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**NOTICE AND AGENDA  
ZONING BOARD OF ADJUSTMENT  
OCTOBER 29, 2025 – 5:30 P.M.  
REGULAR MEETING  
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. 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.

**5. 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.

6. **MINUTES**

A. Consider Approval of the Minutes for the September 24, 2025, Regular Meeting.

7. **PUBLIC HEARINGS**

A. Variance Request by Eli and Edna Karina Canales for a Variance to the City of Edinburg Unified Development Code to Allow the Construction of an Accessory Structure Exceeding Thirty Percent (30%) of the Square Footage of the Principal Residence, and an Additional Driveway that Exceeds the Maximum Access Width of 22 Feet, Being Lot 28, Russell Oak Estates Subdivision, Located at 4612 East Oaks Cove Street.

B. Variance Request by Valeria Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement and Side Setbacks, Being Lot 28, Canton Hills Subdivision, Located at 2412 South Hillside Avenue.

C. Variance Request by Valeria Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement and Side Setbacks, Being Lot 29, Canton Hills Subdivision, Located at 2500 South Hillside Avenue.

D. Variance Request by Valeria Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement and Side Setbacks, Being Lot 36, Canton Hills Subdivision, Located at 2612 South Hillside Avenue.

E. Variance Request by Valeria Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement and Side Setbacks, Being Lot 7, Canton Hills Subdivision, Located at 2613 South Hilltop Avenue

F. Variance Request by Valeria Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement and Side Setbacks, Being Lot 14, Canton Hills Subdivision, Located at 2501 South Hilltop Avenue.



G. Variance Request by Reynaldo Jose & Nancy Jose for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over the Front Setback, Being Lot 84, Las Villas at Autumn Ridge Subdivision, Located at 3619 Bridget Street.

H. Variance Request by Jose Frank Garcia for a Variance to the City of Edinburg Unified Development Code to Allow a Reduction of Street Side Garage Setback to 13 Feet Instead of the Required 18 Feet, at Tex-Mex Survey Lot E122.50'-SS110'-N189' 0.45AC GR 0.4455 GR .2055AC Net, Hidalgo County, Texas, Located at 715 North Hoehn Road.

8. **INFORMATION ONLY**

A. Attendance Roster

9. **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 23<sup>rd</sup> day of October, 2025.

*Erika Monreal*

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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.

