



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JUNE 30, 2021- 4:00 P.M.
REGULAR MEETING
EDINBURG CITY HALL
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78541**

- 1. CALL MEETING TO ORDER, ESTABLISH QUORUM**
 - A. Prayer
 - B. Pledge of Allegiance
- 2. CERTIFICATION OF PUBLIC NOTICE**
- 3. 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.
- 4. 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) minutes 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 the Board.

5. ABSENCES

- A. Consider excusing the absence of Board Member George Cardenas from the May 26, 2021 Regular Meeting
- B. Consider excusing the absence of Board Member Mario Escobar from the May 26, 2021 Regular Meeting
- C. Consider excusing the absence of Board Member Jorge Ortegon from the May 26, 2021 Regular Meeting
- D. Consider excusing the absence of Board Member Andre Maldonado from the May 26, 2021 Regular Meeting

6. MINUTES

- A. Consider approval of the Minutes for the May 26, 2021 Regular Meeting

7. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code Article 3, Section 3.201 Districts Standards, Residential and Nonresidential, being a 5.36 acre tract of land, out of and forming a part or portion of Lot 8, Kelly-Pharr Subdivision, located at 2617 South Sugar Road, as requested by Rio Delta Engineering
- B. Consider Variance to the City's Unified Development Code Article 3, Section 3.505, Easements & Utilities, being Lot 39, Las Villas at Autumn Ridge Subdivision, located at 3502 Rhonda Street, as requested by Michael Jon Sanchez
- C. Consider Variance to the City's Unified Development Code Article 2, Section 2.302, General Use Standards, Non-Residential Use, Storage and Utility Sheds, being Lot 10, Cibolo Estates Subdivision, located at 12506 North Bail Bond Drive, as requested by Norman Cordova

- D. Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 27, Amended Plat of Telfair Subdivision, located at 441 Manshir Circle, as requested by Rene Solis

- E. Consider Variance to the City's Unified Development Code Article 2, Section 2.301, Residential Uses (D) Fences, being Lot 5, Southwest Estates Phase 2 Subdivision, located at 3113 Las Cruces Drive, as requested by Jose & Sandra Saenz

8. 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 bulletin board located at the main entrance to the City offices of the City of Edinburg, (415 West University Drive), visible and accessible to the general public after regular working hours, at 12:00 P.M. on this 25th day of June, 2021.



Nikki Marie Cavazos, Urban Planner I

**MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY THE
PLANNING AND ZONING DEPARTMENT AT 956-388-8202**

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.