



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
DECEMBER 17, 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 October 29, 2025, regular meeting.

B. Consider Approval of the Minutes from the November 19, 2025, regular meeting.

7. **PUBLIC HEARINGS**

A. Variance Request by Jose & Estella Garza for a Variance to the City of Edinburg Unified Development Code to Allow Existing Structure to Exceed Maximum Carport Size of 400 Square-Feet for Manufactured Homes, being Lot 22, Monte Cristo Recreational Vehicle Community Subdivision, Located at 3717 Mercedes Drive.

B. Variance Request by Carmen D. De La Fuente for a Variance to the City of Edinburg Unified Development Code to Allow a Zero-Foot Side Yard Setback for Carport, being Lot 1, Blk 343, Edinburg Original Townsite, Hidalgo County, Texas, Located at 222 W. Fay Street.

C. Variance Request by Roy Luna for a Variance to the City of Edinburg Unified Development Code to Allow the Reduction of a Side Yard Setback from 30 Feet to 25 Feet Along West Property Line and 21 Feet 8 Inches Along East Property Line, being 2.768 Acre Tract Out of a 4.984 Acre Tract Out of the East One-Half of Lot 15, Section 233, Texas-Mexican Railway Company's Survey, City of Edinburg, Hidalgo County, Texas, Located at 5501 W. Schunior Street.

D. Variance Request by Melden & Hunt, Inc. for a Variance to the City of Edinburg Unified Development Code to Allow the Reduction of a Side Yard Setbacks from 6 Feet to 5 Feet, being Lots 1 through 69, Sapphire at La Sienna Phase I Subdivision, City of Edinburg, Hidalgo County, Texas, Located at 4401 La Sienna Parkway.

E. Variance Request by Cristy Guzman for a Variance to the City of Edinburg Unified Development Code to Allow an Enclosed Carport Encroachment on a 25-Foot Front Yard Setback and a 6-Foot Side Yard Setback, being Lot 47, Las Cruces Subdivision, Hidalgo County, Texas, Located at 1336 Denver Street.



- F. Variance Request by Melden & Hunt, Inc. for a Variance to the City of Edinburg Unified Development Code to Allow the Reduction of a Side Yard Setbacks from 6 Feet to 5 Feet, being Lots 1 through 39, Villas at La Sienna Phase I Subdivision, City of Edinburg, Hidalgo County, Texas, Located at 1891 Burns Boulevard.
- G. Variance Request by Hollywood Development for a Variance to the City of Edinburg Unified Development Code to Allow to Maintain Two Subdivision Entry Walls that Were Constructed without a Building Permit. Each Wall is Approximately 20 Feet in Height from Natural Grade and Has an Estimated Area of about 560 Square Feet, being Lot 1 and Lot 22, Crestwood Estates Subdivision, Hidalgo County, Texas, Located at 3201 N. Roegiers 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 10th day of December, 2025.

Erika Monreal

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.





**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**

MINUTES

PRESENT:

**MICHAEL CANTU – CHAIRMAN
ELISEO GARZA, JR. – VICE CHAIRMAN**

BOARD MEMBERS:

**OMAR GOVEA
DUSTIN GARZA
RUBEN RUIZ, JR.
ANDREW ALMAGUER
MATTHEW CRUZ
TONY GARZA**

ABSENT:

MARC GONZALEZ

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.

A MOTION WAS MADE BY VICE CHAIRMAN ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER RUBEN RUIZ, JR., TO APPROVE THE MINUTES FOR THE SEPTEMBER 24, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

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.

ELI AND EDNA KARINA CANALES, THE APPLICANTS, WERE PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY VICE CHAIRMAN ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER OMAR GOVEA, TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

- 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.

MARLON GARZA, A MELDEN & HUNT, INC., REPRESENTATIVE, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY CHAIRMAN MICHAEL CANTU AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO APPROVE THE VARIANCE REQUEST SUBJECT TO THE FOLLOWING: 1) A WRITTEN ZBA ORDER SUBMITTED TO THE COUNTY CLERK’S OFFICE, AS PRESENTED, 2) CITY OF EDINBURG RIGHT OF ENTRY ON EASEMENTS, AND 3) A SIGNED INDEMNIFICATION FORM. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS



- 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.

ARTURO MARTINEZ, ASSISTANT UTILITY DIRECTOR, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY VICE CHAIRMAN MICHAEL CANTU AND SECONDED BY BOARD MEMBER OMAR GOVEA TO APPROVE THE VARIANCE REQUEST SUBJECT TO THE FOLLOWING: 1) A WRITTEN ZBA ORDER SUBMITTED TO THE COUNTY CLERK'S OFFICE, AS PRESENTED, 2) CITY OF EDINBURG RIGHT OF ENTRY ON EASEMENTS, AND 3) A SIGNED INDEMNIFICATION FORM. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS

- 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.

A MOTION WAS MADE BY CHAIRMAN MICHAEL CANTU AND SECONDED BY BOARD MEMBER ANDREW ALMAGUER TO APPROVE THE VARIANCE REQUEST SUBJECT TO THE FOLLOWING: 1) A WRITTEN ZBA ORDER SUBMITTED TO THE COUNTY CLERK'S OFFICE, AS PRESENTED, 2) CITY OF EDINBURG RIGHT OF ENTRY ON EASEMENTS, AND 3) A SIGNED INDEMNIFICATION FORM. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS

- 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.

A MOTION WAS MADE BY CHAIRMAN MICHAEL CANTU AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO APPROVE THE VARIANCE REQUEST SUBJECT TO THE FOLLOWING: 1) A WRITTEN ZBA ORDER SUBMITTED TO THE COUNTY CLERK'S OFFICE, AS PRESENTED, 2) CITY OF EDINBURG RIGHT OF ENTRY ON EASEMENTS, AND 3) A SIGNED INDEMNIFICATION FORM. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS





- 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.

A MOTION WAS MADE BY CHAIRMAN MICHAEL CANTU AND SECONDED BY BOARD MEMBER OMAR GOVEA TO APPROVE THE VARIANCE REQUEST SUBJECT TO THE FOLLOWING: 1) A WRITTEN ZBA ORDER SUBMITTED TO THE COUNTY CLERK'S OFFICE, AS PRESENTED, 2) CITY OF EDINBURG RIGHT OF ENTRY ON EASEMENTS, AND 3) A SIGNED INDEMNIFICATION FORM. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS

- 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.

REYNALDO JOSE, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY VICE CHAIRMAN ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER ANDREW ALMAGUER TO DENY THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM DENIED

- 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.

JOSE FRANK, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

ROBERTO ALVAREZ, THE OWNER OF THE PROPERTY, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO APPROVE THE VARIANCE REQUEST WITH 17 FT GARAGE SETBACK. MOTION CARRIED WITH A 5-0 VOTE. – ITEM APPROVED





8. **INFORMATION ONLY**

A. Attendance Roster

9. **ADJOURNMENT**

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A MOTION AS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY BOARD MEMBER RUBEN RUIZ, JR., TO ADJOURN THE MEETING AT 6:49 P.M. MOTION CARRIED WITH A 5-0 VOTE.

Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

NOTICE

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**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
NOVEMBER 19, 2025 – 5:30 P.M.
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

MINUTES

PRESENT:

**MICHAEL CANTU – CHAIRMAN
ELISEO GARZA, JR. – VICE CHAIRMAN**

BOARD MEMBERS:

**OMAR GOVEA
DUSTIN GARZA
MARC GONZALEZ
RUBEN RUIZ, JR.
ANDREW ALMAGUER
MATTHEW CRUZ
TONY GARZA**

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

A. Prayer

B. Pledge of Allegiance

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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.

6. **ABSENCES**

- A. Consider excusing the absence of board member Marc Gonzalez from the October 29, 2025, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED VICE CHAIRMAN ELISEO GARZA, JR., TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER MARC GONZALEZ FROM THE OCTOBER 29, 2025 REGULAR MEETING. MOTION CARRIED WITH A 5-0 VOTE. BOARD MEMBER MARC GONZALEZ ABSTAINED.

7. **PUBLIC HEARINGS**

- A. Variance request by Victoriano E. Guerra & Bertha A. Guerra for a Variance to the City of Edinburg Unified Development Code to allow the following to be over a 10-foot utility easement located along the east side property line: 1) concrete slab to rear property line, 2) existing structures (storage shed, propane tank, freezer, etc.), and 3) construct a canopy to rear property line, Being Lot 1, Sugarland Apartments Subdivision, Hidalgo County, Texas, Located at 2326 N. Sugar Road.

A MOTION WAS MADE BY CHAIRMAN MICHAEL CANTU AND SECONDED BY BOARD MEMBER OMAR GOVEA TO REMOVE THE ITEM FROM THE TABLE. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

VICTORIANA E. GUERRA AND BERTA A. GUERRA, THE APPLICANTS, WERE PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

ANTHONY RIOJAS, EDINBURG FIRE MARSHALL, 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 JORGE GONZALEZ TO APPROVE THE VARIANCE REQUEST WITH THE FOLLOWING CONDITIONS: 1) PENDING DEPARTMENT APPROVAL, AND 2) RAIN GUTTERS MUST BE CONFIGURED TO PREVENT RUNOFF ONTO THE ADJACENT PROPERTY. MOTION CARRIED WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS

- B. Variance request by Oscar Gerardo Boeta for a variance to the City of Edinburg Unified Development Code to allow the encroachment of a pergola over the rear setback and east side setback, being lot 54, Los Lagos Phase IV subdivision, located at 3314 Prestwick street.

OSCAR BOETA, THE APPLICANT, WAS PRESENT AND WAS AVAILABLE FOR QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY VICE CHAIRMAN ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER JORGE GONZALEZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED WITH A 5-0 VOTE. – ITEM APPROVED



8. **INFORMATION ONLY**

A. Attendance Roster

9. **ADJOURNMENT**

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A MOTION WAS MADE BY BOARD MEMBER JORGE GONZALEZ AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO ADJOURN THE NOVEMBER 19, 2025, REGULAR MEETING AT 5:58 PM.

Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

NOTICE

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Planning & Zoning Staff Report

Prepared on: December 9, 2025

Zoning Board of Adjustment

Regular Meeting: December 17, 2025

Agenda Item

Variance request by Jose & Estella Garza for a Variance to the City of Edinburg Unified Development Code to allow existing structure to exceed maximum carport size of 400 square-feet for manufactured homes, Being Lot 22, Monte Cristo Recreational Vehicle Community Subdivision, Located at 3717 Mercedes Drive.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 2, Section 2.206, as it applies to Use Standards (Accessory Use and Structure Standards). The applicant has constructed a structure over the 400 square-foot limit for manufactured homes.

Property Location and Vicinity

The property is located on the north of Mercedes Drive and around 350 feet west of N. Kenyon Road. Current property zoning is Residential, Manufactured Home (MH) District. Adjacent zoning is Residential, Manufactured Home (MH) District in all directions. Adjacent land uses are single-family residential uses.

Background and History

The property is part of Monte Cristo Recreational Vehicle Community Subdivision that was recorded on January 28, 1985. This property has a total square footage of 3,900 square feet. Setbacks for this lot are as follows: Front 10 feet from Mercedes Drive, Distance between Homes 20 feet, and Rear 10 feet, a 10-foot utility easement sits parallel to the north side rear yard property line. Staff received a zoning board of adjustment application on November 12, 2025.

Staff mailed a notice of the variance request to 77 neighboring property owners on December 5, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant has constructed a 36' x 22' carport that exceeds the 400 square-foot allowed for manufactured homes. It appears there is existing carports with similar dimensions along the subdivision constructed.

Recommendation

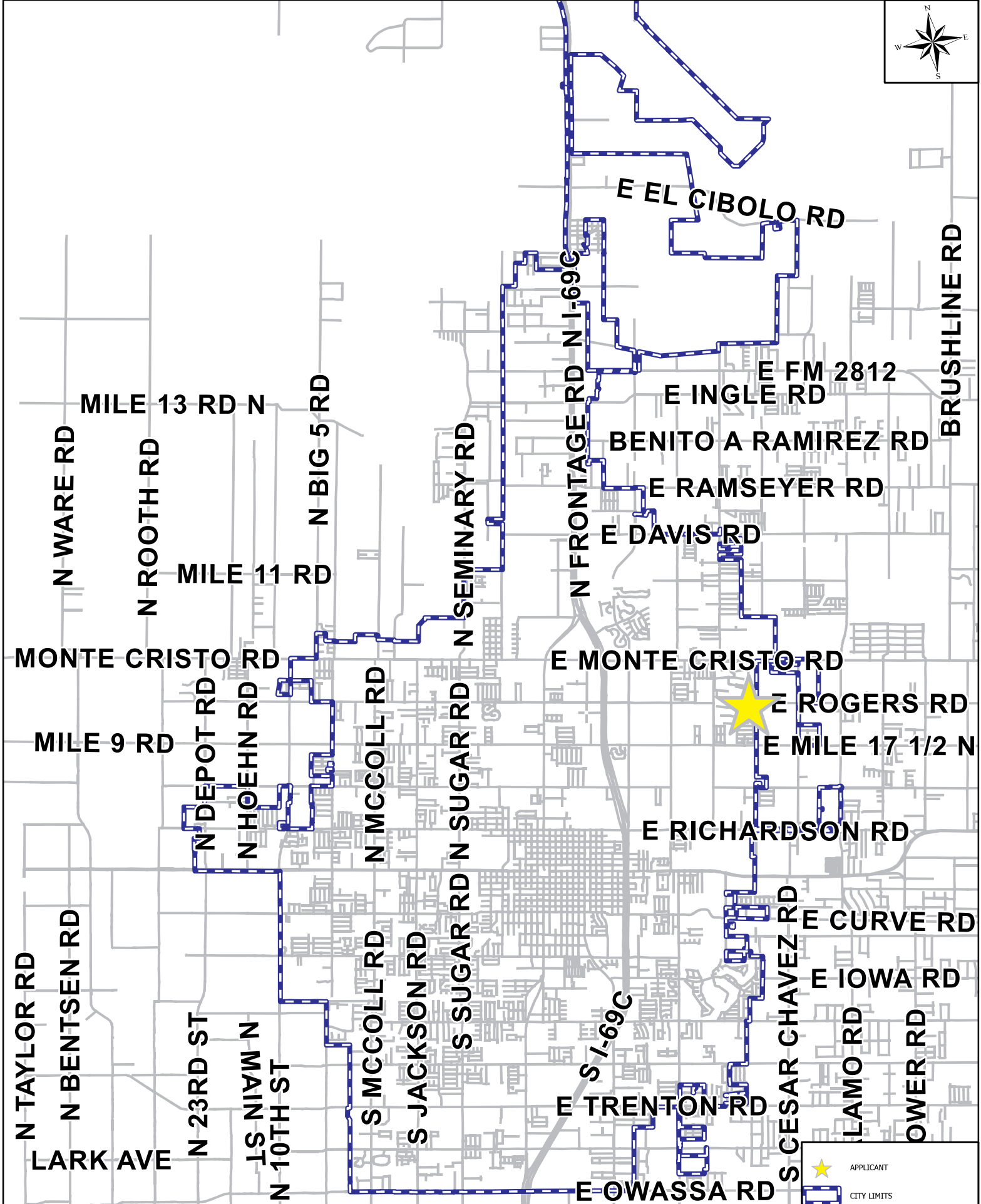
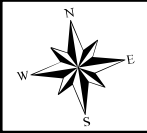
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

Prepared by:

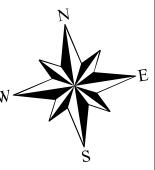
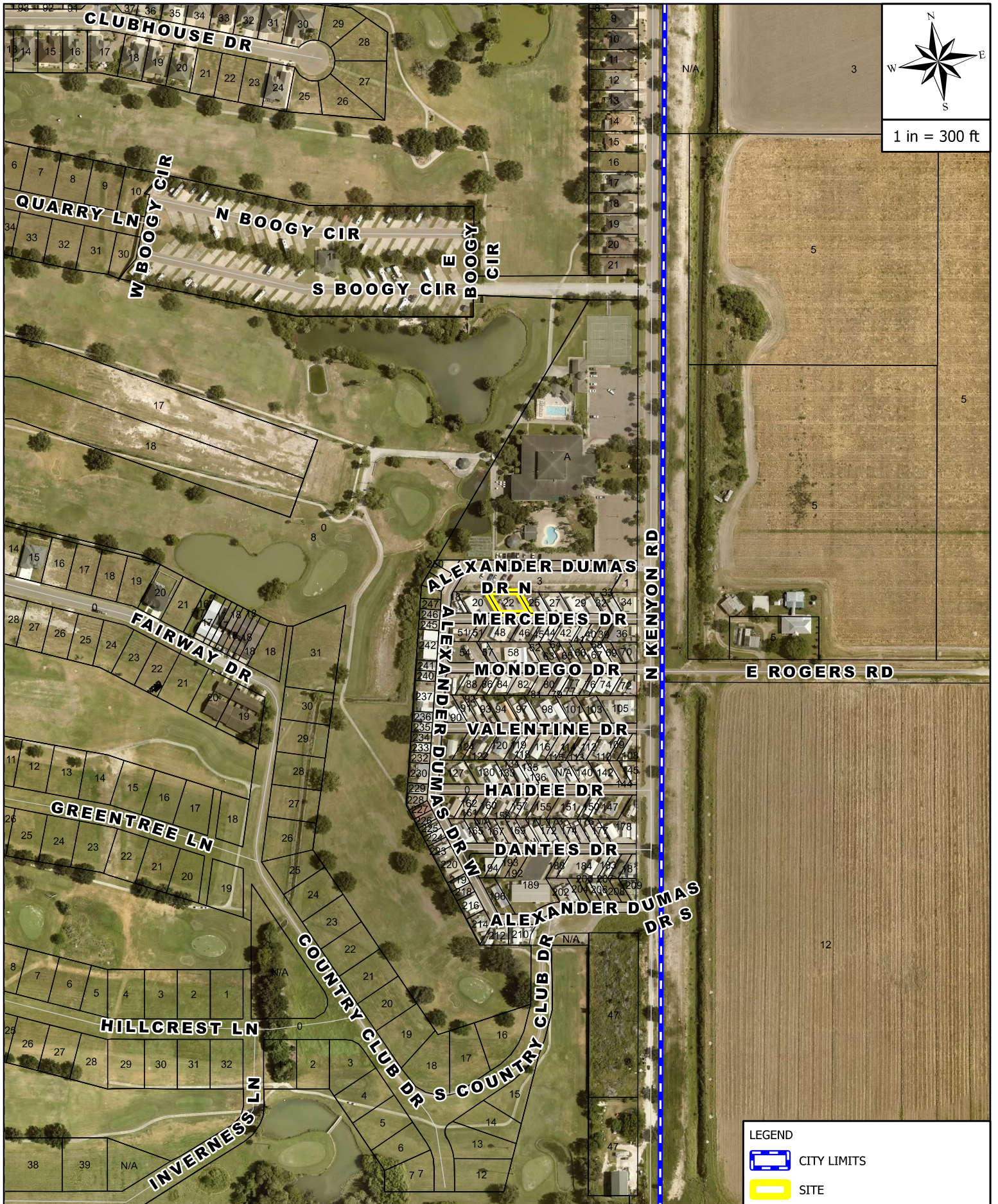
Juan Rodriguez
Planner I

Approved by:

Jaime Acevedo
Director of Planning & Zoning



★ APPLICANT
 - - - - - CITY LIMITS



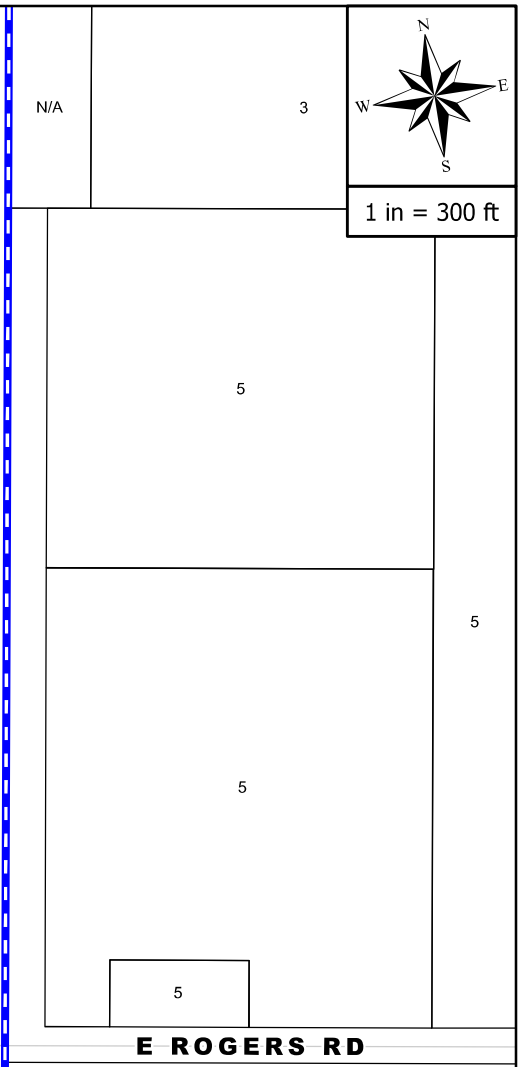
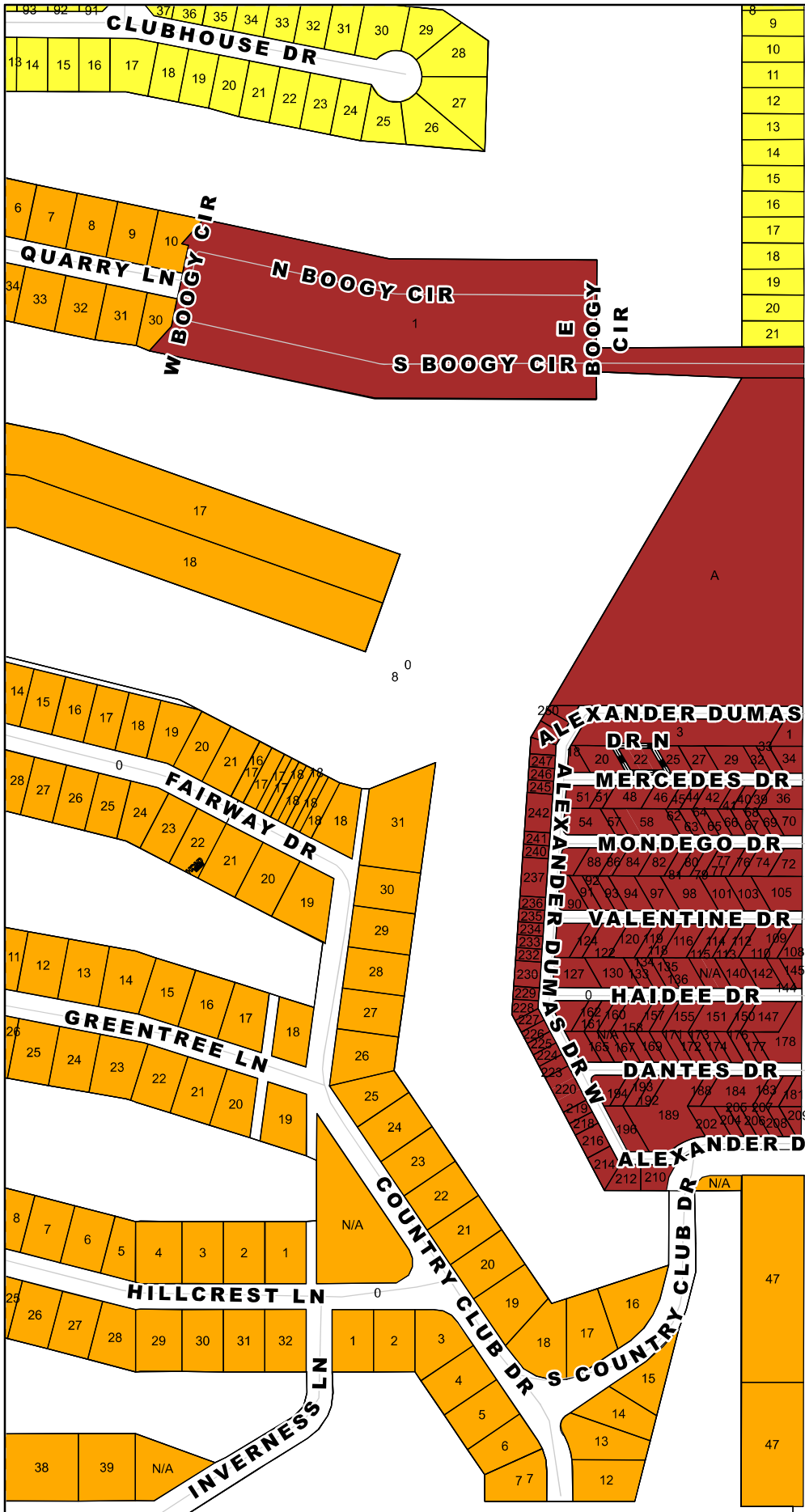
1 in = 300 ft

LEGEND

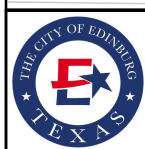
- CITY LIMITS
- SITE



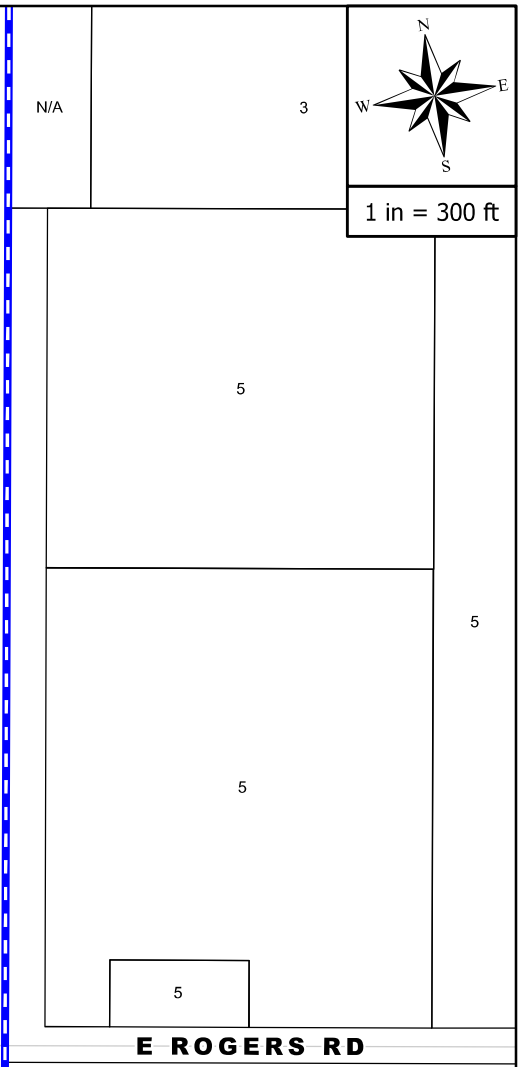
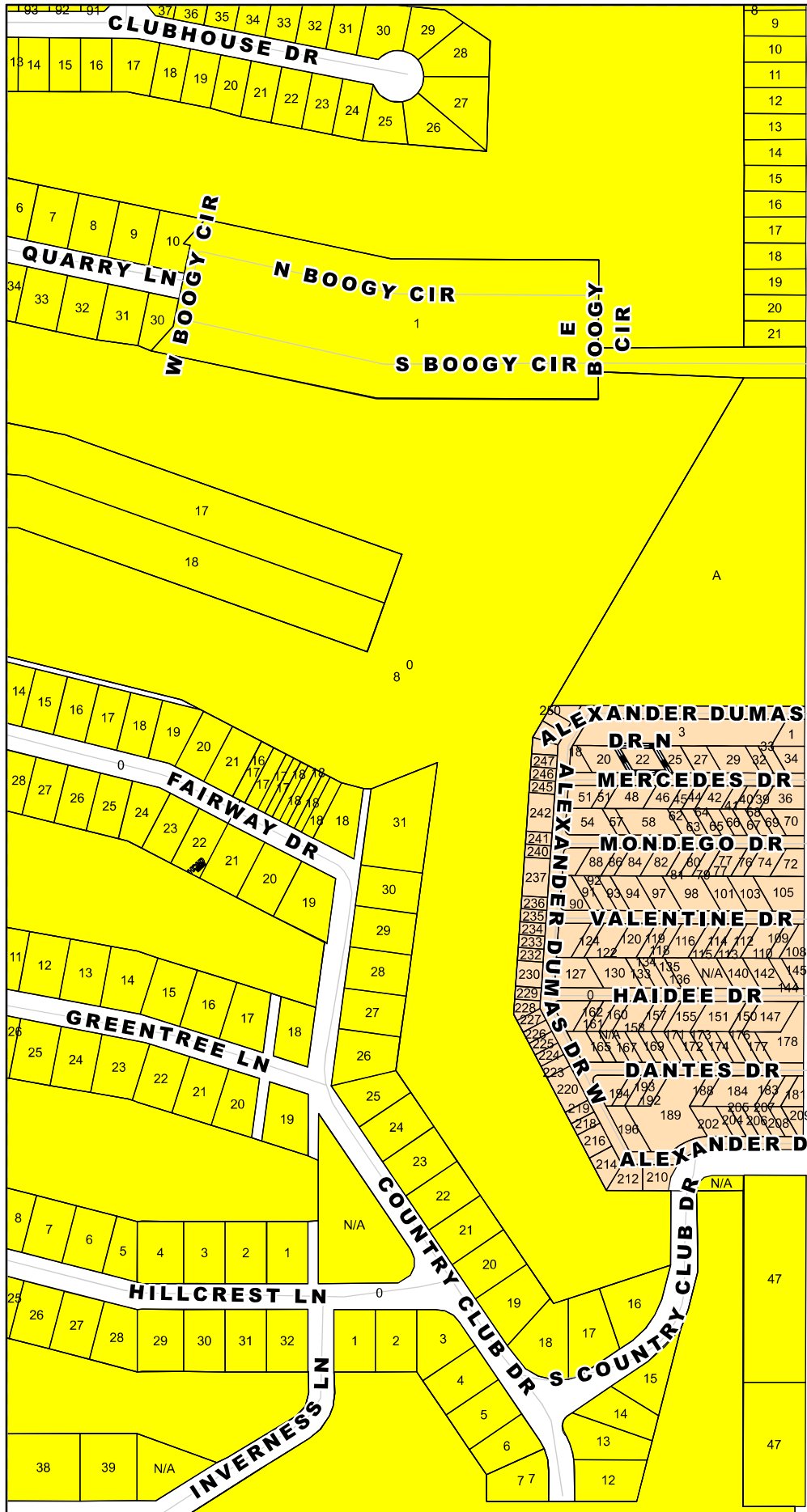
AERIAL MAP
3717 MERCEDES DR



- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT
 - INDUSTRIAL, GENERAL
 - SITE

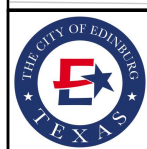


ZONING MAP
3717 MERCEDES DR



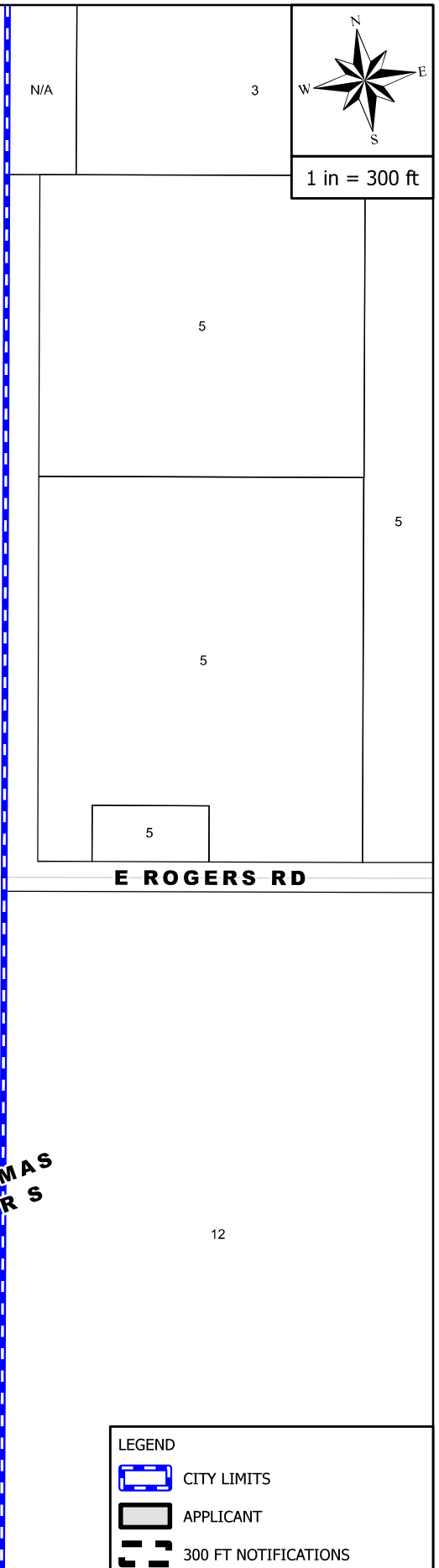
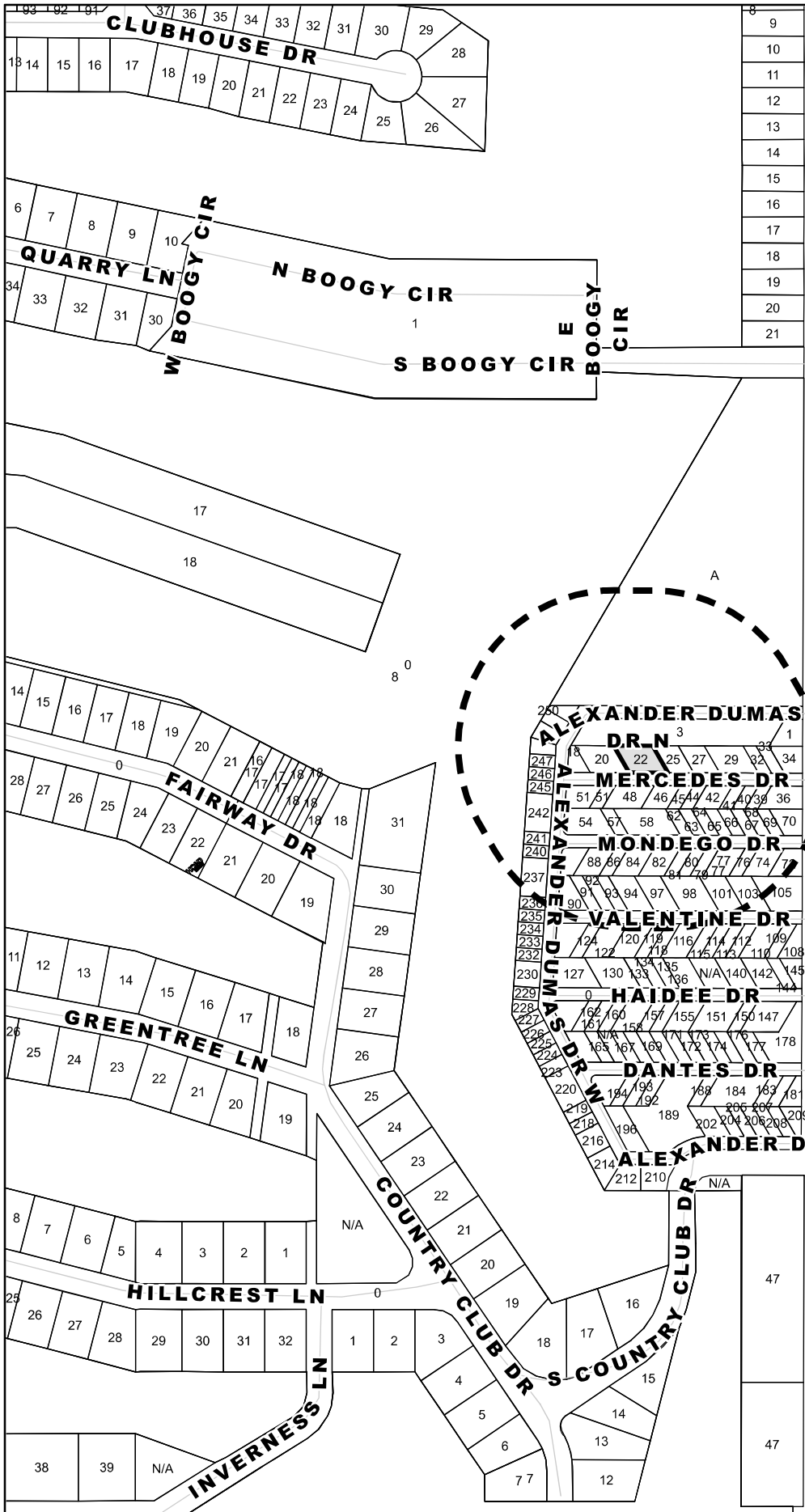
LEGEND

- CITY LIMITS
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Multi-Family Residential
- Neighborhood Commercial
- ROW
- Suburban
- Urban University
- Water
- SITE



FUTURE LANDUSE MAP

3717 MERCEDES DR





MAILOUT AND SITE MAP

3717 MERCEDES DR

LEGEND

- CITY LIMITS
- APPLICANT
- 300 FT NOTIFICATIONS

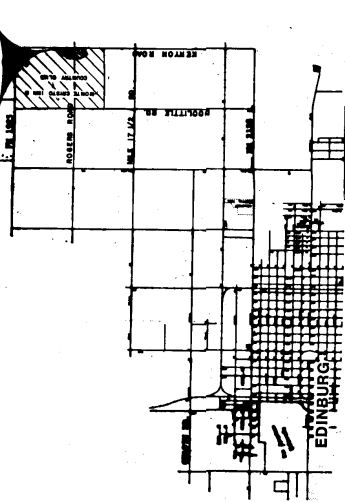


Variance Request Site Photo

Jose & Estella Garza
3717 Mercedes Drive



PROPOSED MONTE CRISTO RECREATIONAL VEHICLE COMMUNITY



WELDEN & HUNT INC. CONSULTING ENGINEERS 512-81-0881

CHECKED FOR DRAINAGE BY: [Signature] 1/11/21

FILED IN JAN 25 1985

APPROVED FOR RECORDING BY COMMISSIONER COURTNEY

MAP OF MONTE CRISTO RECREATIONAL VEHICLE COMMUNITY CITY OF EDINBURG

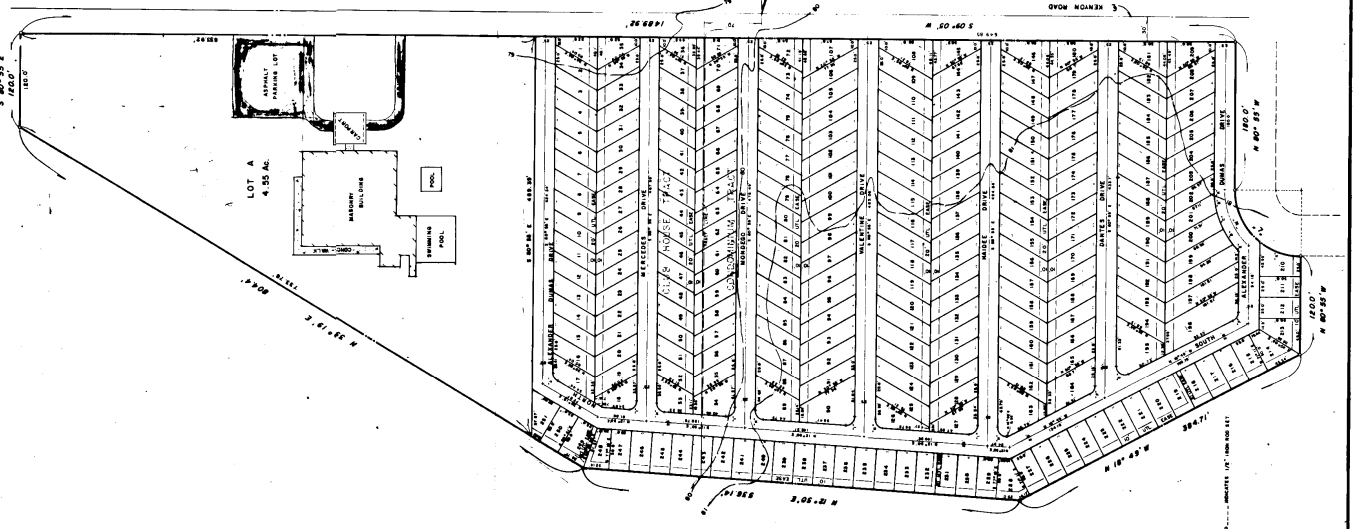
THE CITY OF EDINBURG HAS REVIEWED THIS MAP AND FINDS THAT IT IS IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES...

APPROVED FOR RECORDING FOR RECORDING [Signature] 1/11/21

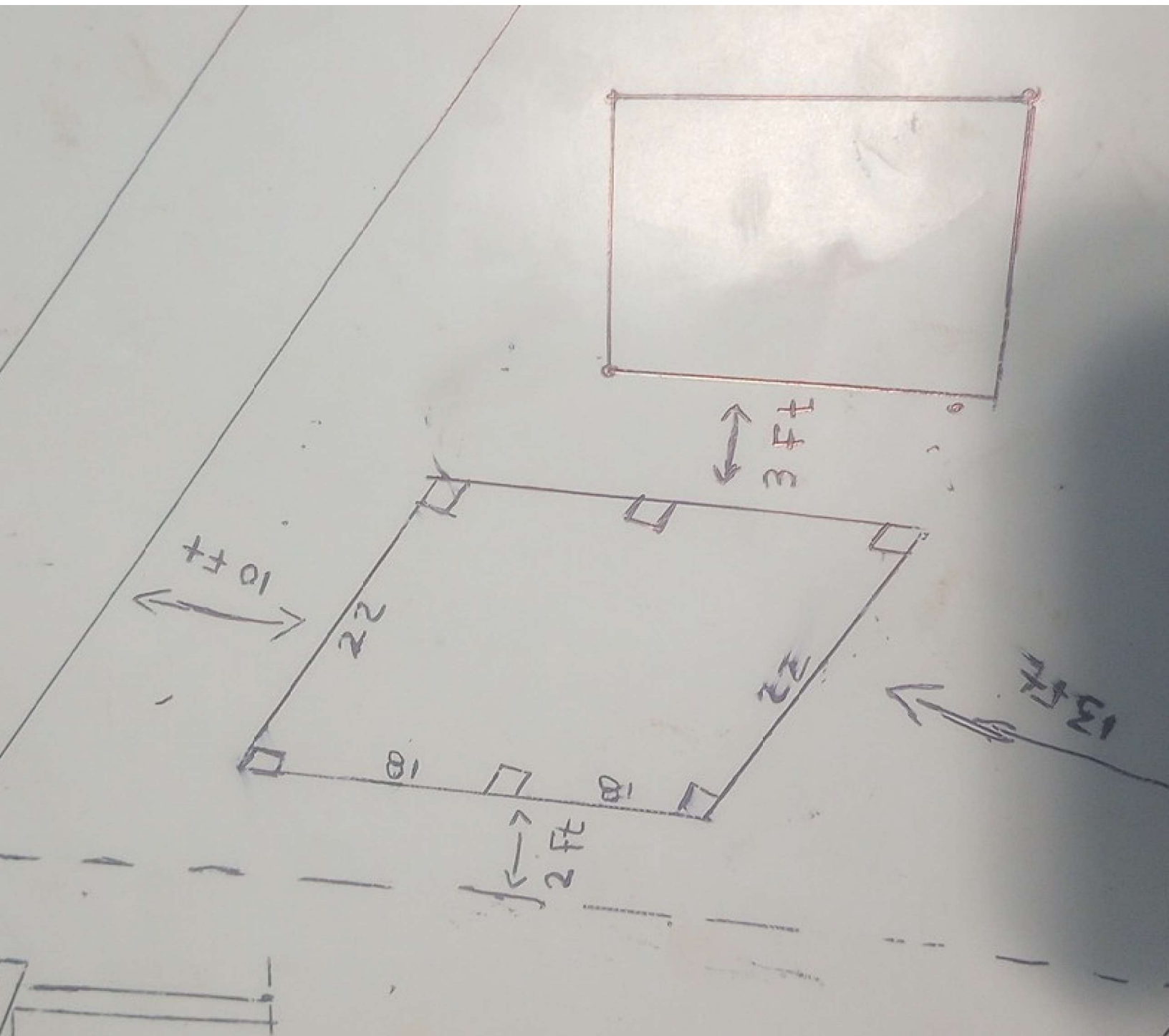
Table with columns: ELEVATION, DRAINAGE, WIDTH, LENGTH, THICKNESS, and COMMENTS. It lists various lot specifications and elevations.

- NOTES: PROPOSED ZONING IS RS-2 WITH SETBACKS AS FOLLOWS: 1. FOLLOWS: 2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR...

Recorded in Book 24 Page 91 of the map records of this office. Welden & Hunt, Inc. County Surveyors



MONTE CRISTO INN & COUNTRY CLUB



Planning & Zoning Staff Report

Prepared on: December 9, 2025

Zoning Board of Adjustment

Regular Meeting: December 17, 2025

Agenda Item

Variance request by Carmen D. De La Fuente for a Variance to the City of Edinburg Unified Development Code to allow a zero-foot side yard setback for carport, Being Lot 1, Blk 343, Edinburg Original Townsite, Hidalgo County, Texas, Located at 222 W. Fay Street.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.302, as it applies to Standards for Rural and Residential Districts. The applicant has constructed a structure over the 6-foot side yard setback.

Property Location and Vicinity

The property is located on the south of W. Fay Street approximately 300 feet west of S. 10th Avenue. Current property zoning is Residential, Primary (RP) District. Adjacent zoning is Residential, Primary (RP) District in all directions. Adjacent land uses are single-family residential uses.

Background and History

The property is part of the Edinburg Original Townsite. The property has a total square footage of 11,360 square feet. Setbacks for this lot are as follows: Front 20 feet, Side 6 feet, and Rear 20 feet, a 15-foot alley is located parallel to the south side rear yard property line. Staff received a zoning board of adjustment application on November 19, 2025.

Staff mailed a notice of the variance request to 42 neighboring property owners on December 5, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

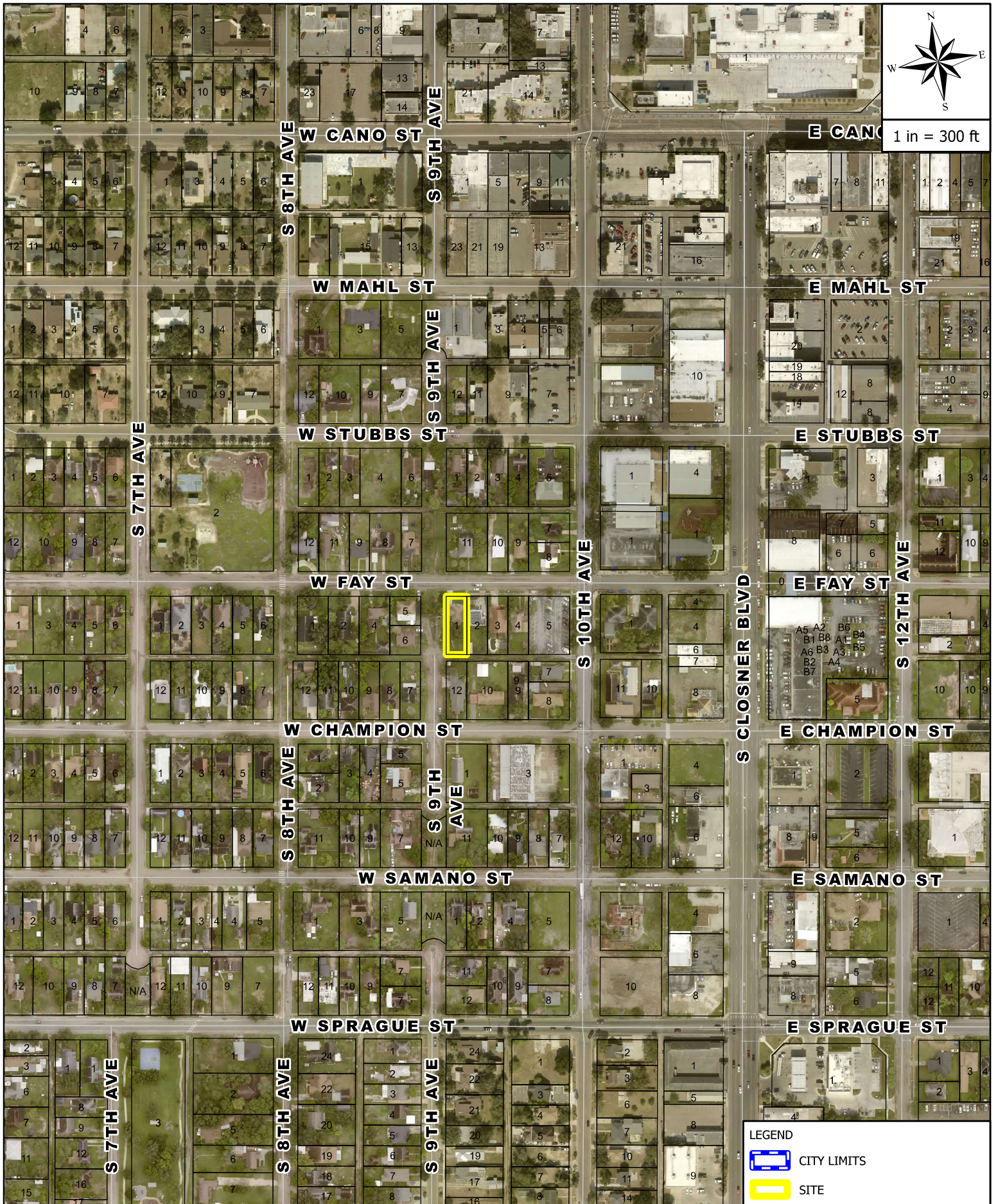
The applicant has constructed a 20' x 16' carport that encroaches on a 6-foot side yard setback along west side property line, with a clearing space of 0-foot to the property line.

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.



Prepared by:
Juan Rodriguez
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning



1 in = 300 ft

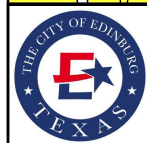
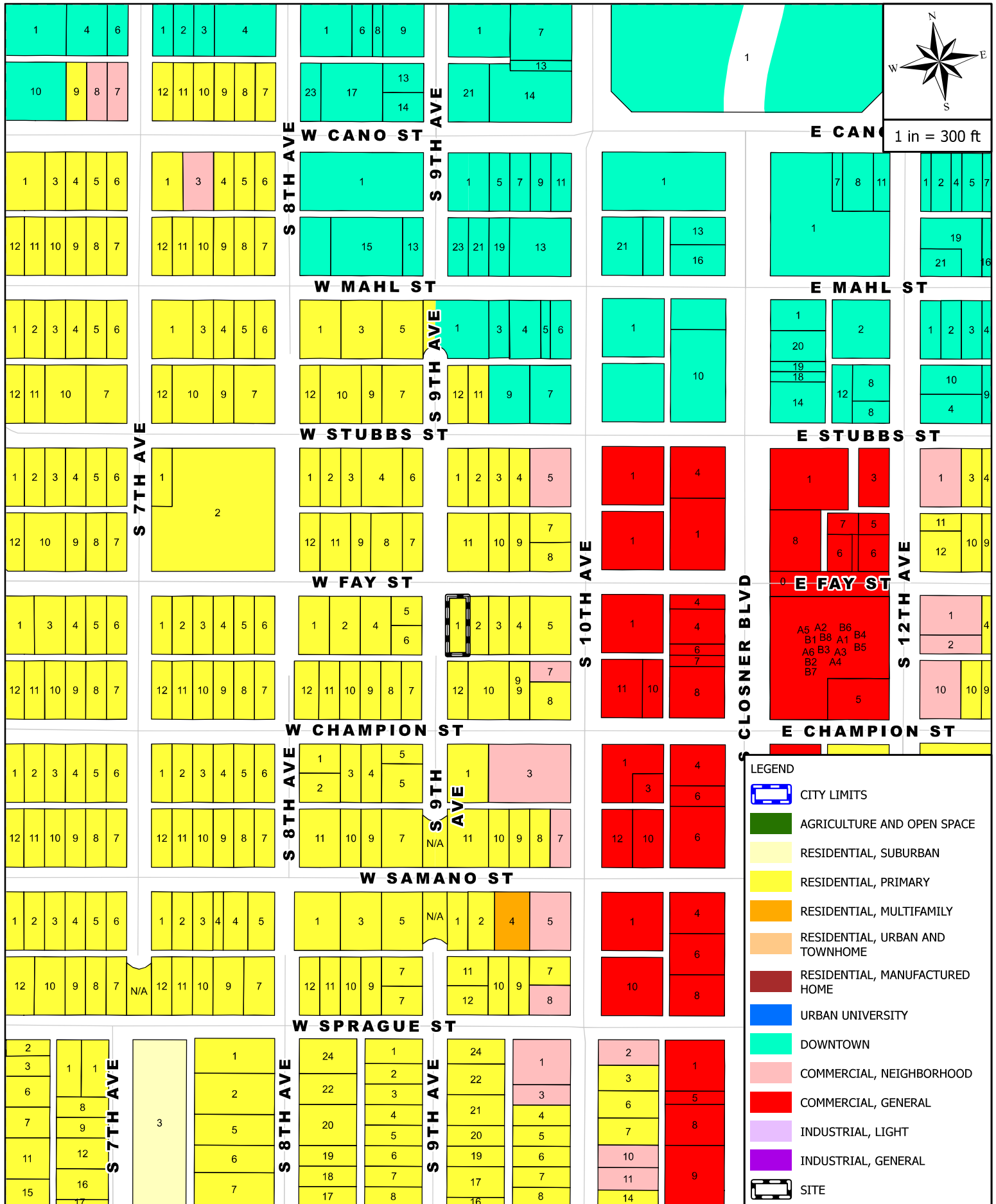
LEGEND

-  CITY LIMITS
-  SITE



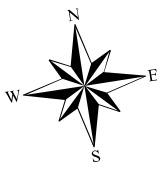
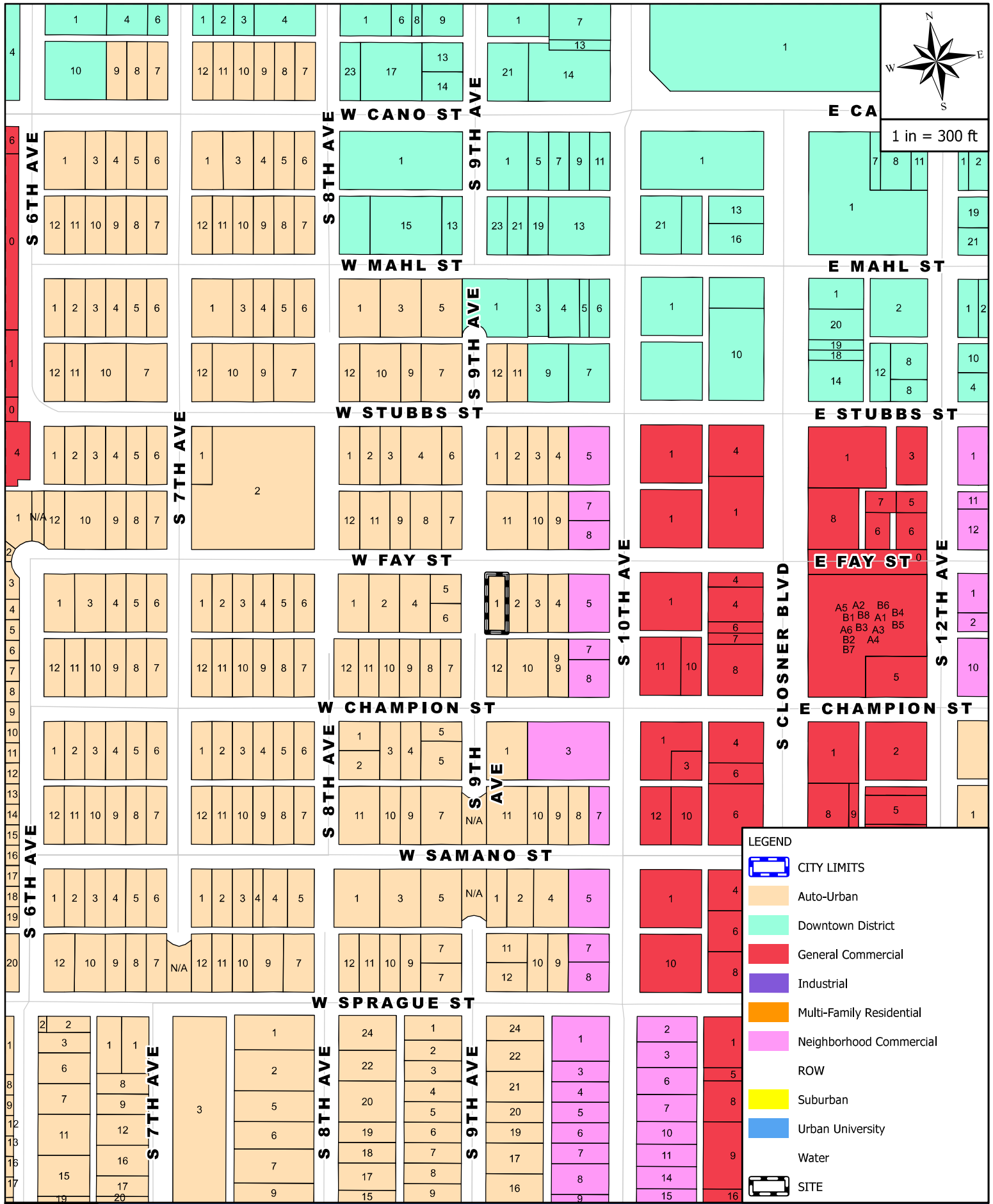
AERIAL MAP

222 W FAY



ZONING MAP

222 W FAY



1 in = 300 ft

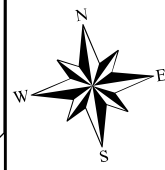
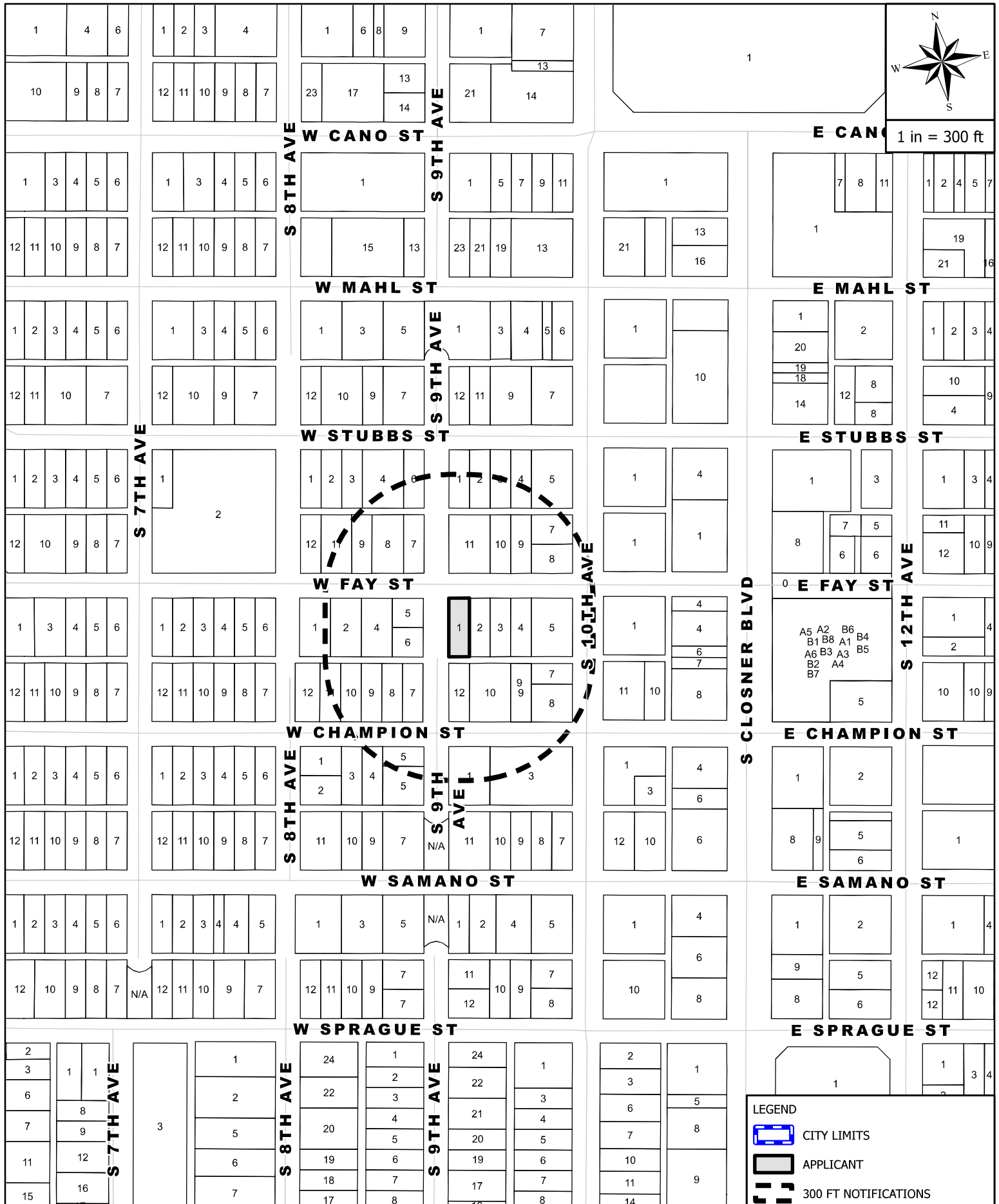
LEGEND

-  CITY LIMITS
-  Auto-Urban
-  Downtown District
-  General Commercial
-  Industrial
-  Multi-Family Residential
-  Neighborhood Commercial
-  ROW
-  Suburban
-  Urban University
-  Water
-  SITE

FUTURE LANDUSE MAP




222 W FAY





1 in = 300 ft

LEGEND

-  CITY LIMITS
-  APPLICANT
-  300 FT NOTIFICATIONS



Variance Request Site Photo

Carmen D. De La Fuente
222 W. Fay Street





Variance Request Site Photo

Carmen D. De La Fuente
222 W. Fay Street



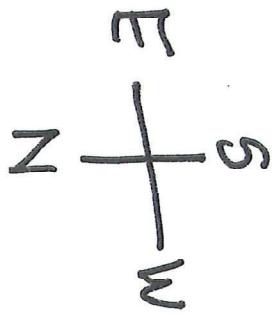
60 ft FAY ST.

222 W Fay St²²²
HOME

Home

Carport 26 ft from home

100 length
feet



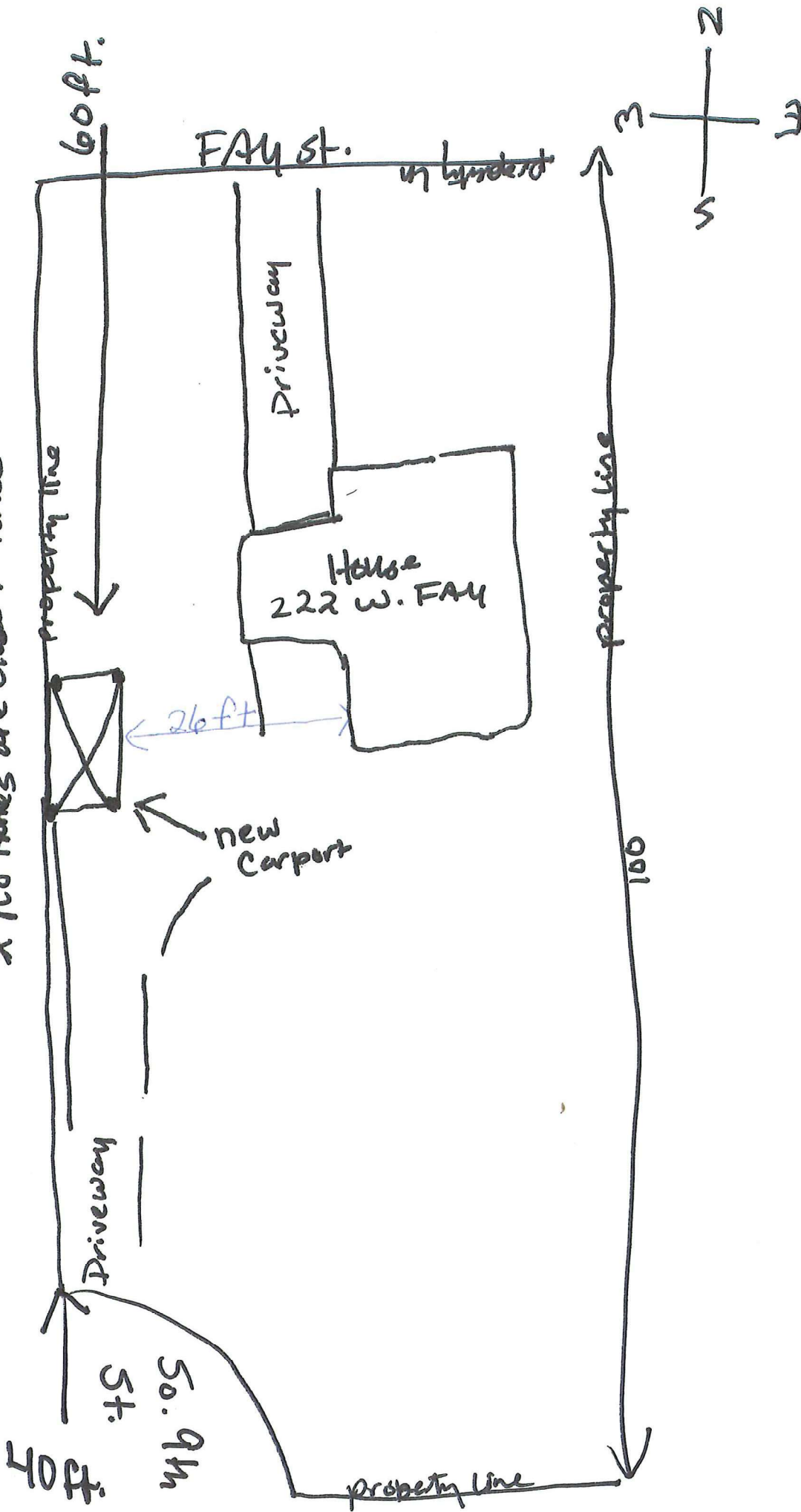
40 ft

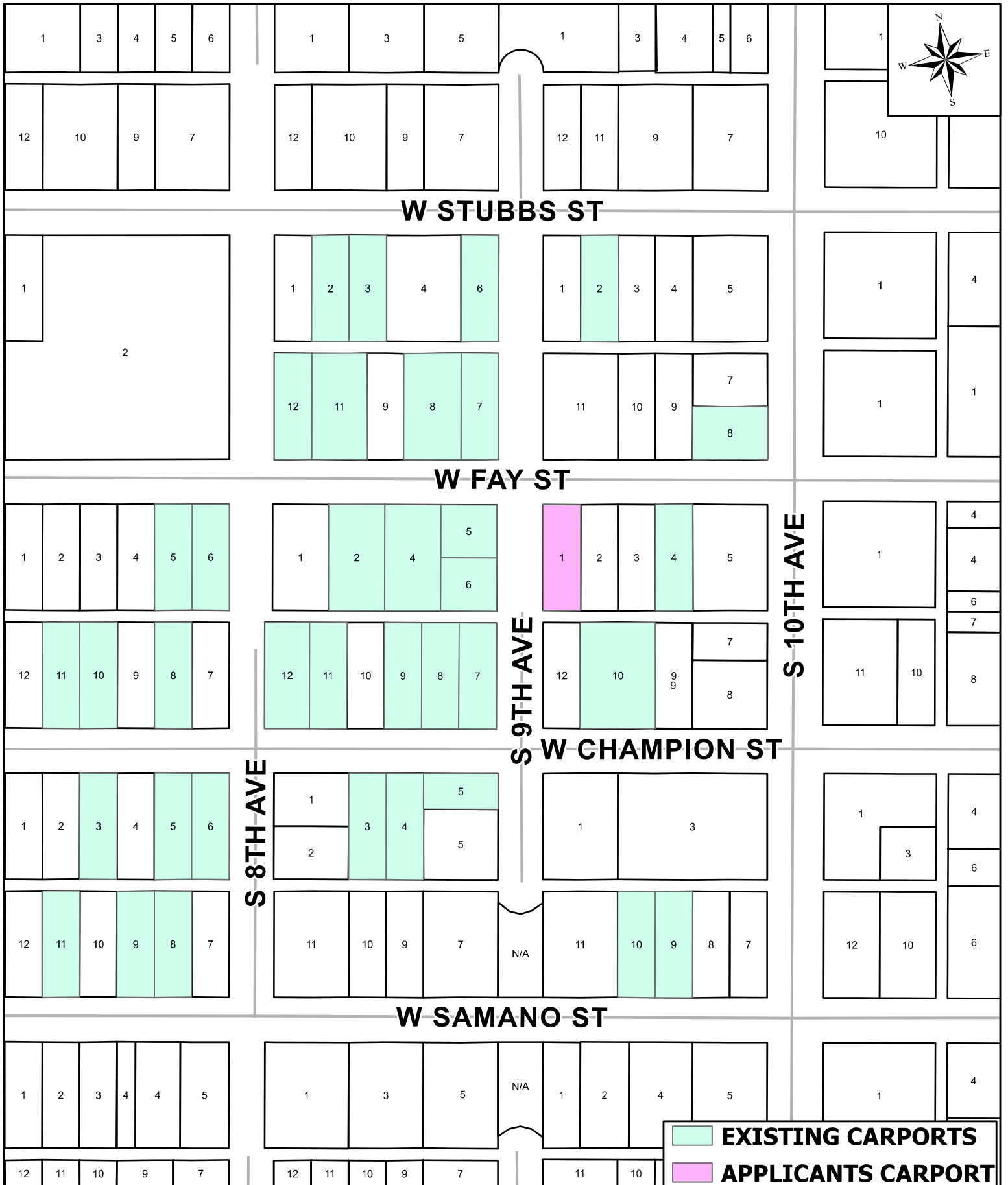
75 feet S. 9th St.



Molina Property

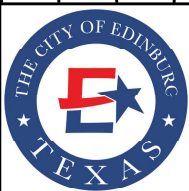
* no homes are close to fence





 **EXISTING CARPORTS**
 **APPLICANTS CARPORT**

CARPORTS



REQUESTED BY: PLANNING & ZONING DEPT **CREATED BY:** PLANNING & ZONING DEPT - GIS **DATE:** DECEMBER 9, 2025

MAP DISCLAIMER: This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The user of this information agrees to these terms by using the data provided. City of Edinburg and the software developers assume no legal responsibility for the information.

Planning & Zoning Staff Report

Prepared on: December 9, 2025

Zoning Board of Adjustment

Regular Meeting: December 17, 2025

Agenda Item

Variance request by Carmen D. De La Fuente for a Variance to the City of Edinburg Unified Development Code to allow the reduction of a side yard setback from 30 feet to 25 feet along west property line and 21 feet 8 inches along east property line, Being 2.768 Acre Tract out of a 4.984 Acre Tract out of the east one-half of Lot 15, Section 233, Texas-Mexican Railway Company's Survey, City of Edinburg, Hidalgo County, Texas, Located at 5501 W. Schunior Street.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.302, as it applies to Standards for Rural and Residential Districts. The applicant requesting to reduce the 30-foot side yard setbacks to 25 feet along west property line and 21 feet 8 inches along east property line.

Property Location and Vicinity

The property is located approximately 600 feet north of W. Schunior Street and around 850 feet east of N. Depot Road. Current property zoning is Agriculture and Open Space (AO) District. Adjacent zoning is Agriculture and Open Space (AO) District to the north, west and east, and Residential, Suburban (RS) District to the south. Adjacent land uses are single-family residential uses and vacant land.

Background and History

The property has not been subdivided. This property has a total square footage of 2.76 acres. Setbacks for this lot are as follows: Front 60 feet, Side 30 feet, and Rear 40 feet. The property went through a subdivision variance to not plat the property on September 2, 2025, and was approved. Staff received a zoning board of adjustment application on November 25, 2025.

Staff mailed a notice of the variance request to 19 neighboring property owners on December 5, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant has requested to reduce a 30-foot side yard setback to 25 feet along west property line and 21 feet 8 inches along east property line. The request is for the construction of a single-family residential home.

Recommendation

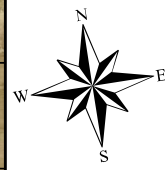
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

Prepared by:

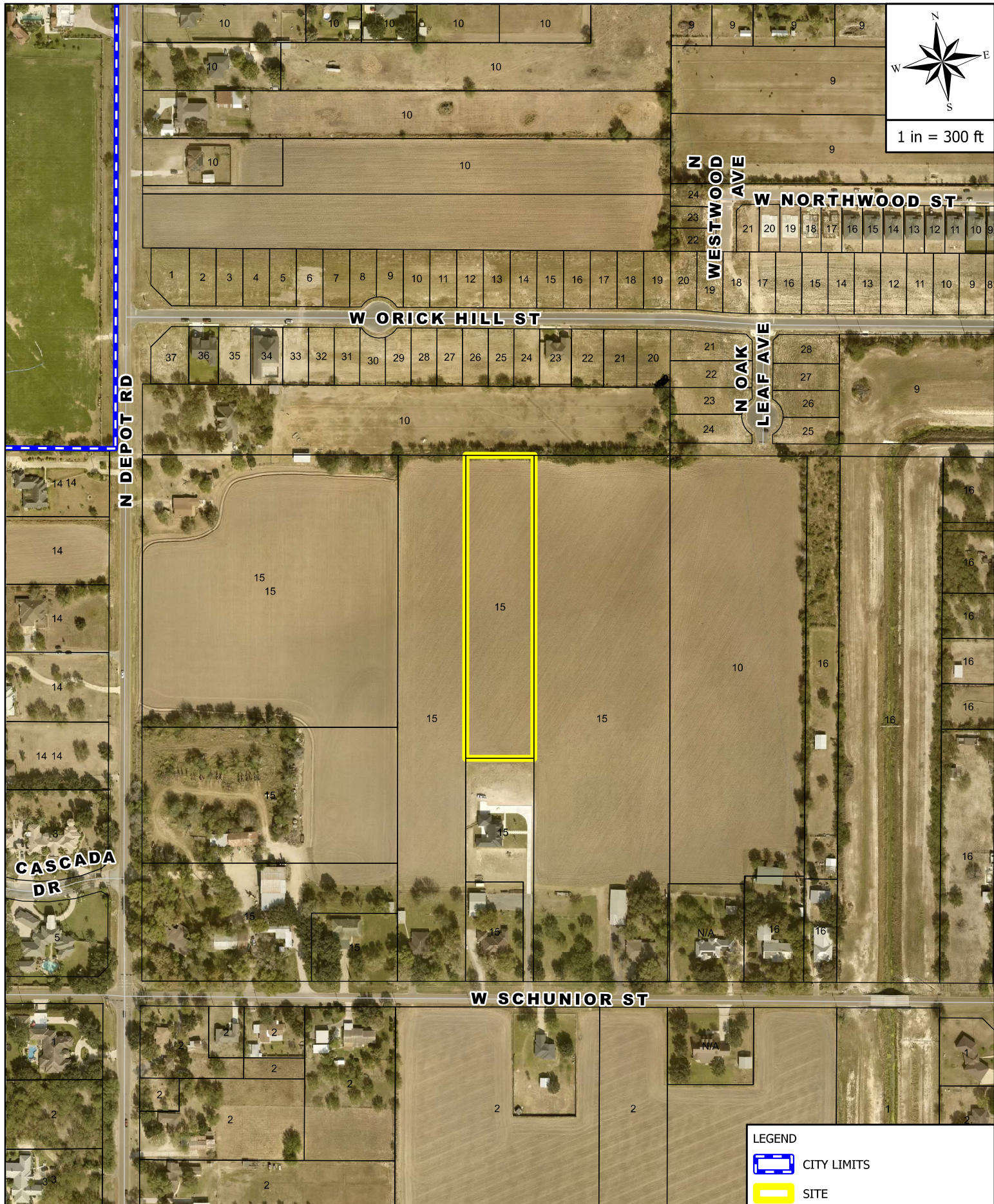
Juan Rodriguez
Planner I

Approved by:



Jaime Acevedo
Director of Planning & Zoning



1 in = 300 ft

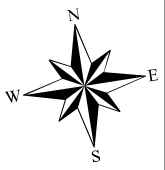


LEGEND

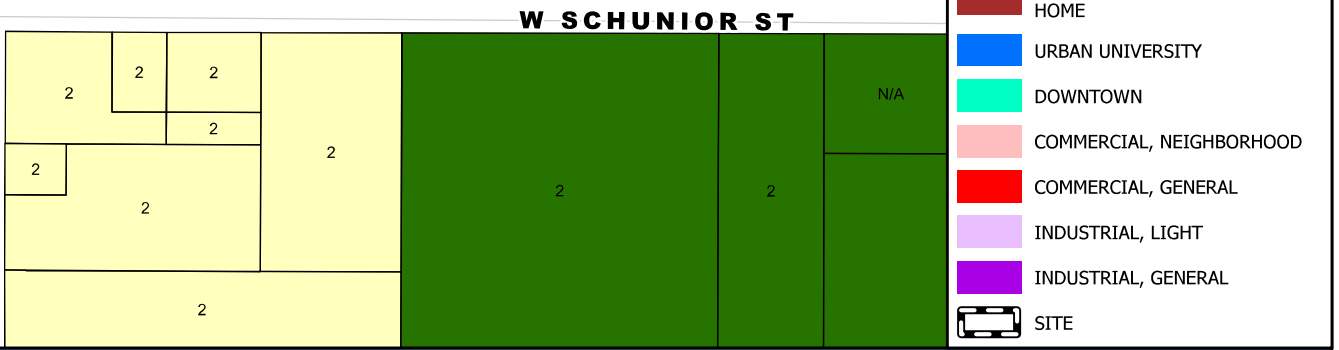
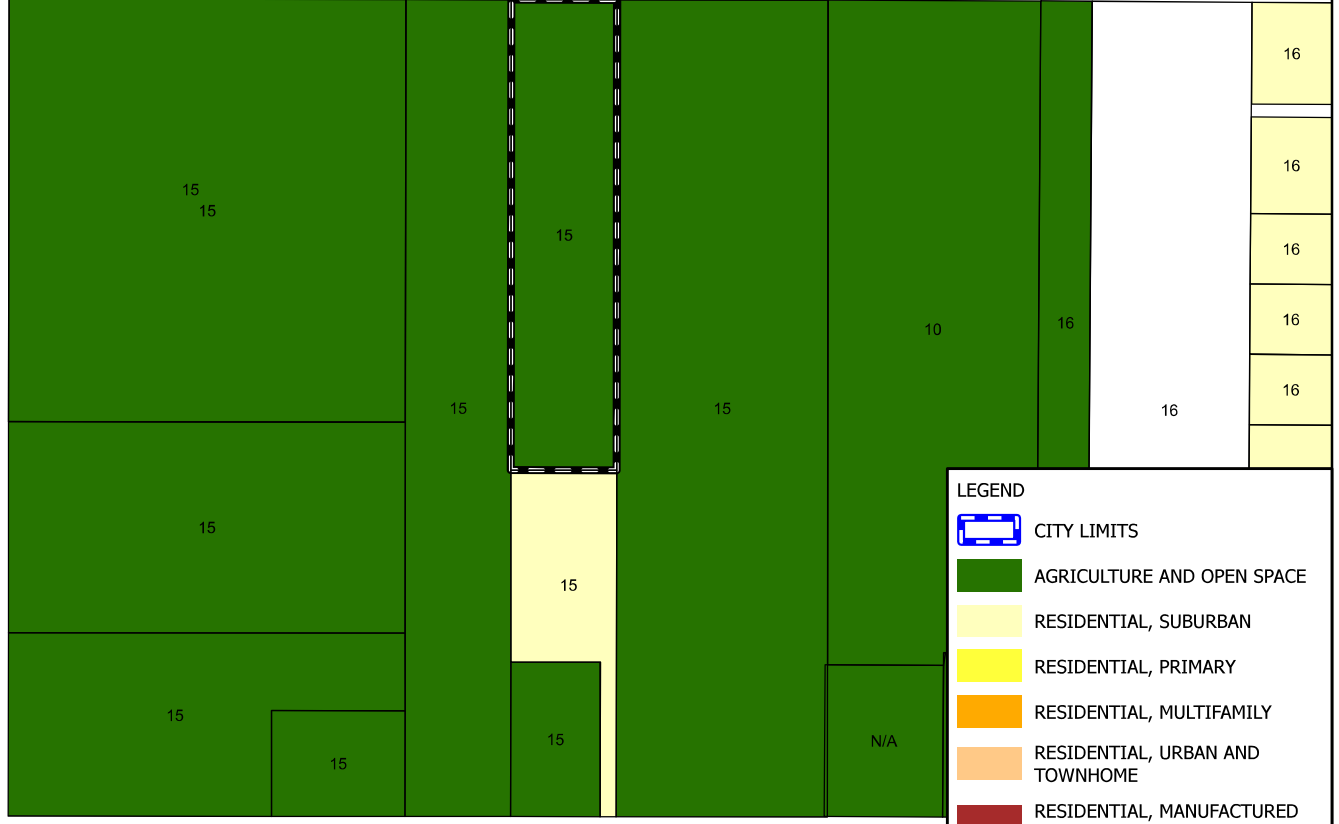
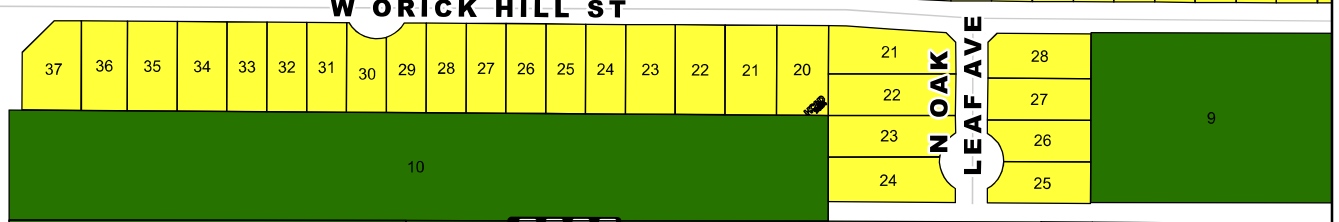
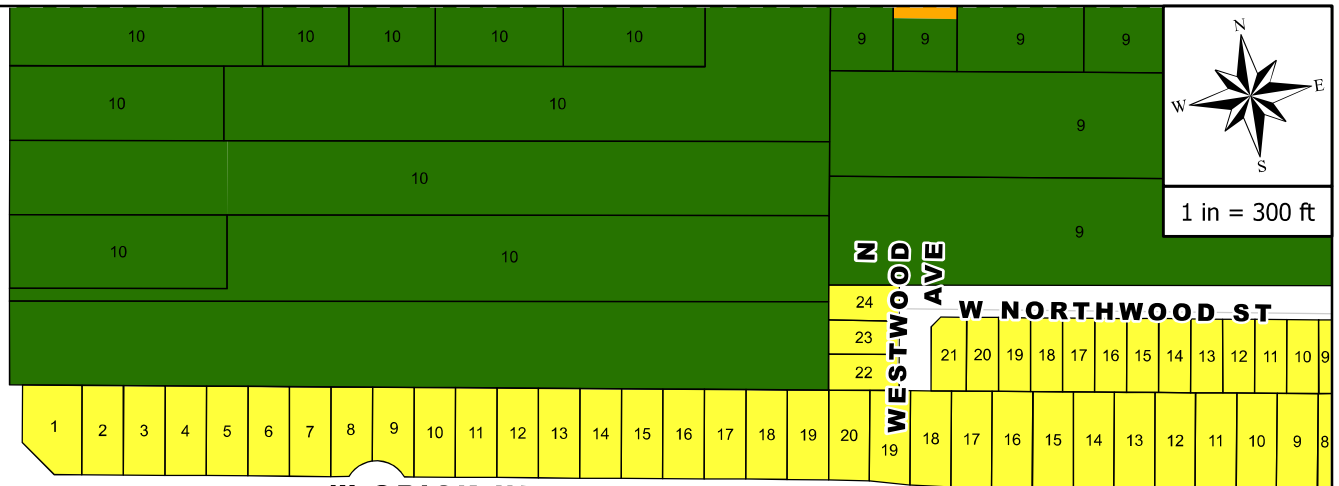
-  CITY LIMITS
-  SITE



AERIAL MAP
5501 W SCHUNIOR ST



1 in = 300 ft



- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT
 - INDUSTRIAL, GENERAL
 - SITE

ZONING MAP
5501 W SCHUNIOR ST



N DEPOT RD

CASCADA DR

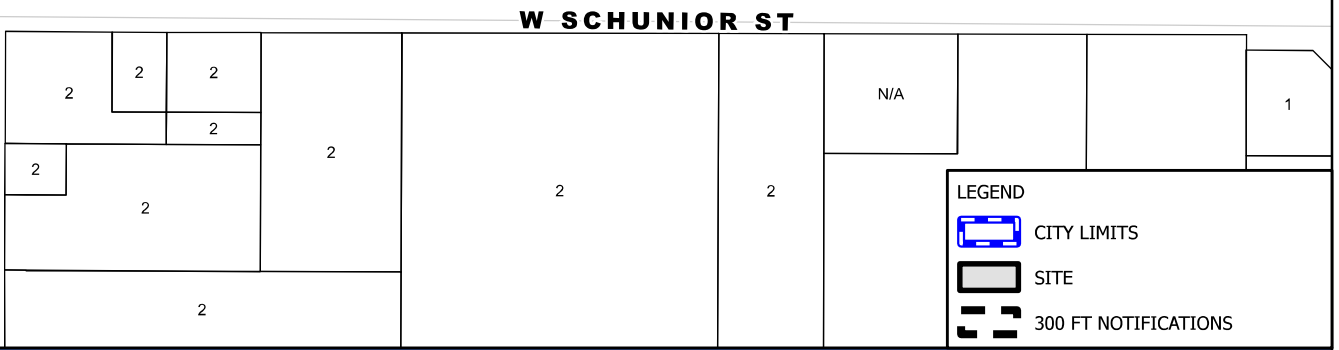
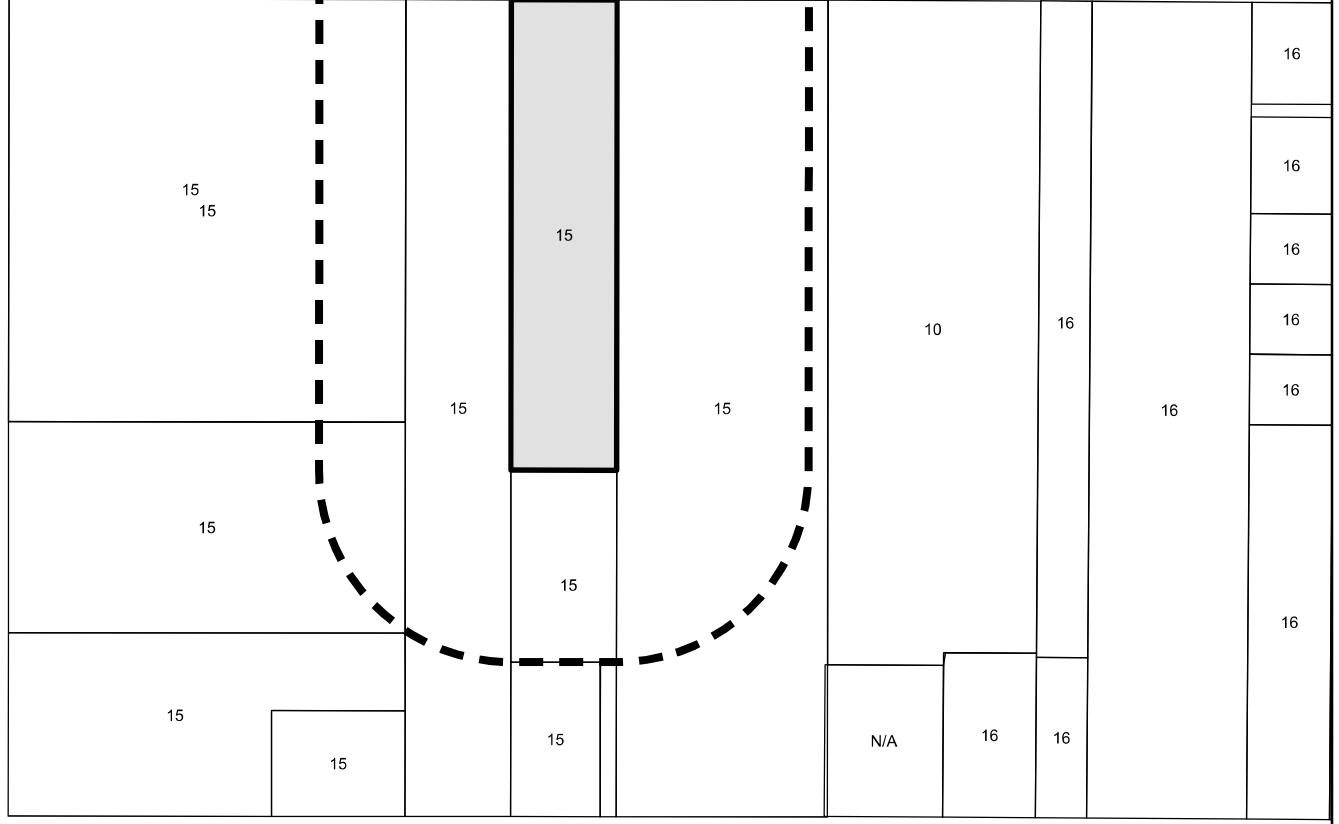
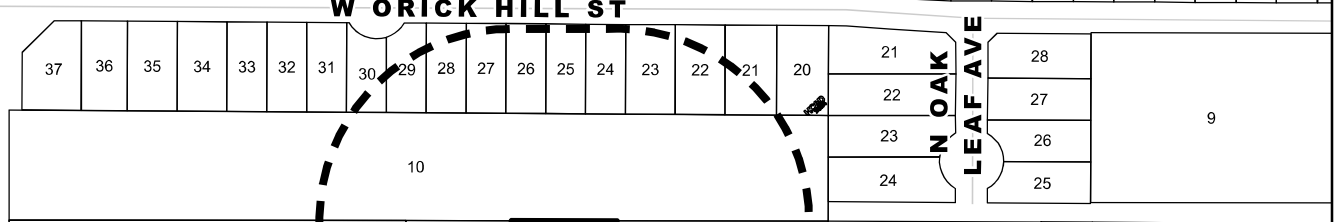
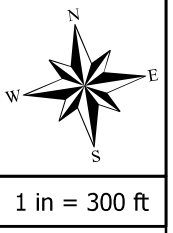
N WESTWOOD AVE

N OAK LEAF AVE

W ORICK HILL ST

W NORTHWOOD ST

W SCHUNIOR ST

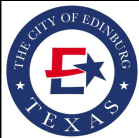


LEGEND

- CITY LIMITS
- SITE
- 300 FT NOTIFICATIONS

N DEPOT RD

CASCADE DR



MAILOUT AND SITE MAP
5501 W SCHUNIOR ST



Variance Request Site Photo

Roy Luna
5501 W. Schunior Street



**SURVEY PLAT SHOWING
2.768 ACRE TRACT
OUT OF A 4.984 ACRE TRACT
OF THE EAST ONE-HALF
OF LOT 15, SECTION 233,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY,
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS
VOLUME 1, PAGE 12, H.C.M.R.**

BEARING BASIS AS PER THE
SOUTH LINE OF
LOT 15, SECTION 233,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY AS
DESCRIBED IN WARRANTY DEED
BOOK 1584243, H.C.O.R.
DATED MAY 25, 2005
SCALE: 1"=100'

APPARENT N.W.C.
4.984 ACRE TRACT
DOC.# 1504243, H.C.O.R.

VEGA DOLORES L.
PROPERTY I.D. No.: 541599
S165' OF LOT 10, SECTION 233,
TEXAS-MEXICAN RAILWAY
COMPANY SURVEY
VOL. 1, PAGE 12, H.C.M.R.

APPARENT N.E.C.
4.984 ACRE TRACT
DOC.# 1504243, H.C.O.R.

APPARENT SOUTH LOT LINE
LOT 10, SECTION 233,
APPARENT NORTH LOT LINE
LOT 15, SECTION 233,

LEGEND

- FOUND NO. 4 REBAR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT OF WAY
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- N.E.C. NORTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- S.E.C. SOUTHWEST CORNER
- VOL. VOLUME
- DOC. DOCUMENT

METES AND BOUNDS

A 2.768-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF A 4.984 ACRE TRACT OUT OF THE EAST ONE-HALF (19.935 ACRES) OF LOT FIFTEEN (15), SECTION TWO HUNDRED THIRTY-THREE (233), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED (VOLUME 1456, PAGE 333, DEED RECORDS, HIDALGO COUNTY, TEXAS) AND WARRANTY DEED (DOCUMENT NUMBER: 2005-1504243, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF EDINBURG ON THE NORTH SIDE OF WEST SCHUNIOR ROAD (MILE 18 1/2 NORTH ROAD) APPROXIMATELY 825 FEET EAST OF DEPOT ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE OF SAID WEST SCHUNIOR ROAD FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 15; THENCE, N 80° 42' 00" W, WITH THE SAID WEST SCHUNIOR ROAD ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE AND THE APPARENT SOUTH LOT LINE OF SAID LOT 15, A DISTANCE OF 330.00 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID 2.768-ACRE TRACT;

THENCE, N 09° 05' 00" E, WITH THE APPARENT EAST LOT LINE OF SAID 4.984 ACRE TRACT, A DISTANCE 40.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID WEST SCHUNIOR ROAD, CONTINUING WITH SAID 4.984 ACRE TRACT EAST LOT LINE FOR A TOTAL DISTANCE OF 585.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 2.768-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 2.768-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 80° 42' 00" W, PARALLEL TO THE SAID LOT 15 SOUTH LOT LINE AND WITH THE APPARENT SOUTH LOT LINE OF SAID 2.768-ACRE TRACT, A DISTANCE OF 165.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT WEST LOT LINE OF SAID 4.984 ACRE TRACT FOR THE APPARENT SOUTHWEST CORNER OF SAID 2.768-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 09° 05' 00" E, WITH THE SAID 4.984 ACRE TRACT WEST LOT LINE AND OF SAID 2.768-ACRE TRACT, A DISTANCE OF 730.70 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT SOUTH LOT LINE OF SAID LOT 10, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AND THE NORTH LOT LINE OF SAID LOT 15 FOR THE APPARENT NORTHWEST CORNER OF SAID 4.984 ACRE TRACT AND OF SAID 2.768-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80° 42' 00" E, WITH THE COMMON LOT LINE OF SAID LOT 10 AND LOT 15, AND THE APPARENT NORTH LOT LINE OF SAID 4.984 ACRE TRACT AND OF SAID 2.768-ACRE TRACT, A DISTANCE OF 165.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 4.984 ACRE TRACT AND OF SAID 2.768-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 09° 05' 00" W, WITH THE SAID 4.984 ACRE TRACT EAST LOT LINE AND OF SAID 2.768-ACRE TRACT, A DISTANCE OF 730.70 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID 2.768-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING 2.768 ACRES OF LAND, MORE OR LESS.

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS TRACT.
3. THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOL. 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
4. HOMERO L. GUTIERREZ, DID NOT RESEARCH OR PREPARE A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
5. THE EXISTENCE, IF ANY, UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
6. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE BASED ON UTILIZING THOSE FOUND PINS THAT BEST FITTED THE INTENT OF THE SURVEYORS' ORIGINAL FOOTSTEPS FOR THIS RECORDED SUBDIVISION LOT (AS SHOWN IN PLAT). A SURVEY OF THE ORIGINAL MOTHER TRACTS TO CORRECTLY ESTABLISH THE APPARENT DISCREPANCIES THAT WERE FOUND IN THE PROPERTY CORNERS WOULD NOT BE A FEASIBLE OPTION FOR THE PARTIES CONCERNED. THE CLIENT HAS BEEN MADE AWARE OF ANY DISCREPANCIES FOUND AND THE RESPECTIVE ACTION TAKEN TO STAKE OUT HIS PROPERTY AS PER THE FOUND AND SET MONUMENTS SHOWN HEREON.

FLOOD ZONE

ZONE "X" (UN-SHADED)
AREAS DETERMINED TO BE OUTSIDE
500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER: 480338 0015 E
MAP REVISED: JUNE 06, 2000
REVISED TO REFLECT LOWR
CASE 01-06-1095P MAY 14, 2001.



Surveyor's Certification

I, Homero Luis Gutierrez, a Registered Professional Land Surveyor in the State of Texas, state that this plat represents the facts found on the ground on July 28, 2025, and that there are no discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments, or overlapping of improvements or no visible or apparent easements except as shown on this plat.

Homero Luis Gutierrez 7-29-25
Homero Luis Gutierrez, RPLS #2791 Date

HOMERO L. GUTIERREZ, P.E., R.P.L.S.
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

APPARENT WEST LOT LINE OF JOANN LUMBRERAS TRACT

LUMBRERAS JOANN
PROPERTY I.D. No.: 692374
14.98AC OF LOT 15, SECTION 233,
TEXAS-MEXICAN RAILWAY
COMPANY SURVEY
VOL. 1, PAGE 12, H.C.M.R.
DOC.# 1504242, H.C.O.R.

LUNA RAMON G.
PROPERTY I.D. No.: 294765
E330' OF LOT 15, SECTION 233,
TEXAS-MEXICAN RAILWAY
COMPANY SURVEY
VOL. 1, PAGE 12, H.C.M.R.

2.768 GROSS ACRES

S80°42'00"E
165.00'

730.70'

730.70'

N09°05'00"E

S09°05'00"W

300.00'

N80°42'00"W
165.00'

P.O.B. S.E.C.
2.768 ACRE TRACT

LUNA ROY JR.
PROPERTY I.D. No.: 1461136
1.30 ACRES
OF LOT 15, SECTION 233,
TEXAS-MEXICAN RAILWAY
COMPANY SURVEY
VOL. 1, PAGE 12, H.C.M.R.
DOC.# 3363487, H.C.O.R.

N09°05'00"E

S80°42'00"E 140.00'

10.0' MAGIC VALLEY
ELECTRIC COOPERATIVE, INC.
ELECTRIC UTILITY
EASEMENT
DOC.# 3592176,
H.C.O.R.

LUNA ROY
PROPERTY I.D. No.: 658186
W140'-E495'-S285'
OF LOT 15, SECTION 233,
TEXAS-MEXICAN RAILWAY
COMPANY SURVEY
VOL. 1, PAGE 12, H.C.M.R.
DOC.# 1504243, H.C.O.R.

N09°05'00"E

40.0' R.O.W.
DOC.# 1204314,
H.C.O.R.

40.0' R.O.W.
DOC.# 1504242,
H.C.O.R.

APPARENT EXIST.
NORTH R.O.W. LINE
APPARENT OLD
NORTH R.O.W. LINE

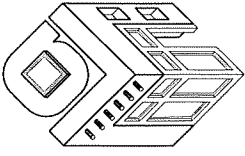
P.O.C. APPARENT S.E.C.
LOT 15, SECTION 233,
TEXAS-MEXICAN RAILWAY
COMPANY SURVEY,
VOL. 1, PAGE 12, H.C.M.R.

20.0' W. SCHUNIOR ST.
(60.0' R.O.W.)
APPARENT EXIST. SOUTH R.O.W. LINE
N80°42'00"W 140.00'
N80°42'00"W 25.00'

N80°42'00"W
330.00'

APPARENT S.E.C.
4.984 ACRE TRACT
DOC.# 1504243, H.C.O.R.

APPROXIMATELY
825.0' TO
DEPOT ROAD



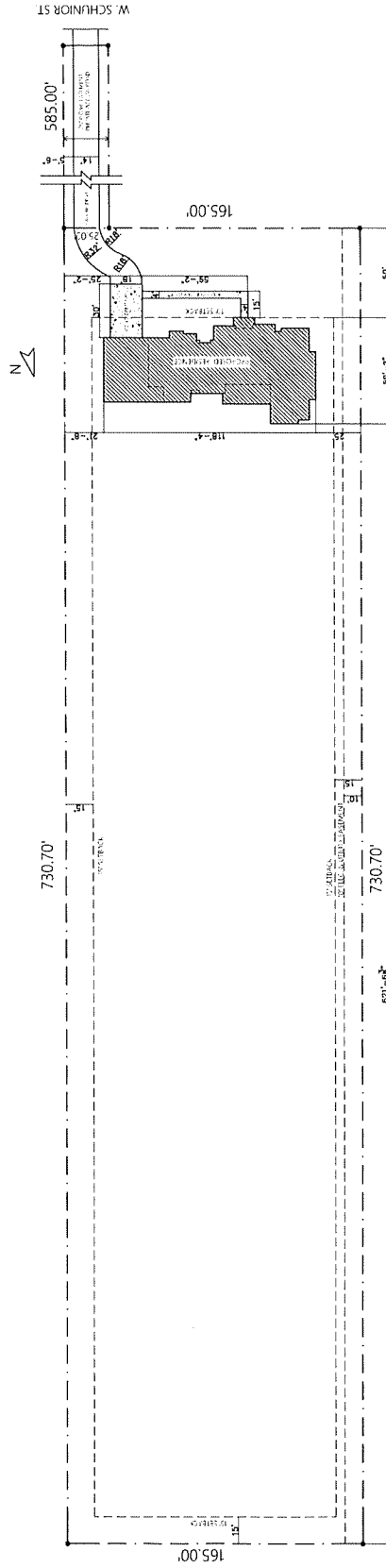
M/A
Custom Plans
 300 - BRLEY FACILITY TX
 (956) 648-6870
 WWW.MACUSTOMPLANS.COM

THE DRAWINGS ARE THE PROPERTY OF M/A CUSTOM PLANS AND MAY NOT BE COPIED, REPRODUCED, PUBLISHED OR SUBMITTED FOR PERMITS WITHOUT THE EXPRESSED CONSENT OF M/A CUSTOM PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR MUST:
 * VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION ON-SITE.
 * OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 * VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION ON-SITE.
 * OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 * VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION ON-SITE.
 * OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 * VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION ON-SITE.
 * OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

PROJECT INFORMATION
 DATE: OCTOBER 23, 2025
 OWNER: CHAR HARR
 SITE: 7.768 ACRE TRACT OUT OF A 4.984 ACRE TRACT OUT OF THE EAST ONE-HALF OF LOT 15, SECTION 233, TEXAS, MEXICAN RAILWAY COMPANY'S SURVEY, EDINBURG, TEXAS

PROJECT DATA
 LIVING: 3,489 SQ.FT.
 CARPORT: 971 SQ.FT.
 PORCH: 65 SQ.FT.
 PATIO: 299 SQ.FT.
 TOTAL: 4,824 SQ.FT.
 WWW.MACUSTOMPLANS.COM

SHEET NO.: 1 of 6
 M/A CUSTOM PLANS PROVIDES A PLAN SERVICE ONLY AND DOES NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES.



SITE PLAN
 SCALE 1/8" = 1'

Planning & Zoning Staff Report

Prepared on: December 9, 2025

Zoning Board of Adjustment

Regular Meeting: December 17, 2025

Agenda Item

Variance request by Melden & Hunt, Inc. for a Variance to the City of Edinburg Unified Development Code to Allow the reduction of a side yard setbacks from 6 feet to 5 feet, Being Lots 1 through 69, Sapphire at La Sienna Phase I Subdivision, City of Edinburg, Hidalgo County, Texas, Located at 4401 La Sienna Parkway.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.302, as it applies to Standards for Rural and Residential Districts. The applicant requesting the reduction of a side yard setbacks from 6 feet to 5 feet.

Property Location and Vicinity

The property is located along east La Sienna Parkway and around 1,500 feet north of Burns Boulevard. Current property zoning is Residential, Primary (RP) District. Adjacent zoning is Residential, Primary (RP) District to the north, west and south, and Residential, Suburban (RS) District to the east. Adjacent land uses are single-family residential uses and vacant land.

Background and History

The property is part of Sapphire at La Sienna Phase I Subdivision and was recorded on December 5, 2025. This property has a total square footage of 18.682 acres. Setbacks for this lot are as follows: Front 20 feet, Side 6 feet, and Rear 10 feet. The property went thought a subdivision variance to exceed the block length on August 13, 2024, and was approved. The property also went thought a subdivision variance to reduce the rear yard setback from 20 feet to 10 feet on October 23, 2025, and was approved. Subdivisions close to the same location also allow for 5-foot side yard setback: Water Lily at La Sienna and Silos at La Sienna. Staff received a zoning board of adjustment application on August 5, 2025.

Staff mailed a notice of the variance request to 29 neighboring property owners on December 5, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant has requested to reduce of a side yard setback of 6 feet to 5 feet, to allow for more building space. The applicant met with Fire and Building Safety Departments and will support the reduced setbacks with conditions.

Recommendation

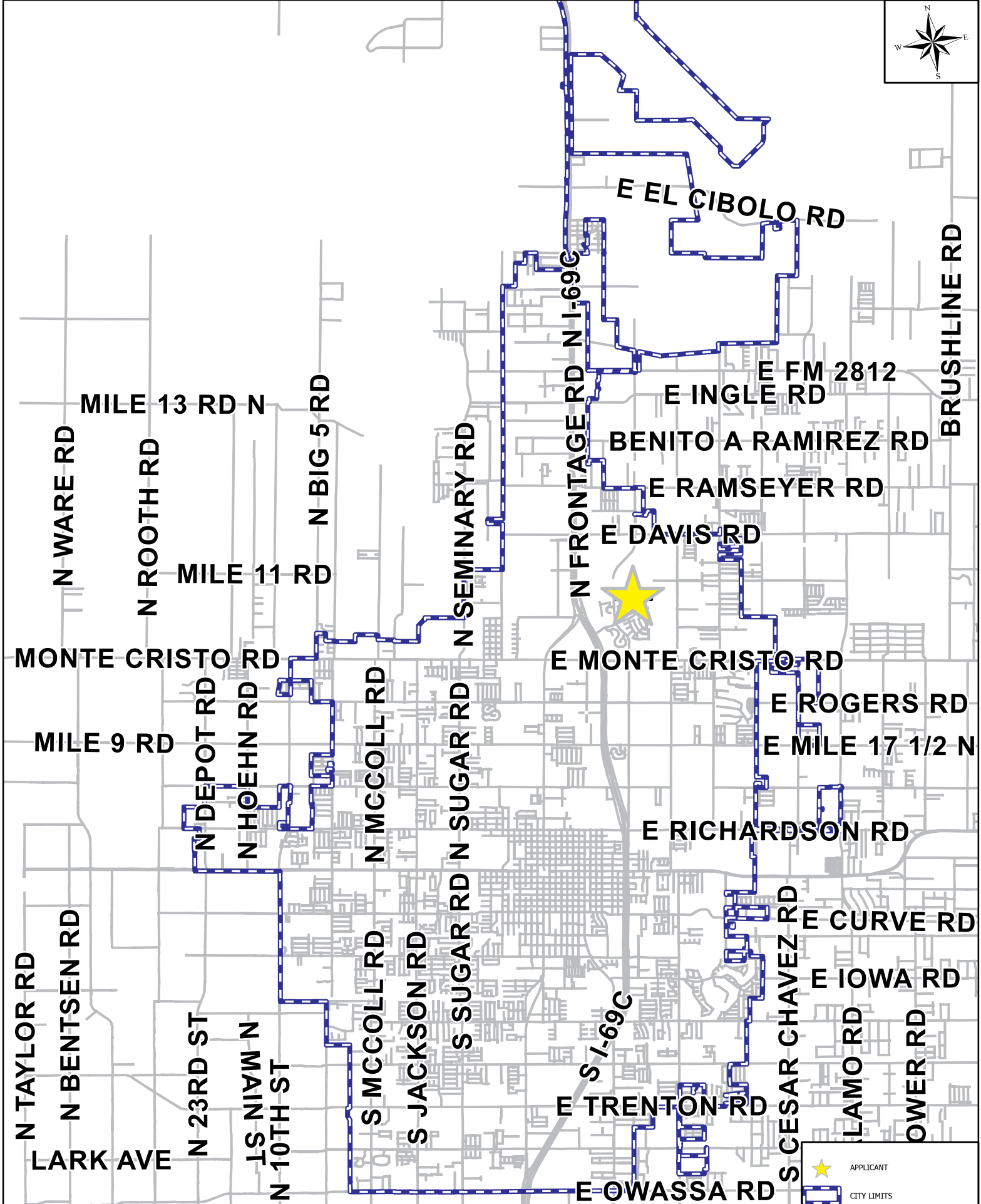
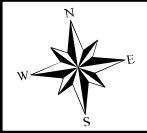
Staff recommends approval of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

Prepared by:

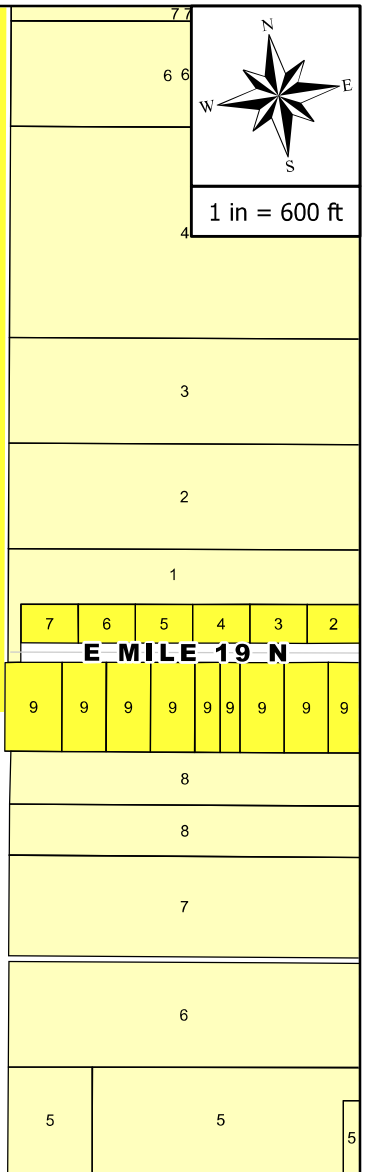
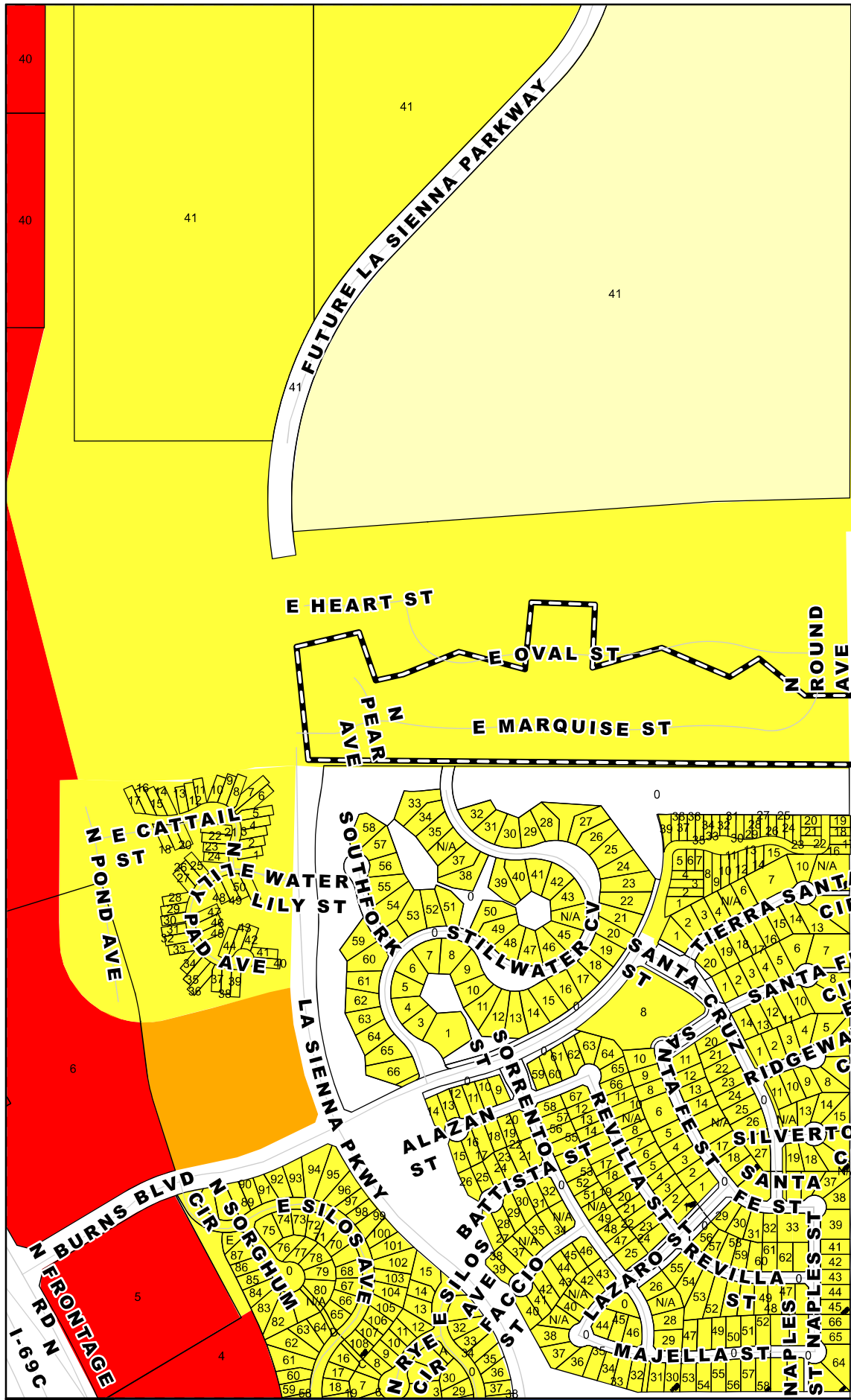
Juan Rodriguez
Planner I

Approved by:

Jaime Acevedo
Director of Planning & Zoning



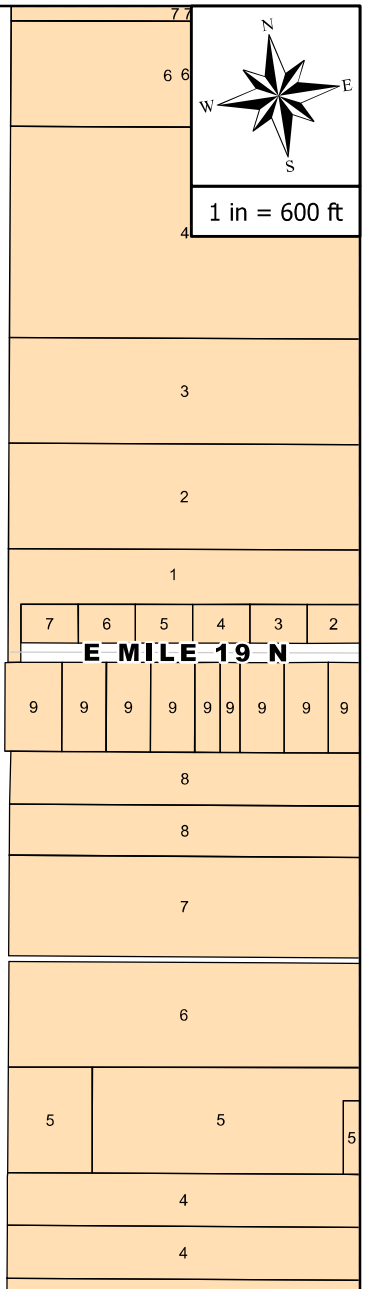
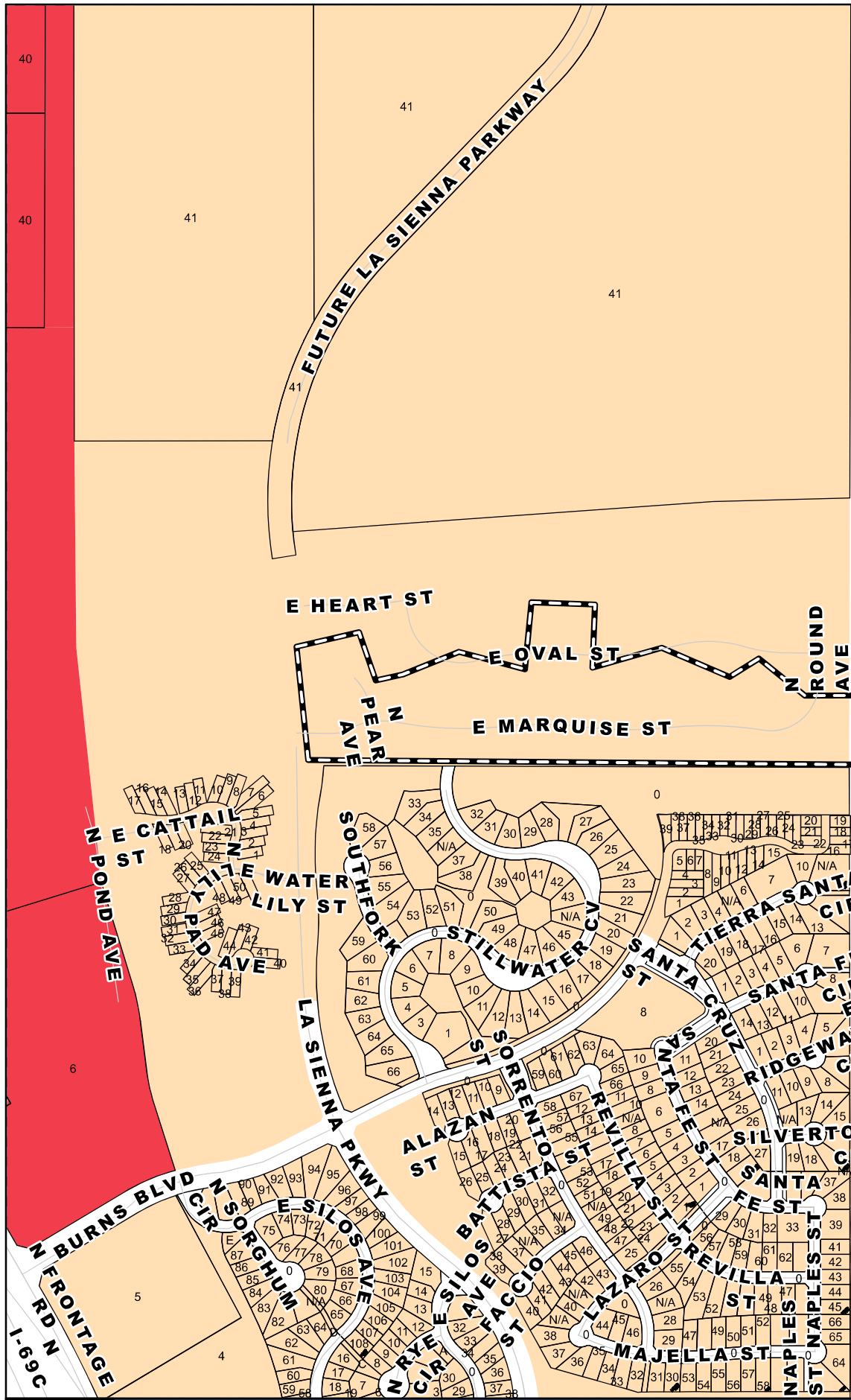
★ APPLICANT
▭ CITY LIMITS



- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT
 - INDUSTRIAL, GENERAL
 - SITE



ZONING MAP
4401 LA SIENNA PKWY

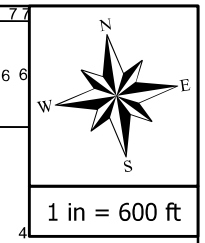
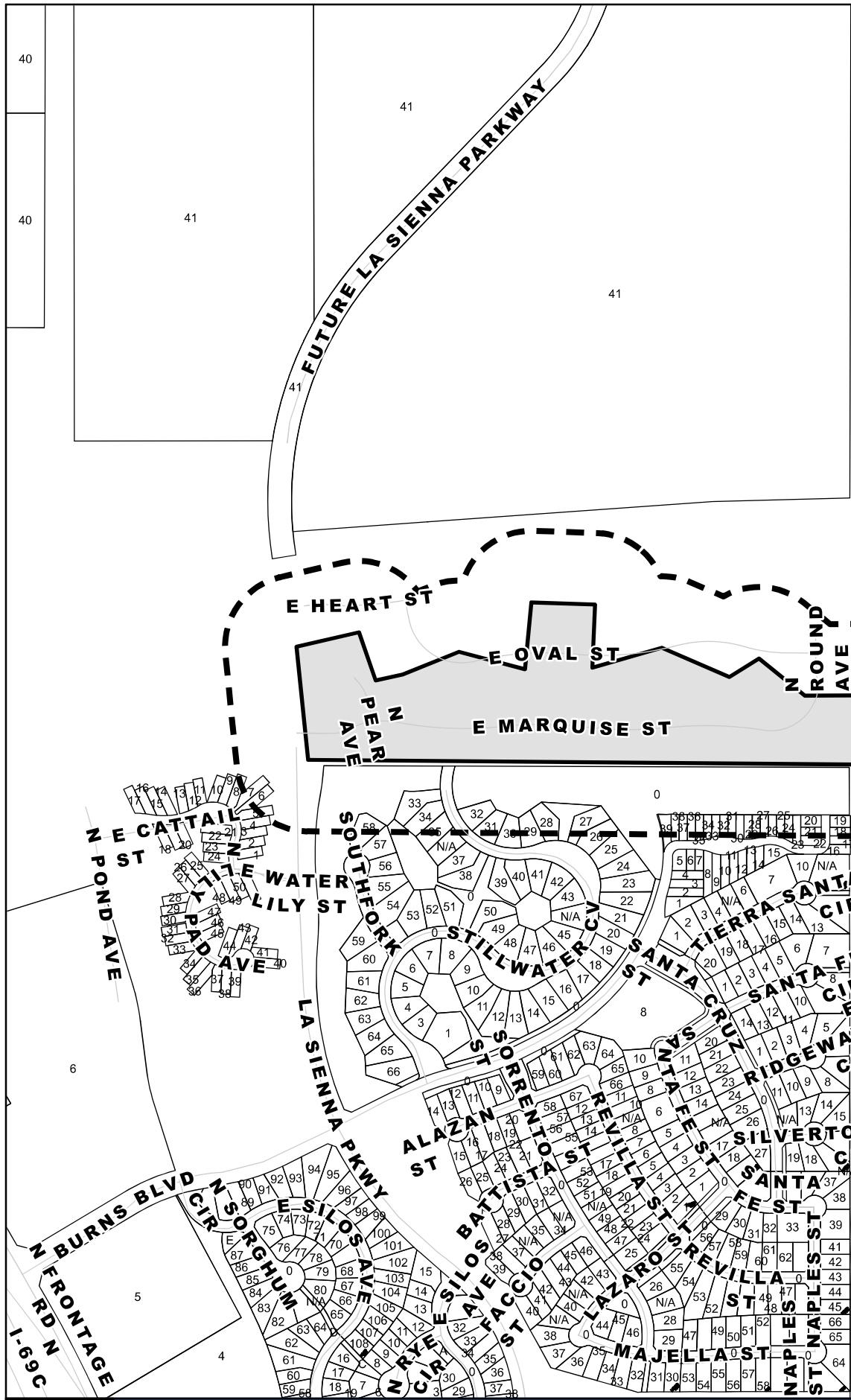


- LEGEND**
- CITY LIMITS
 - Auto-Urban
 - Downtown District
 - General Commercial
 - Industrial
 - Multi-Family Residential
 - Neighborhood Commercial
 - ROW
 - Suburban
 - Urban University
 - Water
 - SITE



FUTURE LANDUSE MAP

4401 LA SIENNA PKWY



7	6	5	4	3	2
E MILE 19 N					
9	9	9	9	9	9
8					
8					
7					
6					
5					5
4					
4					
3					
3					
2					
1					
1					
6					
6					
5					

LEGEND

- CITY LIMITS
- APPLICANT
- 300 FT NOTIFICATIONS



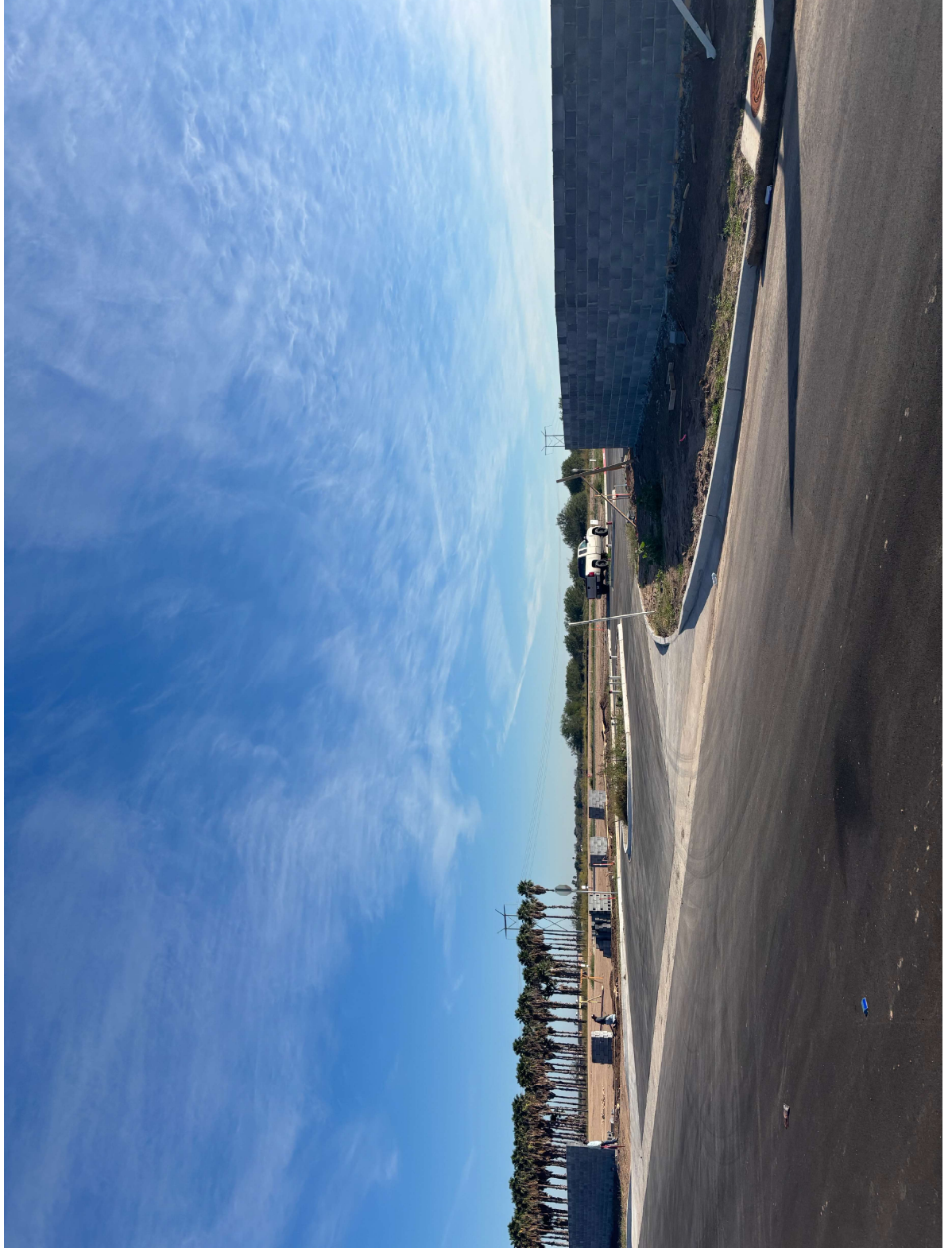
MAILOUT AND SITE MAP

4401 LA SIENNA PKWY



Variance Request Site Photo

Melden & Hunt, INC.
4401 La Sienna Parkway



Planning & Zoning Staff Report

Prepared on: December 8, 2025

Zoning Board of Adjustment

Regular Meeting: December 17, 2025

Agenda Item

Variance request by Cristy Guzman for a variance to the City of Edinburg Unified Development Code to allow an enclosed carport encroachment on a 25-foot front yard setback and a 6-foot side yard setback, being lot 47, Las Cruces Subdivision, Hidalgo County, Texas, located at 1336 Denver Street.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 2, Section 2.206 (D)(2)(b) Accessory Use and Structure Standards to allow an enclosed carport over a 25-foot front yard setback and 6-foot west side setback located in the front yard.

Property Location and Vicinity

The property is located 650 feet east from the intersection of north Sugar Road and Denver Street. Current zoning is Residential, Primary (RP) District. Adjacent zoning consists of Residential, Primary (RP) District to the north, east, and west, and Residential, Suburban (RS) District to the south. Adjacent land uses include single-family residential uses in all directions.

Background and History

The property is part of Las Cruces Subdivision, which was recorded on December 13, 2002. On September 12, 2025, the Code Enforcement Department conducted a field inspection at the subject property and the property owner was notified that no valid permit had been issued and was directed to submit a formal application to the City.

The applicant submitted a building permit application on September 19, 2025. During staff review, it was determined that the carport encroaches into the required 25-foot front yard setback and the 6-foot west side yard setback, this is a concern when applying the zoning and development standards as per the Unified Development Code (UDC).

Staff mailed a notice of the variance request to 46 neighboring property owners on December 5, 2025, and received 2 comments against this request at the time that this report was prepared.

Analysis

The applicant built the carport back in 2019. The structure is 18 feet wide by 20 feet long and is detached from the primary residence by 3 feet 3 inches and is located within the front yard of the property. As built, the carport maintains only 1 foot 9 inches of separation from the front property line. The Unified Development Code has a special allowance for carports on Residential, Primary (RP) zoning to allow the encroachment of carports into a front setback by a maximum of 10-foot, including overhang. The carport exceeds the maximum encroachment permitted by the Code. Additionally, the carport encroaches 3 feet 5 inches into the 6-foot required side yard setback, there are no utility easements recorded along the front or the west side of the property.

Planning & Zoning Staff Report

Recommendation

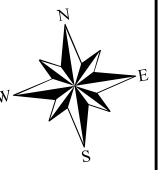
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

Prepared by:

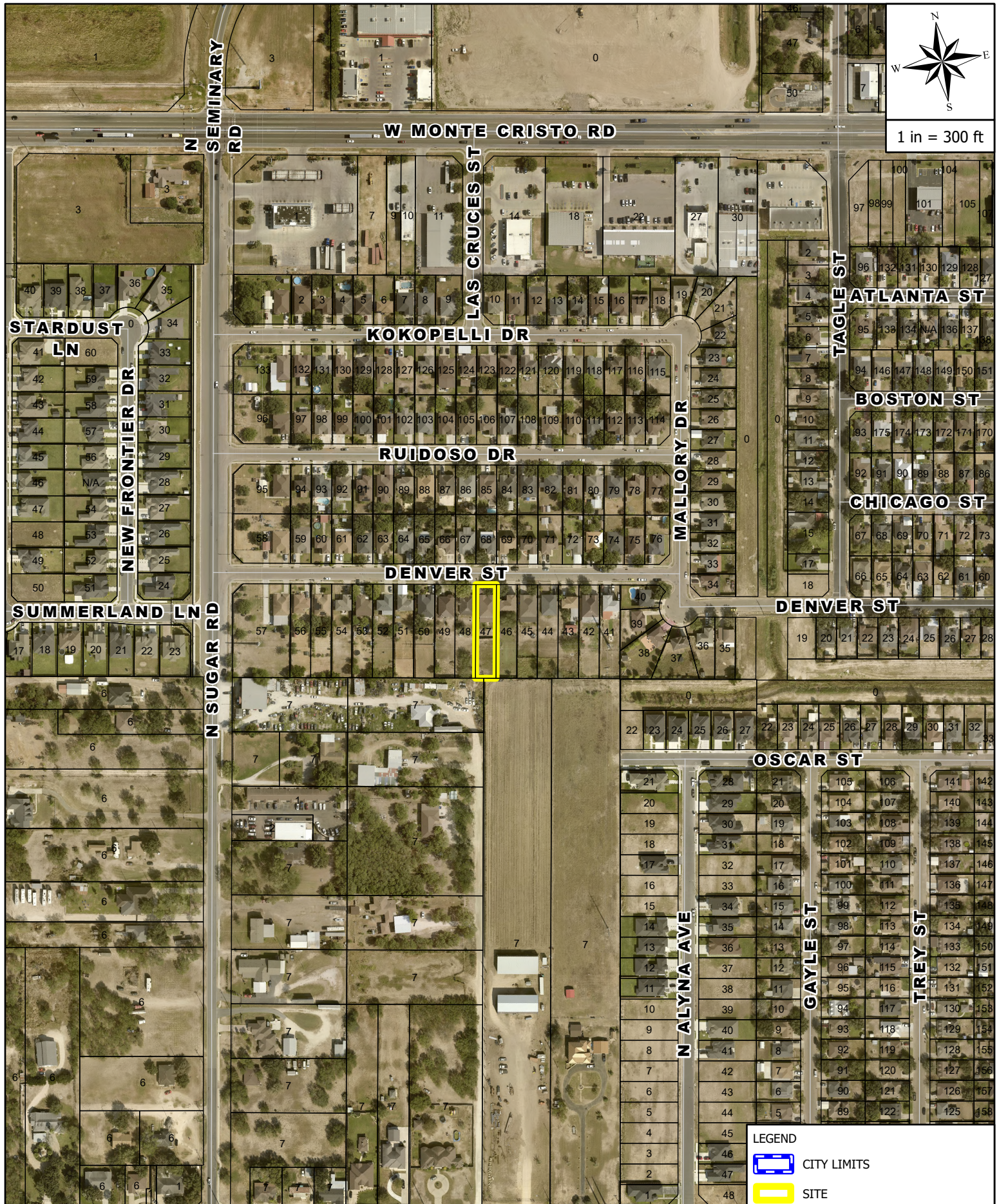
Anna Gabriela Cantu
Planner I

Approved by:



Jaime Acevedo
Director of Planning & Zoning



1 in = 300 ft

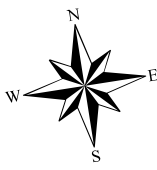
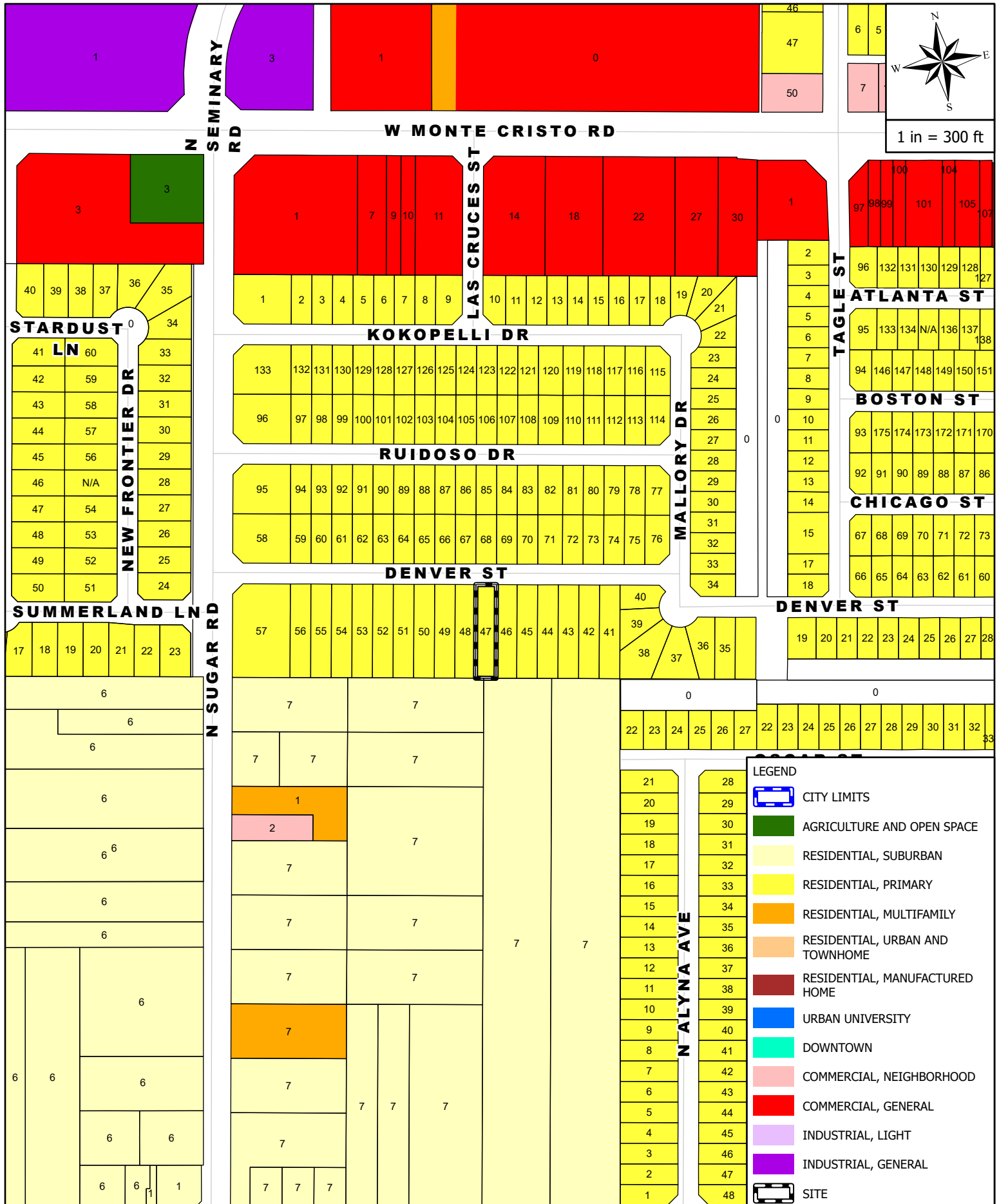


LEGEND

-  CITY LIMITS
-  SITE

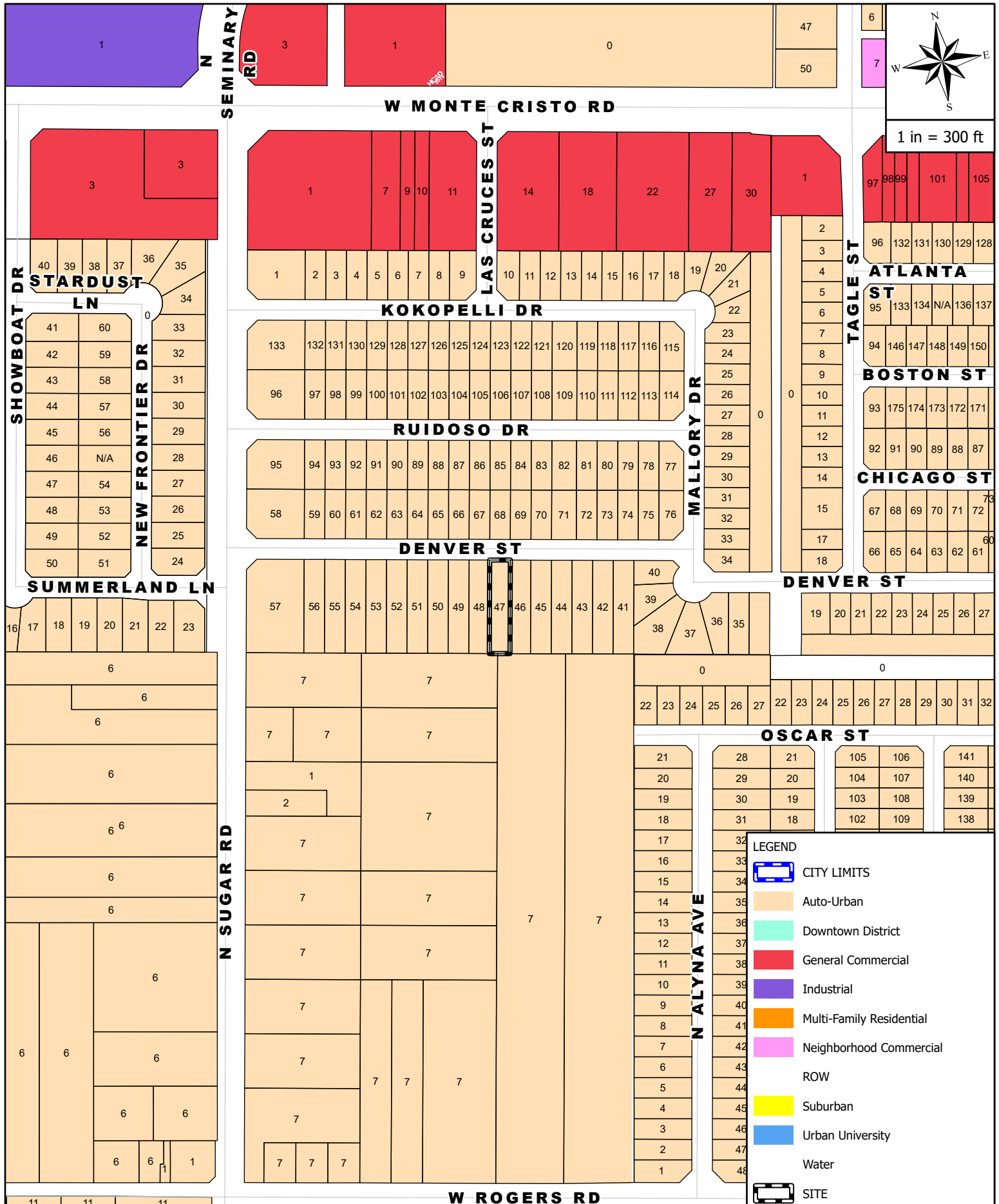


AERIAL MAP
1336 DENVER ST



1 in = 300 ft

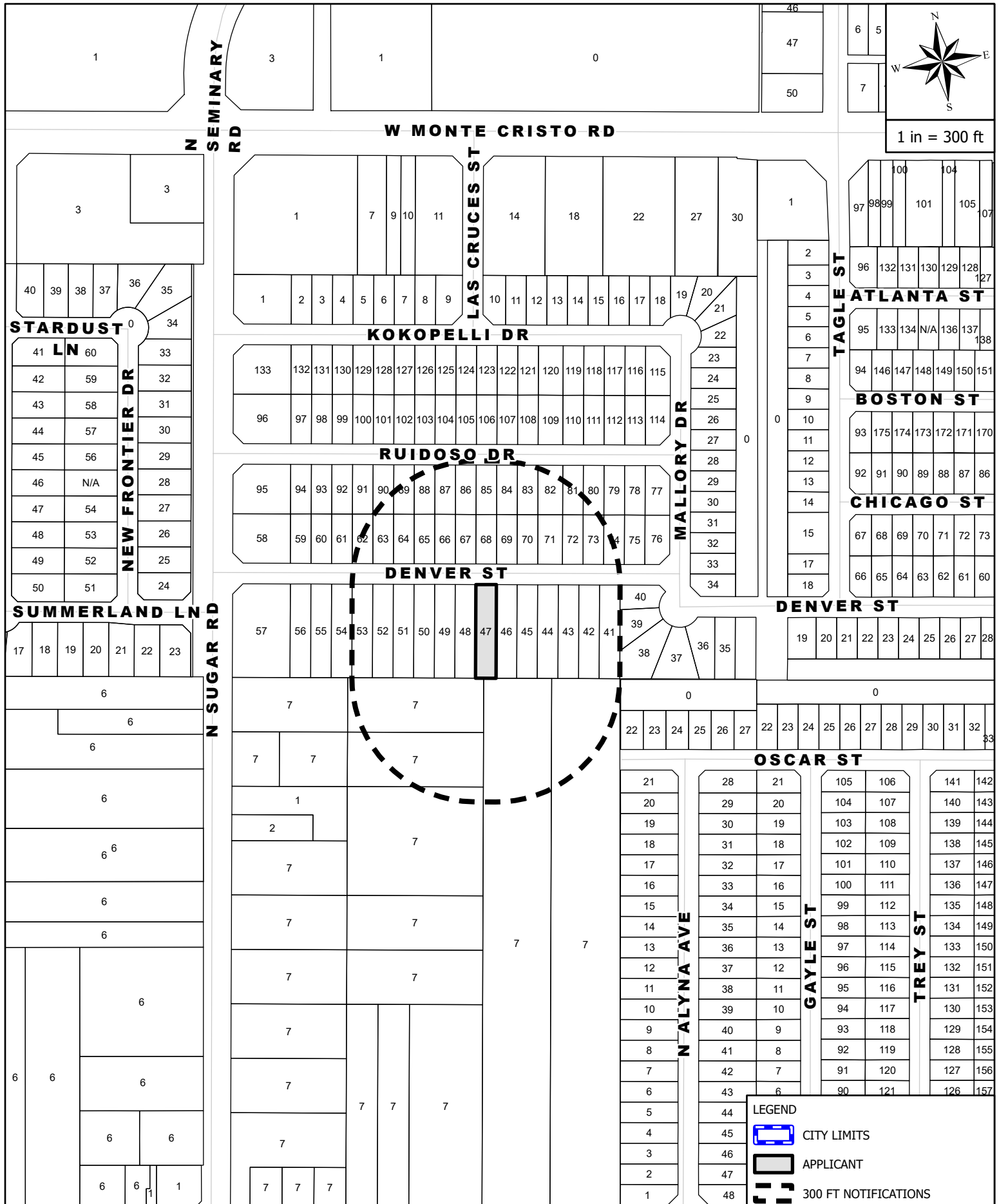
- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT
 - INDUSTRIAL, GENERAL
 - SITE



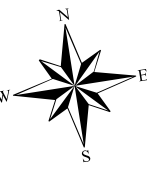
FUTURE LANDUSE MAP

1336 DENVER ST






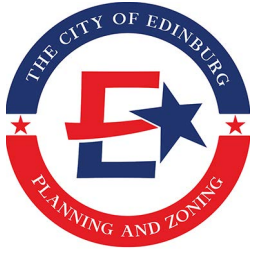


1 in = 300 ft



LEGEND

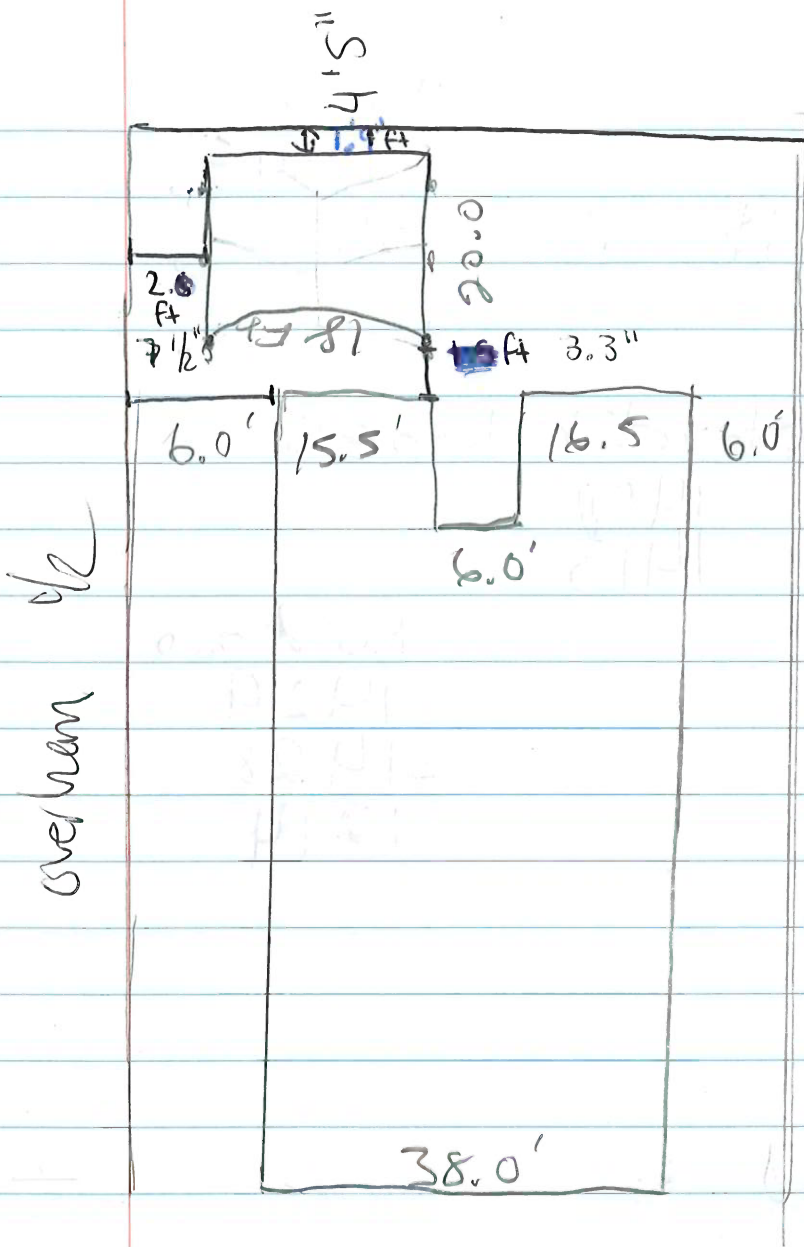
-  CITY LIMITS
-  APPLICANT
-  300 FT NOTIFICATIONS



Variance Request Site Photo

Cristy Guzman
1336 Denver Street





Overhang 1/2

Cartport 18. wide 20. Long
 distance between house and
 Cartport is 20' inches
 distance between property line
 and Cartport is 31 inches
11 ft from street to cartport

Planning & Zoning Staff Report

Prepared on: December 8, 2025

Zoning Board of Adjustment

Regular Meeting: December 17, 2025

Agenda Item

Variance request by Melden & Hunt, Inc. for a Variance to the City of Edinburg Unified Development Code to Allow the reduction of a side yard setbacks from 6 feet to 5 feet, Being Lots 1 through 39, Villas at La Sienna Subdivision, City of Edinburg, Hidalgo County, Texas, located at 1891 Burns Boulevard.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.302, as it applies to Standards for Rural and Residential Districts. The applicant requesting the reduction of a side yard setbacks from 6 feet to 5 feet.

Property Location and Vicinity

The property is located along east Burns Boulevard and around 1,500 feet north of La Sienna Parkway. Current property zoning is Residential, Primary (RP) District. Adjacent zoning is Residential, Primary (RP) District to the north, west and south, and Residential, Suburban (RS) District to the east. Adjacent land uses are single-family residential uses and vacant land.

Background and History

The property is part of Villas at La Sienna Subdivision that was recorded on December 5, 2025. This property has a total square footage of 18.682 acres. Setbacks for this lot are as follows: Front 20 feet, Side 6 feet, and Rear 10 feet. The property went through a subdivision variance to 1) dedicate 36 feet of Right-of-Way instead of required 50 feet, 2) allow lot owners to not build a required 5-foot sidewalk 3 feet back-of-curb, and 3) proposing lot widths between 34 feet and 111 feet with an average lot width of 41.4 feet and lot areas with an average of 4,057 square feet instead of minimum required lot width of 50 feet and a lot area of 5,000 square feet for Residential, Primary (RP) District, variances were heard on November 14, 2024, and were approved. The property also went through a subdivision variance to 1) reduce the rear yard setback from 20 feet to 10 feet, and 2) reduce the minimum required lot area to be from 5,000 square feet to lot area averages from 3,000 square feet to 7,000 square feet, variance was heard on October 23, 2025, and was approved. Staff received a zoning board of adjustment application on August 5, 2025.

Staff mailed a notice of the variance request to 42 neighboring property owners on December 5, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant has requested to reduce of a side yard setback of 6 feet to 5 feet, to allow for more building space. The applicant met with Fire and Building Safety Departments and who support the reduced setbacks with conditions.

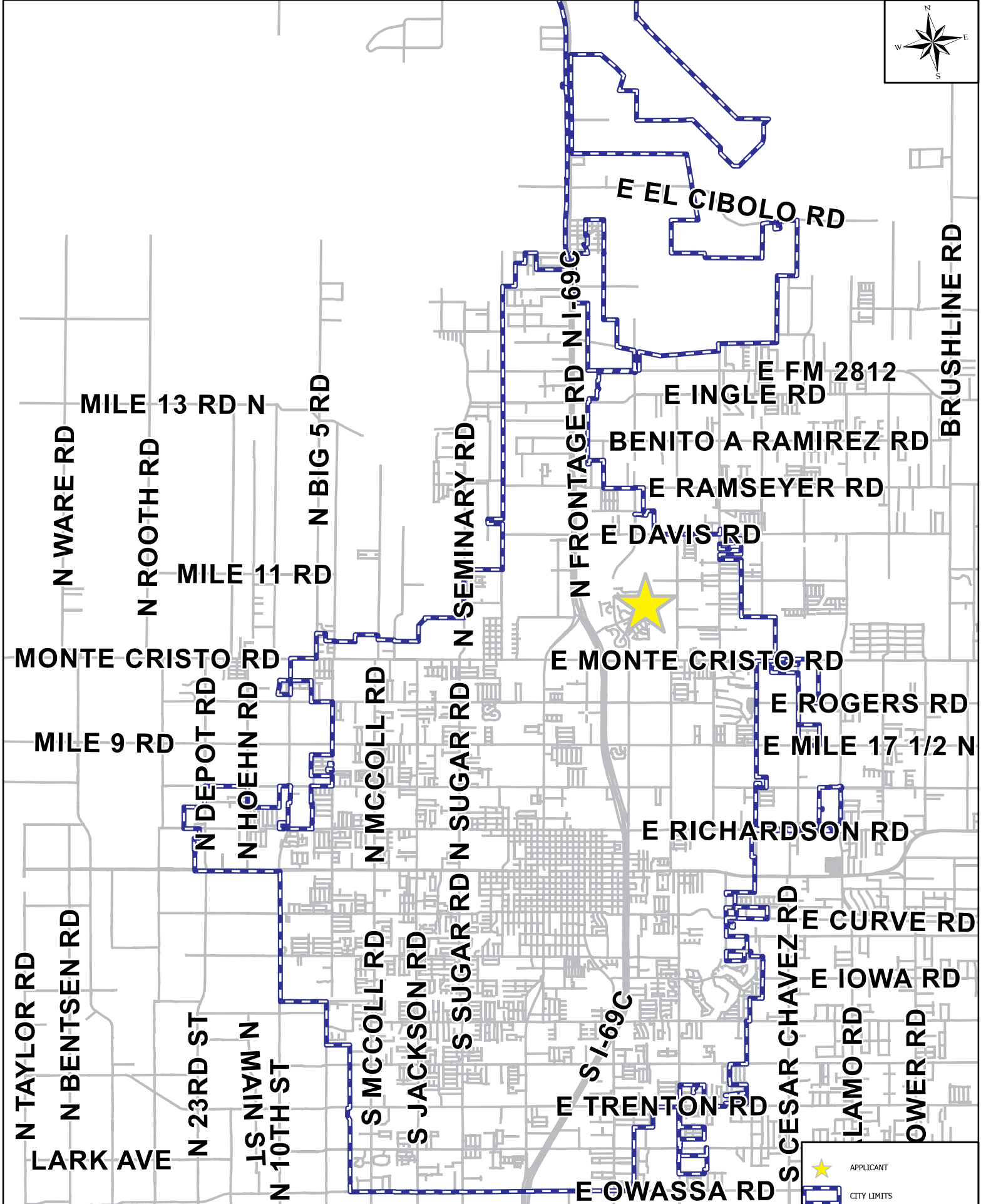
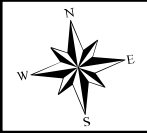
Recommendation

Staff recommends approval 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.

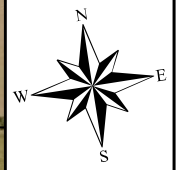
Planning & Zoning Staff Report

Prepared by:
Anna Gabriela Cantu
Planner I

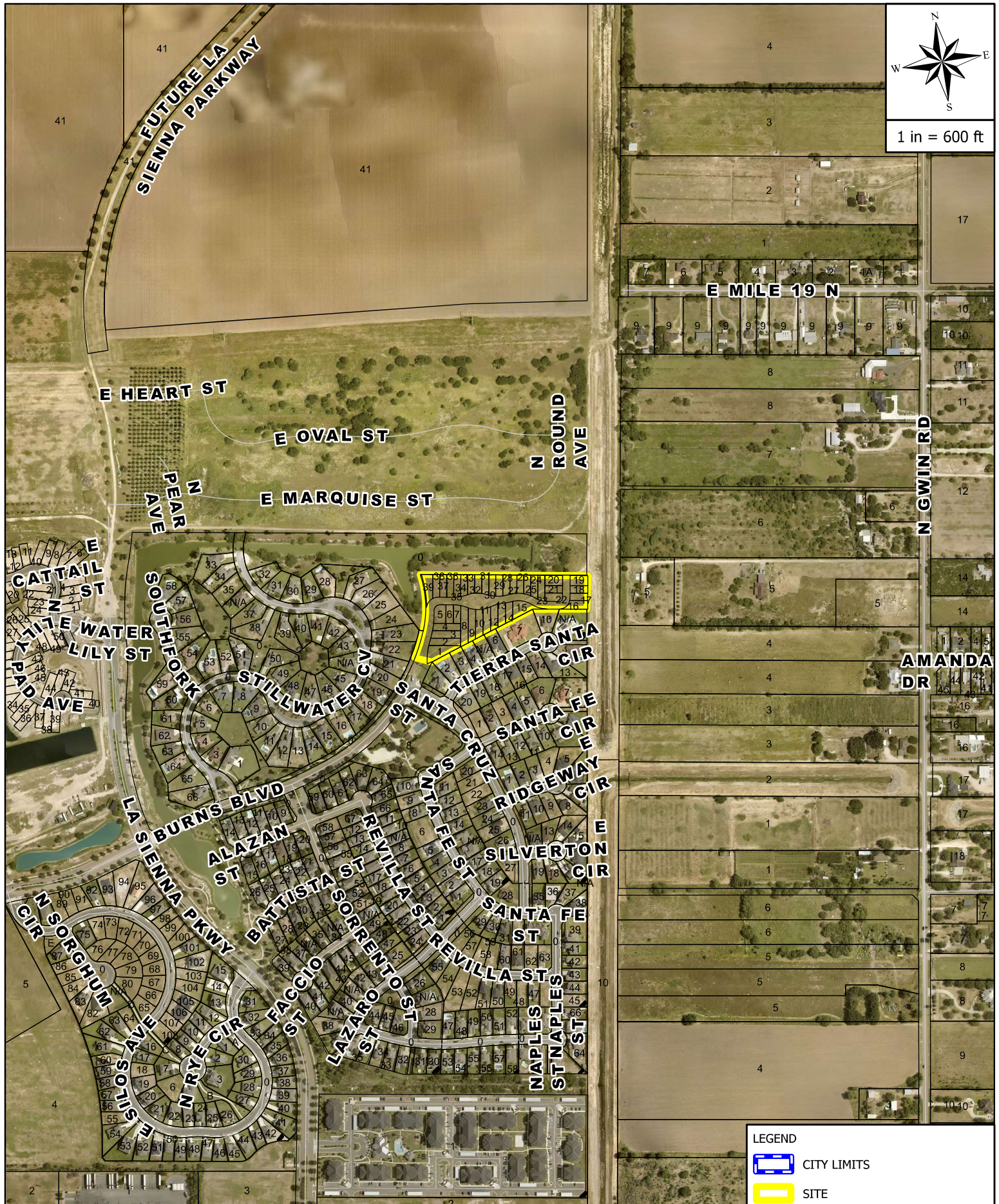
Approved by:
Jaime Acevedo
Director of Planning & Zoning





★ APPLICANT
 - - - - - CITY LIMITS



1 in = 600 ft

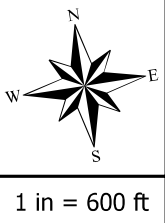
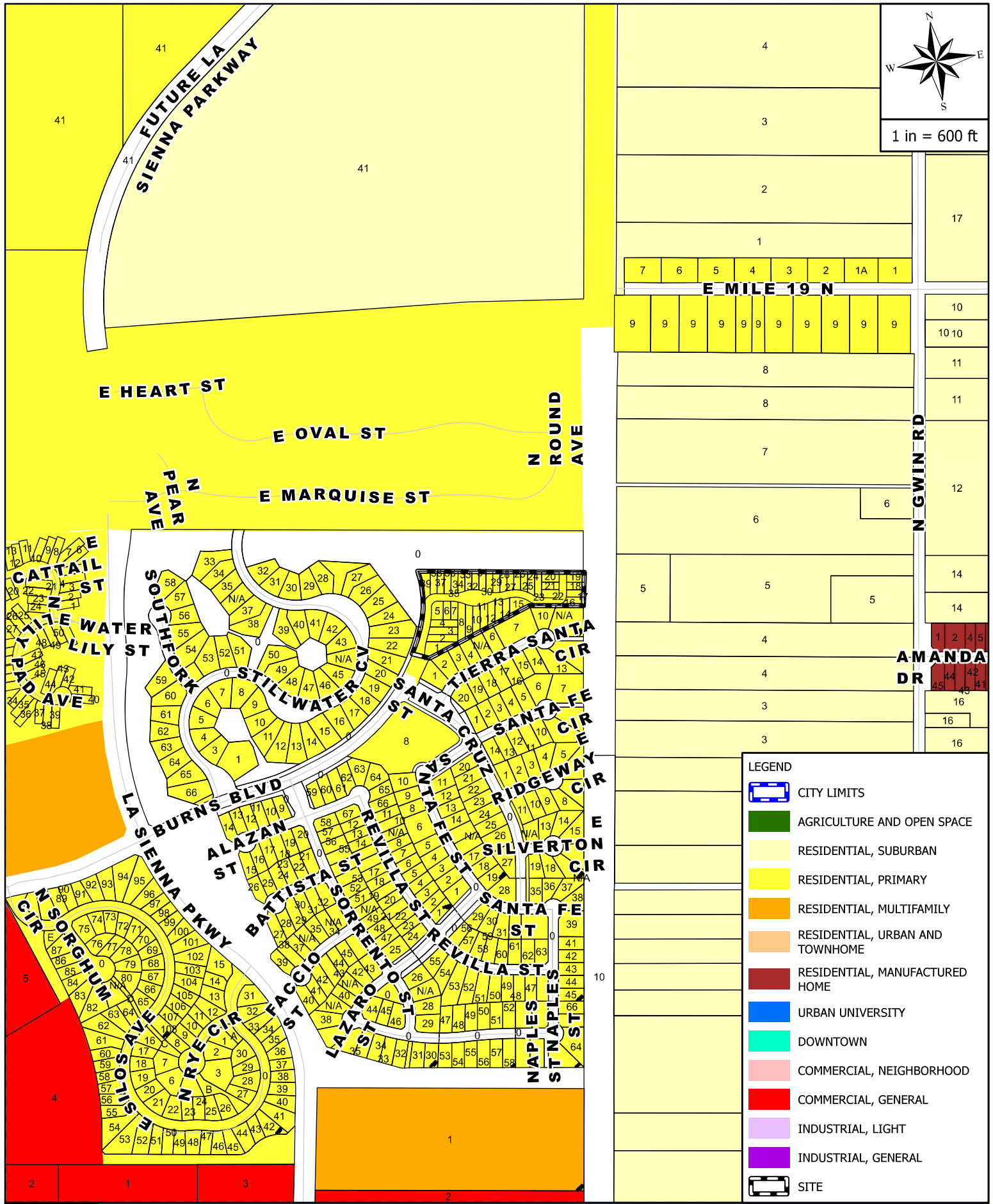


LEGEND

-  CITY LIMITS
-  SITE



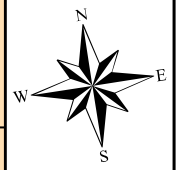
AERIAL MAP
1891 BURNS BLVD



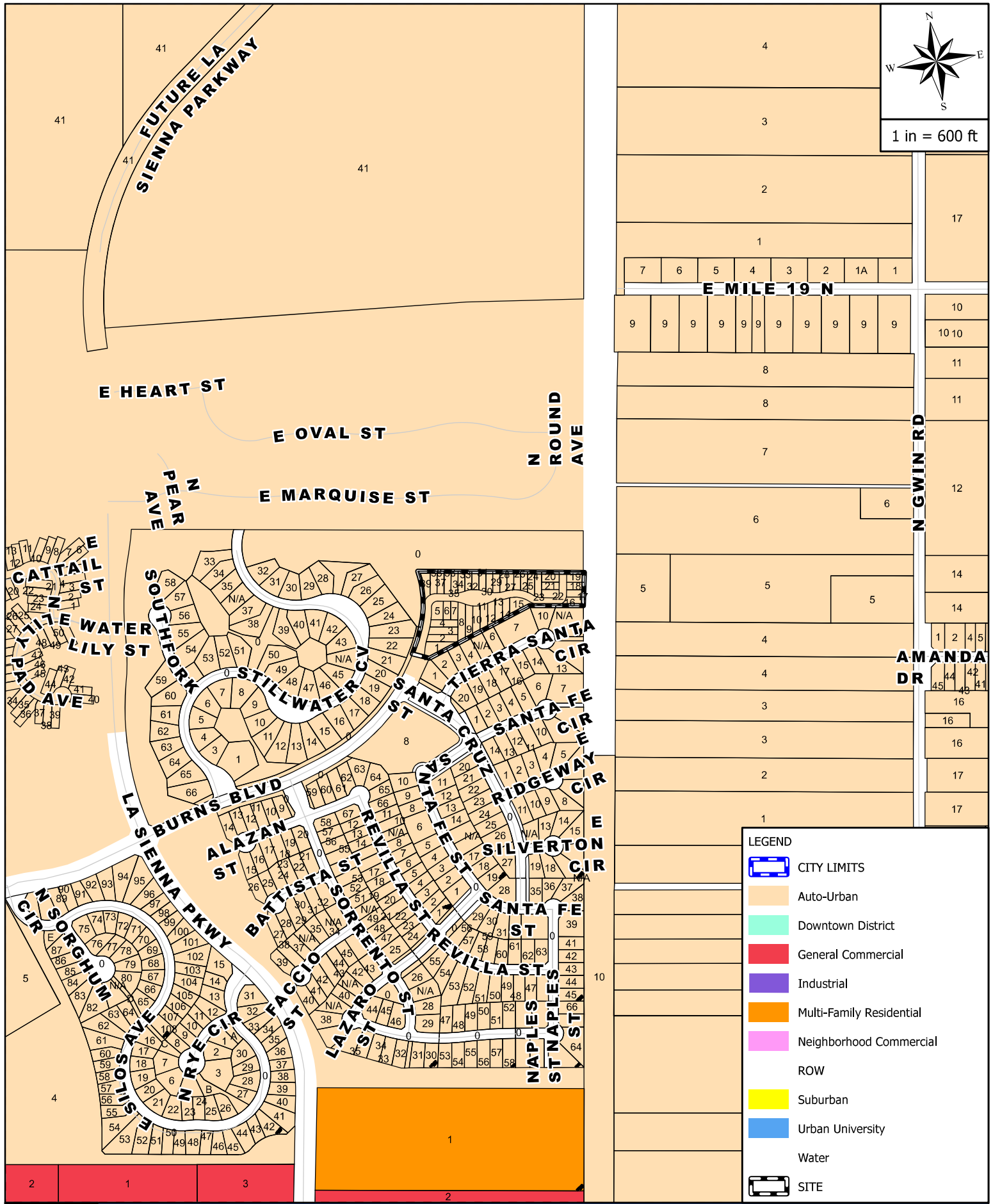
- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT
 - INDUSTRIAL, GENERAL
 - SITE



ZONING MAP
1891 BURNS BLVD



1 in = 600 ft



FUTURE LANDUSE MAP

1891 BURNS BLVD



Variance Request Site Photo

Melden & Hunt, INC.
1891 Burns Boulevard



Planning & Zoning Staff Report

Prepared on: December 8, 2025

Zoning Board of Adjustment

Regular Meeting: December 17, 2025

Agenda Item

Variance request by Hollywood Development for a variance to The City of Edinburg Unified Development Code to allow to maintain two subdivision entry walls that were constructed without a building permit. Each wall is approximately 20 feet in height from natural grade and has an estimated area of about 560 square feet, being lot 1 and lot 22, Crestwood Estates Subdivision, Hidalgo County, Texas, located at 3201 North Roegiers Road.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 2, Section 2.206 (G) Accessory Use and Structure Standards to allow to maintain two 20 feet height subdivision entry walls.

Property Location and Vicinity

The subdivision is located on N Roegiers Road, approximately 1,200 feet south of E Monte Cristo Road. The subdivision entry walls are located along the corner lot lines on Lots 1 and 22 of the Crestwood Estates Subdivision. This subdivision is currently zoned Residential, Primary (RP) District. Adjacent zoning is Commercial, General (CG) District to the north and west, with Residential, Suburban (RS) District to the east, and south. Surrounding land consists of vacant land and residential uses.

Background and History

The Crestwood Estates Subdivision was recorded on August 23, 2024. The current owner acquired the property in April 2025. At the time of purchase, the subdivision walls were already constructed. In August 13, 2025, the applicant visited City offices to apply for a permit to connect electricity to the walls for the purpose of installing an entry gate. During that visit, the applicant was informed that the walls had been constructed without a permit. On August 28, 2025, the applicant submitted a permit application for the subdivision walls to bring the structures into compliance with City requirements.

Staff mailed a notice of the variance request to 21 neighboring property owners on December 5, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant is proposing to maintain two subdivision entry walls that were built without a building permit, roughly 20 feet high from natural ground to top of height with a square footage of approximately 560 square feet. Based on Article 2.206, the proposed 20 feet high walls would be exceeding the maximum height of 8 feet. The applicant submitted a letter, signed and sealed by an engineer and dated September 24, 2025, providing a monument assessment determining that the structure is in accordance with the 2018 International Building Code.

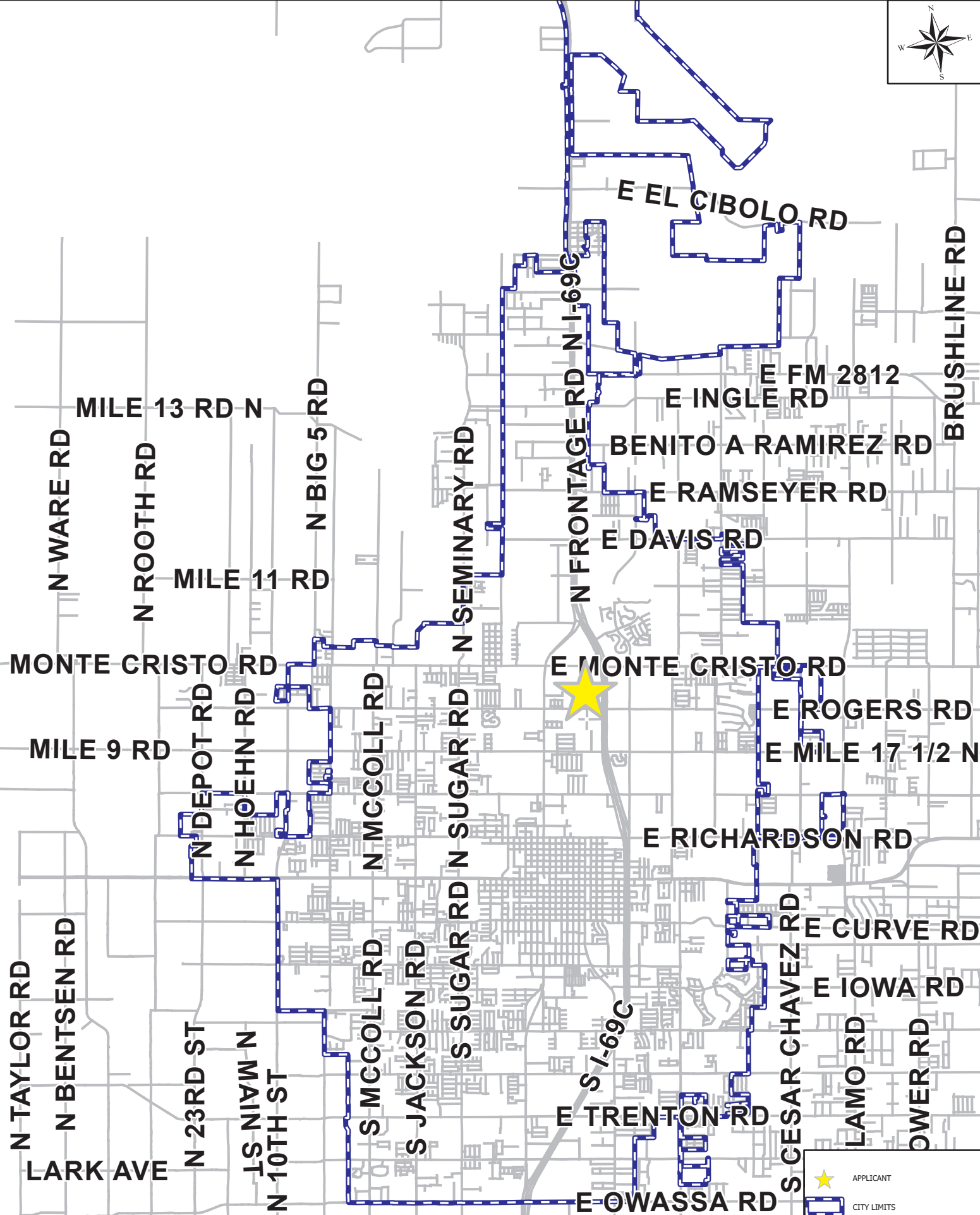
Recommendation

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.

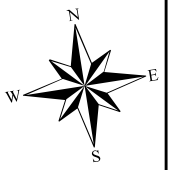
Planning & Zoning Staff Report

Prepared by:
Anna Gabriela Cantu
Planner I

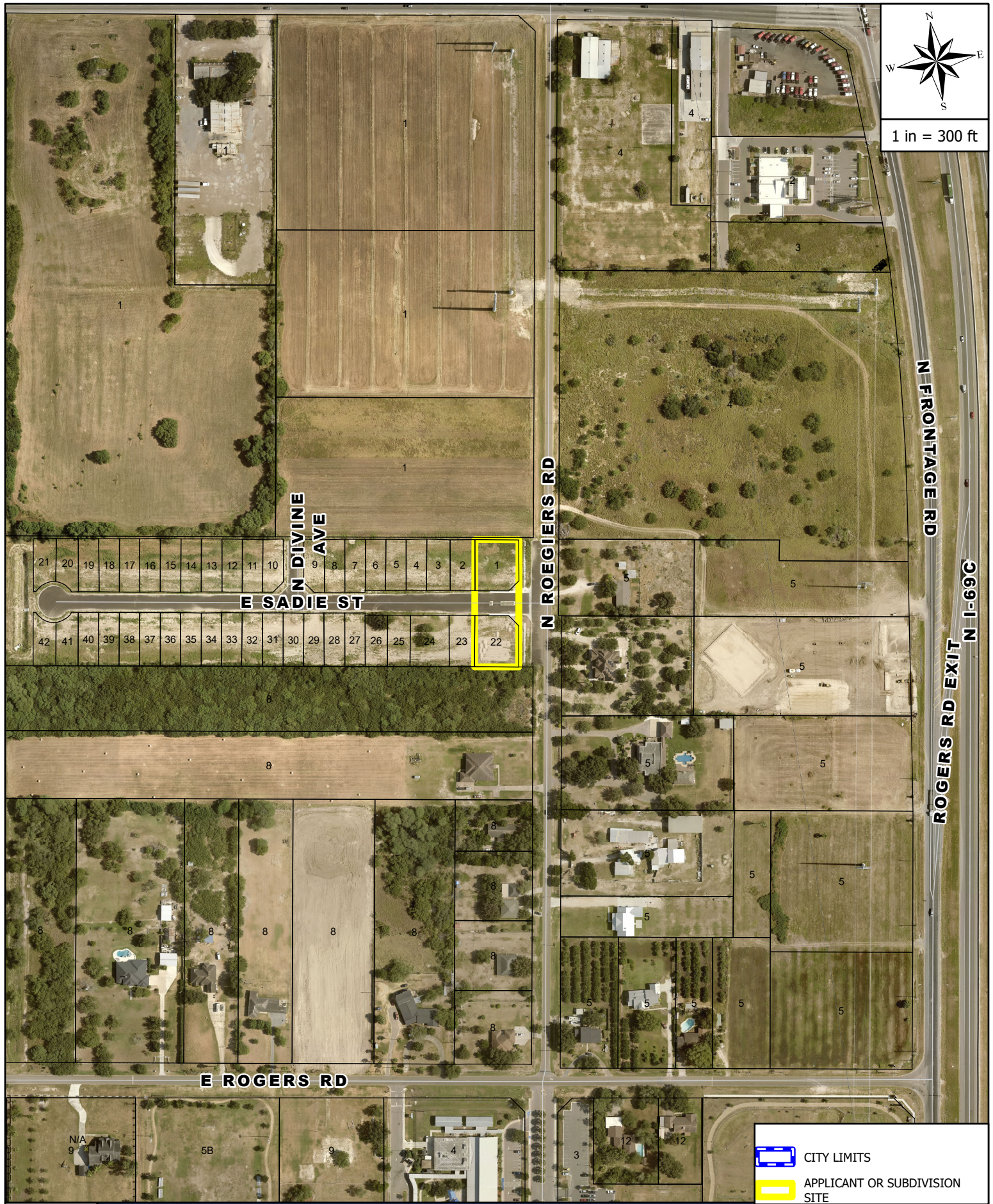
Approved by:
Jaime Acevedo
Director of Planning & Zoning





★ APPLICANT
 [Dashed Blue Line] CITY LIMITS



1 in = 300 ft



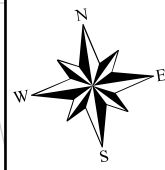
 CITY LIMITS

 APPLICANT OR SUBDIVISION SITE

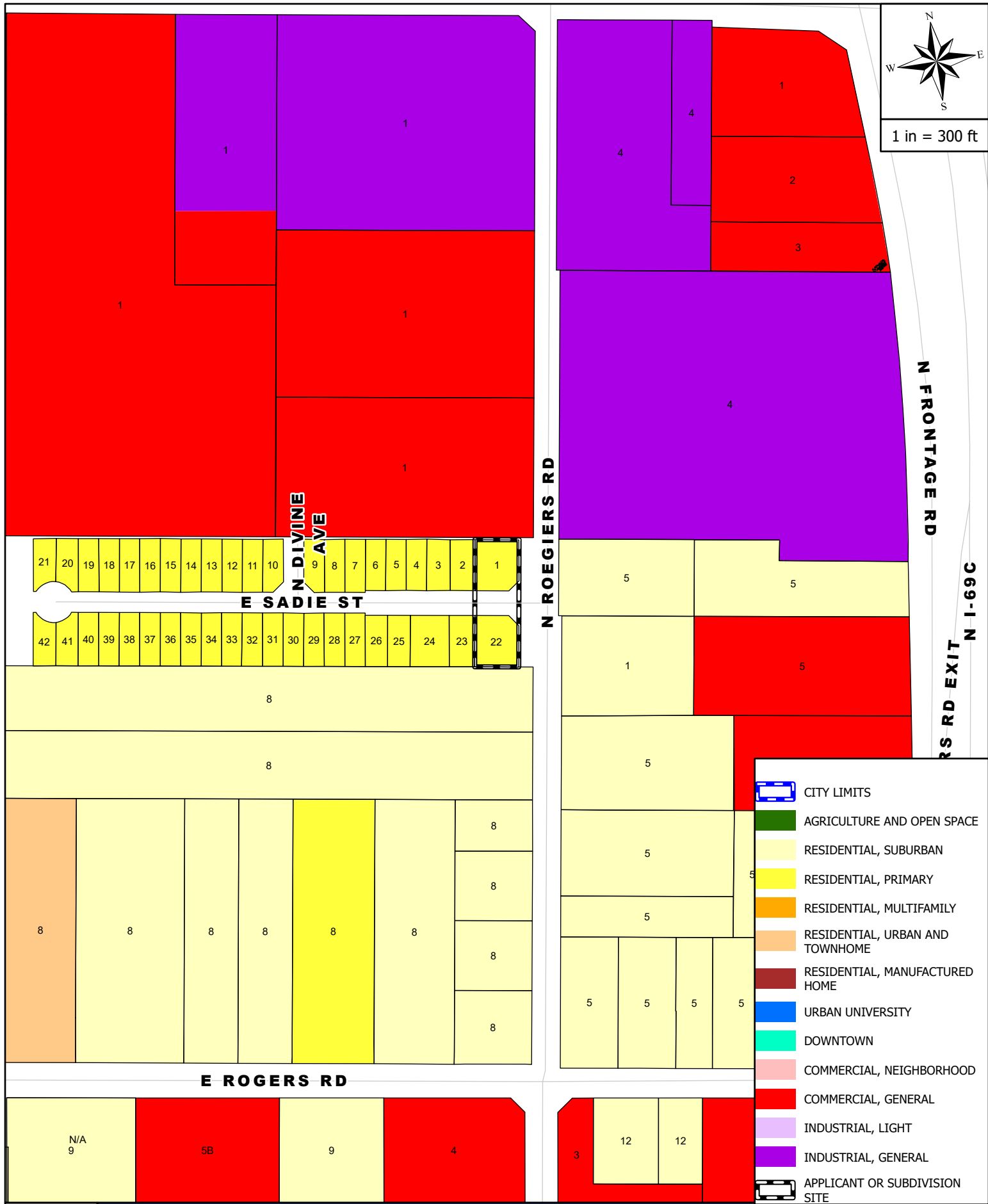


AERIAL MAP
APPLICANT AND/OR SUBDIVISION:

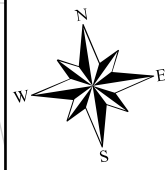
VAR-2025-0349 3201 N ROEGIERS RD



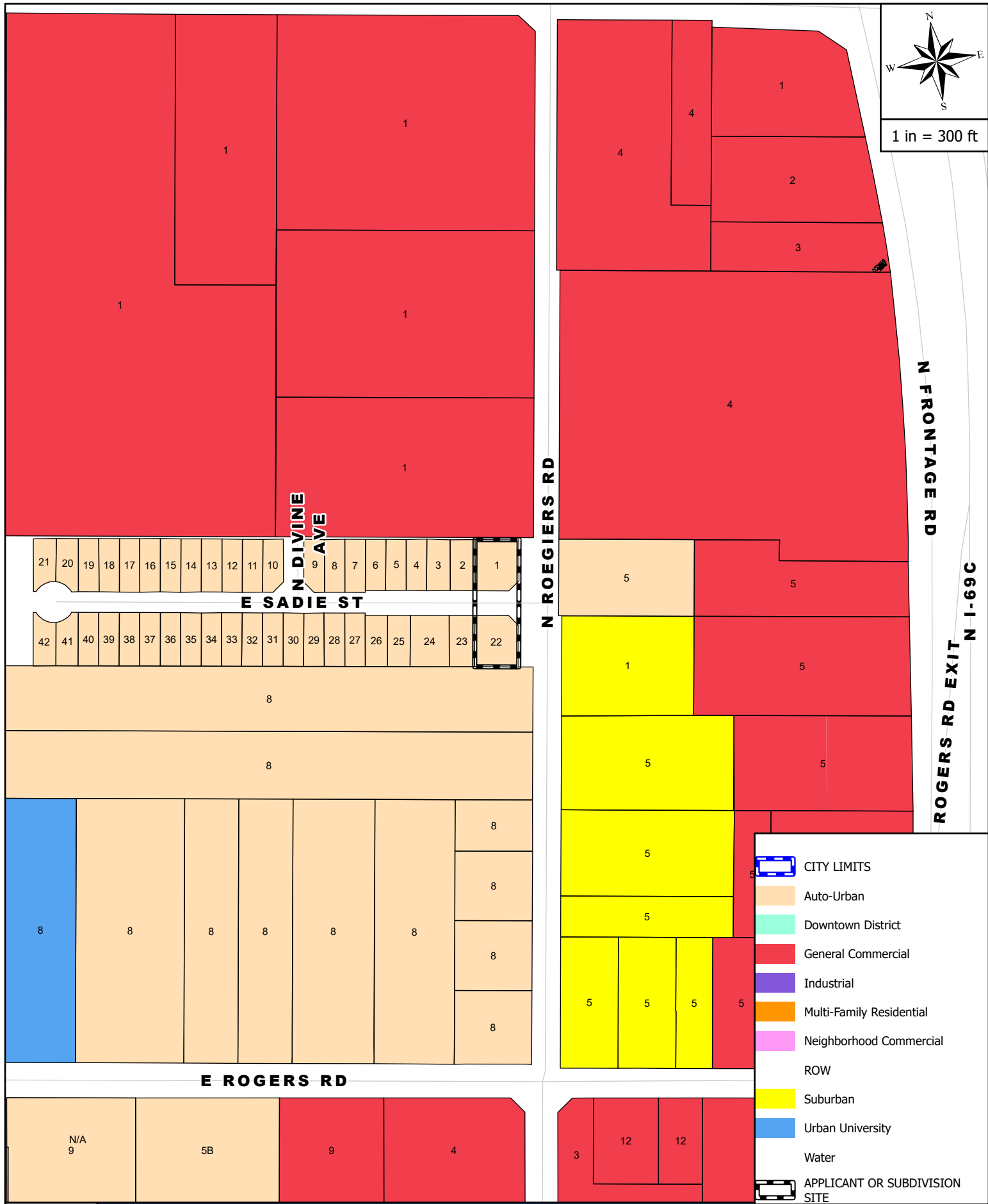
1 in = 300 ft



ZONING MAP
APPLICANT AND/OR SUBDIVISION:
 VAR-2025-0349 3201 N ROEGIERS RD



1 in = 300 ft

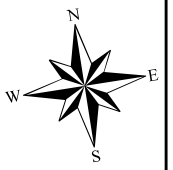


CITY LIMITS

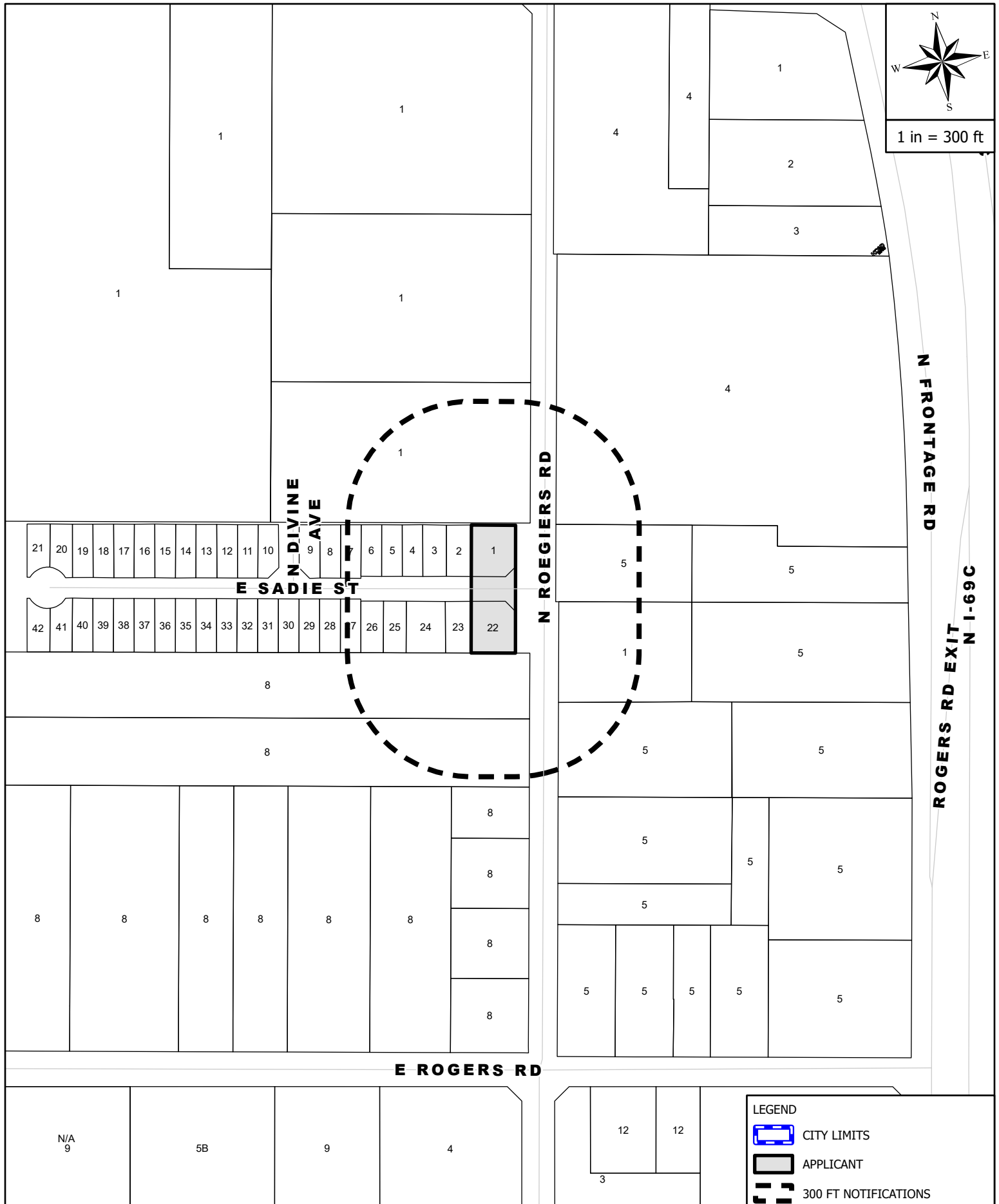
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Multi-Family Residential
- Neighborhood Commercial
- ROW
- Suburban
- Urban University
- Water
- APPLICANT OR SUBDIVISION SITE






FUTURE LANDUSE MAP
APPLICANT AND/OR SUBDIVISION:
 VAR-2025-0349 3201 N ROEGIERS RD

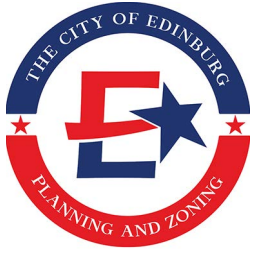


1 in = 300 ft



LEGEND

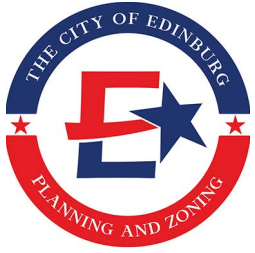
-  CITY LIMITS
-  APPLICANT
-  300 FT NOTIFICATIONS



Variance Request Site Photo

Hollywood Development
3201 N. Rogiers Road

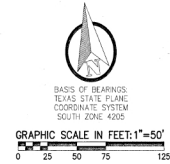




Variance Request Site Photo

Hollywood Development
3201 N. Rogiers Road





BASS OF BEARINGS
TEXAS STATE PLANG
COORDINATE SYSTEM
SOUTH ZONE 4205

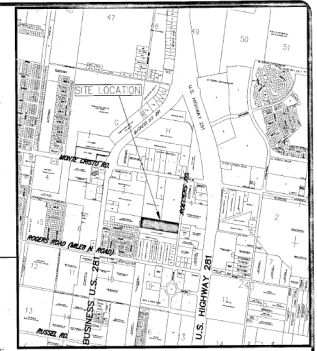
GRAPHIC SCALE IN FEET 1"=50'

10.38 AC
OWNER, TOWN & COUNTRY
FIXED ASSET, LLC
WOL. DOC. NO. 2007-1802899
D.R.I.C.I.

OWNER: ROY C. ROGERS
CWP. NO. 10, 2306333
D.R.I.C.I.

P.O.B.
NE CORN LOT8, SECT. 244
W. 1664813.6502
E. 1092991.8575

ROGERS ROAD
[VARIABLE R.O.W.]

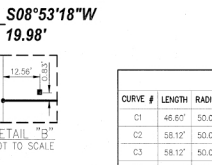
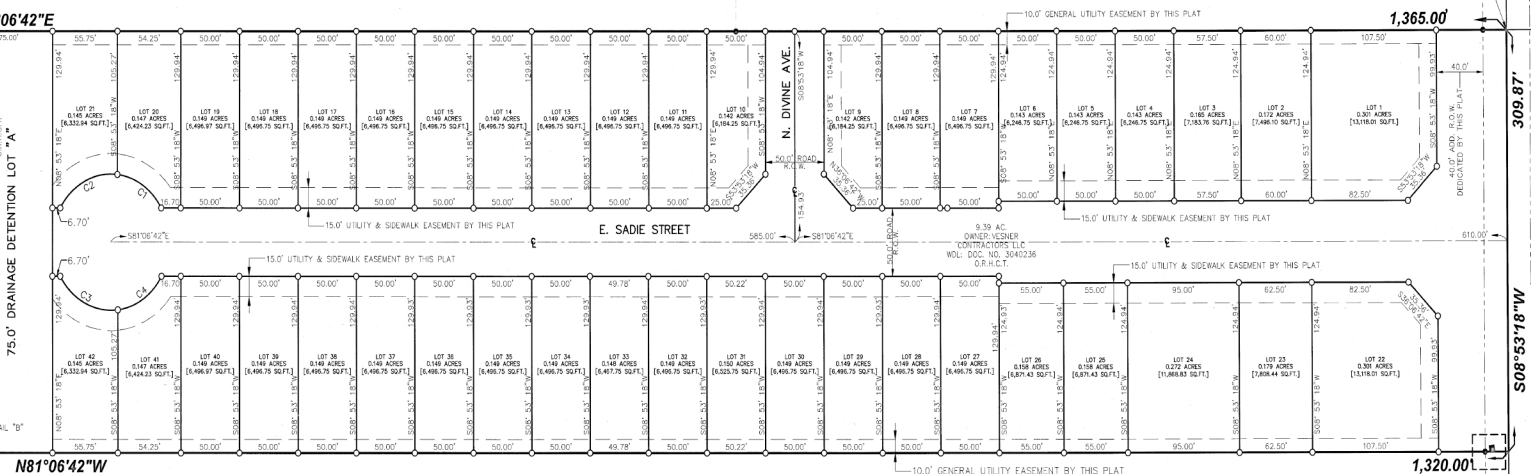


LOCATION MAP 1"=1,000'
PLAT OF
CRESTWOOD ESTATES SUBDIVISION
BEING 8.731 ACRES [423,871.65 SQ. FT.] COMPRISED OF THE NORTH 9.39 ACRES OF LAND OUT OF THE NORTH 19.39 ACRES OF LOT 8, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AND THE EAST 45 FEET OF THE NORTH 329.85 FEET OF LOT 7, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 15, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND

--- BOUNDARY LINE	VOL. - VOLUME
- - - RIGHT OF WAY LINE	PR. - PLOT
--- SECTION LINE	SECT. - SECTION
--- LOT LINE	DOC. - DOCUMENT
- - - PROPERTY LINE	ESMT. - EASEMENT
- - - ROBERTY CENTERLINE	UTIL. - UTILITY
- - - ROBERTY CENTERLINE	GEN. - GENERAL WARRANTY DEED
● FOUND 1/2" IRON ROD	APR. - AFFIDAVIT OF HEIRSHP
● FOUND 1/4" IRON ROD	SMD. - SPECIAL WARRANTY DEED
● FOUND COTTON PAPER SPINDLE	WDRY. - WARRANTY DEED
○ SET 1/2" IRON ROD W/PINK CAP	W/ADJOR. LOTS
PRO. - FOUND	OFFIC. - OFFICIAL RECORDS
R.O.W. - RIGHT OF WAY	MRKCT. - MAP RECORDS HIDALGO COUNTY TEXAS
NR - NORTHWEST	H.C.I.D. No. 1 - HIDALGO COUNTY TEXAS
SW - SOUTHWEST	() - RECORDS CALL
CR - CENTERLINE	

METS AND BOUNDS DESCRIPTION:
BEING 8.731 ACRES [423,871.65 SQ. FT.] COMPRISED OF THE NORTH 9.39 ACRES OF LAND OUT OF THE NORTH 19.39 ACRES OF LOT 8, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS CONVEYED TO VESPER CONTRACTORS LLC BY WRIT OF WARRANTY DEED WITH WARRIORS L&V DATED AUGUST 7, 2010 AND RECORDED IN DOCUMENT 3040206, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND THE EAST 45 FEET OF THE NORTH 329.85 FEET OF LOT 7, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 15, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 4,326.00 FEET TO A HALF-INCH IRON ROD WITH A PINK CAP SET ON THE WEST LINE OF SAID LOT 8, SECTION 244 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND.



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	46.67'	50.00'	053°23'50"	N47°45'37"W	44.93'
C2	58.12'	50.00'	066°35'10"	S72°11'23"W	54.90'
C3	58.12'	50.00'	066°35'10"	S54°24'46"E	54.90'
C4	46.67'	50.00'	053°23'50"	N60°33'14"E	44.93'

GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT SUBJECT PROPERTY IS LOCATED IN ZONE "X" SHADED DESCRIBED AS "AREAS OF 500-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 AREA PROTECTED BY LEASES FROM 100-YEAR FLOOD".
- COMMUNITY-PANEL NUMBER: 480338 0020 E. MAP REVISED: JUNE 6, 2000 REVISED TO REFLECT LDR-F CASE NUMBER 06-10959, DATED MAY 14, 2001
2. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON PROPOSED LOTS.
3. MINIMUM FINISH FLOOR NOTE: 18" ABOVE THE CENTERLINE OF THE STREET OR TOP OF CURB WHICHEVER IS HIGHER.
4. LEGEND "O" DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED
5. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
6. BUILDING SETBACKS NOTE: MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS:
FRONT: 20.00'
SIDE: 6.00' **parkland zone 5**
REAR: 20.00'
STREET SIDE: 10.00'
GARAGE: 18.00'
7. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
8. DRAINAGE DETENTION FOR THIS SUBDIVISION IS: 58,093 C.F. (1.33 ACRE-FEET)
9. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENTS; EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF TREES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALES.
10. BENCH MARK NOTE: 84.57 TOP OF MANHOLE LOCATED AT THE S.W. CORNER OF MILE 17 1/2 NORTH RD & KENYON RD. S=4.5', AND W=6.5'
11. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN DRAINAGE SWALE EASEMENT AND LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF SWALE.
12. ALL LOTS FOR THE CRESTWOOD SUBDIVISION ARE RESIDENTIAL.
13. A 5" CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG N. ROGERS RD.
14. 5" SIDEWALKS ARE REQUIRED AT BUILDING PERMIT STAGE FOR ALL LOTS.
15. LOT "A" SHALL BE MAINTAINED BY THE H.O.A.

CITY OF EDINBURG MAYOR'S CERTIFICATION
ALL PLATS THAT REQUIRE A WAIVER IN ACCORDANCE WITH SEC. 93.06, WAIVER OF THAT WERE SUBJECT TO AN APPEAL SHALL INCLUDE THE FOLLOWING CERTIFICATION TO BE EXECUTED BY THE MAYOR, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY, EXCEPTING THOSE REQUIREMENTS FOR WHICH A WAIVER WAS APPROVED OR AN APPEAL WAS HEARD AND DECIDED UPON, WHEREIN MY APPROVAL IS REQUIRED.

Claris K. Baldwin 08/20/2024
MAYOR

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR
I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

Manuel Carriazales 8-5-2024
DATE SURVEYED: SURVING JOB NO. 19110
MANUEL CARRIZALES, R.P.L.S. # 6388

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER
I, THE UNDERSIGNED, MARK D. CORBITT, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Mark D. Corbett 8/15/2024
DATE THIS 5th DAY OF August 2024
MARK D. CORBITT, PROFESSIONAL ENGINEER NO. 10789
STATE OF TEXAS
DATE PREPARED: 03/31/2022

CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.21 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

Jeffrey S. ... 08/20/24
GENERAL MANAGER

CITY OF EDINBURG PLANNING AND ZONING COMMISSION CERTIFICATION
ALL PLATS SHALL INCLUDE THE FOLLOWING CERTIFICATION TO BE EXECUTED BY THE CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT ACCORDS WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY, EXCEPTING THOSE REQUIREMENTS FOR WHICH A WAIVER WAS APPROVED OR AN APPEAL WAS HEARD AND DECIDED UPON, WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORD ON THE 15th DAY OF August 2024.

Jeffrey S. ... 8/15/2024
CHAIRPERSON PLANNING & ZONING

CERTIFICATE OF APPROVAL HIDALGO COUNTY IRRIGATION DISTRICT No. 1
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 09th DAY OF August 2024.

Robert E. Bell 8/15/2024
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HIGHWAY RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HDICR.

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO
SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CRESTWOOD SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISES UNDER SAID CITY'S STREET'S TRAFFIC TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON. SURFACE USE OF THE STREET IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

Javier Vento 8-08-24
OWNER

THE OWNERS OF THE LOT SERVED BY THE PRIVATE STREETS ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENT ENTITY FOR DAMAGES ARISING FROM THE OPERATION OF PRIVATE STREETS OR PRIVATE ACCESS EASEMENTS AND THE MAINTENANCE OF PRIVATE STREET SIGNALS SHALL NOT BE THE RESPONSIBLE OF THE CITY OF EDINBURG.

Javier Vento 8-08-24
3400 N. MCCOLL, #26
MCCALLEN, TX 78051

STATE OF TEXAS COUNTY OF HIDALGO
I, THE UNDERSIGNED, AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER VENTO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS HEREON STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 08th DAY OF August, 2024

Javier Vento
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JAVIER VENTO	3400 N. MCCOLL, #26	MCCALLEN, TX 78051	956.239.7624
ENGINEER: MDC ENGINEERING, P.L.L.C. MARK D. CORBITT, PE	3450 N. MCCOLL, #26	MCCALLEN, TX 78051	956.650.6034
SURVEYOR: CARRIZALES LAND SURVEYING, L.L.C. MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78842	956.567.2167

FILED FOR RECORD IN HIDALGO COUNTY
ATLARGO GUILLERMO, JR.
HIDALGO COUNTY CLERK

ON 8/23/24 AT 3:57 AM
INSTRUMENT NUMBER: 3576306
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

Carriazales Land Surveying, LLC
Texas Registered Surveying Firm
10818 S. GREENWOOD
4807 South Avenue,
Edinburg, TX 78842
Office: 956-567-2167
www.carriazales.com

MD ENGINEERING, PLLC
1912
3400 N. MCCOLL RD., SUITE 26
MCCALLEN, TX 78051 956-650-6034



To: Mrs. Cecilia Garcia
Hollywood Development and Construction, LLC
10303 North 23rd Lane
McAllen, Texas

From: Lucas Castillo, Jr. P.E

RE: Monument Assessment
Crestwood Subdivision
Edinburg, Texas
ATLAS Project No. LOC25-092

Date: September 24, 2025

ATLAS Engineering Consultants (ATLAS) performed a visual assessment of a structure located at the entrance of the above referenced subdivision. The purpose of this assessment was to determine its structural integrity due to the lack of plans and inspections during construction. The monument consists of a steel framed structure approximately 16+ feet in height. The following code and loadings were used in our assessment.

- Building Code: 2018 IBC
- Wind Code: ASCE 7-16
- Wind Speed: 135 mph

Based on our observations, the monument structure was determined to be in accordance with the 2018 International Building Code. No modifications are warranted at this time.

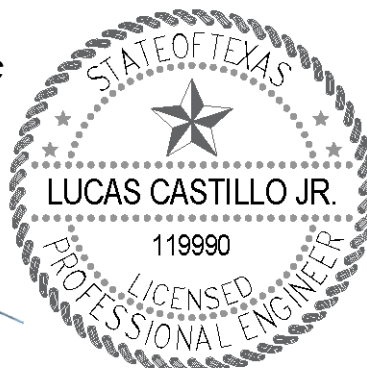
As denoted by the engineering seal on the construction documents and on this letter, we believe that we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety and welfare in the practice of engineering. We further believe we have met those requirements insofar as our responsibility for periodic observation of the work for conformance is concerned.

Closing

Note that this brief transmittal report was to inspect the structural components of the monument structure located at the above referenced address. No additional warranties are implied. If you have any questions, or need additional clarifications, please contact me at (956) 379-3857.

Sincerely,
ATLAS Engineering Consultants, LLC
TBPE Firm No. F-17057

Lucas Castillo Jr., P.E
Principal



09/24/2025

**2025 ATTENDANCE RECORD
ZONING BOARD OF ADJUSTMENTS MEETINGS**

	01/29/25	02/26/25	03/26/25	04/30/25	05/07/25 SPL MTG	05/28/25	06/25/25	07/30/25	08/27/25	09/24/25	10/29/25	11/19/25	12/17/25
Michael Cantu - Chairperson	P	P	P	P	P	A	P	P	P	P	P	P	
Eliseo Garza Jr - Vice Chairperson	P	P	P	P	P	P	P	P	P	P	P	P	
Ruben Ruiz	P	P	A	P	A	P	P	P	P	P	P	P	
Andrew Almaguer	P	P	P	P	P	P	P	A	P	P	P	P	
Dustin Garza	P	P	P	P	P	P	A	P	P	P	P	P	
Marc A. Gonzalez	P	P	P	P	P	P	P	P	P	P	A	P	
Omar Govea	P	P	A	P	P	P	P	P	P	P	P	P	
Matthew Cruz				P	P	P	P	P	A	P	P	P	
Tony Garza								P	P	P	P	P	