THE CITY OF Edinburg

NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
OCTOBER 29, 2025 – 5:30 P.M.
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

AGENDA

1. **CALL MEETING TO ORDER, ESTABLISH QUORUM**

   A. Prayer

   B. Pledge of Allegiance

2. **CERTIFICATION OF PUBLIC NOTICE**

3. **DISCLOSURE OF CONFLICT OF INTEREST**

4. **PUBLIC COMMENTS**

   A. Public Comments are limited to three (3) minutes. If a resident desires to make a Public comment, please notify the Chairperson prior to the start of the meeting. A spokesperson for large groups is required. We ask for everyone's cooperation in following these procedures.

5. **THE FOLLOWING ARE THE MEETING PROCEDURES USED BY THE ZONING BOARD OF ADJUSTMENT:**

   A. All items are generally considered as they appear on the agenda as each item is introduced.

   B. Staff will present its findings and recommendation on the item being considered.

   C. The party making the request may make a presentation and may address the Board on any issues arising during the discussion of the item being considered.

   D. Anyone in the audience desiring to speak in favor or in opposition may do so. A three (3) minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of People will be required.

E. Once the Chair closes the public hearing, the Board may question anyone and maintain any discussion which clarifies the proposal and will then take what action it believes to be appropriate.

F. A minimum of four votes are required for an item to be approved by Board.

6. **MINUTES**

A. Consider Approval of the Minutes for the September 24, 2025, Regular Meeting.

7. **PUBLIC HEARINGS**

A. Variance Request by Eli and Edna Karina Canales for a Variance to the City of Edinburg Unified Development Code to Allow the Construction of an Accessory Structure Exceeding Thirty Percent (30%) of the Square Footage of the Principal Residence, and an Additional Driveway that Exceeds the Maximum Access Width of 22 Feet, Being Lot 28, Russell Oak Estates Subdivision, Located at 4612 East Oaks Cove Street.

B. Variance Request by Valeria Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement and Side Setbacks, Being Lot 28, Canton Hills Subdivision, Located at 2412 South Hillside Avenue.

C. Variance Request by Valeria Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement and Side Setbacks, Being Lot 29, Canton Hills Subdivision, Located at 2500 South Hillside Avenue.

D. Variance Request by Valeria Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement and Side Setbacks, Being Lot 36, Canton Hills Subdivision, Located at 2612 South Hillside Avenue.

E. Variance Request by Valeria Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement and Side Setbacks, Being Lot 7, Canton Hills Subdivision, Located at 2613 South Hilltop Avenue

F. Variance Request by Valeria Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement and Side Setbacks, Being Lot 14, Canton Hills Subdivision, Located at 2501 South Hilltop Avenue.

G. Variance Request by Reynaldo Jose & Nancy Jose for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over the Front Setback, Being Lot 84, Las Villas at Autumn Ridge Subdivision, Located at 3619 Bridget Street.

H. Variance Request by Jose Frank Garcia for a Variance to the City of Edinburg Unified Development Code to Allow a Reduction of Street Side Garage Setback to 13 Feet Instead of the Required 18 Feet, at Tex-Mex Survey Lot E122.50'-SS110'-N189' 0.45AC GR 0.4455 GR .2055AC Net, Hidalgo County, Texas, Located at 715 North Hoehn Road.

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 23rd day of October, 2025.

_____

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
SEPTEMBER 24, 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 A. GONZALEZ
RUBEN RUIZ, JR.
MATTHEW CRUZ
TONY GARZA

1. **CALL MEETING TO ORDER, ESTABLISH QUORUM**

   A. Prayer

   B. Pledge of Allegiance

   CHAIRPERSON MICHAEL CANTU CALLED THE MEETING TO ORDER AND QUORUM WAS ESTABLISHED AT 5:29P.M.

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 Matthew Cruz from the August 27, 2025, Regular Meeting.

   A MOTION WAS MADE BY VICE CHAIRMAN ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER OMAR GOVEA TO APPROVE EXCUSING THE ABSENCE OF MATTHEW CRUZ FROM THE AUGUST 27, 2025, REGULAR MEETING. MOTION CARRIED WITH A 5-0 VOTE.

7. **MINUTES**

   A. Consider Approval of the Minutes for the August 27, 2025, Regular Meeting.

   A MOTION WAS MADE VICE CHAIRMAN ELISEO GARZA, JR., AND SECONDED MY RUBEN RUIZ, JR., TO APPROVE THE MINUTES FOR THE AUGUST 27, 2025, REGULAR MEETING. MOTION CARRIED WITH A 5-0 VOTE.

8. **PUBLIC HEARINGS**

A. Request by Victoriano E. Guerra and Bertha A. Guerra for a Variance to the City of Edinburg Unified Development Code to Allow the Placement of a Concrete Slab and Structures Over a 10 Foot Utility Easement Located along the East Side Property Line, Being Lot 1, Sugarland Apartments Subdivision, Hidalgo County, Texas, Located at 2326 N Sugar Road.

VICTORIANO E. AND BERTHA A GUERRA WERE PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

ANTHONY RIOJAS WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

THE ITEM WAS PAUSED PENDING THE PROJECT CONTRACTOR'S ARRIVAL.

JOSE DIAZ, THE PROJECT CONTACTOR, ARRIVED AND ADDRESSED THE BOARDS QUESTIONS AND CONCERNS.

ANTHONY RIOJAS, CITY OF EDINBURG FIRE MARSHAL, ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO TABLE THE ITEM PENDING FURTHER DOCUMENTATION. MOTION CARRIED WITH A 5-0 VOTE. – ITEM TABLED

B. Request by Melden and Hunt, Inc., for a Variance to the City of Edinburg Unified Development Code to Allow the Change of the Rear Yard Setback From 15 Feet to 10 Feet, Lots 1-51, Water Lily at La Sienna Phase 1 Subdivision, Located at 4201 La Sienna Parkway.

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

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

C. Request by Oscar Arambula for a Variance to the City of Edinburg Unified Development Code to Allow the Construction of a Carport Located in the Front Yard Setback, Being Lot 6, West Oaks Subdivision, Located at 207 Fig Drive.

OSCAR ARAMBULA, 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 RUBEN RUIZ, JR., TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED WITH A 5-0 VOTE. – ITEM APPROVED

D. Request by KNO Property Development, LLC., for a Variance to the City of Edinburg Unified Development Code to the Requirement for Green Space as Required by the City of Edinburg Unified Development Code, Being a 0.635-Acre Tract of Land Out of the South ½ of Lot 33, Kelly-Pharr Subdivision, Hidalgo County, Texas, Located at 4107 S. Veterans Blvd.

SYLVIA GARCIA, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC. A. GONZALEZ TO APPROVE THE VARIANCE REQUEST WITH THE FOLLOWING CONDITION: TREE AND SHRUB PERMIT REQUIREMENTS ARE MET. MOTION CARRIED WITH A 4-1 VOTE. OMAR GOVEA OPPOSED THE MOTION. – ITEM APPROVED WITH CONDITIONS

E. Request by Oscar Jesus Villegas and Rosa Delima Villegas for a Variance to the City of Edinburg Unified Development Code to Allow the Construction of a Carport Located in the Front and Rear Yard Setback, Being Lot 6, Kenyon Estates Subdivision, Located at 3614 Tecate Street.

OSCAR VILLEGAS, 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 A. GONZALEZ, TO APPROVE THE VARIANCE FOR THE FRONT YARD SETBACK WITH THE FOLLOWING CONDITION: WINDSTORM DESIGN IS PROVIDED. MOTION CARRIED WITH A 4-0 VOTE. – ITEM APPROVED WITH CONDITIONS

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO APPROVE THE REAR YARD SETBACK VARIANCE REQUEST WITH THE FOLLOWING CONDITION: THE HOME IS ATTACHED TO THE CARPORT AND A WINDSTORM DESIGN MUST BE PROVIED. MOTION CARRIED WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS

F. Request by Jorge Gonzalez for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement, Being Lot 1, Jackson Estates Subdivision, Located at 2117 Elsham Avenue.

AARON GONZALEZ, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REQUEST.

JORGE GONZALEZ, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REQUEST.

ISAEL POSADAS, JR., CITY OF EDINBURG ENGINEER, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC A. GONZALEZ TO APPROVE THE VARIANCE REQUEST WITH THE FOLLOWING CONDITIONS: NO LINES WITHIN THE UTILITY EASEMENT AND A HOLD HARMLESS AGREEMENT MUST BE SIGNED BY THE APPLICANT. MOTION CARRIED WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS

G. Request by Jorge Gonzalez for a Variance to The City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement, Being Lot 15, Jackson Estates Subdivision, Located at 1805 Elsham Avenue.

ISAEL POSADAS, JR., CITY OF EDINBURG ENGINEER, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

JORGE GONZALEZ, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REQUEST.

A MOTION WAS MADE BY CHAIRMAN MICHAEL CANTU AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO APPROVE THE VARIANCE REQUEST WITH THE FOLLOWING CONDITIONS: NO LINES WITHIN THE UTILITY EASEMENT AND A HOLD HARMLESS AGREEMENT MUST BE SIGNED BY THE APPLICANT. MOTION CARRIED WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS

H. Request by Jorge Gonzalez for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport Over a Utility Easement, Being Lot 14, Jackson Estates Subdivision, Located at 1811 Elsham Avenue.

JORGE GONZALEZ, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REQUEST.

A MOTION WAS MADE BY CHAIRMAN MICHAEL CANTU AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO APPROVE THE VARIANCE REQUEST WITH THE FOLLOWING CONDITIONS: NO LINES WITHIN THE UTILITY EASEMENT AND A HOLD HARMLESS AGREEMENT MUST BE SIGNED BY THE APPLICANT. MOTION CARRIED WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS

I. Request by Margarita Gonzalez for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Carport over the Front and Side Yard Setback, Being Lot 21, Block 5, Second Amended Map of Fountain Park Subdivision, Located at 1315 E. McIntyre Street.

MARIA GONZALEZ, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE REQUEST.

A MOTION WAS MADE BY CHAIRMAN MICHAEL CANTU AND SECONDED BY BOARD MEMBER RUBEN RUIZ, JR., TO TABLE THE VARIANCE REQUEST PENDING DIFFERENT DESIGN PLACEMENT. MOTION CARRIED WITH A 5-0 VOTE. – ITEM TABLED

J. Variance Request by Annette Carmona with EB Merit Construction for a Variance to the City of Edinburg Unified Development Code to Allow for the Exclusion of the Construction of a CMU Fence along the North Property Line, Being Lot 1, Khit Plaza Estates, Located at 3101 N. I69-C

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

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

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

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 18th day of September, 2025.

A MOTION WAS MADE BY BOARD MEMBER MARC GONZALEZ AND SECONDED BY RUBEN RUIZ, JR., TO ADJOURN THE SEPTEMBER 24, 2025, REGULAR MEETING AT 7:41 P.M. MOTION CARRIED WITH A 5-0 VOTE.

THE CITY OF Edinburg

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: October 20, 2025

Zoning Board of Adjustment

Regular Meeting: October 29, 2025

Agenda Item

Variance request by Eli and Edna Karina Canales for a variance to the City of Edinburg Unified Development Code to allow the construction of an accessory structure exceeding thirty percent (30%) of the square footage of the principal residence, and an additional driveway that exceeds the maximum access width of 22 feet, being lot 28, Russell Oak Estates subdivision, located at 4612 East Oaks Cove street.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 2, Section 2.206 Accessory Use and Structure Standards (D) General Standards for Accessory Structures and Uses. As well as Article 5, Section 5.208, Access Management (H) Access Dimensions. The applicant is proposing to construct an accessory structure in the back yard and an additional driveway.

Property Location and Vicinity

The property is located at the northeast corner of Acre Woods Avenue and Oaks Cove Street. Current property zoning is Residential, Primary (RP) District. Adjacent Zoning is Residential, Primary (RP) District in all directions. Adjacent land uses are single family uses.

Background and History

The property is part of Russell Oak Estates, which was recorded on June 17, 2024. It is the corner lot, number 28, with a total area of 22,094 square feet. As part of this newly developed subdivision, permits for the construction of the primary residence on the lot were issued in June 2025.

Staff mailed a notice of the variance request to 23 neighboring property owners on October 17, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

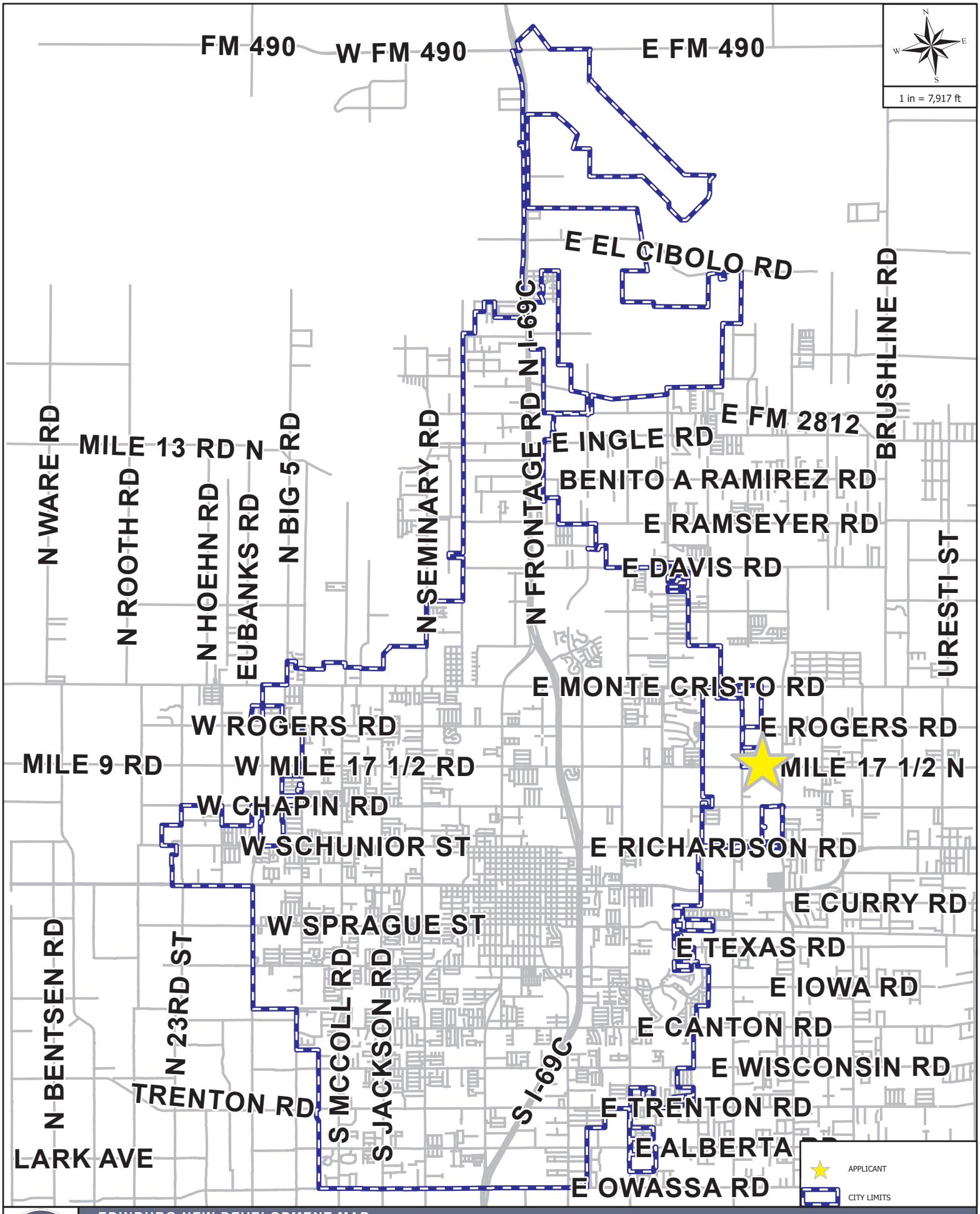
The applicant is proposing the construction of a 3,300 square feet accessory structure (50x66) on a residential property, intended to serve multiple purposes including storage, a garage, and a gym. This proposed structure exceeds the maximum allowable size for accessory structures, which is limited to 30% of the principal residence's (4,596 square feet). Additionally, the applicant is proposing a driveway of 50 feet to provide access to the new structure. The width of this driveway exceeds the maximum permitted access width of 22 feet, as allowed by the City of Edinburg Unified Development Code.

Recommendation

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

Prepared by:
Anna Gabriela Cantu
Planner I

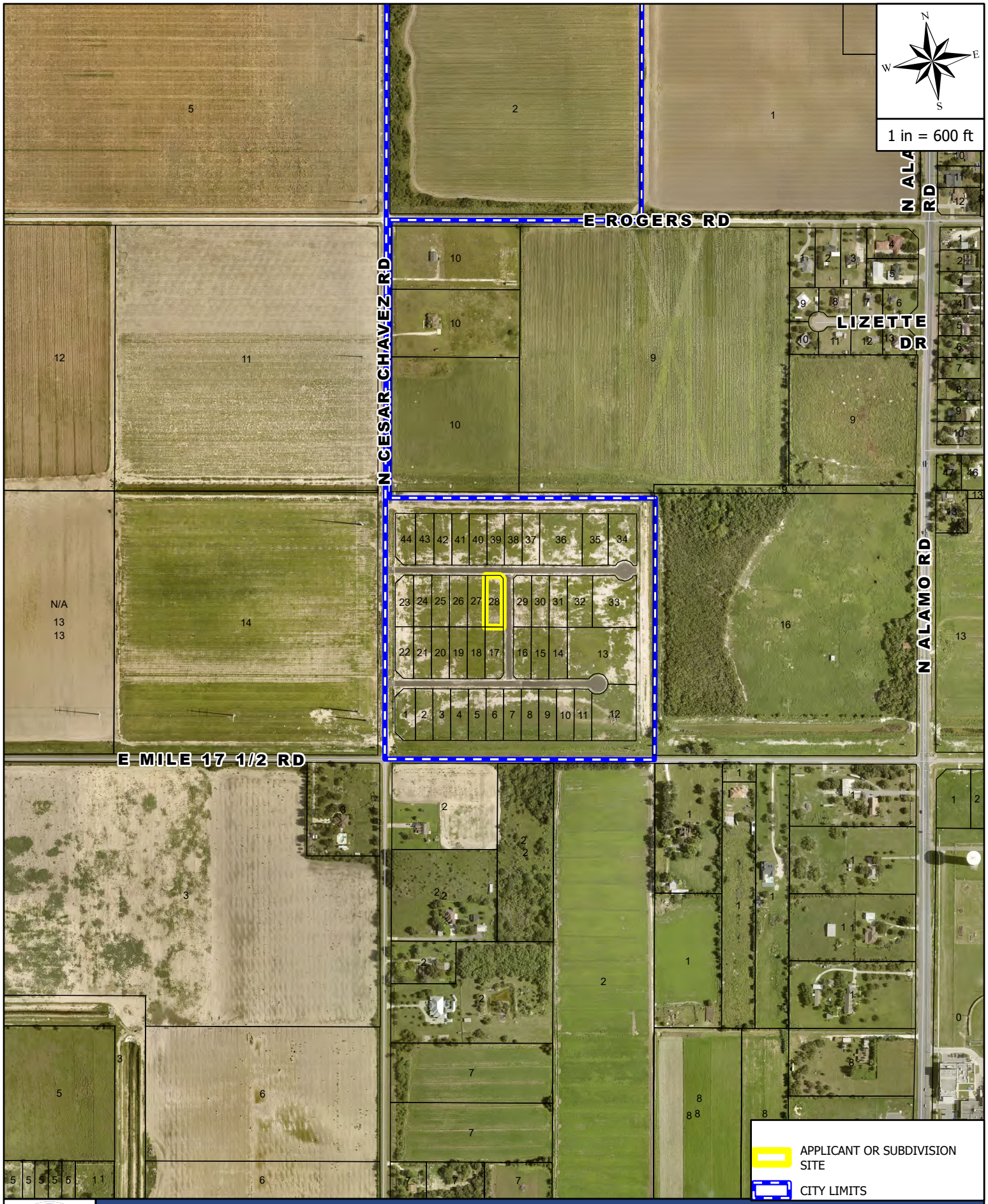
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

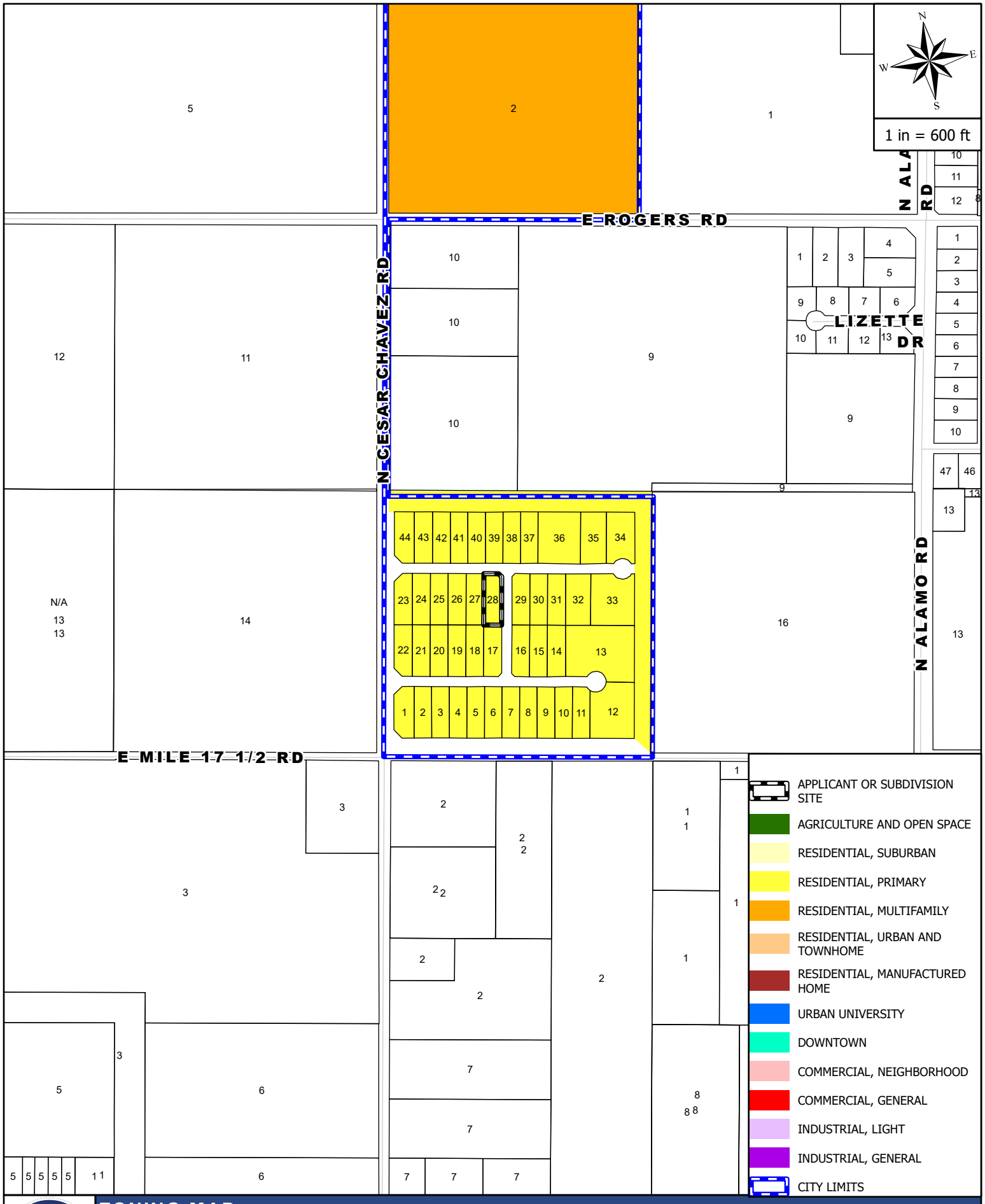
VAR-2025-0329 4612 E OAKS COVE ST



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0329 4612 E OAKS COVE ST

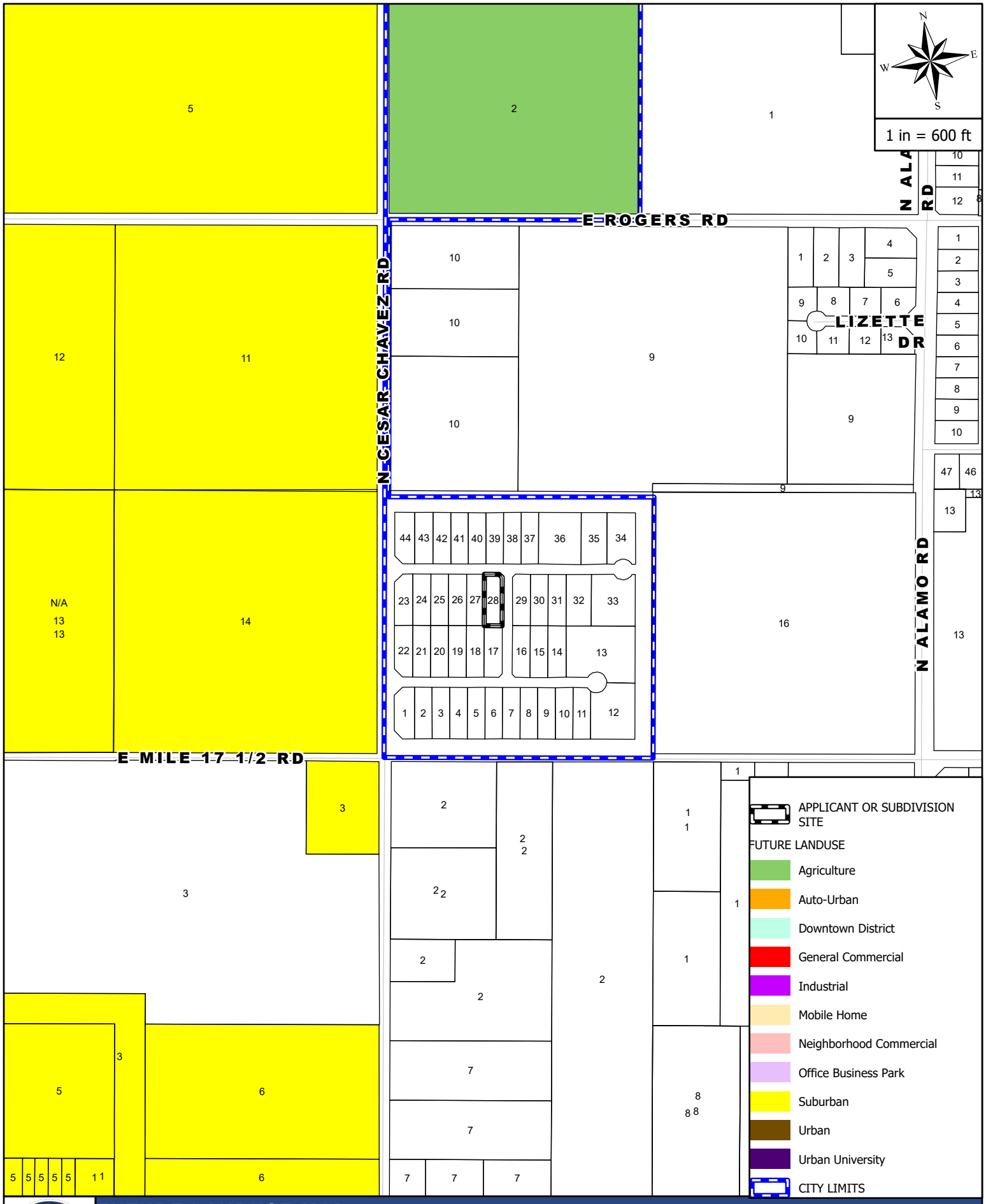


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

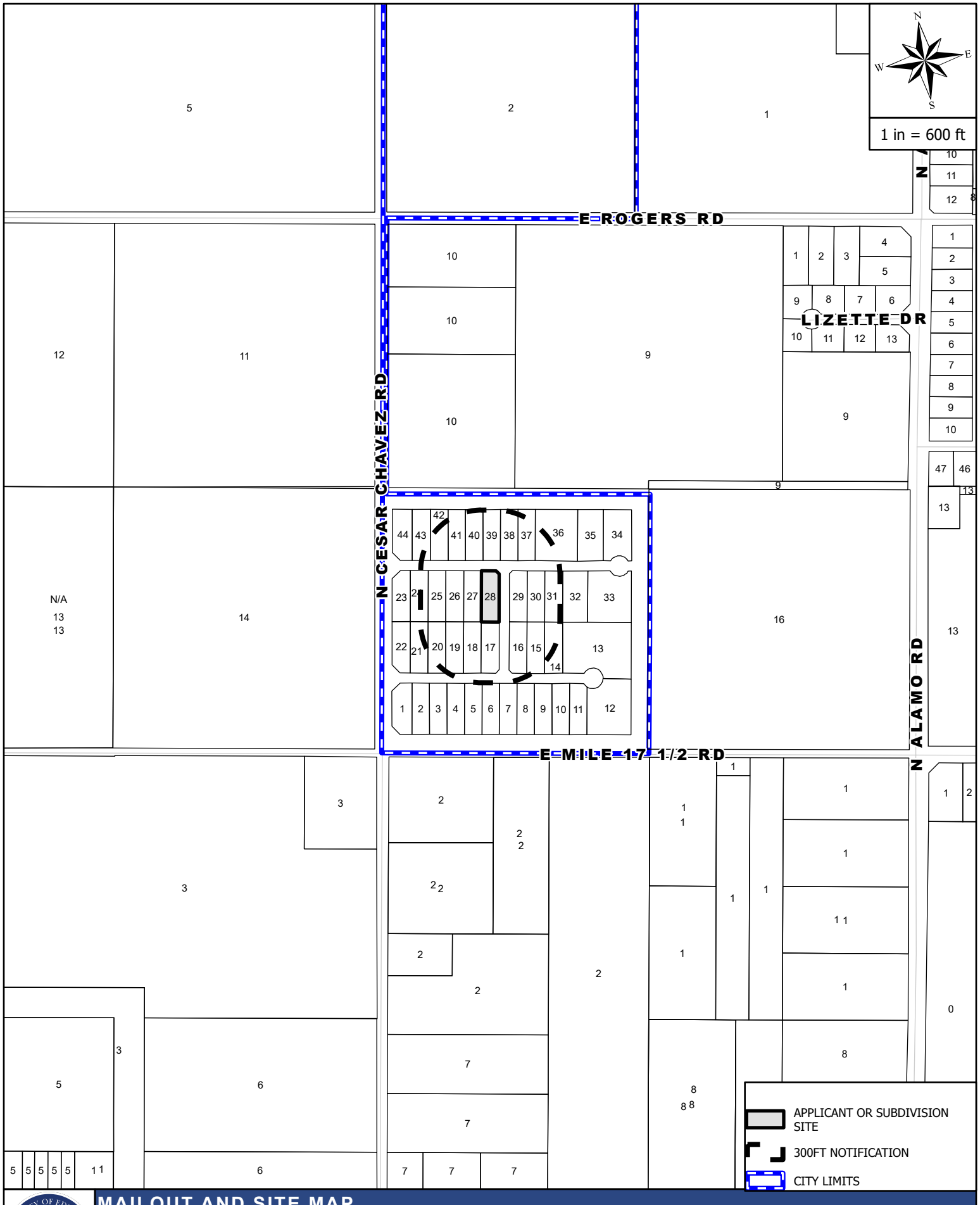
VAR-2025-0329 4612 E OAKS COVE ST



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0329 4612 E OAKS COVE ST



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0329 4612 E OAKS COVE ST

Variance Request Site Photo

Variance Request by Eli and Edna Karina Canales

4612 East Oaks Cove Street

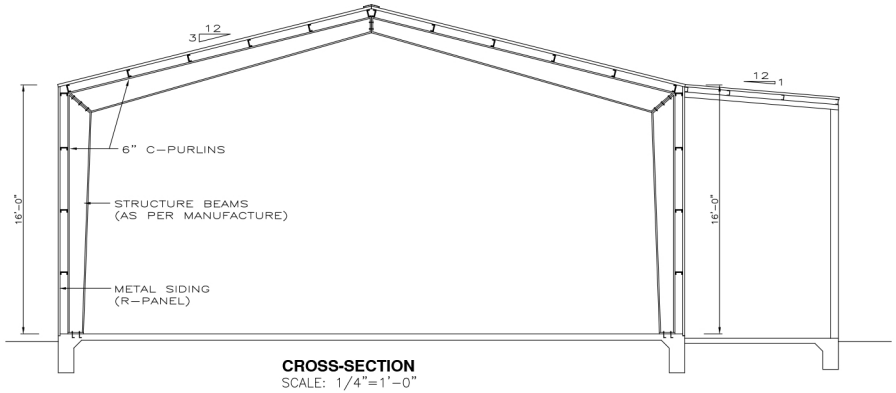


Variance Request Site Photo

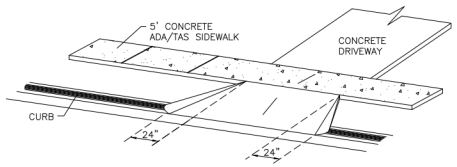
Variance Request by Eli and Edna Karina Canales

4612 East Oaks Cove Street

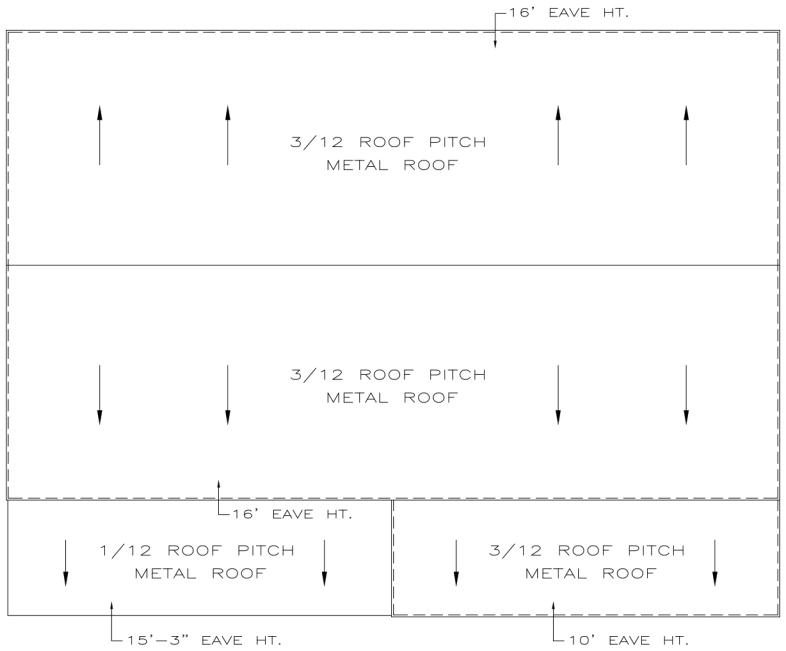




CROSS-SECTION
SCALE: 1/4"=1'-0"



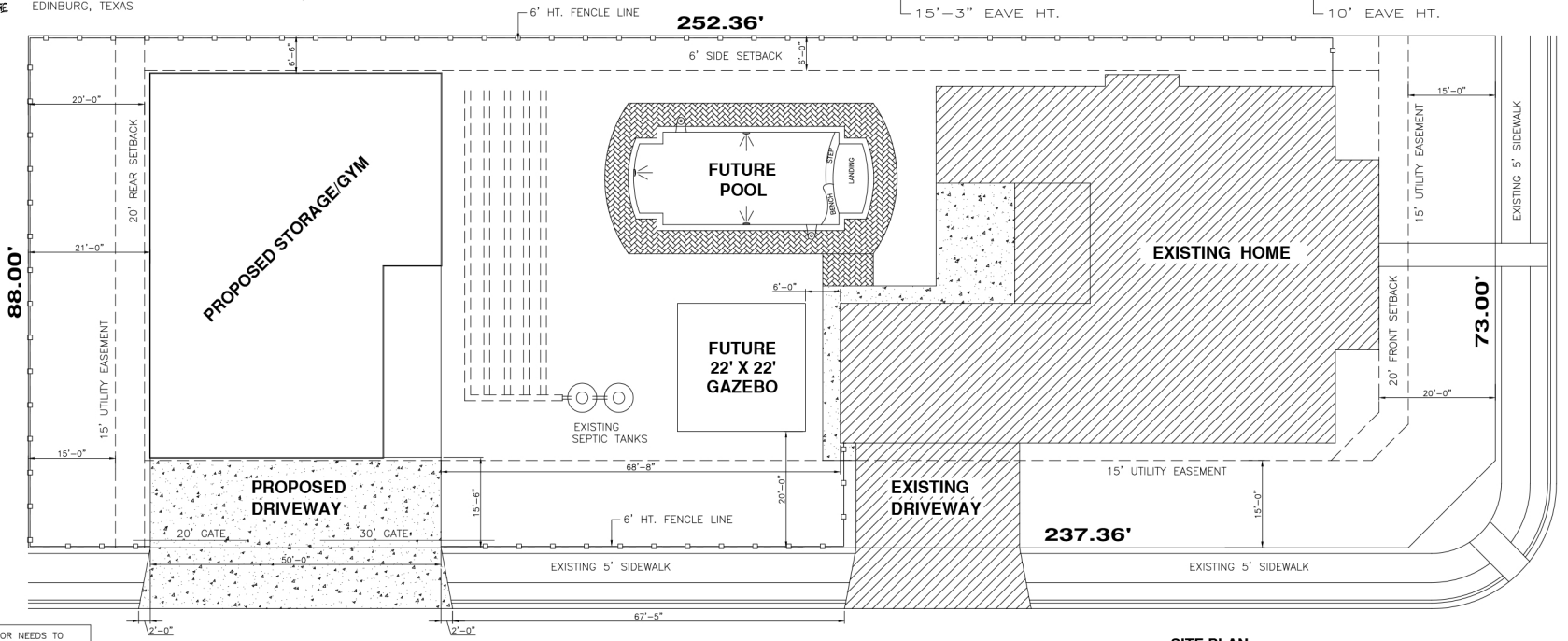
DRIVEWAY TYP. APRON DETAIL
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 3/16"=1'-0"



LOT 28
RUSSELL OAK ESTATES
EDINBURG, TEXAS



OAKS COVE ST.

ACRE WOODS COVE AVE.

SITE PLAN
SCALE: 1"=10'-0"

NOTE:
THE GENERAL CONTRACTOR NEEDS TO REVIEW ALL PLANS, DIMENSIONS AND NOTES PRIOR TO COMMENCING ANY WORK.

Escala Designs
Design + Build
Residential & Commercial
936-458-6623

project no.
25-121

GENERAL NOTE:
THESE PLANS ARE THE PROPERTY OF ESCALA DESIGNS AND ANY USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ESCALA DESIGNS IS PROHIBITED.

PROPOSED STORAGE/GYM
LOT 28
RUSSELL OAK ESTATES
EDINBURG, TEXAS

4612 E. OAKS COVE ST.

PROJECT DATE: SEPT. 22, 2025
PROJECT DESCRIPTION: RESIDENTIAL
LOCATION: /ESCALADESIGNS/25-121.DWG

SITE PLAN
ROOF PLAN
CROSS-SECTION
SCALE: AS SHOWN

SH 2

DOOR SCHEDULE

#	QTY.	DESCRIPTION	NOTE
1	1	3/0 7/0 LH METAL INSULATED DOOR	SOLID CORE
2	1	3/0 6/8 LH	
3	1	3/0 6/8 RH	
4	1	2/8 6/8 LH	
5	1	8/0 7/0 INSULATED GARAGE DOOR	GARAGE
6	2	8/0 8/0 OVERHEAD VERTICAL GLASS DOOR	GARAGE
7	2	10/0 14/0 OVERHEAD ROLL UP DOOR	GARAGE

WINDOW SCHEDULE

#	QTY.	DESCRIPTION	HEADER HT.	NOTE
A	8	6/0 2/0 FIX	15'-0"	
B	2	4/0 1/0 FIX	9'-0"	

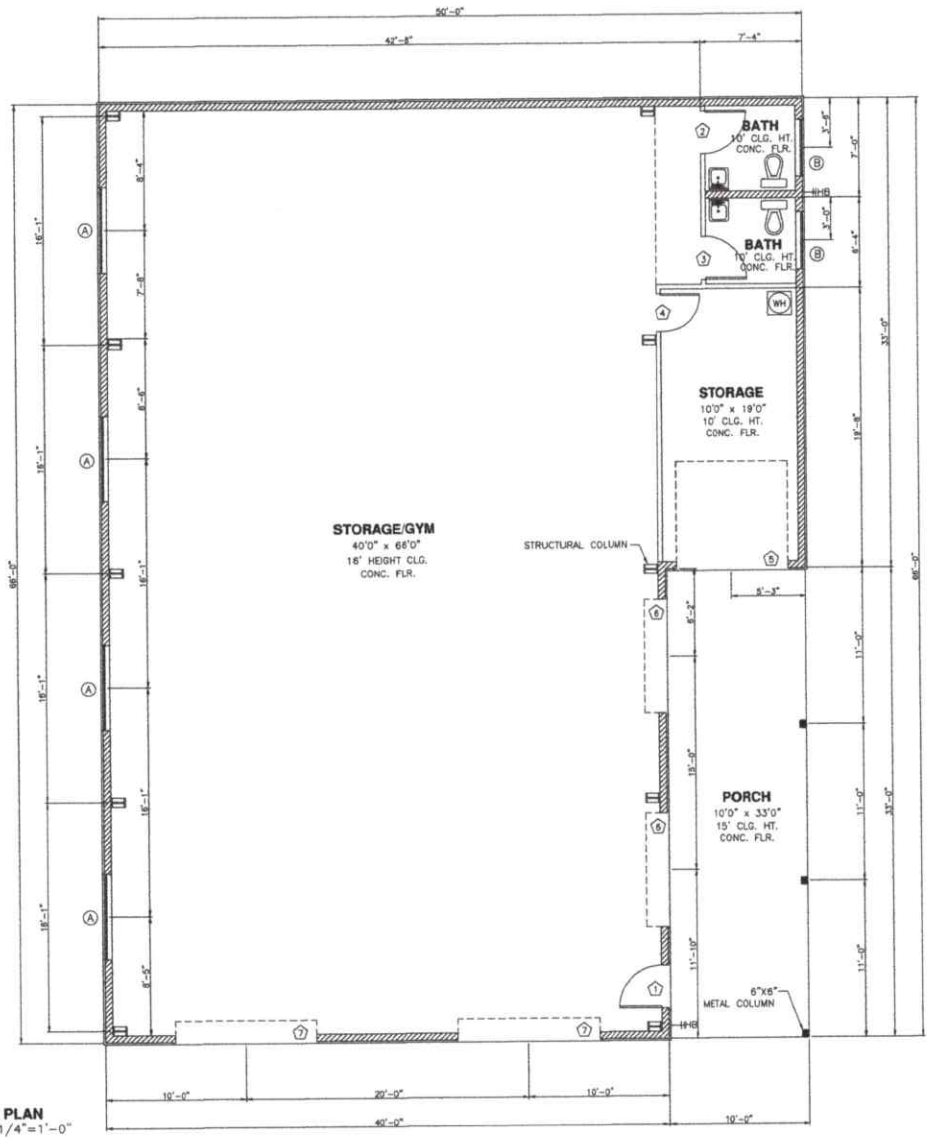
NOTE:
DOUBLE GLAZE, LOW-E VINYL WINDOWS

2 X 4 FRAME WALL

2 X 6 FRAME WALL

AREAS

STORAGE/GYM	2,680.0
BATH AREA	95.0
STORAGE	195.0
TOTAL LIVING	2,970.0
PORCH	330.0
TOTAL AREAS	3,300.0



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

NOTE:
THE GENERAL CONTRACTOR NEEDS TO REVIEW ALL PLANS, DIMENSIONS AND NOTES PRIOR TO COMMENCING ANY WORK.

Escala Designs
Design + Build
Residential & Commercial
956-458-6623

project no.
25-121

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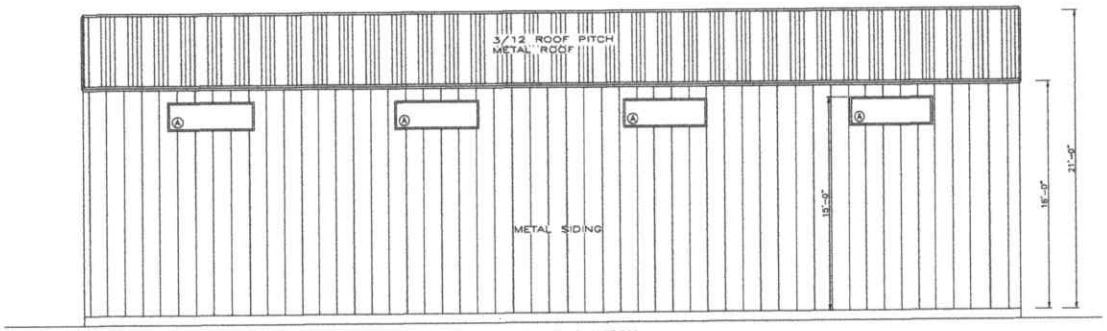
PROPOSED STORAGE/GYM
LOT 28
RUSSELL OAK ESTATES
EDINBURG, TEXAS

4612 E. OAKS COVE ST.

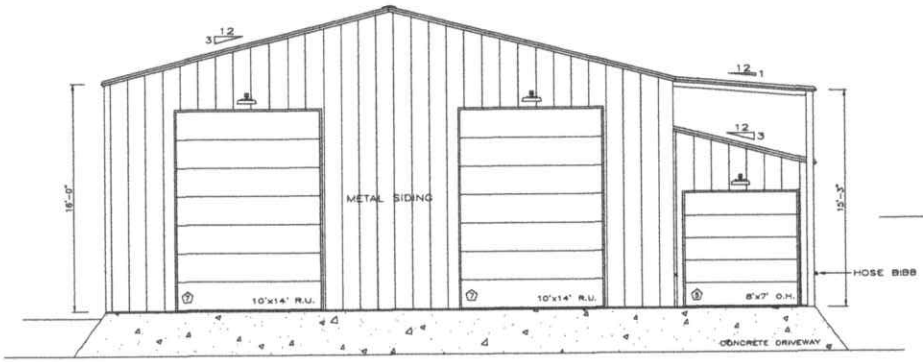
PROJECT DATE: SEPT. 22, 2025
PROJECT DESCRIPTION: RESIDENTIAL
LOCATION: /ESCALADESIGNS/25-121.DWG

FLOOR PLAN
SCALE: AS SHOWN

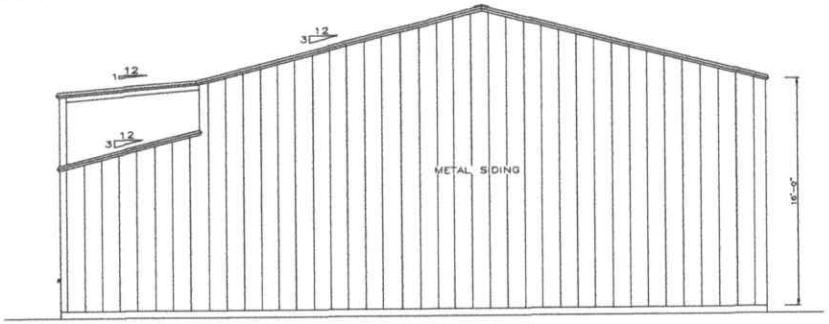
SH 3



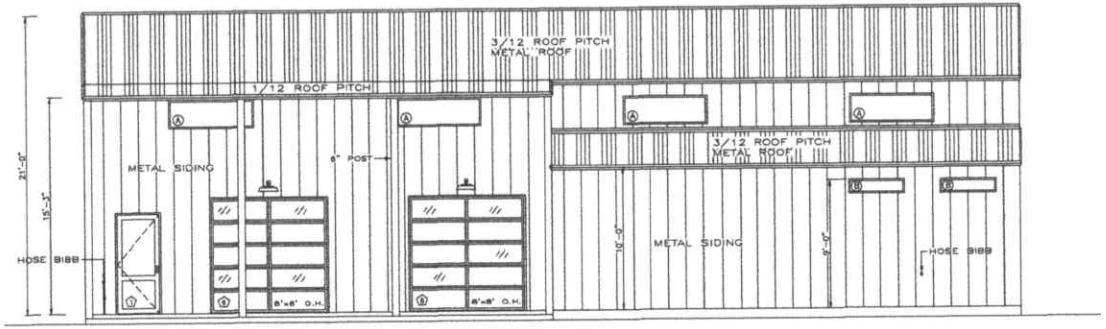
REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

NOTE:
THE GENERAL CONTRACTOR NEEDS TO REVIEW ALL PLANS, DIMENSIONS AND NOTES PRIOR TO COMMENCING ANY WORK.

Escala Designs
Design + Build
Residential & Commercial
956-458-6623

project no.
25-121

GENERAL NOTE:
THESE PLANS ARE THE PROPERTY OF ESCALA DESIGNS AND ANY USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ESCALA DESIGNS IS PROHIBITED.

PROPOSED STORAGE/GYM
LOT 28
RUSSELL OAK ESTATES
EDINBURG, TEXAS

4612 E. OAKS COVE ST.

PROJECT DATE: SEPT. 22, 2025
PROJECT DESCRIPTION: RESIDENTIAL
LOCATION: /ESCALADESIGNS/25-121.DWG

ELEVATION PLAN
SCALE: AS SHOWN

SH 1

THE CITY OF Edinburg Variance Request

Planning & Zoning Staff Report

Prepared on: October 20, 2025

Zoning Board of Adjustment

Regular Meeting: October 29, 2025

Agenda Item

Variance Request by Valeria Garza for a variance to the City of Edinburg Unified Development Code to allow the encroachment of a carport over a utility easement and side setbacks, Being Lot 28, Canton Hills Subdivision, Located at 2412 South Hillside Avenue.

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 over a 10-foot utility easement that is located along the front yard property line and a 10-foot setback that is located along the street side yard property line and an overhang over a north side setback.

Property Location and Vicinity

The property is located at the northwest corner of South Hillside Avenue and East Springside Street. The property has a total frontage of 57 feet along South Hillside Avenue and a lot depth of 140.34 feet. A 10-foot utility easement is located along the front property line and a 10-foot setback is located along the street side property line. Current Zoning is Residential, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RP) District to the north, east and south and City Limits to the west. Adjacent land uses are multi-family uses.

Background and History

The property is part of the Canton Hills Subdivision that was recorded on May 16, 2025. The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 10-foot utility easement that is located along the west property line, a 10-foot setback that is located along the south property line and overhang encroaching over the north side setback. Setbacks required as per plat are as follows: Front 10 feet, Side 5 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 46 neighboring property owners on October 17, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

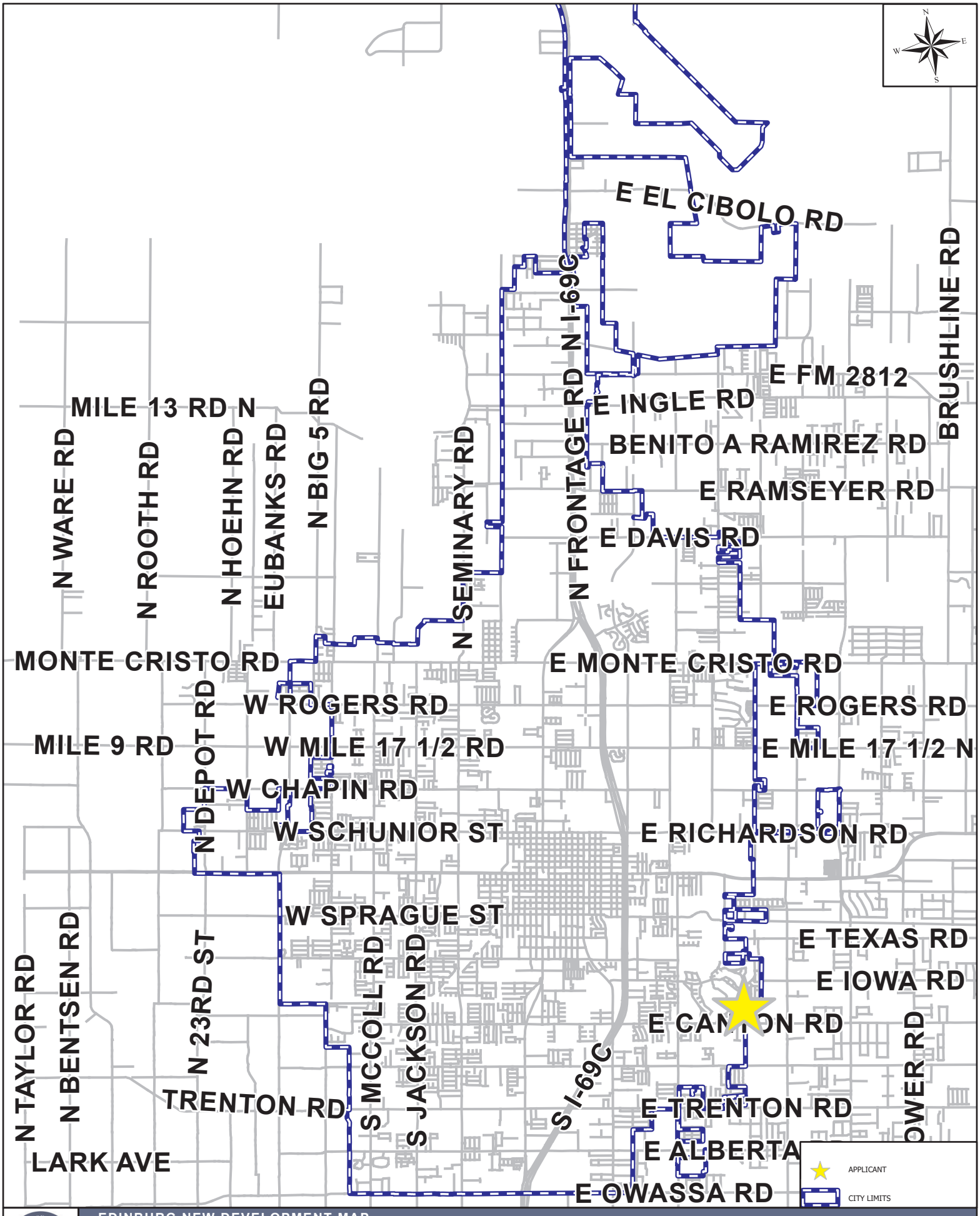
The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 10-foot utility easement that is located along the west property line, a 10-foot setback that is located along the south property line leaving a separation of about 2 feet 5 inches from structure to corner clip property line and 8 feet 6 inches from structure to south property line and overhang encroaching over the north side setback. Supporting post of the carport are not located into the 10-foot setback nor easement.

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 l

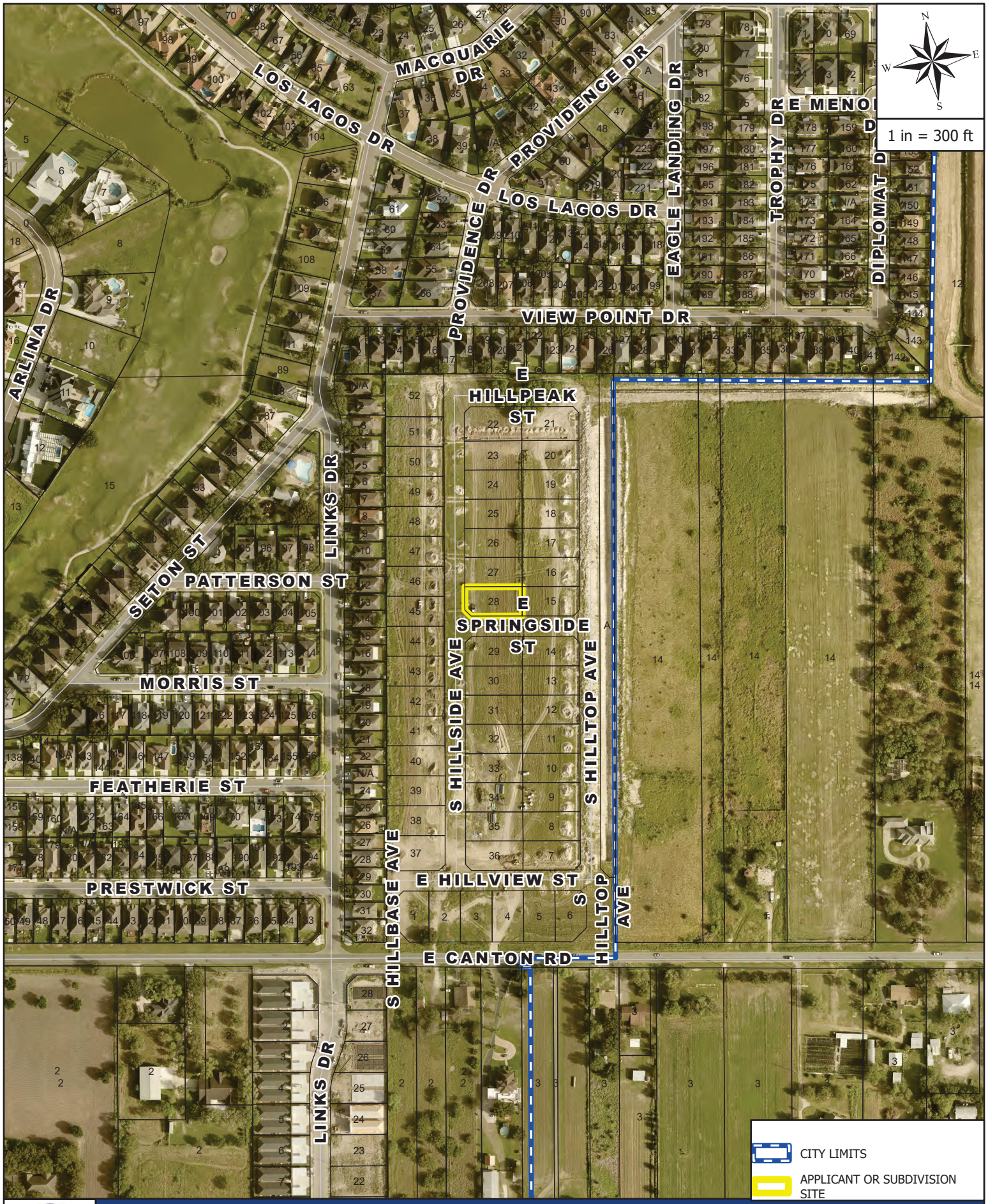
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

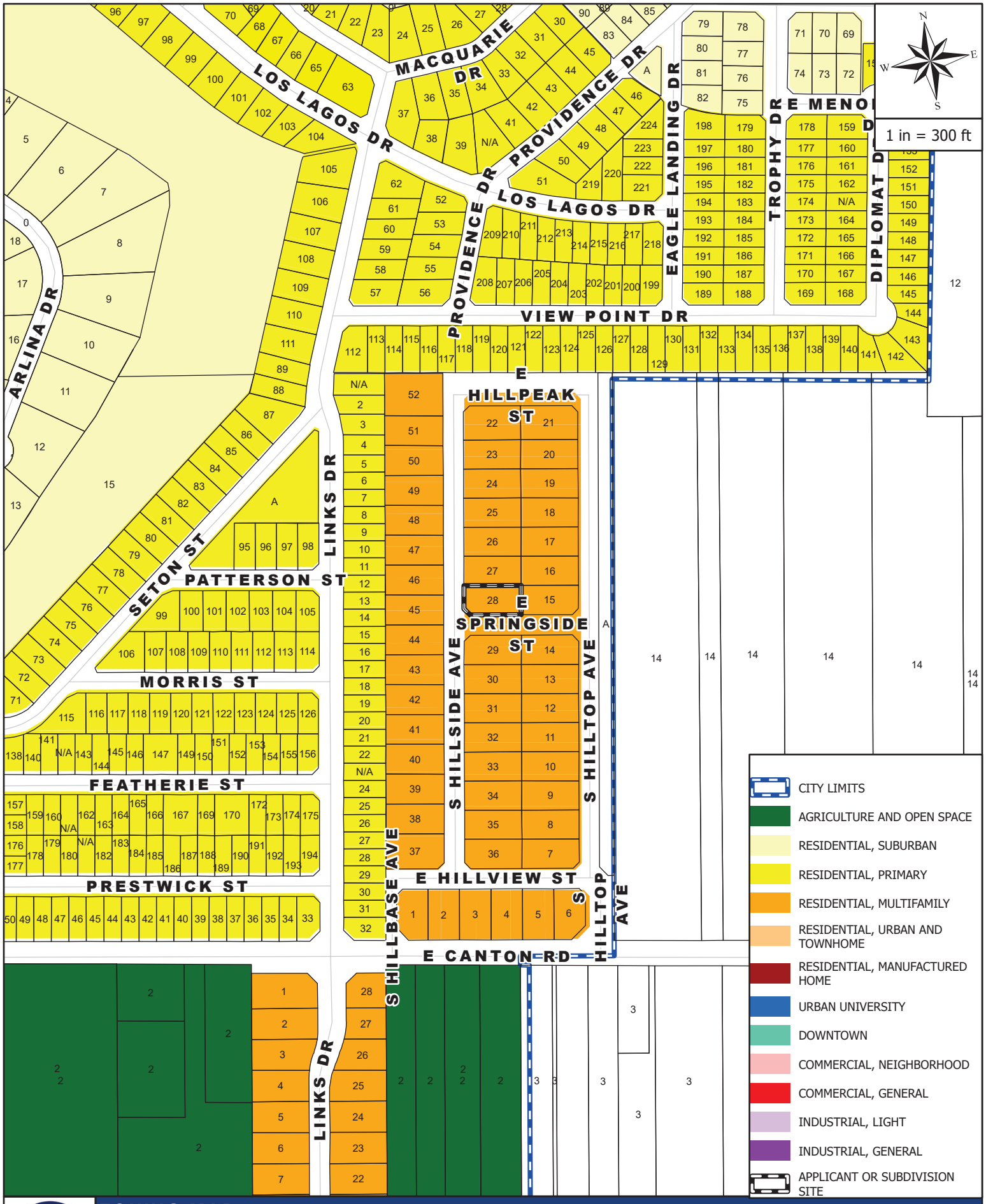
VAR-2025-0334 2412 S HILLSIDE AVE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

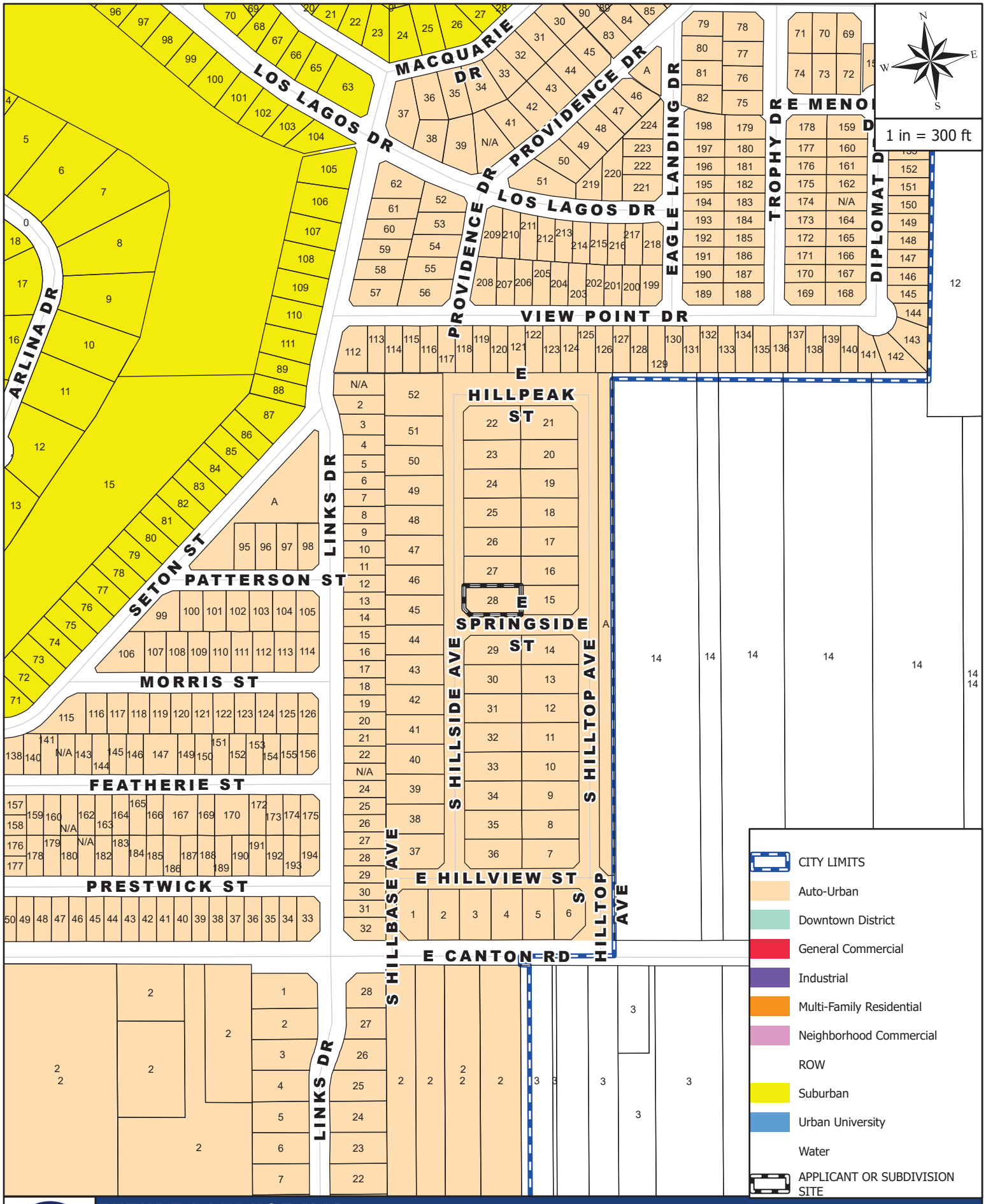
VAR-2025-0334 2412 S HILLSIDE AVE



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

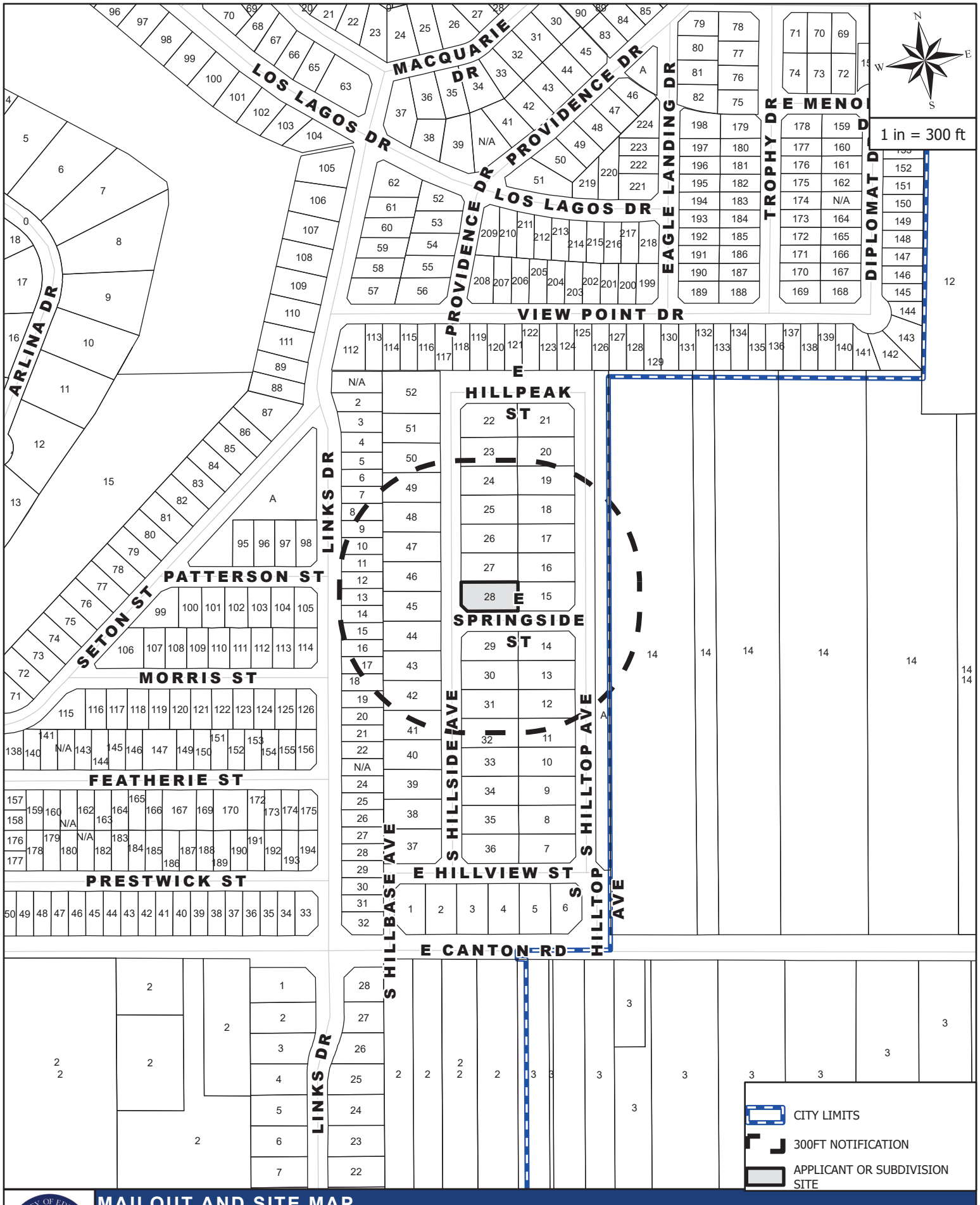
VAR-2025-0334 2412 S HILLSIDE AVE



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0334 2412 S HILLSIDE AVE



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0334 2412 S HILLSIDE AVE

Variance Request Site Photo

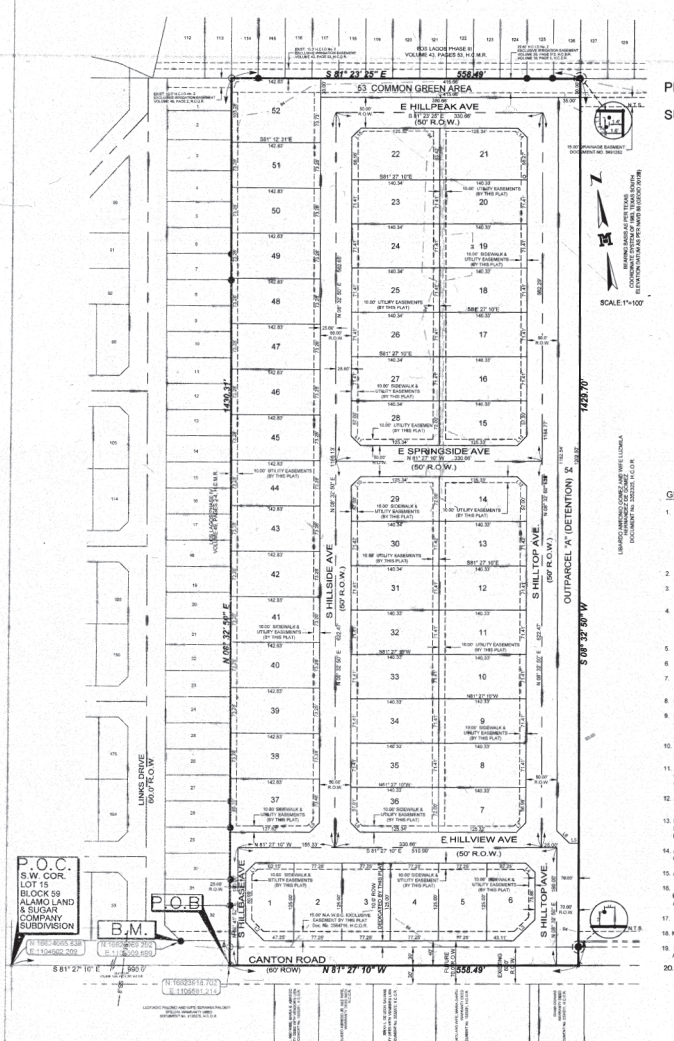
Variance Request by Valeria Garza

2412 South Hillside Avenue



SUBDIVISION MAP OF
CANTON HILLS SUBDIVISION
(PRIVATE)

PLAT SHOWING 18.334 ACRES, BEING 7.50 ACRES OUT OF LOT 14 AND 10.834 ACRES OUT OF LOT 15, BLOCK 59, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26 HIDALGO COUNTY MAP RECORDS.



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 18.334 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS. BEING A PART OR PORTION OUT OF LOTS 14 AND 15, BLOCK 59, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.334 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO A.I.M.Z. DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, BY VIRTUE OF GENERAL WARRANTY DEED(S) RECORDED UNDER DOCUMENT NUMBER 3457214 AND 3457210 HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.334 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 59, (N-16624065.838 E-1104602.209) AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD;

THENCE, S 81° 27' 10" E ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 59 AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD, A DISTANCE OF 990.00 FEET, TO A NAIL SET AT THE SOUTHEAST CORNER OF LOS LAGOS PHASE IV ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49, PAGES 2-4, HIDALGO COUNTY MAP RECORDS, FOR THE POINT OF BEGINNING (N-16623918.702 E-1105681.214), AND SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 32' 50" E ALONG THE EAST LINE OF SAID LOS LAGOS PHASE IV, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, CONTINUING A TOTAL DISTANCE OF 1,430.31 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 15, BLOCK 59, AND THE NORTHEAST CORNER OF SAID LOS LAGOS PHASE IV, AND THE SOUTH LINE OF LOS LAGOS PHASE III ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43, PAGE 53, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 23' 25" E ALONG THE NORTH LINE OF SAID LOT 15, BLOCK 59, AND THE SOUTH LINE SAID LOS LAGOS PHASE III AT A DISTANCE OF 330.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 15, BLOCK 59 AND THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 59, CONTINUING A TOTAL DISTANCE OF 558.49 FEET, TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 89° 02' 22" W, A DISTANCE OF 1.42 FEET AND A NO. 4 REBAR FOUND THAT BEARS S 64° 18' 05" W, DISTANCE OF 1.92 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 32' 50" W AT A DISTANCE OF 1,399.70 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 00° 50' 09" W A DISTANCE OF 0.93 FEET, CONTINUING A TOTAL DISTANCE OF 1,429.70 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 14, BLOCK 59, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 27' 10" W ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 59 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF CANTON ROAD, AT A DISTANCE OF 225.49 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 59 AND THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 59, CONTINUING A TOTAL DISTANCE OF 558.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.334 ACRES OF WHICH 0.385 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD LEAVING A NET OF 17.949 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES AND RESTRICTIONS:

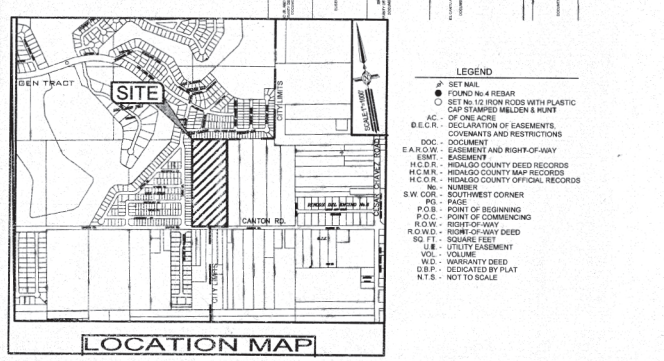
1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B". ZONE "B" IS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   AS PER FLOOD PLAIN COMMUNITY- PANEL No. 480334 0425 C ; REVISED DATE: NOVEMBER 16, 1982.
2. THIS PROPERTY IS BEING PROPOSED AS ZONED AS RESIDENTIAL MULTI FAMILY.
3. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, SQUARE CUT TOP OF INLET ELEV. 93.53 N: 16623869.292' E:1105509.699'
4. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
   FRONT: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
5. MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB.
6. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 131,435 C.F. (3.017 AC.-FT.) TO BE PROVIDED ON SITE.
8. DETENTION PONDS MUST BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT THE CITY OF EDINBURG.
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. THE ACCESS DRIVE SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 96 35 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
12. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY HOA.
13. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS, SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE UNIFIED DEVELOPMENT CODE SETBACK BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPING, SURFACE RATIO PARKING REQUIREMENTS FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
14. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG CANTON STREET BY DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
15. ALL INTERIOR LOTS CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
16. LOT "34" (OUTPARCEL "A") SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR CANTON HILLS SUBDIVISION ONLY CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.
17. NO ACCESS SHALL BE PERMITTED FROM LOTS 1-6 ONTO CANTON ROAD.
18. N.A.W.S.C. TO HAVE A PERPETUAL EASEMENT ON THE ENTIRE ROAD RIGHT OF WAY BEING SHOWN ON THIS PLAT.
19. PURSUANT TO APPLICATION FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS
20. 50% PARKLAND FEE PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE.

Lot Area Table		
Lot #	SQ. FT.	Area
1	9093.55	0.209
2	9656.04	0.222
3	9656.04	0.222
4	9656.04	0.222
5	9656.04	0.222
6	8960.66	0.206
7	9991.12	0.229
8	10020.99	0.230
9	10020.99	0.230
10	10020.99	0.230
11	10020.99	0.230
12	10020.99	0.230
13	10022.66	0.230
14	9991.29	0.229
15	9991.29	0.229
16	10021.21	0.230
17	10021.21	0.230
18	10021.21	0.230
19	10021.21	0.230
20	10021.21	0.230

Lot Area Table		
Lot #	SQ. FT.	Area
21	11582.57	0.266
22	11604.83	0.266
23	10022.16	0.230
24	10022.09	0.230
25	10022.03	0.230
26	10021.94	0.230
27	10021.87	0.230
28	9991.87	0.229
29	9991.77	0.229
30	10023.26	0.230
31	10021.32	0.230
32	10021.25	0.230
33	10021.17	0.230
34	10021.10	0.230
35	10021.03	0.230
36	9991.41	0.229
37	12141.41	0.279
38	10466.64	0.240
39	10466.64	0.240
40	10466.64	0.240

Lot Area Table		
Lot #	SQ. FT.	Area
41	10466.64	0.240
42	10466.64	0.240
43	10466.64	0.240
44	10466.64	0.240
45	10466.64	0.240
46	10466.64	0.240
47	10466.64	0.240
48	10466.64	0.240
49	10466.64	0.240
50	10466.64	0.240
51	10466.64	0.240
52	14783.94	0.339
53	12469.81	0.286
54	41886.32	0.962

Boundary Line Table		
Line #	Length	Direction
L1	21.21'	N53° 54' 29"E
L2	42.43'	S36° 27' 10"E
L3	48.28'	S53° 32' 50"W
L4	21.21'	S36° 27' 10"E
L5	15.00'	N81° 27' 10"W
L6	28.28'	N36° 27' 10"W
L7	21.23'	N53° 32' 50"E
L8	21.20'	S36° 27' 10"E
L9	21.23'	S53° 32' 50"W
L10	21.21'	S53° 32' 48"W
L11	21.21'	N36° 27' 12"W
L12	21.21'	N36° 27' 10"W
L13	21.21'	S53° 32' 50"W
L14	21.21'	S36° 25' 19"E
L15	21.23'	N53° 36' 35"E



LEGEND

- SET NAIL
- FOUND No.4 REBAR
- SET No.1/2 IRON RODS WITH PLASTIC CAP STAMPED MELDEN & HUNT
- AC. - OF ONE ACRE
- D.E.C.R. - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
- DOC. - DOCUMENT
- E.A.R.O.W. - EASEMENT AND RIGHT-OF-WAY
- ESMT. - EASEMENT
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- No. - NUMBER
- S.W. COR. - SOUTHWEST CORNER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- R.O.W.D. - RIGHT-OF-WAY DEED
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.D. - WARRANTY DEED
- D.B.P. - DEDICATED BY PLAT
- N.T.S. - NOT TO SCALE

DRAWN BY: LUZ HDZ DATE: 01/21/25.
SURVEYED, CHECKED BILL DATE: 11/13/24.
FINAL CHECK DATE:

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT

THE 16th DAY OF April 20 25

A.I.M.Z. DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY
ASHISH VALECHA, MANAGING MEMBER
8025 N. 10TH ST. SUITE 170
MCALLEN , TX 78504

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16th DAY OF April 20 25

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

VALERIA LIZETH GARZA
Notary Public, State of Texas
Comm. Expires 08/08/2027
Notary ID 134823668

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
RAQUEL SEGIN FLORES
GENERAL MANAGER

05/7/25
DATE

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS CANTON HILLS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE 24th DAY OF April 20 25

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG

5-14-25
DATE

CITY SECRETARY

05/14/2025
DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 24th DAY OF March 20 25

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS-OF-WAY OR EASEMENTS.

PRESIDENT

ATTEST:
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CANTON HILLS SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

A.I.M.Z. DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY

ASHISH VALECHA, MANAGING MEMBER
8025 N. 10th ST. SUITE 170
MCALLEN , TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF February 20 25

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: 07-01-2025

WENDY B. RODRIGUEZ
Notary Public, State of Texas
Comm. Expires: 07/01/2025
Notary ID 13057668-4

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, P.E # 117368
STATE OF TEXAS
DATE PREPARED : 05-01-2023
JOB No. 23072.00

2-26-25
DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 24th DAY OF February 20 25

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO.6238
STATE OF TEXAS

DATE SURVEYED: 03/21/2023
T-1189, PG. 34
SURVEY JOB # 23385.08

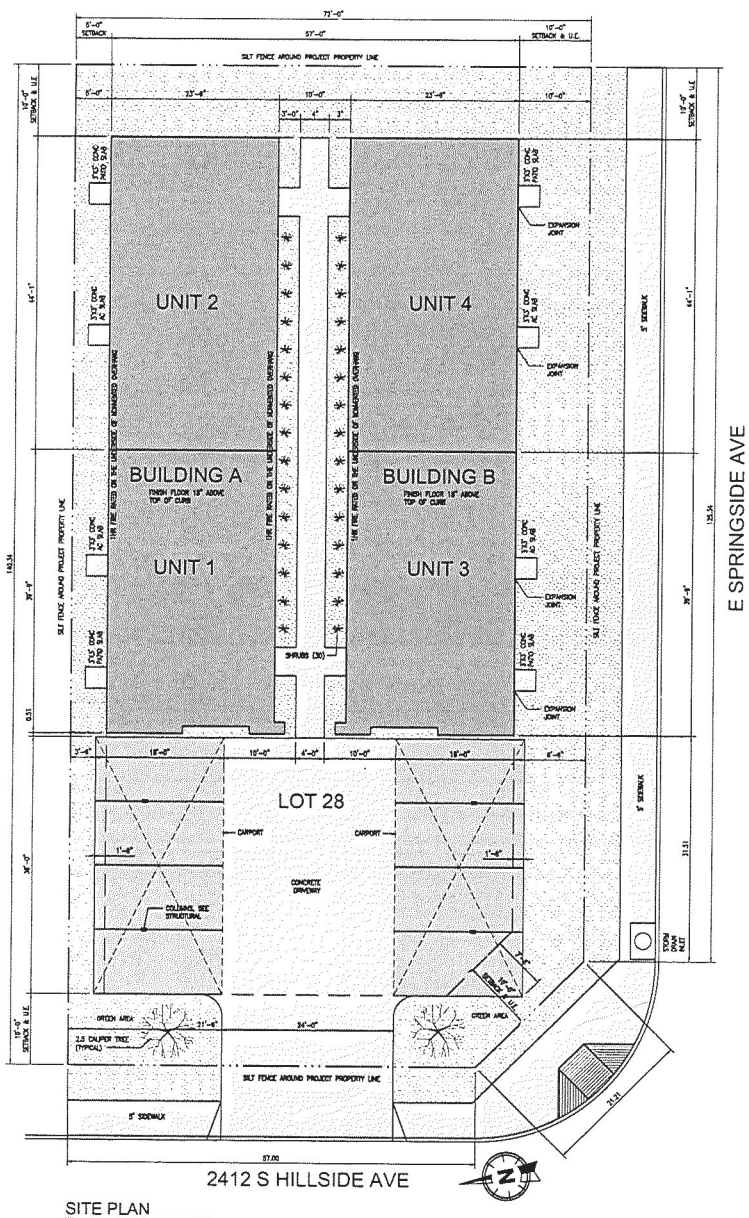
STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	A.I.M.Z. DEVELOPMENT, LLC. ASHIS VALECHA	8025 N. 10th STREET, SUITE 170	McALLEN, TX 78504	CIA (956) 381-0981	(956) 381-1839
ENGINEER:	MARIO A. REYNA, P.E	115 W. McINTYRE	EDINBURG, TX, 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX, 78541	(956) 381-0981	(956) 381-1839

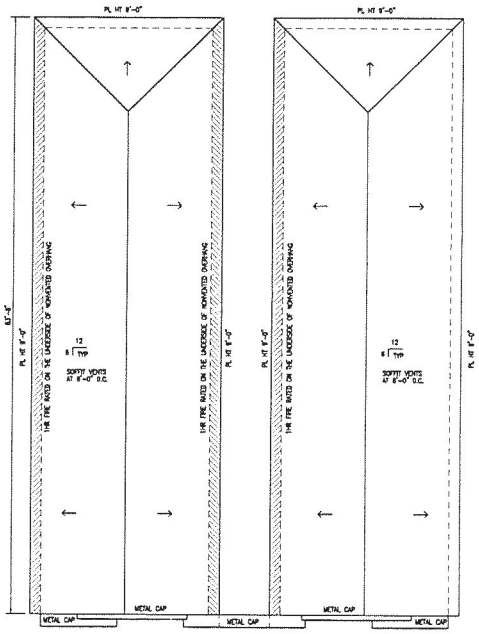
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: 5-16-2025 AT 10:05 AM/PM
INSTRUMENT NUMBER 3649391
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY Imelda DEPUTY



SITE PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

Imagine
Design and Construction

AREAS:

UNIT 1:	927
UNIT 2:	1036
UNIT 3:	927
UNIT 4:	1036
TOTAL:	3926 sf

REVISIONS
07/02/25 FINAL DRAWINGS

NOTE:
IMAGINE DESIGN AND CONSTRUCTION HEREBY RESERVES ITS COMMON COPYRIGHT LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM IMAGINE DESIGN AND CONSTRUCTION. IMAGINE DESIGN AND CONSTRUCTION TAKES NO RESPONSABILITY FOR THE CONSTRUCTION OF THESE PLANS.

PROJECT:
CANTON HILLS
LOT 28

2412 S HILLSIDE AVE
EDINBURG, TX

DRAWING TITLE
SITE &
ROOF PLANS

SHEET:
2
8 PAGES

THE CITY OF Edinburg Variance Request

Planning & Zoning Staff Report

Prepared on: October 20, 2025

Zoning Board of Adjustment

Regular Meeting: October 29, 2025

Agenda Item

Variance Request by Valeria Garza for a variance to the City of Edinburg Unified Development Code to allow the encroachment of a carport over a utility easement and side setbacks, Being Lot 29, Canton Hills Subdivision, Located at 2500 South Hillside Avenue.

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 over a 10-foot utility easement that is located along the front yard property line and a 10-foot setback that is located along the street side yard property line.

Property Location and Vicinity

The property is located at the southwest corner of South Hillside Avenue and East Springside Street. The property has a total frontage of 57 feet along South Hillside Avenue and a lot depth of 140.34 feet. A 10-foot utility easement is located along the front property line and a 10-foot setback is located along the street side property line. Current Zoning is Residential, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RP) District to the north, east and south and City Limits to the west. Adjacent land uses are multi-family uses.

Background and History

The property is part of the Canton Hills Subdivision that was recorded on May 16, 2025. The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 10-foot utility easement that is located along the west property line, a 10-foot setback that is located along the south property line and overhang encroaching over the north side setback. Setbacks required as per plat are as follows: Front 10 feet, Side 5 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 46 neighboring property owners on October 17, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

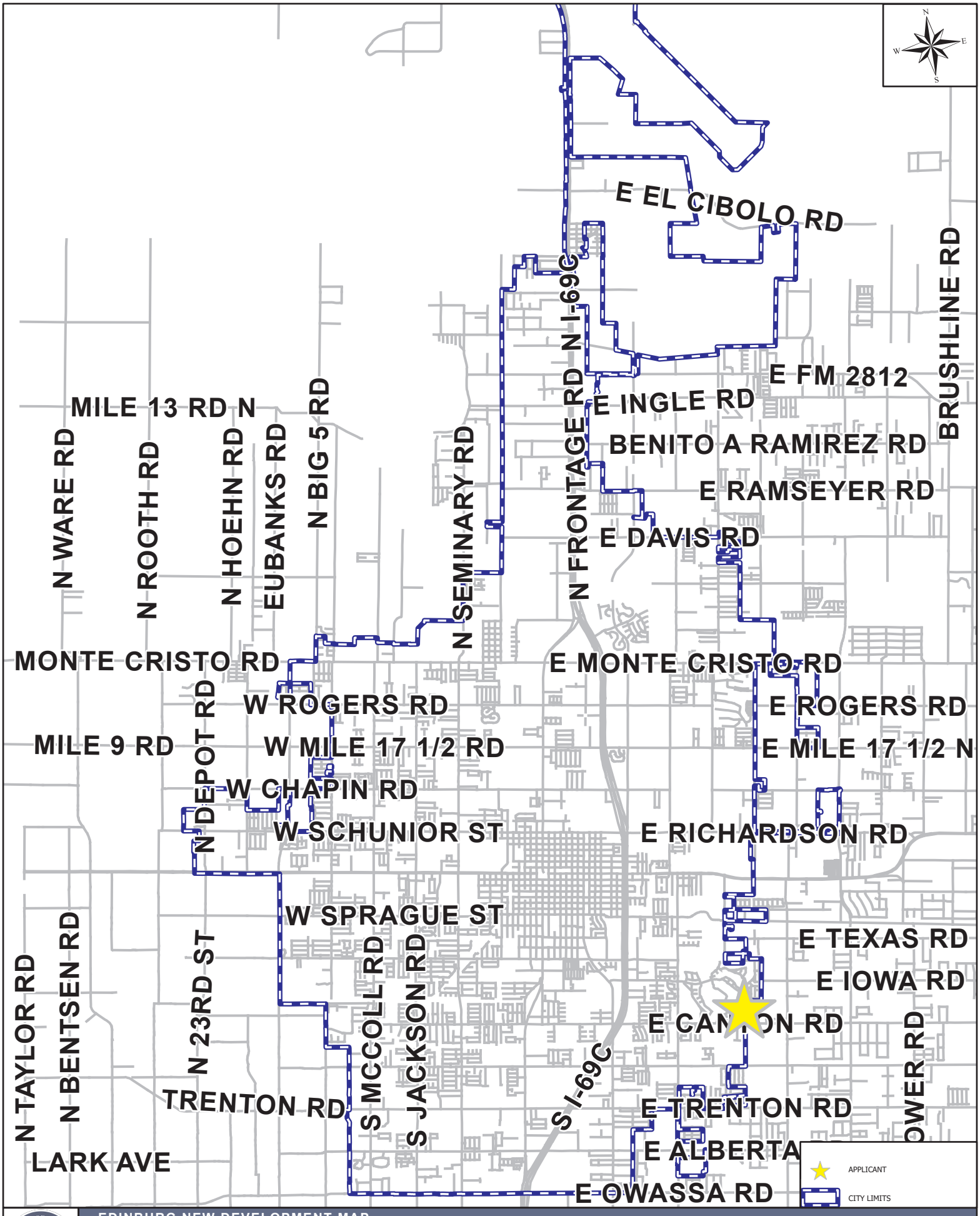
The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 10-foot utility easement that is located along the west property line, a 10-foot setback that is located along the south property line leaving a separation of about 2 feet 5 inches from structure to corner clip property line and 8 feet 6 inches from structure to south property line and overhang encroaching over the north side setback. Supporting post of the carport are not located into the 10-foot setback nor easement.

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 l

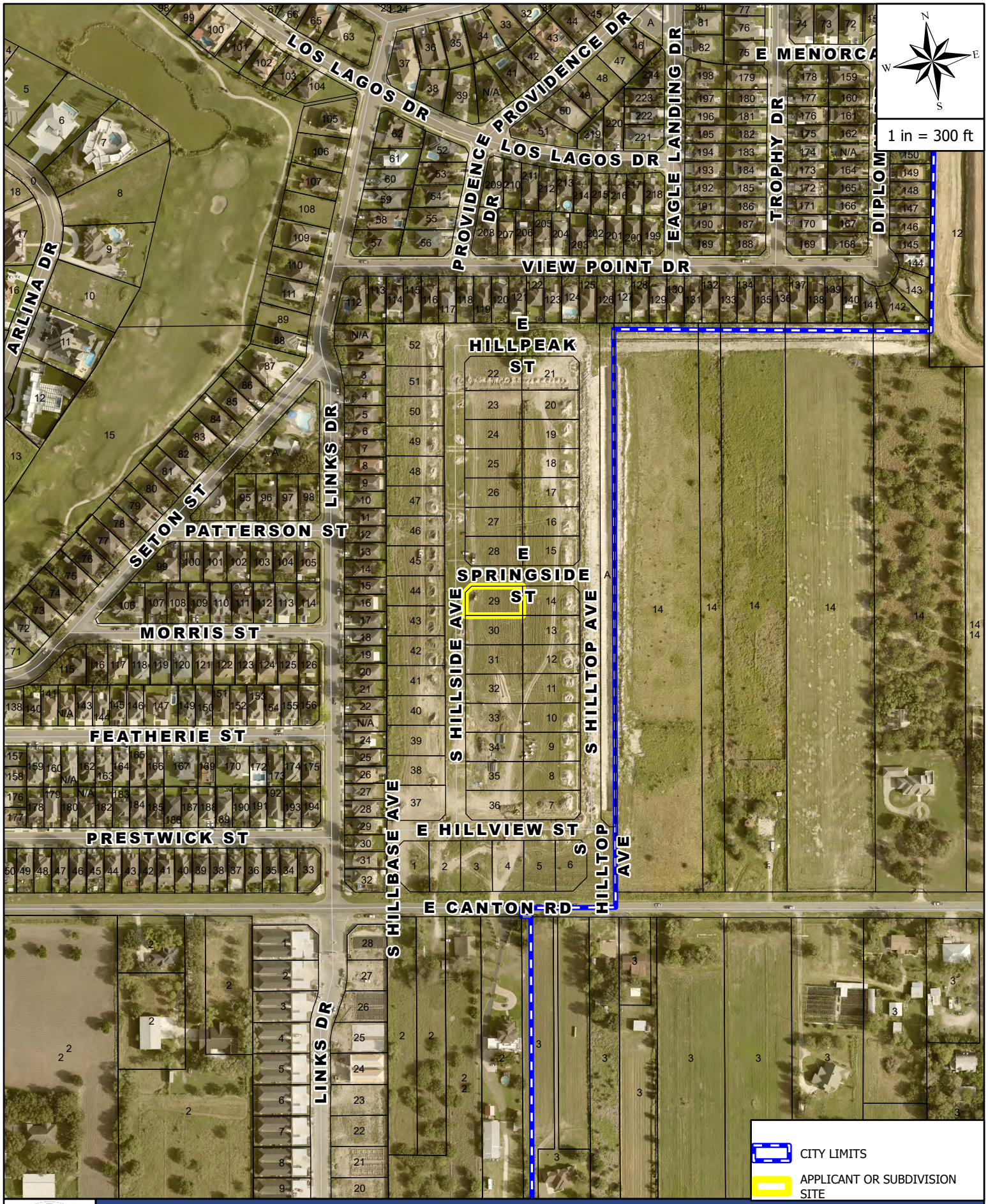
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

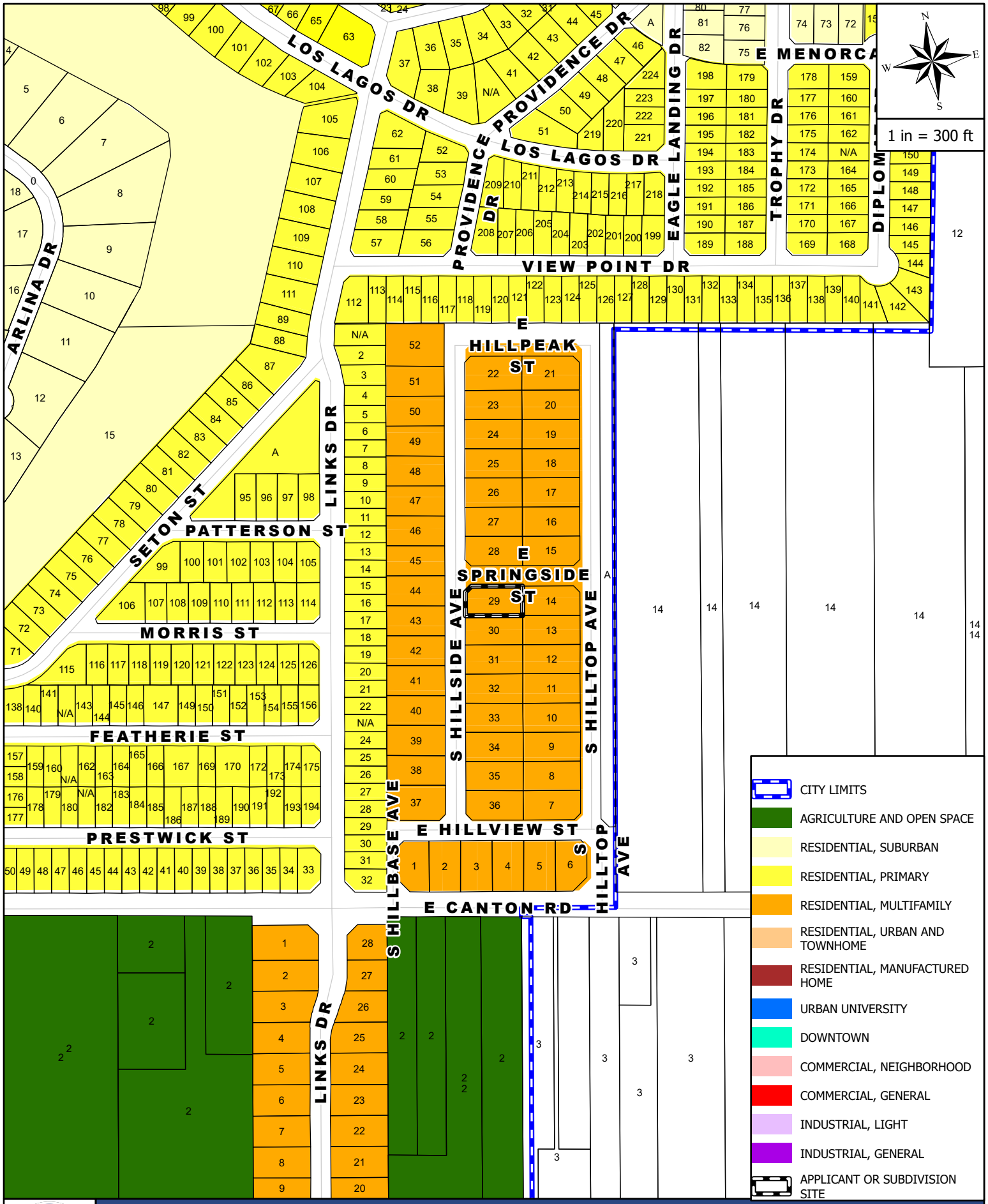
VAR-2025-0335 2500 S HILLSIDE AVE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

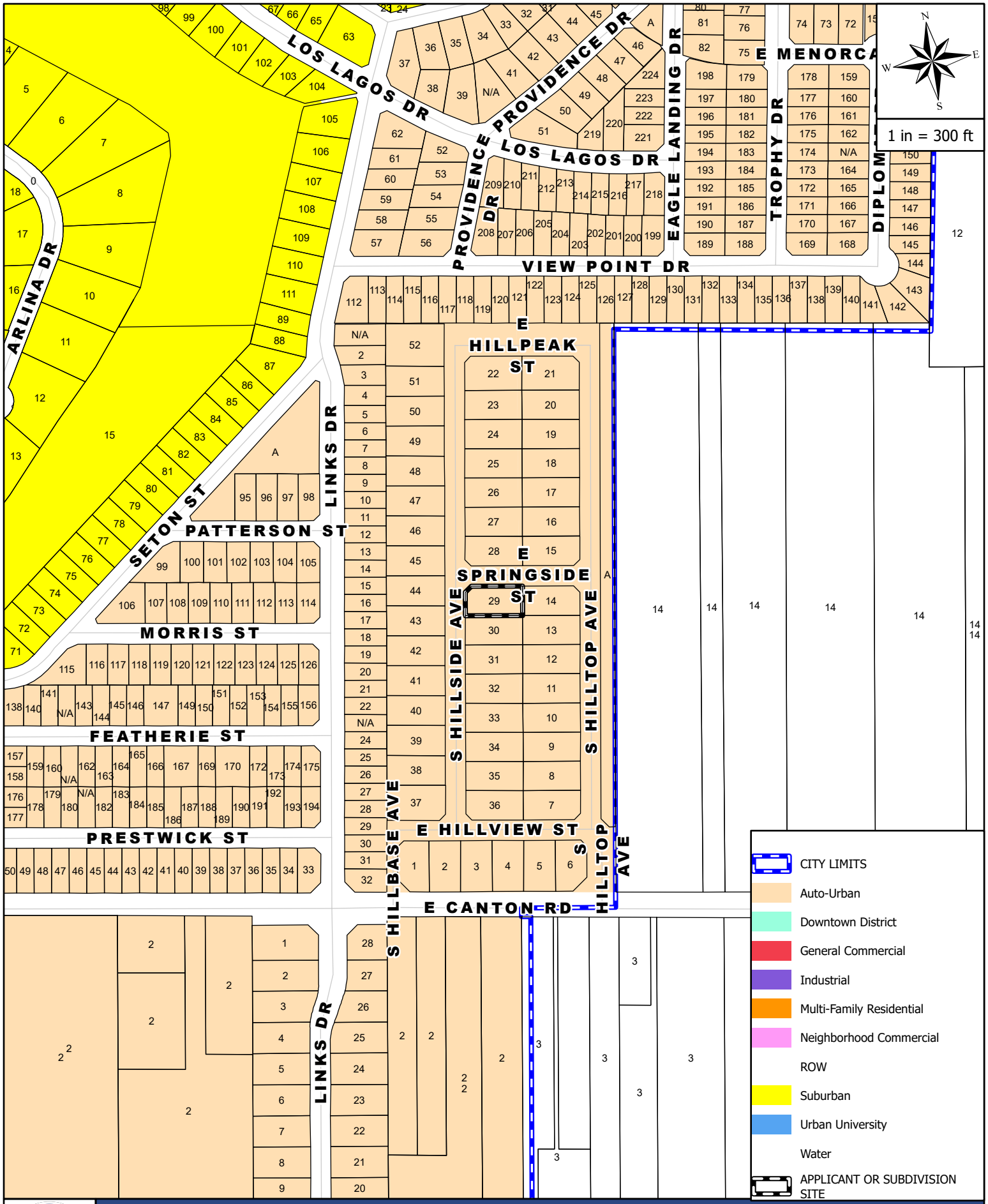
VAR-2025-0335 2500 S HILLSIDE AVE



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

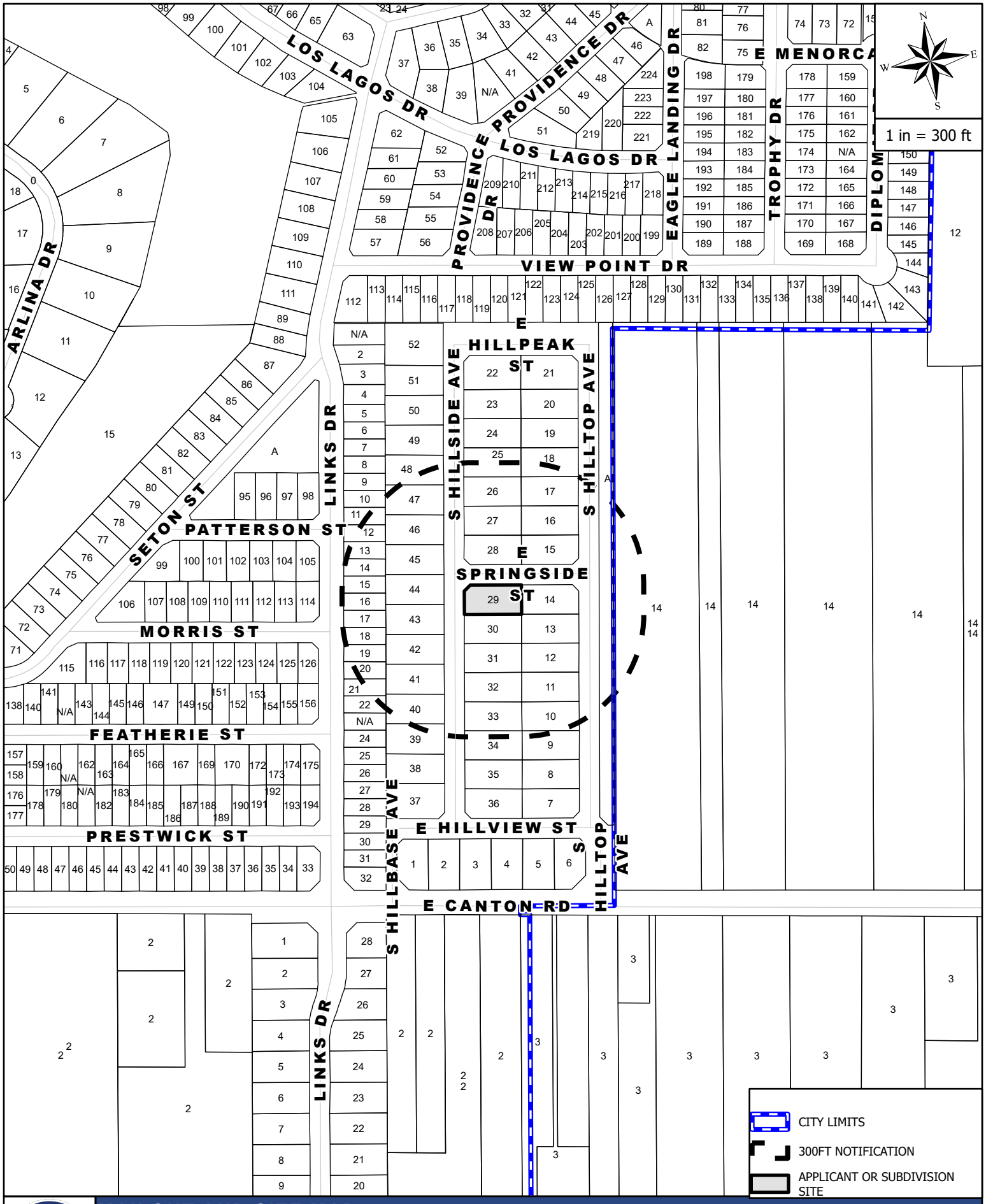
VAR-2025-0335 2500 S HILLSIDE AVE



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0335 2500 S HILLSIDE AVE



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0335 2500 S HILLSIDE AVE

Variance Request Site Photo

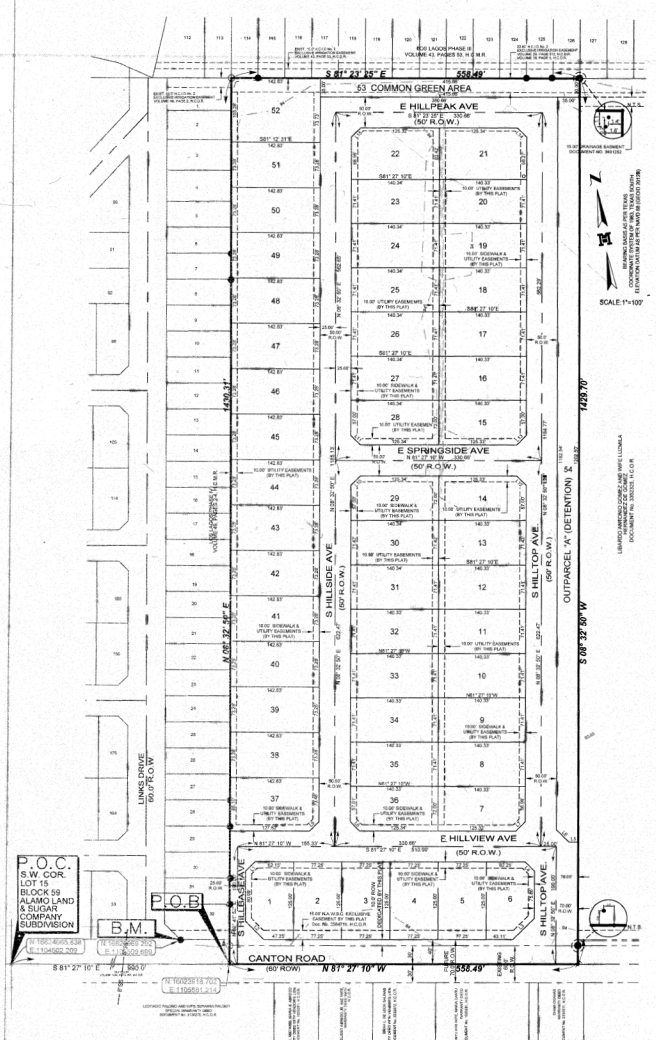
Variance Request by Valeria Garza

2500 South Hillside Avenue



SUBDIVISION MAP OF
CANTON HILLS SUBDIVISION
(PRIVATE)

PLAT SHOWING 18.334 ACRES, BEING 7.50 ACRES OUT OF LOT 14 AND 10.834 ACRES OUT OF LOT 15, BLOCK 59, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26 HIDALGO COUNTY MAP RECORDS.



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 18.334 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS. BEING A PART OR PORTION OUT OF LOTS 14 AND 15, BLOCK 59, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.334 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO A.I.M.Z. DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, BY VIRTUE OF GENERAL WARRANTY DEED(S) RECORDED UNDER DOCUMENT NUMBER 3487214 AND 3487210 HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.334 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 59, (N-16624065.838 E-1104602.209) AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD;

THENCE, S 81° 27' 10" E ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 59 AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD, A DISTANCE OF 990.00 FEET, TO A NAIL SET AT THE SOUTHEAST CORNER OF LOS LAGOS PHASE IV ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49, PAGES 2-4, HIDALGO COUNTY MAP RECORDS, FOR THE POINT OF BEGINNING (N-16623918.702 E-1105981.214), AND SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 32' 50" E ALONG THE EAST LINE OF SAID LOS LAGOS PHASE IV, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, CONTINUING A TOTAL DISTANCE OF 1,430.31 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 15, BLOCK 59, AND THE NORTHEAST CORNER OF SAID LOS LAGOS PHASE IV, AND THE SOUTH LINE OF LOS LAGOS PHASE III ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43, PAGE 53, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 27' 35" E ALONG THE NORTH LINE OF SAID LOT 15, BLOCK 59, AND THE SOUTH LINE SAID LOS LAGOS PHASE III AT A DISTANCE OF 330.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 15, BLOCK 59 AND THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 59, CONTINUING A TOTAL DISTANCE OF 558.49 FEET, TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 89° 02' 22" W, A DISTANCE OF 1.42 FEET AND A NO. 4 REBAR FOUND THAT BEARS S 64° 18' 05" W, DISTANCE OF 1.92 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 32' 50" W AT A DISTANCE OF 1,399.70 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 00° 50' 09" W A DISTANCE OF 0.93 FEET, CONTINUING A TOTAL DISTANCE OF 1,429.70 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 14, BLOCK 59, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 27' 10" W ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 59 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF CANTON ROAD, AT A DISTANCE OF 225.49 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 59 AND THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 59, CONTINUING A TOTAL DISTANCE OF 558.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.334 ACRES OF WHICH 0.385 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD LEAVING A NET OF 17.949 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES AND RESTRICTIONS:

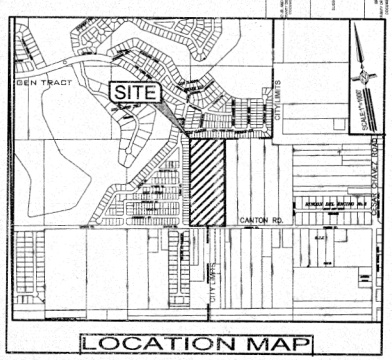
1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B". ZONE "B" IS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   AS PER FLOOD PLAIN COMMUNITY - PANEL No. 480334 0425 C , REVISED DATE: NOVEMBER 16, 1982.
2. THIS PROPERTY IS BEING PROPOSED AS ZONED AS RESIDENTIAL MULTI FAMILY.
3. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, SQUARE CUT TOP OF INLET ELEV. 93.53 N: 16623869.292' E:1105509.699'
4. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
   FRONT: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
5. MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB.
6. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 131,435 C.F. (3.017 AC.-FT.) TO BE PROVIDED ON SITE.
8. DETENTION PONDS MUST BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT THE CITY OF EDINBURG.
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. THE ACCESS DRIVE SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.35 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
12. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY HOA.
13. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE UNIFIED DEVELOPMENT CODE SETBACK BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPING, SURFACE RATIO PARKING REQUIREMENTS FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
14. A 5-FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG CANTON STREET BY DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
15. ALL INTERIOR LOTS CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
16. LOT "34" (OUTPARCEL "A") SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR CANTON HILLS SUBDIVISION ONLY CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.
17. NO ACCESS SHALL BE PERMITTED FROM LOTS 1-6 ONTO CANTON ROAD.
18. N.A.W.S.C. TO HAVE A PERPETUAL EASEMENT ON THE ENTIRE ROAD RIGHT OF WAY BEING SHOWN ON THIS PLAT.
19. PURSUANT TO APPLICATION FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS
20. 50% PARKLAND FEE PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE.

Lot Area Table		
Lot #	SQ. FT.	Area
1	9093.86	0.209
2	9686.04	0.222
3	9686.04	0.222
4	9686.04	0.222
5	9686.04	0.222
6	8960.46	0.206
7	9991.12	0.229
8	10020.99	0.230
9	10020.99	0.230
10	10020.99	0.230
11	10020.99	0.230
12	10020.99	0.230
13	10022.66	0.230
14	9991.29	0.229
15	9991.29	0.229
16	10021.21	0.230
17	10021.21	0.230
18	10021.21	0.230
19	10021.21	0.230
20	10021.21	0.230

Lot Area Table		
Lot #	SQ. FT.	Area
21	11582.57	0.266
22	11604.83	0.266
23	10022.16	0.230
24	10022.09	0.230
25	10022.03	0.230
26	10021.94	0.230
27	10021.87	0.230
28	9991.87	0.229
29	9991.79	0.229
30	10023.26	0.230
31	10021.32	0.230
32	10021.26	0.230
33	10021.17	0.230
34	10021.10	0.230
35	10021.03	0.230
36	9991.41	0.229
37	12141.41	0.279
38	10466.64	0.240
39	10466.64	0.240
40	10466.64	0.240

Lot Area Table		
Lot #	SQ. FT.	Area
41	10466.64	0.240
42	10466.64	0.240
43	10466.64	0.240
44	10466.64	0.240
45	10466.64	0.240
46	10466.64	0.240
47	10466.64	0.240
48	10466.64	0.240
49	10466.64	0.240
50	10466.64	0.240
51	10466.64	0.240
52	14163.94	0.339
53	12469.81	0.286
54	41888.32	0.962

Boundary Line Table		
Line #	Length	Direction
L1	21.21'	N53° 54' 29"E
L2	42.43'	S36° 27' 10"E
L3	48.28'	S53° 32' 50"W
L4	21.21'	S36° 27' 10"E
L5	15.00'	N81° 27' 10"W
L6	28.28'	N36° 27' 10"W
L7	21.23'	N53° 32' 50"E
L8	21.20'	S36° 27' 10"E
L9	21.23'	S53° 32' 50"W
L10	21.21'	S53° 32' 48"W
L11	21.21'	N36° 27' 12"W
L12	21.21'	N36° 27' 10"W
L13	21.21'	S53° 32' 50"W
L14	21.21'	S36° 25' 19"E
L15	21.23'	N53° 36' 35"E



LEGEND

- SET NAIL
- FOUND No.4 REBAR
- SET No.1/2 IRON RODS WITH PLASTIC CAP STAMPED MELDEN & HUNT
- AC. - OF ONE ACRE
- D.E.C.R. - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
- DOC. - DOCUMENT
- E.A.R.O.W. - EASEMENT AND RIGHT-OF-WAY
- ESMT. - EASEMENT
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- No. - NUMBER
- S.W. COR. - SOUTHWEST CORNER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- R.O.W.D. - RIGHT-OF-WAY DEED
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.D. - WARRANTY DEED
- D.B.P. - DEDICATED BY PLAT
- N.T.S. - NOT TO SCALE

DRAWN BY:	LUZ HDZ	DATE: 01/21/25
SURVEYED, CHECKED	BILL	DATE: 11/13/24
FINAL CHECK		DATE:

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH. THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT.

THE 15th DAY OF April 20 25

A.I.M.Z. DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY
ASHISH VALECHA, MANAGING MEMBER
8025 N. 10th ST. SUITE 170
MCALLEN , TX 78504

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF April 20 25

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

VALERIA LIZETH LLANEZA
Notary Public, State of Texas
Comm. Expires 07/01/2025
Notary ID 133457688-4

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

05/7/25
DATE

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS CANTON HILLS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE 24th DAY OF April 20 25

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF EDINBURG

5-14-25
DATE

CITY SECRETARY

05/14/2025
DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 26th DAY OF March 20 25

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS-OF-WAY OR EASEMENTS.

PRESIDENT

ATTEST:
SECRETARY

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	A.I.M.Z. DEVELOPMENT, LLC ASHIS VALECHA	8025 N. 10th STREET, SUITE 170	McALLEN, TX 78504	CIA (956) 381-0981	(956) 381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX, 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX, 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CANTON HILLS SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

A.I.M.Z. DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY

ASHISH VALECHA, MANAGING MEMBER
8025 N. 10th ST. SUITE 170
MCALLEN , TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF February 20 25

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: 07-01-2025

WENDY B. RODRIGUEZ
Notary Public, State of Texas
Comm. Expires: 07/01/2025
Notary ID 133457688-4

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368
STATE OF TEXAS
DATE PREPARED : 05-01-2023
JOB No. 23072.00

2-26-25
DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 24th DAY OF February 20 25

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO.6238
STATE OF TEXAS

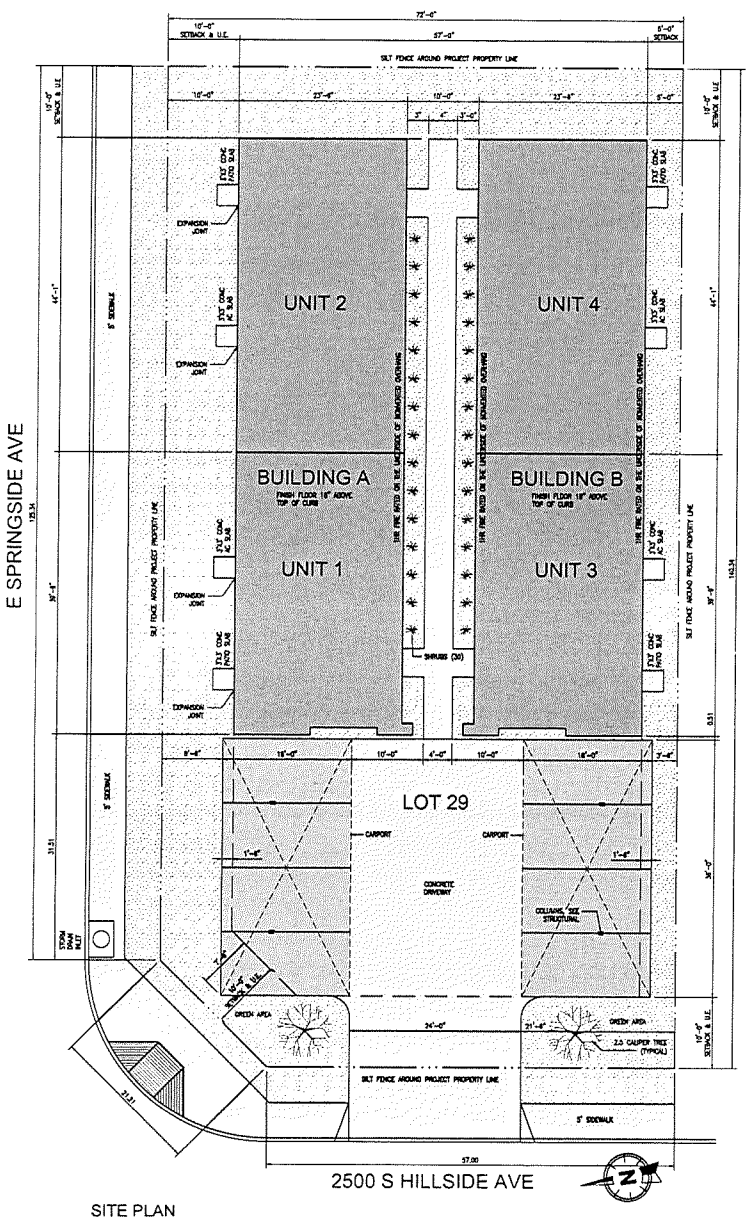
DATE SURVEYED: 03/21/2023
T-1189, PG. 34
SURVEY JOB # 23385.08

STATE OF TEXAS
ROBERTO N. TAMEZ
6238
PROFESSIONAL LAND SURVEYOR

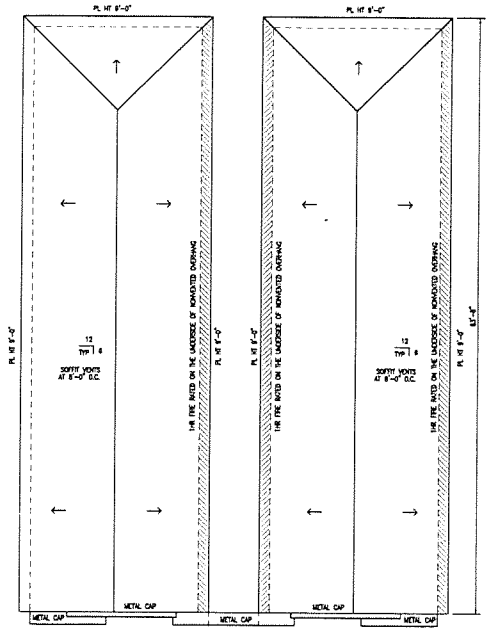
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: 5-16-2025 AT 10:05 AM/PM
INSTRUMENT NUMBER 3649391
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: Imelda DEPUTY



SITE PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

Imagine
Design and Construction

AREAS:

UNIT 1:	927
UNIT 2:	1036
UNIT 3:	927
UNIT 4:	1036
TOTAL:	3926 sf

REVISIONS

07/02/26 FINAL DRAWINGS

NOTE:

IMAGINE DESIGN AND CONSTRUCTION HEREBY RESERVES ITS COMMON COPYRIGHT LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM IMAGINE DESIGN AND CONSTRUCTION. IMAGINE DESIGN AND CONSTRUCTION TAKES NO RESPONSABILITY FOR THE CONSTRUCTION OF THESE PLANS.

PROJECT:

CANTON HILLS
LOT 29

2500 S HILLSIDE AVE
EDINBURG, TX

DRAWING TITLE

SITE &
ROOF PLANS

SHEET:

2

8 PAGES

THE CITY OF Edinburg Variance Request

Planning & Zoning Staff Report

Prepared on: October 20, 2025

Zoning Board of Adjustment

Regular Meeting: October 29, 2025

Agenda Item

Variance Request by Valeria Garza for a variance to the City of Edinburg Unified Development Code to allow the encroachment of a carport over a utility easement and side setbacks, Being Lot 36, Canton Hills Subdivision, Located at 2612 South Hillside Avenue.

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 over a 10-foot utility easement that is located along the front yard property line and a 10-foot setback that is located along the street side yard property line and an overhang over a north side setback.

Property Location and Vicinity

The property is located at the southwest corner of South Hillside Avenue and East Springside Street. The property has a total frontage of 57 feet along South Hillside Avenue and a lot depth of 140.34 feet. A 10-foot utility easement is located along the front property line and a 10-foot setback is located along the street side property line. Current Zoning is Residential, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RP) District to the north, east and south and City Limits to the west. Adjacent land uses are multi-family uses.

Background and History

The property is part of the Canton Hills Subdivision that was recorded on May 16, 2025. The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 10-foot utility easement that is located along the west property line, a 10-foot setback that is located along the south property line and overhang encroaching over the north side setback. Setbacks required as per plat are as follows: Front 10 feet, Side 5 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 45 neighboring property owners on October 17, 2025, and received 1 comment against this request at the time that this report was prepared.

Analysis

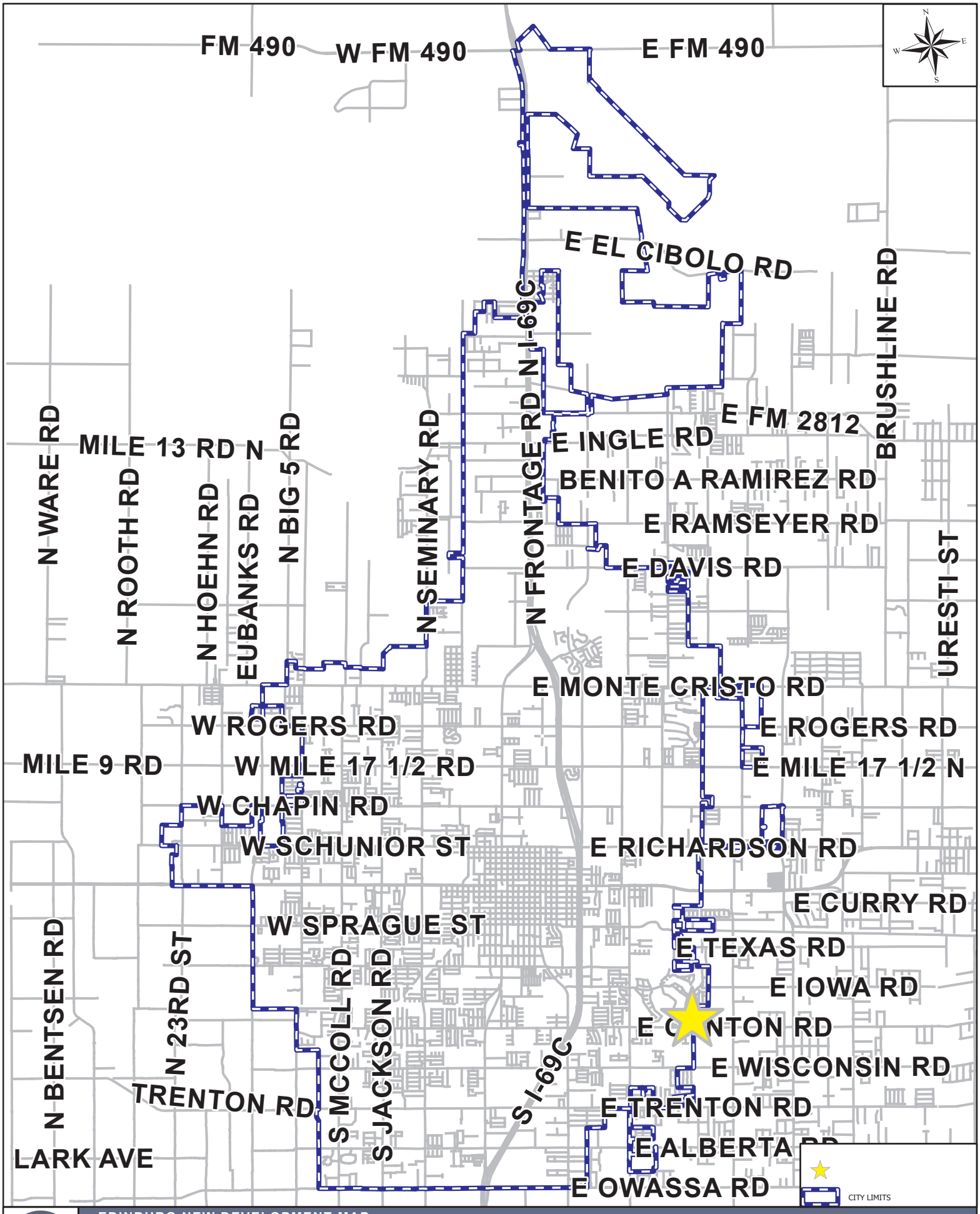
The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 10-foot utility easement that is located along the west property line, a 10-foot setback that is located along the south property line leaving a separation of about 2 feet 5 inches from structure to corner clip property line and 8 feet 6 inches from structure to south property line and overhang encroaching over the north side setback. Supporting post of the carport are not located into the 10-foot setback nor easement.

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 l

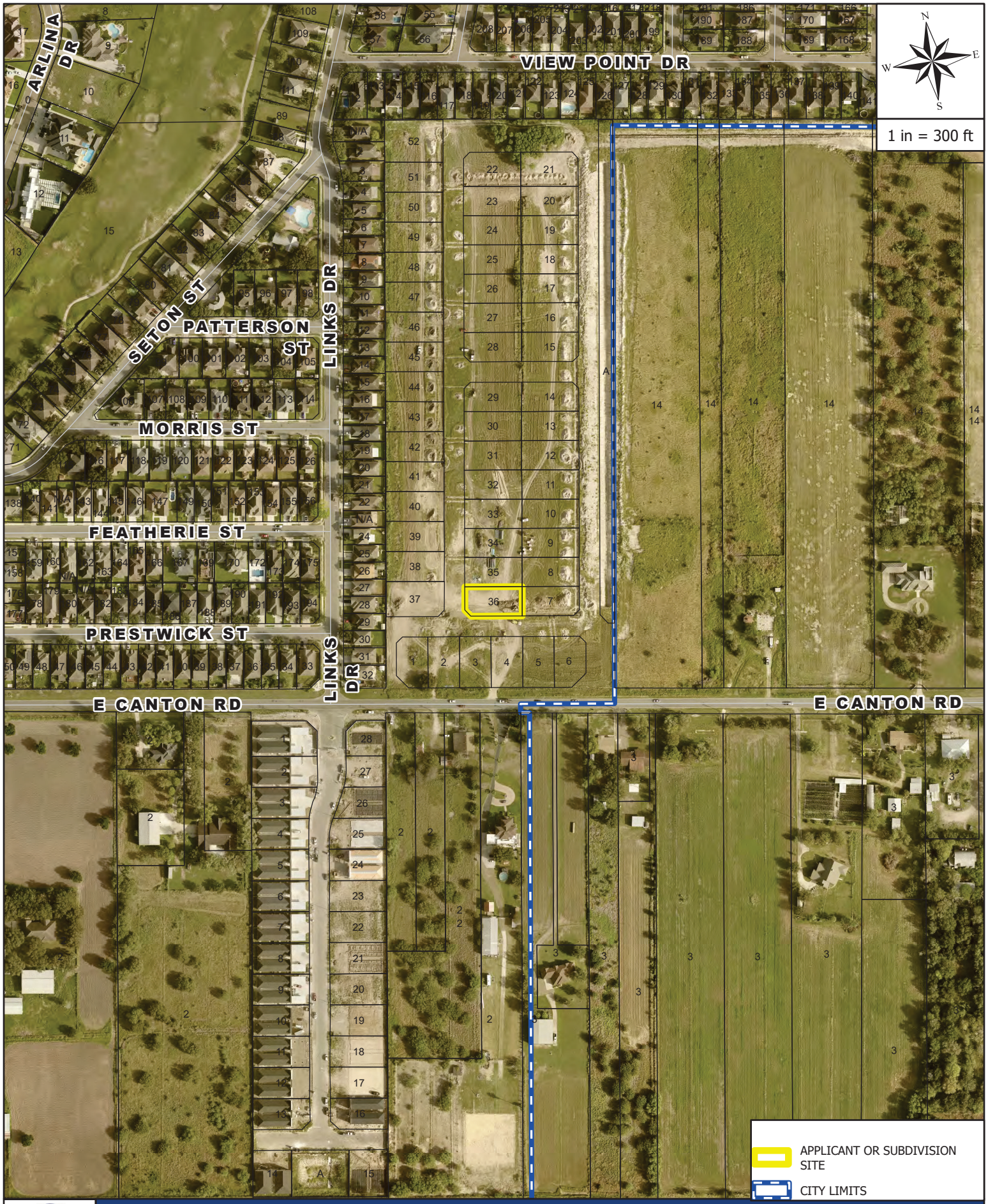
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

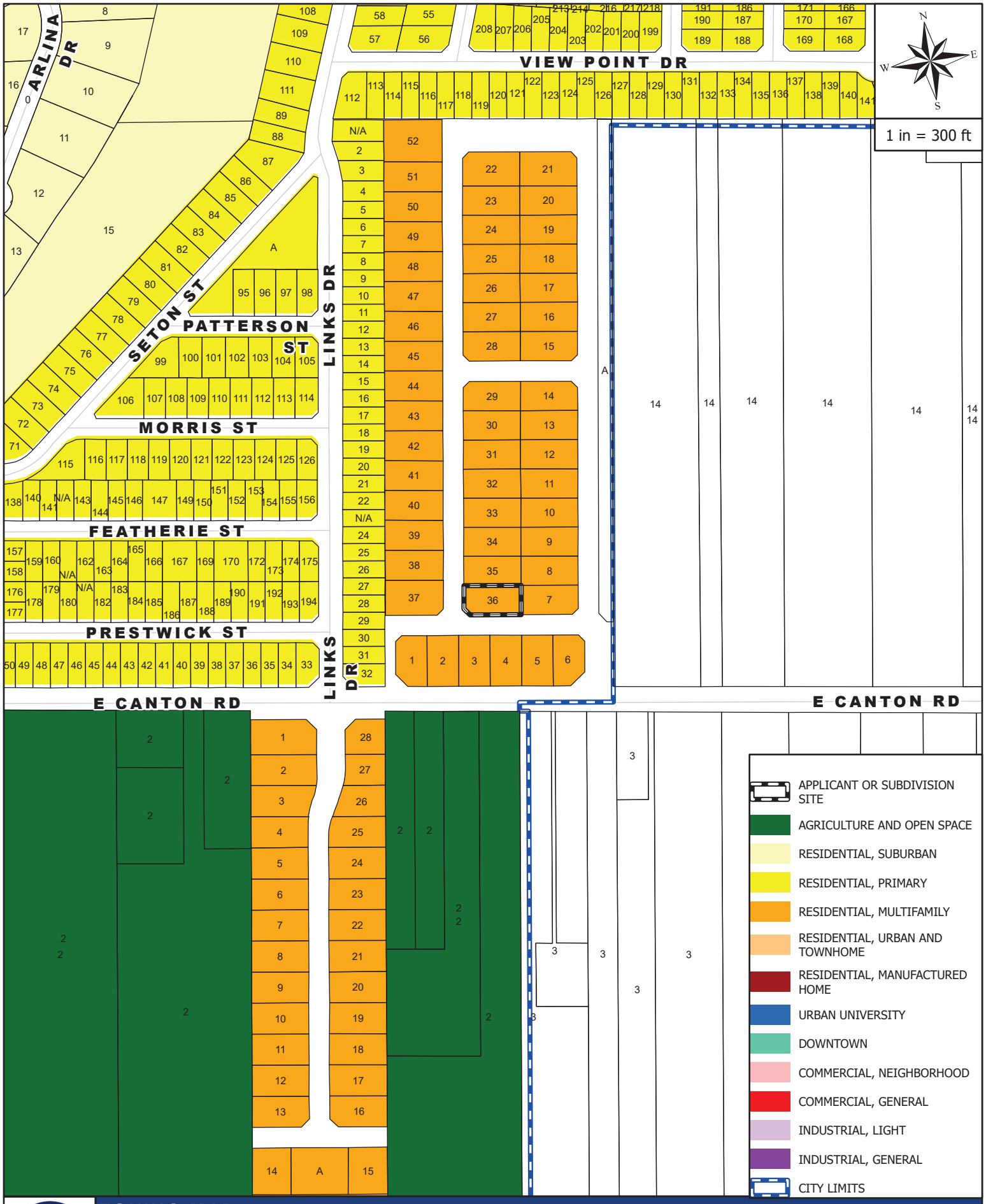
VAR-2025-0333 2612 S HILLSIDE AVE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

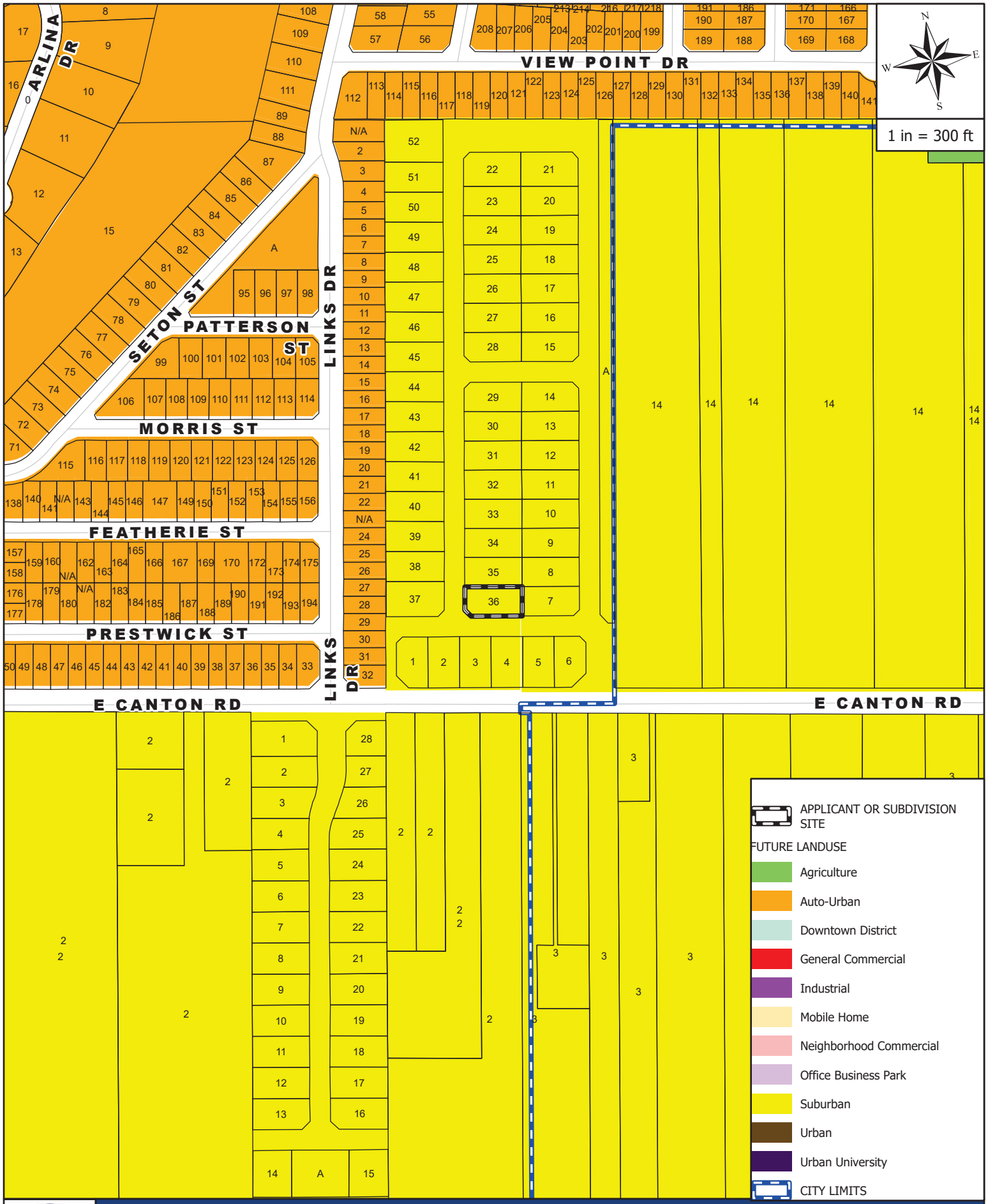
VAR-2025-0333 2612 S HILLSIDE AVE



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0333 2612 S HILLSIDE AVE



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0333 2612 S HILLSIDE AVE



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0333 2612 S HILLSIDE AVE

Variance Request Site Photo

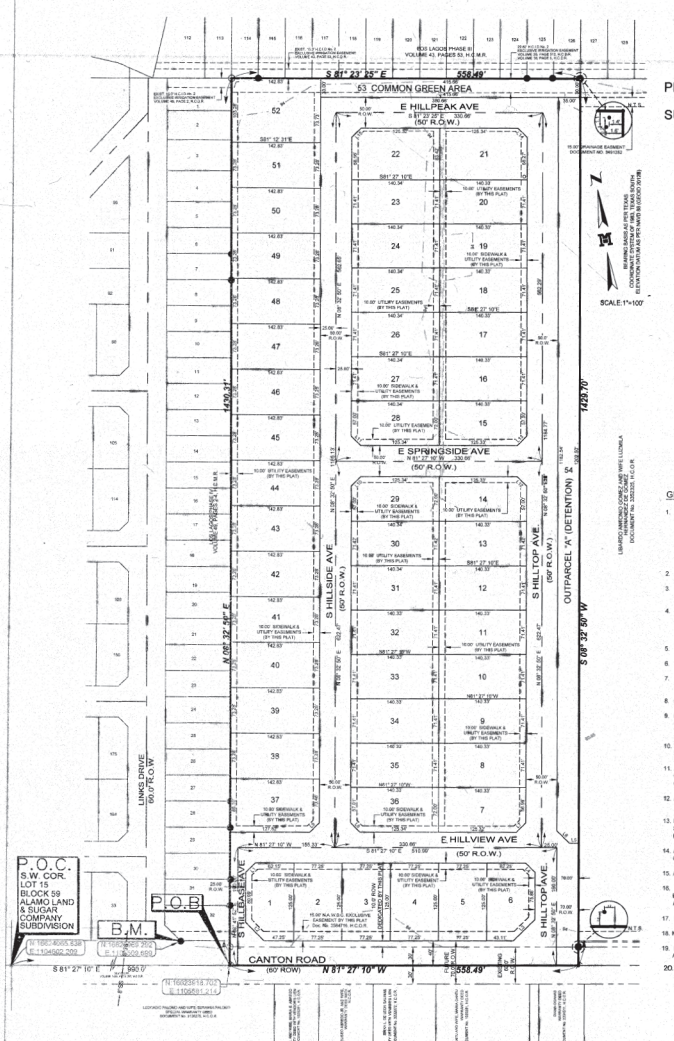
Variance Request by Valeria Garza

2612 South Hillside Avenue



SUBDIVISION MAP OF
CANTON HILLS SUBDIVISION
(PRIVATE)

PLAT SHOWING 18.334 ACRES, BEING 7.50 ACRES OUT OF LOT 14 AND 10.834 ACRES OUT OF LOT 15, BLOCK 59, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26 HIDALGO COUNTY MAP RECORDS.



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 18.334 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS. BEING A PART OR PORTION OUT OF LOTS 14 AND 15, BLOCK 59, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.334 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO A.I.M.Z. DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, BY VIRTUE OF GENERAL WARRANTY DEED(S) RECORDED UNDER DOCUMENT NUMBER 3457214 AND 3457210 HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.334 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 59, (N-16624065.838 E-1104602.209) AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD;

THENCE, S 81° 27' 10" E ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 59 AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD, A DISTANCE OF 990.00 FEET, TO A NAIL SET AT THE SOUTHEAST CORNER OF LOS LAGOS PHASE IV ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49, PAGES 2-4, HIDALGO COUNTY MAP RECORDS, FOR THE POINT OF BEGINNING (N-16623918.702 E-1105681.214), AND SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 32' 50" E ALONG THE EAST LINE OF SAID LOS LAGOS PHASE IV, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, CONTINUING A TOTAL DISTANCE OF 1,430.31 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 15, BLOCK 59, AND THE NORTHEAST CORNER OF SAID LOS LAGOS PHASE IV, AND THE SOUTH LINE OF LOS LAGOS PHASE III ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43, PAGE 53, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 23' 25" E ALONG THE NORTH LINE OF SAID LOT 15, BLOCK 59, AND THE SOUTH LINE SAID LOS LAGOS PHASE III AT A DISTANCE OF 330.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 15, BLOCK 59 AND THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 59, CONTINUING A TOTAL DISTANCE OF 558.49 FEET, TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 89° 02' 22" W, A DISTANCE OF 1.42 FEET AND A NO. 4 REBAR FOUND THAT BEARS S 64° 18' 05" W, DISTANCE OF 1.92 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 32' 50" W AT A DISTANCE OF 1,399.70 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 00° 50' 09" W A DISTANCE OF 0.93 FEET, CONTINUING A TOTAL DISTANCE OF 1,429.70 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 14, BLOCK 59, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 27' 10" W ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 59 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF CANTON ROAD, AT A DISTANCE OF 225.49 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 59 AND THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 59, CONTINUING A TOTAL DISTANCE OF 558.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.334 ACRES OF WHICH 0.385 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD LEAVING A NET OF 17.949 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES AND RESTRICTIONS:

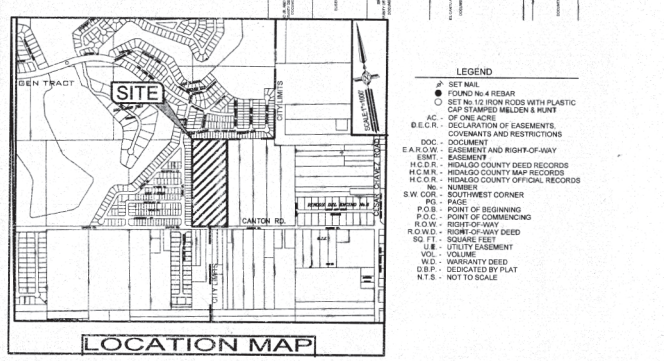
1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B". ZONE "B" IS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   AS PER FLOOD PLAIN COMMUNITY- PANEL No. 480334 0425 C ; REVISED DATE: NOVEMBER 16, 1982.
2. THIS PROPERTY IS BEING PROPOSED AS ZONED AS RESIDENTIAL MULTI FAMILY.
3. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, SQUARE CUT TOP OF INLET ELEV. 93.53 N: 16623869.292' E:1105509.699'
4. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
   FRONT: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
5. MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB.
6. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 131,435 C.F. (3.017 AC.-FT.) TO BE PROVIDED ON SITE.
8. DETENTION PONDS MUST BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT THE CITY OF EDINBURG.
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. THE ACCESS DRIVE SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 96 35 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
12. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY HOA.
13. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS, SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE UNIFIED DEVELOPMENT CODE SETBACK BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPING, SURFACE RATIO PARKING REQUIREMENTS FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
14. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG CANTON STREET BY DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
15. ALL INTERIOR LOTS CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
16. LOT "34" (OUTPARCEL "A") SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR CANTON HILLS SUBDIVISION ONLY CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.
17. NO ACCESS SHALL BE PERMITTED FROM LOTS 1-6 ONTO CANTON ROAD.
18. N.A.W.S.C. TO HAVE A PERPETUAL EASEMENT ON THE ENTIRE ROAD RIGHT OF WAY BEING SHOWN ON THIS PLAT.
19. PURSUANT TO APPLICATION FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS
20. 50% PARKLAND FEE PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE.

Lot Area Table		
Lot #	SQ. FT.	Area
1	9093.55	0.209
2	9656.04	0.222
3	9656.04	0.222
4	9656.04	0.222
5	9656.04	0.222
6	8960.66	0.206
7	9991.12	0.229
8	10020.99	0.230
9	10020.99	0.230
10	10020.99	0.230
11	10020.99	0.230
12	10020.99	0.230
13	10022.66	0.230
14	9991.29	0.229
15	9991.29	0.229
16	10021.21	0.230
17	10021.21	0.230
18	10021.21	0.230
19	10021.21	0.230
20	10021.21	0.230

Lot Area Table		
Lot #	SQ. FT.	Area
21	11582.57	0.266
22	11604.83	0.266
23	10022.16	0.230
24	10022.09	0.230
25	10022.03	0.230
26	10021.94	0.230
27	10021.87	0.230
28	9991.87	0.229
29	9991.77	0.229
30	10023.26	0.230
31	10021.32	0.230
32	10021.25	0.230
33	10021.17	0.230
34	10021.10	0.230
35	10021.03	0.230
36	9991.41	0.229
37	12141.41	0.279
38	10466.64	0.240
39	10466.64	0.240
40	10466.64	0.240

Lot Area Table		
Lot #	SQ. FT.	Area
41	10466.64	0.240
42	10466.64	0.240
43	10466.64	0.240
44	10466.64	0.240
45	10466.64	0.240
46	10466.64	0.240
47	10466.64	0.240
48	10466.64	0.240
49	10466.64	0.240
50	10466.64	0.240
51	10466.64	0.240
52	14783.94	0.339
53	12469.81	0.286
54	41886.32	0.962

Boundary Line Table		
Line #	Length	Direction
L1	21.21'	N53° 54' 29"E
L2	42.43'	S36° 27' 10"E
L3	48.28'	S53° 32' 50"W
L4	21.21'	S36° 27' 10"E
L5	15.00'	N81° 27' 10"W
L6	28.28'	N36° 27' 10"W
L7	21.23'	N53° 32' 50"E
L8	21.20'	S36° 27' 10"E
L9	21.23'	S53° 32' 50"W
L10	21.21'	S53° 32' 48"W
L11	21.21'	N36° 27' 12"W
L12	21.21'	N36° 27' 10"W
L13	21.21'	S53° 32' 50"W
L14	21.21'	S36° 25' 19"E
L15	21.23'	N53° 36' 35"E



LEGEND

- SET NAIL
- FOUND No.4 REBAR
- SET No.1/2 IRON RODS WITH PLASTIC CAP STAMPED MELDEN & HUNT
- AC. - OF ONE ACRE
- D.E.C.R. - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
- DOC. - DOCUMENT
- E.A.R.O.W. - EASEMENT AND RIGHT-OF-WAY
- ESMT. - EASEMENT
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- No. - NUMBER
- S.W. COR. - SOUTHWEST CORNER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- R.O.W.D. - RIGHT-OF-WAY DEED
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.D. - WARRANTY DEED
- D.B.P. - DEDICATED BY PLAT
- N.T.S. - NOT TO SCALE

DRAWN BY: LUZ HDZ DATE: 01/21/25.
SURVEYED, CHECKED BILL DATE: 11/13/24.
FINAL CHECK DATE:

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT

THE 16th DAY OF April 20 25

A.I.M.Z. DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY
ASHISH VALECHA, MANAGING MEMBER
8025 N. 10TH ST. SUITE 170
MCALLEN , TX 78504

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16th DAY OF April 20 25

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

VALERIA LIZETH GARZA
Notary Public, State of Texas
Comm. Expires 08/08/2027
Notary ID 134823668

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
RAQUEL SEGIN FLORES
GENERAL MANAGER

05/7/25
DATE

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS CANTON HILLS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE 24th DAY OF April 20 25

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG

5-14-25
DATE

CITY SECRETARY

05/14/2025
DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 24th DAY OF March 20 25

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS-OF-WAY OR EASEMENTS.

PRESIDENT

ATTEST:
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CANTON HILLS SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

A.I.M.Z. DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY

ASHISH VALECHA, MANAGING MEMBER
8025 N. 10th ST. SUITE 170
MCALLEN , TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF February 20 25

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: 07-01-2025

WENDY B. RODRIGUEZ
Notary Public, State of Texas
Comm. Expires: 07/01/2025
Notary ID 13057668-4

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, P.E # 117368
STATE OF TEXAS
DATE PREPARED : 05-01-2023
JOB No. 23072.00

2-26-25
DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 24th DAY OF February 20 25

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO.6238
STATE OF TEXAS

DATE SURVEYED: 03/21/2023
T-1189, PG. 34
SURVEY JOB # 23385.08

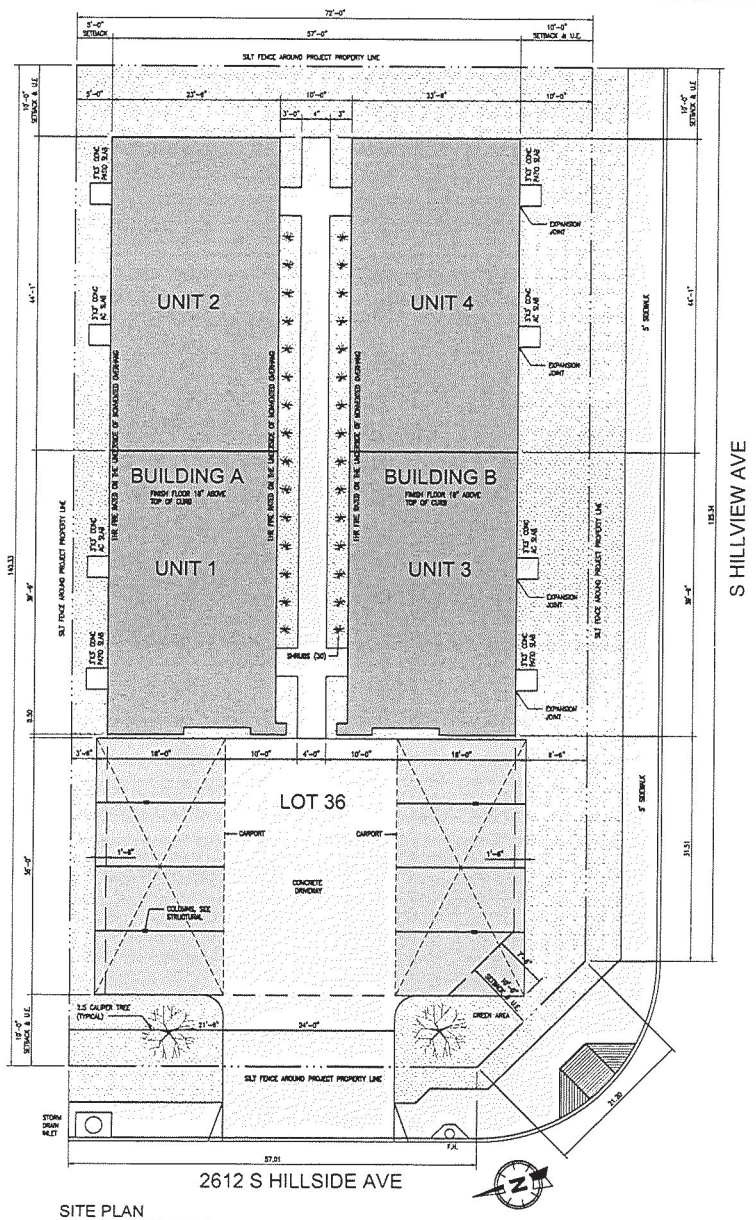
STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	A.I.M.Z. DEVELOPMENT, LLC. ASHIS VALECHA	8025 N. 10th STREET, SUITE 170	McALLEN, TX 78504	CIA (956) 381-0981	(956) 381-1839
ENGINEER:	MARIO A. REYNA, P.E	115 W. McINTYRE	EDINBURG, TX, 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX, 78541	(956) 381-0981	(956) 381-1839

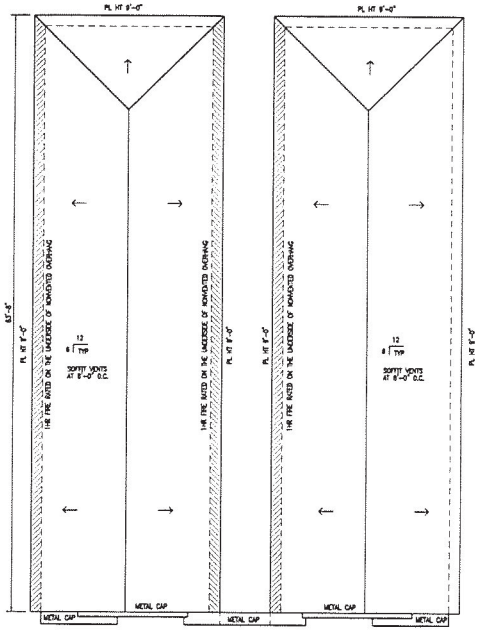
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: 5-16-2025 AT 10:05 AM/PM
INSTRUMENT NUMBER 3649391
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY Imelda Cruz DEPUTY



SITE PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

Imagine
Design and Construction

Guillermo Alvarez de la Cadena
Ph. (956) 566-8067
email: imagine@outlook.com
website: imagine1.tmx.com

AREAS:

UNIT 1:	927
UNIT 2:	1036
UNIT 3:	927
UNIT 4:	1036
TOTAL:	3926 sf

REVISIONS
07/02/25 FINAL DRAWINGS

NOTE:
IMAGINE DESIGN AND CONSTRUCTION HEREBY RESERVES ITS COMMON COPYRIGHT LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM IMAGINE DESIGN AND CONSTRUCTION. IMAGINE DESIGN AND CONSTRUCTION TAKES NO RESPONSABILITY FOR THE CONSTRUCTION OF THESE PLANS.

PROJECT:
CANTON HILLS LOT 36
2612 S HILLSIDE AVE
EDINBURG, TX

DRAWING TITLE
SITE & ROOF PLANS

SHEET: 2
8 PAGES

THE CITY OF Edinburg Variance Request

Planning & Zoning Staff Report

Prepared on: October 21, 2025

Zoning Board of Adjustment

Regular Meeting: October 29, 2025

Agenda Item

Variance Request by Valeria Garza for a variance to the City of Edinburg Unified Development Code to allow the encroachment of a carport over a utility easement and side setbacks, Being Lot 7, Canton Hills Subdivision, Located at 2613 South Hilltop Avenue.

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 over a 10-foot street side setback, a 5-foot side setback and a 10-foot utility easement. The 10-foot street side setback is located along the street side yard property line. The 5-foot side setback is located along the side yard property line. The 10-foot utility easement is located along the front property line.

Property Location and Vicinity

The property is located at the northwest corner of South Hilltop Avenue and East Hillview Street. The property has a total frontage of 56.99 feet along South Hilltop Avenue and a lot depth of 140.33 feet. A 10-foot setback is located along the street side property line, a 5-foot setback is located along the side property line and a 10-foot utility easement is located along the front property line. Current Zoning is Residential, Multi-family (RM) District. Adjacent zoning is Residential, Multi-family (RM) District to the north, west and south and property to the east currently sits outside the city limits of Edinburg. Adjacent land uses consist of multi-family uses.

Background and History

The property is part of the Canton Hills Subdivision that was recorded on May 16, 2025. The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 10-foot setback that is located along the south property line, a 5-foot setback that is located along the north property line and a 10-foot utility easement that is located along the east property line. Setbacks required as per plat are as follows: Front 10 feet, Side 5 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 33 neighboring property owners on October 17, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 10-foot setback that is located along the south property line, a 5-foot setback that is located along the north property line and a 10-foot utility easement that is located along the west property line leaving a separation of about 8 feet 6 inches from structure to south property line, about 3 feet 6 inches from structure to north property line, and about 2 feet 5 inches from structure to corner clip property line. Supporting post of the carport are not located into the 10-foot setback or easement.

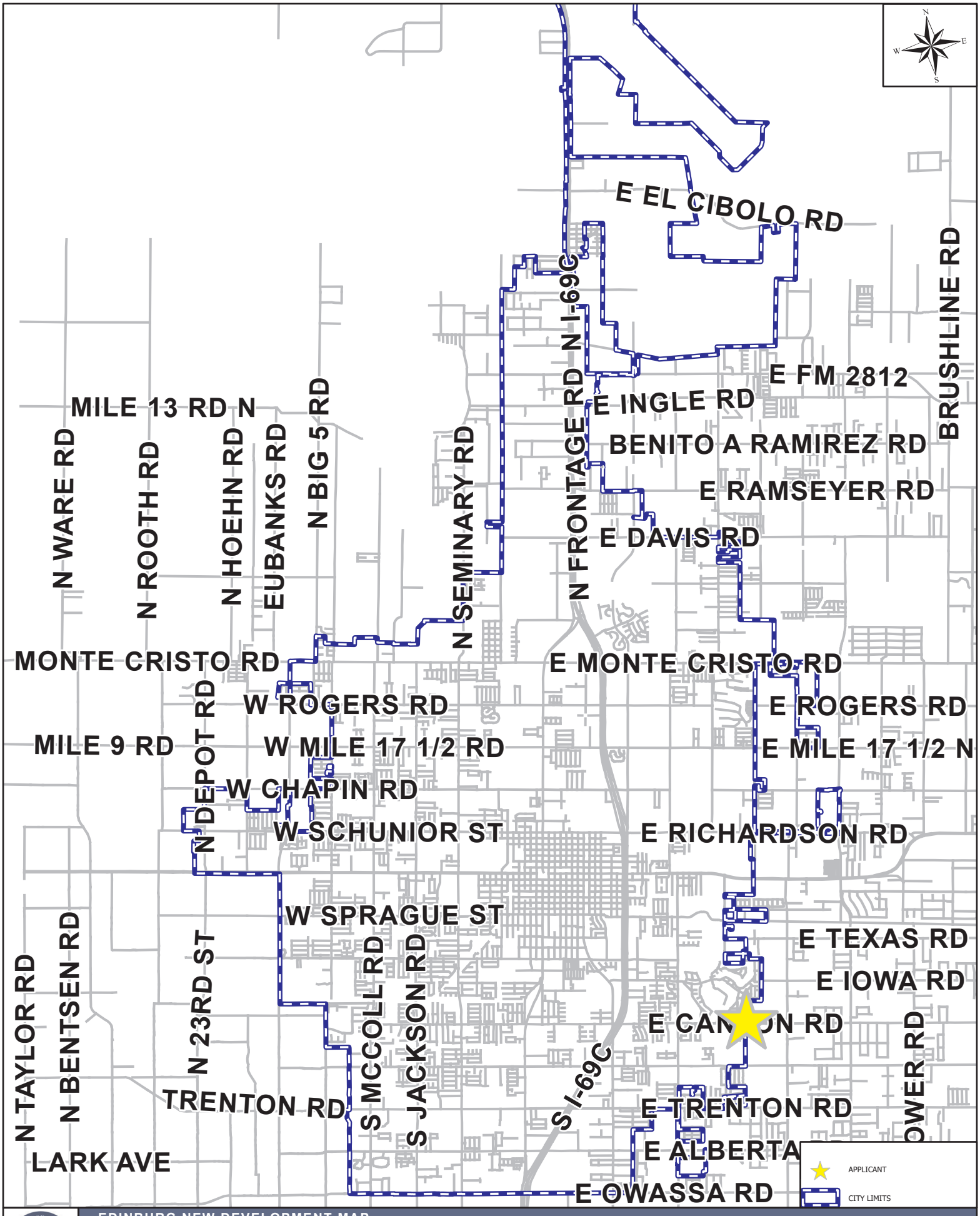
Recommendation

Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a $40 fee payable to the County of Hidalgo,

submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments order on this request, and any other City requirements as applicable.

Prepared by:
Juan Rodriguez
Planner l

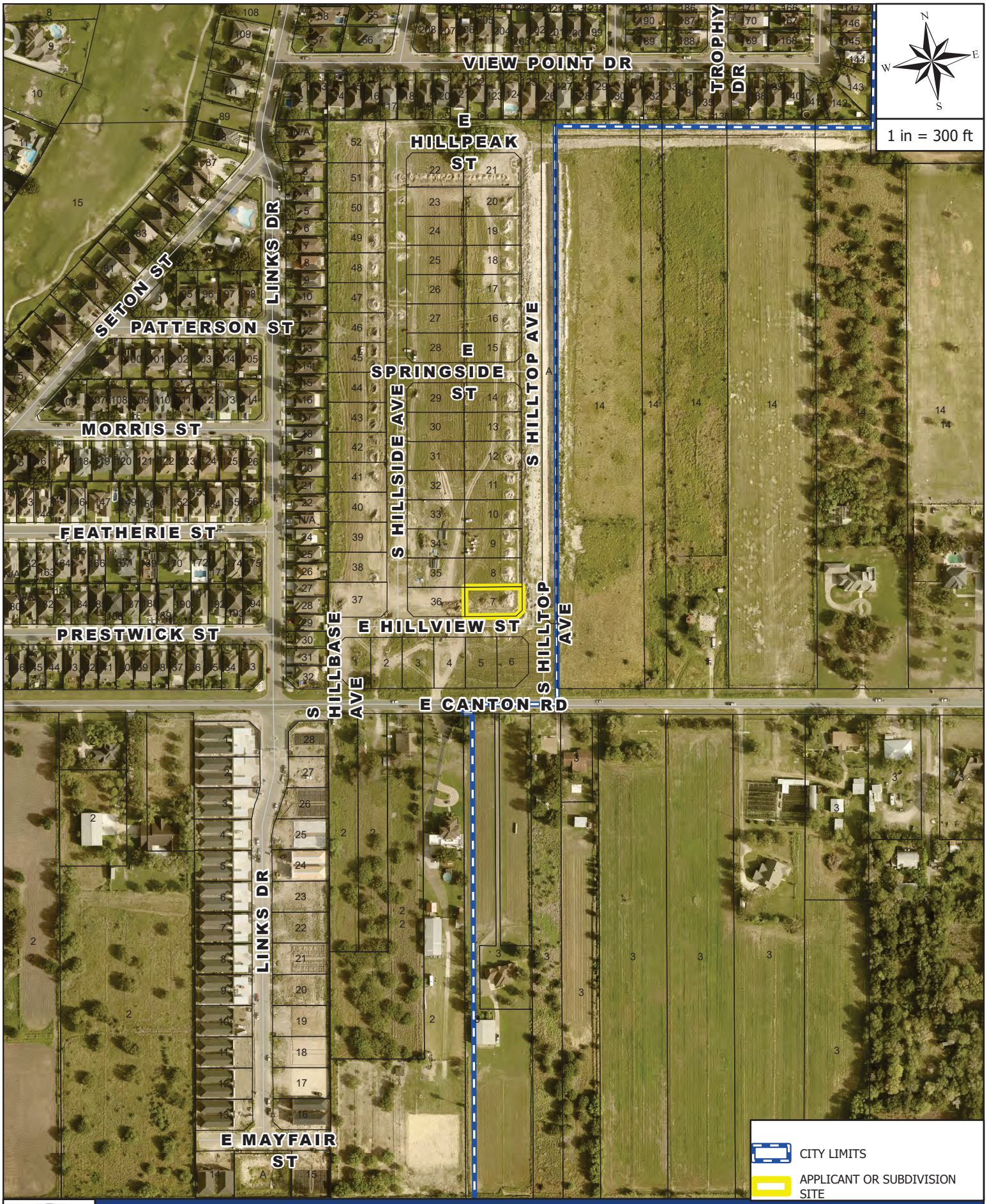
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

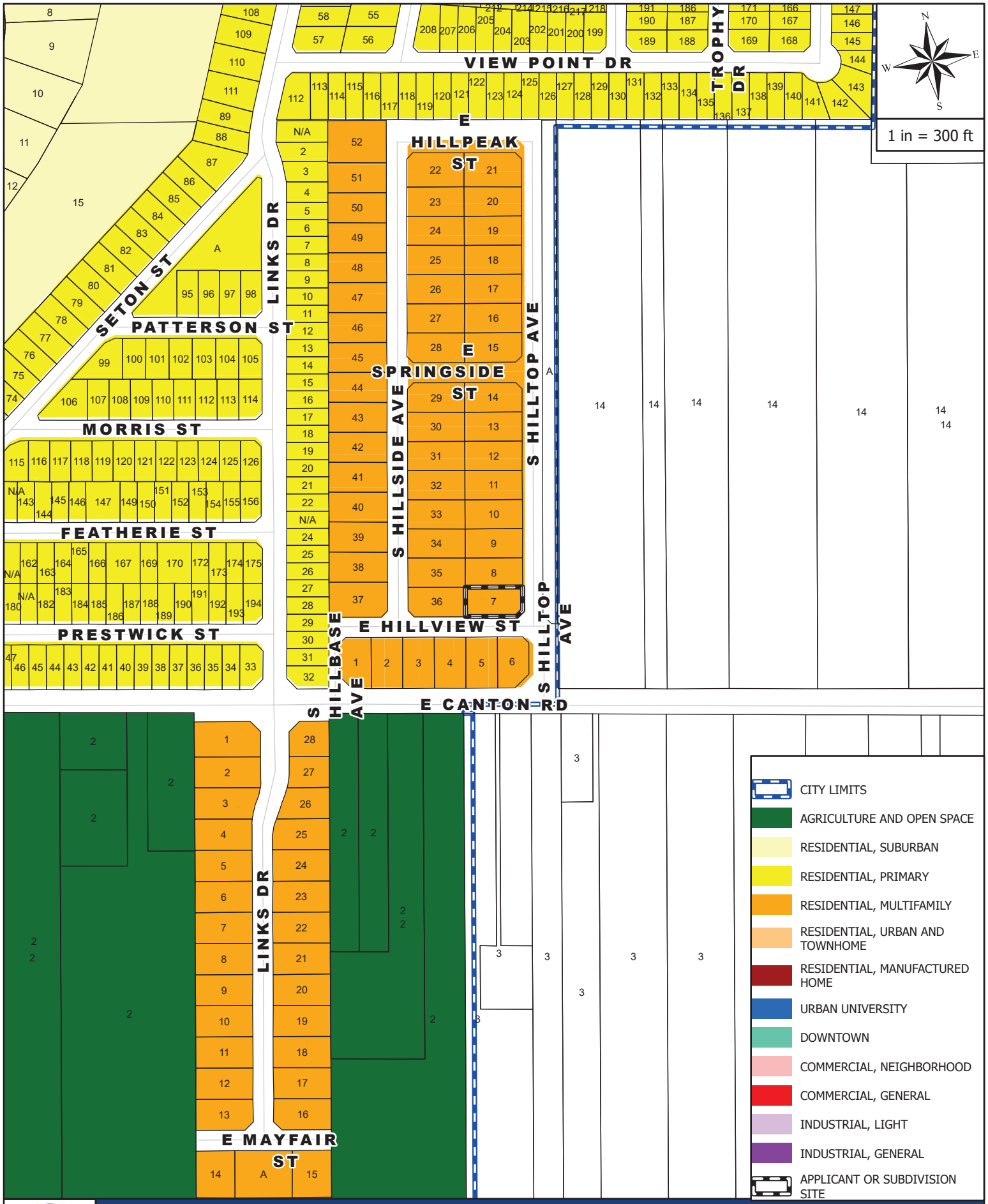
VAR-2025-0331 2613 S HILLTOP AVE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

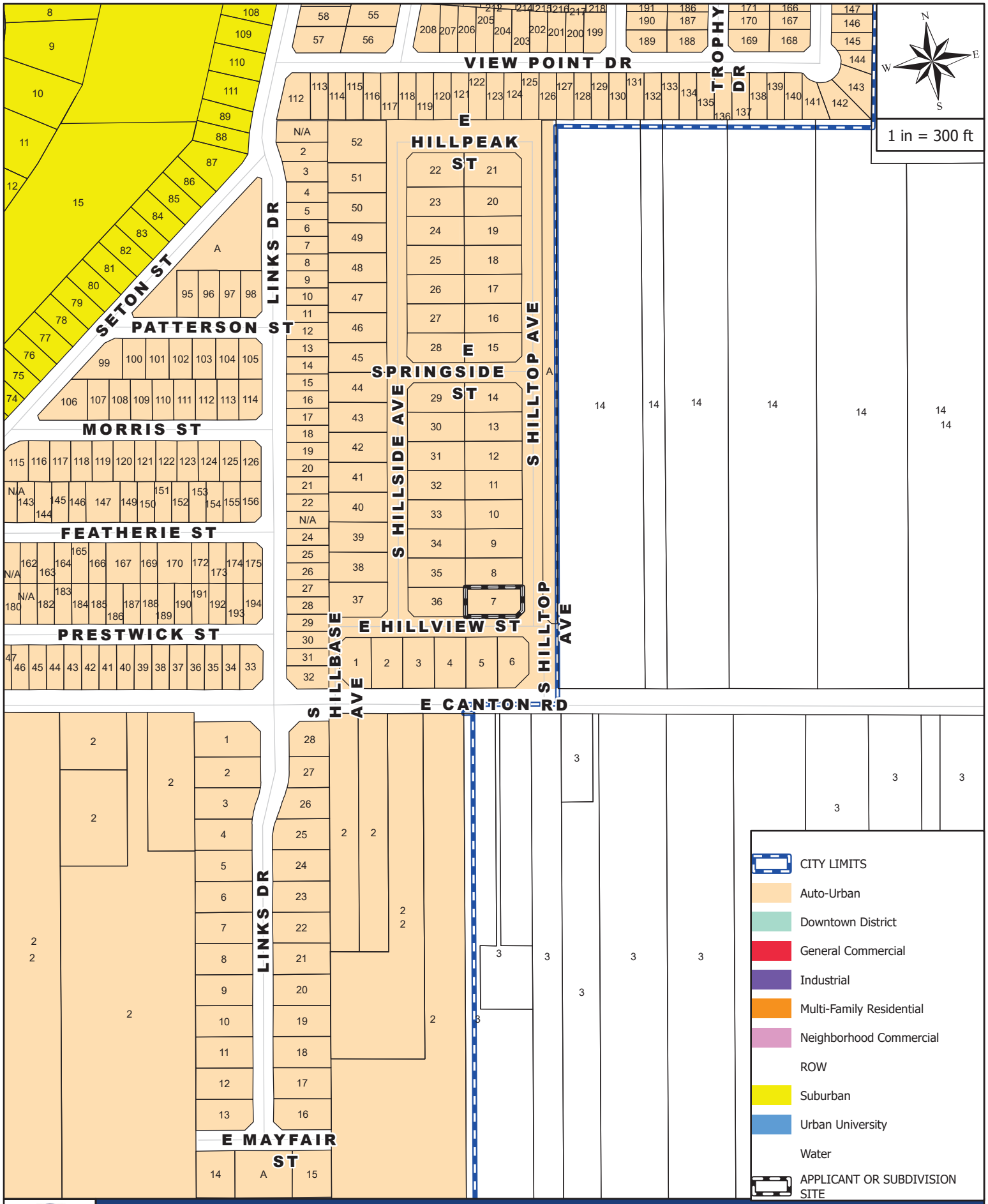
VAR-2025-0331 2613 S HILLTOP AVE



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0331 2613 S HILLTOP AVE



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0331 2613 S HILLTOP AVE



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0331 2613 S HILLTOP AVE

Variance Request Site Photo

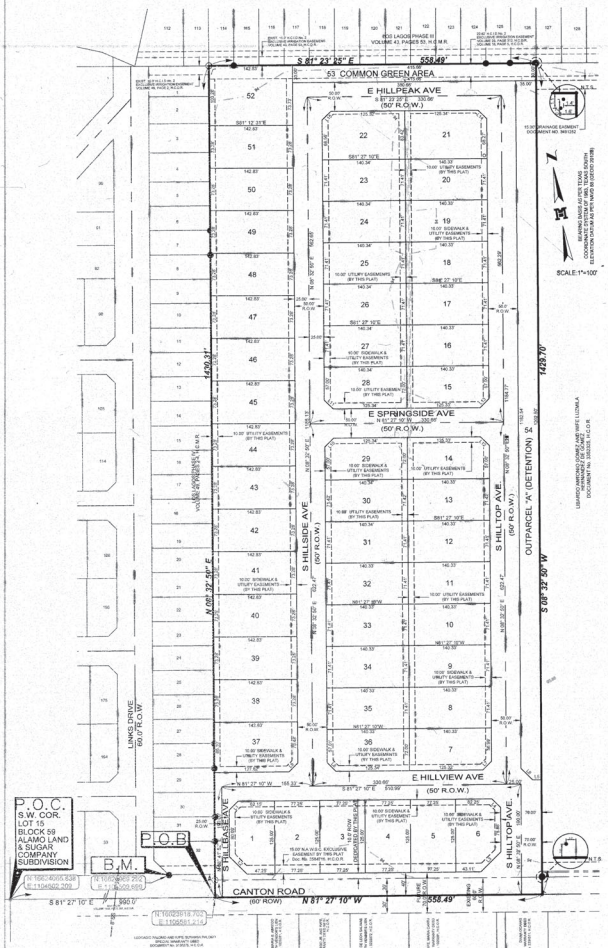
Variance Request by Valeria Garza

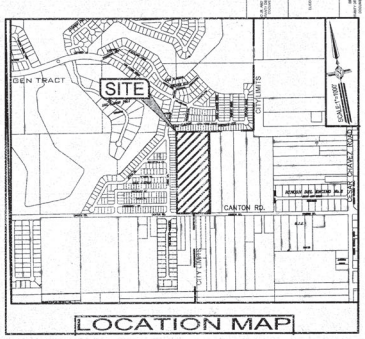
2613 S Hilltop Avenue



SUBDIVISION MAP OF
CANTON HILLS SUBDIVISION
(PRIVATE)

PLAT SHOWING 18.334 ACRES, BEING 7.50 ACRES OUT OF LOT 14 AND 10.834 ACRES OUT OF LOT 15, BLOCK 59, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26 HIDALGO COUNTY MAP RECORDS.





LEGEND

- ⊕ SET NAIL
- ● FOUND NO.4 REBAR
- ○ SET No.1/2 IRON RODS WITH PLASTIC CAP STAMPED MELDEN & HUNT
- AC. - OF ONE ACRE
- D.E.C.R. - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
- DOC. - DOCUMENT
- E.A.R.O.W. - EASEMENT AND RIGHT-OF-WAY
- ESMT. - EASEMENT
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- No. - NUMBER
- S.W. COR. - SOUTHWEST CORNER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- R.O.W.D. - RIGHT-OF-WAY DEED
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.D. - WARRANTY DEED
- D.B.P. - DEDICATED BY PLAT
- N.T.S. - NOT TO SCALE

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 18.334 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 14 AND 15, BLOCK 59, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.334 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO A.I.M.Z. DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, BY VIRTUE OF GENERAL WARRANTY DEED(S) RECORDED UNDER DOCUMENT NUMBER 3487214 AND 3487210 HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.334 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 59, (N-16624065.838 E-1104602.209) AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD;

THENCE, S 81° 27' 10" E ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 59 AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD, A DISTANCE OF 990.00 FEET, TO A NAIL SET AT THE SOUTHEAST CORNER OF LOS LAGOS PHASE IV ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49, PAGES 2-4, HIDALGO COUNTY MAP RECORDS, FOR THE POINT OF BEGINNING (N-16623918.702 E-1105581.214), AND SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 32' 50" E ALONG THE EAST LINE OF SAID LOS LAGOS PHASE IV, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, CONTINUING A TOTAL DISTANCE OF 1,430.31 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 15, BLOCK 59, AND THE NORTHEAST CORNER OF SAID LOS LAGOS PHASE IV, AND THE SOUTH LINE OF LOS LAGOS PHASE III ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43, PAGE 53, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 23' 25" E ALONG THE NORTH LINE OF SAID LOT 15, BLOCK 59, AND THE SOUTH LINE SAID LOS LAGOS PHASE III AT A DISTANCE OF 330.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 15, BLOCK 59 AND THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 59, CONTINUING A TOTAL DISTANCE OF 558.49 FEET, TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 80° 02' 22" W A DISTANCE OF 1.42 FEET AND A NO. 4 REBAR FOUND THAT BEARS S 64° 16' 05" W, DISTANCE OF 1.92 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 32' 50" W AT A DISTANCE OF 1,399.70 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 00° 50' 09" W A DISTANCE OF 0.6 FEET, CONTINUING A TOTAL DISTANCE OF 1,429.70 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 14, BLOCK 59, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 27' 10" W ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 59 AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD, AT A DISTANCE OF 225.49 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 59 AND THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 59, CONTINUING A TOTAL DISTANCE OF 558.49 FEET, TO THE POINT OF BEGINNING AND CONTAINING 18.334 ACRES OF WHICH 0.385 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD LEAVING A NET OF 17.949 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B", ZONE "B" IS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   AS PER FLOOD PLAIN COMMUNITY- PANEL No. 480334 0425 C ; REVISED DATE: NOVEMBER 16, 1982.
2. THIS PROPERTY IS BEING PROPOSED AS ZONED AS RESIDENTIAL MULTI FAMILY.
3. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, SQUARE CUT TOP OF INLET ELEV. 80.53 N: 16023960.292' E:1105509.699'
4. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
   FRONT: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
5. MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB.
6. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 131,435 C.F. (3.017 AC.-FT.) TO BE PROVIDED ON SITE.
8. DETENTION PONDS MUST BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT THE CITY OF EDINBURG.
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. THE ACCESS DRIVE SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 99.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
12. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY HOA.
13. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE UNIFIED DEVELOPMENT CODE SETBACK BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPING, SURFACE RATIO PARKING REQUIREMENTS FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
14. A 5-FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG CANTON STREET BY DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
15. ALL INTERIOR LOTS CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
16. LOT "34" (OUTPARCEL "A") SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR CANTON HILLS SUBDIVISION ONLY CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.
17. NO ACCESS SHALL BE PERMITTED FROM LOTS 1-6 ONTO CANTON ROAD.
18. N.A.W.S.C. TO HAVE A PERPETUAL EASEMENT ON THE ENTIRE ROAD RIGHT OF WAY BEING SHOWN ON THIS PLAT.
19. PURSUANT TO APPLICATION FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS
20. 50% PARKLAND FEE PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE,

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	9093.86	0.209	21	11582.07	0.266	41	10466.64	0.240
2	9656.04	0.222	22	11604.83	0.266	42	10466.64	0.240
3	9656.04	0.222	23	10022.16	0.230	43	10466.64	0.240
4	9656.04	0.222	24	10022.09	0.230	44	10466.64	0.240
5	9656.04	0.222	25	10022.03	0.230	45	10466.64	0.240
6	9960.65	0.229	26	10021.94	0.230	46	10466.64	0.240
7	9991.12	0.229	27	10021.87	0.230	47	10466.64	0.240
8	10020.99	0.230	28	9991.87	0.229	48	10466.64	0.240
9	10020.99	0.230	29	9991.77	0.229	49	10466.64	0.240
10	10020.99	0.230	30	10023.26	0.230	50	10466.64	0.240
11	10020.99	0.230	31	10021.32	0.230	51	10466.64	0.240
12	10020.99	0.230	32	10021.26	0.230	52	14703.04	0.339
13	10020.86	0.230	33	10021.17	0.230	53	12469.81	0.286
14	9991.28	0.229	34	10021.10	0.230	54	41888.32	0.962
15	9991.28	0.229	35	10021.03	0.230			
16	10021.21	0.230	36	9991.41	0.229			
17	10021.21	0.230	37	12141.41	0.279			
18	10021.21	0.230	38	10466.64	0.240			
19	10021.21	0.230	39	10466.64	0.240			
20	10021.21	0.230	40	10466.64	0.240			

Boundary Line Table		
Line #	Length	Direction
L1	21.21'	N63° 54' 29"E
L2	42.43'	S36° 27' 10"E
L3	48.28'	S53° 32' 50"W
L4	21.21'	S36° 27' 10"E
L5	15.00'	N81° 27' 10"W
L6	28.28'	N36° 27' 10"W
L7	21.23'	N53° 32' 50"E
L8	21.20'	S36° 27' 10"E
L9	21.23'	S53° 32' 50"W
L10	21.21'	S53° 32' 48"W
L11	21.21'	N36° 27' 12"W
L12	21.21'	N36° 27' 10"W
L13	21.21'	S53° 32' 50"W
L14	21.21'	S36° 25' 19"E
L15	21.23'	N53° 36' 35"E

DRAWN BY: LUZ HDZ DATE: 01/21/25.
SURVEYED, CHECKED BILL DATE: 11/13/24.
FINAL CHECK DATE:

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT

THE 15th DAY OF April 20 25

A.I.M.Z. DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY
ASHISH VALECHA, MANAGING MEMBER
8025 N. 10TH ST. SUITE 170
MCALLEN , TX 78504

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF April 20 25

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

VALERIA LUCITA GARZA
Notary Public, State of Texas
Comm. Expires 08-30-2027
Notary ID 134213644

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
RAUL E. SESIN, C.F.M.
GENERAL MANAGER

05/22/25
DATE

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS CANTON HILLS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE 24th DAY OF April 20 25

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG

5-14-25
DATE

CITY SECRETARY

05/14/2025
DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 24th DAY OF March 20 25

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS-OF-WAY OR EASEMENTS.

PRESIDENT

ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CANTON HILLS SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

A.I.M.Z. DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY

ASHISH VALECHA, MANAGING MEMBER
8025 N. 10TH ST. SUITE 170
MCALLEN , TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF February 20 25

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: 07-01-2025

WENDY B. RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 07/01/2025
Notary ID 135870484

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368
DATE PREPARED : 05-01-2023
JOB No. 23072.00

2-26-25
DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 26th DAY OF February 20 25

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO.6238
STATE OF TEXAS

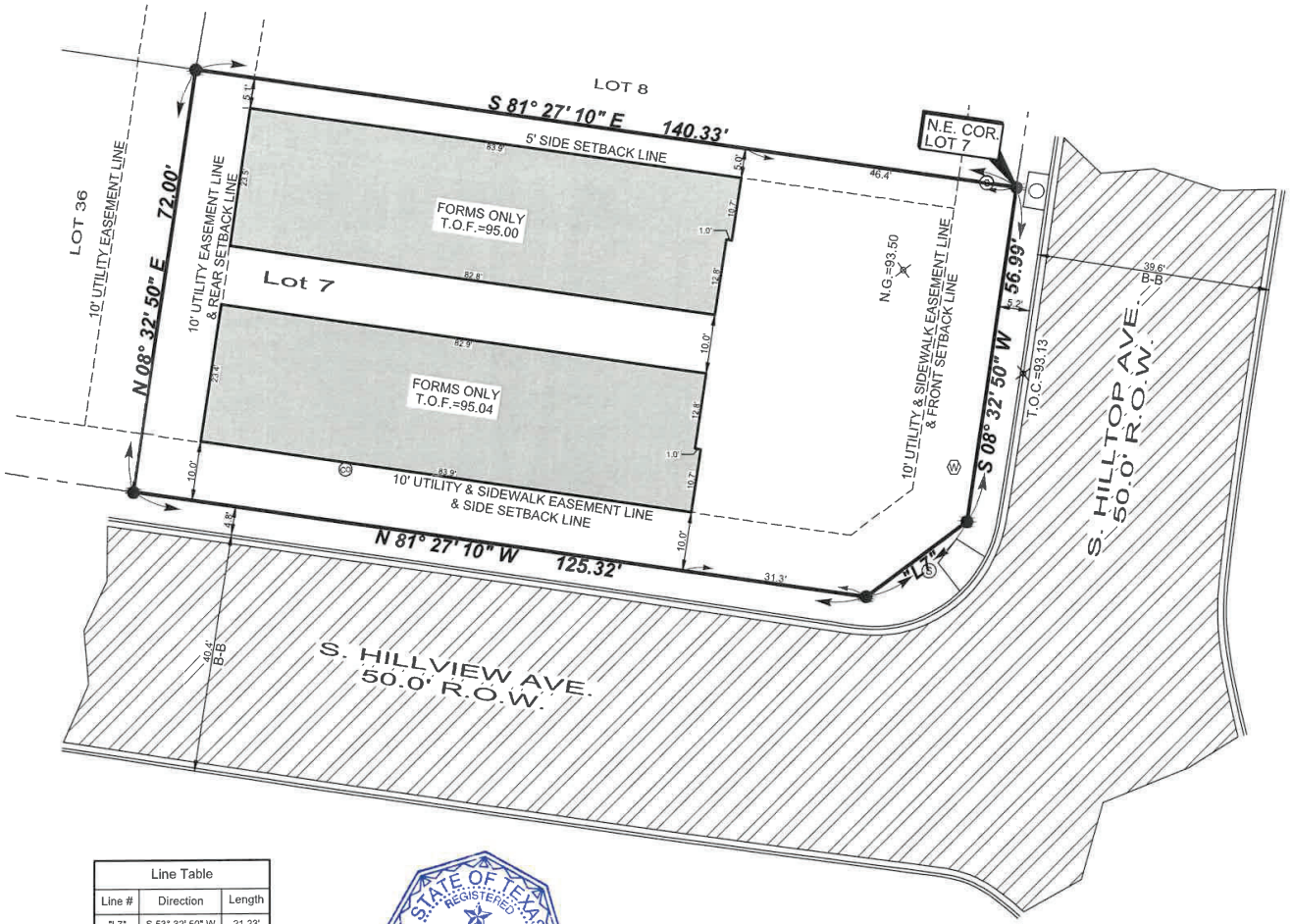
DATE SURVEYED: 03/21/2023
T-1189, PG. 34
SURVEY JOB # 23385.08

STATE OF TEXAS
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	A.I.M.Z. DEVELOPMENT, LLC. ASHIS VALECHA	8025 N. 10th STREET, SUITE 170	McALLEN, TX 78504	C/A (956) 381-0981	(856) 381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: 5-16-2025 AT 10:05 AM/PM
INSTRUMENT NUMBER 3649391
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY Imelda DEPUTY



Line Table		
Line #	Direction	Length
"L7"	S 53° 32' 50" W	21.23'

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 07/24/2025 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

09/04/2025

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

STATE OF TEXAS REGISTERED ROBERTO N. TAMEZ 6238 PROFESSIONAL LAND SURVEYOR

PLAT SHOWING
LOT 7,
CANTON HILLS SUBDIVISION,
(PRIVATE)
INSTRUMENT NUMBER 3649391, H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS

FLOOD ZONE

ZONE "B"

AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0300 C
MAP REVISED: NOVEMBER 16, 1982

N

SCALE:1"=20'

ADDRESS: 2613 S. HILLTOP AVENUE
EDINBURG TEXAS

FOR: _____

LEGEND

- FOUND No.4 REBAR
- (W) WATER METER
- (CK) CLEANOUT
- (S) SANITARY SEWER MANHOLE
- TYPE "A" INLET
- ASPHALT AREA

T.O.F. - TOP OF FORMS ELEVATION
N.G. - NATURAL GROUND ELEVATION
T.O.C. - TOP OF CURB ELEVATION
B-B - BACK OF CURB TO BACK OF CURB
R.O.W. - RIGHT OF WAY
N.E. COR. - NORTHEAST CORNER

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE NO. 4 REBAR FOUND AT THE NORTHWEST CORNER AND THE NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 7.
3. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
4. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBEPLS No. 10096900

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

BOOK: T-1273, PG.60
DATE: 09/3/2025
JOB No. 25553.00.20
FILE NAME: 25553.00
DRAWN BY: STE.M.

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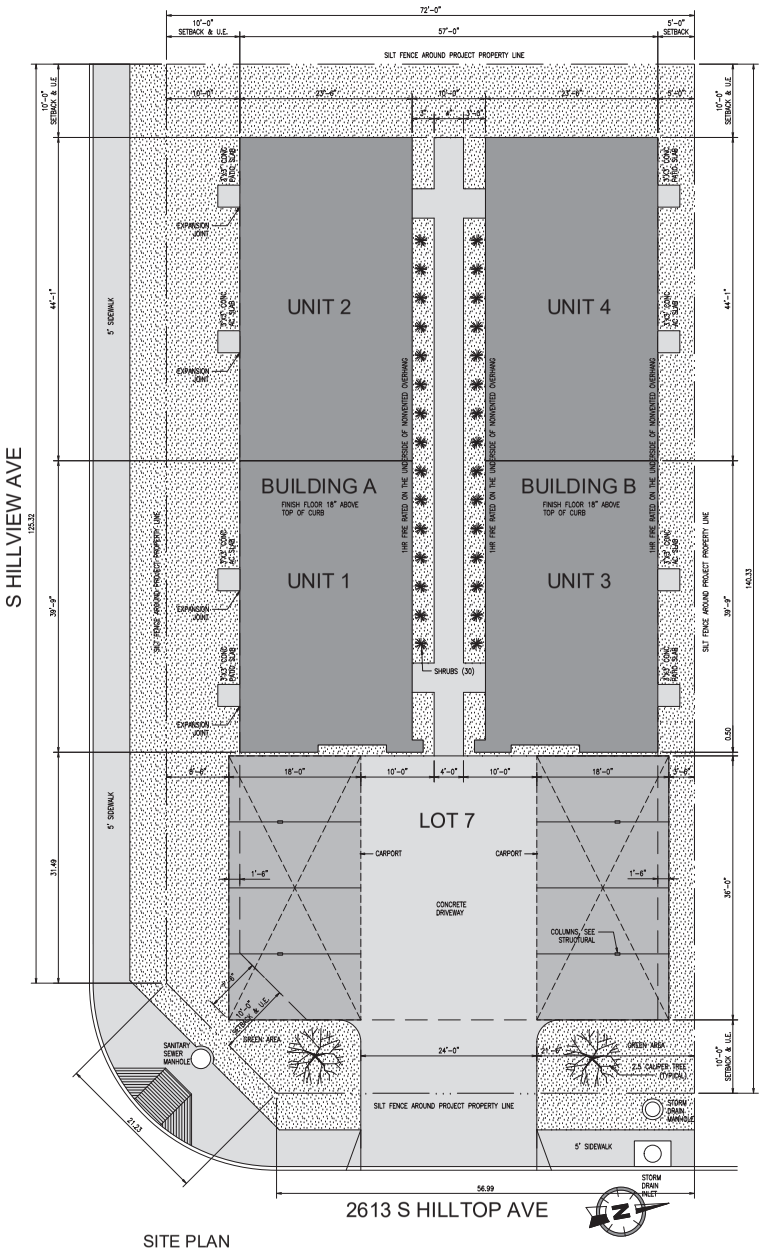
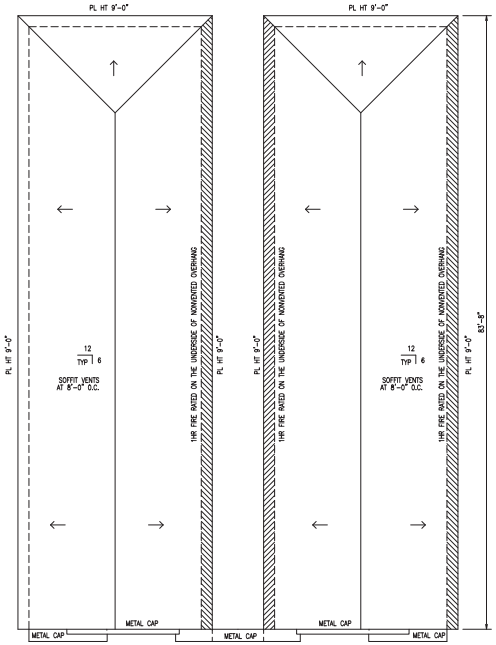
Z:\Surveys\2025\25553\dwg\25553.00.20.dwg, Borders, 9/3/2025 4:30:25 PM



SITE PLAN

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

Imagine
Design and Construction
Guillermo Alvarez de la Cadena
Ph: (956) 356-4097
email: imagineqv@yahoo.com
website: imagineplans.com

AREAS:

UNIT 1:	927
UNIT 2:	1036
UNIT 3:	927
UNIT 4:	1036
TOTAL:	3926 sf

REVISIONS

07/02/25 FINAL DRAWINGS

NOTE:
IMAGINE DESIGN AND CONSTRUCTION HEREBY RESERVES ITS COMMON COPYRIGHT LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM IMAGINE DESIGN AND CONSTRUCTION. IMAGINE DESIGN AND CONSTRUCTION TAKES NO RESPONSIBILITY FOR THE CONSTRUCTION OF THESE PLANS.

PROJECT:

CANTON HILLS LOT 7

2613 S HILLTOP AVE
EDINBURG, TX

DRAWING TITLE

SITE & ROOF PLANS

SHEET: 2

8 PAGES

Planning & Zoning Staff Report

Prepared on: October 21, 2025

Zoning Board of Adjustment

Regular Meeting: October 29, 2025

Agenda Item

Variance Request by Valeria Garza for a variance to the City of Edinburg Unified Development Code to allow the encroachment of a carport over a utility easement and side setbacks, Being Lot 14, Canton Hills Subdivision, Located at 2501 South Hilltop Avenue.

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 over a 10-foot street side setback, a 5-foot side setback and a 10-foot utility easement. The 10-foot street side setback is located along the street side yard property line. The 5-foot side setback is located along the side yard property line. The 10-foot utility easement is located along the front property line.

Property Location and Vicinity

The property is located at the southwest corner of South Hilltop Avenue and East Springside Street. The property has a total frontage of 57 feet along South Hilltop Avenue and a lot depth of 125.33 feet. A 10-foot setback is located along the street side property line, a 5-foot setback is located along the side property line and a 10-foot utility easement is located along the front property line. Current Zoning is Residential, Multi-family (RM) District. Adjacent zoning is Residential, Multi-family (RM) District to the north, west and south and property to the east currently sits outside the city limits of Edinburg. Adjacent land uses consist of multi-family uses.

Background and History

The property is part of the Canton Hills Subdivision that was recorded on May 16, 2025. The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 10-foot setback that is located along the north property line, a 5-foot setback that is located along the south property line and a 10-foot utility easement that is located along the east property line. Setbacks required as per plat are as follows: Front 10 feet, Side 5 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 32 neighboring property owners on October 17, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 10-foot setback that is located along the north property line, a 5-foot setback that is located along the south property line and a 10-foot utility easement that is located along the west property line leaving a separation of about 8 feet 6 inches from structure to north property line, about 3 feet 6 inches from structure to south property line, and about 2 feet 5 inches from structure to corner clip property line. Supporting post of the carport are not located into the 10-foot setback or easement.

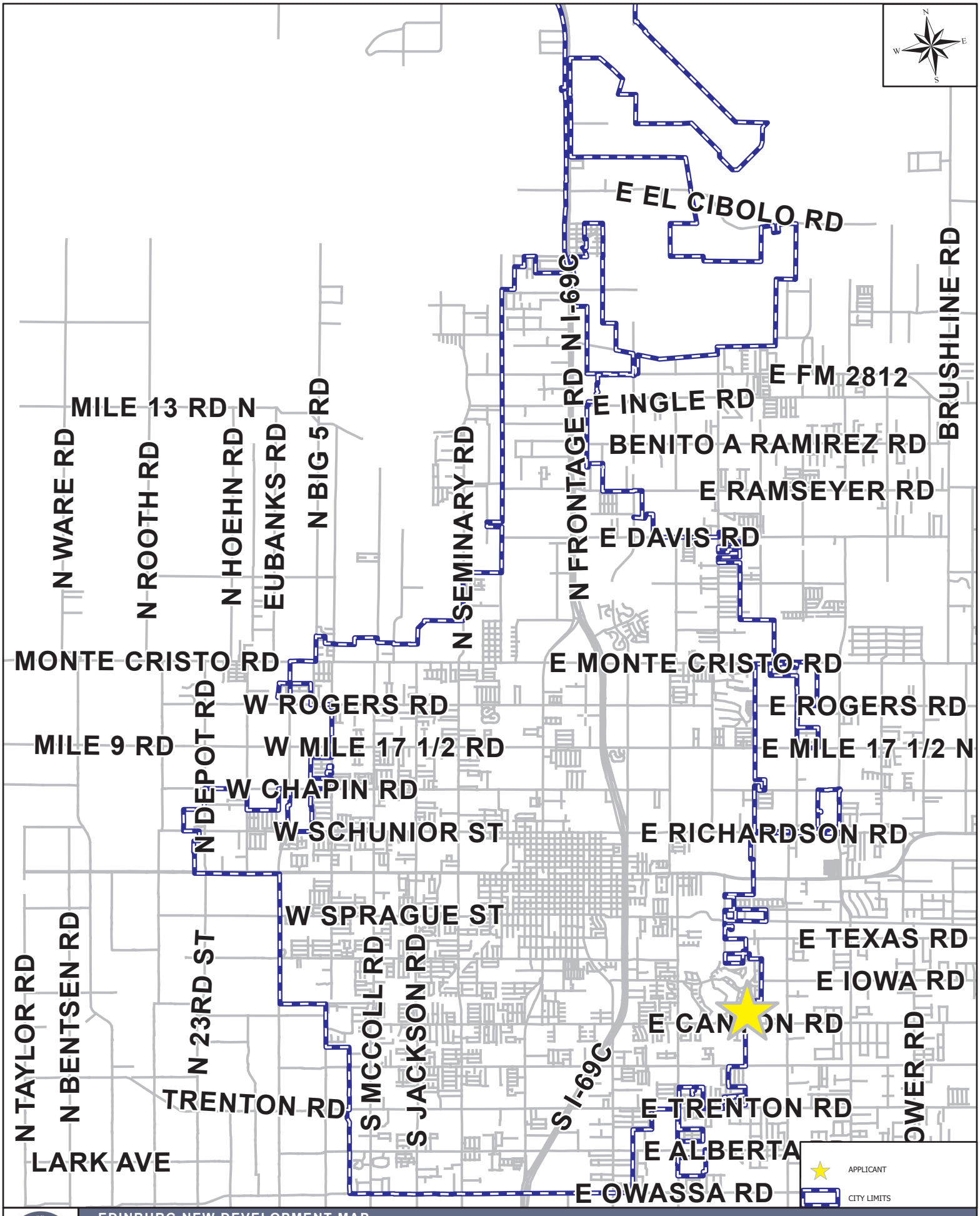
Recommendation

Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a $40 fee payable to the County of Hidalgo,

submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments order on this request, and any other City requirements as applicable.

Prepared by:
Juan Rodriguez
Planner l

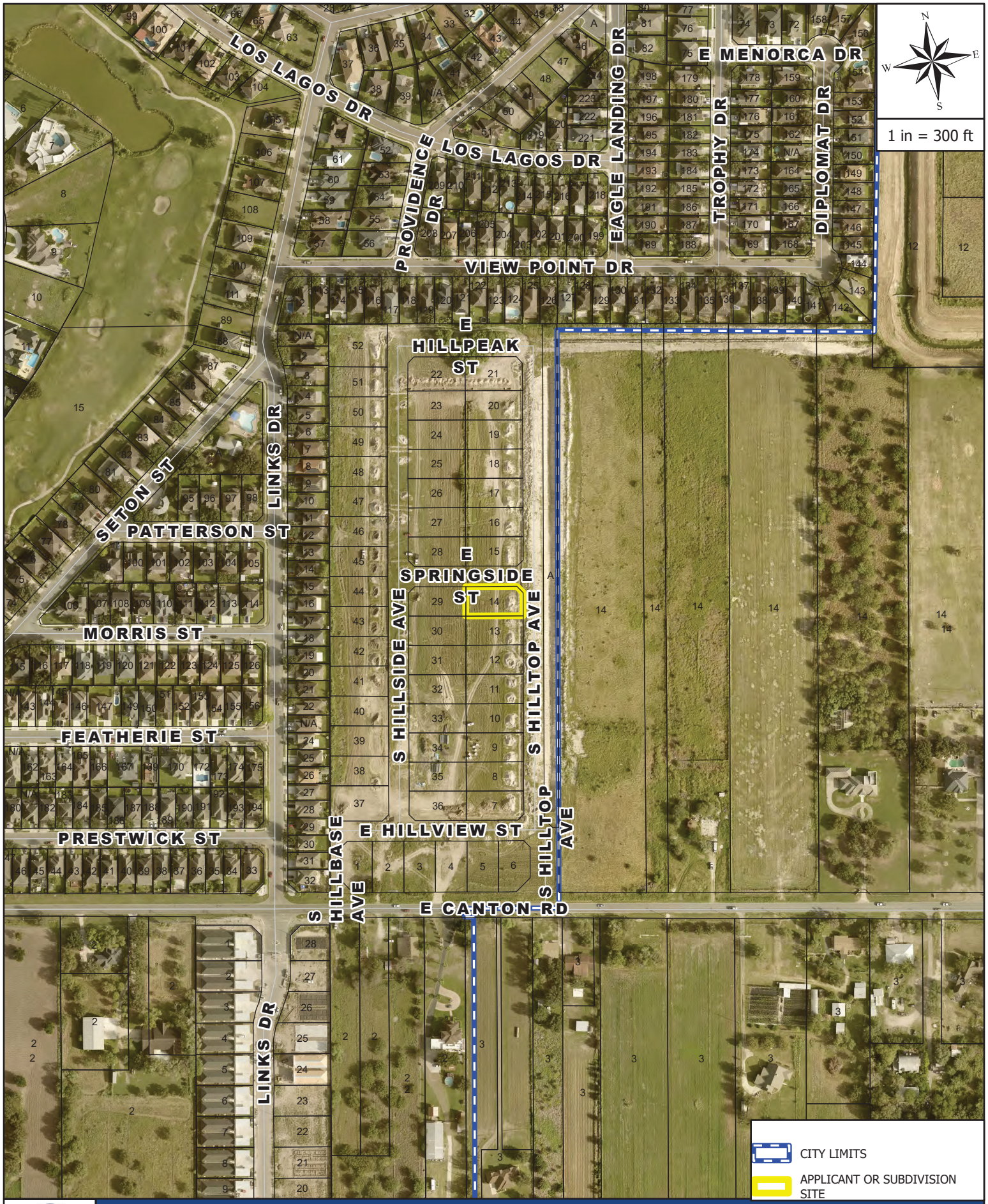
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

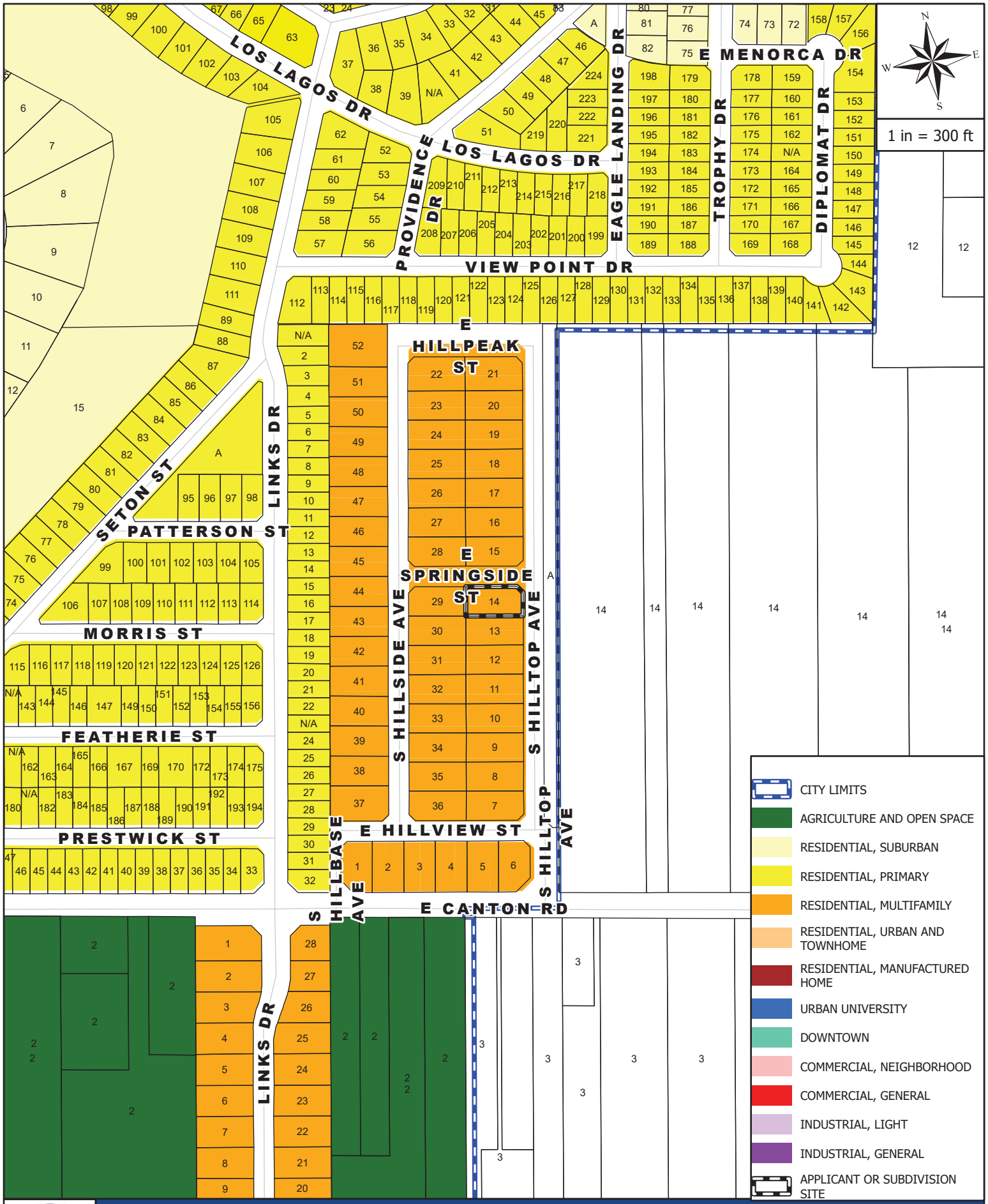
VAR-2025-0332 2501 S HILLTOP AVE



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

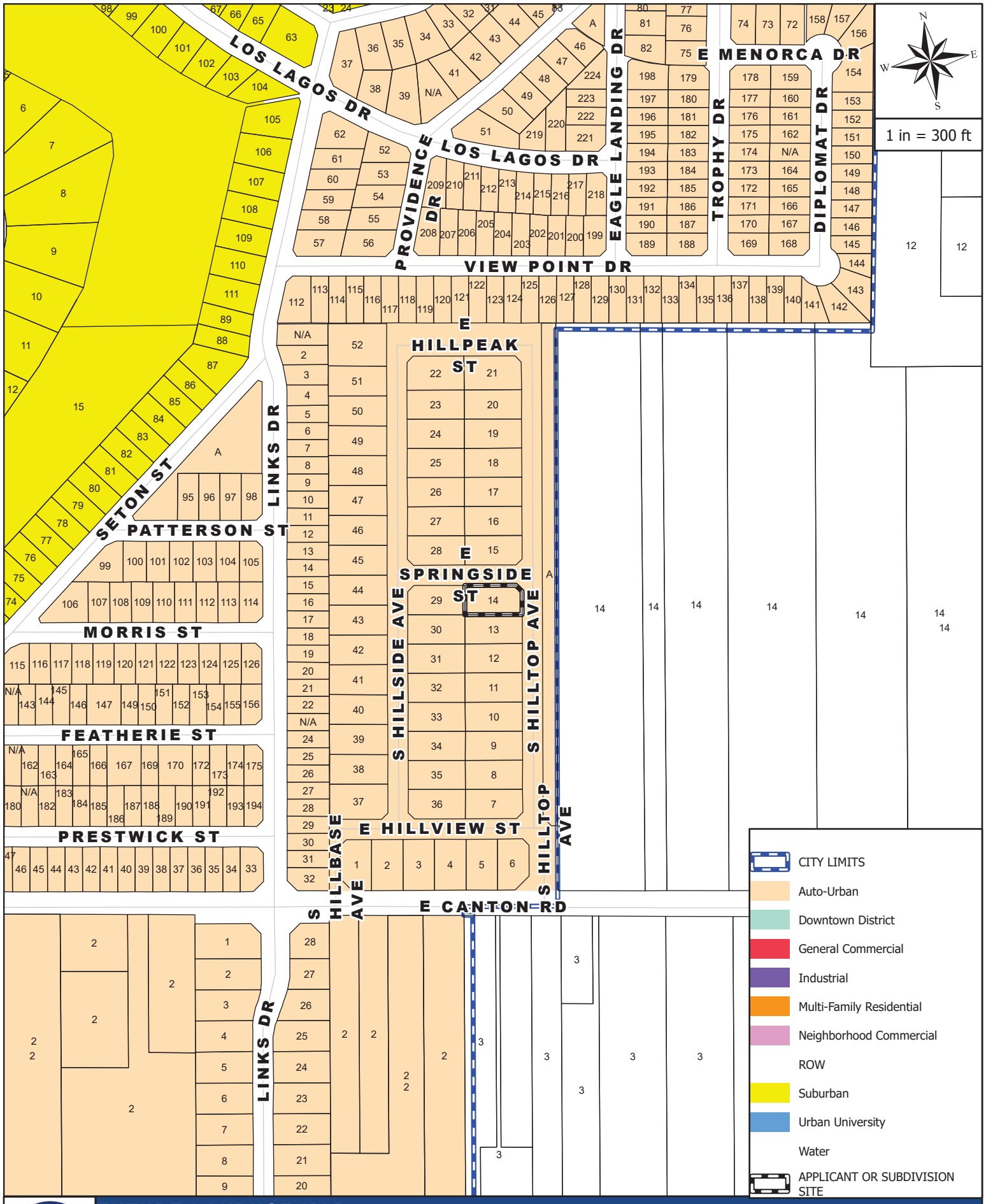
VAR-2025-0332 2501 S HILLTOP AVE



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

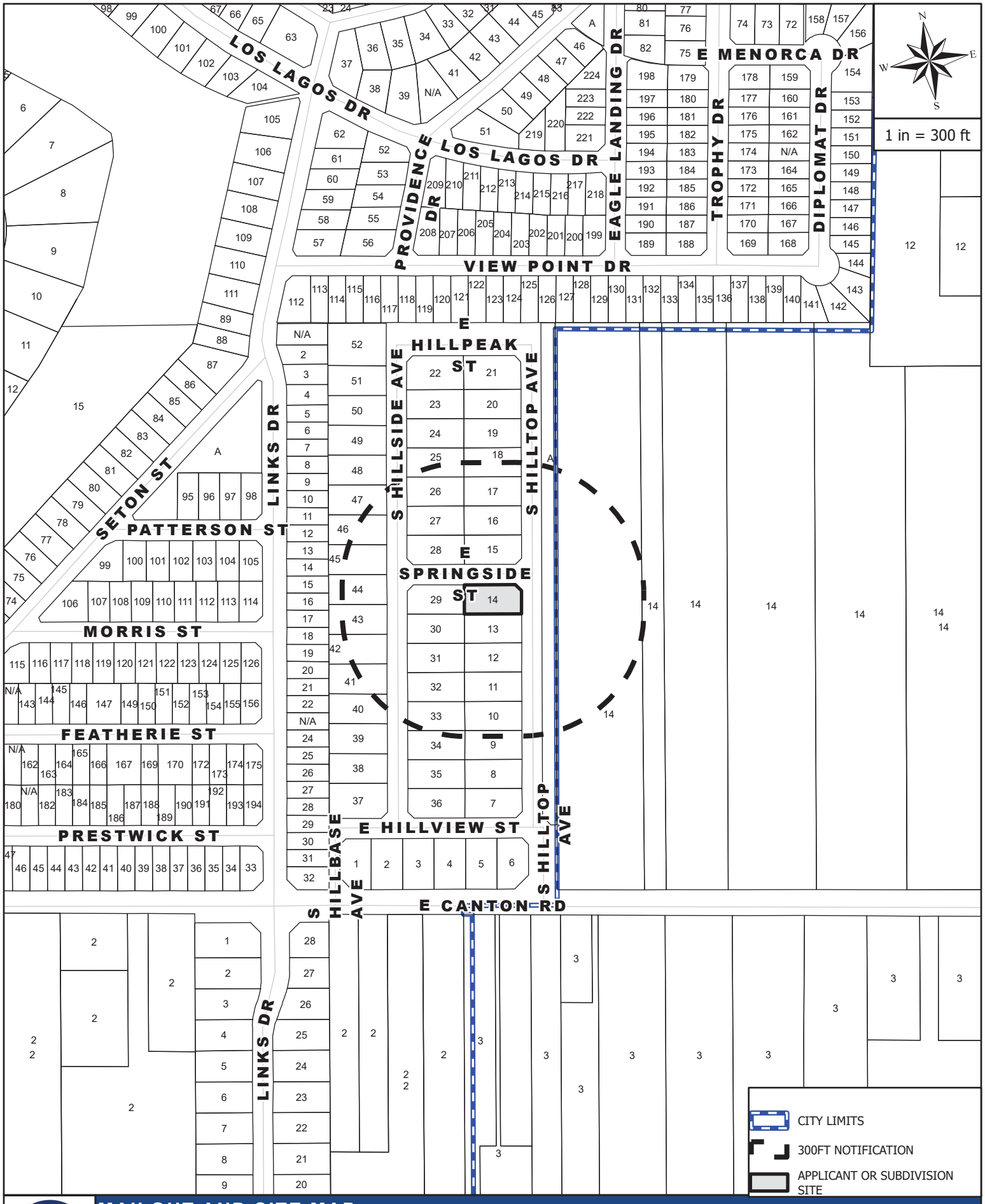
VAR-2025-0332 2501 S HILLTOP AVE



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0332 2501 S HILLTOP AVE



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0332 2501 S HILLTOP AVE

Variance Request Site Photo

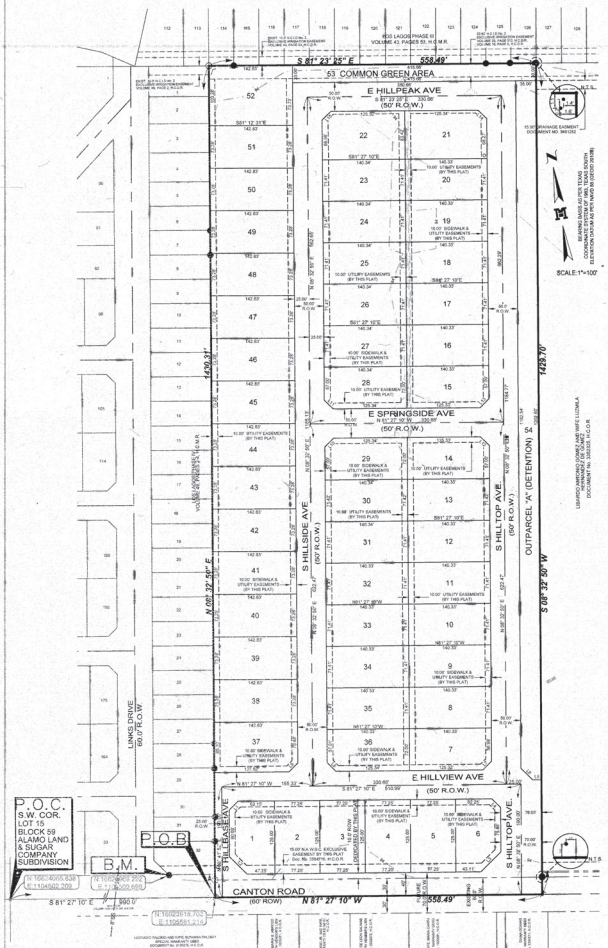
Variance Request by Valeria Garza

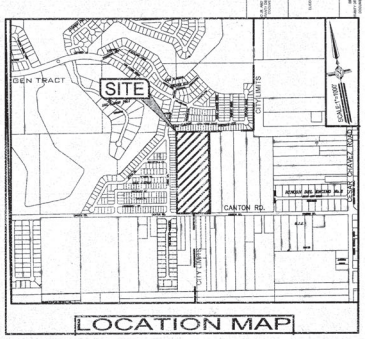
2501 S Hilltop Avenue



SUBDIVISION MAP OF
CANTON HILLS SUBDIVISION
(PRIVATE)

PLAT SHOWING 18.334 ACRES, BEING 7.50 ACRES OUT OF LOT 14 AND 10.834 ACRES OUT OF LOT 15, BLOCK 59, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26 HIDALGO COUNTY MAP RECORDS.





LEGEND

- ⊕ SET NAIL
- ● FOUND NO.4 REBAR
- ○ SET No.1/2 IRON RODS WITH PLASTIC CAP STAMPED MELDEN & HUNT
- AC. - OF ONE ACRE
- D.E.C.R. - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
- DOC. - DOCUMENT
- E.A.R.O.W. - EASEMENT AND RIGHT-OF-WAY
- ESMT. - EASEMENT
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- No. - NUMBER
- S.W. COR. - SOUTHWEST CORNER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- R.O.W.D. - RIGHT-OF-WAY DEED
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.D. - WARRANTY DEED
- D.B.P. - DEDICATED BY PLAT
- N.T.S. - NOT TO SCALE

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 18.334 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 14 AND 15, BLOCK 59, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.334 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO A.I.M.Z. DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, BY VIRTUE OF GENERAL WARRANTY DEED(S) RECORDED UNDER DOCUMENT NUMBER 3487214 AND 3487210 HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.334 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 59, (N-16624065.838 E-1104602.209) AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD;

THENCE, S 81° 27' 10" E ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 59 AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD, A DISTANCE OF 990.00 FEET, TO A NAIL SET AT THE SOUTHEAST CORNER OF LOS LAGOS PHASE IV ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49, PAGES 2-4, HIDALGO COUNTY MAP RECORDS, FOR THE POINT OF BEGINNING (N-16623918.702 E-1105581.214), AND SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 32' 50" E ALONG THE EAST LINE OF SAID LOS LAGOS PHASE IV, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, CONTINUING A TOTAL DISTANCE OF 1,430.31 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 15, BLOCK 59, AND THE NORTHEAST CORNER OF SAID LOS LAGOS PHASE IV, AND THE SOUTH LINE OF LOS LAGOS PHASE III ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43, PAGE 53, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 23' 25" E ALONG THE NORTH LINE OF SAID LOT 15, BLOCK 59, AND THE SOUTH LINE SAID LOS LAGOS PHASE III AT A DISTANCE OF 330.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 15, BLOCK 59 AND THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 59, CONTINUING A TOTAL DISTANCE OF 558.49 FEET, TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 80° 02' 22" W A DISTANCE OF 1.42 FEET AND A NO. 4 REBAR FOUND THAT BEARS S 64° 16' 05" W, DISTANCE OF 1.92 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 32' 50" W AT A DISTANCE OF 1,399.70 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 00° 50' 09" W A DISTANCE OF 0.6 FEET, CONTINUING A TOTAL DISTANCE OF 1,429.70 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 14, BLOCK 59, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 27' 10" W ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 59 AND WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD, AT A DISTANCE OF 225.49 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 59 AND THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 59, CONTINUING A TOTAL DISTANCE OF 558.49 FEET, TO THE POINT OF BEGINNING AND CONTAINING 18.334 ACRES OF WHICH 0.385 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF CANTON ROAD LEAVING A NET OF 17.949 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B", ZONE "B" IS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   AS PER FLOOD PLAIN COMMUNITY- PANEL No. 480334 0425 C ; REVISED DATE: NOVEMBER 16, 1982.
2. THIS PROPERTY IS BEING PROPOSED AS ZONED AS RESIDENTIAL MULTI FAMILY.
3. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, SQUARE CUT TOP OF INLET ELEV. 80.53 N: 16023960.292' E:1105509.699'
4. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
   FRONT: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
5. MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB.
6. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 131,435 C.F. (3.017 AC.-FT.) TO BE PROVIDED ON SITE.
8. DETENTION PONDS MUST BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT THE CITY OF EDINBURG.
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. THE ACCESS DRIVE SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 99.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
12. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY HOA.
13. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE UNIFIED DEVELOPMENT CODE SETBACK BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPING, SURFACE RATIO PARKING REQUIREMENTS FIRE PROTECTION OR ANY OTHER CITY REQUIREMENTS.
14. A 5-FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG CANTON STREET BY DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
15. ALL INTERIOR LOTS CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
16. LOT "34" (OUTPARCEL "A") SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR CANTON HILLS SUBDIVISION ONLY CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.
17. NO ACCESS SHALL BE PERMITTED FROM LOTS 1-6 ONTO CANTON ROAD.
18. N.A.W.S.C. TO HAVE A PERPETUAL EASEMENT ON THE ENTIRE ROAD RIGHT OF WAY BEING SHOWN ON THIS PLAT.
19. PURSUANT TO APPLICATION FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS
20. 50% PARKLAND FEE PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE,

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	9093.86	0.209	21	11582.07	0.266	41	10466.64	0.240
2	9656.04	0.222	22	11604.83	0.266	42	10466.64	0.240
3	9656.04	0.222	23	10022.16	0.230	43	10466.64	0.240
4	9656.04	0.222	24	10022.09	0.230	44	10466.64	0.240
5	9656.04	0.222	25	10022.03	0.230	45	10466.64	0.240
6	9960.65	0.229	26	10021.94	0.230	46	10466.64	0.240
7	9991.12	0.229	27	10021.87	0.230	47	10466.64	0.240
8	10020.99	0.230	28	9991.87	0.229	48	10466.64	0.240
9	10020.99	0.230	29	9991.77	0.229	49	10466.64	0.240
10	10020.99	0.230	30	10023.26	0.230	50	10466.64	0.240
11	10020.99	0.230	31	10021.32	0.230	51	10466.64	0.240
12	10020.99	0.230	32	10021.26	0.230	52	14703.04	0.339
13	10020.86	0.230	33	10021.17	0.230	53	12469.81	0.286
14	9991.28	0.229	34	10021.10	0.230	54	41888.32	0.962
15	9991.28	0.229	35	10021.03	0.230			
16	10021.21	0.230	36	9991.41	0.229			
17	10021.21	0.230	37	12141.41	0.279			
18	10021.21	0.230	38	10466.64	0.240			
19	10021.21	0.230	39	10466.64	0.240			
20	10021.21	0.230	40	10466.64	0.240			

Boundary Line Table		
Line #	Length	Direction
L1	21.21'	N63° 54' 29"E
L2	42.43'	S36° 27' 10"E
L3	48.28'	S53° 32' 50"W
L4	21.21'	S36° 27' 10"E
L5	15.00'	N81° 27' 10"W
L6	28.28'	N36° 27' 10"W
L7	21.23'	N53° 32' 50"E
L8	21.20'	S36° 27' 10"E
L9	21.23'	S53° 32' 50"W
L10	21.21'	S53° 32' 48"W
L11	21.21'	N36° 27' 12"W
L12	21.21'	N36° 27' 10"W
L13	21.21'	S53° 32' 50"W
L14	21.21'	S36° 25' 19"E
L15	21.23'	N53° 36' 35"E

DRAWN BY: LUZ HDZ DATE: 01/21/25.
SURVEYED, CHECKED BILL DATE: 11/13/24.
FINAL CHECK DATE:

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT

THE 15th DAY OF April 20 25

A.I.M.Z. DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY
ASHISH VALECHA, MANAGING MEMBER
8025 N. 10TH ST. SUITE 170
MCALLEN , TX 78504

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF April 20 25

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

VALERIA LUCITA GARZA
Notary Public, State of Texas
Comm. Expires 08-30-2027
Notary ID 134213644

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
RAUL E. SESIN, C.F.M.
GENERAL MANAGER

05/22/25
DATE

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS CANTON HILLS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE 24th DAY OF April 20 25

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG

5-14-25
DATE

CITY SECRETARY

05/14/2025
DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 24th DAY OF March 20 25

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS-OF-WAY OR EASEMENTS.

PRESIDENT

ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CANTON HILLS SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

A.I.M.Z. DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY

ASHISH VALECHA, MANAGING MEMBER
8025 N. 10TH ST. SUITE 170
MCALLEN , TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ASHISH VALECHA AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF February 20 25

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: 07-01-2025

WENDY B. RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 07/01/2025
Notary ID 135870484

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368
DATE PREPARED : 05-01-2023
JOB No. 23072.00

2-26-25
DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 26th DAY OF February 20 25

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO.6238
STATE OF TEXAS

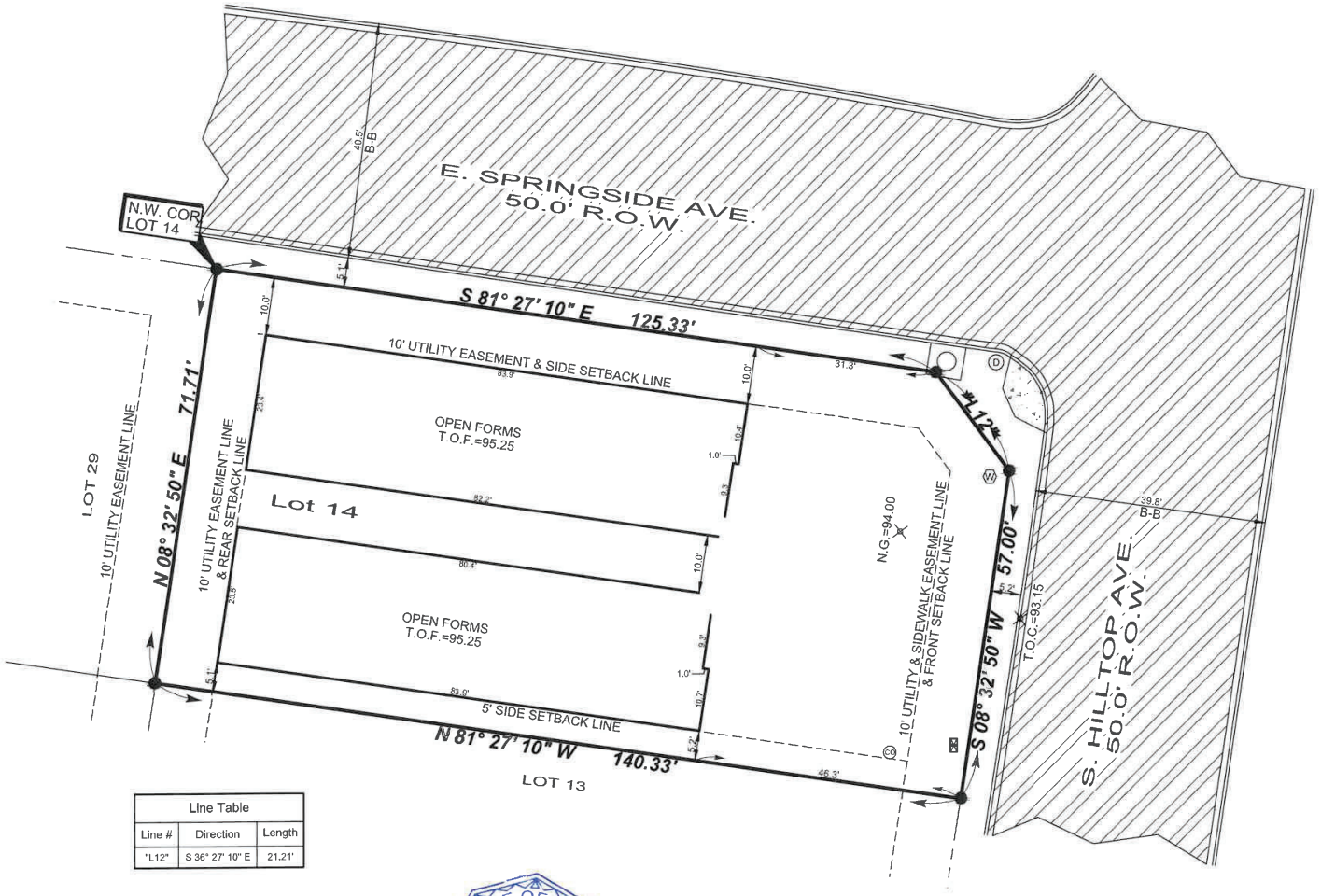
DATE SURVEYED: 03/21/2023
T-1189, PG. 34
SURVEY JOB # 23385.08

STATE OF TEXAS
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	A.I.M.Z. DEVELOPMENT, LLC. ASHIS VALECHA	8025 N. 10th STREET, SUITE 170	McALLEN, TX 78504	C/A (956) 381-0981	(856) 381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: 5-16-2025 AT 10:05 AM/PM
INSTRUMENT NUMBER 3649391
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY Imelda DEPUTY



Line Table		
Line #	Direction	Length
"L12"	S 36° 27' 10" E	21.21'

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 07/24/2025 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

09/22/2025

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

PLAT SHOWING
LOT 14,
CANTON HILLS SUBDIVISION,
(PRIVATE)
INSTRUMENT NUMBER 3649391, H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS

FLOOD ZONE

ZONE "B"

AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0300 C
MAP REVISED: NOVEMBER 16, 1982

N

SCALE:1"=20'

ADDRESS: 2501 S. HILLTOP AVENUE
EDINBURG TEXAS

FOR:

LEGEND

- FOUND No.4 REBAR
- (W) WATER METER
- (CO) CLEANOUT
- 1'x2' ELECTRIC BOX
- TYPE "A" INLET
- (D) STORM SEWER MANHOLE
- ASPHALT AREA
- CONCRETE AREA

T.O.F. - TOP OF FORMS ELEVATION
N.G. - NATURAL GROUND ELEVATION
T.O.C. - TOP OF CURB ELEVATION
B-B - BACK OF CURB TO BACK OF CURB
R.O.W. - RIGHT OF WAY
N.W. COR. - NORTHWEST CORNER

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE NO. 4 REBAR FOUND AT THE NORTHWEST CORNER AND THE NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 14.
3. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
4. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBEPLS No. 10096900

BOOK: T-1273, PG.61
DATE: 09/22/2025
JOB No. 25554.00.20
FILE NAME: 25554.00
DRAWN BY: M.U.

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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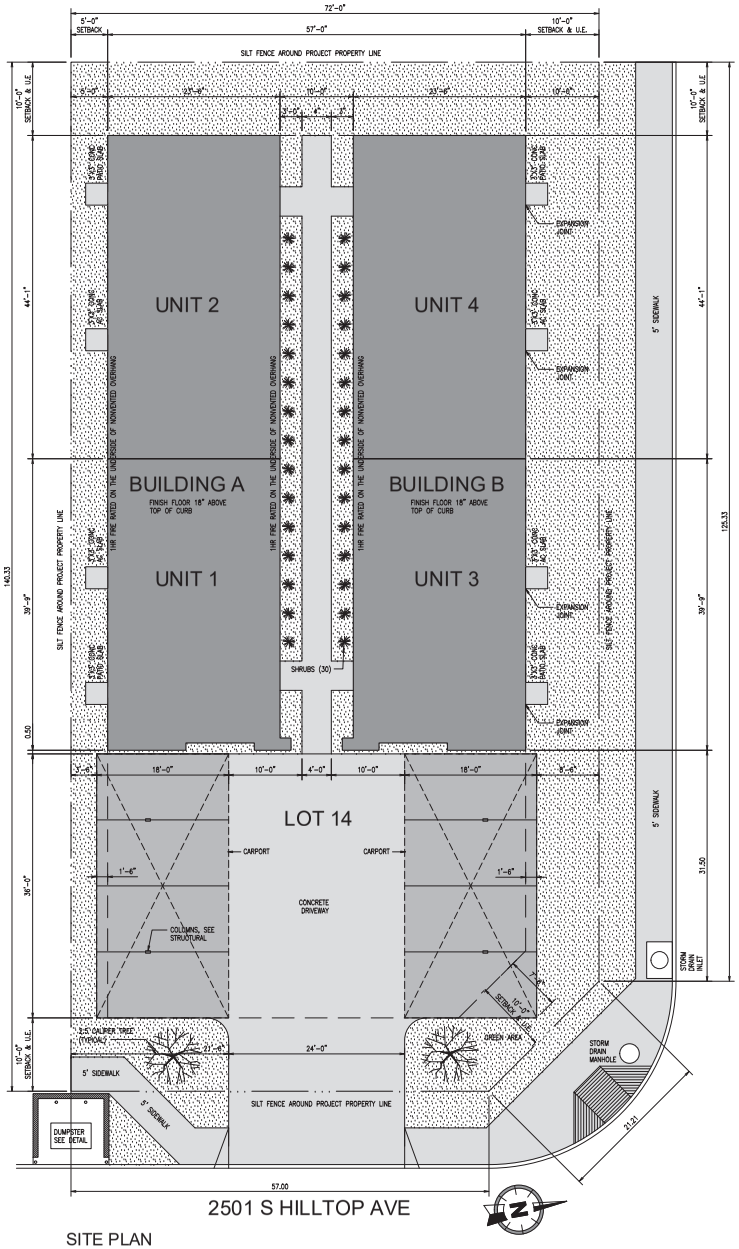
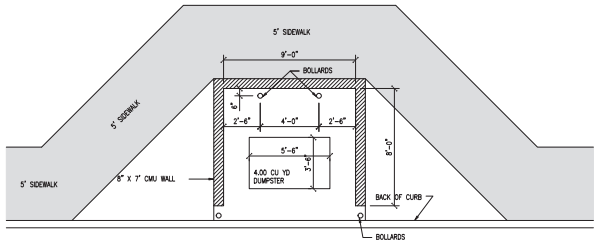


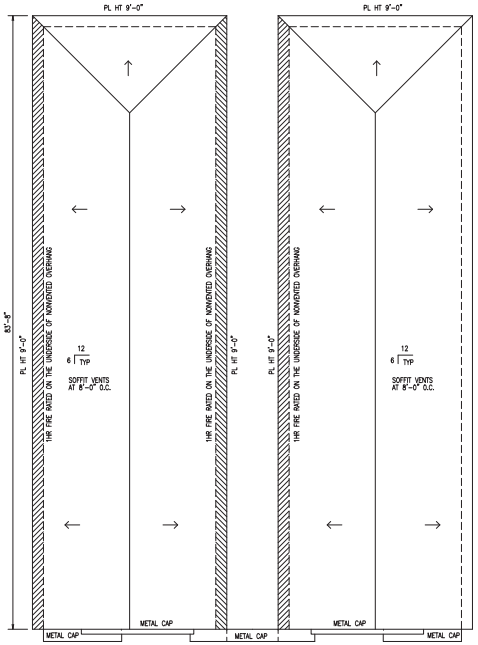
SITE PLAN

SCALE: 1/8" = 1'-0"



DUMPSTER ENCLOSURE DETAIL

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



ROOF PLAN

SCALE: 1/8" = 1'-0"

Imagine
Design and Construction
Guillermo Alvarez de la Cadena
Ph: (956) 206-4097
email: imaginergv@yahoo.com
website: imagineplans.com

AREAS:

UNIT 1:	927
UNIT 2:	1036
UNIT 3:	927
UNIT 4:	1036
TOTAL:	3926 sf

REVISIONS

07/02/25 FINAL DRAWINGS

NOTE:
IMAGINE DESIGN AND CONSTRUCTION HEREBY RESERVES ITS COMMON COPYRIGHT LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM IMAGINE DESIGN AND CONSTRUCTION. IMAGINE DESIGN AND CONSTRUCTION TAKES NO RESPONSIBILITY FOR THE CONSTRUCTION OF THESE PLANS.

PROJECT:

CANTON HILLS
LOT 14

2501 S HILLTOP AVE
EDINBURG, TX

DRAWING TITLE

SITE &
ROOF PLANS

SHEET: 2

8 PAGES

THE CITY OF Edinburg Variance Request

Planning & Zoning Staff Report

Prepared on: October 21, 2025

Zoning Board of Adjustment

Regular Meeting: October 29, 2025

Agenda Item

Variance Request by Reynaldo Jose & Nancy Jose for a variance to the City of Edinburg Unified Development Code to allow the encroachment of a carport over the front setback, Being Lot 84, Las Villas at Autumn Ridge Subdivision, Located at 3619 Bridget Street.

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 over a 25-foot front yard setback that is located along the front yard property line.

Property Location and Vicinity

The property is located at the northwest corner of Katherine Avenue and Bridget Street. The property has a total frontage of 39 feet along Bridget Street and a lot depth of 111.10 feet. A 25-foot setback is located along the front property line. Current zoning is Residential, Primary (RP) District. Adjacent zoning is Residential, Primary (RP) District in all directions. Adjacent land uses are single family uses.

Background and History

The property is part of the Las Villas at Autumn Ridge Subdivision that was recorded on August 26, 2004. The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 25-foot setback that is located along the west property line. Setbacks required as per plat are as follows: Front 25 feet, Side 6 feet, Rear 20% of lot width (20.72 feet), Street Side 10 feet, or easement whichever is greater on all cases.

Staff mailed a notice of the variance request to 63 neighboring property owners on October 17, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

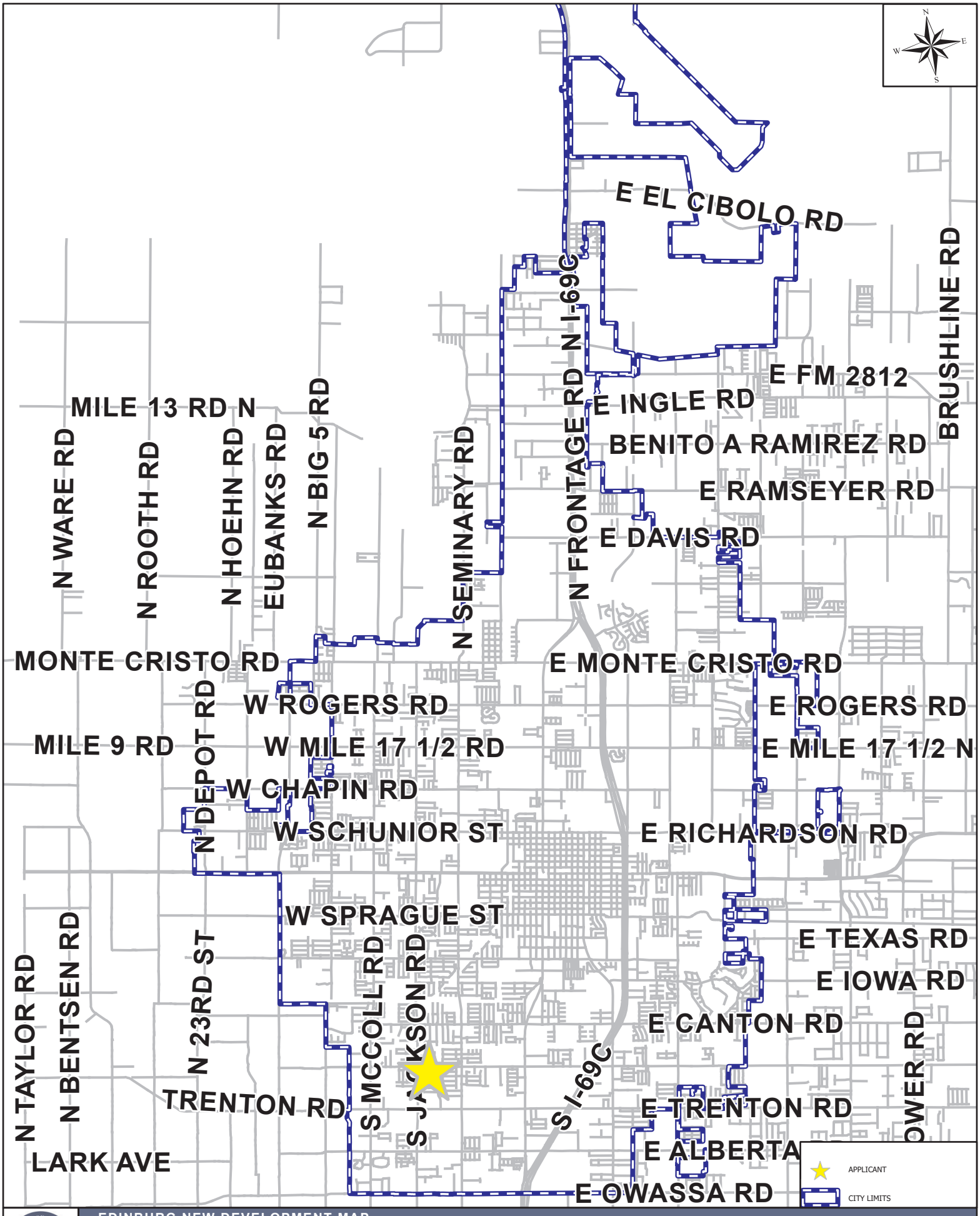
The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 25-foot front yard setback that is located along the west property line leaving a separation of about 5 feet from structure to property line. Supporting post of the carport are also located 15 feet into the 25-foot setback. The Unified Development Code has a special allowance for carports on Residential, Primary (RP) zoning to allow the encroachment of carports into a front setback by a maximum of 10-foot, including overhang. Special allowance does not permit for encroachment on any easement.

Recommendation

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

Prepared by:
Juan Rodriguez
Planner l

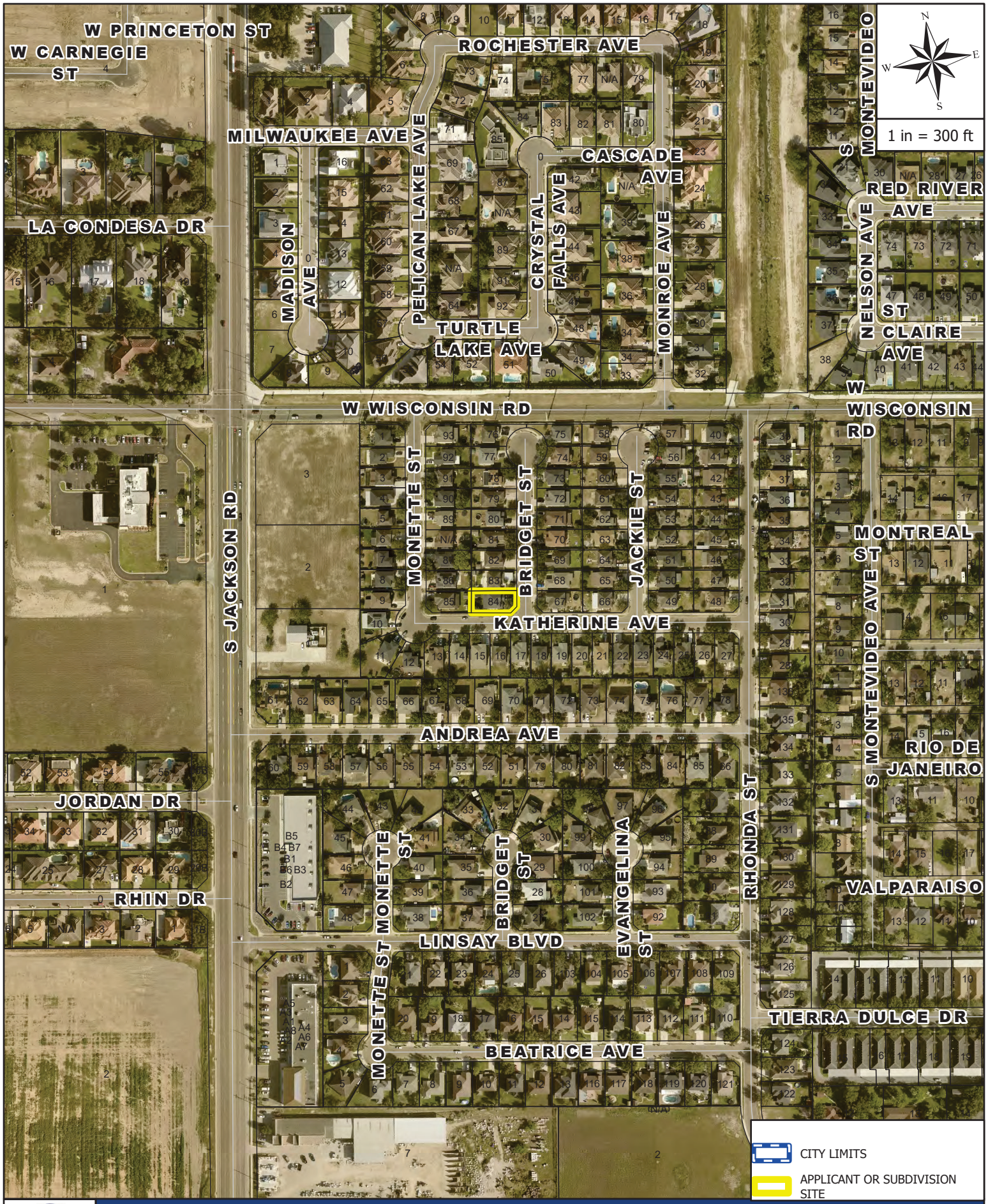
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

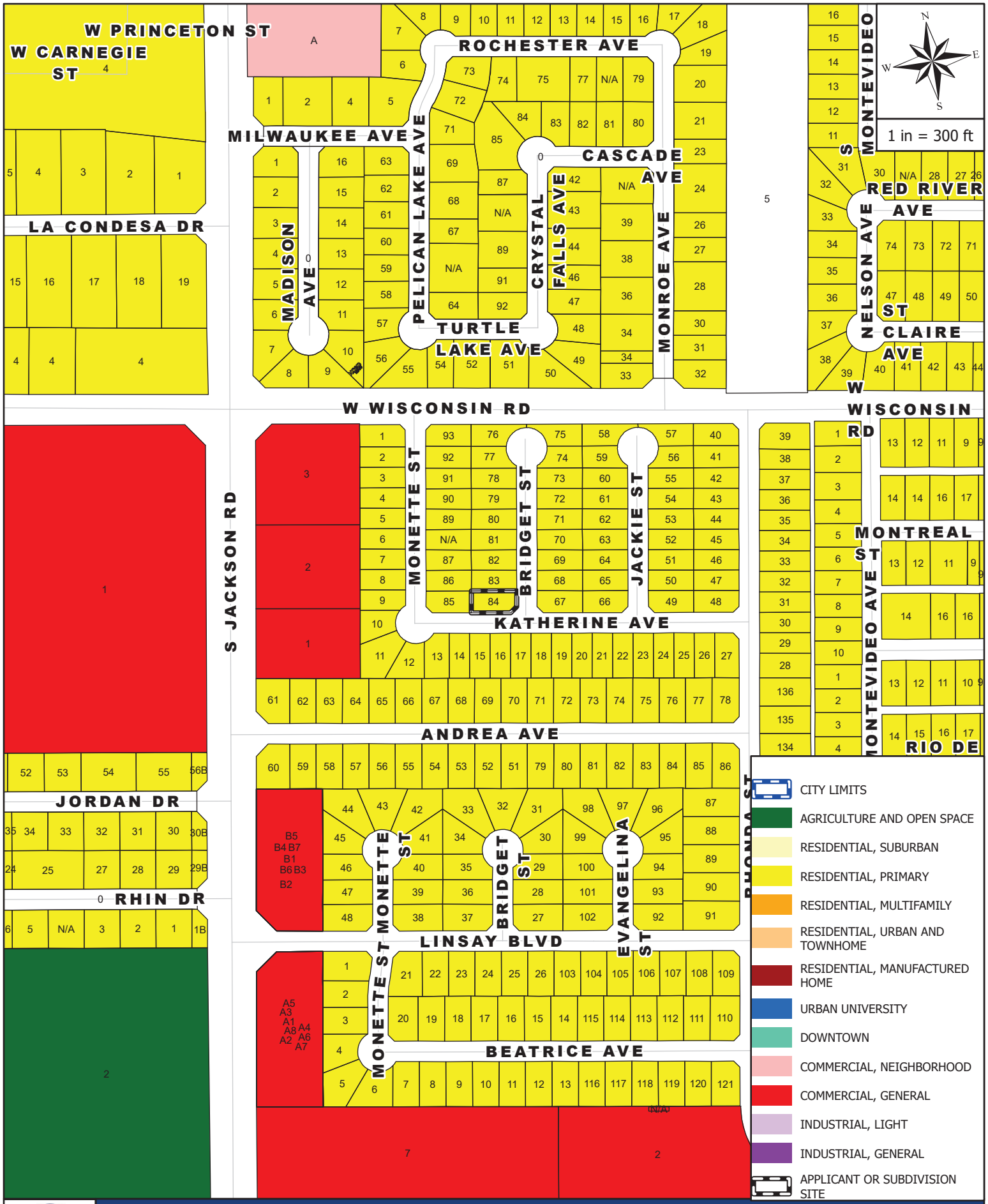
VAR-2025-0330 3619 BRIDGET ST



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

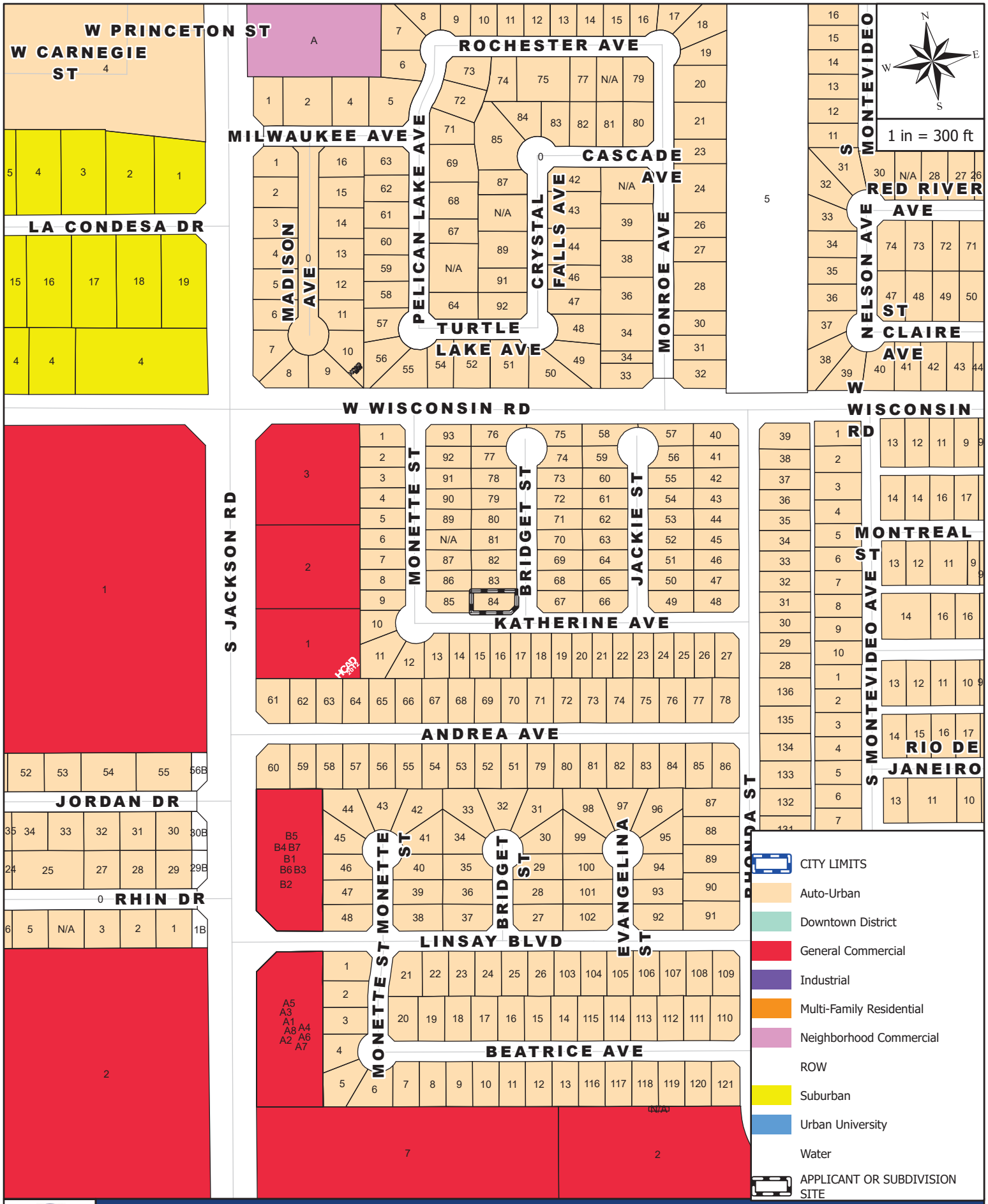
VAR-2025-0330 3619 BRIDGET ST



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

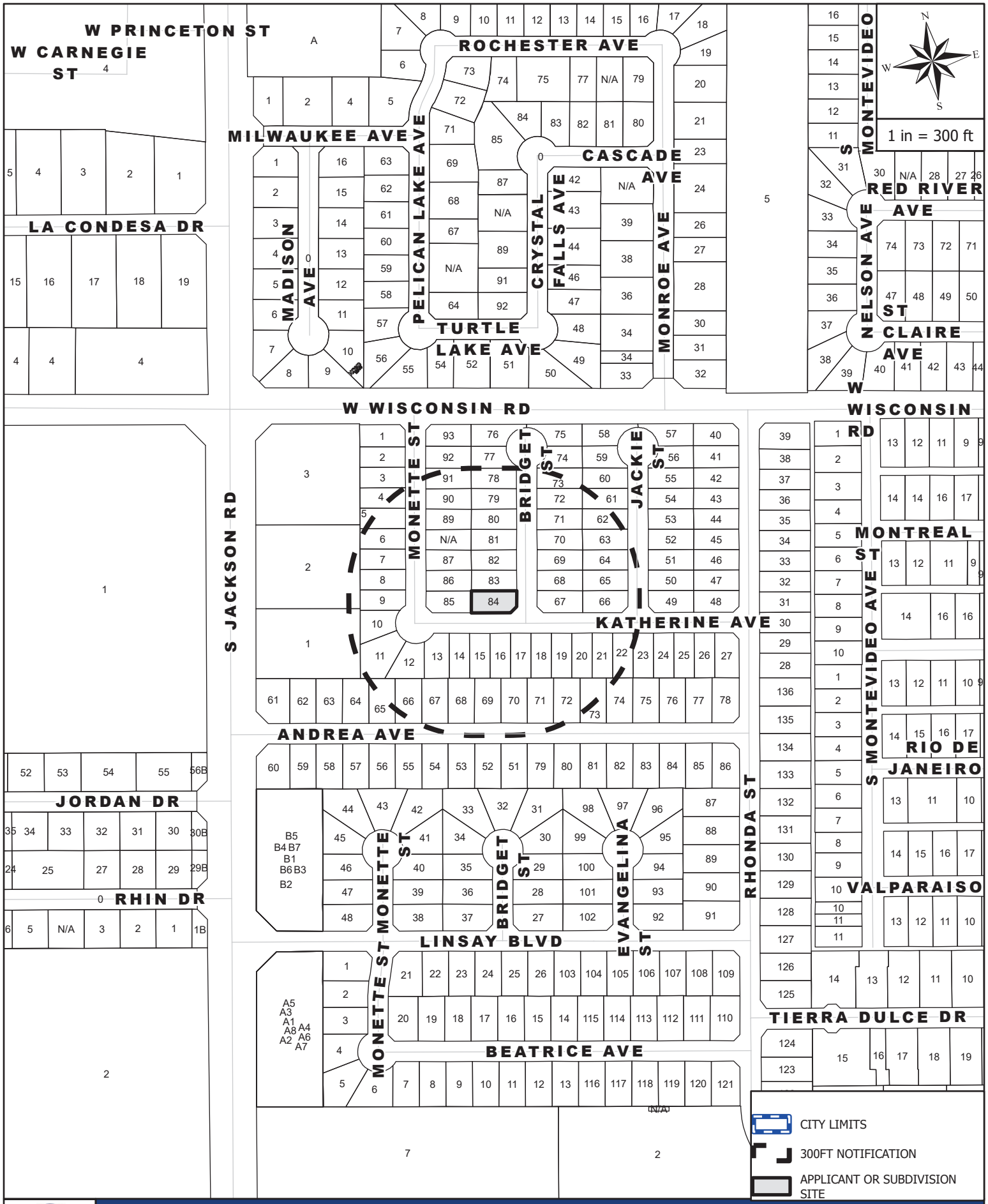
VAR-2025-0330 3619 BRIDGET ST



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0330 3619 BRIDGET ST



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

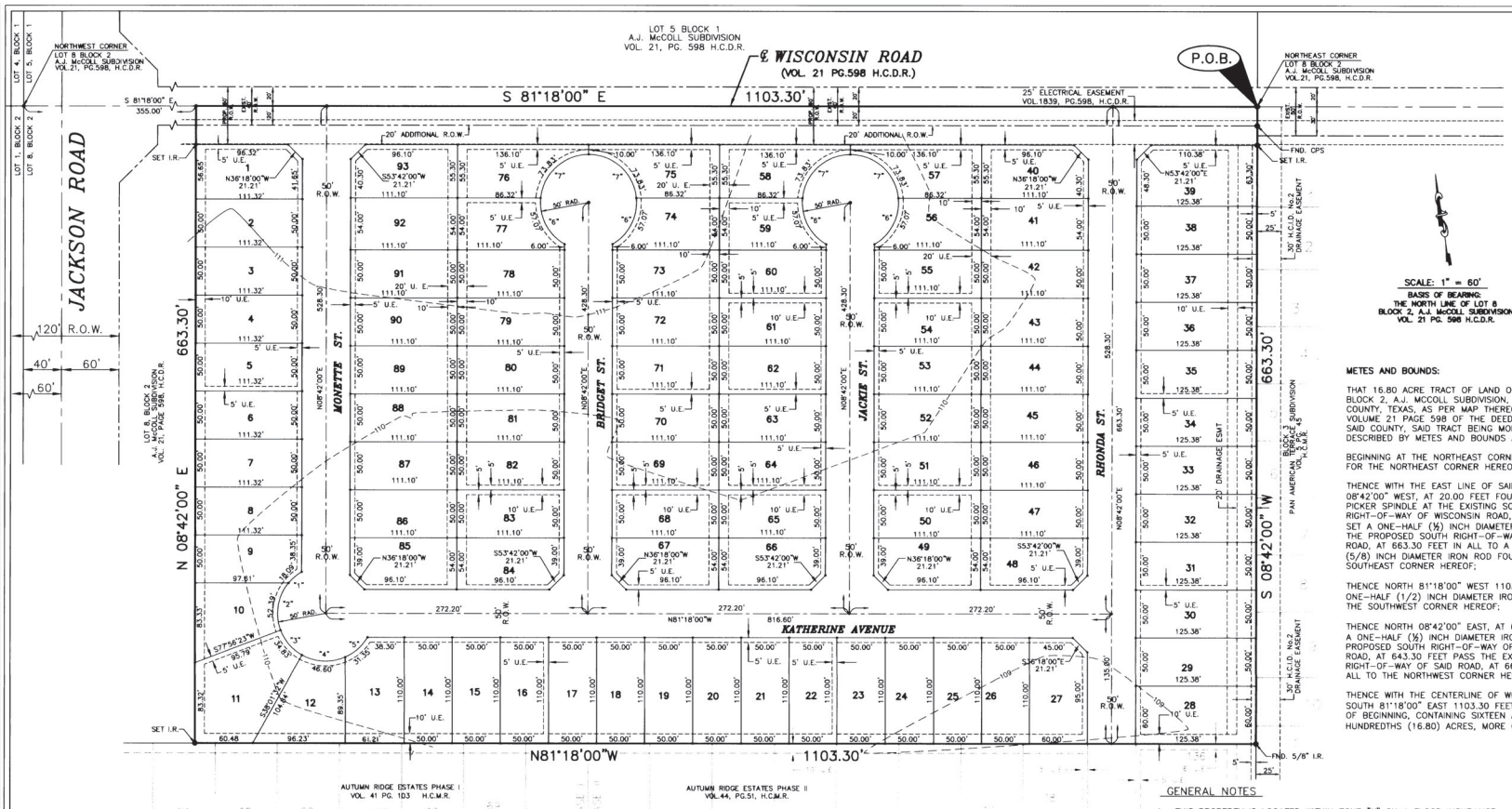
VAR-2025-0330 3619 BRIDGET ST

Variance Request Site Photo

Variance Request by Reynaldo Jose & Nancy Jose

3619 Bridget Street





SCALE: 1" = 60'

BASIS OF BEARING:
THE NORTH LINE OF LOT 8
BLOCK 2, A.J. McCOLL SUBDIVISION
VOL. 21 PG. 598 H.C.D.R.

SUBDIVISION PLAT OF
LAS VILLAS AT AUTUMN RIDGE

THAT 16.80 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 2, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 21 PAGE 598 OF THE HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS:

THAT 16.80 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 2, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 21 PAGE 598 OF THE DEED RECORDS OF SAID COUNTY, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT, FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID LOT SOUTH 08°42'00" WEST, AT 20.00 FEET FOUND A COTTON PICKER SPINDLE AT THE EXISTING SOUTH RIGHT-OF-WAY OF WISCONSIN ROAD, AT 40.00 FEET SET A ONE-HALF (½) INCH DIAMETER IRON ROD AT THE PROPOSED SOUTH RIGHT-OF-WAY OF SAID ROAD, AT 663.30 FEET IN ALL TO A FIVE-EIGHTS (5/8) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 81°18'00" WEST 1103.30 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 08°42'00" EAST, AT 623.30 FEET SET A ONE-HALF (½) INCH DIAMETER IRON ROD AT THE PROPOSED SOUTH RIGHT-OF-WAY OF WISCONSIN ROAD, AT 643.30 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY OF SAID ROAD, AT 663.30 FEET IN ALL TO THE NORTHWEST CORNER HEREOF;

THENCE WITH THE CENTERLINE OF WISCONSIN ROAD, SOUTH 81°18'00" EAST 1103.30 FEET TO THE PLACE OF BEGINNING, CONTAINING SIXTEEN AND EIGHTY HUNDREDTHS (16.80) ACRES, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS VILLAS AT AUTUMN RIDGE AN ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY FOREVER DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER
STONEOAK DEVELOPMENT, LLC
1429 E. TAMARACK AVENUE
MCALLEN, TEXAS 78501
BY: ROMEO RENDON

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROMEO RENDON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 12th DAY OF July, A.D. 2004.

NOTARY PUBLIC, TEXAS
EXPIRATION DATE: 03-23-2008

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS THE 14 DAY OF April, A.D. 2004.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. #2 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPESSED WRITTEN PERMISSION OF THE H.C.I.D. #2.

ATTEST: Bert Fortlumber SECRETARY

PRESIDENT

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED GIVEN UNDER MY HAND OF OFFICE.

DATED THIS 9 DAY OF SEPTEMBER A.D. 2003.

CHAIRPERSON, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

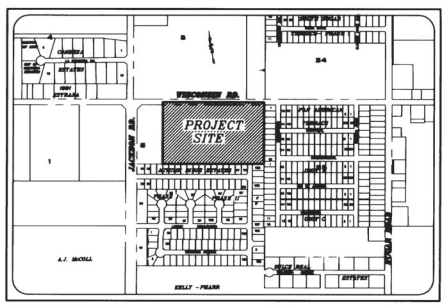
I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
CVQ LAND SURVEYORS
2014 NORTH WARE ROAD
MCALLEN, TEXAS 78501
(956) 618-1551
DATE SURVEYED: 03-14-03



LOCATION MAP
N.T.S.

IRREGULAR LOT AREAS		
LOT #	SQ. FT.	ACRES
1	6,189.08	0.14
9	5,478.36	0.13
10	5,914.47	0.14
11	8,891.21	0.20
12	6,242.03	0.14
13	6,445.51	0.15
27	6487.50	0.15
39	7,884.04	0.18
48,49,66 67,84,85	5,886.90	0.14
40,93	6,031.33	0.14
57,58,75 76	5,797.49	0.13
56,59,74 77	5,114.52	0.12

R.O.W. CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"1"	20°43'42"	50.00'	9.14'	18.09'	17.99'
"2"	60°01'55"	50.00'	28.89'	52.39'	50.02'
"3"	39°54'51"	50.00'	18.16'	34.83'	34.13'
"4"	53°24'03"	50.00'	25.15'	46.60'	44.93'
"5"	35°55'50"	50.00'	16.21'	31.35'	30.84'
"6"	65°31'38"	50.00'	32.10'	57.07'	54.02'
"7"	84°36'22"	50.00'	45.50'	73.83'	67.31'

GENERAL NOTES

1. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480338 0030 E, REVISED JUNE 06, 2000
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE T/C +18" AS MEASURED AT CENTER OF EACH LOT.
3. THE MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS FOR LOTS 1-48:

FRONT:	25.00 FEET; 15 FEET FOR CUL-DE-SACS.
SIDE(INTERIOR):	6.00 FEET
SIDE CORNER(STREET):	10.00 FEET
GARAGE:	18.00 FEET
REAR:	20% OF LOT DEPTH; 15 FEET FOR LOTS 56-59 AND 74-77

4. THIS SUBDIVISION IS SERVED BY THE CITY OF EDINBURG WATER AND SANITARY SEWER SYSTEMS.
5. A TOTAL OF 45,274 CUBIC FEET (487 CUBIC FEET PER LOT) OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.
6. ALL LOT CORNERS 1/2" ø IRON ROD, OR AS NOTED ON THIS PLAT.
7. BENCH MARK: ELEV.= 112.26 TOP OF DRAIN MANHOLE LOCATED ON THE EAST R.O.W. OF JACKSON ROAD AND 15'(FEET) SOUTH OF THE SOUTH PROPERTY LINE OF THIS SUBDIVISION
8. NO ACCESS OR LOT FRONTAGE WILL BE ALLOWED FOR LOTS 1, 93, 76, 75, 58, 57, 40 & 39 FROM WISCONSIN ROAD.
9. 50% PARKLAND DEDICATION FEE WILL BE DUE AT BUILDING PERMIT STAGE ON ALL RESIDENTIAL LOTS.
10. A 4' SIDEWALK WILL BE REQUIRED ALONG THE FRONTAGE OF ALL RESIDENTIAL LOTS AT THE BUILDING PERMIT STAGE.
11. NO MORE THAN ONE DETACHED DWELLING WILL BE PERMITTED FOR LOTS 1 TO 93.
12. A 4' SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF WISCONSIN ROAD BY THE DEVELOPER. MONEY IS ESCROWED WITH THE CITY OF EDINBURG.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

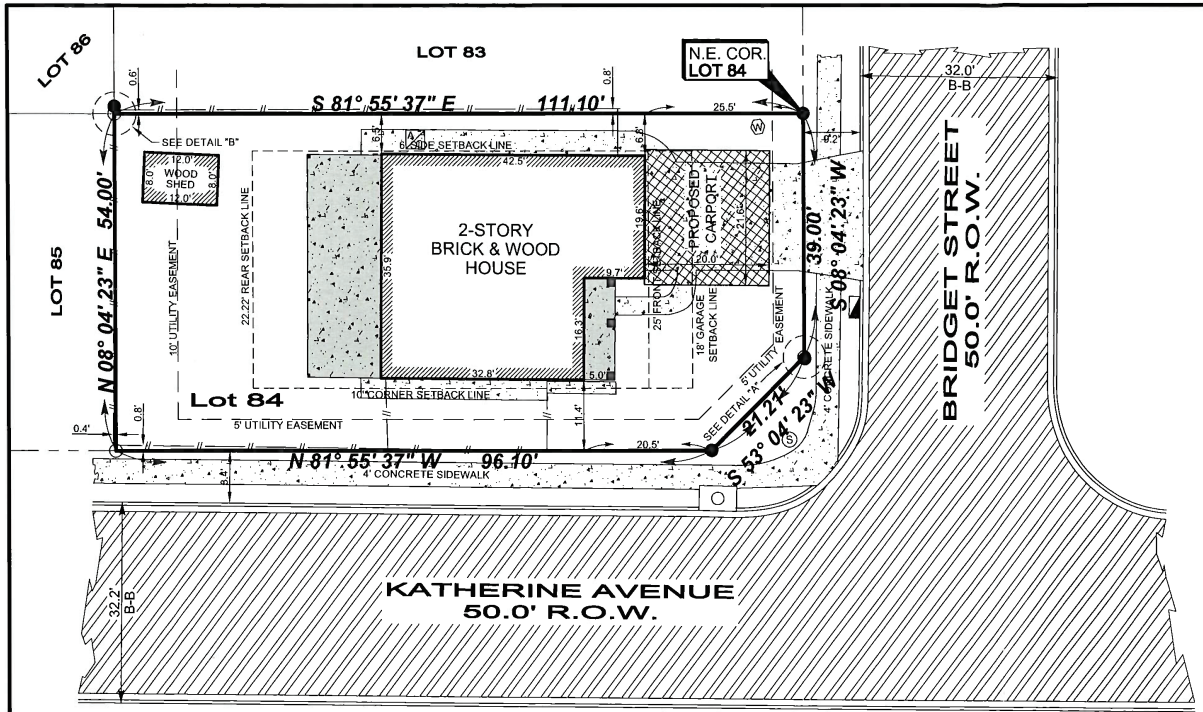
BY: _____

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 9:23 AM/PM
AS A RECORDING NUMBER 1374616
BY: _____ DEPUTY

Recorded In Volume 45 Page 172
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

DATE OF PREPARATION: 04/25/03 DRAWN BY: L. HERNANDEZ, P.GONZALEZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588



FLOOD ZONE

ZONE "X" (SHADED)

AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480338 0030 E
MAP REVISED: JUNE 6, 2000

N

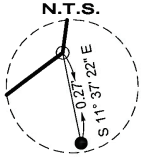
SCALE:1"=20'

LEGEND

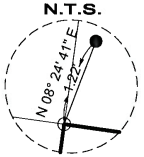
- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- BRICK MAIL BOX
- (W) WATER METER
- (S) SANITARY SEWER MANHOLE
- TYPE "A" INLET
- A/C 3'x3' CONCRETE BASE FOR AIR CONDITION UNIT
- WOOD FENCE
- ASPHALT AREA
- CONCRETE AREA
- COVERED AREA

B-B - BACK OF CURB TO BACK OF CURB
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
N.E. COR. - NORTHEAST CORNER

DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



PLAT SHOWING
LOT 84
LAS VILLAS AT AUTUMN RIDGE
VOLUME 45, PAGE 172, H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE NORTHEAST CONER AND No.4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 84.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 9/25/2025 UNDER MY DIRECTION AND SUPERVISION.

10/06/2025

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10096900

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

BOOK: T-1280, PG.16
DATE: 10/06/2025
JOB No. 25617.08
FILE NAME: 25617.08
DRAWN BY: J.C./J.R.C.

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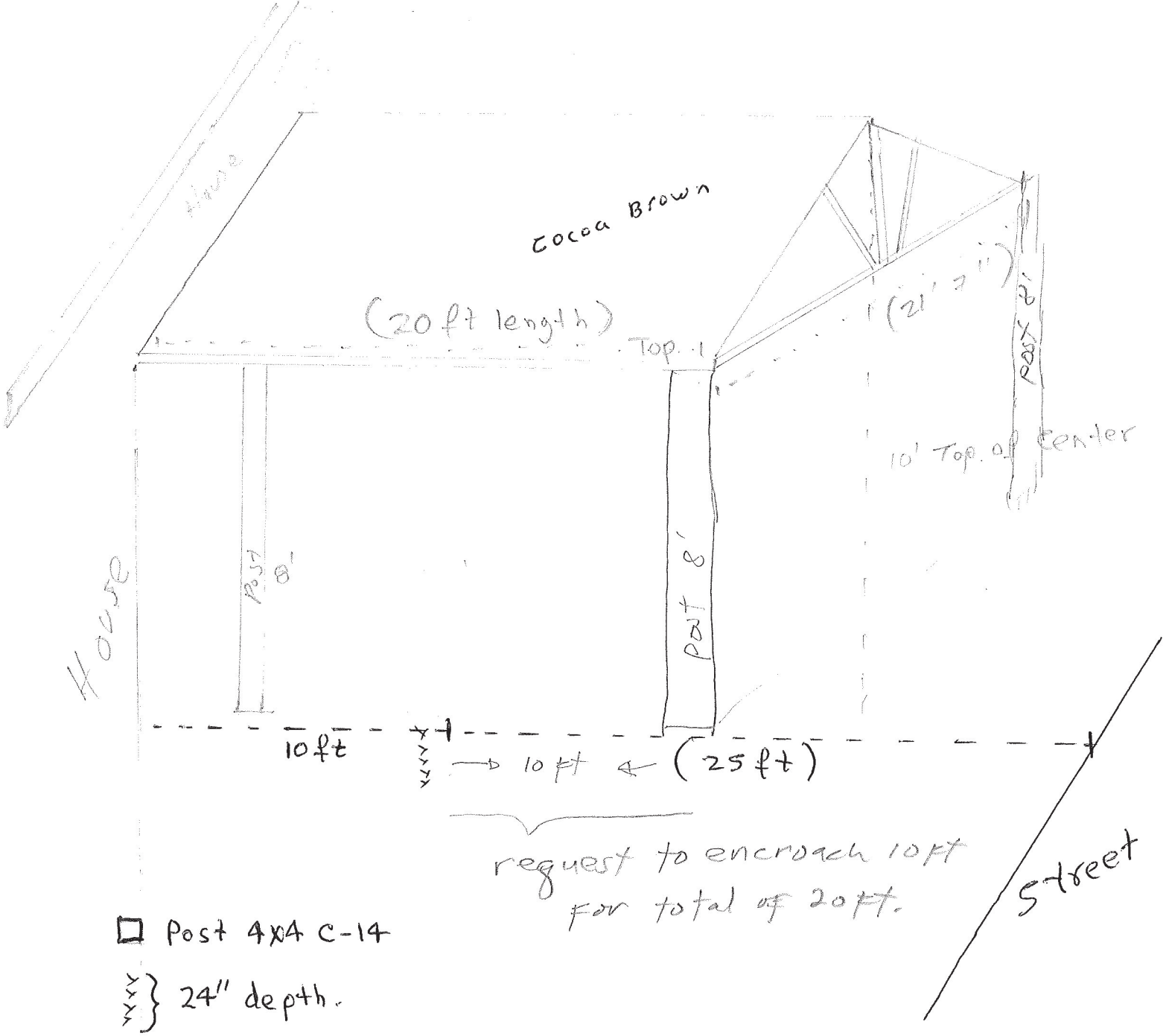


Post 4x4 C-14

24" depth.

post height 8ft.

THE CITY OF Edinburg Variance Request

Planning & Zoning Staff Report

Prepared on: October 21, 2025

Zoning Board of Adjustment

Regular Meeting: October 29, 2025

Agenda Item

Variance Request by Jose Frank Garcia for a variance to the City of Edinburg Unified Development Code to allow a reduction of street side garage setback to 13 feet instead of the required 18 feet, At Tex-Mex Survey Lot E122.50'-SS110'-N189' 0.45AC GR 0.4455 GR .2055AC NET, Hidalgo County, Texas, Located at 715 North Hoehn Road.

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 proposing to reduce the required 18 feet street side garage setback to 13 feet.

Property Location and Vicinity

The property is located at the southwest corner of North Hoehn Road and West Schunior Street. The property has a total frontage of 32.50 feet along West Schunior Street and a lot depth of 149.33 feet. An 18-foot garage setback is located along the street side property line. Current Zoning is Residential, Primary (RP) District. Adjacent zoning is Residential, Multifamily (RP) District to the west and south, Residential, Primary (RP) to the east and Residential, Suburban (RS) to the north. Adjacent land uses consist of vacant land and single family uses.

Background and History

The property has not been subdivided and is part of the Texas Mexican Railway Company Survey. The applicant is proposing to reduce the required 18 feet street side garage setback to 13 feet. Setbacks required as per zoning are as follows: Front 20 feet, Side 6 feet, Rear 20 feet, Street Side 10 feet, Garage 18, or easement whichever is greater on all cases.

Staff mailed a notice of the variance request to 25 neighboring property owners on October 17, 2025, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant is proposing to construct a new residence with the garage on the street side yard at of North Hoehn Road. Required street side garage setback shall be 18 feet. Applicant is proposing to construct the garage with a street side garage setback of 13 feet. Property went through a variance to allow for a septic system in a 0.2055-acre tract instead of required minimum of 0.5-acre tract. Variance was approved on February 26, 2025. Property was rezoned from Residential, Multi-family (RM) to Residential, Primary (RP) on April 15, 2025.

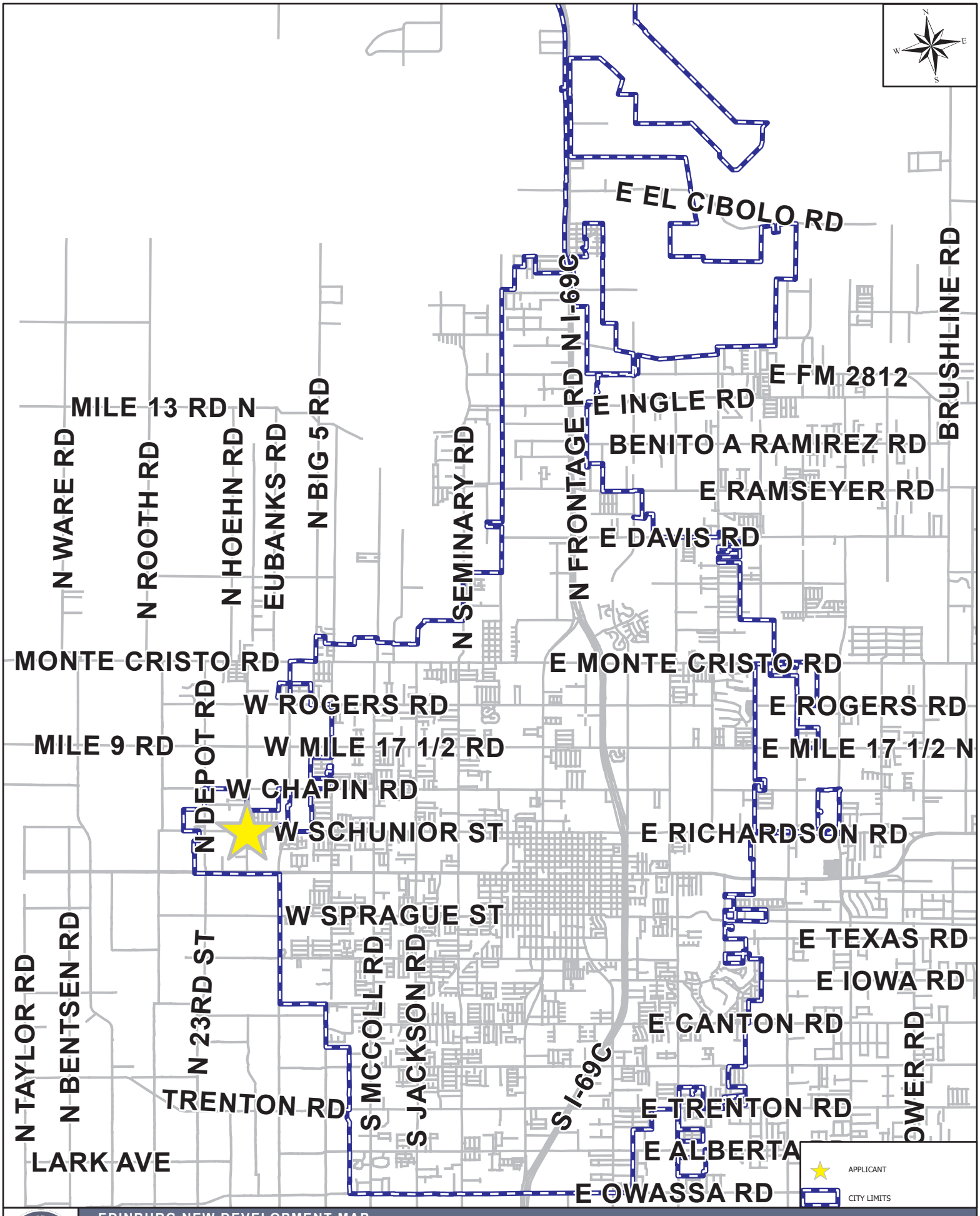
Recommendation

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: Approved by:

Juan Rodriguez
Planner l

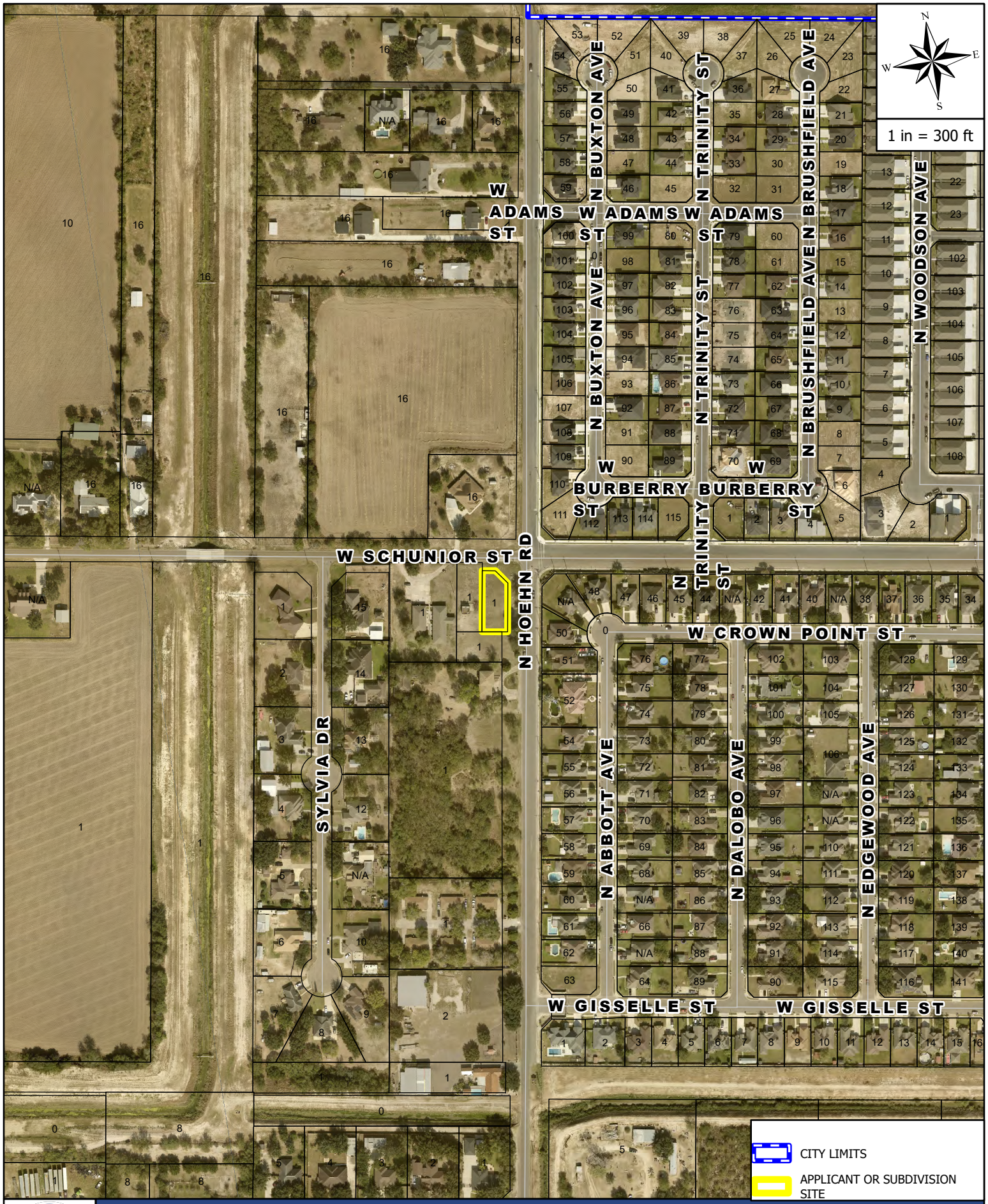
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0336 715 N HOEHN RD



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

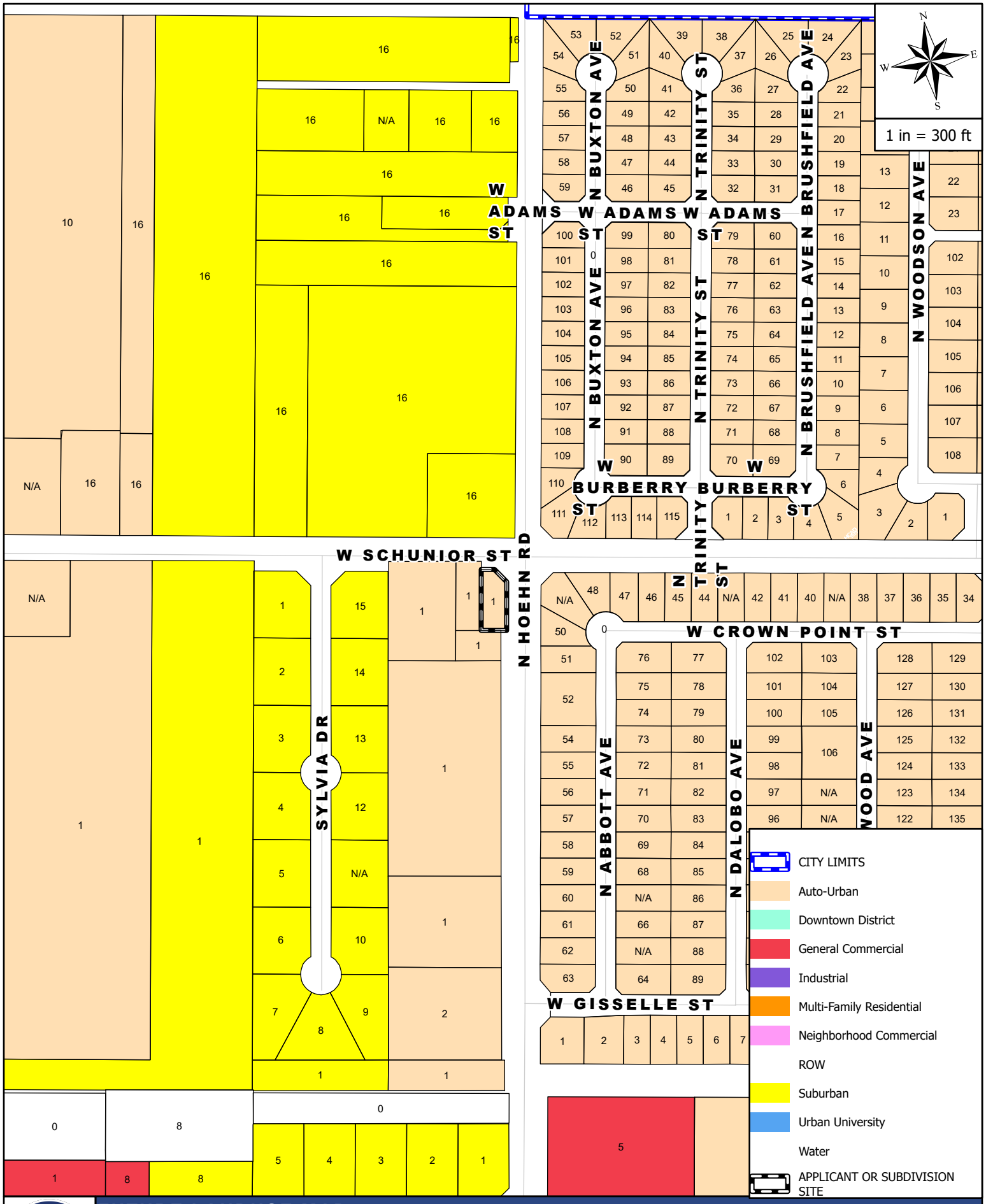
VAR-2025-0336 715 N HOEHN RD



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

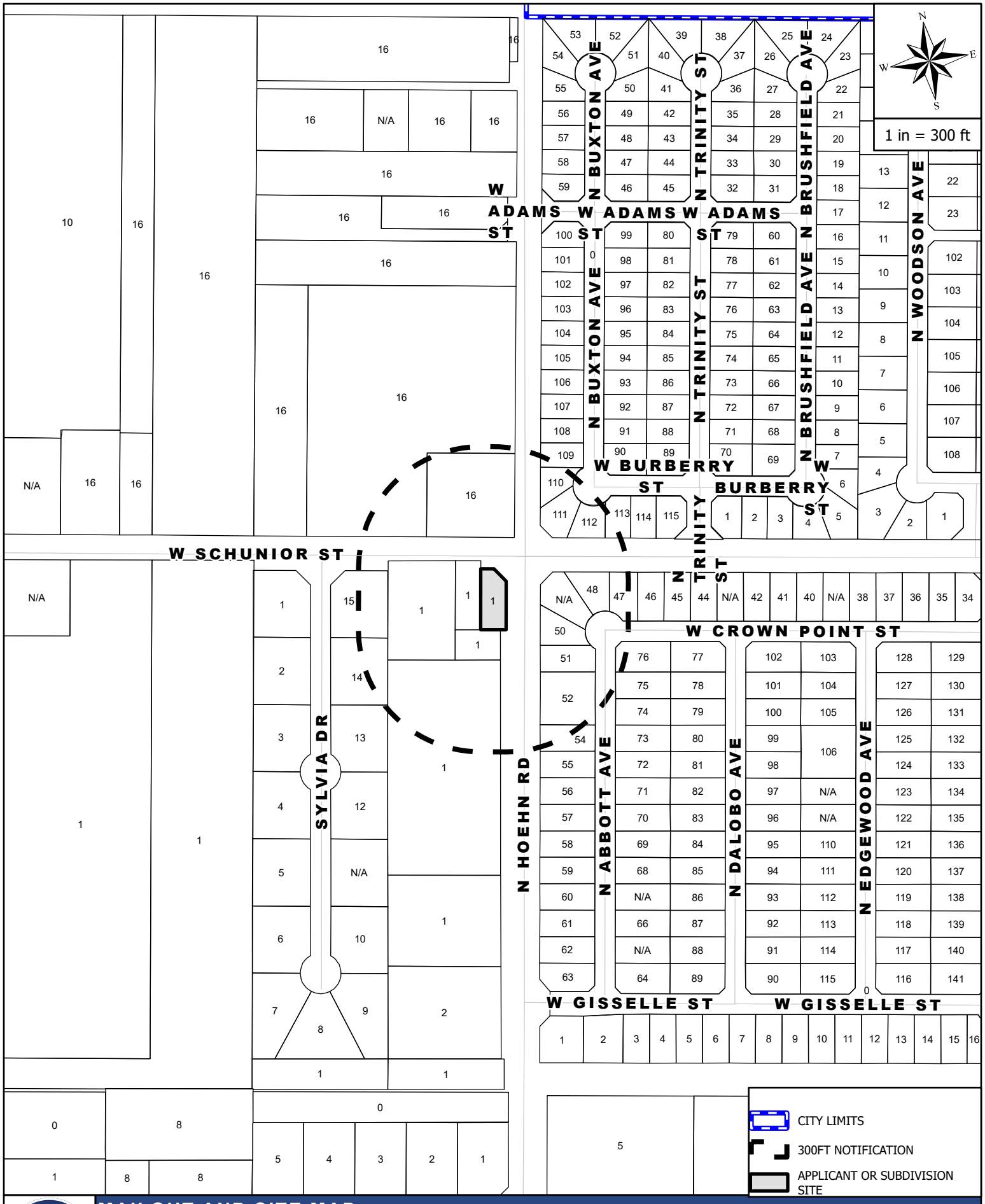
VAR-2025-0336 715 N HOEHN RD



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

VAR-2025-0336 715 N HOEHN RD



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

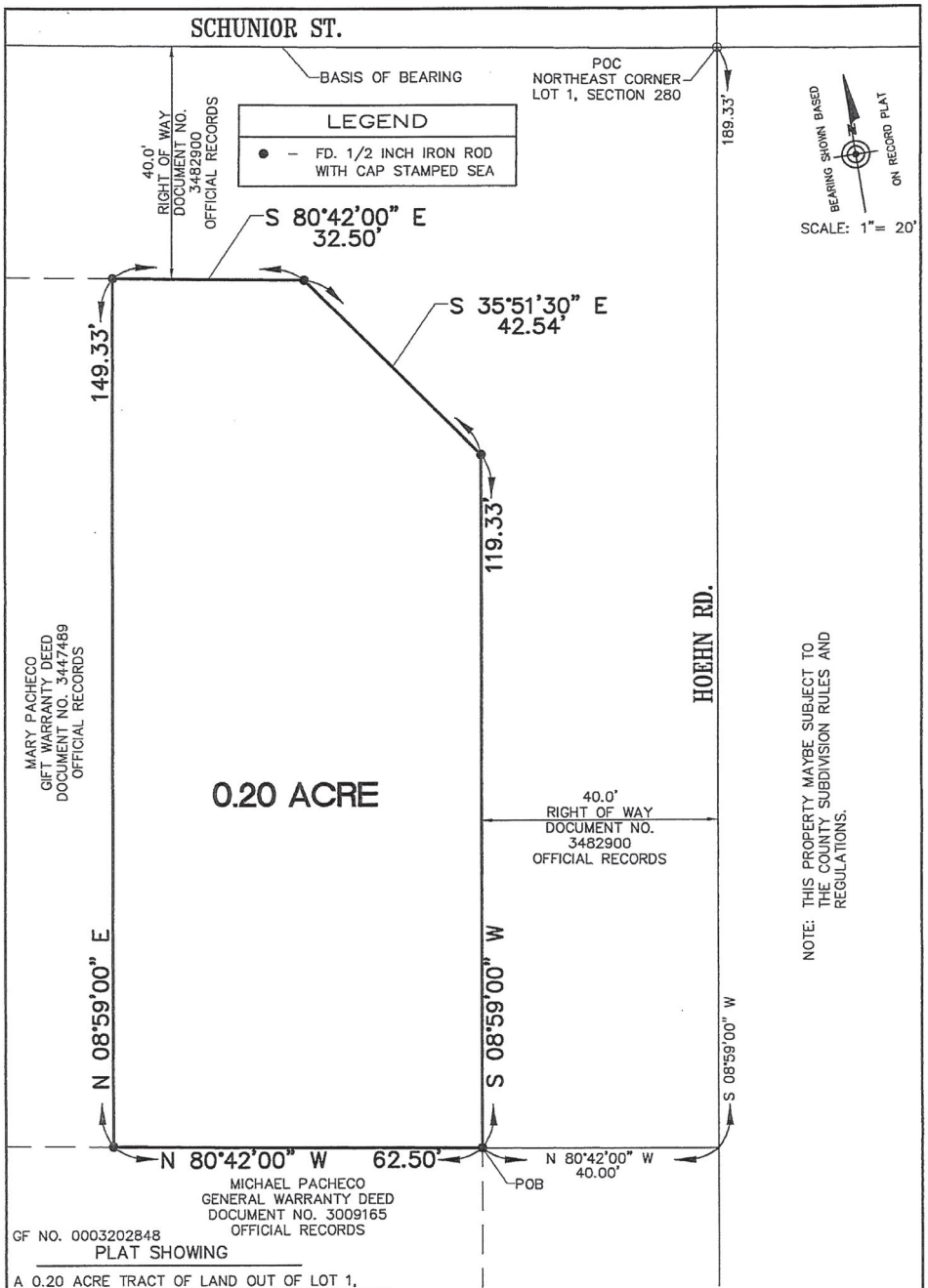
VAR-2025-0336 715 N HOEHN RD

Variance Request Site Photo

Variance Request by Jose Frank Garcia

715 N Hoehn Road





GF NO. 0003202848

PLAT SHOWING

A 0.20 ACRE TRACT OF LAND OUT OF LOT 1, SECTION 280, TEXAS–MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGES 168–171, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

SURVEYED: DECEMBER 15, 2024

BORROWER: AUSBERTO ALVAREZ

FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY–PANEL NUMBER: 480338 0015 E
MAP REVISED: JUNE 6, 2000

STATE OF TEXAS
REGISTERED
PABLO SOTO JR.
4541
PROFESSIONAL
SURVEYOR

I, PABLO SOTO JR., 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.

12/17/2024

PABLO SOTO JR. — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

JOB NUMBER
SUR 24 211

PABLO SOTO, JR. P.E.
1208 S. IRONWOOD ST.
PHARR, TEXAS 78577
TEL. (956) 460-1605

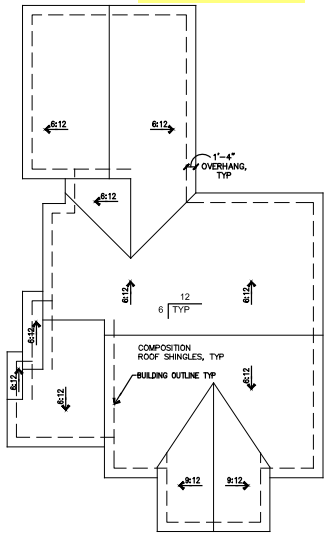
WINDOW SCHEDULE

SYM	SIZE	TYPE	REMARK	QTY
A	3⁰ x 5⁰	ALUM	S.H.	5
B	3⁰ x 3⁰	ALUM	S.H.	1
C	3⁰ x 2⁰	ALUM	FIXED	1

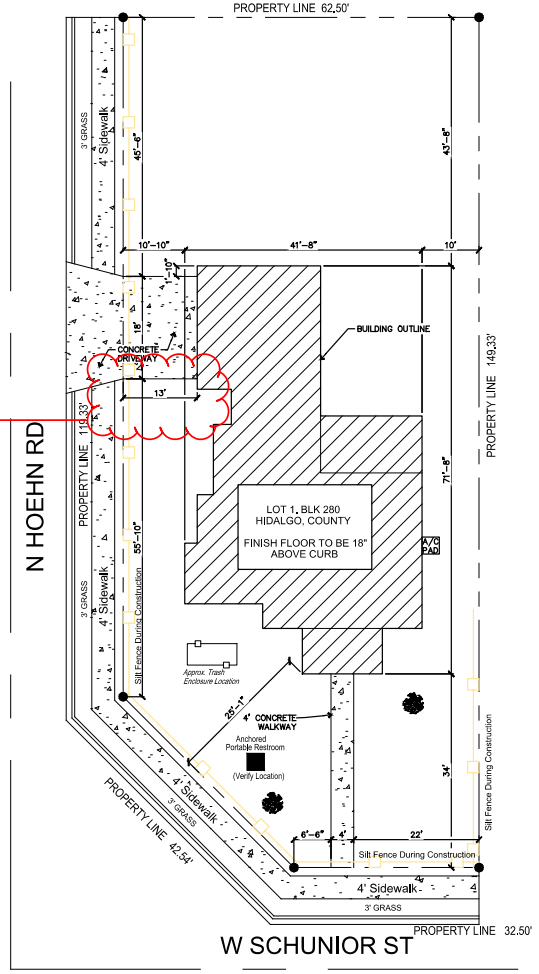
DOOR SCHEDULE

SYM	SIZE	TYPE	REMARK	QTY
EXTERIOR DOOR				
1	3⁰ x 8⁰	WOOD	FRONT DOOR REF ELEV.	1
2	3⁰ x 8⁰	WOOD	FRENCH DOOR	1
3	3⁰ x 7⁰	METAL	SOLID CR.	1
4	16⁰ x 7⁰	METAL	GARAGE DOOR	1
INTERIOR DOOR				
5	3⁰ x 7⁰	WOOD	HOLLOW CR.	1
6	2⁸⁰ x 7⁰	WOOD	HOLLOW CR.	3
7	2⁶⁰ x 7⁰	WOOD	HOLLOW CR.	2
8	2⁸⁰ x 7⁰	WOOD	HOLLOW CR.	3
9	PAIR 2⁸⁰ x 7⁰	WOOD	HOLLOW CR.	2

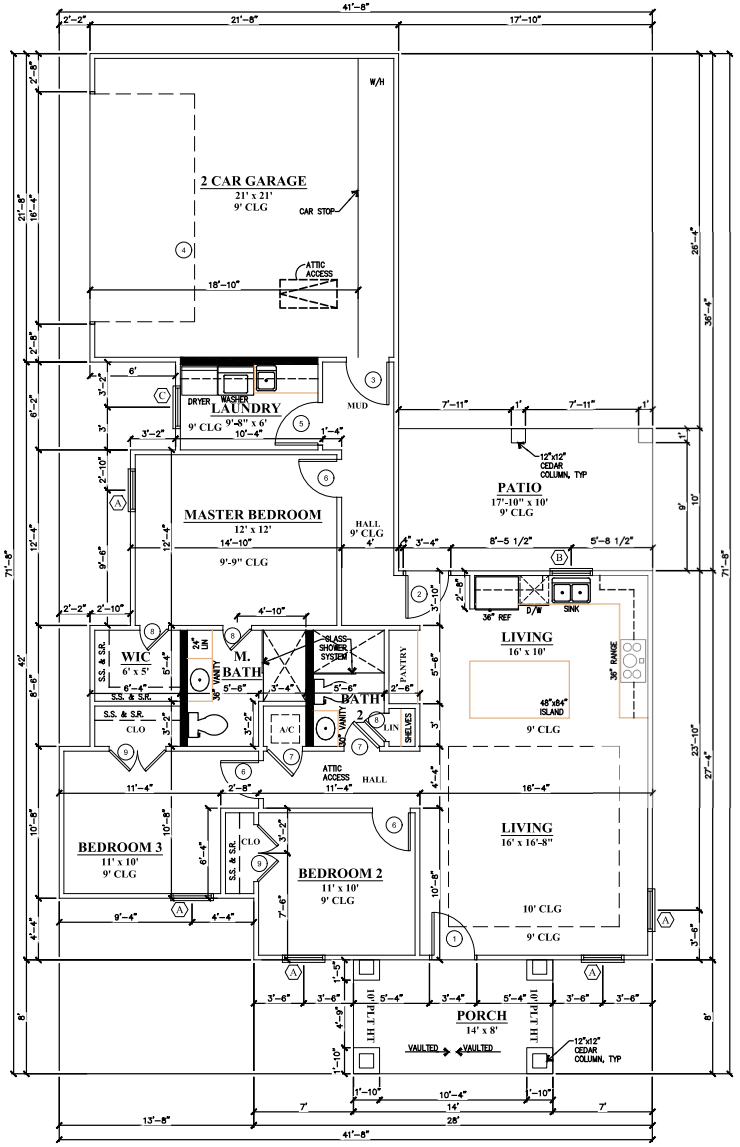
Minimum required garage setback is 18ft



3 ROOF PLAN
1/8"=1'-0"
0 8 16



2 SITE PLAN
1"=10'
0 10 20



1 FLOOR PLAN
1/4"=1'-0"
0 4 8

WALL LEGEND
4" WALL
6" WALL

THE IDEAL DESIGN
R.T.2 BOX 9108
WESLACO, TX 78596
(956) 456-0615
EMAIL:
JJ@THEIDEALDESIGN.COM
WEBSITE:
theidealdesign.com

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THE STRUCTURE. THESE ARE ONLY ARCHITECTURAL PLANS. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND IT IS UNLAWFUL TO REUSE OR REPRODUCE FOR ANY OTHER CONSTRUCTIONS WITHOUT THE PERMISSION OF THE DESIGNER.

DESIGNED BY: J. J. A.
DRAWN BY: J. J. A.

PROJECT DESIGNED FOR:
ALVAREZ RES.

PROJECT INFORMATION
715 N HOEHN RD.
EDINBURG, TX.

AREA TABULATIONS

LIVING AREA:	1,299 SQFT
GARAGE AREA:	469 SQFT
PATIO AREA:	178 SQFT
PORCH AREA:	112 SQFT
TOTAL	2,058 SQFT

DATE: JUL. 10, 2025

SITE & ROOF & FLOOR PLAN

PROJECT:# 2025.093

COPY RIGHT 2025

2025 ATTENDANCE RECORD
ZONING BOARD OF ADJUSTMENTS MEETINGS

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