



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
FEBRUARY 24, 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 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. ABSENCES

- A. Consider excusing the absence of Board Member Mario Escobar from the January 27, 2021 Regular Meeting.

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- B. Consider excusing the absence of Board Member Samuel Simon from the January 27, 2021 Regular Meeting
- C. Consider excusing the absence of Board Member Jorge Ortegon from the January 27, 2021 Regular Meeting

6. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code, Article 3, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Being Lot 60, Discovery Estates Subdivision Phase II, located at 5022 South Hummer Lane, as requested by Albert Aguirre
- B. Consider Variance to the City's Unified Development Code, Article 2, Section 2.301 (D) Fences Facing or Abutting a Golf Course, being Lot 3, Los Lagos Subdivision Phase 1, located at 2124 Arlina Drive, as requested by Rolando De Leon & Alma Solis
- C. Consider Variance to the City's Unified Development Code, Article 9, Section 9.201, Minimum Parking & Loading Requirements, Multi-Family, being Lot 14, Block 263, West Addition to Edinburg Subdivision, located at 1005 West Cano Street, as requested by Martha Ivonne Lopez
- D. Consider Variance to the City's Unified Development, Code Article 3, Section 3.304, Non-Residential Bulk Requirements, Setbacks, being Lot 9, Big Horn Business Park Subdivision, Located at 914 Big Horn Drive, As Requested By Hector Guerra, Jr.
- E. Consider Variance to the City's Unified Development Code, Article 3, Section 3.304, Multi-Family Lot & Building Standards, Setbacks, being Lot 2, Monmack Terrace No.2 Subdivision, located at 3613 Zelma Street, as requested by Alicia Y. Garza, on behalf of Talgaos LLC.
- F. 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 Subdivision, located at 1002 Orange Avenue, as requested by Stephen Bechtel **(TABLED: 01/27/2021)**

7. EXECUTIVE SESSION

The Board will convene in Executive Session, in accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions to Requirement that Meetings be Open. The City Council May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act.

- A. Consultation with City Attorney. (§551.071. Consultation with Attorney; Closed Meeting)

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8. OPEN SESSION

The Board will convene in Open Session to take necessary action, if any, in accordance with Chapter 551, Open meetings, Subchapter E, Procedures Relating to Closed Meeting, §551.102, Requirement to Vote or Take Final Action in Open Meeting.

9. INFORMATION

- A. Training Opportunity: March 4, 2021- 8:30 A.M.- 12:00 P.M.

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 after regular working hours, at 4:20 P.M. on this 19th day of February, 2021

Nikki Marie Cavazos, 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.