



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
MARCH 25, 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 Board Member Marc Gonzalez from the February 11, 2026, regular meeting.
- B. Consider excusing the absence of Board Member Dustin Garza from the February 11, 2026, regular meeting.

7. **MINUTES**

- A. Consider approval of the Minutes for the February 11, 2026, regular meeting.

8. **PUBLIC HEARINGS**

- A. Consider the Variance Request by Vanessa Bautista for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Posts and Overhang of a Carport Over a Front Setback and Utility Easement, Being Lot 7, Serenity Springs Subdivision, Located at 2709 W. Bliss Street.
- B. Consider the Variance Request by Donaldo Rodriguez for a Variance to the City of Edinburg Unified Development Code for the Reduction of the Required Front Setback From 25 Feet to 20 Feet, Being Lot 1, The Divine Apartments Subdivision, Located at 2901 W. Chapin Road.
- C. Consider the Variance Request by Sergio Benavides for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Overhang of a Carport Over an Utility Easement, Being Lot 8, Jackson Estates Subdivision, Located at 2005 Elsham Avenue.
- D. Consider the Variance Request by Jorge De Hoyos for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Posts and Overhang of a Carport Over a Front Setback and Utility Easement, Being Lot 10, Jackson Estates Subdivision, Located at 1909 Elsham Avenue.





- E. Consider the Variance Request by Jorge De Hoyos for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Posts and Overhang of a Carport Over a Front Setback and Utility Easement, Being Lot 13, Jackson Estates Subdivision, Located at 1815 Elsham Avenue.
- F. Consider the Variance Request by Jorge De Hoyos for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Posts and Overhang of a Carport Over a Front Setback and Utility Easement, Being Lot 4, Serenity Springs Subdivision, Located at 1205 S. Waterfall Avenue.
- G. Consider the Variance Request by Jorge De Hoyos for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Posts and Overhang of a Carport Over a Front Setback and Utility Easement, Being Lot 5, Serenity Springs Subdivision, Located at 1201 S. Waterfall 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 11:00 A.M. on this 19th day of March, 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
FEBRUARY 11, 2026 – 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:

**ANDREW ALMAGUER
OMAR GOVEA
RUBEN RUIZ
MATTHEW CRUZ
TONY GARZA**

ABSENT:

BOARD MEMBERS:

**DUSTIN GARZA
MARC GONZALEZ**

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.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ AND SECONDED BY BOARD MEMBER ANDREW ALMAGUER TO APPROVE THE ABSENCE OF CHAIRMAN MICHAEL CANTU FROM THE JANUARY 28, 2026, REGULAR MEETING. MICHAEL CANTU ABSTAINED. MOTION CARRIED WITH A 4-0 VOTE.

7. **MINUTES**

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

A MOTION WAS MADE BY VICE-CHAIRMAN ELISEO GARZA, JR., AND SECONDED BY BOARD MEMBER RUBEN RUIZ TO APPROVE THE MINUTES FROM THE JANUARY 28, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.





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.

RODOLFO CANTU, A REPRESENTATIVE FOR THE CITY OF EDINBURG ENGINEERING DEPARTMENT WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

JOSE GUAJARDO, A REPRESENTATIVE FOR CITY OF EDINBURG UTILITIES DEPARTMENT, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

EDGAR CAZARES, A REPRESENTATIVE FOR THE CITY OF EDINBURG BUILDING SAFETY DEPARTMENT WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY BOARD MEMBER RUBEN RUIZ TO APPROVE THE VARIANCE REQUEST SUBJECT TO THE COLUMNS BEING BUILT OUTSIDE OF THE UTILITY EASEMENT AND A HOLD HARMLESS AGREEMENT BEING SIGNED. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED WITH CONDITIONS

- 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.

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

HERIBERTO ANAYA, A NEIGHBORING RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD AGAINST THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ TO DENY THE VARIANCE REQUEST. THE MOTION WAS NOT SECONDED THEREFORE THE MOTION FAILED.





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

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.

A MOTION WAS MADE BY BOARD MEMBER ANDREW ALMAGUER AND SECONDED BY VICE-CHAIRMAN ELISEO GARZA, JR., TO ADJOURN THE FEBRUARY 11, 2026, REGULAR MEETING AT 6:08 P.M. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

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.



Planning & Zoning Staff Report

Prepared on: March 16, 2026

Zoning Board of Adjustment

Regular Meeting: March 25, 2026

Agenda Item

Variance request by Vanessa Bautista for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the posts and overhang of a carport over a front setback and utility easement, Being Lot 7, Serenity Springs Subdivision, Located at 2709 W. Bliss 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 post over 20-foot front yard setback and its overhang over a 15-foot utility easement. The 15-foot utility easement is located along the front property line.

Property Location and Vicinity

The property is located at the north of W. Bliss Street and about 100 feet east S. Waterfall Avenue. The property has a total frontage of 80 feet along W. Bliss Street, and a lot depth of 124.91 feet. A 20-foot front yard setback is located along the south property line. A 15-foot utility easement is located along the south property line. Current Zoning is Residential, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (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 south 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 20 neighboring property owners on March 13, 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. Overhang will be leaving a separation about 6 feet 11 inches from structure to the front property line. Posts will be leaving a separation about 15 feet 11 inches from structure to the front property line. Overhang will encroach over the 15-foot utility easement, and posts will encroach over the 20-foot front yard. Similar variances were granted by ZBA for lots 8 – 13, 17 – 23 and 29 of Serenity Springs Subdivision on February 11, 2026, with the conditions of carport posts shall not encroach over easement and a Hold Harmless Agreement be in place.

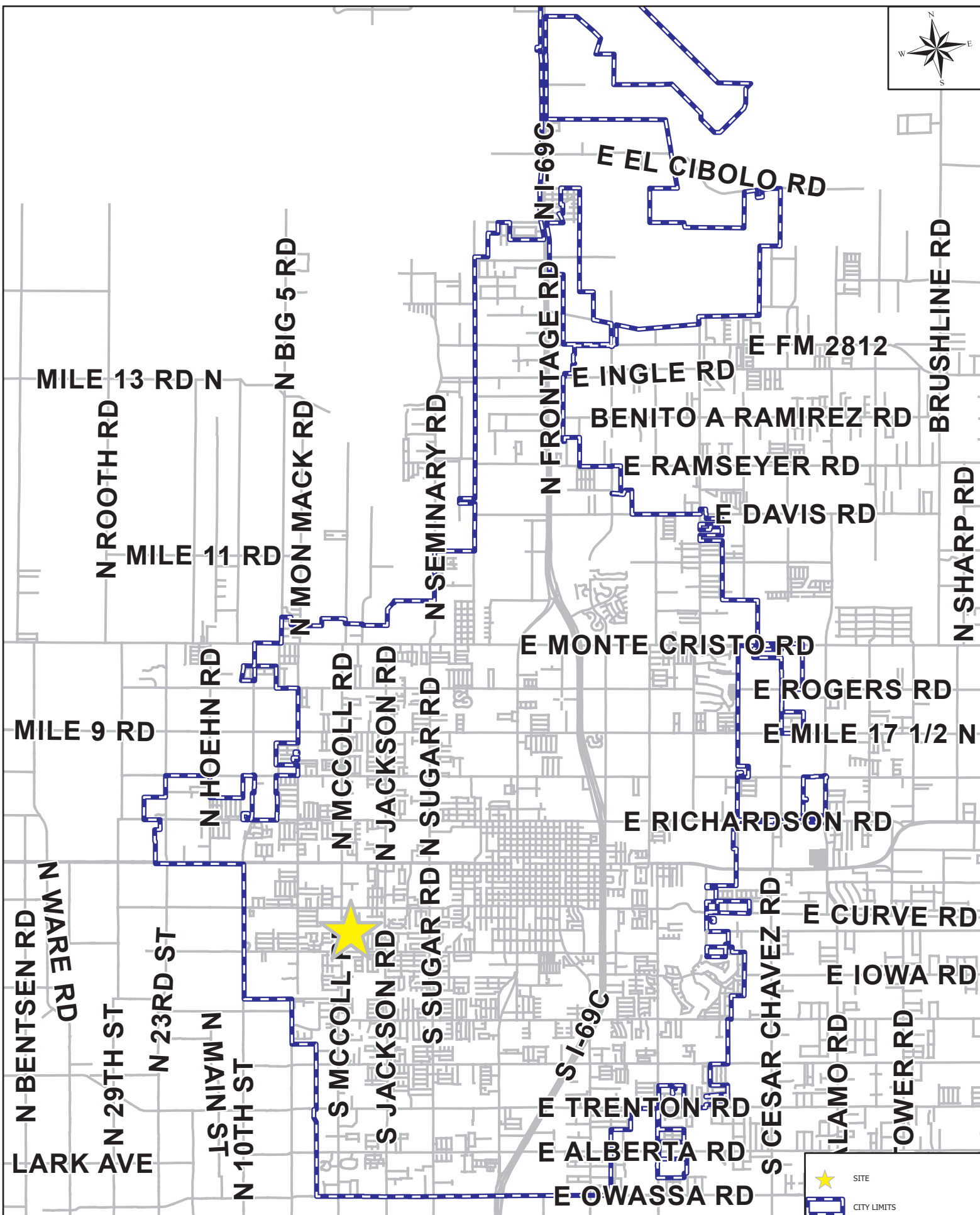
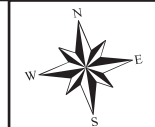
Recommendation

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.

Planning & Zoning Staff Report

Prepared by:
Juan Rodriguez
Planner I

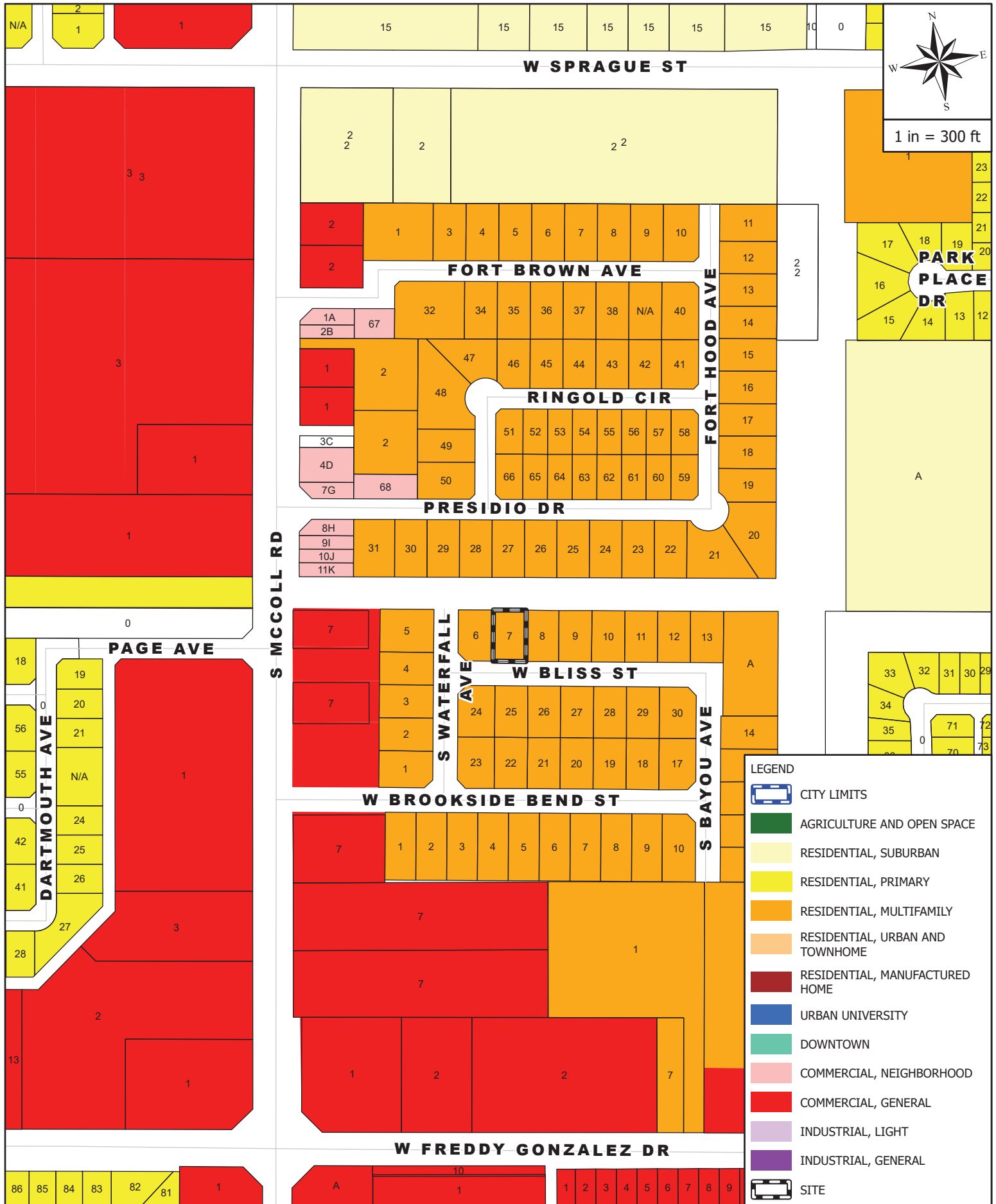
Approved by:
Jaime Acevedo
Director of Planning & Zoning





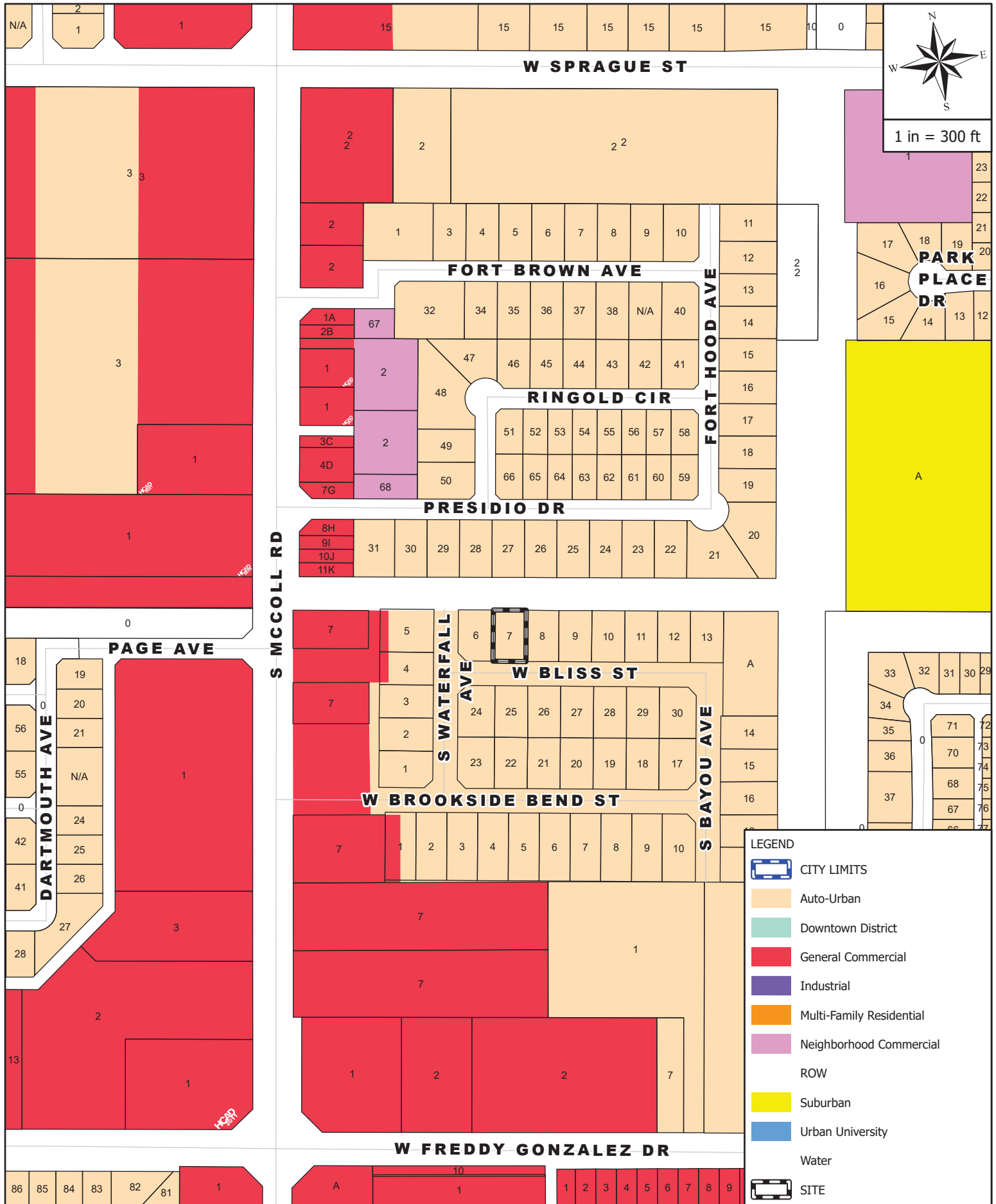
AERIAL MAP

2709 W BLISS ST



ZONING MAP

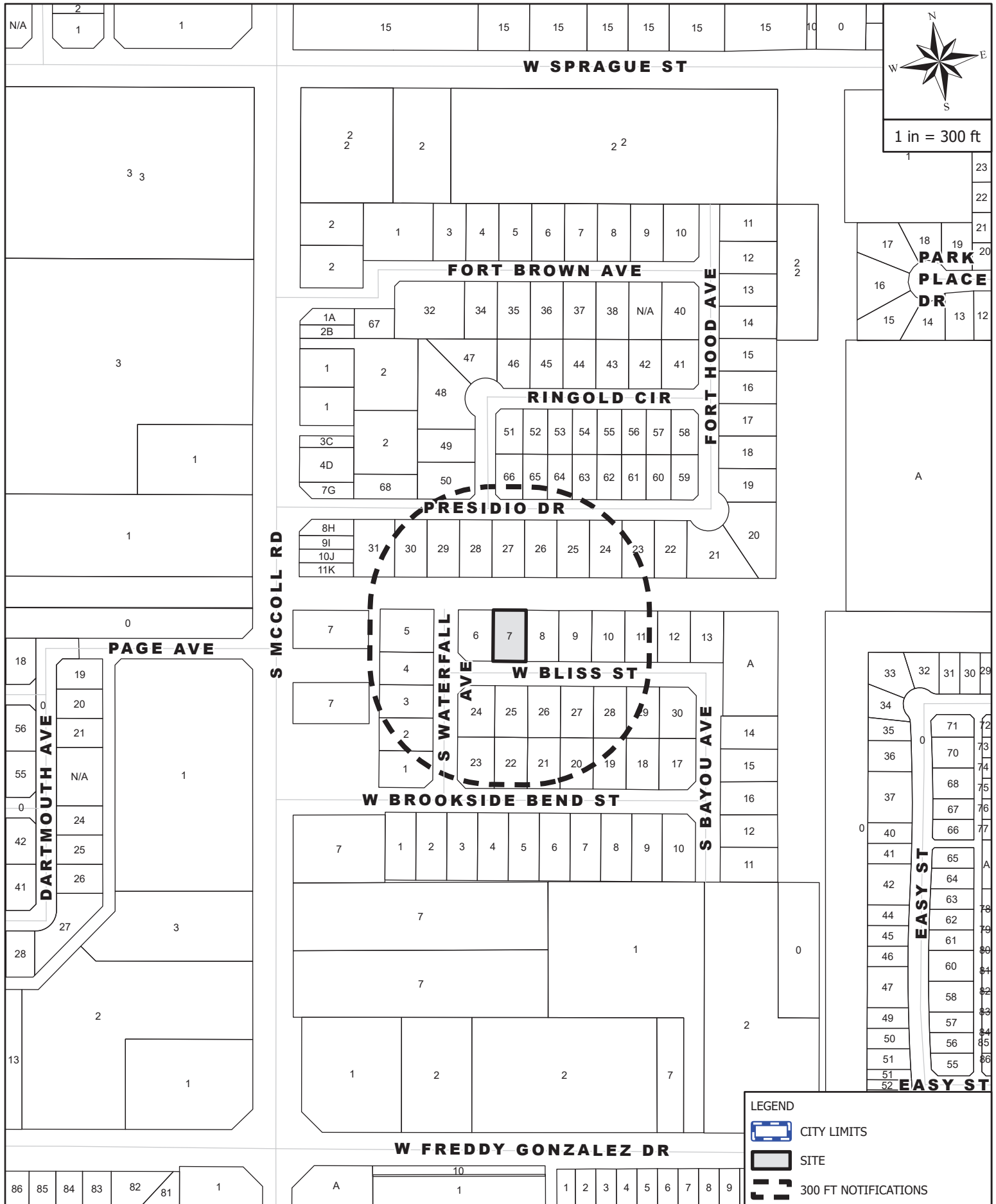
2709 W BLISS ST



FUTURE LANDUSE MAP

2709 W BLISS ST





MAILOUT AND SITE MAP

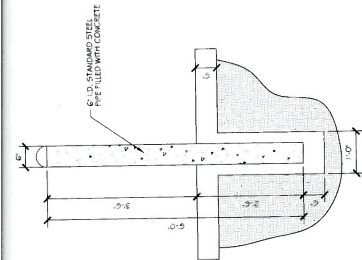
2709 W BLISS ST



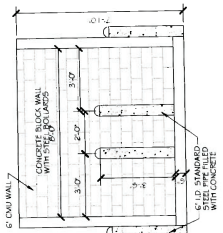
Variance Request Site Photo

Vanessa Bautista
2709 W. Bliss Street

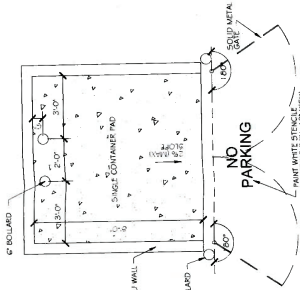




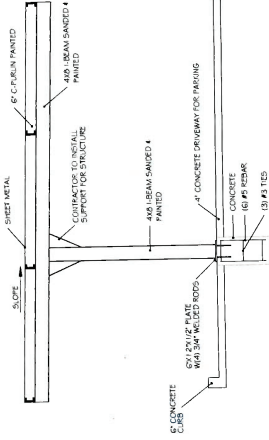
5 BOLLARD DETAIL
SCALE: 3/4"=1'-0"



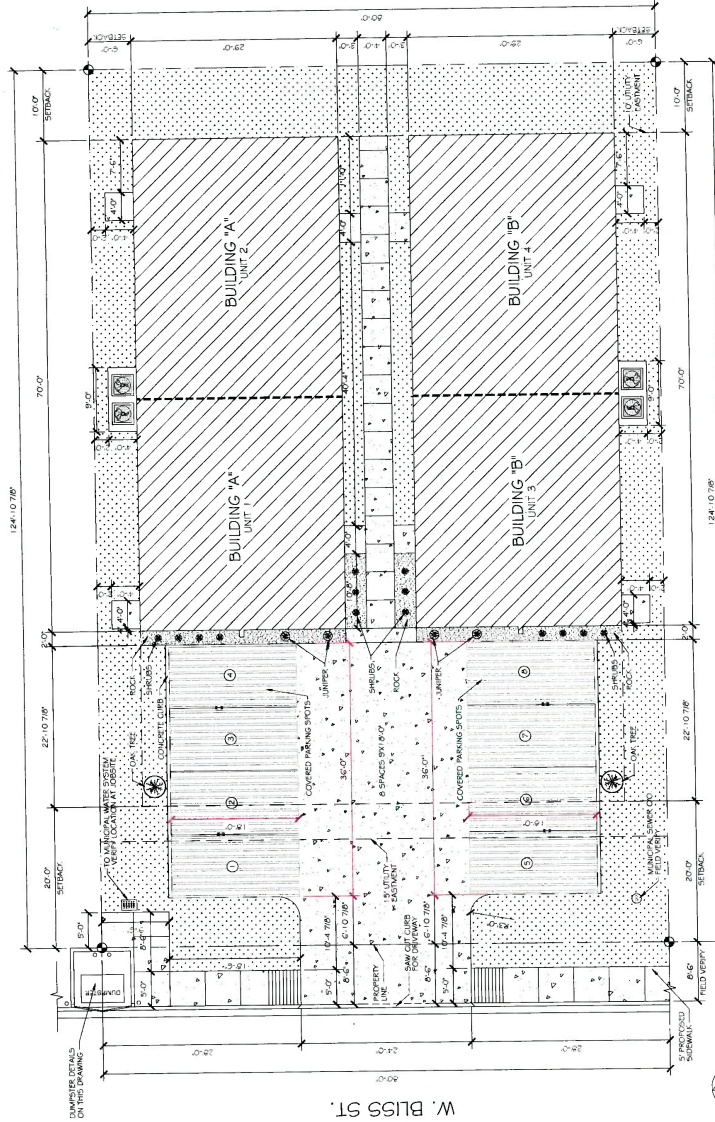
4 SECTION ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"



3 WASTE CONTAINER ENCLOSURE
SCALE: 3/8"=1'-0"



2 STRUCTURE DETAIL
SCALE: 3/8"=1'-0"



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

1.0

CONSTRUCTION COMPANY:
LONESTAR HOMES LLC
956-400-1489
ADDRESS FOR PROPERTY:
2709 W. BLISS ST.
EDINBURG, TX

PROJECT NAME:
PROPOSED BUILDING APTS.
LEGAL DESCRIPTION:
LOT 7, SERENITY SPRINGS
EDINBURG, TX
DESIGNER:
JOSE ROSALES JR.
DATE: OCTOBER 6, 2025

NOTE:
THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE PLAN. TO PREVENT THE REPRODUCTION OF THIS PLAN, THE DESIGNER HAS REGISTERED THE PLAN WITH THE TEXAS ARCHITECTS BOARD. ANY REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS PROHIBITED. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE PLAN. TO PREVENT THE REPRODUCTION OF THIS PLAN, THE DESIGNER HAS REGISTERED THE PLAN WITH THE TEXAS ARCHITECTS BOARD. ANY REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS PROHIBITED.

DRAFTING & DESIGN



CELL: 956-240-3843

Planning & Zoning Staff Report

Prepared on: March 16, 2026

Zoning Board of Adjustment

Regular Meeting: March 25, 2026

Agenda Item

Variance request by Donaldo Rodriguez for a Variance to the City of Edinburg Unified Development Code for the reduction of the required front setback from 25 feet to 20 feet, Being Lot 1, The Divine Apartments Subdivision, Located at 2901 W. Chapin Road.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.202 Standards for Nonresidential and Mixed-Use Development. The applicant is proposing a reduction of the front yard setback from 25 feet to of 20 feet.

Property Location and Vicinity

The property is located at the northwest corner of the intersection of W. Chapin Road and N. McColl Road. The property has a total frontage of 223.33 feet along W. Chapin Road, and a lot depth of 228 feet. A 15-foot utility easement is surrounding the whole property. Current Zoning is Commercial, General (CG) District. Adjacent zoning is Residential, Multifamily (RM) District to the east, Manufactured Home (MH) District to the north, Residential, Suburban (RS) District to the west, and Commercial, General (CG) District to the south. Adjacent land uses consist of single-family, multi-family and vacant land uses.

Background and History

The property is part of The Divine Apartments Subdivision that was recorded on November 18, 2025. The applicant is proposing a reduction of the front yard setback along W. Chapin Road from 25 feet to 20 feet. Setbacks required as per city ordinance are as follows: Front 25 feet, Side 10 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 17 neighboring property owners on March 13, 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 a reduction of the front yard setback from 25 feet to 20 feet. Initial intent of subdivision was for multi-family uses, where setbacks were specified for proposed use. Intent of property changed from multi-family use to commercial uses. Building setbacks on plat are subjected to City of Edinburg Unified Development Code requirements by zoning. Property was rezoned to Commercial, General (CG) District on January 6, 2026.

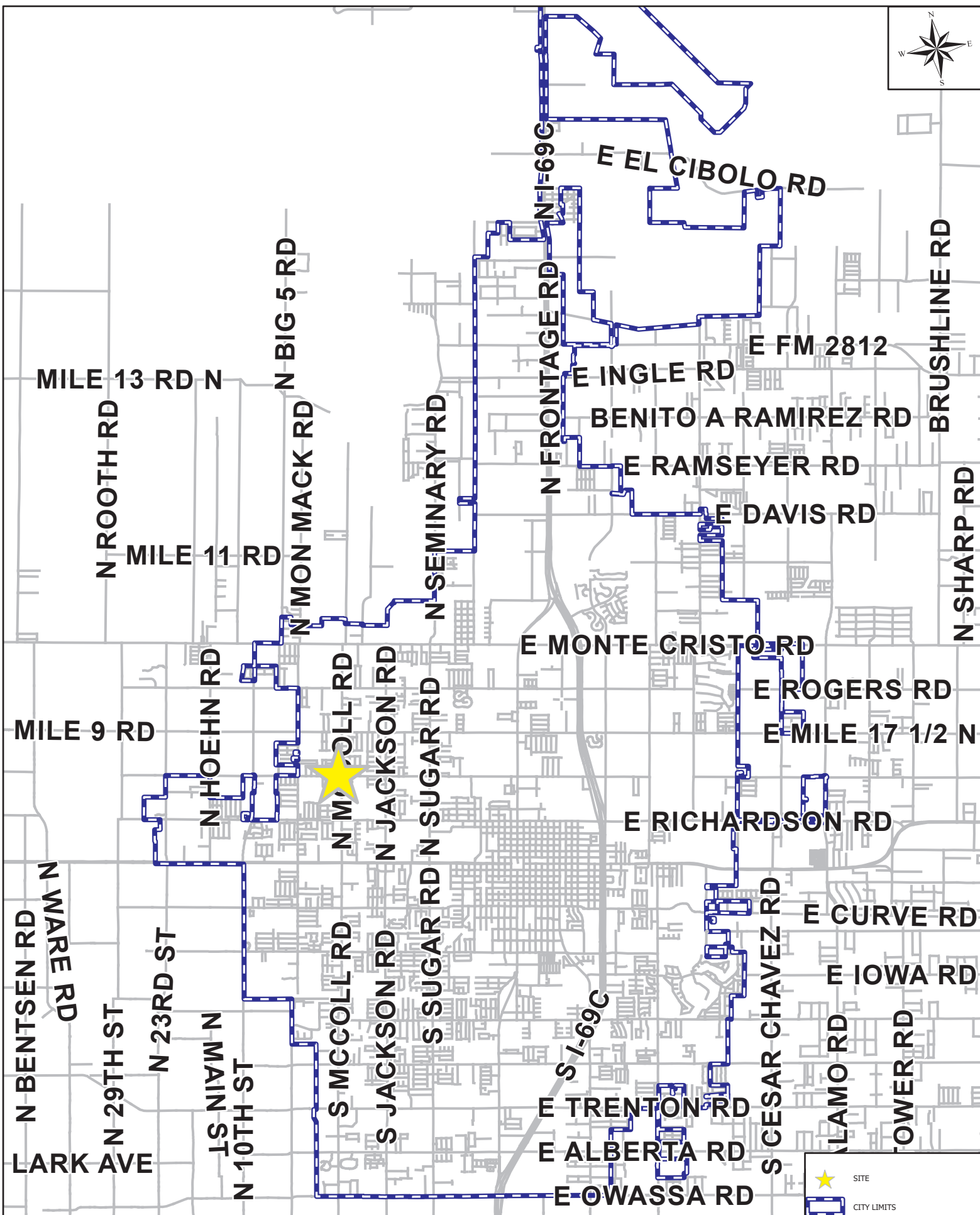
Recommendation

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.

Planning & Zoning Staff Report

Prepared by:
Juan Rodriguez
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning



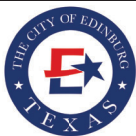
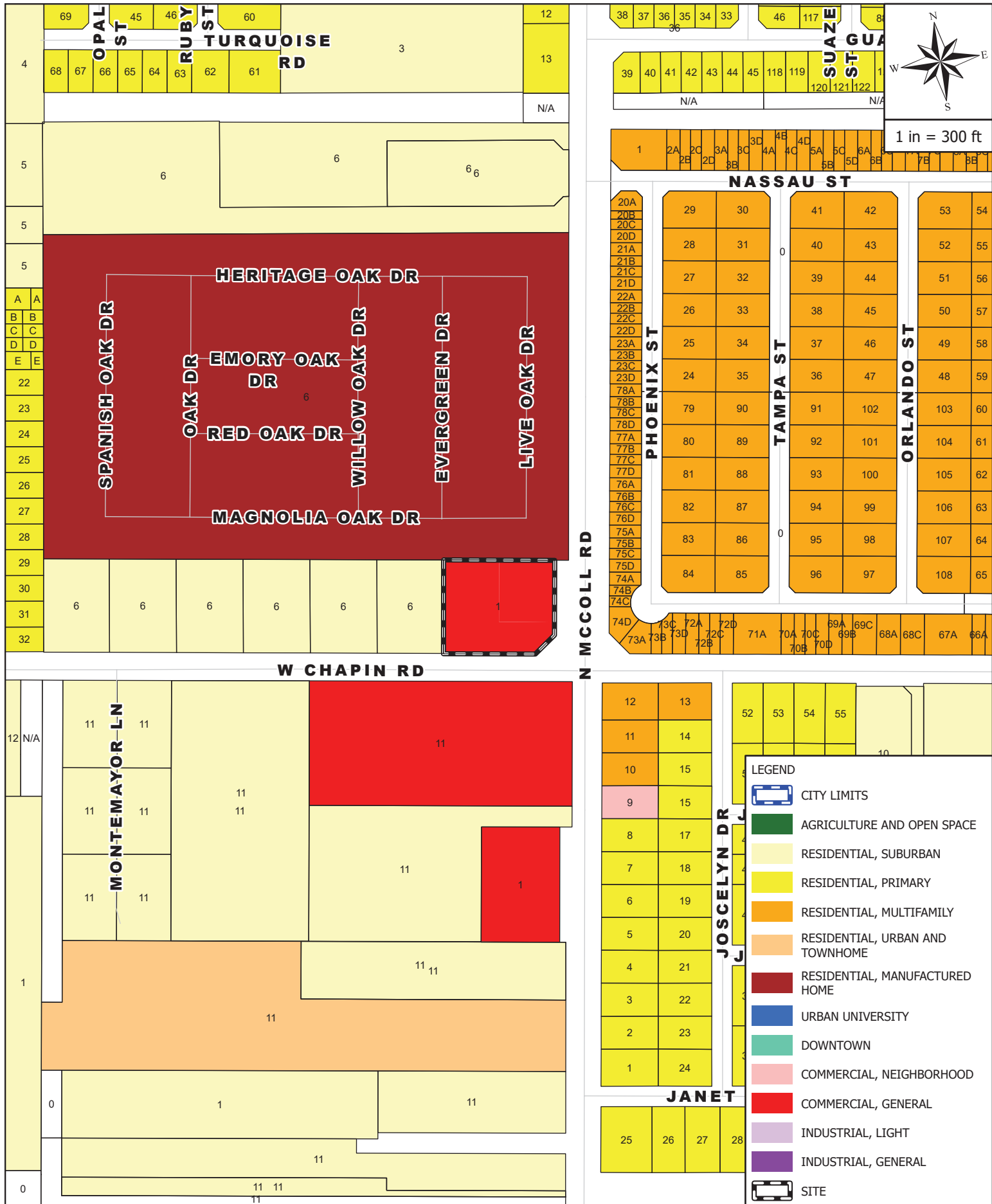
 SITE

 CITY LIMITS



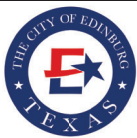
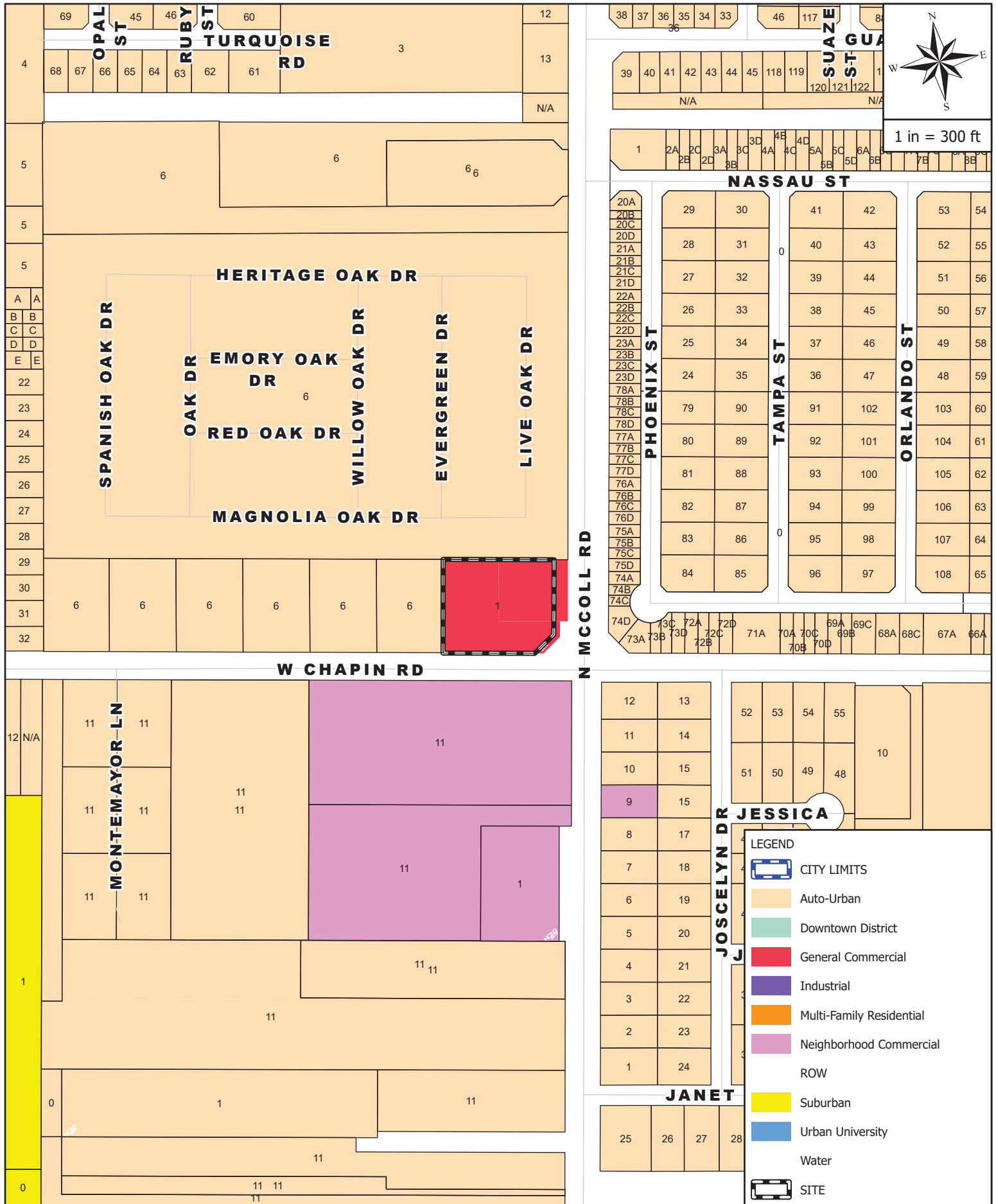
AERIAL MAP

2901 W CHAPIN RD



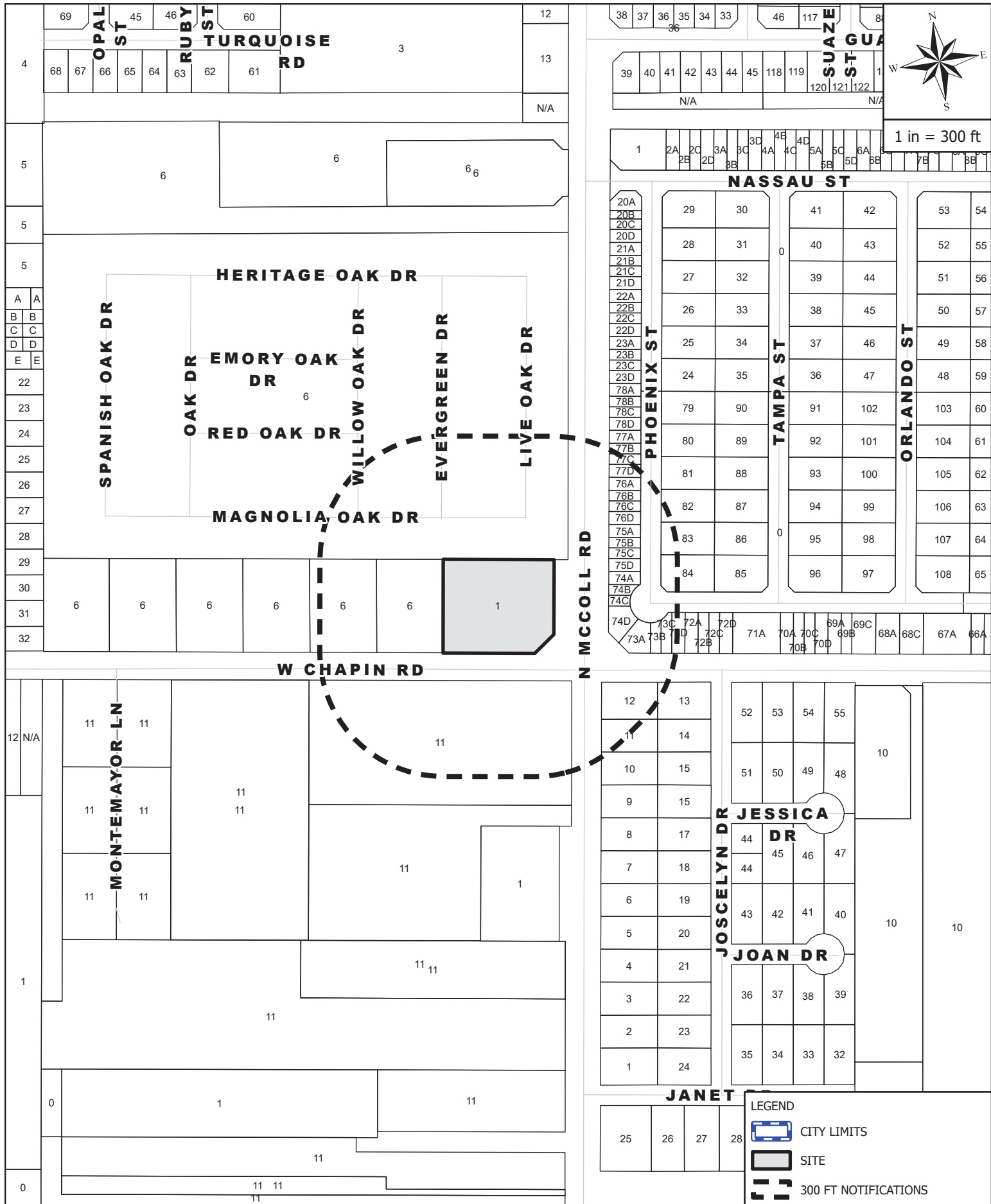
ZONING MAP

2901 W CHAPIN RD



FUTURE LANDUSE MAP

2901 W CHAPIN RD



MAILOUT AND SITE MAP

2901 W CHAPIN RD



VarianceRequest Site Photo

Donaldo Rodriguez
2901 W. Chapin Road

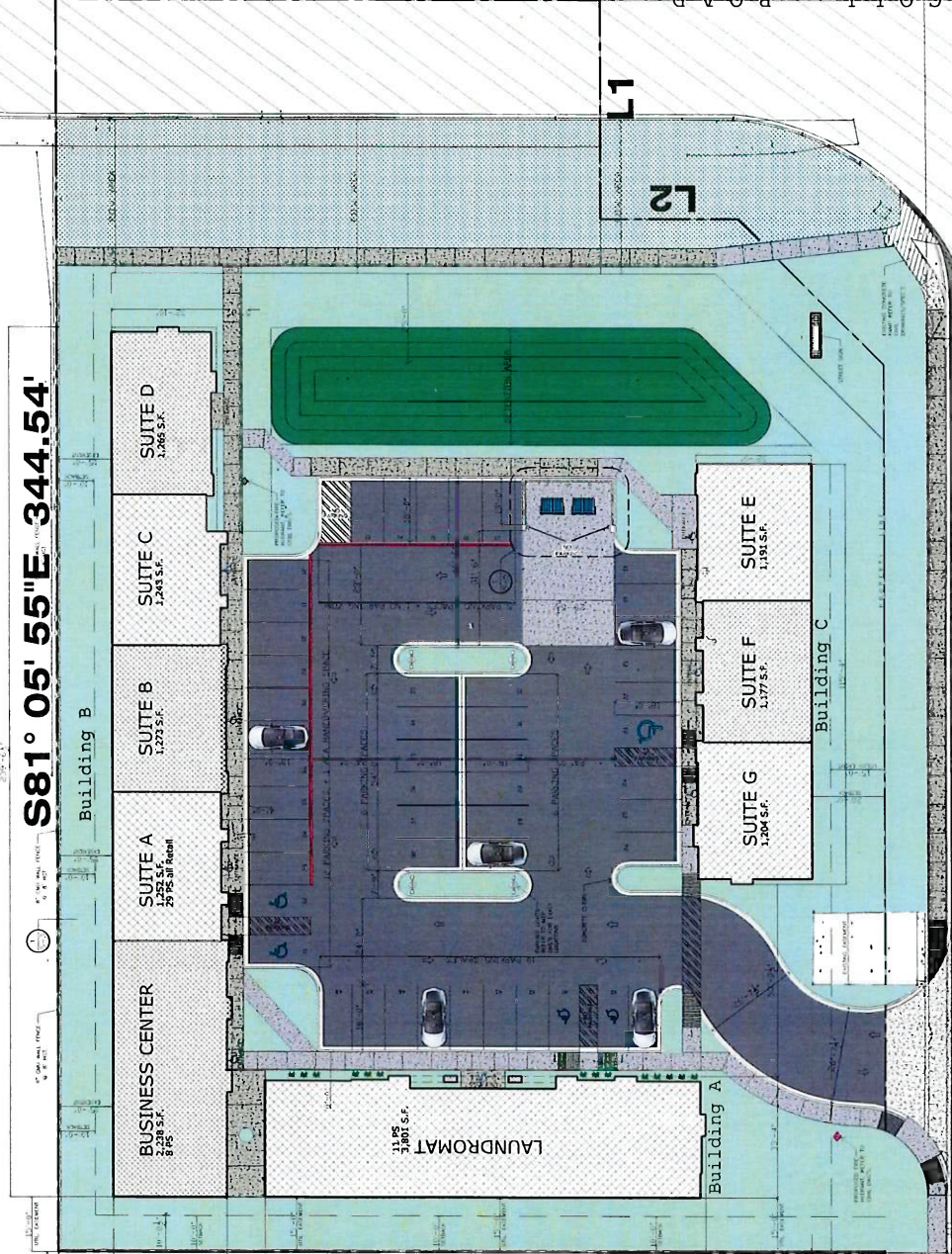


1.0-ACRE TRACT
 JOSE ANGEL AND WIFE, FIDELFA ACEVEDO,
 OUT OF LOT 6, SECTION 237
 VOL.1, PG. 12, M.R.H.C.
 DOC.#333718, O.R.H.C.

N8° 54' 05"E 228.00'

S81° 05' 55"E 344.54'

S8° 54' 05"W 150.00'



W C H A P I N R O A D



01 Dimensioned Site Plan
 SCALE: 1/16" = 1'-0"



PROJECT	SHEET #	PROJECT NAME & ADDRESS
LOT # 1	S-01	Primepoint Plaza
DATE: 2/10/2026		LOT # 1 The Divine Apartments
SCALE: 1/16" = 1'-0"		Subdivision
		Edinburg
		Texas

SUMMEI

Planning & Zoning Staff Report

Prepared on: March 16, 2026

Zoning Board of Adjustment

Regular Meeting: March 25, 2026

Agenda Item

Variance request by Sergio Benavides for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the overhang of a carport over a utility easement, Being Lot 8, Jackson Estates Subdivision, Located at 2005 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 with its overhang over a 15-foot utility easement. The 15-foot utility easement is located along the front property line.

Property Location and Vicinity

The property is located at the north of Elsham Avenue and about 600 feet east of S. Jackson Road. The property has a total frontage of 80 feet along Elsham Avenue, and a lot depth of 149.35 feet. A 15-foot utility easement is located along the south property line. Current Zoning is Residential, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RM) District to the west and east, Residential, Primary (RP) District and Residential, Suburban (RS) District to the south, and Commercial, General (CG) District to the north. Adjacent land uses consist of multi-family and vacant land uses.

Background and History

The property is part of the Jackson Estates Subdivision 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. Plat notes did not specify a carport setback.

Staff mailed a notice of the variance request to 25 neighboring property owners on March 13, 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 front property line. Overhang will be leaving a separation about 7 feet from structure to the front property line. Overhang will encroach over the 15-foot utility easement, and posts will clear the front yard setback and 15-foot utility easement.

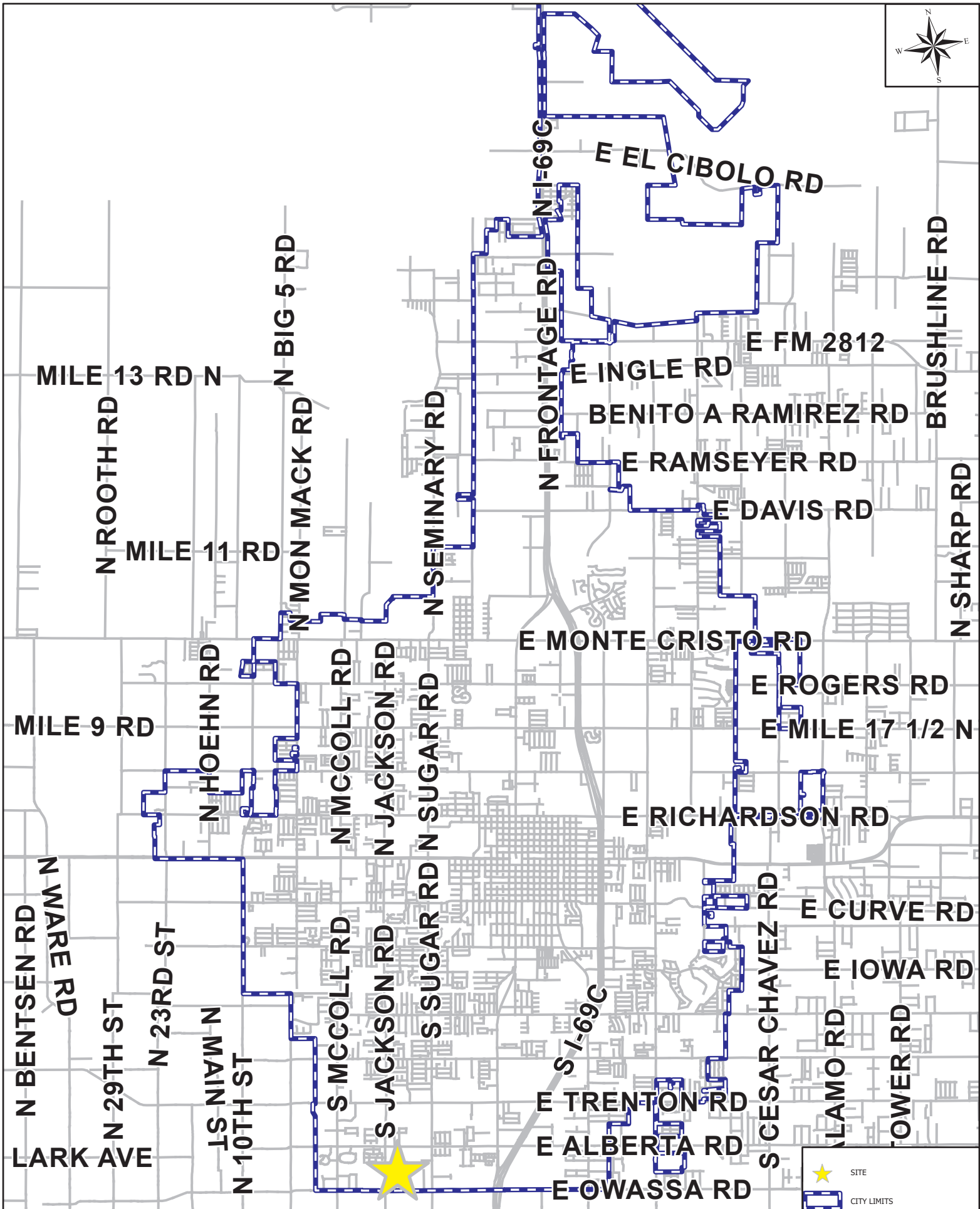
Recommendation

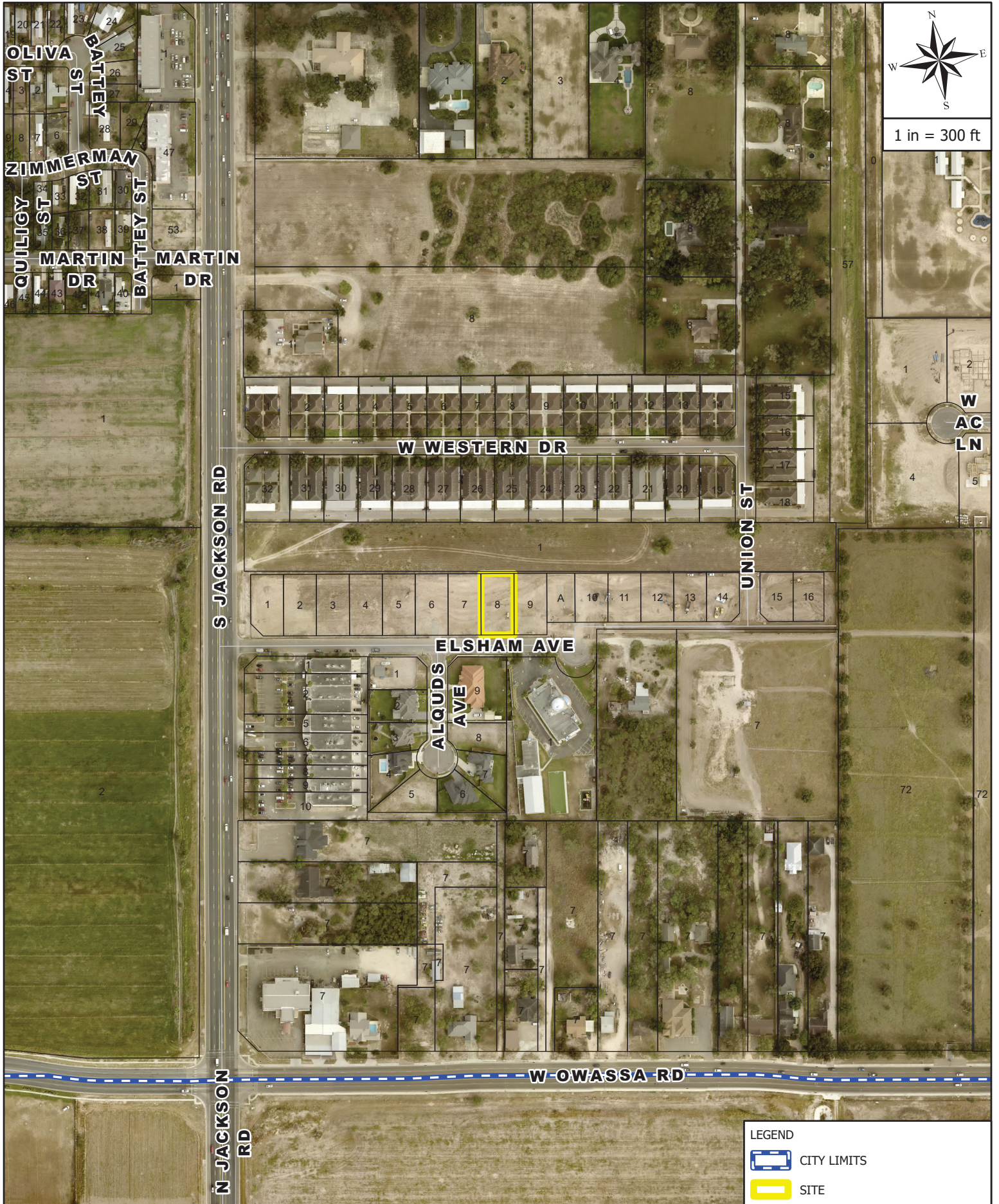
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

Planning & Zoning Staff Report

Prepared by:
Juan Rodriguez
Planner I

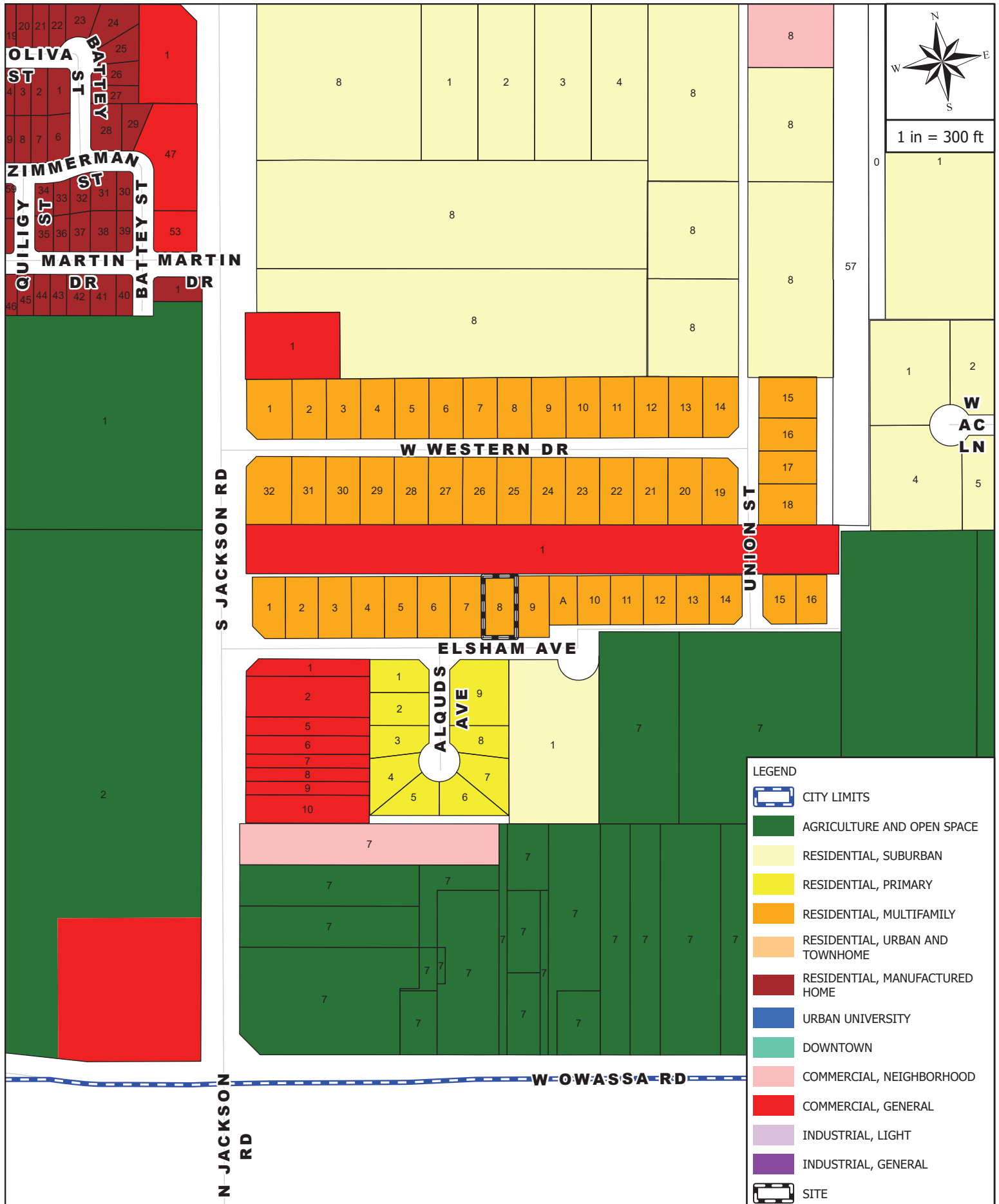
Approved by:
Jaime Acevedo
Director of Planning & Zoning





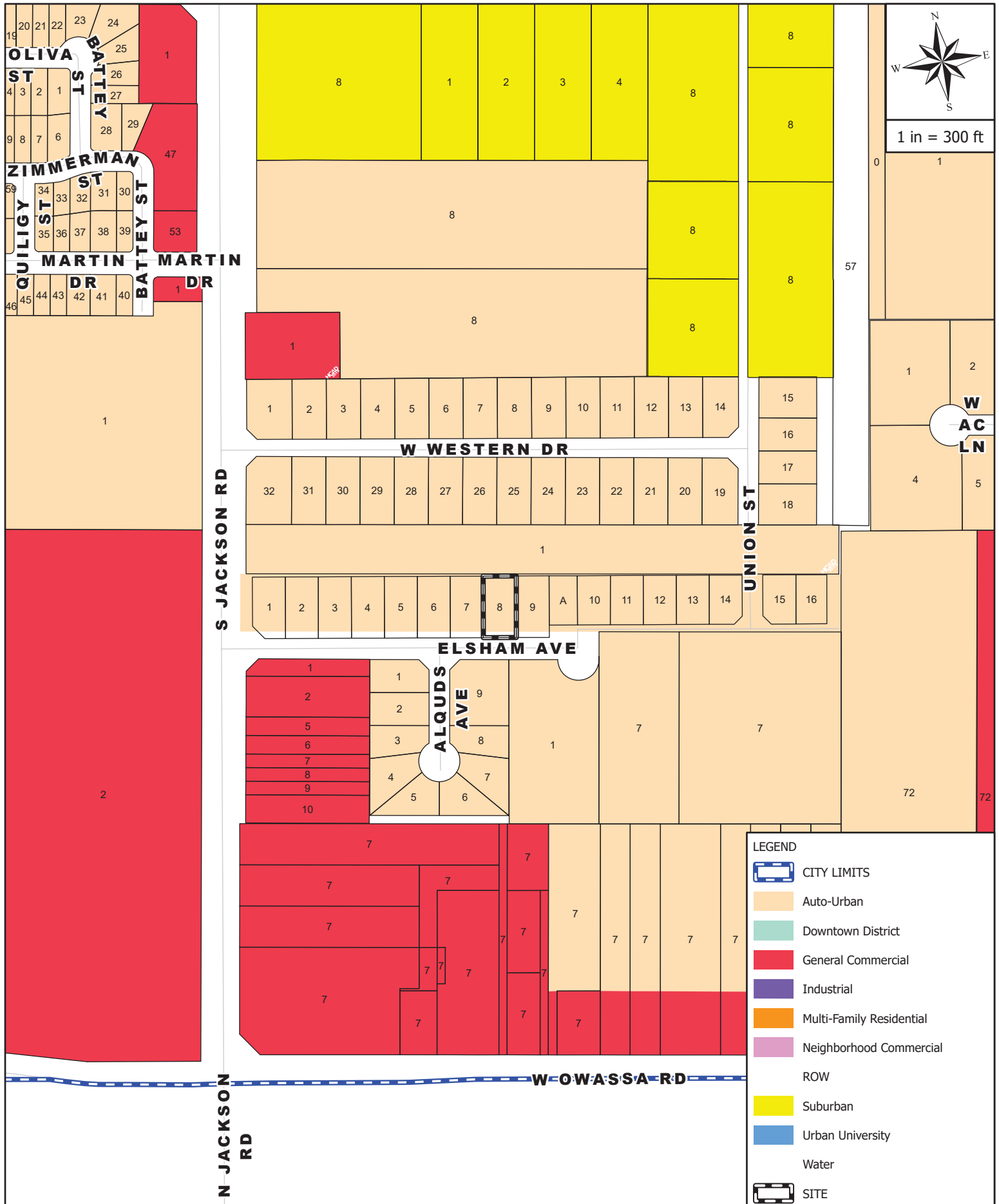
AERIAL MAP

2005 ELSHAM AVE



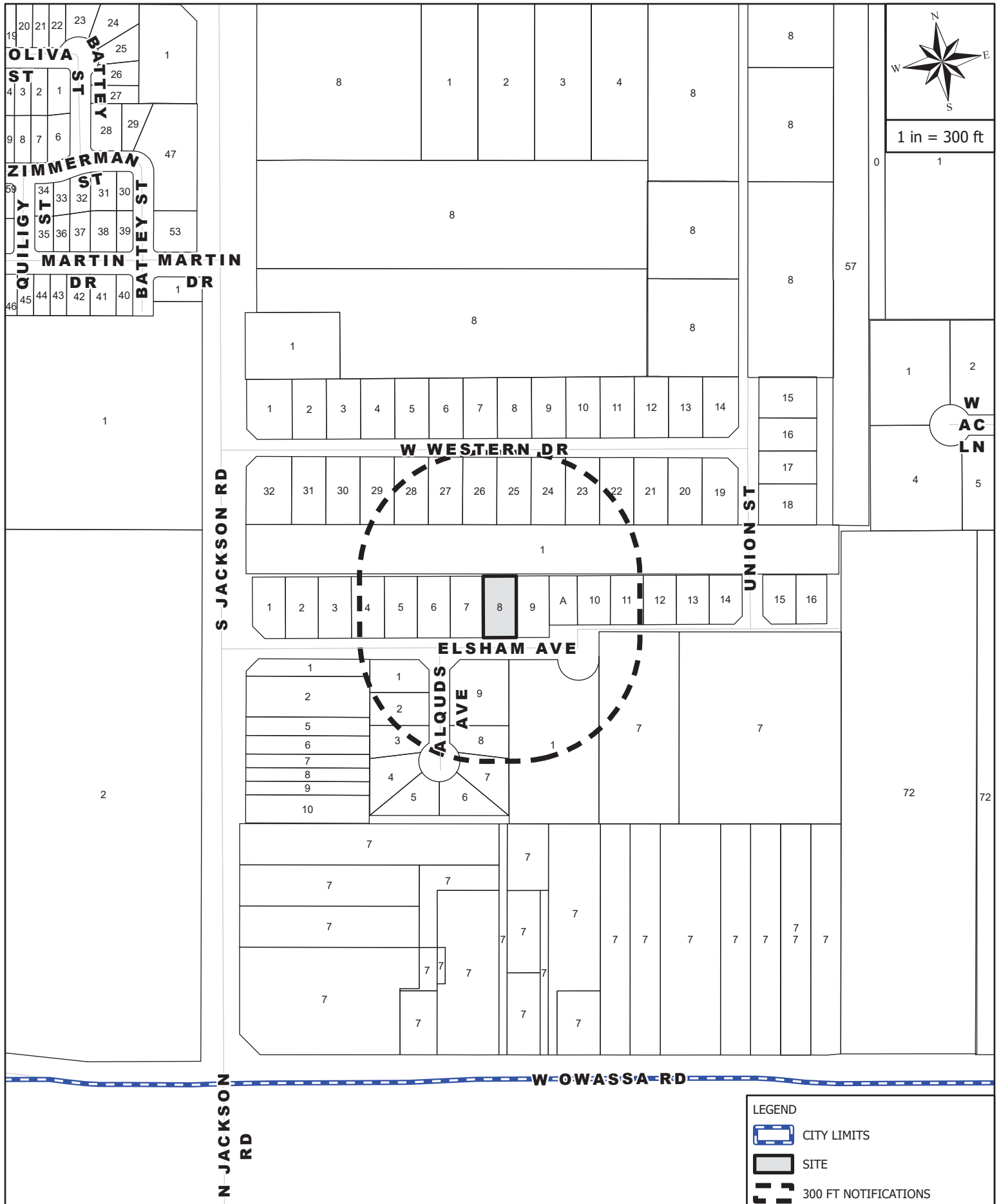
ZONING MAP

2005 ELSHAM AVE



FUTURE LANDUSE MAP

2005 ELSHAM AVE



MAILOUT AND SITE MAP

2005 ELSHAM AVE



VarianceRequest Site Photo

Sergio Benavides
2005 Elsham Avenue



- FOUND No. 4 REBAR
● SET "X" MARK ON CONCRETE
○ SET No. 4 REBAR WITH PLASTIC
CAP STAMPED MELDEN & HUNT, INC
- R.O.W. - RIGHT OF WAY
H.C.M.R. - HIGHLAND COUNTY MAP RECORDS
H.C.D.R. - HIGHLAND COUNTY DEED RECORDS
H.C.O.R. - HIGHLAND COUNTY OFFICIAL RECORDS
Sq. Ft. - SQUARE FEET
N.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
N.T.S. - NOT TO SCALE
AC. - ACRE

Line #	Length	Direction
L1	42.43'	S36° 29' 28"E
L2	26.28'	S53° 30' 32"W
L3	26.28'	S36° 29' 28"E

JACKSON ESTATES
SUBDIVISION

5.000 ACRES
BEING OUT OF LOT 7, BLOCK 3
A.J. McCOLL SUBDIVISION
CITY OF EDINBURG
COUNTY OF HIDALGO, TEXAS

METES AND BOUNDS DESCRIPTION

- [illegible]

GENERAL PLAT NOTES AND RESTRICTIONS:

- [illegible]

STATE OF TEXAS

THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ECHINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS JACKSON ESTATES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

30th DAY OF March, 2025

[Signature]
CHAIRPERSON, PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL

DATE 3-24-25

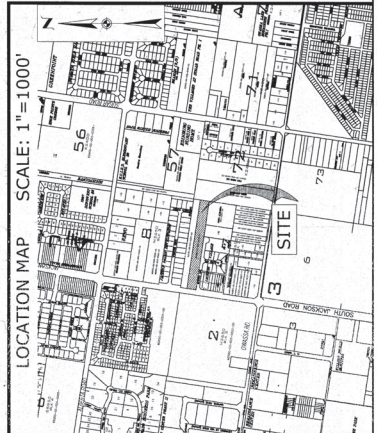
3-24-25



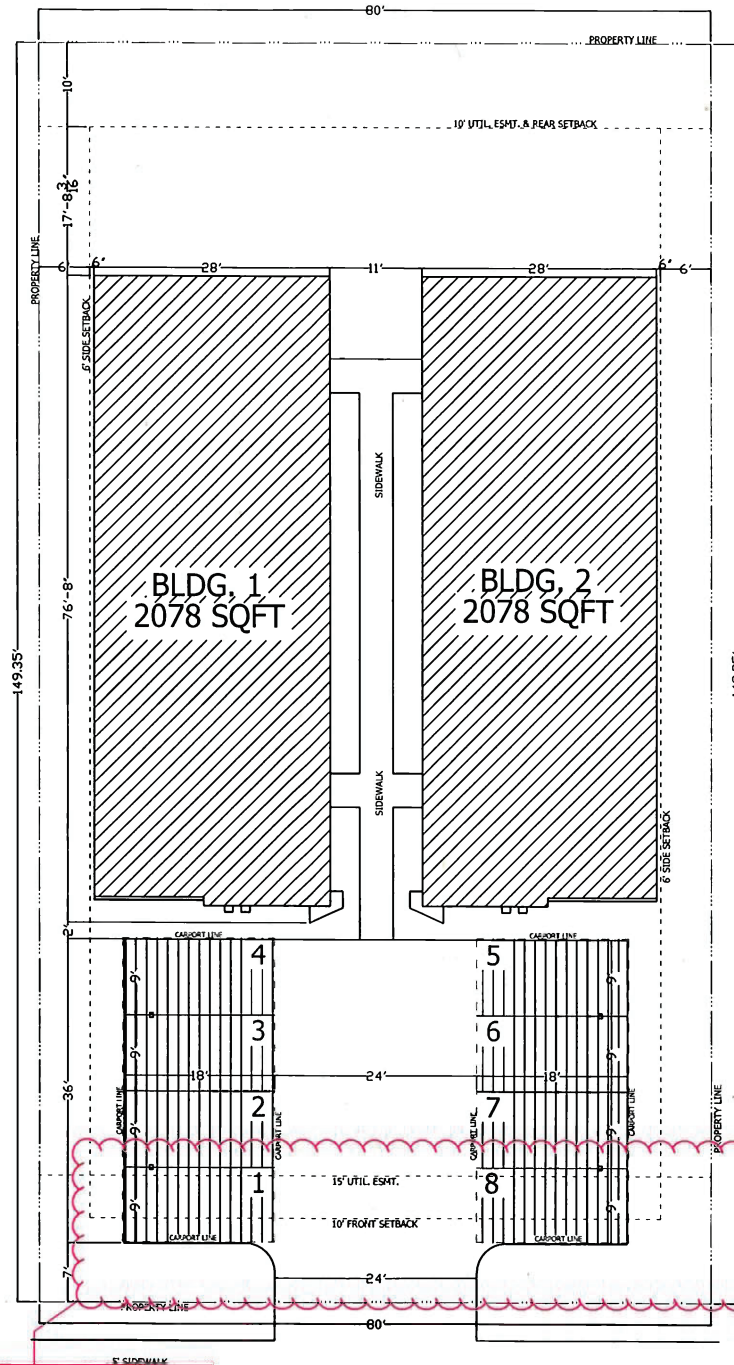
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

IN: 3/31/2005 9:57 AM PM
INSTRUMENT NUMBER: 3634120
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

Olga Sanchez
DEPUTY



JACKSON ESTATES SBDV.
LOT 8
EDINBURG, TX.



MINIMUM BUILDING
SETBACKS:

Post - 10ft ____;
Overhang - 15ft ____;
Side - 6ft ____

The carport (posts or overhang) cannot encroach into any public right-of-way, easement or side setback

ELSHAM AVENUE

Planning & Zoning Staff Report

Prepared on: March 16, 2026

Zoning Board of Adjustment

Regular Meeting: March 25, 2026

Agenda Item

Variance request by Jorge de Hoyos for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the overhang of a carport over a utility easement, Being Lot 10, Jackson Estates Subdivision, Located at 1909 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 the construction of a carport with the supporting posts and overhang encroaching into the 15-foot utility easement. The 15-foot utility easement is located along the front property line.

Property Location and Vicinity

The property is located at the north of Elsham Avenue and about 600 feet east S. Jackson Road. 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, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RM) District to the west and east, Residential, Primary (RP) District and Residential, Suburban (RS) District to the south, and Commercial, General (CG) District to the north. Adjacent land uses consist of multi-family and vacant land uses.

Background and History

The property is part of the Jackson Estates Subdivision that was recorded on March 31, 2025. The applicant is proposing to construct a carport with supporting posts and 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. Plat notes did not specify a carport setback.

Staff mailed a notice of the variance request to 19 neighboring property owners on March 13, 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 with supporting posts and overhang encroaching over a 15-foot utility easement that is located along the front property line. The proposed carport will extend across the entire front yard area, reaching the zero-lot line. Similar variance has been granted for lots 14 and 15 of Jackson Estates Subdivision on September 24, 2025, with the conditions of a Hold Harmless Agreement must be signed and a Texas 811 Dig test report, indicating no lines within the utility easement, must be provided.

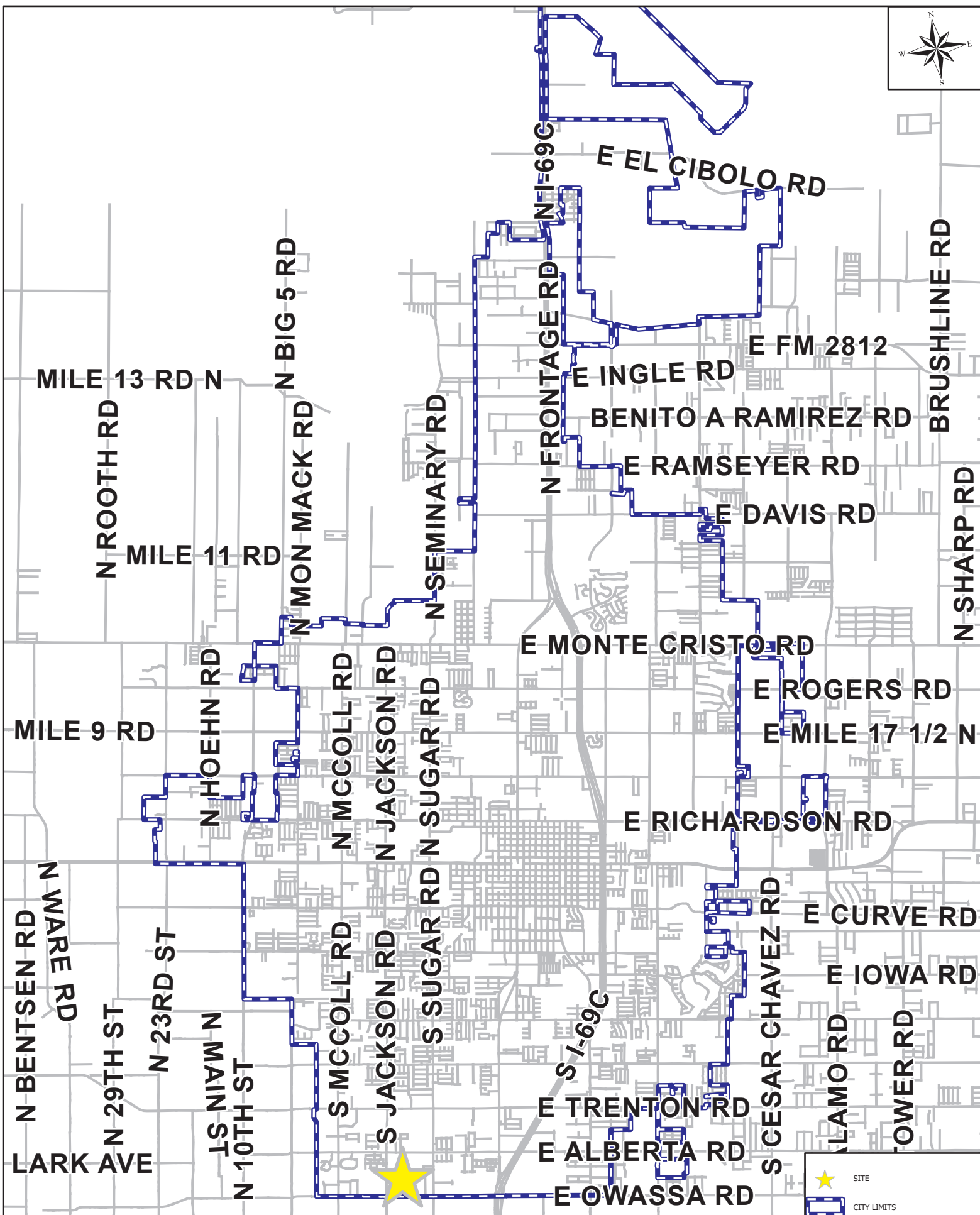
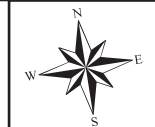
Recommendation

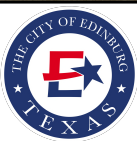
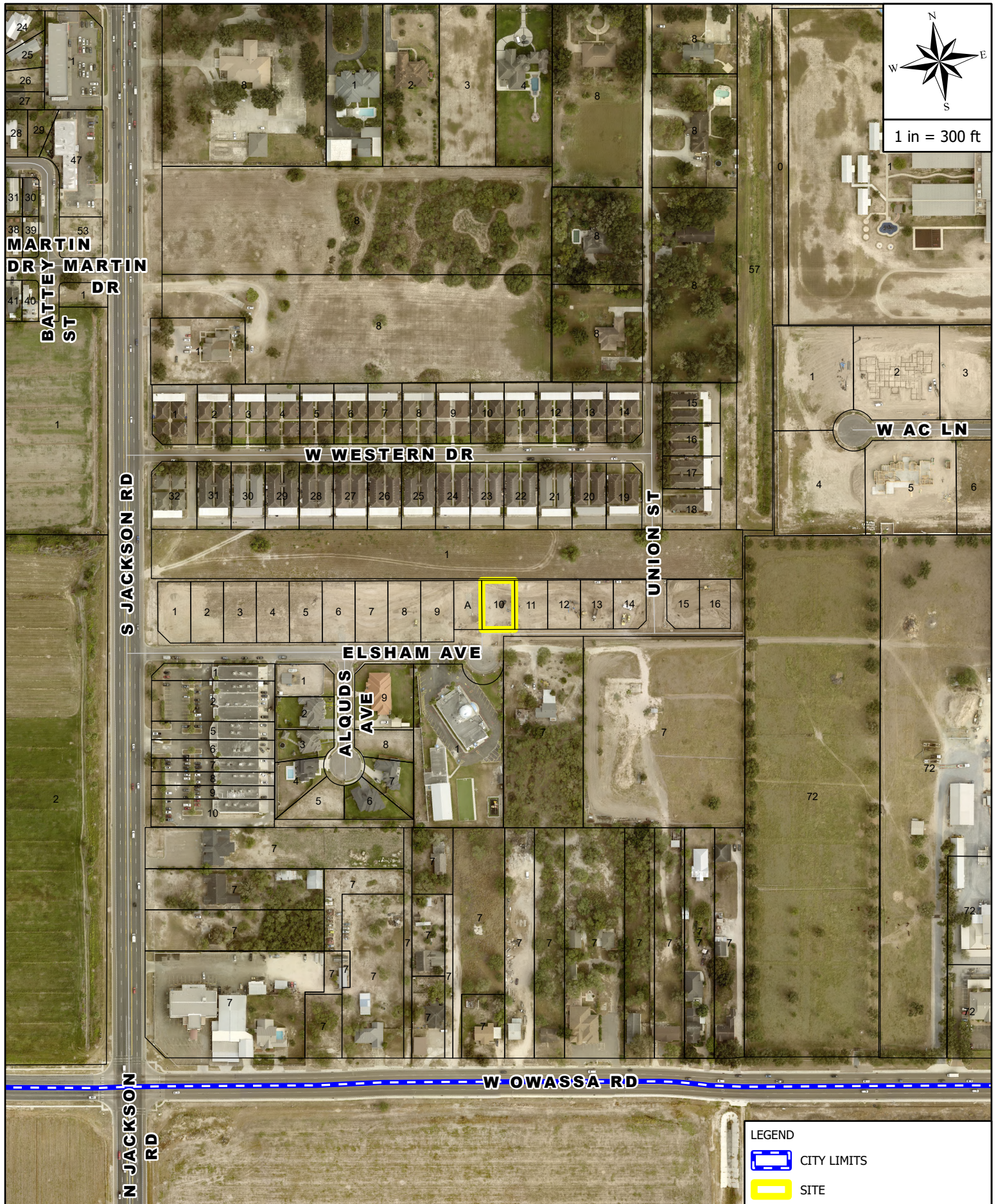
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

Planning & Zoning Staff Report

Prepared by:
Anna Gabriela Cantu
Planner I

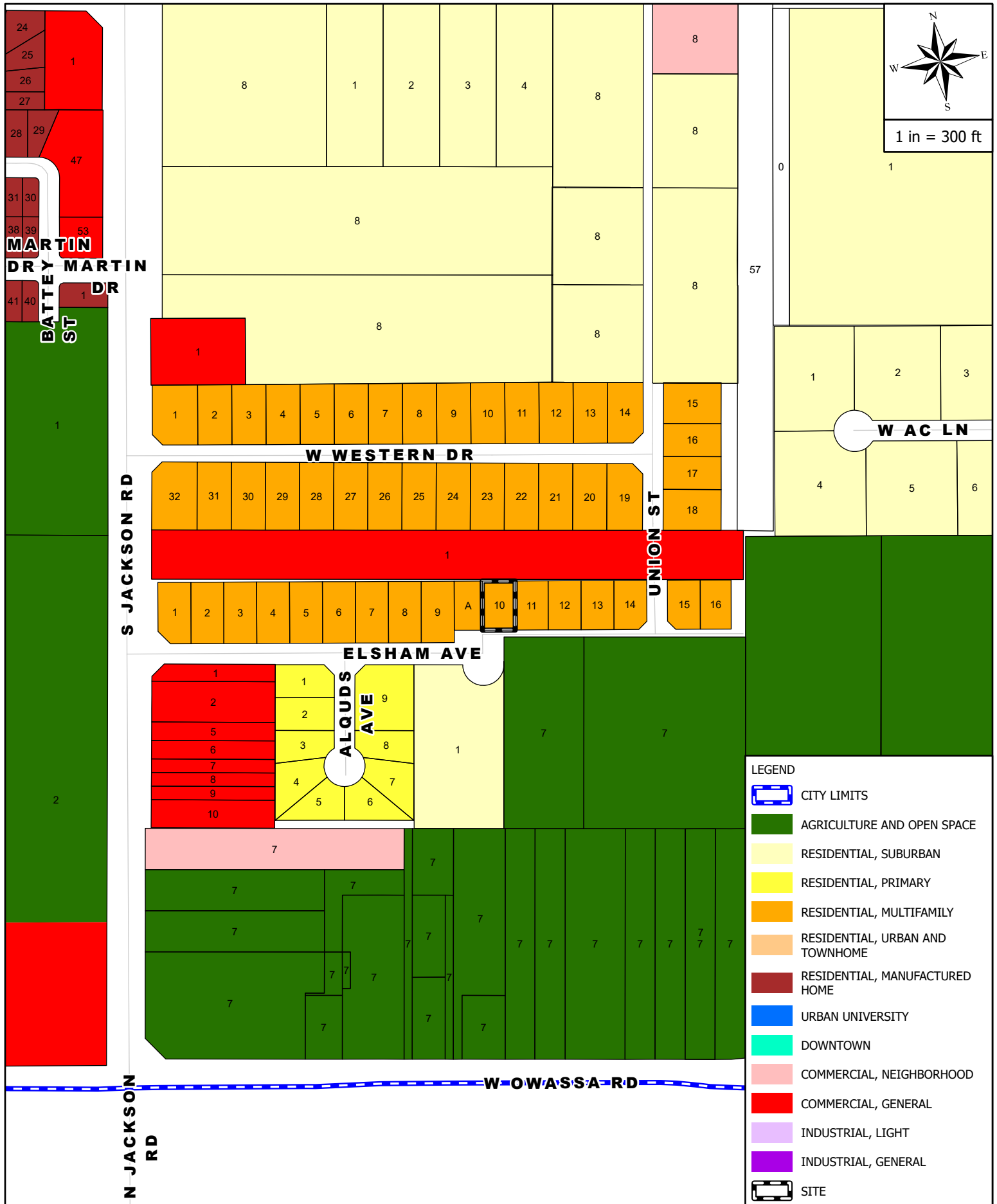
Approved by:
Jaime Acevedo
Director of Planning & Zoning





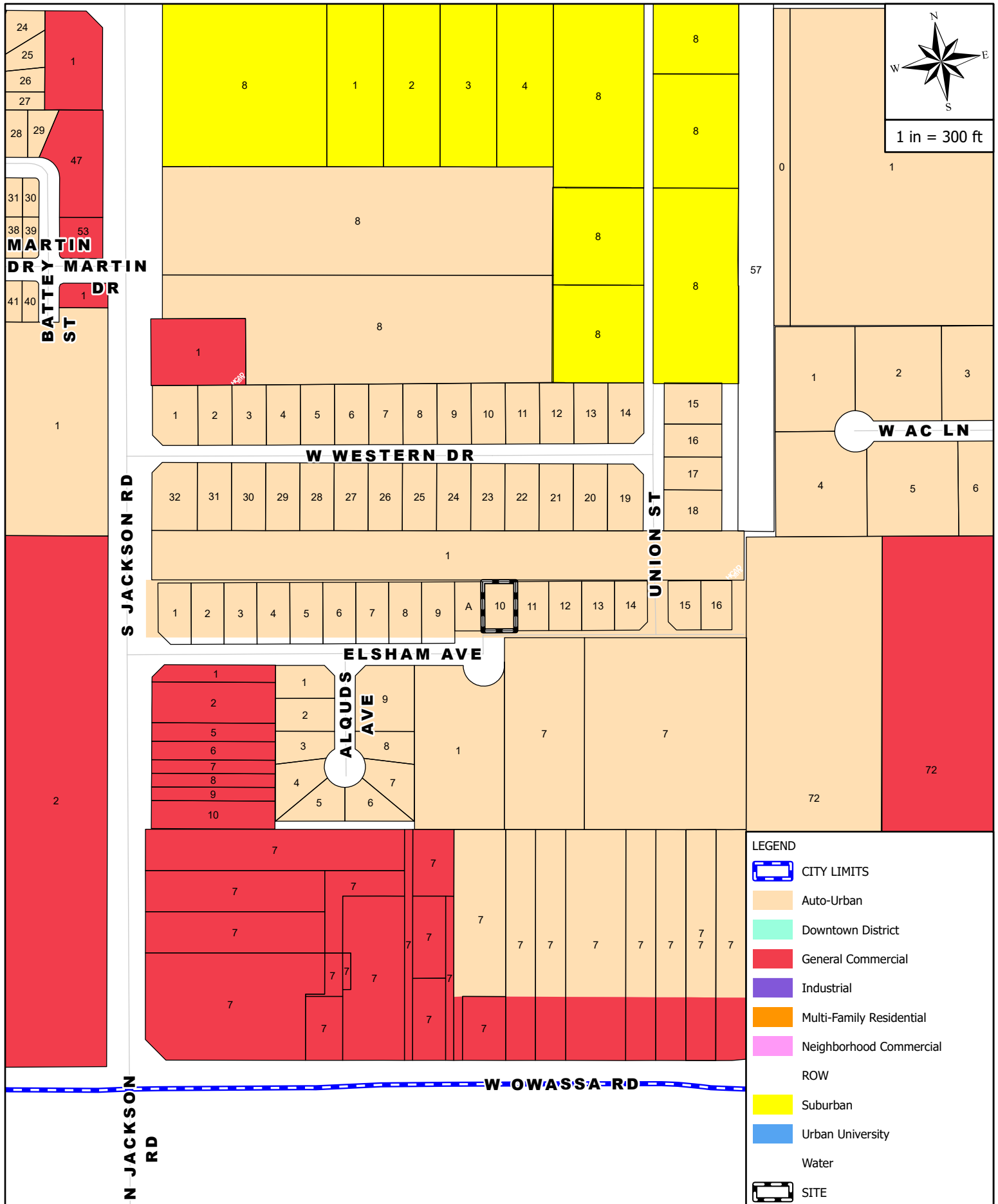
AERIAL MAP

1909 ELSHAM AVE



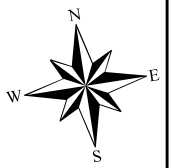
ZONING MAP

1909 ELSHAM AVE

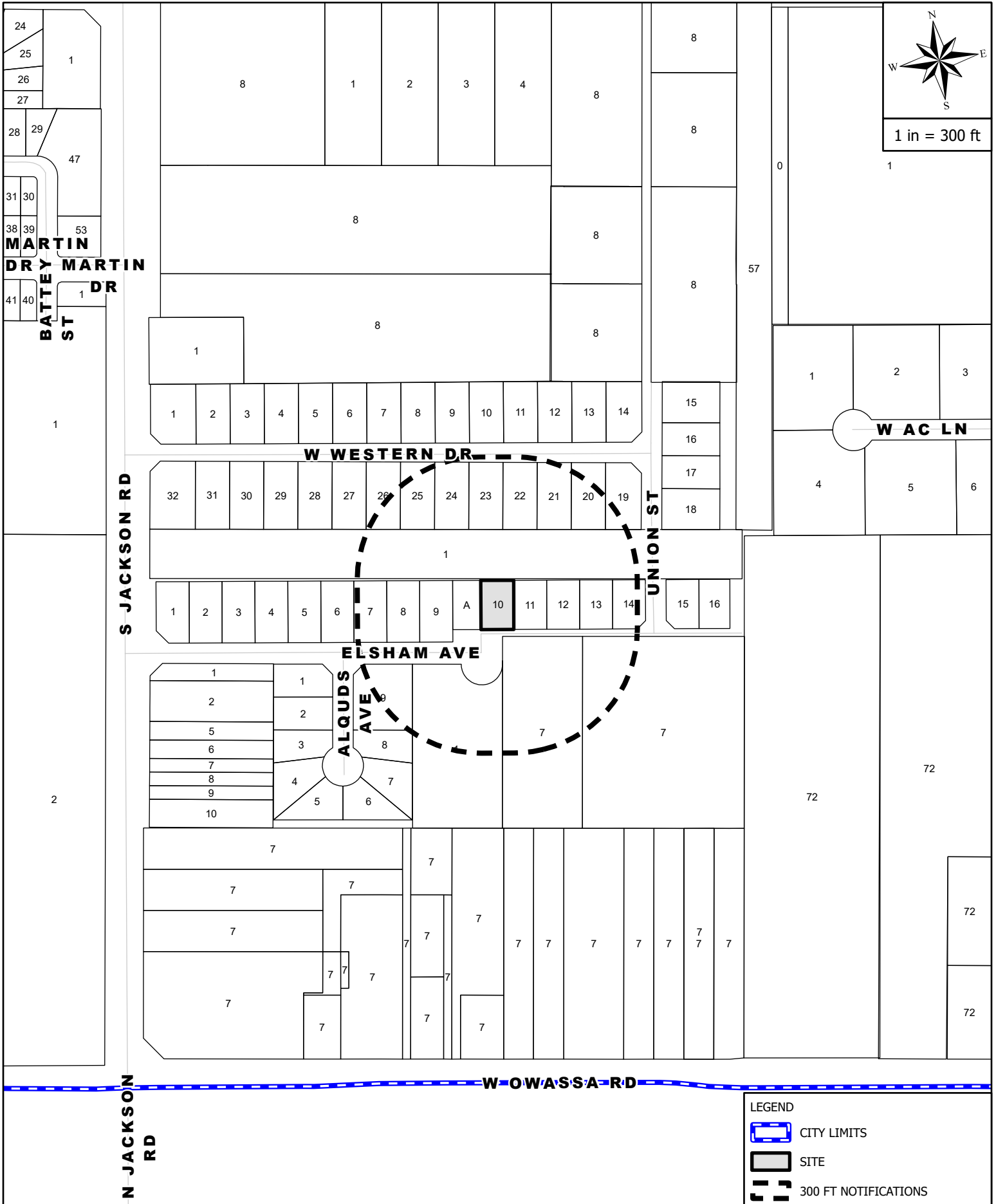


FUTURE LANDUSE MAP

1909 ELSHAM AVE



1 in = 300 ft



MAILOUT AND SITE MAP

1909 ELSHAM AVE



Variance Request Site Photo

Jorge de Hoyos
1909 Elsham Avenue



The carport (posts or overhang) cannot encroach into any public right-of-way, easement or side setback

Planning & Zoning Staff Report

Prepared on: March 16, 2026

Zoning Board of Adjustment

Regular Meeting: March 25, 2026

Agenda Item

Variance request by Jorge de Hoyos for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the overhang of a carport over a utility easement, Being Lot 13, Jackson Estates Subdivision, Located at 1815 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 the construction of a carport with the supporting posts and overhang encroaching into the 15-foot utility easement. The 15-foot utility easement is located along the front property line.

Property Location and Vicinity

The property is located at the north of Elsham Avenue and about 900 feet east S. Jackson Road. 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, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RM) District to the west and east, Residential, Agriculture and Open Space (AO) to the south, and Commercial, General (CG) District to the north. Adjacent land uses consist of multi-family and vacant land uses.

Background and History

The property is part of the Jackson Estates Subdivision that was recorded on March 31, 2025. The applicant is proposing to construct a carport with supporting posts and 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. Plat notes did not specify a carport setback.

Staff mailed a notice of the variance request to 16 neighboring property owners on March 13, 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 with supporting posts and overhang encroaching over a 15-foot utility easement that is located along the front property line. The proposed carport will extend across the entire front yard area, reaching the zero-lot line. Similar variance has been granted for lots 14 and 15 of Jackson Estates Subdivision on September 24, 2025, with the conditions of a Hold Harmless Agreement must be signed and a Texas 811 Dig test report, indicating no lines within the utility easement, must be provided.

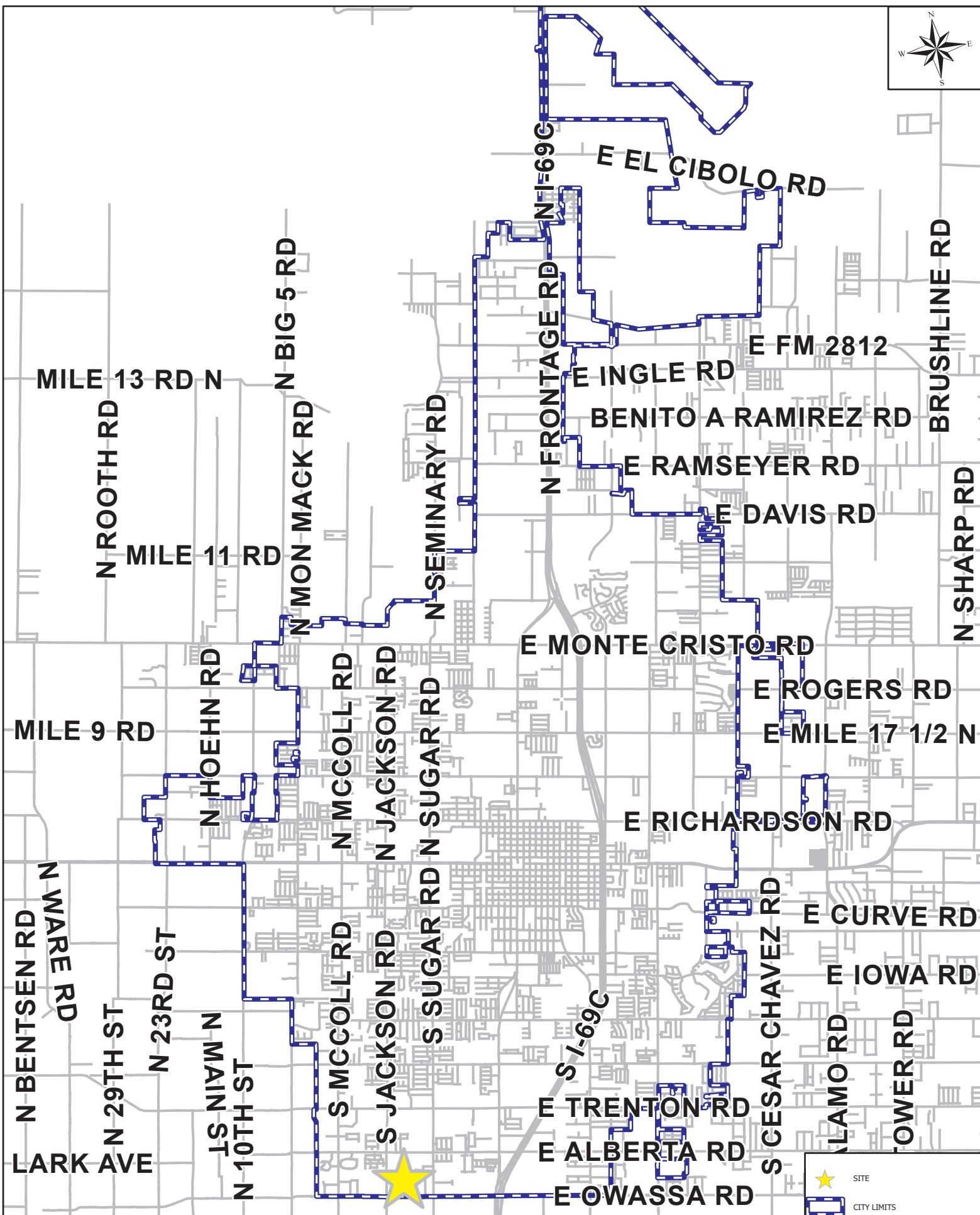
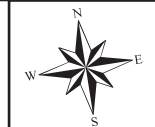
Recommendation

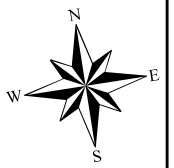
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

Planning & Zoning Staff Report

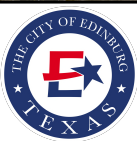
Prepared by:
Anna Gabriela Cantu
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning



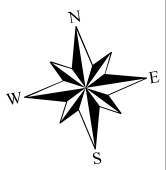


1 in = 300 ft

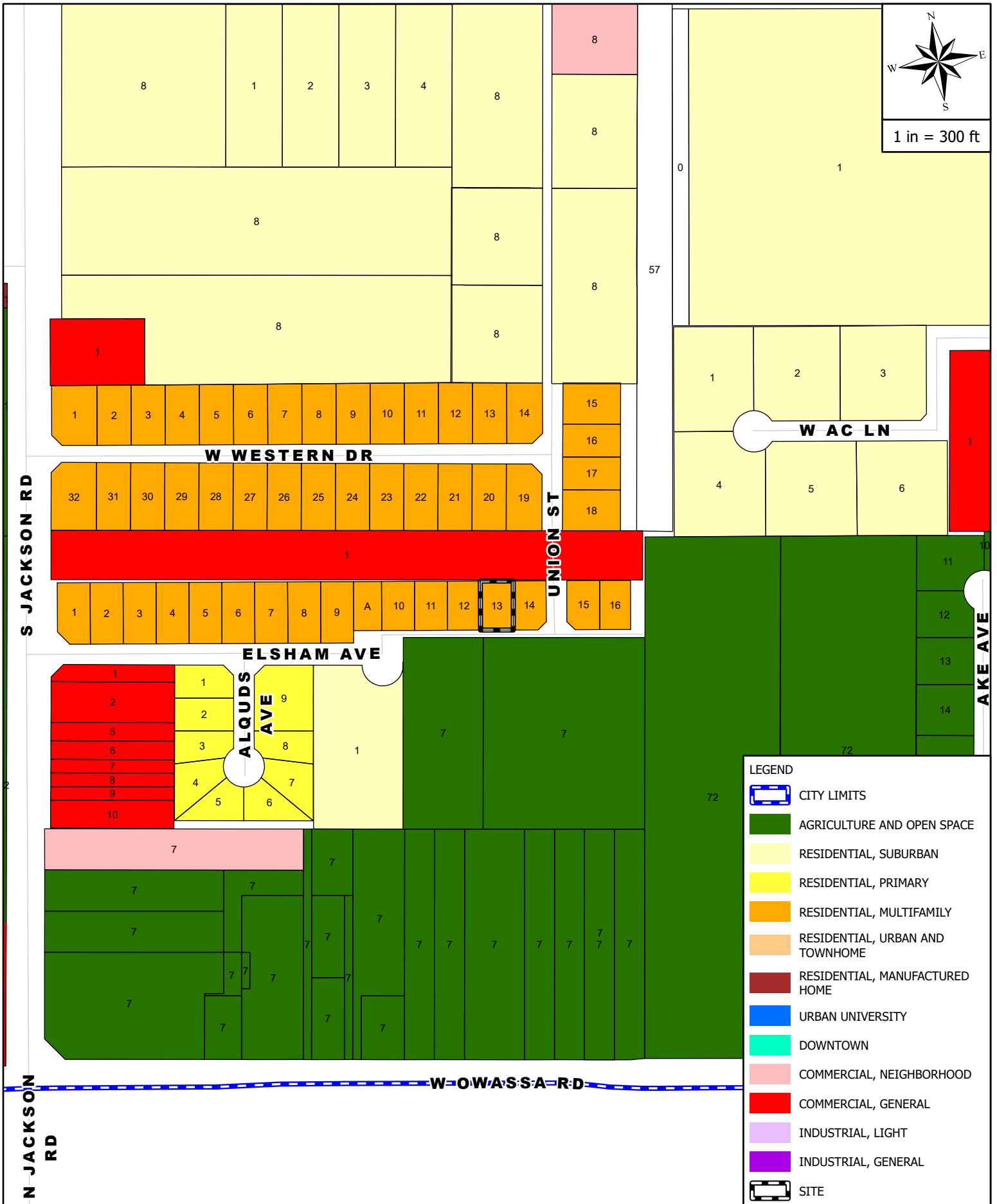


AERIAL MAP

1815 ELSHAM AVE

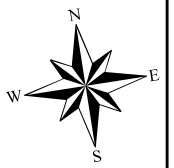


1 in = 300 ft

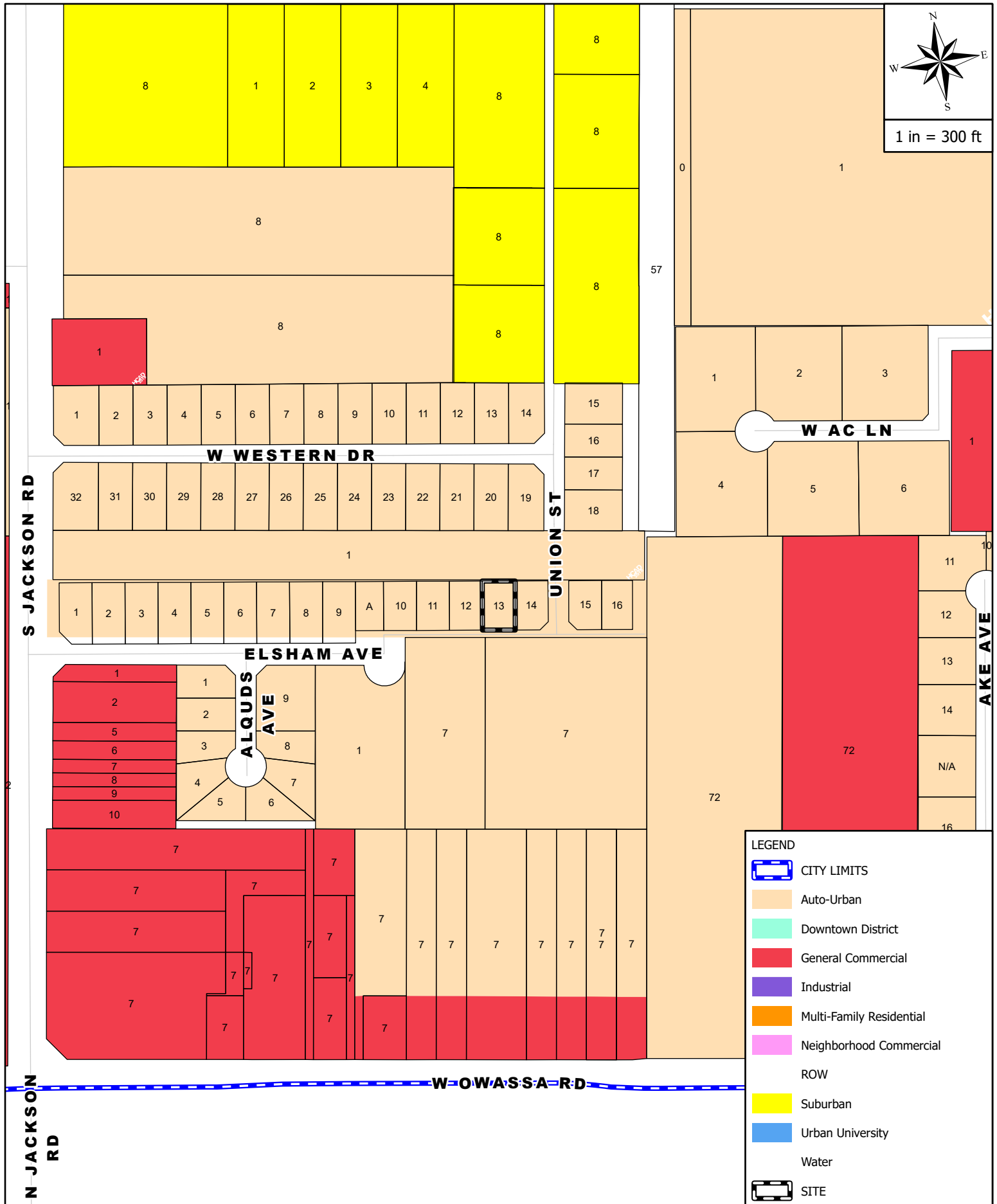


ZONING MAP

1815 ELSHAM AVE



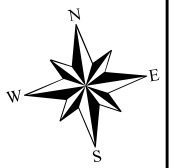
1 in = 300 ft



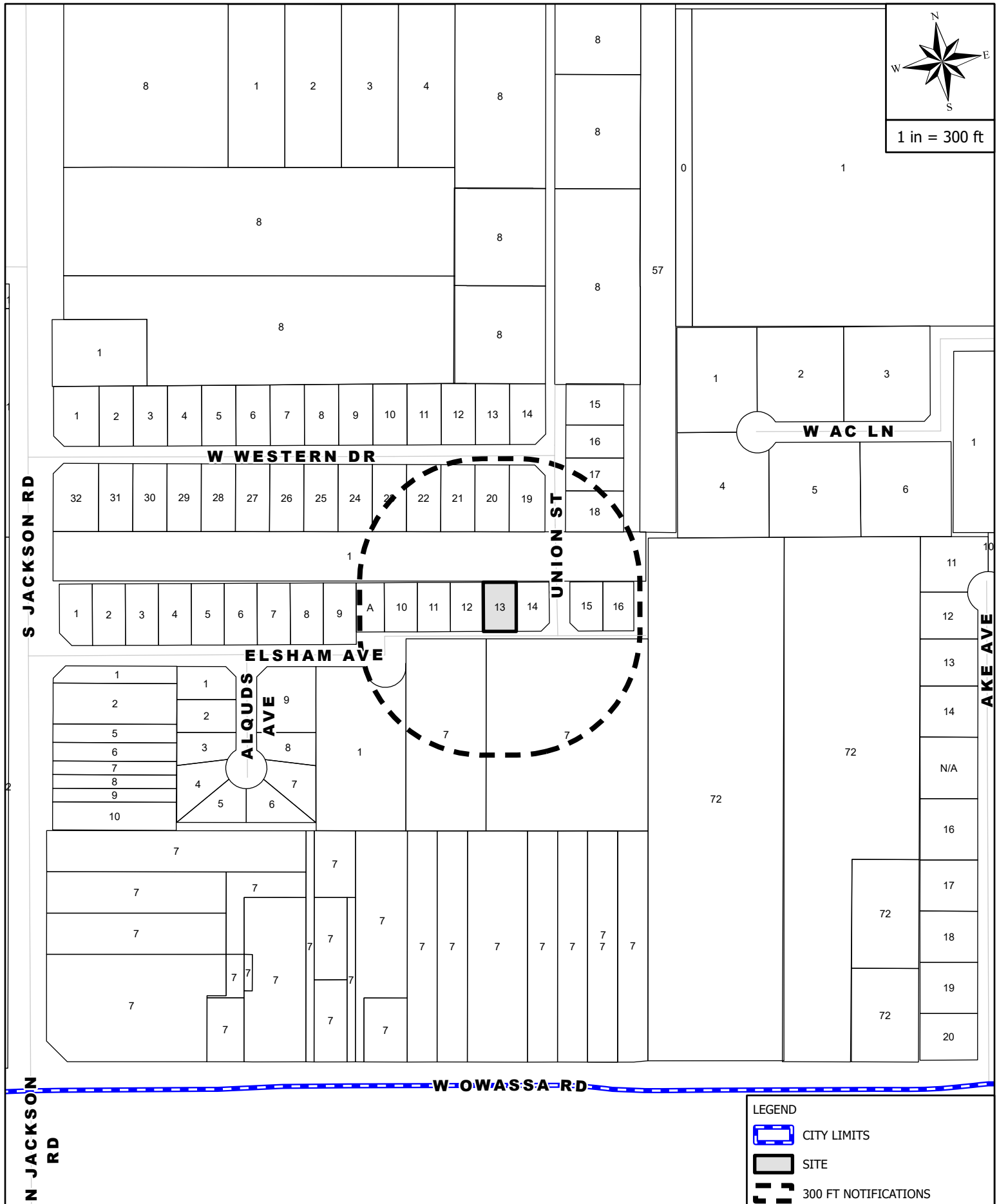
LEGEND

- CITY LIMITS
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Multi-Family Residential
- Neighborhood Commercial
- ROW
- Suburban
- Urban University
- Water
- SITE





1 in = 300 ft



MAILOUT AND SITE MAP

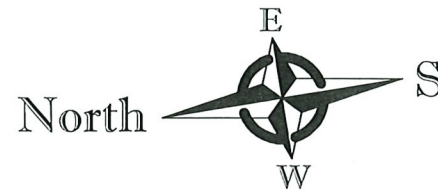
1815 ELSHAM AVE



Variance Request Site Photo

Jorge de Hoyos
1815 Elsham Avenue





APPROVED
Planning & Zoning Dept.
By JCRodriguez

APPROVED
BY G. RODRIGUEZ FOR THE
ENGINEERING PORTION OF
THIS REVIEW ON 10/31/2025.

M
MAGAL
Designs LLC
CARLOS A. MENDEZ
COMMERCIAL &
RESIDENTIAL
301 S. INSPIRATION RD
MISSION, TX. 78572
CELL: (956) 438-3212
E-MAIL: mdzca@yahoo.com

OWNER:

JORGE DEHOYOS

BUILDER:

JEIT
CONSTRUCTION

THIS DRAWING MAY NOT BE
REPRODUCED IN ANY FORM.
THESE PLANS ARE LIMITED
TO A ONE-TIME CONSTRUCTION
OF THIS PROJECT. OTHER
CONSTRUCTION IS
STRICTLY PROHIBITED.

PLEASE NOTE:

IT IS THE RESPONSIBILITY OF
THE PURCHASER OF THIS
PLANS TO PERFORM THE
FOLLOWING BEFORE ACTUAL
CONSTRUCTION COMMENCES.

1. BUILDER OR CONTRACTOR
MUST VERIFY ALL DIMENSIONS
PRIOR TO PROCEEDING WITH
CONSTRUCTION.

2. BUILDER OR CONTRACTOR
MUST VERIFY COMPLIANCE WITH
DESIGN OF

NOTED.
CONSTRUCTIONS
RESPECTS
ACTUAL

AREAS: SQ. FT.

APT. UNIT 1 926

APT. UNIT 2 1,096

APT. UNIT 3 926

APT. UNIT 4 1,096

TOTAL AREA 4,044

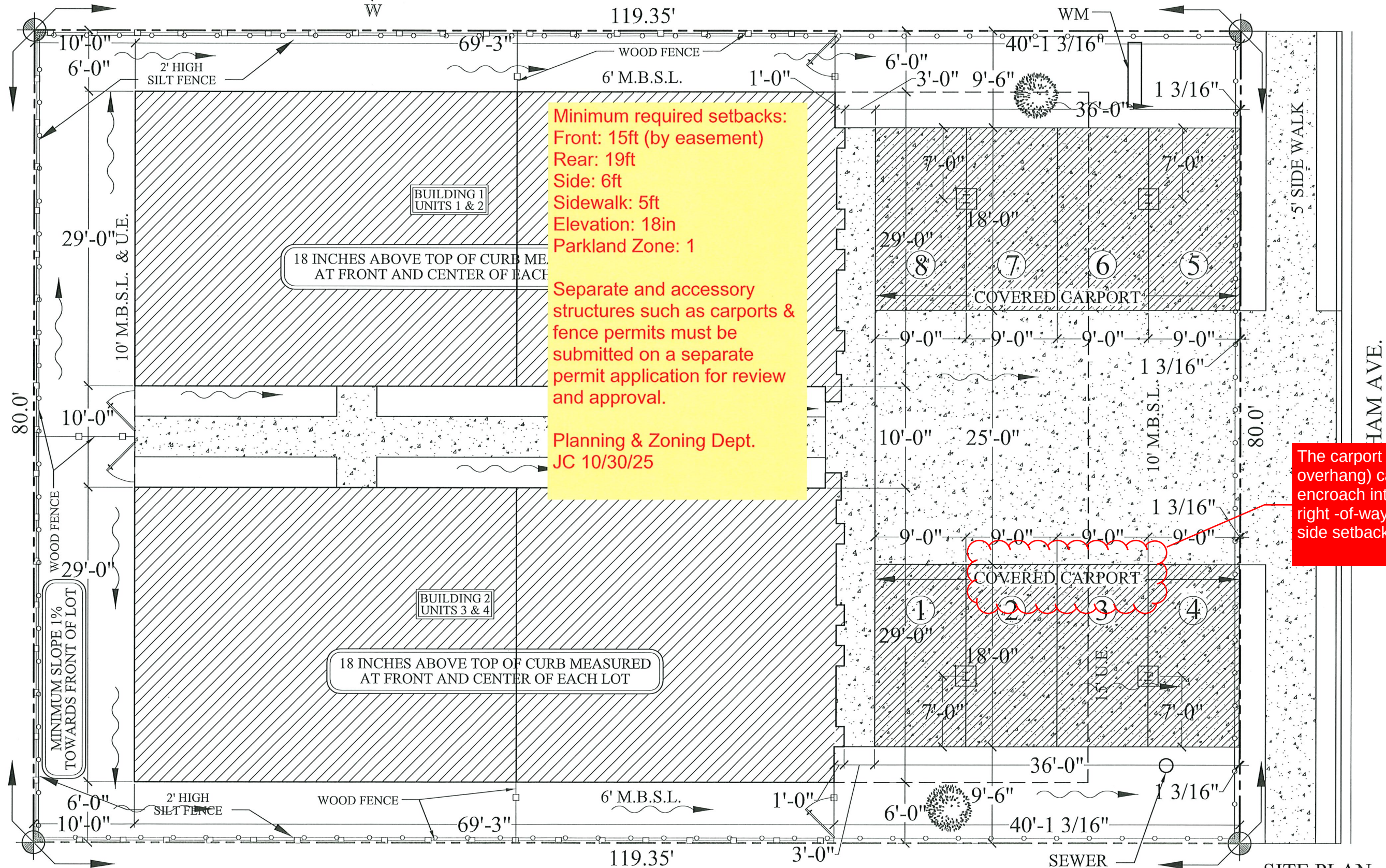
LOCATION:

ELSHAM AVE.
LOT 13
JACKSON ESTATES SUBD.
EDINBURG, TEXAS

DATE: 10-29-25

PAGE # 2/9

PLAN # MA-25-071



SITE PLAN
SCALE: N.T.S.

Planning & Zoning Staff Report

Prepared on: March 16, 2026

Zoning Board of Adjustment

Regular Meeting: March 25, 2026

Agenda Item

Variance request by Jorge de Hoyos for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the posts and overhang of a carport over a front setback and utility easement, Being Lot 4, Serenity Springs Subdivision, Located at 1205 S. Waterfall 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 with its post over 20-foot front yard setback and its overhang over a 15-foot utility easement. The 15-foot utility easement is located along the front property line

Property Location and Vicinity

The property is located north of S. Waterfall Avenue. The property has 80 feet of frontage along S. Waterfall Avenue. The lot depth varies from 131.17 feet along the south property line to 130.67 feet along the north property line. A 20-foot front yard setback is required along the east property line. Additionally, a 15-foot utility easement is located along the front (east) property line, and a 10-foot utility easement along the west of the property line. Current Zoning is Residential, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RM) District to the north, south and east. Commercial, General to the west. 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 east 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 16 neighboring property owners on March 13, 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. Overhang will be leaving a separation about 6 feet 11 inches from structure to the front property line. Posts will be leaving a separation about 15 feet 11 inches from structure to the front property line. Overhang will encroach over the 15-foot utility easement, and posts will encroach over the 20-foot front yard. Similar variances were granted by ZBA for lots 8 – 13, 17 – 23 and 29 of Serenity Springs Subdivision on February 11, 2026, with the conditions of carport posts shall not encroach over easement and a Hold Harmless Agreement.

Planning & Zoning Staff Report

Recommendation

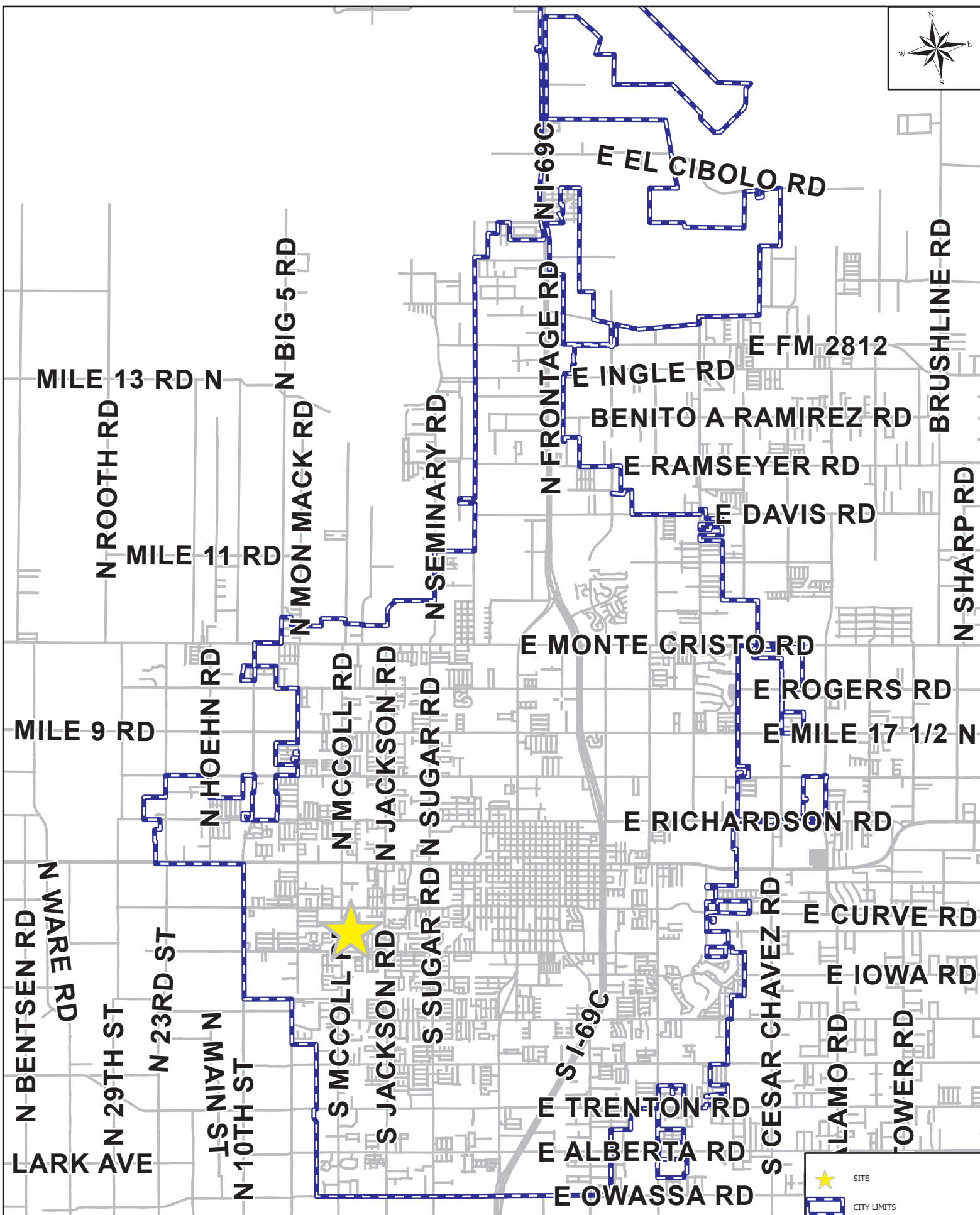
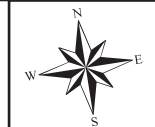
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

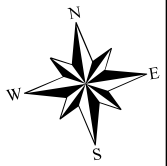
Prepared by:

Anna Gabriela Cantu
Planner I

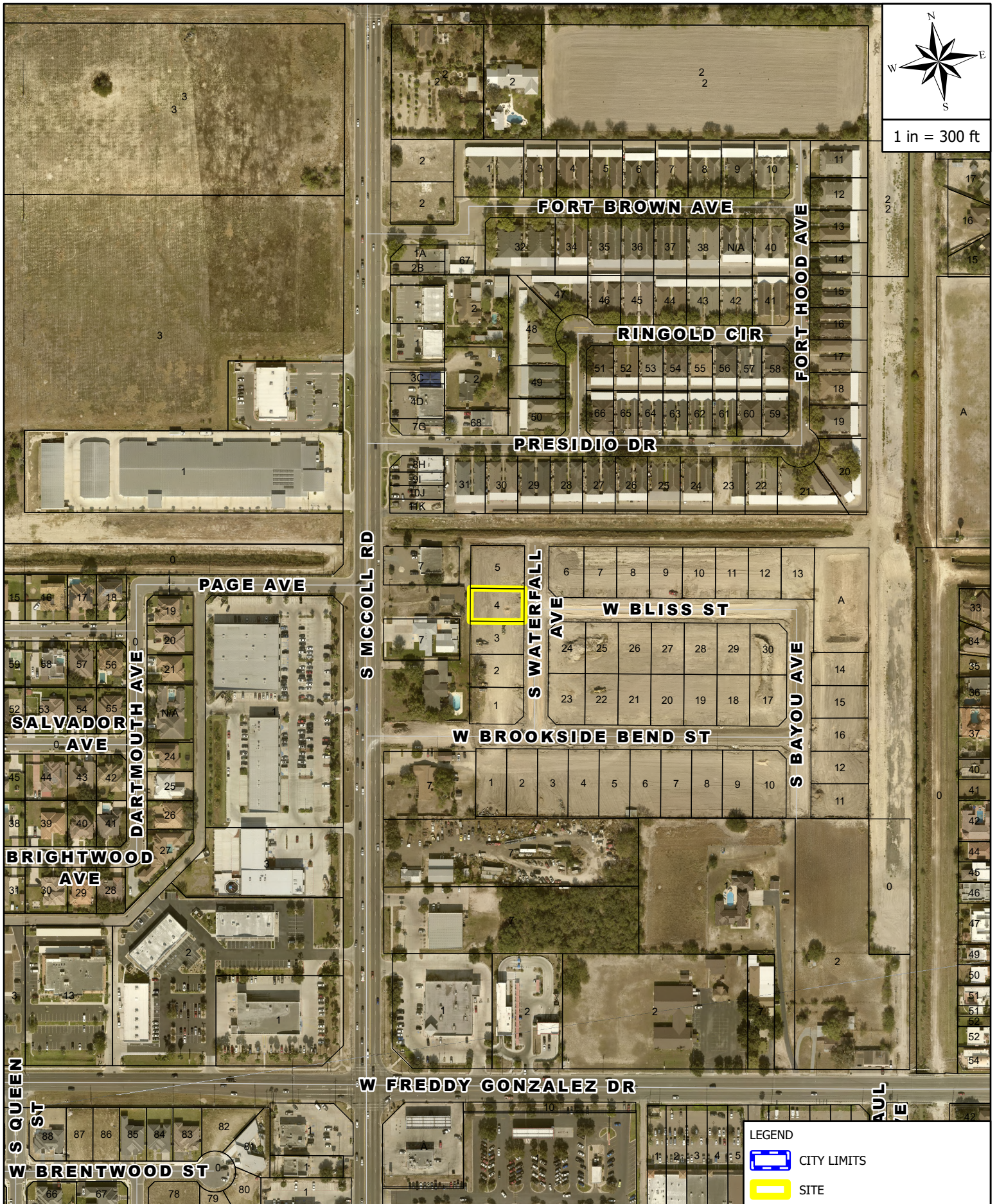
Approved by:

Jaime Acevedo
Director of Planning & Zoning



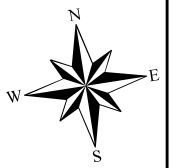


1 in = 300 ft

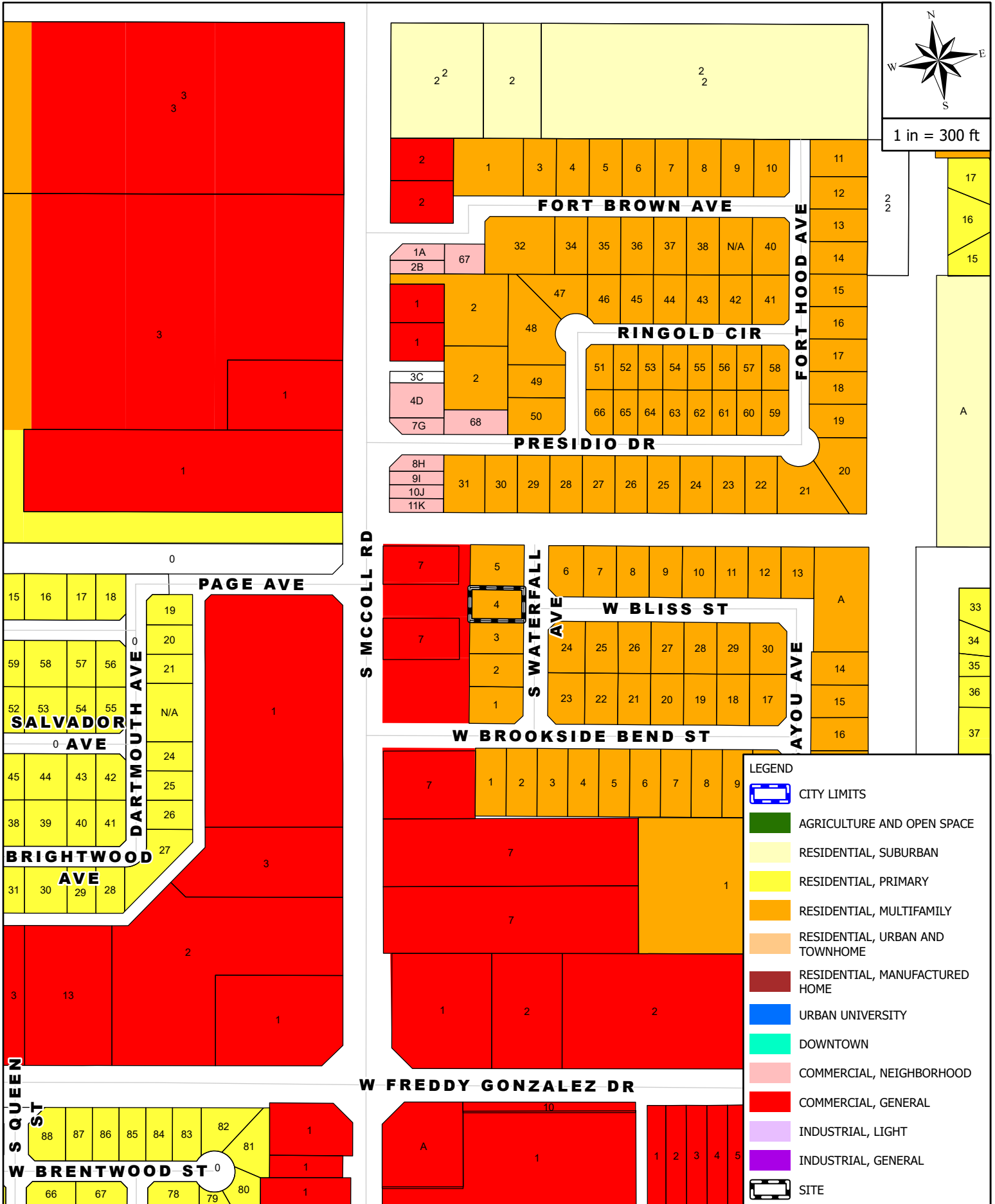


AERIAL MAP

1205 S WATERFALL AVE

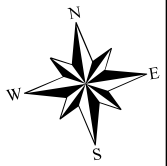


1 in = 300 ft

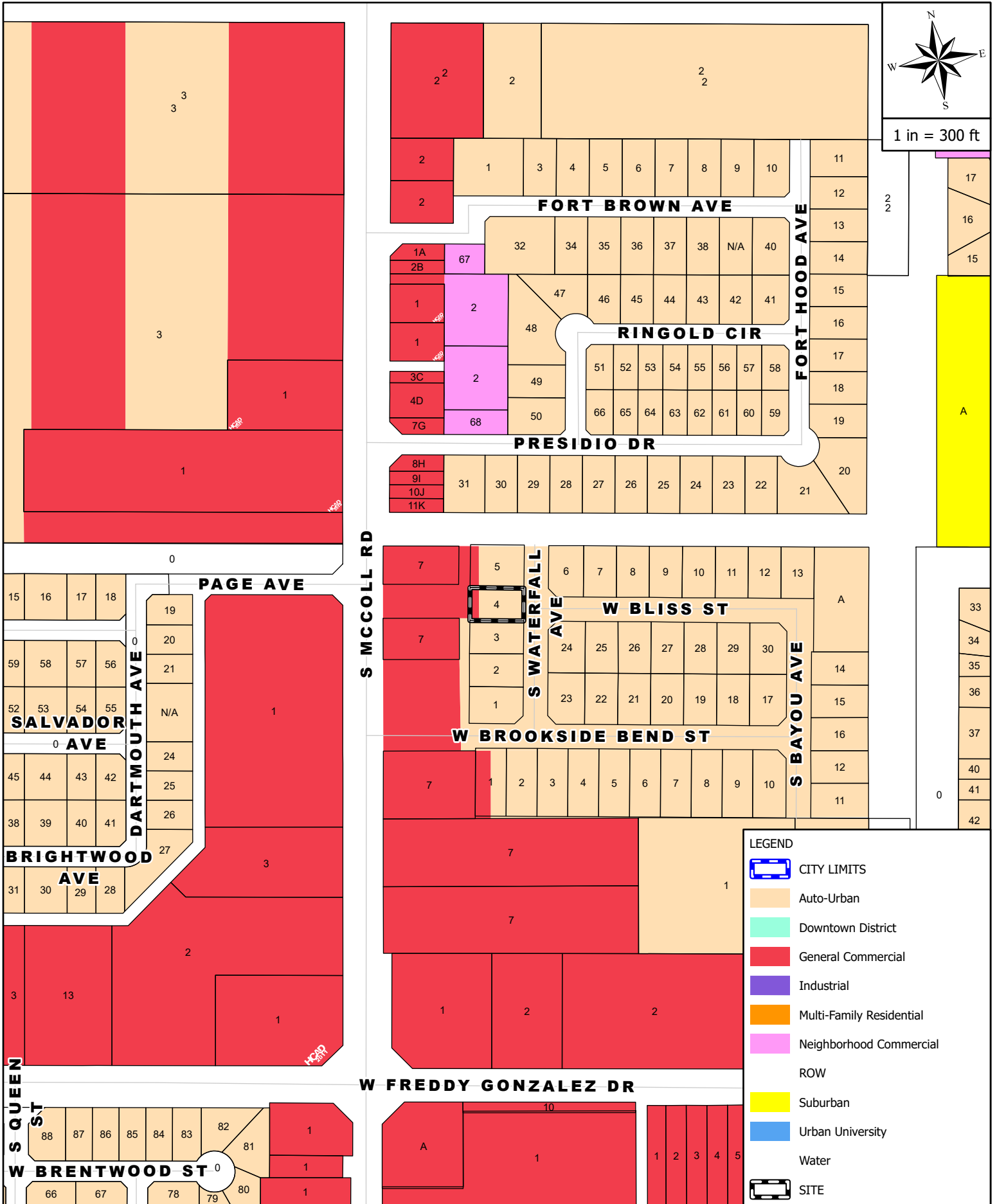


ZONING MAP

1205 S WATERFALL AVE



1 in = 300 ft



FUTURE LANDUSE MAP

1205 S WATERFALL AVE





Variance Request Site Photo

Jorge de Hoyos
1205 S. Waterfall Avenue



SERENITY SPRINGS

A 12.49 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 7, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3504925, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 12.49 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 7, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3504925, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (P.O.B. NORTHING=16632662.58, EASTING=1084064.61) FOUND ON THE NORTH LINE OF LOT 7 FOR THE NORTHEAST CORNER OF THE GARY M. BURCH TRACT (A 0.581 OF AN ACRE TRACT OUT OF LOT 7, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2885692, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 80°53'00" E, 252.46 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 7 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: N 80°53'00" E, ALONG THE NORTH LINE OF LOT 7, PASSING A 1/2" IRON ROD FOUND AT 968.07 FEET FOR THE WEST LINE OF A 100.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT (RECORDED IN VOLUME 2481, PAGE 315, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,068.07 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 7 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°58'22" W, ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 494.55 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE SERENITY SPRINGS SUBDIVISION, LLC TRACT (THE SOUTH 4.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 7, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3540536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°54'36" W, ALONG THE NORTH LINE OF THE SERENITY SPRINGS SUBDIVISION, LLC TRACT, PASSING A 1/2" IRON ROD FOUND AT 100.00 FEET FOR THE WEST RIGHT OF WAY LINE OF SAID 100.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT, A TOTAL DISTANCE OF 1,070.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED SURV-SEA RPLS 5782 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°58'13" W, ALONG THE NORTH LINE OF THE EMMA CARILLO TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED SURV-SEA RPLS 5782 FOUND AT 209.25 FEET FOR THE EAST RIGHT OF WAY LINE OF McCOLL ROAD (F.M. 2061), A TOTAL DISTANCE OF 249.25 FEET TO A MAG NAIL FOUND ON THE WEST LINE OF LOT 7 AND IN THE CENTERLINE OF McCOLL ROAD (F.M. 2061) FOR THE NORTHWEST CORNER OF THE EMMA CARILLO TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°50'22" E, ALONG THE WEST LINE OF LOT 7 AND THE CENTERLINE OF McCOLL ROAD (F.M. 2061), A DISTANCE OF 59.95 FEET TO A MAG NAIL FOUND FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE: S 80°59'06" E, PASSING A 1/2" IRON ROD WITH CAP STAMPED SURV-SEA RPLS 5782 FOUND AT 40.00 FEET FOR THE EAST RIGHT OF WAY LINE OF McCOLL ROAD (F.M. 2061), A TOTAL DISTANCE OF 249.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED SURV-SEA RPLS 5782 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°52'22" E, A DISTANCE OF 162.15 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°28'42" E, PASSING AT 97.89 FEET THE SOUTHWEST CORNER OF THE GARY M. BURCH TRACT, AND CONTINUING ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 272.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.49 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH PRESIDIO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
R.P.L.S. No. 4856
4-19-23
DATE

APPROVED BY DRAINAGE DISTRICT:

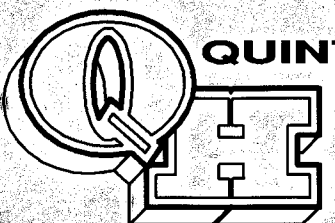
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE (49.211(C)). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Alfonso Quintanilla
P.E., C.E.M.
GENERAL MANAGER
06-23-25
DATE

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) DEFINED AS "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 LOMR DATED MAY 14, 2001
- LEGEND: DENOTES 1/2" 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS:
FRONT 20.00 FEET
REAR 10.00 FEET
SIDE 10.00 FEET
CORNER SIDE 10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS GREATER
- BENCHMARK NOTE: B.M. ELEV. = 96.15 TOP OF TYPE "A" INLET LOCATED 32 FEET EAST AND 34.4 FEET SOUTH FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM. NORTHING = 16632173.14 EASTING = 1083767.06
- TOTAL DRAINAGE DETENTION IS: 121,207.00 C.F.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS
- 50% OF PARK LAND FEE (\$150.00) PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- A FIVE (5.0') FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER. ADA RAMPS WITHIN THE SUBDIVISION ARE TO BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION STAGE.
- ALL WATER AND SANITARY SEWER FEES SHALL BE PAID BY DEVELOPER.
- U.E. DENOTES UTILITY EASEMENT. E.E. DENOTES ELECTRICAL EASEMENT
- ALL COMMON ACCESS, PARKING LAND LANDSCAPING AREAS WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH CITY OF EDINBURG STANDARDS
- LOT "A" SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR SERENITY SPRINGS SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.
- THE HOMEOWNERS' ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
- A 6.00' BUFFER FENCE, BUILT AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WILL BE REQUIRED BETWEEN RESIDENTIAL AND MULTI-FAMILY LOTS.
- THE OWNERS OF LOTS SERVED BY THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE ACCESS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

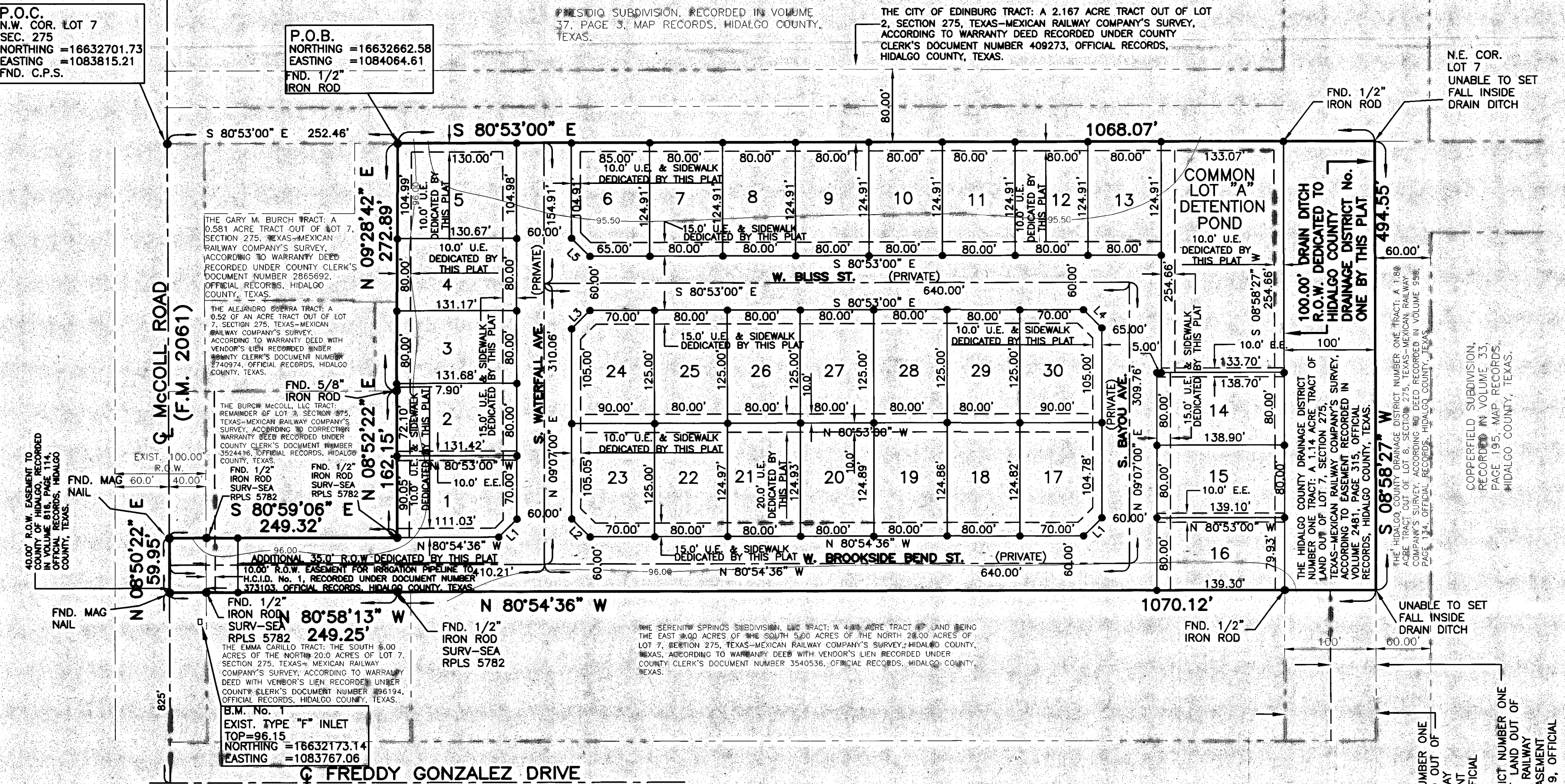


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

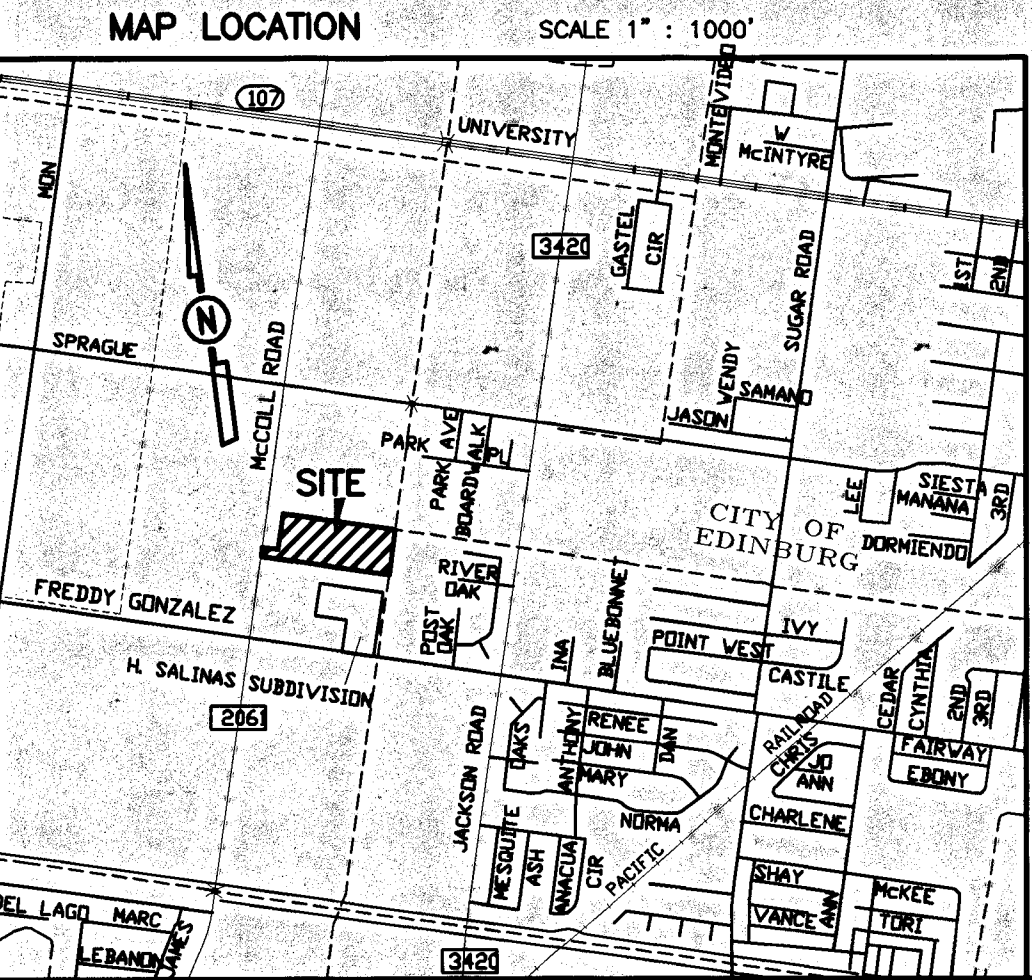
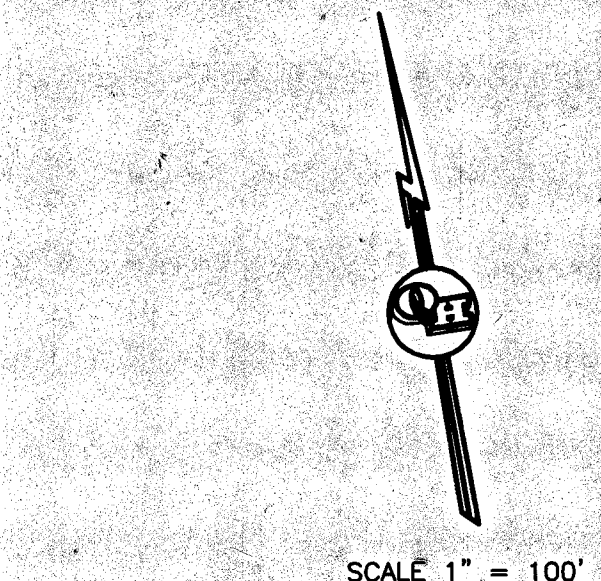
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

DATE OF PREPARATION: APRIL 2, 2023



LOT AREA TABLE	
LOT	AREA (S.F.)
1	11701.95
2	10526.79
3	10513.85
4	10473.44
5	13682.95
6	10504.85
7-13	9992.80
14	11104.27
15	11120.20
16	11131.35
17	11119.23
18	9986.92
19	9989.90
20	9992.87
21	9995.85
22	9998.83
23	11139.74
24	11137.50
25-29	10000.00
30	11137.50
*A	33,968.29

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	S 54°06'12" W	28.28'
L2	N 35°53'48" W	28.28'
L3	N 54°07'00" E	28.28'
L4	S 35°53'00" E	28.28'
L5	N 35°53'00" W	28.28'



PRINCIPAL CONTACTS:

Name: SERENITY SPRINGS SUBDIVISION, LLC
OWNER: MARIO ANAYA, PRESIDENT
ENGINEER: ALFONSO QUINTANILLA
SURVEYOR: ALFONSO QUINTANILLA

Name	Address	City & Zip	Phone	Fax
OWNER	2210 E 1ST STREET #18	McAllen, TX 78504	(956)682-4128	
ENGINEER	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SERENITY SPRINGS 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 GOVERNMENT 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.

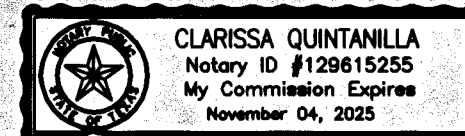
SERENITY SPRINGS SUBDIVISION, LLC
MARIO ANAYA, PRESIDENT
2210 E 1ST STREET #18
MISSION, TX 78572

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, 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 acknowledged to me that he executed the same for purposes and considerations therein stated.
Given under my hand and seal of office this 19th day of June, 2025.



Clarissa Quintanilla
CLARISSA QUINTANILLA-NOTARY PUBLIC

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as SERENITY SPRINGS conforms to all requirements of the Subdivision Regulations of the City of Edinburg. My approval is required and has been approved for recording on the 19th day of June, 2025.

Chairperson - PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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.

Alfonso Quintanilla
MAYOR'S SIGNATURE
6/24/25
DATE

Clayton Balderrama
CITY SECRETARY
6/24/25
DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE DAY OF May, 2025.

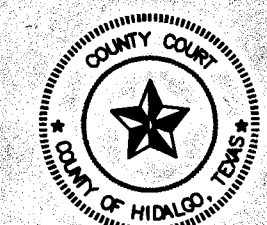
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



Alfonso Quintanilla
P.E. No. 95534
5-2-25
DATE



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

ON: 6/25/2025 AT 9:06 AM PM
INSTRUMENT NUMBER 3660344
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: Deputy

FILENAME: F:\DATA\SUBDIVIS\EDINBURG\SERENITY\ PLAT 30 LOTS				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
APRIL 2, 2022	SC			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	
02-01-2024	G.CANTU			

Planning & Zoning Staff Report

Prepared on: March 16, 2026

Zoning Board of Adjustment

Regular Meeting: March 25, 2026

Agenda Item

Variance request by Jorge de Hoyos for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the posts and overhang of a carport over a front setback and utility easement, Being Lot 5, Serenity Springs Subdivision, Located at 1201 S. Waterfall 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 with its post over 20-foot front yard setback and its overhang over a 15-foot utility easement. The 15-foot utility easement is located along the front property line.

Property Location and Vicinity

The property is located north of S. Waterfall Avenue. The property has 104.98 feet of frontage along South Waterfall Avenue. The lot depth varies from 130.67 feet along the south property line to 130.00 feet along the north property line. A 20-foot front yard setback is required along the east property line. A 15-foot utility easement is located along the east property line. Additionally, a 10-foot utility easement along the north and west of the property line. The current Zoning is Residential, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RM) District to the north, south and east. Commercial, General (CG) to the west. 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 east 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 19 neighboring property owners on March 13, 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. Overhang will be leaving a separation about 6 feet 11 inches from structure to the front property line. Posts will be leaving a separation about 15 feet 11 inches from structure to the front property line. Overhang will encroach over the 15-foot utility easement, and posts will encroach over the 20-foot front yard. Similar variances were granted by ZBA for lots 8 – 13, 17 – 23 and 29 of Serenity Springs Subdivision on February 11, 2026, with the conditions of carport posts shall not encroach over easement and a Hold Harmless Agreement.

Planning & Zoning Staff Report

Recommendation

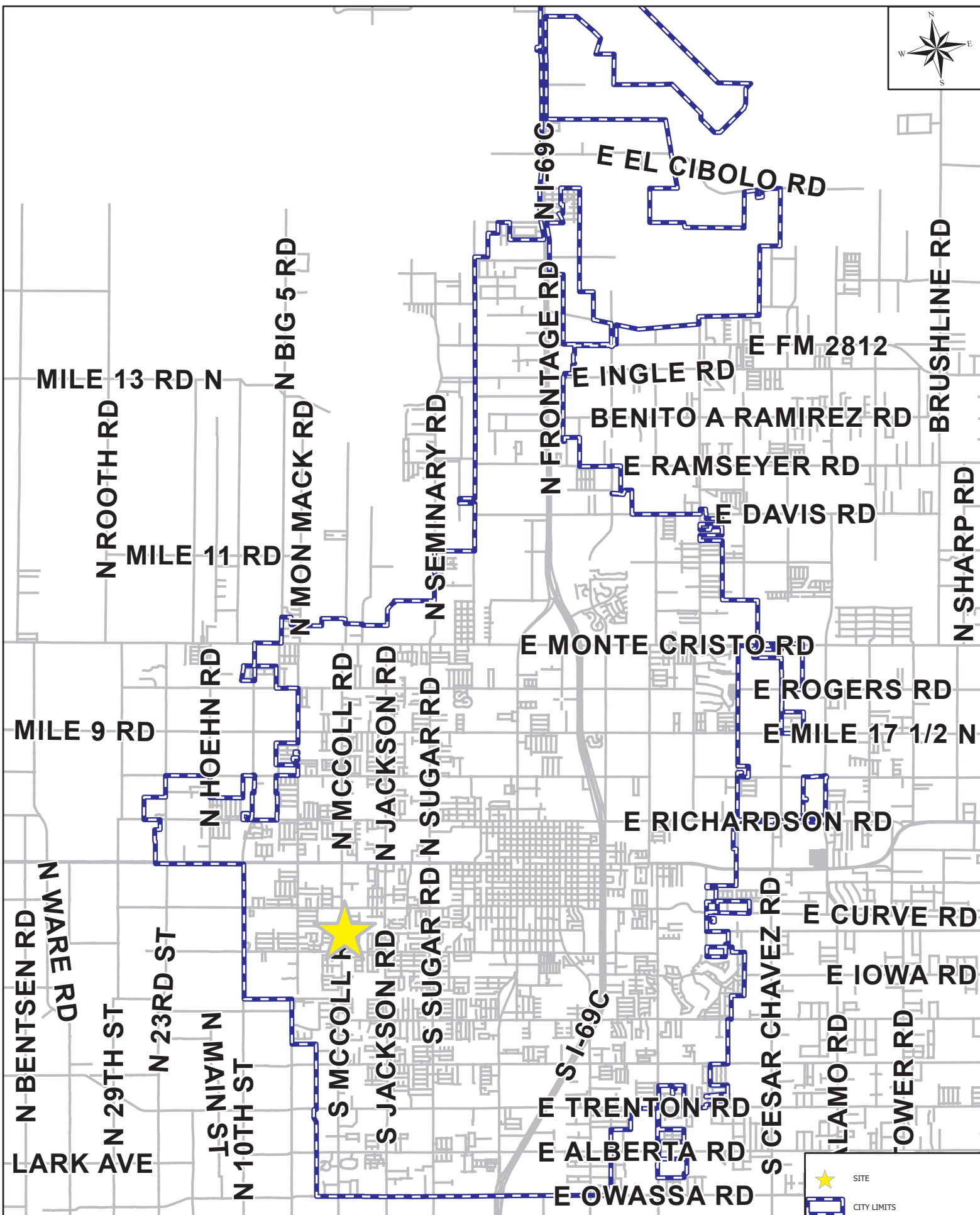
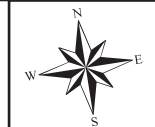
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

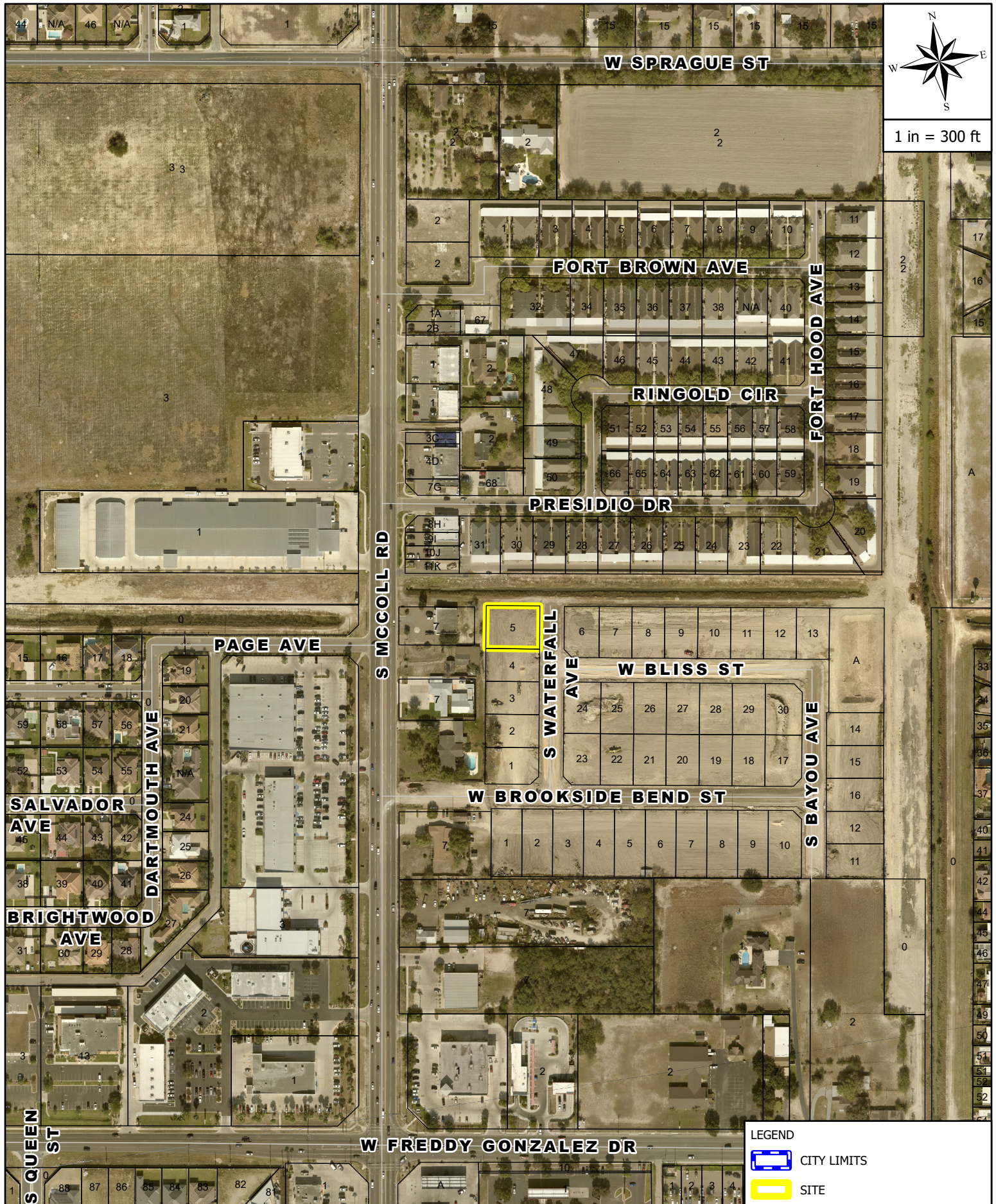
Prepared by:

Anna Gabriela Cantu
Planner I

Approved by:

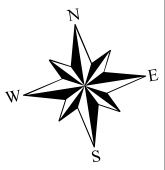
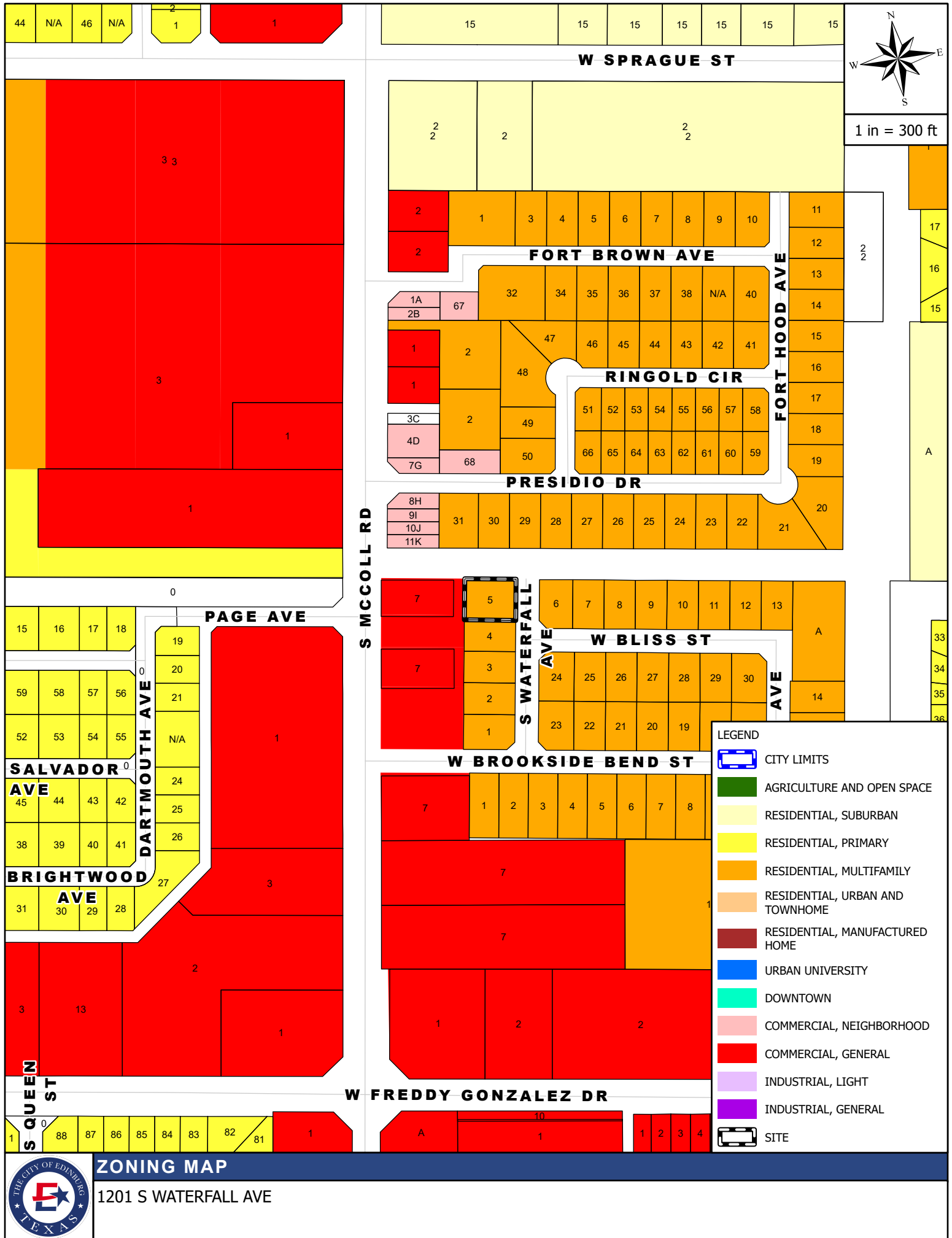
Jaime Acevedo
Director of Planning & Zoning





AERIAL MAP

1201 S WATERFALL AVE



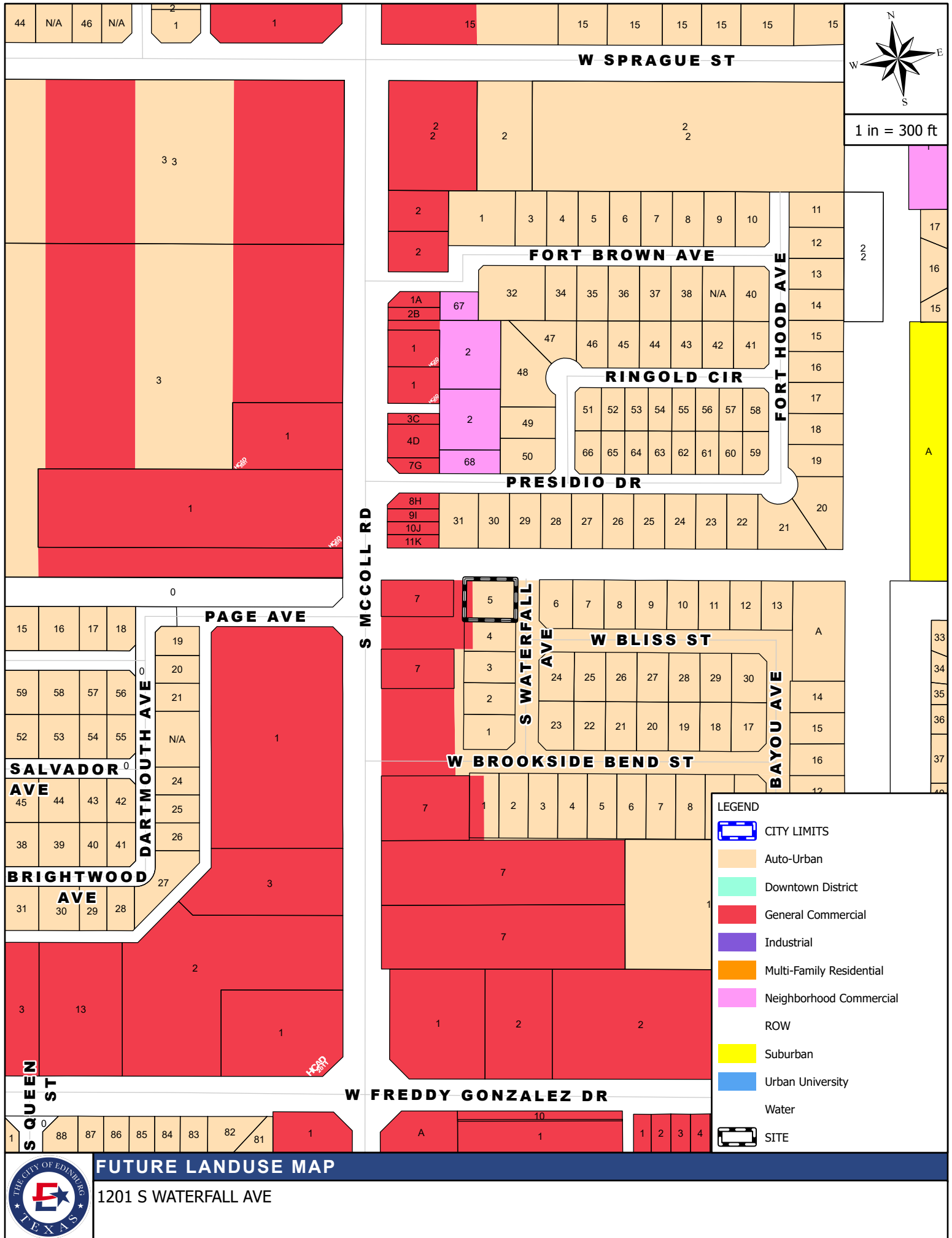
1 in = 300 ft

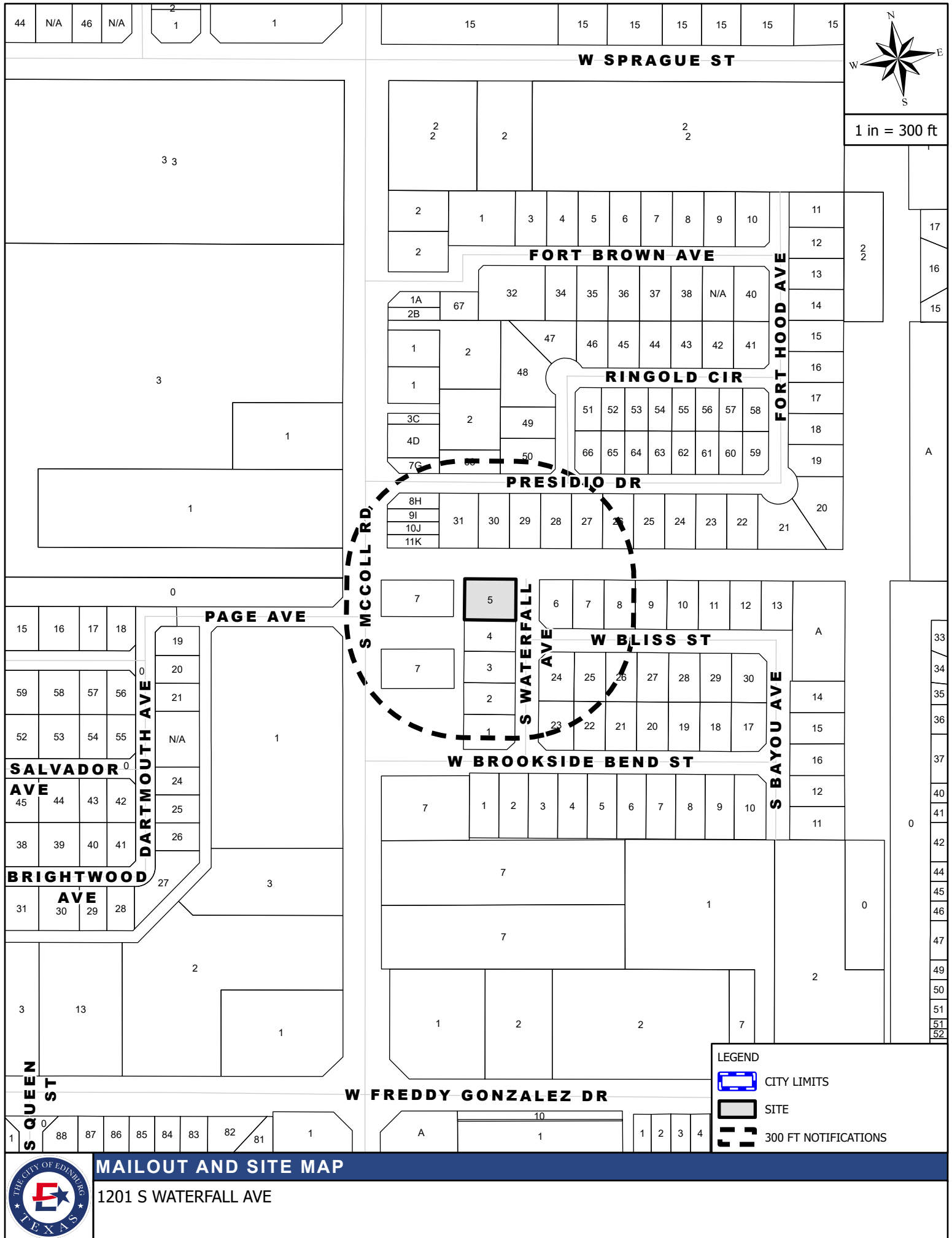
- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT
 - INDUSTRIAL, GENERAL
 - SITE



ZONING MAP

1201 S WATERFALL AVE



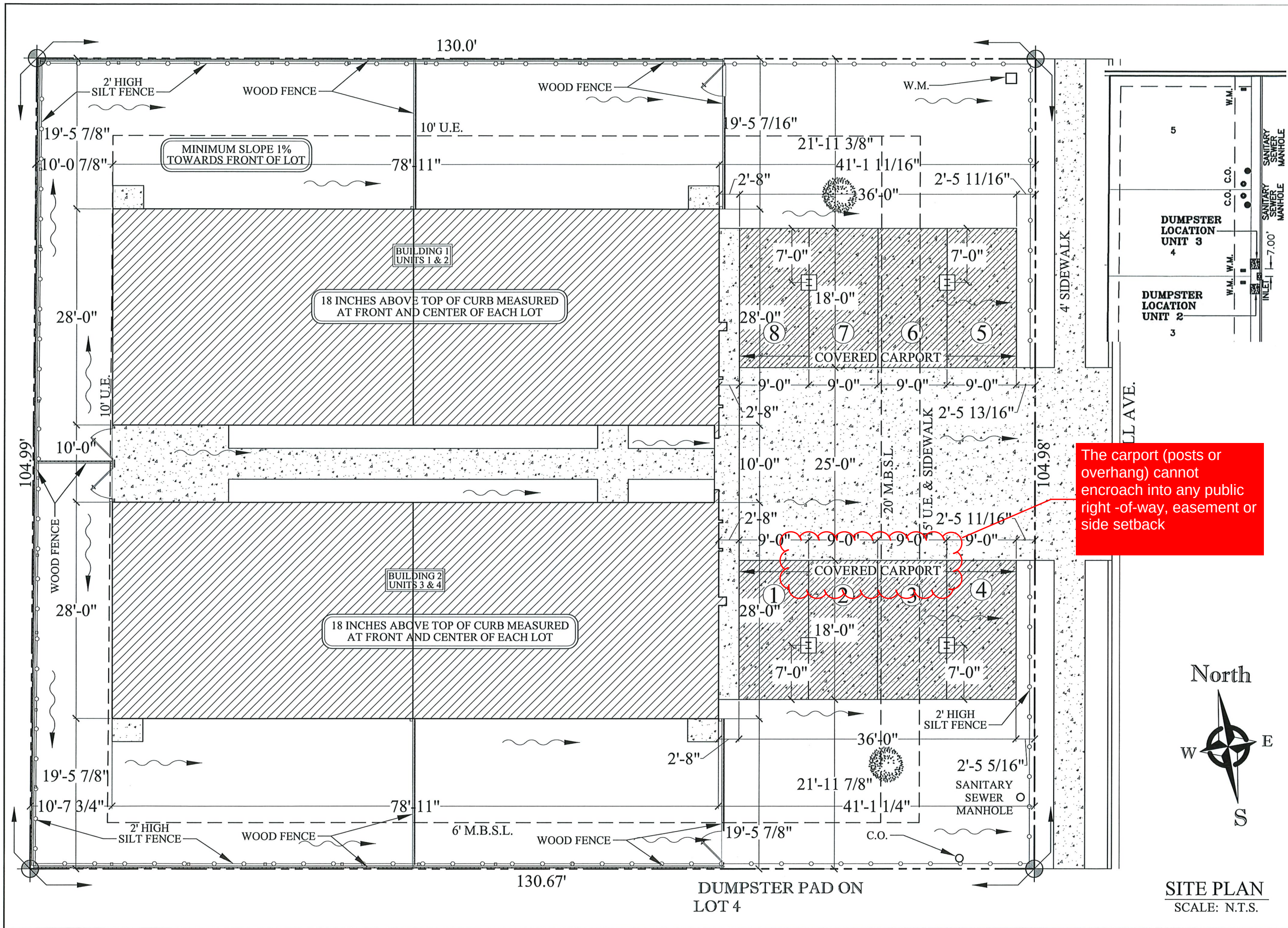




Variance Request Site Photo

Jorge de Hoyos
1201 S. Waterfall Avenue





M MAGAL
Designs LLC
CARLOS A. MENDEZ
COMMERCIAL &
RESIDENTIAL
301 S. INSPIRATION RD
MISSION, TX. 78572
CELL. (956) 438-3212
E-MAIL: mdzca@yahoo.com

OWNER: _____

BUILDER: _____



THIS DRAWING MAY NOT BE
REPRODUCED IN ANY FORM.
THESE PLANS ARE LIMITED
TO A ONE-TIME CONSTRUCTION
OF THIS PROJECT. OTHER
CONSTRUCTION IS
STRICTLY PROHIBITED.

PLEASE NOTE:

IT IS THE RESPONSIBILITY OF
THE PURCHASER OF THIS
PLANS TO PERFORM THE
FOLLOWING BEFORE ACTUAL
CONSTRUCTION COMMENCES.

1. BUILDER OR CONTRACTOR
MUST VERIFY ALL DIMENSIONS
PRIOR TO PROCEEDING WITH
CONSTRUCTION.

2. BUILDER OR CONTRACTOR
MUST VERIFY COMPLIANCE WITH
ALL LOCAL BUILDING CODES OF
THE AREA WHERE THE
STRUCTURE IS TO BE
CONSTRUCTED AND LOCATED.

3. PLANS INDICATE LOCATIONS
ONLY. ENGINEERING ASPECTS
SHOULD INCORPORATE ACTUAL
SITE CONDITIONS.

NOTES:

AREAS:	SQ. FT.
APT. UNIT 1	1,115
APT. UNIT 2	1,096
APT. UNIT 3	1,115
APT. UNIT 4	1,096
TOTAL AREA	4,422

LOCATION:

S. WATERFALL AVE
LOT 5
SERENITY SPRINGS
EDINBURG, TEXAS

DATE: 01-08-26

PAGE # 2/10

PLAN # MA-25-075

