



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
MAY 27, 2026 – 5:30 P.M.
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

AGENDA

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

A. Prayer

B. Pledge of Allegiance

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PUBLIC COMMENTS

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

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

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

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

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

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





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

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

6. **MINUTES**

A. Consider approval of the Minutes for the April 29, 2026, regular meeting.

7. **PUBLIC HEARINGS**

A. 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 Overhang of a Carport over a Front Yard Utility Easement, Being Lot 6, Serenity Springs Subdivision, Located at 2713 W. Bliss Street.

B. Consider the Variance Request by Eduardo Elizondo for a Variance to the City of Edinburg Unified Development Code for the Reduction of the Required Rear Yard Setback from 20 Feet to 15 Feet, Being Lot 23 & 24, Sugarland Estates Subdivision, Located at 3428 Valle Circle.

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 19th day of May, 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
APRIL 29, 2026 – 5:30 P.M.
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

MINUTES

PRESENT:

MICHAEL CANTU – CHAIRMAN

VACANT – VICE CHAIRMAN

BOARD MEMBERS:

MARC GONZALEZ – VOTING MEMBER

RUBEN RUIZ, JR. – VOTING MEMBER

OMAR GOVEA – VOTING MEMBER

ANDREW ALMAGUER – 1ST ALTERNATE

DUSTIN GARZA – 2ND ALTERNATE

MATTHEW CRUZ – 3RD ALTERNATE

TONY GARZA – 4TH ALTERNATE

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



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

6. **MINUTES**

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

A MOTION WAS MADE BY BOARD MEMBER MARC GONZALEZ AND SECONDED BY BOARD MEMBER RUBEN RUIZ, JR., TO APPROVE THE MINUTES FROM THE MARCH 25, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE.

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.

CHEN YONG, THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC A. GONZALEZ, TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED



- 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.

PATRICIA SANCHEZ, THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE VARIANCE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER OMAR GOVEA TO APPROVE THE VARIANCE REQUEST WITH THE CONDITION THAT THE CARPORT SUPPORTING POSTS SHALL NOT ENCROACH INTO ANY ELECTRICAL OR UTILITY EASEMENTS. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED WITH CONDITIONS

- 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.

JORGE CANTU, THE APPLICANT, WAS PRESENT AND EXPLAINED THE REASONING FOR THE REQUEST.

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY BOARD MEMBER MARC GONZALEZ TO APPROVE THE VARIANCE REQUEST WITH THE CONDITION THAT THE PORCH SHALL NOT BE ENCLOSED. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE. – ITEM APPROVED WITH CONDITIONS

- 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.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC. A GONZALEZ TO APPROVE THE VARIANCE REQUEST SUBJECT TO THE CARPORTS BEING REDESIGNED TO NOT ENCROACH INTO A UTILITY EASEMENT. MOTION CARRIED WITH A 2-2 VOTE. CHAIRMAN MICHAEL CANTU AND BOARD MEMBER OMAR GOVEA OPPOSED. – ITEM DENIED





- 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.

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY CHAIRMAN MICHAEL CANTU TO TABLE THE VARIANCE REQUEST PENDING MORE INFORMATION FROM THE APPLICANT. MOTION CARRIED WITH A 3-1 VOTE. BOARD MEMBER RUBEN RUIZ, JR., OPPOSED. – ITEM TABLED

- 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.

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY CHAIRMAN MICHAEL CANTU TO TABLE THE VARIANCE REQUEST PENDING MORE INFORMATION FROM THE APPLICANT. MOTION CARRIED WITH A 3-1 VOTE. BOARD MEMBER RUBEN RUIZ, JR., OPPOSED. – ITEM TABLED

- 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.

A MOTION WAS MADE BY BOARD MEMBER OMAR GOVEA AND SECONDED BY CHAIRMAN MICHAEL CANTU TO TABLE THE VARIANCE REQUEST PENDING MORE INFORMATION FROM THE APPLICANT. MOTION CARRIED WITH A 3-1 VOTE. BOARD MEMBER RUBEN RUIZ, JR., OPPOSED. – ITEM TABLED





8. **INFORMATION ONLY**

A. Attendance Roster

Jaime Acevedo, Director of Planning & Zoning, was present and addressed the board regarding the proposed changes to the Unified Development Code. He stated there would be a meeting held soon.

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 19th day of May, 2026.

A MOTION WAS MADE BY BOARD MEMBER MARC GONZALEZ AND SECONDED BY CHAIRMAN MICHAEL CANTU TO ADJOURN THE APRIL 29, 2026, REGULAR MEETING AT 6:06 P.M. MOTION CARRIED WITH A 4-0 VOTE.

Erika Monreal

Erika Monreal, Administrative Assistant
Planning & Zoning Department

NOTICE

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Planning & Zoning Staff Report

Prepared on: May 8, 2026

Zoning Board of Adjustment

Regular Meeting: May 27, 2026

Agenda Item

Variance request by Jorge de Hoyos for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the overhang of a carport over a front yard utility easement, Being Lot 6, Serenity Springs Subdivision, Located at 2713 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 overhang over a 15-foot utility easement. The 15-foot utility easement is located along the front property line.

Property Location and Vicinity

The property is located at the north side of W. Bliss Street at the northeast corner of the intersection of S. Waterfall Avenue and W. Bliss Street. The property has a total frontage of 65 feet along W. Bliss Street, and the lot depth varies from 104.91 feet to 124.91 feet. A 20-foot front yard setback and a 15-foot utility easement are located along the south property line. Current Zoning is Residential, Multifamily (RM) District. Adjacent zoning is Residential, Multifamily (RM) District in all directions. Adjacent land uses consist of multi-family and vacant land uses.

Background and History

The property is part of the Serenity Springs Subdivision which was recorded on June 25, 2025. The applicant is proposing to construct a carport in the front yard with the overhang encroaching over a 15-foot utility easement that is located along the 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 21 neighboring property owners on May 15, 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. The proposed carport will leave a separation about 6 feet 11 inches from structure to the front property line.

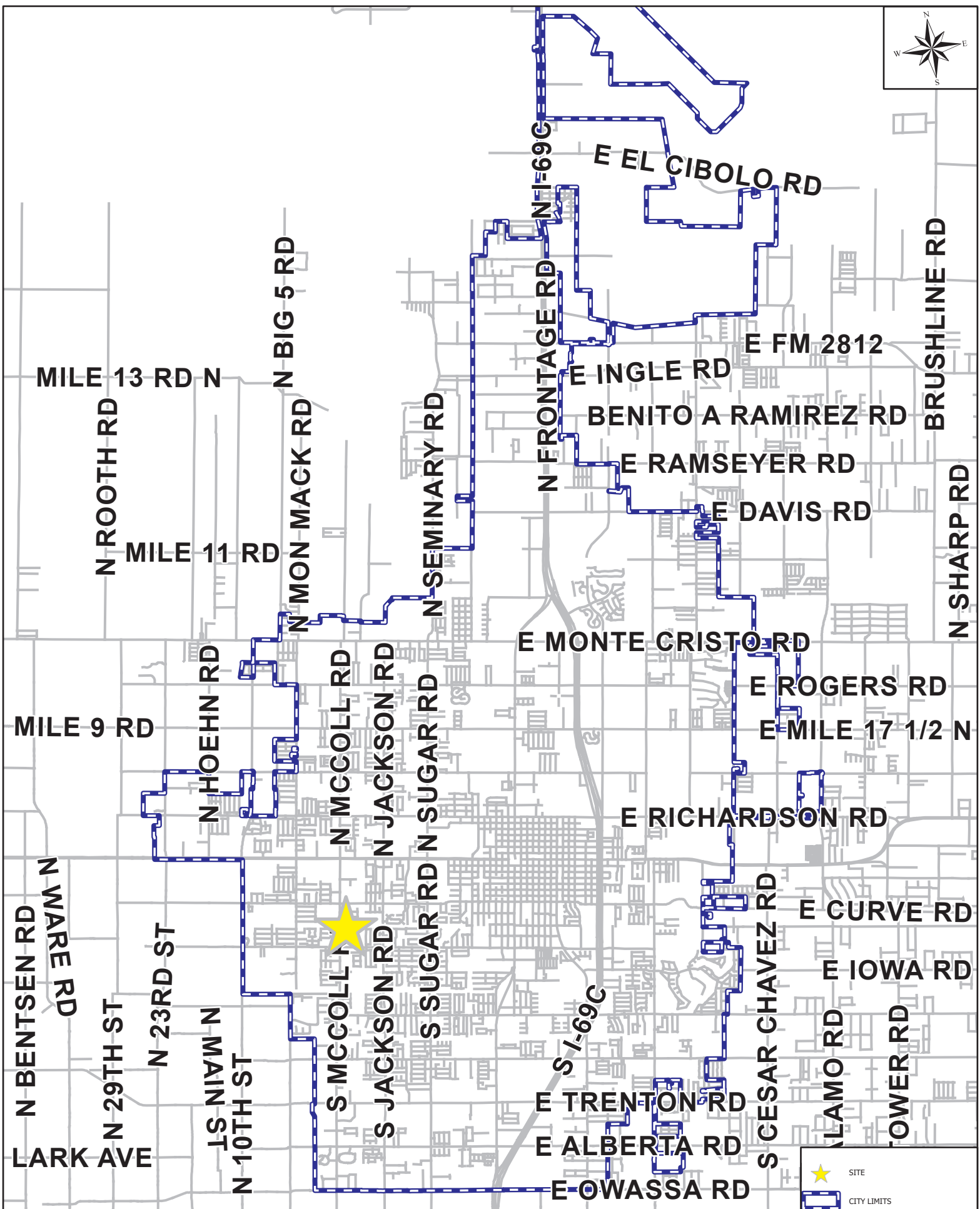
Recommendation

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

N HOEHN RD
N MCCOLL RD
N JACKSON RD
S MCCOLL RD
S JACKSON RD
S SUGAR RD
N SUGAR RD
N SEMINARY RD

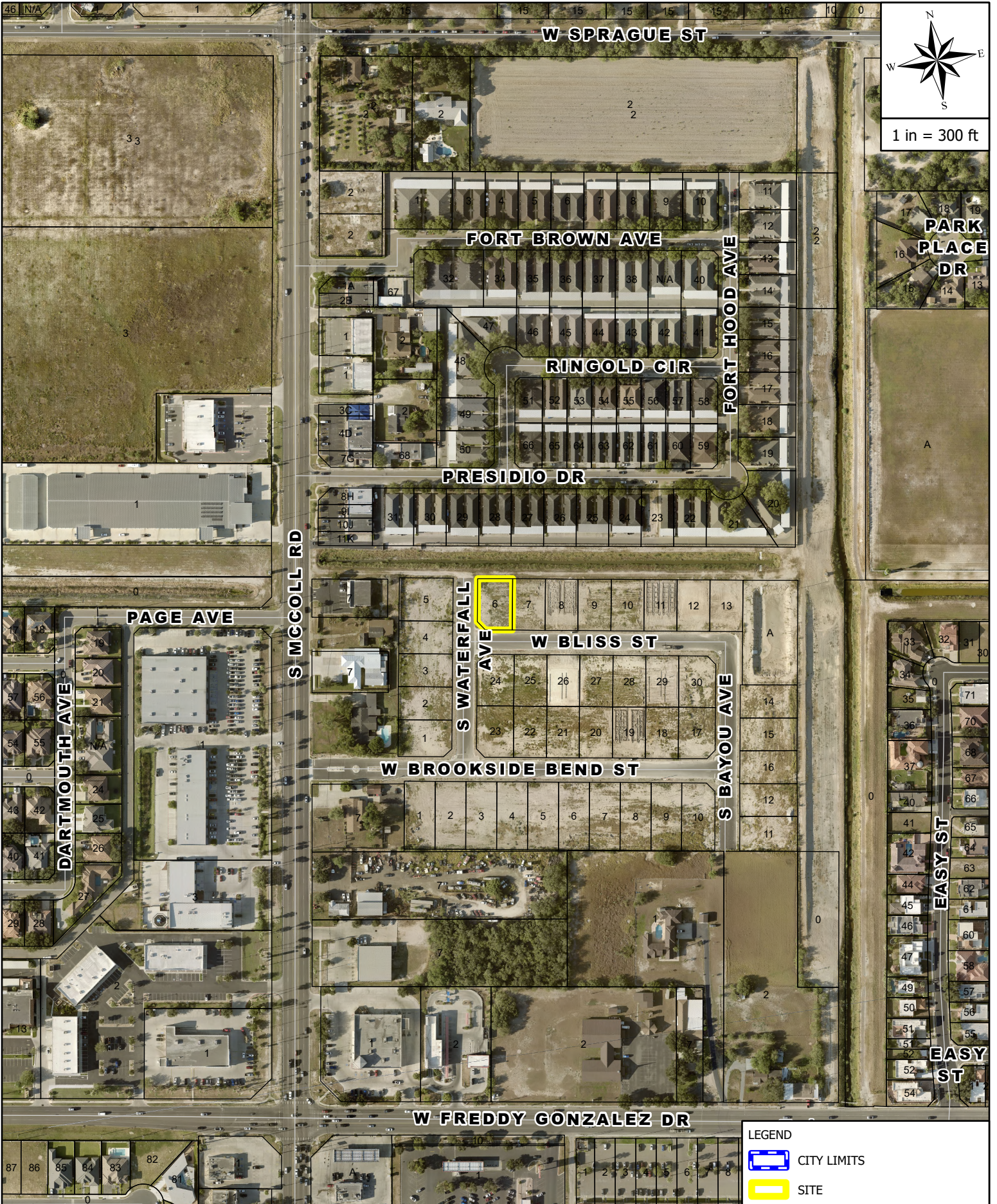
N FRONTAGE RD
E EL CIBOLO RD
E FM 2812
E INGLE RD
BENITO A RAMIREZ RD
E RAMSEYER RD
E DAVIS RD
E MONTE CRISTO RD
E ROGERS RD
E MILE 17 1/2 N
E RICHARDSON RD
E CURVE RD
E IOWA RD
E TRENTON RD
E ALBERTA RD
E OWASSA RD
S CESAR CHAVEZ RD
LAMO RD
TOWER RD
BRUSHLINE RD
N SHARP RD

EDINBURG NEW DEVELOPMENT MAP

2713 W BLISS ST

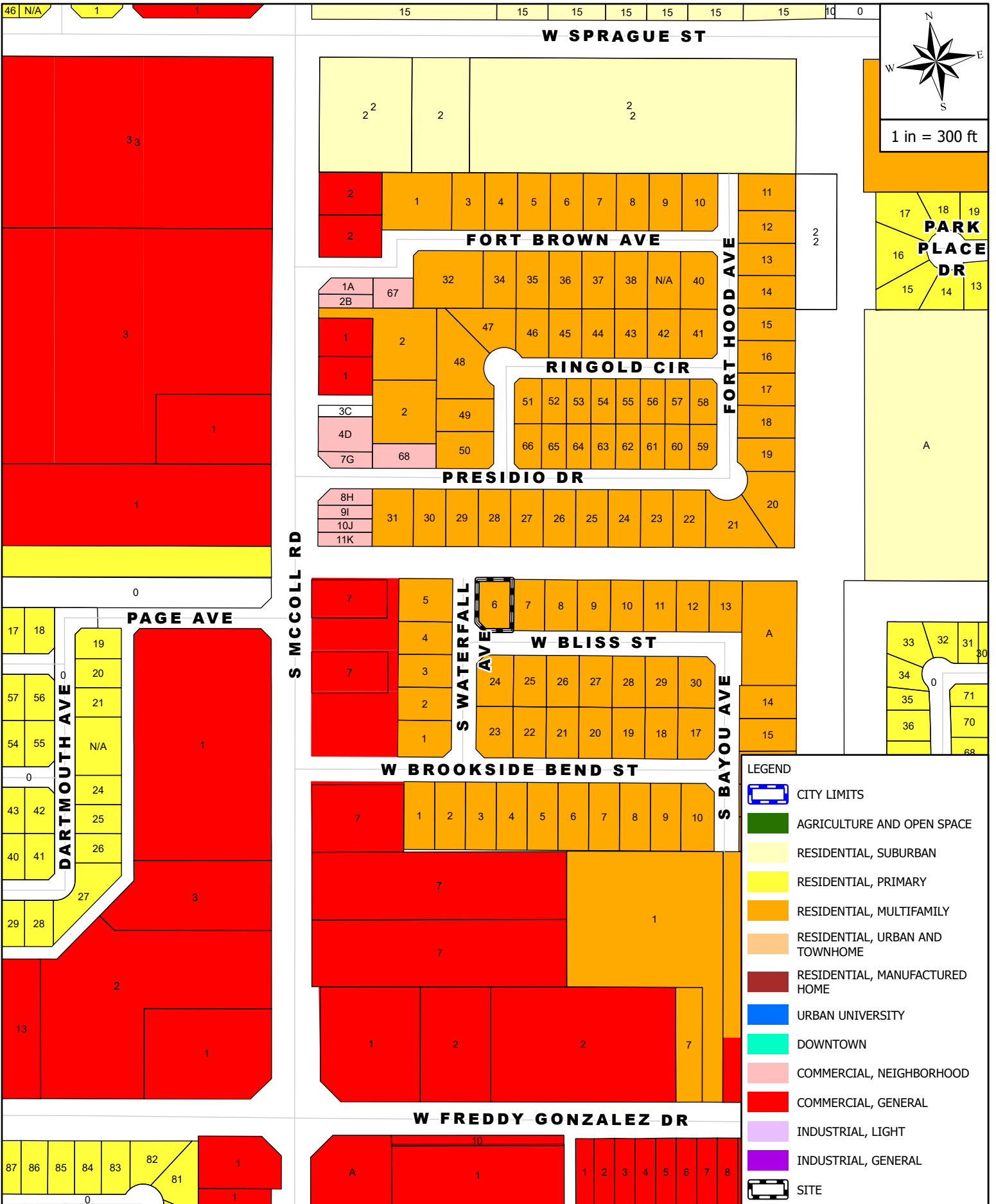


★ SITE
▭ CITY LIMITS



AERIAL MAP

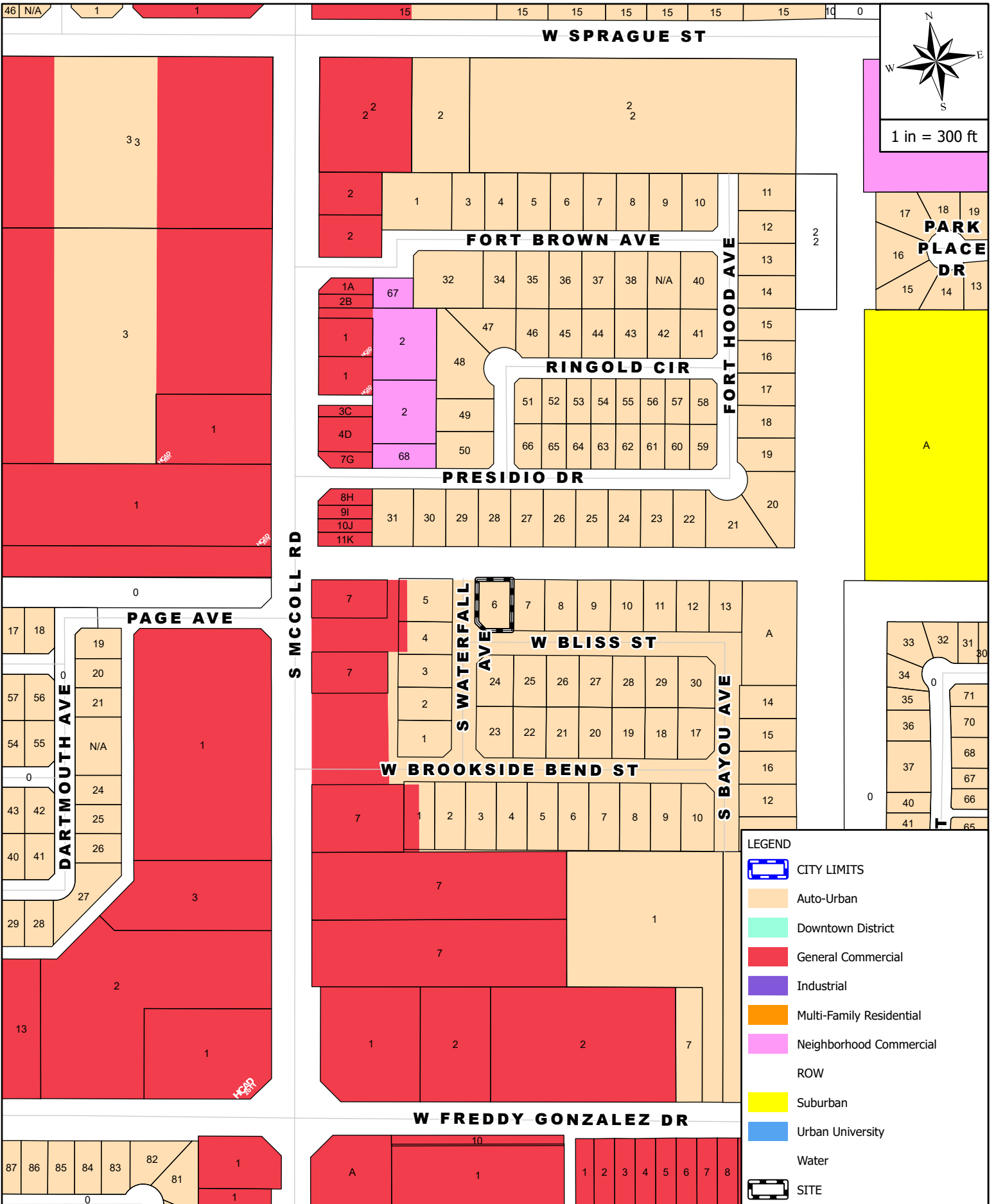
2713 W BLISS ST













- 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
2713 W BLISS ST





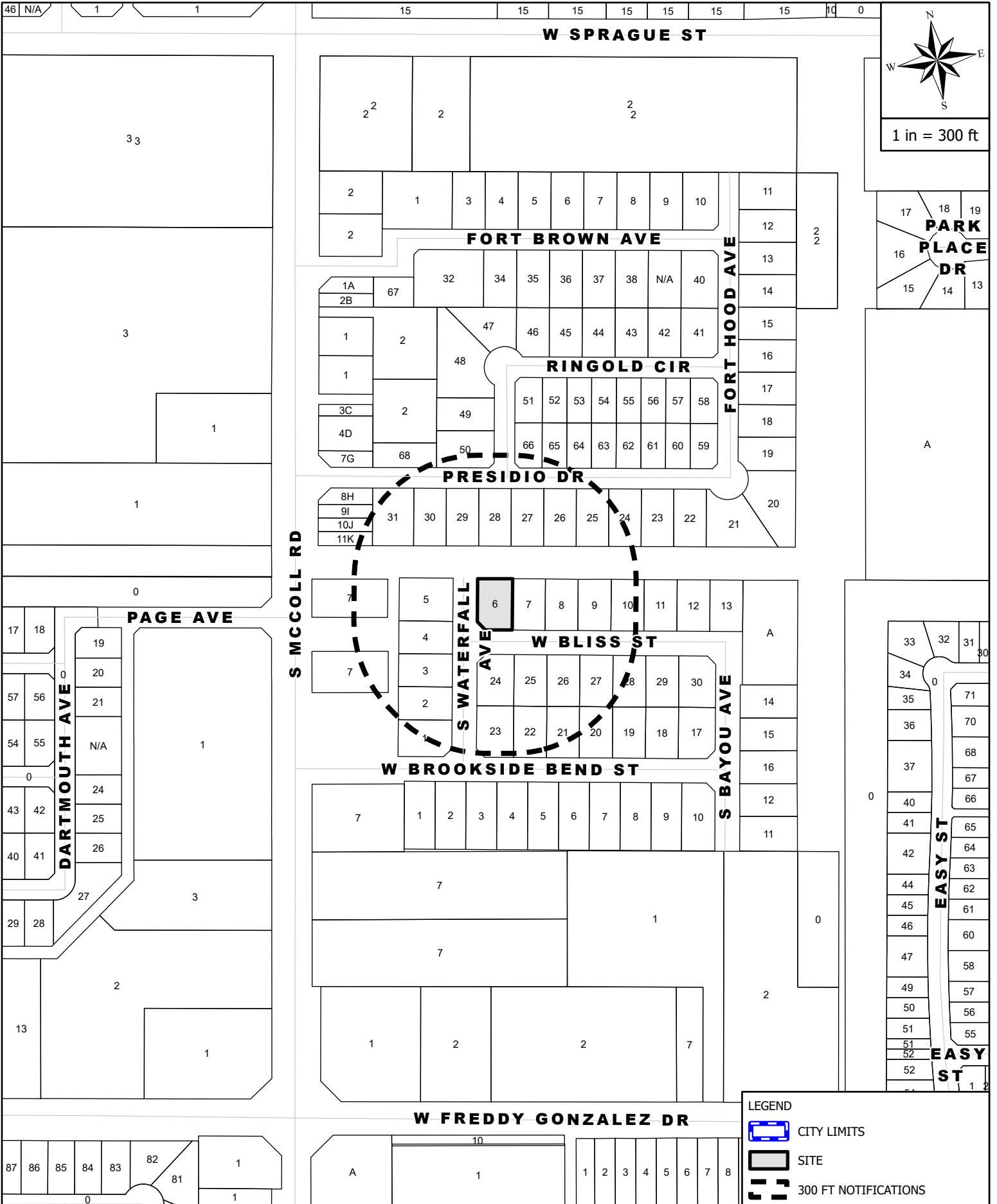
1 in = 300 ft

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

FUTURE LANDUSE MAP

2713 W BLISS ST








1 in = 300 ft

PARK PLACE DR

A

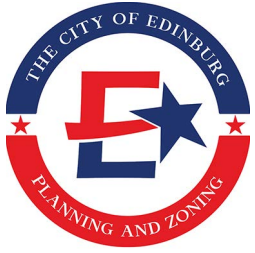
EASY ST

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

MAILOUT AND SITE MAP

2713 W BLISS ST

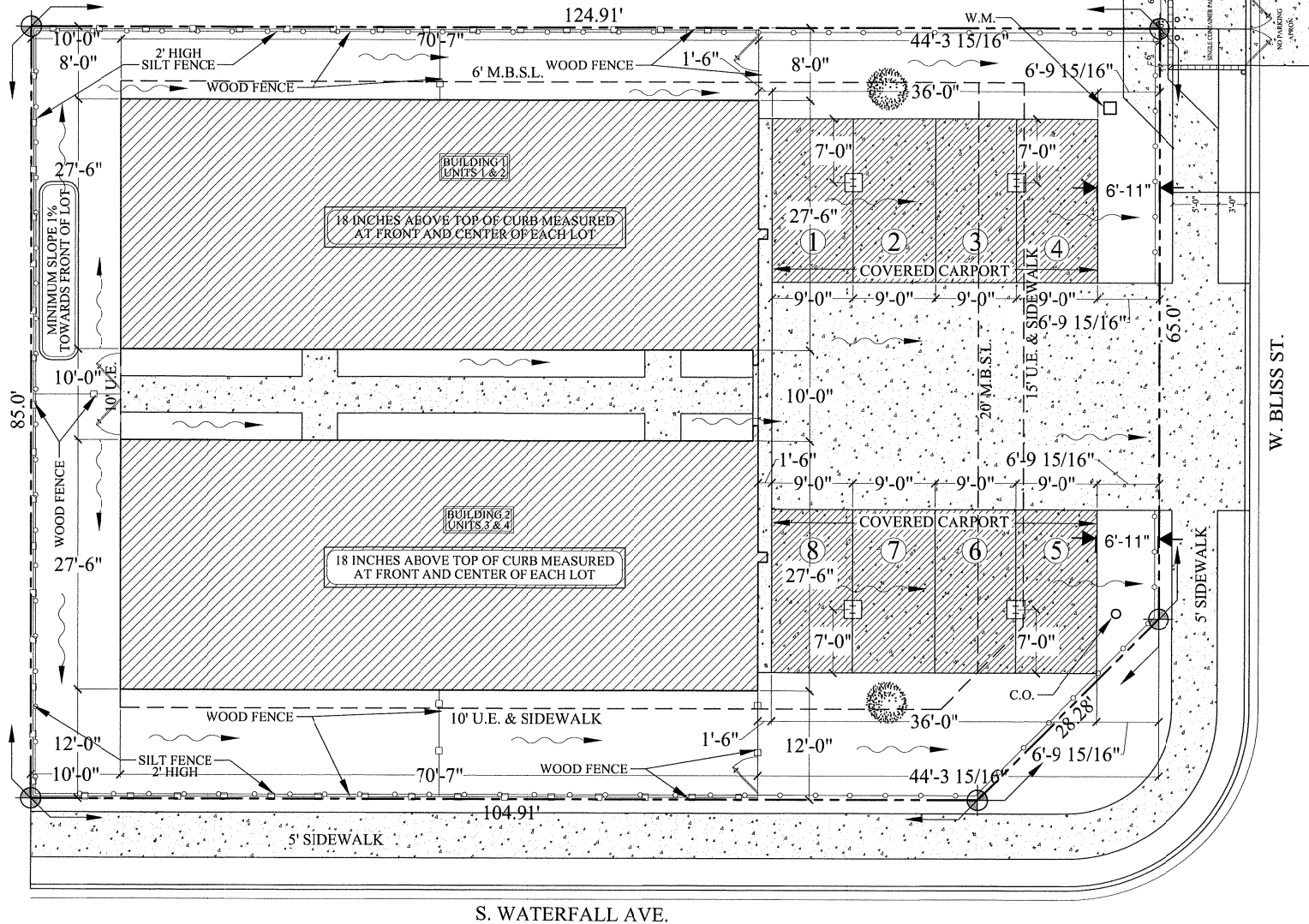
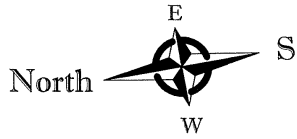




Variance Request Site Photo

Jorge de Hoyos
2713 W. Bliss Street





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

OWNER: _____
 SPEC: _____
 BUILDER: _____
JEIT
 CONSTRUCTION

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

PLEASE NOTE:
 IT IS THE RESPONSIBILITY OF THE PURCHASER OF THE PLANS TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:
 1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
 3. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

NOTES:

AREAS:	SQ. FT.
APT. UNIT 1	910
APT. UNIT 2	1,040
APT. UNIT 3	910
APT. UNIT 4	1,040
TOTAL AREA	3,900

LOCATION:
 S. WATERFALL AVE
 LOT 6
 SERENITY SPRINGS
 EDINBURG, TEXAS

DATE: 02-12-25
 PAGE # 2/10
 PLAN # MA-26-006

S. WATERFALL AVE.

SITE PLAN
 SCALE: N.T.S.

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.

METES AND BOUNDS

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

BEGINNING AT A 1/2" IRON ROD (P.O.B. NORTHING=16632662.58, EASTING=1084064.61) FOUND ON THE NORTH LINE OF LOT 7 FOR THE NORTHEAST CORNER OF THE GARY M. BURCH TRACT (A 0.581 OF AN ACRE TRACT OUT OF LOT 7, SECTION 275, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 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.

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
06/21/25
DATE
CLAYTON BALDWIN
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

Robert P. Bell
SECRETARY
06-23-25
DATE
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.



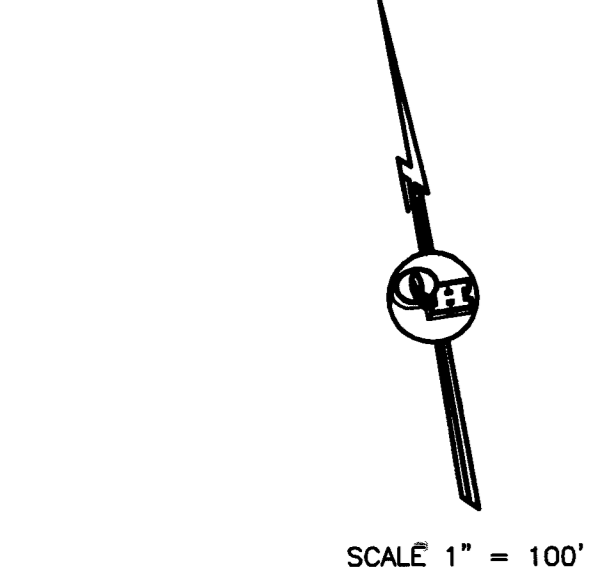
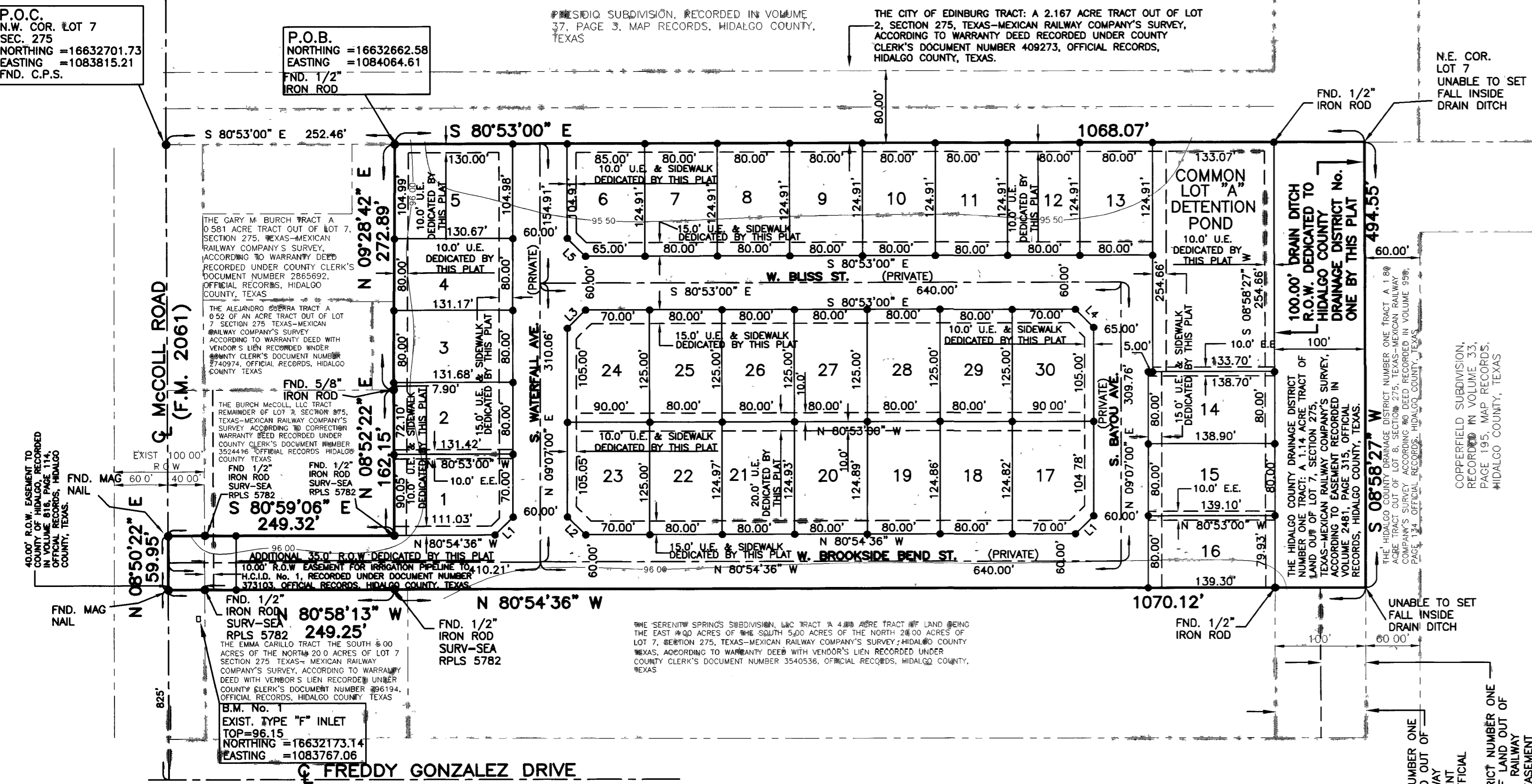
Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
5-2-25
DATE



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

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

BY: *Arturo Guajardo Jr.* DEPUTY

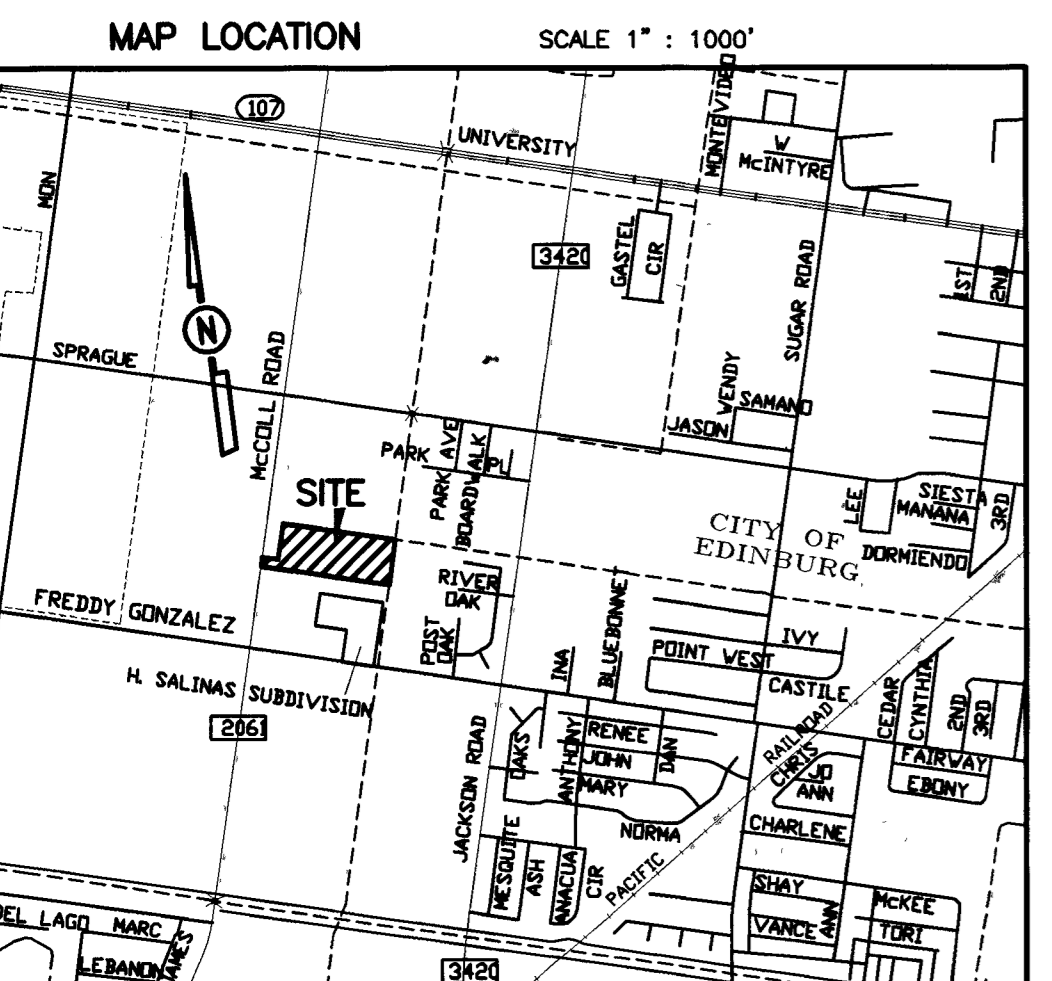


LOT	AREA (S.F.)
1	11701.95
2	10526.79
3	10513.85
4	10473.44
5	13682.95
6	10504.85
7-13	9992.80
14	11104.27
15	11120.20
16	11131.35
17	11119.23
18	9986.92
19	9989.90
20	9992.87
21	9995.85
22	9998.83
23	11139.74
24	11137.50
25-29	10000.00
30	11137.50
*A	33,968.29

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'

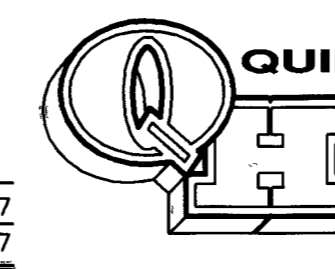
PLAT NOTES AND RESTRICTIONS:

- 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



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@QOHA-ENG.COM

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: May 19, 2026

Zoning Board of Adjustment

Regular Meeting: May 27, 2026

Agenda Item

Variance request by Eduardo Elizondo for a Variance to the City of Edinburg Unified Development Code for the reduction of the required rear yard setback from 20 feet to 15 feet, Being Lot 23 & 24, Sugarland Estates Subdivision, Located at 3428 Valle Circle.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.202 Standards for Nonresidential and Mixed-Use Development. The applicant is proposing a reduction of the rear yard setback from 20 feet to 15 feet.

Property Location and Vicinity

The property is located at the southeast corner of the intersection of Sweet Lane and Valle Circle. The property is an irregular lot with an approximate frontage of 136 feet and an approximate lot depth of 100 feet, including a 15-foot utility easement running along the rear of the property. Current Zoning is Residential, Primary (RP) District. Adjacent zoning is Commercial, General (CG) District to the east, and Residential, Primary (RP) District to the north, west and south. Adjacent land uses consist of single-family and commercial land uses.

Background and History

The property is part of Sugarland Estates Subdivision that was recorded on December 14, 2005. The applicant is proposing a reduction of the rear yard setback from 20 feet to 15 feet. Setbacks required as per recorded plat are as follows: Front Cul-De-Sac 10 feet, Front Garage Cul-de-Sac 18 feet, Side 6 feet, Rear 20 % of lot depth (20 feet), or easement whichever is greater on all cases.

Staff mailed a notice of the variance request to 41 neighboring property owners on May 15, 2026, and received no comments in favor and or against this request at the time that this report was prepared.

Analysis

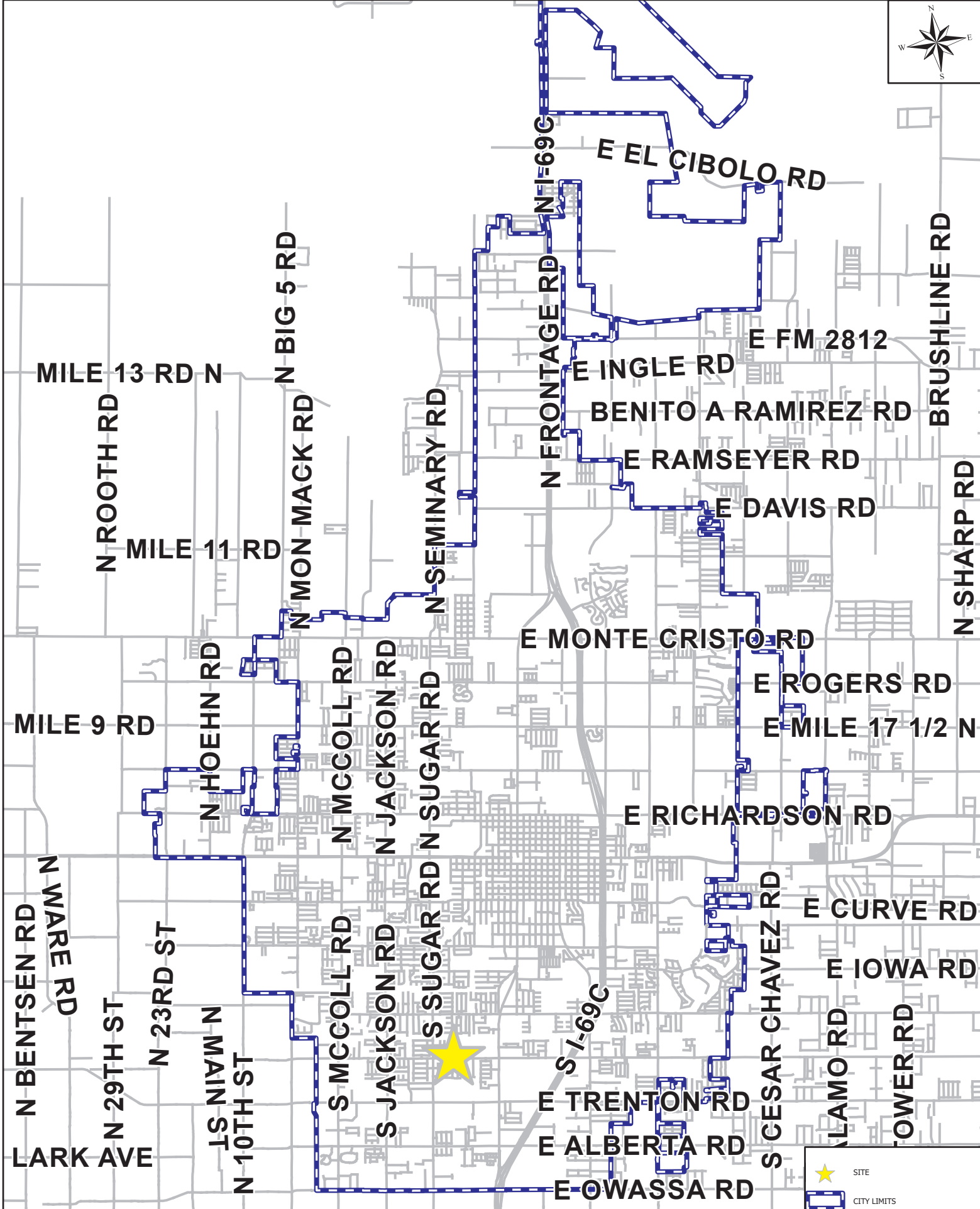
The applicant is proposing a reduction of the rear yard setback from 20 feet to 15 feet for a proposed addition that will extend into the rear yard and side yard of the property. Proposed structure will not be encroaching into the 15-foot utility easement located at the rear yard of the property.

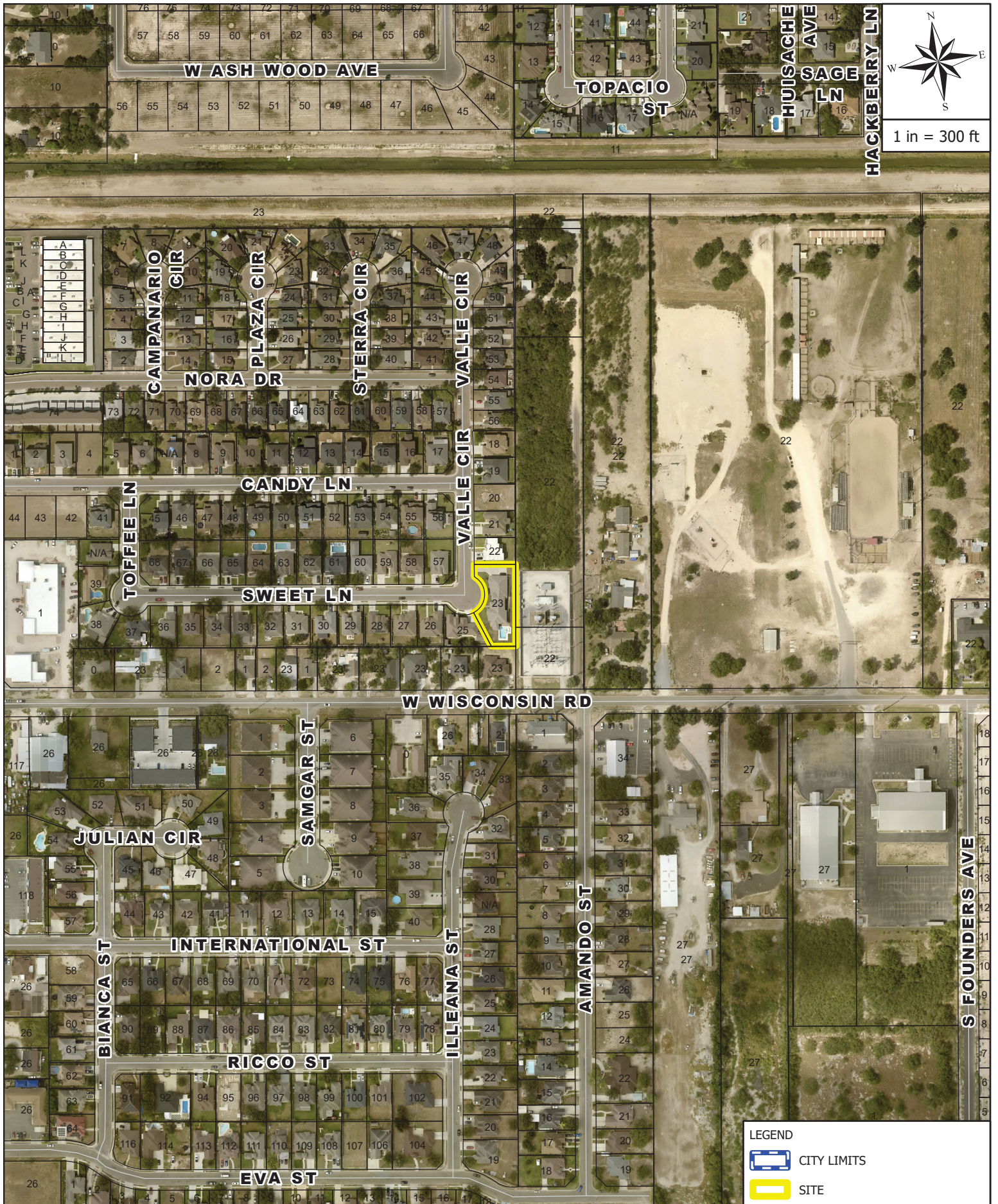
Recommendation

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

Prepared by:
Juan Rodriguez
Planner I

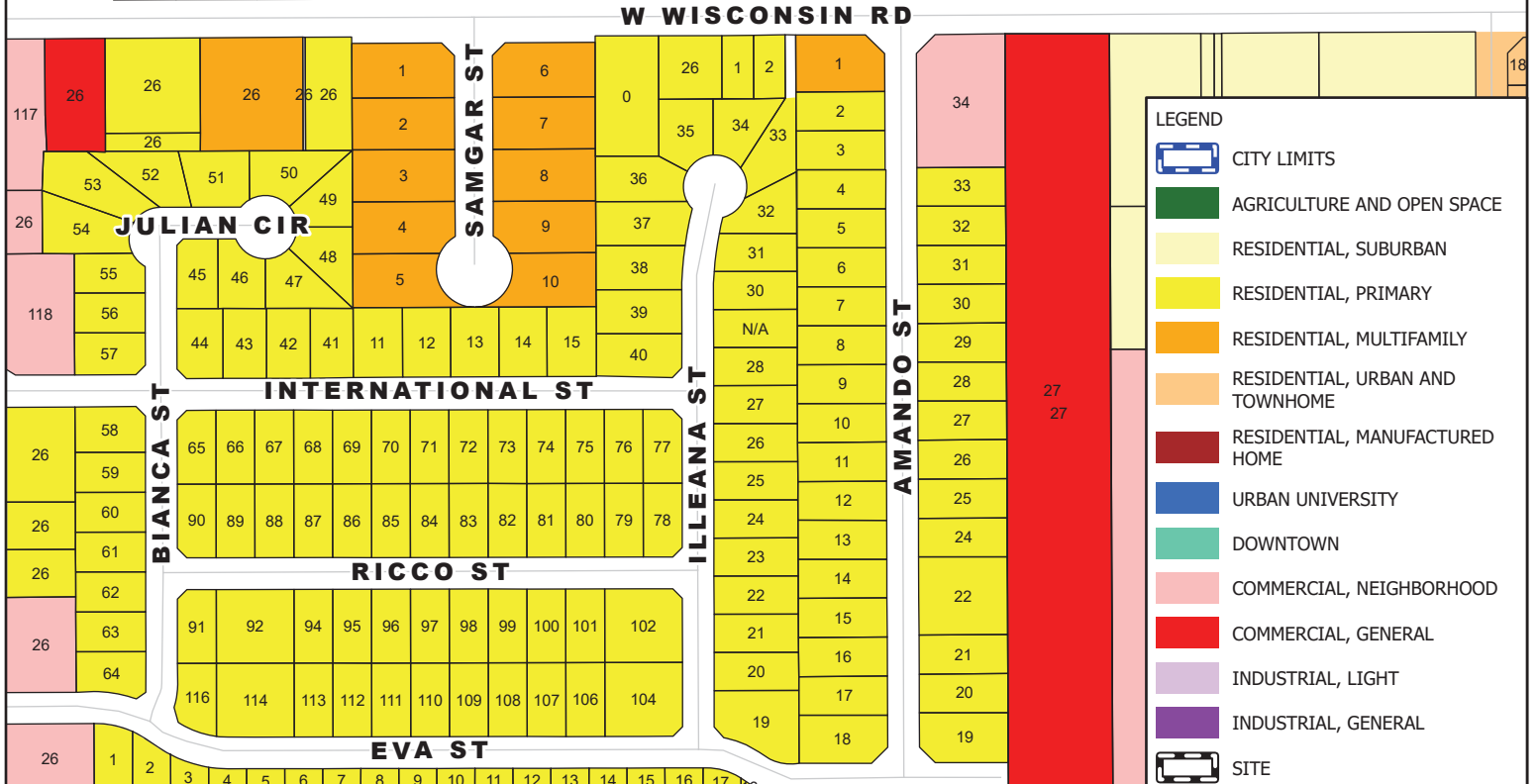
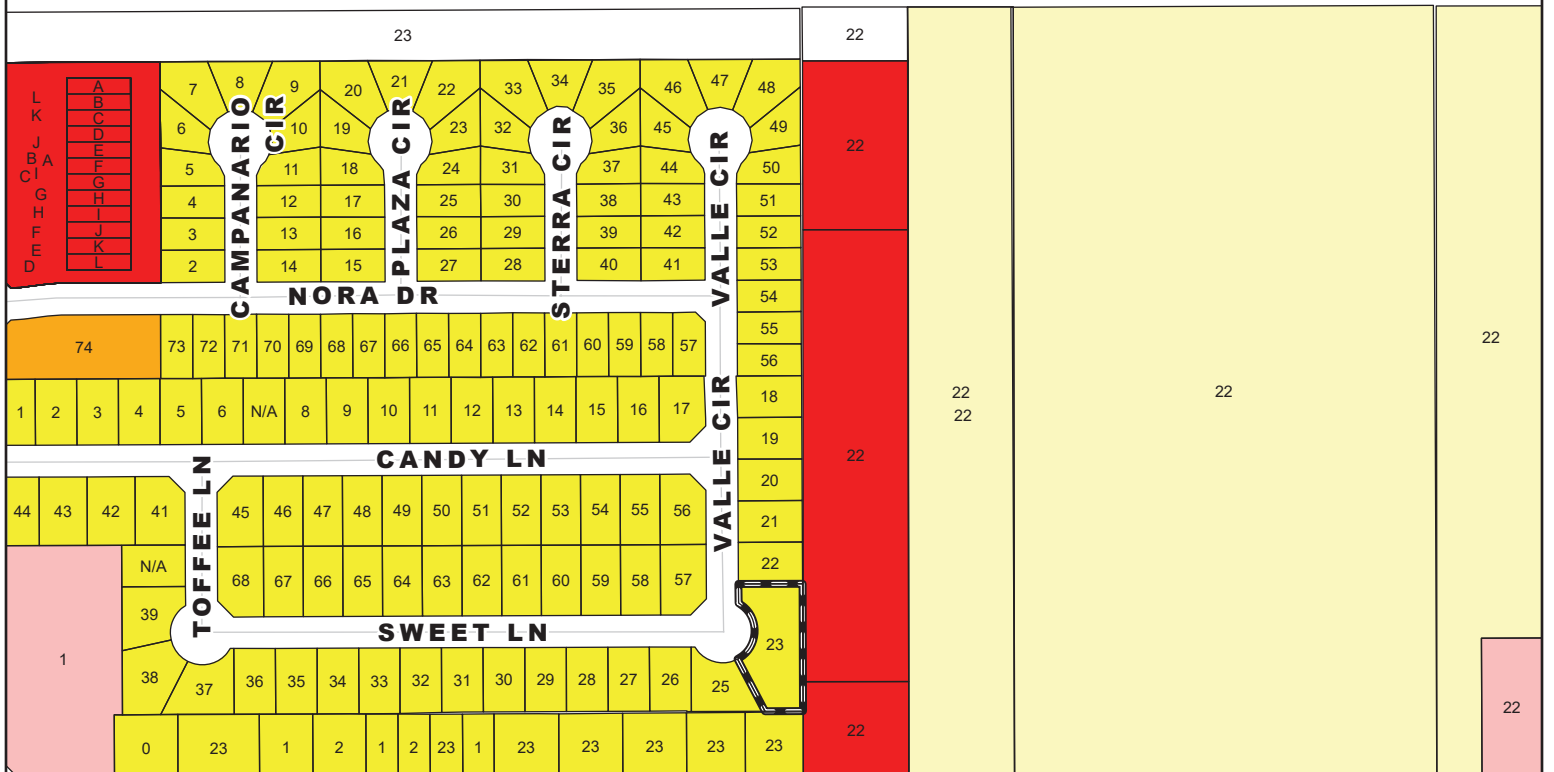
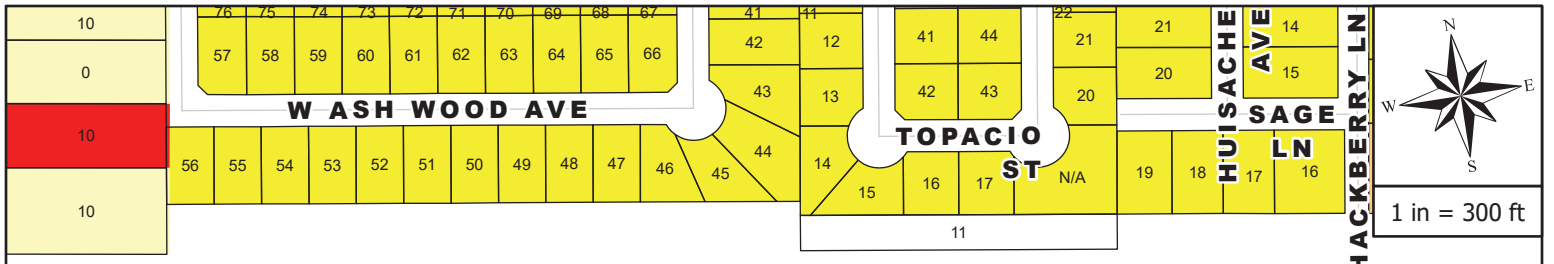
Approved by:
Jaime Acevedo
Director of Planning & Zoning



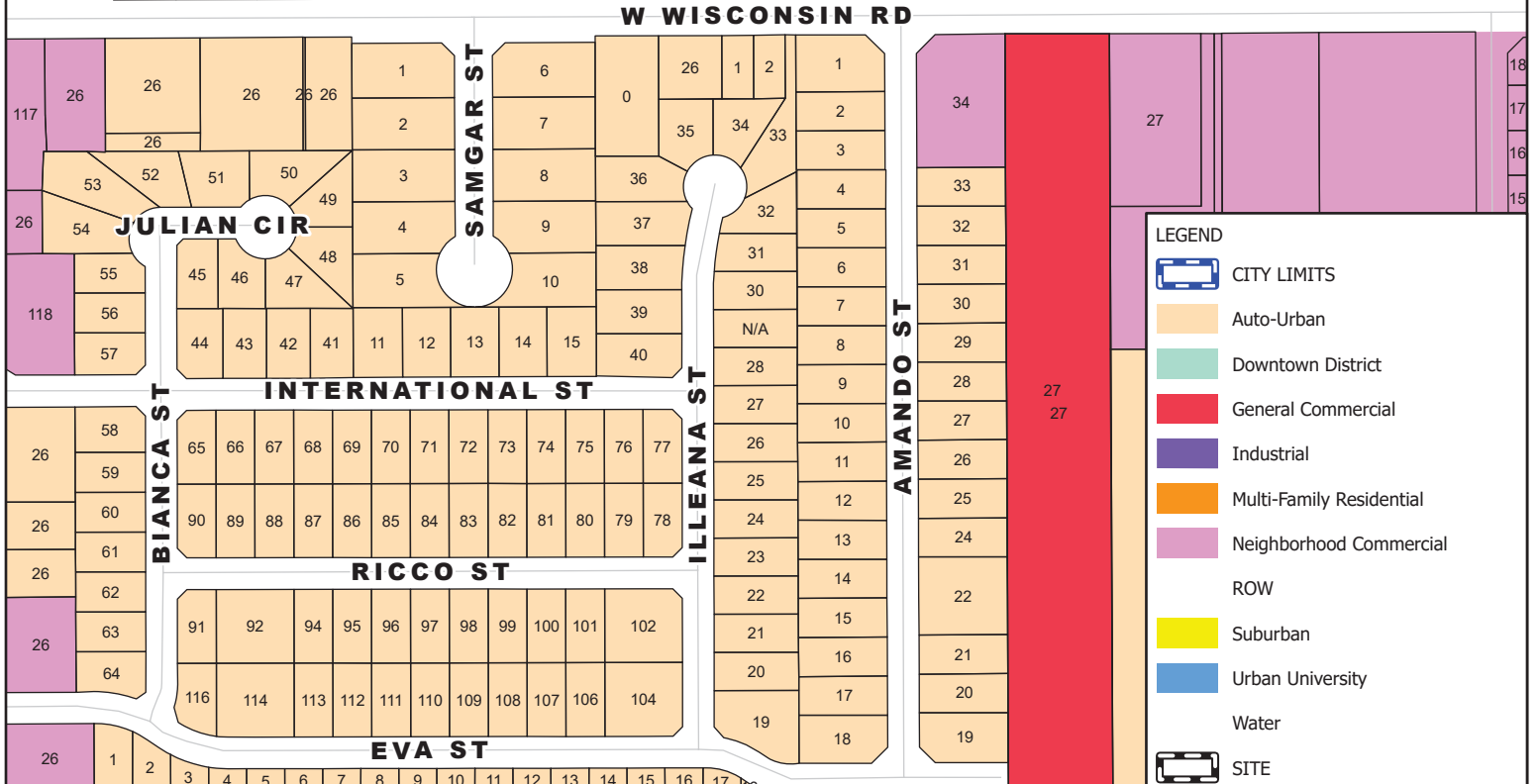
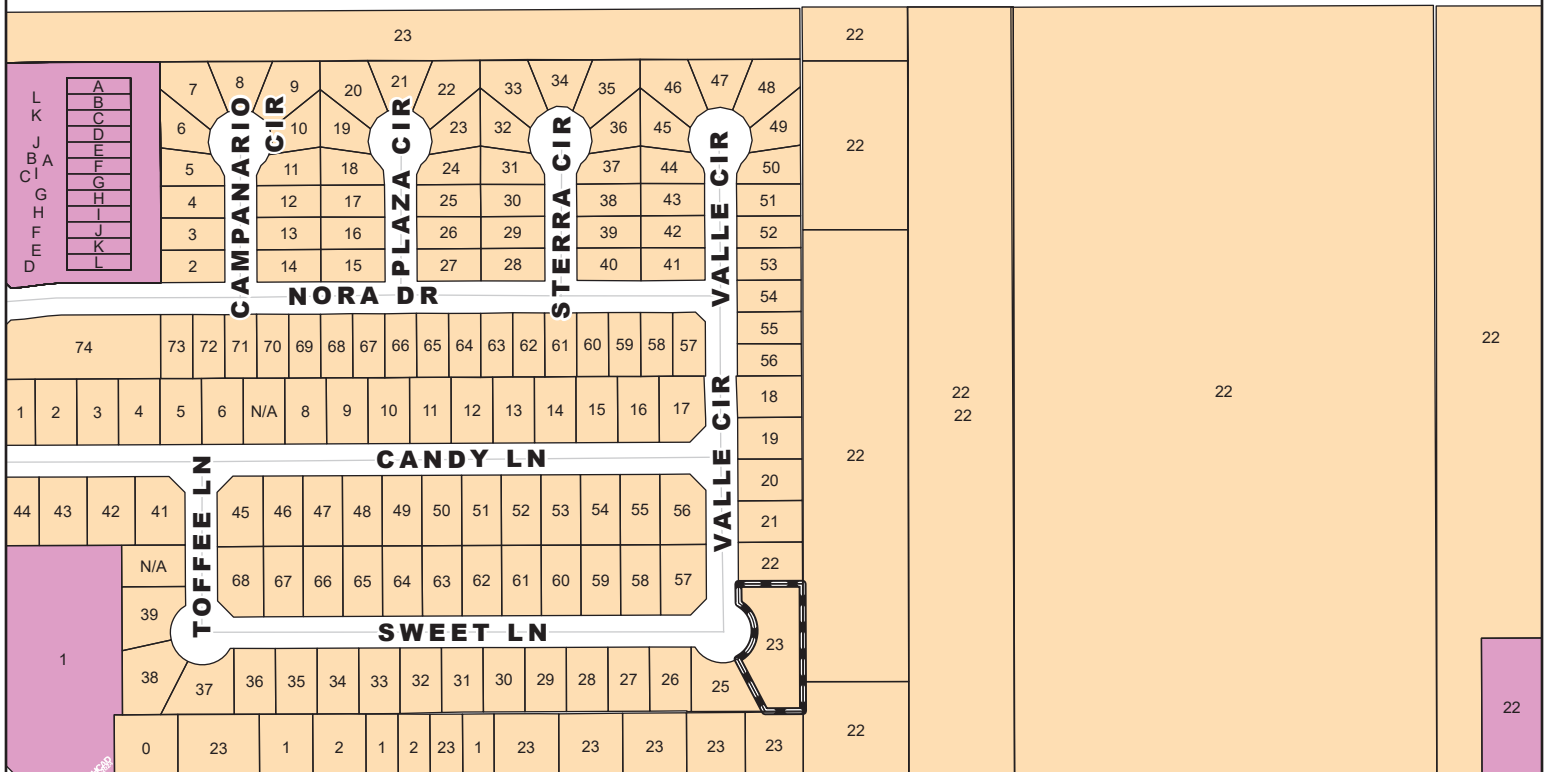
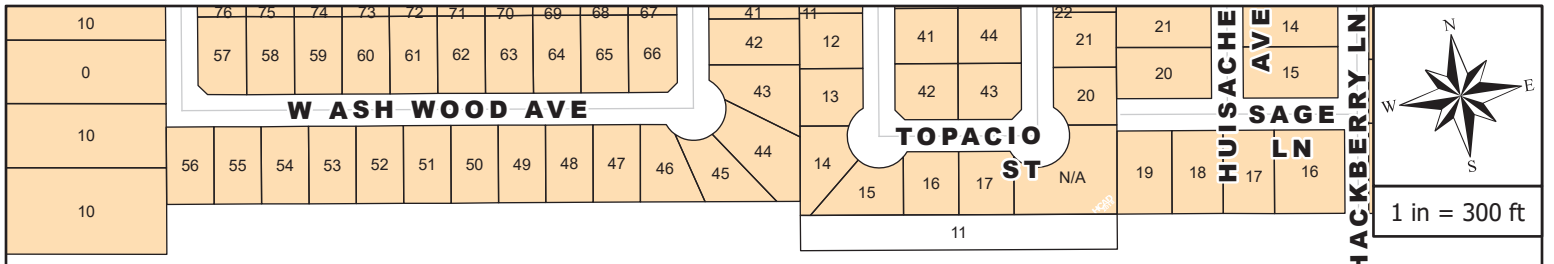


AERIAL MAP













3428 VALLE CIR

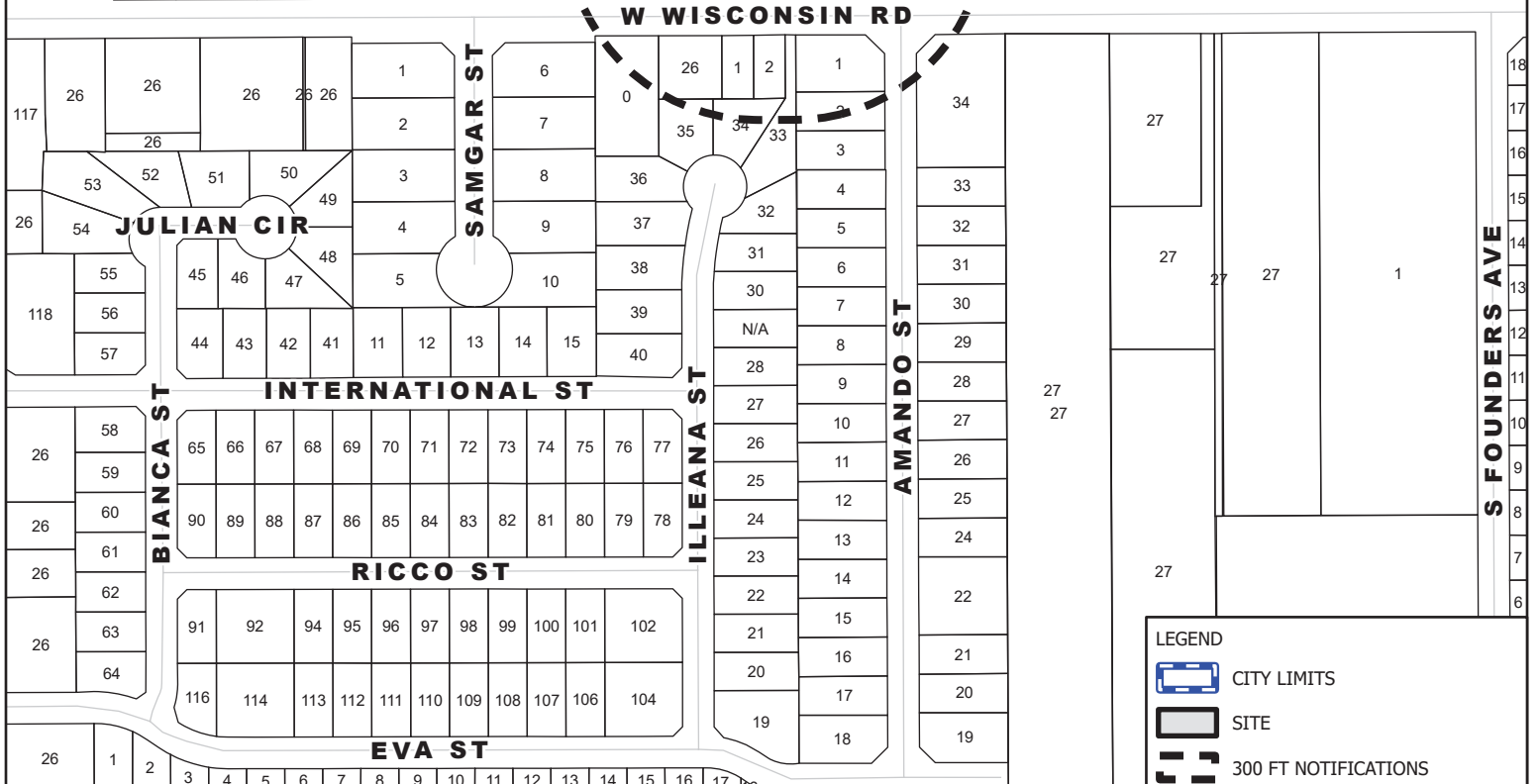
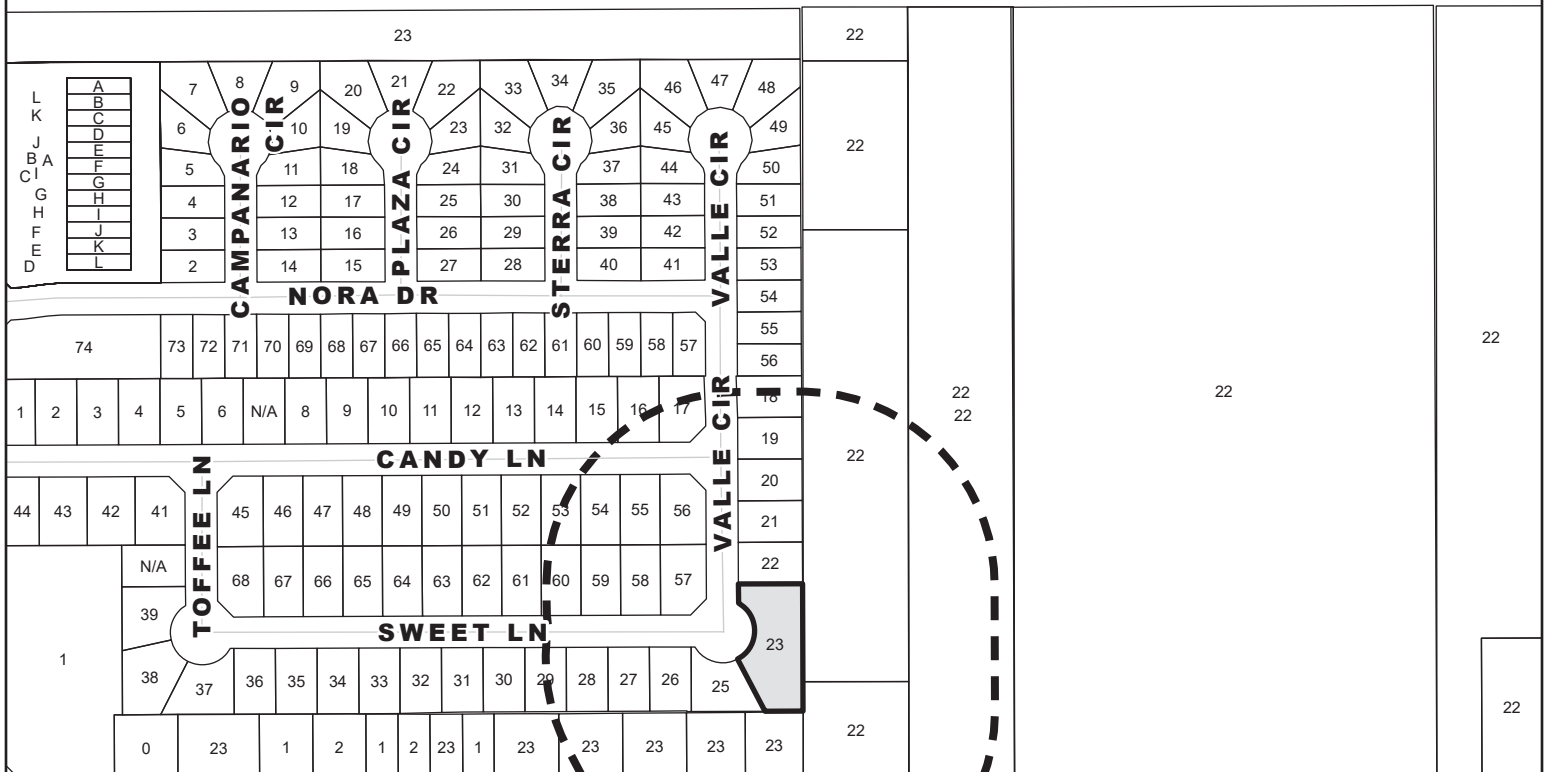
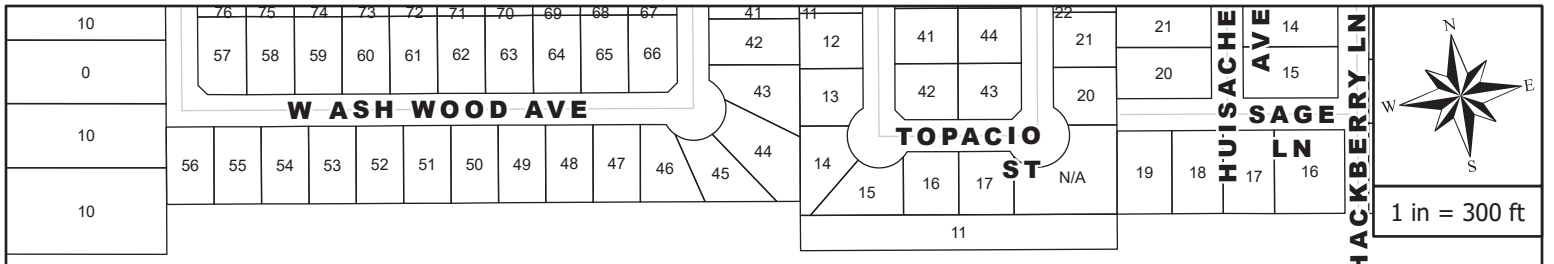


- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT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





LEGEND

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



LEGEND

-  CITY LIMITS
-  SITE
-  300 FT NOTIFICATIONS



Variance Request Site Photo

Eduardo Eizondo
3428 Valle Circle





Variance Request Site Photo

Eduardo Eizondo
3428 Valle Circle



100.00'

S 81°35'00"E

N 08°25'00"E

29.70'

VALLE CIRCLE

LOT 23 SUBDIVISION
ESTATES SUBDIVISION
EDINBURG, TX

ESTATES SUBDIVISION
EDINBURG, TX

EXISTING RESIDENCE

PROP.
ADDITION

59.

N 81°35'00"W

S 19°03'02"E

6.0' SIDE SETBACK

15.0' ELECTRICAL & UTILITY EASEMENT
20.0' REAR SETBACK

10.0' FRONT SETBACK

10.0' FRONT SETBACK
5.0' UTILITY EASEMENT

6.0' SIDE SETBACK
5.0' ELECTRICAL EASEMENT

20.0' REAR SETBACK
15.0' ELECTRICAL & UTILITY EASEMENT

92.01'

Proposed 15'

As indicated

SITE PLAN NOTES

- BUILDING SETBACKS:**
- PER PLAN OR ORDINANCE.
- SETBACKS AND EASEMENTS NOTED IN SITE PLAN.
- NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF PROPERTIES FROM MUNICIPALITY.
- GENERAL SITE PLAN NOTES:**
1. SITE PLAN NOT INCLUDING BUILDING IS FOR REFERENCE ONLY. ANYTHING CONSIDERED A SHED, AND SHOULD NOT BE ANY OTHER USES.
 2. THIS SITE PLAN IS FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FROM RECORDS AND FIELD SURVEY RECOMMENDED.
 3. SITE PLAN PROPERTY LINES SHOWN AS PER LOT DIMENSIONS AVAILABLE FROM RECORDED SUBDIVISION PLAN AND LEGAL DESCRIPTION.
 4. CONTRACTOR TO VERIFY WITH CITY ON ANY ZONING, TPOUT PERMITS, SUBDIVISION REQUIREMENTS, AND OTHER REGULATIONS THAT MAY BE APPLICABLE.
 5. FIELD VERIFY ALL MEASUREMENTS & SETBACKS INCLUDING PROPERTY LINES, EASEMENTS, AND SETBACKS.
 6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL MEASUREMENTS PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION.
 7. OWNER/CONTRACTOR IS RESPONSIBLE TO OBTAIN APPROVAL FROM CITY AND/OR OTHER ENTITIES AS REQUIRED.
 8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
 9. CONTRACTOR RESPONSIBLE FOR REQUESTING UTILITY IDENTIFICATION AND/OR LOCATIONS FROM CITY.

	PROJECT ADDRESS	SHEET NAME	SCALE:	PROJECT NO.
	VALLE CIRCLE, EDINBURG, TX	SITE PLAN	DATE: 9-12-2024	SHEET NO.

