



**NOTICE AND AGENDA  
ZONING BOARD OF ADJUSTMENT  
AUGUST 25, 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 July 28, 2021 Regular Meeting

**6. MINUTES**

- A. Consider approval of the Minutes for the July 28, 2021 Regular Meeting

**7. PUBLIC HEARINGS**

- A. Consider Variance to the City's Unified Development Code, Article 8, Section 8.503, Minimization (C) Pervious Pavements, being Lots 2 & 3, Block 47, Santa Cruz Gardens Subdivision Unit No. 2, located at 900 West F.M. 2812, as requested by Armando Contreras
- B. Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 72, Danielle Estates Subdivision, located at 2405 Annette Avenue, as requested by Enrique Casarez
- C. Consider Variance to the City's Unified Development Code Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 72, Solana Subdivision Phase 1, located at 814 Imelda Street, as requested by Willmar G. Herrera
- D. Consider Variance to the City's Unified Development Code Article 3, Section 3.505, Easements & Utilities, being Lot 7, Summerset Estates Subdivision, located at 5001 Juno Court, as requested by Rogelio & Christina Deleon

**8. DIRECTOR'S REPORT**

- A. Unified Development Code Update

**9. INFORMATION ONLY**

A. Zoning Board of Adjustments- Attendance Roster

**10. 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, at 4:00 P.M. on this 20th day of August, 2021.

*Alejandra Gonzalez*  
Alejandra Gonzalez, Administrative Assistant

**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.**