



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
MARCH 26, 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 Chair Person 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 February 26, 2025, Regular Meeting.

7. **PUBLIC HEARINGS**

A. Request By Apsis Investments, LLC for a Variance to the City of Edinburg Unified Development Code to allow as follows: (1). to have a Drive Thru Without a Bypass Lane, (2). to have 10 Queuing Spaces instead of the 11 Queuing Spaces required for a Restaurant at Trenton Town Center, Replat of Lot 5, Lot 5a, Block 1, Hidalgo County, Texas, Located at 4017 South McColl Road.

B. Request By Nanshe Partners, LLC for a Variance to the City of Edinburg Unified Development Code to allow as follows: to have a Drive Thru Without a Bypass Lane for a Restaurant at Victory Subdivision, Lots, 1, 2, 3 & 4, Block 3, Hidalgo County, Texas, Located at 1624 East University Drive.

C. Request By Julia G. Cuevas Guerra for a Variance to the City of Edinburg Unified Development Code to allow as follows: to have an On-Site Sewage Facility for a Proposed Home instead of Connecting to the Public Sewer System, at Tex-Mex Survey E162.93'-W994.15' Lot 12 Blk 240 4.75ac Gr 4.68ac Net, Hidalgo County, Texas, Located at 3310 West Rogers 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 21st day of March, 2025.





Claudia Mariscal

Claudia Mariscal, 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.

