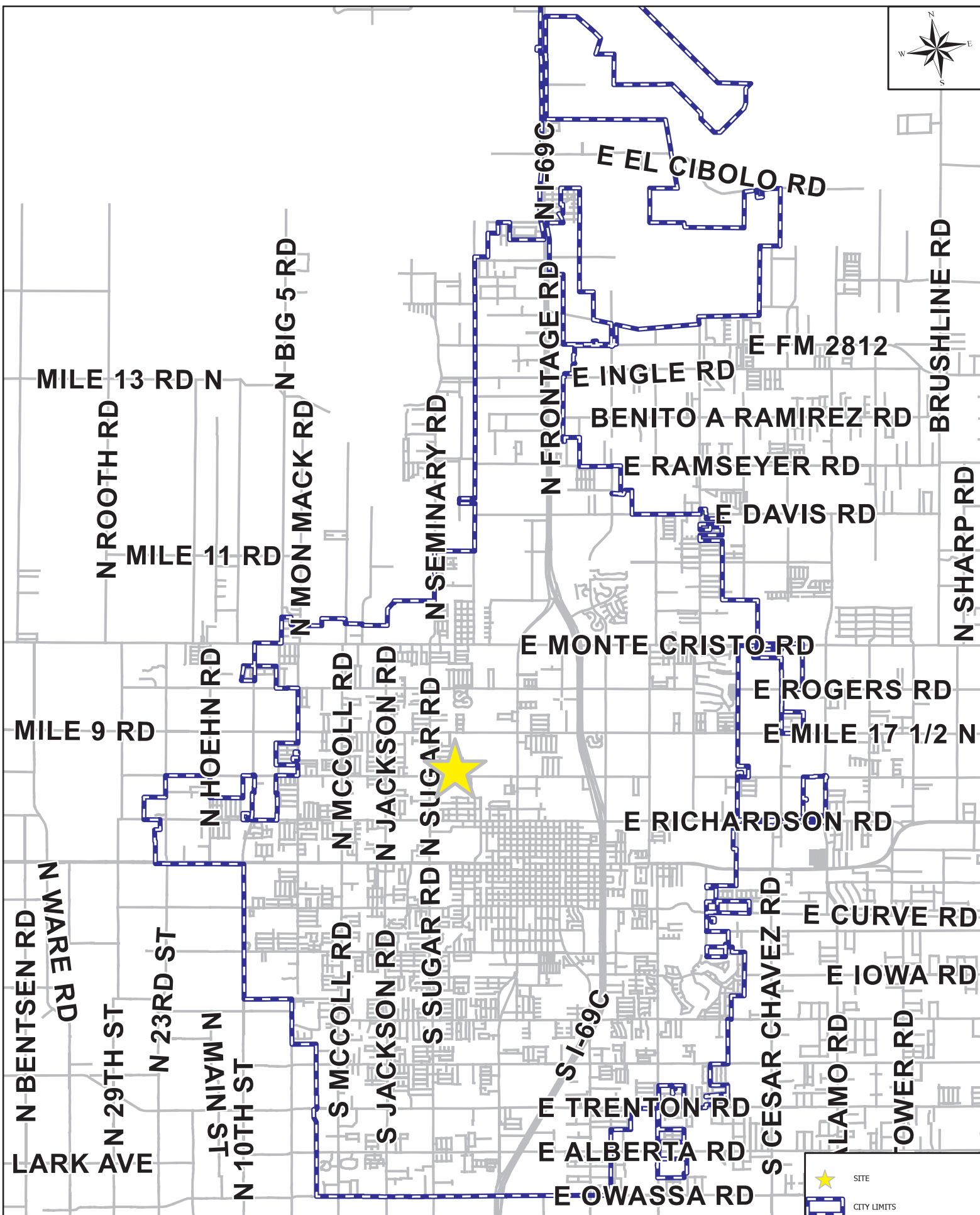
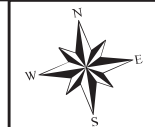
Jaime Acevedo, Director of Planning and Zoning
Rita Guerrero, Assistant Director of Planning and Zoning
Eduardo Huerta, Planner II

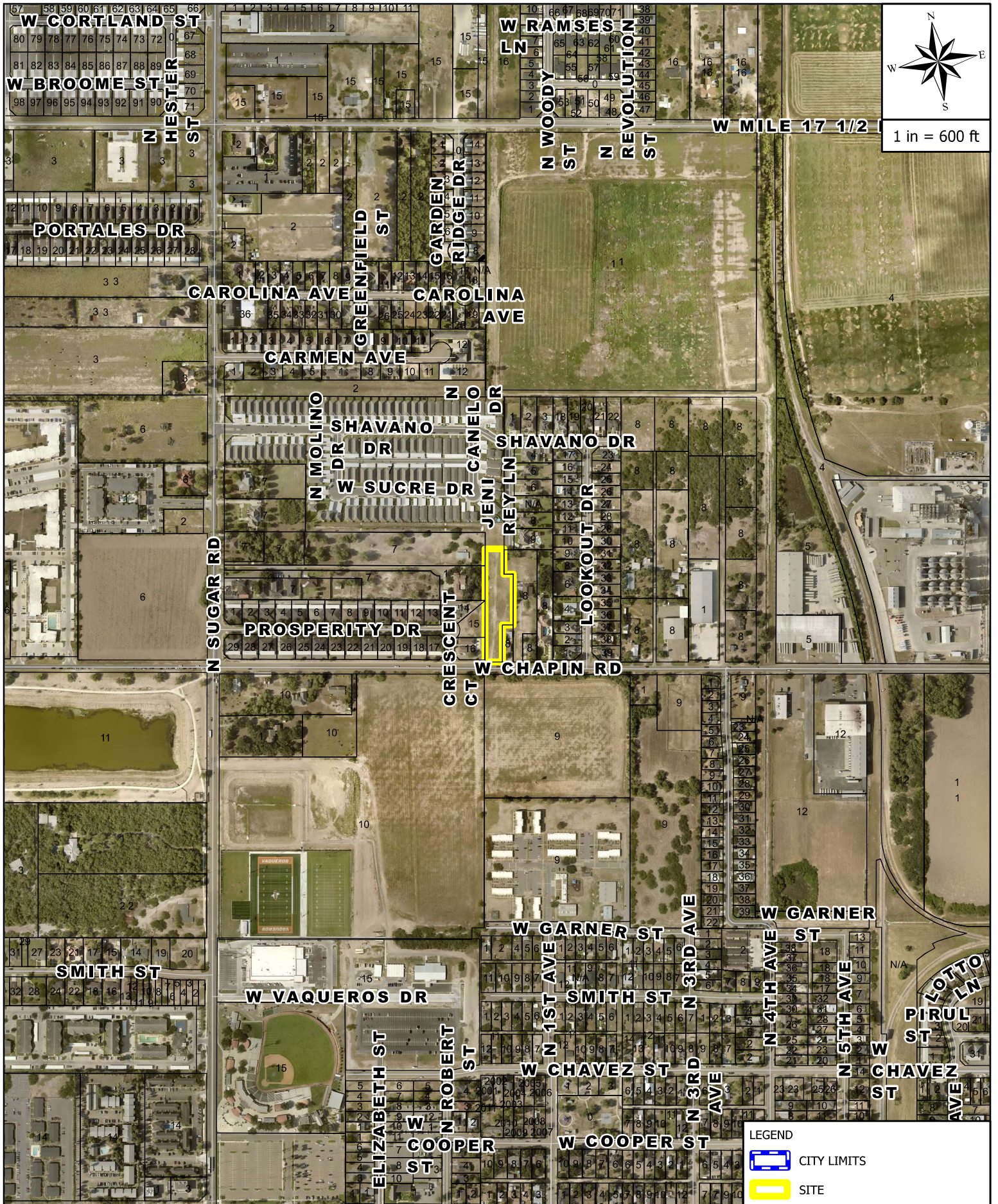
Prepared by:

Clarence Cruz - Planning and
Zoning, Planner I

Attachments:

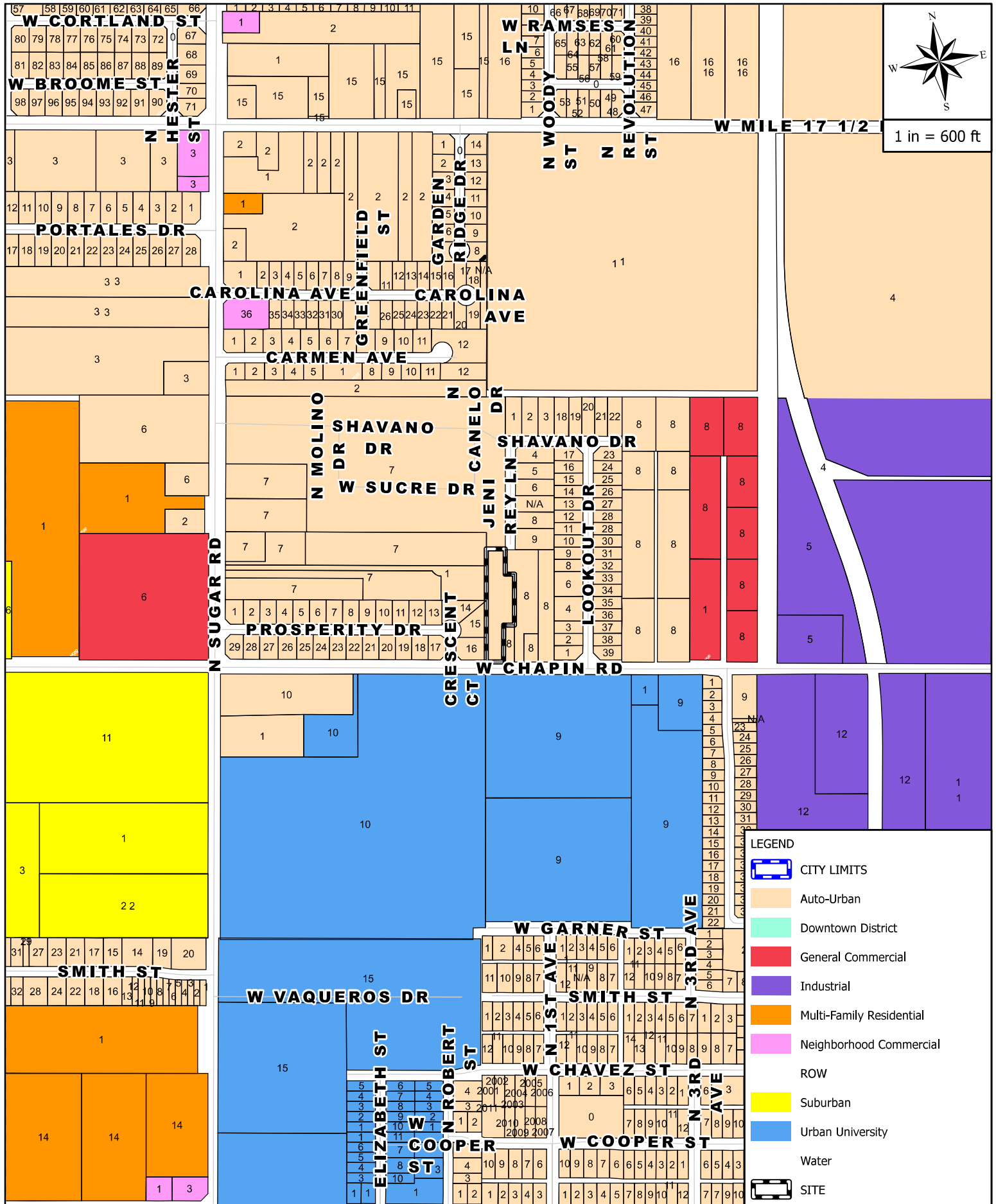
A. Zoning Board Of Adjustments Attachment





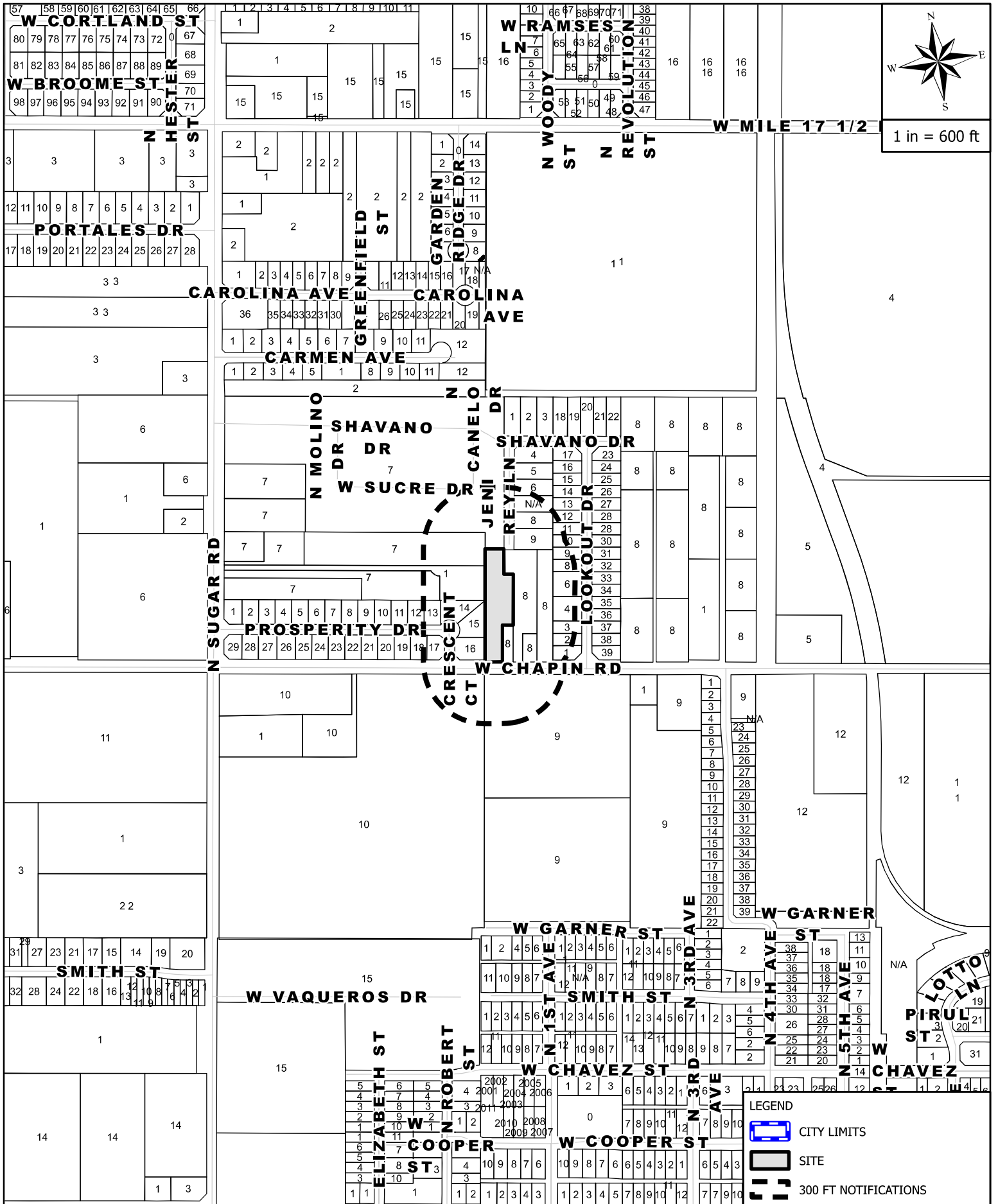
AERIAL MAP

1119 W CHAPIN RD



FUTURE LANDUSE MAP

1119 W CHAPIN RD



MAILOUT AND SITE MAP

1119 W CHAPIN RD



Variance Request Site Photo

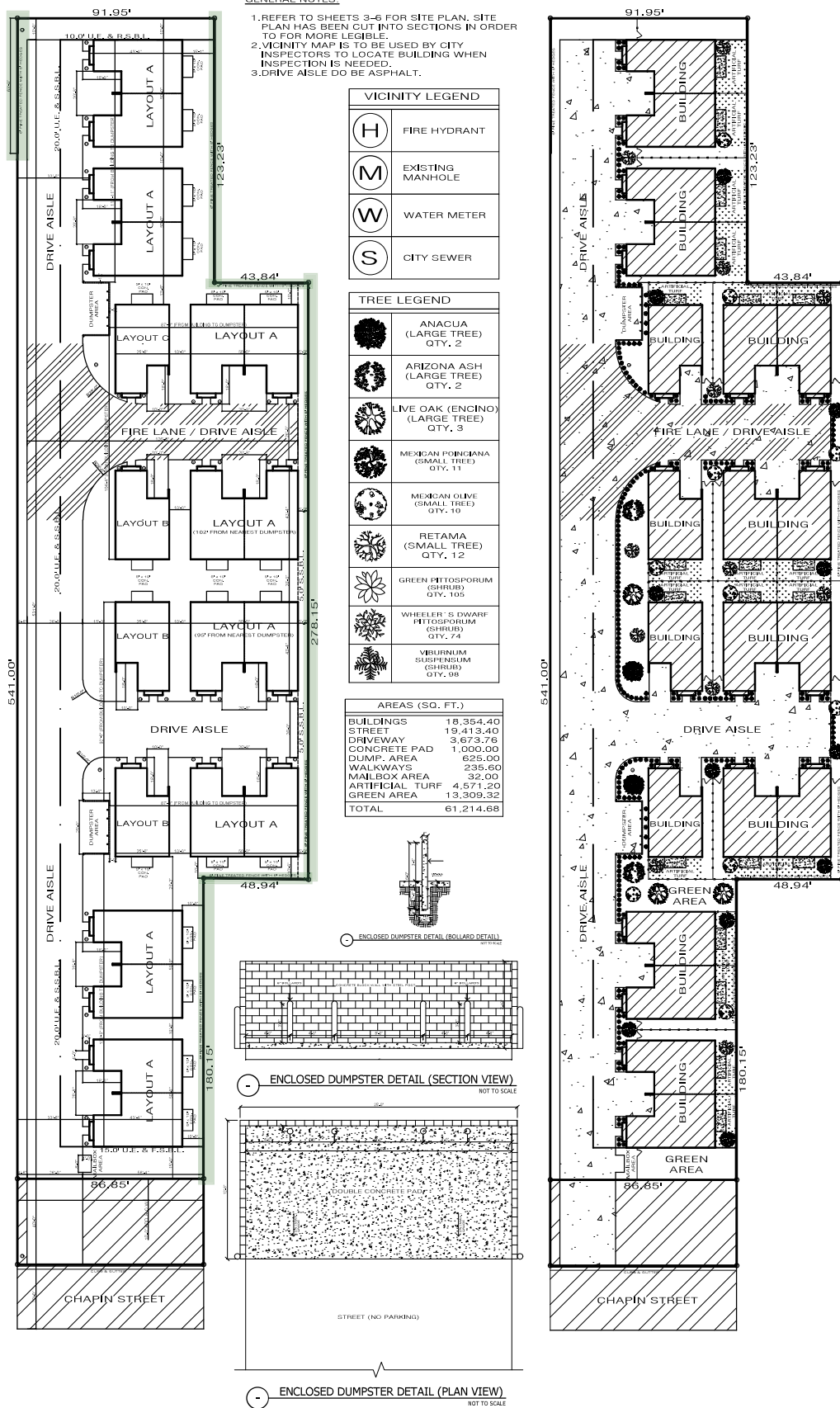
Four Pillars Development LLC
1119 W Chapin Road



VICINITY PLAN

(NOT TO SCALE)

LEGAL DESCRIPTION: LOT 54, SUGAR MILL ESTATES SUBDIVISION
ADDRESS: 1119 W. CHAPIN STREET, EDINBURG, TEXAS 78541



LANDSCAPING PLAN

(NOT TO SCALE)

LEGAL DESCRIPTION: LOT 54, SUGAR MILL ESTATES SUBDIVISION
ADDRESS: 1119 W. CHAPIN STREET, EDINBURG, TEXAS 78541

FOUR PILLARS DEVELOPMENT 1100 E. TAMARACK AVE, SUITE B, McALLEN, TEXAS 78501 marianmarique@fourpillarsdev.com PRIMARY: (956) 636-6842 SECONDARY: (956) 777-9340	LEGAL DESCRIPTION / ADDRESS: LOT 54, SUGAR MILL ESTATES SUBDIVISION 1119 W. CHAPIN STREET, EDINBURG, TEXAS 78541	DATE: 7/13/2026	PROJECT NAME: LOT 54, SUGAR MILL ESTATES SUBDIVISION
	DRAWING SCALE: NOT TO SCALE		

ANY CROPPING OR REPRODUCTION OF THIS PLAN WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM FOUR PILLARS DEVELOPMENT IS ILLEGAL AND HEREBY PROHIBITED.



**2026 ATTENDANCE RECORD
ZONING BOARD OF ADJUSTMENTS MEETINGS**

	01/28/26	02/11/26	03/25/26	04/29/26	05/27/26	06/24/26	07/29/26	08/19/26	09/30/26	10/28/26	11/18/26	12/16/26
Michael Cantu - Chairperson	A	P	P	P	P	P	P					
Eliseo Garza Jr - (Appointed to P&Z)	P	P										
Vacant - Vice Chairman												
Omar Govea	P	P	P	P	P	P	P					
Marc A. Gonzalez	P	A	P	P	P	P	P					
Ruben Ruiz	P	P	P	P	P	P	P					
Andrew Almaguer	P	P	P	P	P	A	P					
Dustin Garza	P	A	P	P	P	A	P					
Matthew Cruz	P	P	P	P	P	P	P					
Tony Garza	P	P	P	P	P	A	P					