



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JANUARY 28, 2026 – 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. **ABSENCES**

A. Consider excusing the absence of board member Ruben Ruiz, Jr., from the December 17, 2025, regular meeting.

B. Consider excusing the absence of board member Andrew Almaguer from the December 17, 2025, regular meeting.

7. **MINUTES**

A. Consider Approval of the Minutes for the December 17, 2025, regular meeting.

8. **PUBLIC HEARINGS**

A. Consider the Variance Request by Joshua Torres for a Variance to the City of Edinburg Unified Development Code to Allow an Existing Detached Accessory Structure to Encroach into the Side Yard Setback and the Rear Utility Easement, being Lot 65, Water Stone Estates Subdivision, Located at 1802 Black Stone Street.

B. Consider the Variance Request by Cristian Obregon & Mari Cantu Obregon for a Variance to the City of Edinburg Unified Development Code to Allow to have a Septic System Instead of Connecting to a Sewer System Located at Less than 400 Feet Away, being a 1.09 Acre Tract of Land Out of the North 10 Acres of the North 15 Acres of the South 20 Acres of Lot 12, Section 268, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 1002 S. Raul Longoria Rd.

C. Consider the Variance Request by M2 Engineering, PLLC, for a Variance to the City of Edinburg Unified Development Code to Allow for the Overhang of Carports to Encroach Over a 15-Foot Front Utility Easement, Being Lot 1 through 31, Las Magnolias Subdivision, Located at 4001 S Veterans Boulevard.





9. **INFORMATION ONLY**

A. Attendance Roster

10. **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 21st day of January, 2026.

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
DECEMBER 17, 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
MATTHEW CRUZ
TONY GARZA**

ABSENT:

BOARD MEMBERS:

**RUBEN RUIZ, JR.
ANDREW ALMAGUER**

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.

A MOTION WAS MADE BY VICE CHAIRMAN ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER OMAR GOVEA TO APPROVE THE MINUTES FROM THE OCTOBER 29, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

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

A MOTION WAS MADE BY BOARD MEMBER MARC GONZALEZ AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO APPROVE THE MINUTES FROM THE NOVEMBER 19, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.





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.

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

DALLAS SEEMAN, A REPRESENTATIVE FOR THE PROPERTY OWNERS ASSOCIATION, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

HAROLD MORGAN, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY BOARD MEMBER MARC GONZALEZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

- 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.

CARMEN DE LA FUENTE, 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 MARC GONZALEZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED





- 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.

OMAR HARO, A REPRESENTATIVE FOR ROY LUNA, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

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

- 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.

MARLON GARZA, A REPRESENTATIVE FOR MELDEN & HUNT, 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 DUSTIN GARZA TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

- 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.

SONIA AND JAIME SALINAS, NEIGHBORING RESIDENTS, WERE PRESENT AND ADDRESSED THE BOARD AGAINST THE VARIANCE REQUEST.

CRISTY GUZMAN, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.





JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

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

JUAN MELENDEZ, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD FROM A NEUTRAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER DUSTIN GARZA AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO APPROVE THE VARIANCE REQUEST SUBJECT TO THE REMOVAL OF THE SIDE PANEL OBSTRUCTION. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS

- 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.

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

- 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.

THE APPLICANT REQUESTED THE ITEM BE TABLED. A MOTION WAS MADE BY BOARD MEMBER MARC GONZALEZ AND SECONDED BY BOARD MEMBER OMAR GOVEA TO TABLE THE ITEM. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM TABLED





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.

A MOTION WAS MADE BY BOARD MEMBER MARC GONZALEZ AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO ADJOURN THE DECEMBER 17, 2025, REGULAR MEETING AT 6:25 P.M.

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.



Planning & Zoning Staff Report

Prepared on: January 19, 2026

Zoning Board of Adjustment

Regular Meeting: January 28, 2026

Agenda Item

Variance request by Joshua Torres on behalf of David Kinsel & Lisa Ruiz for a variance to The City of Edinburg Unified Development Code to allow an existing detached accessory structure to encroach into the side yard setback and the rear utility easement, being lot 65, Water Stone Estates Subdivision, located at 1802 Black Stone Street.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.102 Standards for Rural and Residential Development. The applicant is requesting to maintain an accessory structure that was built and that encroaches into the side yard setback and the rear utility easement.

Property Location and Vicinity

The property is located on the south side of Blackstone Street approximately 150 feet west of Bluestone Street. 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 Water Stone Estates Amended Plat that was recorded on July 8, 2010. According to the Hidalgo County Appraisal District a single-family residential home was constructed in 2011 and a swimming pool in the 2021. Setbacks for this lot are as follows: Front 25 feet, Side 6 feet, and Rear 20 % of the lot depth (25 feet 6 inches), a 10-foot utility easement sits parallel to the rear yard property line. Staff received a zoning board of adjustment application on July 25, 2025, wanting to attach a breezeway and a pergola to the main residence within the backyard. This request was denied by the Zoning Board of Adjustments on August 27, 2025. A building permit for a pergola detached from the house was approved on September 5, 2025. The framing inspection failed due to the pergola encroaching into the side yard setback and the rear utility easement.

Staff mailed a notice of the variance request to 41 neighboring property owners on January 16, 2026, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant is requesting to maintain a pergola that was built encroaching into the side yard setback by 9 inches and encroaching into the rear utility easement by 1 foot.

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.

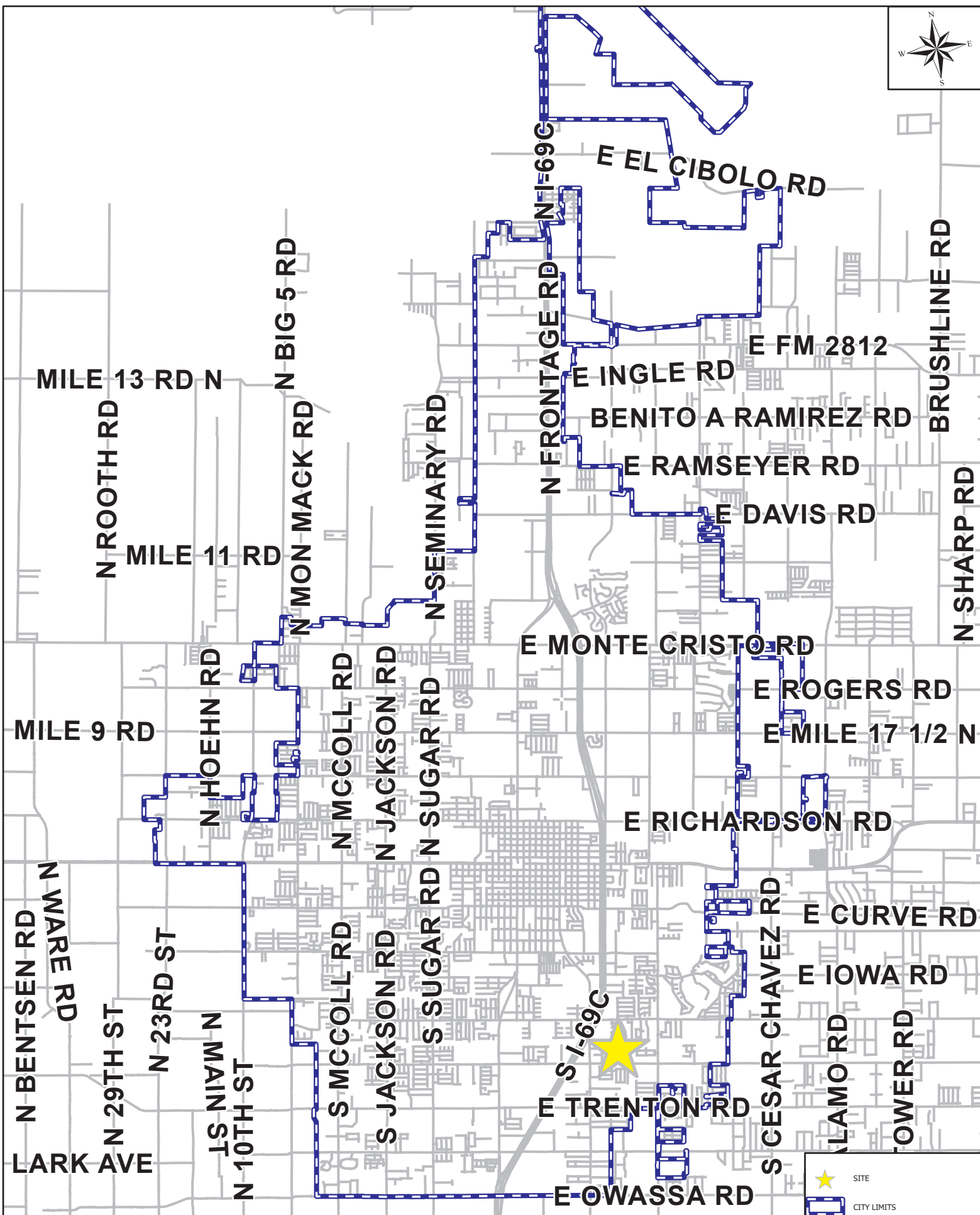
Prepared by:

Anna Gabriela Cantu
Planner I

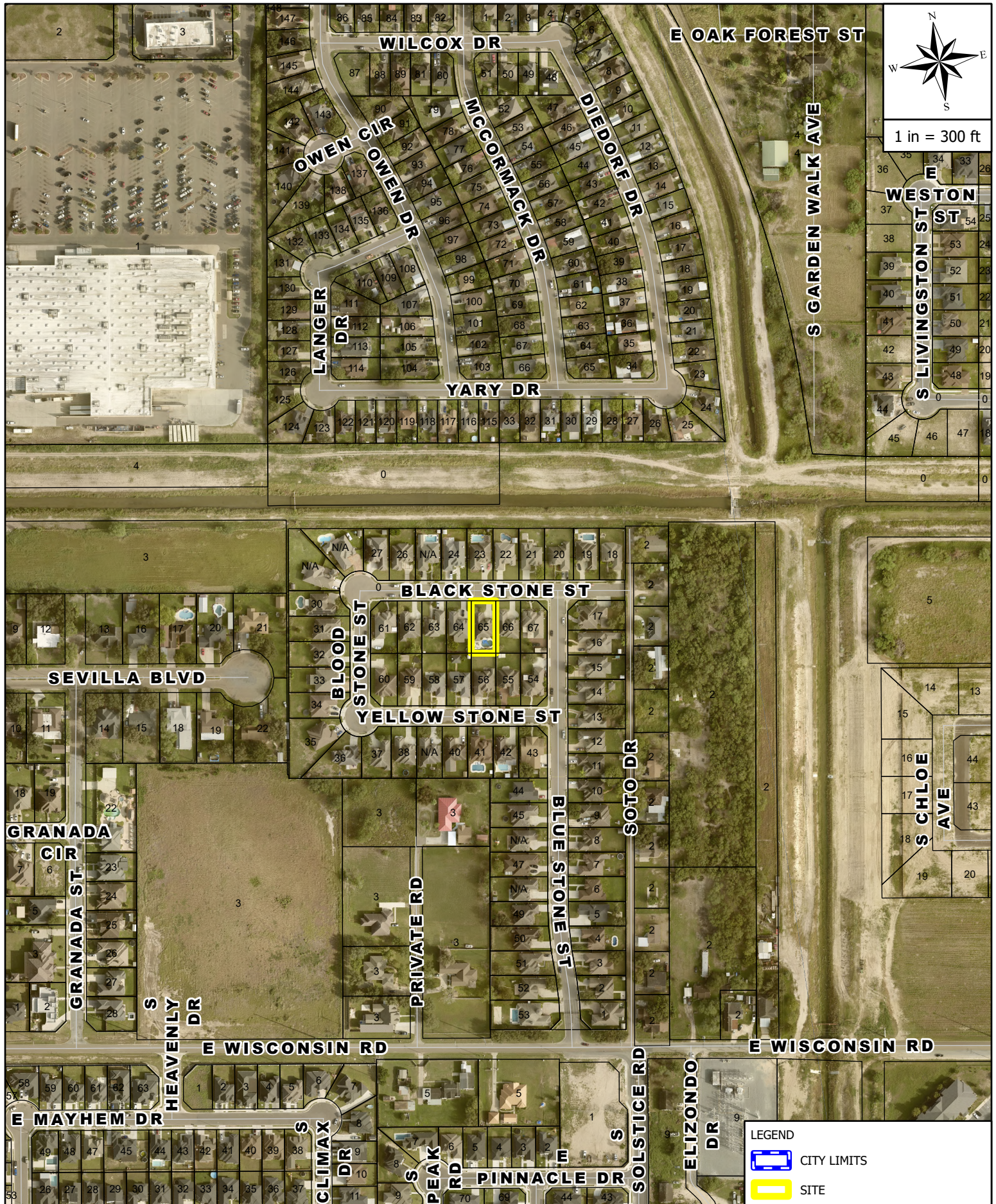
Approved by:

Jaime Acevedo
Director of Planning & Zoning

JOSHUA TORRES ON BEHALF OF DAVID KINSEL & LISA RUIZ

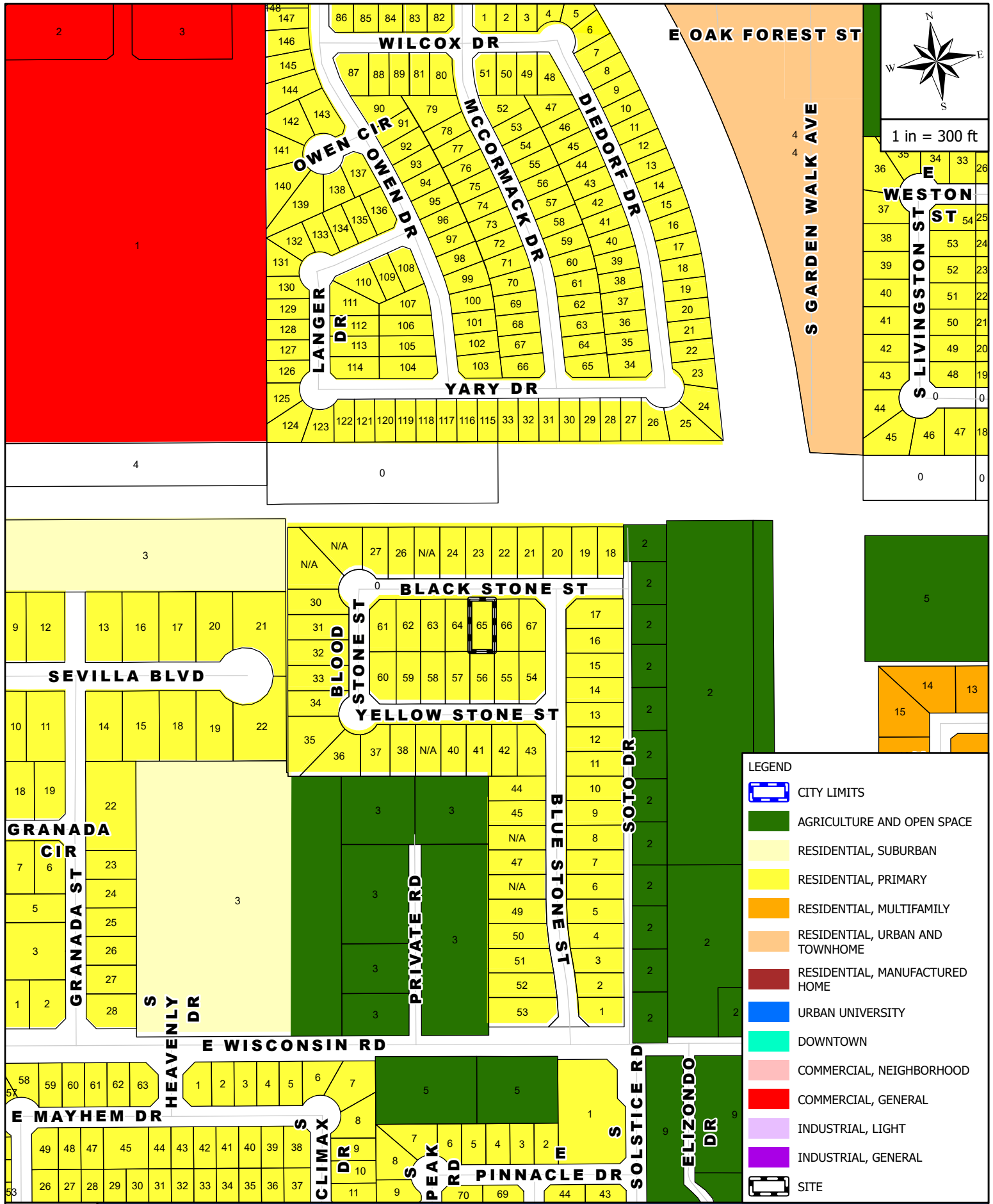


★ SITE
CITY LIMITS



AERIAL MAP

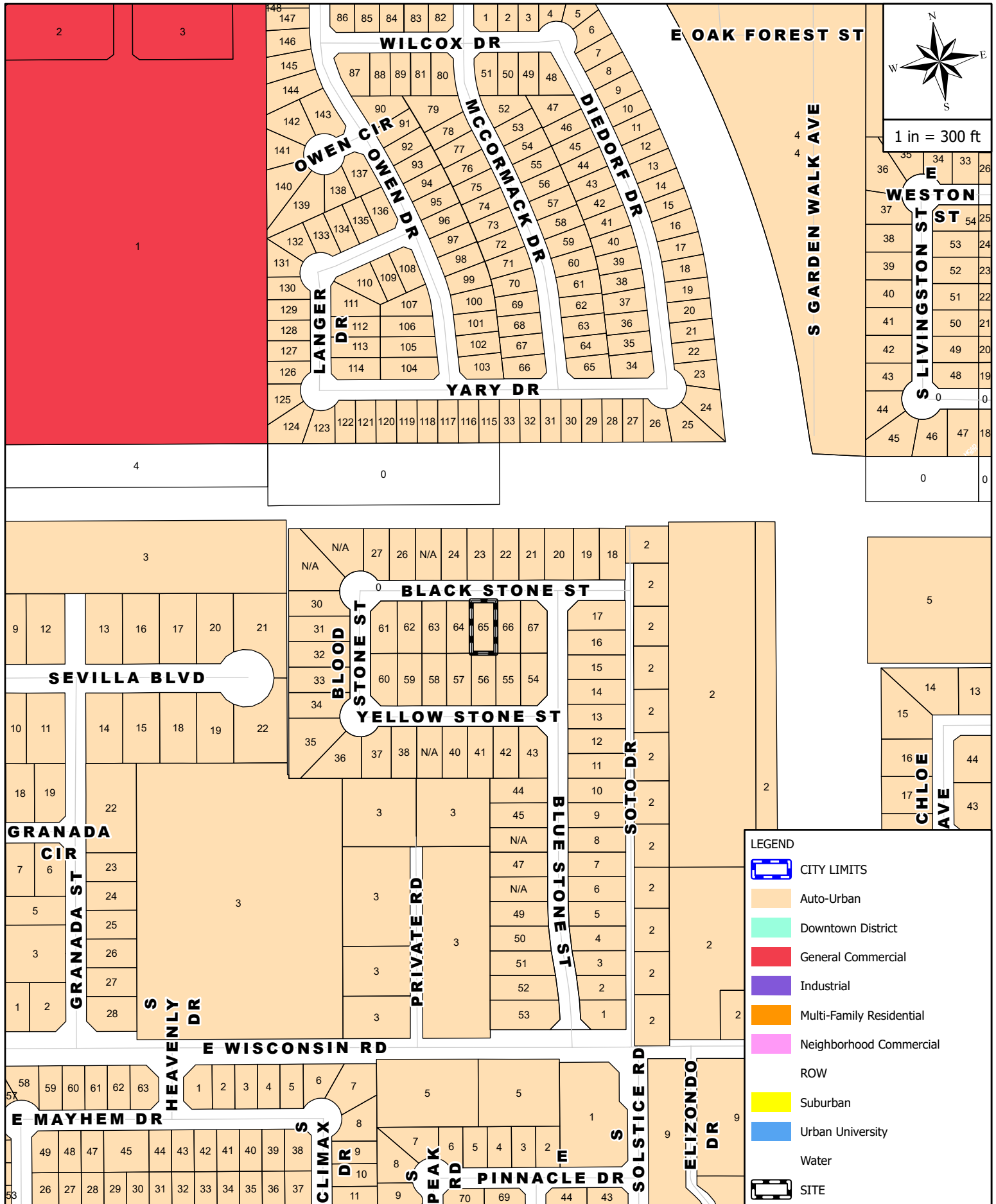
1802 BLACK STONE STREET



ZONING MAP

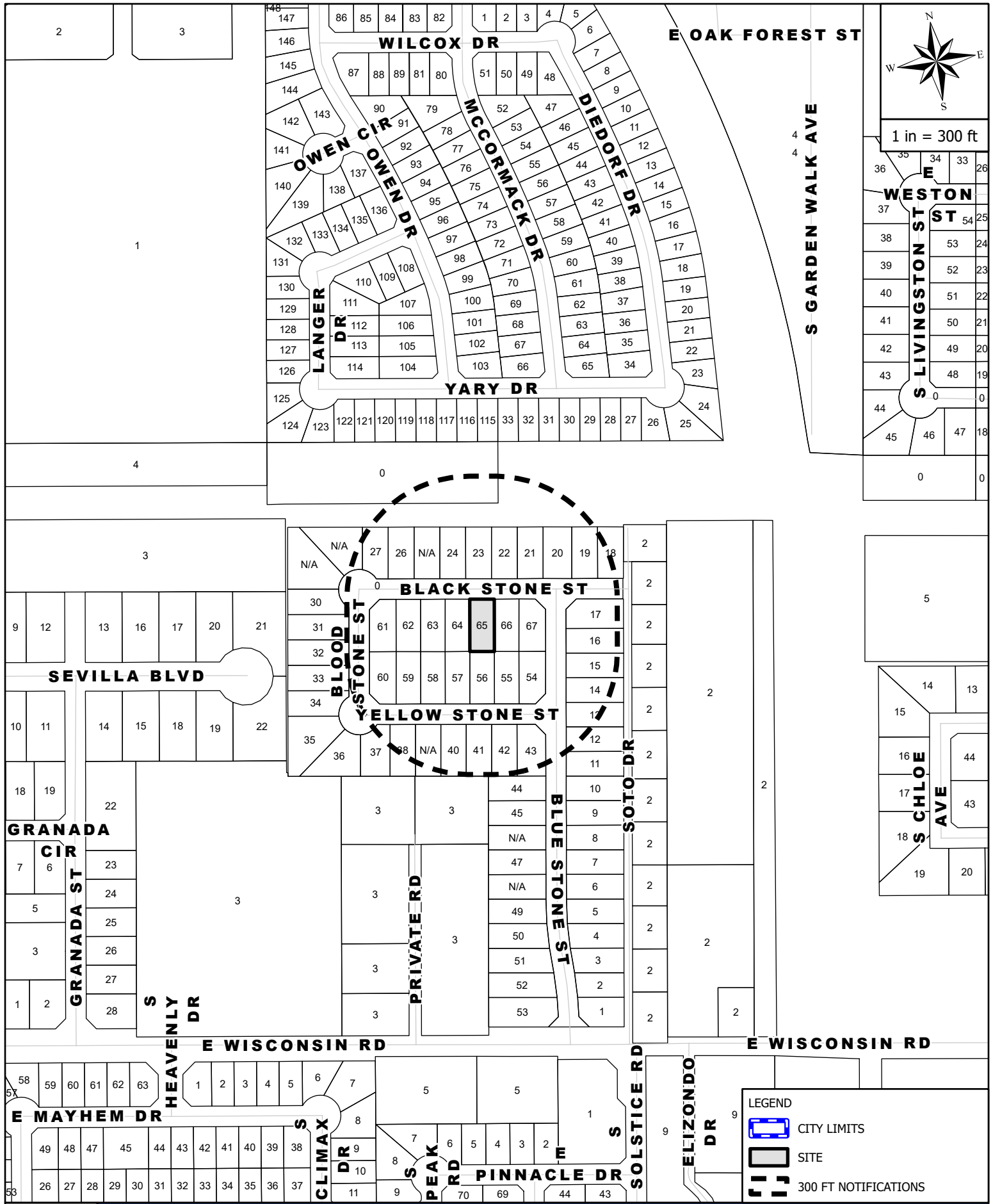
1802 BLACK STONE STREET





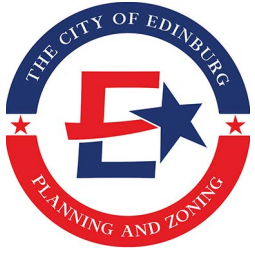
FUTURE LANDUSE MAP

1802 BLACK STONE STREET



MAILOUT AND SITE MAP

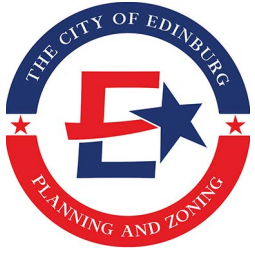
1802 BLACK STONE STREET



Variance Request Site Photo

Joshua Torres on behalf of David Kinsel & Lisa Ruiz
1802 Black Stone Street

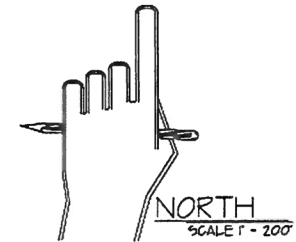
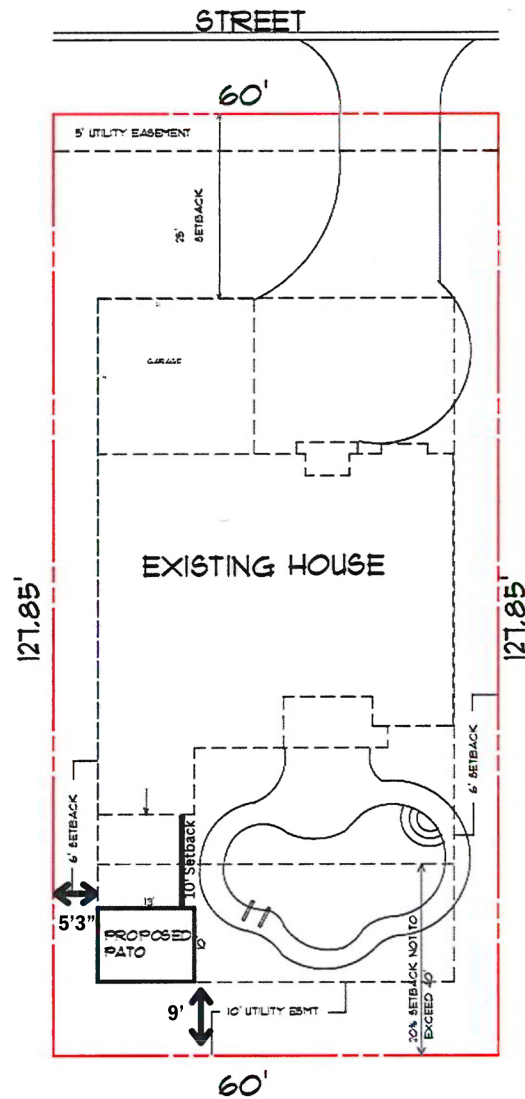




Variance Request Site Photo

Joshua Torres on behalf of David Kinsel & Lisa Ruiz
1802 Black Stone Street





PLOT PLAN
 OF
 LOT 65
 WATER STONE ESTATES
 AMENDED
 CITY OF EDINBURG
 HIDALGO COUNTY

CONSTRUCTION ADDRESS
 1802 BLACK STONE ST
 EDINBURG TX

From: agt_comm@irth.com <agt_comm@irth.com>
Sent: Wednesday, January 14, 2026 11:10:14 AM
To: Joshua Torres <ceo@innovatewithintegrity.com>
Subject: Ticket 2651451919 - AEP Texas response for 811 ticket

=====

To: INTEGRITY CONSTRUCTION INNOVATIONS Attn: JOSHUA TORRES
Voice: 9569606022 Fax:
Re: AEP Texas response for 811 ticket

The following message is from AEP Texas.

=====

Ticket: 2651451919
County: HIDALGO Place: EDINBURG
Address: [1802 BLACK STONE ST](#)

AC2:
On this date American Electric Power records indicate no company underground electric distribution facilities within your dig site. If you know of underground power facilities within the dig area, before you dig, please call (866) 237-5028.

=====

Any questions please call. (866) 237-5028.

Planning & Zoning Staff Report

Prepared on: January 19, 2026

Zoning Board of Adjustment

Regular Meeting: January 28, 2026

Agenda Item

Variance Request by Cristian Obregon & Mari Cantu Obregon for a Variance to the City of Edinburg Unified Development Code to Allow to have a septic system instead of connecting to a sewer system located at less than 400 feet away, Being a 1.09 Acre Tract of Land out of the North 10 Acres of the North 15 Acres of the South 20 Acres of Lot 12, Section 268, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 1002 S. Raul Longoria Rd.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 5, Section 5.210 Utilities. The applicant is proposing to place a septic system in a property instead of connecting to the sewer system which is located at less than 400 feet, being the distance required to connect to sewer system.

Property Location and Vicinity

The property is located at the east of South Raul Longoria Road approximately 700 feet south of East Sprague Street. The property has a total frontage of 100 feet along South Raul Longoria Road and a lot depth of 414 feet. Current Zoning is Residential, Suburban (RS) District. Adjacent zoning is Residential, Suburban (RS) District to the north and south, Residential, Primary (RP) District to the east and Commercial, General (CG) District to the west. Adjacent land uses consist of commercial, single-family and recreational uses.

Background and History

The property has not been subdivided and is part of the Texas-Mexican Railway Company's Survey. The applicant is proposing to place a septic system in a property located less than 400 from a sewer system which requires to connect to the sewer system. Setbacks required as per city ordinance are as follows: Front 30 feet, Side 15 feet, Rear 30 feet, Street Side 15 feet, or easement whichever is greater on all cases. The applicant applied for rezoning from Residential, Suburban (RS) District to Commercial, General (CG) District on April 1, 2022. The rezoning request got denied by the City Council on June 7, 2022. The applicant also applied for a subdivision variance not to plat the property, and was approved by the City Council on November 5, 2025.

Staff mailed a notice of the variance request to 26 neighboring property owners on January 16, 2026, 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 place a septic system in a property located less than 400 from a sewer system. According to the City of Edinburg Unified Development Code, lots of record shall be allowed on-site sanitary systems if lot is not within 400 feet of a reasonably accessible sewer system. Closest sewer system is located west of property along the west side of South Raul Longoria Road, approximately 100 feet separated from property. Applicant is required to bore under South Raul Longoria Road to connect to existing sewer line.

Recommendation

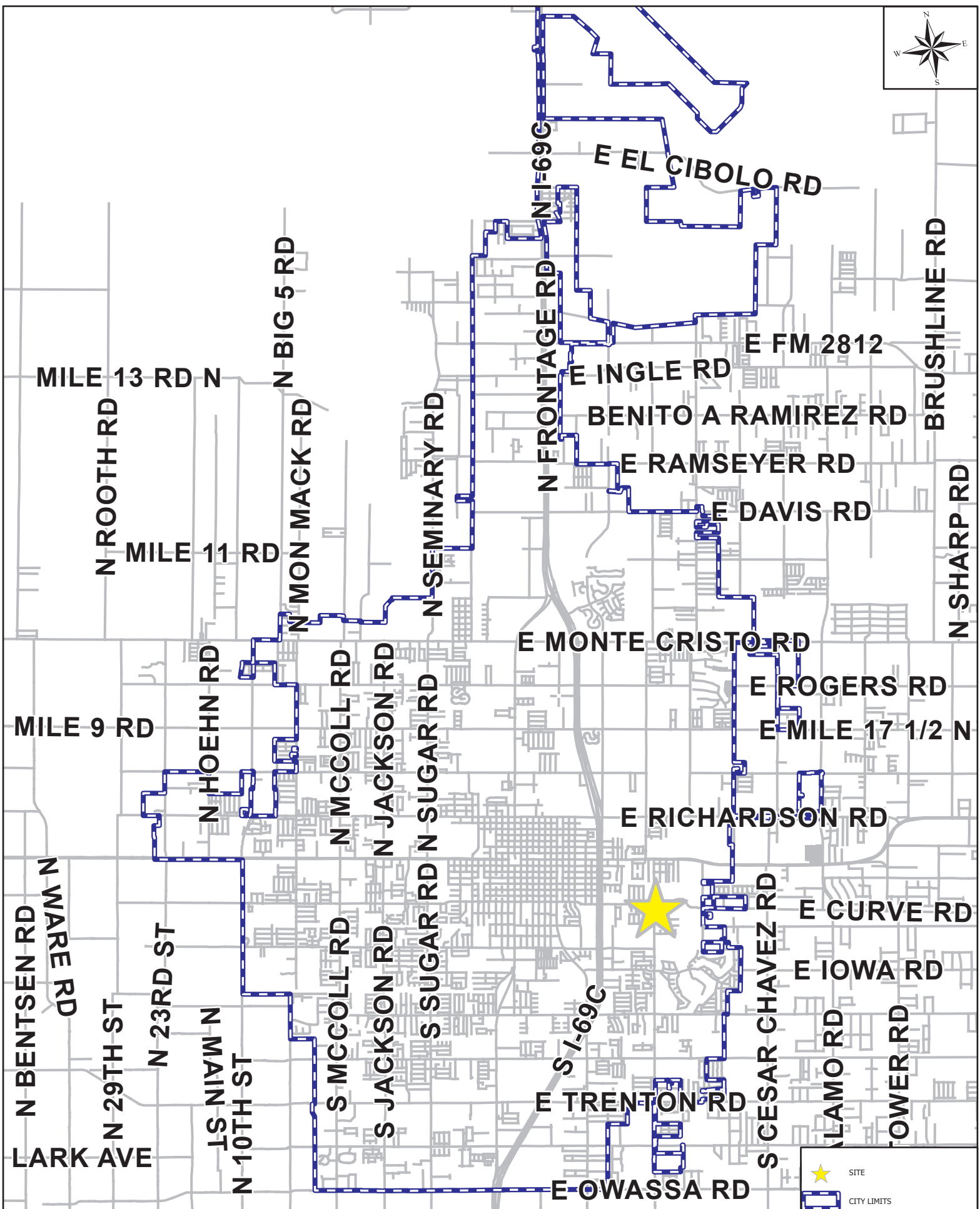
Staff recommends approval of the variance request. If approved, the applicant will also need to comply

Planning & Zoning Staff Report

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

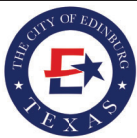
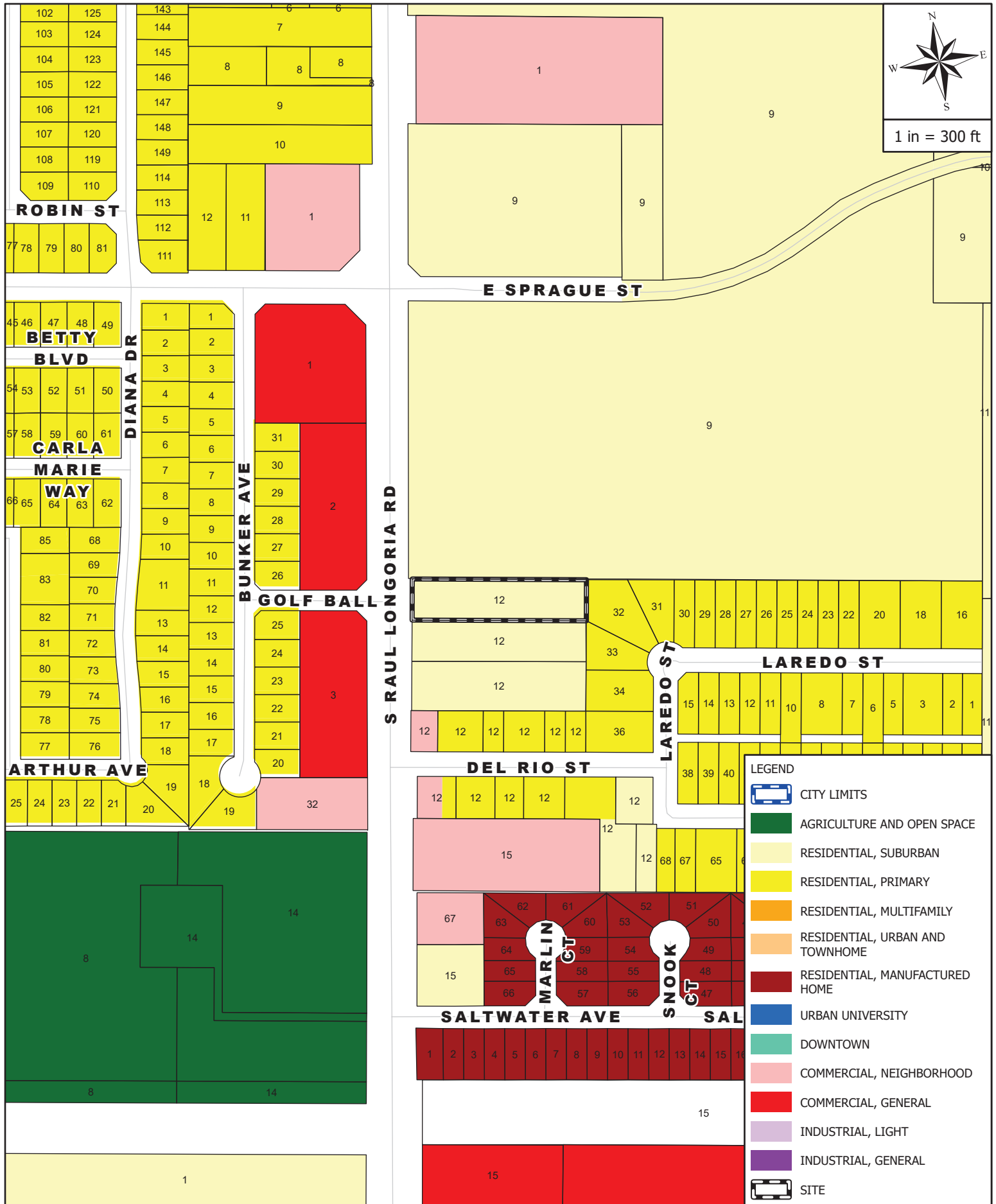
Approved by:
Jaime Acevedo
Director of Planning & Zoning





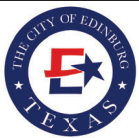
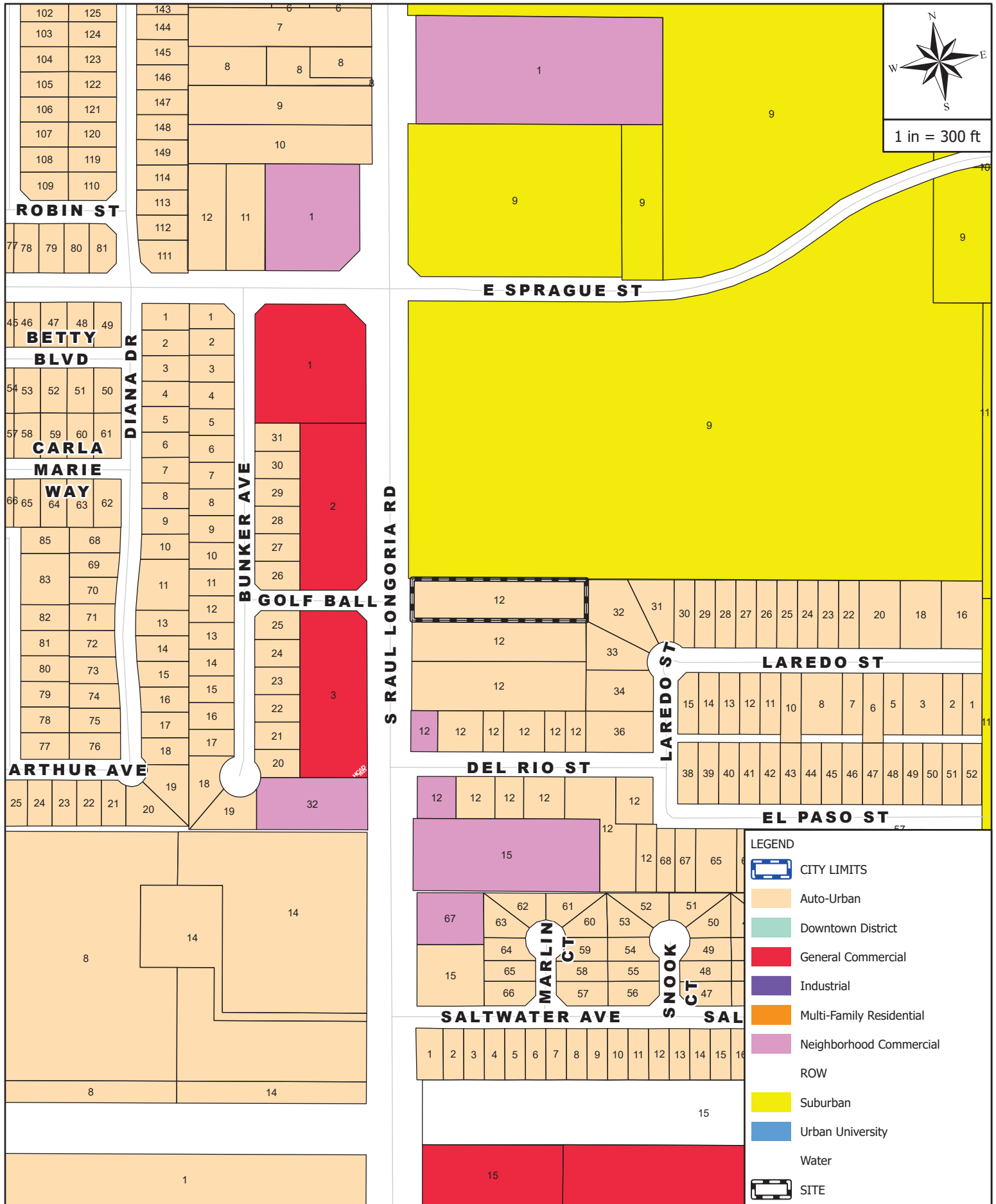
AERIAL MAP

1002 S RAUL LONGORIA RD



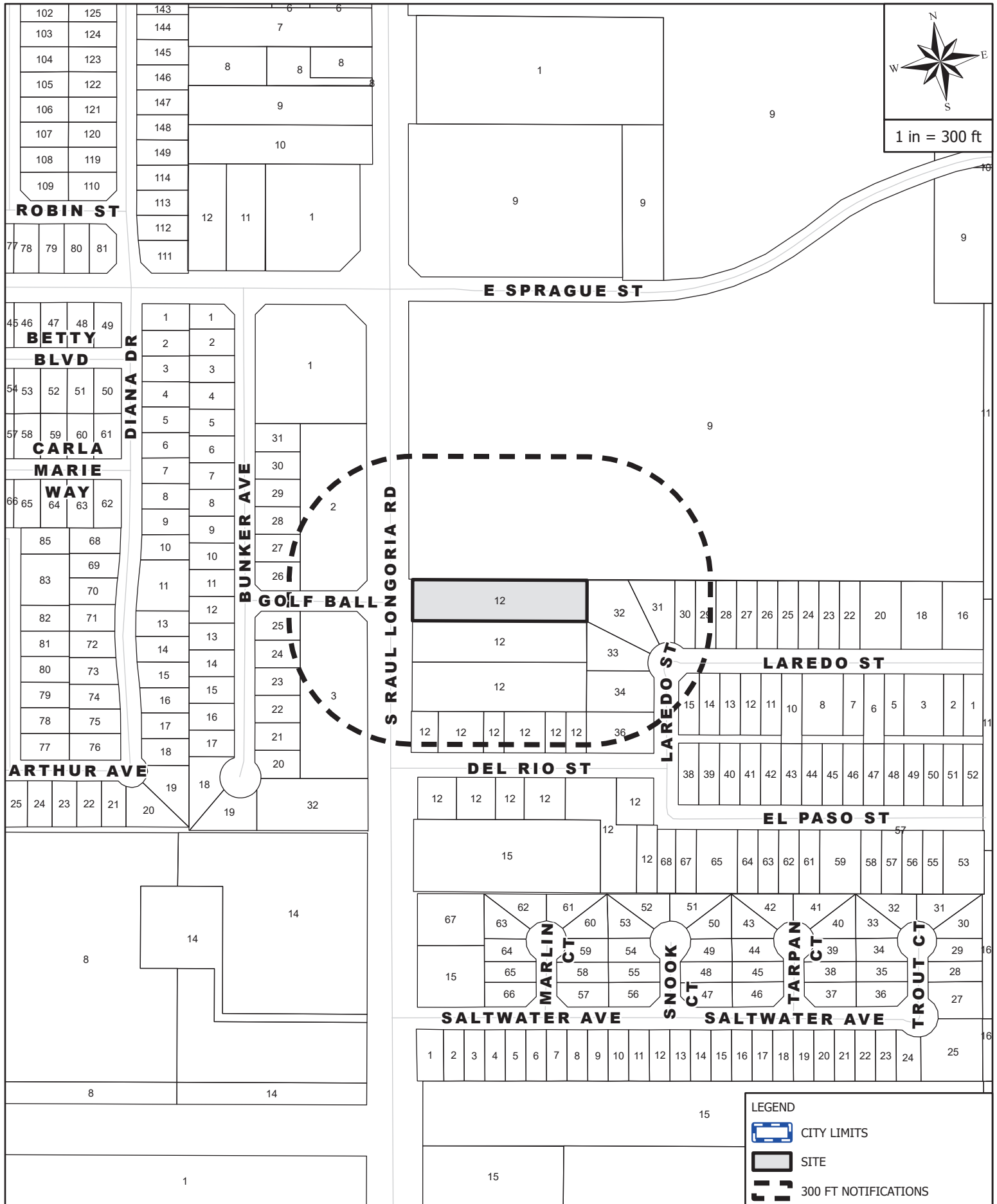
ZONING MAP

1002 S RAUL LONGORIA RD



FUTURE LANDUSE MAP

1002 S RAUL LONGORIA RD



MAILOUT AND SITE MAP

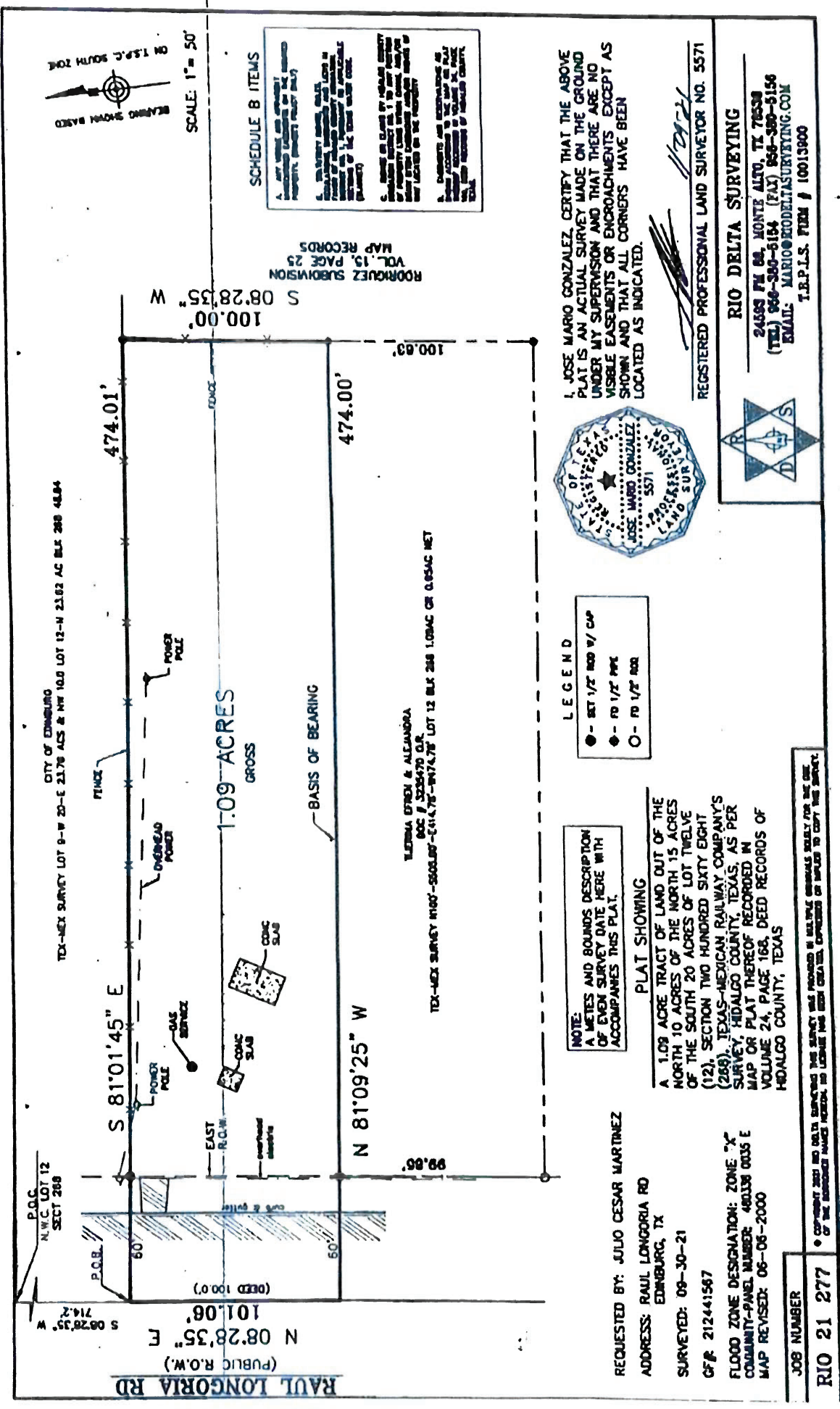
1002 S RAUL LONGORIA RD



Variance Request Site Photo

Cristian Obregon & Mari Cantu Obregon
1002 S. Raul Longoria Rd.

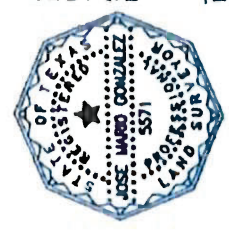




BEARING SHOWN BASED
ON T.S.P.C. SOUTH ZONE
SCALE: 1" = 50'

SCHEDULE B ITEMS
A. ANY OTHER EASEMENTS OR ENCROACHMENTS LOCATED ON THE PROPERTY (PROPERTY SURVEY ONLY)
B. EXISTING EASEMENTS, EASES, ENCROACHMENTS, EASEMENTS AND LOTS IN THE PROPERTY (PROPERTY SURVEY ONLY)
C. EASEMENTS AND ENCROACHMENTS LOCATED ON THE PROPERTY (PROPERTY SURVEY ONLY)
D. EASEMENTS AND ENCROACHMENTS LOCATED ON THE PROPERTY (PROPERTY SURVEY ONLY)
E. EASEMENTS AND ENCROACHMENTS LOCATED ON THE PROPERTY (PROPERTY SURVEY ONLY)

RODRIGUEZ SUBDIVISION
VOL. 13, PAGE 25
MAP RECORDS

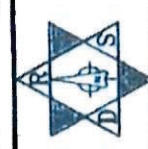


I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571

RIO DELTA SURVEYING

24593 FM 64, MONTE ALTO, TX 78338
(TEL) 866-340-5154 (FAX) 866-340-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.R.P.L.S. PERM # 10013900



LEGEND
● - SET 1/2" ROD W/ CAP
◆ - PD 1/2" MPE
○ - PD 1/2" ROD

NOTE:
A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HERE WITH ACCOMPANIES THIS PLAT.

PLAT SHOWING

A 1.09 ACRE TRACT OF LAND OUT OF THE NORTH 10 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 20 ACRES OF LOT TWELVE (12), SECTION TWO HUNDRED SIXTY EIGHT (268), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS

REQUESTED BY: JULIO CESAR MARTINEZ

ADDRESS: RAUL LONGORIA RD
EDINBURG, TX

SURVEYED: 09-30-21

C/R 212441567

FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY-PANEL NUMBER: 480138 0035 E
MAP REVISED: 06-06-2000

JOB NUMBER

RIO 21 277

* COPYRIGHT 2021 RIO DELTA SURVEYING. THIS SURVEY WAS PROVIDED BY THE ORIGINAL SURVEY FOR THE ONE OF THE SURVEYOR'S RECORDS. NO LICENSE OR OTHER RIGHTS ARE GRANTED BY THIS SURVEY.

Tol. e. Martinez

*The
Cristian Alonso Oregon Polo
Maria Cantu Oregon
Residence*

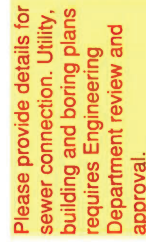
OWNER LEGAL DESCRIPTION
TEX-MEX SURVEY N100°-S605.8'-W474'
LOT 12 SEC 268 1.09AC GR 0.95AC NET
EDINBURG, TEXAS
HIDALGO, COUNTY

ALL PLANS WERE VERIFIED AND
APPROVED BY THE CLIENT AND BUILDER

DATE: 11-10-2025

PLAN #251011

SHEET
C-1



Planning & Zoning Dept
JC 12/29/25

Re-submit

Planning and Zoning Department
by JCRodriguez

- [illegible]

GENERAL NOTES:

- A. FEDERAL, STATE, COUNTY, AND LOCAL CITY ORDINANCES AND BUILDING CODES TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS. ANY CONFLICT MUST BE ADHERED TO THE PROJECT BEFORE AND DURING CONSTRUCTION.
- B. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC INFORMATION FOR CONSTRUCTION. THESE PLANS MUST BE REVERSED AND CHECKED FOR ANY DISCREPANCIES BEFORE CONSTRUCTION. ANY DISCREPANCY, ERROR AND/OR OMISSION, IF FOUND IS TO BE BROUGHT IMMEDIATELY TO THE OWNER BEFORE CONSTRUCTION WORK OR PURCHASE IS MADE.
- C. IN THIS FINAL PLAN, THE TOTAL OF SQUARE FOOTAGE OF THE PAVILION OPEN TO BELOW AND OPEN TO ABOVE AREAS ARE CONSIDERED THE TOTAL SQUARE FEET.

LEGAL DESCRIPTION

TEX-MEX SURVEY N 100° 56' 05" E 1/4 W 1/4
LOT 12 SEC 268 T 19N R 10E GR 0.99AC NET
EDINBURG, TEXAS

NORTH ARROW

C.S. & D.W. 4.775.0'



1 SITE PLAN
SCALE: 1/16" = 1'-0"

Planning & Zoning Staff Report

Prepared on: January 20, 2026

Zoning Board of Adjustment

Regular Meeting: January 28, 2026

Agenda Item

Variance Request by M2 Engineering, PLLC for a Variance to the City of Edinburg Unified Development Code to Allow for the overhang of carports to encroach over a 15-foot front utility easement, Being Lot 1 Through 31, Las Magnolias Subdivision, Located at 4001 S. Veterans Boulevard.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 2, Section 2.206 Accessory Use and Structure Standards. The applicant is proposing to construct a carport with its overhang over a 15-foot utility easement. The 15-foot utility easement is located along the front property line.

Property Location and Vicinity

The properties are located at the west of South Veterans Boulevard approximately 670 feet north of East Trenton Road. The properties have a total frontage between 58.93 and 166.03 feet along East Santa Rosa Street and a lot depth between 75.02 and 100.02 feet. A 15-foot utility easement is located along the front (north or south) property lines. Current Zoning is Residential, Multi-family (RM) District. Adjacent zoning is Residential, Multi-family (RM) District to the north and south, Residential, Primary (RP) District to the south, Residential, Suburban (RS) District to the north, Agriculture and Open Space (AO) District to the east, and Commercial, General (CG) District to the west, south and east. Adjacent land uses consist of single-family, multi-family, commercial and vacant land uses.

Background and History

The property is part of the Las Magnolias Subdivision that was recorded on January 14, 2025. The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 15-foot utility easement that is located along the front property line. Setbacks required as per plat are as follows: Front 10 feet, Side 6 feet, Rear 10 feet, Street Side 10 feet, or easement whichever is greater on all cases.

Staff mailed a notice of the variance request to 43 neighboring property owners on January 16, 2026, 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 construct a carport in the front yard with the overhang encroaching over a 15-foot utility easement that is located along the front property line (north or south) leaving a separation of about 8 feet 6 inches from structure to the front property line (north or south). Supporting post of the carport are not located into the 15-foot utility easement or setbacks.

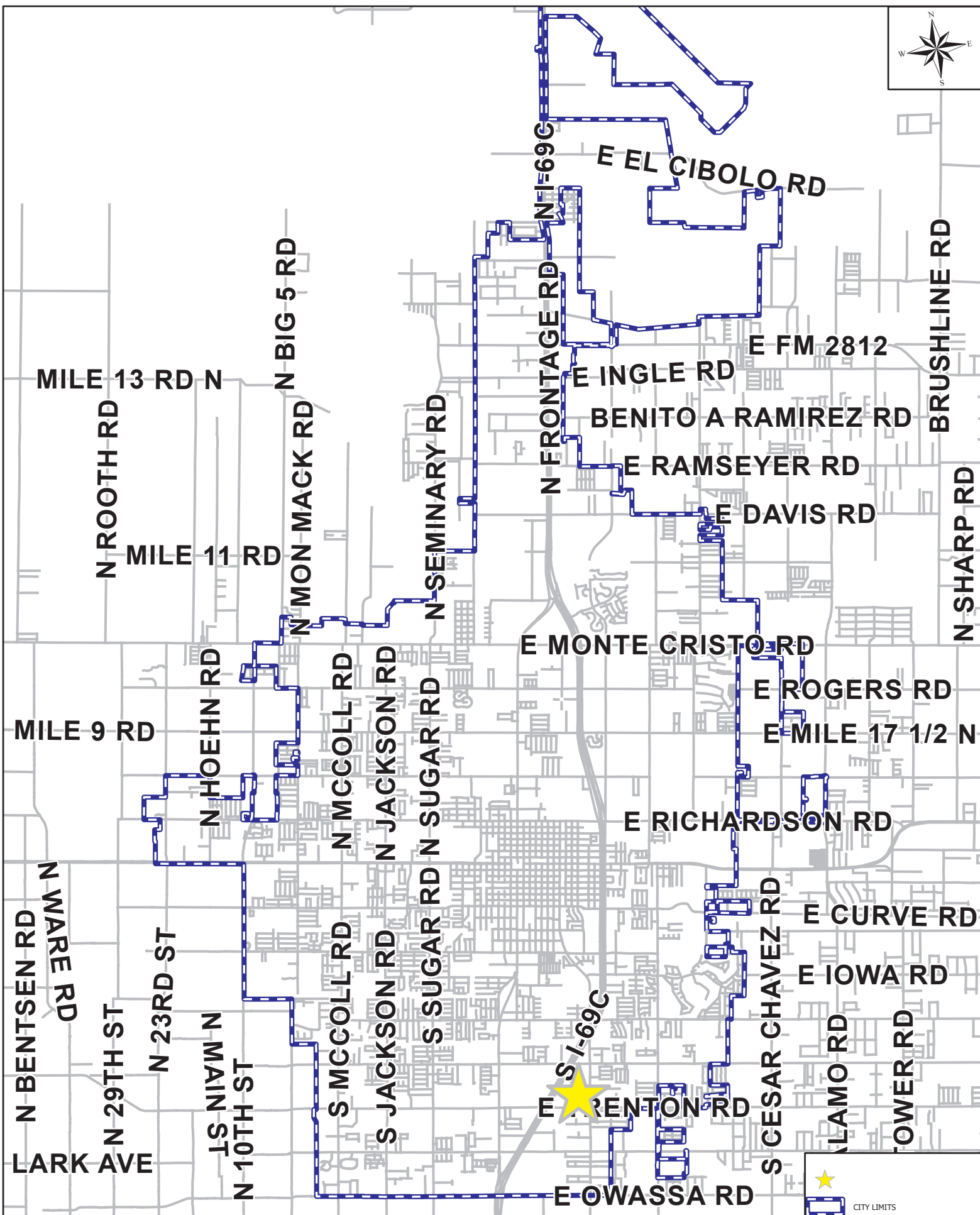
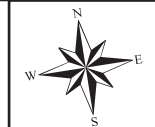
Recommendation

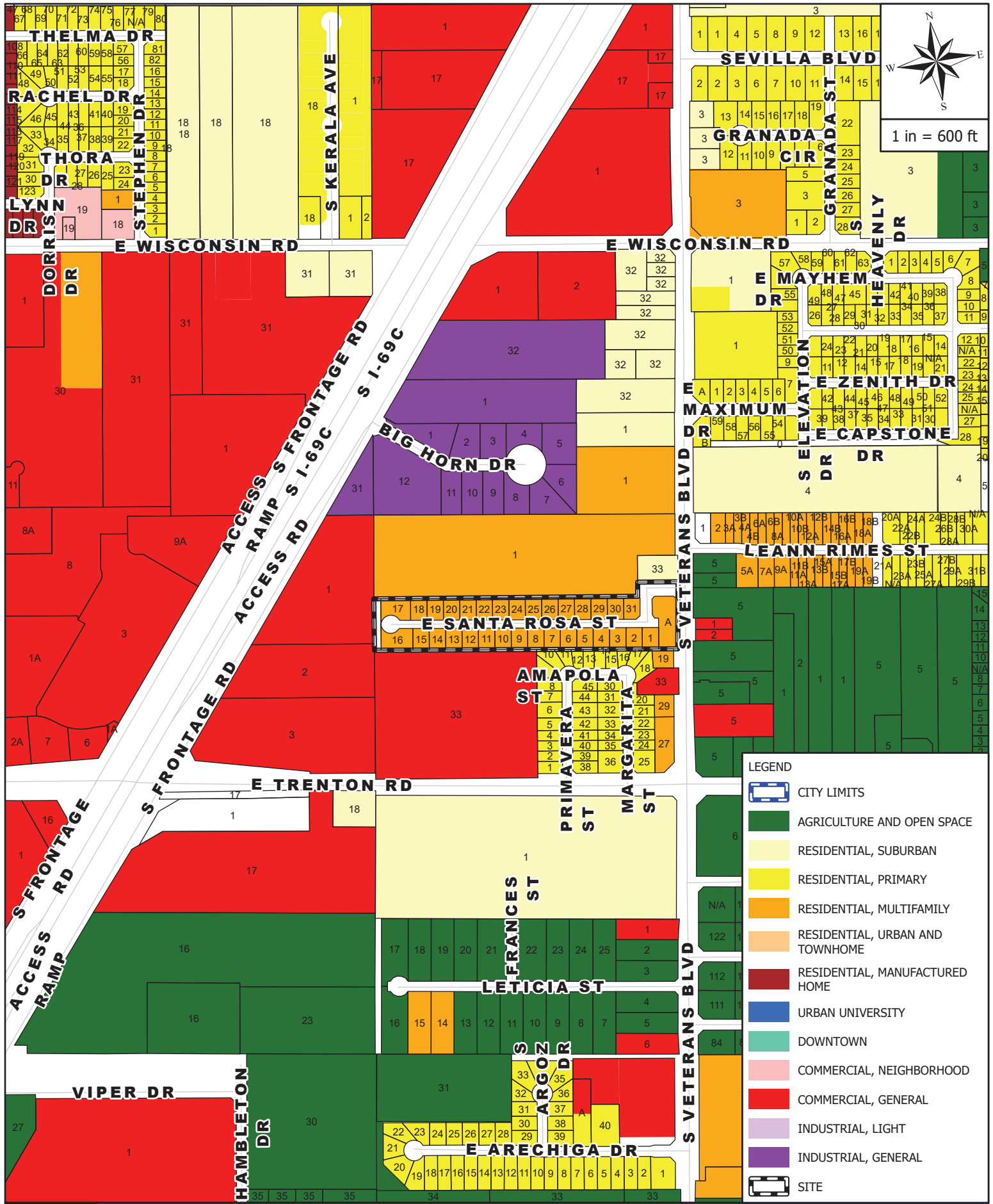
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

Planning & Zoning Staff Report

Prepared by:
Juan Rodriguez
Planner I

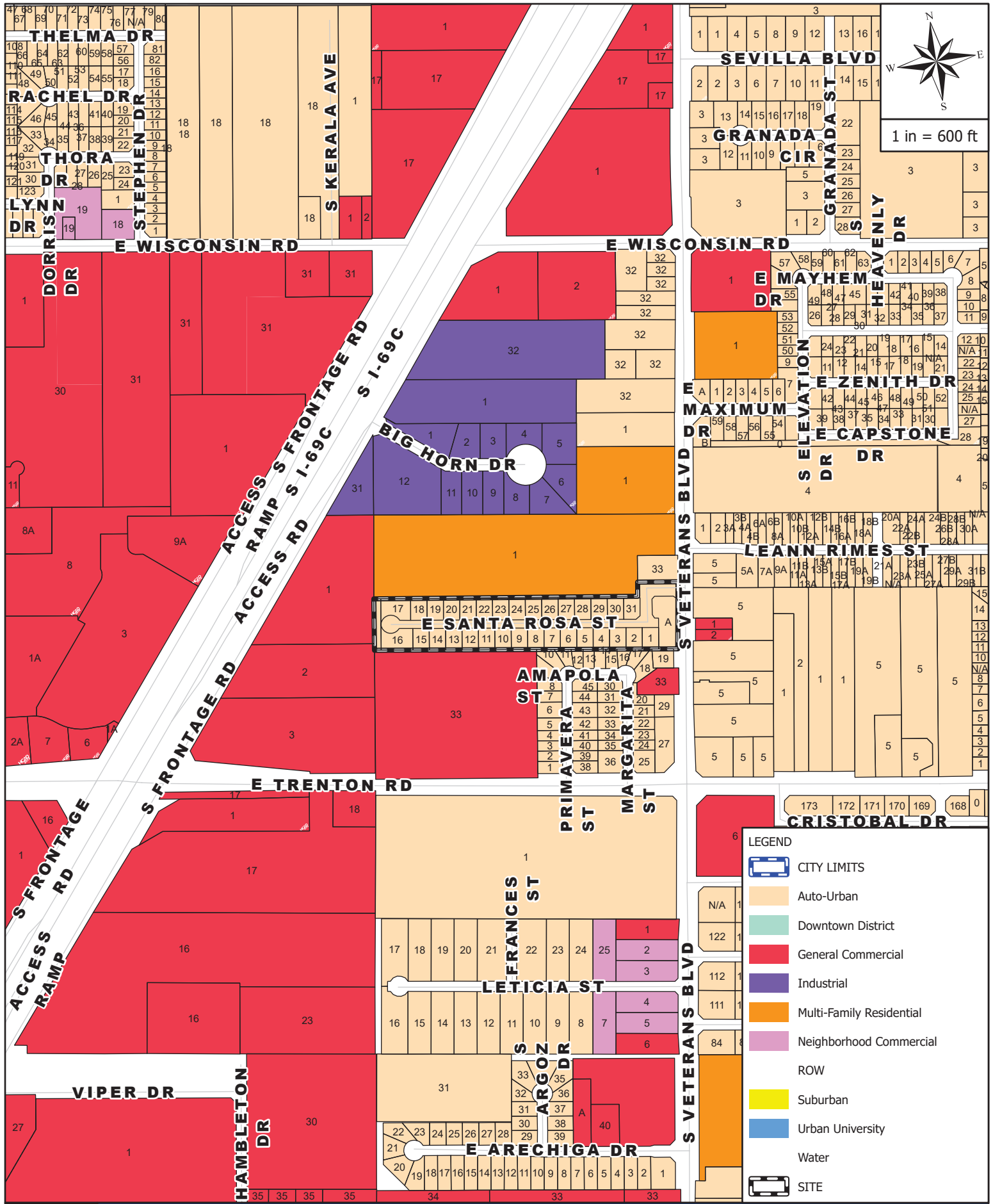
Approved by:
Jaime Acevedo
Director of Planning & Zoning





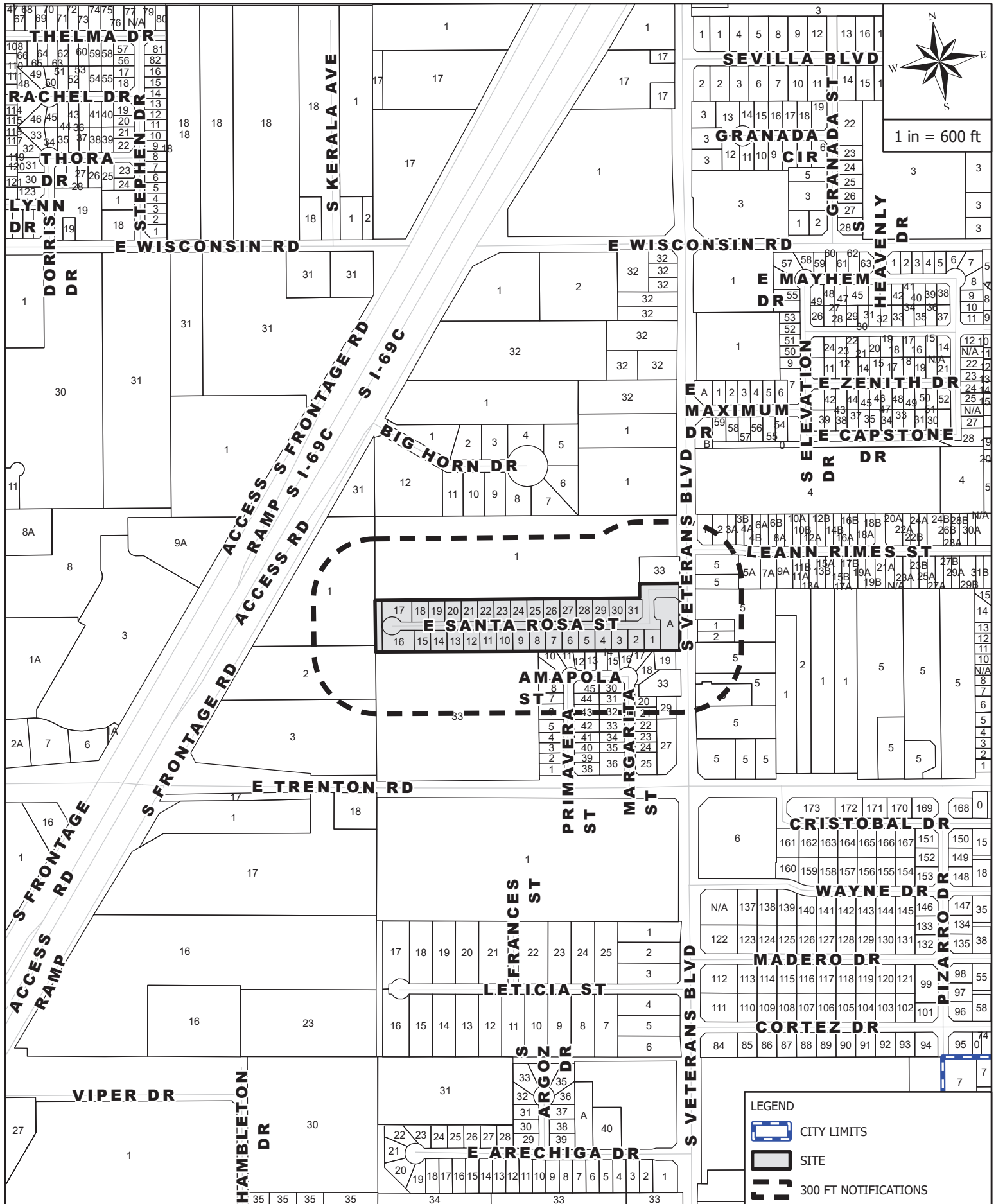
ZONING MAP

4001 S VETERANS BLVD



FUTURE LAND USE MAP

4001 S VETERANS BLVD



MAILOUT AND SITE MAP

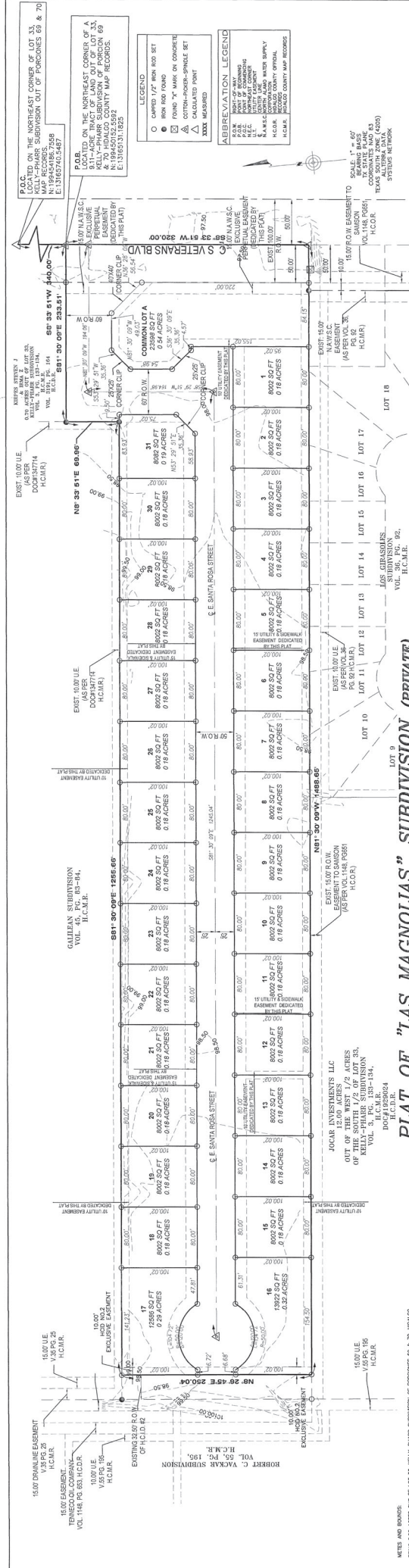
4001 S VETERANS BLVD



Variance Request Site Photo

M2 Engineering, PLLC
4001 S. Veterans Blvd.





PLAT OF "LAS MAGNOLIAS" SUBDIVISION (PRIVATE)

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY GRANT AN EASEMENT TO THE CITY OF ENDRING, TEXAS, FOR THE PURPOSES OF THE "LAS MAGNOLIAS" SUBDIVISION (PRIVATE) AND FOR THE PURPOSES OF THE "LAS MAGNOLIAS" SUBDIVISION (PRIVATE) AND FOR THE PURPOSES OF THE "LAS MAGNOLIAS" SUBDIVISION (PRIVATE)...

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 29th day of May, 2024.

JOSE CHAVEZ
COUNTY CLERK
COUNTY OF HENDRICKS, TEXAS

NOTARY PUBLIC
COUNTY OF HENDRICKS, TEXAS

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CHLH ENGINEERING, LLC
701 S. 15th Street, Suite 100, Dallas, TX 75201
(214) 687-5566 (FAX) 222-6423 (CELL)
COUNTY CLERK
COUNTY OF HENDRICKS, TEXAS

LOCATION MAP SCALE: 1:1000
FILE FOR RECORD IN
COUNTY OF HENDRICKS, TEXAS
COUNTY CLERK
COUNTY OF HENDRICKS, TEXAS

APPROVED BY: [Signature]
COUNTY CLERK
COUNTY OF HENDRICKS, TEXAS

FILE FOR RECORD IN
COUNTY OF HENDRICKS, TEXAS
COUNTY CLERK
COUNTY OF HENDRICKS, TEXAS

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	P
Eliseo Garza Jr - Vice Chairperson	P	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	A
Andrew Almaguer	P	P	P	P	P	P	P	A	P	P	P	P	A
Dustin Garza	P	P	P	P	P	P	A	P	P	P	P	P	P
Marc A. Gonzalez	P	P	P	P	P	P	P	P	P	P	A	P	P
Omar Govea	P	P	A	P	P	P	P	P	P	P	P	P	P
Matthew Cruz				P	P	P	P	P	A	P	P	P	P
Tony Garza								P	P	P	P	P	P