



**NOTICE AND AGENDA  
ZONING BOARD OF ADJUSTMENT  
JULY 28, 2021 - 4:00 P.M.  
REGULAR MEETING  
CITY HALL- COUNCIL CHAMBERS  
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 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 the Board.

**5. ABSENCES**

- A. Consider excusing the absence of Board Member Mario Escobar from the June 30, 2021 Regular Meeting
- B. Consider excusing the absence of Board Member Jorge Ortegon from the June 30, 2021 Regular Meeting
- C. Consider excusing the absence of Board Member Andre Maldonado from the June 30, 2021 Regular Meeting
- D. Consider excusing the absence of Board Member Alex Rios from the June 30, 2021 Regular Meeting

**6. MINUTES**

- A. Consider approval of the Minutes for the June 30, 2021 Regular Meeting

**7. PUBLIC HEARINGS**

- A. Consider Variance to the City's Unified Development Code, Article 2, Section 2.301, Residential Uses (D) Fences, being a 4.75 acre tract of land out of Lot 12, Section 240, Texas-Mexican Railway Company's Survey, located at 3310 West Rogers Road, as requested by Julia G. Cuevas Guerra (**WITHDRAWN**)
- B. Reconsider 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
- C. Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 57, Los Lagos Subdivision Phase IV, located at 2739 Seton Street, as requested by Eduardo Lopez

- D. Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, being the South 18 ft. of Lot 47 and the North 32 ft. of Lot 46, Tropical Subdivision, located at 1208 Lee Circle, as requested by Hugo & Melba Sotelo
- E. Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 19, Block 4, Mirasol Subdivision, located at 807 South 20<sup>th</sup> Avenue, as requested by Juan Betancourt
- F. Consider Variance to the City's Unified Development Code Article 3, Section 3.505, Easement & Utilities, being Lot 25, Canton Village Subdivision, located at 2918 Cuarzo Street, as requested by Jason De Leon
- G. Consider Variance to the City's Unified Development Code, Article 4, Section 4.203, Standards for New Construction, and Substantial Improvements, being a 0.16 acre tract of land out of Lots 3 & 4 of the Monte Cristo Heights Subdivision, located at 200 West Monte Cristo Heights Road, as requested by Pablo Santos
- H. Consider Variance to the City's Unified Development Code, Article 9, Section 9.404, Access Dimensions, being Lot 7, Cactus Land Phase 1 Subdivision, located at 201 Cactus Lane, as requested by Fidel Cortez

## 8. PRESENTATION

- A. Unified Development Code Update by Kendig Keast Collaborative

## 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 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 5:00 P.M. on this 23rd day of July, 2021 .

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Alejandra Gonzalez, Administrative Assistant

**MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY THE PLANNING & 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.**