THE CITY OF Edinburg

NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JULY 30, 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. **ABSENCES**

A. Consider excusing the absence of Board Member Dustin Garza from the June 25, 2025 Regular Meeting.

7. **MINUTES**

A. Consider Approval of the Minutes for the June 25, 2025, Regular Meeting.

8. **PUBLIC HEARINGS**

A. Request by E & E Professional Solutions LLC for a Variance to the City of Edinburg Unified Development Code to Allow as Follows: To Have a 53-Foot Lot Width Instead of the 80-Foot Minimum Lot Width Required by Code, and to Have a 7,526 Square Foot Lot Area Instead of 8,000 Square Feet Minimum Required, at Lot 8, West 3 Feet of Lot 7, Block 95, Edinburg Townsite, Hidalgo County, Texas, Located at 505 West Van Week Street.

B. Request by L&P Homes for a Variance to the City of Edinburg 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 S120'-N530'-W150'-E781.40' Lot 8 Sec 240 0.41 AC GR 0.36 AC Net, Hidalgo County, Texas, Located at 3008 Rangel Drive.

C. Request by Bernardo Rangel and Catherine Cavazos Caven for a Variance to the City of Edinburg Unified Development Code to Allow as Follows: To Allow a House to Have a Three-Foot Side Yard Setback Instead of the Required Six-Foot Side Yard Set Back Required, at Lot 10 Blk 389, Edinburg Townsite, Hidalgo County, Texas, Located at 407 West Sprague Street

9. **INFORMATION ONLY**

A. Attendance Roster

11. **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 25th day of July, 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
JUNE 25, 2025 – 5:30 P.M.
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

MINUTES

Members Present:
Michael Cantu-Chairperson
Eliseo Garza, Jr.-Vice Chairperson
Andrew Almaguer
Marc A. Gonzalez
Ruben Ruiz, Jr.
Omar Govea
Matthew Cruz

Members Absent:
Gregory Vasquez
Dustin Garza

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

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   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 Chairperson Michael Cantu form the May 28, 2025, Regular Meeting

   A MOTION WAS MADE BY BOARD MEMBER MARC A. GONZALEZ AND SECONDED BY VICE CHAIRPERSON ELISEO GARZA, JR., TO APPROVE THE ABSENCE OF CHAIRPERSON MICHAEL CANTU FROM THE MAY 28, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. CHAIRPERSON MICHAEL CANTU ABSTAINED.

7. **MINUTES**

   A. Consider Approval of the minutes for the May 28, 2025, Regular Meeting.

   A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC A. GONZALEZ TO APPROVE THE MINUTES FOR THE MAY 28, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, ANNOUNCED BOARD MEMBER GREGORY VASQUEZ HAS BEEN ELECTED TO THE EDINBURG ECONOMIC DEVELOPMENT CORPORATION BOARD AND THANKED GREGORY VASQUEZ FOR HIS CONTRIBUTIONS TO THE ZONING BOARD OF ADJUSTMENT.

BOARD MEMBER GREGORY VASQUEZ GAVE A BRIEF FAREWELL STATEMENT.

8. **PUBLIC HEARINGS**

A. Request by Rodolfo Lopez Jr. and Juanita A. Lopez for a Variance to the City of Edinburg Unified Development Code to allow as follows: To have a 9.6 Foot Corner Setback instead of the 10 Foot Corner Setback Required, Lot 7, Block 1, Gernentz Subdivision, Hidalgo County, Texas, Located at 115 San Pedro Street.

RODOLFO LOPEZ, JR., THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

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

B. Request by Victor Silva for a Variance to the City of Edinburg Unified Development Code to allow as follows: To build an 8-Foot Block and Wrought Iron Fence in the Front Yard and on the South Side Yard, Extending Beyond the Front Setback Line, to the Front Property Line, Lot 8, Jackson Village Phase III Subdivision, Hidalgo County, Texas, Located at 5508 Alquds Avenue.

VICTOR SILVA, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER ANDREW ALMAGUER AND SECONDED BY BOARD MEMBER MARC A. GONZALEZ TO APPROVE THE VARIANE REQUEST WITH CONTINGIENCES THAT WERE RECOMMENDED BY STAFF. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. -ITEM APPROVED

C. Request by Jorge Gonzalez on Behalf of Four More LLC. for a Variance to the City of Edinburg Unified Development Code to allow as follows: To encroach into a 15 Foot Utility Easement, Lot 1, Jackson Estates Subdivision, Hidalgo County, Texas, Located at 2117 Elsham Avenue.

JORGE GONZALEZ, THE PROPERTY OWNER, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

MARDOQUEO HINOJOSA, CITY ENGINEER FOR THE CITY OF EDINBURG, WAS PRESENT AND ADDRESSED THE BOARD FROM AN ENGEENERING STANDPOINT.

A MOTION WAS MADE BY ANDREW ALMAGUER AND SECONDED BY MICHAEL CANTU TO DENY THE VARIANCE REQUEST. MOTION CARRIED WITH A 5-0 VOTE. -ITEM DENIED

D. Request by Bindhu G. George and Gemoy George for a Variance to the City of Edinburg Unified Development Code to allow as follows: To build an Accessory Dwelling Unit to have a 10-Foot Rear Setback instead of the 20-Foot Rear Setback Required, Lot 144, Jackson Heights Subdivision Amended, Hidalgo County, Texas, Located at 2501 Vancouver Avenue.

ANTHONY ROJAS, EDINBURG FIRE MARSHALL, WAS PRSENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER ANDREW ALMAGUER TO APPROVE THE VARIANCE REQUEST. MOTION CARRED UNANIMOUSLY WITH A 5-0 VOTE. -ITEM APPROVED

E. Request by Pablo Trevino on Behalf of Roman E. Trevino and Adela Trevino for a Variance to the City of Edinburg Unified Development Code to allow as follows: To build a Carport within the 10 Foot encroachment allowed in the Front Yard Setback, Lot 3, Block 6, Pan American Terrace Unit B Subdivision, Hidalgo County, Texas, Located at 1610 International Street.

PABLO TREVINO, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION AS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC A. GONZALEZ, TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. -ITEM APPROVED

F. Request by Hector Hernandez Jr. and Elizabeth Deven Hernandez for a Variance to the City of Edinburg Unified Development Code to allow as follows: To build an 8-Foot Block and Wrought Iron Fence in the Front Yard and on the East and West Side Yard, extending beyond the Front Plane of the Residence, Lot 11 & South 14.3 Feet of Lot 10, Block 1, Country Club Place Subdivision, Hidalgo County, Texas, Located at 321 East Baker Drive.

HECTOR HERNANDEZ, JR., THE APPLICANT, WAS PRESENT ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

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

9. **INFORMATION ONLY**

A. Attendance Roster

10. **ADJOURNMENT**

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A MOTION WAS MADE BY BOARD MEMBER MARC A. GONZALEZ AND SECONDED BY VICE CHAIRPERSON ELISEO GARZA, JR., TO ADJOURN THE MEETING AT 6:03 P.M. MOTION CARRED UNANIMOUSLY WITH A 5-0 VOTE.

Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

NOTICE

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THE CITY OF Edinburg Variance Request

Planning & Zoning Staff Report

Prepared on: July 24, 2025

ZONING BOARD OF ADJUSTMENT

Regular Meeting: July 30, 2025

Agenda Item

Request by E&E Professional Solution LLC. for a variance to the City of Edinburg Unified Development Code to allow as follows: to have a 53-foot lot width instead of the 80-foot minimum lot width required by code, and to have a 7,526 square foot lot area instead of 8,000 square foot minimum required, at Lot 8, West 3 feet of Lot 7, Block 95, Edinburg Townsite, Hidalgo County, Texas, 505 West Van Week Street.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.102, as it applies to lot dimensions and setbacks. The applicant is proposing to build two, three-unit multiplex buildings, one-bedroom units for a total of 6 units to have a 53-foot lot width instead of 80-foot minimum required by code, and to have a 7,526 square feet lot area instead of 8,000 square feet minimum required.

Property Location and Vicinity

The property is located on the north side of West Van Week Street, approximately 50 feet west of North 7th Avenue. On June 4, 2024, the property was rezoned from Residential, Primary (RP) District to Residential, Multifamily (RM) District. Adjacent zoning is Residential, Primary (RP) District to the east and west, Commercial, General (CG) District to the north and Residential, Multifamily (RM) District to the south. Adjacent land uses are single family and multifamily residential uses and commercial uses.

Background and History

The property is part of Edinburg Original Townsite. Previously, on September 18,2024, November 14, 2024, and January 2025, the applicant went before the Board for a variance request for lot width, lot area, density and setback requirements. The item was tabled during the January 2025 meeting for additional discussion. Since the previous meetings the applicant has since adjusted their site plan, and, the applicant submitted a new site plan for two, three-unit multiplex buildings. The applicant requested that his item be placed on the July meeting for consideration based on the new site plan.

Staff mailed a notice of the variance request to 33 neighboring property owners on July 18, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

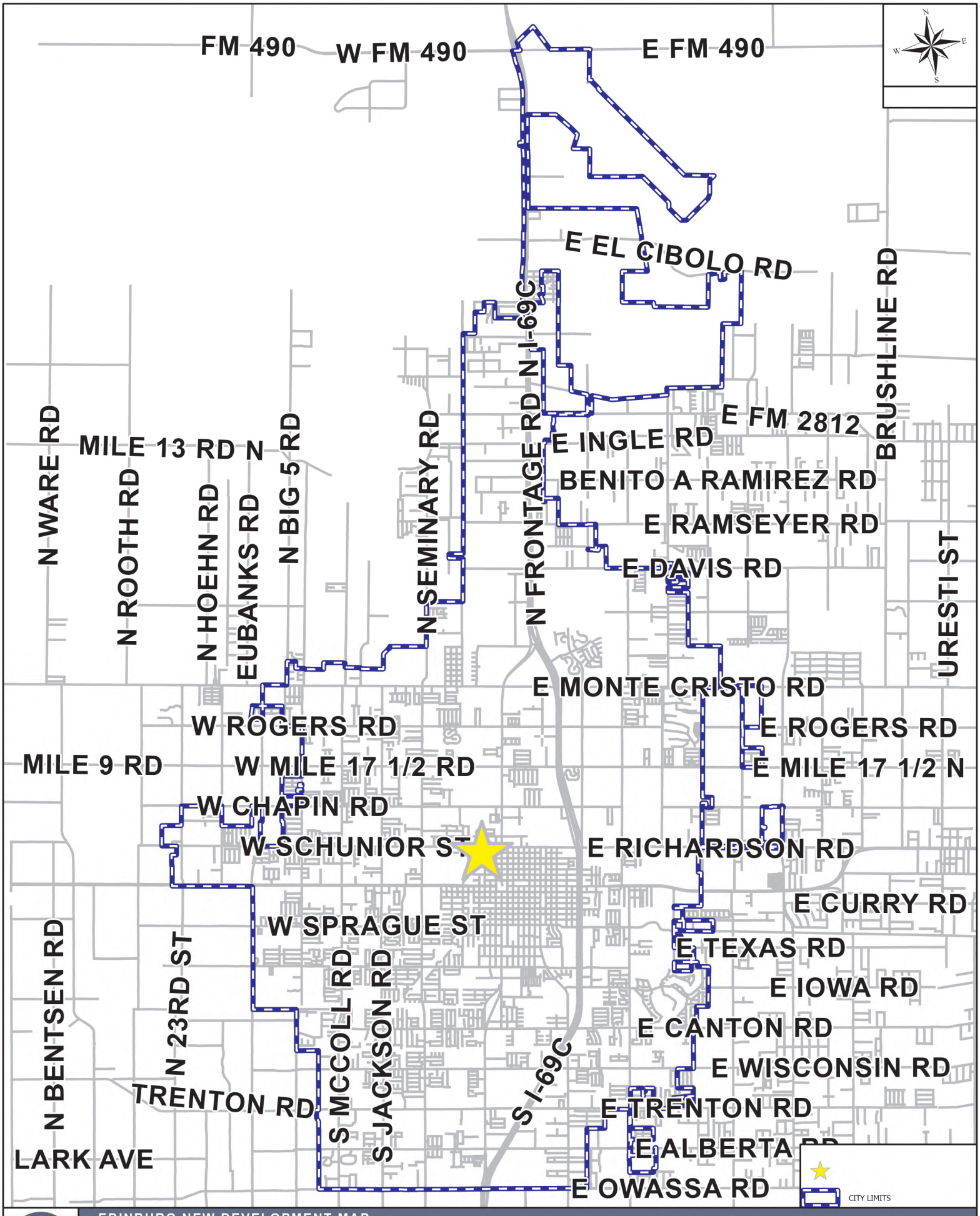
The applicant submitted a revised site plan, proposing to build two structures with three one-bedroom dwelling units per building. The lot does not meet the minimum lot square footage or lot width. The proposed site plan does meet the setback, parking and building separation requirements. The applicant states that they are trying to mirror existing apartments in the area.

Recommendation

Staff recommends denial of the variance request. If approved, the applicant will 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:
Tilfred Ricardo Farley
Planner I

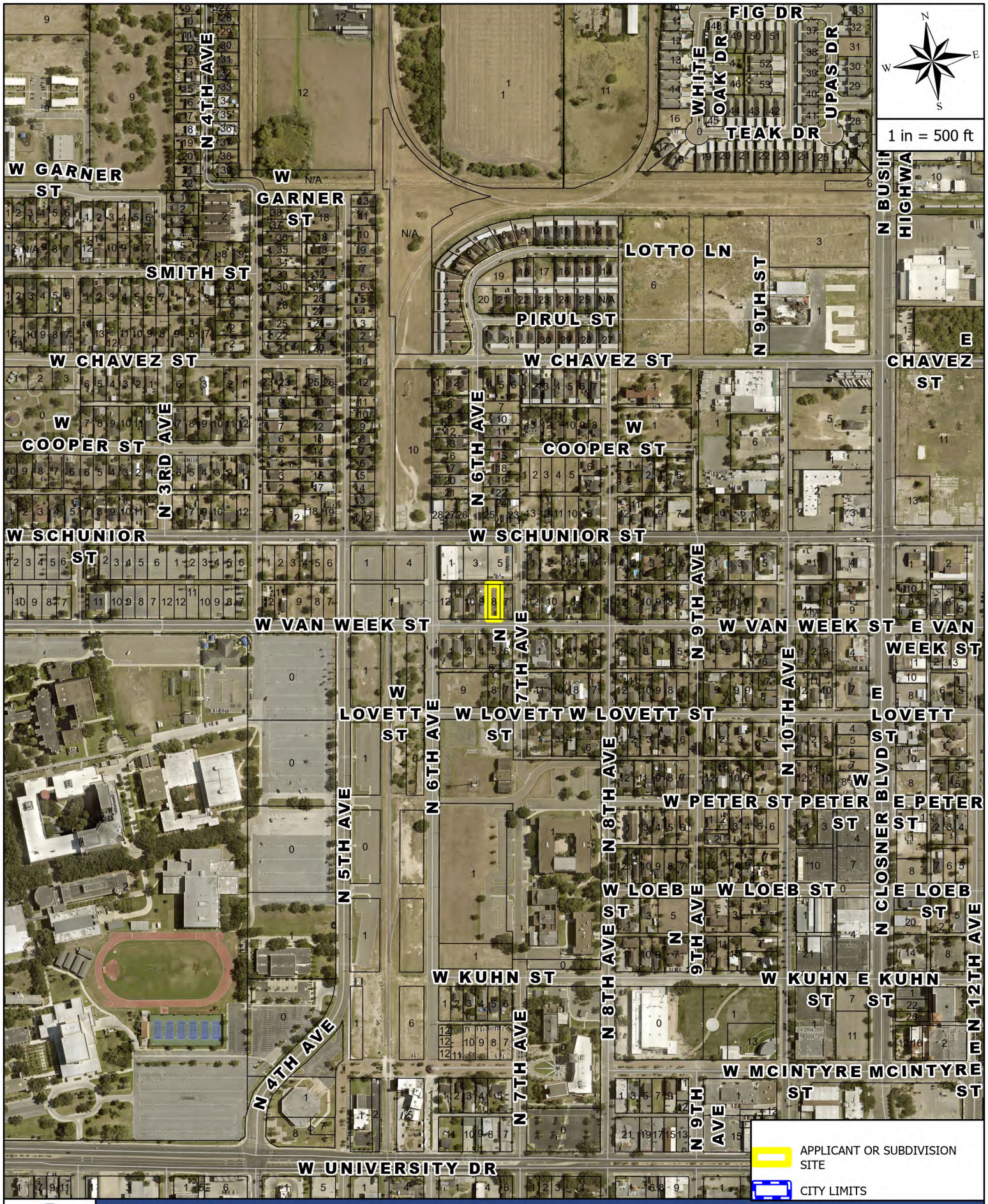
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

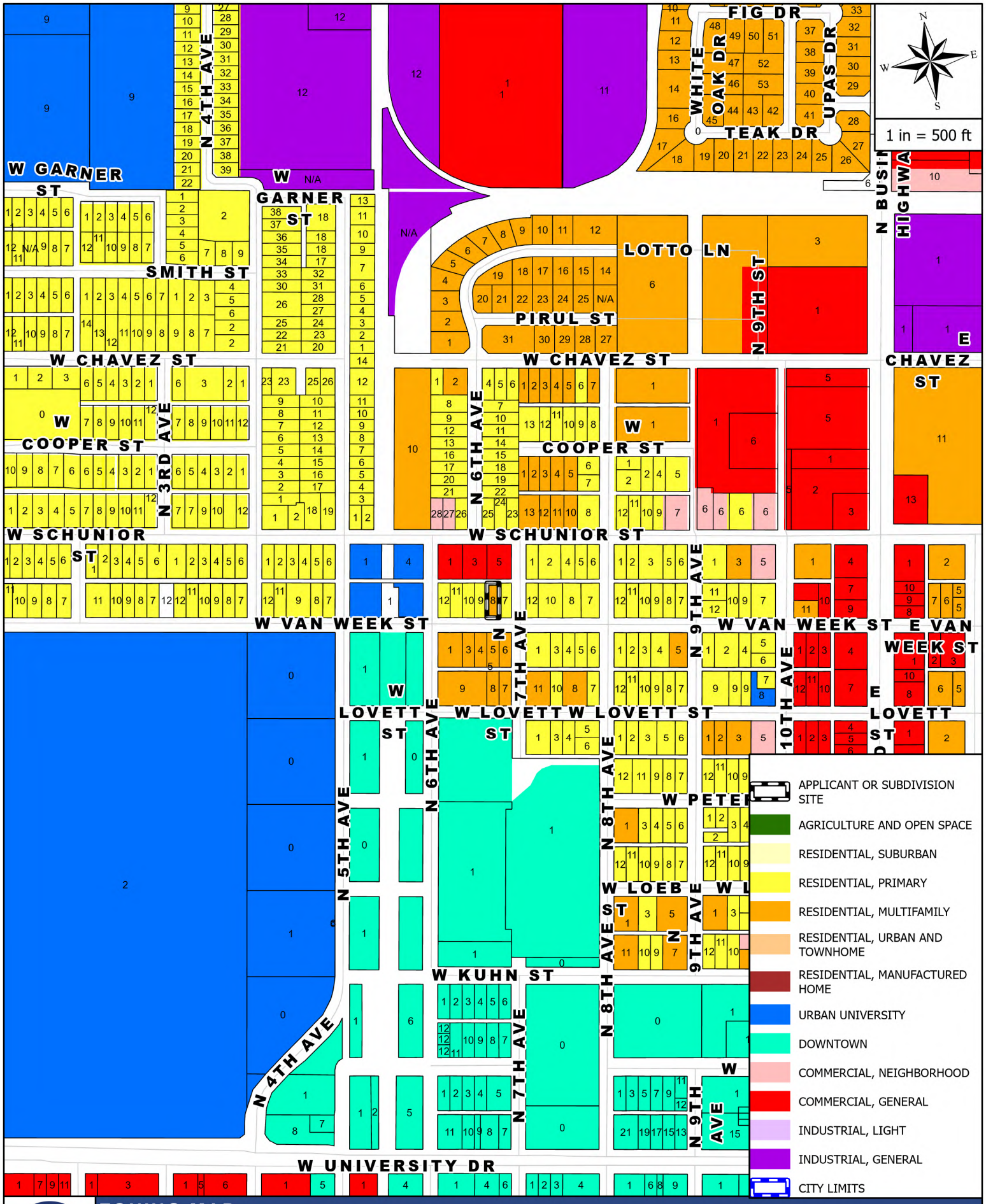
VAR-2024-0245 - 505 W VAN WEEK ST - E&E PROFESSIONAL SOLUTION LLC



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

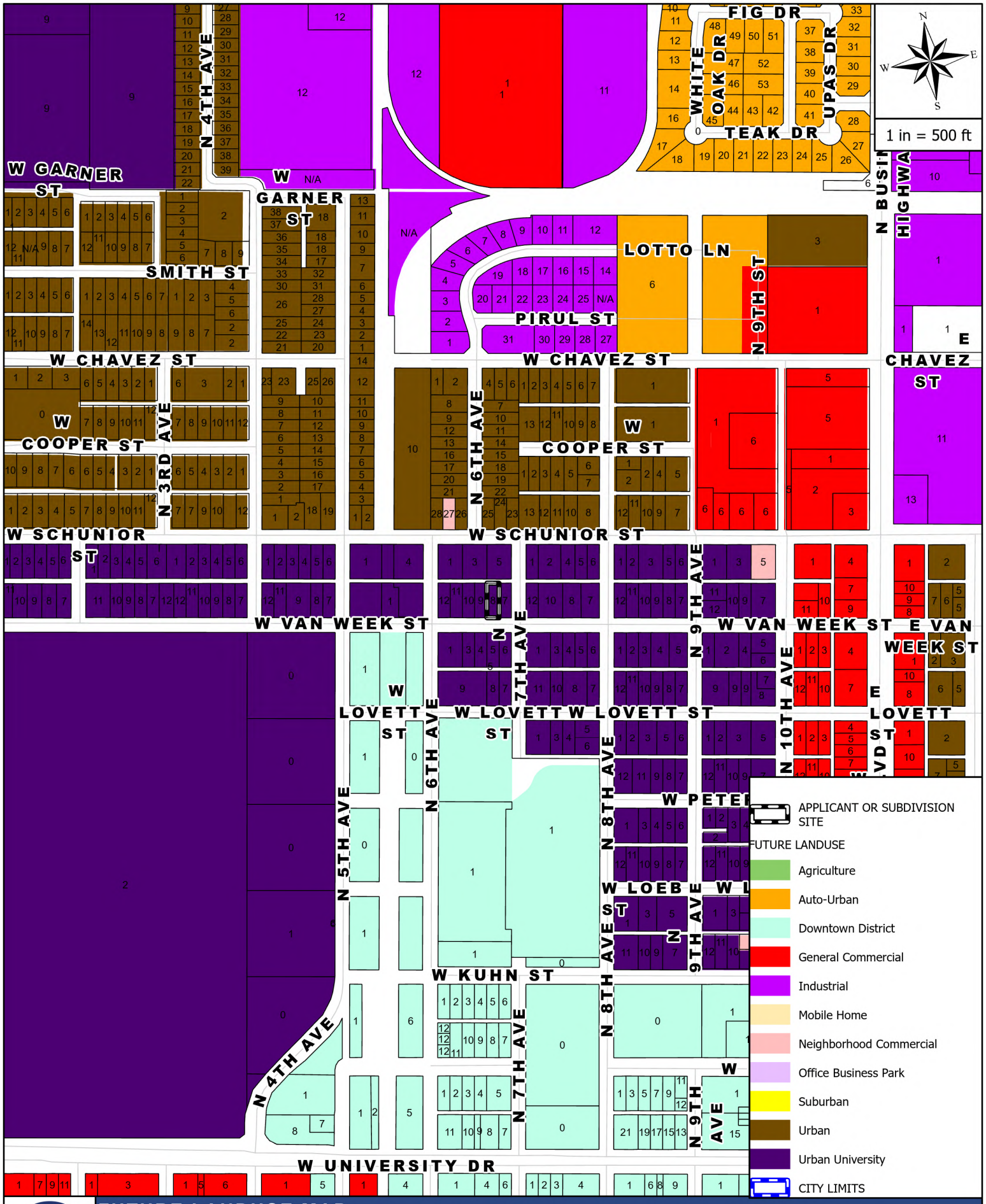
VAR-2024-0245 - 505 W VAN WEEK ST - E&E PROFESSIONAL SOLUTION LLC



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2024-0245 - 505 W VAN WEEK ST - E&E PROFESSIONAL SOLUTION LLC



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2024-0245 - 505 W VAN WEEK ST - E&E PROFESSIONAL SOLUTION LLC



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

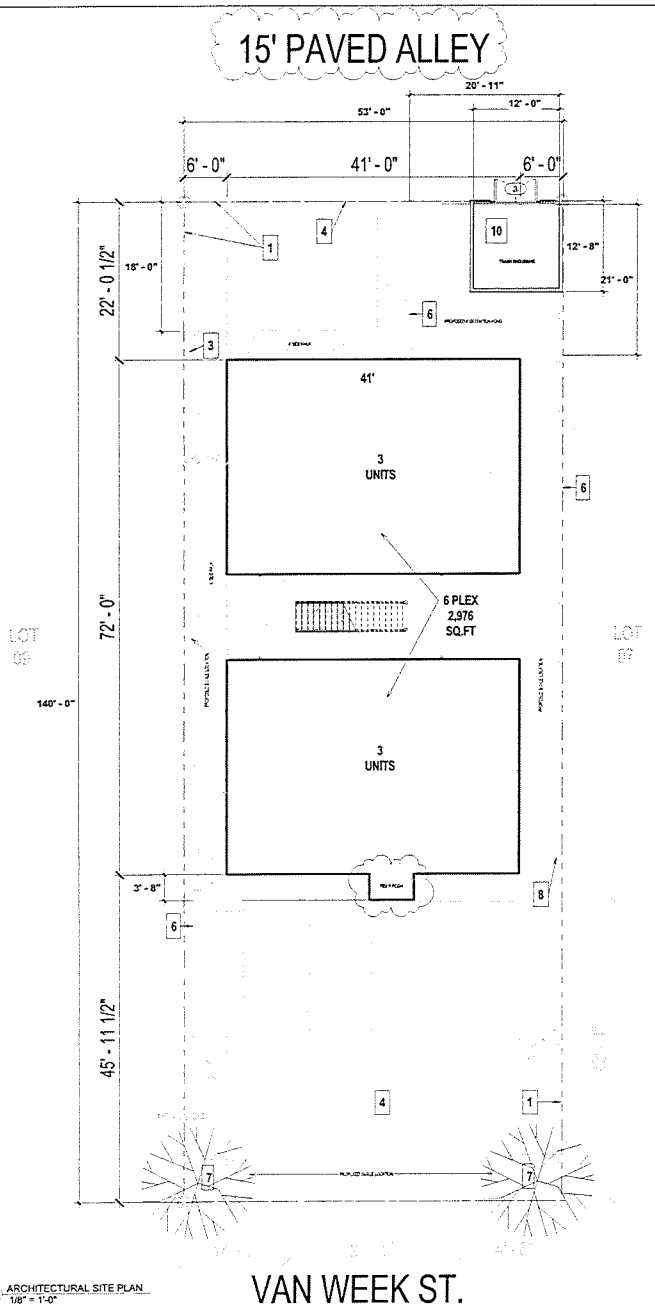
VAR-2024-0245 - 505 W VAN WEEK ST - E&E PROFESSIONAL SOLUTION LLC

Zoning Board of Adjustment

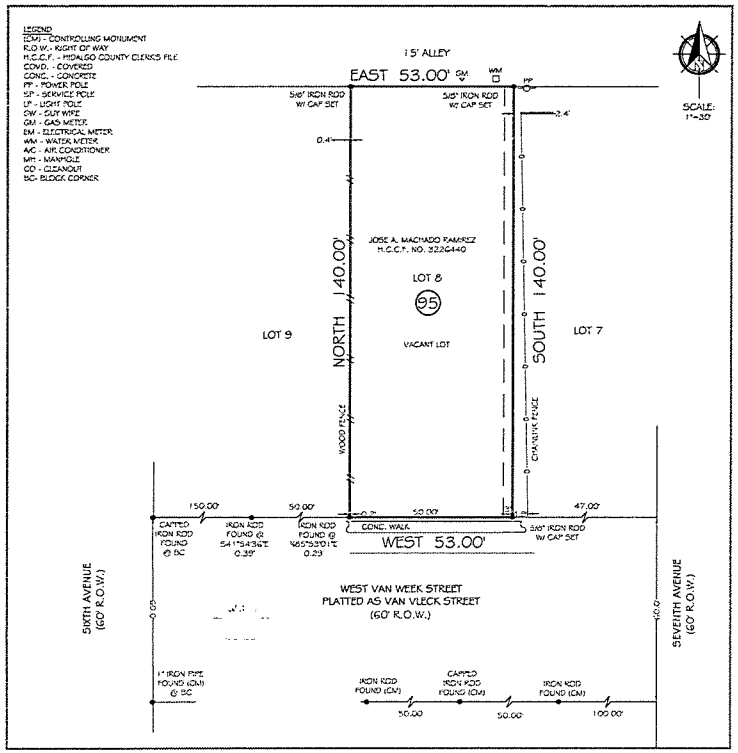
Variance Request by E&E Professional Solution LLC.

505 West Van Week Street





1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



GENERAL NOTES:

1. ALL ELECTRICAL AS PER LOCAL ADOPTED CODES
2. ALL SMOKE DETECTORS TO BE HARDWARE & INTERCONNECTED W/BATTERY BACK-UP.
3. ALL CONSTRUCTION FRAMING: JOIST, & RAFTER SIZES & SPANS AS PER ADOPTED CODES (2018 IBC)
4. ALL SOLE PLATES TO BE TREATED OR PROTECTED
5. ALL FOUNDATION BEAMS TO BE EXTEND MIN. 6' INTO UNDISTURBED SOIL
6. ALL PLUMBING AS PER 2018 IBC PLUMBING CODES
7. SIZE WATER HEATER AS PER 2018 IBC PLUMBING CODE
8. CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE BY THE DESIGNER OF ANY CONFLICTS, DISCREPANCIES OR OMISSION FROM TO COMMENCEMENT OF THE CONTRACT WORK.
9. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME FOR SIMILAR WORK
10. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS OR DETAILS ON THESE DRAWINGS
11. VERIFY W/ OWNER LAYOUT OF LIGHT FIXTURES & SWITCH PRIOR TO INSTALATION
12. CONTRACTOR TO INSURE FINISHED CONCRETE SLAB TO BE 18" FROM STREET ELEVATION
13. ALL DIMENSIONS SHOULD BE READ AND CALCULATED AND NEVER SCALED
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION BRACING & BRACING FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OF CONSTRUCTION.
15. THE CONTRACTOR SHALL ASUME SOLE & COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY. THIS REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
16. CONTRACTOR MUST VERIFY AND COMPLY THAT ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR APPLICABLE ORDINANCE.
17. ALL FOOTING TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
18. IF BACKFIL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE
19. ALL WOOD,CONCRETE AND STEEL STRUCTURE MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHIC APPLICABLE.

UNITS 6
LOT AREA 7,420.00 SQ.FT.
CONSTRUCTION AREA 3,417.30 SQ.FT.
LIVING AREA PER UNIT 569.55 SQ.FT.
LANDSCAPED AREA 1363.67 SQ.FT.
DRIVEWAY AREA 2767.16 SQ.FT.

SITE PLAN KEYNOTES

1. PROPERTY LINE
2. REQUIRED BUILDING SETBACK LINE
3. LANDSCAPE AREA
4. CONCRETE DRIVEWAY
5. 4' SIDEWALK
6. WOOD FENCE
7. TREE
8. HVAC
9. MAILBOXES
10. TRASH ENCLOSURE

CS
CONSTRUCTION SERVICES
956.588.1989

REV	DATE	DESCRIPTION

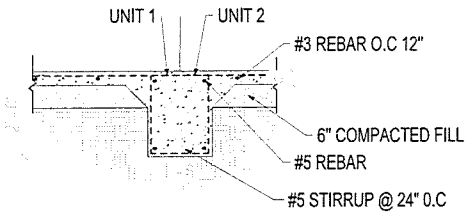
11/07/2024

PROJECT DESIGNED FOR:
VAN WEEK MULTIPLEX
505 W. VAN WEEK ST. EDINBURG TX 78541

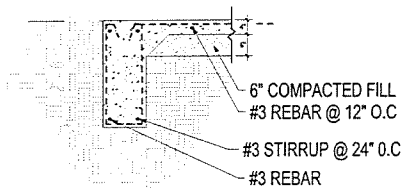
SITE PLAN

11/13/2024 11:24:43 AM

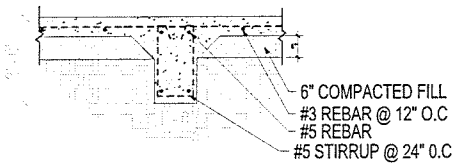
A100



DETAIL A



DETAIL B



DETAIL C

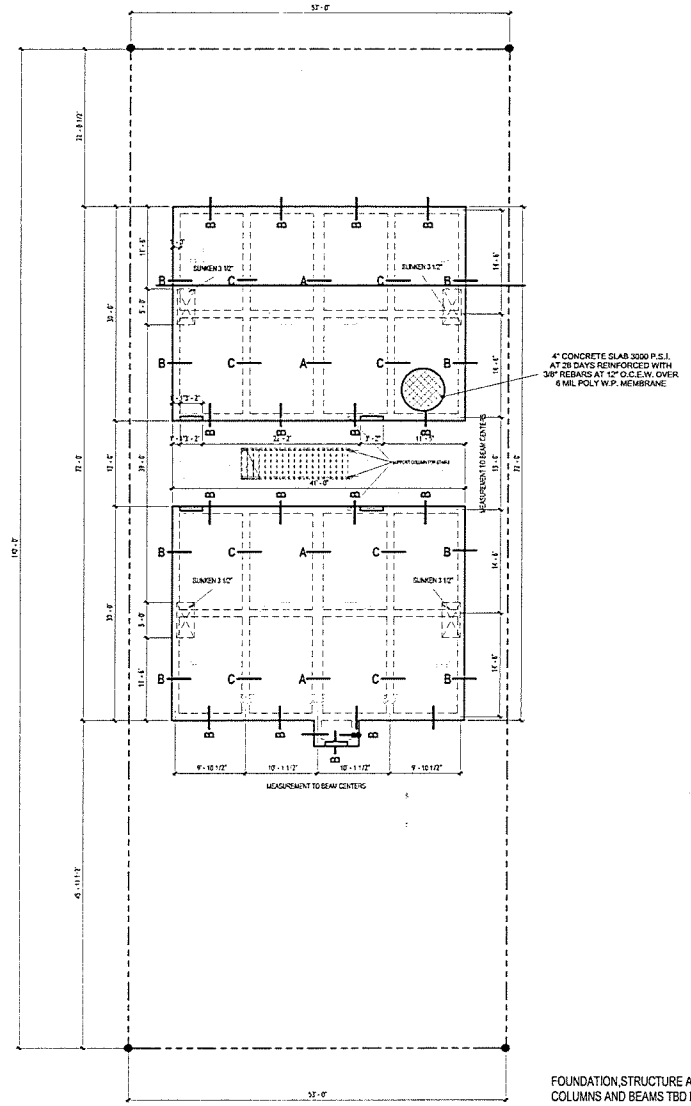
GENERAL NOTES FUNDATION:

1. USE SELECT FILL FROM S-15 EXCEPT IN AREAS WHERE HIGH WATER TABLE IS ENCOUNTERED, USE GRAVEL.
2. BOTTOMS OF ALL BEAMS SHALL EXTEND TWELVE INCHES MIN. TO UNDISTURBED SOIL.
3. ALL CONCRETE SHALL HAVE A 28 DAY MIN. COMPRESSIVE TEST OF 3000 PSI.
4. ALL REINFORCING TO BE CONTINUOUS
5. BEAM REINFORCING SHALL BE TIED AND SUPPORTED @ EVERY 4-0" MIN.
6. LAP ALL BAR REINFORCING 40" DIAMETER.
7. PROVIDE CHAIRS OR OTHER SUITABLE SUPPORTS FOR SLAB REINFORCING.
8. ALL REINFORCING TO HAVE A MIN. OF 1-1/2" CONCRETE COVER ON EXPOSED CONCRETE AND& 3 INCHES ON CONCRETE BELOW GRADE.
9. ALL REINFORCING SHALL BE GRADE 40 OR 60
10. APPLY TERMITE TREATMENT BY# CERTIFIED COMPANY APPROVED BY E.P.A
11. NO PLUMBING MAY BE PLACED WITHIN FUNDATION, CAN ONLY CROSS FOOTINGS.

FOUNDATION NOTES:

TYPICAL FOUNDATION DETAIL PROVIDED BY CS CONSTRUCTION & DEVELOPMENT. ACTUAL FOUNDATION, FOOTINGS AND STRUCTURAL DETAILS TBD BY ENGINEER.

NOTE: CHECK WITH YOUR STRUCTURAL PLANS



FOUNDATION,STRUCTURE AND LOADS OF COLUMNS AND BEAMS TBD BY ENGINEER

① FOUNDATION PLAN
1/8" = 1'-0"

VAN WEEK ST.

CS CONSTRUCTION & DEVELOPMENT
956.588.1989

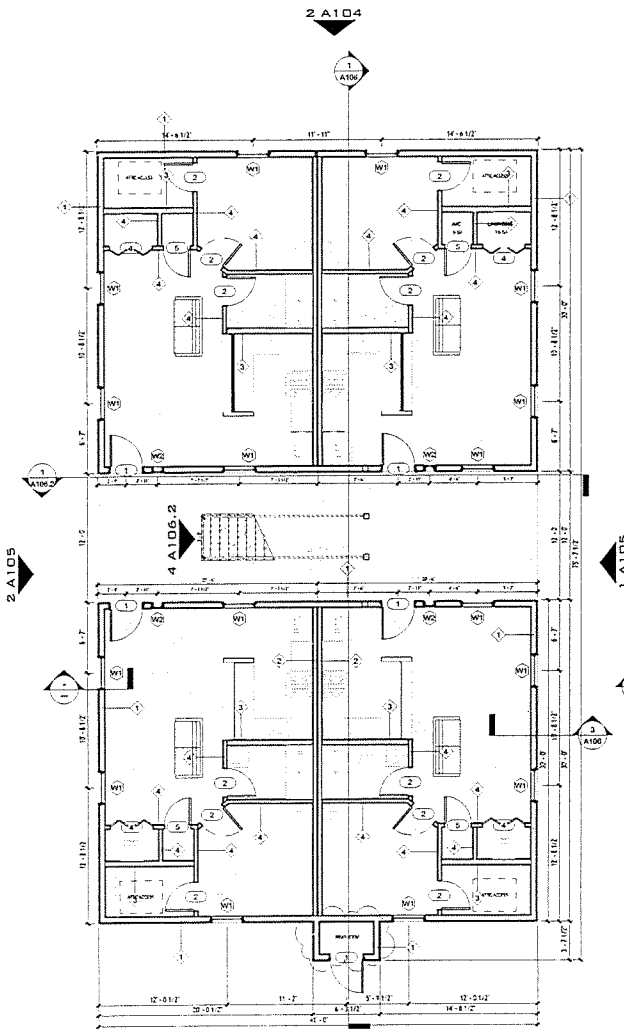
REV	DATE	DESCRIPTION	MARK
	11/07/2024		

PROJECT DESIGNED FOR:
VAN WEEK MULTIPLEX
505 W. VAN WEEK ST, EDINBURG TX 78541

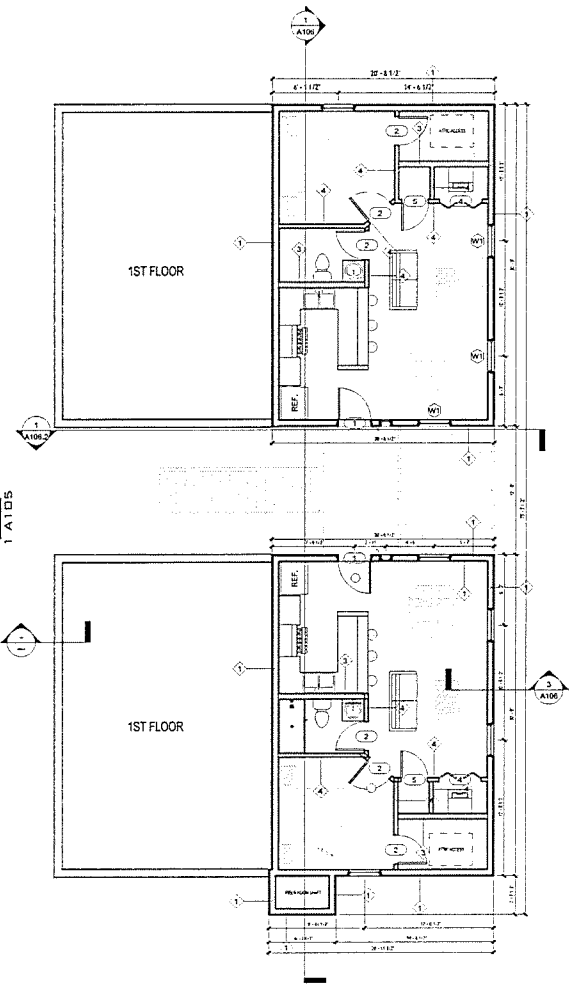
FOUNDATION PLAN

11/13/2024 11:24:43 AM

A101



1 FLOOR PLAN (LEVEL 1)
3/16" = 1'-0"



2 FLOOR PLAN 2
3/16" = 1'-0"

ALL CEILINGS 9' HIGH ALL SOFFITS 9' HIGH

569.55 LIVING SQFT PER UNIT

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BVE MADE BY THE DESIGNER OF ANY CONFLICTS, DISCREPANCIES OR OMISSION PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.

2. ALL INTERIOR DIMENSIONS ARE FROM UNFINISHED WALL, UNLESS NOTED OTHERWIRE. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF FOUNDATION, UNLESS NOTED OTHERWISE.

3. PROVIDE NECESSARY BLOCKING IN WALLS WHERE SHELVING,CABINETS, COUNTERS, CHAIR RAIL, CORNICE TRIM, WOOD BASE AND OTHER MISCELLANEOUS ITEMS REQUIRE A RIGID AND SECURE ATTACHMENT TO SAID WALL.

4. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL RESTROOMS, BATHROOMS, LAUNDRY WALLS AND CEILINGS.

5. ALL CEILING HEIGHTS TO BE 12'-0" / 12'-6"TYP, UNLESS OTHERWISE.

6. CONTRACTOR MUST VERSIY AND COMPLY THAT ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR APPLICABLE ORDINANCE.

7. THERMALLY INSULATE EXTERIOR WALLS AND SOUND INSULATE ALL INTERIOR WALLS. INSULATE WINDOW OPENINGS.

8. VERIFY FINISH FLOOR W/OWNER

9. ALL DOOR OPENINGS SHALL BE 4" MIN. OFF NEAREST WALL TO JAMB UNLESS OTHERWISE NOTED.

10. STUCCO FINISH OVER 5/8" OSB SHEATHING WITH WEATHER BARRIER, OVER 2x4 STUD WALL W/R-13" BATT INSULATION.

11. 2x4 STUD WALL @16" O.C. WITH 1 LAYER OD 1/2" GYPSUM BOARD (TYP.)

12. 209 S.F. APPROX. OF DECKING FLOOR IN ATTIC FOR STORAGE PURPOSES.

DESIGNER NOTES:

1.CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPACIES TO DESIGNER.

2.THE DESIGNER IS NOT RESPONSIBLE FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING SERVICES. IF IS THE RESPONSIBILITY OF THE OWNER TO CONTRACT THE ABOVE REFERENCED SERVICES. THE OWNER ALSO AGREES TO HOLD THE DESIGNER HARMLESS SHOULD DEFECTS IN THE WORK OCCUR RELATED TO OR RESULTED FROM STRUCTURAL FAILURE, ELECTRICAL, MECHANICAL OR PLUMBING DEFICIENCIES.

3.THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, TECHNIQUES AND ASSEGNANCE OF PROCEDURES.

4.ANY DISCREPANCIES IN THE PLANS MUST BE CALLED TO THE DESIGNERS ATTENTION FOR REVIEW PRIOR TO EXECUTION OF THAT PORTION OF THE WORK.

5.DEVIATION FORM THE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER SHALL AUTOMATICALLY RELEASE THE DESIGNER FROM LIABILITY AND HOLD HIM HARMLESS.

6.THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THE STRUCTURE. THIS MEANS THIS PLANS MUST BE FIELD VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR IN AUTHORITY FOR THE JOB ANY DISCREPANCY, ERROR, AND OR OMISSION IF FOUND IS TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCING CONSTRUCTION THESE PLANS AND THEIR USE ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED USED FOR OTHER CONSTRUCTION, TRACED OR RELISED WITHOUT WRITTEN PERMISSION OF CE CONSTRUCTION AND DEVELOPMENT.

7. DIMENSIONS SHOWN IN THE PLANS ARE "NOMINAL" SLIGHT FIELD ADJUSTMENTS MAY BE NECESSARY TO ALLOW FOR ACTUAL MATERIAL SIZES AND PARTICULARLY OF CONVENTIONAL CONSTRUCTION METHODS. DETAILS AND NOTES NOT PROVIDED WITH THESE DRAWINGS SHOULD BE PROVIDED BY THE MFG SUPPLIER OR INSTALLATION CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.

WALL LEGEND	
1	WOOD STUD LOAD BEARING 6" EXTERIOR WALL
2	WOOD STUD LOAD BEARING 4" PARTITION 1 HR RATED FIRE WALL UL U305
3	WOOD STUD LOAD BEARING 4" INTERIOR MOISTURE RESIST HYDRAULIC WALL
4	WOOD STUD NON LOAD BEARING 4" INTERIOR PARTITION WALL

Door Schedule

Type Mark	Width	Height	Count
1	3' - 0"	6' - 8"	7
2	2' - 8"	6' - 8"	21
3	6' - 0"	6' - 0"	1
4	4' - 0"	6' - 8"	7
5	2' - 6"	6' - 8"	7

Window Schedule

Type Mark	Width	Height	Count
W1	3' - 0"	5' - 0"	24
W2	1' - 0"	6' - 0"	6

LIVING AREAS

LIVING AREA PER UNIT:569.55 SQ.FT. 6 UNITS TOTAL: 3,417.30 SQ.FT.
DRIVEWAY= 2,767.16 SQ.FT. 7 PARKING SPACES

CE CONSTRUCTION & DEVELOPMENT
956.588.1989

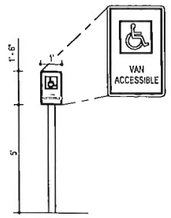
REV	DATE	DESCRIPTION	INIT
	11/07/2024		

PROJECT DESIGNED FOR:
VAN WEEK MULTIPLEX
505 W. VAN WEEK ST. EDINBURG TX 78541

FLOOR PLAN

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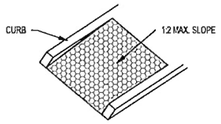
A102



DETAIL 3- ACCESSIBLE SIGN



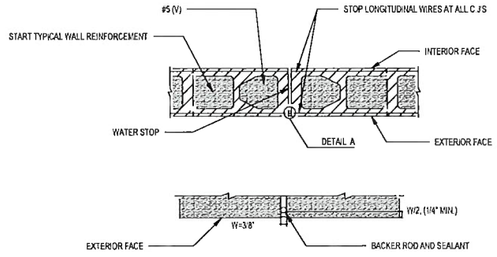
DETAIL 2- UNIVERSAL SYMBOL



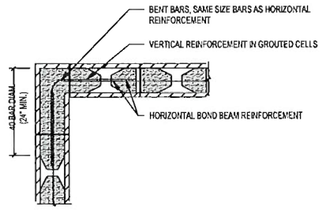
ISOMETRIC VIEW

DETAIL 4- ACCESSIBLE RAMP

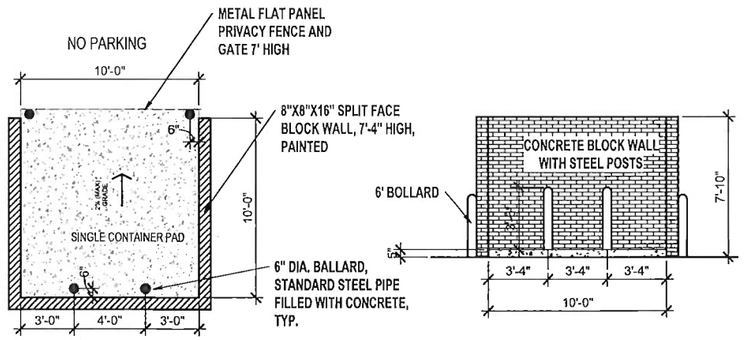
2 ADA DETAILS
1/8" = 1'-0"



3 CMU CONTROL JOINT (C,J)
1" = 1'-0"

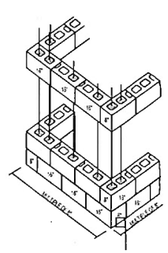


5 TYPICAL BOND BEAM CORNER
3/4" = 1'-0"

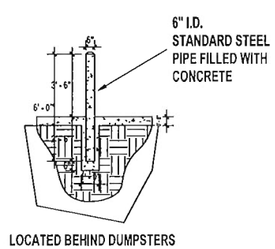


PLAN
SINGLE WASTE CONTAINER ENCLOSURE

SECTION
SINGLE WASTE CONTAINER ENCLOSURE



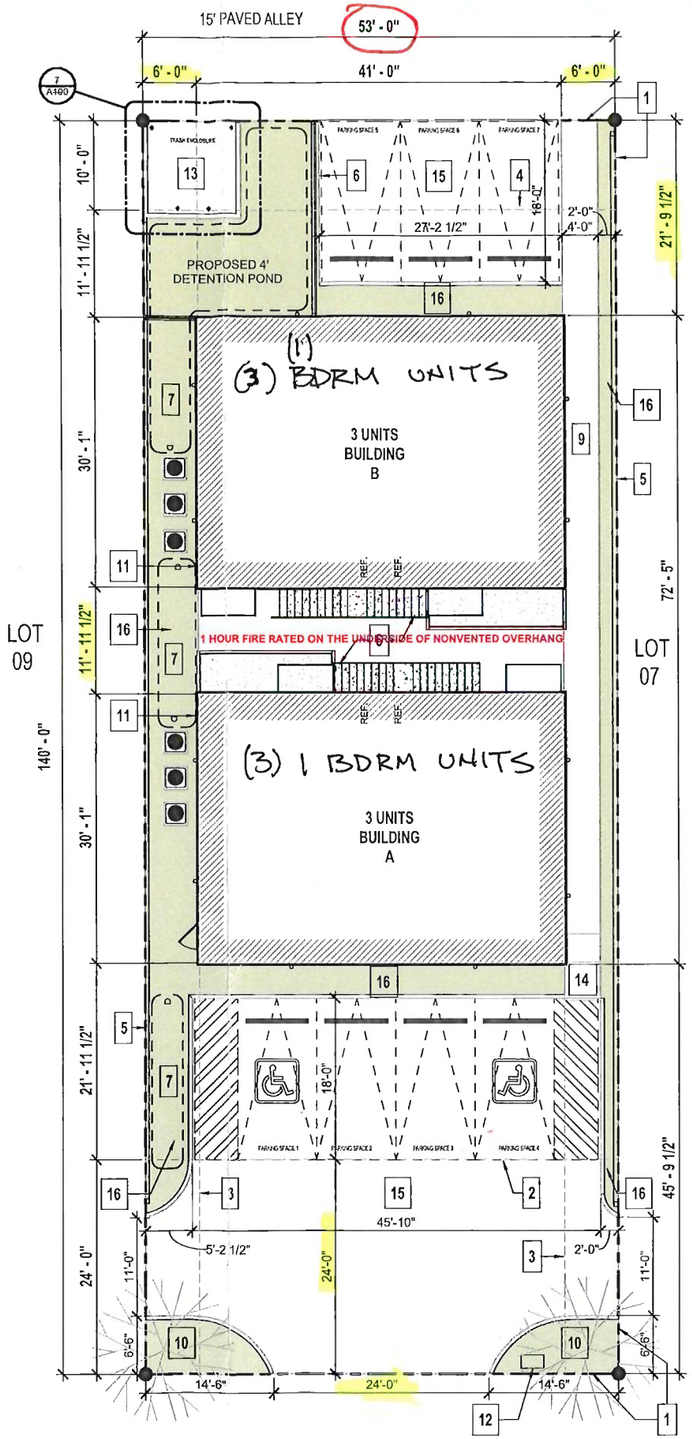
6 TYPICAL CMU CORNER DETAIL
1/4" = 1'-0"



LOCATED BEHIND DUMPSTERS

7 DUMPSTER DETAILS
1/4" = 1'-0"

80' LOT WIDTH REQ.



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

GENERAL NOTES:

1. ALL ELECTRICAL AS PER LOCAL ADOPTED CODES
2. ALL SMOKE DETECTORS TO BE HARDWARE & INTERCONNECTED W/BATTERY BACKUP.
3. ALL CONSTRUCTION, FRAMING, JOIST, & RAFTER SIZES & SPANS AS PER ADOPTED CODES (2018 IBC)
4. ALL SOLE PLATES TO BE TREATED OR PROTECTED
5. ALL FOUNDATION BEAMS TO BE EXTEND MIN. 6' INTO UNDISTURBED SOIL
6. ALL PLUMBING AS PER 2018 IBC PLUMBING CODES
7. SIZE WATER HEATER AS PER 2018 IBC PLUMBING CODE
8. CONTRACTOR SHALL VERIFY DIEMNSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK, ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE BY THE DESIGNER OF ANY CONFLICTS. DISCREPANCIES OR OMISSION PROPR TO COMMENCEMENT OF THE CONTRACT WORK
9. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME FOR SIMILAR WORK
10. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS OR DETAILS ON THESE DRAWINGS
11. VERIFY W/ OWNER LAYOUT OF LIGHT FIXTURES & SWITCH PRIOR TO INSTALATION
12. CONTRACTOR TO INSURE FINISHED CONCRETE SLAB TO BE 18" FROM STREET ELEVATION
13. ALL DIMENSIONS SHOULD BE READ AND CALCULATED AND NEVER SCALED
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION SHORING & BRACING FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION.
15. THE CONTRACTOR SHALL ASUME SOLE & COMPLETE RESPONSABILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFEITY OF ALL PERSONS & PROPERTY. THIS REQUIRMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
16. CONCTRACTOR MUST VERIFY AND COMPLY THAT ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR APPLICABLE ORDINANCE.
17. ALL FOOTING TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
18. IF BACKFIL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE
19. ALL WOOD,CONCRETE AND STEEL STRUCTURE MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHRE APPLICABLE.

LANDSCAPE KEYNOTES

1. PROPERTY LINE
2. FRONT SETBACK
3. SIDE SETBACK
4. BACK SETBACK
5. WOOD FENCE
6. STAIRWAY TO UPPER UNITS
7. SWALE
8. PIPE CONNECTING SWALES
9. 4' SIDEWALK
10. TREE
11. ELECTRIC METERS
12. MAILBOX
13. TRASH ENCLOSURE
14. ADA RAMP
15. PARKING AREA
16. LANDSCAPE AREA

SET BACKS:
FRONT - 10'
SIDE - 6'
REAR - 10'

PARKING - 6 SIX SPACES REQ.

UNITS 6
LOT AREA 7,420.00 SQ.FT.
LANDSCAPED AREA 1,500.00 SQ.FT.
DRIVEWAY AREA 2,395.00 SQ.FT.

8,000 SF REQ.

FOR SOLID WASTE, STORMWATER, ENGINEERING AND PLANNING & ZONING DEPARTMENTS APPROVAL

CONSTRUCTION & DEVELOPMENT
956.588.1989

REV	DATE	DESCRIPTION	NAME

ISSUE DATE: 11/07/2024

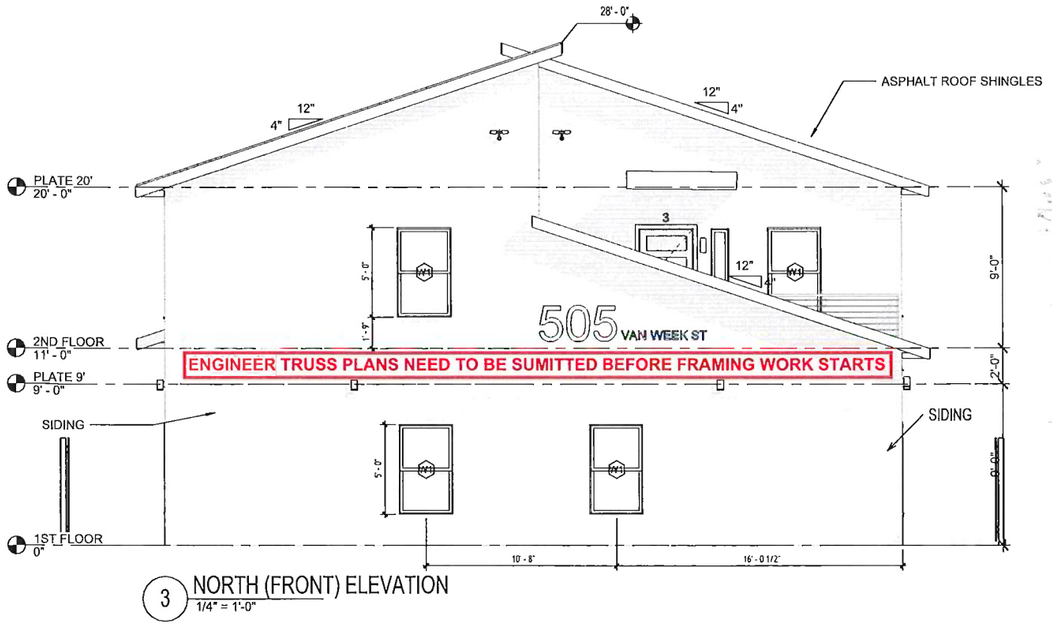
PROJECT DESIGNED FOR:
VAN WEEK MULTIPLEX
505 W. VAN WEEK ST. EDINBURG TX 78541

SITE PLAN

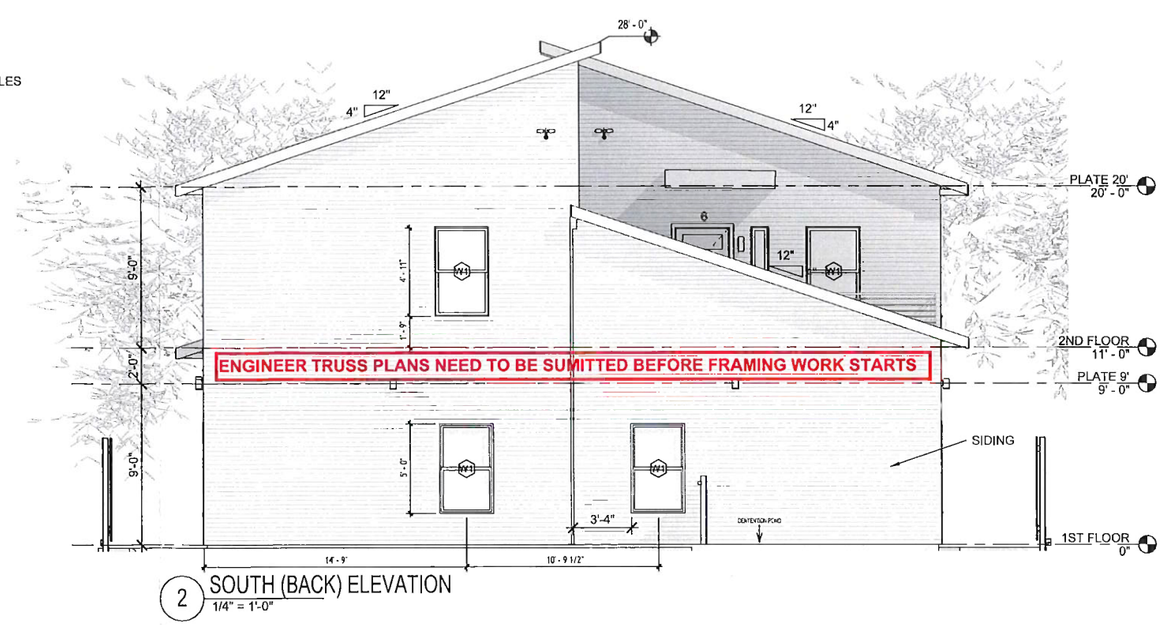
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ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM STREET OF FRONTING THE PROPERTY. 2018 IBC SECTION 502



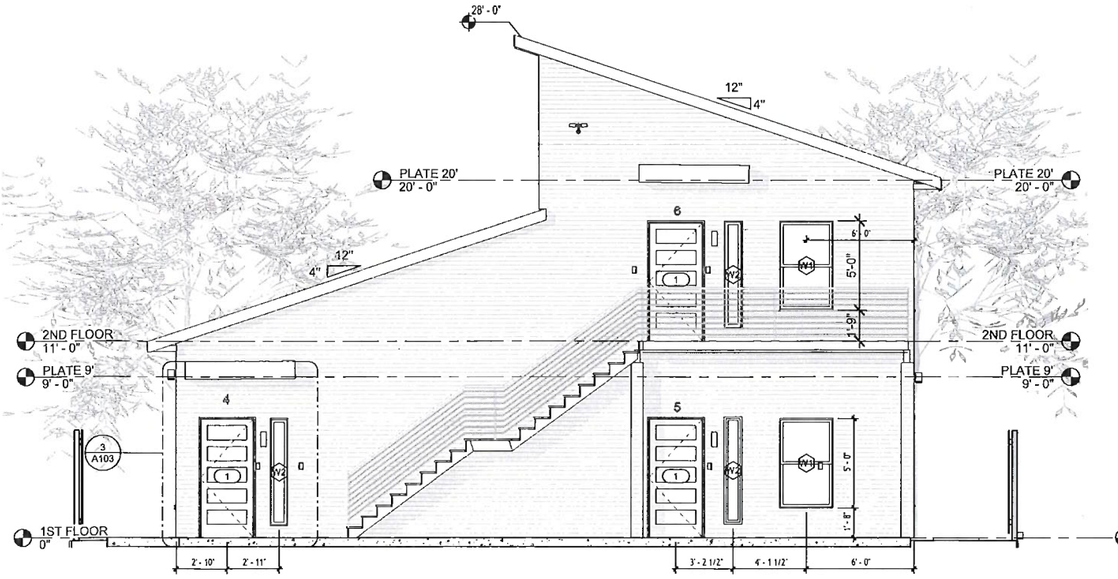
3 NORTH (FRONT) ELEVATION
1/4" = 1'-0"



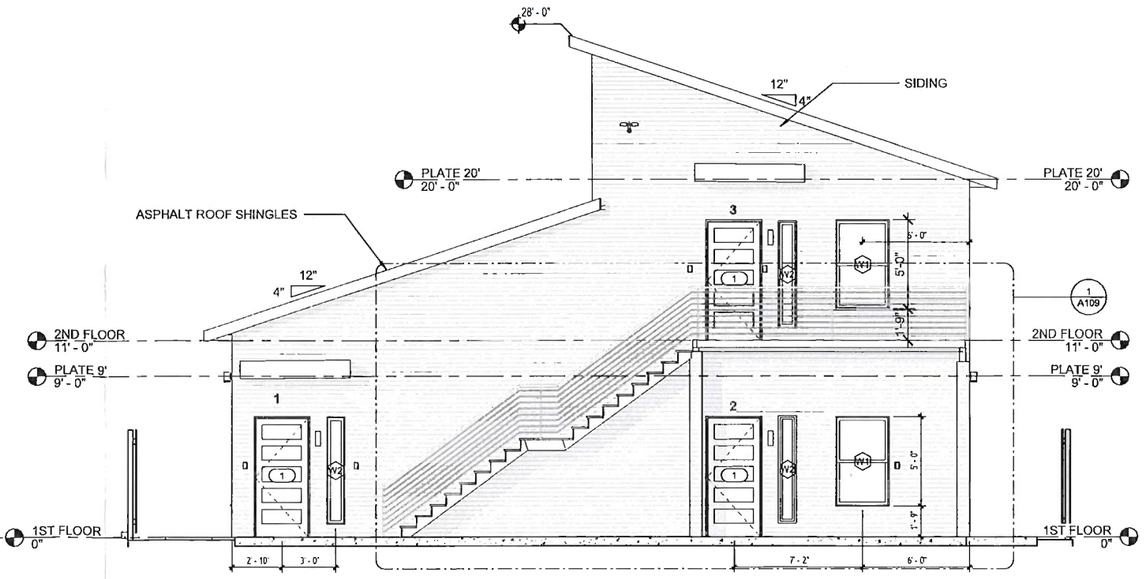
2 SOUTH (BACK) ELEVATION
1/4" = 1'-0"

GLASS AND GLAZING AS PER 2018 IBC CHP. 24; SECTION 2406- SAFETY GLAZING

GLAZING TO BE IN ACCORDANCE WITH ANSI Z97.1 AND CPSPS 16 CFR 1201 ON ALL HAZARDOUS LOCATIONS



1 ELEVATION UNIT A
1/4" = 1'-0"



4 ELEVATION UNIT B
1/4" = 1'-0"

956.588.1989

REV	DATE	DESCRIPTION	NAME
ISSUE DATE	11/07/2024		

PROJECT DESIGNED FOR:
VAN WEEK MULTIPLEX
505 W. VAN WEEK ST. EDINBURG TX 78541

ELEVATIONS

6/23/2025 11:43:24 AM

A105

Planning & Zoning
415 West University Drive Edinburg,
Texas 78539
(956) 388-8202

THE CITY OF Edinburg

Zoning Variance Application

ENERGOV CASE # VAR-2024-0257

Property Owner Name: E & E Professional Solutions LLC

Owner Contact Information

Mailing Address: 501 N Bridge ST STE 223 (Street Address) Hidalgo, TX (City/State) 78557 (Zip Code)

Phone (Home): _____ (Work): _____ (Cell): _____

Email: _____

Agent/Applicant Name *(if different than Owner)*: Joseph Ruiz

Applicant Contact Information

Mailing Address: 2400 E 20th ST (Street Address) Mission, TX (City/State) 78572 (Zip Code)

Phone (Home): 956-250-3667 (Work): 956-588-1989 (Cell): n/a

Email: info@csdevelopers.net / anafalcon@csdevelopers.net

Property Address for Variance: 505 W. Van Week (Street Address) Edinburg TX (City/State) 78541 (Zip Code)

Property Legal Description: 8-W 3 Ft. 7 (Lot) BLK 95 (Block) E33000 (Subdivision)

EDINBURG TOWNSITE LOT 8-W 3 FT. 7 BLK 95

Present Property Zoning: RM - Residential, Multifamily & Urban Property ID#: 164059

Nature of Request *(cite all applicable issues needing variance)*:

Lot width, lot area, requesting 6 units instead of 4.

Reason for Appeal

Variance will not be granted to relieve personal hardships, to accommodate conditions created by the owner or applicant, and will not be based solely on economic gain or loss. However, if there are circumstances the applicant wishes to be known to the Zoning Board of Adjustment, please list below. Attach additional pages if necessary. Information provided here is not required and does not guarantee approval of this request.

OFFICE USE ONLY:

UDC Section(s) Requiring Variance: _____

Reviewed by: _____ Date: 11/14/24

OWNER NOTIFICATION LIST REPORT

PID 164353 SOUTHERN PACIFIC TRANSPORT
PROPERTY TAX DEPT
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179-1001

PID 164350 SALINAS ADAN GEORGE & MARIA D.
1621 RENEE
EDINBURG, TX 78539-5963

PID 164063 MEDINA ALBERTO & MARIA A
1705 W ROGERS RD
EDINBURG, TX 78541-8582

PID 1472454 JTAAS CONSTRUCTION LLC
2110 E SUNLAND AVE
PHOENIX, AZ 85040-3429

PID 164347 ZAMORA LAURO
2309 NICOLE DR
MISSION, TX 78574-9709

PID 204504 VASQUEZ RUBEN & MELYNDA
2902 SUNSET DR
EDINBURG, TX 78539-9755

PID 164065 PORRAS DOMINGO
301 N 10TH AVE
EDINBURG, TX 78541-3321

PID 204502 ORTIZ GREGORIA
316 CAVAZOS ST
EDINBURG, TX 78539-9643

PID 454006 FLORES FRANCISCO
3209 GULL AVE
MCALLEN, TX 78504-5041

PID 641863 FLORES FRANCISCO
3209 GULL AVE
MCALLEN, TX 78504-5041

PID 641864 FLORES FRANCISCO
3209 GULL AVE
MCALLEN, TX 78504-5041

PID 164066 CONTRERAS YOLANDA
410 W SCHUNIOR ST
EDINBURG, TX 78541-3012

PID 164070 CAJERO MARCELINO & REYNA
411 W VAN WEEK
EDINBURG, TX 78541-3237

PID 164340 RAMIREZ SANTA
412 W VAN WEEK ST
EDINBURG, TX 78541-3238

PID 164346 GRIMALDO ALMA
414 N DEPOT RD
EDINBURG, TX 78541-8830

PID 164339 NEVAREZ HUMBERTO G & PATRICIA
414 W VAN WEEK ST
EDINBURG, TX 78541-3238

PID 164071 CASTRO JULIANA MARIE CUST EMMA
LEINA VEGA ET AL
415 W VAN WEEK ST

PID 164338 SALAZAR ROBERTO & JULIANITA
418 W VAN WEEK ST
EDINBURG, TX 78541-3238

PID 164072 REYES LEONEL & ALTAGRACIA
419 W VAN WEEK ST
EDINBURG, TX 78541-3237

PID 164064 GONZALEZ MATTHEW
4601 W STATE HIGHWAY 107
MCALLEN, TX 78504-9485

PID 641865 EDWARD MIREYA INVESTMENTS LLC
4800 E IOWA RD
EDINBURG, TX 78542-2721

PID 164059 E & E PROFESSIONAL SOLUTIONS LLC
501 N BRIDGE ST STE 223
HIDALGO, TX 78557-2530

PID 164055 LIND PATRICK D & GLORIA S
502 W SCHUNIOR ST
EDINBURG, TX 78541-3014

PID 164056 LIND PATRICK D & GLORIA S
502 W SCHUNIOR ST
EDINBURG, TX 78541-3014

PID 204501 LOPEZ MATILDE
505 W SCHUNIOR ST
EDINBURG, TX 78541-3013

PID 204503 AGUIRRE IRMA MARIO A REYES & ELICKA A MATEO
511 W SCHUNIOR ST
EDINBURG, TX 78541-3066

PID 204505 RVJ PROPERTIES LLC
523 W SCHUNIOR
EDINBURG, TX 78541-3066

PID 164352 BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
ATTN: REAL ESTATE
210 W 7TH STREET
AUSTIN, TX 78701-2903

PID 153984 LONG H S & ELOISE
PO BOX 203
EDINBURG, TX 78540-0203

PID 164058 GARAY ROSA NELIA GUZMAN DE
50 CONQUISTADOR RD
RIO GRANDE CITY, TX 78582-5660

PID 204500 PONCE FELIPE J & MA GUADALUPE
501 W SCHUNIOR ST
EDINBURG, TX 78541-3013

PID 164057 LIND PATRICK D & GLORIA S
502 W SCHUNIOR ST
EDINBURG, TX 78541-3014

PID 164351 MEDINA MARY ALICE & SARA G PEREZ
505 W LOVETT ST
EDINBURG, TX 78541-3227

PID 164060 GUERRA GABRIEL NORMA G STUEBER
509 W VAN WEEK ST
EDINBURG, TX 78541-3239

PID 164062 GONZALEZ DANIEL GUADALUPE JR & ROSALINDA MENDEZ SANDOVAL
513 W VAN WEEK ST
EDINBURG, TX 78541-3239

PID 164061 GARZA ISRAEL & IRMA S
PO BOX 1733
EDINBURG, TX 78540-1733

PID 527679 BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
ATTN: REAL ESTATE
210 W 7TH STREET
AUSTIN, TX 78701-2903

PID 164349 SOUTHERN UNION COMPANY
PO BOX 400
SAN ANTONIO, TX 78292

Planning & Zoning Staff Report

Prepared on: July 23, 2025

ZONING BOARD OF ADJUSTMENT

Regular Meeting: July 30, 2025

Agenda Item

Request by L & P Homes 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 S120'-N530'-W150'-E781.40' LOT 8 SEC 240 0.41 AC GR 0.36 AC NET, Hidalgo County, Texas, Located at 3008 Rangel Drive.

Request

The applicant is requesting a variance to the City's Unified Development Code (UDC), Section 5.210(E), as it applies to requirements for sanitary sewer. The applicant is proposing to utilize an on-site sewage facility rather than connect to the public sanitary sewer system for a proposed home.

Property Location and Vicinity

The property is located on the east side of Rangel Drive, located approximately 800 feet north of West Rogers Road. The property is zoned Residential, Suburban (RS) District. Adjacent zoning is Residential, Suburban (RS) District to the north, south and west, and Residential Primary (RP) District to the east. Surrounding land uses are single-family residential uses.

Background and History

The property is a 0.41-acre tract that is part of the Tex-Mex Survey. The applicant is proposing to build a home and has submitted a site plan indicating the location of the proposed house. Instead of connecting to the public sewer system as required by the Unified Development Code, the applicant intends to use an on-site sewage facility (septic tank) for the proposed home.

Staff mailed a notice of the variance request to 21 neighboring property owners on July 18, 2025, and received no comments in favor or against this request at the time that this report was prepared.

Analysis

The property has 120.00 feet of frontage along Rangel Drive and an average depth of 150 feet. According to Unified Development Code Section 5.210(E), "All uses shall be required to be served by public sanitary sewer systems." An exception is allowed for on-site sewer systems if the lot is more than 400 feet from a reasonably accessible sewer system and meets additional requirements, including being a lot of record and having a minimum area of ½ acre. The subject property is approximately 1,580 feet from the City of Edinburg sewer lines located at the intersection of North Jackson Road and West Rogers Road. While it meets the distance requirement, it does not qualify for the exception because it is not a lot of record and does not

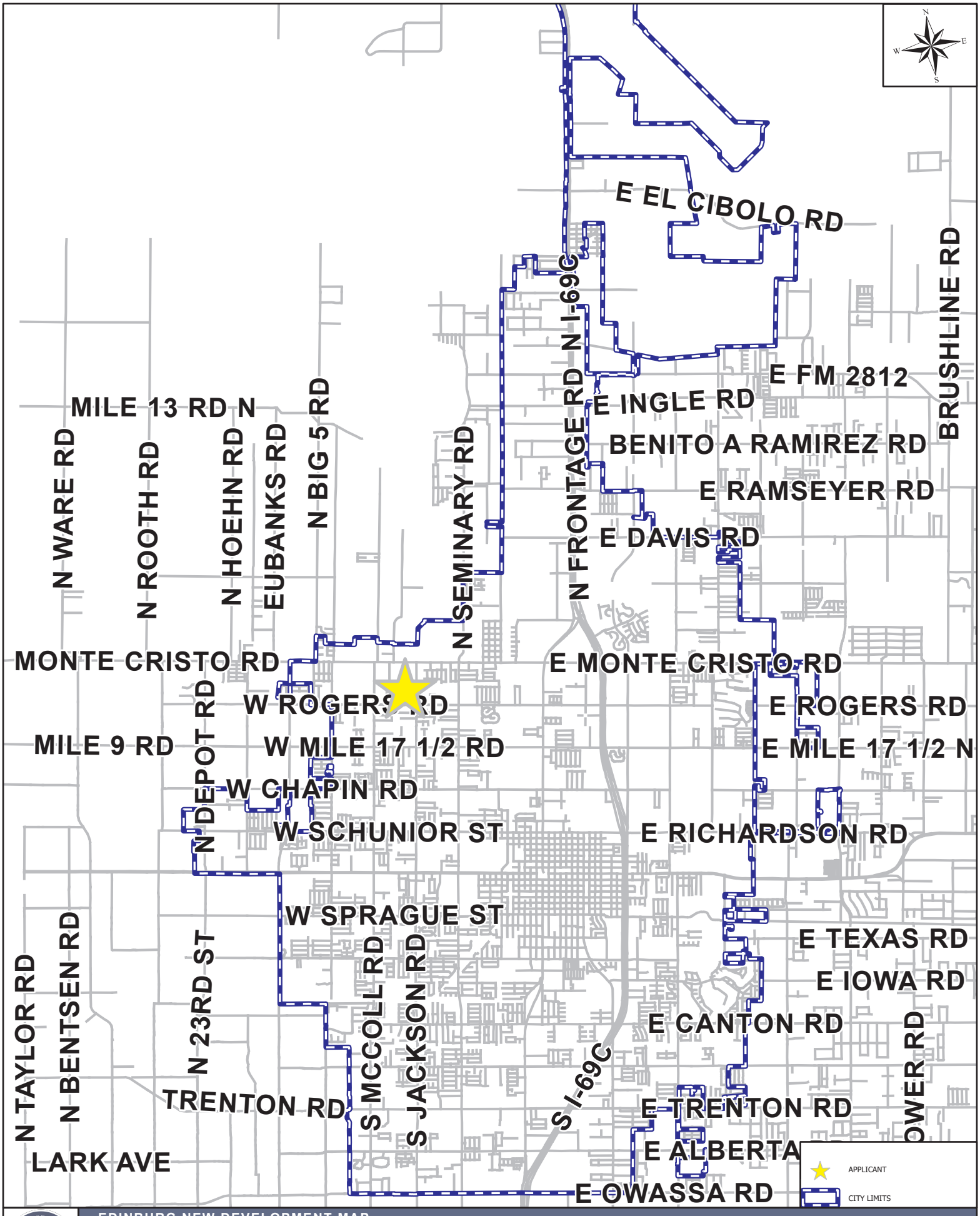
meet the ½-acre minimum. To extend the sanitary sewer service, would not be feasible due to the distance, and surround properties are using on site sewer facilities.

Recommendation

Staff recommends denial of the variance request. if approved, the applicant will 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. A location map, aerial map, photo, subdivision plat, site plan, and application from the property owner are attached for the Board's consideration.

Prepared by:
Tilfred Ricardo Farley
Planner I

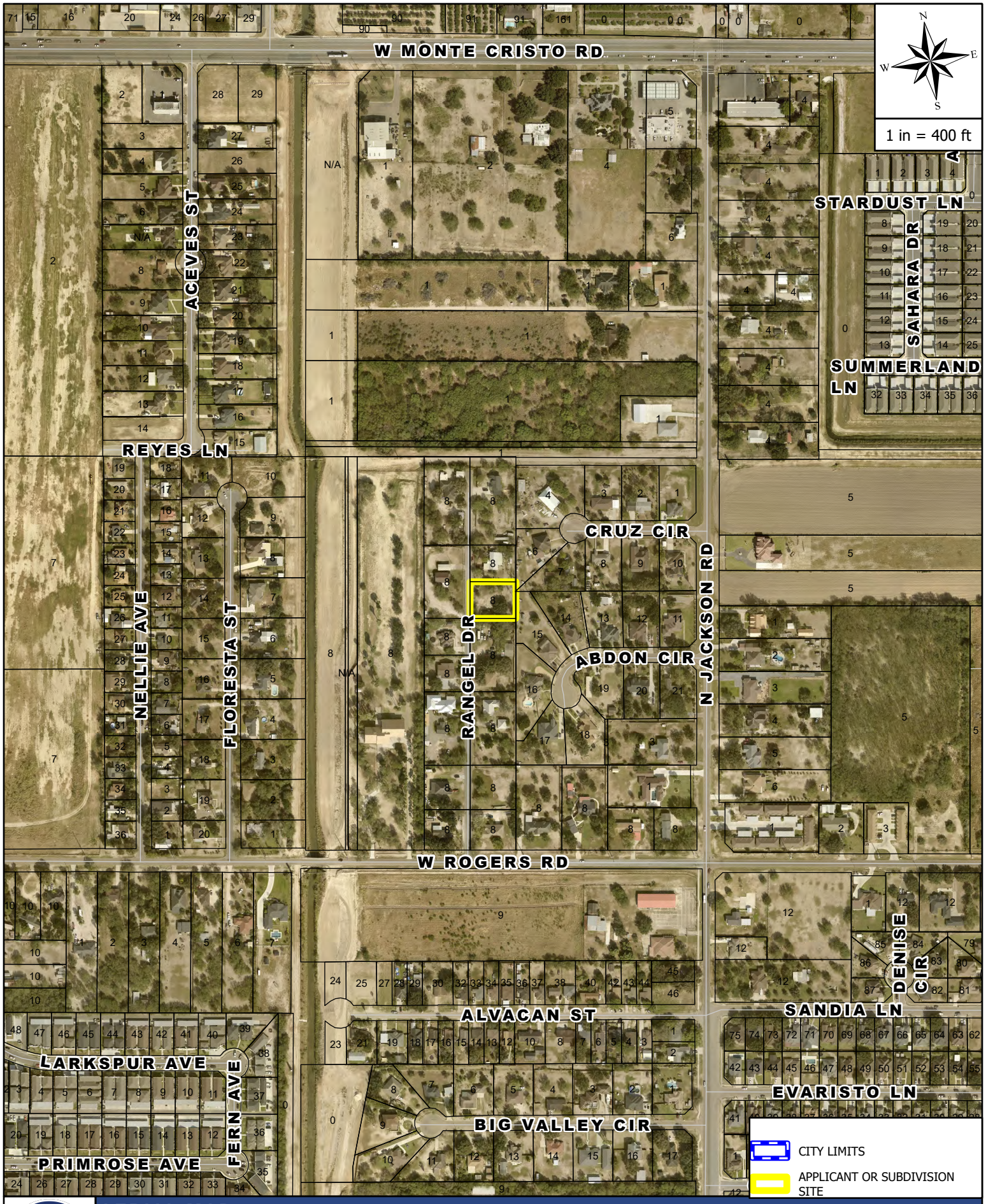
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

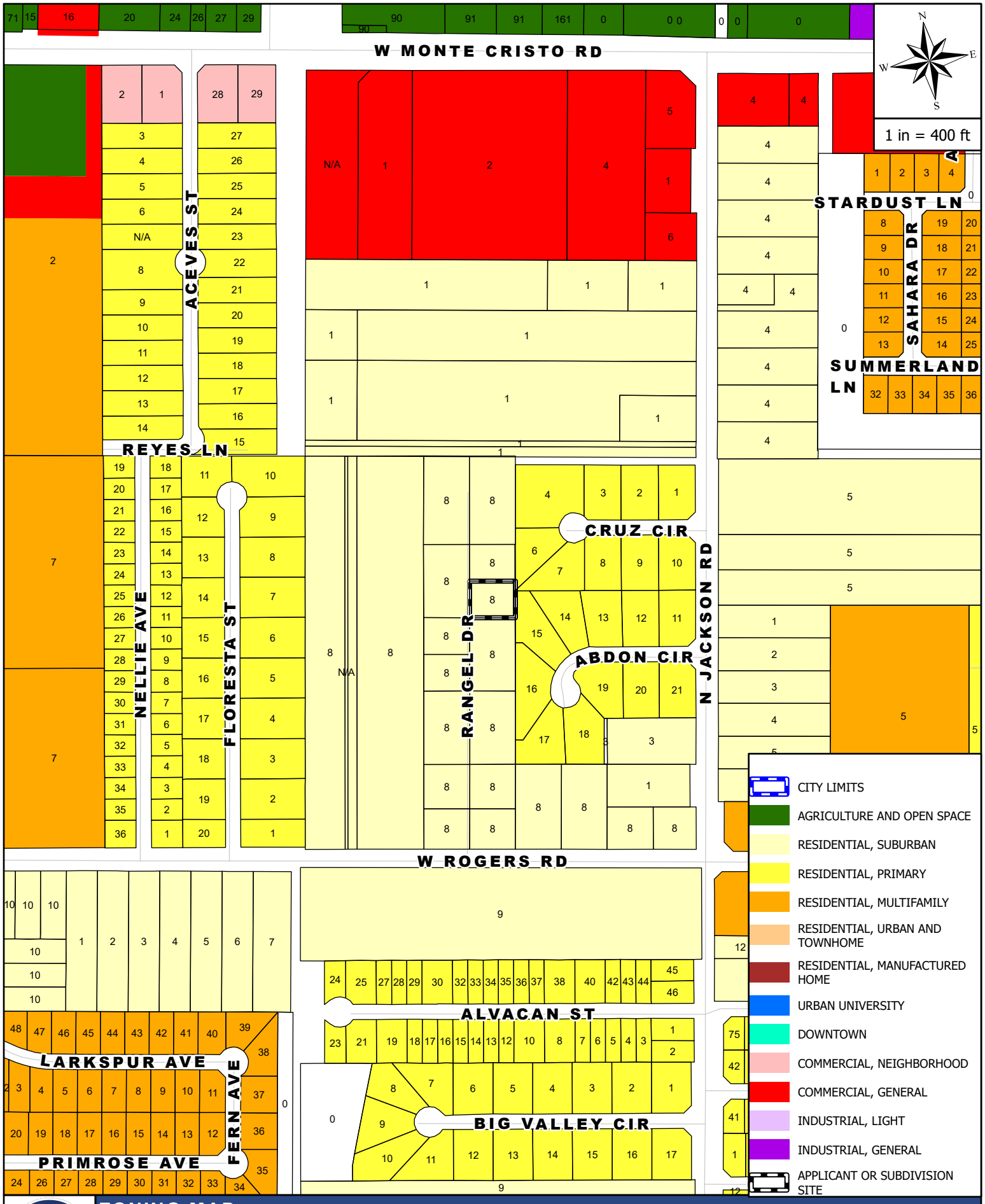
VAR-2025-0298 3008 RANGEL DR



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

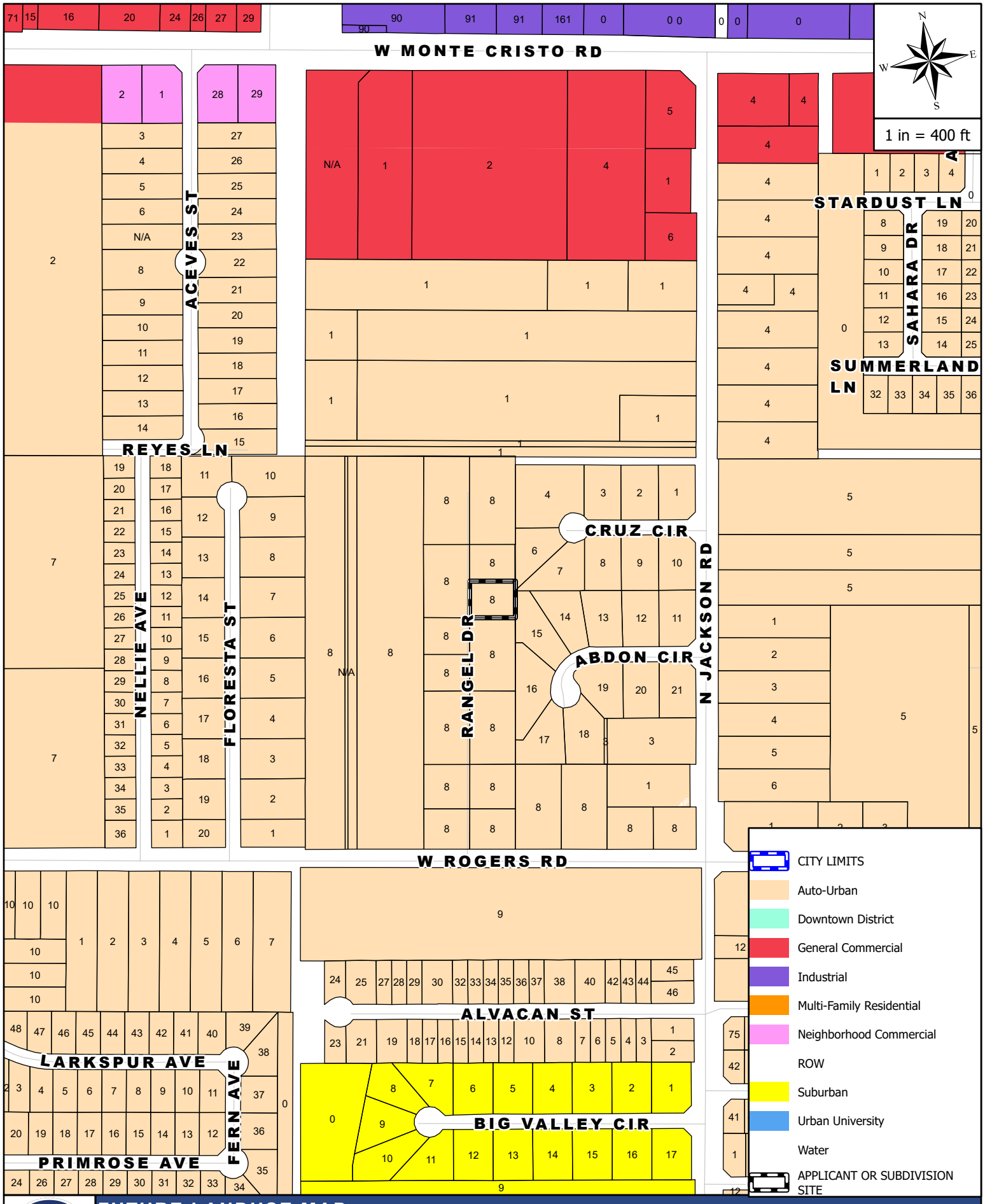
VAR-2025-0298 3008 RANGEL DR



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

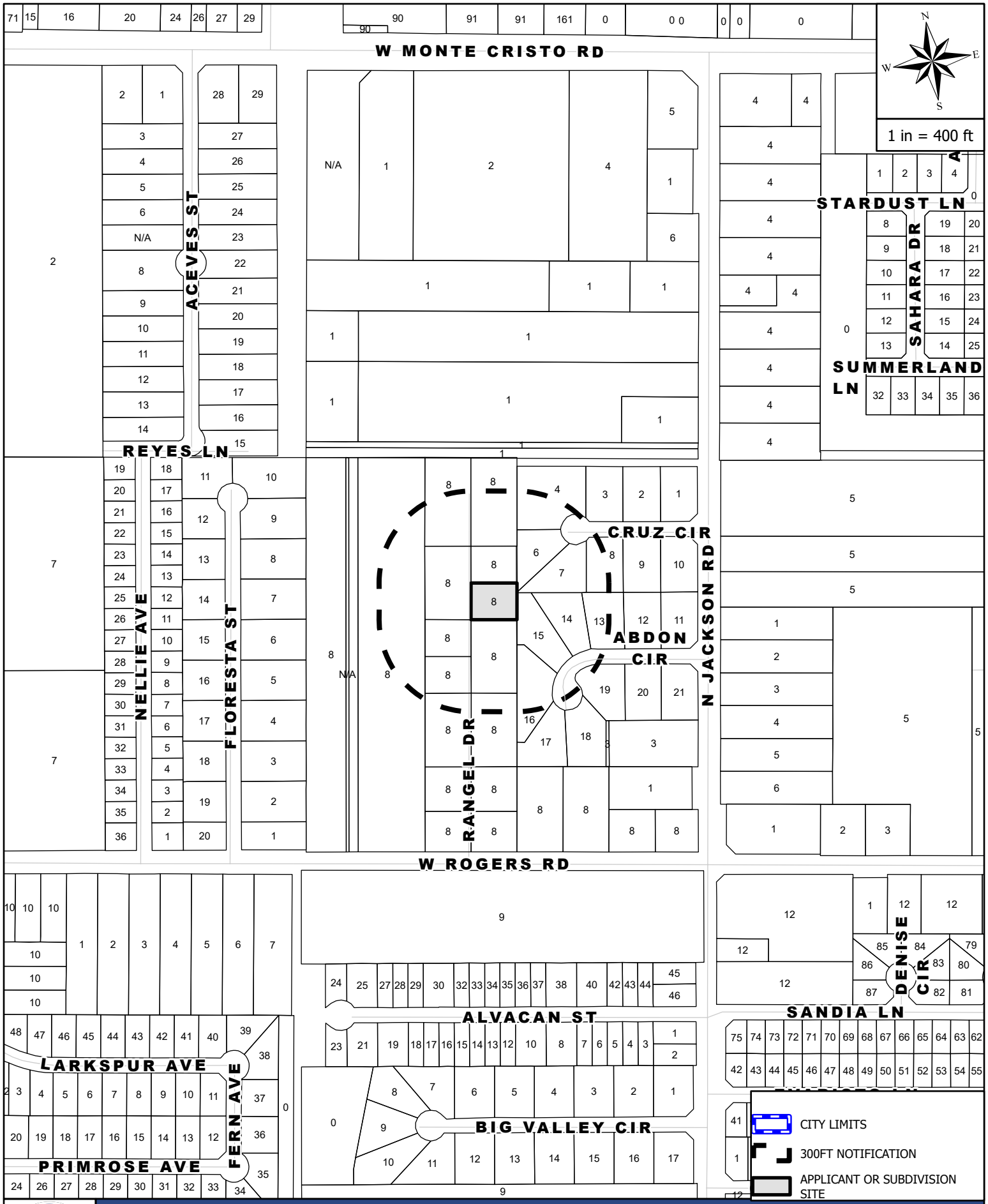
VAR-2025-0298 3008 RANGEL DR



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0298 3008 RANGEL DR



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0298 3008 RANGEL DR

Zoning Board of Adjustment

Variance Request by L & P Homes

3008 Rangel Drive



Planning & Zoning
415 West University Drive Edinburg,
Texas 78539
(956) 388-8202

THE CITY OF Edinburg

Zoning Variance Application

ENERGOV CASE #

Property Owner Name: Isela Rangel

Owner Contact Information

Mailing Address: 3008 Rangel Dr. Edinburg Tx 78541
Street Address City/State Zip Code

Phone (Home): (956) 662-3724 (Work): _____ (Cell): _____

Email: iselarangel99@yahoo.com

Agent/Applicant Name *(if different than Owner)*: L+P Homes, LLC

Applicant Contact Information

Mailing Address: 404 W 10th SAN JUAN 78589
Street Address City/State Zip Code

Phone (Home): 956-212-1788 (Work): _____ (Cell): _____

Email: IMIKEPALCO@gmail.com

Property Address for Variance: 3008 Rangel Dr. Edinburg, Tx 78539
Street Address City/State Zip Code

Property Legal Description: 8 Sect 240 TEX-MEX RAILWAY
Lot Block Subdivision

COMPANY SUBDIVISION

Present Property Zoning: ~~CNTY~~ SR Property ID#: 555498

Nature of Request *(cite all applicable issues needing variance)*:

VARIANCE TO USE SEPTIC TANK SYSTEM.

Reason for Appeal

Variance will not be granted to relieve personal hardships, to accommodate conditions created by the owner or applicant, and will not be based solely on economic gain or loss. However, if there are circumstances the applicant wishes to be known to the Zoning Board of Adjustment, please list below. Attach additional pages if necessary. Information provided here is not required and does not guarantee approval of this request.

THERE IS NO SEWER LINE WITHIN A REASONABLE DISTANCE. STATE & COUNTY LAWS ALLOW SEPTIC TANK SYSTEMS TO BE INSTALLED ON A PROPERTY WITH THESE DEMINTIONS

OFFICE USE ONLY:

UDC Section(s) Requiring Variance: ARTICLE 5

Reviewed by: TILFRED FARLEY Date: JULY 1, 2025

OWNER NOTIFICATION LIST REPORT

PID:578374 CANTU ISRAEL JR & SAN JUANITA
2212 CRUZ CIR
EDINBURG, TX 78541-8119

PID:578375 HERRIN DONNA RAYLEEN
2206 CRUZ CIR
EDINBURG, TX 78541-8119

PID:578382 DOMINGUEZ JORGE
PO BOX 4234
EDINBURG, TX 78540-4234

PID:578381 PONCE ALVARO SR & MARIA D
2117 ABDON
EDINBURG, TX 78541-8238

PID:578384 LEAL SANDRA
2224 ABDON CIR
EDINBURG, TX 78541-7077

PID:295400 TD DEVELOPMENT COMPANY LC
3914 RIO GRANDE CARE RD
EDINBURG, TX 78541-4381

PID:500034 CRUZ MELISSA PEREZ & HUGO R CRUZ RODRIGUEZ
1703 AMERICA ST
EDINBURG, TX 78542-9162

PID:539389 PEREZ ABEL & SAN JUANITA
2921 RANGEL DR
EDINBURG, TX 78541-7733

PID:675241 HERNANDEZ CRISTINA RANGEL
1201 KERRIA AVE
MCALLEN, TX 78501-3832

PID:691073 RANGEL JOSE LUIS
3022 RANGEL DR
EDINBURG, TX 78541-8055

PID:578376 PENA FILIBERTO & ROSA
2112 CRUZ CIRCLE
EDINBURG, TX 78541-8106

PID:578387 TORRES ANGEL & MARIA GUADALUPE
2118 ABDON CIR
EDINBURG, TX 78541-8238

PID:578385 CRISPIN FERNANDO & MARTINA
2220 ABDON CIR
EDINBURG, TX 78541-7077

PID:578372 OZUNA PEDRO
3230 N JACKSON RD
EDINBURG, TX 78541-7906

PID:578383 MAGANA MARLA & RAFAEL SR
2223 ABDON CIR
EDINBURG, TX 78541-7762

PID:500030 MORA JOSE & MICAELA
3127 N RANGEL DR
EDINBURG, TX 78541

PID:521082 LOPEZ JUAN A & MARIANELA
2919 RANGEL DR
EDINBURG, TX 78541-7733

PID:503656 FOLTZ HEINRICH & LALEH ASGHARIAN
2920 RANGEL DR
EDINBURG, TX 78541-7733

PID:555498 RANGEL ISELA
3008 RANGEL DR
EDINBURG, TX 78541-8055

PID:20408580 HENRIKSEN ELMA
3027 RANGEL DR
EDINBURG, TX 78541-8001

OWNER NOTIFICATION LIST REPORT

PID:860308 QUINTANILLA LUIS H &
KIMBERLY J

2921 RANGEL DR

EDINBURG, TX 78541-7733

THE CITY OF Edinburg Variance Request

Planning & Zoning Staff Report

Prepared on: July 22, 2025

ZONING BOARD OF ADJUSTMENT

Regular Meeting: July 30, 2025

Agenda Item

Request by Bernardo Rangel and Catherine Cavazos Caven for a variance to The City of Edinburg Unified Development Code to allow as follows: To have a three-foot side yard setback instead of the required six-foot side yard setback at Lot 10 BLK 389, Edinburg Townsite, Hidalgo County, Texas, Located at 407 West Sprague Street.

Request

The applicant is seeking a Variance to Unified Development (UDC) Article 3, Section 3.102 as it applies to lot dimensions and setbacks. The applicant is proposing to add an addition to an existing home, keeping the three-foot side yard setback instead of the six-foot side yard setback required.

Property Location and Vicinity

The property is located on the north side of West Sprague Street, approximately 175 feet west of S. 8th Street. The property is zoned Residential, Primary (RP) District. Adjacent zoning is Residential, Primary (RP) in all directions. Adjacent land uses are single-family residential uses.

Background and History

The property is part of the Edinburg Townsite. On July 8, 2025, the applicant applied for a building permit for an addition to an existing house, the addition would be in line with the house to have a three-foot side yard setback. The setbacks for this lot are as per zoning, Front 20 feet, Rear 20 feet and Side 6 feet. The applicant submitted a variance request on July 11, 2025.

Staff mailed a notice of the variance request to 36 neighboring property owners on Friday, June 18, 2025, and received no comments in favor or against this request at the time that this report was prepared.

Analysis

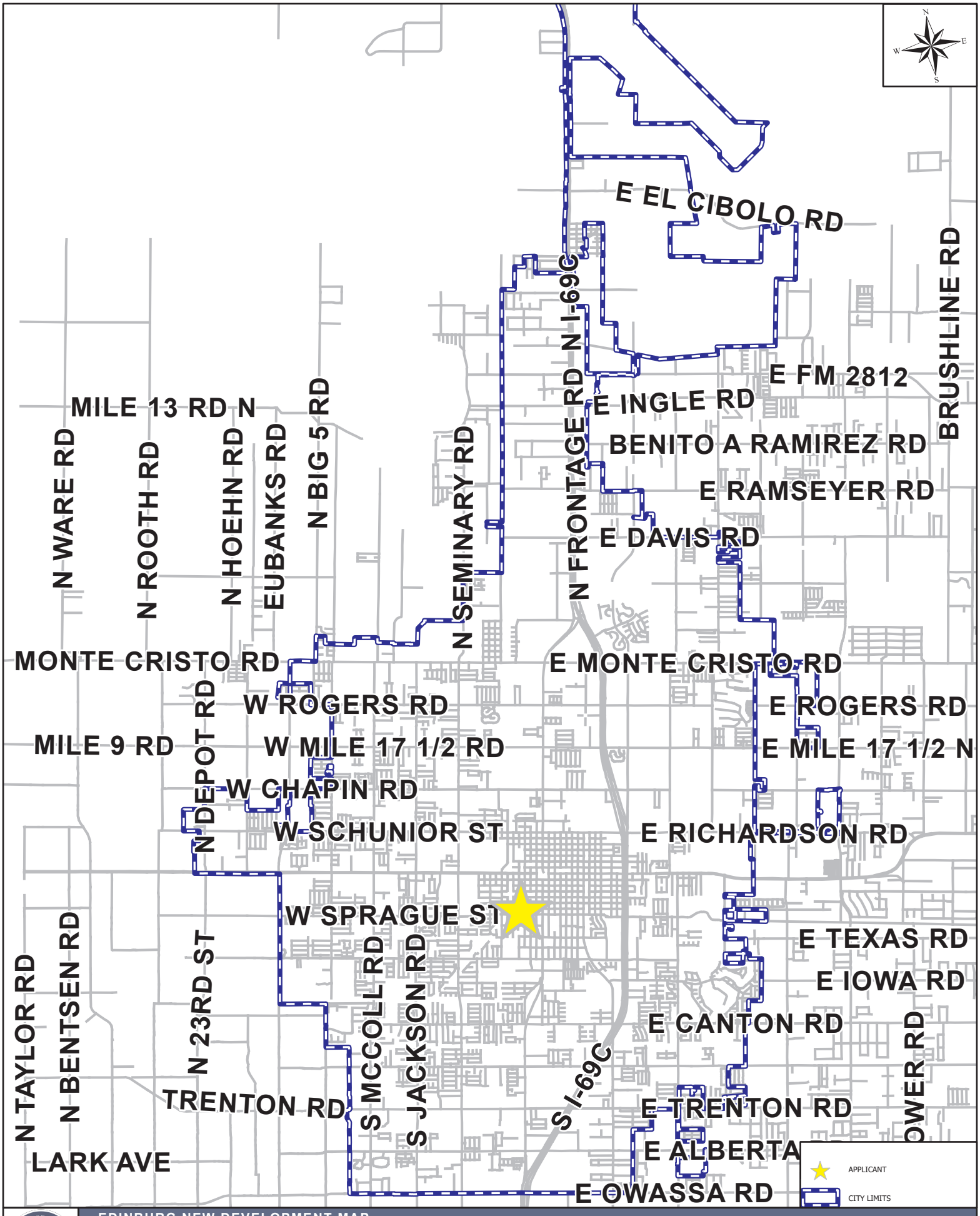
The applicant is proposing to add an addition to an existing non-conforming house that is encroaching into the required side yard setbacks. The addition is approximately 228 square feet and would be for a bathroom and a great room. The variance request is to bring the house and the addition into compliance. According to the applicant, side yard setbacks are not in compliance for the lots of this neighborhood.

Recommendation

Staff recommends denial of the variance request. If approved, the applicant will 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:
Tilfred Ricardo Farley
Planner I

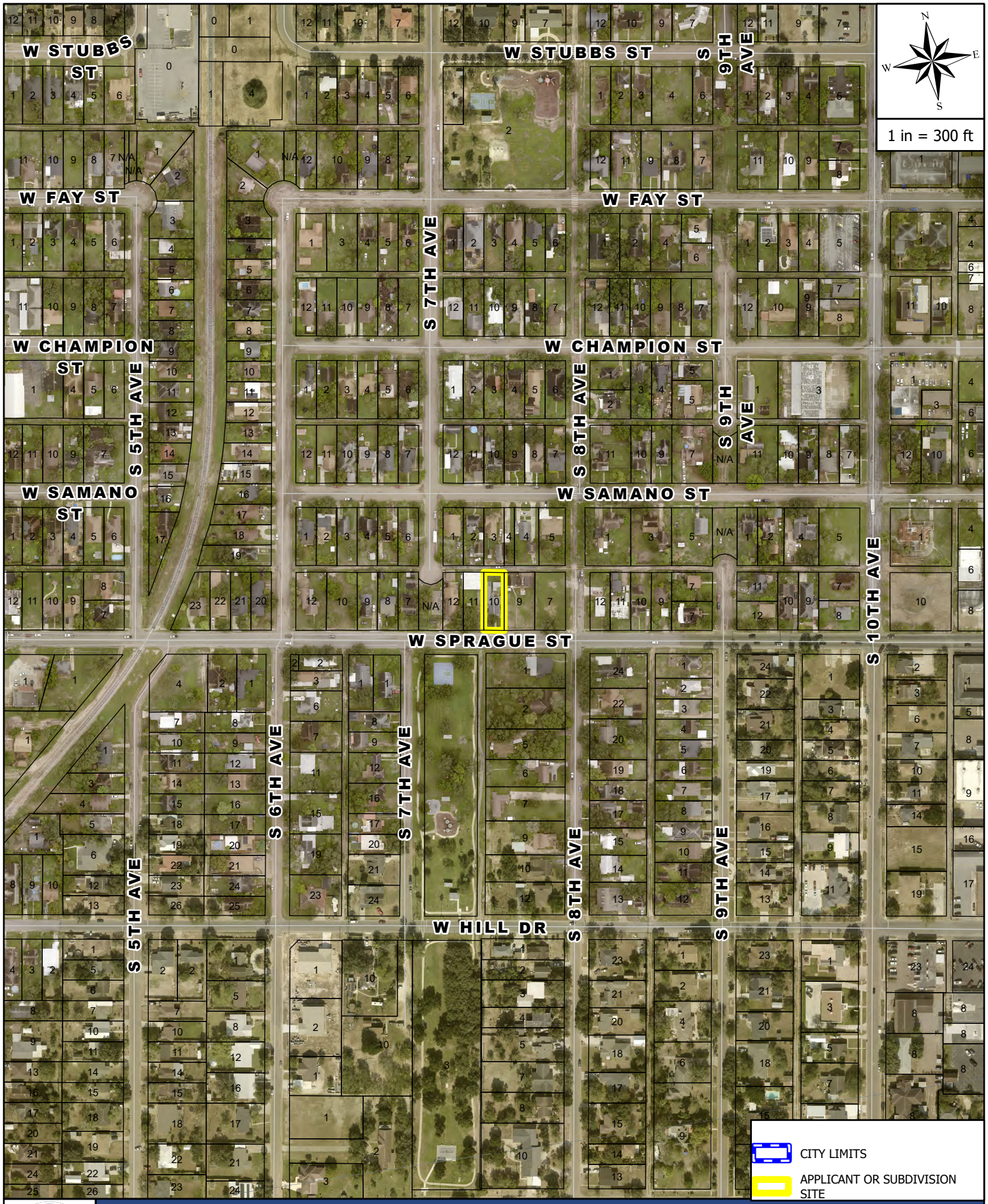
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0300 407 W SPRAGUE ST



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

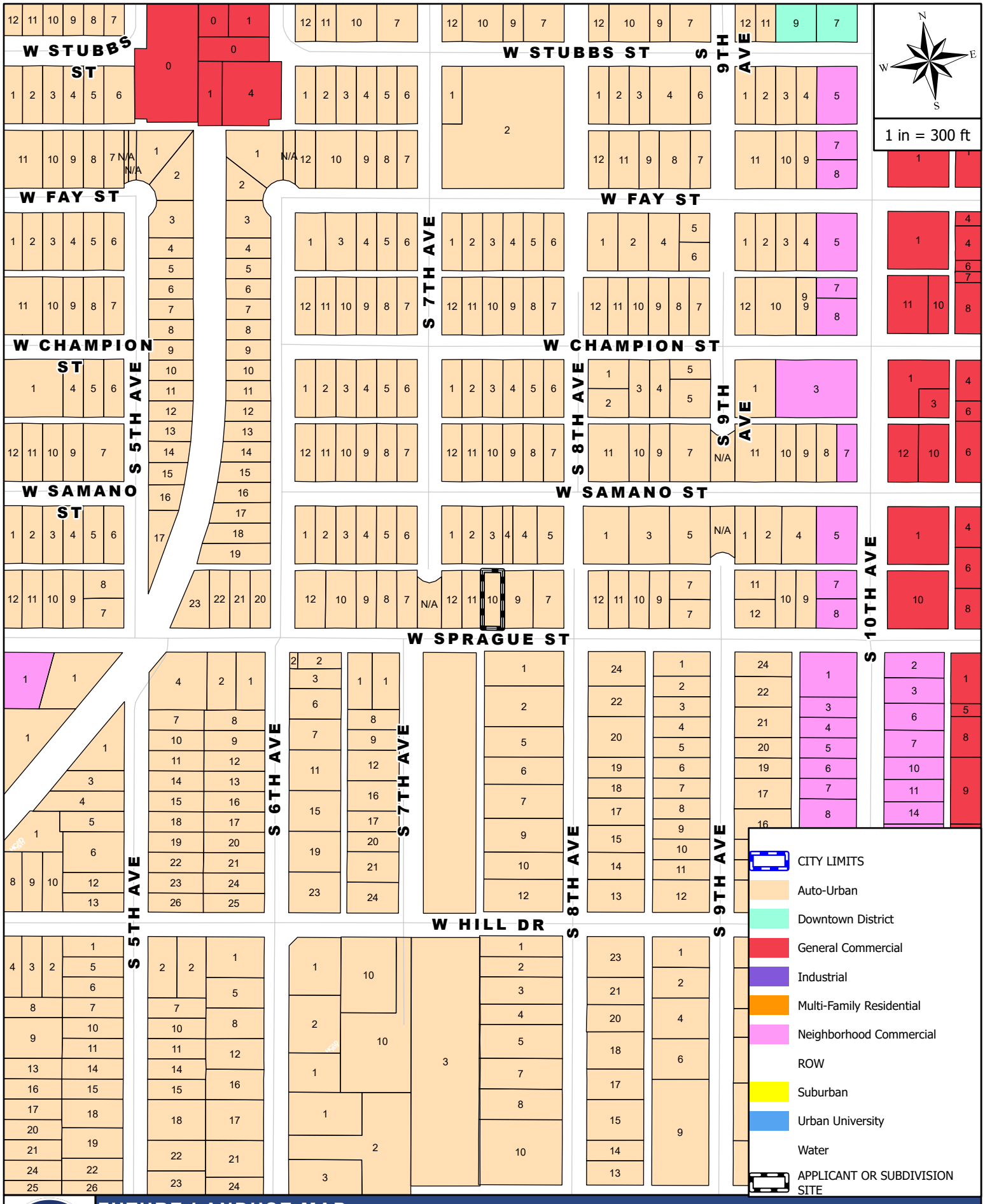
VAR-2025-0300 407 W SPRAGUE ST



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

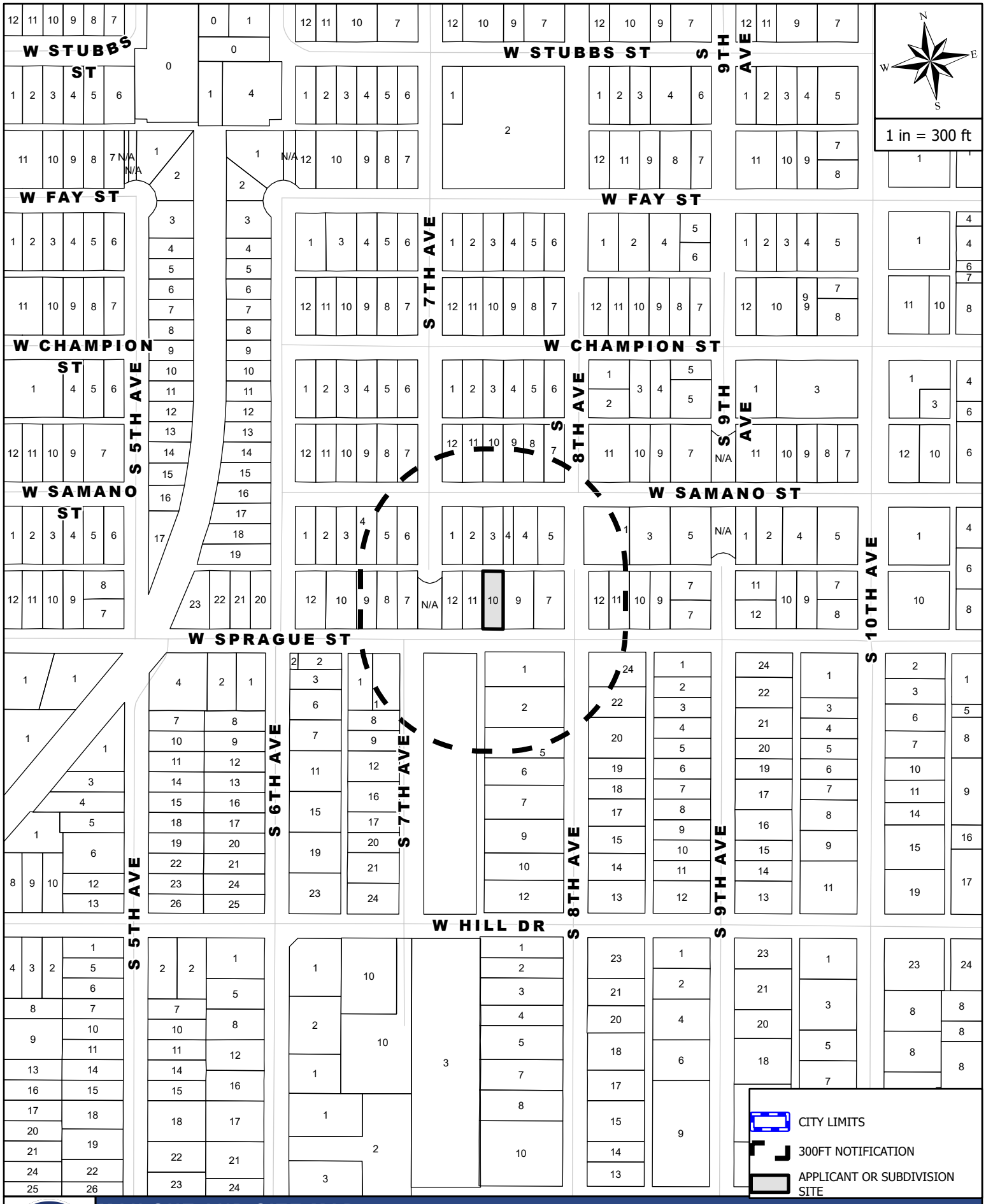
VAR-2025-0300 407 W SPRAGUE ST



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0300 407 W SPRAGUE ST



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0300 407 W SPRAGUE ST

Zoning Board of Adjustment

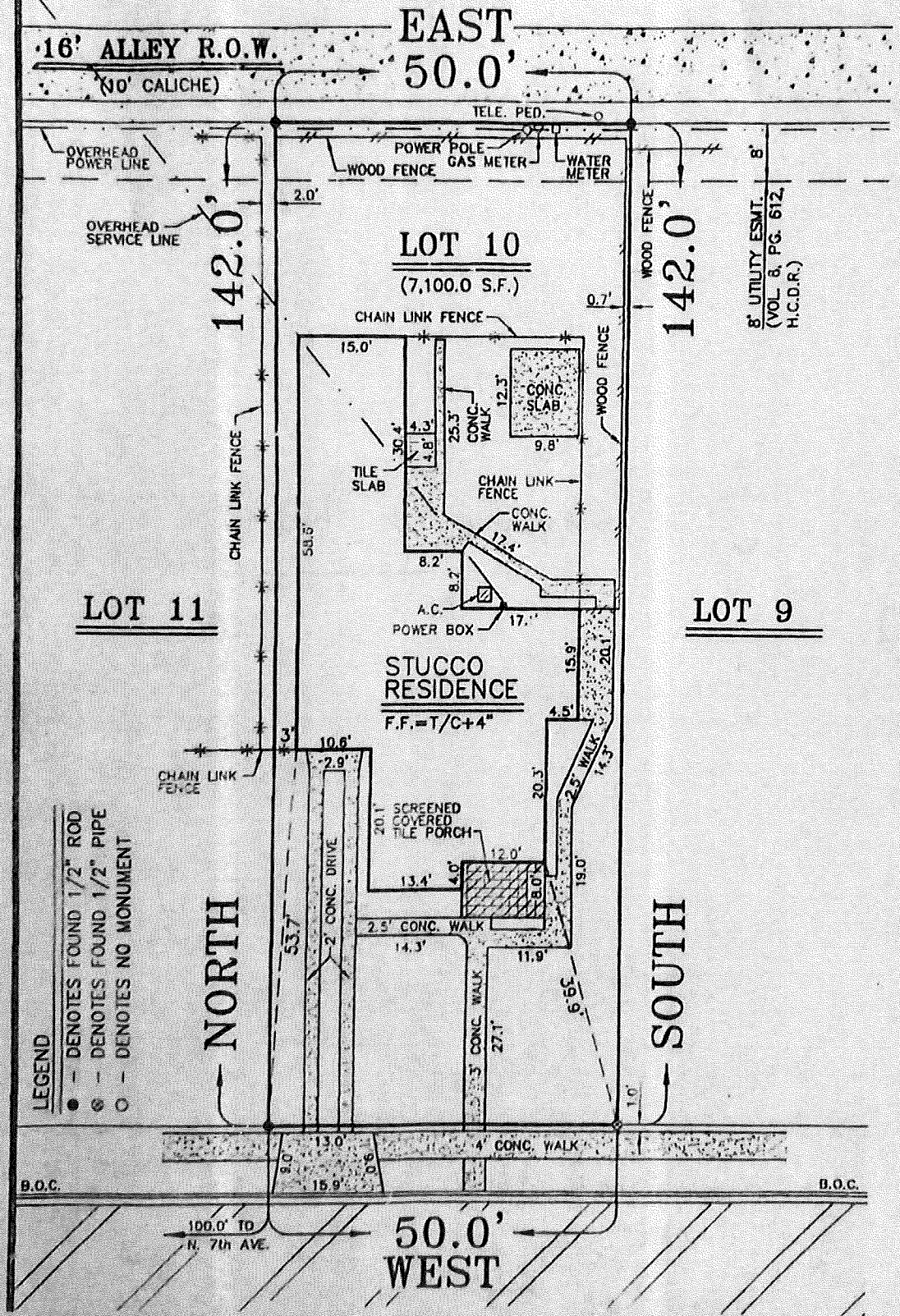
Variance Request by Bernardo Rangel and Catherine Cavazos Caven

407 West Sprague Street



ART SALINAS
ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-6565 FAX: (956) 618-6540



SCALE: 1"=20'

D. ZONE CERTIFICATION: The property shown hereon lies in Zone "X". Zone "X" areas are areas determined to be outside 500-year flood-plain as per F.E.M.A. Flood Insurance Rate Map Panel No. 480338 0015 E dated 06-06-00.

NOTES:

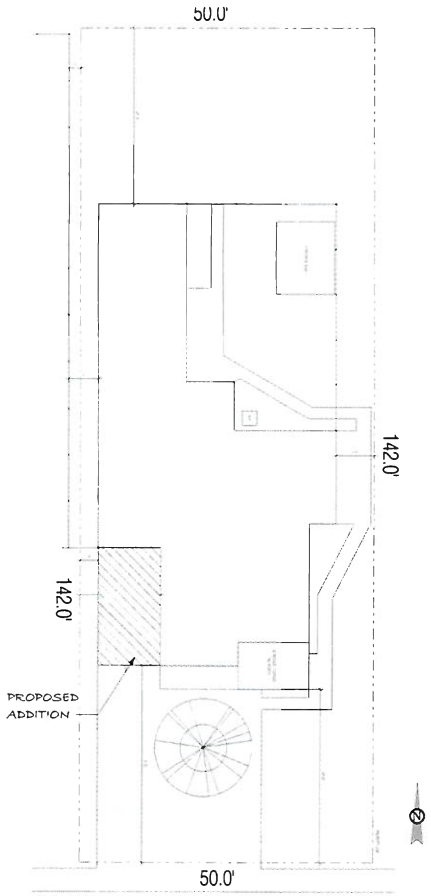
There are no discrepancies, conflicts or shortages in area or boundary lines, encroachments, or any overlapping of improvements except as shown or noted hereon.

This survey plat is prepared in connection with Title Policy G.F. # 740336 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.

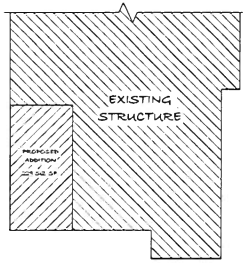
If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

Bearing Basis: "ORIGINAL TOWNSITE OF EDINBURG"

SURVEYOR: BERNARDO RANGEL

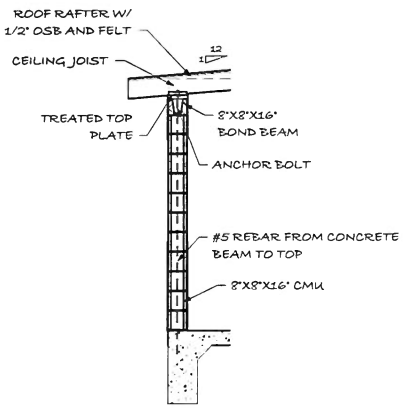


⑤ ENLARGED SITE
3/16" = 1'-0"

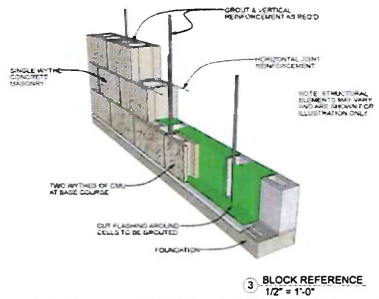


④ SITE
1" = 10'-0"

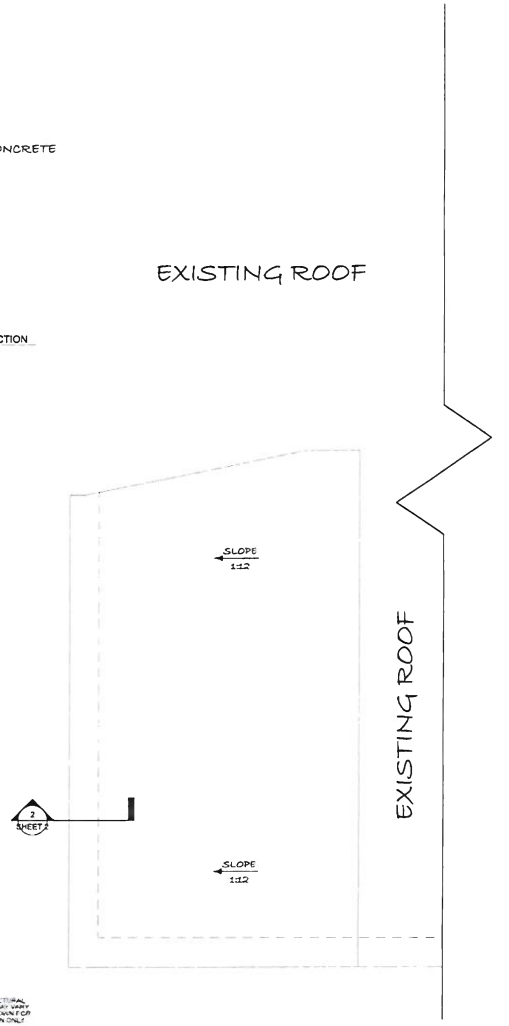
FOR REFERENCE ONLY



② TYP. WALL SECTION
1/2" = 1'-0"



③ BLOCK REFERENCE
1/2" = 1'-0"



① PROPOSED ROOF PLAN
3/8" = 1'-0"

DATE:	NOTES:	REVISED BY:

DRAWN BY: F. SANCHEZ JR

PROJECT:

RANGEL ADDITION

407 W SPRAGUE ST,
EDINBURG, TX

DRAWING TITLE:

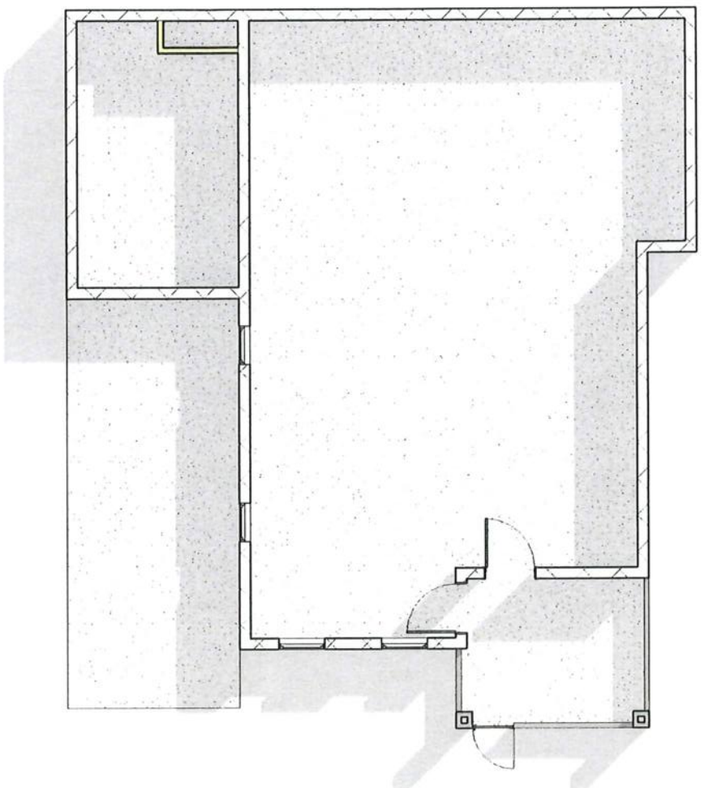
Designer

DATE:
Issue Date

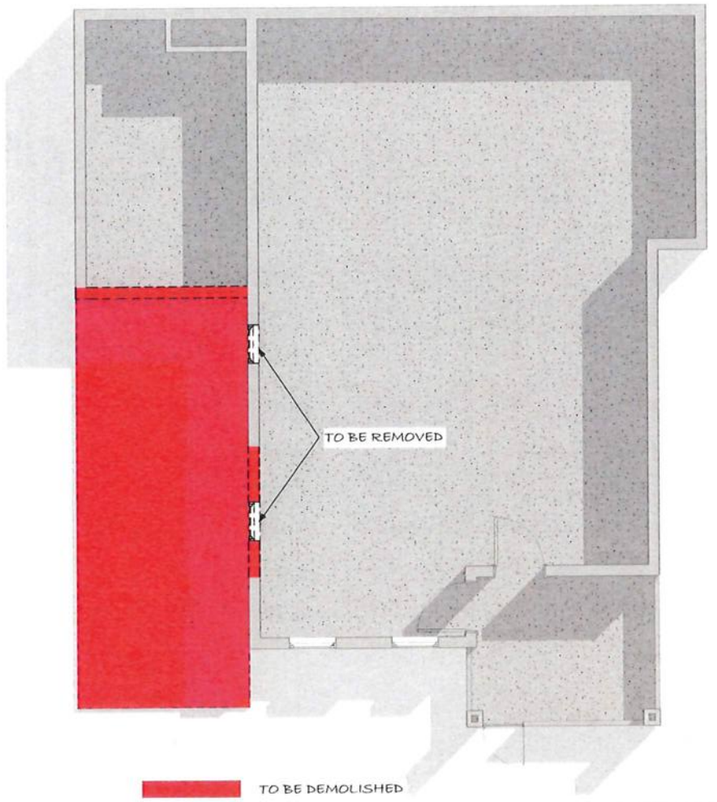
SCALE:
As indicated

SHEET NUMBER:

SHEET 2



① EXISTING PLAN
1/4" = 1'-0"



② DEMOLISH FLOOR PLAN
1/4" = 1'-0"

PROJECT NAME:
RANGEL ADDITION

PROJECT ADRESS:
Enter address here

PROJECT NUMBER:
Project Number

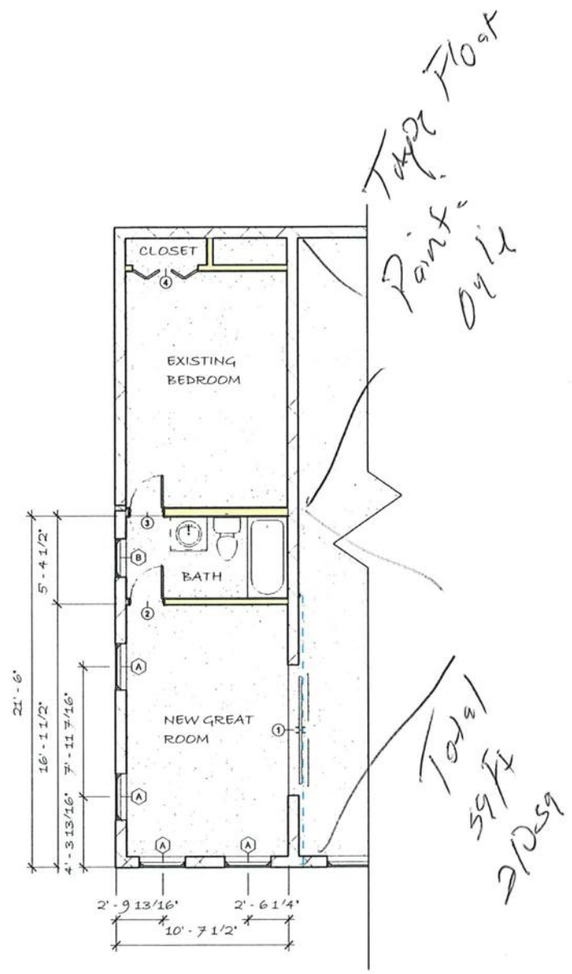
APPROVED BY:
E. SANCHEZ

DRAWN BY:
JR

DATE:
06/06/25

SCALE:
1/4" = 1'-0"

SHEET NUMBER:
SHEET 4



① PROPOSED REMODEL FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. POWER OUTLET SET 18" ABOVE FINISHED FLOOR, VERIFY ACTUAL LAYOUT WITH BUILDER AND OWNER.
2. POWER, COMMUNICATION/DATA AND CABLE TV OUTLET LOCATION: HEIGHT PLACEMENT TO BE AND COORDINATED BY BUILDER AND OWNERSBASED ON AUDIO/VISUAL EQUIPMENT SPECIFICATIONS.

ELECTRICAL GROUNDING NOTES:

1. CONSULT LOCAL UTILITY AND LOCAL CODE FOR PROPER SYSTEM GROUNDING.
2. ALL INTERIOR METALLIC PIPING WHICH MAY BECOME ENERGIZED SHALL BE BONDED TOGETHER AND MADE ELECTRICALLY CONTINUOUS (A BOND BARE COPPER WIRE #4) AND SHALL BE MADE BETWEEN THE BONDED PIPING SYSTEM AND THE GROUNDING ELECTRODE CONDUCTOR AT THE SERVICE DISCONNECTING MEANS.
3. THE INTERIOR METAL COLD WATER PIPING SYSTEM SHALL BE BONDED TO THE SERVICE AT THE GROUNDING ELECTRODE OR TO ONE OR MORE GROUNDING ELECTRODES USED.

ELECTRICAL SYMBOLS

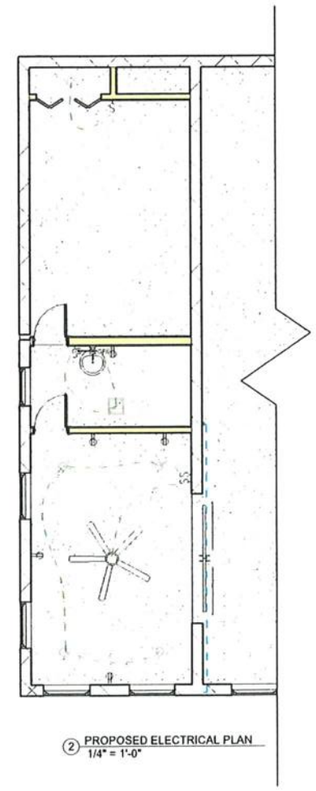
- POWER DISTRIBUTION PANEL
- DUPLEX OUTLET
- GFCI OUTLET
- 220V OUTLET
- SINGLE SWITCH
- VANITY LIGHT
- SD SMOKE DETECTOR
- CEILING FAN W/LIGHT
- RECESSED ROUND LIGHT
- DROP LIGHT
- EXT. WALL LIGHT
- EXHAUST VENT W/LIGHT

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	COMMENTS
1	96"	32"	AS PER OWNER
2, 3	80"	24"	AS PER OWNER
5	80"	24"	AS PER OWNER
6	80"	42"	AS PER OWNER

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	SILL HEIGHT	COMMENTS
A	36"	60"	42"	AS PER OWNER
B	30"	24"	30"	AS PER OWNER



② PROPOSED ELECTRICAL PLAN
1/4" = 1'-0"

PROJECT NAME: RANGEL ADDITION

PROJECT ADRESS: Enter address here

PROJECT NUMBER: Project Number

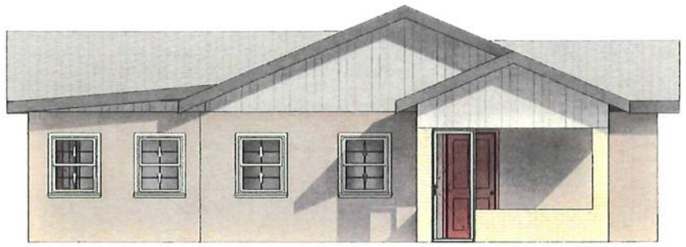
APPROVED BY:

DRAWN BY: E. SANCHEZ JR

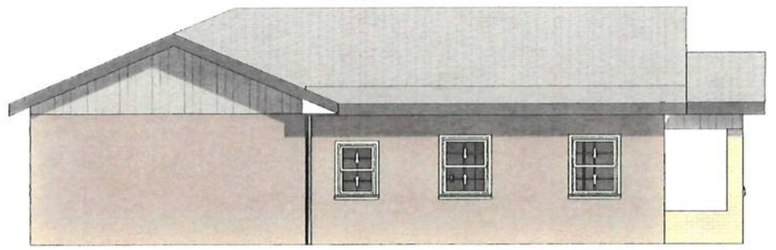
DATE: 06/06/25

SCALE: As indicated

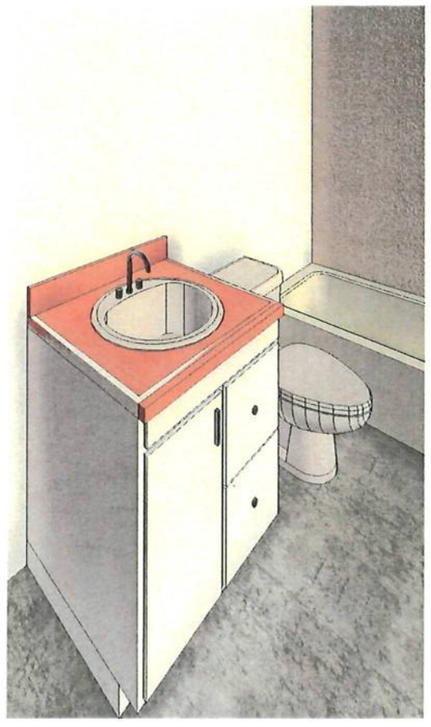
SHEET NUMBER: SHEET 5



① FRONT VIEW
1/4" = 1'-0"



② LEFT VIEW
1/4" = 1'-0"



③ BATHROOM REFERENCE

PROJECT NAME:
RANGEL ADDITION

PROJECT ADRESS:
Enter address here

PROJECT NUMBER:
Project Number

APPROVED BY:
E. SANCHEZ

DRAWN BY:
JR

DATE:
06/16/25

SCALE:
1/4" = 1'-0"

SHEET NUMBER
SHEET 6

Planning & Zoning
415 West University Drive Edinburg,
Texas 78539
(956) 388-8202

THE CITY OF Edinburg

Zoning Variance Application

ENERGOV CASE # VAR-2025-0300

Property Owner Name: Bernardo Rangel / Catherine Cavazos Cavem

Owner Contact Information

Mailing Address: 407 W. Sprague Edinburg TX 78539
Street Address City/State Zip Code

Phone (Home): 342-9217 (Work): 289-2338 (Cell): 342-1495

Email: Htownteach@gmail.com

Agent/Applicant Name *(if different than Owner)*: _____

Applicant Contact Information

Mailing Address: _____
Street Address City/State Zip Code

Phone (Home): _____ (Work): _____ (Cell): _____

Email: _____

Property Address for Variance: 407 W. Sprague Edinburg TX 78539
Street Address City/State Zip Code

Property Legal Description: _____
Lot Block Subdivision

Present Property Zoning: Residential Property ID#: _____

Nature of Request *(cite all applicable issues needing variance)*:

Adding addition square ft to accomidate new family members. To have a 3ft side yd set back on west side, and to have a 3ft building seperation in Back that's required

Reason for Appeal
Variance will not be granted to relieve personal hardships, to accommodate conditions created by the owner or applicant, and will not be based solely on economic gain or loss. However, if there are circumstances the applicant wishes to be known to the Zoning Board of Adjustment, please list below. Attach additional pages if necessary. Information provided here is not required and does not guarantee approval of this request.

OFFICE USE ONLY:

UDC Section(s) Requiring Variance: _____

Reviewed by: TILFRED FARLEY Date: JULY 11, 2025

OWNER NOTIFICATION LIST REPORT

PID:165980 BUENTELLO SAMUEL & AURORA S
3024 E CANTON RD
EDINBURG, TX 78542-5605

PID:193276 GARRISON CHARLES A & JOANN
808 S 8TH AVE
EDINBURG, TX 78539-4469

PID:161620 FERNANDEZ FERNANDO
504 W SPRAGUE ST
EDINBURG, TX 78539-4223

PID:193280 MEJIA OSWALDO
817 S 8TH AVE
EDINBURG, TX 78539-4410

PID:193278 MORENO JAIME & JUANITA S
801 S 8TH AVE
EDINBURG, TX 78539-4410

PID:542495 RAMIREZ RENE
416 W SAMANO ST
EDINBURG, TX 78539-4449

PID:165992 VASQUEZ GINA MARIE
1915 FOREST DR
EDINBURG, TX 78539-6075

PID:166002 TIJERINA ALAN & LEONEL
600 W GORE AVE
PHARR, TX 78577-5210

PID:166004 YZAGUIRRE SYLVIA CANTU
143 MEADOW GLADE DR
SAN ANTONIO, TX 78227

PID:165996 ARANDA LUIS
423 W SPRAGUE ST
EDINBURG, TX 78539-4454

PID:161621 TURF TURF LANDSCAPING & GROUNDS &
2709 LAKE SHORE DRIVE
EDINBURG, TX 78539-7713

PID:193277 GOMEZ JUDITH VICTORIA
802 S 8TH AVE
EDINBURG, TX 78539-4469

PID:161626 POWER PATRICIA L
811 S 7TH AVE
EDINBURG, TX 78539-4467

PID:193279 DIAZ MINERVA O
805 S 8TH AVE
EDINBURG, TX 78539-4410

PID:165990 GUZMAN JAVIER & MARIA GLORIA
412 W SAMANO ST
EDINBURG, TX 78539-4449

PID:165991 CANALES ANITA GONZALEZ
404 W SAMANO ST
EDINBURG, TX 78539-4449

PID:165993 CANTU OMAR & HILDA
405 W SPRAGUE ST
EDINBURG, TX 78539-4454

PID:166003 PECINA ANTONIA R
501 W SPRAGUE ST
EDINBURG, TX 78539-4222

PID:166005 MIA INVESTMENTS LLC
800 SUNSET DR APT C26
MCALLEN, TX 78503

PID:165749 SOTO JOAN MARIE & GUADALUPE S
415 W SAMANO ST
EDINBURG, TX 78539-4448

PID:165746 AVILA BENJAMIN JR & KATHLEEN
401 W SAMANO ST
EDINBURG, TX 78539-4448

PID:166000 GUZMAN JOSE E
508 W SAMANO ST
EDINBURG, TX 78539-4221

PID:165987 GALVAN HECTOR
422 W SAMANO ST
EDINBURG, TX 78539-4449

PID:165751 CALDERON ALEJANDRO
1015 HUNTERS CHASE DR
EDINBURG, TX 78539-7456

PID:165735 TREVINO STEVE & YOLANDA G
1102 S 6TH AVE
EDINBURG, TX 78539-5453

PID:165750 GARCIA JACOB
419 W SAMANO ST
EDINBURG, TX 78539-4448

PID:0
NO DATA

PID:163912 CITY OF EDINBURG
PO BOX 1079
EDINBURG, TX 78540-1079

PID:165986 JIMENEZ LUCILA G
715 W STUBBS
EDINBURG, TX 78539-4151

PID:166001 504 W SAMANO LLC
2112 W UNIVERSITY DR NO 531
EDINBURG, TX 78539-2862

PID:165748 GARCIA IDA NOHEMI
1313 DENDER ST
EDINBURG, TX 78541

PID:165988 NAVARRO ARTHUR & CYNTHIA S
1517 BLUEBONNET AVE
EDINBURG, TX 78539-5395

PID:165747 SAENZ EUSEBIO & ROSALINDA
405 W SAMANO ST
EDINBURG, TX 78539-4448

PID:165995 CONSOLIDATED EXPORTS INCORPORATED
6000 S 35TH ST
MCALLEN, TX 78503-7797

PID:165989 RAMIREZ RENE
416 W SAMANO ST
EDINBURG, TX 78539-4449

PID:165994 RANGEL BERNARDO & CATHERINE CAVEN
407 W SPRAGUE ST
EDINBURG, TX 78539-4454

PID:165985 RAMIREZ JOSE R CASTRO & BRENDA A LARA DELGADO
317 W SPRAGUE ST
EDINBURG, TX 78539-4452

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						
Michael Cantu - Chairperson	P	P	P	P	P	A						
Eliseo Garza Jr - Vice Chairperson	P	P	P	P	P	P						
Ruben Ruiz	P	P	A	P	A	P						
Andrew Almaguer	P	P	P	P	P	P						
Dustin Garza	P	P	P	P	P	P						
Gregory A. Vasquez	E	P	P	P	P	P						
Marc A. Gonzalez	P	P	P	P	P	P						
Omar Govea	P	P	A	P	P	P						
Matthew Cruz				P	P	P						