



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
MARCH 30, 2022 - 04:00 PM
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. DISCLOSURE OF CONFLICT OF INTEREST

4. 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.

5. 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.

6. MINUTES

- A. Consider approval of the Minutes for the February 23, 2022 Regular Meeting

7. PUBLIC HEARINGS

- A. Reconsider Variance to the City's Unified Development Code, Section 3.201(C), Residential Use District Standards, Density, Lots 1 and 2, Stonebrook Estates Subdivision, located at 2002 and 2008 Brandi Lane, as requested by Erica Edith Canales
- B. Consider Variance to the City's Unified Development Code, Section 12.301(A)(4), On Premise Signs, Free Standing Sign, being Lot 2, West Meadows Plaza Subdivision, located at 3021 West Freddy Gonzalez Drive, as requested by PongoRGV Holdings LLC.
- C. Consider Variance to the City's Unified Development Code, Section 2.301(D)(9), Fences Facing or Abutting a Golf Course, Lot 12, Los Lagos Phase I Subdivision, located at 2320 Arlina Drive, as requested by Glenda Garcia on behalf of Moses T. Ashukem
- D. Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Lot 56, Bentley Estates Subdivision, located at 4809 Sheffield Street, as requested by Ali Famitafreshi
- E. Consider Variances to the City's Unified Development Code: 1) Section 3.301 Single-Family Lot and Building Standards, Setbacks, 2) Section 3.505(A) Easements and Utilities, and 3) 2.301(B)(2)(a) Accessory Structures to Single Family Uses, Floor Area, Lot 2, Willow Creek Subdivision, located at 1611 South Jackson Road, as requested by Alfonso Quintanilla, P.E., on behalf of Vivian Villarreal
- F. Consider Variance to the City's Unified Development Code, Section 3.303, Multifamily Lot and Building Standards, Setbacks, 29.130 acres out of Lot 3, Section 276, Texas-Mexican Railway Company's Survey, Lots 1-76 of proposed North McColl Estates Subdivision, located at 501 North McColl Road, as requested by Melden & Hunt, Inc. on behalf of Marilyn K. Houts

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 2:15 P.M. on this Friday, March 25, 2022.



Alejandra Gonzalez, Planning Assistant
Planning & Zoning Department

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 WH
MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARIN
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.**