



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
APRIL 29, 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.





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- E. Once the Chair closes the public hearing, the Board may question anyone and maintain any discussion which clarifies the proposal and will then take what action it believes to be appropriate.
 - F. A minimum of four votes are required for an item to be approved by Board.

6. **MINUTES**

- A. Consider approval of the Minutes for the March 25, 2026, regular meeting.

7. **PUBLIC HEARINGS**

- A. Consider the Variance Request by Young Property, LLC, for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Posts of a Carport Over a Front Yard Setback, Being Lot 23, Canton Business Center Subdivision, Located at 3003 Carson Street.
- B. Consider the Variance Request by Hilda P. Villasenor Sanchez and Salvador Sanchez Segura for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Overhang of a Carport Over a Front Yard Utility Easement, Being Lot 23, Gem Estates Subdivision, Located at 409 N. Alexandrite Avenue.
- C. Consider the Variance Request by Jorge I. Cantu and Lesley Garza for a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of a Covered Patio Over a Rear Yard Setback, Being Lot 166, Davis Palms Subdivision, Located at 2703 Pfeiffer Street.
- D. Consider the Variance Request by Cesar Diaz 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 Yard Setback and Utility Easement, Being Lot 28, Serenity Springs Subdivision, Located at 2612 W. Bliss Street.
- E. Consider the Variance Request by Cesar Diaz 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 Yard Setback and Utility Easement, Being Lot 27, Serenity Springs Subdivision, Located at 2700 W. Bliss Street.





F. Consider the Variance Request by Cesar Diaz 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 Yard Setback and Utility Easement, Being Lot 26, Serenity Springs Subdivision, Located at 2704 W. Bliss Street.

G. Consider the Variance Request by Cesar Diaz 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 Yard Setback and Utility Easement, Being Lot 25, Serenity Springs Subdivision, Located at 2708 W. Bliss Street.

8. **INFORMATION ONLY**

A. Attendance Roster

9. **ADJOURNMENT**

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P.M. on this 22nd day of April, 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
MARCH 25, 2026 – 5:30 P.M.
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

MINUTES

PRESENT:

MICHAEL CANTU – CHAIRMAN

BOARD MEMBERS:

OMAR GOVEA

DUSTIN GARZA

MARC GONZALEZ

RUBEN RUIZ, JR.

ANDREW ALMAGUER

MATTHEW CRUZ

TONY GARZA

VACANT – VICE-CHAIRMAN

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.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER OMAR GOVEA TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER MARC GONZALEZ FROM THE FEBRUARY 11, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. BOARD MEMBER MARC GONZALEZ ABSTAINED FROM VOTING.

- B. Consider excusing the absence of Board Member Dustin Garza from the February 11, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER ANDREW ALMAGUER TO APPROVE EXCUSING THE ABSENCE OF BOARD MEMBER DUSTIN GARZA FROM THE FEBRUARY 11, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. BOARD MEMBER DUSTIN GARZA ABSTAINED FROM VOTING.





7. **MINUTES**

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

A MOTION WAS MADE BY BOARD MEMBER ANDREW ALMAGUER AND SECONDED BY BOARD MEMBER RUBEN RUIZ, JR., TO APPROVE THE MINUTES FROM THE FEBRUARY 11, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE.

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.

Griselda Bautista, a representative for the applicant, was present and explained the reasoning for the variance request.

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, WAS PRESENT AND ANSWERED QUESTIONS THE BOARD HAD REGARDING PROPOSED CHANGES TO THE UNIFIED DEVELOPMENT CODE.

A MOTION WAS MADE BY BOARD MEMBER ANDREW ALMAGUER AND SECONDED BOARD MEMBER MARC GONZALEZ TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM APPROVED

- 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.

MR. RODRIGUEZ, THE PROJECT ENGINEER, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

ISRAEL POSADAS, JR., A REPRESENTATIVE FOR THE EDINBURG ENGINEERING DEPARTMENT, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.





ANTHONY RIOJAS, EDINBURG FIRE MARSHALL, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

TOMAS REYNA, EDINBURG ASSISTANT CITY MANAGER, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

GILBERT FLORES, THE BUILDER FOR THE PROPERTY, WAS PRESENT AND EXPLAINED THE DESIGN FOR THE PROPERTY.

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

- 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.

SERGIO BENAVIDEZ, A REPRESENTATIVE FOR THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

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

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

- 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.

GERARDO CARMONA, DIRECTOR OF UTILITIES, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HIS CONCERNS FOR THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY BOARD MEMBER MARC GONZALEZ TO TABLE THE ITEM, PENDING FURTHER INFORMATION. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM TABLED





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- 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.

GERARDO CARMONA, DIRECTOR OF UTILITIES, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HIS CONCERNS FOR THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY BOARD MEMBER MARC GONZALEZ TO TABLE THE ITEM, PENDING FURTHER INFORMATION. MOTION CARRIED UNANIMOUSLY WITH A 5-0 VOTE. – ITEM TABLED

- 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.

GERARDO CARMONA, DIRECTOR OF UTILITIES, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HIS CONCERNS FOR THE VARIANCE REQUEST.

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

- 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.

NORMA CARRASCO, A CONCERNED RESIDENT, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HER CONCERNS FOR THE VARIANCE REQUEST.

GERARDO CARMONA, DIRECTOR OF UTILITIES, WAS PRESENT AND ADDRESSED THE BOARD REGARDING HIS CONCERNS FOR THE VARIANCE REQUEST.





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

9. **INFORMATION ONLY**

A. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING, WAS PRESENT AND ADDRESSED THE BOARD REGARDING THE ZONING BOARD OF ADJUSTMENT VACANCY. HE STATED THE UNIFIED DEVELOPMENT CODE STEERING COMMITTEE IS MEETING TO DISCUSS PROPOSED CHANGES TO THE UNIFIED DEVELOPMENT CODE.

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.

A MOTION WAS MADE BY BOARD MEMBER MARC GONZALEZ AND SECONDED BY BOARD MEMBER RUBEN RUIZ, JR., TO ADJOURN THE MARCH 25, 2026, REGULAR MEETING AT 6:40 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: April 20, 2026

Zoning Board of Adjustment

Regular Meeting: April 29, 2026

Agenda Item

Variance Request by Young Property LLC for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the posts of a carport over a front yard setback, Being Lot 23, Canton Business Center Subdivision, Located at 3003 Carson Street.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 2, Section 2.206 Accessory Use and Structure Standards. The applicant is proposing to construct a carport over a 50-foot front yard setback. The 50-foot front yard setback is located along the east property line.

Property Location and Vicinity

The property is located at the west side of Carson Street and about 250 feet north of the intersection of Belden Street and Carson Street. The property has a total frontage of 97.98 feet along Carson Street, and a lot depth of 130 feet. A 50-foot front setback is located along the east property line. Current Zoning is Residential, Multifamily (RM) District. Adjacent zonings are Residential, Multifamily (RM) District to the south and east, Residential, Primary (RP) District to the west, and Manufacture Home (MH) District to the north. Adjacent land uses consist of multi-family and single-family uses.

Background and History

The property is part of the Canton Business Center Subdivision which was recorded on February 11, 2005. The applicant is proposing to construct a carport in the front yard encroaching over a 50-foot front yard setback that is located along the east property line. Setbacks required as per plat are as follows: Front 50 feet, Side 6 feet, Rear 15 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 30 neighboring property owners on April 17, 2026, and received 3 favor of this request from the applicant's adjacent properties, at the time that this report was prepared.

Analysis

The applicant is proposing to construct a carport in the front yard encroaching over a 50-foot front yard setback that is located along the front property line. The carport supporting columns will be 19 feet to the front property line. Special allowance permits the overhang of the carport to be over the front yard setback to a zero-foot setback, with the condition to not encroach over any easement. A 5-foot utility easement is located along the front property line. Neither the supporting columns or overhang of carport will encroach over the 5-foot utility easement.

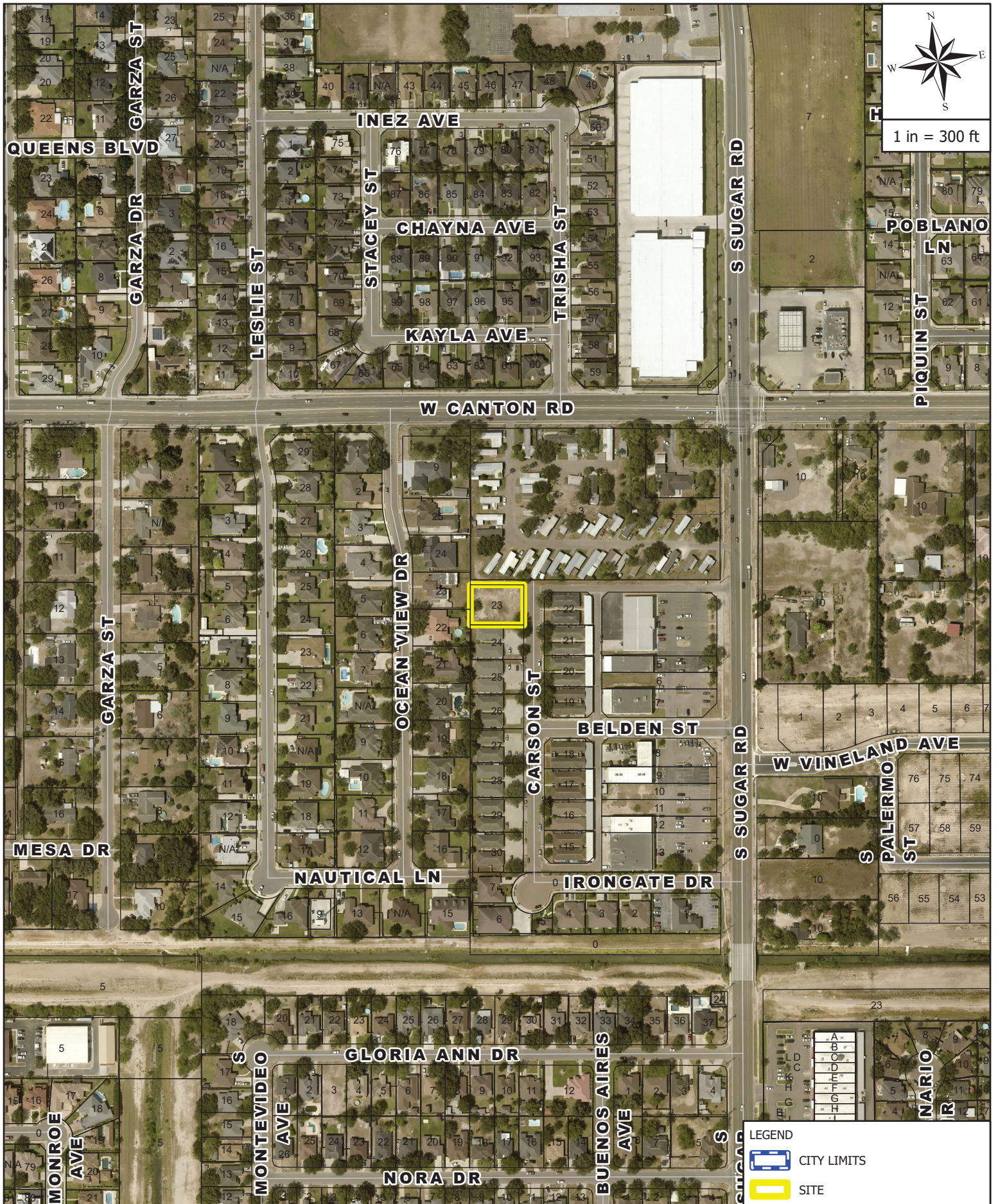
Recommendation

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

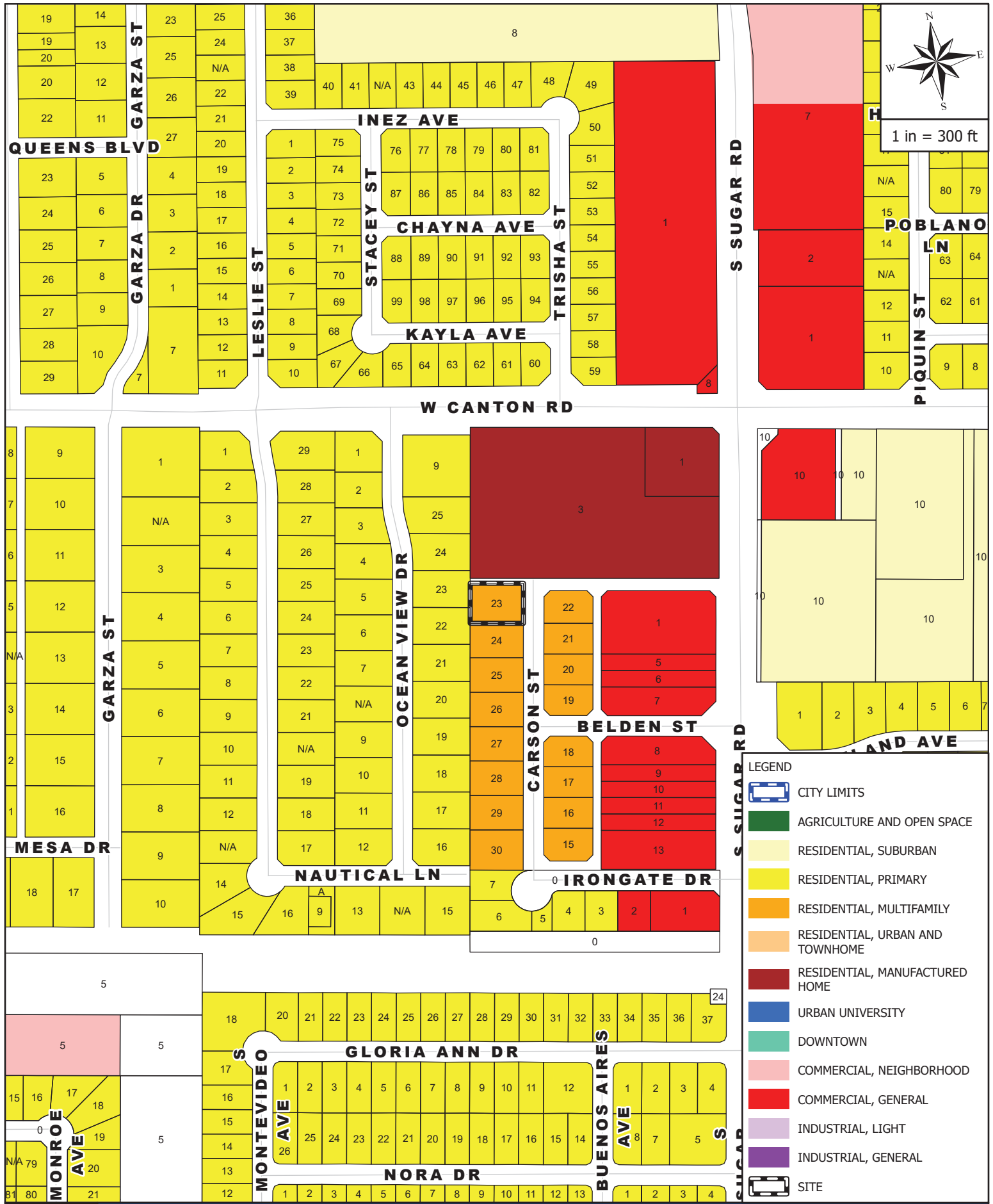
Prepared by:
Juan Rodriguez
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning



AERIAL MAP

3003 CARSON ST

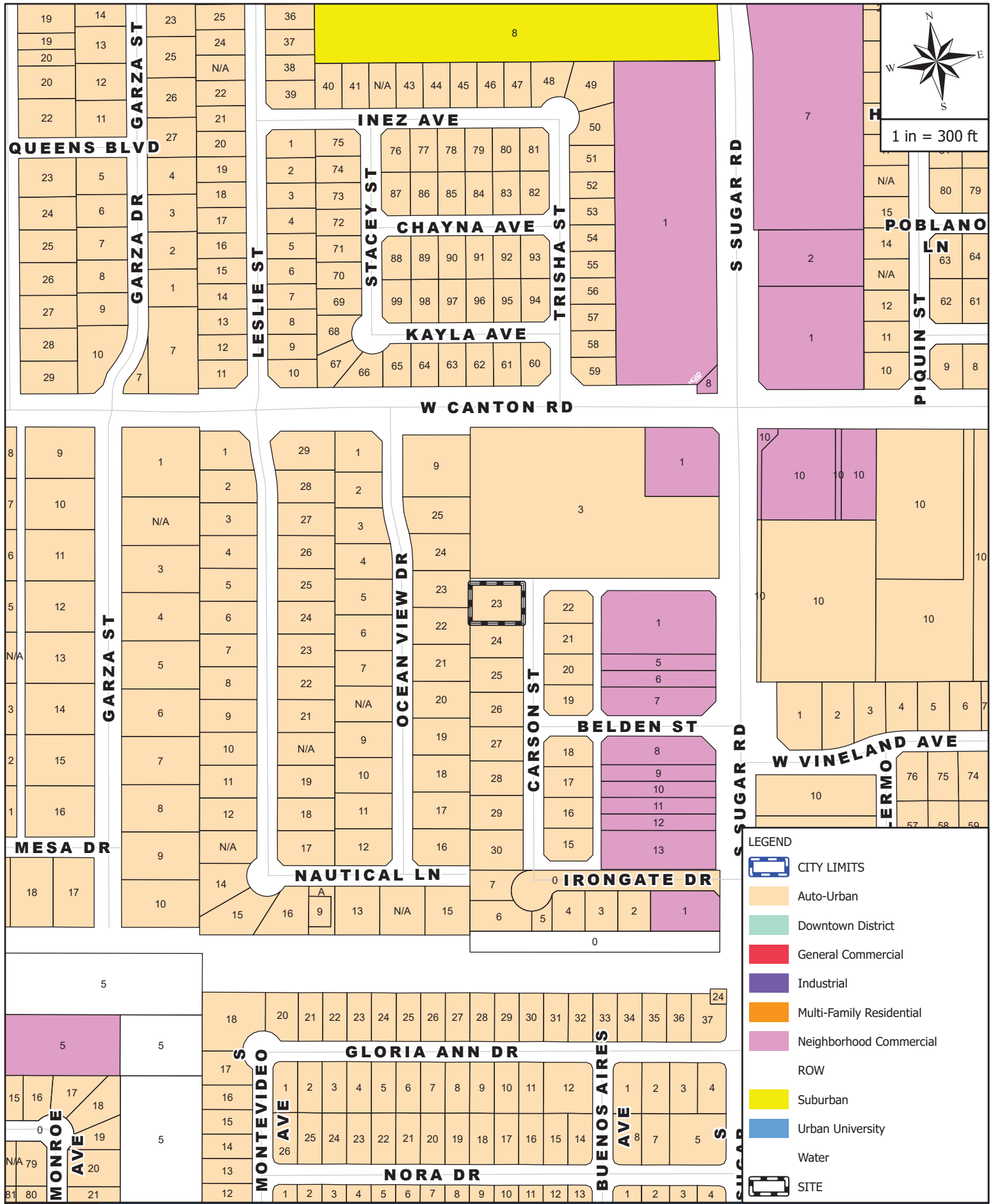


- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT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

ZONING MAP

3003 CARSON ST

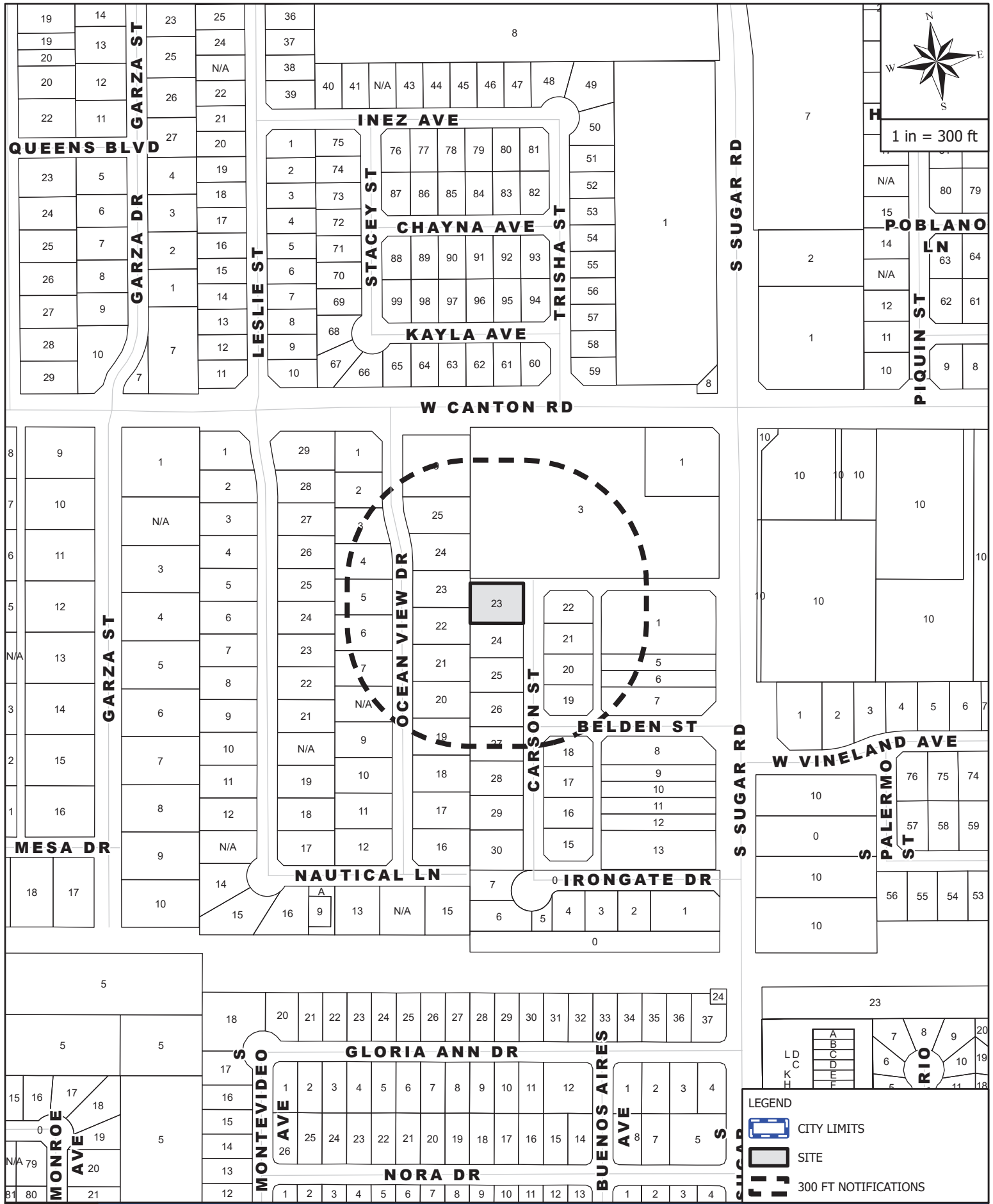




FUTURE LANDUSE MAP

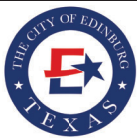
3003 CARSON ST





MAILOUT AND SITE MAP

3003 CARSON ST





VarianceRequest Site Photo

Young Property LLC
3003 Carson Street



130.0'

GREEN AREA 32'-6" 6.0' S.S.B.L.

1-STORY APARTMENTS
MIN. 18" FINISH FLOOR ELEV.
ABOVE OF CURB OR CENTER OF ST.

BUILDING 2

GREEN AREA
4' CONCRETE WALK
GREEN AREA

1-STORY APARTMENTS
MIN. 18" FINISH FLOOR ELEV.
ABOVE OF CURB OR CENTER OF ST.

BUILDING 1

GREEN AREA
6.0' S.S.B.L.

130.0'

65'-0"

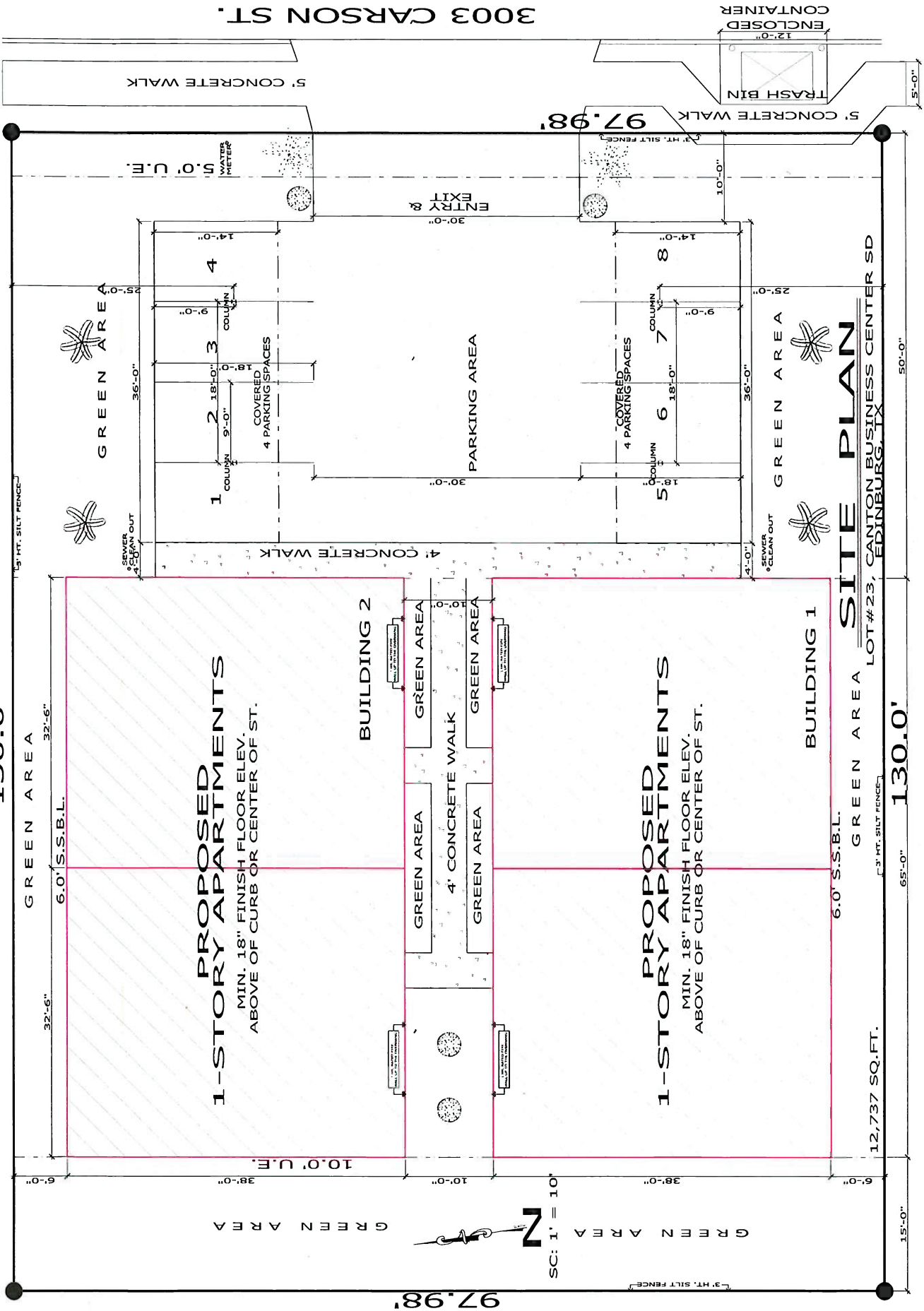
12,737 SQ. FT.

6'-0"

15'-0"

GREEN AREA

SC: 1' = 10'



3003 CARSON ST.

SITE PLAN
LOT #23, CANTON BUSINESS CENTER SD
EDINBURG, TX

5' CONCRETE WALK

97.98'

5' CONCRETE WALK

5'-0"

GREEN AREA

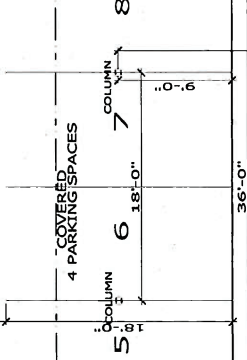
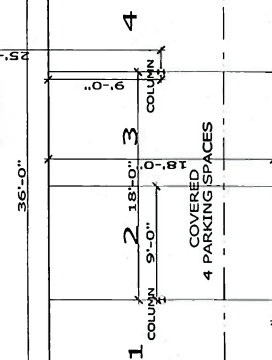
5'-0" U.E.
WATER METER

ENTRY & EXIT

10'-0"

TRASH BIN

ENCLOSED CONTAINER



4' CONCRETE WALK
SEWER CLEAN OUT

4'-0"
SEWER CLEAN OUT

36'-0"

36'-0"

25'-0"

25'-0"

14'-0"

14'-0"

9'-0"

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THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Wednesday, April 29, 2026**, at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Zoning Board of Adjustment will consider the following:

VARIANCE REQUEST BY YOUNG PROPERTY LLC FOR A VARIANCE TO THE CITY OF EDINBURG UNIFIED DEVELOPMENT CODE TO ALLOW THE ENCROACHMENT OF THE POSTS OF A CARPORT OVER A FRONT YARD SETBACK, BEING LOT 23, CANTON BUSINESS CENTER SUBDIVISION, LOCATED AT 3003 CARSON STREET.

All property owners within 300 ft. of the subject property are sent this notice. **The City is using this notice to solicit your input, but no action or response is required.** Please note that the meeting date, time, and agenda are subject to change. Please call on the date of the meeting to verify an item will proceed as planned. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

- MAIL: P. O. Box 1079 Edinburg, Texas 78540
- FAX: (956) 292-2080 by **Tuesday, April 28, 2026**
- EMAIL: planning@cityofedinburg.com by **Tuesday, April 28, 2026**

Please check the appropriate box to indicate if you are in favor, against, or have no comments on this request.

In Favor/A Favor Against/En Contra No Comments/No Comentario

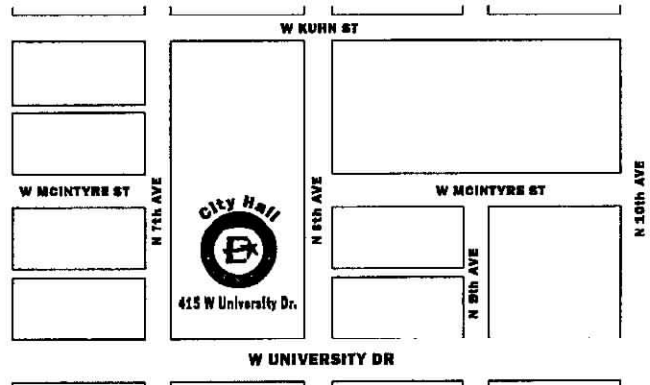
Comments: _____

Print Name: Kevin Yong
Address: 5208 N 10th St # 295
Phone No. 956-789-8691 City: McAllen State: TX Zip: 78504

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



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In Favor/A Favor Against/En Contra No Comments/No Comentario

Comments: _____

Print Name: Kevin Young

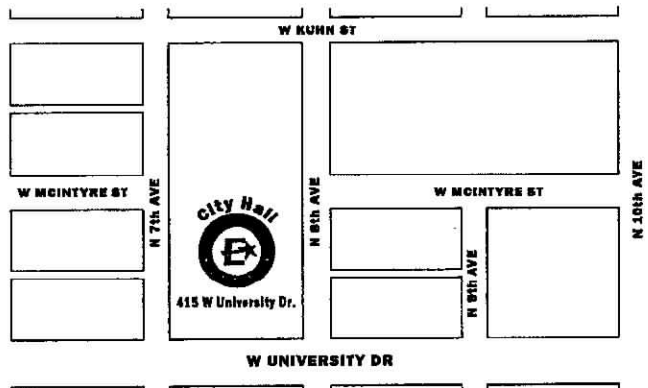
Address: 5208 N 10th St #295

Phone No. 956-789-8691 City: McAllen State: TX Zip: 79504

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Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Wednesday, April 29, 2026**, at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Zoning Board of Adjustment will consider the following:

VARIANCE REQUEST BY YOUNG PROPERTY LLC FOR A VARIANCE TO THE CITY OF EDINBURG UNIFIED DEVELOPMENT CODE TO ALLOW THE ENCROACHMENT OF THE POSTS OF A CARPORT OVER A FRONT YARD SETBACK, BEING LOT 23, CANTON BUSINESS CENTER SUBDIVISION, LOCATED AT 3003 CARSON STREET.

All property owners within 300 ft. of the subject property are sent this notice. **The City is using this notice to solicit your input, but no action or response is required.** Please note that the meeting date, time, and agenda are subject to change. Please call on the date of the meeting to verify an item will proceed as planned. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

- MAIL: P. O. Box 1079 Edinburg, Texas 78540
- FAX: (956) 292-2080 by **Tuesday, April 28, 2026**
- EMAIL: planning@cityofedinburg.com by **Tuesday, April 28, 2026**

Please check the appropriate box to indicate if you are in favor, against, or have no comments on this request.

In Favor/A Favor Against/En Contra No Comments/No Comentario

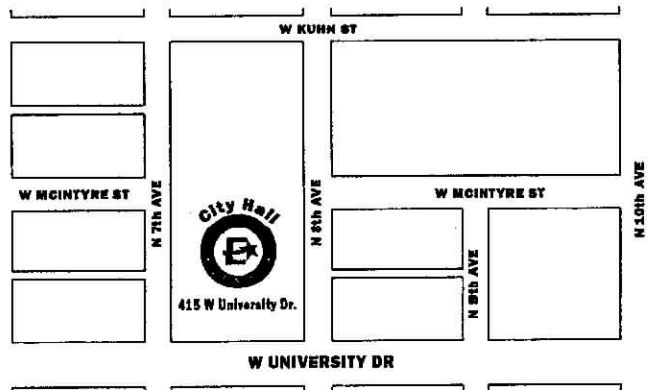
Comments: _____

Print Name: Kevin Young
 Address: 5615 N 6th Ln
 Phone No. 956-789-8691 City: McAllen State: TX Zip: 78504

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
 City of Edinburg
 PO BOX 1079
 Edinburg, TX 78540-1079



Planning & Zoning Staff Report

Prepared on: April 20, 2026

Zoning Board of Adjustment

Regular Meeting: April 29, 2026

Agenda Item

Variance Request by Hilda P. Villasenor Sanchez and Salvador Sanchez Segura for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the overhang of a carport over a front yard utility easement, Being Lot 23, Gem Estates Subdivision, Located at 409 North Alexandrite 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 west side of N. Alexandrite Avenue and about 160 feet north of the intersection of W. Citrine Street and N. Alexandrite Avenue. The property has a total frontage of 77 feet along N. Alexandrite Avenue, and a lot depth of 129 feet. A 15-foot utility easement is located along the east 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 uses and vacant land.

Background and History

The property is part of the Gem Estates Subdivision that was recorded on September 26, 2024. 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 east 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 April 17, 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 6 feet 6 inches from structure to the front property line encroaching over the 15-foot utility easement.

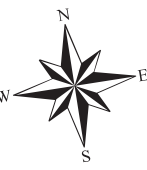
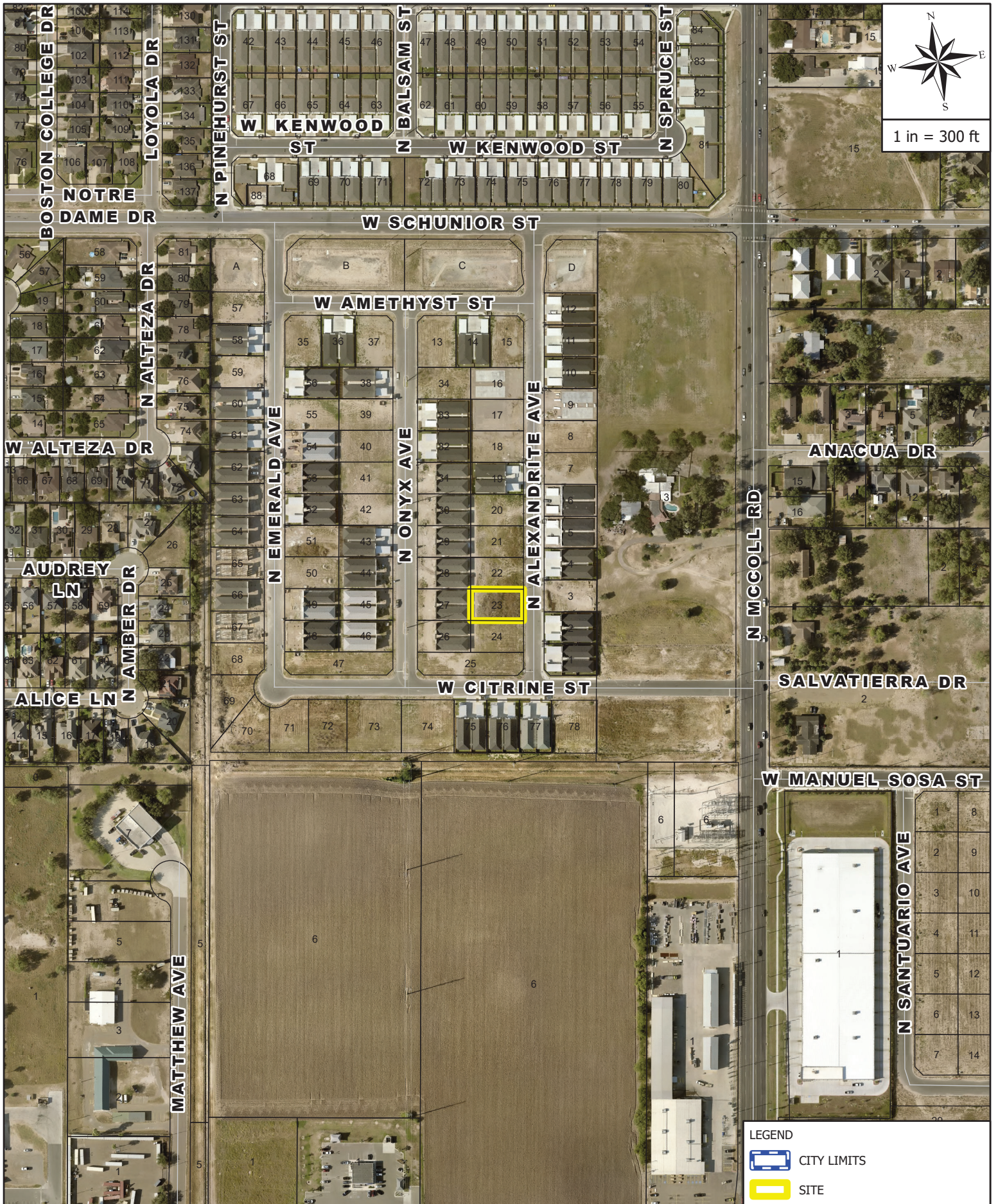
Recommendation

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.



Planning & Zoning Staff Report

Prepared by:
Juan Rodriguez
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning

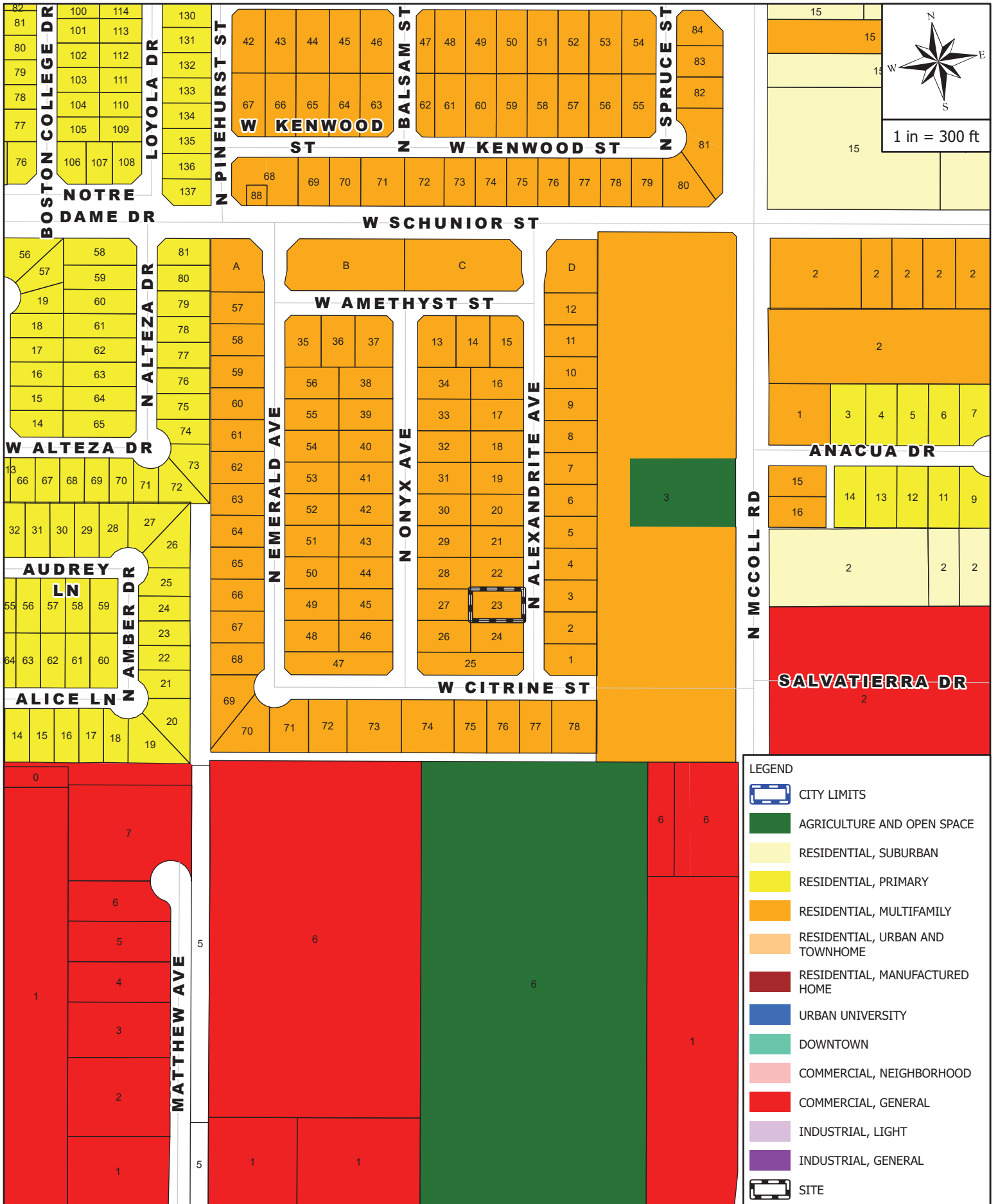


1 in = 300 ft

- LEGEND**
-  CITY LIMITS
 -  SITE



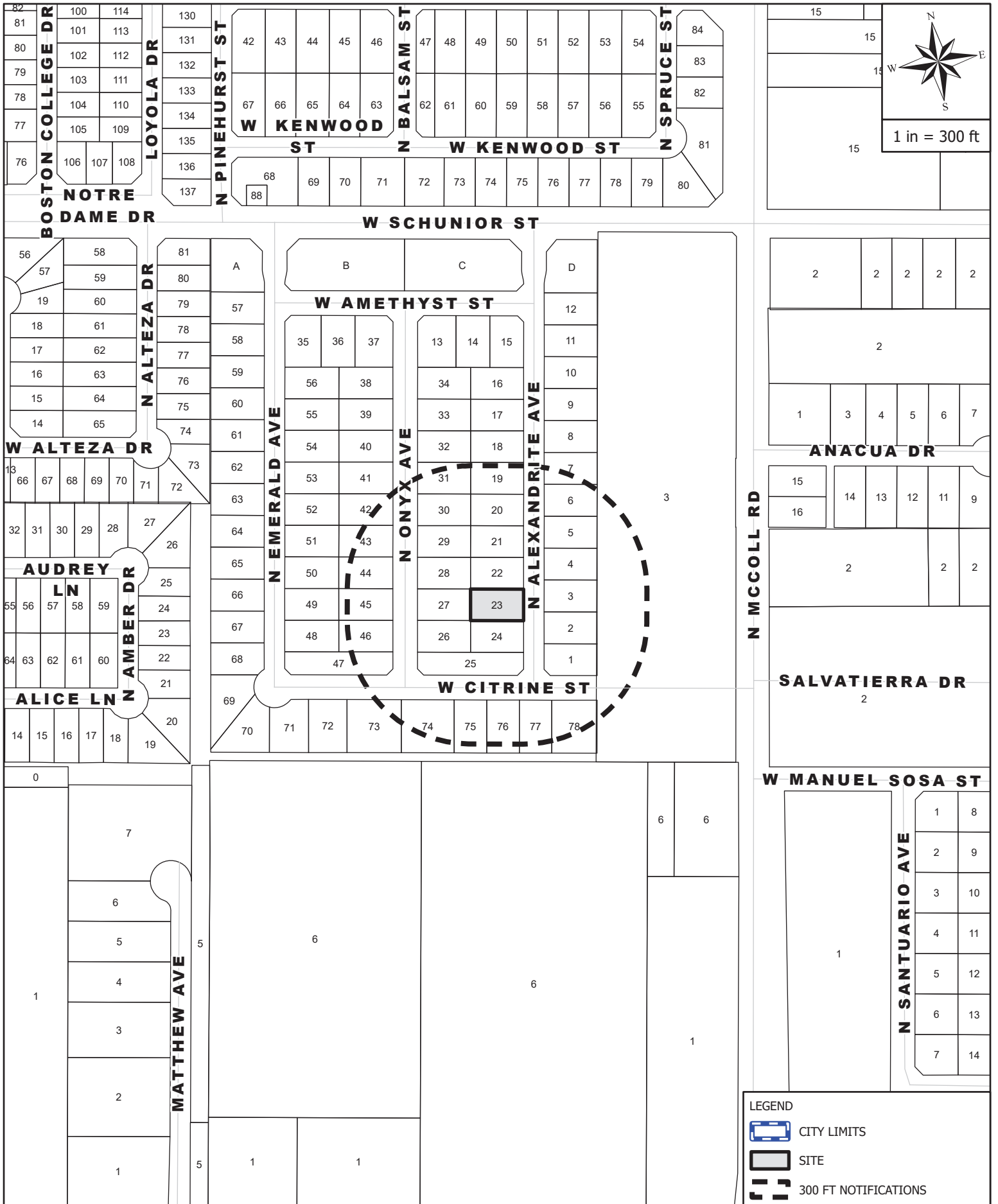
AERIAL MAP
409 N ALEXANDRITE AVE



ZONING MAP
409 N ALEXANDRITE AVE









Variance Request Site Photo

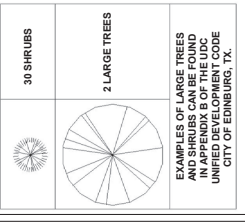
Hilda P. Villaseñor Sanchez and Salvador Sanchez Segura
409 N. Alexandrite Ave.





Proposed Carport Projection

LANDSCAPE



N.º	AREA	SOFT
UNIT 'A'		1,038.50 FT
UNIT 'B'		1,038.50 FT
UNIT 'C'		1,038.50 FT
UNIT 'D'		1,038.50 FT
TOTAL AREA		4,154.00 FT

FOURLEX PROJECT
 GEM ESTATES
 SUBDIVISION
 LOT #23 GEM ESTATES
 SUBDIVISION
 EDINBURG, TX.

SITE PLAN

Date: SEPT / 29 / 2025
 Design by: ABSTRACT DESIGN
 Client: SALVADOR SANCHEZ

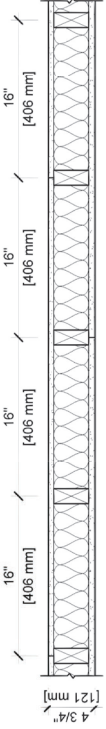
Scale: 1/8" = 1'-0"

DESIGN NO. UL U305

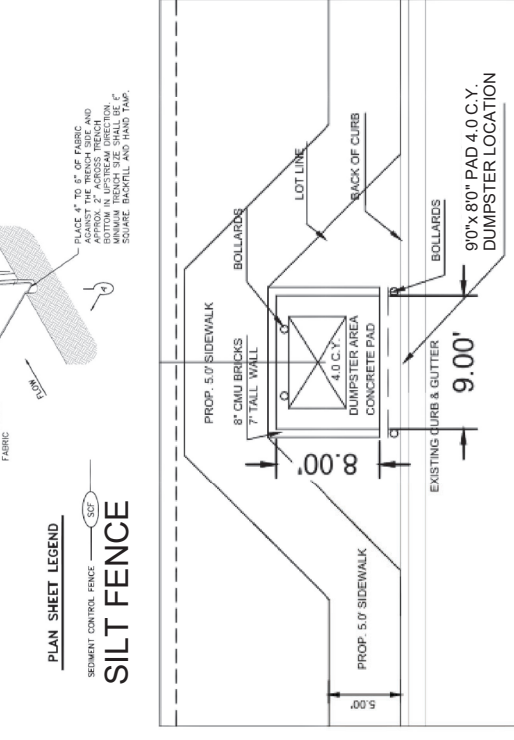
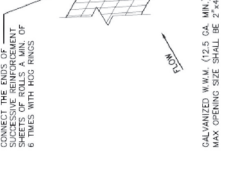
1 HOUR
 34
 RAL-TL11-130
 4-3/4" (121 MM)
 INTERIOR
 WOOD STUD (LOAD-BEARING)

ASSEMBLY REQUIREMENTS:

GYPSUM PANELS:
 ONE LAYER 5/8" (15.9 MM) SHEETROCK® GYPSUM PANEL MOLD TOUGH® (UL TYPE SCX)
 2 LAYERS 1/2" (12.7 MM) SHEETROCK® GYPSUM PANEL MOLD TOUGH® (UL TYPE SCX)
 3-1/2" (89 MM) FIBERGLASS INSULATION
 ONE LAYER 5/8" (15.9 MM) SHEETROCK® GYPSUM PANEL MOLD TOUGH® (UL TYPE SCX)



SILT FENCE



TYPICAL DUMPSTER LAYOUT
 APPROVED ENCLOSURE LOCATION LAYOUT
 FOR GEM ESTATES SUBDIVISION



Planning & Zoning Staff Report

Prepared on: April 20, 2026

Zoning Board of Adjustment

Regular Meeting: April 29, 2026

Agenda Item

Variance Request by Jorge I. Cantu and Lesley Garza for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of a covered patio over a rear yard setback, Being Lot 166, Davis Palms Subdivision, Located at 2703 Pfeiffer Street.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.102 Standards for Rural and Residential Development. The applicant is requesting to maintain an existing covered patio encroaching over a rear yard setback. The rear yard setback is 20% of the lot depth, or 20.6 feet. The 20.6-foot rear yard setback is located along the north property line.

Property Location and Vicinity

The property is located at the north side of Pfeiffer Street and about 280 feet west of the intersection of Mission Street and Pfeiffer Street. The property has a total frontage of 61 feet along Pfeiffer Street, and a lot depth of 103 feet. A 20.6-foot rear yard setback is located along the north property line. Current Zoning is Residential, Primary (RP) District. Adjacent zoning is Residential, Primary (RP) District in all directions. Adjacent land uses consist of single-family uses and vacant land.

Background and History

The property is part of the Davis Palms Subdivision that was recorded on September 2, 2008. The applicant is requesting to allow the encroachment of an existing covered patio over a 20.6-foot rear yard setback that is located along the north property line. Setbacks required as per plat are as follows: Front 25 feet, Side 6 feet, Rear 20% lot depth (20.6 feet), Street Side 10 feet, or easement whichever is greater on all cases.

Staff mailed a notice of the variance request to 51 neighboring property owners on April 17, 2026, and received 4 comments in favor for this request at the time that this report was prepared.

Analysis

The applicant is requesting to allow the encroachment of an existing covered patio over a 20.6-foot rear yard setback that is located along the rear property line. Covered patio will be leaving a separation about 11 feet 6 inches from structure to the rear property line. A 10-foot utility easement is located along the rear property line. Existing structure is not encroaching over the 10-foot utility easement.

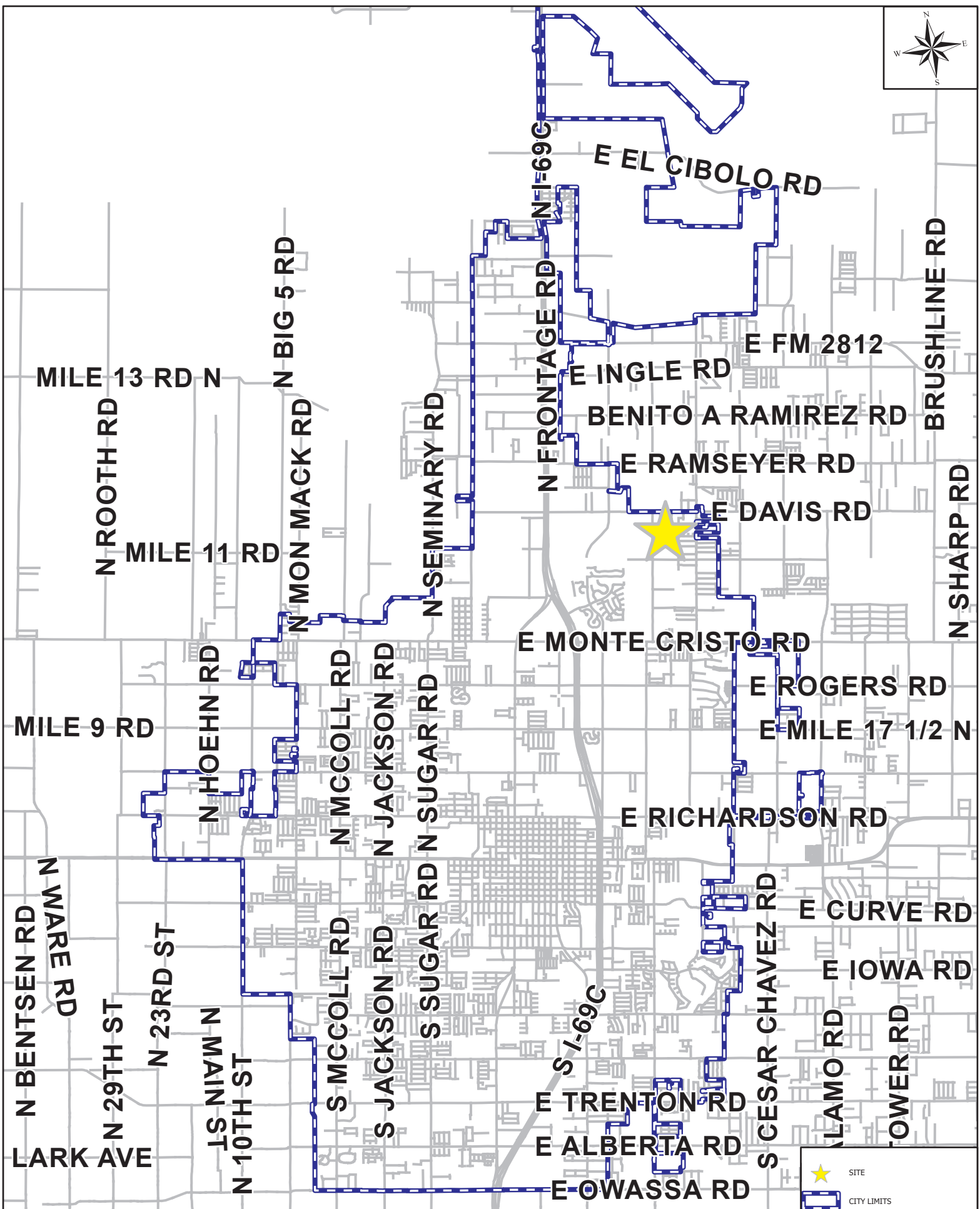
Recommendation

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

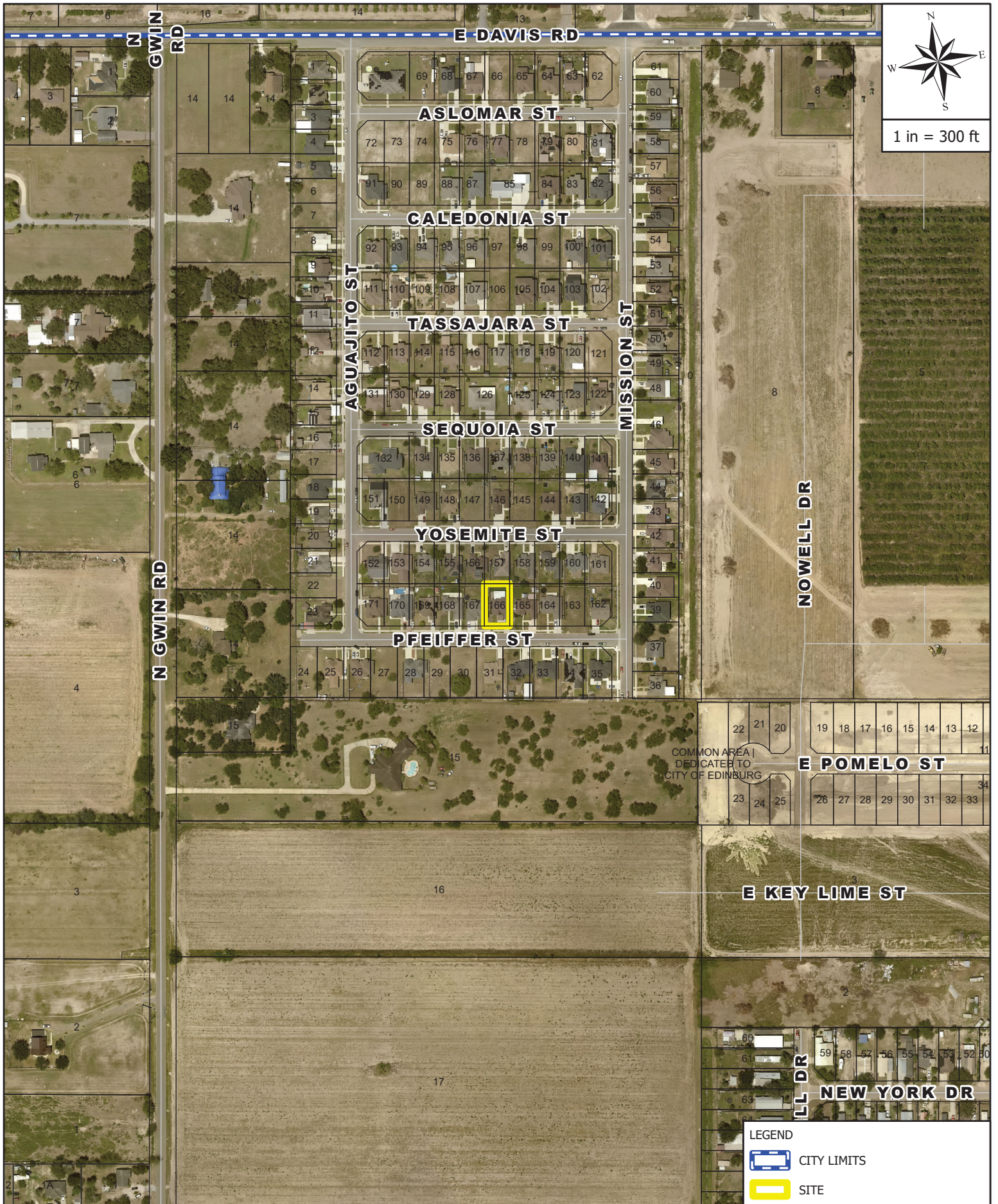
Prepared by:
Juan Rodriguez
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP

2703 PFEIFFER ST

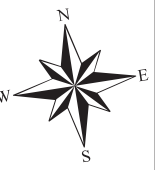
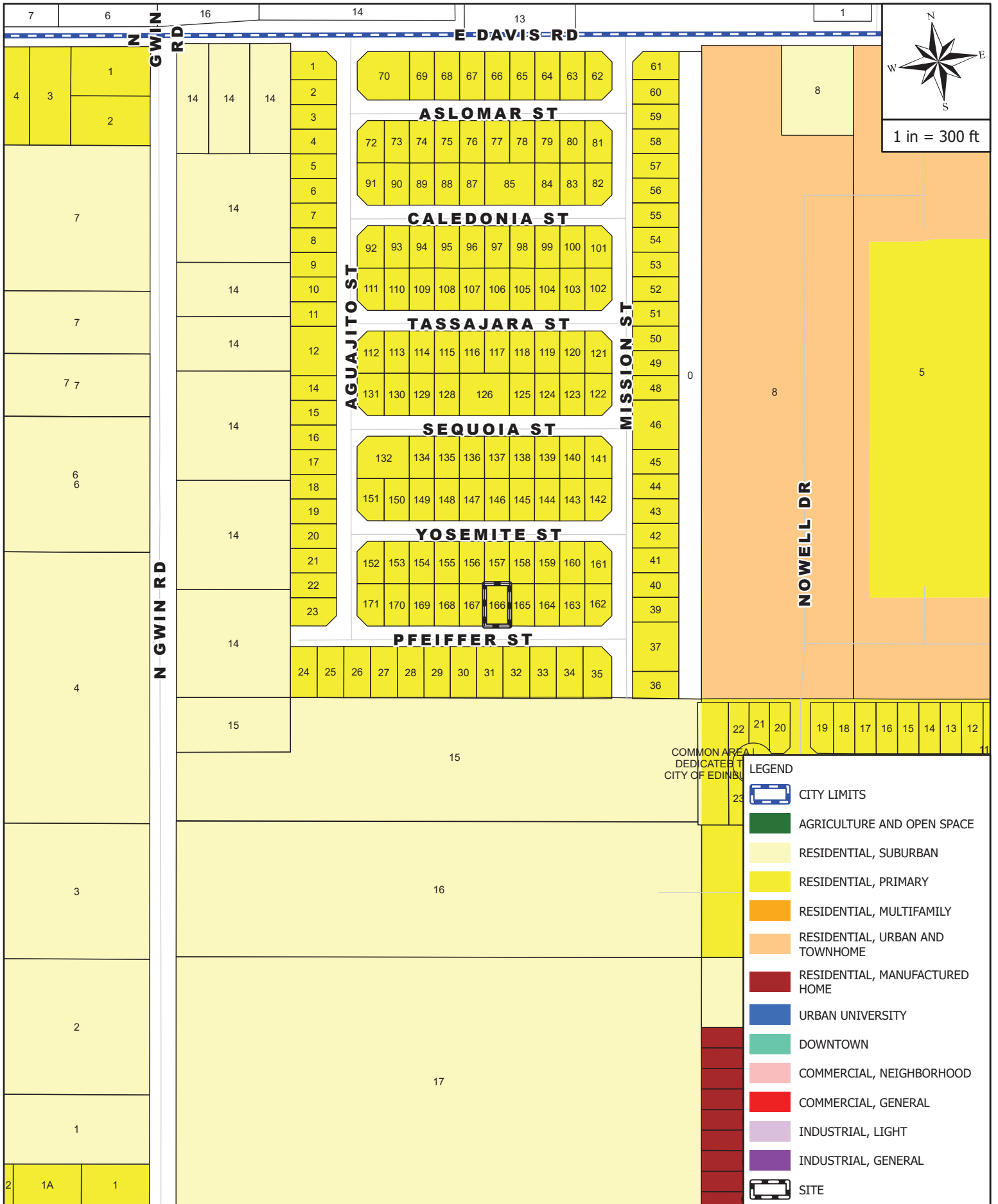


1 in = 300 ft

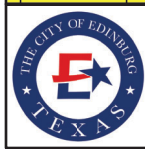
- LEGEND**
-  CITY LIMITS
 -  SITE



AERIAL MAP
2703 PFEIFFER ST

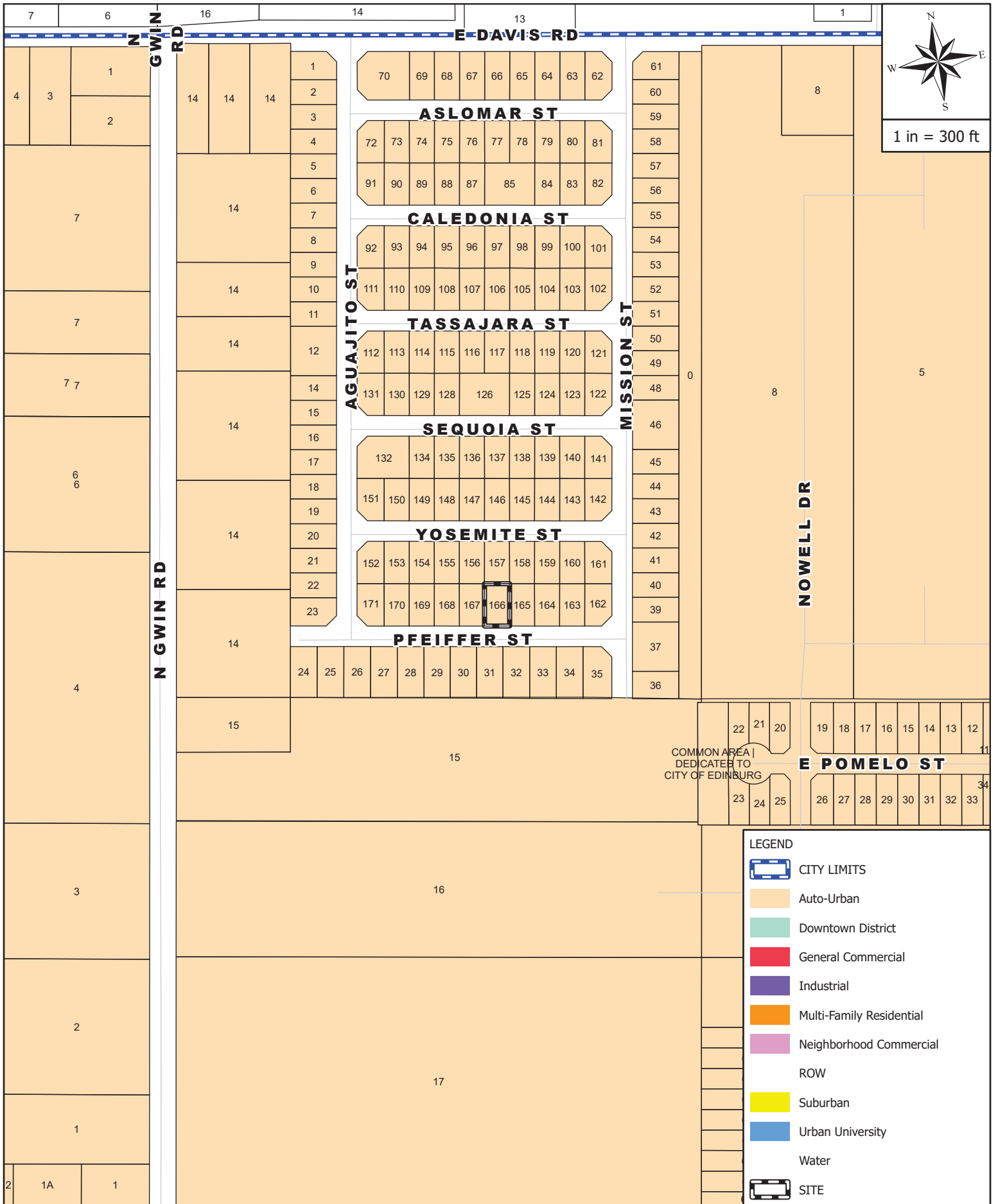


1 in = 300 ft

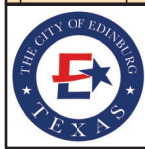


ZONING MAP

2703 PFEIFFER ST

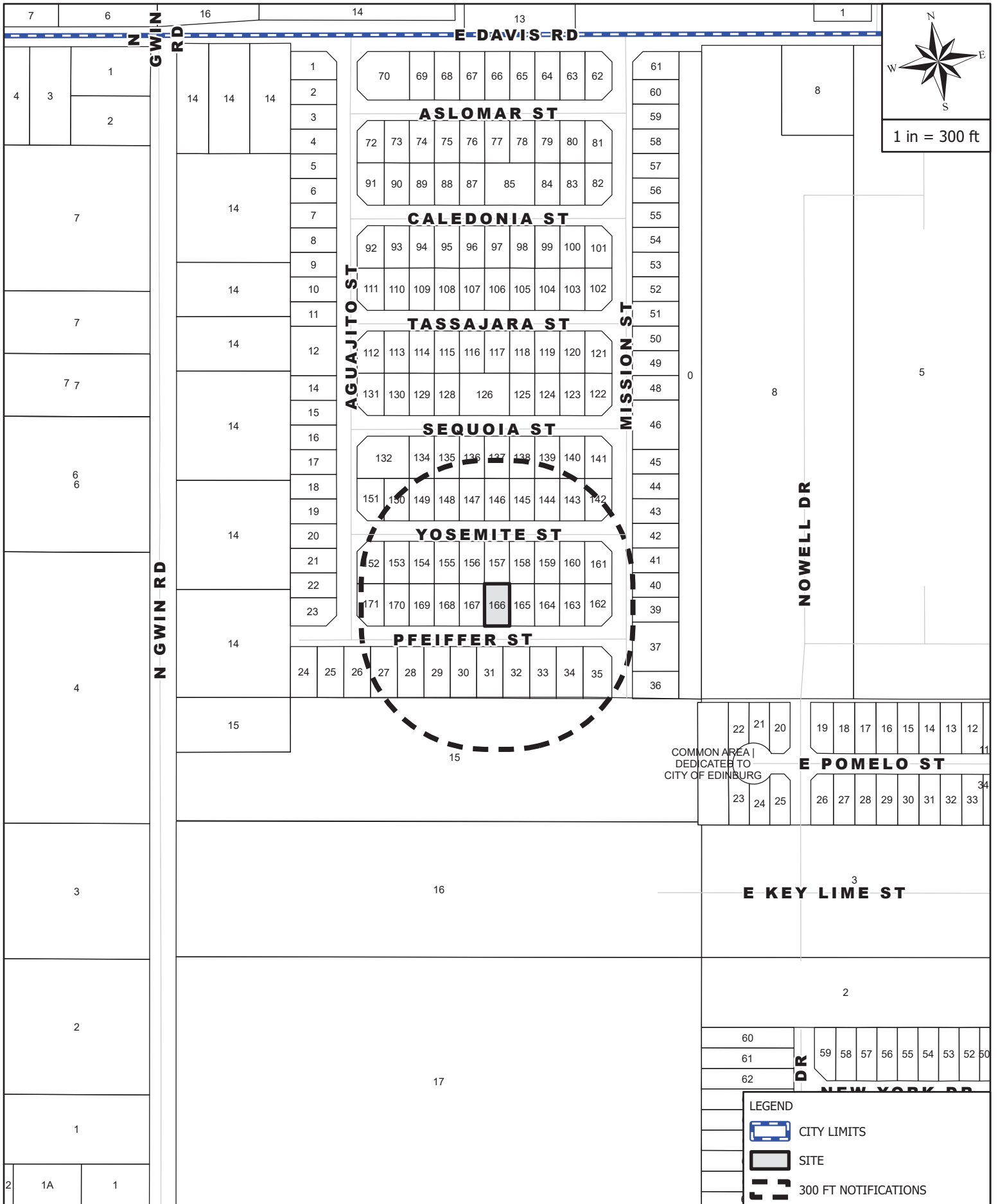


1 in = 300 ft






FUTURE LANDUSE MAP

2703 PFEIFFER ST



1 in = 300 ft

COMMON AREA
DEDICATED TO
CITY OF EDINBURG

- LEGEND**
-  CITY LIMITS
 -  SITE
 -  300 FT NOTIFICATIONS



Variance Request Site Photo

Jorge I. Cantu and Lesley Garza
2703 Pfeiffer Street





Variance Request Site Photo

Jorge I. Cantu and Lesley Garza
2703 Pfeiffer Street



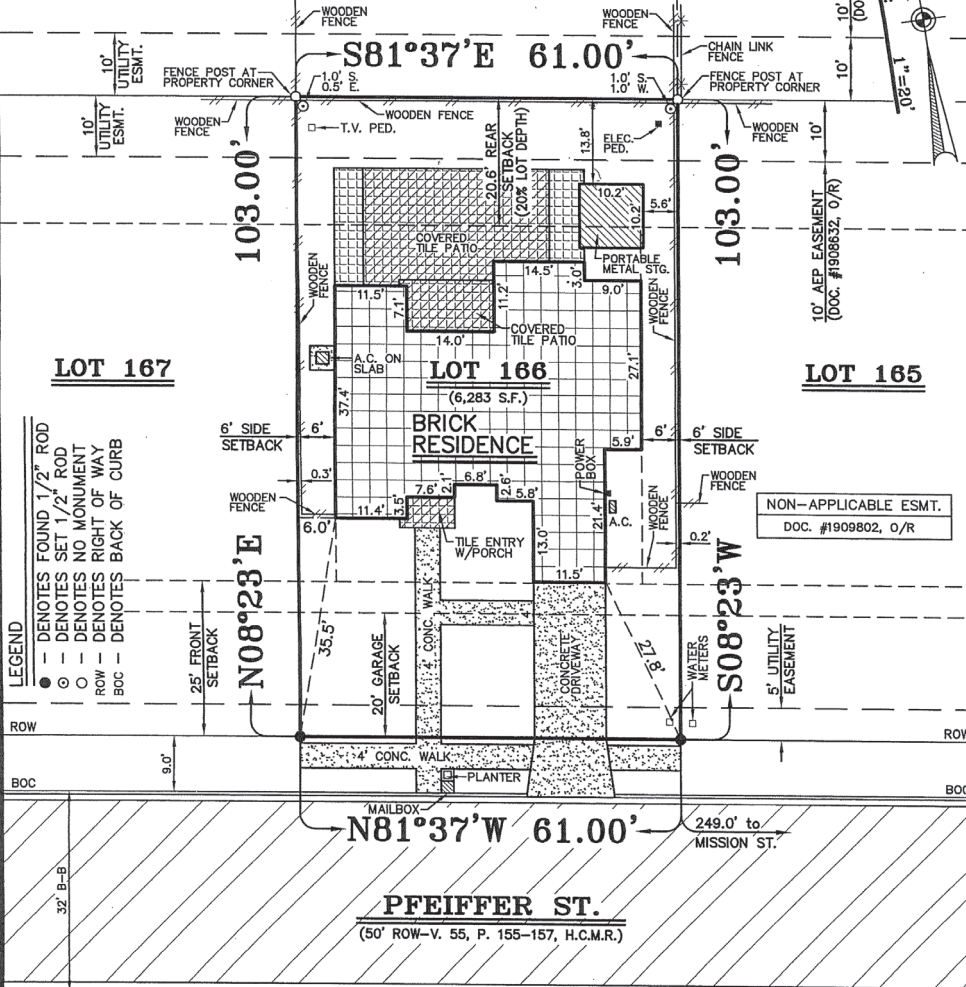
ART SALINAS

ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5585 FAX: (956) 618-5540

LOT 156

LOT 157



LEGEND

- DENOTES FOUND 1/2" ROD
- - - DENOTES SET 1/2" ROD
- DENOTES NO MONUMENT
- DENOTES RIGHT OF WAY
- BOC DENOTES BACK OF CURB

NON-APPLICABLE ESMT.
DOC. #1909802, 0/R

FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "X". Zone "X" areas are areas determined to be outside 500-year flood plain as per F.E.M.A. Flood Insurance Rate Map No. 480338-0020-E dated 06-06-2000.

PLAT NOTES:

- There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat, not be copied or transferred to another party without the express written consent of the surveyor.
- This survey plat is prepared in connection with Title Policy G.F. # 18-354395-ED and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
- This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
- This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
- Blanket Easement executed by Circus Enterprises Inc. to AEP Texas Central Company, a Texas corporation, dated June 9, 2008, filed July 9, 2008, recorded in CC# 2008-1908632, Real Property Records, Hidalgo County, Texas. (Blanket)
- Right of Way Easement executed by Rosendo Gonzalez, Jr. and wife, Jean Ann Gonzalez to Central Power and Light Company, dated March 17, 1995, filed April 25, 1995, recorded in CC# 44810, Real Property Records, Hidalgo County, Texas. (Blanket)
- Terms and Conditions of the Uniform Subdivision Non-Standard Water/Sewer Service Agreement dated September 5, 2008, filed September 5, 2008, recorded in CC# 2008-1925726, Real Property Records, Hidalgo County, Texas.
- Subject property lies within the boundaries of Hidalgo County Drainage District No. 1.
- Subject property lies within the boundaries of Road District No. 15.
- Subject property lies within the boundaries of Santa Cruz Water District No. 15. (Blanket)
- Subject to any water rights and/or oil, gas and mineral lease of record.
- Bearing Basis: "S. line of Lot 166, Davis Palms Subdivision"

BORROWER(S): Jorge Cantu and Lesley Garza

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 2703 PFEIFFER ST., in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:
LOT 166, DAVIS PALMS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 55, PAGES 155-157, MAP RECORDS, HIDALGO COUNTY, TEXAS.

26-71239 03-19-26
 Job No. Date

[Signature]

© COPYRIGHT 2026 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.



Registered Professional Land Surveyor No. 4802



Juan Rodriguez <jcrodriguez@cityofedinburg.com>

[UNKNOWN SENDER] Jorge I. Cantu and Lesley Garza

1 message

Diana Silva <diana.i.silva19@gmail.com>
To: planning@cityofedinburg.com

Sat, Apr 18, 2026 at 3:40 PM

In Favor

2706 Pfeiffer Street Edinburg, TX 78542
Diana Silva

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Wednesday, April 29, 2026**, at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Zoning Board of Adjustment will consider the following:

VARIANCE REQUEST BY JORGE I. CANTU AND LESLEY GARZA FOR A VARIANCE TO THE CITY OF EDINBURG UNIFIED DEVELOPMENT CODE TO ALLOW THE ENCROACHMENT OF A COVERED PATIO OVER A REAR YARD SETBACK, BEING LOT 166, DAVIS PALMS SUBDIVISION, LOCATED AT 2703 PFEIFFER STREET.

All property owners within 300 ft. of the subject property are sent this notice. **The City is using this notice to solicit your input, but no action or response is required.** Please note that the meeting date, time, and agenda are subject to change. Please call on the date of the meeting to verify an item will proceed as planned. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

- MAIL: P. O. Box 1079 Edinburg, Texas 78540
- FAX: (956) 292-2080 by **Tuesday, April 28, 2026**
- EMAIL: planning@cityofedinburg.com by **Tuesday, April 28, 2026**

Please check the appropriate box to indicate if you are in favor, against, or have no comments on this request.

In Favor/A Favor Against/En Contra No Comments/No Comentario

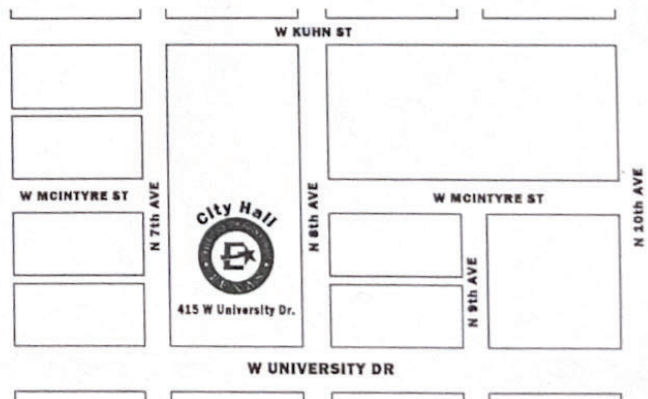
Comments: _____

Print Name: Lesley Garza
Address: 2703 Pfeiffer St.
Phone No. (956) 929-9305 City: Edinburg State: TX Zip: 78542

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



To Whom It May Concern,

I am writing in regard to my neighbor's covered patio structure that is located within the setback area. I would like to express my support for their request to have this structure approved.

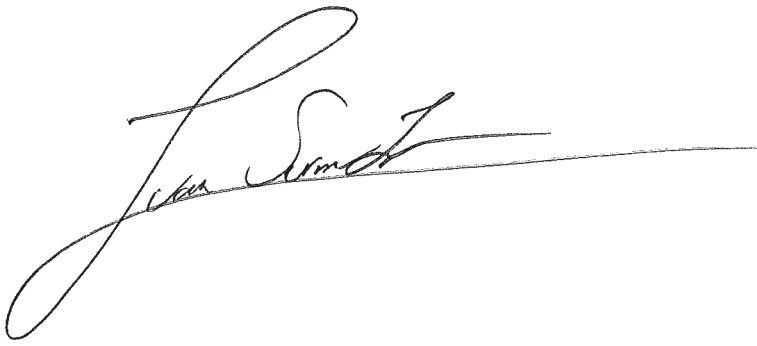
From my perspective, the patio has not caused any issues or concerns. It does not affect my property, my use of my land, or my privacy in any negative way. I have no objection to it

remaining as it is. For these reasons, I respectfully support their request for approval.

Lot 105 in Davis Palm subdivision 2705 Pfeiffer St. Feel free to contact me at (956) 533-7813.

Roberto J. Rojas & Imelda Rojas.

To whom this may concern, my name is Juan
Raul Serna Jr. I live at 2701 Pfeiffer St Edinburg Tx
Davis Palm Subdivision lot 167 I just wanted to let
you know that the cover patio does not bother us
if you have any questions please feel free to call me.
Thank you. (956) 279-2904.

A handwritten signature in cursive script, reading "Juan Serna Jr.", followed by a long horizontal line extending to the right.

Planning & Zoning Staff Report

Prepared on: April 20, 2026

Zoning Board of Adjustment

Regular Meeting: April 29, 2026

Agenda Item

Variance request by Cesar Diaz for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of supporting columns and overhang of a carport over a front yard setback and utility easement, Being Lot 28, Serenity Springs Subdivision, Located at 2612 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 supporting columns over a 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 south side of W. Bliss Street and about 360 feet east of the intersection of S. Waterfall Avenue and W. Bliss Street. The property has a total frontage of 80 feet along W. Bliss Street, and a lot depth of 125 feet. A 20-foot front yard setback and a 15-foot utility easement are located along the north 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 which was recorded on June 25, 2025. The applicant is proposing to construct a carport in the front yard with the overhang and supporting columns encroaching over a 20-foot front yard setback and a 15-foot utility easement that is located along the north 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 reduced carport setback.

Staff mailed a notice of the variance request to 9 neighboring property owners on April 17, 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 supporting columns encroaching over a 20-foot front yard setback and a 15-foot utility easement that are located along the front property line. The proposed carport will leave a separation about 12 feet 1 inch from structure to the front property line. Similar variances were granted by ZBA for lots 8 – 13, 17 – 23 and 29 of Serenity Springs Subdivision on February 11, 2026, and for lot 7 on March 25, 2026, all with the conditions of carport supporting columns not encroach over easement and a Hold Harmless Agreement be in place.

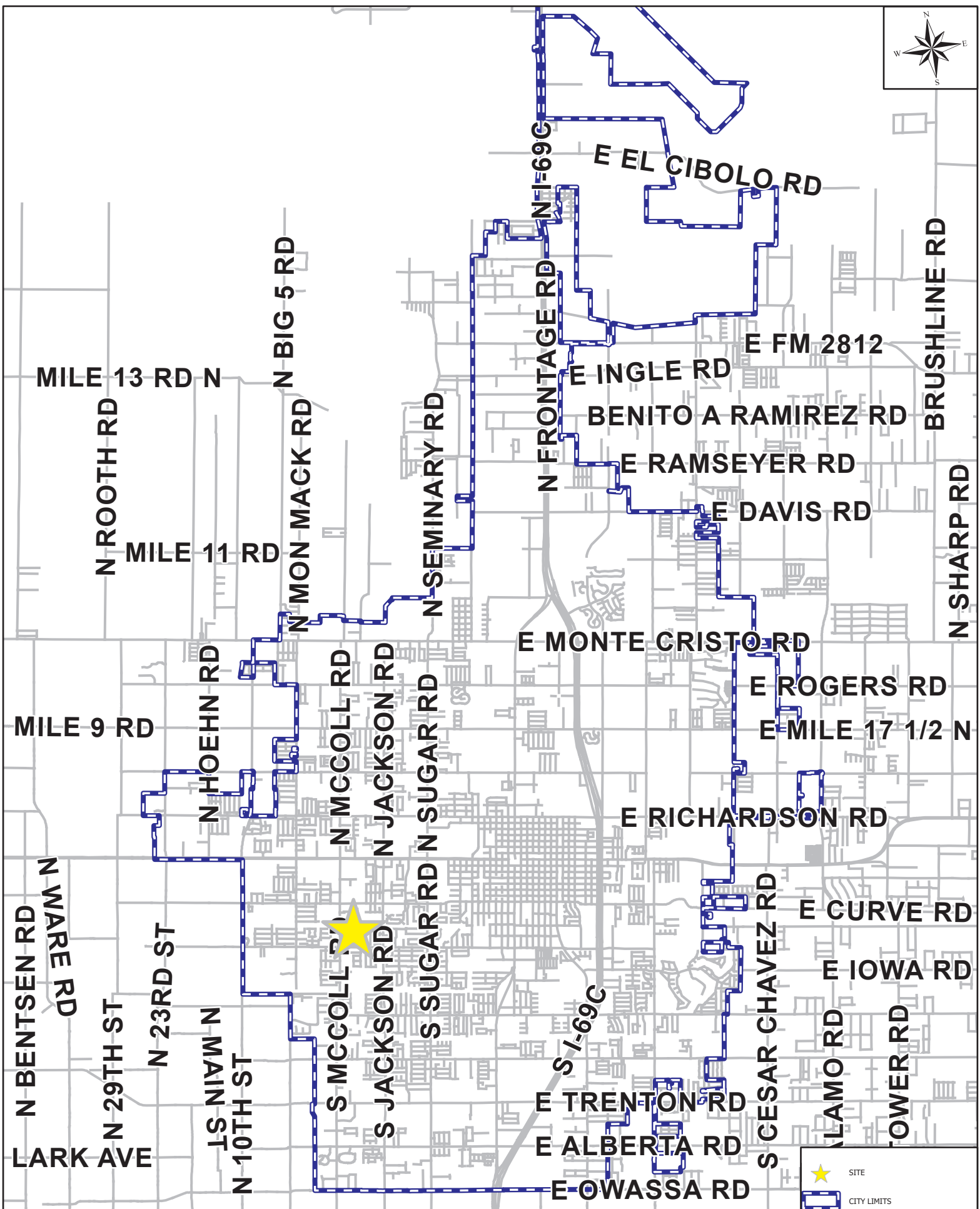
Recommendation

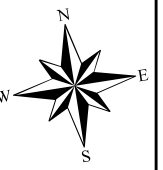
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

Planning & Zoning Staff Report

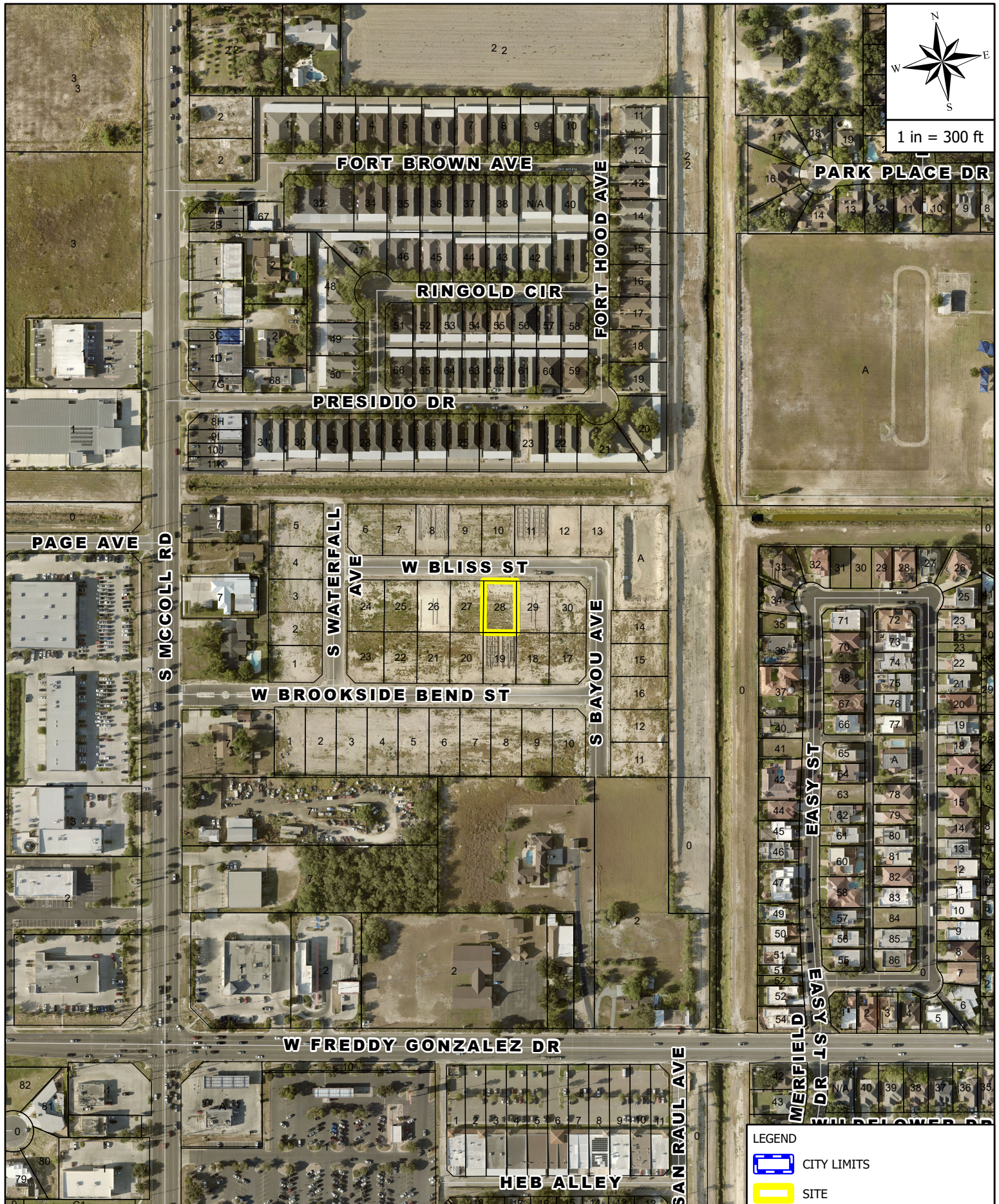
Prepared by:
Anna Gabriela Cantu
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning







1 in = 300 ft

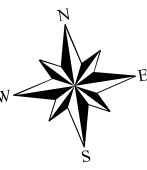
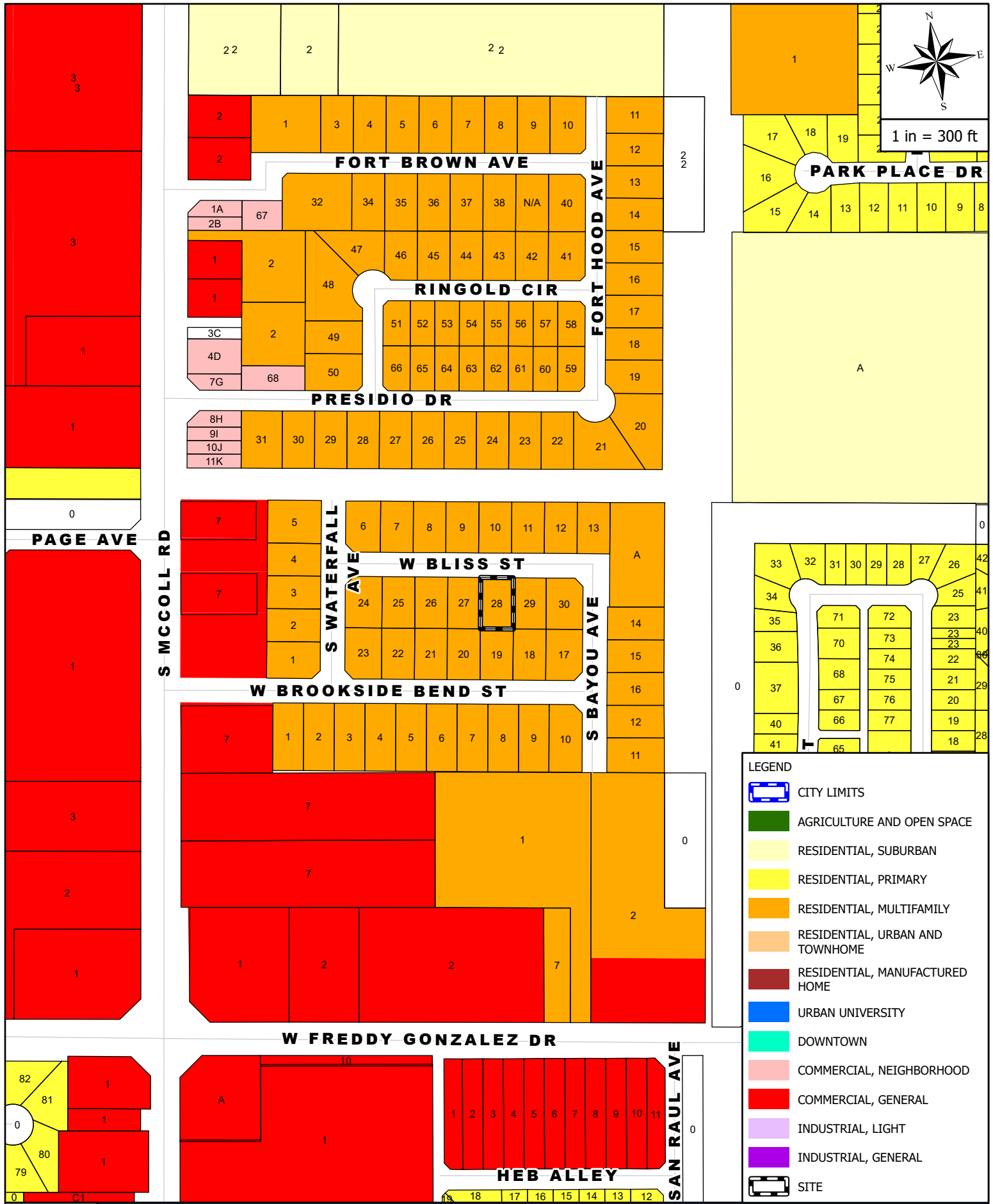


LEGEND

-  CITY LIMITS
-  SITE



AERIAL MAP
 2612 W BLISS ST

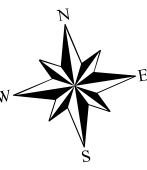
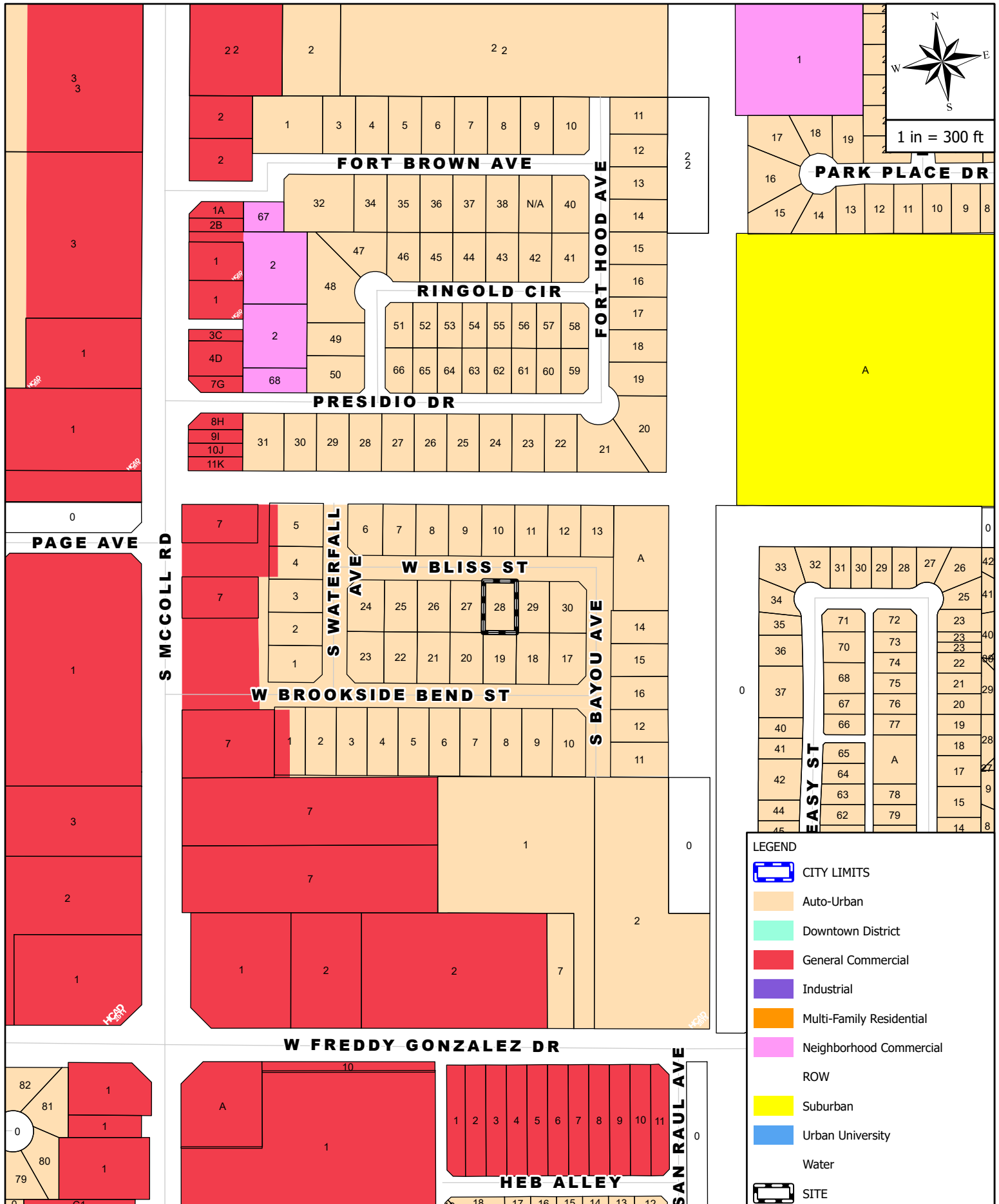


1 in = 300 ft



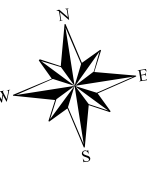
ZONING MAP

2612 W BLISS ST

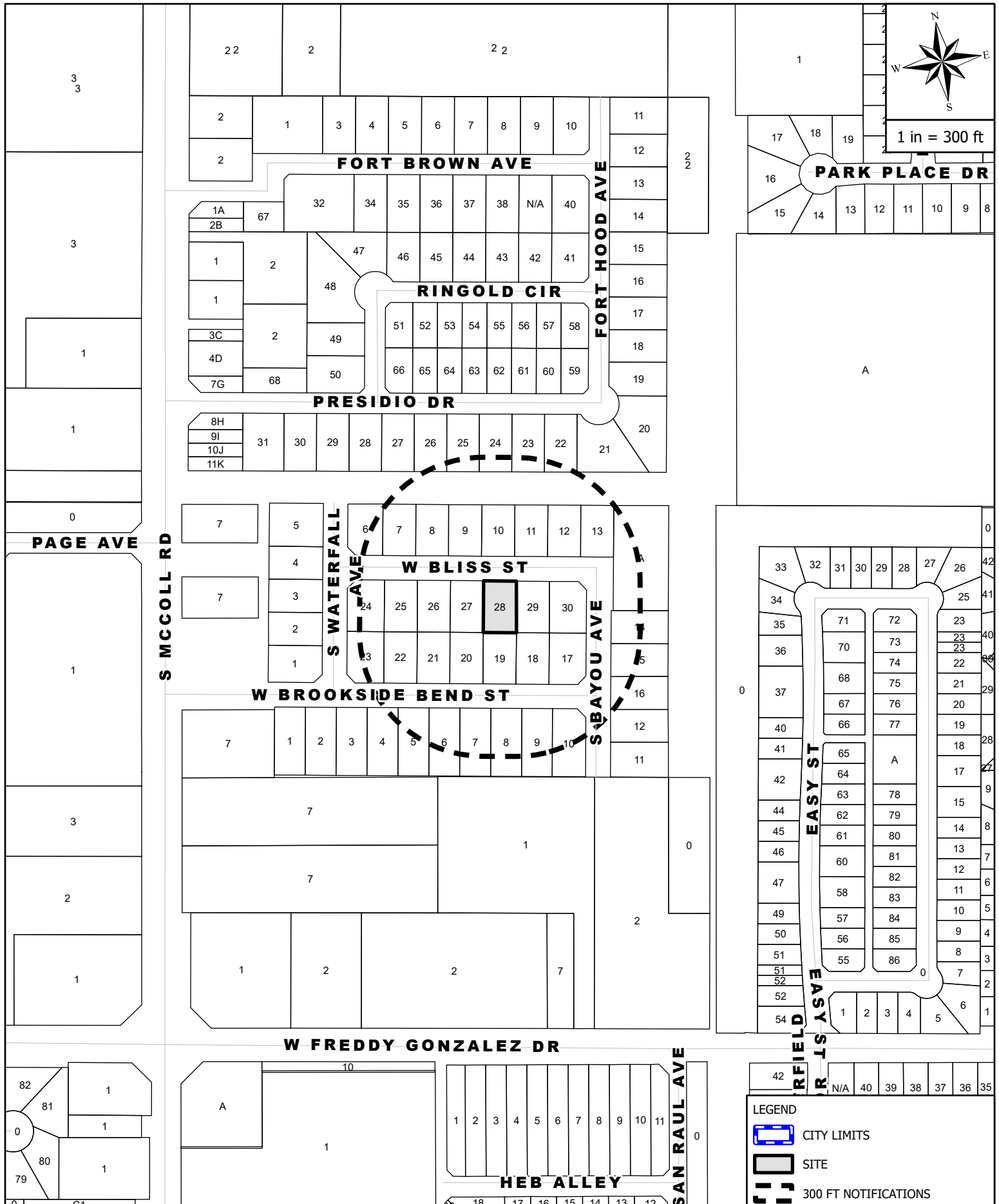


1 in = 300 ft




- 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



LEGEND

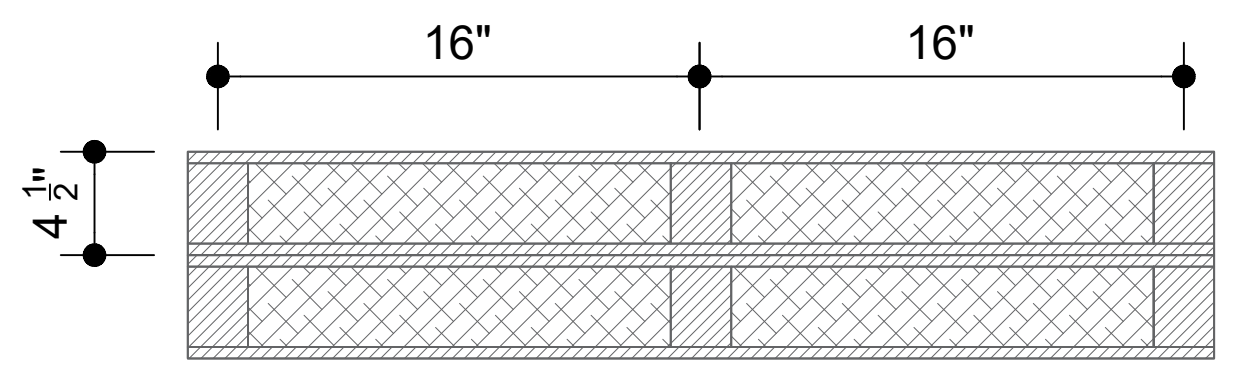
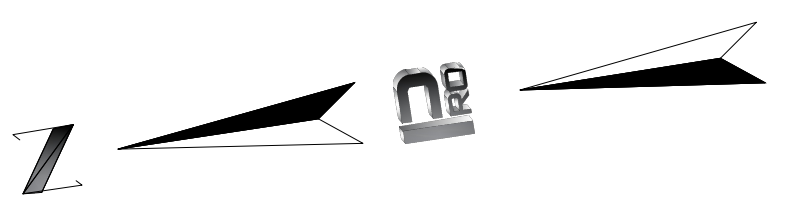
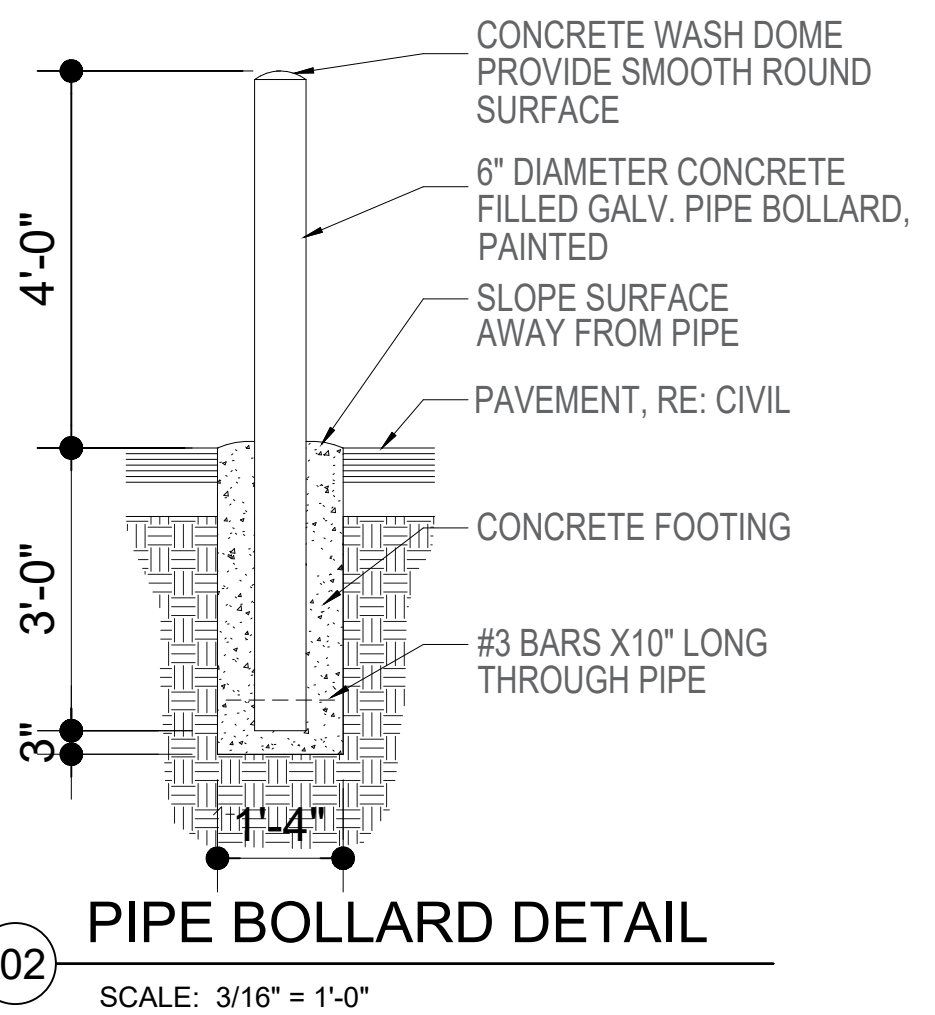
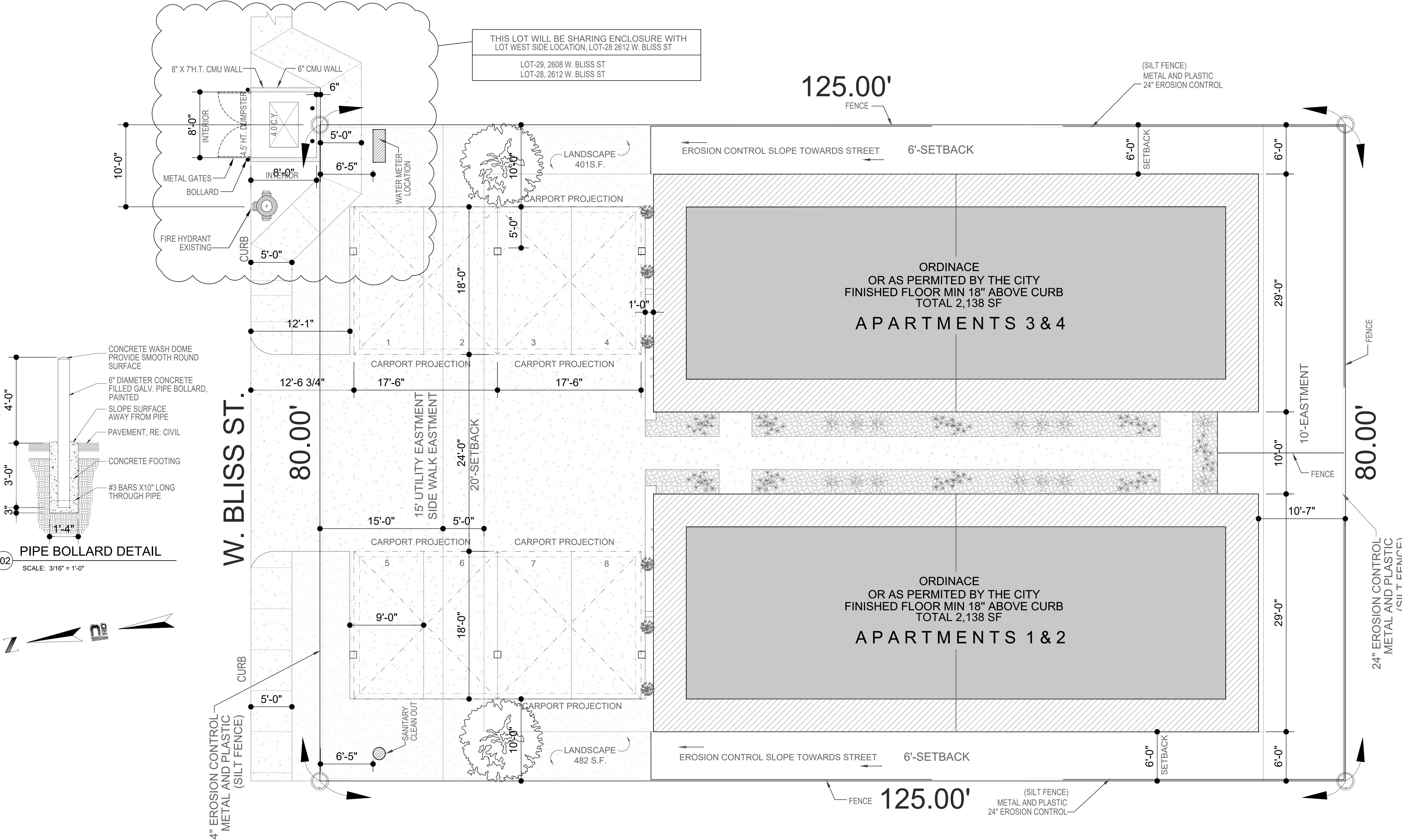
-  CITY LIMITS
-  SITE
-  300 FT NOTIFICATIONS



Variance Request Site Photo

Cesar Diaz
2612 W. Bliss Street





STC: 32 x 2= TOTAL OF 64 STC
SOUND TEST: RAL-TL11-129/RAL-TL15-018
SYSTEM THICKNESS: 4 1/2"

101 FIRE WALL
SCALE: 3/16" = 1'-0"

INTERIOR PARTITIONS: WOOD STUDD
FIRE RATING: 2 HR.

ASSEMBLY OPTIONS:
GYPSUM BOARD: 5/8 IN. THICK GYPSUM BOARD APPLIED VERTICALLY.
WOOD STUDS: 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
GYPSUM BOARD: 5/8 IN. THICK GYPSUM BOARD APPLIED VERTICALLY.

UL U-305 1 HOUR PARTITION

BUSHES AND PLANTS		
SYMBOL	NAME	QUANTITY
	FOXTAIL WEED	14
	DIETES IRIDIROIDES	14
	JUNIPERUS / GOLDCREST	6

TREES			
SYMBOL	NAME	CALIPER	QUATNITY
	HONEY MESQUITE	0'-4"	0
	LIVE OAK	0'-4"	2

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.

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

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAN 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 STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF 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 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 PLAN 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.

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 2865692, 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: S 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°58'27" 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 PLAN IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
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 48-211(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

Paul Sesik
PAUL SESIK, P.E., C.F.M.
GENERAL MANAGER
06-23-25
DATE

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.

Clayton Baldwin
MAYOR'S SIGNATURE
06-18-2025
DATE
CLAYTON BALDWIN
CITY SECRETARY

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

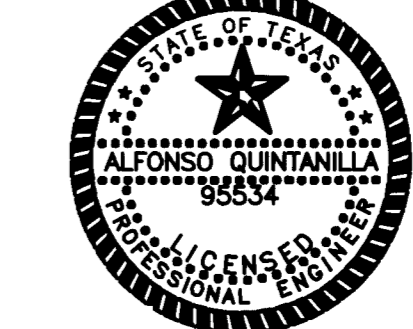
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1.

Robert P. Bell
SECRETARY
Robert P. Bell
PRESIDENT

**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 PLAN.

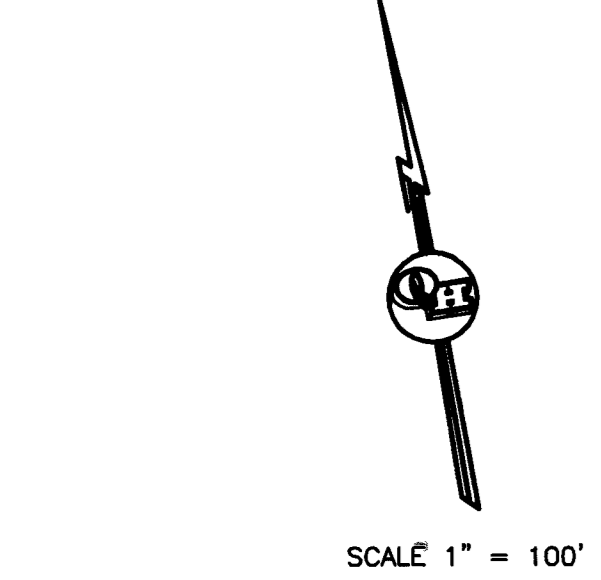
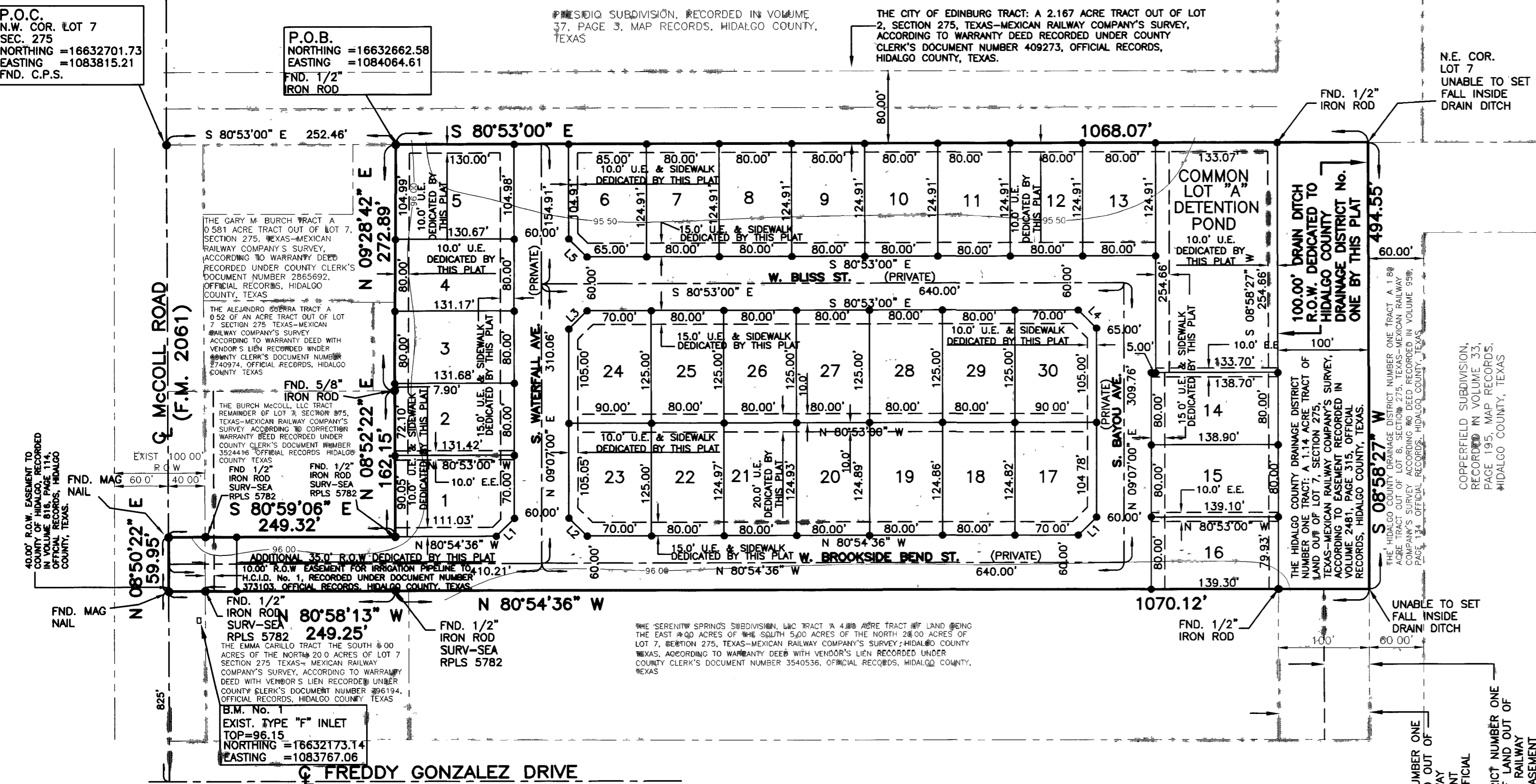
Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95584
5-2-25
DATE



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

ON: 06/25/2025 AT 9:06 AM/PM
INSTRUMENT NUMBER 360344
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: *Arturo Guajardo Jr.* DEPUTY



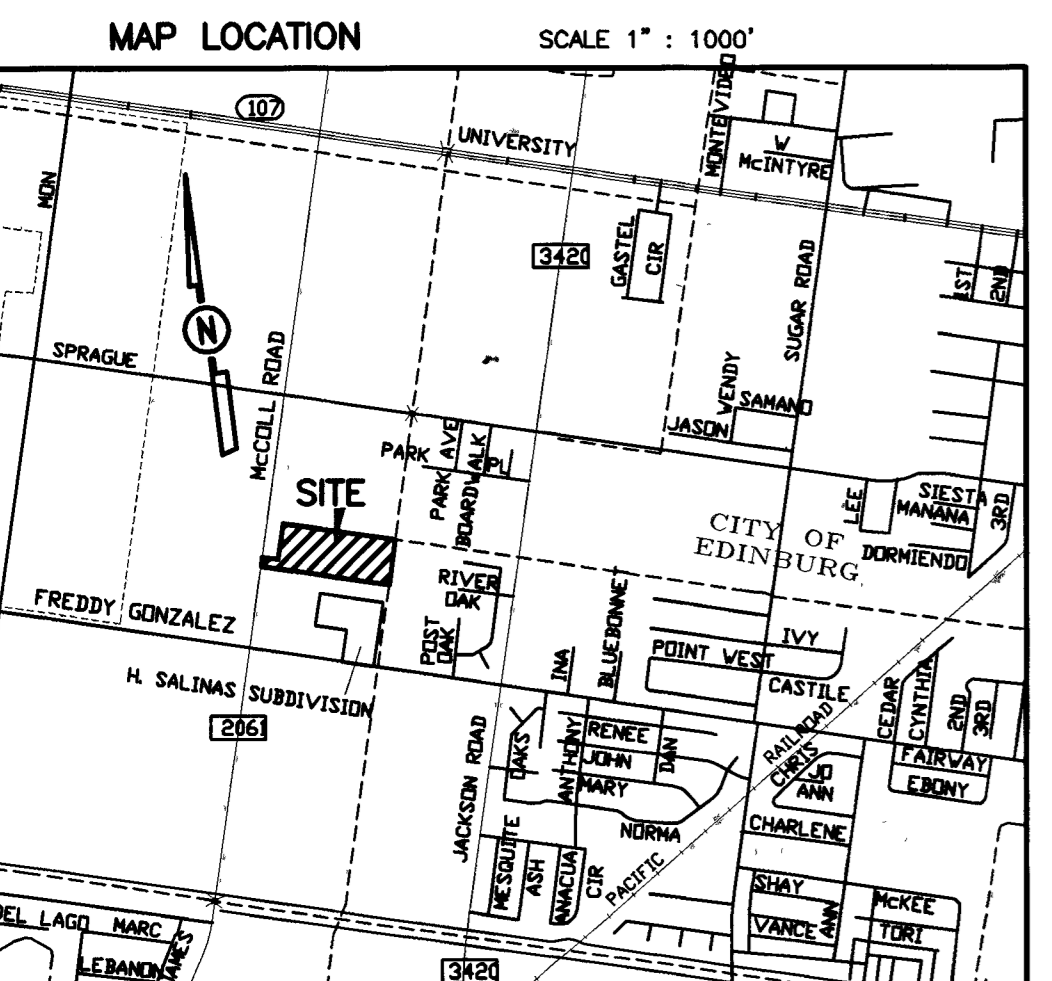
LOT AREA TABLE

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'

- 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 LONG DATE: MAY 14, 2001
 - LEGEND: * - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED
 - SETBACKS:
FRONT 20.00 FEET
REAR 10.00 FEET
SIDE 6.00 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 (SWPP) 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 A 1% 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 OWNERS 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 PLAN 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.



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: SERENITY SPRINGS SUBDIVISION, LLC MARIO ANAYA, PRESIDENT	2210 E. 1ST STREET #18	MCCALLEN, TX 78504	(956)682-4128	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

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

FILENAME : F:\DATA\SUBDIV\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: April 20, 2026

Zoning Board of Adjustment

Regular Meeting: April 29, 2026

Agenda Item

Variance request by Cesar Diaz for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of supporting columns and overhang of a carport over a front yard setback and utility easement, Being Lot 27, Serenity Springs Subdivision, Located at 2700 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 supporting columns 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 south side of W. Bliss Street and about 280 feet east of the intersection of S. Waterfall Avenue and W. Bliss Street. The property has a total frontage of 80 feet along W. Bliss Street, and a lot depth of 125 feet. A 20-foot front yard setback and a 15-foot utility easement are located along the north 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 which was recorded on June 25, 2025. The applicant is proposing to construct a carport in the front yard with the overhang and supporting columns encroaching over a 20-foot front yard setback and a 15-foot utility easement that is located along the north 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 reduced carport setback.

Staff mailed a notice of the variance request to 9 neighboring property owners on April 17, 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 supporting columns encroaching over a 20-foot front yard setback and a 15-foot utility easement that is located along the front property line. The proposed carport will leave a separation about 12 feet 1 inch from structure to the front property line. Similar variances were granted by ZBA for lots 8 – 13, 17 – 23 and 29 of Serenity Springs Subdivision on February 11, 2026, and for lot 7 on March 25, 2026, all with the conditions of carport supporting columns not encroach over easement and a Hold Harmless Agreement be in place.

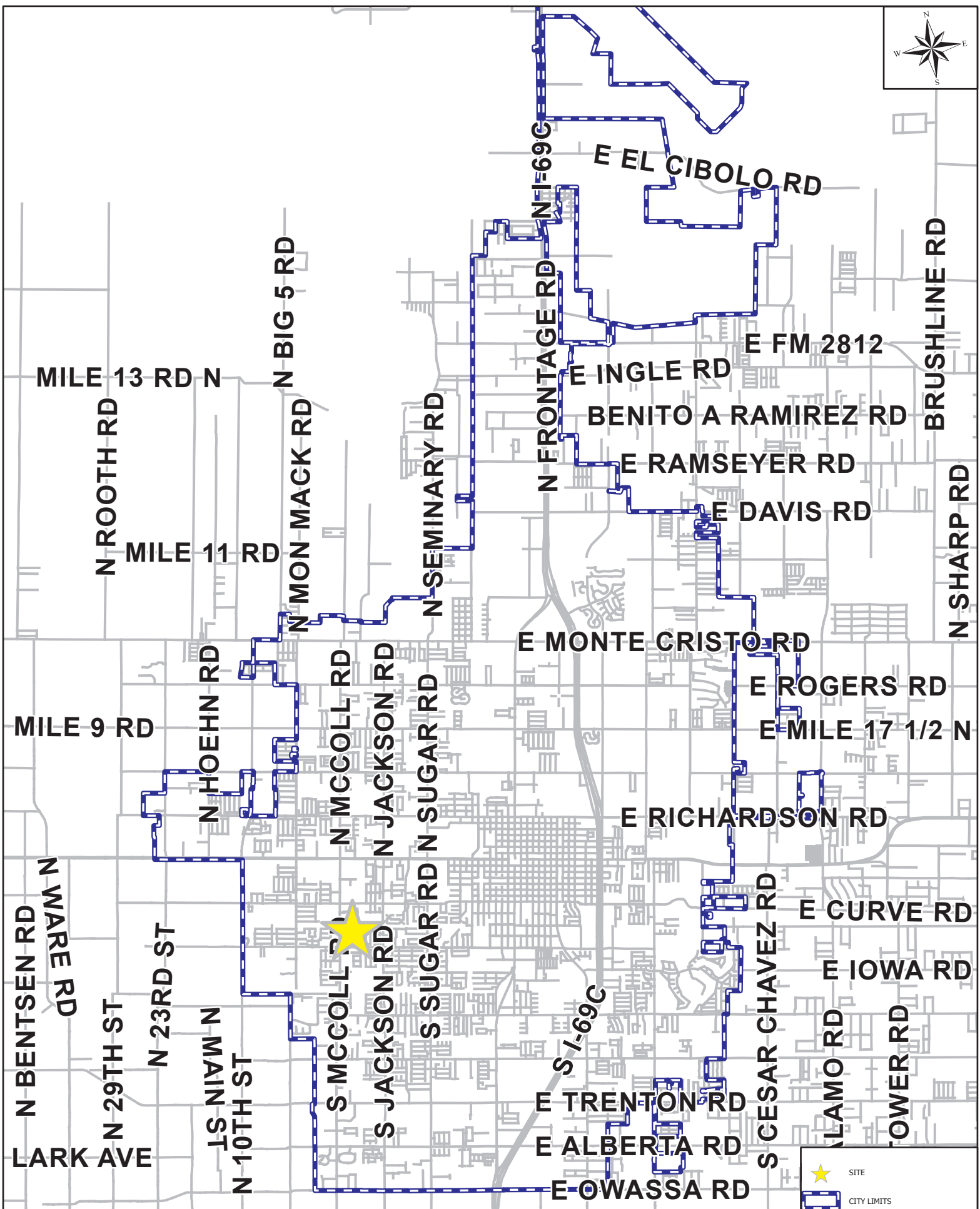
Recommendation

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.

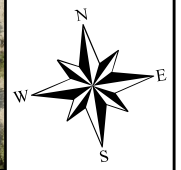
Planning & Zoning Staff Report

Prepared by:
Anna Gabriela Cantu
Planner I

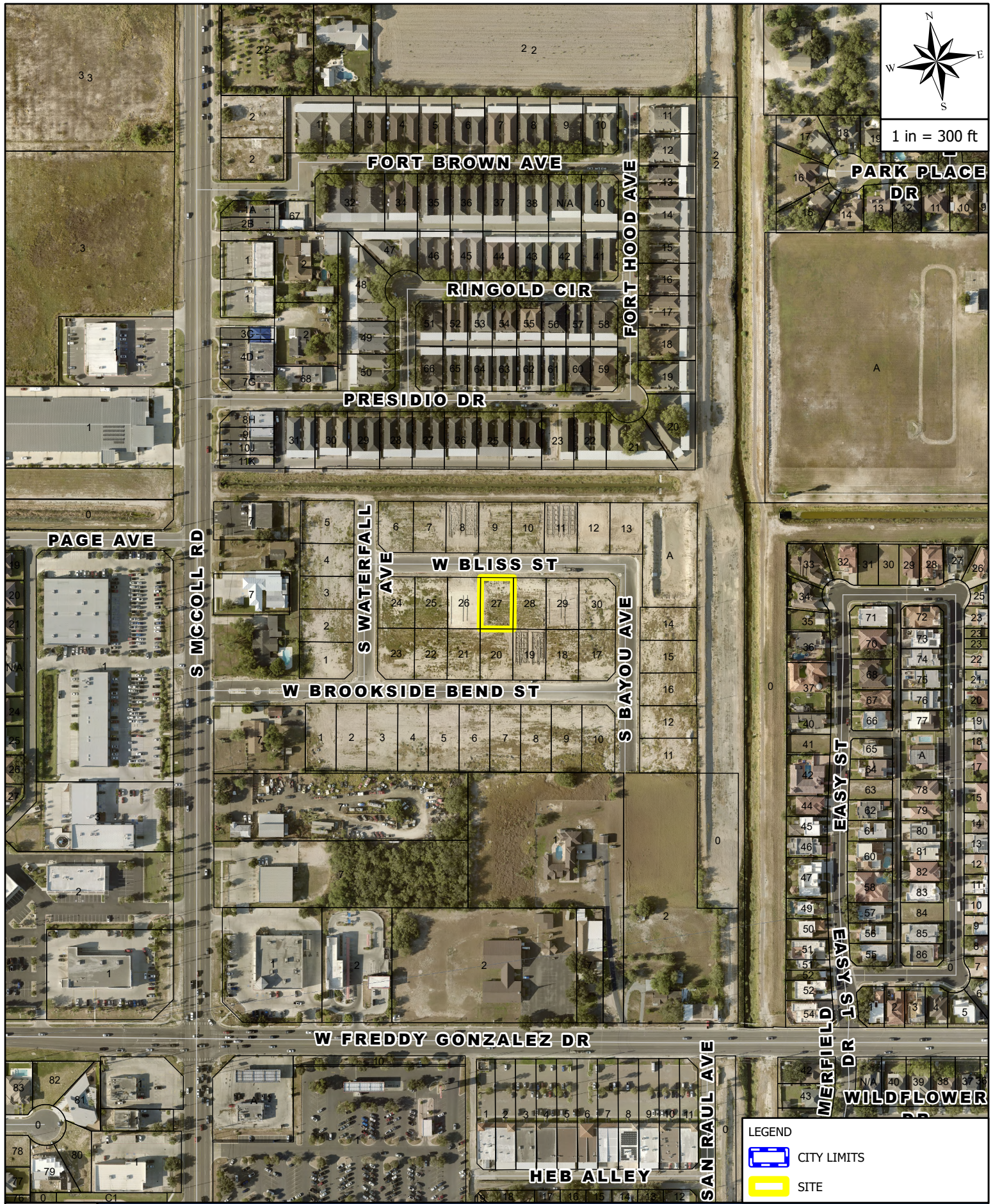
Approved by:
Jaime Acevedo
Director of Planning & Zoning





★ SITE
▭ CITY LIMITS



1 in = 300 ft

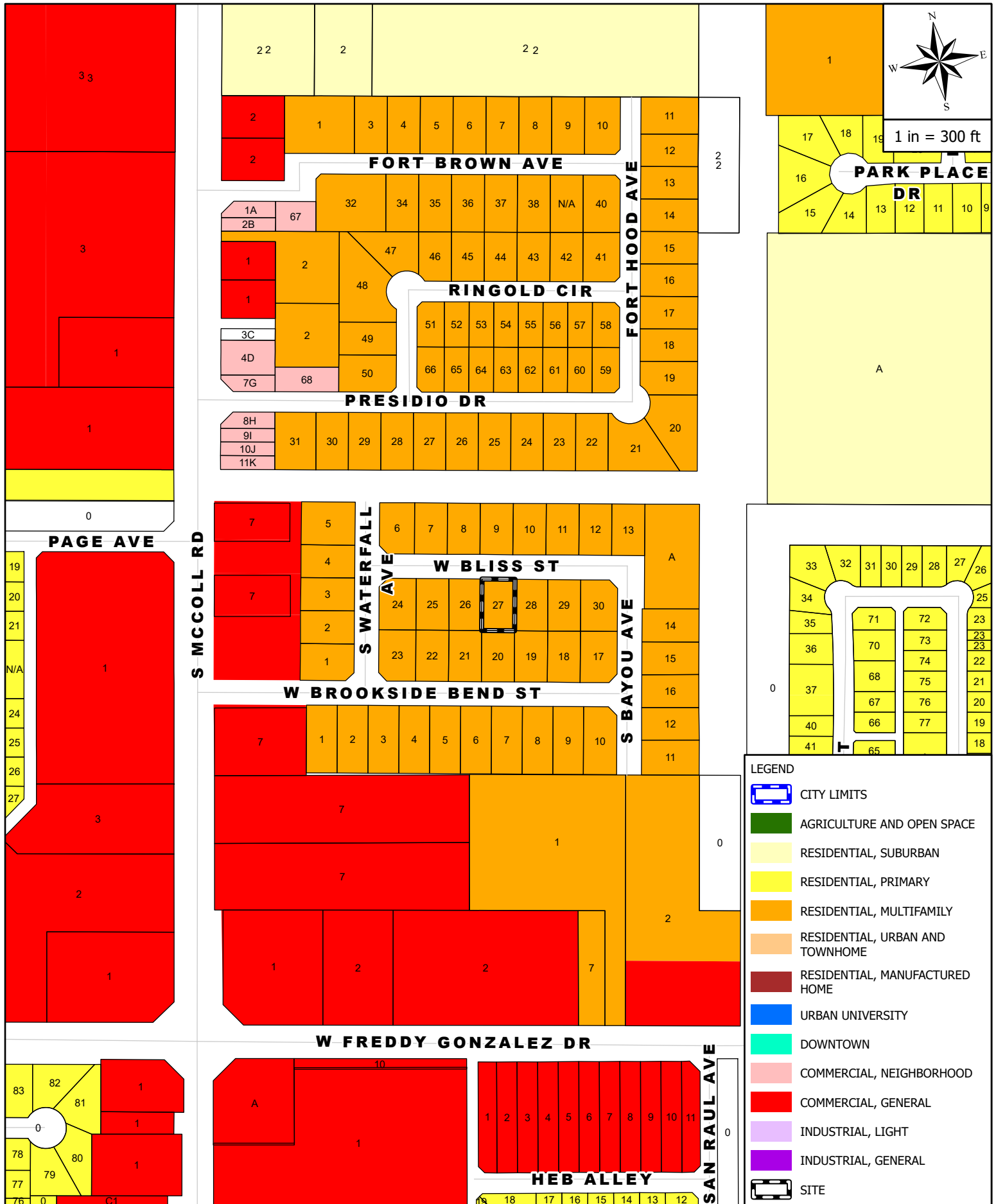


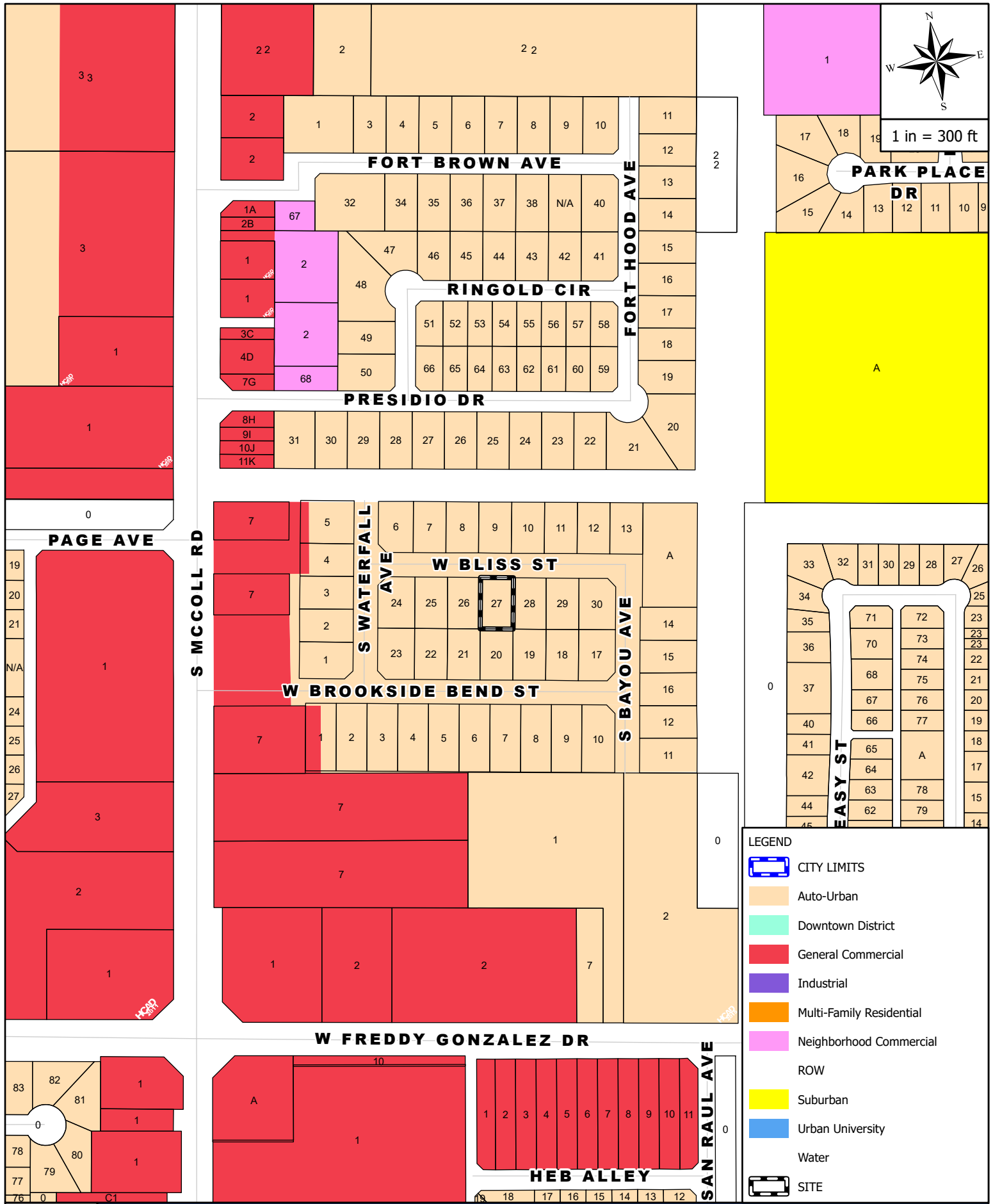
LEGEND

-  CITY LIMITS
-  SITE



AERIAL MAP
2700 W BLISS ST



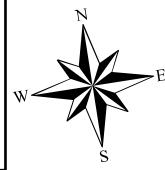
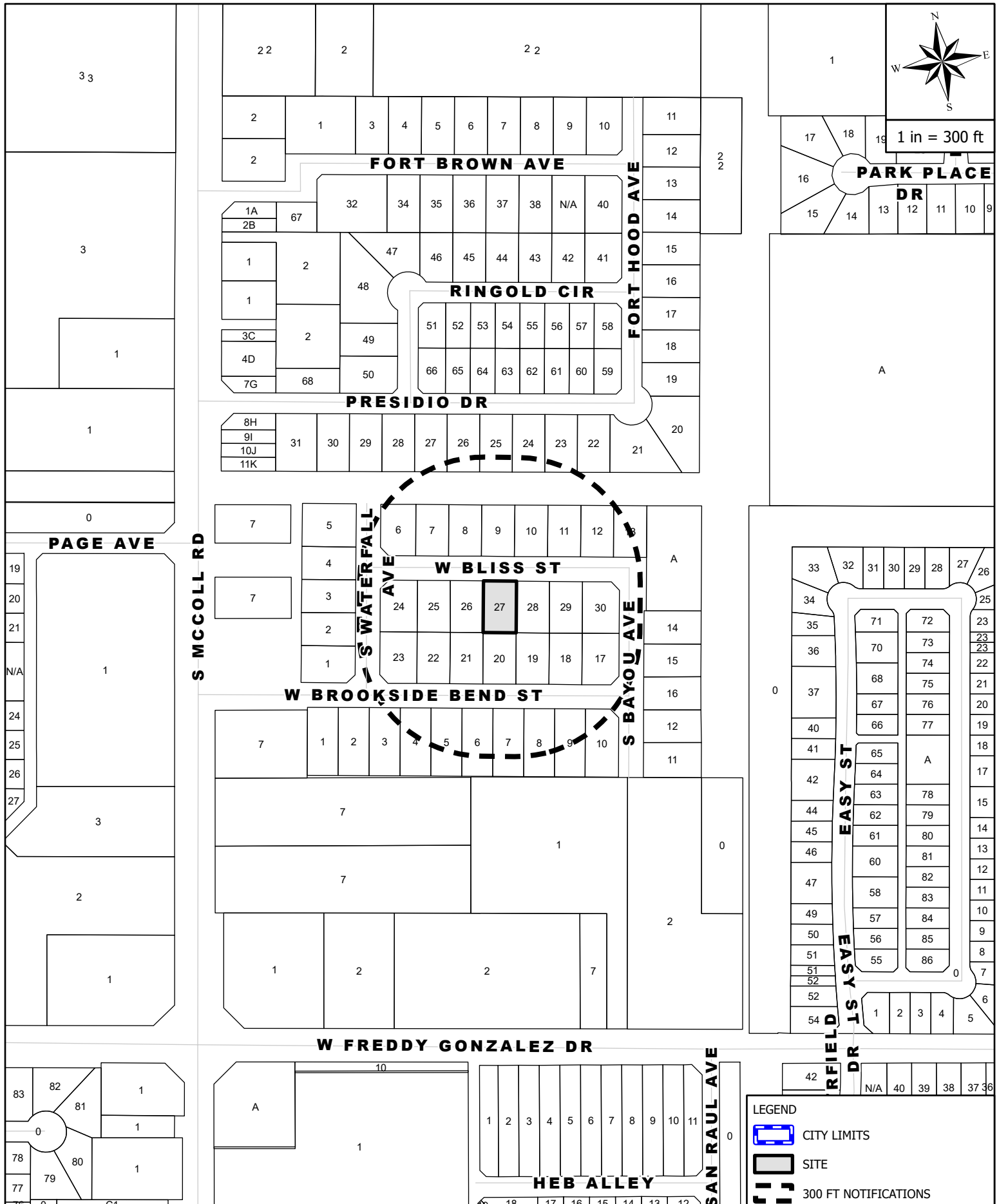


- LEGEND**
- CITY LIMITS
 - Auto-Urban
 - Downtown District
 - General Commercial
 - Industrial
 - Multi-Family Residential
 - Neighborhood Commercial
 - Suburban
 - Urban University
 - ROW
 - Water
 - SITE

FUTURE LANDUSE MAP




2700 W BLISS ST

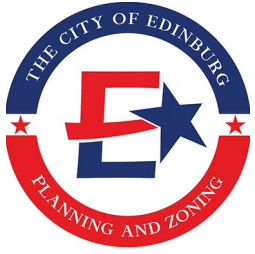




1 in = 300 ft

LEGEND

-  CITY LIMITS
-  SITE
-  300 FT NOTIFICATIONS



Variance Request Site Photo

Cesar Diaz
2700 W. Bliss Street



REVISIONS:

No.	Description	Date

PROJECT NO:
DRAWN BY: SOLIS

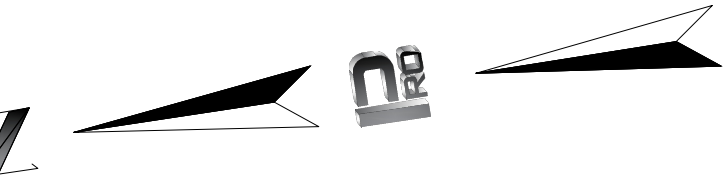
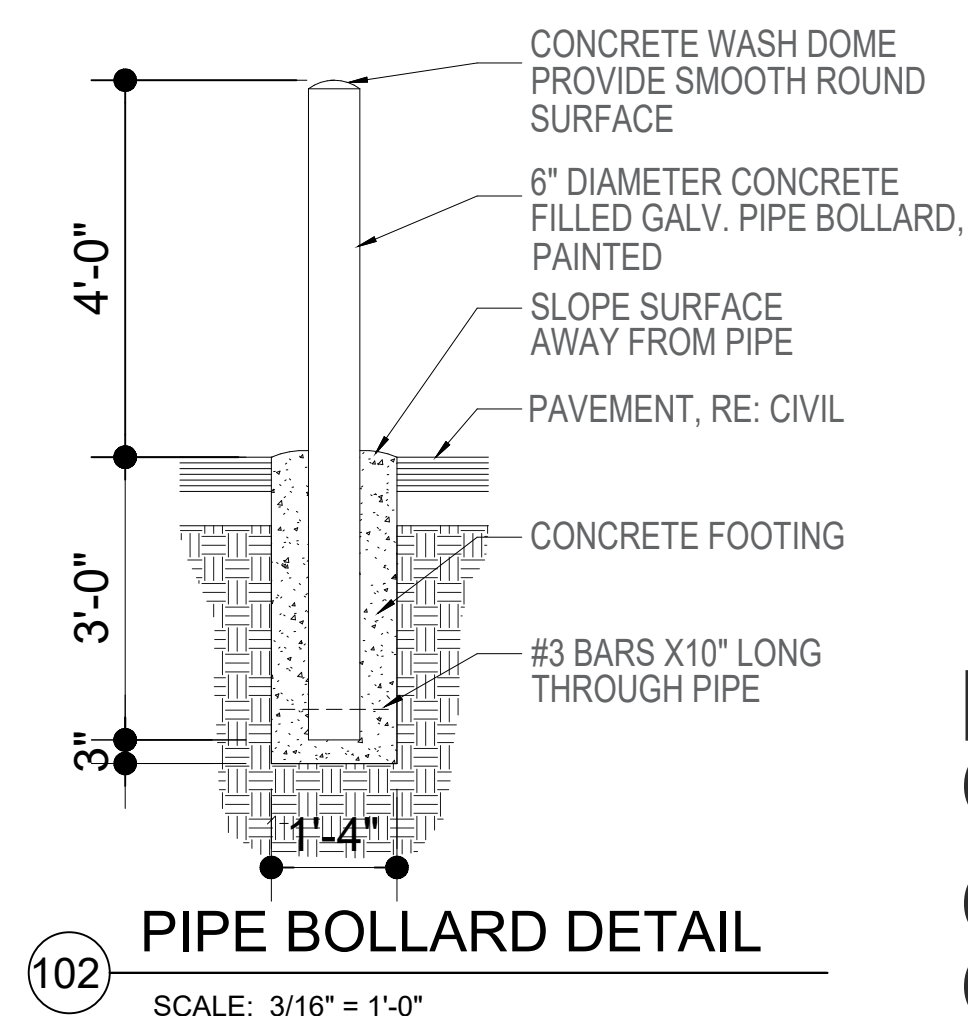
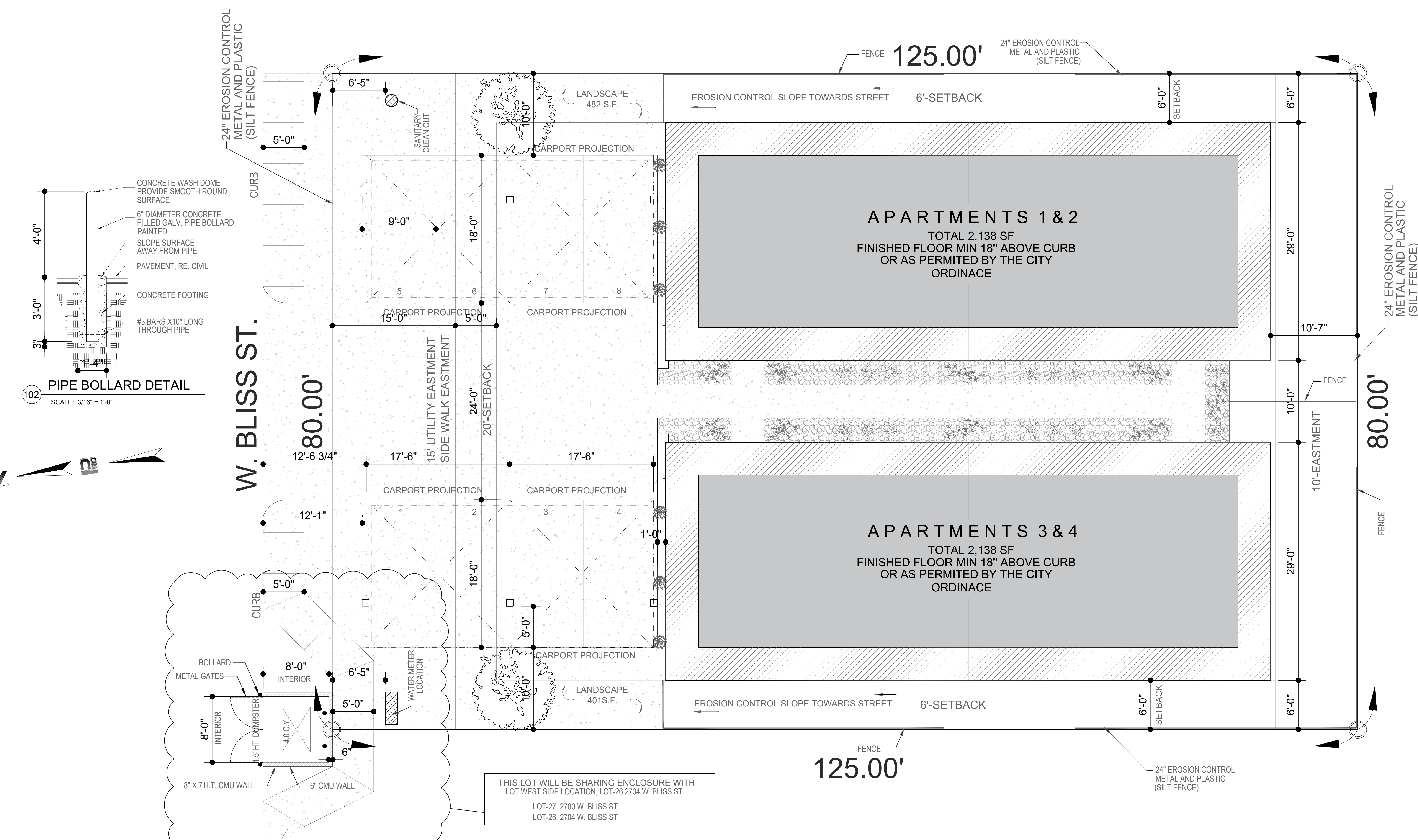
ORIGINAL ISSUE: 11/11/25

SHEET TITLE:

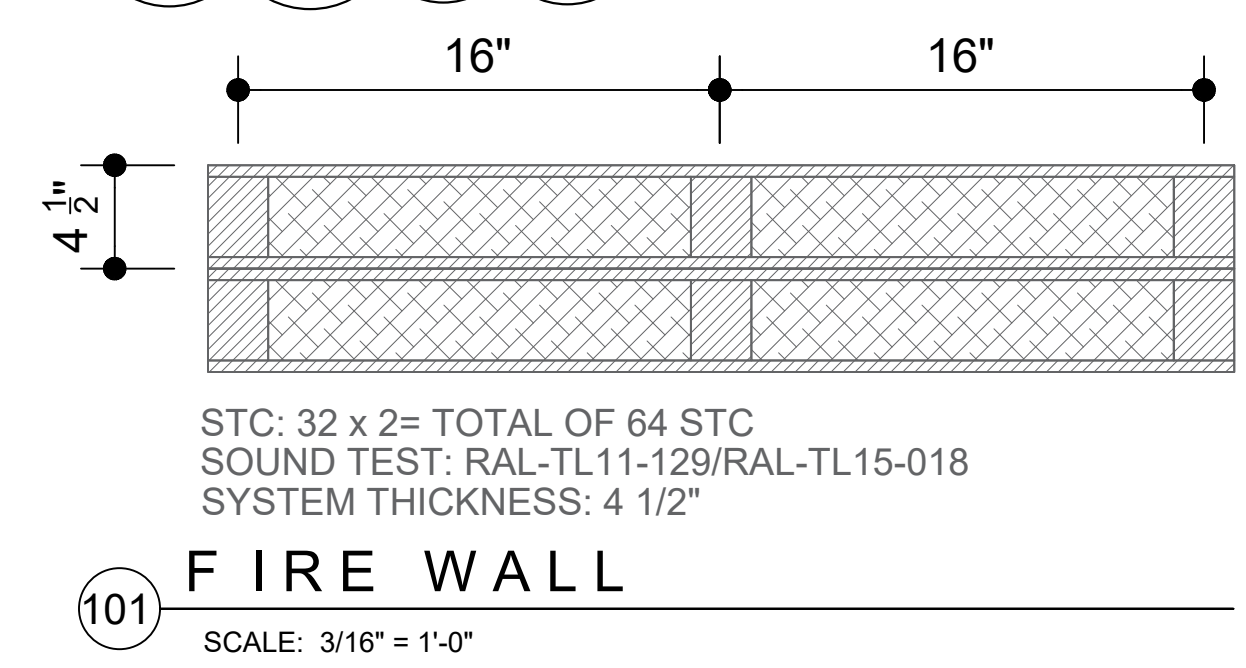
SITE PLAN

SHEET NUMBER:

A-1.0



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



THIS LOT WILL BE SHARING ENCLOSURE WITH LOT WEST SIDE LOCATION, LOT-26 2704 W. BLISS ST.

LOT-27, 2700 W. BLISS ST
LOT-26, 2704 W. BLISS ST

BUSHES AND PLANTS

SYMBOL	NAME	QUANTITY
	FOXTAIL WEED	14
	DIETES IRIDIOIDES	14
	JUNIPERUS / GOLDCREST	6

TREES

SYMBOL	NAME	CALIPER	QUATNITY
	HONEY MESQUITE	0'-4"	0
	LIVE OAK	0'-4"	2

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.

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

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAN 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 STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAN, 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 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 PLAN 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.

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 2865692, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 80°53'00" E, 252.46 FEET FROM THE NORTHEAST CORNER OF LOT 7 (P.O.C. NORTHING=16632701.73, EASTING=1083815.21)

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°58'27" 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 PLAN IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE 4-19-23

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 48-211(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
ROD SESIA, P.E., C.F.M.
GENERAL MANAGER
DATE 06-23-25

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

MAYOR'S SIGNATURE: *Clayton Balderrama*
DATE: 6-18-2025
CHAIRPERSON - PLANNING & ZONING COMMISSION

PLANNING & ZONING COMMISSION CERTIFICATION

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

DATE: 6-18-2025

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PLANNING & ZONING COMMISSION CERTIFICATION

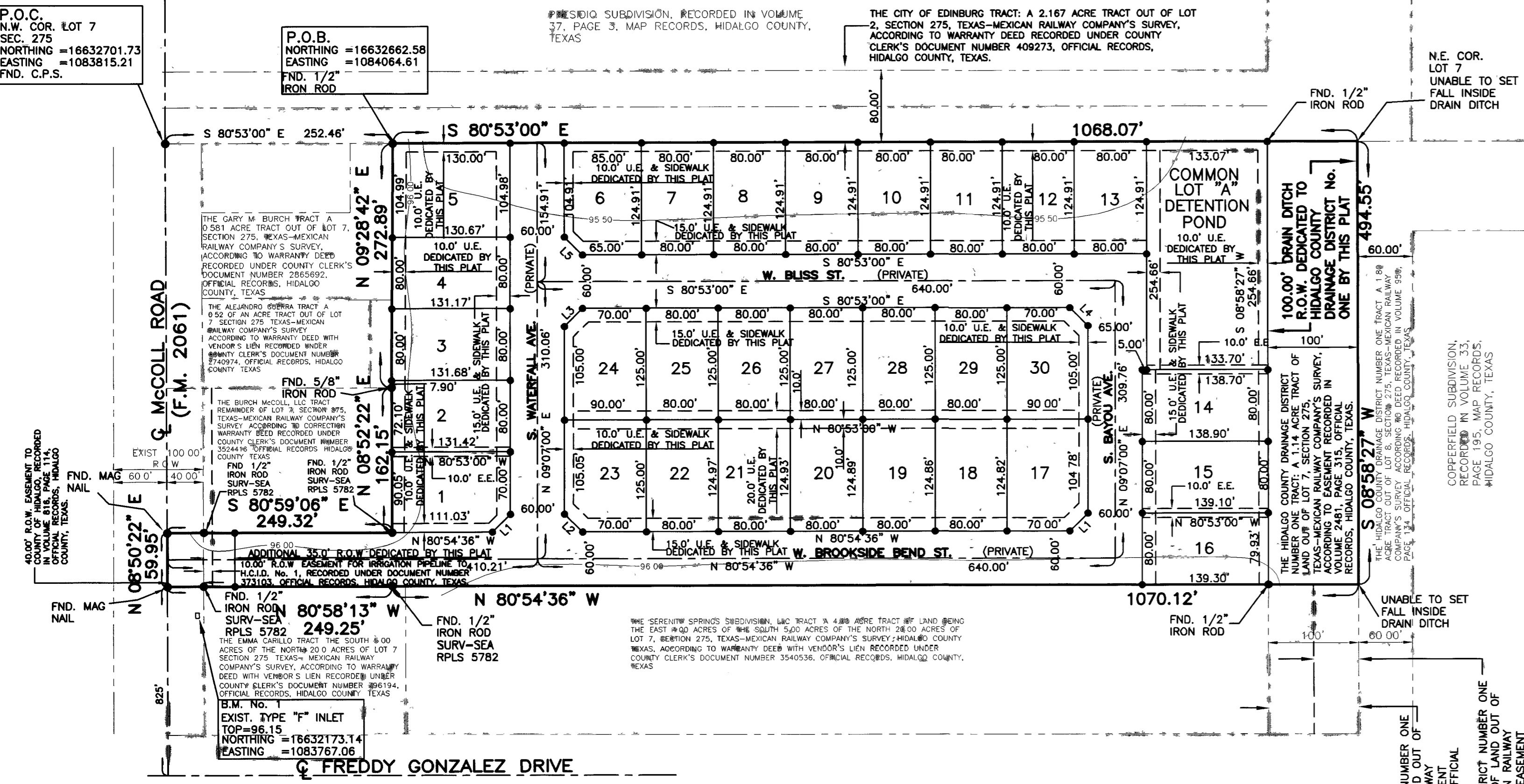
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DATE: 6-18-2025



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

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'

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 LONG DATE: MAY 14, 2001
- LEGEND: * - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED
- SETBACKS: FRONT 20.00 FEET REAR 10.00 FEET SIDE 6.00 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 (SWPP) 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 A 1% 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 OWNERS 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 PLAN 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.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: SERENITY SPRINGS SUBDIVISION, LLC MARIO ANAYA, PRESIDENT	2210 E. 1ST STREET #18	MCCALLEN, TX 78504	(956)682-4128	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

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@QOHA-ENG.COM

DATE OF PREPARATION: APRIL 2, 2023

FILENAME : F:\DATA\SUBDIVISION\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		

BY: *[Signature]* DEPUTY

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

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

BY: *[Signature]* DEPUTY

DATE OF PREPARATION: APRIL 2, 2023

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APRIL 2, 2022	SC		
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02-01-2024	G.CANTU		

DATE OF PREPARATION: APRIL 2, 2023

Planning & Zoning Staff Report

Prepared on: April 20, 2026

Zoning Board of Adjustment

Regular Meeting: April 29, 2026

Agenda Item

Variance request by Cesar Diaz for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of supporting columns and overhang of a carport over a front yard setback and utility easement, Being Lot 26, Serenity Springs Subdivision, Located at 2704 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 supporting columns 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 south side of W. Bliss Street and about 200 feet east of the intersection of S. Waterfall Avenue and W. Bliss Street. The property has a total frontage of 80 feet along W. Bliss Street, and a lot depth of 125 feet. A 20-foot front yard setback and a 15-foot utility easement are located along the north 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 which was recorded on June 25, 2025. The applicant is proposing to construct a carport in the front yard with the overhang and supporting columns encroaching over a 20-foot front yard setback and a 15-foot utility easement that is located along the north 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 reduced carport setback.

Staff mailed a notice of the variance request to 9 neighboring property owners on April 17, 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 supporting columns encroaching over a 20-foot front yard setback and a 15-foot utility easement that are located along the front property line. The proposed carport will leave a separation about 12 feet 1 inch from structure to the front property line. Similar variances were granted by ZBA for lots 8 – 13, 17 – 23 and 29 of Serenity Springs Subdivision on February 11, 2026, and for lot 7 on March 25, 2026, all with the conditions of carport supporting columns not encroach over easement and a Hold Harmless Agreement be in place.

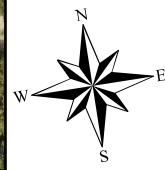
Recommendation

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.

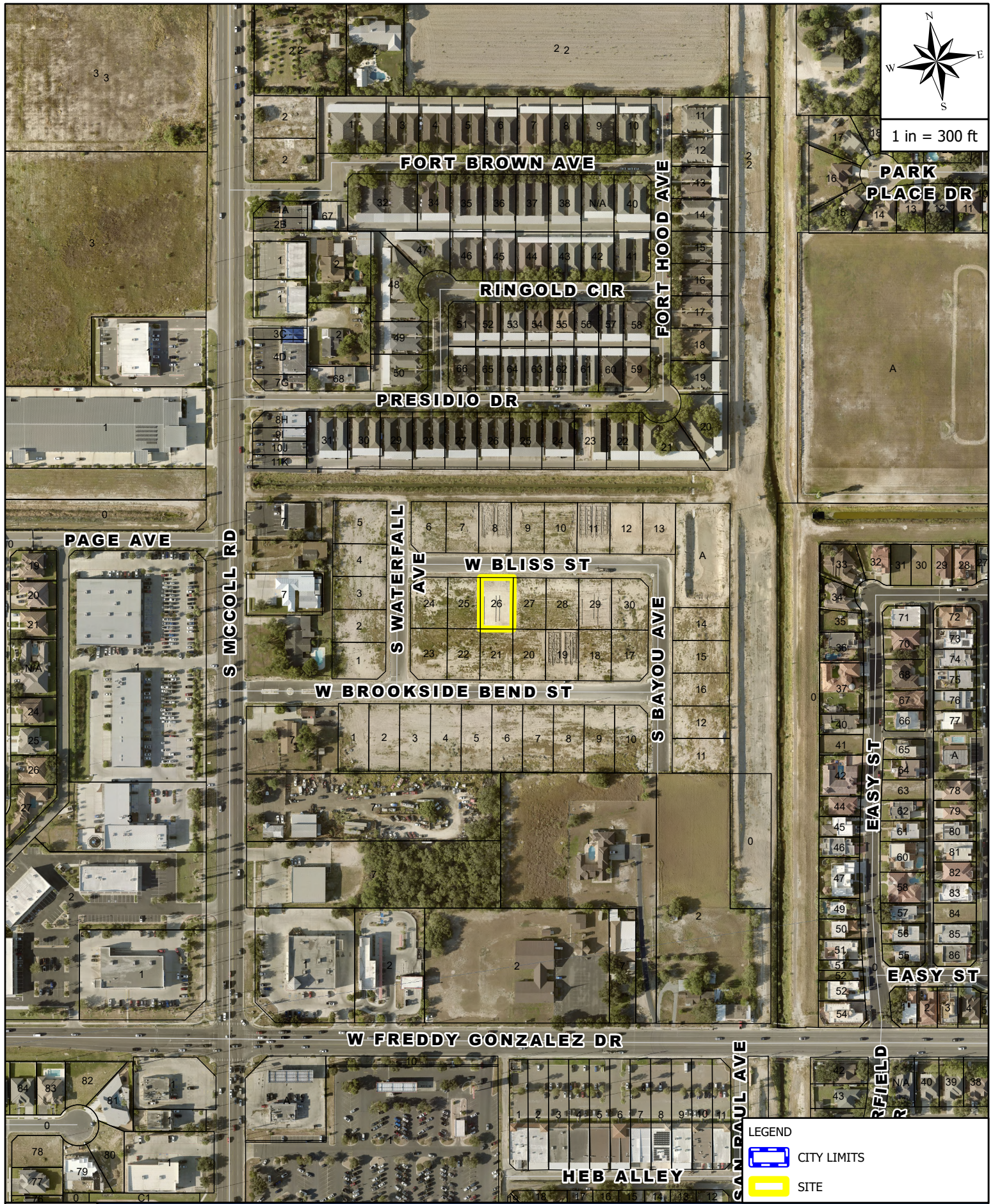
Planning & Zoning Staff Report

Prepared by:
Anna Gabriela Cantu
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning



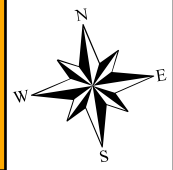
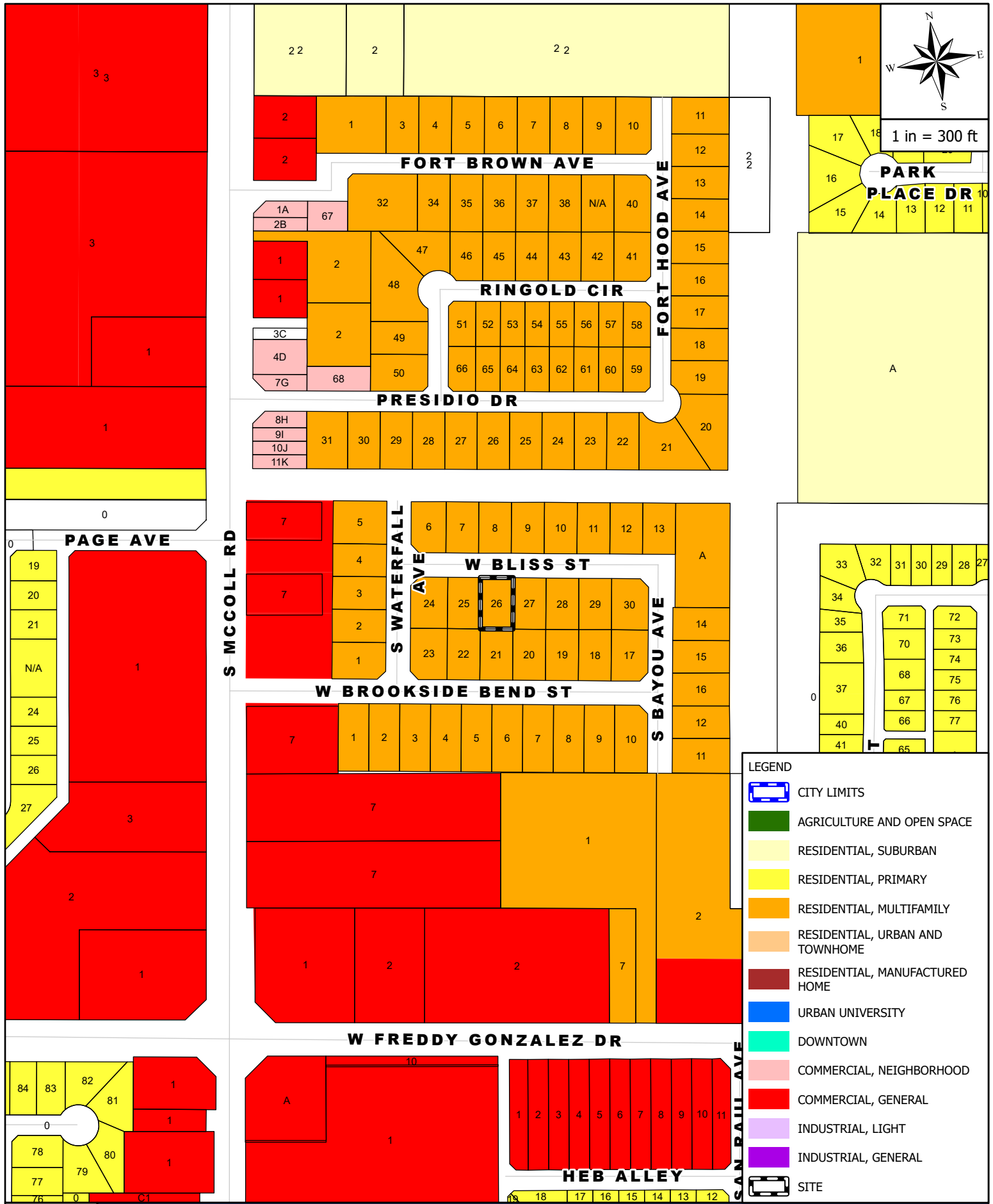
1 in = 300 ft



LEGEND
CITY LIMITS
SITE
















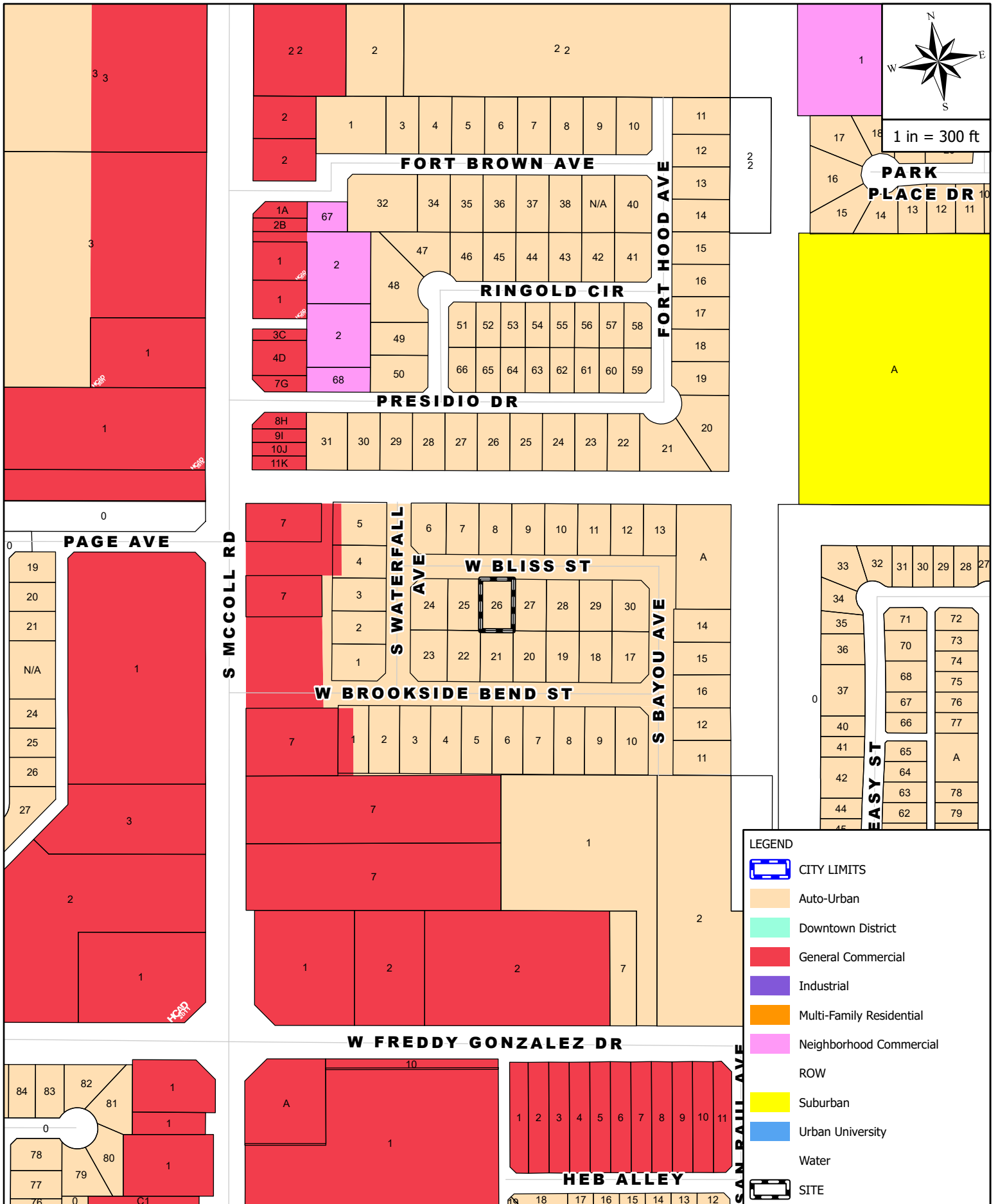
AERIAL MAP
2704 W BLISS ST



1 in = 300 ft

PARK PLACE DR

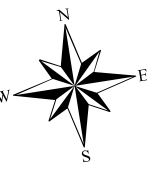
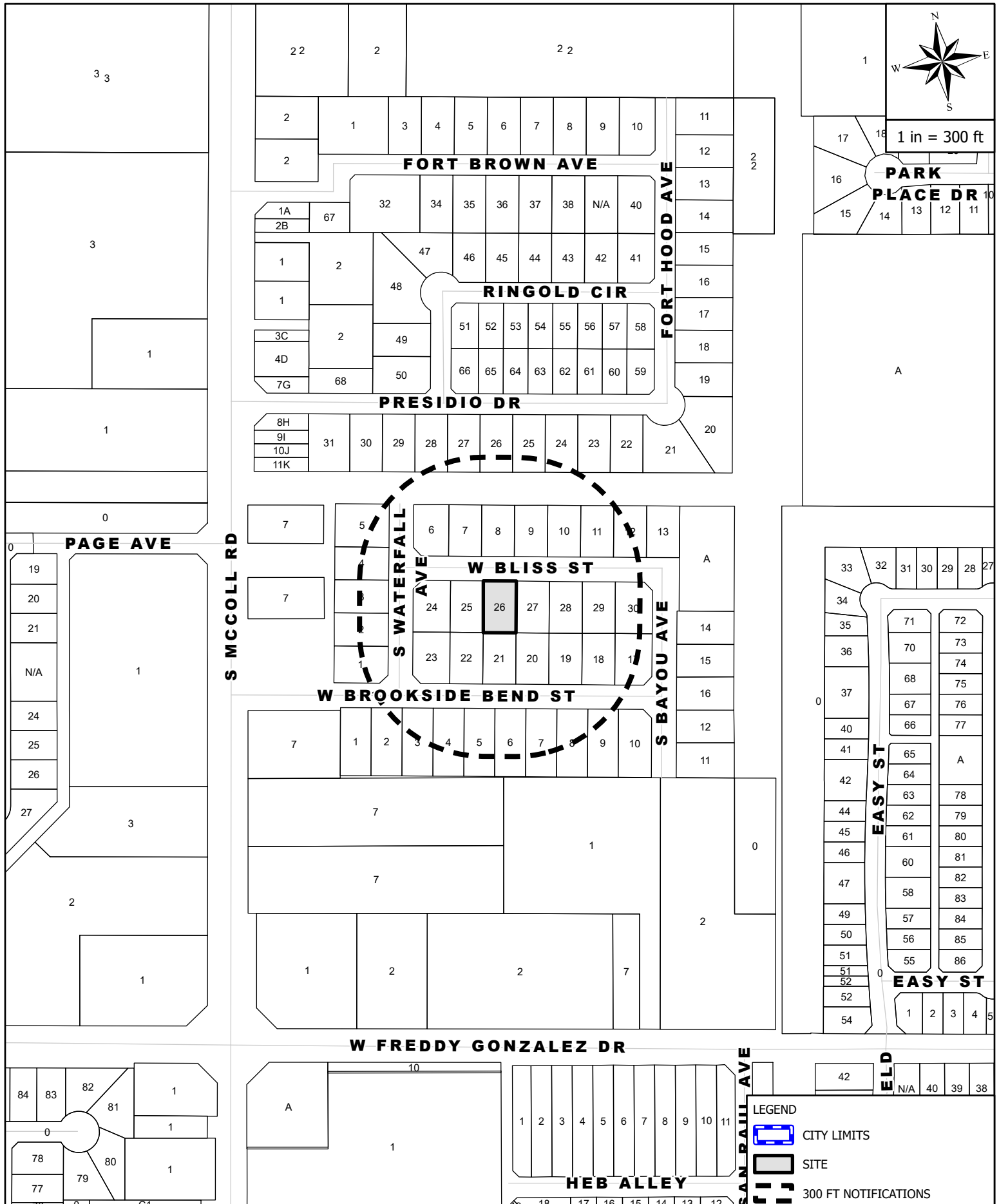
- LEGEND**
-  CITY LIMITS
 -  AGRICULTURE AND OPEN SPACE
 -  RESIDENTIAL, SUBURBAN
 -  RESIDENTIAL, PRIMARY
 -  RESIDENTIAL, MULTIFAMILY
 -  RESIDENTIAL, URBAN AND TOWNHOME
 -  RESIDENTIAL, MANUFACTURED HOME
 -  URBAN UNIVERSITY
 -  DOWNTOWN
 -  COMMERCIAL, NEIGHBORHOOD
 -  COMMERCIAL, GENERAL
 -  INDUSTRIAL,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



FUTURE LANDUSE MAP

2704 W BLISS ST





1 in = 300 ft

PARK PLACE DR

PAGE AVE

S MCCOLL RD

S WATERFALL AVE

W BLISS ST

W BROOKSIDE BEND ST




S BAYOU AVE

W FREDDY GONZALEZ DR

SAN RAUL AVE

ELD

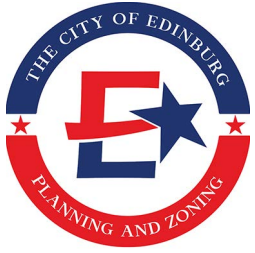
HEB ALLEY

- LEGEND**
-  CITY LIMITS
 -  SITE
 -  300 FT NOTIFICATIONS



MAILOUT AND SITE MAP

2704 W BLISS ST



Variance Request Site Photo

Cesar Diaz
2704 W. Bliss Street



REVISIONS:

No.	Description	Date

PROJECT NO:
DRAWN BY: SOLIS

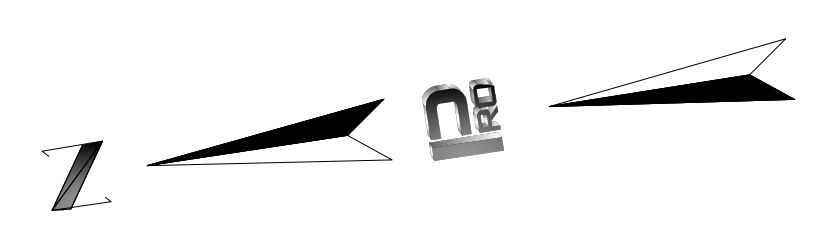
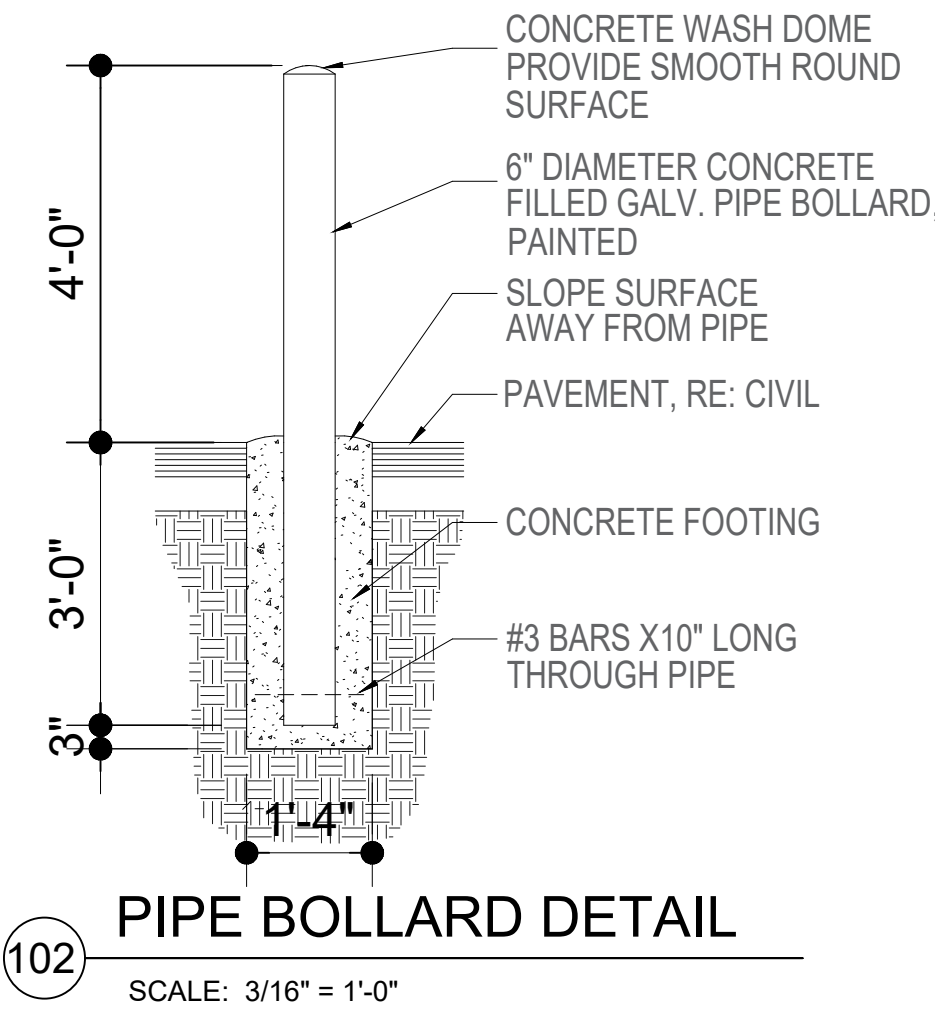
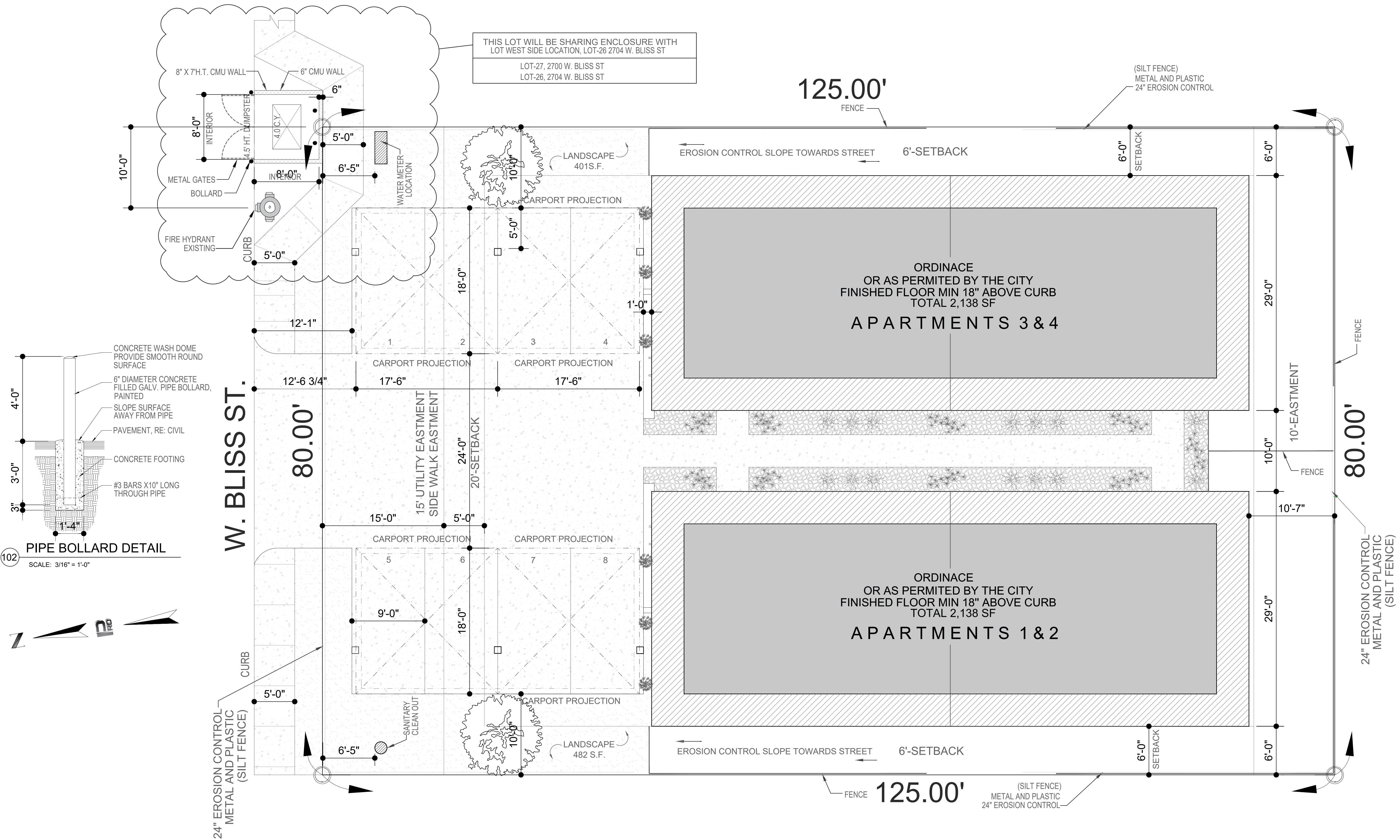
ORIGINAL ISSUE: 11/11/25

SHEET TITLE:

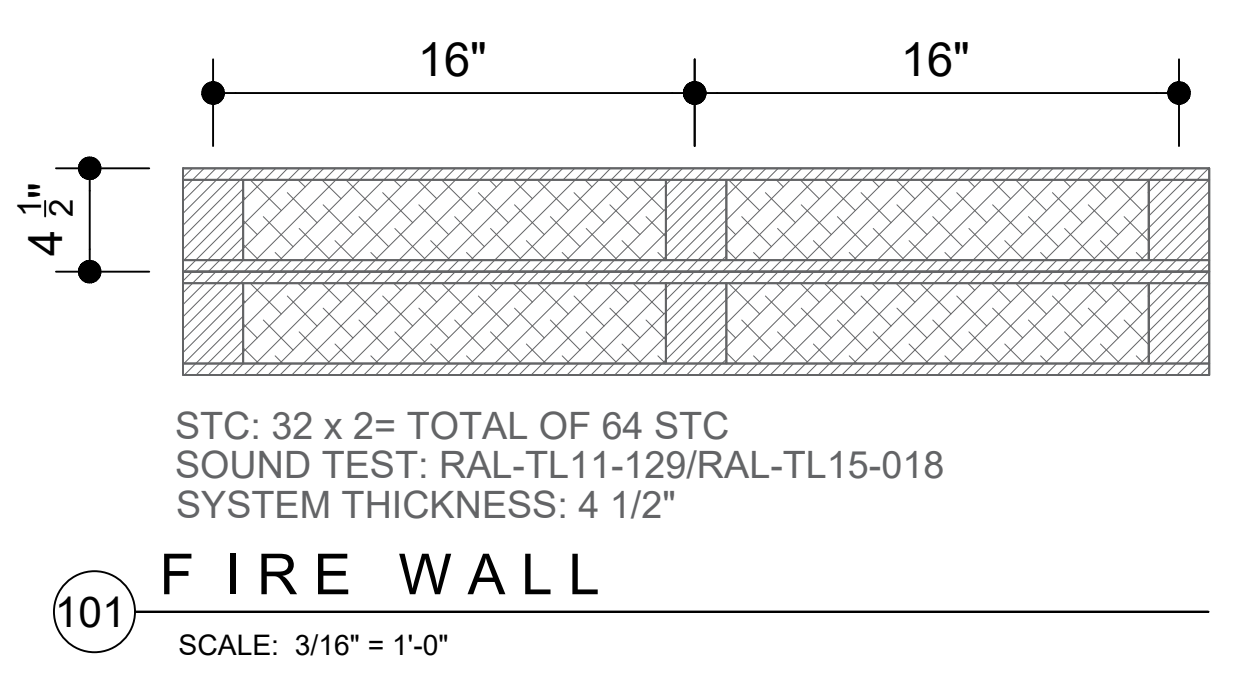
SITE PLAN

SHEET NUMBER:

A-1.0



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



INTERIOR PARTITIONS: WOOD STUDD
FIRE RATING: 2 HR.

ASSEMBLY OPTIONS:
GYPSUM BOARD: 5/8 IN. THICK GYPSUM BOARD APPLIED VERTICALLY.
WOOD STUDS: 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
GYPSUM BOARD: 5/8 IN. THICK GYPSUM BOARD APPLIED VERTICALLY.

UL U-305 1 HOUR PARTITION

BUSHES AND PLANTS		
SYMBOL	NAME	QUANTITY
	FOXTAIL WEED	14
	DIETES IRIDIOIDES	14
	JUNIPERUS / GOLDCREST	6

TREES			
SYMBOL	NAME	CALIPER	QUATNITY
	HONEY MESQUITE	0'-4"	0
	LIVE OAK	0'-4"	2

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.

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

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAN 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 STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAN, 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 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 PLAN 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.

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 2865692, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 80°53'00" E, 252.46 FEET FROM THE NORTHEAST CORNER OF LOT 7 (P.O.C. NORTHING=16632701.73, EASTING=1083815.21)

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°58'27" 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 PLAN IS TRUE AND CORRECT, AND WAS MADE AND 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 48-211(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
ROD SESIA, P.E., C.F.M.
GENERAL MANAGER
06-23-25
DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

MAYOR'S SIGNATURE: *Clayton Balderrama*
DATE: 6-18-2025
CITY SECRETARY: *Clayton Balderrama*
DATE: 6-18-2025

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plan known as SERENITY SPRINGS conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the 18th day of June, 2025.

CHAIRPERSON - PLANNING & ZONING COMMISSION: *Clayton Balderrama*
DATE: 6-18-2025

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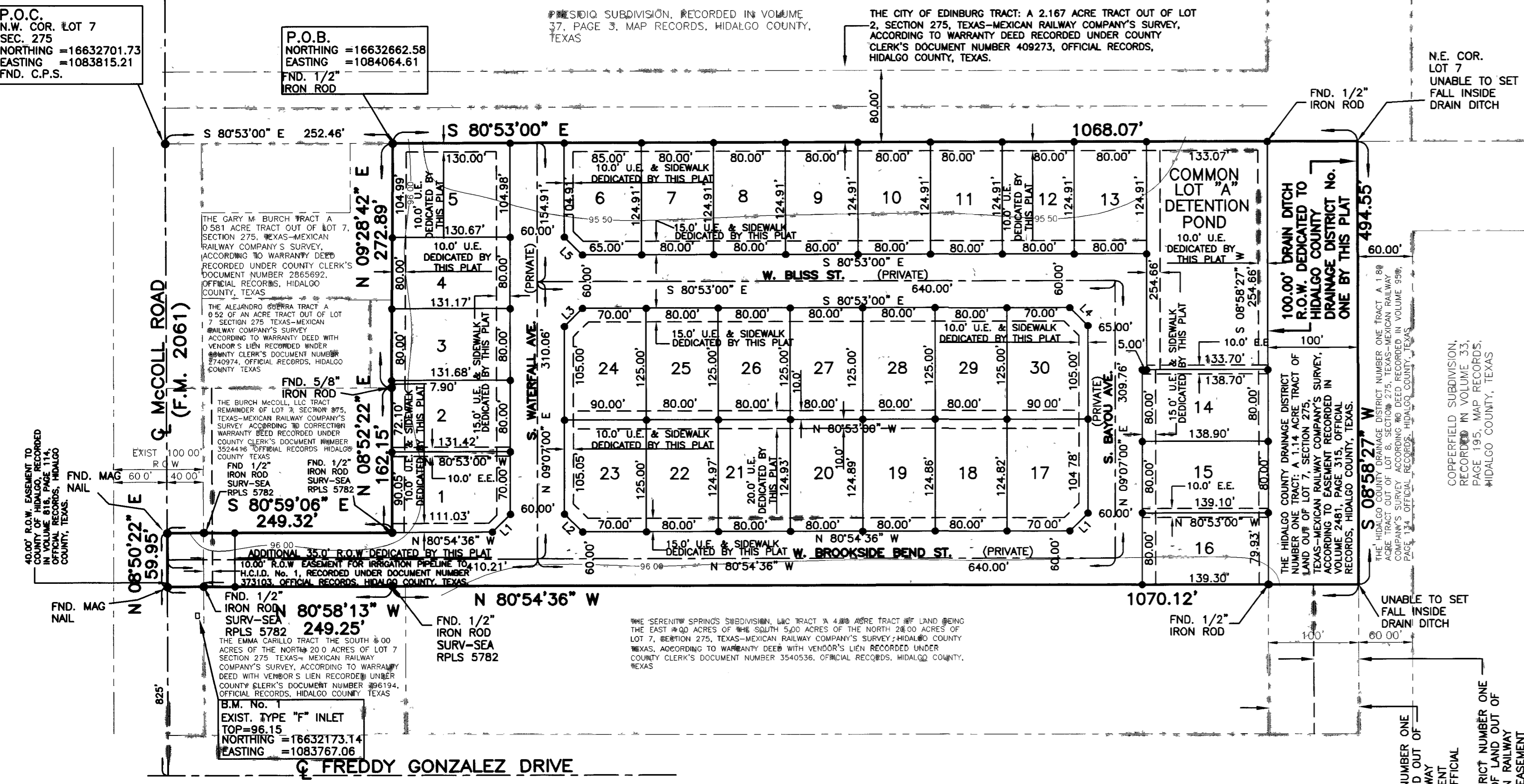
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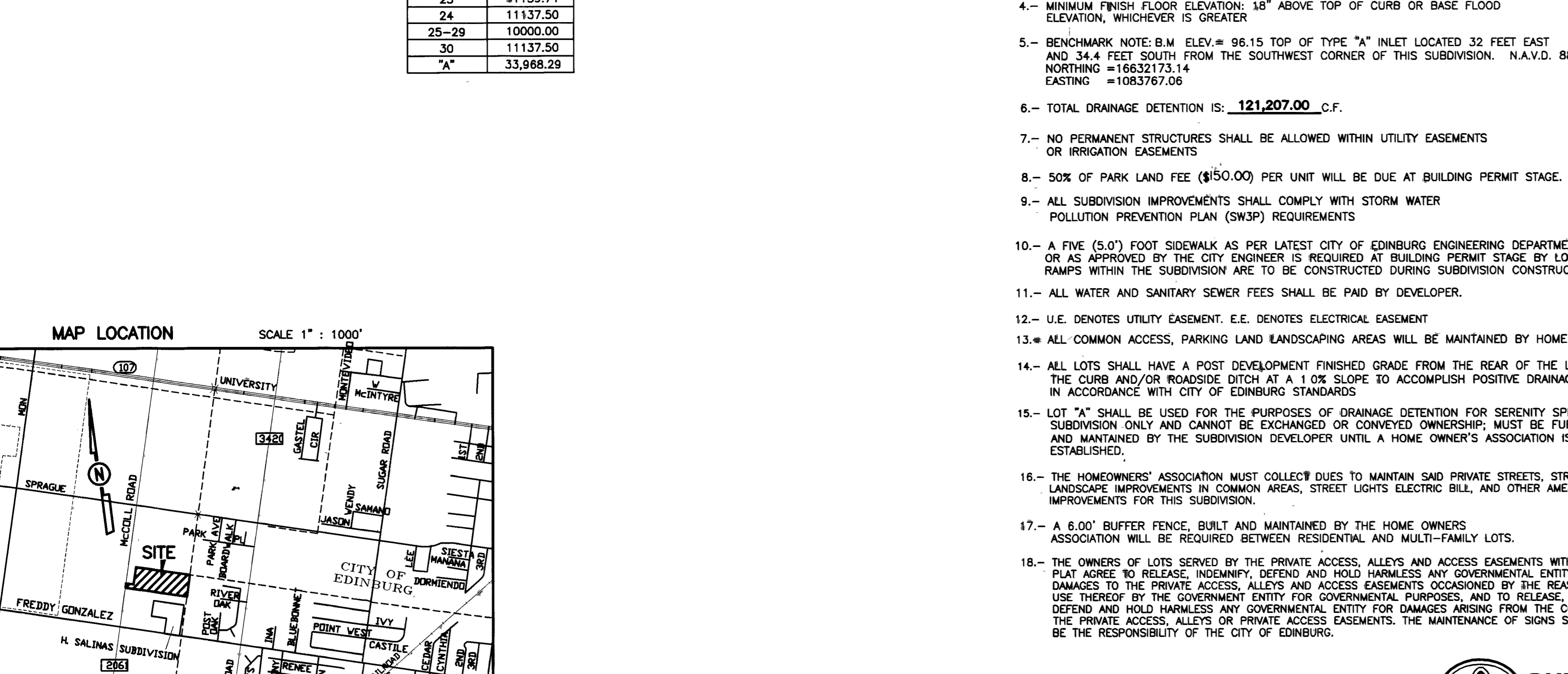


LOT	AREA (S.F.)
1	11701.95
2	10526.79
3	10513.85
4	10473.44
5	13682.95
6	10504.85
7-13	9992.80
14	11104.27
15	11120.20
16	11131.35
17	11119.23
18	9986.92
19	9989.90
20	9992.87
21	9995.85
22	9998.83
23	11139.74
24	11137.50
25-29	10000.00
30	11137.50
*A	33,968.29

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'

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 LONG DATE: MAY 14, 2001
- LEGEND: * - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED
- SETBACKS: FRONT 20.00 FEET REAR 10.00 FEET SIDE 6.00 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 (SWP3) 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 A 1% 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 OWNERS 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 PLAN 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.



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: SERENITY SPRINGS SUBDIVISION, LLC MARIO ANAYA, PRESIDENT	2210 E. 1ST STREET #18	MCCALLEN, TX 78504	(956)682-4128	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS

124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION: APRIL 2, 2023

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

Planning & Zoning Staff Report

Prepared on: April 20, 2026

Zoning Board of Adjustment

Regular Meeting: April 29, 2026

Agenda Item

Variance request by Cesar Diaz for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of supporting columns and overhang of a carport over a front yard setback and utility easement, Being Lot 25, Serenity Springs Subdivision, Located at 2708 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 supporting columns 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 south side of W. Bliss Street and about 120 feet east of the intersection of S. Waterfall Avenue and W. Bliss Street. The property has a total frontage of 80 feet along W. Bliss Street, and a lot depth of 125 feet. A 20-foot front yard setback and a 15-foot utility easement are located along the north 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 which was recorded on June 25, 2025. The applicant is proposing to construct a carport in the front yard with the overhang and supporting columns encroaching over a 20-foot front yard setback and a 15-foot utility easement that is located along the north 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 reduced carport setback.

Staff mailed a notice of the variance request to 12 neighboring property owners on April 17, 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 supporting columns encroaching over a 20-foot front yard setback and a 15-foot utility easement that are located along the front property line. The proposed carport will leave a separation about 12 feet 1 inch from structure to the front property line. Similar variances were granted by ZBA for lots 8 – 13, 17 – 23 and 29 of Serenity Springs Subdivision on February 11, 2026, and for lot 7 on March 25, 2026, all with the conditions of carport supporting columns not encroach over easement and a Hold Harmless Agreement be in place.

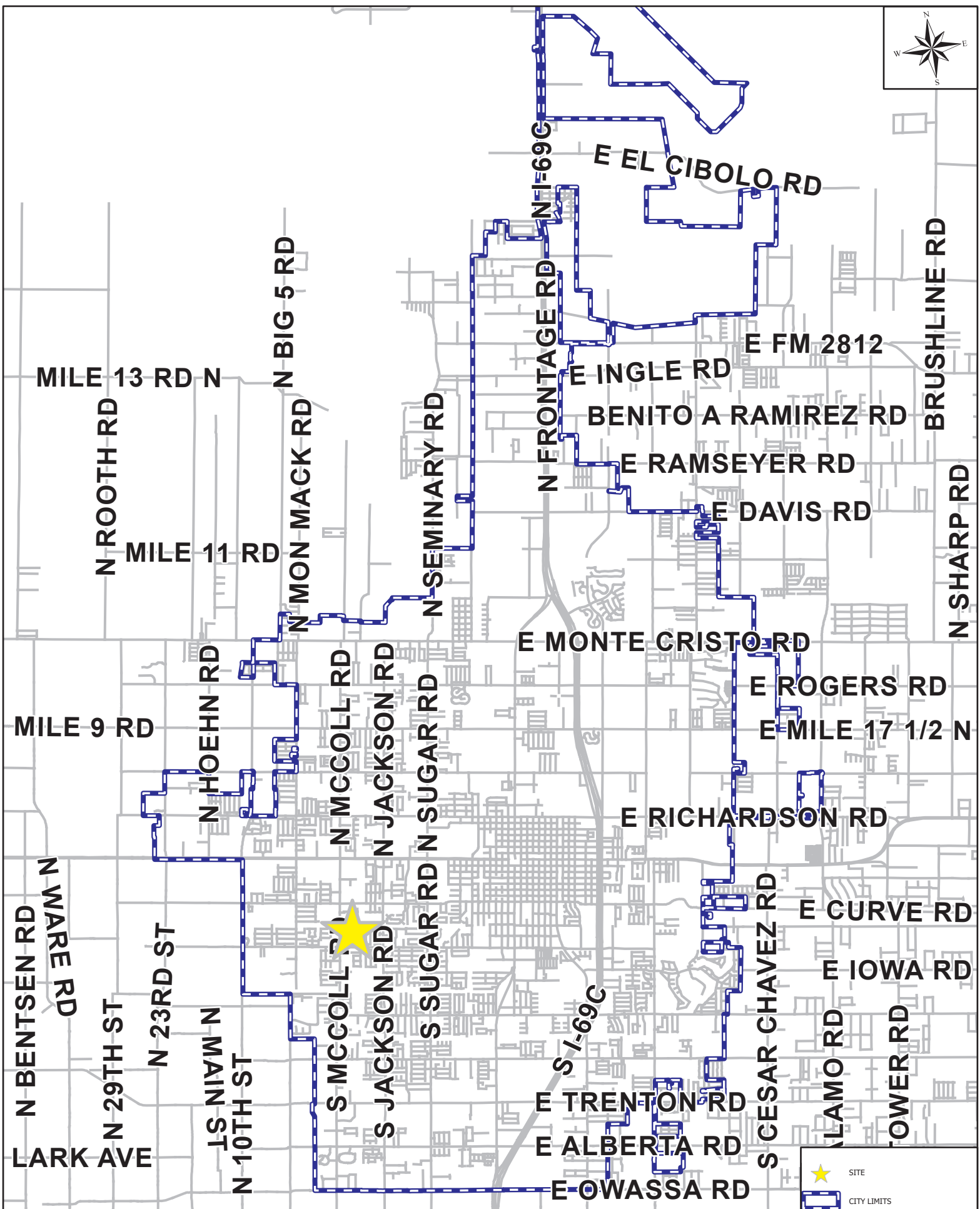
Recommendation

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:
Anna Gabriela Cantu
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning



N BENTSEN RD
N WARE RD
N 29TH ST
N 23RD ST
N 10TH ST
LARK AVE

MILE 13 RD N
N Rooth Rd
MILE 11 RD
N Mon Mack Rd
N Big 5 Rd

S McColl Rd
S Jackson Rd
S Sugar Rd
N Seminary Rd
N Jackson Rd
N Sugar Rd

N Frontage Rd
E El Cibolo Rd
E FM 2812
E Ingle Rd
Benito A Ramirez Rd
E Ramseyer Rd
E Davis Rd
E Monte Cristo Rd
E Rogers Rd
E Mile 17 1/2 N
E Richardson Rd
E Curve Rd
E Iowa Rd
E Trenton Rd
E Alberta Rd
E Owassa Rd

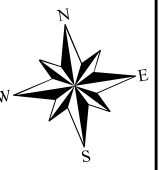
Brushline Rd
N Sharp Rd

★ SITE
CITY LIMITS

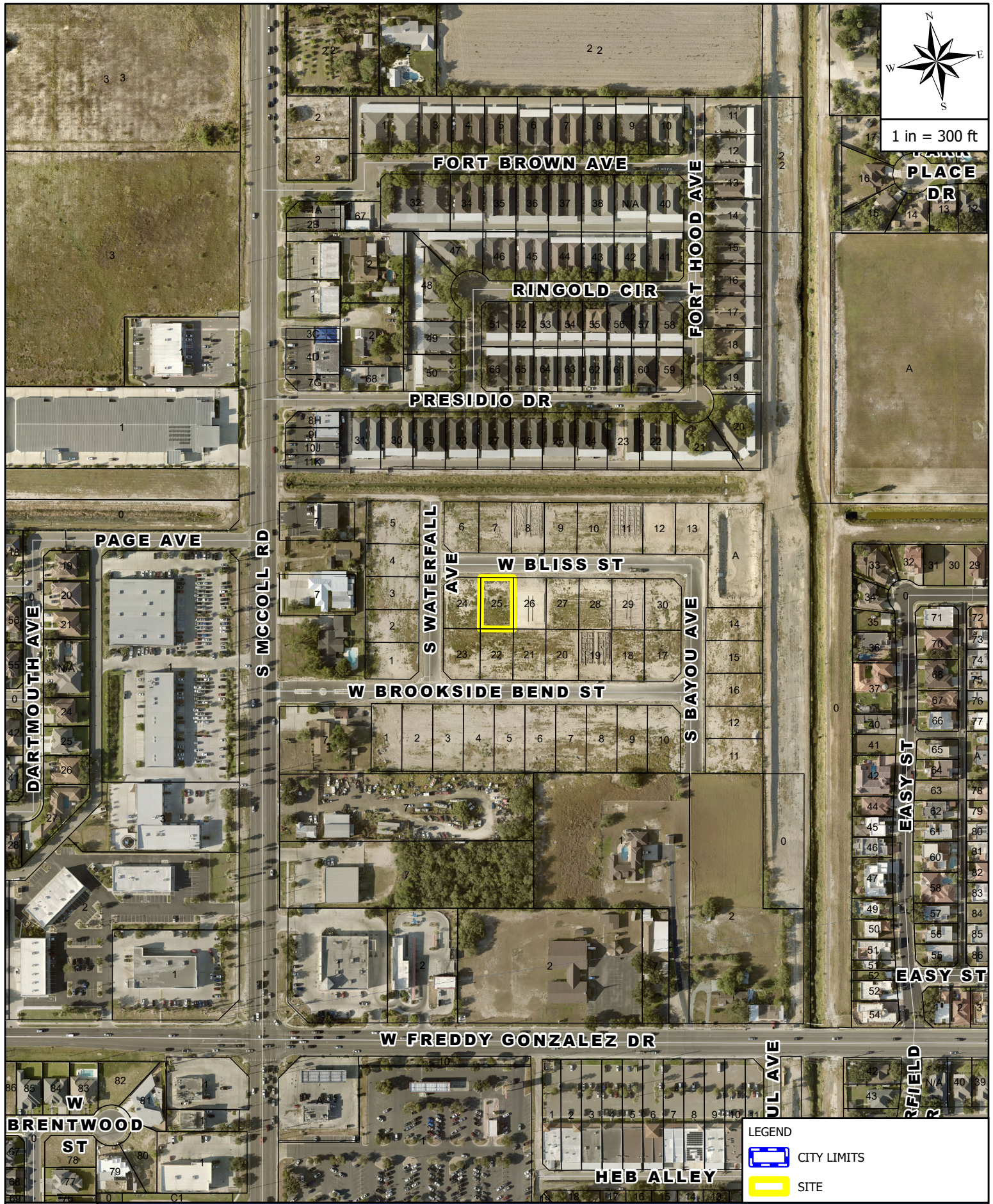


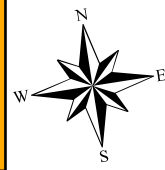
EDINBURG NEW DEVELOPMENT MAP

2708 W BLISS ST



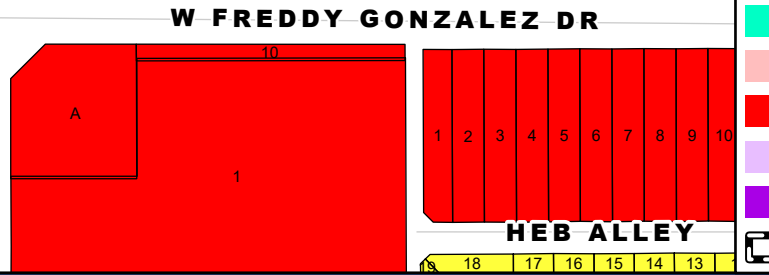
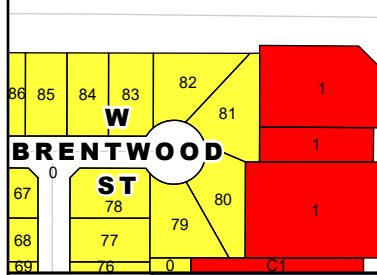
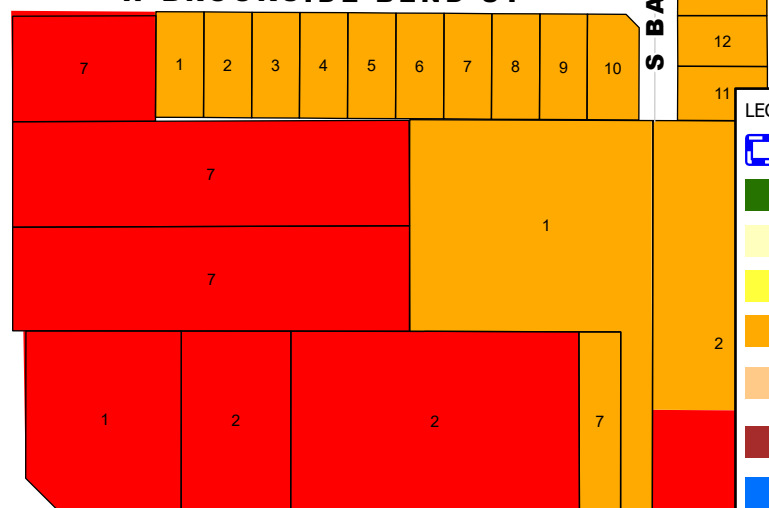
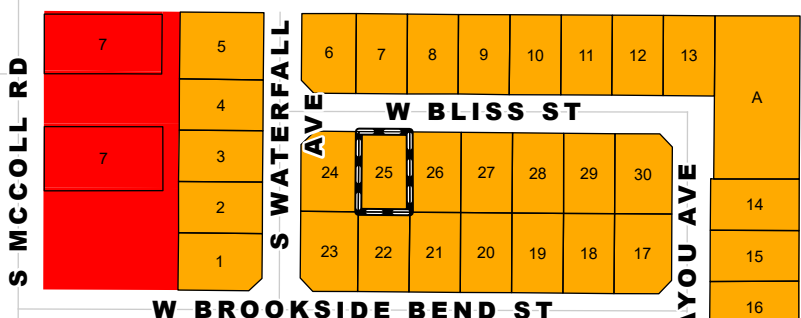
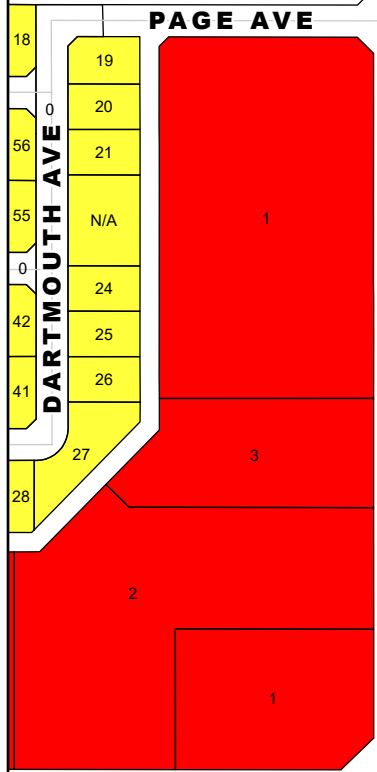
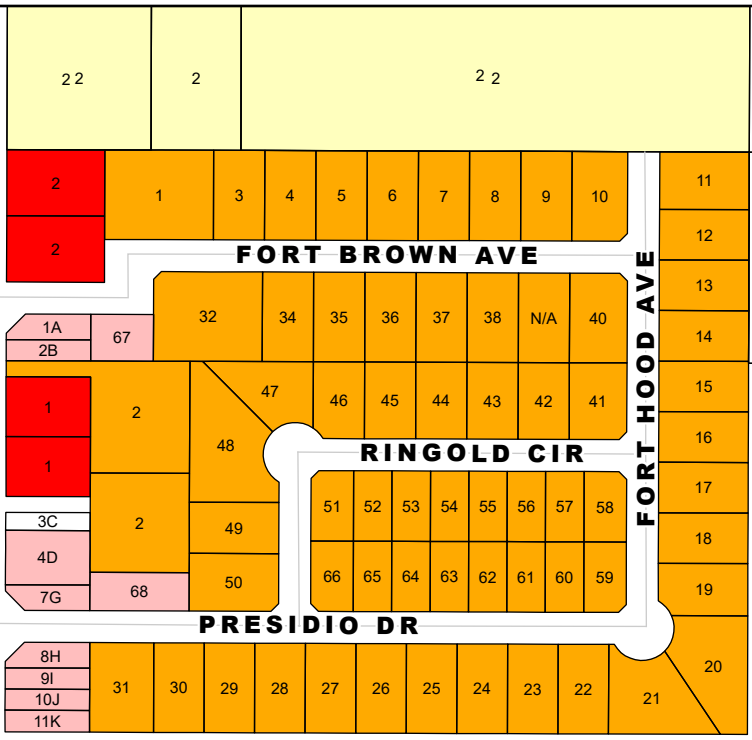
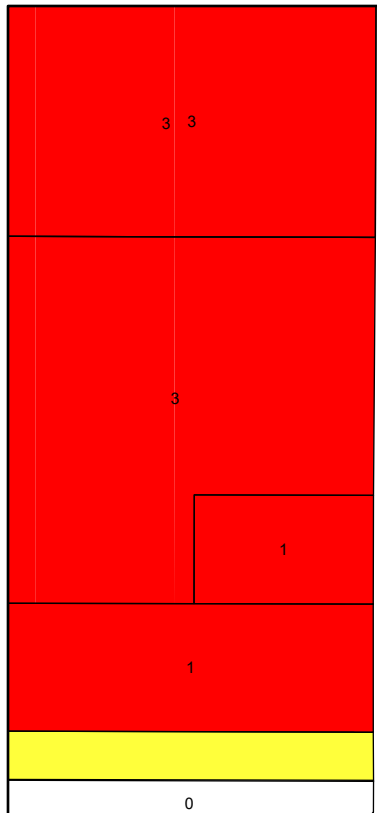
1 in = 300 ft





1 in = 300 ft

PLACE DR

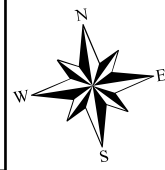


- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT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

ZONING MAP

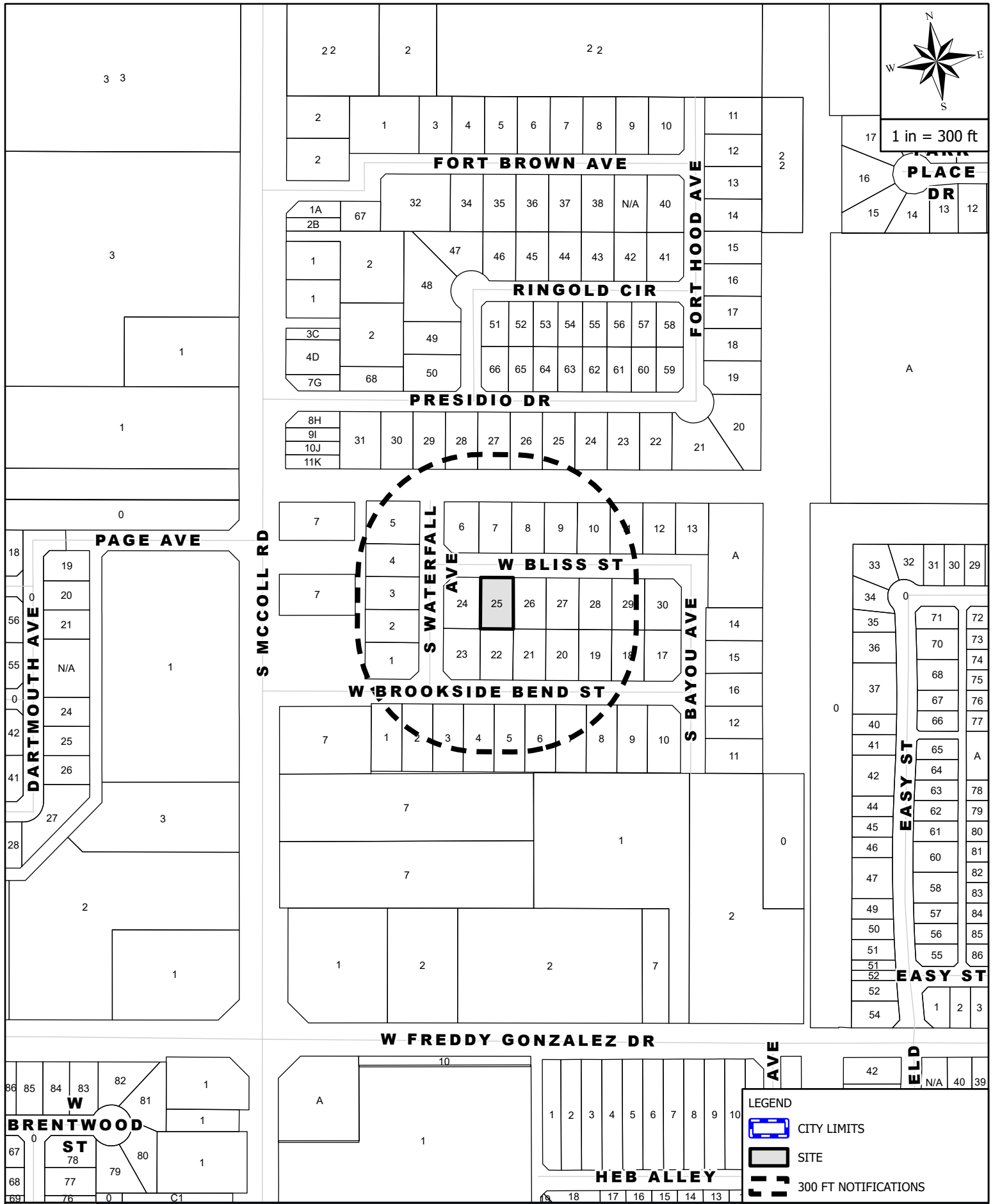
2708 W BLISS ST








1 in = 300 ft

PLACE DR



LEGEND

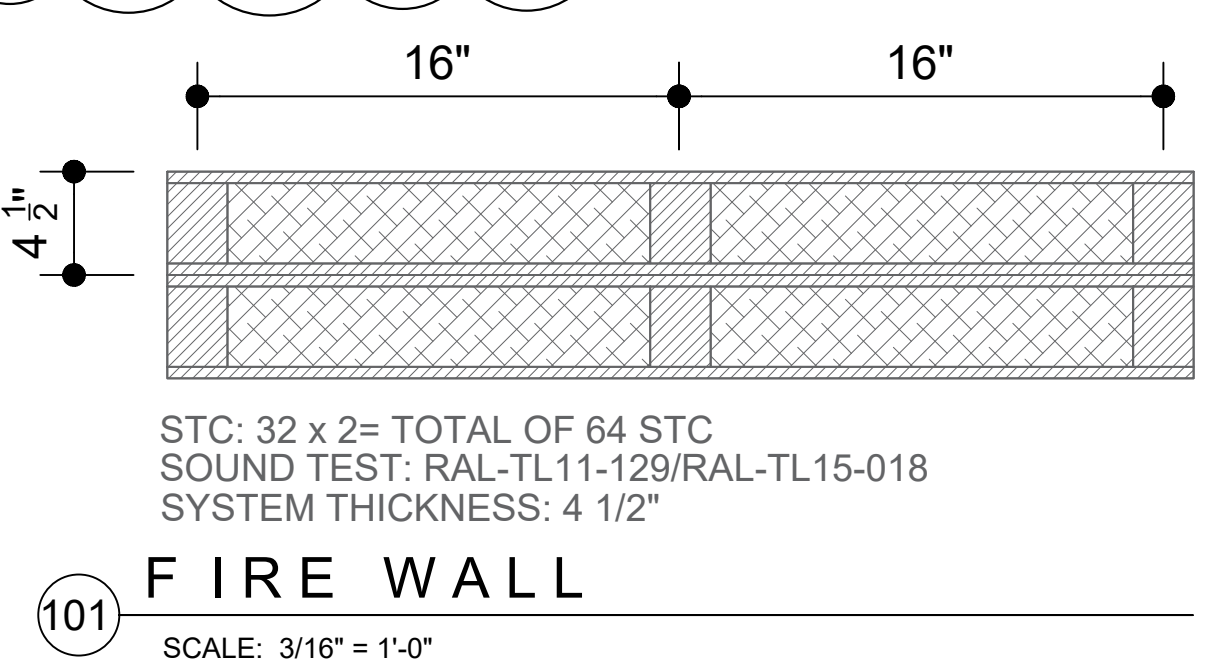
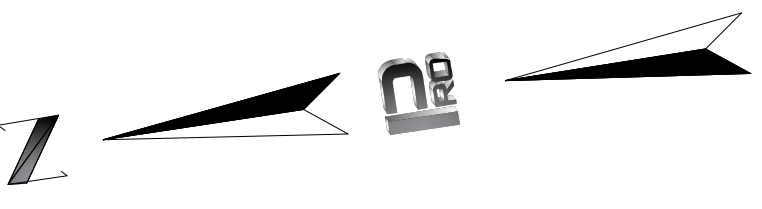
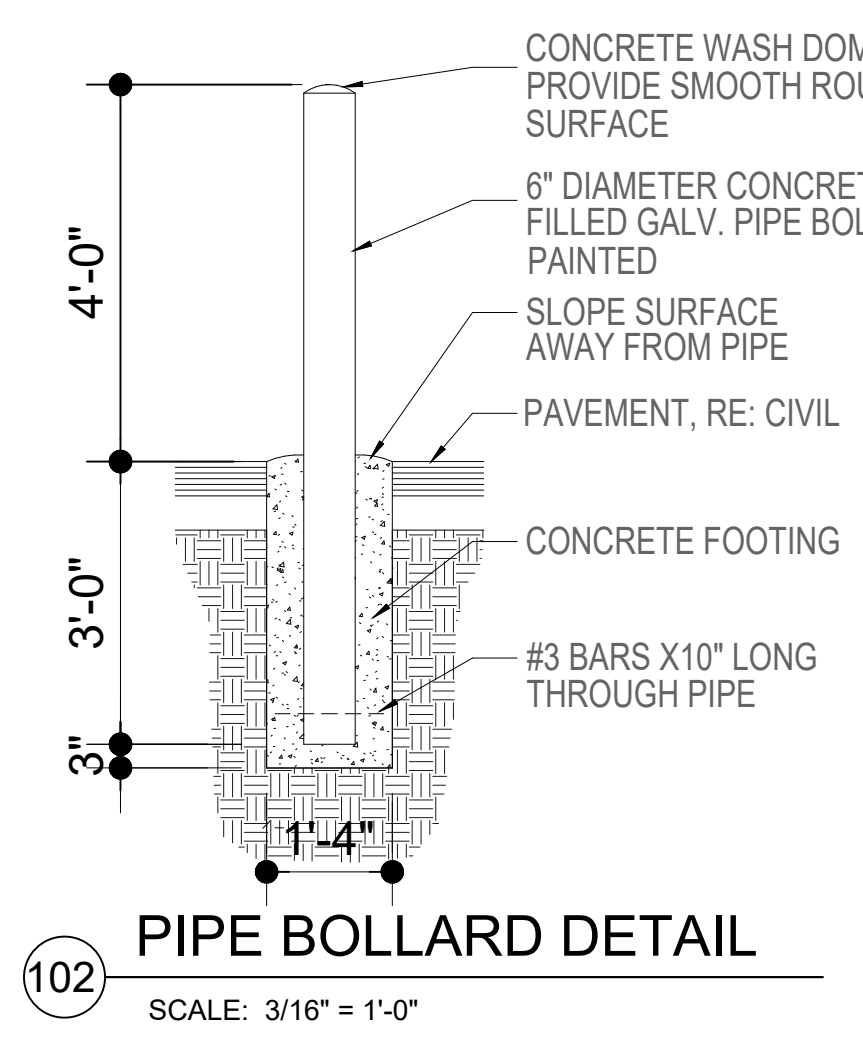
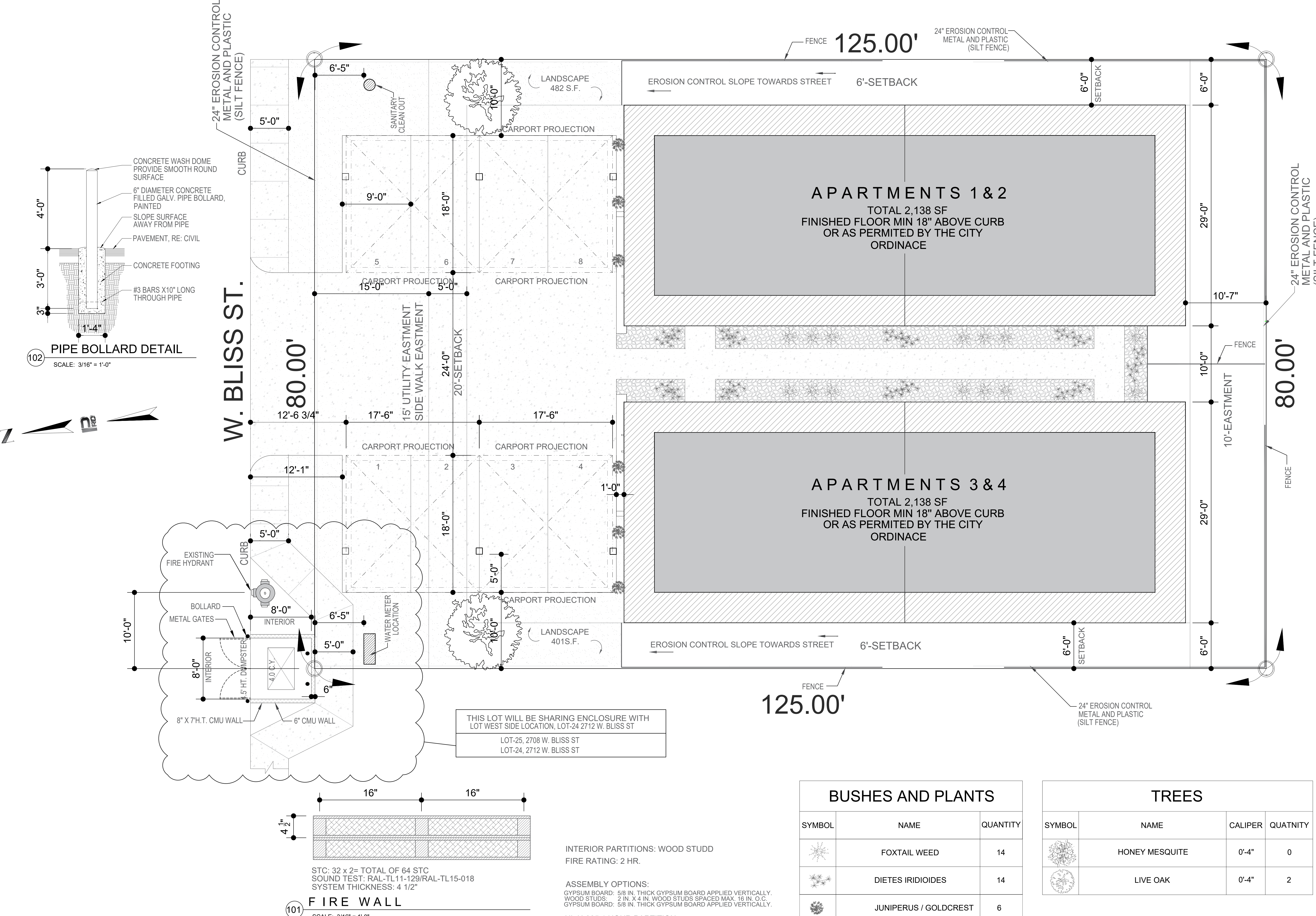
-  CITY LIMITS
-  SITE
-  300 FT NOTIFICATIONS



Variance Request Site Photo

Cesar Diaz
2708 W. Bliss Street





BUSHES AND PLANTS		
SYMBOL	NAME	QUANTITY
	FOXTAIL WEED	14
	DIETES IRIDIROIDES	14
	JUNIPERUS / GOLDCREST	6

TREES			
SYMBOL	NAME	CALIPER	QUATNITY
	HONEY MESQUITE	0'-4"	0
	LIVE OAK	0'-4"	2

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.

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

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAN 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 STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAN, 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 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 PLAN 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.

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 AT THE NORTHWEST CORNER 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 2865692, 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°58'27" 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.

6-10-25 DATE

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 10th day of June, 2025.

CLARISSA QUINTANILLA
Notary Public
My Commission Expires
November 04, 2025

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 plan known as SERENITY SPRINGS conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the 18th day of June, 2025.

CHARPERSON-PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

MAYOR'S SIGNATURE DATE CITY SECRETARY 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 PLAN 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

SECRETARY PRESIDENT

**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 PLAN.

ALFONSO QUINTANILLA
P.E. No. 95584

5-2-25 DATE

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

ON: 6/25/2025 AT 9:06 AM
INSTRUMENT NUMBER 360344
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT, AND WAS MADE AND 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:

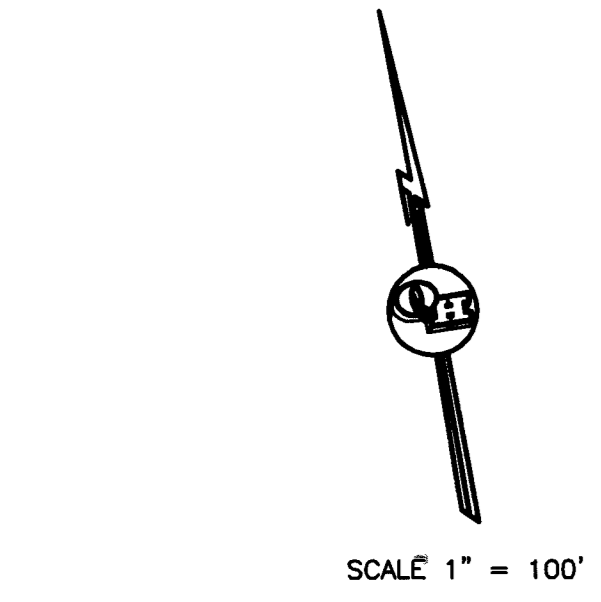
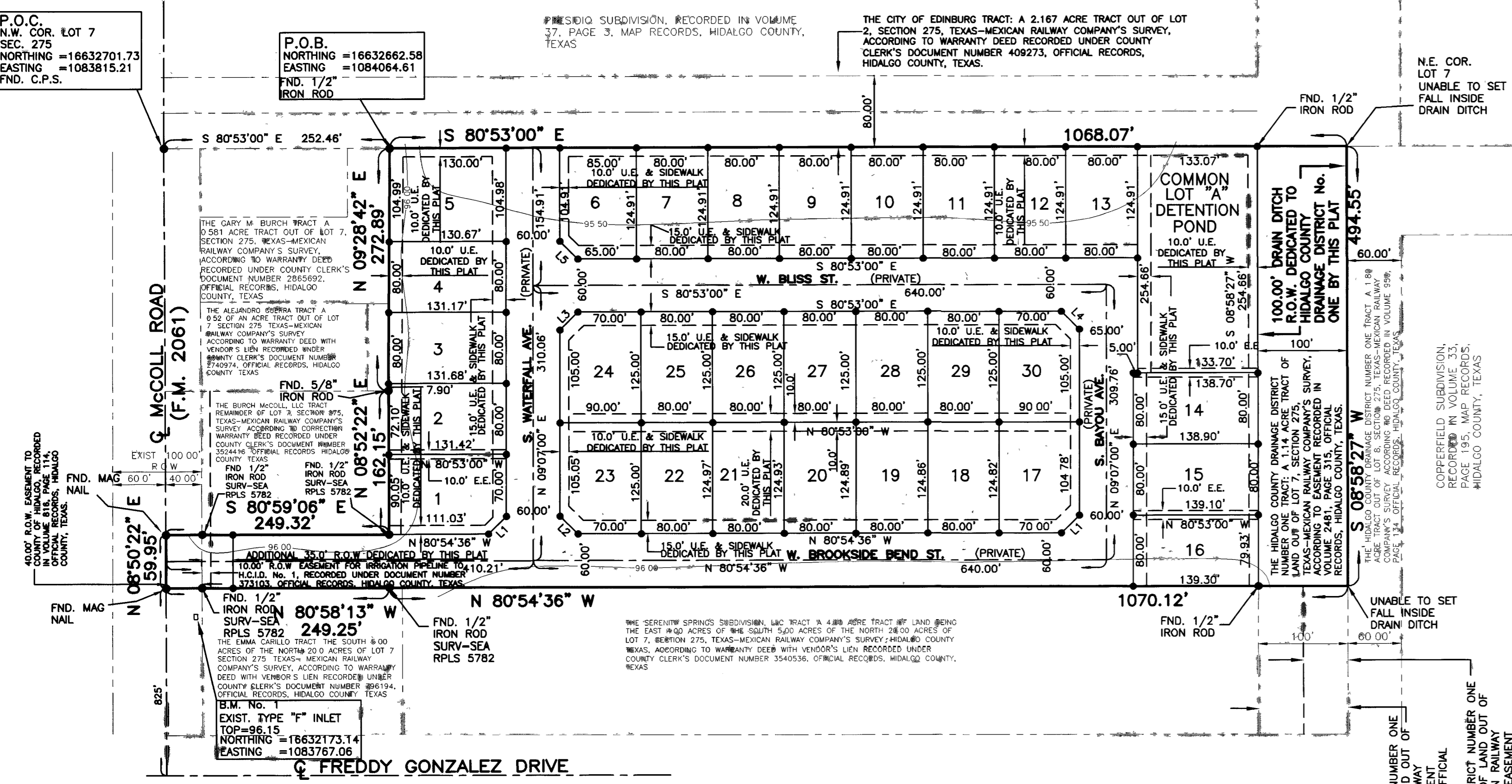
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 48-211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE 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

RAUL SESIA, P.E., C.F.M.
GENERAL MANAGER

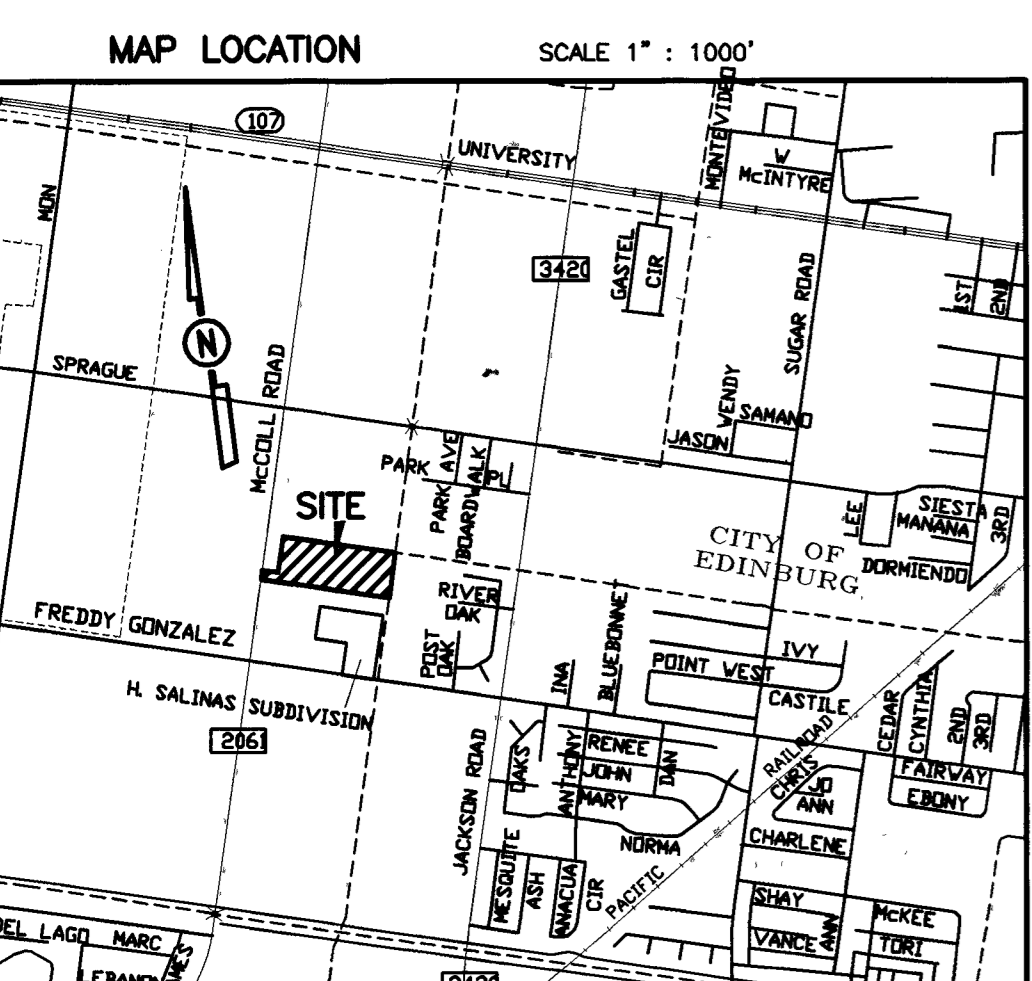
06-23-25 DATE

- 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 LONG DATE: MAY 14, 2001
 - LEGEND: - DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED
 - SETBACKS:
FRONT 20.00 FEET
REAR 10.00 FEET
SIDE 6.00 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 (SWPP) 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 A 1% 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 OWNERS 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 PLAN 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.



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	Address	City & Zip	Phone	Fax
OWNER: SERENITY SPRINGS SUBDIVISION, LLC MARIO ANAYA, PRESIDENT	2210 E 1ST STREET #18	MCCALLEN, TX 78504	(956)682-4128	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS

124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION: APRIL 2, 2023

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

