



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
MAY 28, 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

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 April 30, 2025, Regular Meeting.
- B. Consider Approval of the minutes for the May 7, 2025, Special Meeting.

7. **PUBLIC HEARINGS**

- A. Request by Zulema Margarita Garza Villarreal for a Variance to the City of Edinburg Unified Development Code to allow as follows: (1) To build a carport 25 feet into the Front Setback instead of the 10 Feet Allowed, (2) To Encroach into a Five-Foot Utility Easement at Santa Gloria Subdivision, Lot 139, Hidalgo County, Texas, Located at 3226 Neptune Street.
- B. Request by Robert Raul Lozano 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 Accessory Dwelling Unit instead of Connecting to the Public Sewer System, at Tex-Mex Survey W165'-E825', Lot 6, Sec 248, 5.0AC GR 4.92 AC Net, Hidalgo County, Texas, Located at 2917 East Rogers Road.
- C. Request by Rogelio Camero for a Variance to the City of Edinburg Unified Development Code to allow as follows: (1) to have 11 Parking Spaces instead of the 13 Parking Spaces Required, (2) to have a 10 Foot Rear Setback instead of the 15 Foot Rear Setback required at Pine Valley Subdivision, Lot 1, Hidalgo County, Texas, Located at 2104 North Sugar Road.

8. **INFORMATION ONLY**

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 23rd day of May, 2025.





Claudia Mariscal

Claudia Mariscal, Planner I
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.

