



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JUNE 24, 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 May 27, 2026, regular meeting.

7. **PUBLIC HEARINGS**

- A. Consider the Variance Request by Cesar Diaz 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 Setback and Utility Easement, Being Lot 27, Serenity Springs Subdivision, Located at 2700 W. Bliss Street.
- B. Consider the Variance Request by Cesar Diaz 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 Setback and Utility Easement, Being Lot 26, Serenity Springs Subdivision, Located at 2704 W. Bliss Street.
- C. Consider the Variance Request by Cesar Diaz 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 Setback and Utility Easement, Being Lot 25, Serenity Springs Subdivision, Located at 2708 W. Bliss 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 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 Aimz Development, LLC, For a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Overhang of a Carport Over a Side Yard Setback and Front Utility Easement, Being Lot 1, Canton Hills Subdivision, Located at 3700 E. Hillview Street.





- F. Consider the Variance Request by Aimz Development, LLC, For a Variance to the City of Edinburg Unified Development Code to Allow the Encroachment of the Overhang of a Carport Over a Side Yard Setback and Front Utility Easement, Being Lot 6, Canton Hills Subdivision, Located at 3716 E. Hillview Street.
- G. Consider the Variance Request by Cubic Walls McColl, a Registered Series of Cubic Walls, LLC, For a Variance to the City of Edinburg Unified Development Code to allow the Increase of Floor Area Ratio From Required 0.317 To 0.5035, Being 5.00 Acre Tract of Land Being the South 5.00 Acres of the North 10.00 Acres of the South 30.00 Acres of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 1000 N. McColl Road.
- H. Consider the Variance Request by Jose Pena For a Variance to the City of Edinburg Unified Development Code to Allow the Reduction of the Side Yard Setbacks From Required 10 Feet to 6 Feet, Being Lot 33, Borderland Retreat R.V. Mobile Home Subdivision Phase 2, Located at 2006 Zimmerman 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 17th day of June, 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
MAY 27, 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 A. 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

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

A. Prayer

B. Pledge of Allegiance

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3. DISCLOSURE OF CONFLICT OF INTEREST

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- 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.

A MOTION WAS MADE BY BOARD MEMBER MARC A. GONZALEZ AND SECONDED BY BOARD MEMBER RUBEN RUIZ, JR., TO APPROVE THE MINUTES FROM THE APRIL 29, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 4-0 VOTE.

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.

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





- 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.

EDUARDO ELIZONDO, 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.

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.

A MOTION WAS MADE BY CHAIRMAN MICHAEL CANTU AND SECONDED BY BOARD MEMBER RUBEN RUIZ, JR., TO ADJOURN THE MAY 27, 2026, REGULAR MEETING AT 5:43 P.M. MOTION CARRIED UNANIMOUSLY WITH A 4 – 0 VOTE.

Kassandra L. Gonzalez

Kassandra L. Gonzalez, Administrative Specialist
Planning & Zoning Department

NOTICE

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



Planning & Zoning Staff Report

Prepared on: 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.

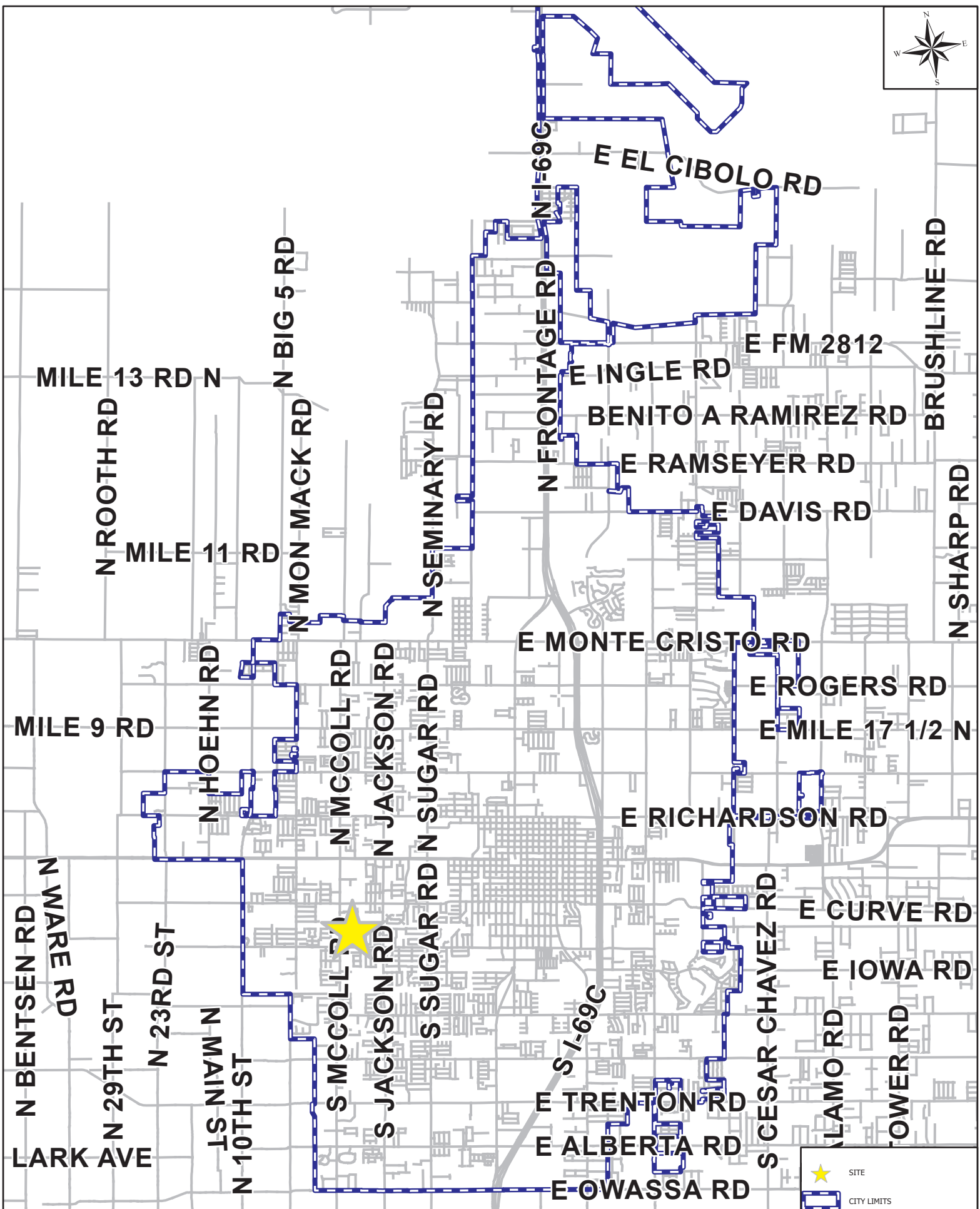
Recommendation

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

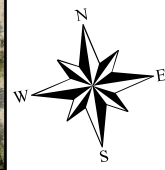
Approved by:
Jaime Acevedo
Director of Planning & Zoning



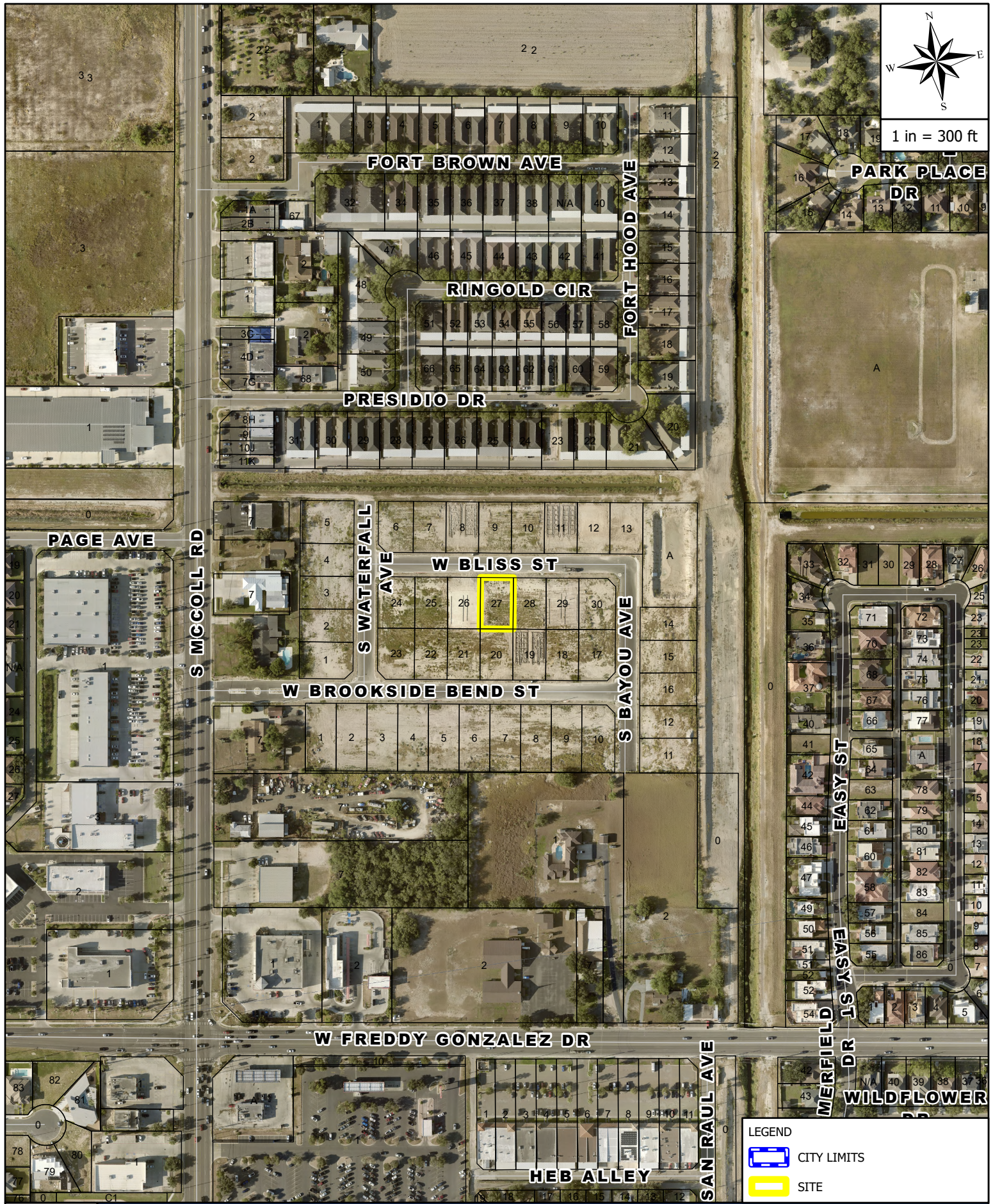
EDINBURG NEW DEVELOPMENT MAP

2700 W BLISS ST



-  SITE
-  CITY LIMITS



1 in = 300 ft

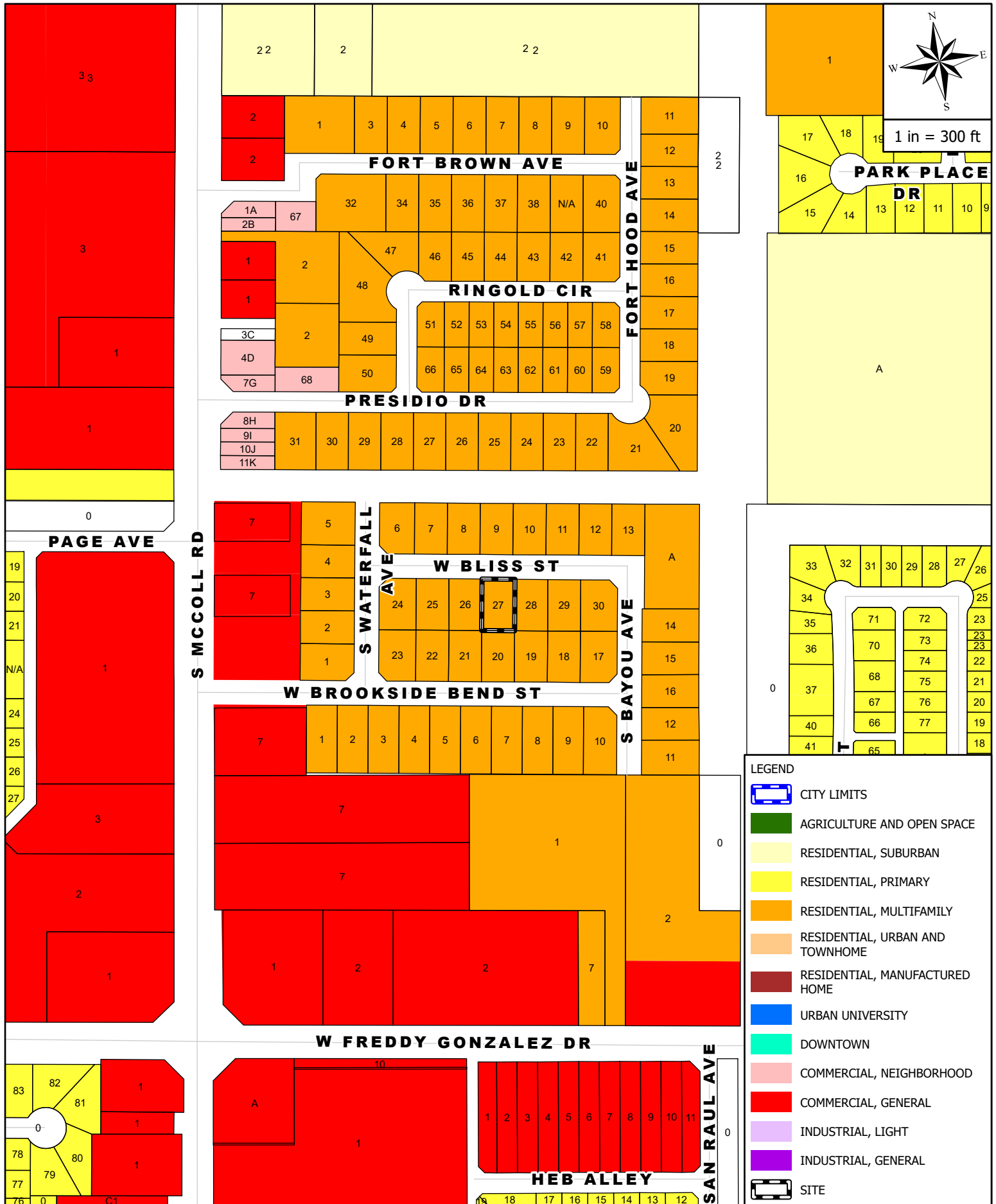


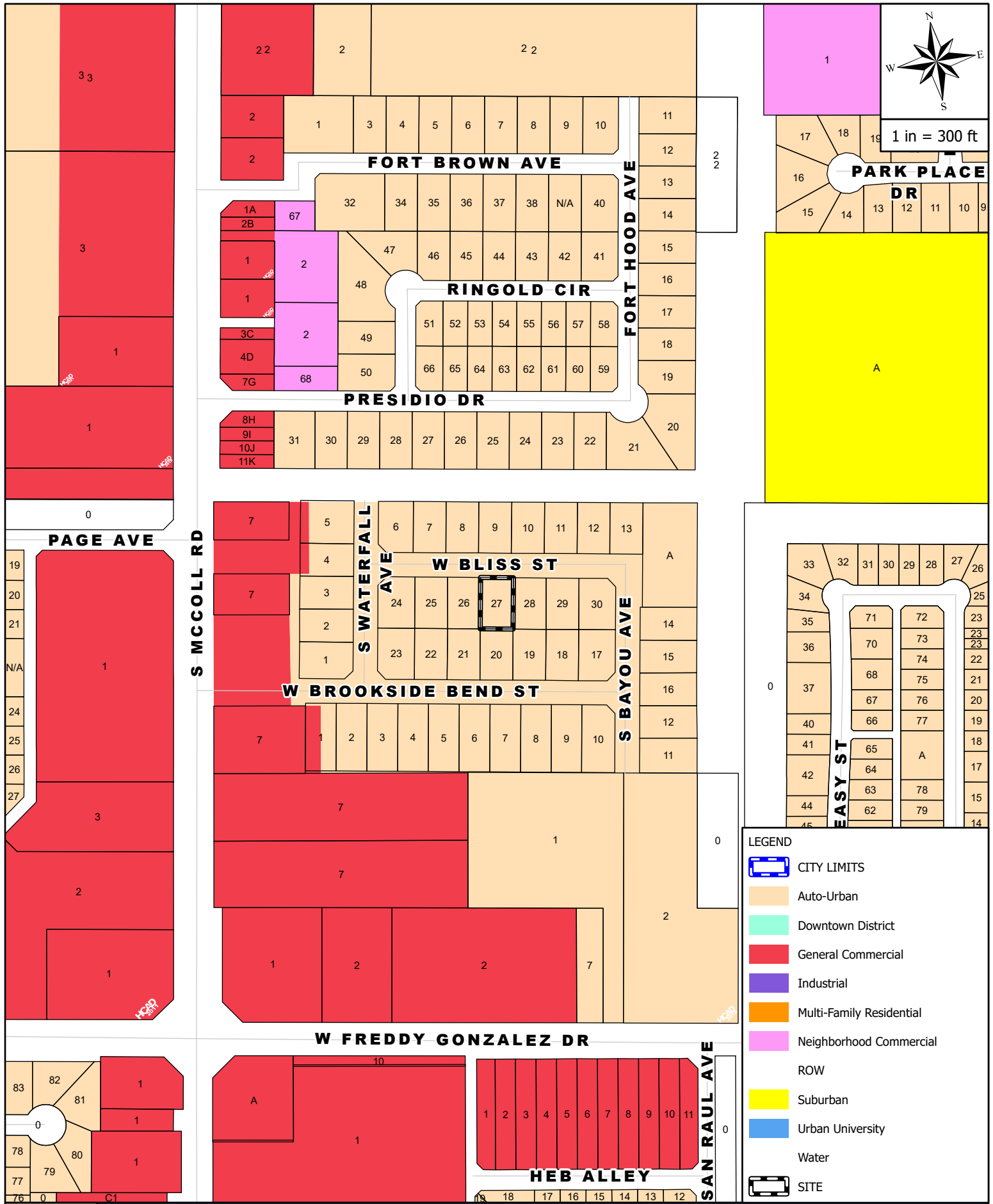
LEGEND

-  CITY LIMITS
-  SITE



AERIAL MAP
2700 W BLISS ST

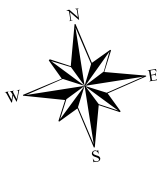
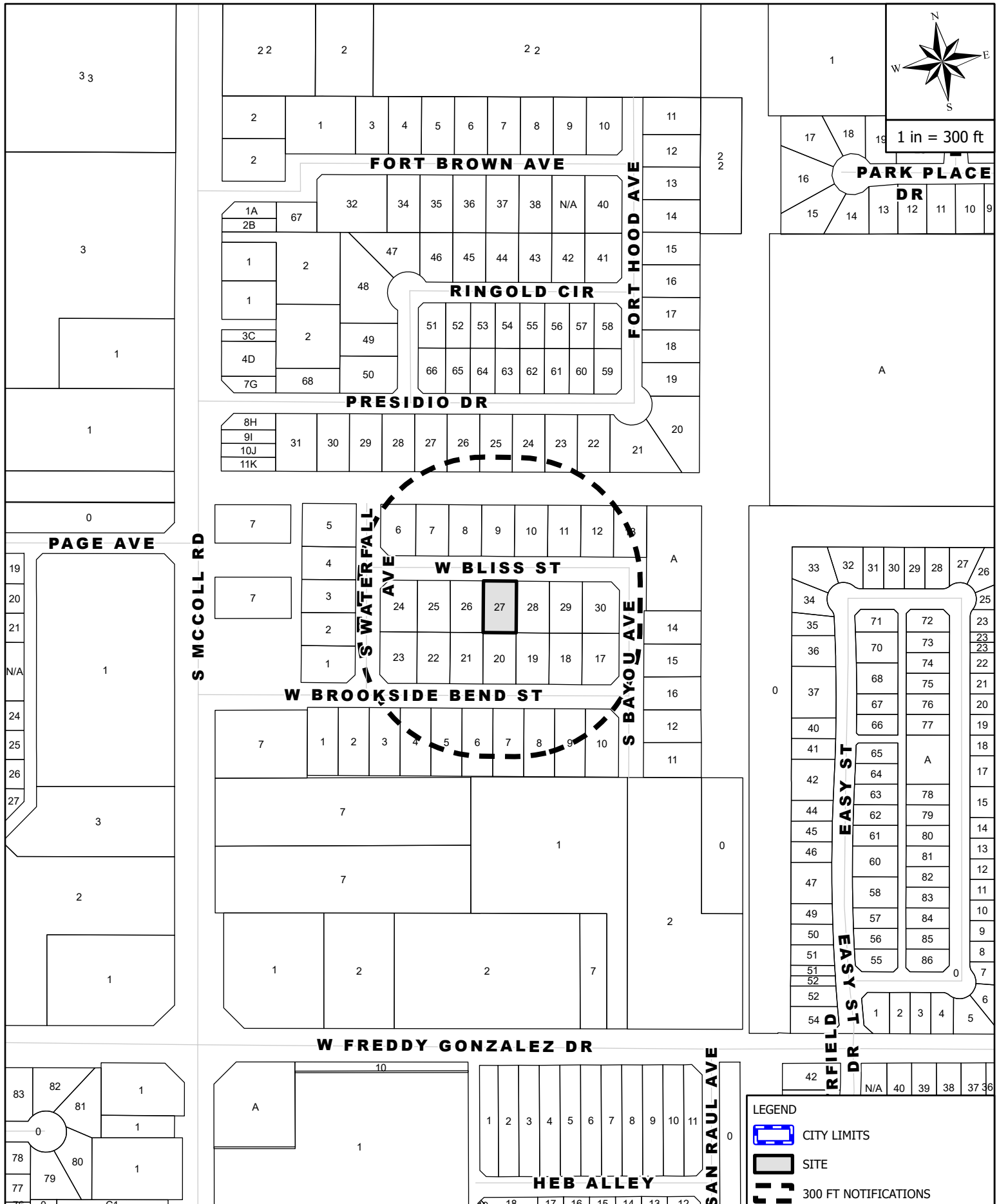




FUTURE LANDUSE MAP




2700 W BLISS ST





1 in = 300 ft

LEGEND

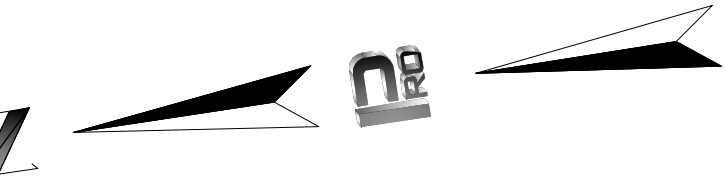
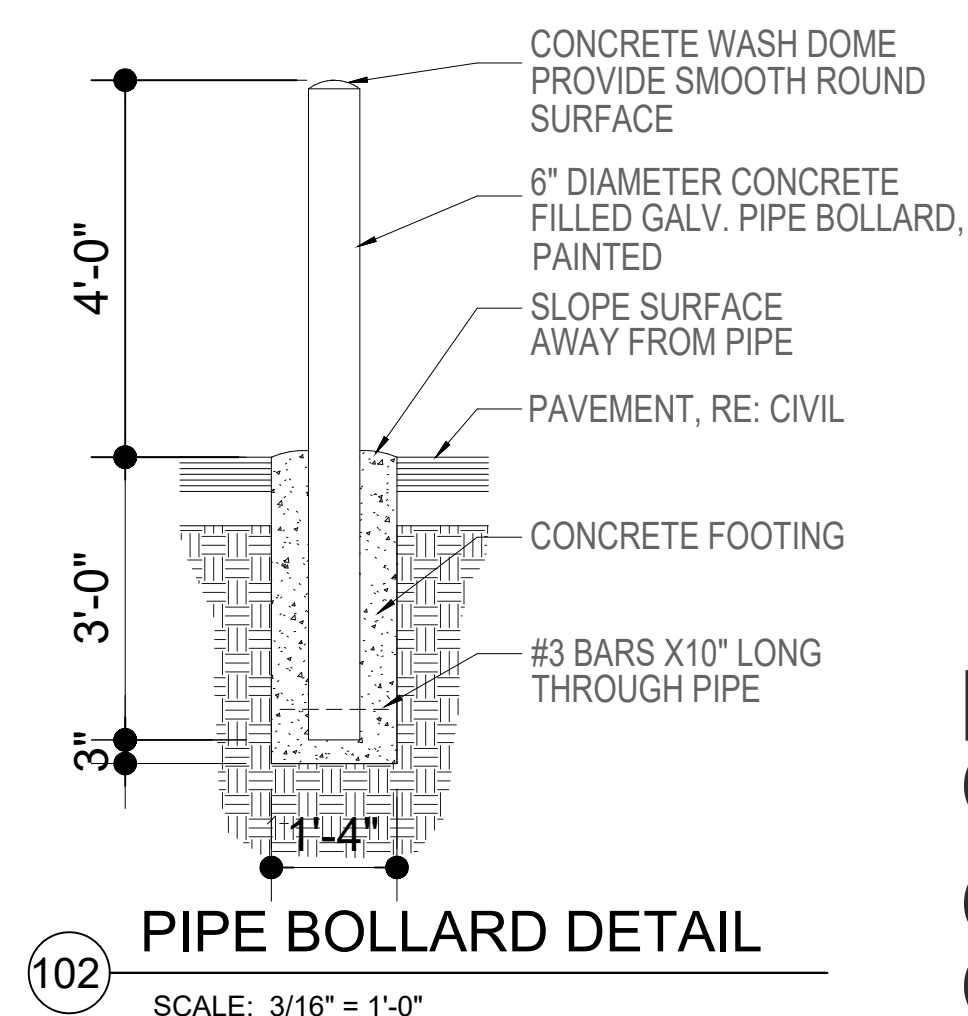
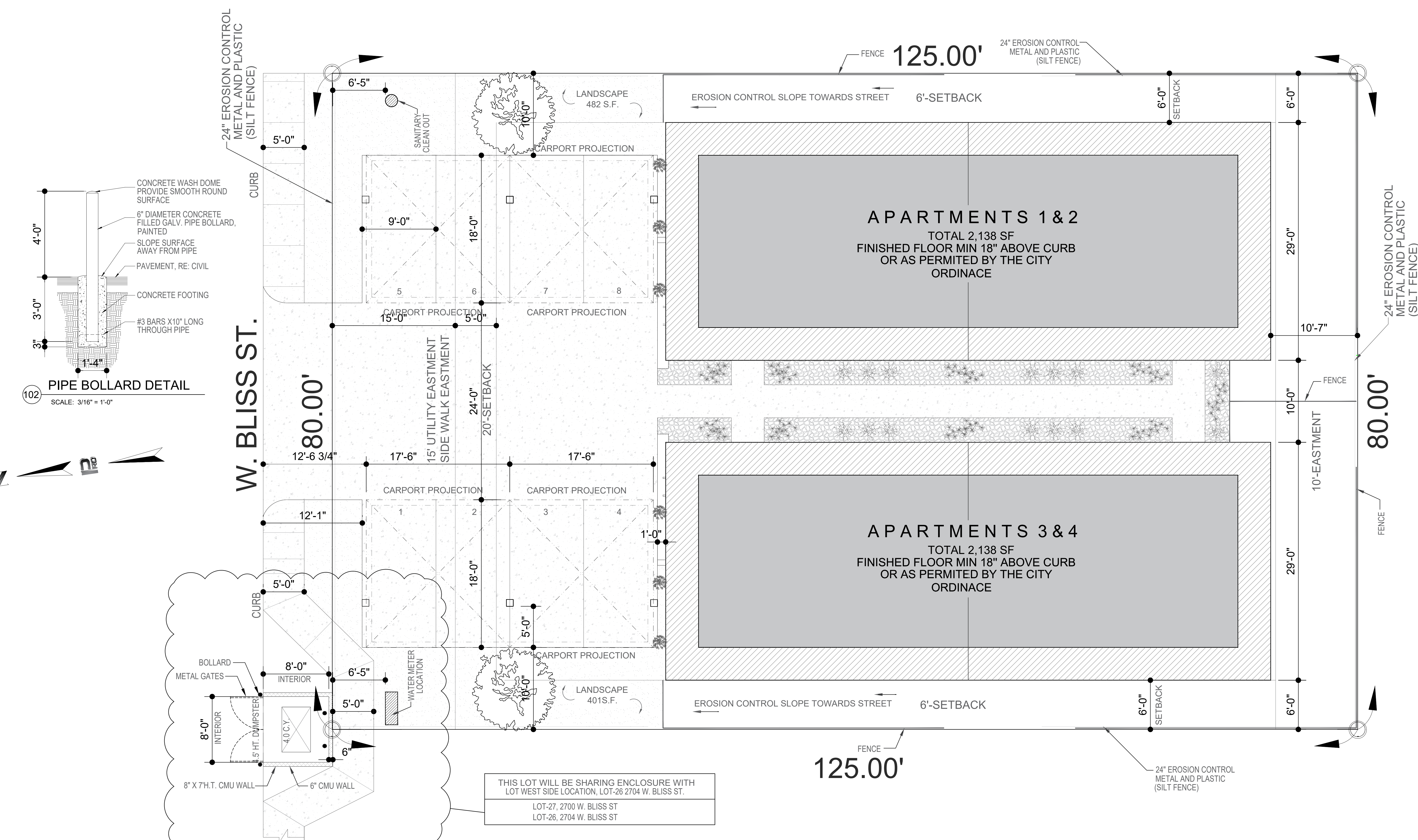
-  CITY LIMITS
-  SITE
-  300 FT NOTIFICATIONS



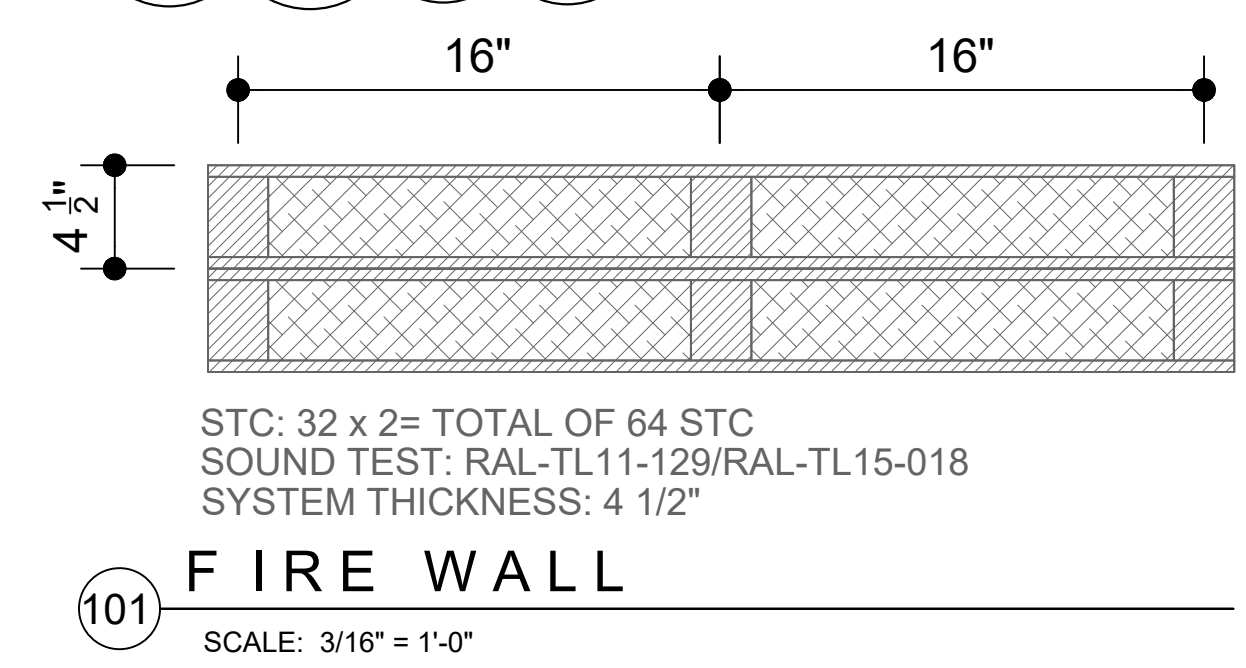
Variance Request Site Photo

Cesar Diaz
2700 W. Bliss Street





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

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.

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 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.

**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.

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.

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

**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 16th day of June, 2025.

Clariisa Quintanilla
CLARIISA QUINTANILLA-NOTARY PUBLIC
6-10-25
DATE

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.

Clariisa Quintanilla
CLARIISA QUINTANILLA-NOTARY PUBLIC

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.

Clariisa Quintanilla
CLARIISA QUINTANILLA-NOTARY PUBLIC

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.

Clariisa Quintanilla
CLARIISA QUINTANILLA-NOTARY PUBLIC

**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

**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

**STATE OF TEXAS
COUNTY OF HIDALGO**

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**STATE OF TEXAS
COUNTY OF HIDALGO**

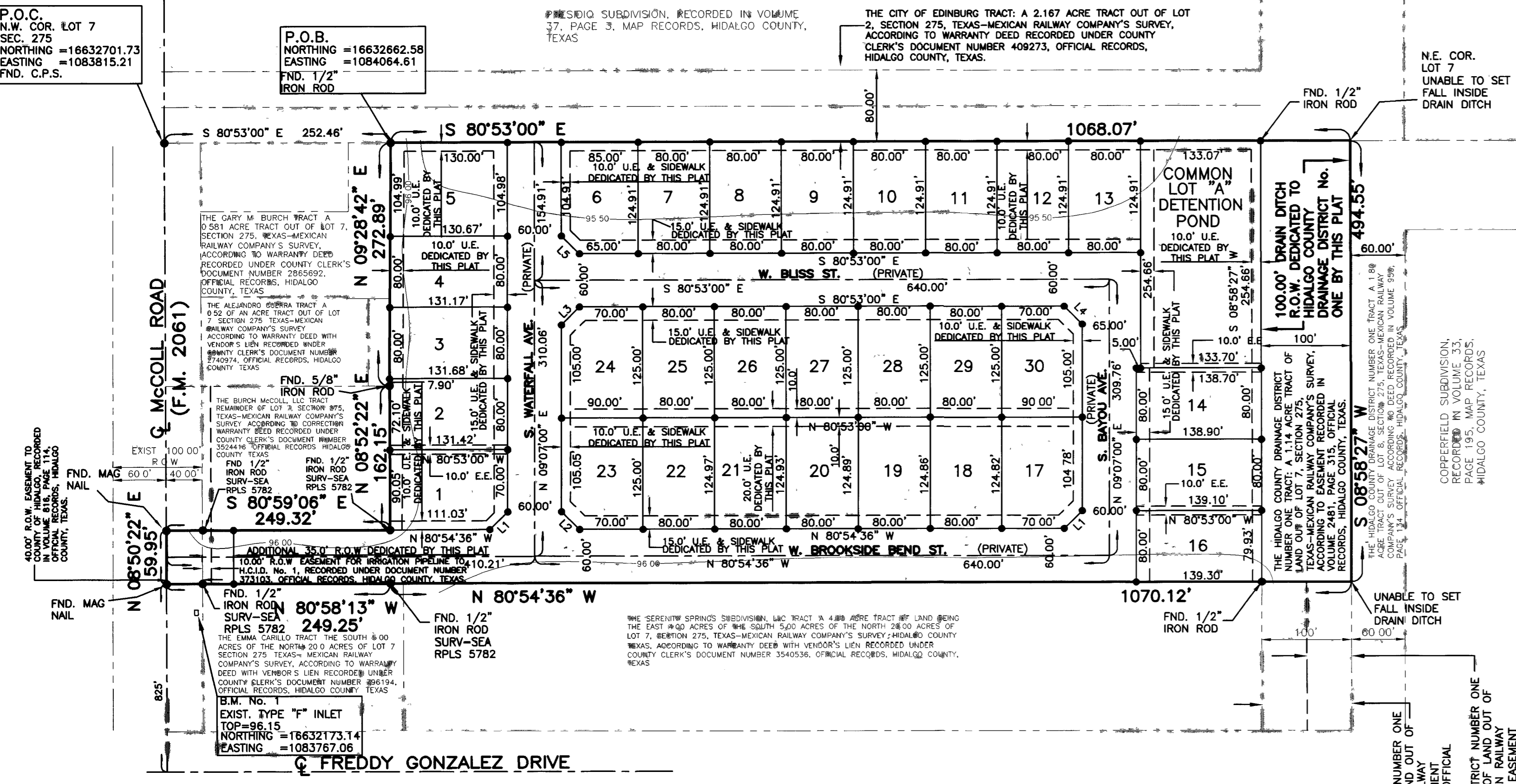
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Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95584
5-2-25
DATE



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

CONSULTING ENGINEERS

LAND SURVEYORS

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

PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QOHA-ENG.COM

DATE OF PREPARATION: APRIL 2, 2023

MAP LOCATION

SCALE 1" = 1000'

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		

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.

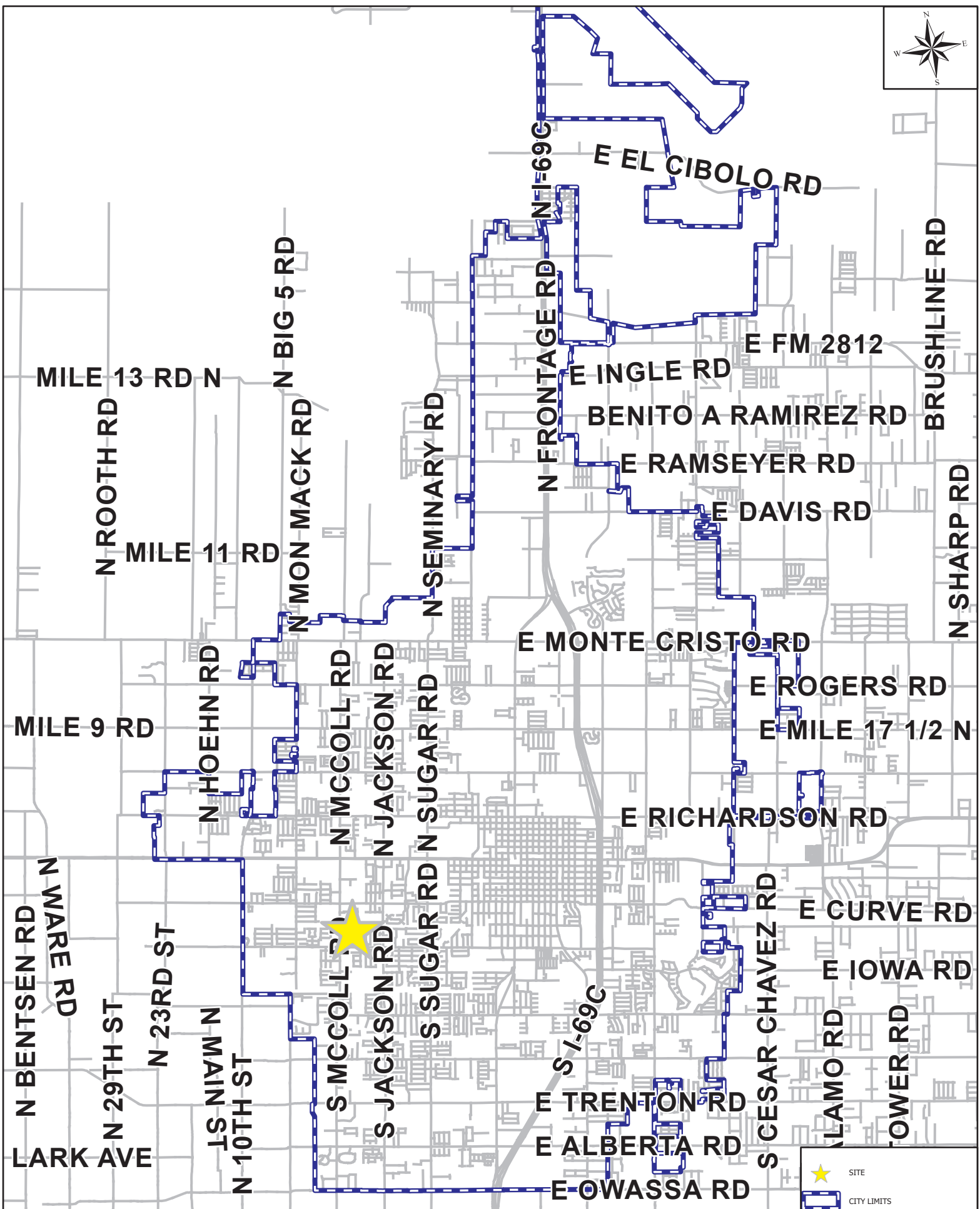
Recommendation

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.

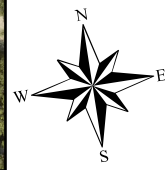
Planning & Zoning Staff Report

Prepared by:
Anna Gabriela Cantu
Planner I

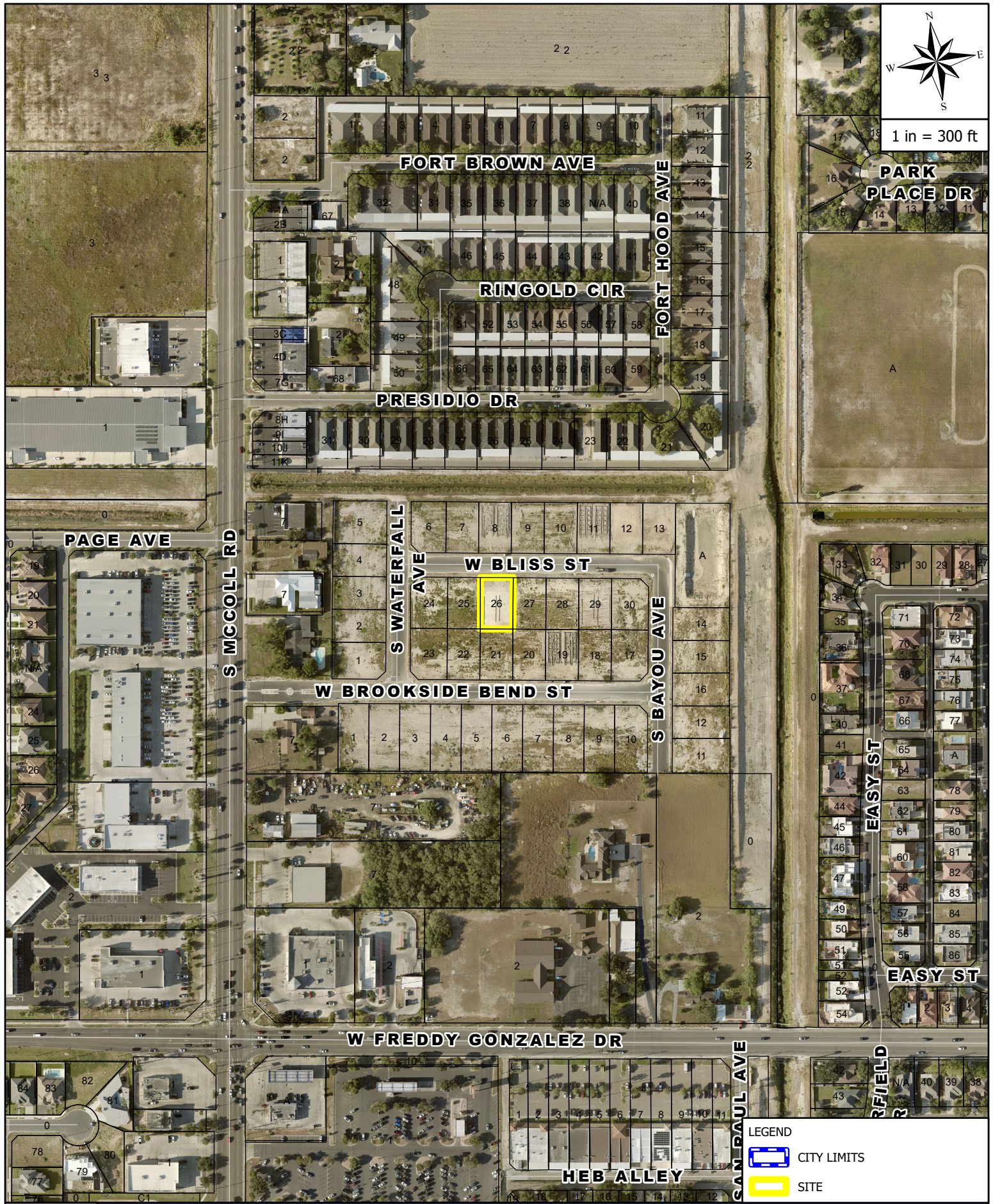
Approved by:
Jaime Acevedo
Director of Planning & Zoning



★ SITE
▭ CITY LIMITS

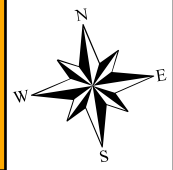
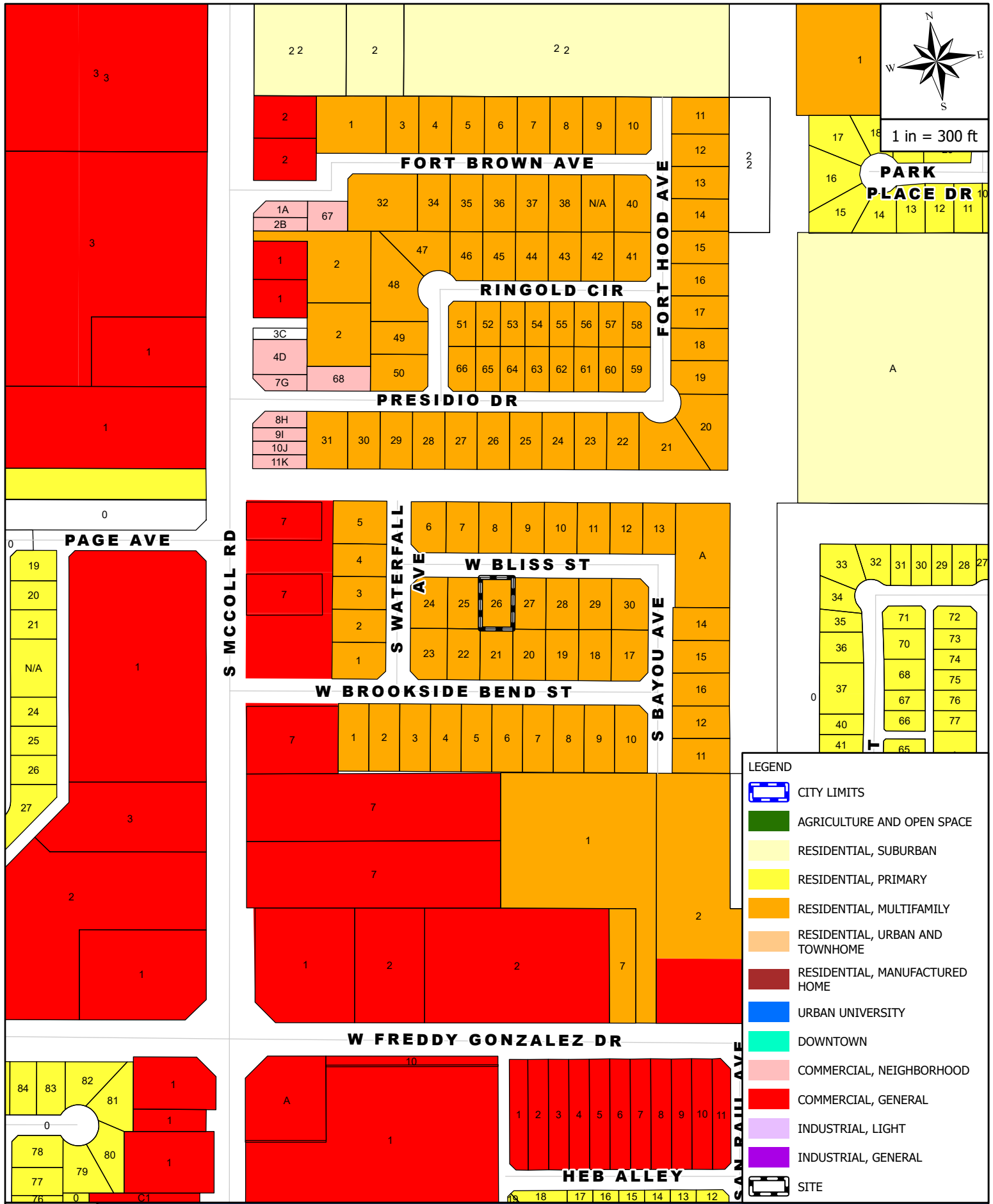


1 in = 300 ft



AERIAL MAP

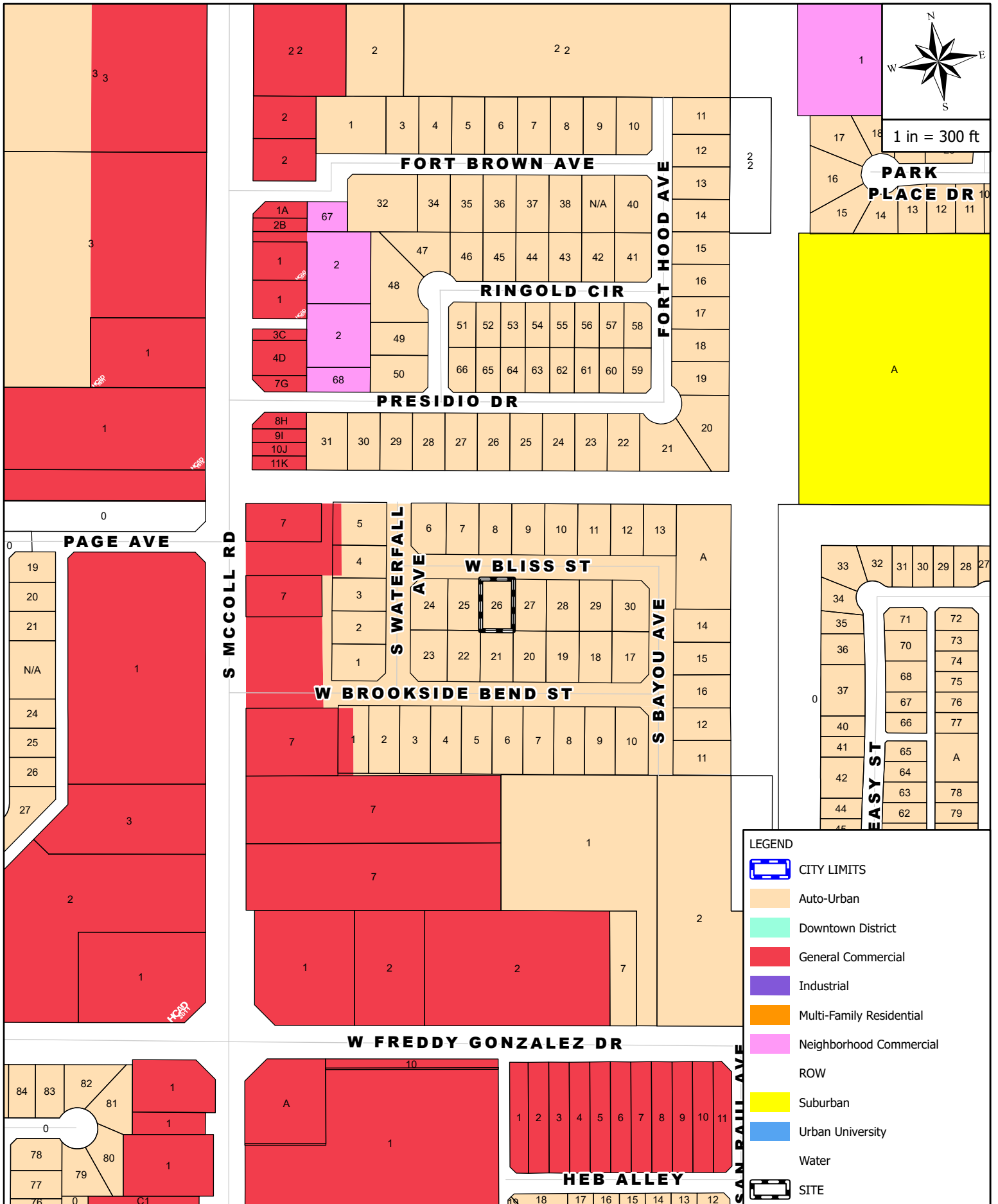
2704 W BLISS ST



1 in = 300 ft

PARK PLACE DR

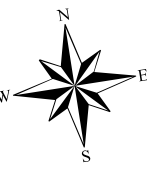
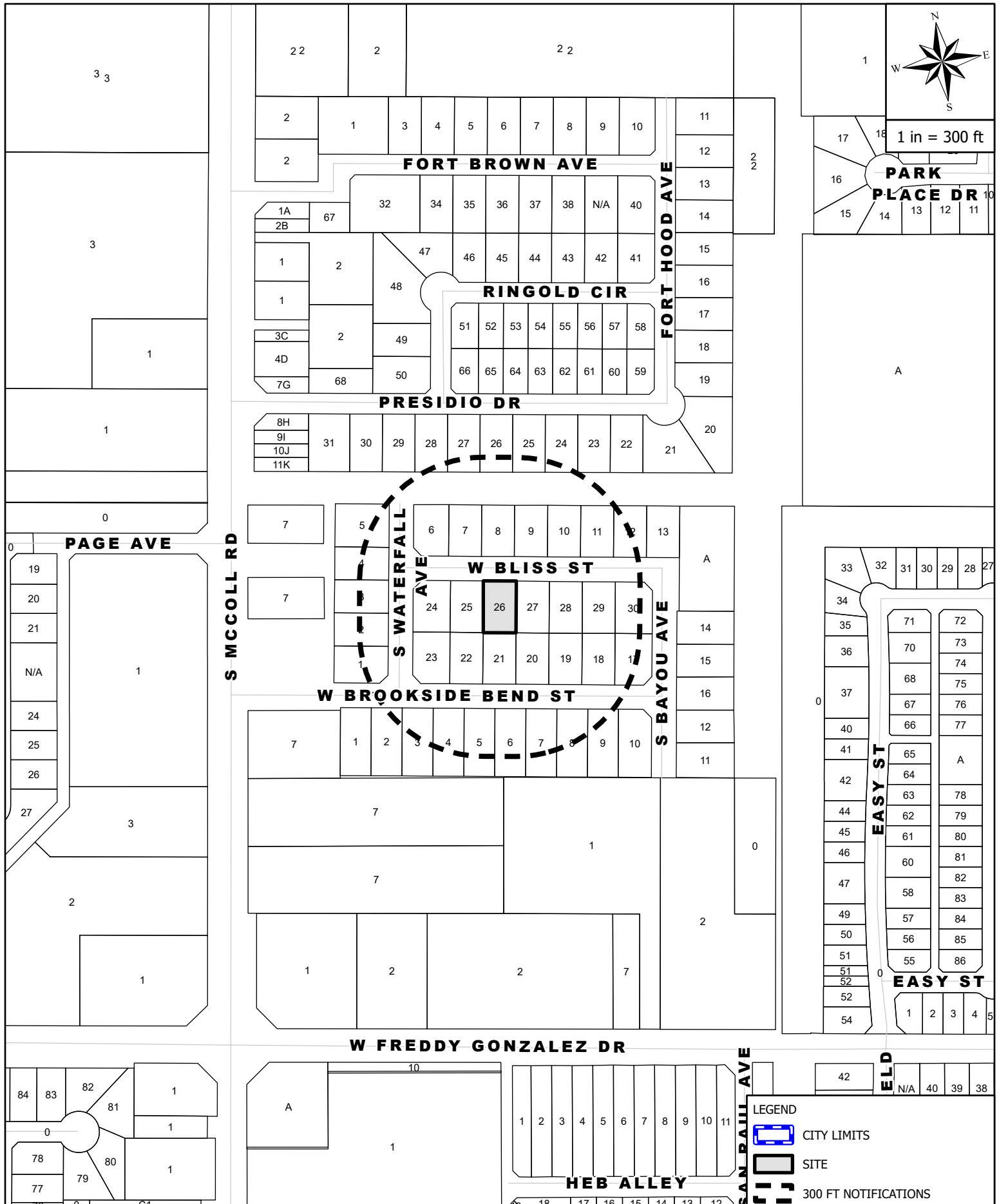
- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT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

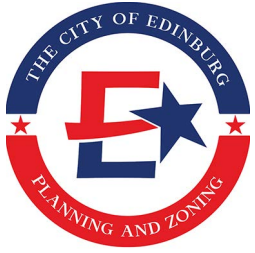
HEB ALLEY

- 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

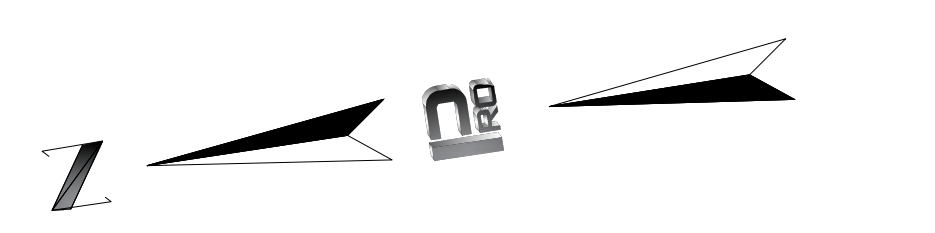
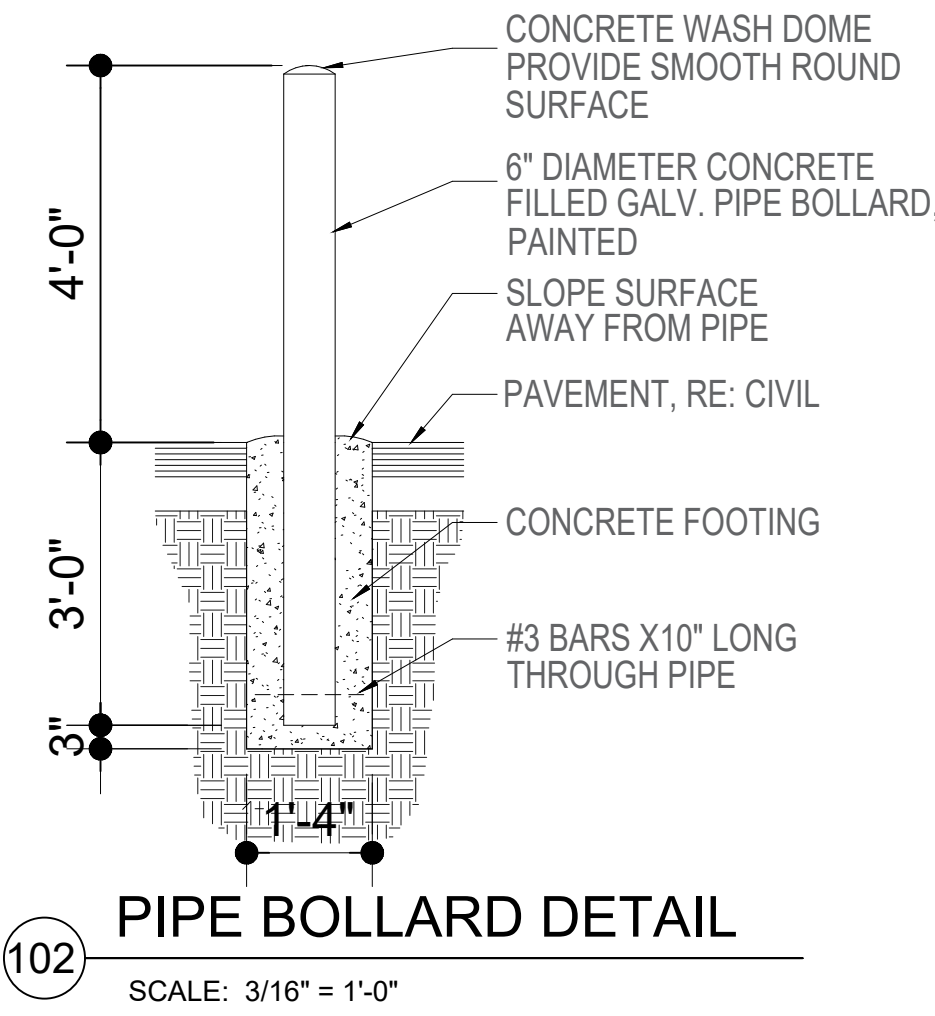
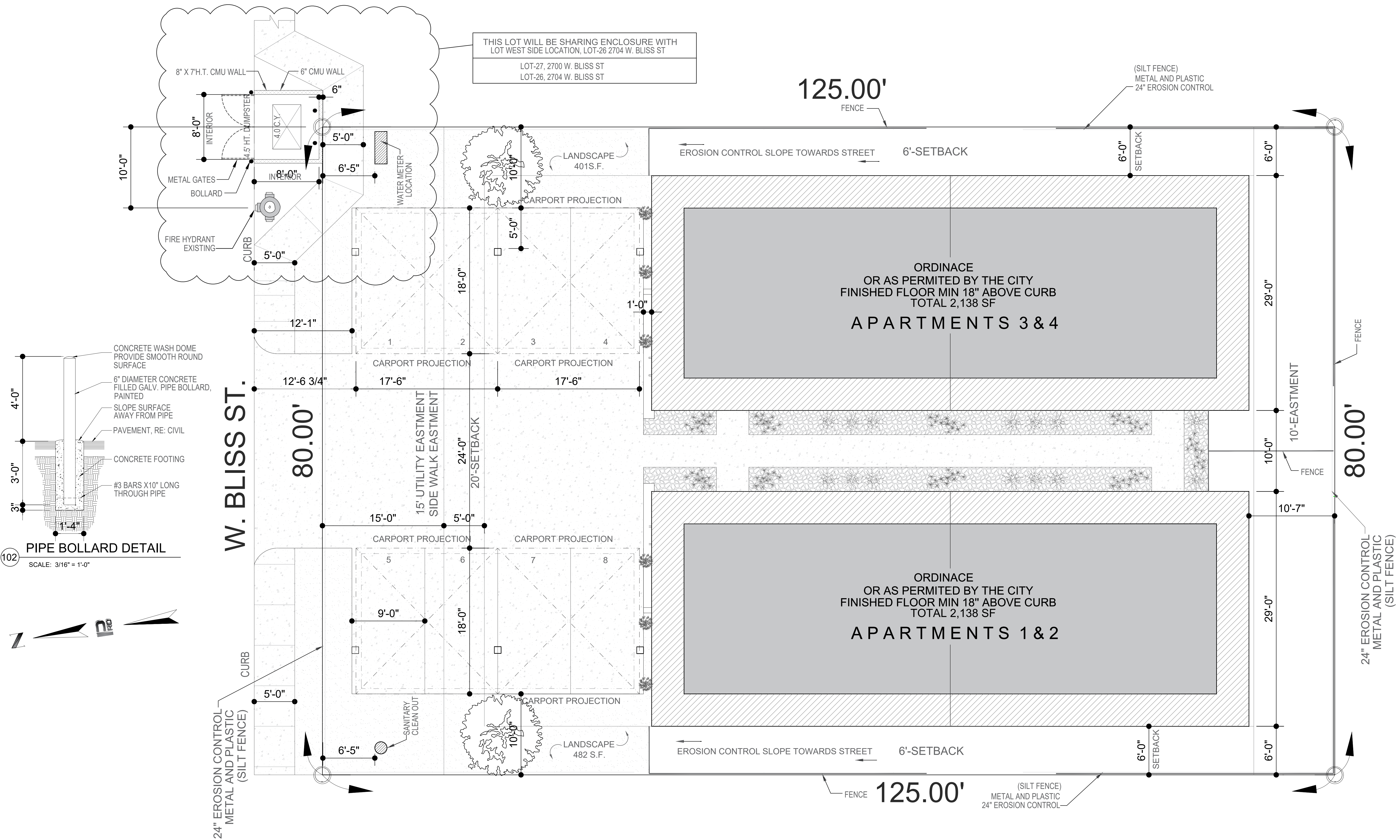
ORIGINAL ISSUE: 11/11/25

SHEET TITLE:

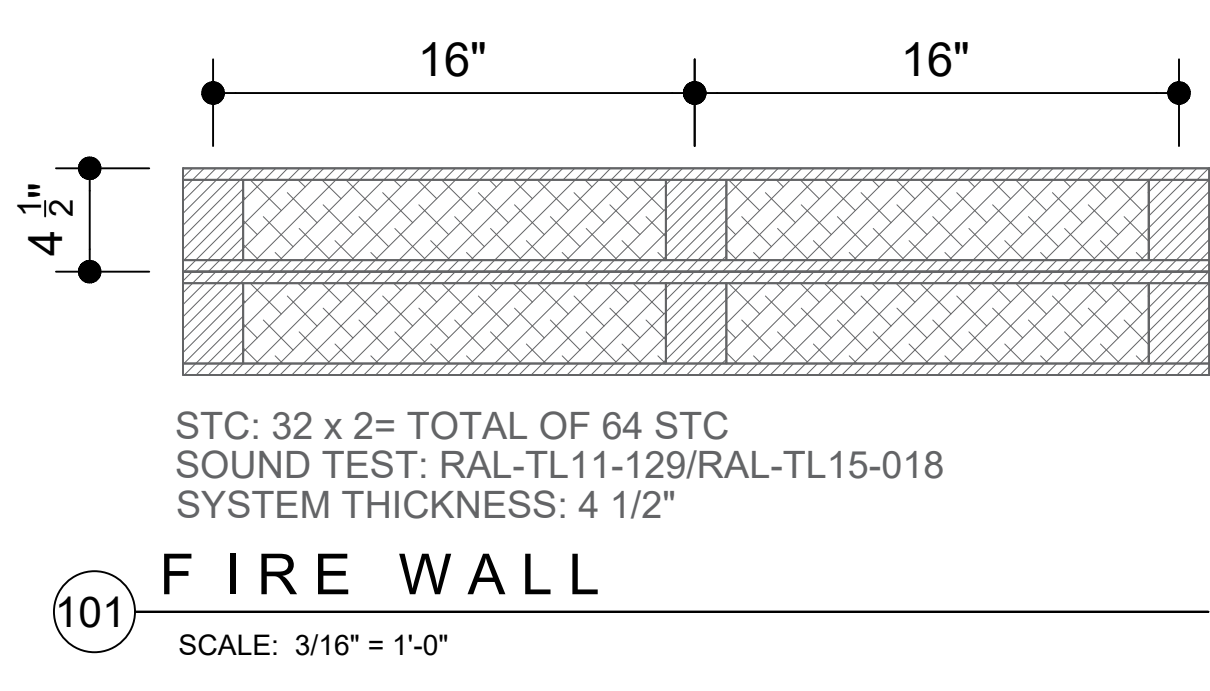
SITE PLAN

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.

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.

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.

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

Mario Anaya
SERENITY SPRINGS SUBDIVISION, LLC
MARIO ANAYA, PRESIDENT
2210 E 1ST STREET #18
MISSION, TX 78572
6-10-25
DATE

**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
CLARISSA QUINTANILLA
Notary ID #12961555
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.

Joe Belden
JOE BELDEN
CHAIRPERSON-PLANNING & ZONING COMMISSION
6-18-2025

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.

Clarissa Quintanilla
CLARISSA QUINTANILLA
MAYOR'S SIGNATURE
DATE
Clayton Belden
CLAYTON BELDEN
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 Bell
ROBERT BELL
PRESIDENT
Wendy
WENDY
SECRETARY

**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.

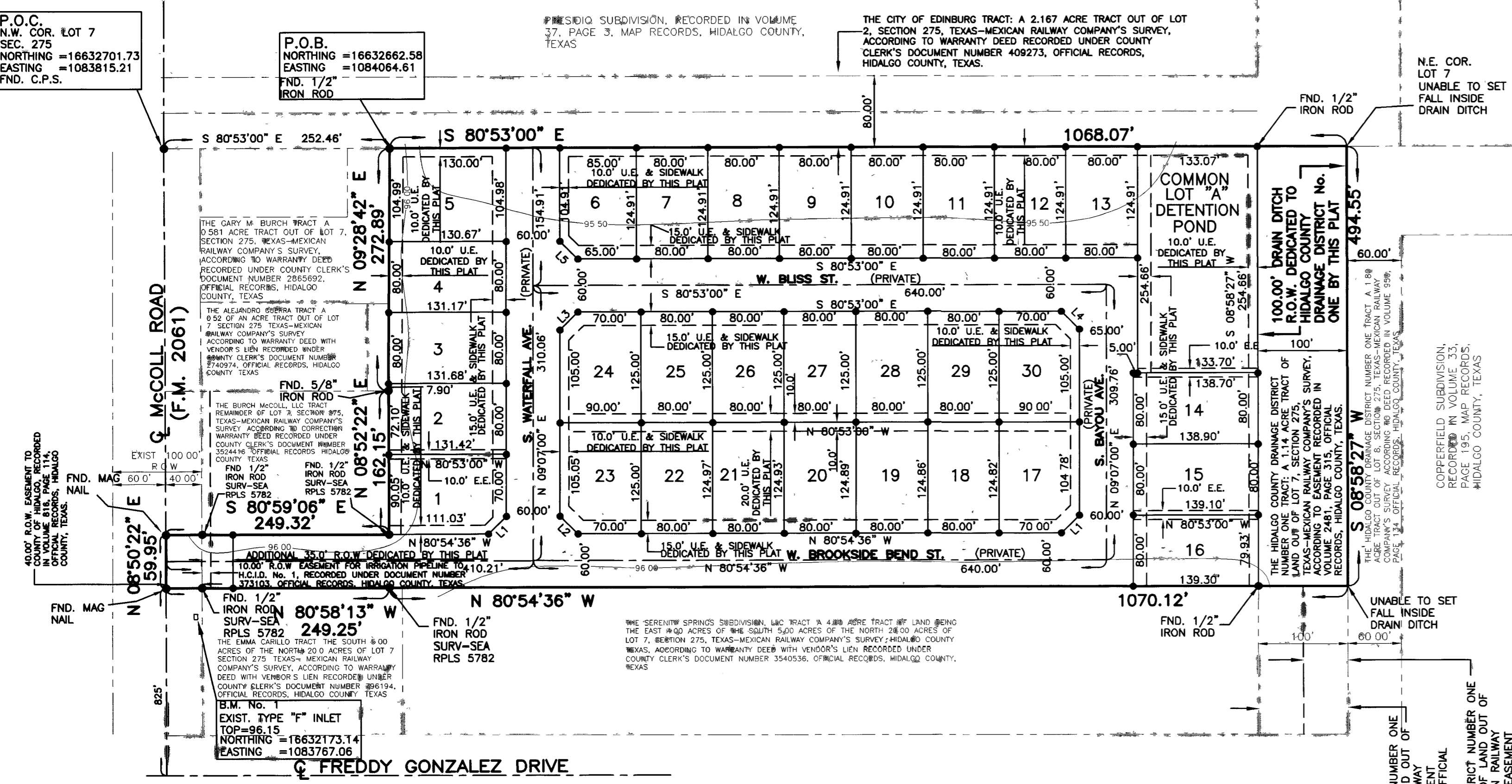
Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95584
5-2-25
DATE

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

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

BY: *Arturo Guajardo Jr.* DEPUTY

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			

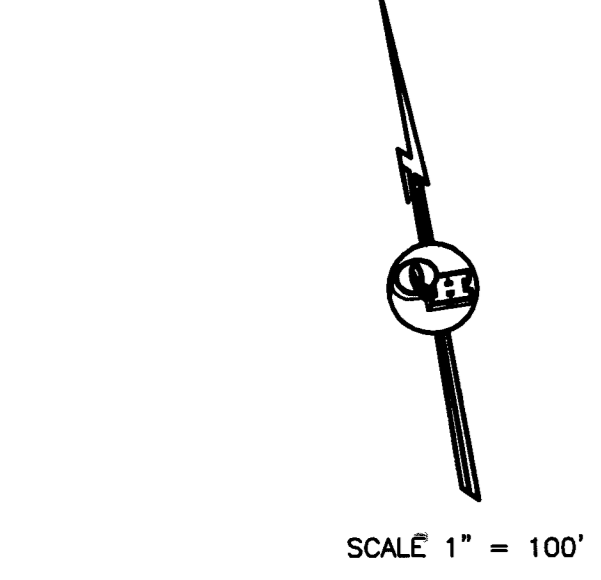


LOT AREA TABLE

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'



SCALE 1" = 100'

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

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.

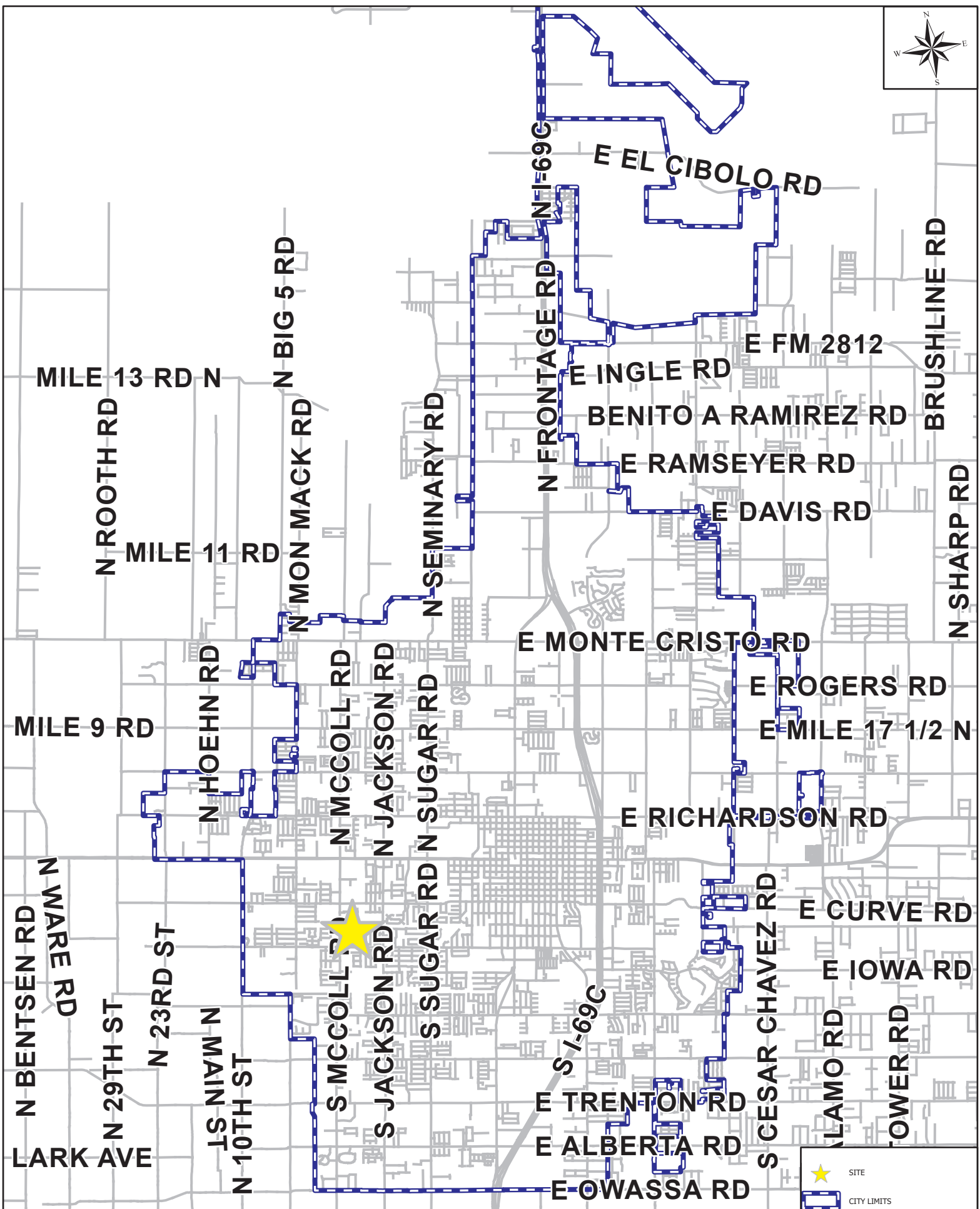
Recommendation

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

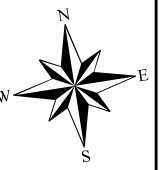
Brushline Rd
N Sharp Rd

★ SITE
CITY LIMITS

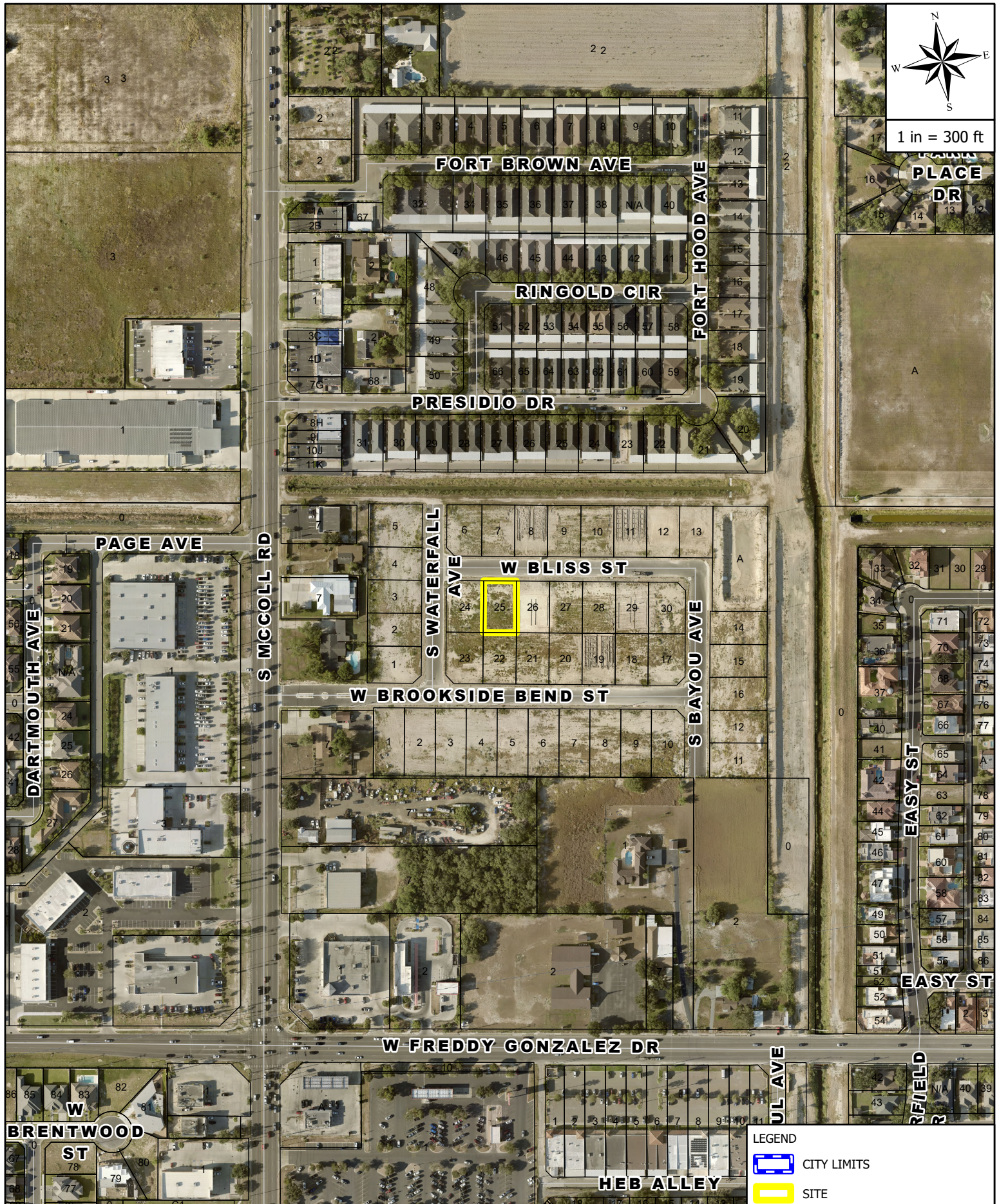


EDINBURG NEW DEVELOPMENT MAP

2708 W BLISS ST

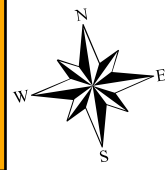


1 in = 300 ft



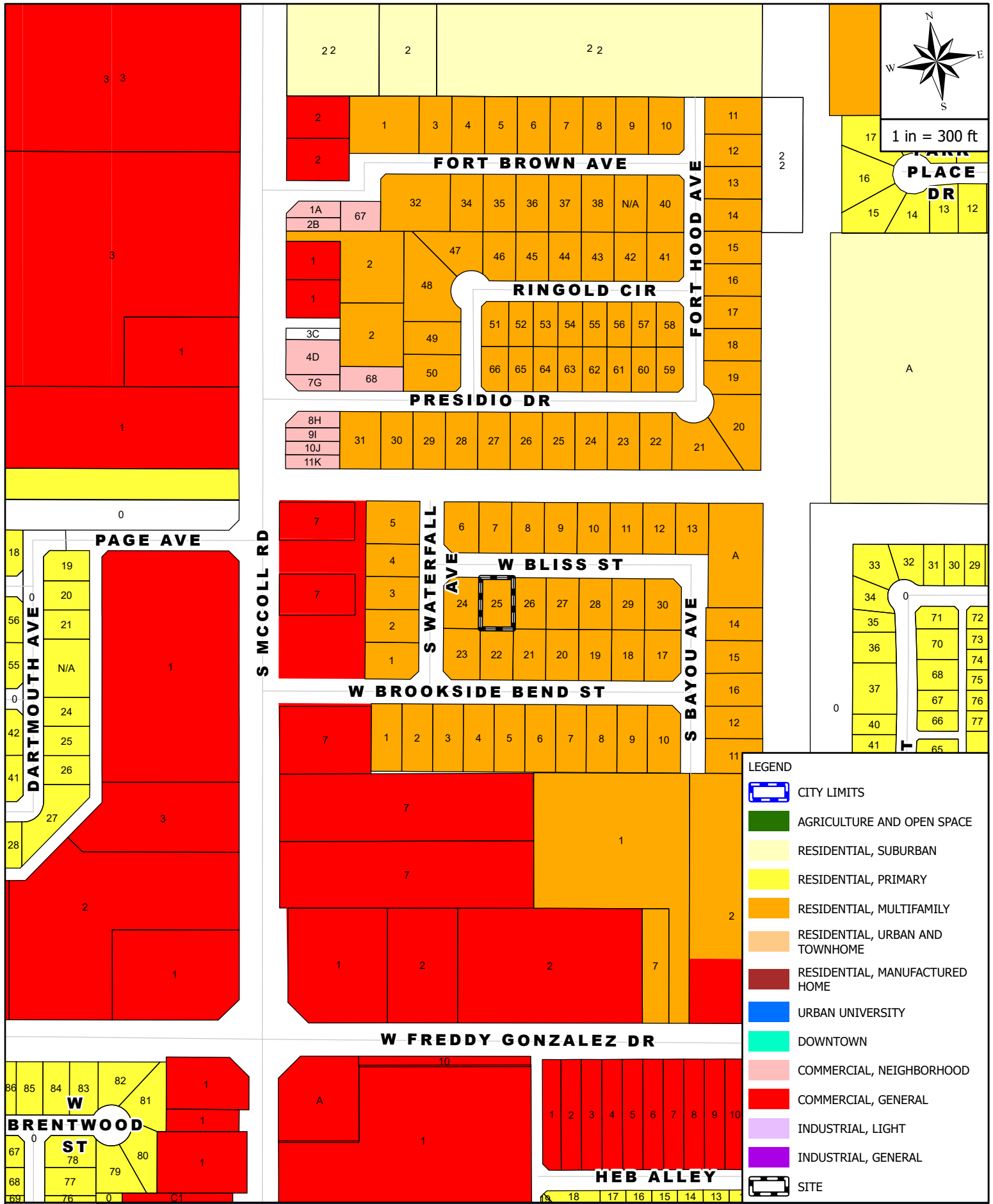
LEGEND

- CITY LIMITS
- SITE



1 in = 300 ft

PLACE DR

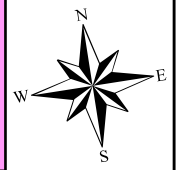


- LEGEND**
- CITY LIMITS
 - AGRICULTURE AND OPEN SPACE
 - RESIDENTIAL, SUBURBAN
 - RESIDENTIAL, PRIMARY
 - RESIDENTIAL, MULTIFAMILY
 - RESIDENTIAL, URBAN AND TOWNHOME
 - RESIDENTIAL, MANUFACTURED HOME
 - URBAN UNIVERSITY
 - DOWNTOWN
 - COMMERCIAL, NEIGHBORHOOD
 - COMMERCIAL, GENERAL
 - INDUSTRIAL, LIGHT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

ZONING MAP

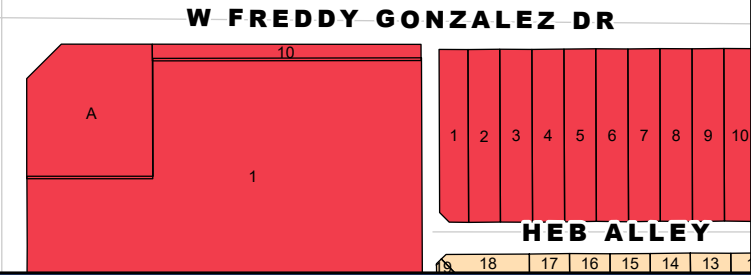
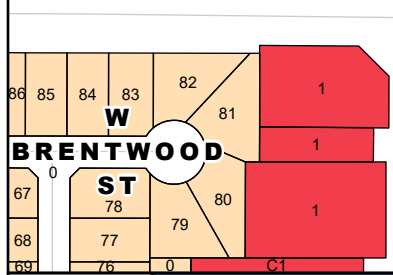
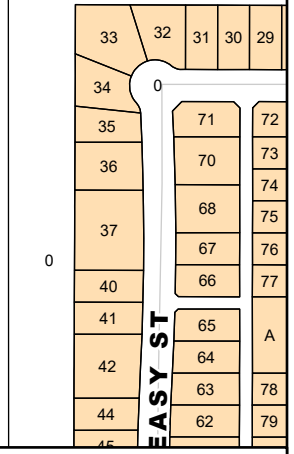
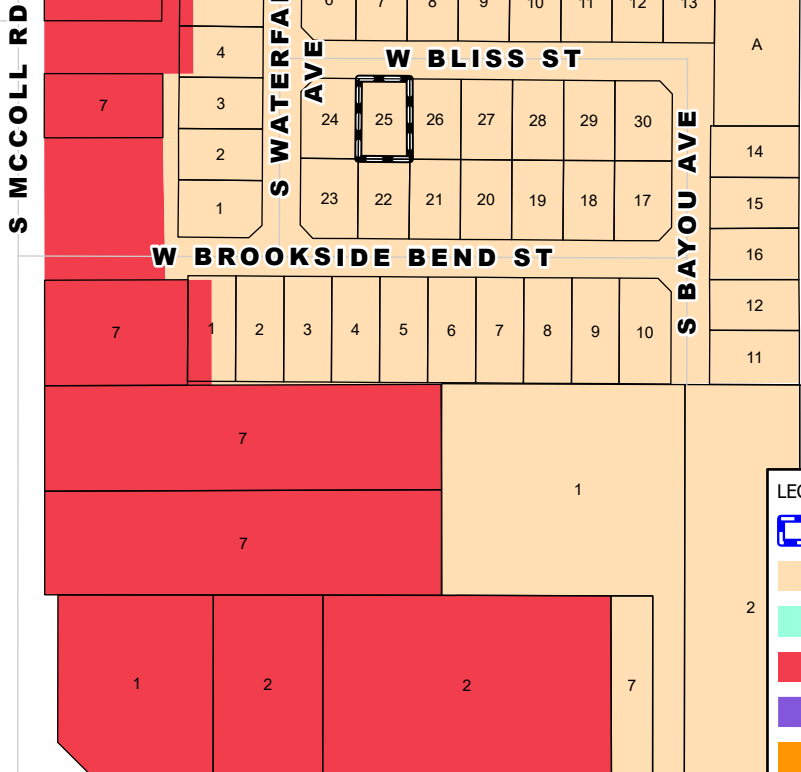
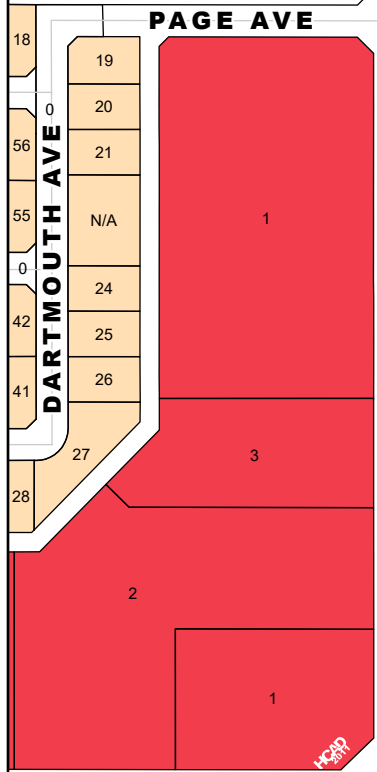
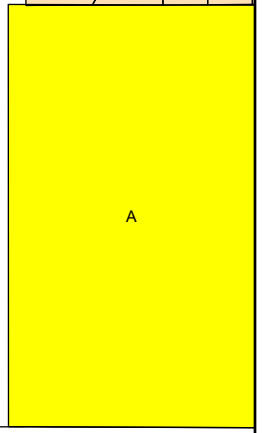
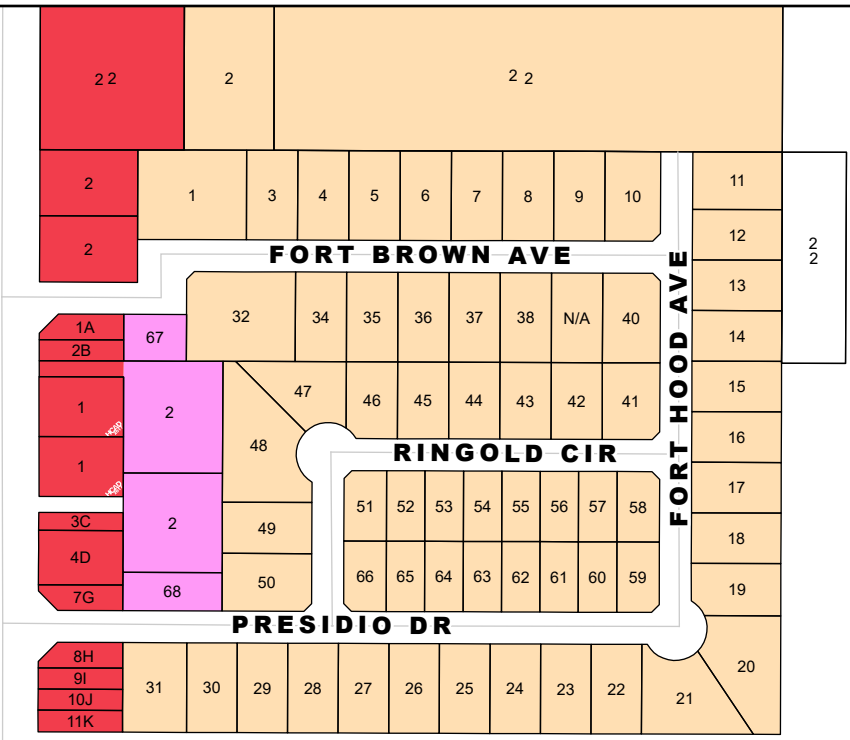
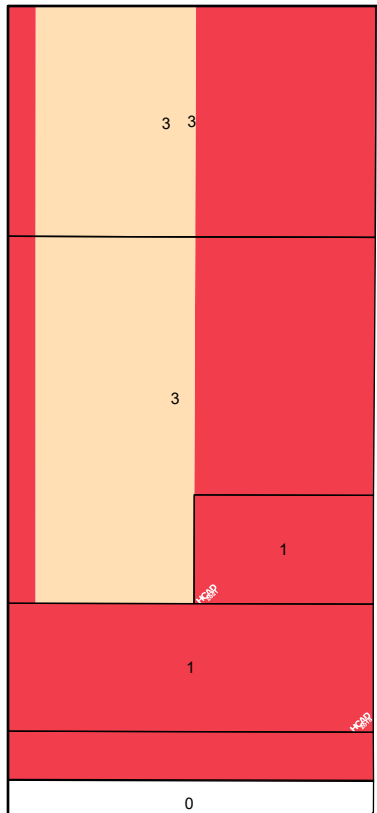
2708 W BLISS ST





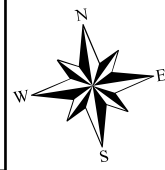
1 in = 300 ft

PLACE DR



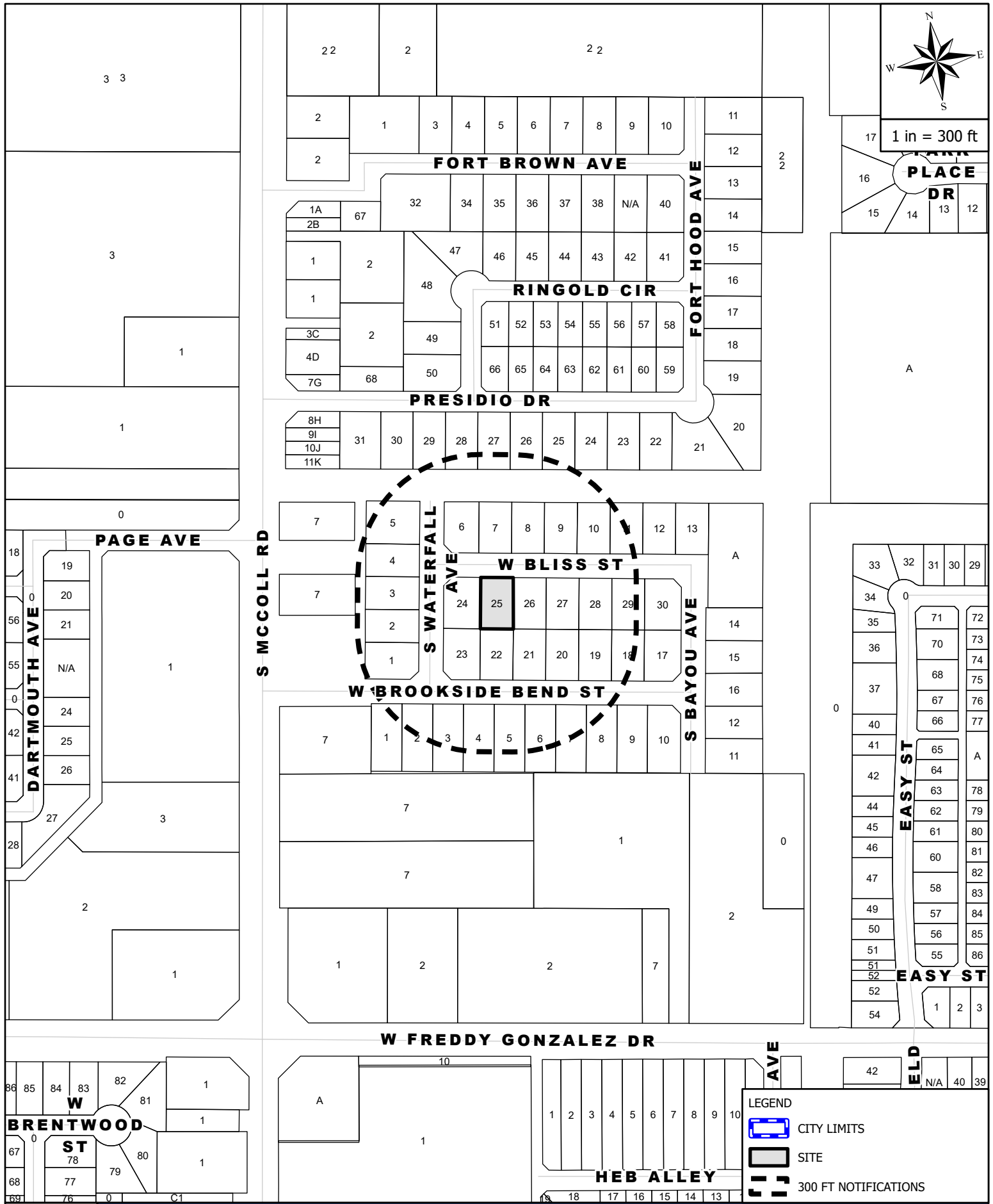
LEGEND

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






1 in = 300 ft

PLACE DR



LEGEND

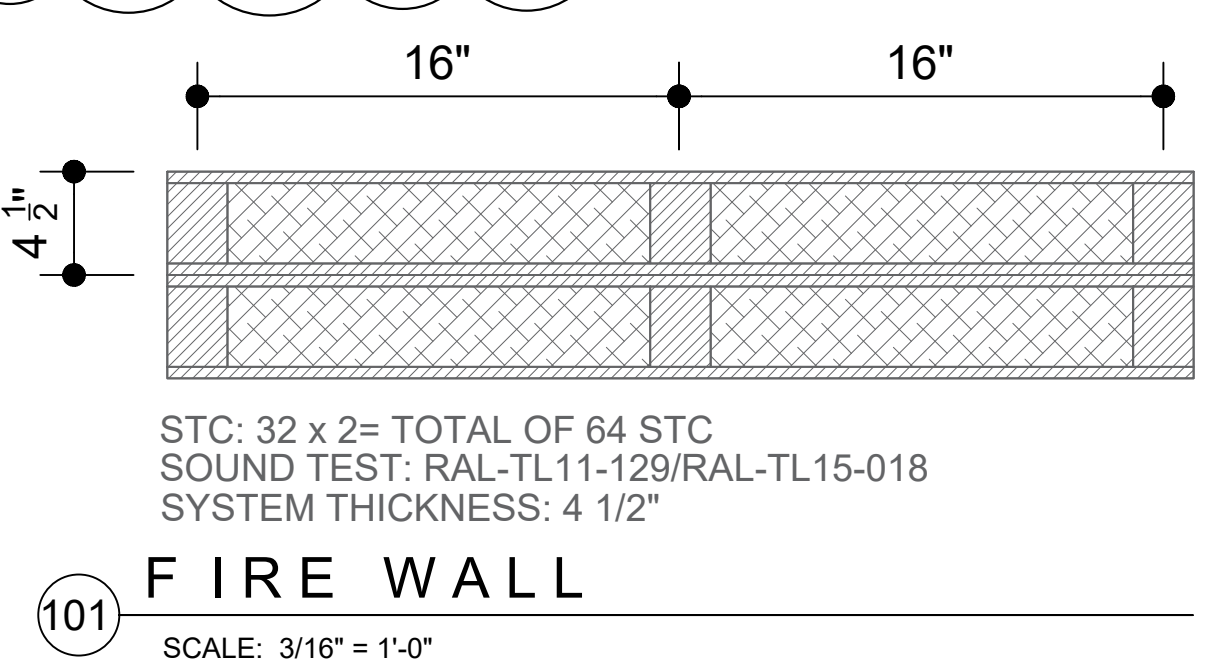
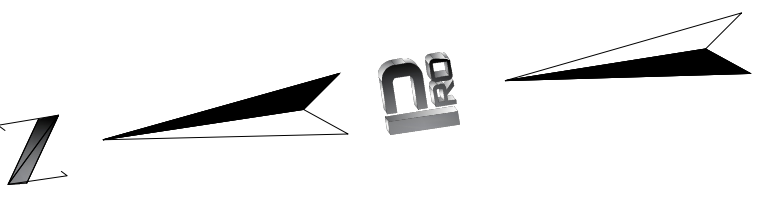
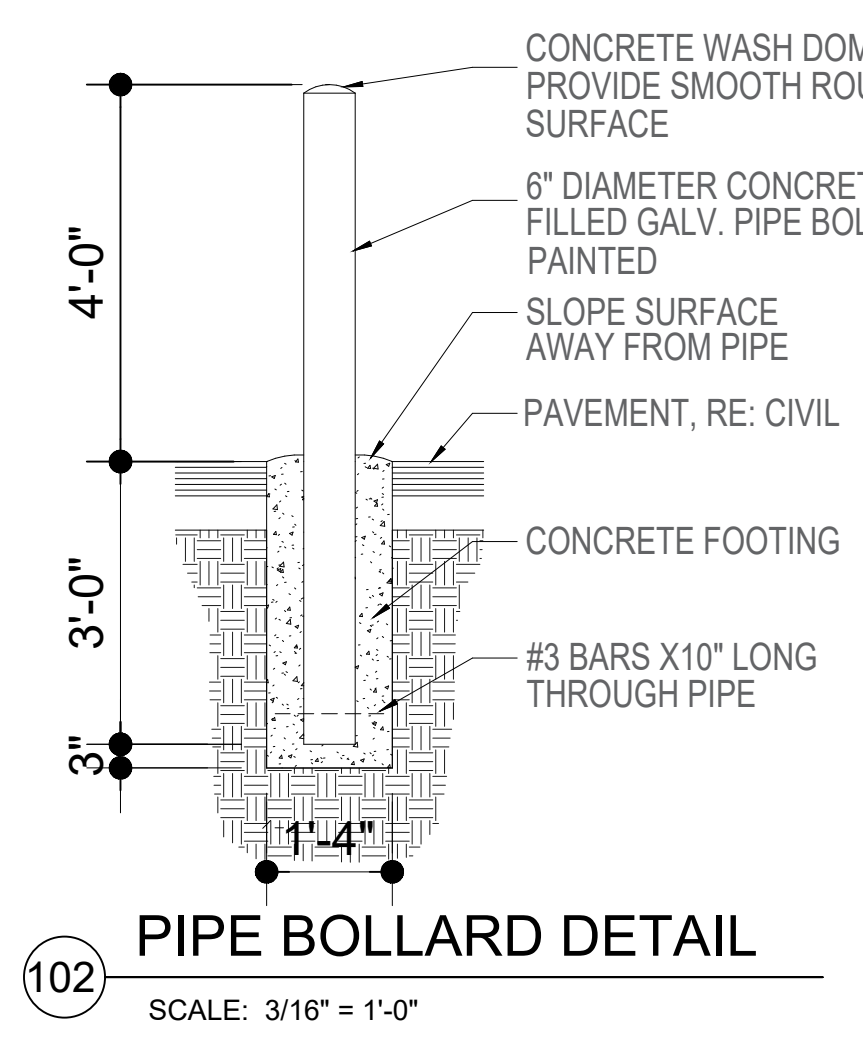
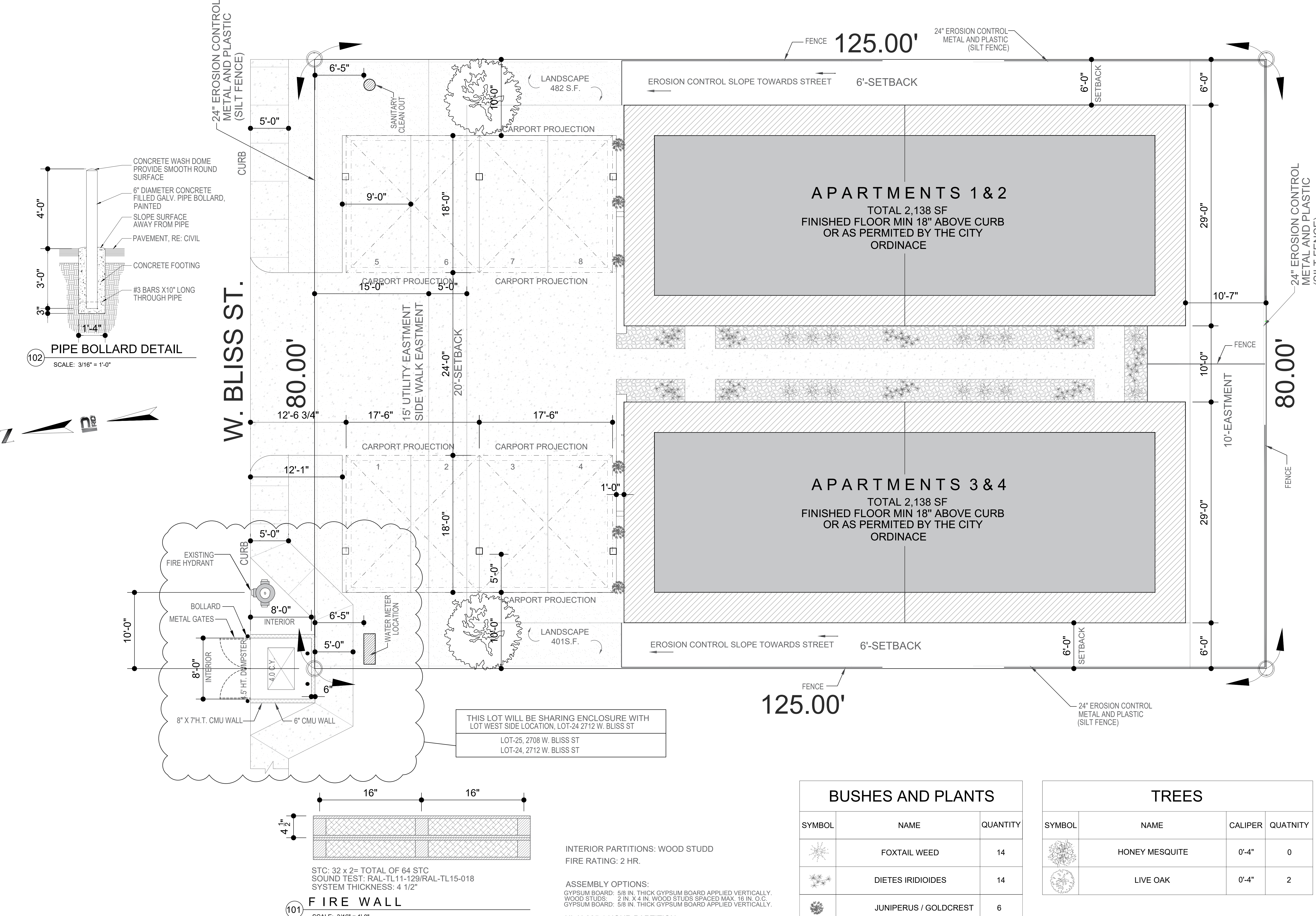
-  CITY LIMITS
-  SITE
-  300 FT NOTIFICATIONS



Variance Request Site Photo

Cesar Diaz
2708 W. Bliss Street





THIS LOT WILL BE SHARING ENCLOSURE WITH LOT WEST SIDE LOCATION, LOT-24 2712 W. BLISS ST

LOT-25, 2708 W. BLISS ST
LOT-24, 2712 W. BLISS ST

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 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.

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.

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.

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

6-10-25
DATE

Mario Anaya
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
CLARISSA QUINTANILLA
Notary ID #12961555
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
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.

Clayton Baldwin
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

Robert P. Bell
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
ALFONSO QUINTANILLA
P.E. No. 95584
5-2-25
DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

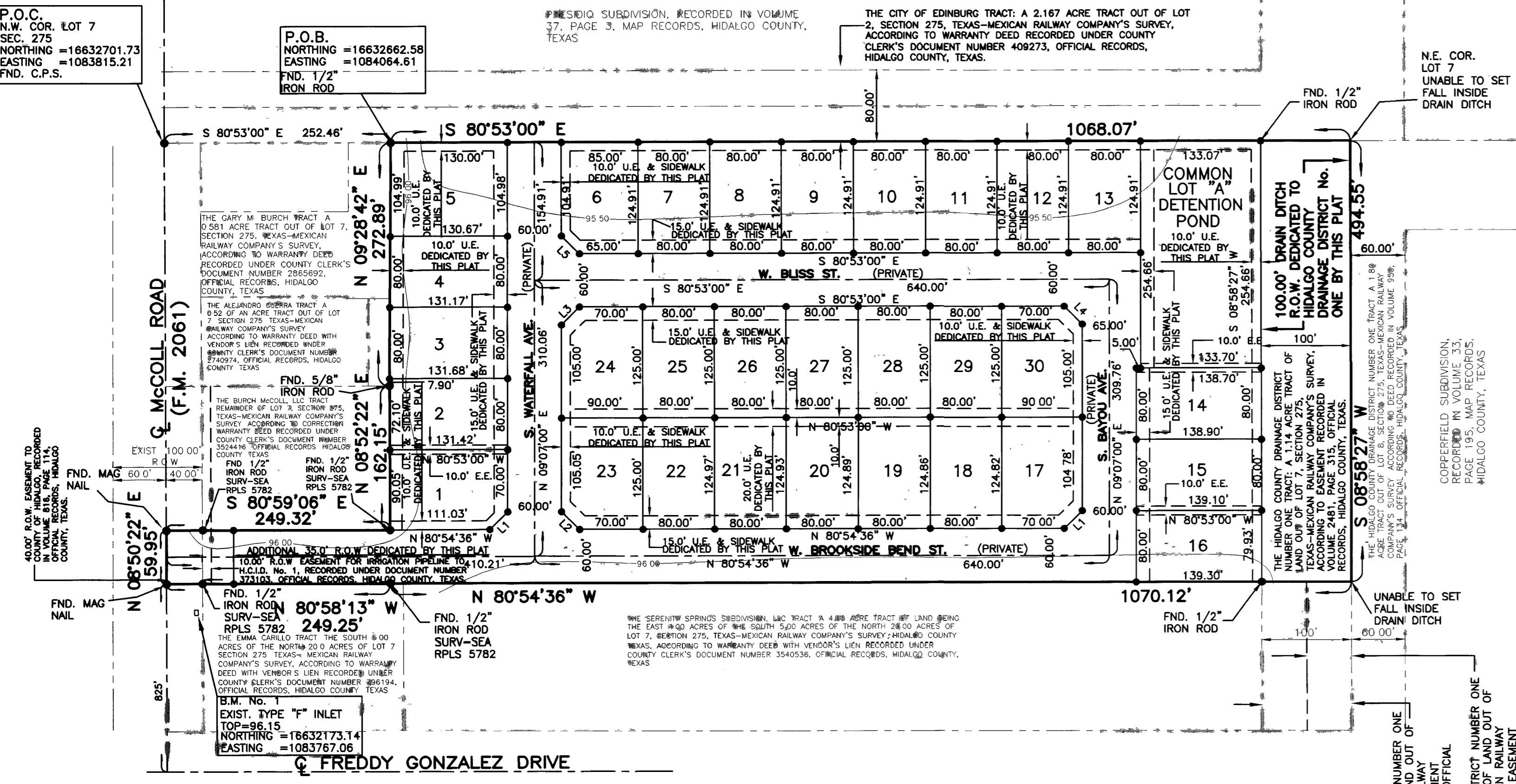
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: *Arturo Guajardo Jr.* DEPUTY

FILENAME : F:\DATA\SUBDIVISIONS\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		



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@QHA-ENG.COM

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 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.

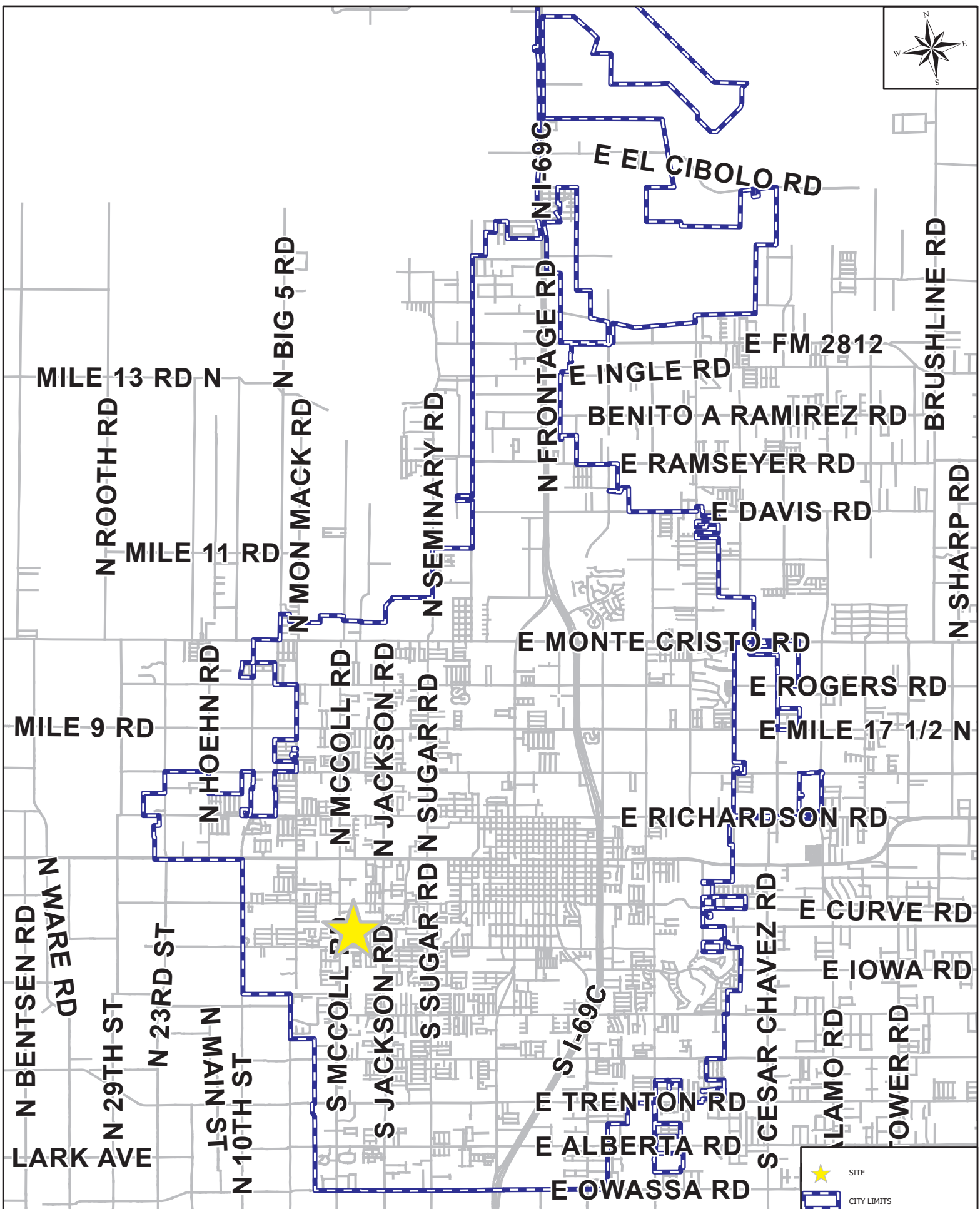
Recommendation

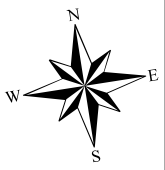
Staff recommends denial of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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

Planning & Zoning Staff Report

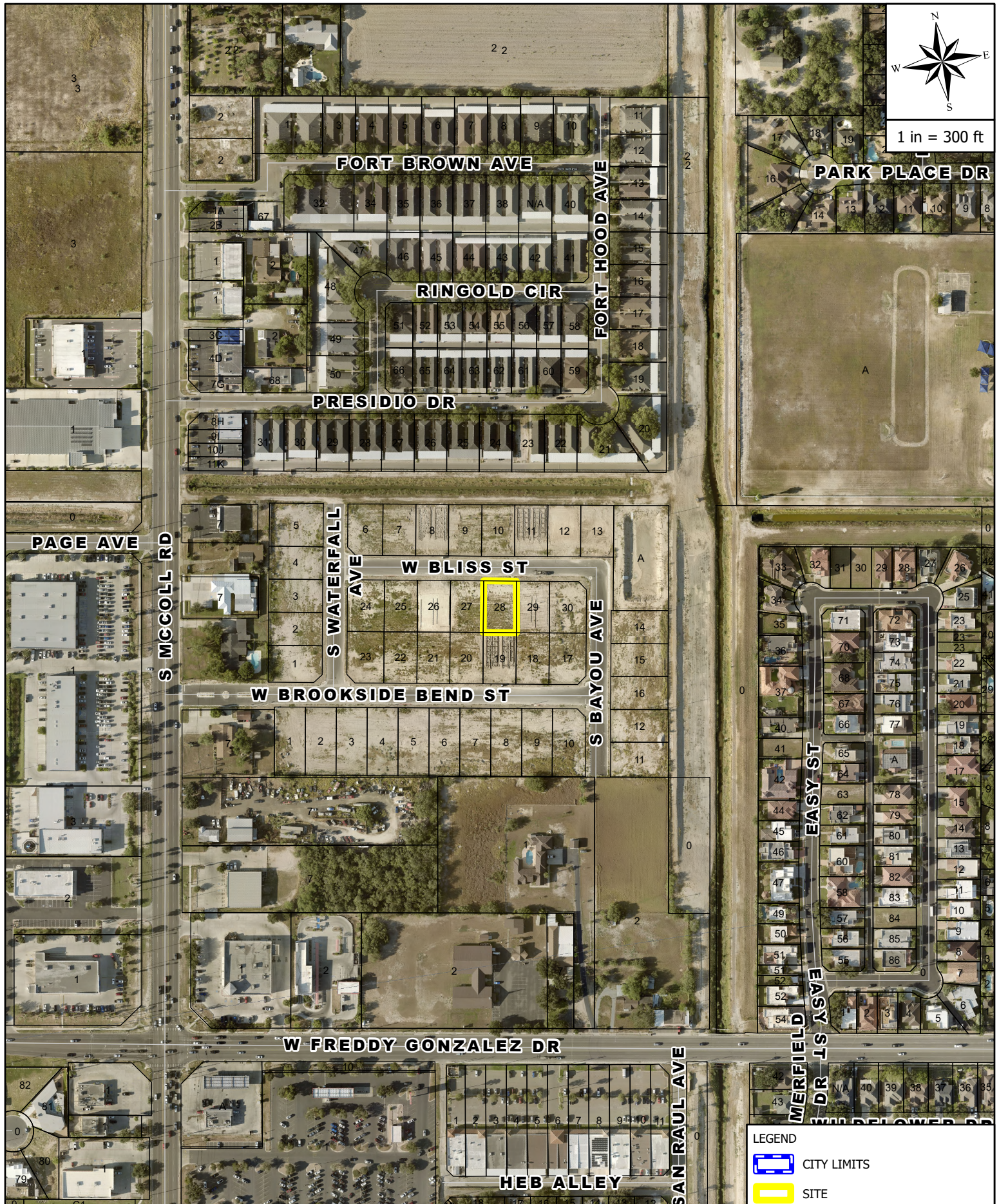
Prepared by:
Anna Gabriela Cantu
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning







1 in = 300 ft

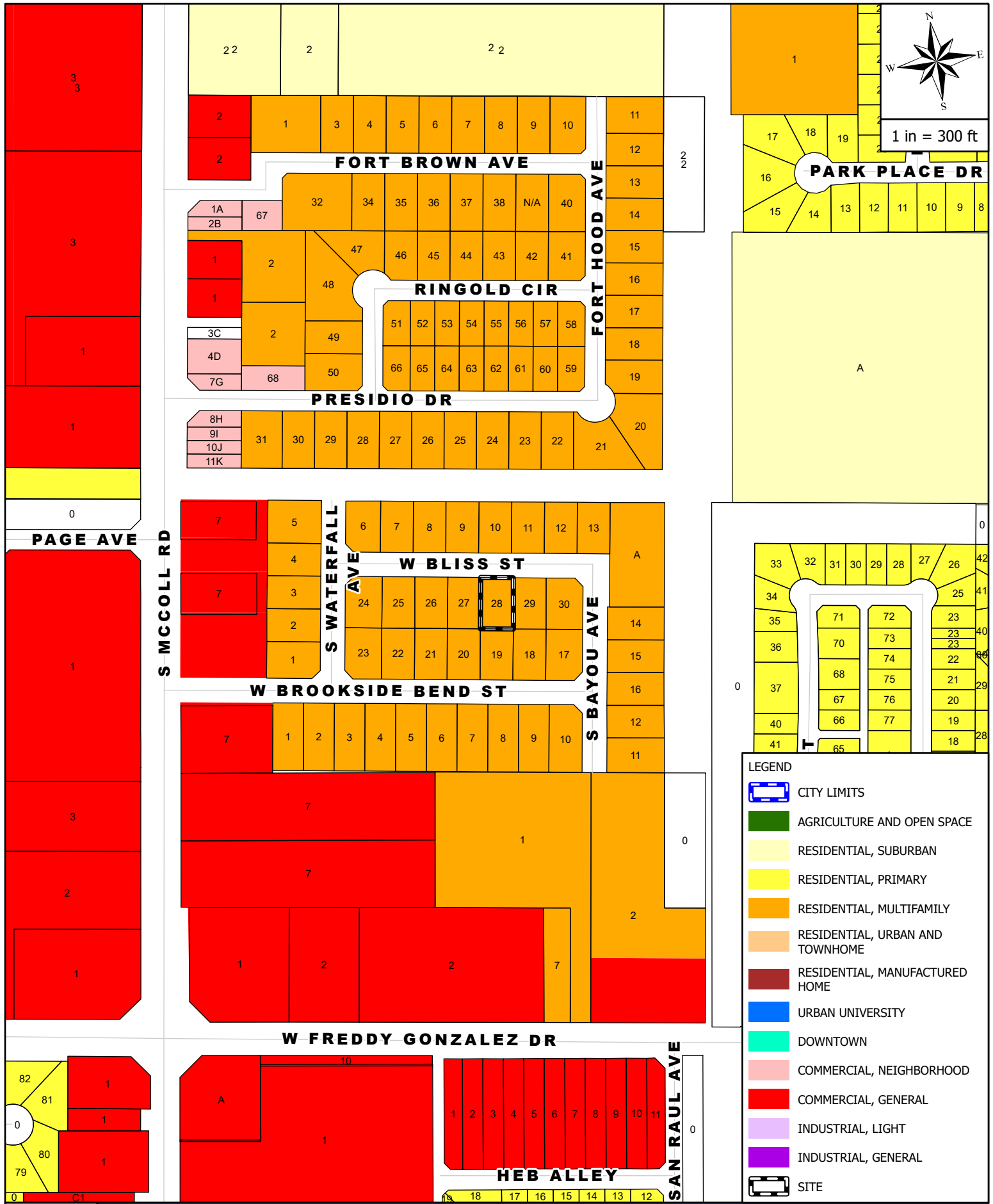
















LEGEND

-  CITY LIMITS
-  SITE



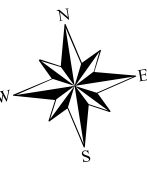
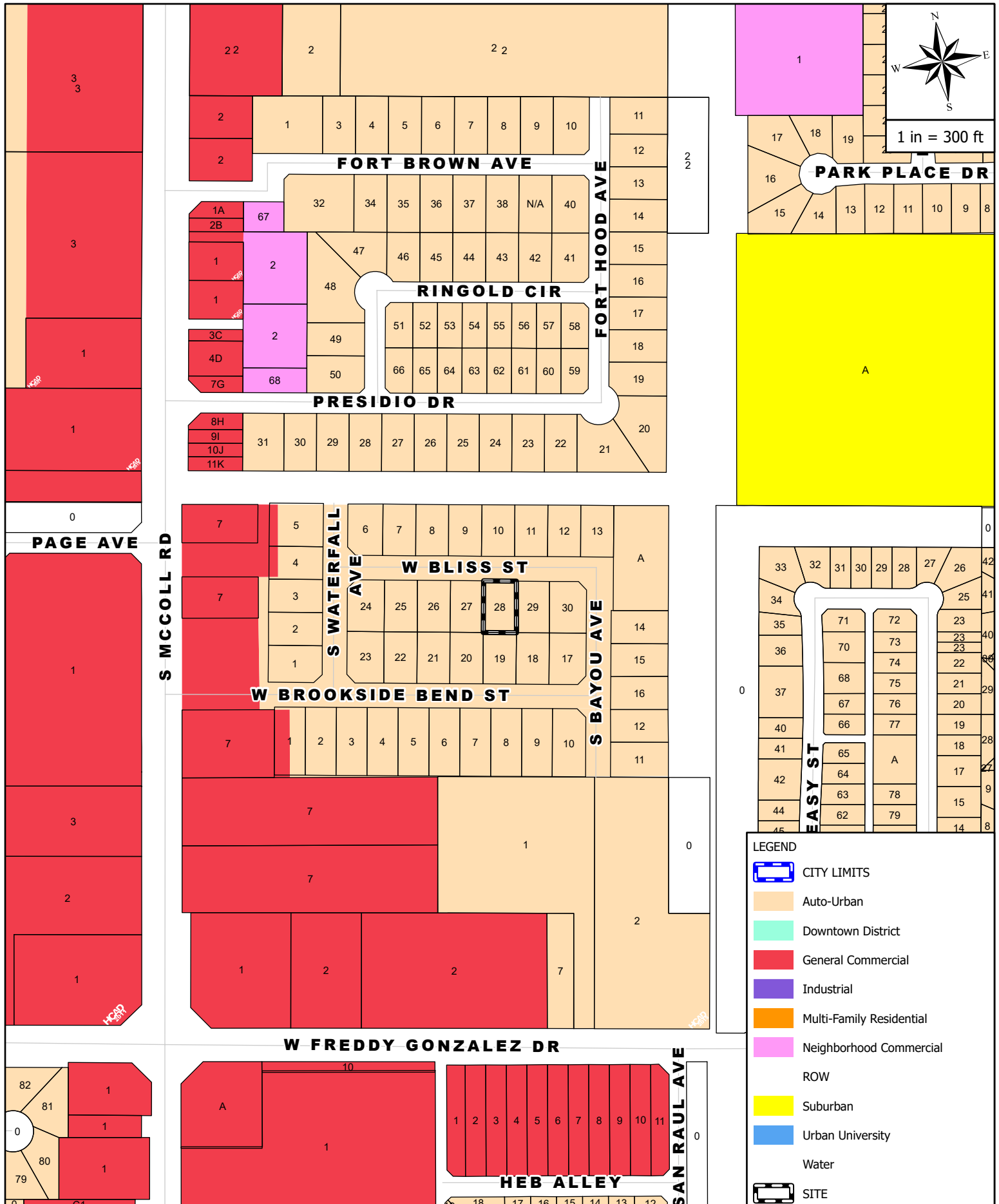
AERIAL MAP
 2612 W BLISS ST



- 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
2612 W BLISS ST



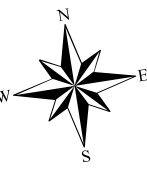
1 in = 300 ft

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

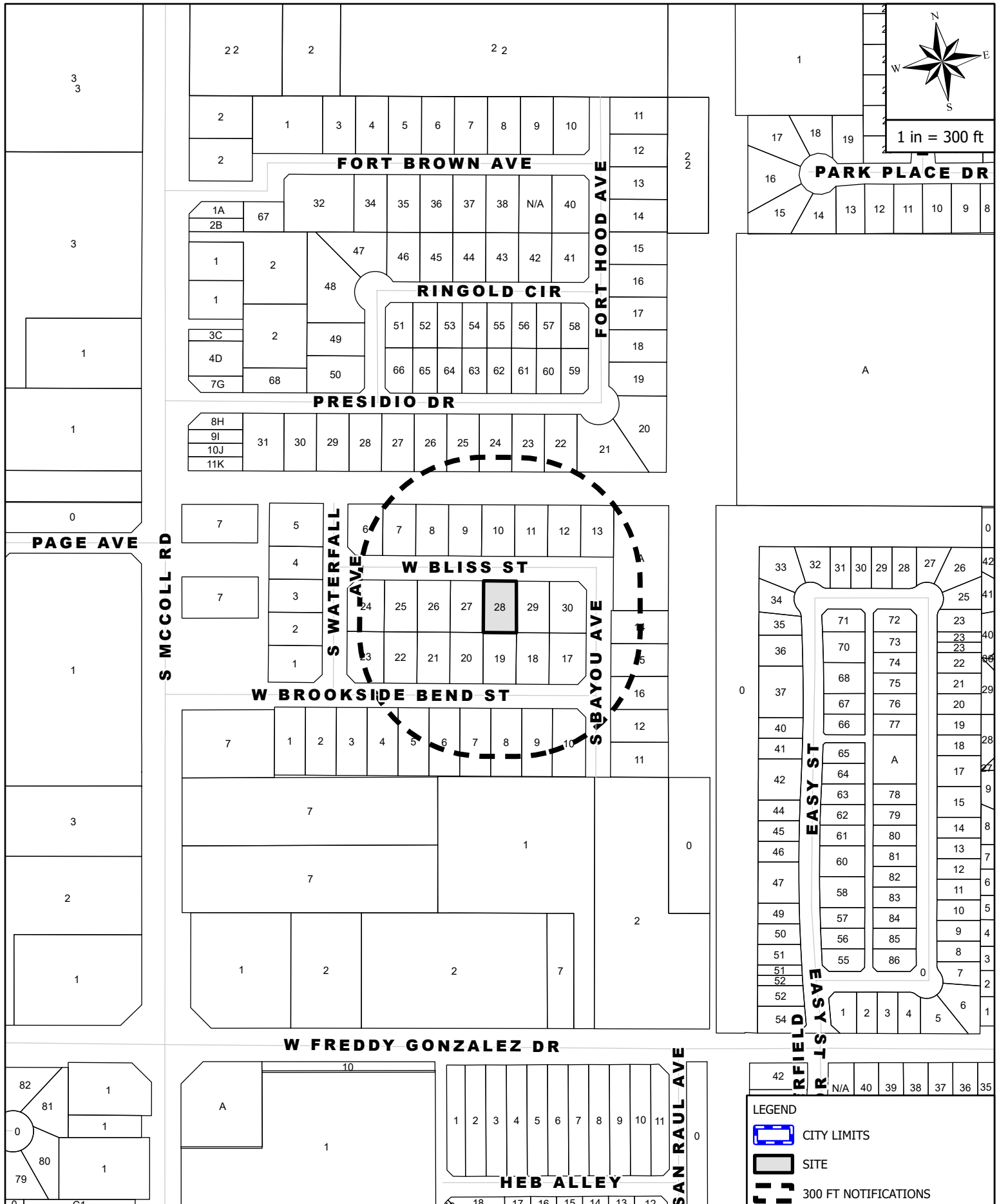


FUTURE LANDUSE MAP




2612 W BLISS ST

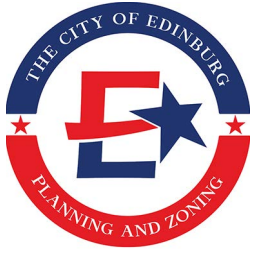


1 in = 300 ft



LEGEND

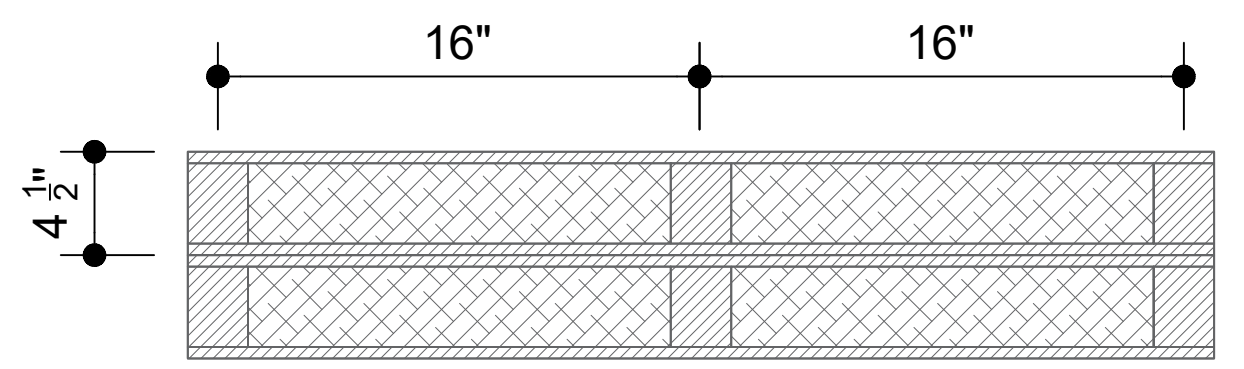
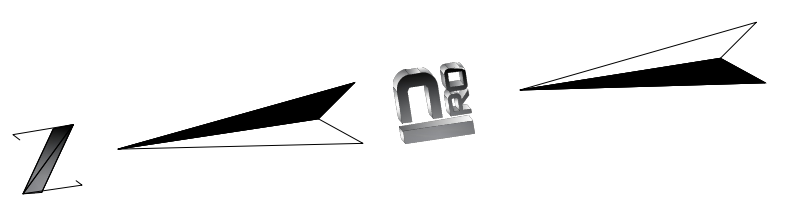
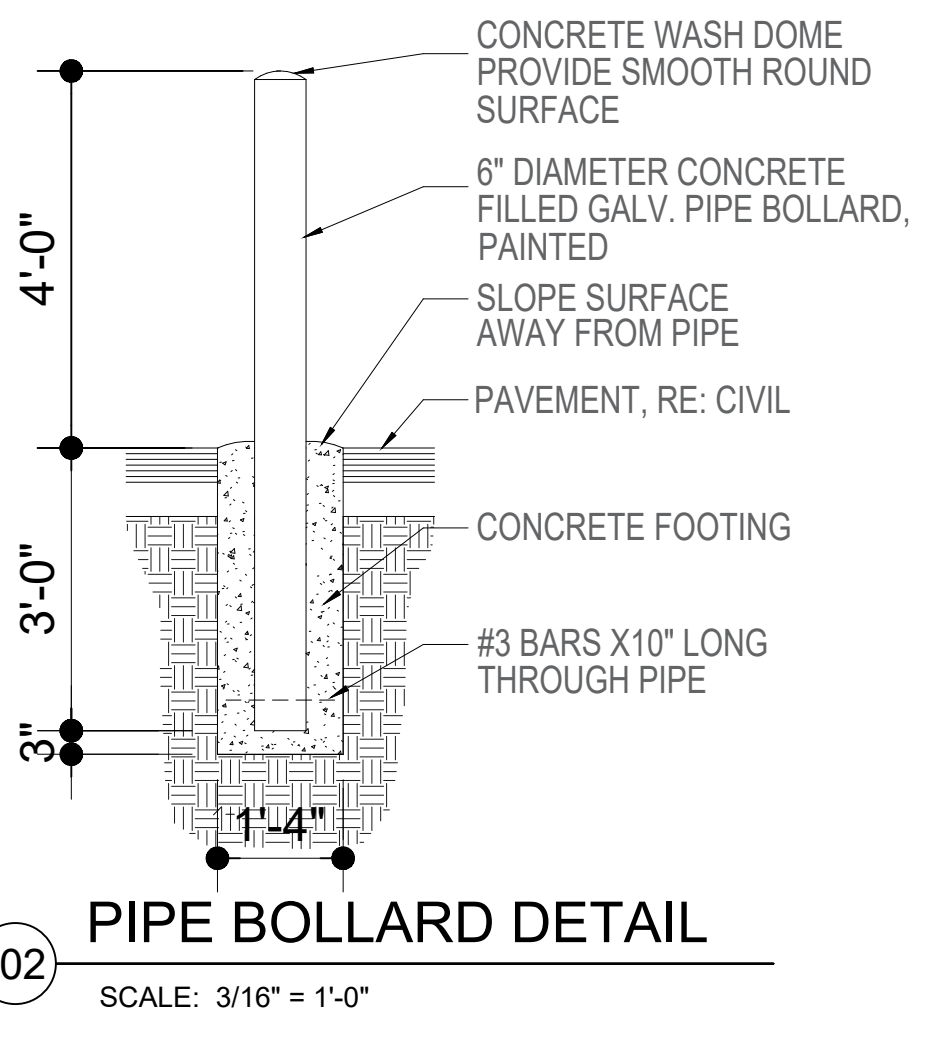
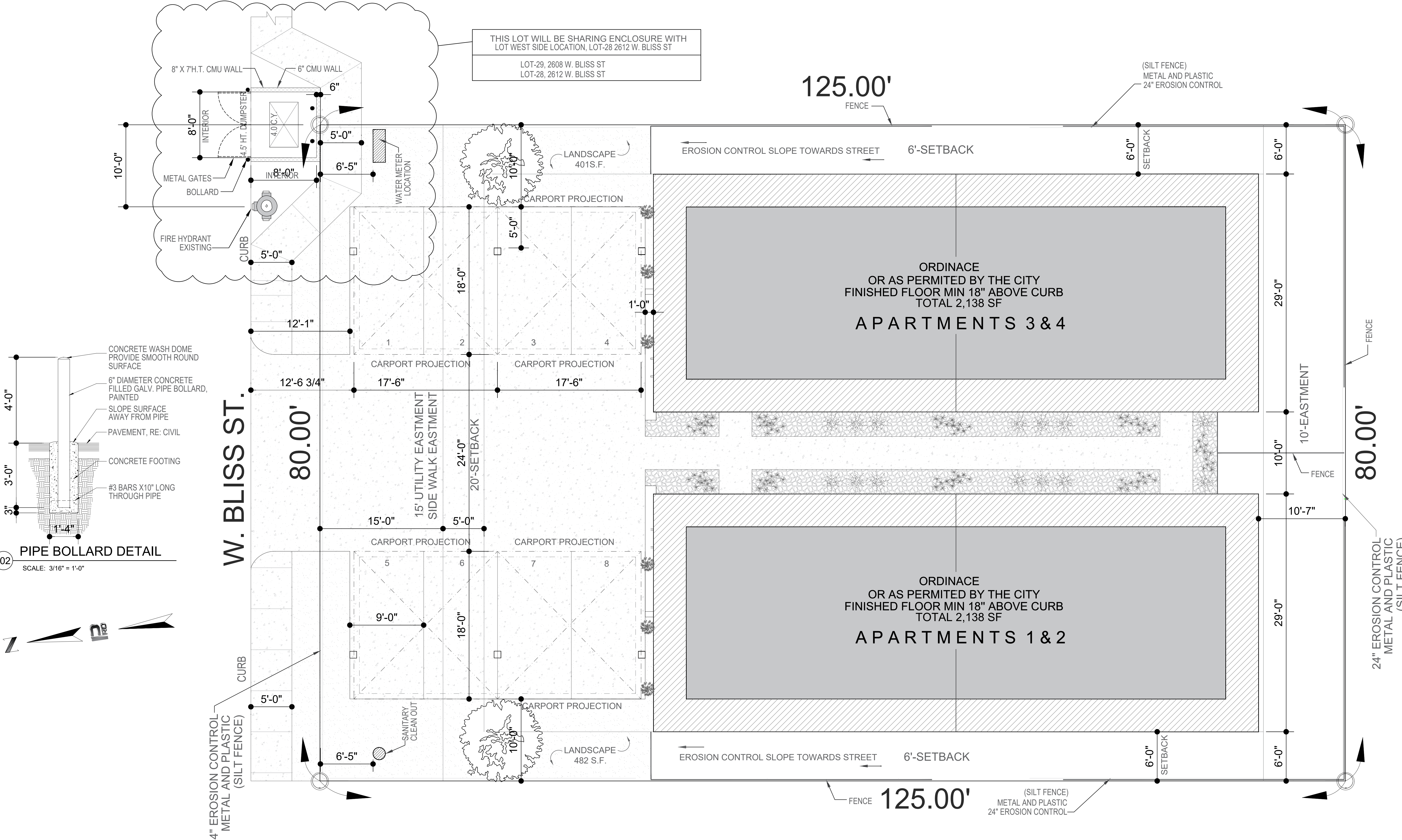
-  CITY LIMITS
-  SITE
-  300 FT NOTIFICATIONS



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"

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: 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.

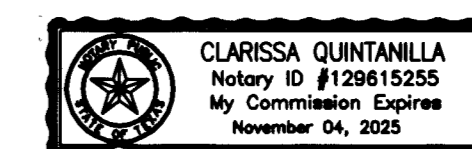
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Raul Sesia
RAUL SESIA, P.E., C.F.M.
GENERAL MANAGER
06-23-25
DATE

Mario Anaya
SERENITY SPRINGS SUBDIVISION, LLC
MARIO ANAYA, PRESIDENT
2210 E 1ST STREET #18
MISSION, TX 78572
6-10-25
DATE

**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
CLARISSA QUINTANILLA-NOTARY PUBLIC
November 04, 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.

Joan Belden
JOAN BELDEN, CHAIRPERSON
6-18-2025
CHAIRPERSON-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.

Clayton Belden
MAYOR'S SIGNATURE
Clayton Belden
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.

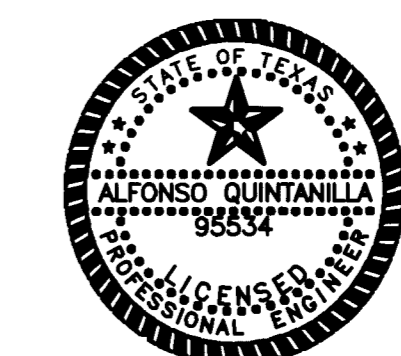
THIS PLAN APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE DAY OF May 2025.

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.

Robert Bell
SECRETARY
Robert 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.

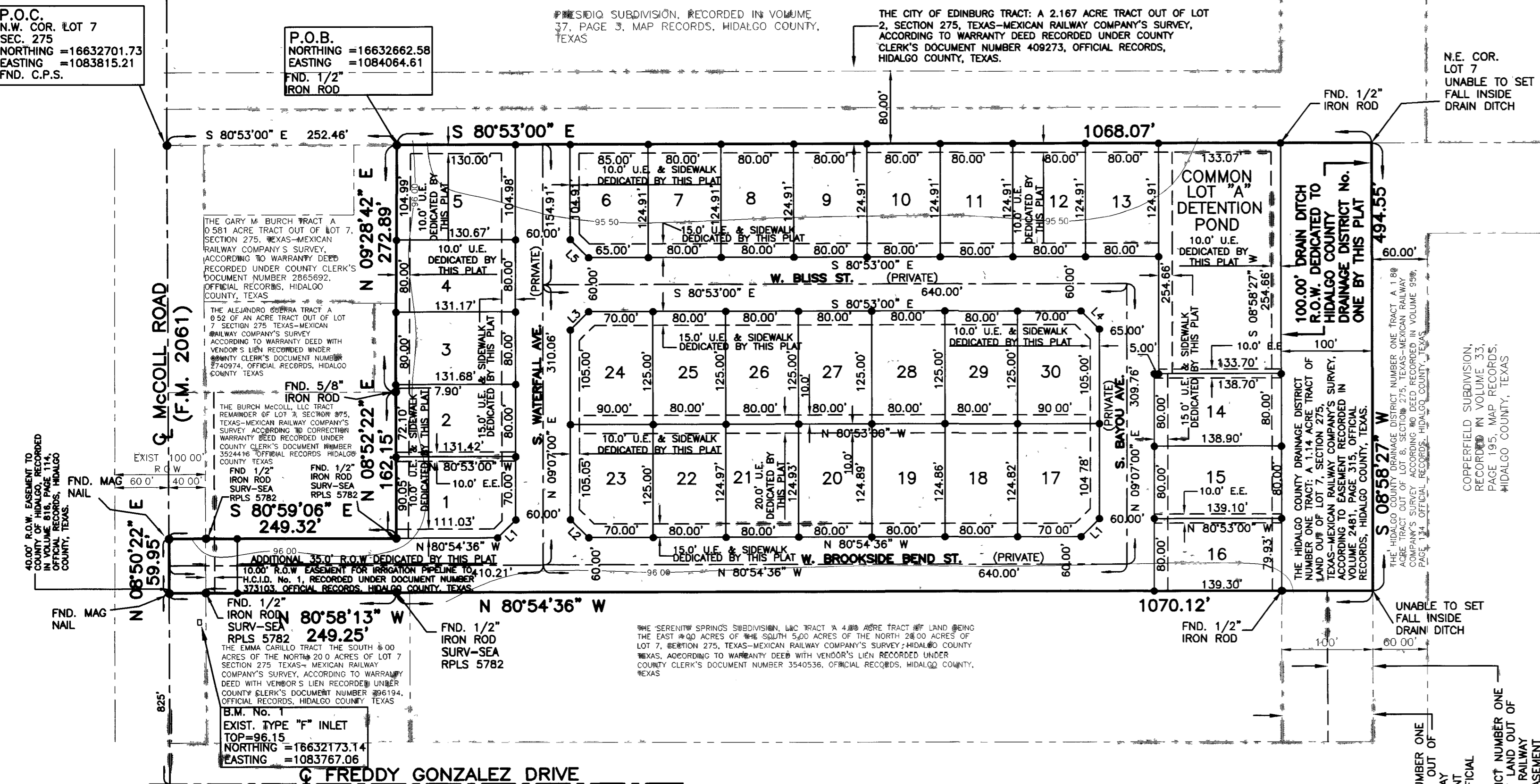


Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
5-2-25
DATE

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

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

BY: *Arturo Guajardo Jr.* DEPUTY



LOT AREA TABLE

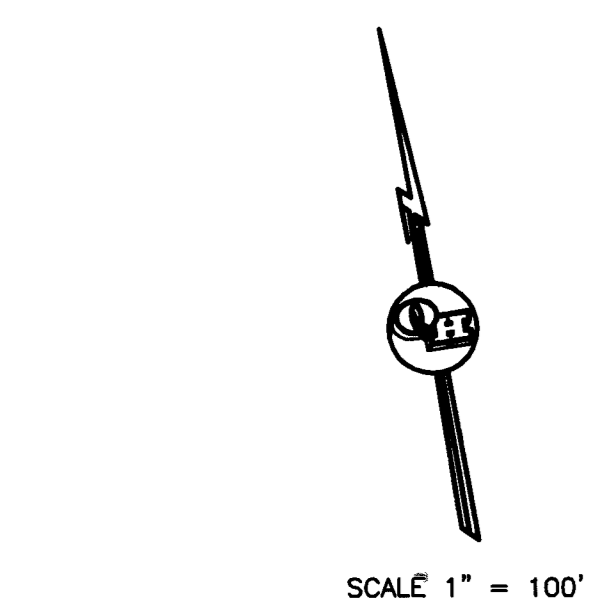
LOT	AREA (S.F.)
1	11701.95
2	10526.79
3	10513.85
4	10473.44
5	13682.95
6	10504.85
7-13	9992.80
14	11104.27
15	11120.20
16	11131.35
17	11119.23
18	9986.92
19	9989.90
20	9992.87
21	9995.85
22	9998.83
23	11139.74
24	11137.50
25-29	10000.00
30	11137.50
*A	33,968.29

DIMENSIONS DATA

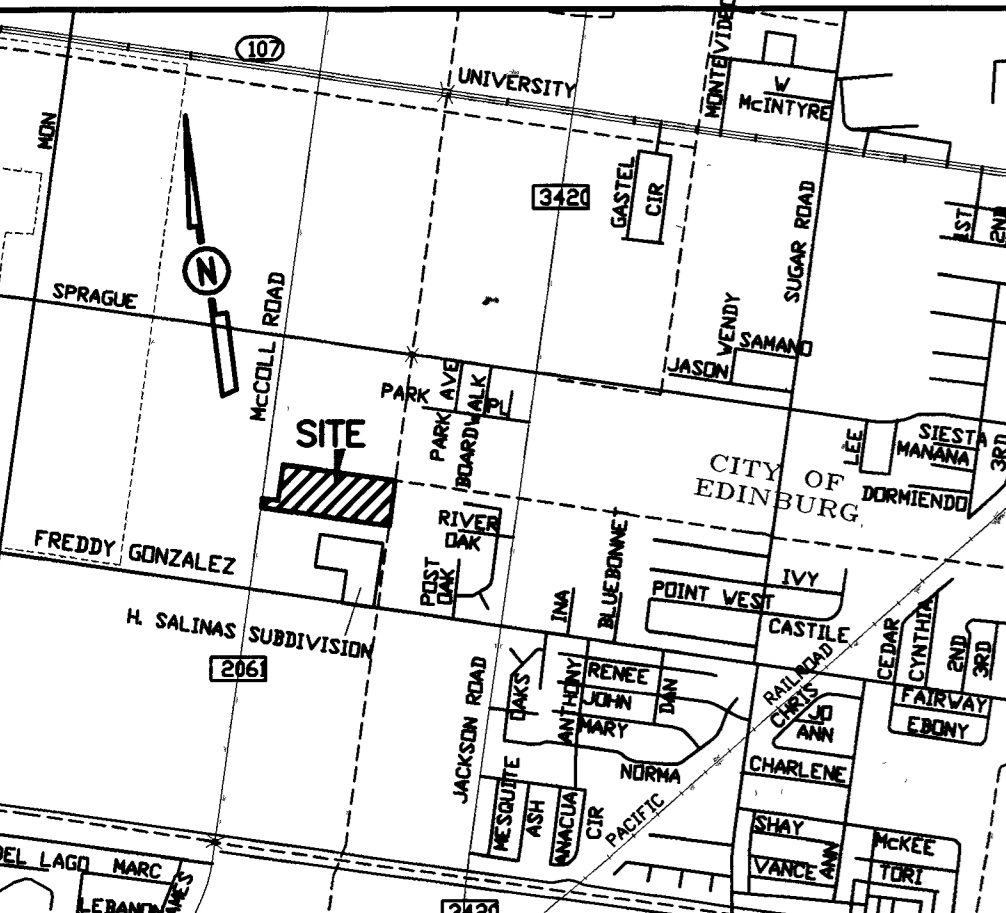
DATA	BEARING	LENGTH
L1	S 54°06'12" W	28.28'
L2	N 35°53'48" W	28.28'
L3	N 54°07'00" E	28.28'
L4	S 35°53'00" E	28.28'
L5	N 35°53'00" W	28.28'

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 (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.

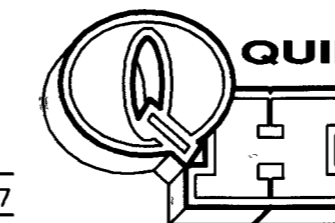


MAP LOCATION
SCALE 1" : 1000'



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	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: June 15, 2026

Zoning Board of Adjustment

Regular Meeting: June 24, 2026

Agenda Item

Variance request by AIMZ Development, LLC. for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the overhang of a carport over a side yard setback and front utility easement, Being Lot 1, Canton Hills Subdivision, Located at 3700 East Hillview 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 5-foot east side yard setback and 10-foot utility easement. The 10-foot utility easement is located along the front property line.

Property Location and Vicinity

The property is located at the south side of E. Hillview Street and about 15 feet east of the intersection of S. Hillbase Avenue and E. Hillview Street. The property has a total frontage of 62.15 feet along E. Hillview Street, and a lot depth varies between 80.09 feet to 125 feet. Current Zoning is Residential, Multi-family (RM) District. Adjacent zoning is Residential, Multi-family (RM) District to the north and east, Residential, Primary (RP) District to the west and Agriculture and Open Space to the south. Adjacent land uses consist of single-family and multi-family uses.

Background and History

The property is part of the Canton Hills Subdivision which was recorded on May 16, 2025. The applicant is proposing to construct a carport with the overhang encroaching over a west side yard setback and a 10-foot utility easement that is located along the north property line. Setbacks required as per plat are as follows: Front 10 feet, Side 5 feet, Rear 10 feet, Street Side 10 feet, or easement whichever is greater on all cases.

Staff mailed a notice of the variance request to 25 neighboring property owners on June 12, 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 5-foot west side yard setback and a 10-foot utility easement that is located along the front property line. The proposed carport will leave a separation of 3 feet from structure to the east side property line and 5 feet from structure to the front property line.

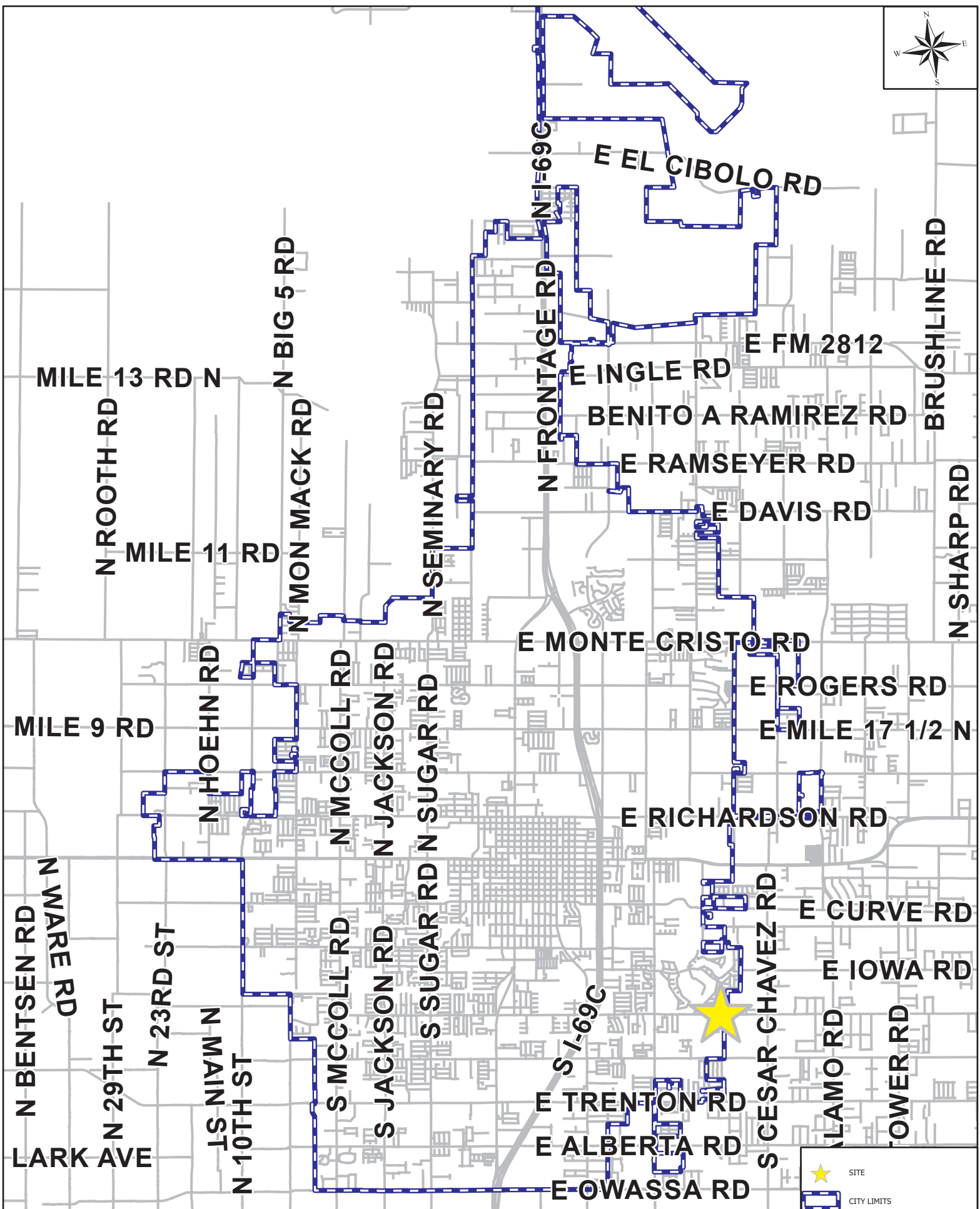
Recommendation

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

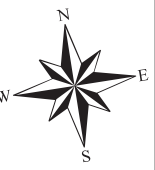
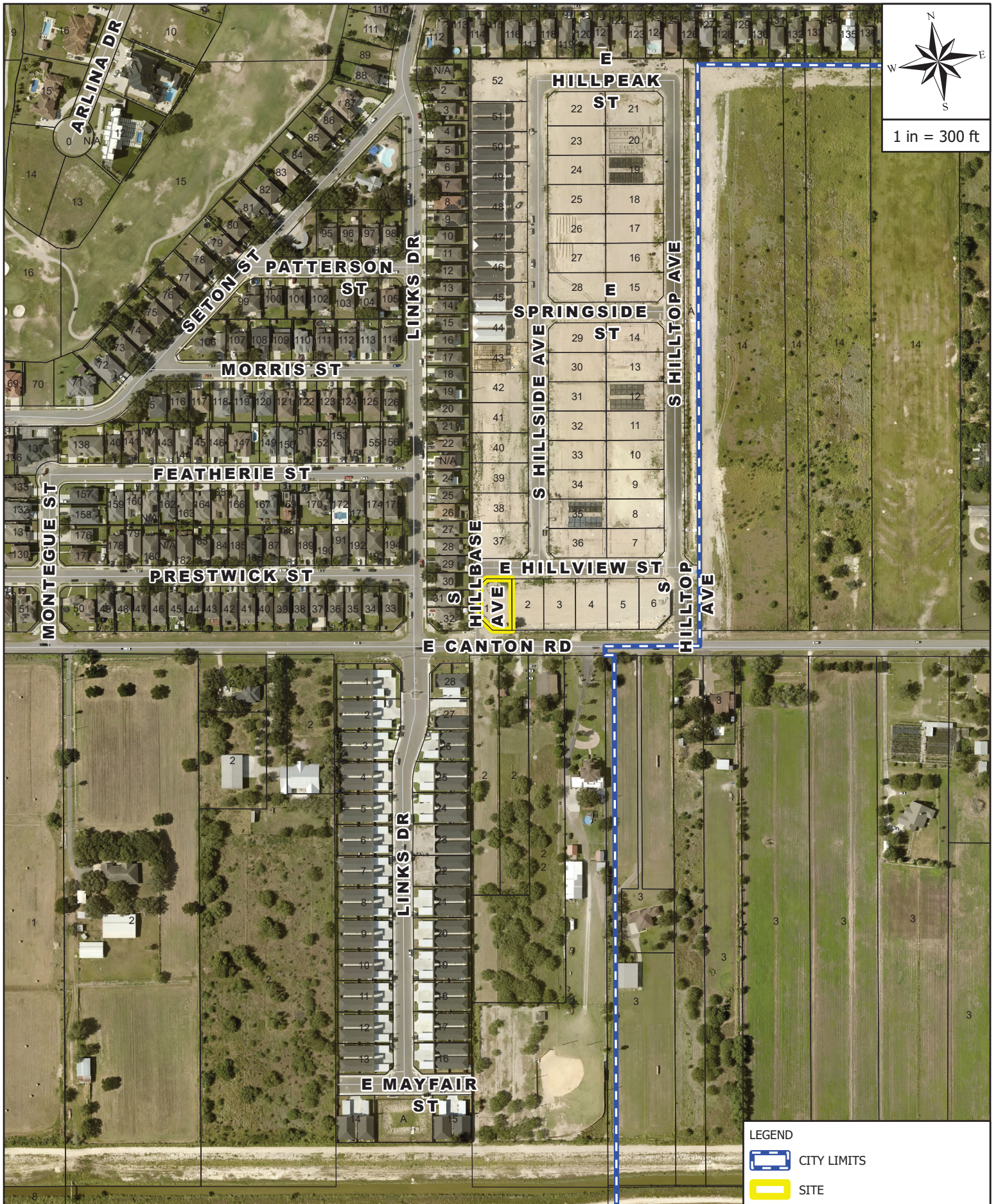
Approved by:
Jaime Acevedo
Director of Planning & Zoning



EDINBURG NEW DEVELOPMENT MAP



3700 E HILLVIEW ST

-  SITE
-  CITY LIMITS



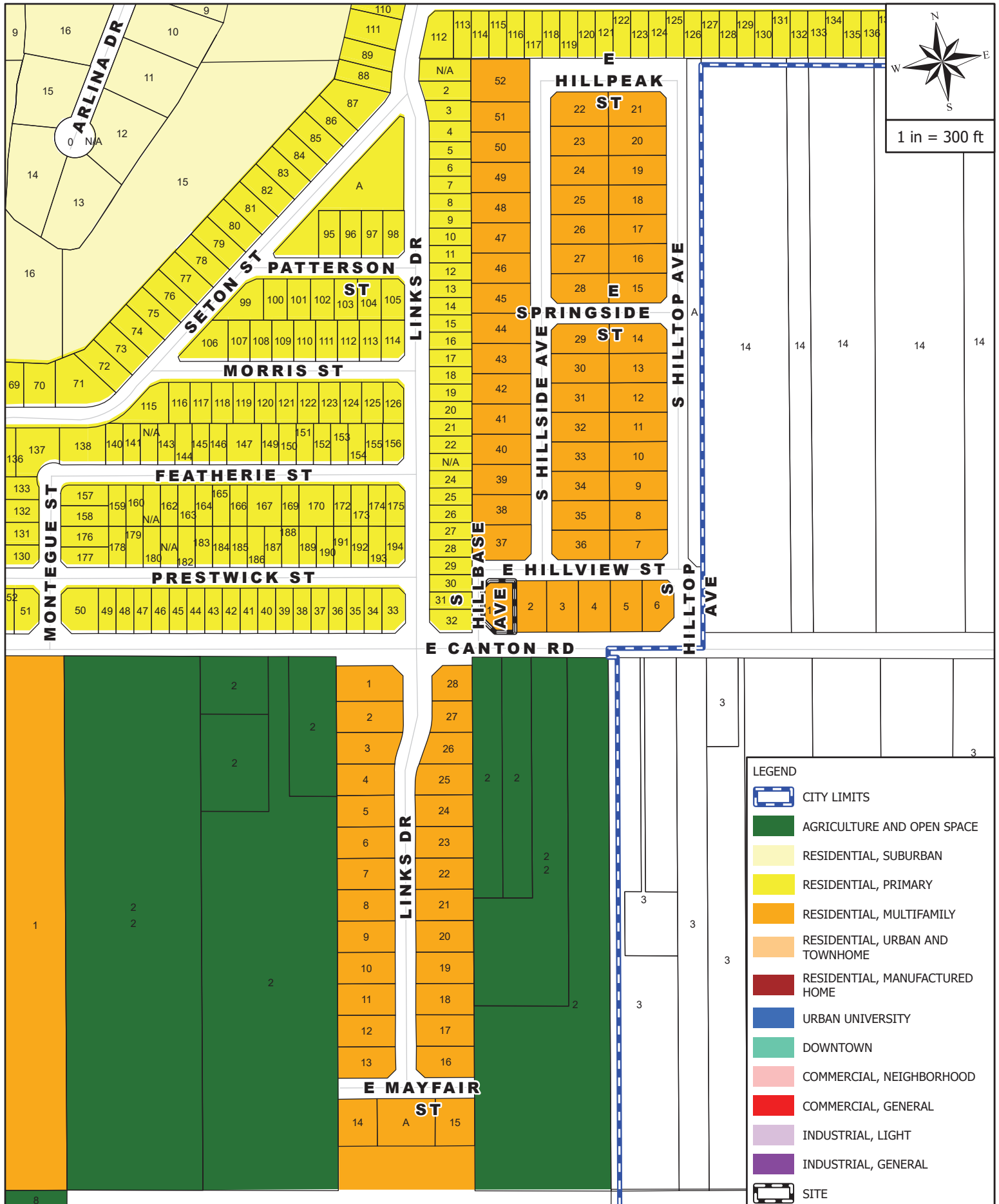
1 in = 300 ft

LEGEND

-  CITY LIMITS
-  SITE



AERIAL MAP
 3700 E HILLVIEW ST

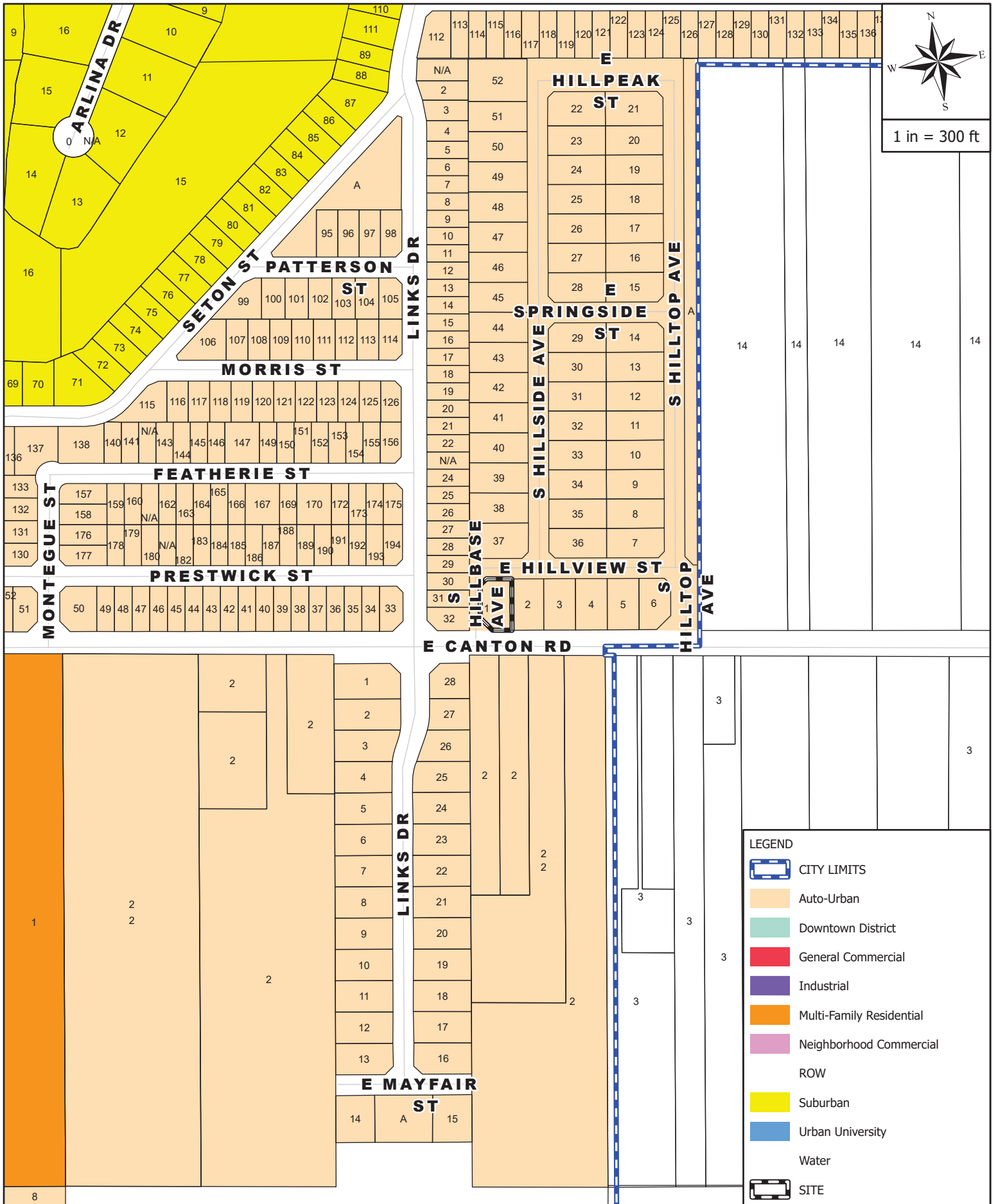


1 in = 300 ft

ZONING MAP






3700 E HILLVIEW ST

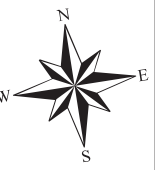
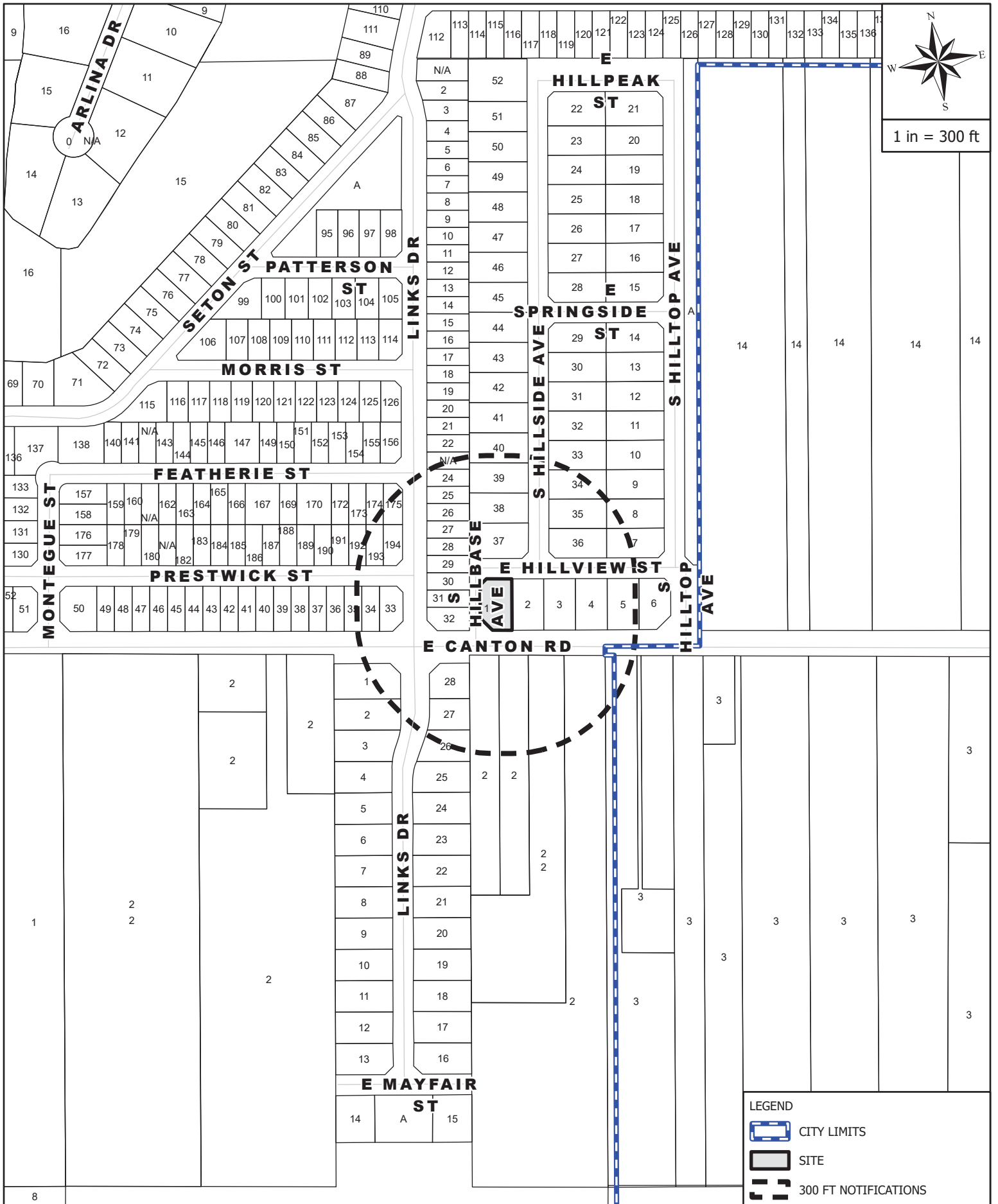




1 in = 300 ft




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

AIMZ Development, LLC
3700 E. Hillview Street





AREA:
UNIT 1: 1133
UNIT 2: 1117
TOTAL: 2250 SF

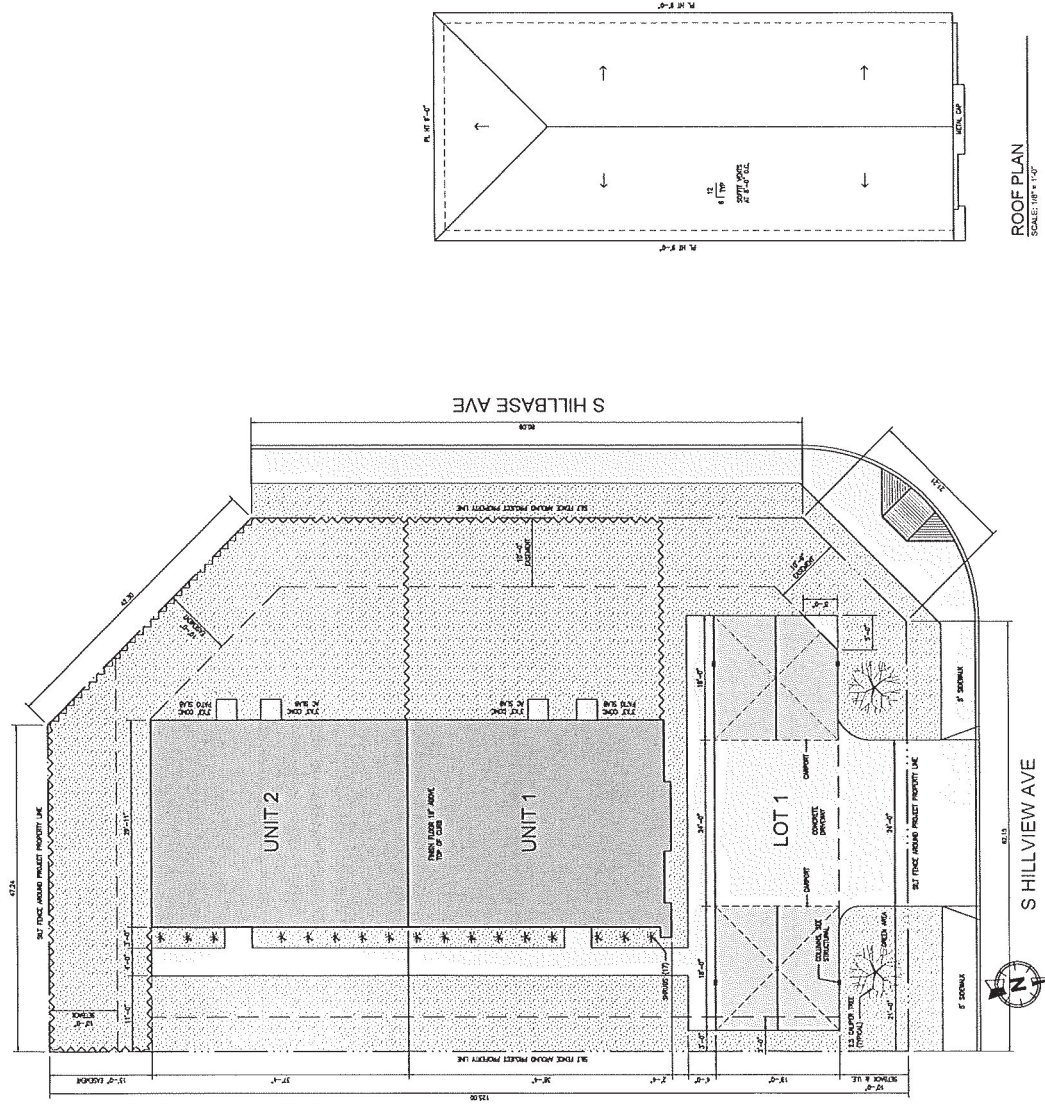
REVISIONS
01/10/13 FINAL DRAWING

NOTE:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

PROJECT:
CANTON HILLS
LOT 1
EDINBURG, TX

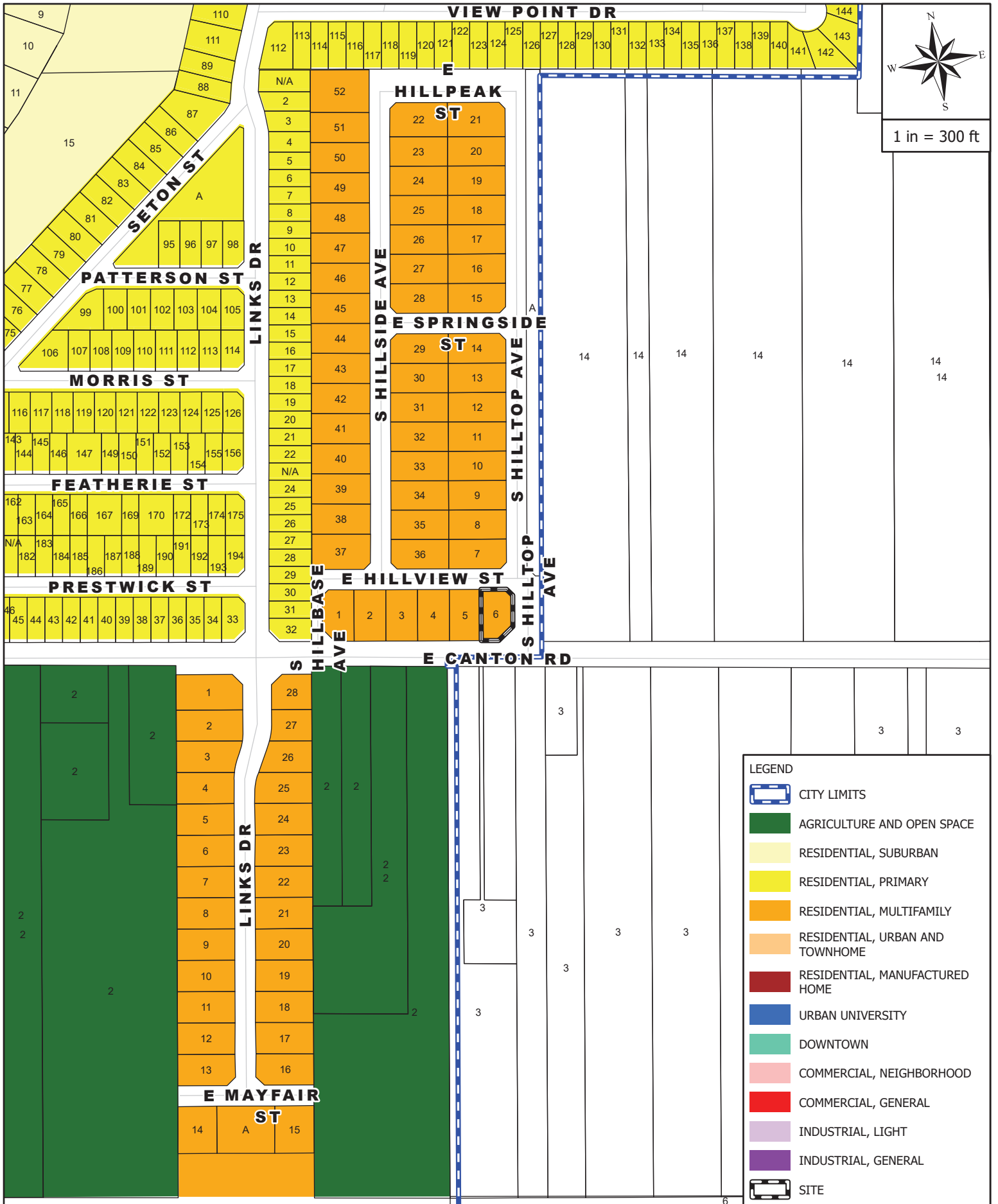
DATE:
PAGES

2



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

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



ZONING MAP
 3716 E HILLVIEW ST



Planning & Zoning Staff Report

Prepared on: June 15, 2026

Zoning Board of Adjustment

Regular Meeting: June 24, 2026

Agenda Item

Variance request by AIMZ Development, LLC. for a Variance to the City of Edinburg Unified Development Code to Allow the encroachment of the overhang of a carport over a side yard setback and front utility easement, Being Lot 6, Canton Hills Subdivision, Located at 3716 East Hillview 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 5-foot west side yard setback and 10-foot utility easement. The 10-foot utility easement is located along the front property line.

Property Location and Vicinity

The property is located at the south side of E. Hillview Street and about 20 feet west of the intersection of S. Hilltop Avenue and E. Hillview Street. The property has a total frontage of 62.25 feet along E. Hillview Street, and a lot depth varies from 75.86 feet to 125 feet. Current Zoning is Residential, Multi-family (RM) District. Adjacent zoning is Residential, Multi-family (RM) District to the north and west and the properties to the east and south are currently outside the city limits of Edinburg. Adjacent land uses consist of multi-family, and vacant land uses.

Background and History

The property is part of the Canton Hills Subdivision which was recorded on May 16, 2025. The applicant is proposing to construct a carport with the overhang encroaching over a east side yard setback and a 10-foot utility easement that is located along the north property line. Setbacks required as per plat are as follows: Front 10 feet, Side 5 feet, Rear 10 feet, Street Side 10 feet, or easement whichever is greater on all cases.

Staff mailed a notice of the variance request to 3 neighboring property owners on June 12, 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 5-foot east side yard setback and a 10-foot utility easement that is located along the front property line. The proposed carport will leave a separation of 3 feet from structure to the east side property line and 5 feet from structure to the front property line.

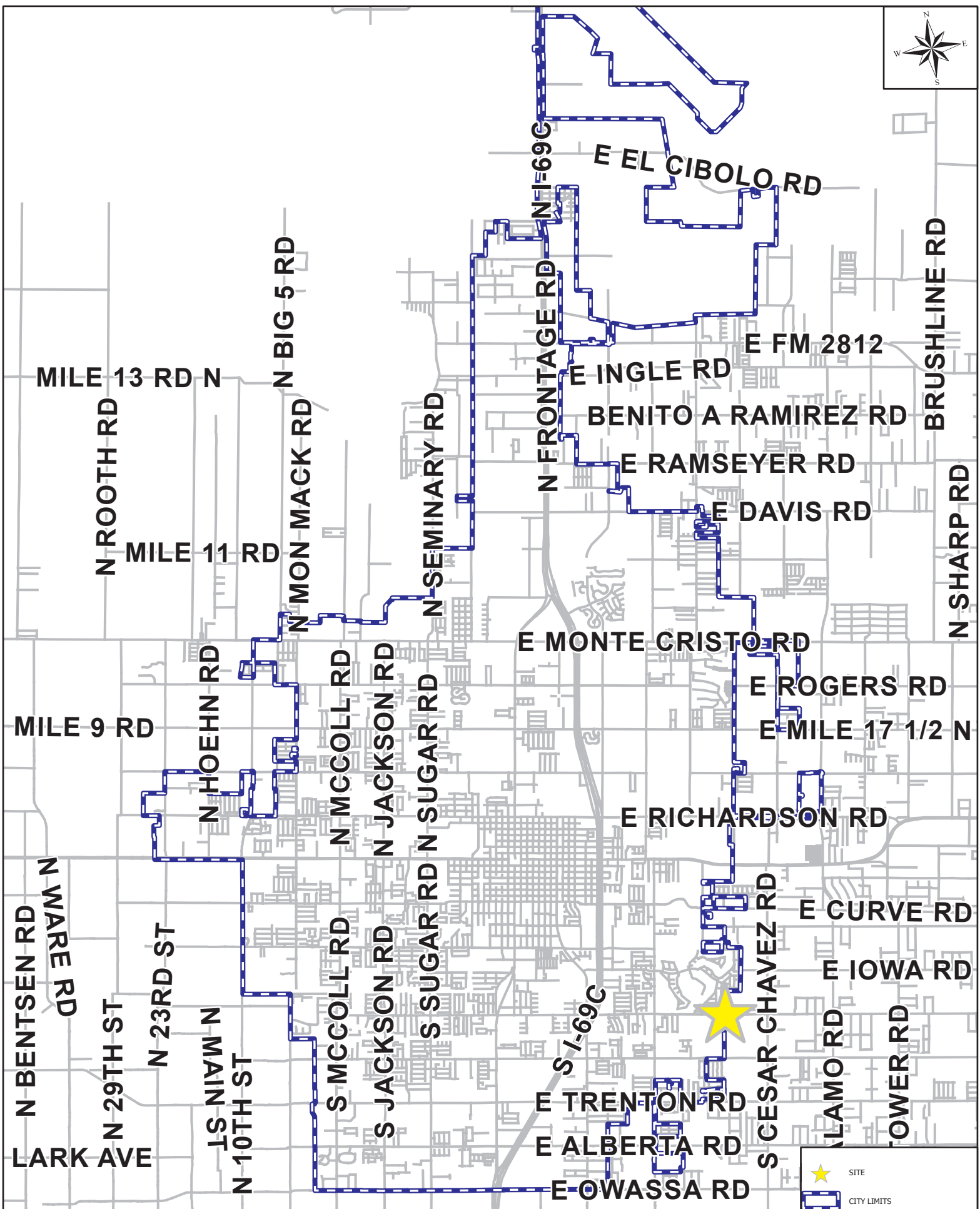
Recommendation

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

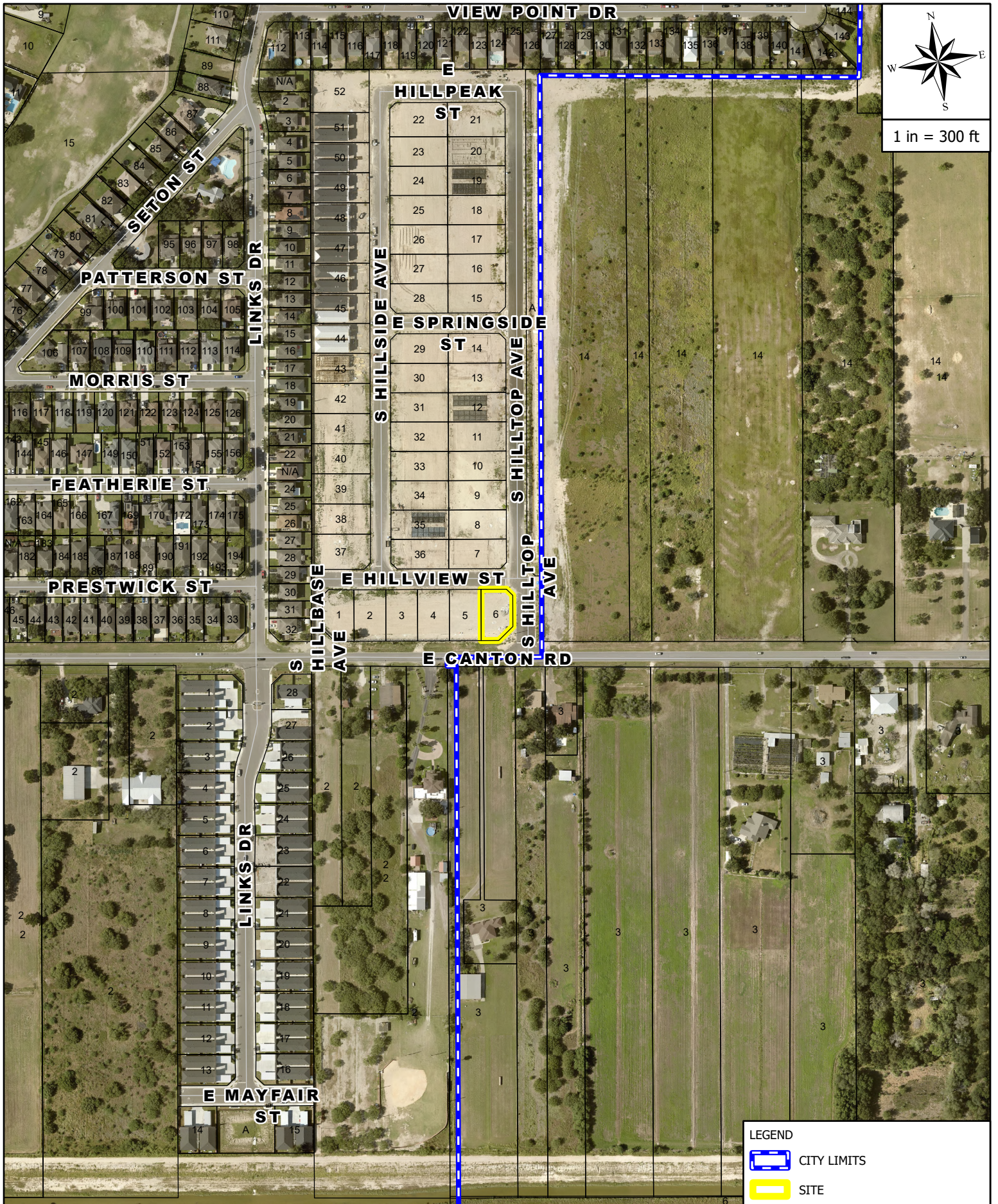
Prepared by:
Anna Gabriela Cantu
Planner I

Approved by:
Jaime Acevedo
Director of Planning & Zoning





EDINBURG NEW DEVELOPMENT MAP

3716 E HILLVIEW ST



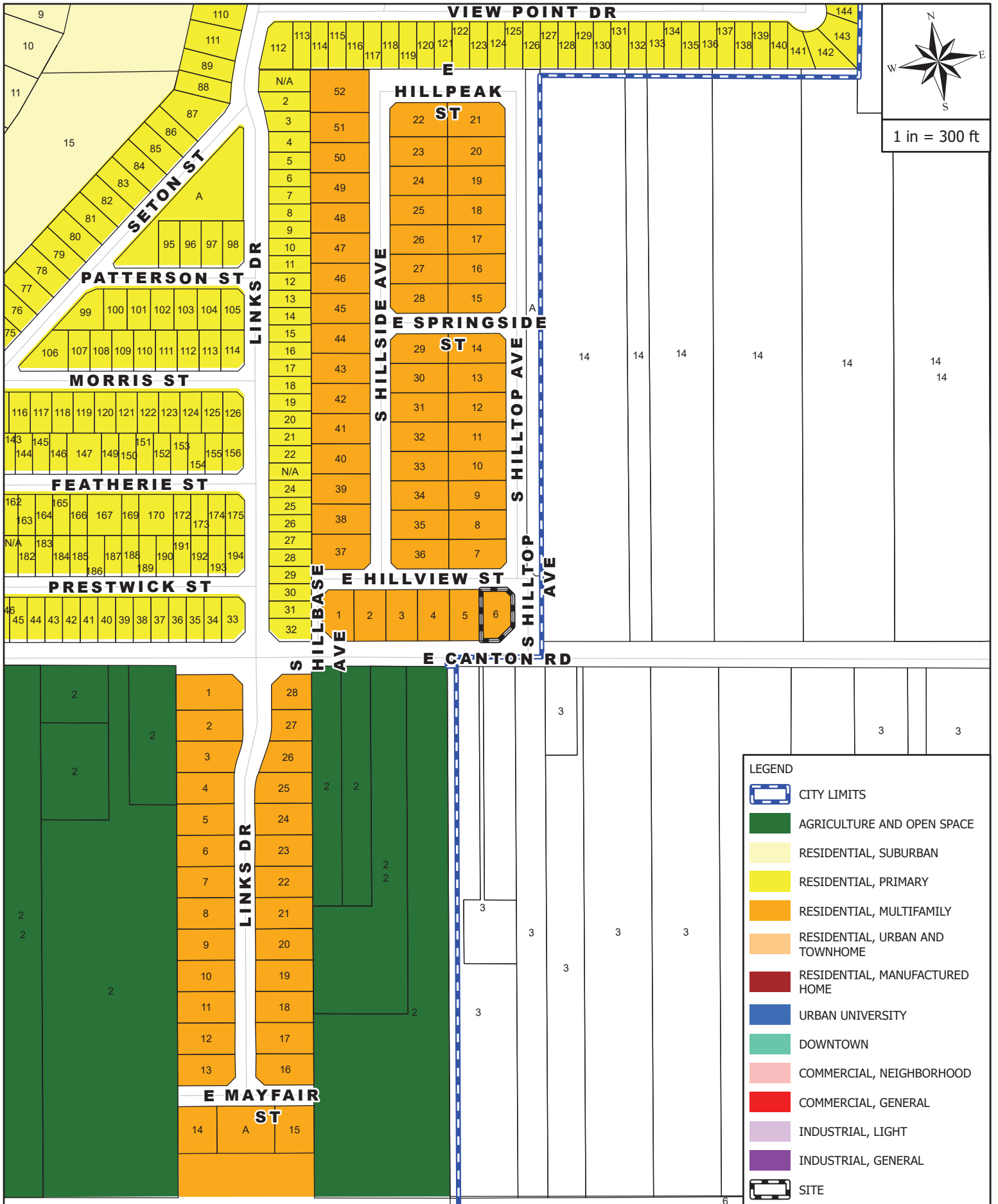
1 in = 300 ft

LEGEND

-  CITY LIMITS
-  SITE

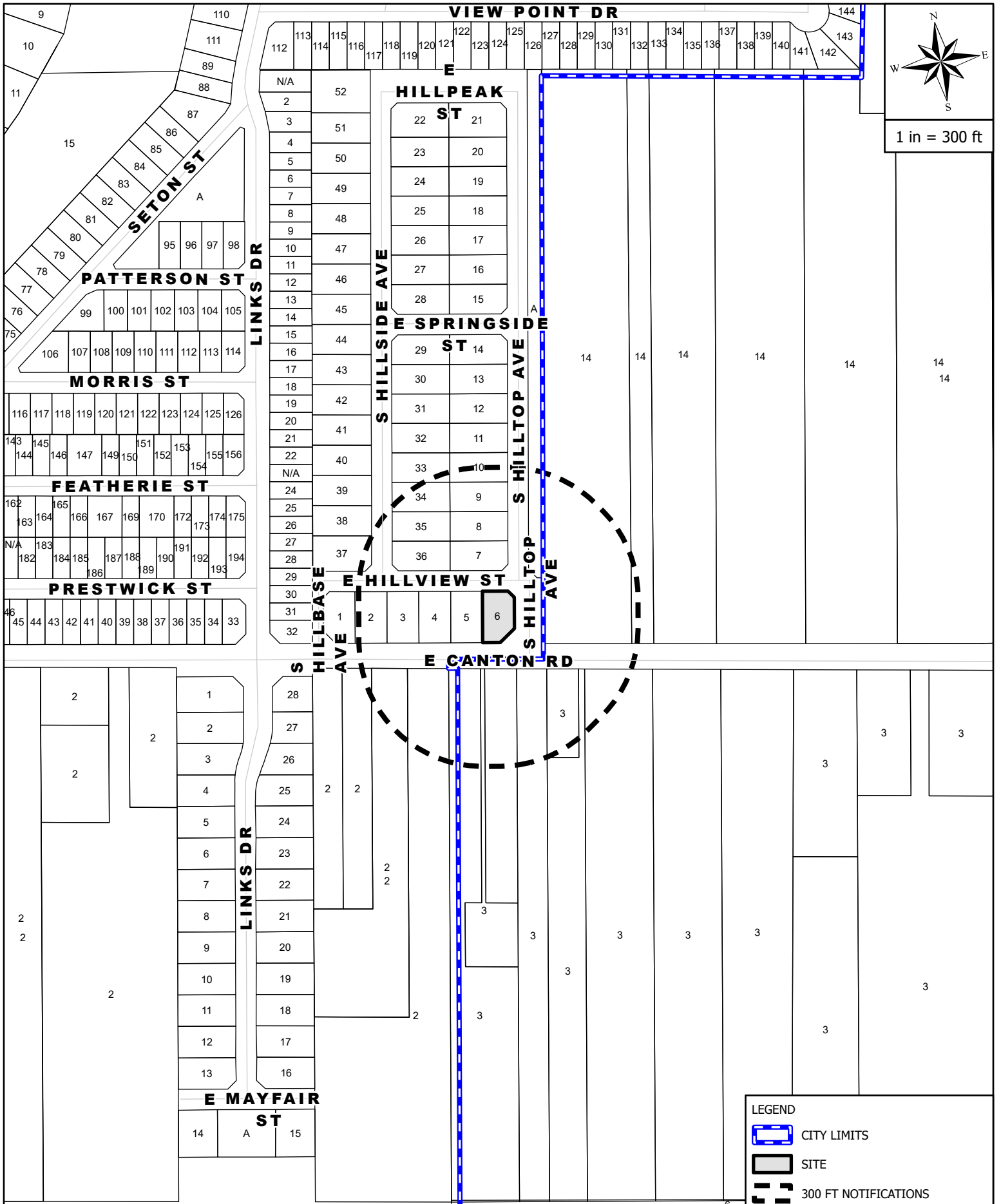


AERIAL MAP
 3716 E HILLVIEW ST



ZONING MAP
 3716 E HILLVIEW ST





MAILOUT AND SITE MAP

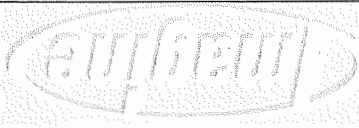
3716 E HILLVIEW ST



Variance Request Site Photo

AIMZ Development, LLC
3716 E. Hillview Street





AREA:
UNIT 1: 1133
UNIT 2: 1117
TOTAL: 2250 SF

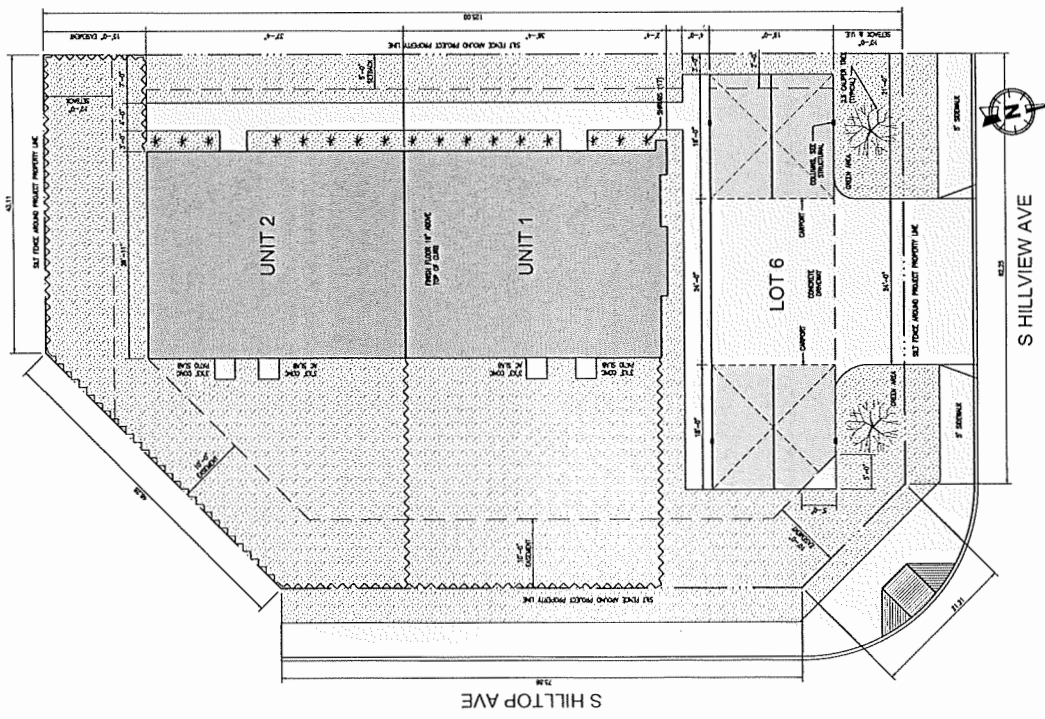
REVISIONS: FINAL DRAWINGS

NOTE:
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

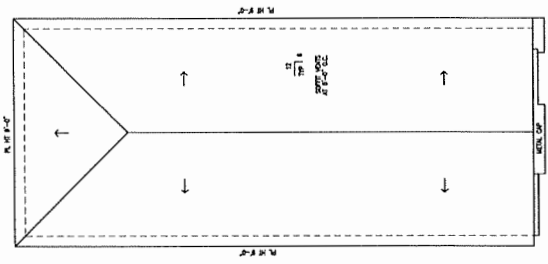
PROJECT:
CANTON HILLS
LOT 6
EDINBURG, TX

SITE & ROOF PLANS

2



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



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

Planning & Zoning Staff Report

Prepared on: June 15, 2026

Zoning Board of Adjustment

Regular Meeting: June 24, 2026

Agenda Item

Variance request by Cubic Walls McColl, a Registered Series of Cubic Walls, LLC for a Variance to the City of Edinburg Unified Development Code to allow the increase of floor area ratio from required 0.317 to 0.5035, Being 5.00 Acre Tract of Land Being the South 5.00 Acres of the North 10.00 Acres of the South 30.00 Acres of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Located at 1000 N. McColl Road.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.202 Standards for Nonresidential and Mixed-Use Development. The applicant is proposing a reduction of the required floor area ratio from 0.317 for services uses on Commercial, General (CG) District, to 0.5035.

Property Location and Vicinity

The property is located at the east side of N. McColl Road at approximately 660 feet north of the intersection of N. McColl Road and W. Schunior Street. The property has a total frontage of 164.92 feet along N. McColl Road, and a lot depth of approximately 1320 feet. Current Zoning is Commercial, General (CG) District. Adjacent zoning is Residential, Multifamily (RM) District to the north and west, Residential, Suburban (RS) District to the south, and Agriculture and Open Spaces (AO) District to the east. Adjacent land uses consist of single-family, multi-family, vacant land and drainage uses.

Background and History

The property has not been subdivided and is part of Texas-Mexican Railway Company's Survey. The applicant is proposing a reduction of the floor area ratio from the required 0.317 to 0.5035. Setbacks required as per city ordinance are as follows: Front 25 feet, Side 10 feet, Rear 10 feet, Street Side 10 feet, or easement whichever is greater on all cases.

Staff mailed a notice of the variance request to 22 neighboring property owners on June 12, 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 floor area ratio from the required 0.317 to 0.5035. Proposed development is for self-storage units, which is categorized as a service use within the City's Unified Development Code, requiring a 0.317 floor area ratio in proportion to the property size. Proposed changes into the code regarding self-storage units development, for an increase in the allowable floor area ratio has been suggested, but however, these changes have not yet been approved.

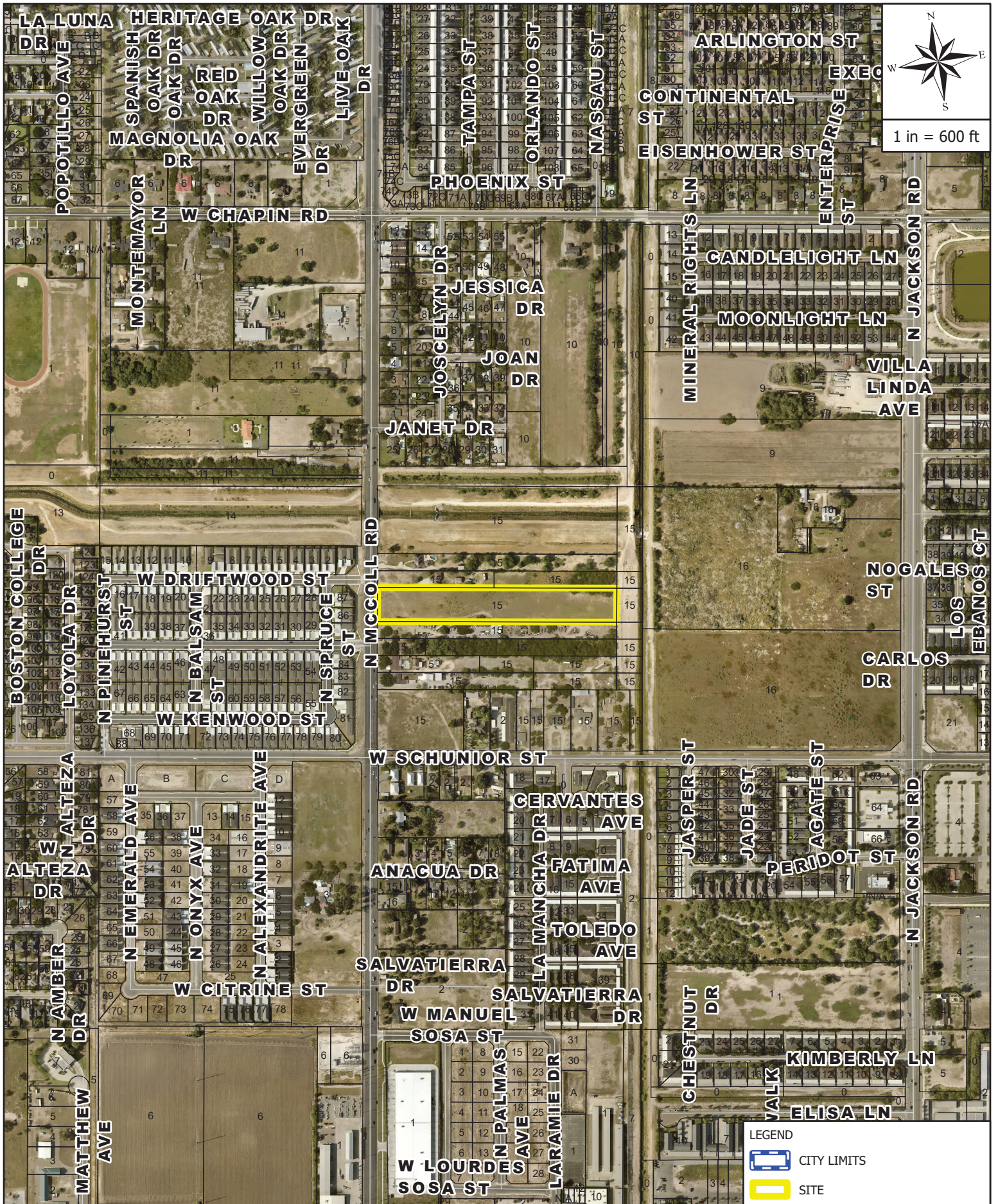
Recommendation

Staff recommends approval 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

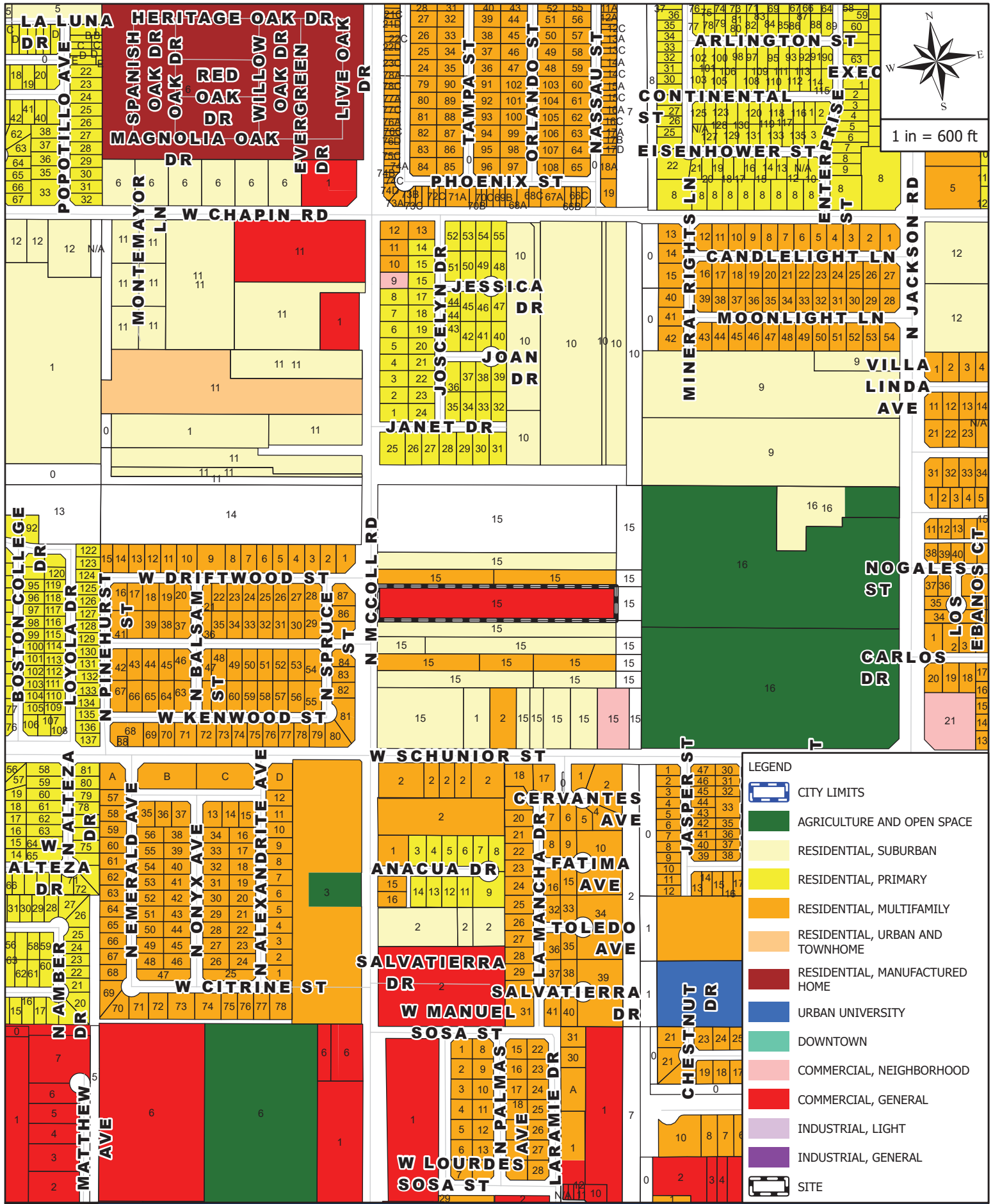


1 in = 600 ft

- LEGEND
-  CITY LIMITS
 -  SITE



AERIAL MAP
1000 N MCCOLL RD



ZONING MAP

1000 N MCCOLL RD

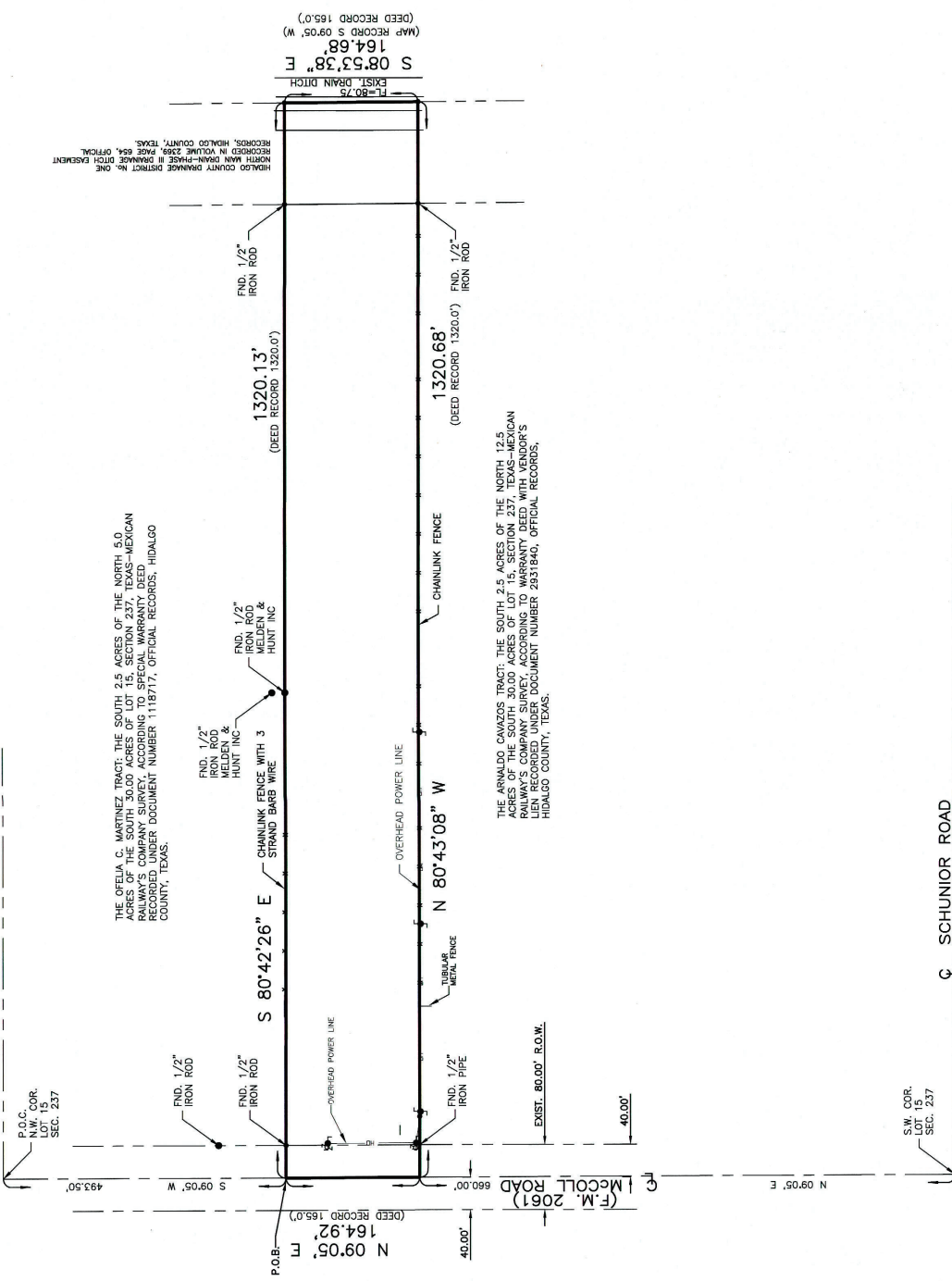




Variance Request Site Photo

Cubic Walls McColl, a Registered Series of Cubic Walls, LLC
1000 N. McColl Road

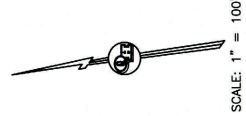




THE OTELA C. MARTINEZ TRACT, THE SOUTH 2.5 ACRES OF THE NORTH 5.0 ACRES OF THE SOUTH 30.00 ACRES OF LOT 15, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1118717, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ARNALDO CAVAZOS TRACT, THE SOUTH 2.5 ACRES OF THE NORTH 12.5 ACRES OF THE SOUTH 30.00 ACRES OF LOT 15, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2931840, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PLAT SHOWING
 A 5.00 ACRE TRACT OF LAND BEING THE SOUTH 5.00 ACRES OF THE NORTH 10.00 ACRES OF THE SOUTH 30.00 ACRES OF LOT 15, SECTION 237, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3225359, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



- LEGEND**
- GUY WIRE
 - POWER POLE
 - SERVICE POLE
 - TEL. P.D.
 - GATEWELL/STANDPIPE
 - GAS MARKER
 - DOWN DRAIN
 - IRRIGATION VALVE

FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH 1% ANNUAL CHANCE OF EXCEEDANCE; AND DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480338 0015 E MAP REVISED: MAY 14, 2001. (LOMR)

BEARINGS ARE IN ACCORDANCE WITH MCCOLL ESTATES UNIT No.2, RECORDED IN VOLUME 18, PAGE 49, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBMISSION REGULATIONS OF THE COUNTY OF HIDALGO TEXAS, WHICH REGULATIONS MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS SURVEY PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY. THERE ARE NO UNDISCOVERED ENCUMBRANCES OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 No. 4856
 REGISTERED PROFESSIONAL LAND SURVEYOR

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST.
 HOUSTON, TEXAS 77059
 PHONE 956-381-6480
 FAX 956-381-0527
 ALFONSO@QOHA-ENG.COM

VOL. 1 PAGES 12
 SURVEYED DECEMBER 15, 2021
 OWNER CUBIC WALLS, LLC
 MANAGING MEMBER MAURICIO PAREDES
 ADDRESS _____
 JOB No. _____ PAGE _____
 BOOK No. _____
 Z:\data\SURVEYS 2021\MR. PAREDES

Planning & Zoning Staff Report

Prepared on: June 15, 2026

Zoning Board of Adjustment

Regular Meeting: June 24, 2026

Agenda Item

Variance request by Jose Pena for a Variance to the City of Edinburg Unified Development Code to allow the reduction of the side yard setbacks from required 10 feet to 6 feet, Being Lot 33, Borderland Retreat R.V. Mobile Home Subdivision Phase 2, Located at 2006 Zimmerman Street.

Request

The applicant is seeking a variance to Unified Development Code (UDC) Article 3, Section 3.103 Standards for Manufactured Home Subdivisions. The applicant is proposing a reduction of the required 10-foot side yard setback to 6 feet.

Property Location and Vicinity

The property is located at the south side of Zimmerman Street at approximately 75 feet east of the intersection of Zimmerman Street and Quiligy Street. The property has a total frontage of approximately 41.55 feet along Zimmerman Street, and a lot depth of approximately 81.39 feet to 86.59 feet. Current Zoning is Manufactured Home (MH) District. Adjacent zoning is Manufactured Home (MH) District in all directions. Adjacent land uses consist of single-family uses.

Background and History

The property is part of Borderland Retreat R.V. Mobile Home Subdivision Phase 2 which was recorded on December 9, 1985. The applicant is proposing a reduction of the required 10-foot side yard setback to 6 feet. Setbacks required as per city ordinance are as follows: Front 15 feet, Side 10 feet, Rear 10 feet, Street Side 15 feet, or easement whichever is greater on all cases.

Staff mailed a notice of the variance request to 52 neighboring property owners on June 12, 2026, and received no comments in favor or against this request at the time that this report was prepared.

Analysis

The applicant is proposing a reduction of the required 10-foot side yard setback to 6 feet. The intent is to build a single-family residential dwelling, not a manufactured home. Property has an approximate 41.55 feet of width, leaving a buildable width of 20 feet.

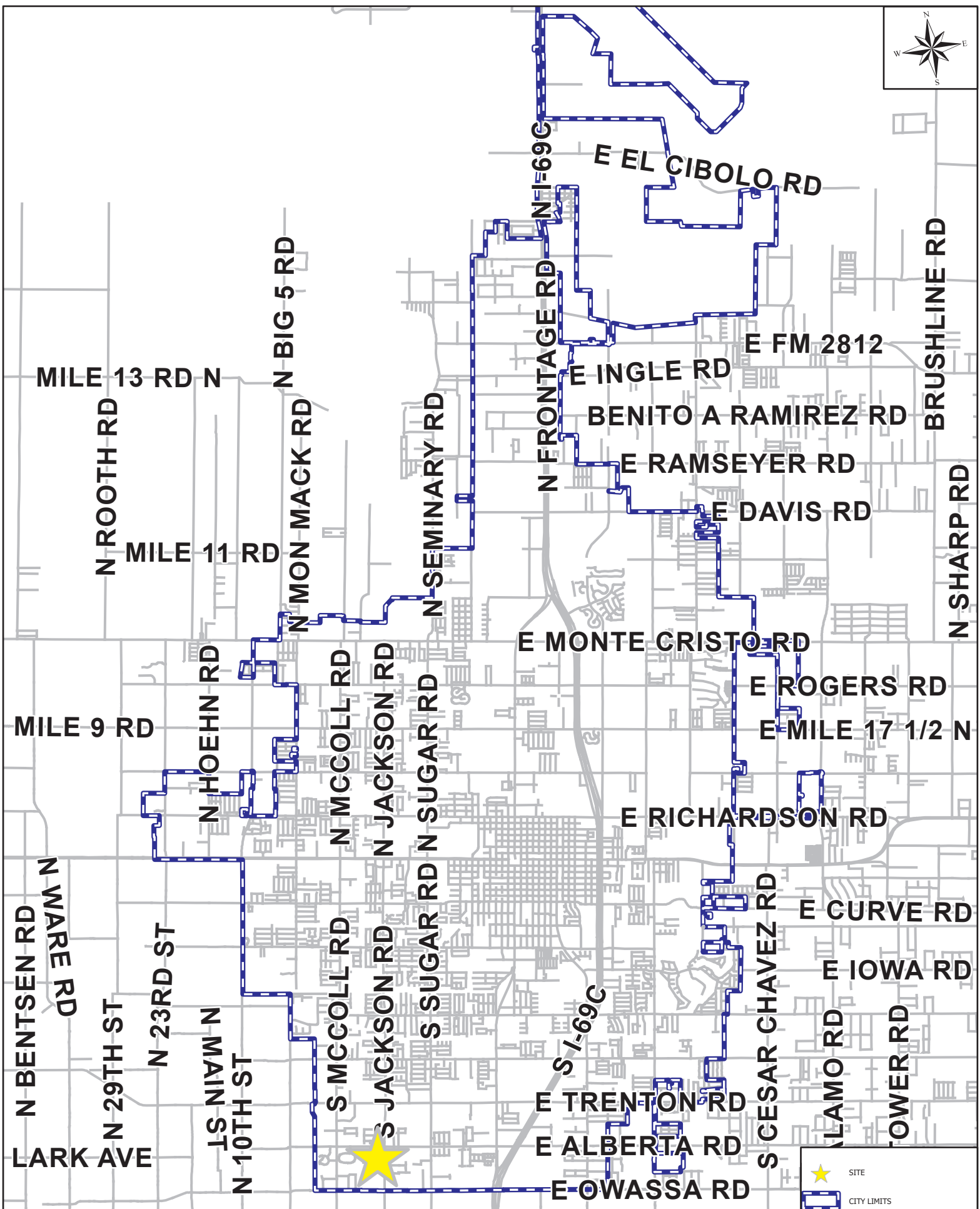
Recommendation

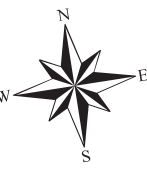
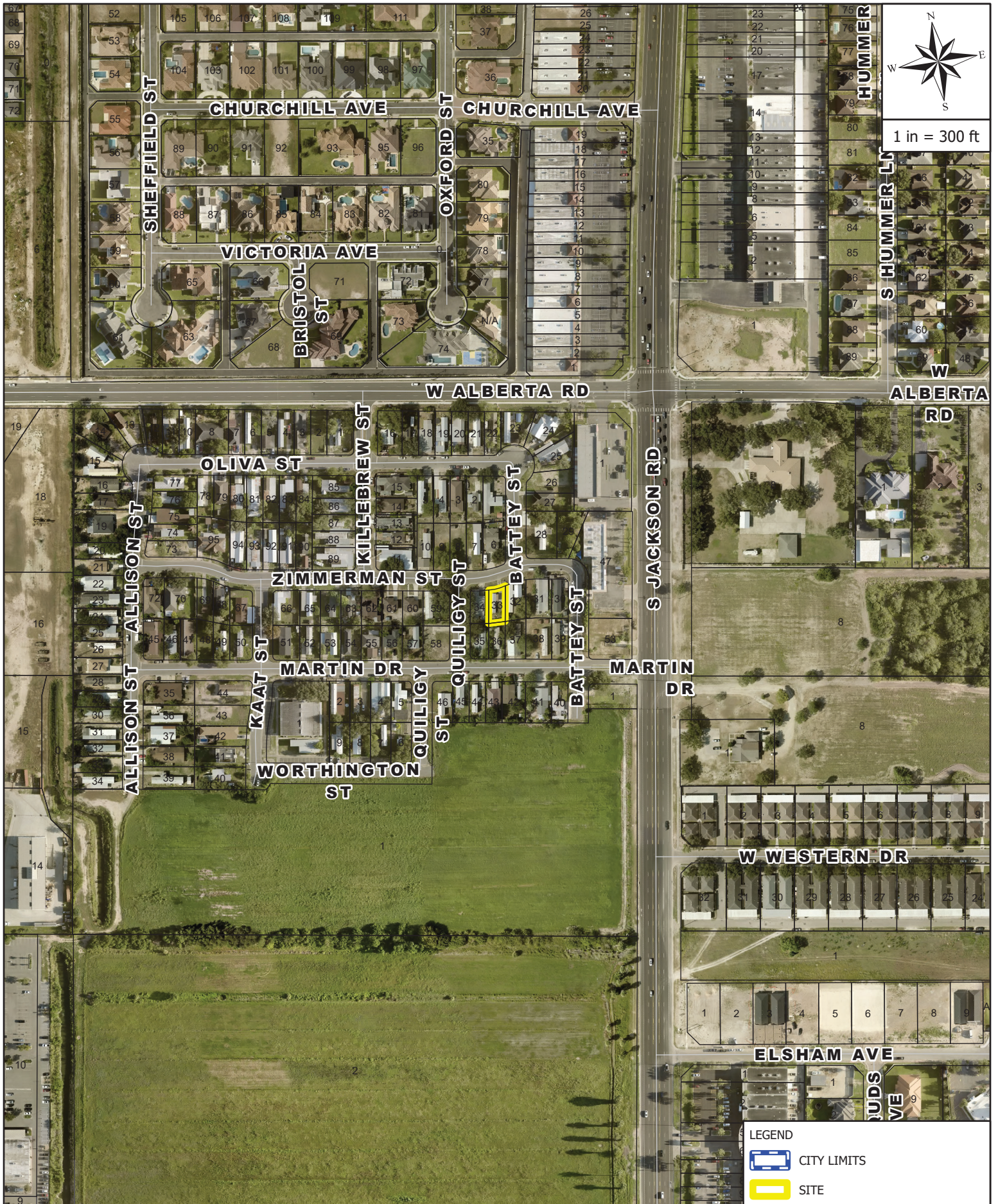
Staff recommends approval of the variance request. If approved, the applicant will also need to comply with all other requirements during the permitting process and pay a \$40 fee payable to the County of Hidalgo, submitted to the County Clerk's office for the recording of the Zoning Board of Adjustments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



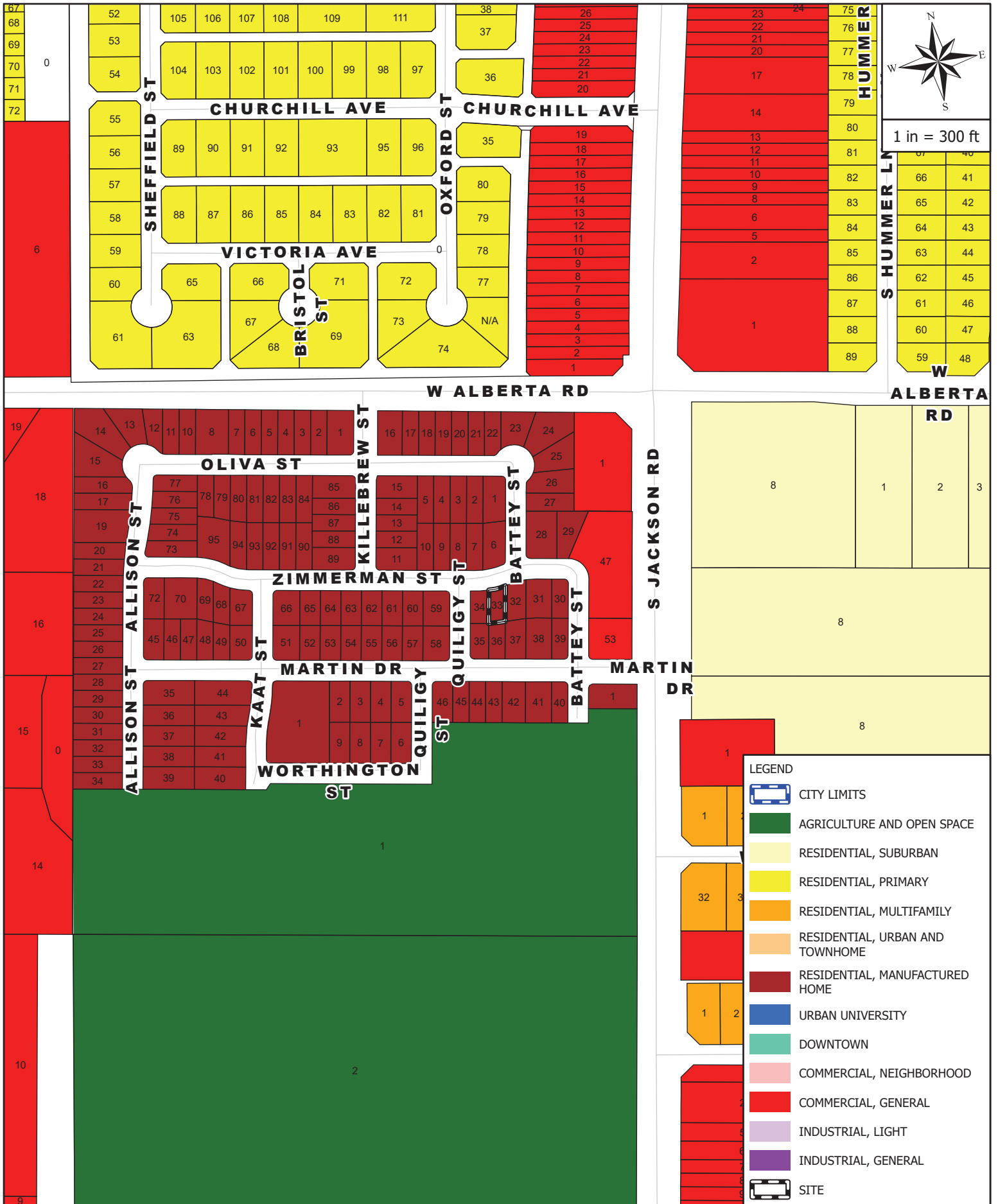


1 in = 300 ft

- LEGEND**
-  CITY LIMITS
 -  SITE



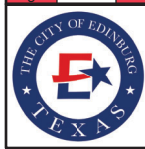
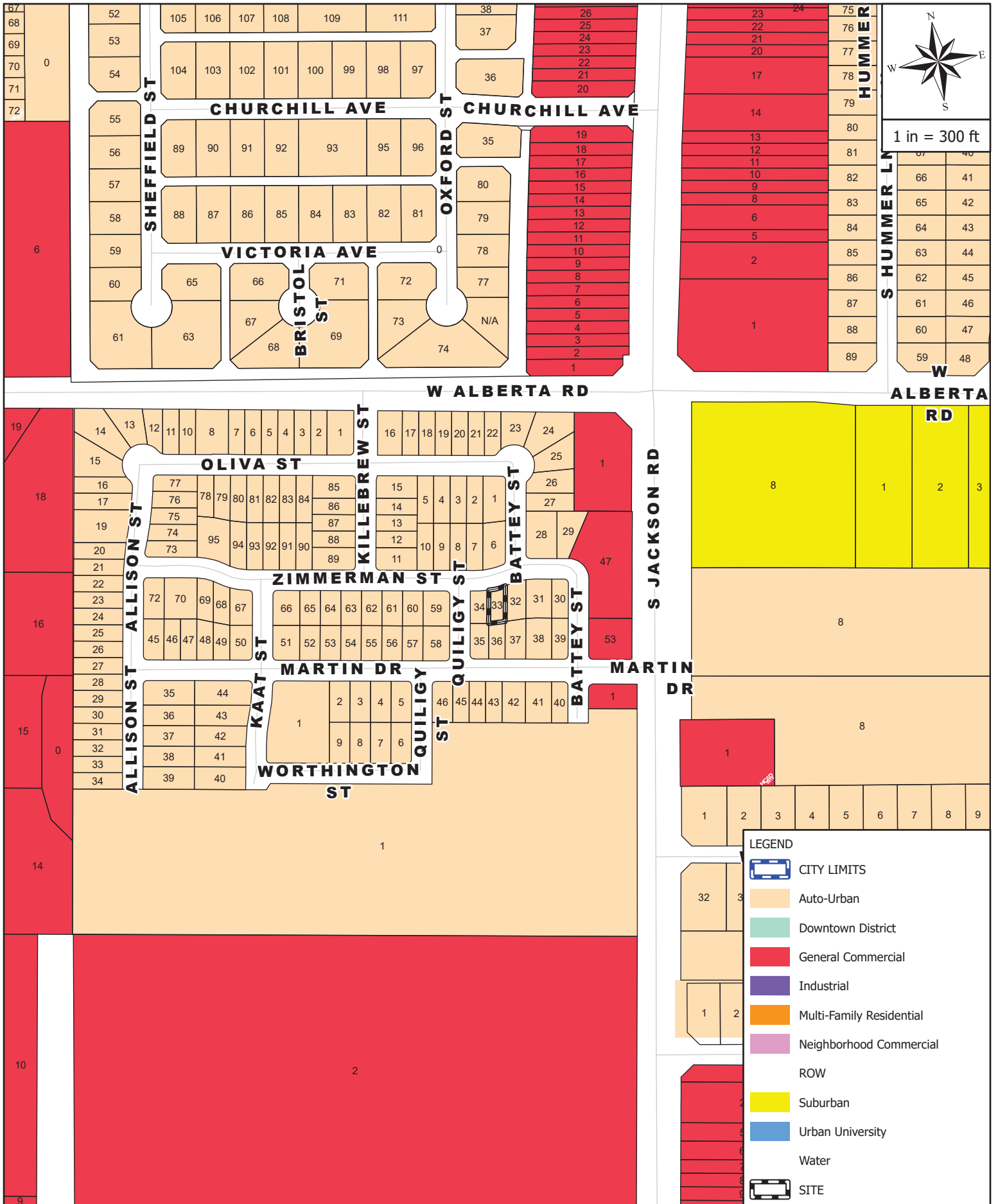
AERIAL MAP
 2006 ZIMMERMAN ST



ZONING MAP

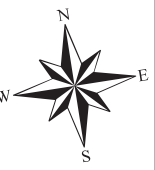
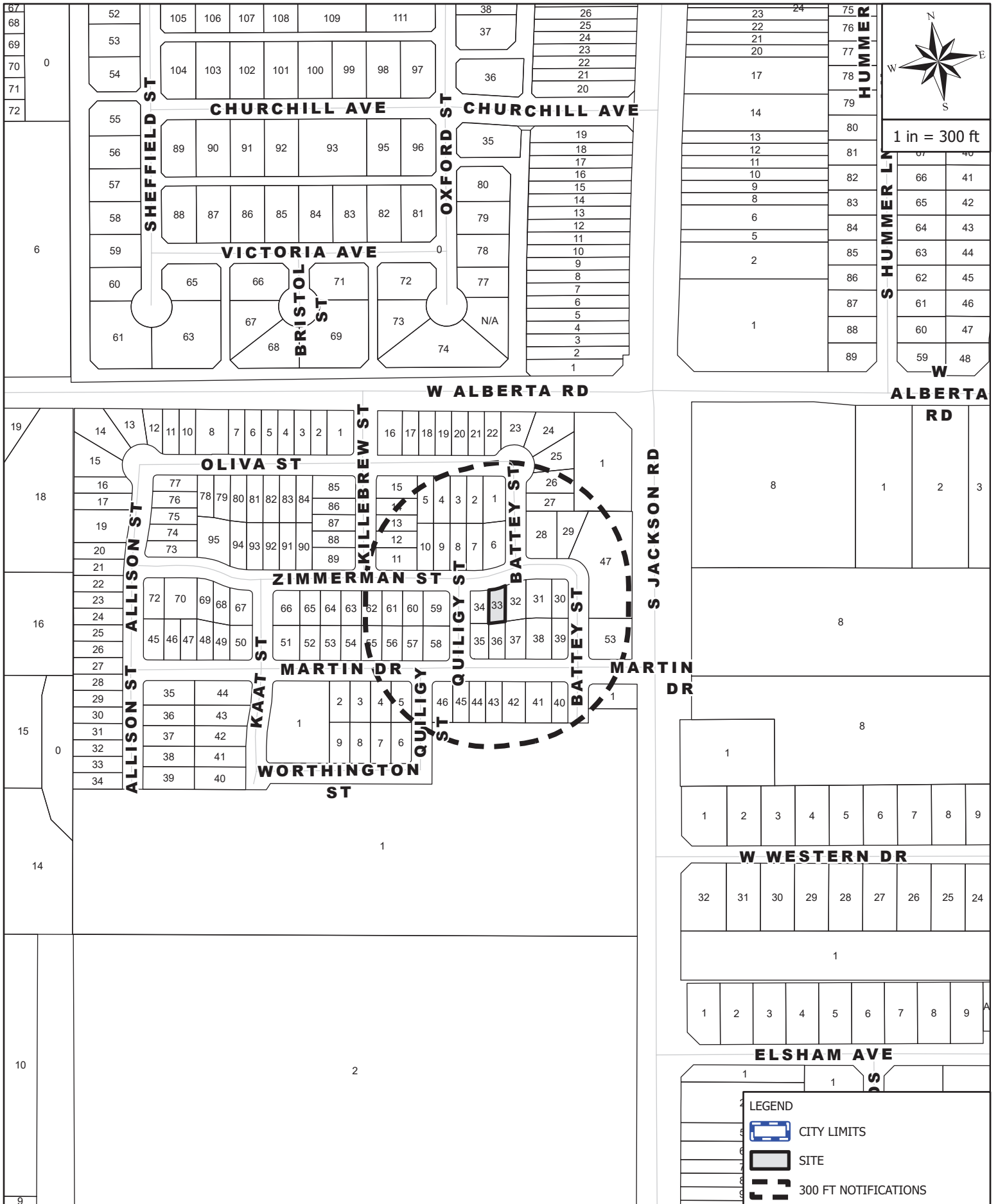
2006 ZIMMERMAN ST







FUTURE LANDUSE MAP

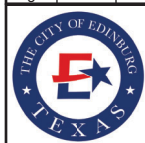
2006 ZIMMERMAN ST



1 in = 300 ft

57	40
66	41
65	42
64	43
63	44
62	45
61	46
60	47
59	48

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



MAILOUT AND SITE MAP

2006 ZIMMERMAN ST



Variance Request Site Photo

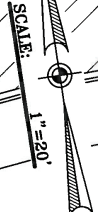
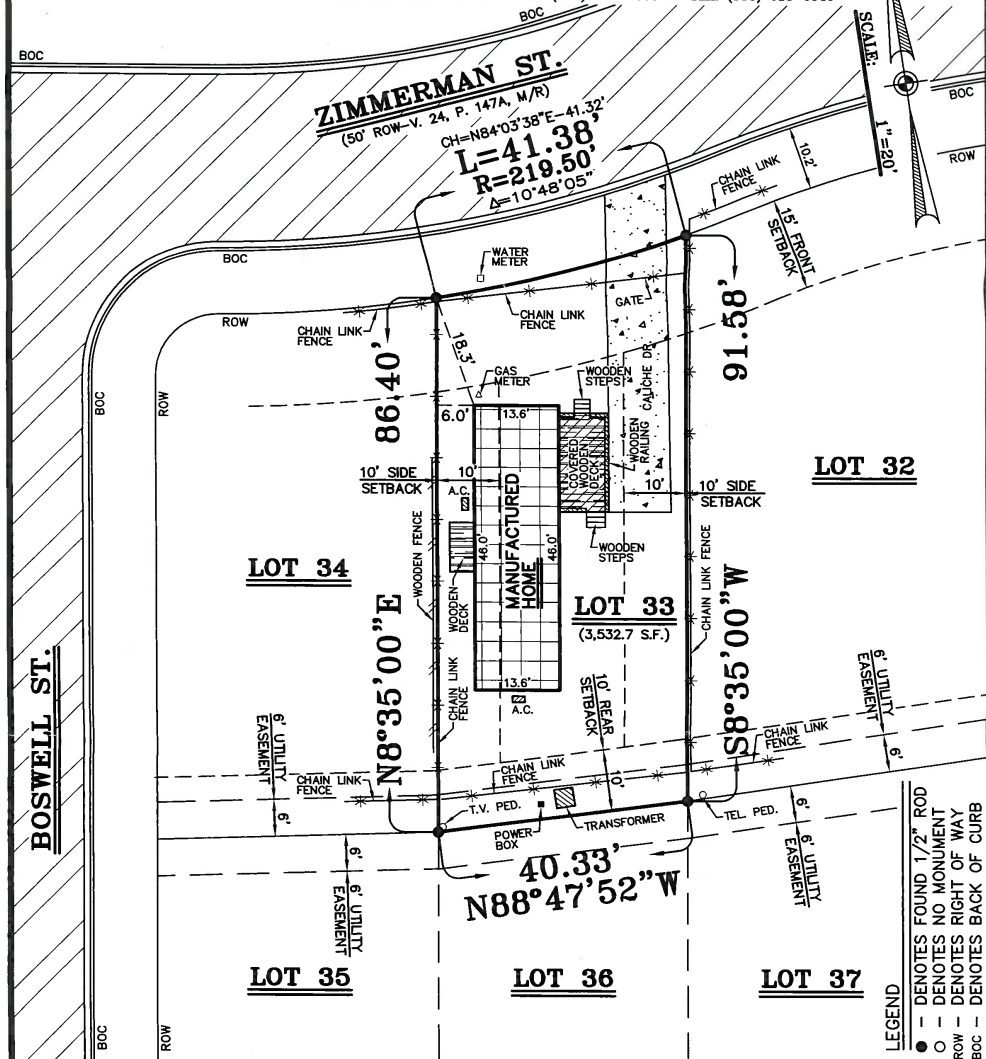
Jose Pena
2006 Zimmerman Street



ART SALINAS

ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



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

FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "X". Zone "X" areas are areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood as per F.E.M.A. Flood Insurance Rate Map No. 480338-0030-E dated 06-06-00.

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.
- This survey plat is prepared in connection with Title Policy G.F. # 262452103 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.
- Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code. (Blanket)
- Subject to rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- Easements and reservations as shown according to the map or plat thereof recorded in Volume 24, Page 147A, Map Records of Hidalgo County, Texas.
- Water Service Agreement dated January 18, 1985, by and between Sharyland Water Supply Corporation and Borderland Retreat, a Partnership composed of Theodore Otto Uhlander, Mickey Uhlander and Al Price, recorded in Volume 2337, Page 624, Official Records of Hidalgo County, Texas. (Blanket)
- Subject to Covenants, Conditions, Stipulations, Easements and Assessments as contained in Restrictions recorded in Volume 2022, Page 768, amended in Volume 2084, Page 1, amended in Volume 2085, Page 953, all of the Official Records and further amended in Document No. 471265, Official Records, Hidalgo County, Texas. (Blanket)
- Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.
- Building Setback Lines as per City Zoning Ordinance.
- Subject to any water rights and/or oil, gas and mineral lease of record.
- Bearing Basis: "E. line of Lot 33, Borderland Retreat R-V and Mobile Home Subdivision Phase II"

BORROWER(s): Arlene Diaz

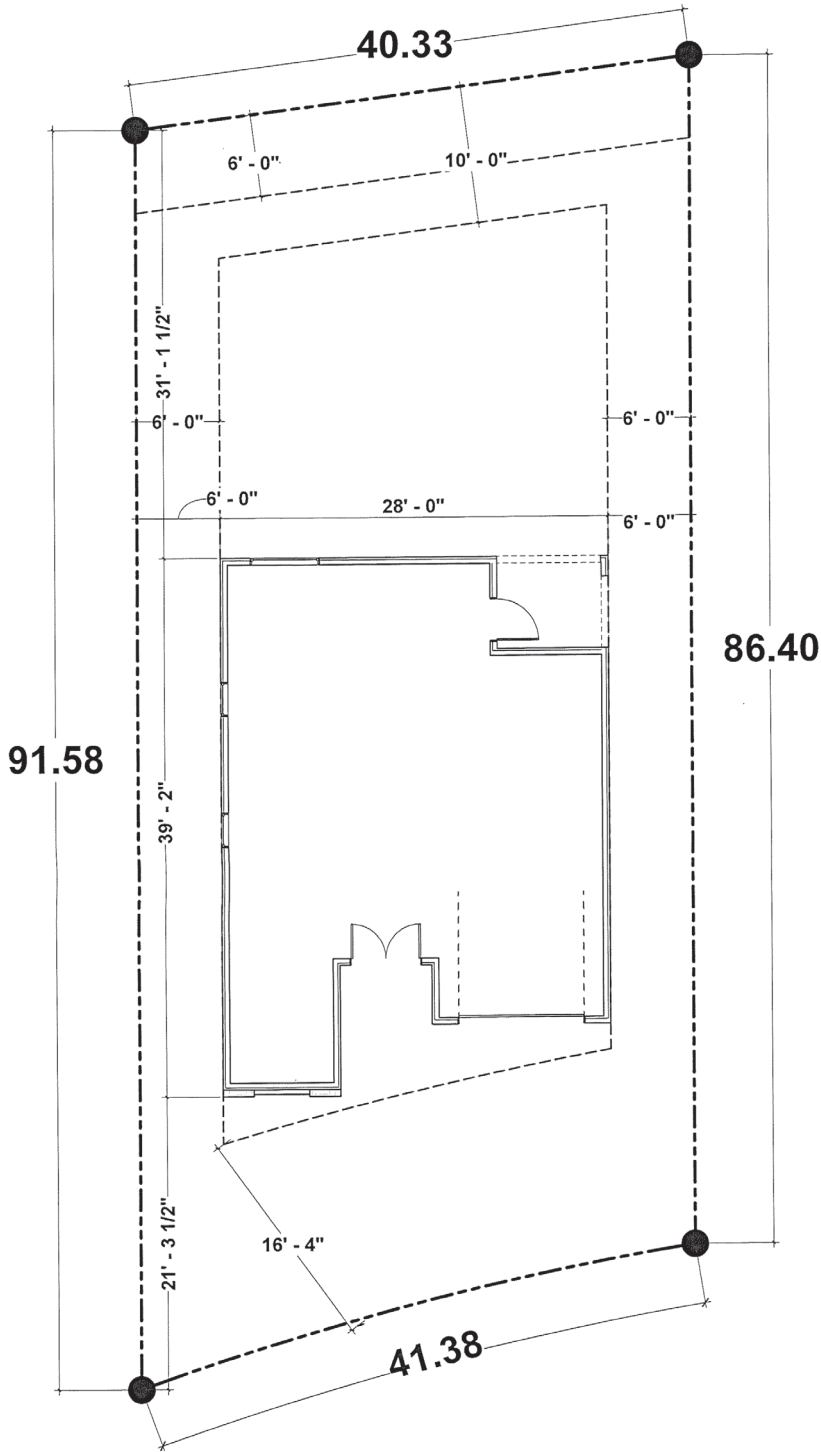
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 2066 ZIMMERMAN ST., in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:
 LOT THIRTY THREE (33), BORDERLAND RETREAT R-V AND MOBILE HOME SUBDIVISION PHASE II, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 147-A, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

26-71415 04-21-26
 Job No. Date

© 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.



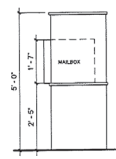
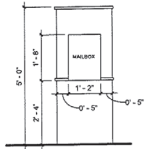
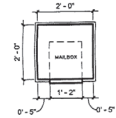
Registered Professional Land Surveyor No. 4802



3 SITE PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. ALL ELECTRICAL AS PER LOCAL ADOPTED CODES
2. ALL SMOKE DETECTORS TO BE HARDWARE & INTERCONNECTED W/BATTERY BACKUP.
3. ALL CONSTRUCTION, FRAMING, JOIST, & RAFTER SIZES & SPANS AS PER ADOPTED CODES (2021 IRC)
4. ALL SOLE PLATES TO BE TREATED OR PROTECTED
5. ALL FOUNDATION BEAMS TO BE EXTEND MIN. 6" INTO UNDISTURBED SOIL.
6. ALL PLUMBING AS PER 2021 IRC PLUMBING CODES
7. SIZE WATER HEATER AS PER 2021 IRC PLUMBING CODE
8. CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE BY THE DESIGNER OF ANY CONFLICTS, DISCREPANCIES OR OMISSION TO COMMENCEMENT OF THE CONTRACT WORK.
9. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME FOR SIMILAR WORK
10. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS OR DETAILS ON THESE DRAWINGS
11. VERIFY W/ OWNER LAYOUT OF LIGHT FIXTURES & SWITCH PRIOR TO INSTALLATION
12. CONTRACTOR TO INSURE FINISHED CONCRETE SLAB TO BE 18" FROM STREET ELEVATION
13. ALL DIMENSIONS SHOULD BE READ AND CALCULATED AND NEVER SCALED
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION SHORING & BRACING FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION.
15. THE CONTRACTOR SHALL ASSUME SOLE & COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY. THIS REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
16. CONTRACTOR MUST VERIFY AND COMPLY THAT ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR APPLICABLE ORDINANCE.
17. ALL FOOTING TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
18. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE AS PER CODE
19. ALL WOOD, CONCRETE AND STEEL STRUCTURE MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.



1 MAILBOX
1/2" = 1'-0"

Scale As Indicated	A-2		Project Number Date Drawn By Project Number Date 5/16/2026 9:17:38 AM	ZIMMERMAN RESIDENCE 2006 ZIMMERMAN ST EDINBURG TX 78539	SITE PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 45%;">Description</th> <th style="width: 50%;">QTY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	QTY													WALL SCHEDULE INTERIOR WALL, STUD # EXTERIOR STUCCO WALL, STUD # EXTERIOR STONE WALL, STUD # INTERIOR PLUMBING WALL, STUD #	AREAS LIVING LEVEL = 646.00 SQFT LIVING LEVEL = 2-826.00 SQFT GARAGE = 288.00 SQFT PORCH = 33.00 SQFT PATIO = 64.00 SQFT TOTAL = 1,825.00 SQFT TOTAL LIVING = 1,470.00 SQFT	<p>J. PEÑA CONSTRUCTION, INC. OFFICE: (956) 971-8705</p>
No.	Description	QTY																						

**2026 ATTENDANCE RECORD
ZONING BOARD OF ADJUSTMENTS MEETINGS**

	01/28/26	02/11/26	03/25/26	04/29/26	05/27/26	06/24/26	07/29/26	08/26/26	09/30/26	10/28/26	11/18/26	12/16/26
Michael Cantu - Chairperson	A	P	P	P	P							
Eliseo Garza Jr - (Appointed to P&Z)	P	P										
Vacant - Vice Chairman												
Omar Govea	P	P	P	P	P							
Marc A. Gonzalez	P	A	P	P	P							
Ruben Ruiz	P	P	P	P	P							
Andrew Almaguer	P	P	P	P	P							
Dustin Garza	P	A	P	P	P							
Matthew Cruz	P	P	P	P	P							
Tony Garza	P	P	P	P	P							