



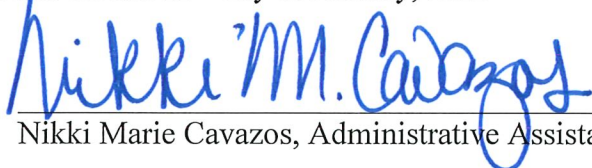
**NOTICE AND AGENDA  
ZONING BOARD OF ADJUSTMENT  
JANUARY 27, 2021 – 4:00 P.M.  
REGULAR MEETING  
EDINBURG CITY HALL  
415 W UNIVERSITY DRIVE  
EDINBURG, TEXAS 78541**

1. Call meeting to order, establish quorum
  - A. Prayer
  - B. Pledge of Allegiance
1. Certification of public notice
2. 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.
3. 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 3-5 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.
4. Consider excusing the absence of Board Member Mario Escobar from the December 30, 2020 Regular Meeting.
5. Consider approval of the Minutes for the December 30, 2020 Regular Meeting

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6. Consider Variance to the City's Unified Development Code Article 4, Section 4.203, Standards for New & Substantial Improvements (B) Residential Buildings, Being Lot 6, Block 6, Lull Townsite, Located at 4201 North Salinas Street, As Requested By Yadira Estrada
7. Consider Variance to the City's Unified Development Code Article 3, Section 3.304, Nonresidential Bulk Requirements, Building Height, Being Lot 1, Trenton Street Subdivision, Located at 1102 West Trenton Road, As Requested By Dusty Gallas
8. Consider Variance to the City's Unified Development Code Article 2, Section 2.302, General Use Standards, Non-Residential Use, Storage & Utility Sheds, Being Lot 10, Cibolo Estates Subdivision, Located at 12506 North Bail Bond Drive, As Requested By Norman Cordova
9. Consider Variance to the City's Unified Development Code Article 7, Section 7.200 Covenants, Conditions, and Restrictions for Site Plans, Plats, and Subdivisions, Being Lot 1, Sugarland Apartments Subdivision, Located at 2326 North Sugar Road, As Requested By Victoriano E. Guerra
10. Consider Variance to the City's Unified Development Code Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being the North 3.5 acres of the South 7.5 acres of the North 15 acres of Lot 5, Section 239, Texas-Mexican Railway Company's Survey, Located at 3026 North Jackson Road, As Requested By Jaime Serna
11. Consider Variance to the City's Unified Development Code Article 4, Section 4.203, Standards for New & Substantial Improvements (B) Residential Buildings, Being Lot 18, 281 Estates, Located at 1002 Orange Avenue, As Requested By Stephen Bechtel
12. 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 4:45 P.M. on this 22<sup>nd</sup> day of January, 2021

  
Nikki Marie Cavazos, Administrative Assistant

**MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY  
THE PLANNING AND ZONING DEPARTMENT AT 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.**