



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
FEBRUARY 11, 2026 – 5:30 P.M.
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

AGENDA

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

A. Prayer

B. Pledge of Allegiance

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PUBLIC COMMENTS

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

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

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

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

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

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





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

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

6. **ABSENCES**

A. Consider excusing the absence of Chairman Michael Cantu from the January 28, 2026, regular meeting.

7. **MINUTES**

A. Consider Approval of the Minutes for the January 28, 2026, regular meeting.

8. **PUBLIC HEARINGS**

A. Consider the Variance Request by Shaddai Construction for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Posts and Overhang of Carports over a Front Setback and Utility Easement, Being Lots 8 through 13, 17 through 23 and 29, Serenity Springs Subdivision, Located at 2705, 2701, 2613, 2609, 2605, 2601, and 2608 W. Bliss Street, and 2605, 2609, 2613, 2701, 2705, 2709, and 2713 W. Brookside Street.

B. Consider the Variance Request by Aaron Gonzalez for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Posts and Overhang of Carport Over a Front Setback and Utility Easement, Being Lot 12, Jackson Estates Subdivision, Located at 1901 Elsham Avenue.

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 3rd day of February, 2026.

Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.





**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JANUARY 28, 2026 – 5:30 P.M.
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

MINUTES

PRESENT:

ELISEO GARZA, JR. – VICE CHAIRMAN

BOARD MEMBERS:

OMAR GOVEA

DUSTIN GARZA

MARC GONZALEZ

RUBEN RUIZ

ANDREW ALMAGUER

MATTHEW CRUZ

TONY GARZA

ABSENT:

MICHAEL CANTU – CHAIRMAN

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

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

- A. All items are generally considered as they appear on the agenda as each item is introduced.
- B. Staff will present its findings and recommendation on the item being considered.
- C. The party making the request may make a presentation and may address the Board on any issues arising during the discussion of the item being considered.
- D. Anyone in the audience desiring to speak in favor or in opposition may do so. A three (3) minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of People will be required.
- E. Once the Chair closes the public hearing, the Board may question anyone and maintain any discussion which clarifies the proposal and will then take what action it believes to be appropriate.
- F. A minimum of four votes are required for an item to be approved by Board.

6. **ABSENCES**

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

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY BOARD MEMBER MARC GONZALEZ TO EXCUSE THE ABSENCE OF BOARD MEMBER RUBEN RUIZ FROM THE DECEMBER 17, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. BOARD MEMBER RUBEN RUIZ ABSTAINED.

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

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY VICE CHAIRMAN ELISEO GARZA, JR., TO EXCUSE THE ABSENCE OF BOARD MEMBER ANDREW ALMAGUER FROM THE DECEMBER 17, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. BOARD MEMBER ANDREW ALMAGUER ABSTAINED.





7. **MINUTES**

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

A MOTION WAS MADE BY BOARD MEMBER MARC GONZALEZ AND SECONDED BY BOARD MEMBER OMAR GOVEA TO APPROVE THE MINUTES FOR THE DECEMBER 17, 2025, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

8. **PUBLIC HEARINGS**

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

JOSHUA TORRES, THE APPLICANT, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

JUAN PASTOR, PERMITTING SUPERVISOR, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY ELISEO GARZA, JR., TO APPROVE THE VARIANCE REQUEST SUBJECT TO A HOLD HARMLESS AGREEMENT. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED WITH A CONDITION

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

RONNIE ESPARZA, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND AVAILABLE TO ANSWER QUESTIONS FROM THE BOARD.

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





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

MILO SALINAS, A REPRESENTATIVE FOR THE PROPERTY OWNER, WAS PRESENT AND ADDRESSED THE BOARD IN FAVOR OF THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ AND SECONDED BY BOARD MEMBER MARC GONZALEZ TO APPROVE THE VARIANCE REQUEST SUBJECT TO A HOLD HARMLESS AGREEMENT. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED WITH A CONDITION

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 3:00 P.M. on this 21st day of January, 2026.

A MOTION WAS MADE BY BOARD MEMBER MARC GONZALEZ AND SECONDED BY BOARD MEMBER RUBEN RUIZ TO ADJORN THE JANUARY 28, 2026, REGULAR MEETING AT 5:59 P.M. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

NOTICE

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Planning & Zoning Staff Report

Prepared on: February 3, 2026

Zoning Board of Adjustment

Regular Meeting: February 11, 2026

Agenda Item

Variance Request by Shaddai Construction for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the posts and overhang of carports over a front setback and utility easement, Being Lot 8 Through 13, 17 through 23, and 29, Serenity Springs Subdivision, Located at 2705, 2701, 2613, 2609, 2605, 2601, and 2608 W. Bliss Street, and 2605, 2609, 2613, 2701, 2705, 2709, and 2713 W. Brookside 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 with its overhang and posts over 20-foot front yard setbacks and a 15-foot utility easement. The 15-foot utility easement is located along the front property line (See attached site plans).

Property Location and Vicinity

The properties are located at the north of West Brookside Bend Street and at the north and south of West Bliss Street. The properties have a total frontage between 70 and 80 feet along West Brookside Bend Street and West Bliss Street, and a lot depth between 124.82 and 125 feet. A 20-foot front yard setback is located along the front (north or south) property lines. A 15-foot utility easement is located along the front (north or south) property lines. Current Zoning is Residential, Multi-family (RM) District. Adjacent zoning is Residential, Multi-family (RM) District in all directions. Adjacent land uses consist of multi-family and vacant land uses.

Background and History

The property is part of the Serenity Springs Subdivision that was recorded on June 25, 2025. The applicant is proposing to construct a carport in the front yard with the overhang and posts encroaching over a 20-foot front yard setback and a 15-foot utility easement that is located along the front property line. Setbacks required as per plat are as follows: Front 20 feet, Side 6 feet, Rear 10 feet, Street Side 10 feet, or easement whichever is greater on all cases. Serenity Springs did not specify a carport setback.

Staff mailed a notice of the variance request to 78 neighboring property owners on January 30, 2026, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant is proposing to construct a carport in the front yard with the overhang and posts encroaching over a 20-foot front yard setback and a 15-foot utility easement that is located along the front property line (north or south). Overhang will be leaving a separation between 2 feet 11 inches and 5 feet 7 inches from structure to the front property line (north or south). Posts will be leaving a separation between 11 feet 11 inches and 14 feet 7 inches from structure to the front property line (north or south). Overhang will encroach over the 15-foot utility easement, and posts will encroach over the 20-foot front yard setback and the 15-foot utility easement.

Recommendation

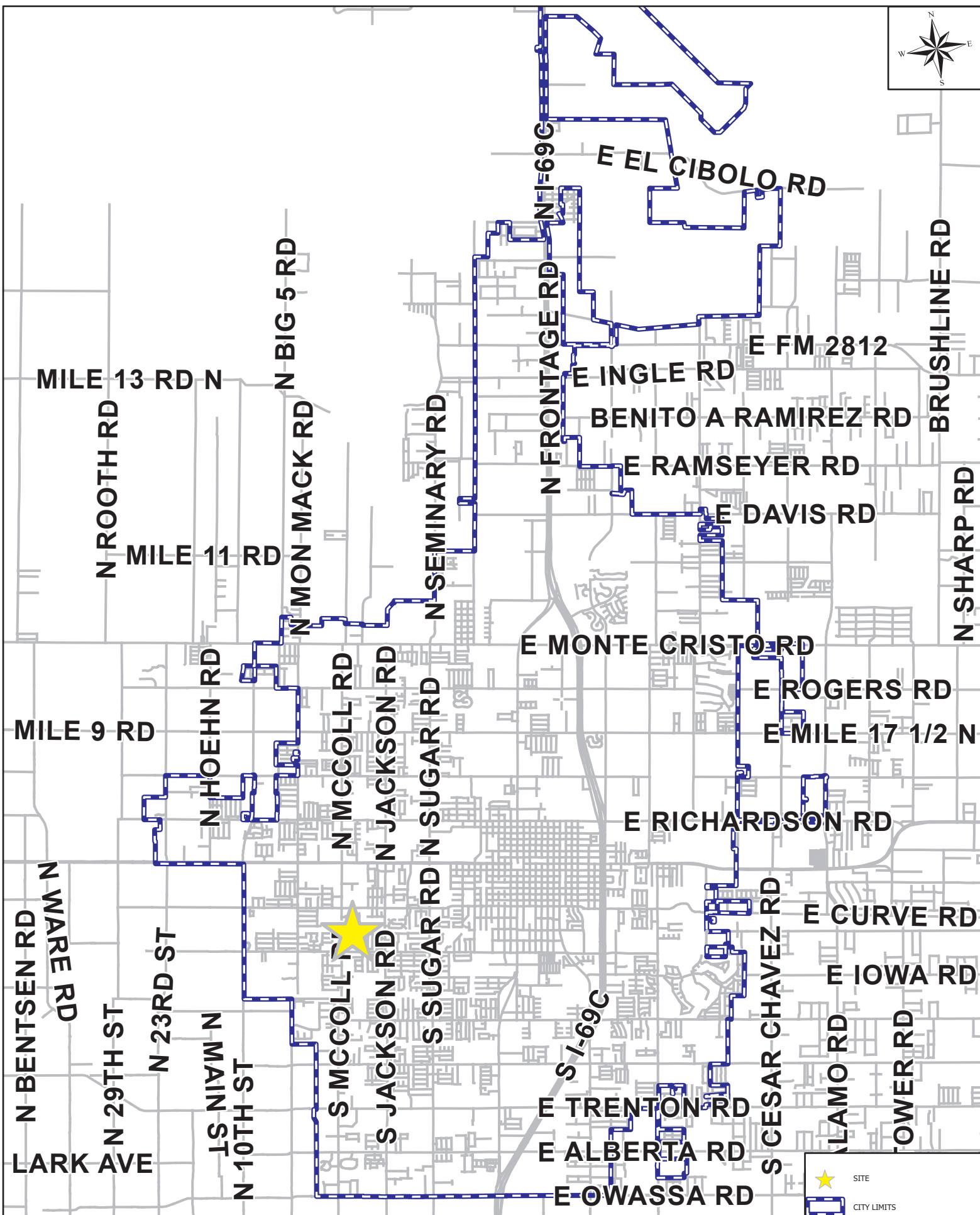
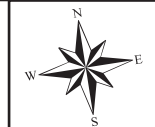
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with

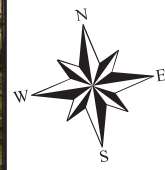
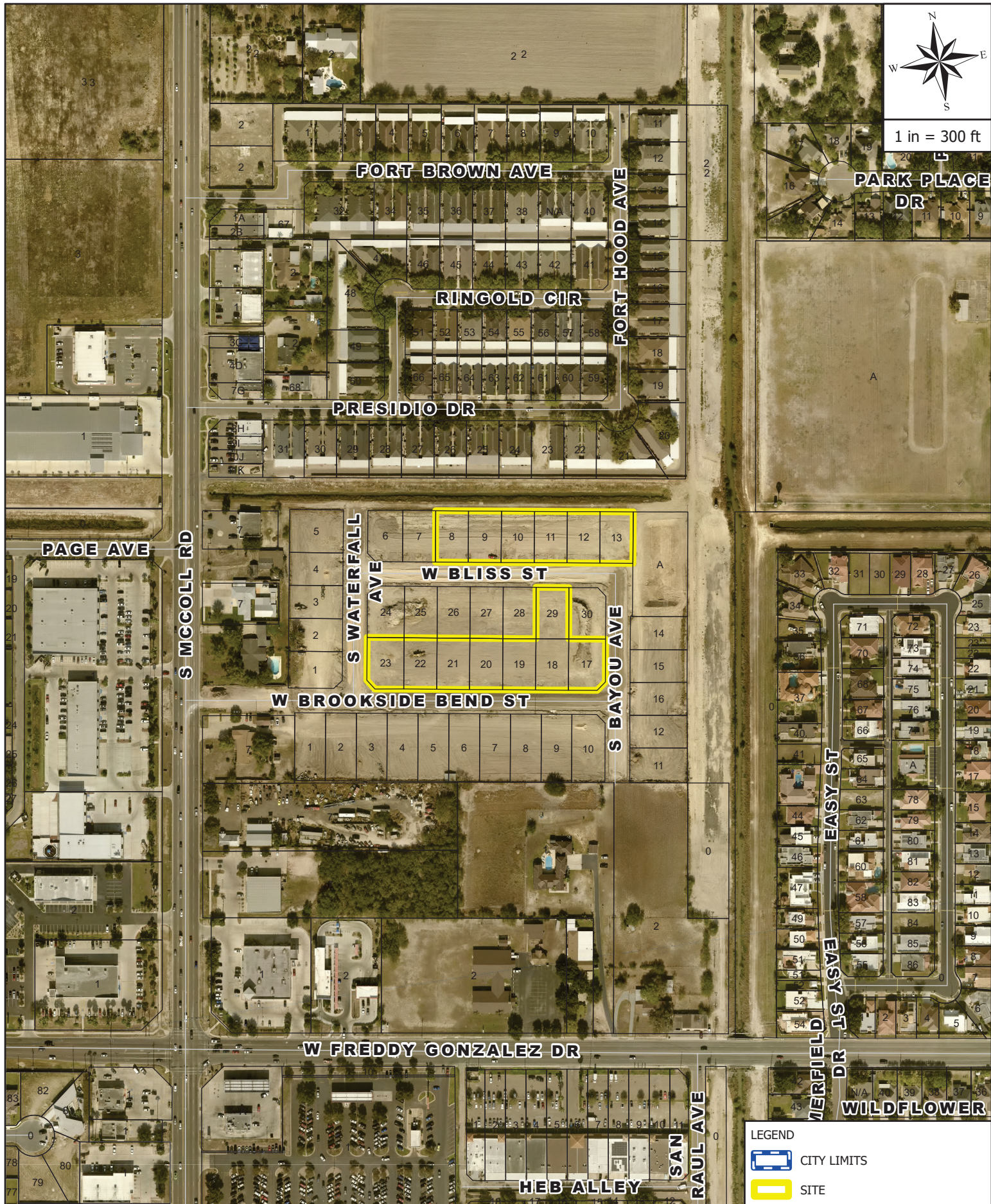
Planning & Zoning Staff Report

all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments order on this request, and any other City requirements as applicable.

Prepared by:
Juan Rodriguez
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning





1 in = 300 ft

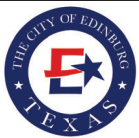
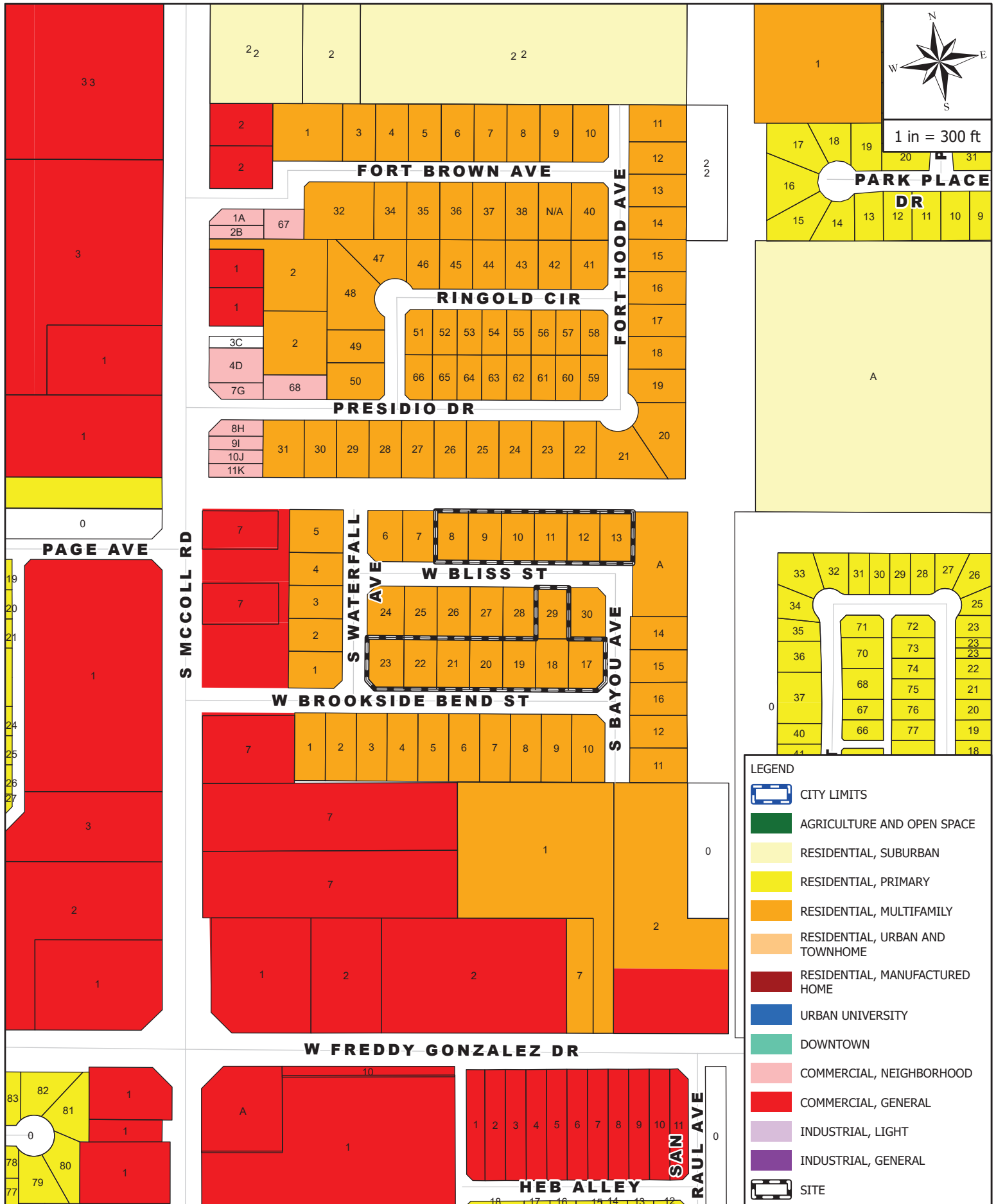
LEGEND

CITY LIMITS

SITE

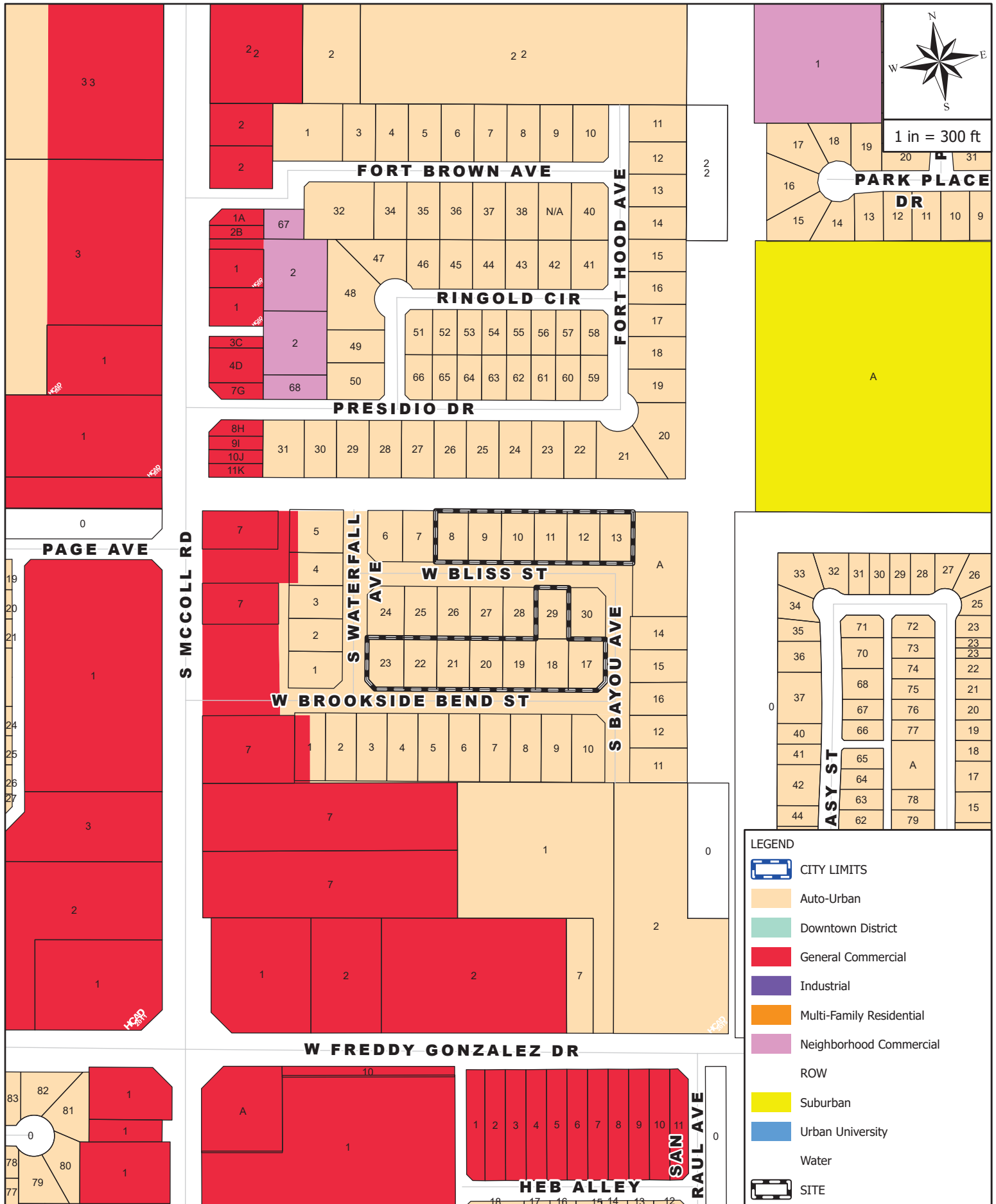


AERIAL MAP
2609 W BROOKSIDE BEND



ZONING MAP

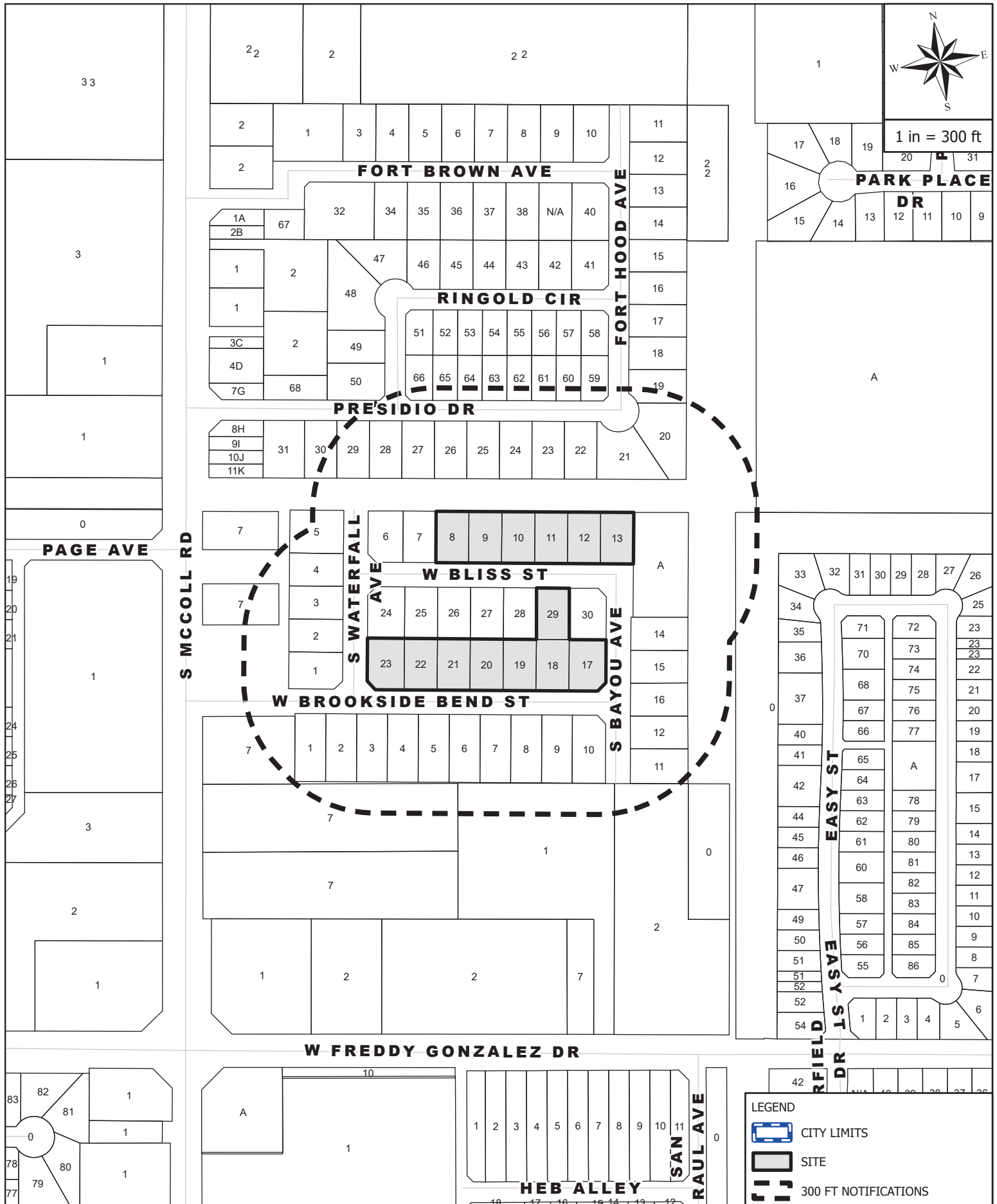
2609 W BROOKSIDE BEND



FUTURE LANDUSE MAP

2609 W BROOKSIDE BEND





MAILOUT AND SITE MAP

2609 W BROOKSIDE BEND



Variance Request Site Photo

Shaddai Construction

2705 W. Bliss St.

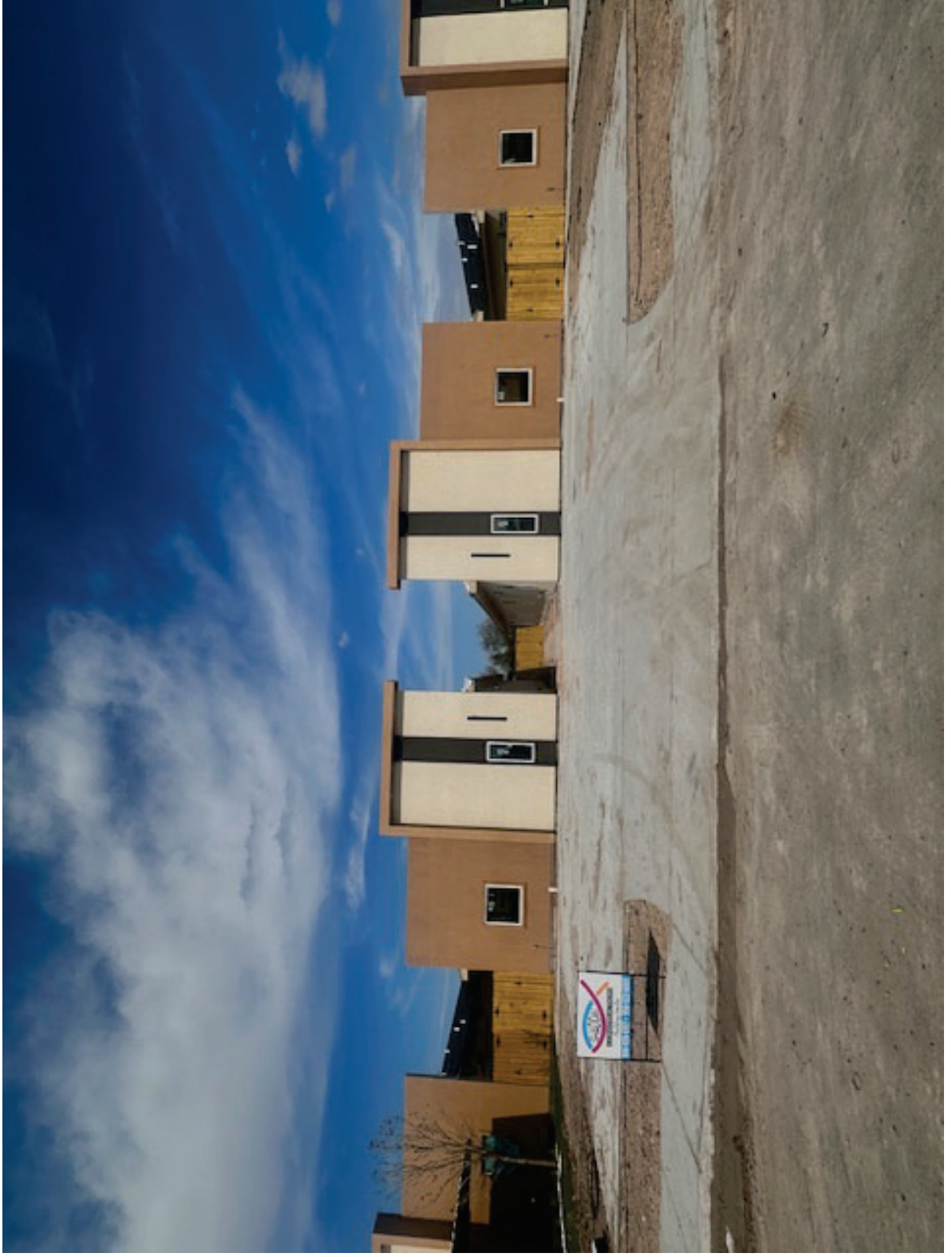




Variance Request Site Photo

Shaddai Construction

2701 W. Bliss St.





Variance Request Site Photo

Shaddai Construction

2613 W. Bliss St.





Variance Request Site Photo

Shaddai Construction

2609 W. Bliss St.

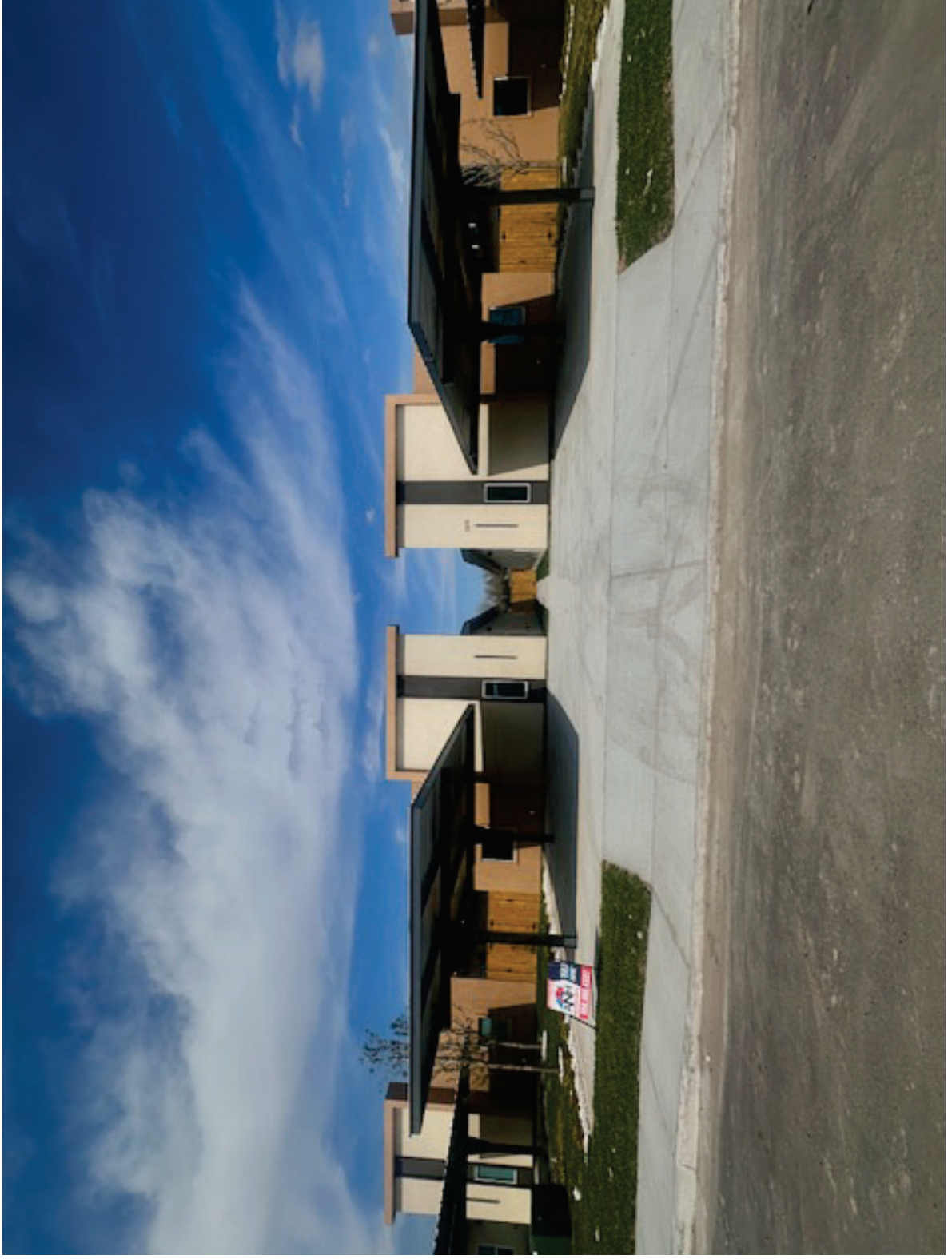




Variance Request Site Photo

Shaddai Construction

2605 W. Bliss St.





Variance Request SitePhoto

Shaddai Construction

2601 W. Bliss St.





Variance Request Site Photo

Shaddai Construction
2605 W. Brookside Bend St.





Variance Request Site Photo

Shaddai Construction
2609 W. Brookside Bend St.





Variance Request Site Photo

Shaddai Construction
2613 W. Brookside Bend St.





Variance Request Site Photo

Shaddai Construction
2701 W. Brookside Bend St.





Variance Request Site Photo

Shaddai Construction
2705 W. Brookside Bend St.





Variance Request Site Photo

Shaddai Construction
2709 W. Brookside Bend St.





Variance Request Site Photo

Shaddai Construction
2713 W. Brookside Bend St.





Variance Request Site Photo

Shaddai Construction
2608 W. Bliss St.



SERENITY SPRINGS

A 12.48 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 7, SECTION 27S, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, BEING MORE OR LESS THE SAME AS SHOWN ON THE MAP OF THE CITY OF SERENITY SPRINGS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO THE WARRANTY DEED WITH VENDOR'S LBN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3504925, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PLANNING & ZONING COMMISSION CERTIFICATION

The undersigned authority, on this day personally appeared **MARIO ANAYA, PRESIDENT OF SERENITY SPRINGS SUBDIVISION, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires **10-10-25**.

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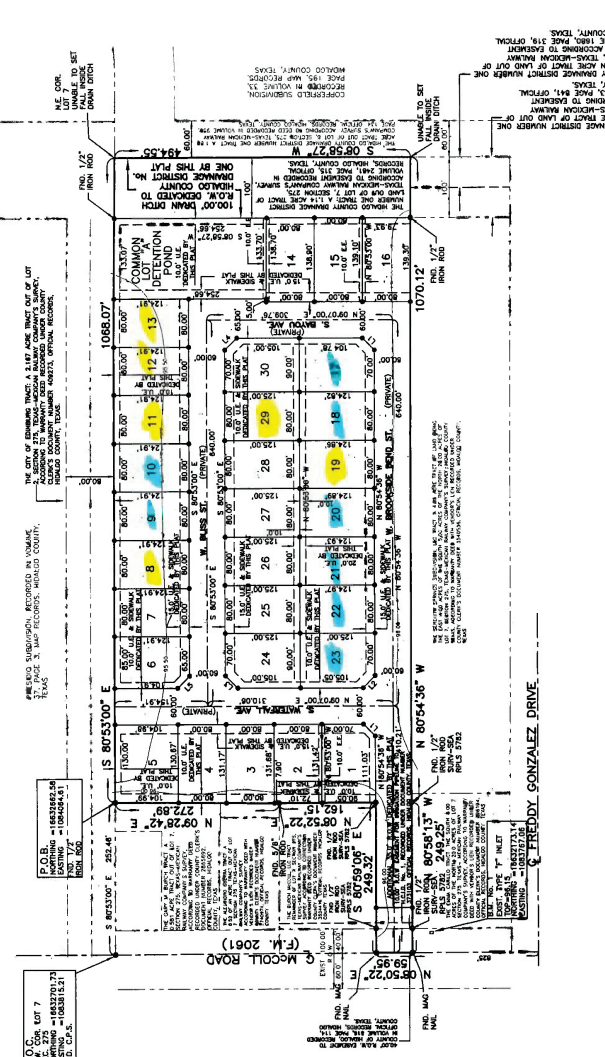
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PLAT NOTES AND RESTRICTIONS

- 1.- FLOOD ZONE DESIGNATION, ZONE "X" (SHADED) DENOTES AREAS OF 500-YEAR FLOOD RISK. AREAS OF 100-YEAR FLOOD RISK ARE SHOWN WITH A LIGHTER SHADE. AREAS OF 50-YEAR FLOOD RISK ARE SHOWN WITH A DOTTED PATTERN. AREAS OF 25-YEAR FLOOD RISK ARE SHOWN WITH A CROSS-HATCH PATTERN. AREAS OF 10-YEAR FLOOD RISK ARE SHOWN WITH A WAVE PATTERN. AREAS OF 5-YEAR FLOOD RISK ARE SHOWN WITH A DIAGONAL LINE PATTERN. AREAS OF 2-YEAR FLOOD RISK ARE SHOWN WITH A HORIZONTAL LINE PATTERN. AREAS OF 1-YEAR FLOOD RISK ARE SHOWN WITH A VERTICAL LINE PATTERN.
- 2.- ALL LOTS SHALL BE SUBJECT TO THE FLOOD ZONE DESIGNATION. THE FLOOD ZONE DESIGNATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE HOMEOWNERS.
- 3.- SETBACKS: FRONT: 30.00 FEET, SIDE: 10.00 FEET, REAR: 10.00 FEET.
- 4.- CORNER SIZE: CORNER SIZE SHALL BE 10.00 FEET.
- 5.- ELEVATION: MINIMUM ELEVATION SHALL BE 98.15 FEET.
- 6.- TOTAL DRAINAGE DETENTION IS 120,000 GALLONS.
- 7.- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS.
- 8.- SOIL OF POND LAND (POND) SHALL BE USED AS BUILDING PERMIT SITE.
- 9.- ALL LOTS SHALL BE SUBJECT TO THE FLOOD ZONE DESIGNATION. THE FLOOD ZONE DESIGNATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE HOMEOWNERS.
- 10.- A FIVE (5) FOOT SIDEWALK AS PER LATEST CITY OF HOUSTON ENGINEERING DEPARTMENT STANDARDS SHALL BE PROVIDED ON THE LOT LINE ADJACENT TO THE STREET.
- 11.- ALL WATER AND SANITARY SEWER FEES SHALL BE PAID BY DEVELOPER.
- 12.- ALL COMMON ACCESS, PARKING, LANDSCAPING AREAS WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- 13.- ALL LOTS SHALL HAVE A POST EQUIPMENT FINISHED SPACE FROM THE REAR OF THE LOT TO THE STREET.
- 14.- ALL LOTS SHALL HAVE A POST EQUIPMENT FINISHED SPACE FROM THE REAR OF THE LOT TO THE STREET.
- 15.- LOT "X" SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR SERENITY SPRINGS SUBDIVISION. LOT "X" SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE HOMEOWNERS.
- 16.- THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE UTILITY EASEMENTS AND THE UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE HOMEOWNERS.
- 17.- THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE UTILITY EASEMENTS AND THE UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE HOMEOWNERS.
- 18.- THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE UTILITY EASEMENTS AND THE UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE HOMEOWNERS.

LOT AREA TABLE

LOT	AREA (SQ. FT.)	LENGTH	WIDTH
1	10,000.00	100.00	100.00
2	10,000.00	100.00	100.00
3	10,000.00	100.00	100.00
4	10,000.00	100.00	100.00
5	10,000.00	100.00	100.00
6	10,000.00	100.00	100.00
7	10,000.00	100.00	100.00
8	10,000.00	100.00	100.00
9	10,000.00	100.00	100.00
10	10,000.00	100.00	100.00
11	10,000.00	100.00	100.00
12	10,000.00	100.00	100.00
13	10,000.00	100.00	100.00
14	10,000.00	100.00	100.00
15	10,000.00	100.00	100.00
16	10,000.00	100.00	100.00
17	10,000.00	100.00	100.00
18	10,000.00	100.00	100.00
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21	10,000.00	100.00	100.00
22	10,000.00	100.00	100.00
23	10,000.00	100.00	100.00
24	10,000.00	100.00	100.00
25	10,000.00	100.00	100.00
26	10,000.00	100.00	100.00
27	10,000.00	100.00	100.00
28	10,000.00	100.00	100.00
29	10,000.00	100.00	100.00
30	10,000.00	100.00	100.00

LOT 12

LOT 13

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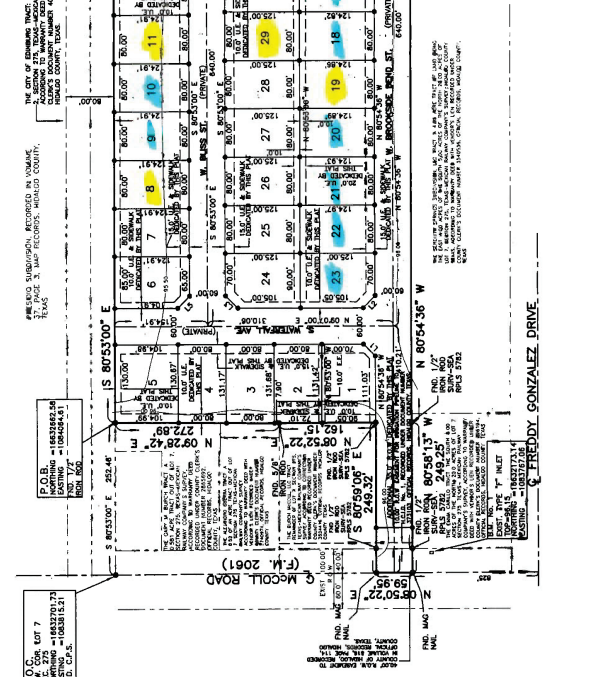
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LOT 27

LOT 28

LOT 29

LOT 30



LOT AREA TABLE

LOT	AREA (SQ. FT.)	LENGTH	WIDTH
1	10,000.00	100.00	100.00
2	10,000.00	100.00	100.00
3	10,000.00	100.00	100.00
4	10,000.00	100.00	100.00
5	10,000.00	100.00	100.00
6	10,000.00	100.00	100.00
7	10,000.00	100.00	100.00
8	10,000.00	100.00	100.00
9	10,000.00	100.00	100.00
10	10,000.00	100.00	100.00
11	10,000.00	100.00	100.00
12	10,000.00	100.00	100.00
13	10,000.00	100.00	100.00
14	10,000.00	100.00	100.00
15	10,000.00	100.00	100.00
16	10,000.00	100.00	100.00
17	10,000.00	100.00	100.00
18	10,000.00	100.00	100.00
19	10,000.00	100.00	100.00
20	10,000.00	100.00	100.00
21	10,000.00	100.00	100.00
22	10,000.00	100.00	100.00
23	10,000.00	100.00	100.00
24	10,000.00	100.00	100.00
25	10,000.00	100.00	100.00
26	10,000.00	100.00	100.00
27	10,000.00	100.00	100.00
28	10,000.00	100.00	100.00
29	10,000.00	100.00	100.00
30	10,000.00	100.00	100.00

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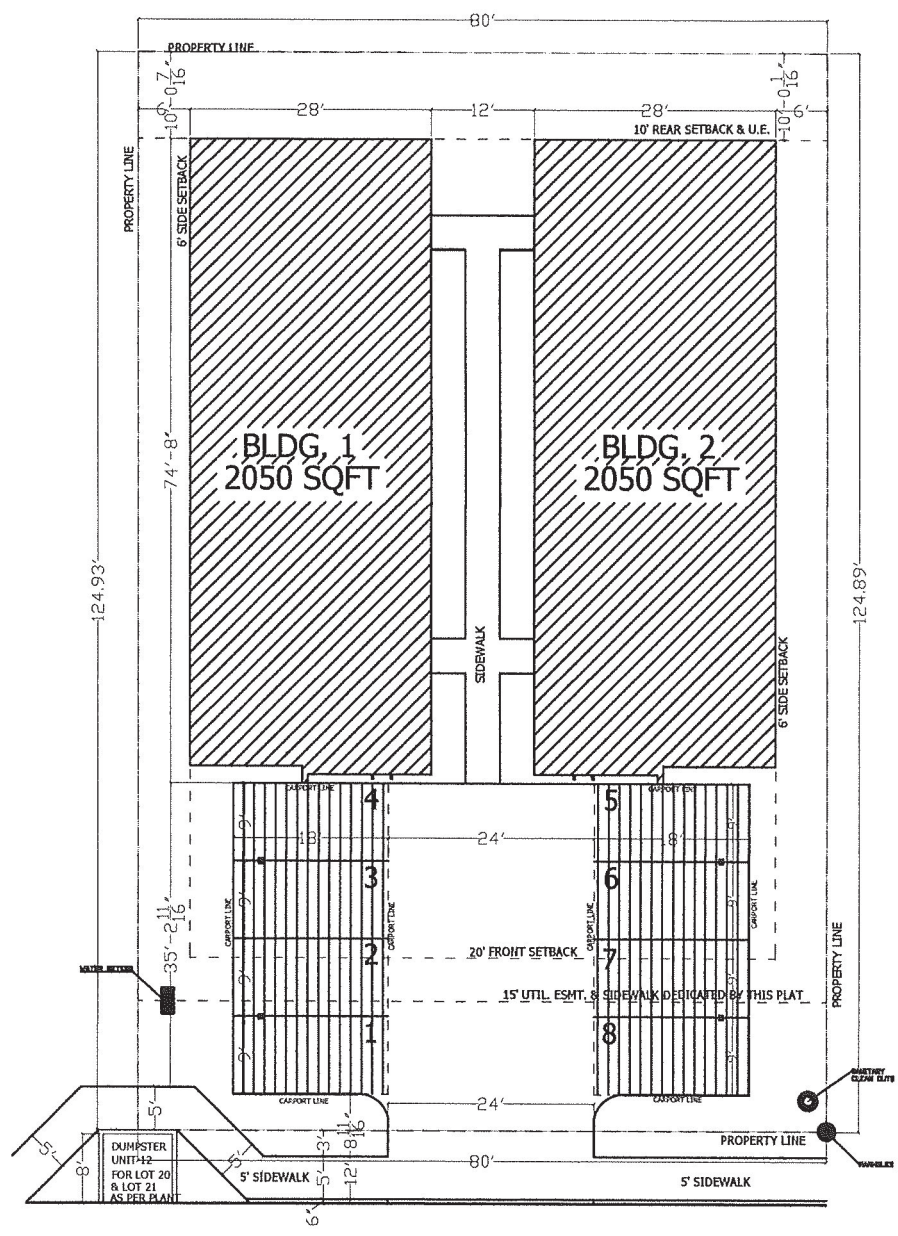
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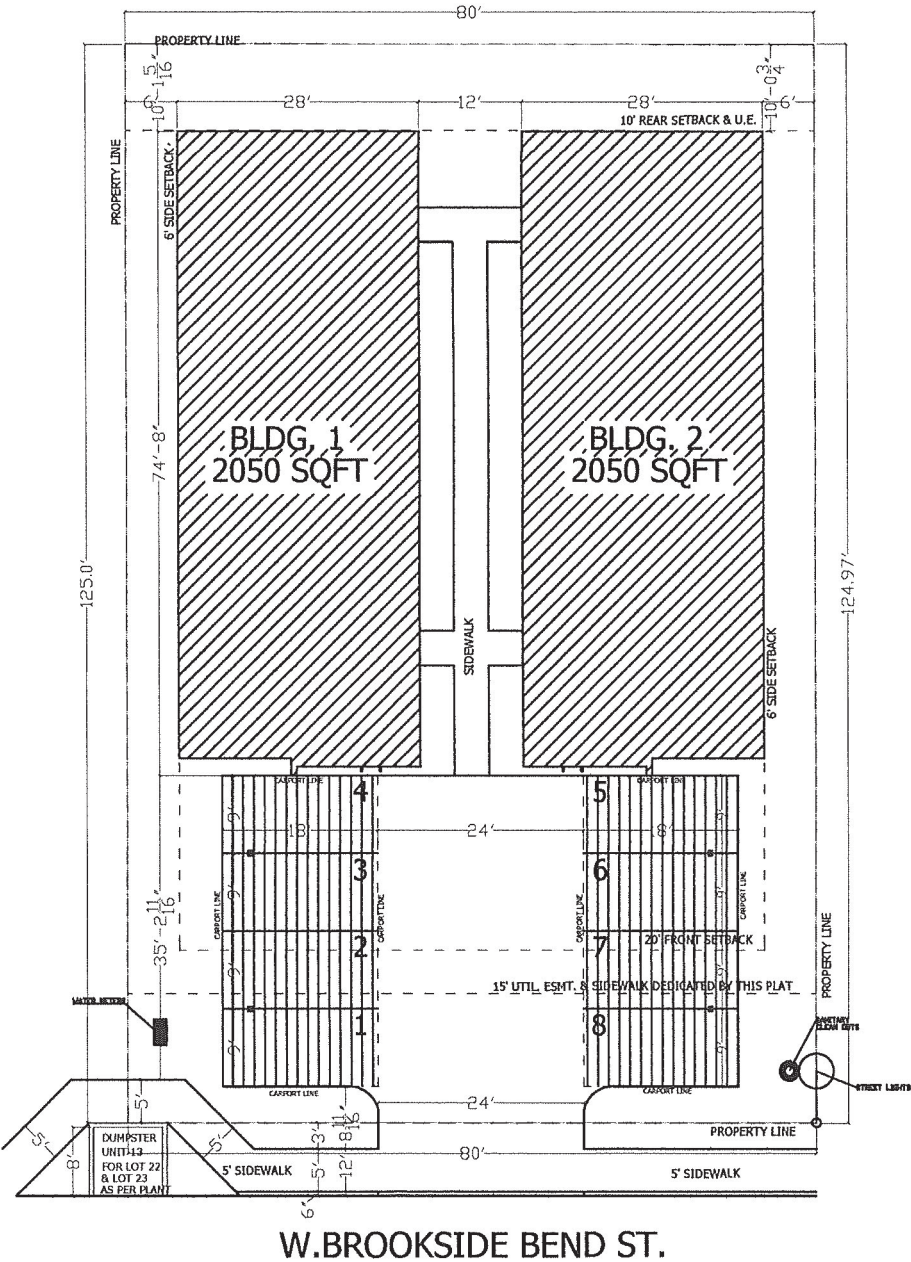


SERENITY SPRINGS PHASE I LOT 20 EDINBURG, TX.

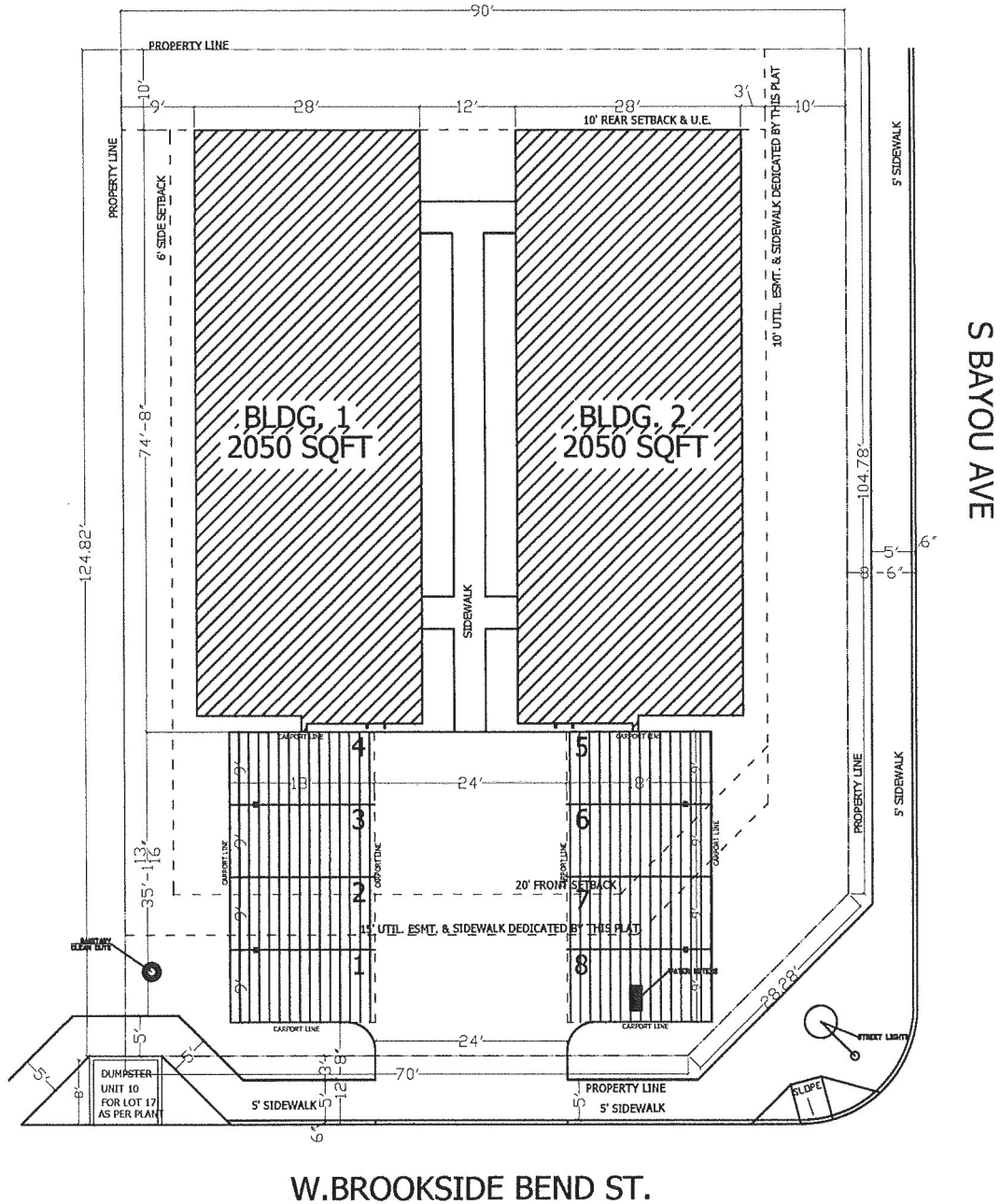


W.BROOKSIDE BEND ST.

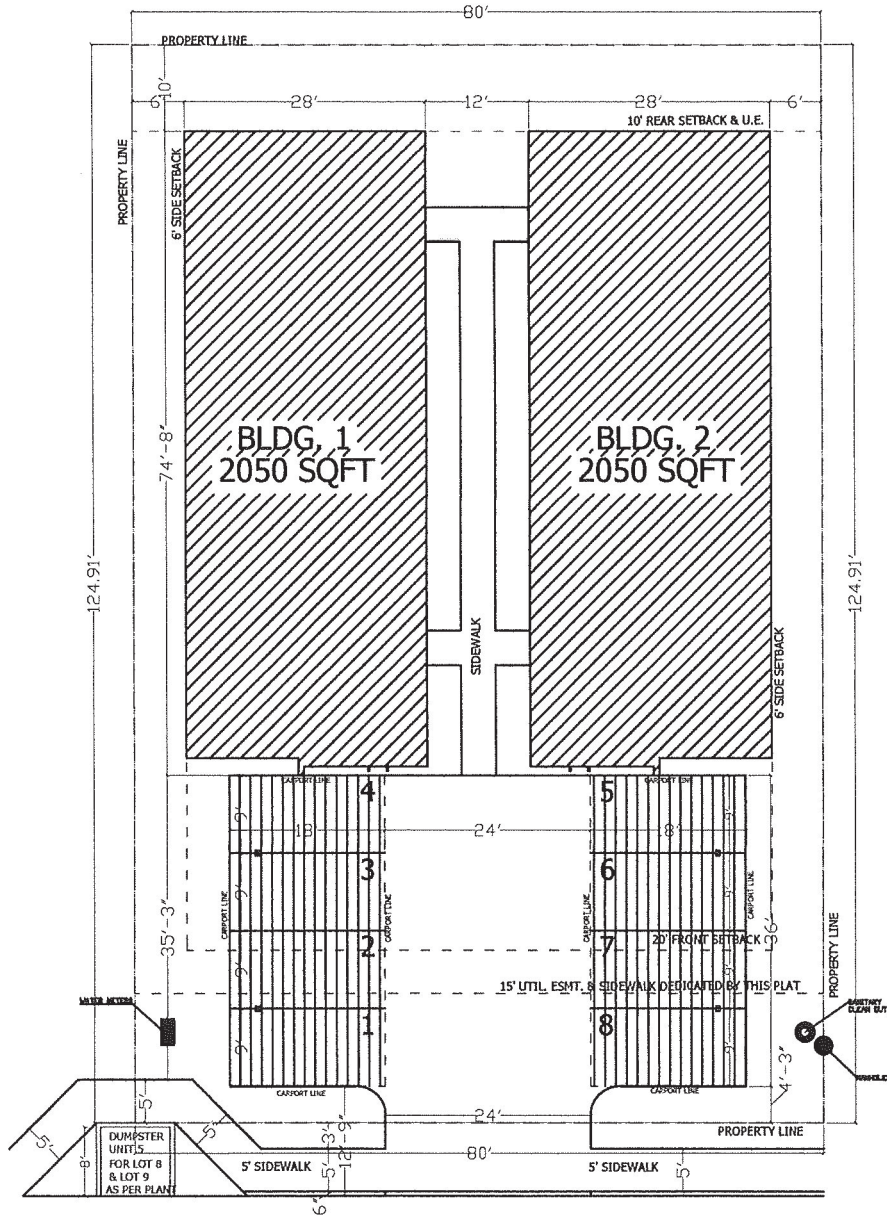
SERENITY SPRINGS PHASE I LOT 22 EDINBURG, TX.



SERENITY SPRINGS PHASE I LOT 17 EDINBURG, TX.

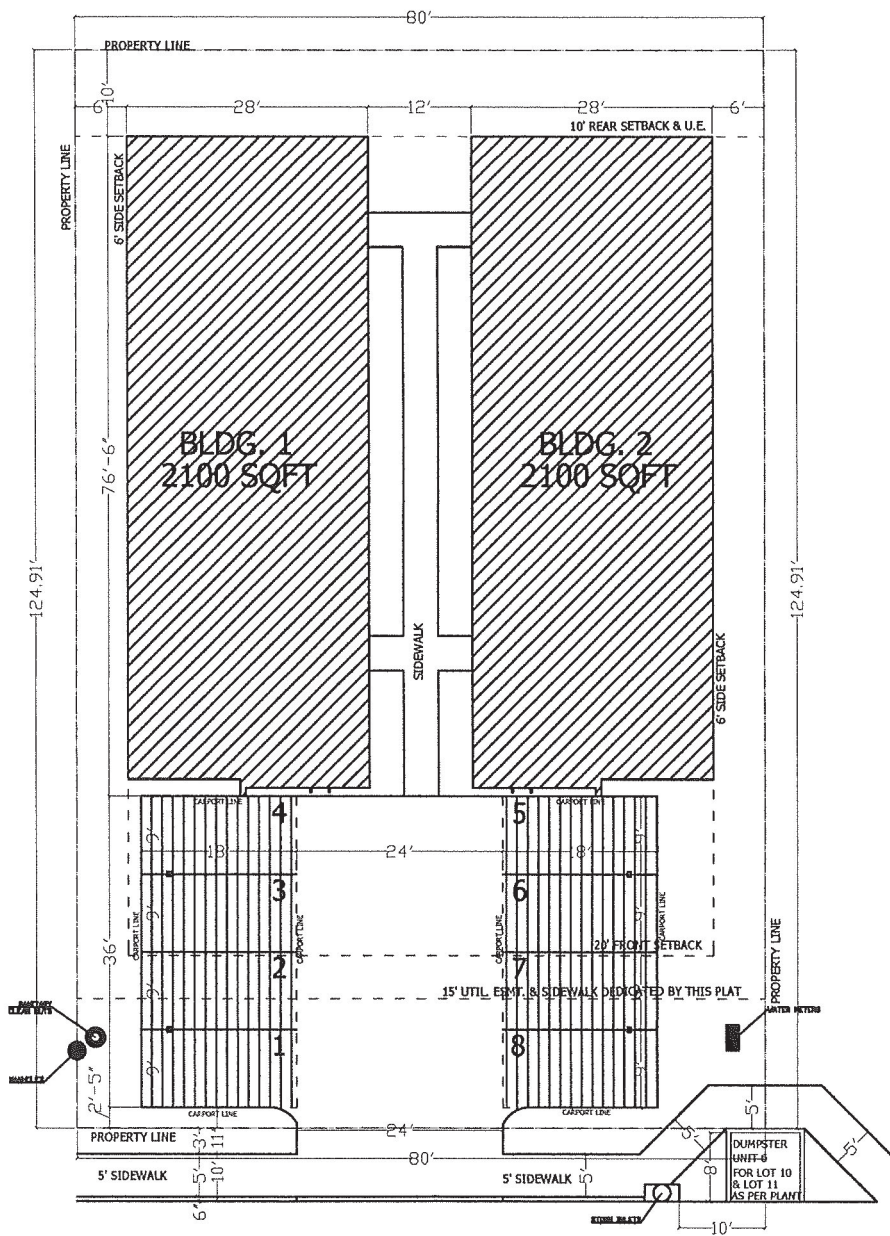


SERENITY SPRINGS PHASE I LOT 9 EDINBURG, TX.



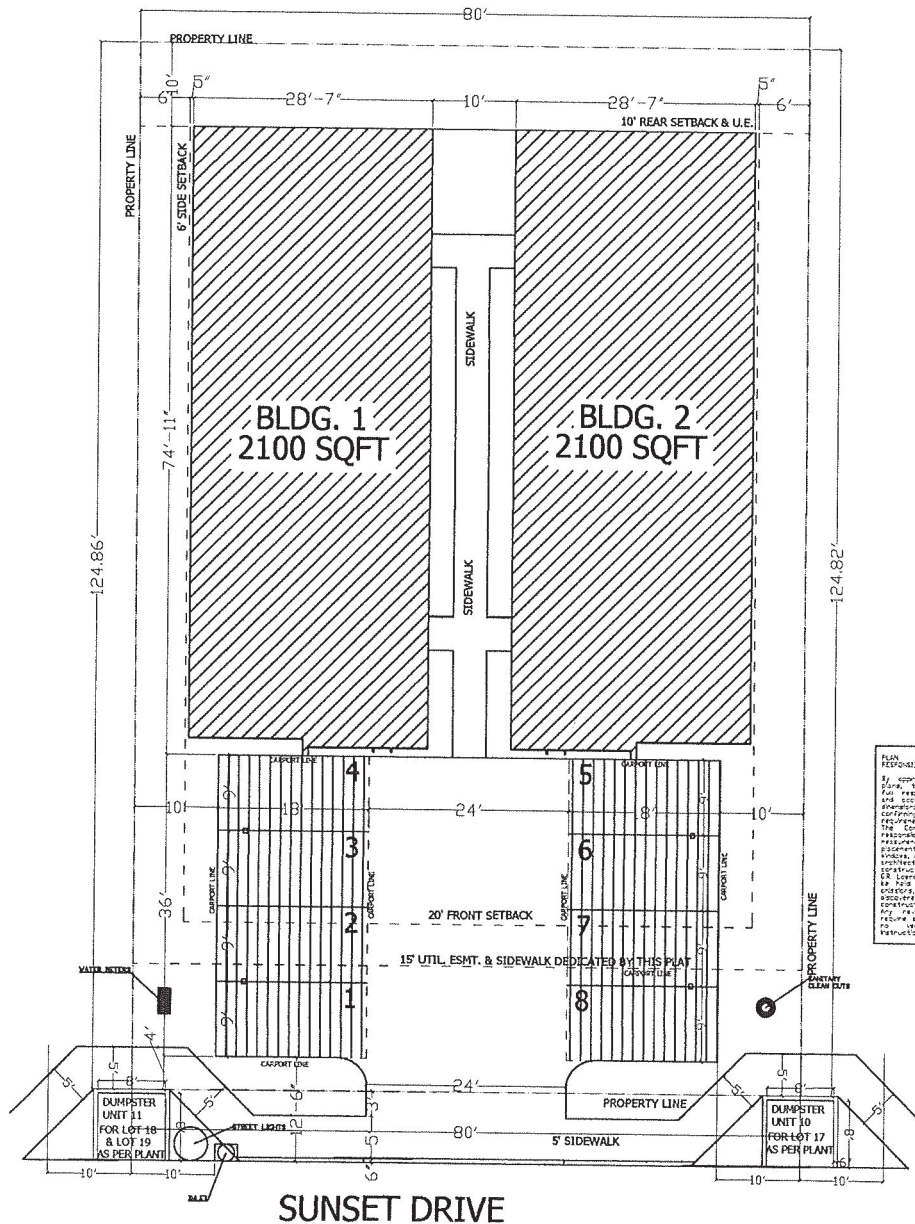
W. BLISS ST.

SERENITY SPRINGS PHASE I LOT 10 EDINBURG, TX.



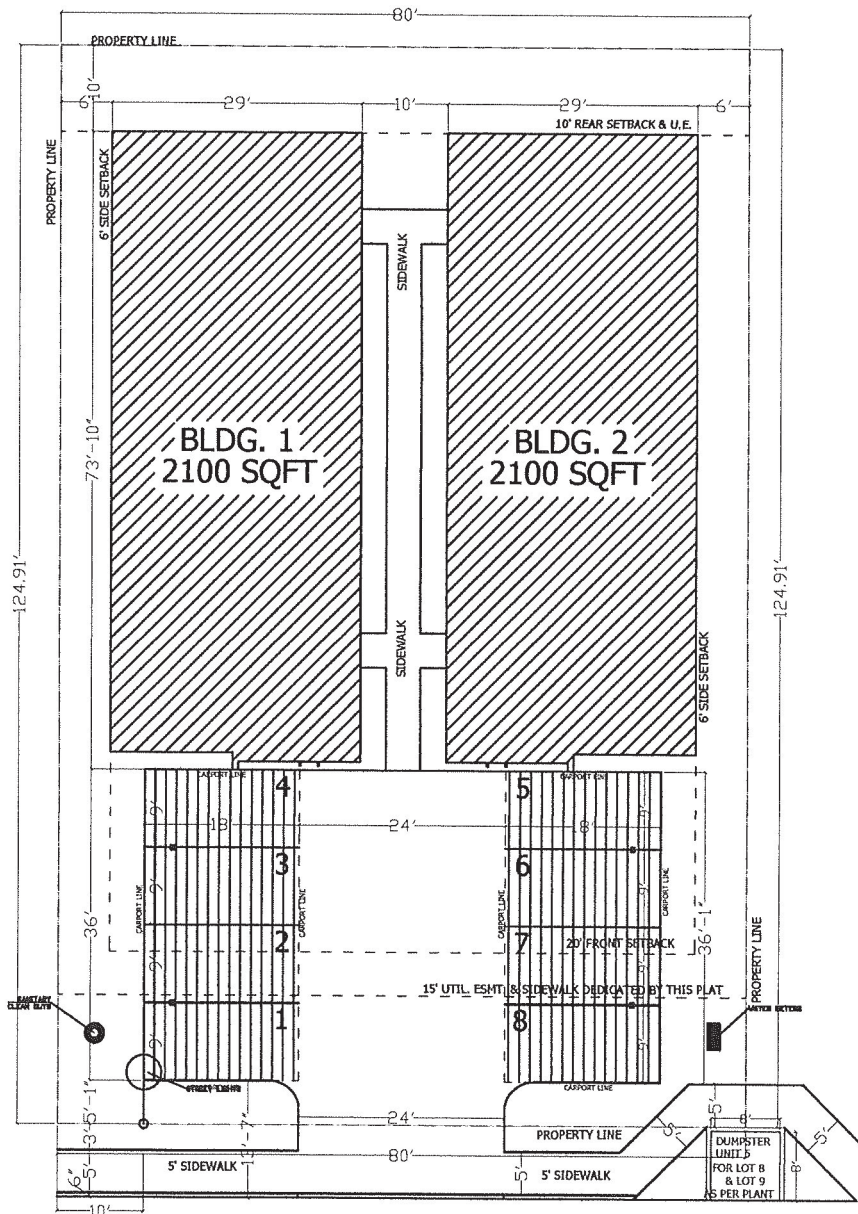
W.BLISS ST.

SERENITY SPRINGS PHASE I LOT 18 EDINBURG, TX.





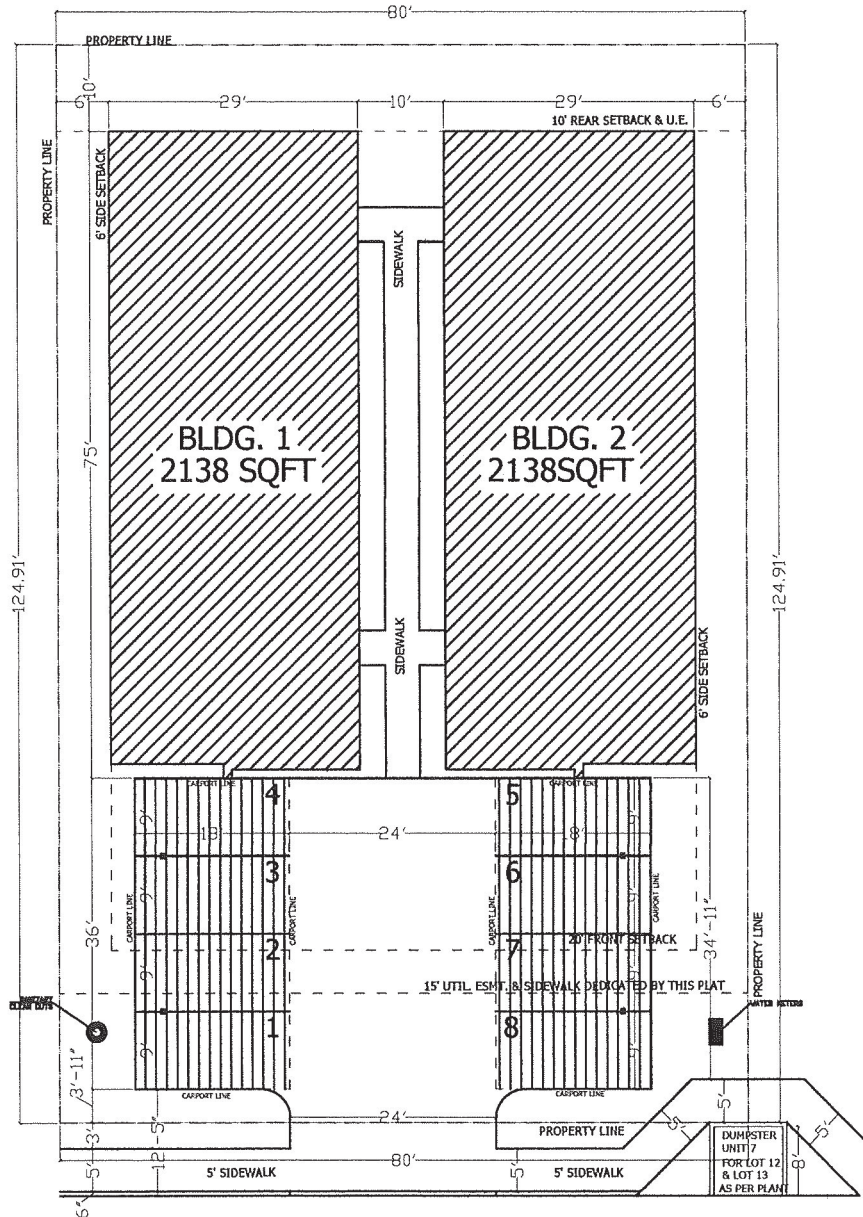
SERENITY SPRINGS PHASE I LOT 8 EDINBURG, TX.



W. BLISS ST.

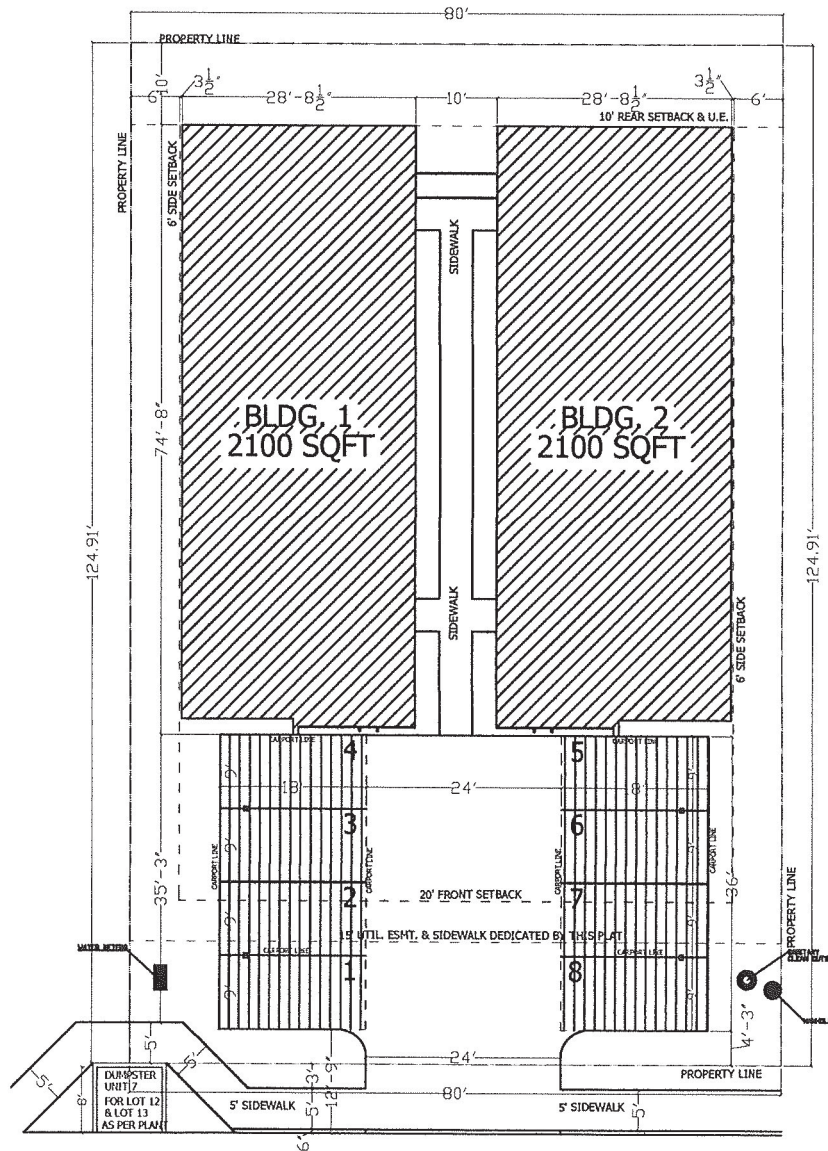


SERENITY SPRINGS PHASE I LOT 12 EDINBURG, TX.



W. BLISS ST.

SERENITY SPRINGS PHASE I LOT 13 EDINBURG, TX.



W. BLISS ST.





Planning & Zoning Staff Report

Prepared on: February 2, 2026

Zoning Board of Adjustment

Regular Meeting: February 11, 2026

Agenda Item

Variance Request by Aaron Gonzalez on behalf of Four More LLC, for a variance to the City of Edinburg Unified Development Code to allow the encroachment of a carport over a utility easement, Being Lot 12, Jackson Estates Subdivision, Located at 1901 Elsham 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 15-foot utility easement that is located along the front yard property line.

Property Location and Vicinity

The property is located at the northeast corner of Union Street and Elsham Avenue. The property has a total frontage of 80 feet along Elsham Avenue and a lot depth of 119.35 feet. A 15-foot utility easement is located along the south property line. Current Zoning is Residential, Multi-Family (RM) District. Adjacent zoning is Commercial, General (CG) District to the north Residential Multifamily (RM) District to the east and west and Agricultural and Open Space (AG) District to the south. Adjacent land uses are Multi-family uses and commercial uses.

Background and History

The property is part of the Jackson Estates that was recorded on March 31, 2025. The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 15-foot utility easement that is located along the south property line. Setbacks required as per plat are as follows: Front 10 feet, Side 6 feet, Rear 10 feet, Street Side 10 feet, or easement whichever is greater on all cases.

Staff mailed a notice of the variance request to 22 neighboring property owners on January 30, 2026, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 15-foot utility easement that is located along the south property line leaving a separation of about 4 feet from structure to property line. Supporting post of the carport are also located 1 foot 10 inch into the 15-foot utility easement.

Recommendation

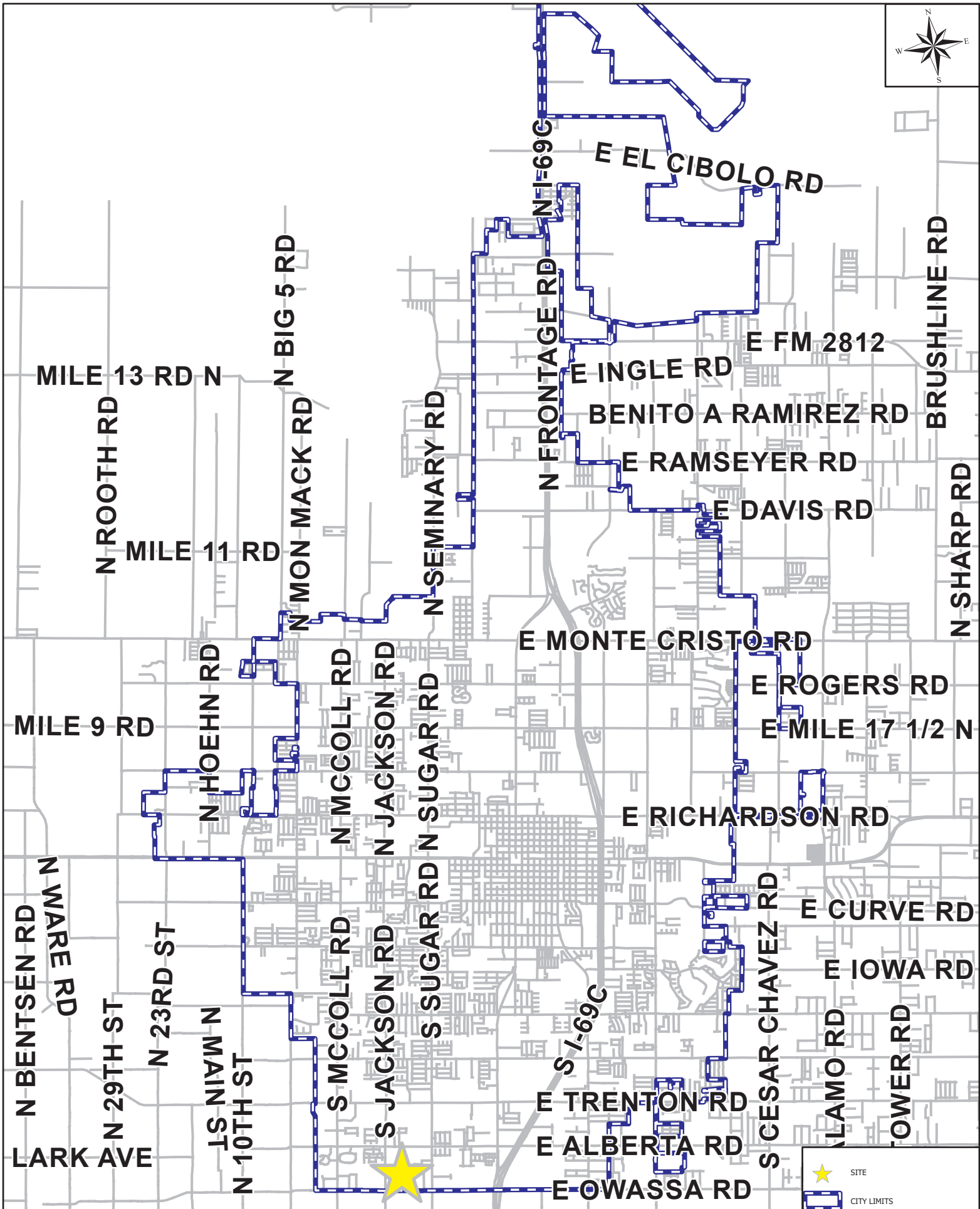
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

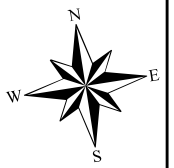
Prepared by:

Anna Gabriela Cantu
Planner I

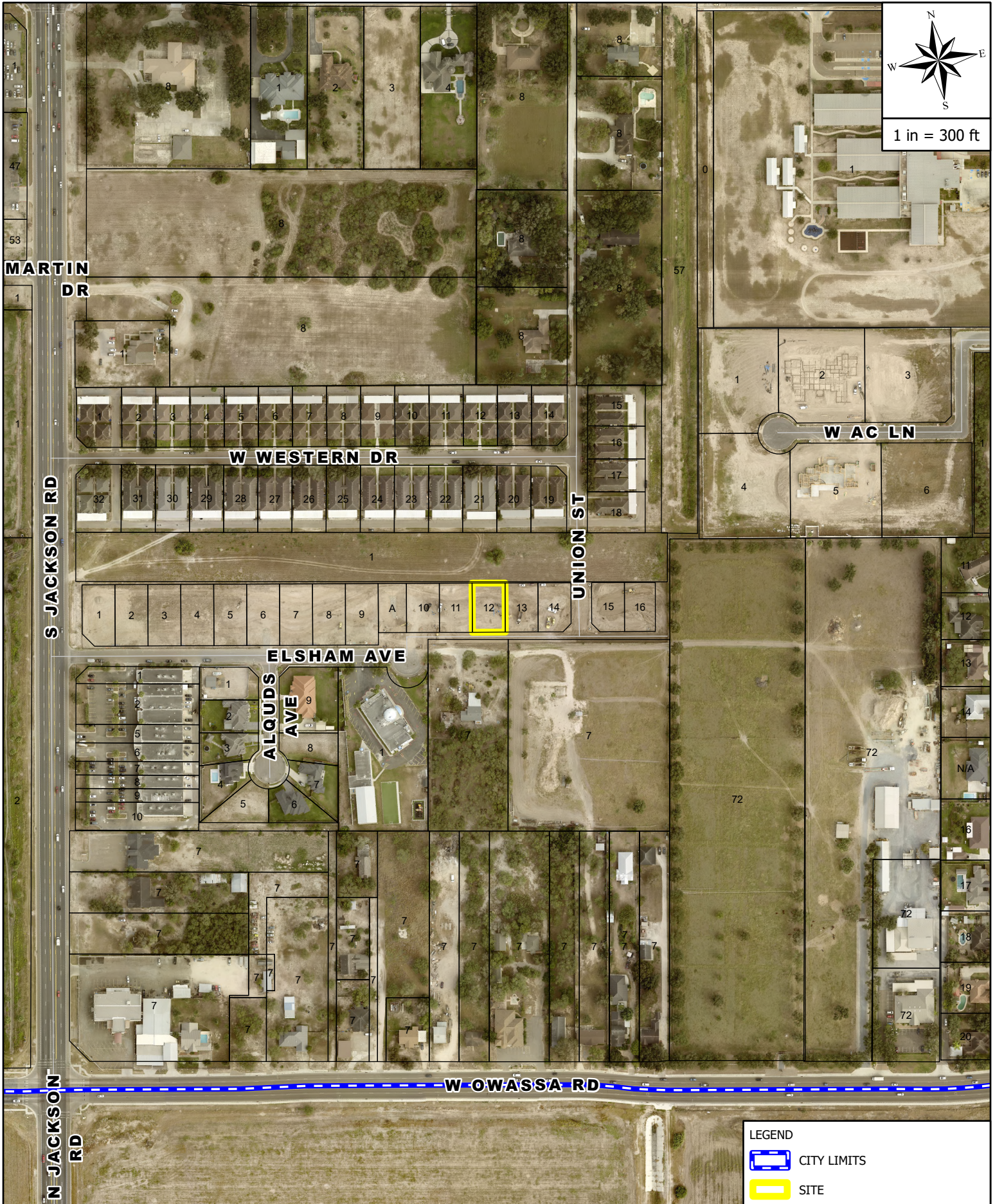
Approved by:

Jaime Acevedo
Director of Planning & Zoning



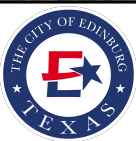


1 in = 300 ft



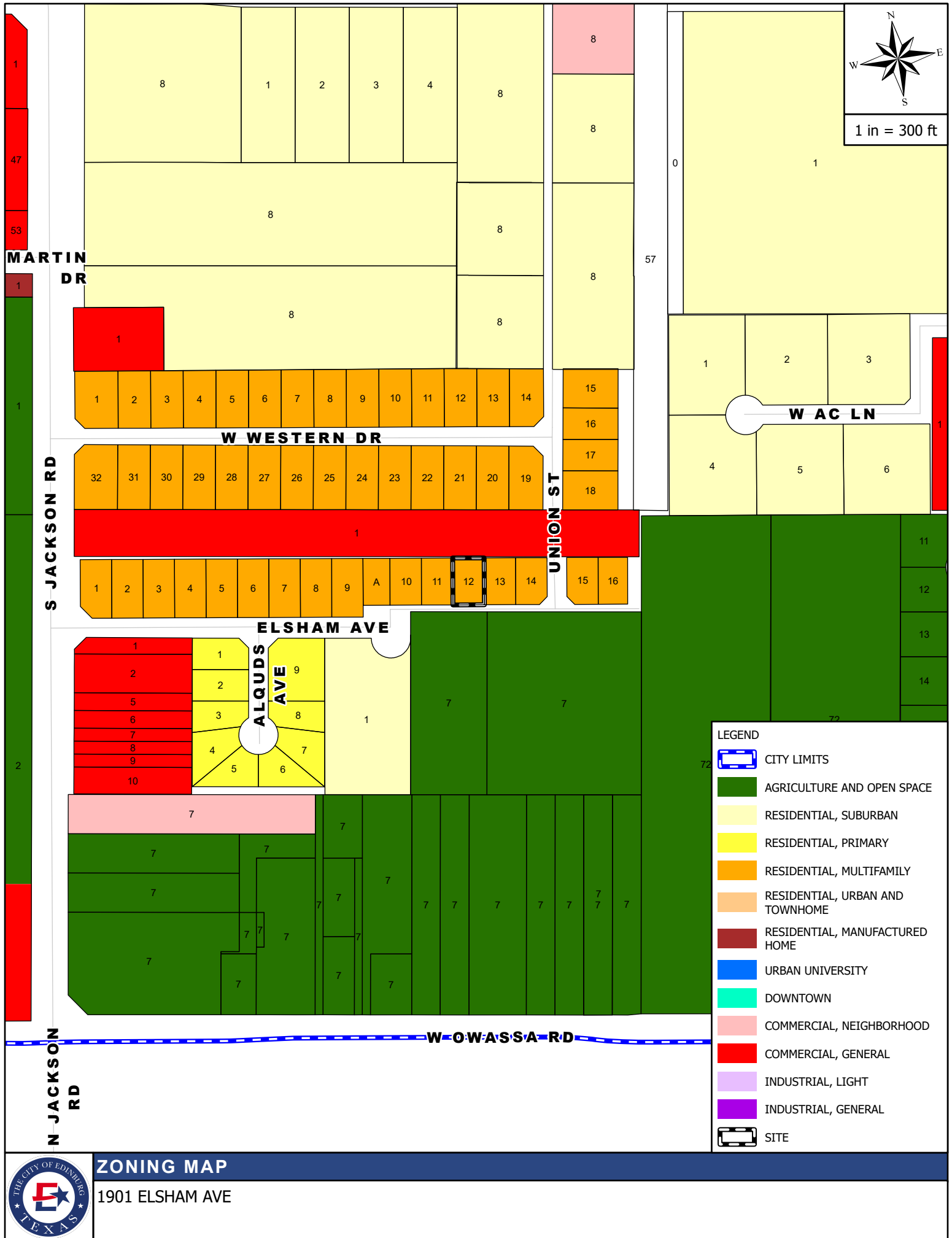
LEGEND

-  CITY LIMITS
-  SITE



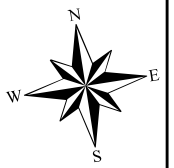
AERIAL MAP

1901 ELSHAM AVE

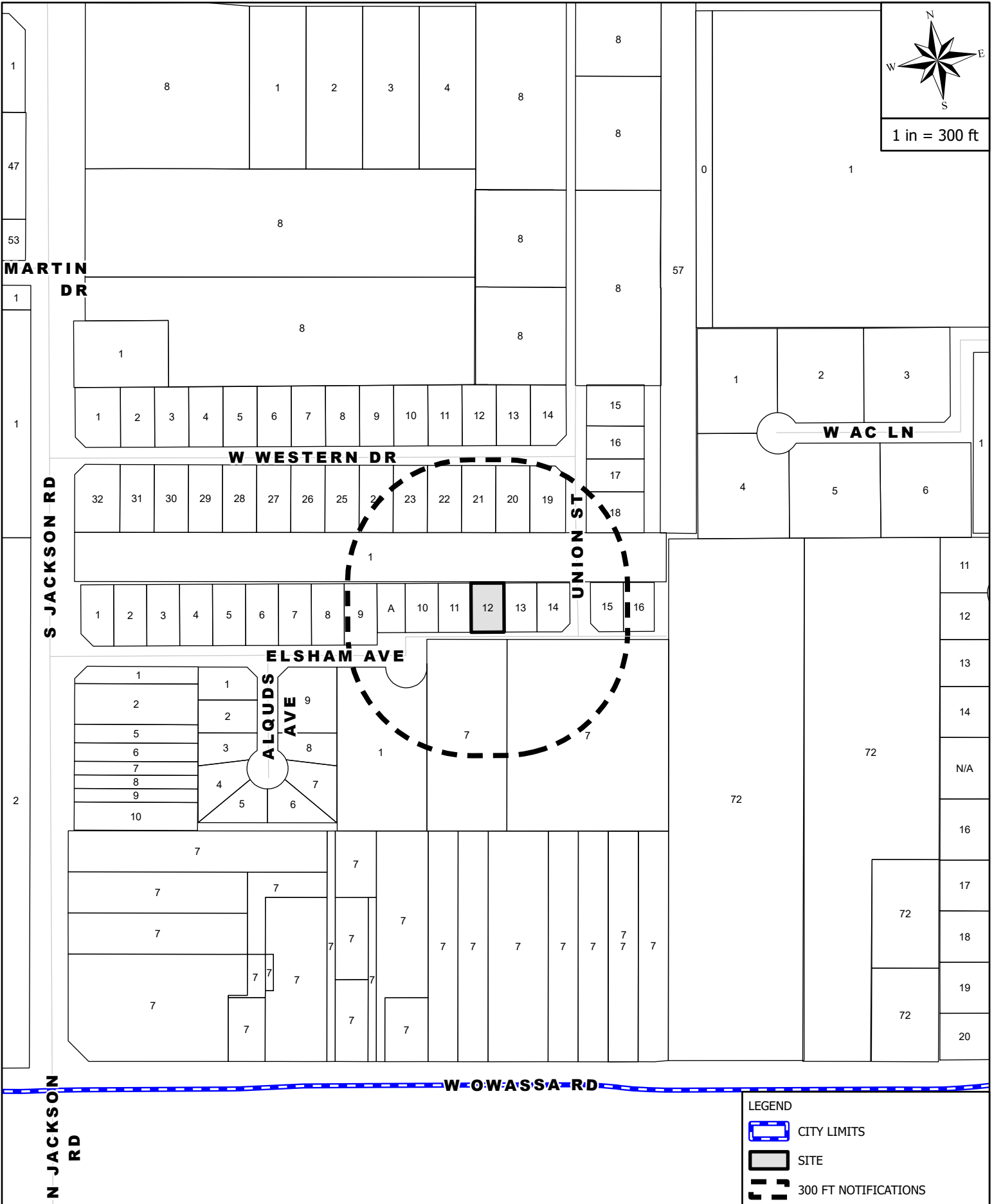


ZONING MAP

1901 ELSHAM AVE

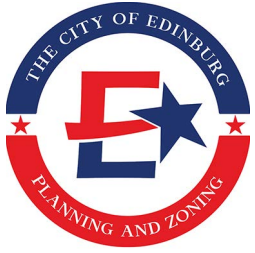


1 in = 300 ft



MAILOUT AND SITE MAP

1901 ELSHAM AVE



Variance Request Site Photo

Aaron Gonzalez on behalf of Four More LLC
1901 Elsham Avenue





1. THE GUIDELINES SHOW HEREON ARE SUGGESTION ONLY AND MAY BE MODIFIED BY THE ENGINEER.

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT*. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.



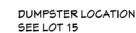
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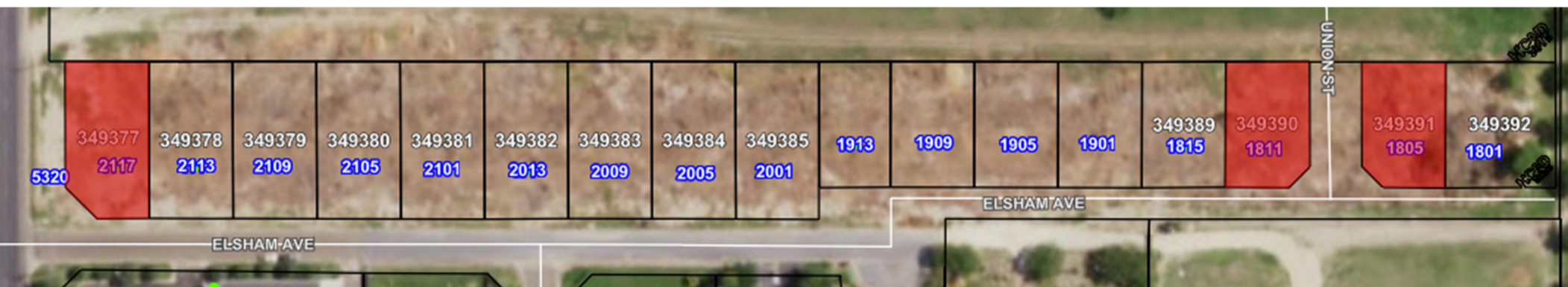


LEGEND (SEE IF APPLICABLE)
LOCATIONS FIELD MEASURED $\pm 1'$



①

A100



Approved Variances for Carports

