



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JANUARY 20, 2022 - 04:00 PM
REGULAR MEETING
DUSTIN MICHAEL SEKULA MEMORIAL LIBRARY
FRIENDS OF THE LIBRARY MEETING ROOM
1906 SOUTH CLOSNER BOULEVARD
EDINBURG, TEXAS 78539**

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 3-5 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.

5. MINUTES

- A. Consider approval of the minutes for the November 17, 2021 Regular Meeting

6. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Lot 210, Fairhaven Heights Subdivision Phase III, located at 1815 Nitsche Drive, as requested by Ericka Vicente Lopez
- B. Consider Variance to the City's Unified Development Code, Section 3.303, Multi-Family Lot and Building Standards, Setbacks, being 19.641 acres out of Lots 7 and 8, Texas-Mexican Railway Company's Survey, Lots 1-51 of proposed Sugar Mill Estates Subdivision, located at 1700 North Sugar Road, as requested by Novellini, LTD.
- C. Consider Variance to the City's Unified Development Code, Section 3.303, Multi-Family Lot and Building Standards, Setbacks, being 31.124 acres out of Lot 14, Section 237, Texas-Mexican Railway Company's Survey, Lots 1-89 of proposed Woodlands Estates Subdivision, located at 1001 North McColl Road, as requested by Escanaba, LLC.
- D. Consider Variance to the City's Unified Development Code, Section 2.301 (D) (9), Fences Facing or Abutting a Golf Course, being Lot 92, Lumen Subdivision Phase B, located at 3501 Lago Washington Road, as requested by Miguel De Los Santos
- E. Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being 0.42 acres of Lot 16, Block 233, Texas-Mexican Railway Company's Survey, located at 1023 North Hoehn Road, as requested by Orlando D. Olivarez

7. DIRECTOR'S REPORT

- A. Unified Development Code Update

8. INFORMATION ONLY

- A. Attendance Roster

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 during regular working hours, at 10:45 A.M. on Monday, January 17, 2022.



Alejandra Gonzalez, Administrative Assistant
Planning & Zoning Department

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.