



**EDINBURG ZONING BOARD OF ADJUSTMENT
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS**

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

**JULY 29, 2026
5:30 PM**

1. CALL TO ORDER, ESTABLISH QUORUM

- A. Prayer.
- B. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. MEETING PROCEDURES

The following are the meeting procedures used by the Zoning Board of Adjustment:

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

5. PUBLIC COMMENTS

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.

6. ABSENCES

- A.** Consider excusing the absence of Board Member Dustin Garza from the June 24, 2026, regular meeting.
- B.** Consider excusing the absence of Board Member Andrew Almaguer from the June 24, 2026, regular meeting.
- C.** Consider excusing the absence of Board Member Tony Garza from the June 24, 2026, regular meeting.

7. MINUTES

- A.** Consider approval of the Minutes for the June 24, 2026, regular meeting.

8. PUBLIC HEARINGS

- A.** 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 yard utility easement, Being Lot 6, Canton Hills Subdivision, Located at 3716 East Hillview Street.
- B.** 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 yard utility easement, Being Lot 1, Canton Hills Subdivision, Located at 3700 East Hillview Street.

9. INFORMATION ONLY

- A.** Attendance Roster.

10. ADJOURNMENT

I hereby certify this Notice of a Zoning Board of Adjustment Regular Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on 21st of July, 2026, at 5:00 p.m.

By: /s/ Rita Lee Guerrero
Rita Lee Guerrero, Assistant Director
Planning and Zoning Department
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.



**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**

MINUTES

PRESENT:

MICHAEL CANTU – CHAIRMAN

VACANT – VICE CHAIRMAN

BOARD MEMBERS:

MARC A. GONZALEZ – VOTING MEMBER

RUBEN RUIZ, JR. – VOTING MEMBER

OMAR GOVEA – VOTING MEMBER

MATTHEW CRUZ – 3RD ALTERNATE

ABSENT:

BOARD MEMBERS:

DUSTIN GARZA – 2ND ALTERNATE

ANDREW ALMAGUER – 1ST ALTERNATE

TONY GARZA – 4TH ALTERNATE

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

A. Prayer

B. Pledge of Allegiance

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PUBLIC COMMENTS

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





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

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

6. **MINUTES**

- A. Consider approval of the Minutes for the May 27, 2026, regular meeting.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC GONZALEZ TO APPROVE THE MINUTES FROM THE MAY 27, 2026, REGULAR MEETING. MOTION CARRIED UNANIMOUSLY WITH A 4 – 0 VOTE.

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.

ITEMS 7A – 7D WERE COMBINED AND VOTED ON SIMULTANEOUSLY AT THE BOARD’S REQUEST.

CESAR DIAZ, THE APPLICANT, WAS PRESENT AND ADDRESSED ANY QUESTIONS THE BOARD HAD REGARDING THE VARIANCE REQUEST.

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING FOR THE CITY OF EDINBURG, WAS PRESENT AND ADDRESSED THE BOARD FROM A PROFESSIONAL STANDPOINT.

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

- 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.

APPLICANT REQUESTED TO PULL ITEM FROM THE JUNE 24, 2026, REGULAR MEETING.

- 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.

APPLICANT REQUESTED TO PULL ITEM FROM THE JUNE 24, 2026, REGULAR MEETING.

- 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.

LALO RAMIREZ, REPRESENTATIVE OF QUINTANILLA, HEADLEY, & ASSOCIATES, WAS PRESENT AND ADDRESSED ANY QUESTIONS THE BOARD HAD REGARDING THE VARIANCE REQUEST.

A MOTION WAS MADE BY CHAIRMAN MICHAEL CANTU AND SECONDED BY RUBEN RUIZ, JR., TO APPROVE THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A 4 – 0 VOTE. – ITEM APPROVED.

- 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.

JOSE PEÑA, THE APPLICANT, WAS PRESENT AND ADDRESSED ANY QUESTIONS THE BOARD HAD REGARDING THE VARIANCE REQUEST.

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



8. **INFORMATION ONLY**

A. Attendance Roster

JAIME ACEVEDO, DIRECTOR OF PLANNING AND ZONING FOR THE CITY OF EDINBURG, ADDRESSED THE VACANCY IN THE ZONING BOARD OF ADJUSTMENTS, UPDATES ON THE UNIFIED DEVELOPMENT CODE, AND RECOGNIZED ARRANZA GOVEA BEING PART OF THE YOUTH ADVISOR COMMITTEE.

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.

A MOTION WAS MADE BY BOARD MEMBER RUBEN RUIZ, JR., AND SECONDED BY BOARD MEMBER MARC GONZALEZ, TO ADJOURN THE JUNE 24, 2026, REGULAR MEETING AT 5:50 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.





CITY OF EDINBURG - ZONING BOARD OF ADJUSTMENT

Meeting Date: July 29, 2026

PUBLIC HEARINGS

Agenda Item No: 8.A.

Variance request - AIMZ Development, LLC

1. **Agenda Item:**

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 yard utility easement, Being Lot 6, Canton Hills Subdivision, Located at 3716 East Hillview Street.

2. **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.

3. **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.

4. **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 an 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 July 17, 2026, and received no comments in favor and or against this request at the time that this report was prepared.

5. **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.

3. **Staff's 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.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning

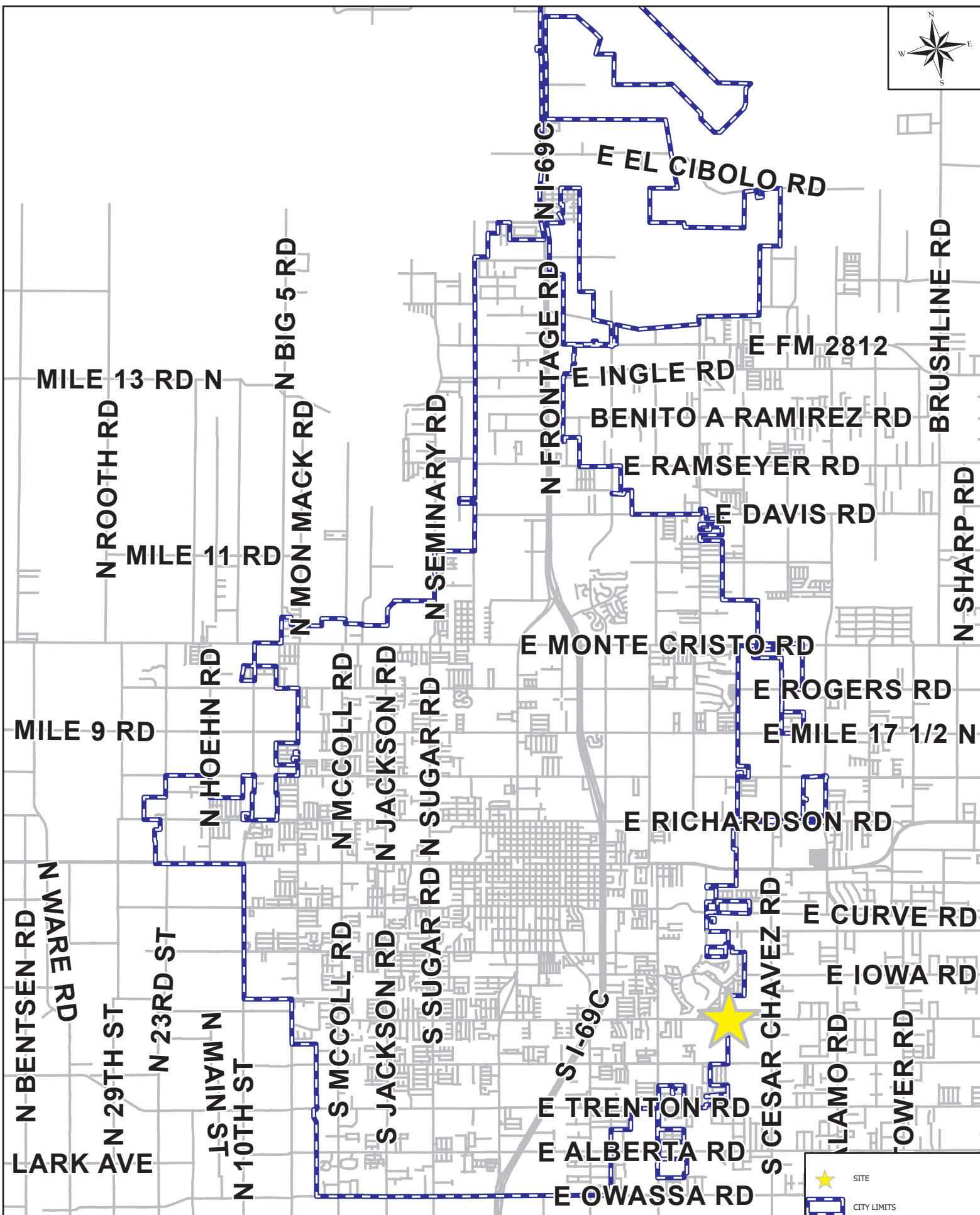
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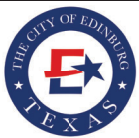
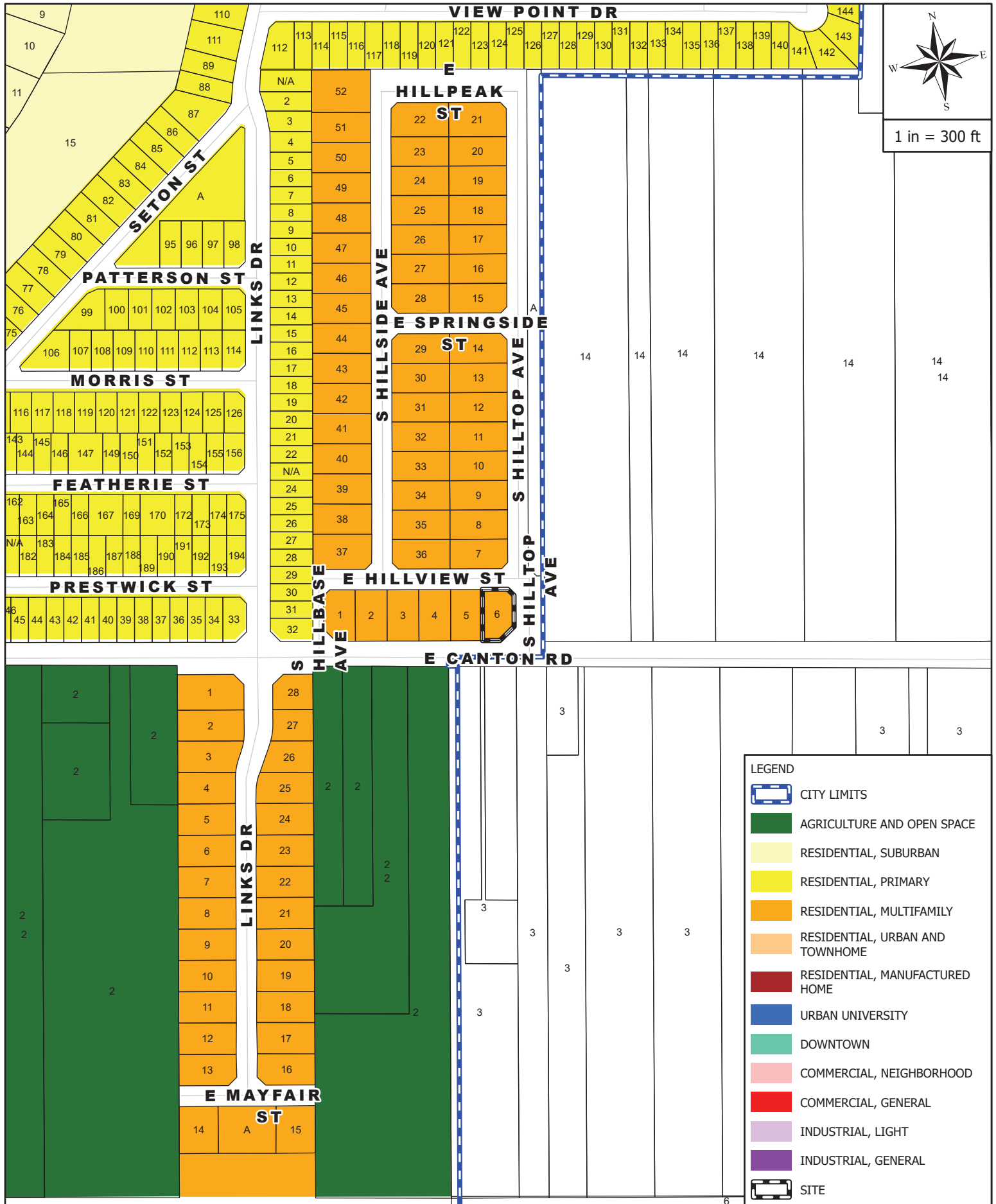
Anna G. Cantu, Planner I

Rita Guerrero, Assistant Director of Planning and Zoning
Eduardo Huerta, Planner II

Attachments:

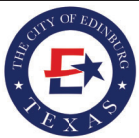
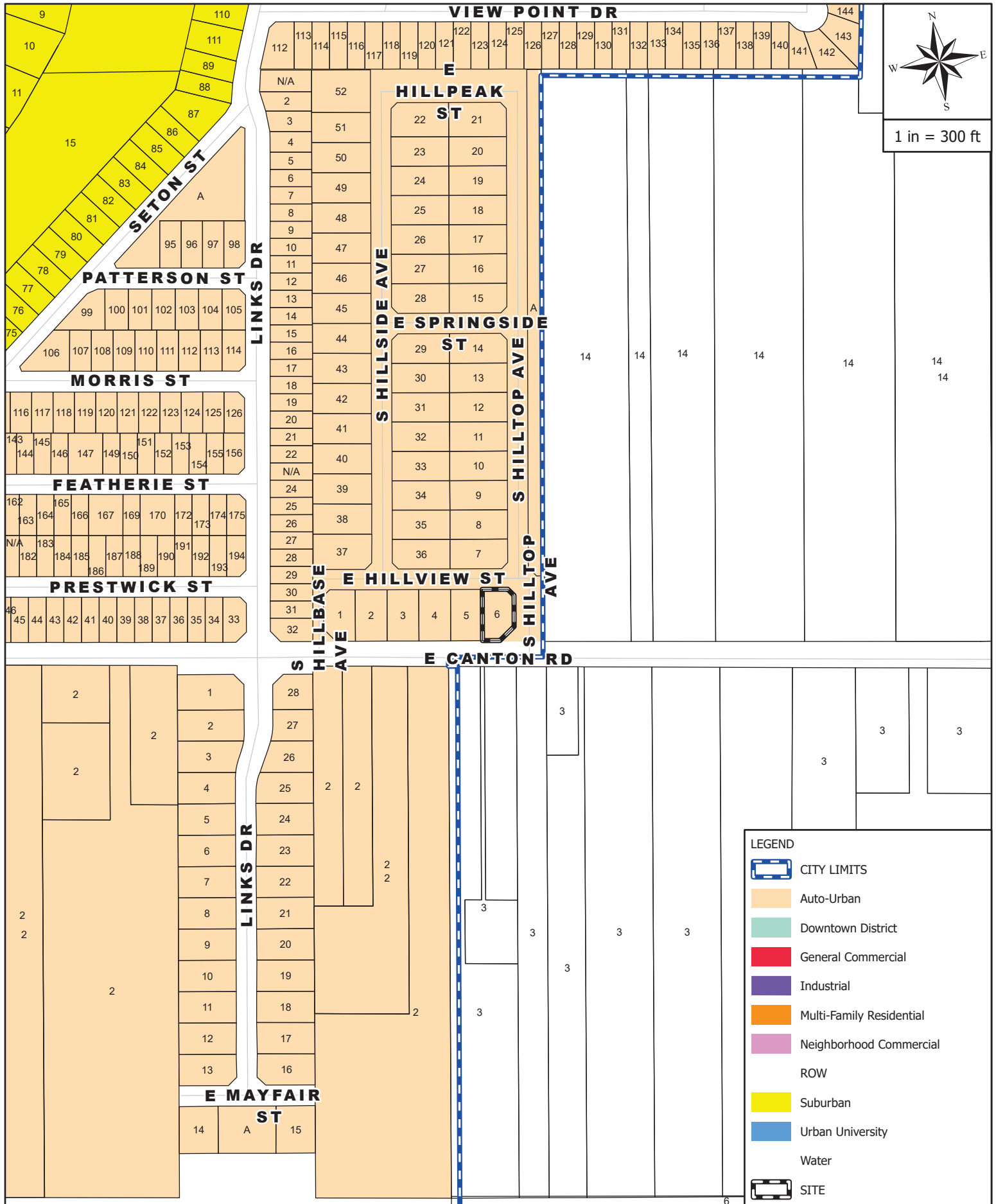
A. Zoning Board of Adjustment Agenda Packet Attachments





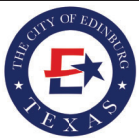
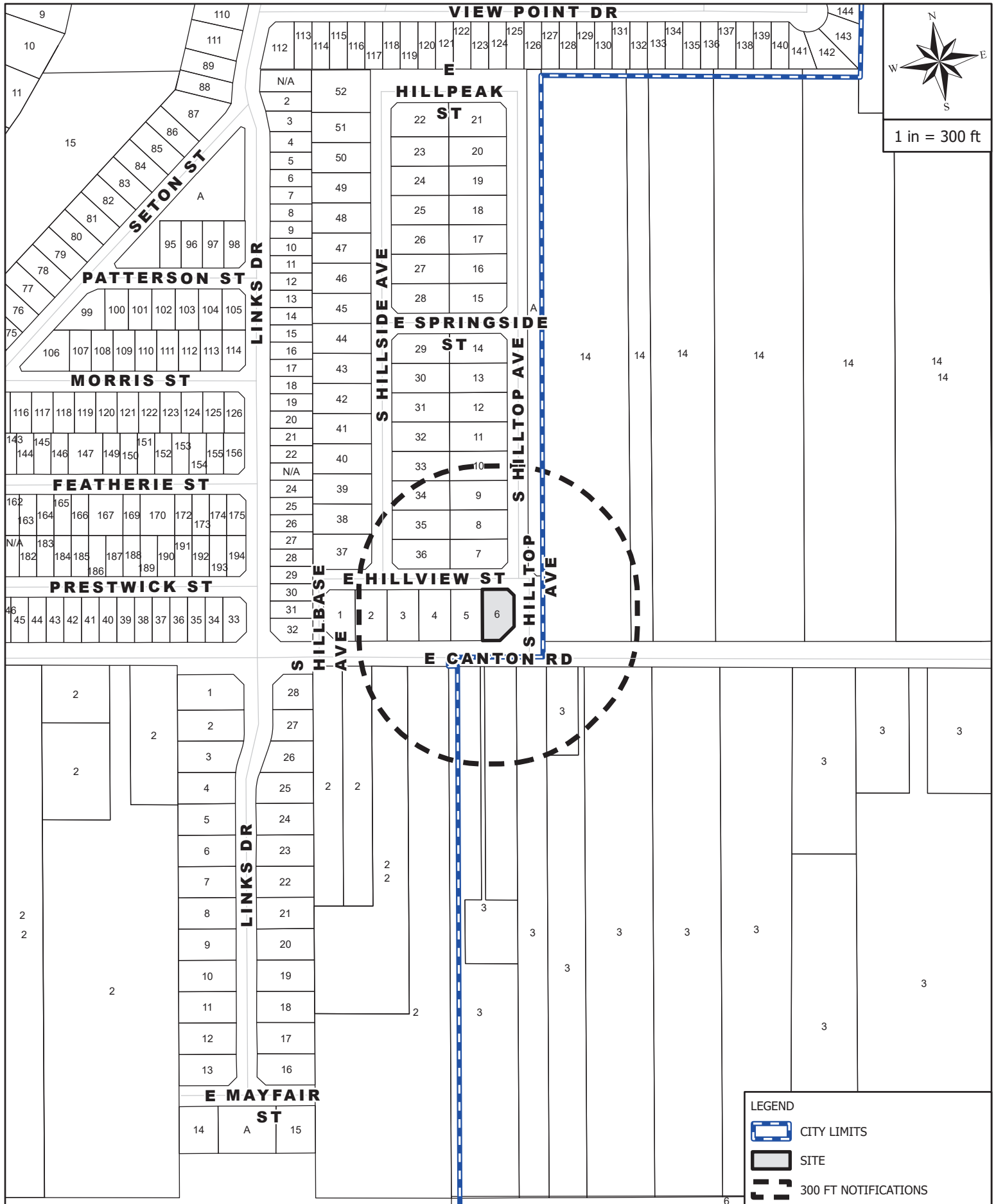
ZONING MAP

3716 E HILLVIEW ST



FUTURE LANDUSE MAP

3716 E HILLVIEW ST



MAILOUT AND SITE MAP

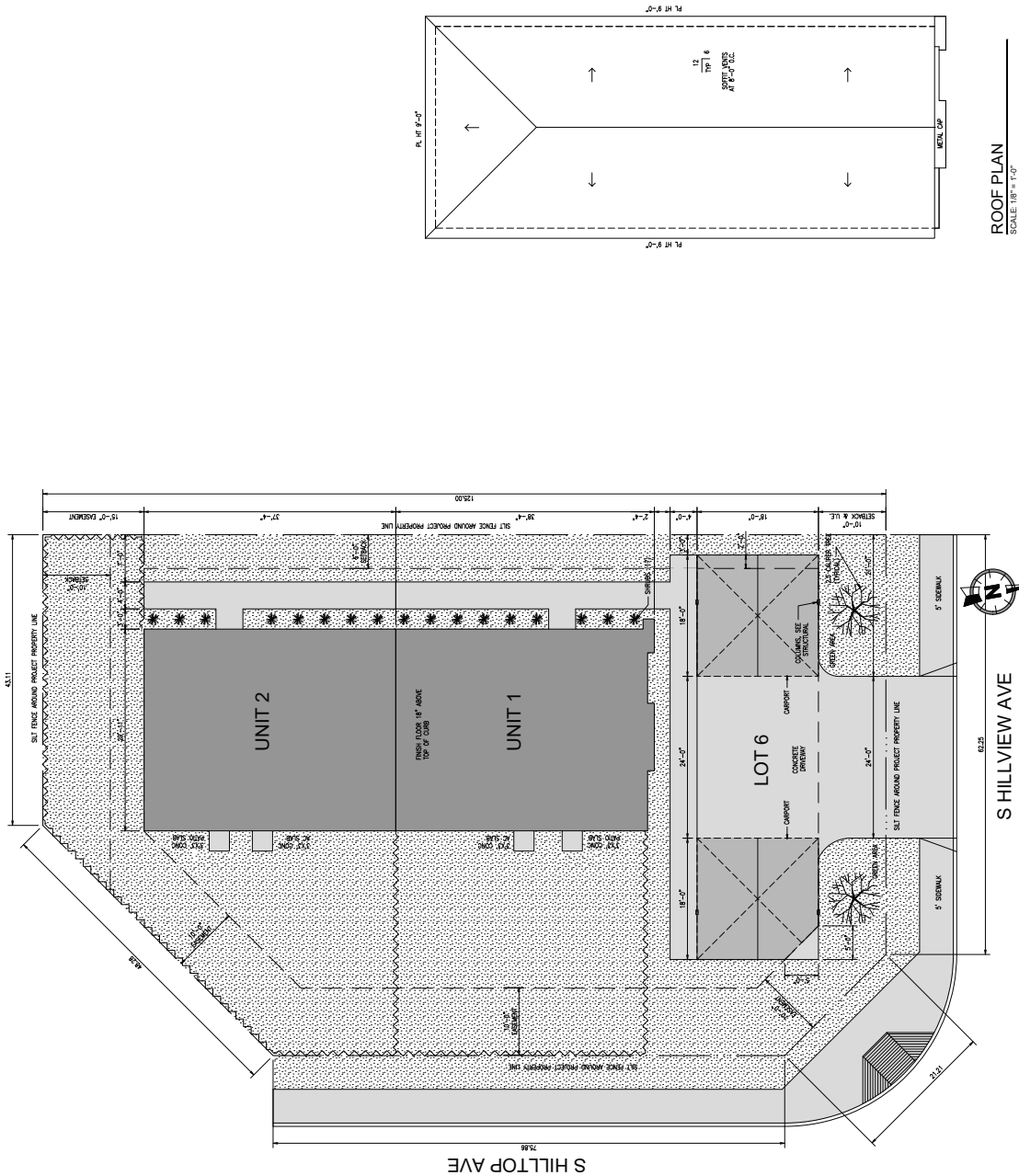
3716 E HILLVIEW ST



Variance Request Site Photo

AIMZ Development, LLC
3716 E. Hillview Street







CITY OF EDINBURG - ZONING BOARD OF ADJUSTMENT

Meeting Date: July 29, 2026

PUBLIC HEARINGS

Agenda Item No: 8.B.

Variance request - AIMZ Development, LLC

1. **Agenda Item:**

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3. **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.

4. **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 July 17, 2026, and received no comments in favor and or against this request at the time that this report was prepared.

5. **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.

3. **Staff's 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.

Reviewed by:

Jaime Acevedo, Director of Planning and Zoning

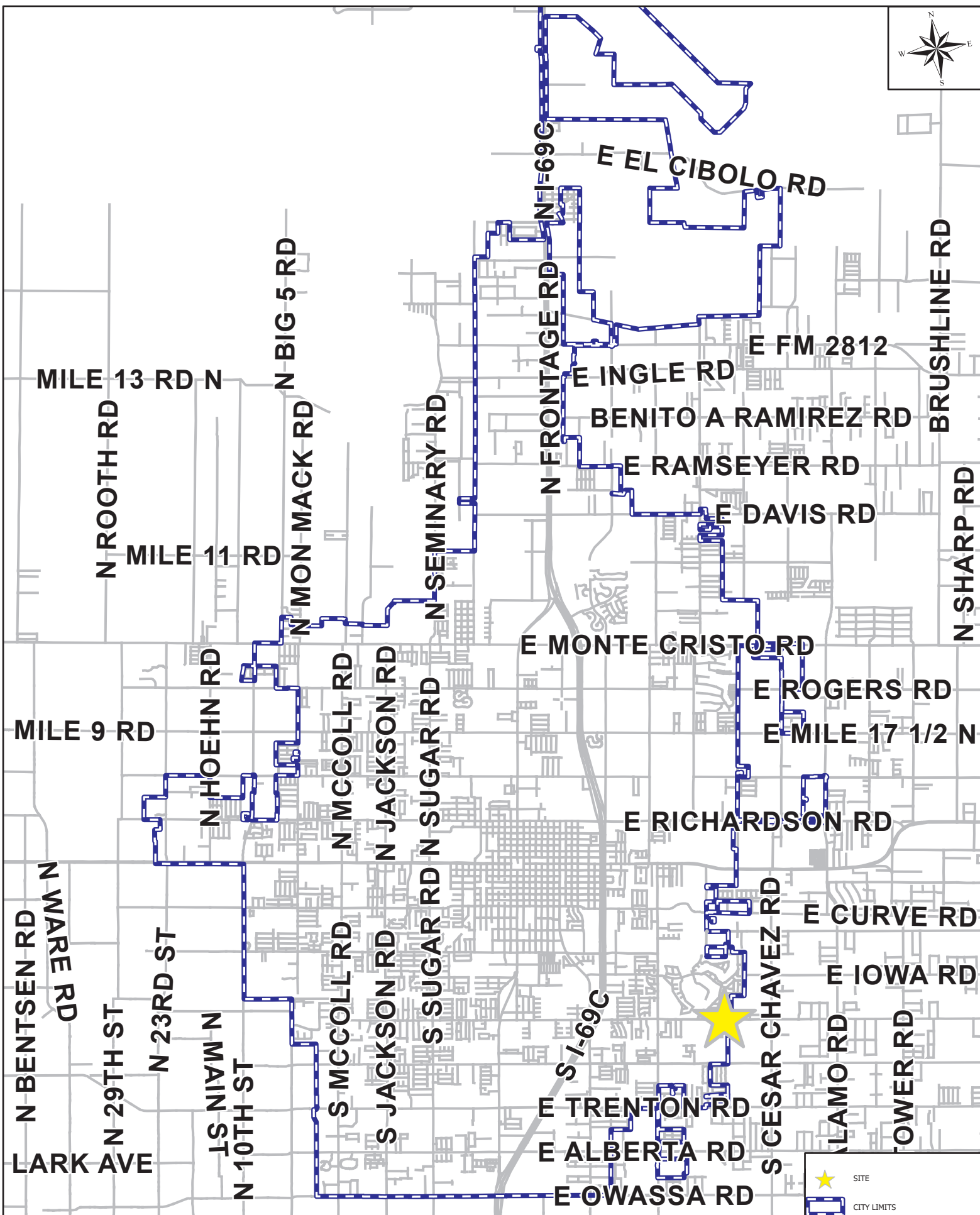
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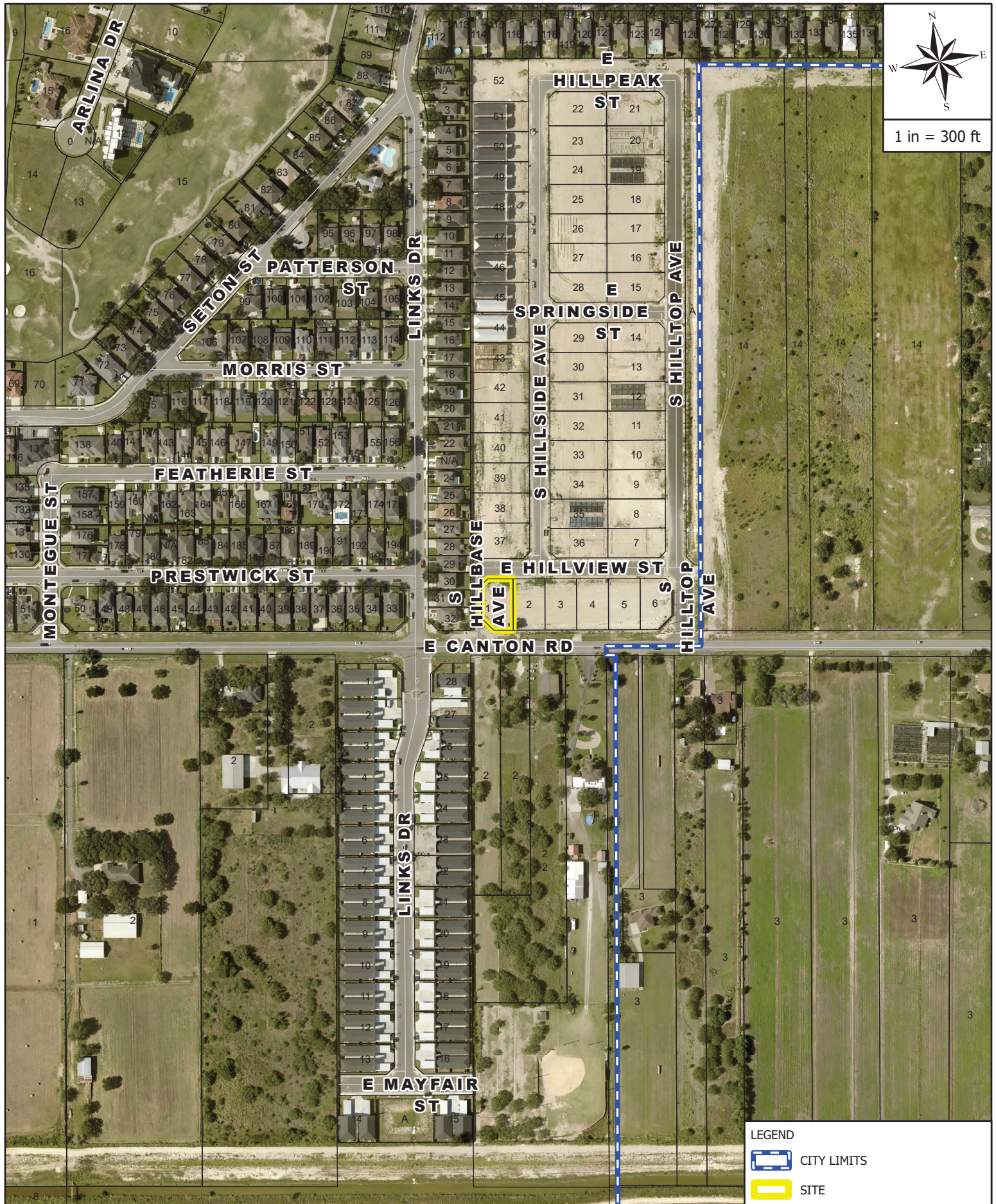
Anna G. Cantu, Planner I

Rita Guerrero, Assistant Director of Planning and Zoning
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Attachments:

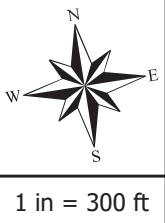
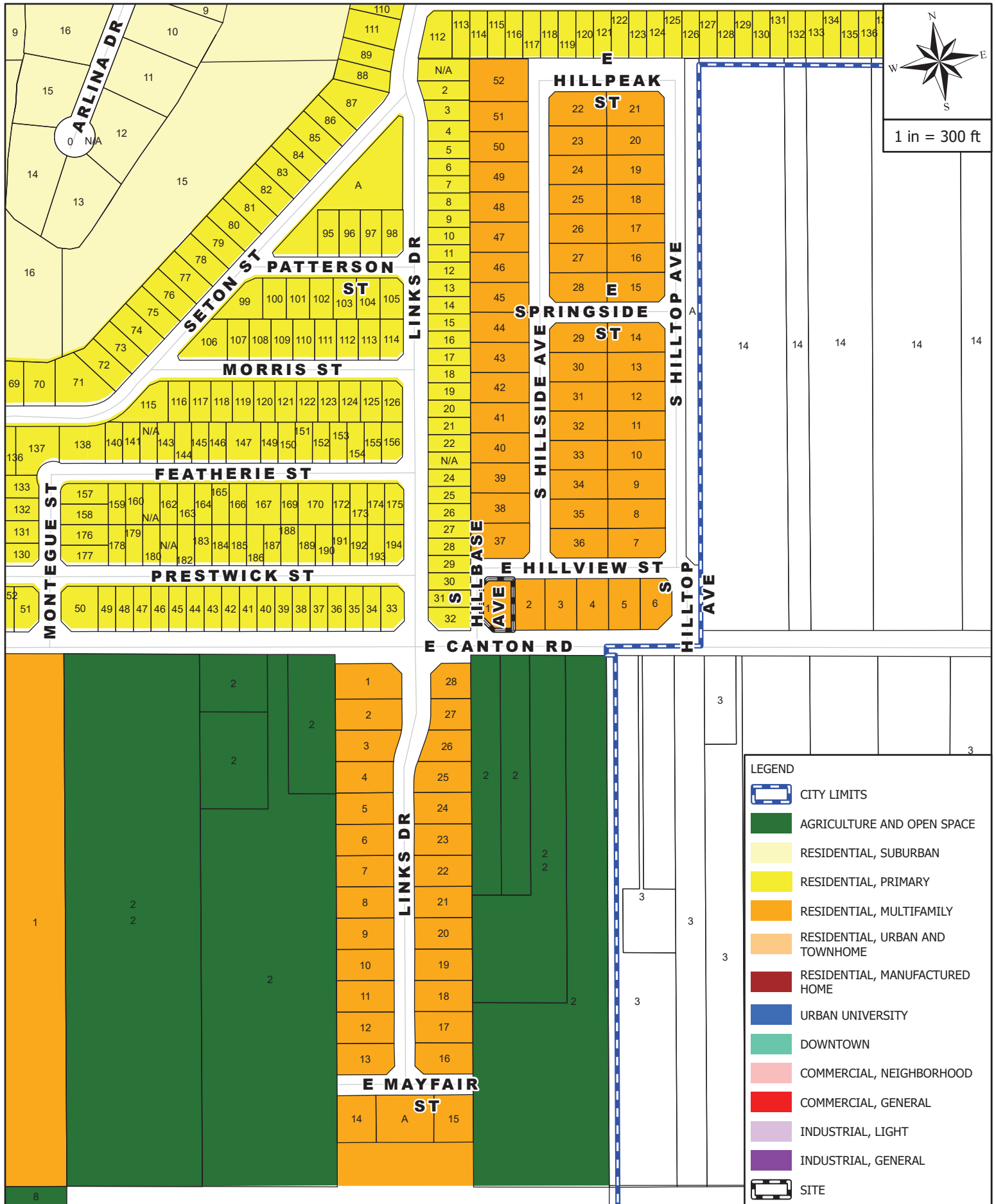
- A. Zoning Board Adjustments Agenda Packet Attachment



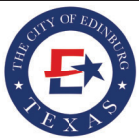
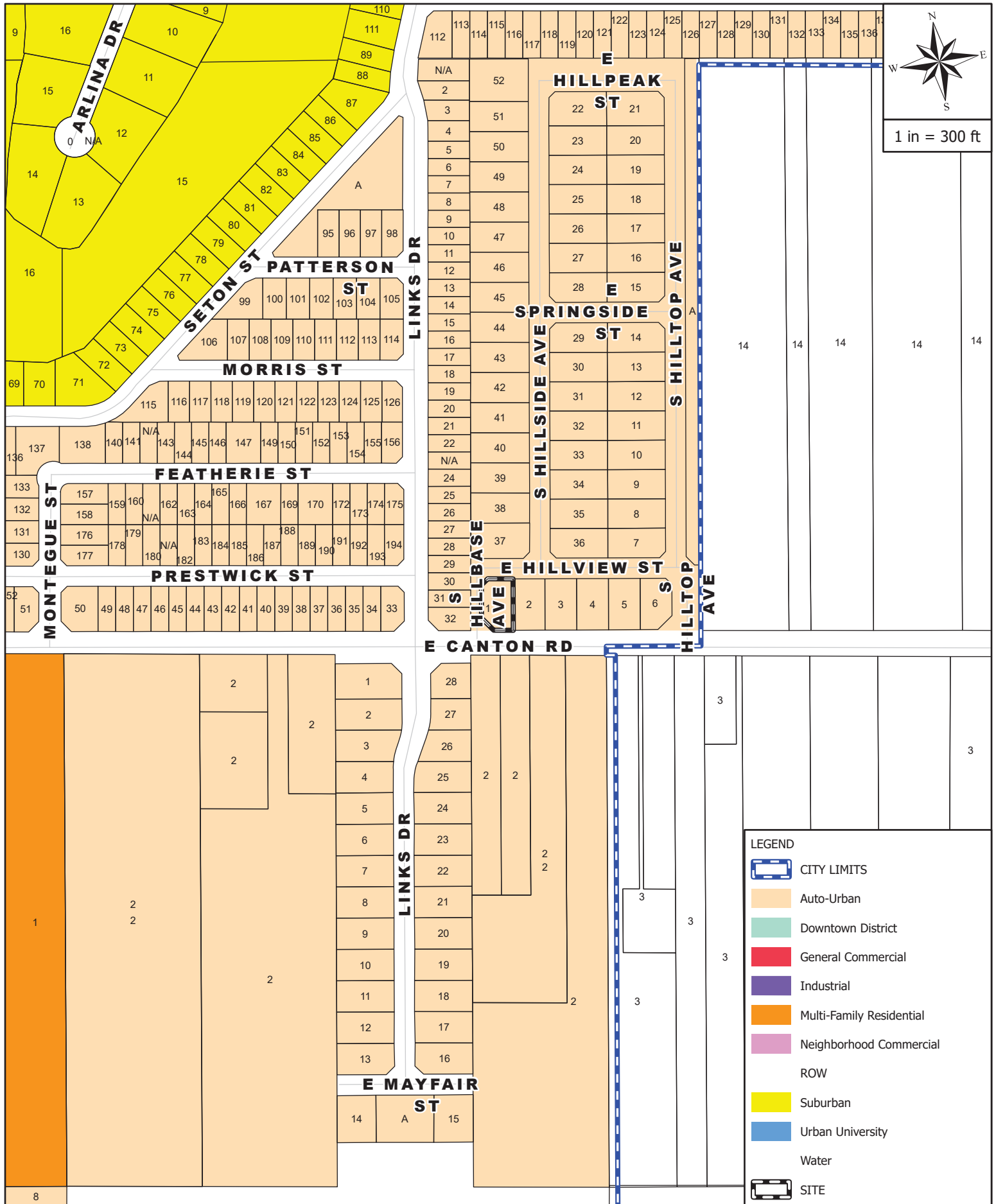


AERIAL MAP

3700 E HILLVIEW ST



ZONING MAP 3700 E HILLVIEW ST



FUTURE LANDUSE MAP

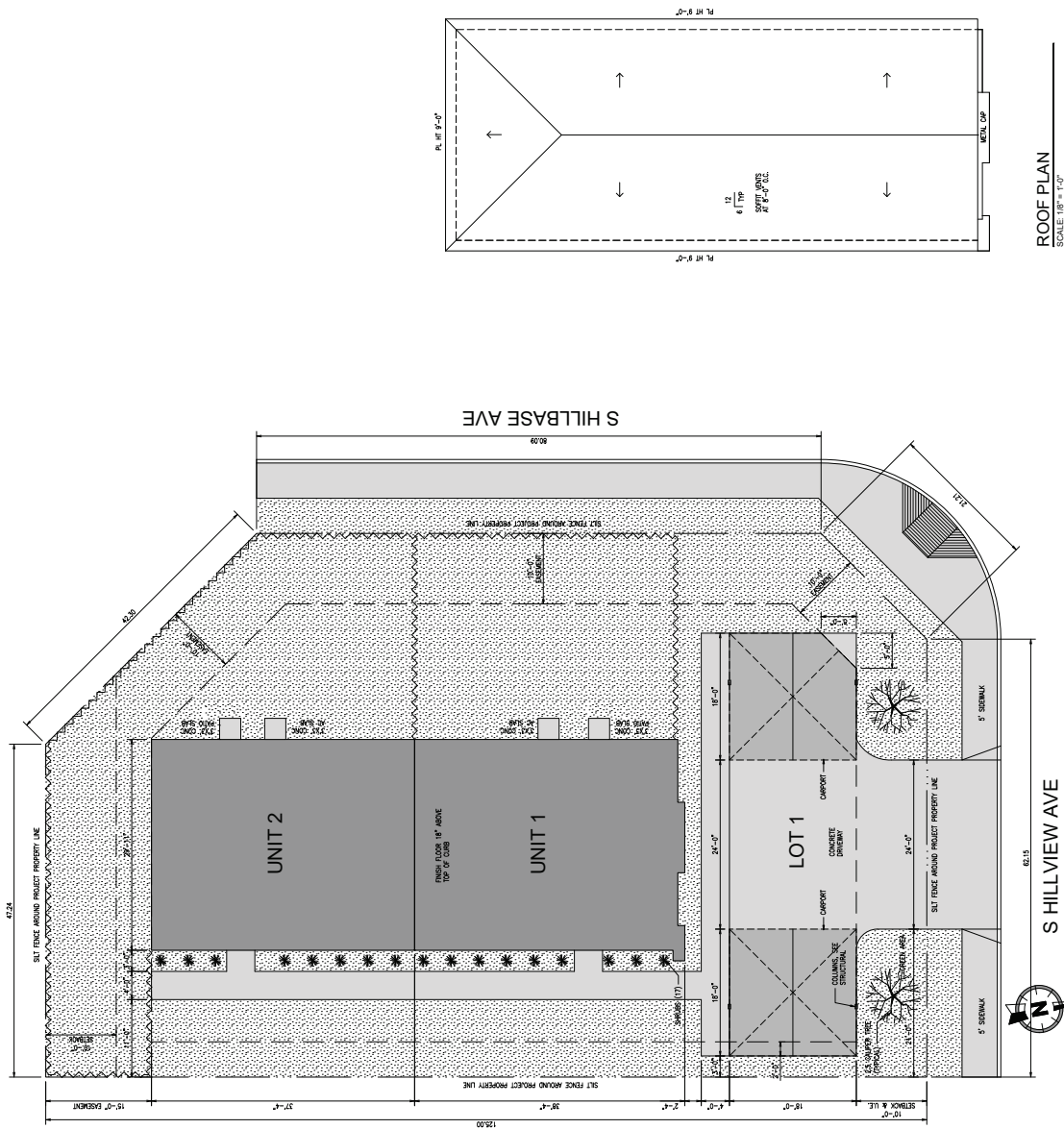
3700 E HILLVIEW ST



VarianceRequest Site Photo

AIMZ Development, LLC
3700 E. Hillview Street





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	P						
Eliseo Garza Jr - (Appointed to P&Z)	P	P										
Vacant - Vice Chairman												
Omar Govea	P	P	P	P	P	P						
Marc A. Gonzalez	P	A	P	P	P	P						
Ruben Ruiz	P	P	P	P	P	P						
Andrew Almaguer	P	P	P	P	P	A						
Dustin Garza	P	A	P	P	P	A						
Matthew Cruz	P	P	P	P	P	P						
Tony Garza	P	P	P	P	P	A						