



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

SEPTEMBER 23, 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 August 19, 2026, regular meeting.

7. MINUTES

- A.** Consider the approval of the Minutes from the August 19, 2026, regular meeting.

8. PUBLIC HEARINGS

- A.** Hold Public Hearing and Consider the Variance Request by Garden Walk, LLC, for the Following Variances to the City of Edinburg Unified Development Code Table 3.102-3, Townhouse and Weak-Link Townhouse Lot and Building Standards, to Allow the Reduction of the Minimum Lot Area, Lot Width, the Reduction of the Minimum Required Landscape Area Ratio, and to Define the Side Yard Setback, Being Lots 41 through 44, Lots 48 through 50, and Lots 78, 79, Garden Walk at Canton Subdivision, Located at 3118 S. Garden Walk Avenue.
- B.** Hold Public Hearing and Consider the Variance Request by Garden Walk, LLC, on Behalf of 2A Investment Group L.L.C. for the Following Variances to the City of Edinburg Unified Development Code, Table 3.102-3, Townhouse and Weak-Link Townhouse Lot and Building Standards, to Allow the Reduction of the Minimum Lot Area, Lot Width, the Reduction of the Minimum Required Landscape Area Ratio, and to Define the Side Yard Setback, Being Lots 45 and 46, Garden Walk at Canton Subdivision, Located at 3019 and 3101 S. Garden Walk Avenue.
- C.** Hold Public Hearing and Consider the Variance Request by Garden Walk, LLC, on Behalf of JAlanis Construction, LLC for the Following Variances to the City of Edinburg Unified Development Code, Table 3.102-3, Townhouse and Weak-link Townhouse Lot and Building Standards, to Allow the Reduction of the Minimum Lot Area, Lot Width, the Reduction of the Minimum Required Landscape Area Ratio, and to Define the Side Yard Setback, Being Lot 47, Garden Walk at Canton Subdivision, Located at 3017 S. Garden Walk Avenue.

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 Wednesday, September 16, 2026, at 5:00 P.M.

By: /s/ Erika Monreal
Erika Monreal, Administrative Assistant
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.

