



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
APRIL 26, 2023 - 05:30 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 3-5 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.

6. ABSENCES

- A.** Consider excusing the absence of Board Member Marc Moran from the March 29, 2023 Regular Meeting.
- B.** Consider excusing the absence of Board Member Diane Teter from the March 29, 2023 Regular Meeting

7. MINUTES

- A.** Consider Approval of the Minutes for the March 29, 2023 Regular Meeting

8. PUBLIC HEARINGS

- A.** Consider Variances to the City’s Unified Development Code, Section 3.102(C)(1), Lot and Design Standards, Single-Family Detached Lot and Building Standards, Lot Area, Lot Width, and Setbacks, the east half of Lot 7, Block 243, Original Townsite of Edinburg, located at 1123 East Cano Street, as requested by Ramiro A. Resendez
- B.** Consider Variance to the City’s Unified Development Code, Section 3.202(A), Lot and Design Standards, Nonresidential and Mixed-Use Lot Standards, Setbacks, Lot 1, Edinburg Consolidated Independent School District Subdivision No. 12, located at 909 South Mon Mack Road, as requested by Joe Hernandez of SLR Building Contractors, LLC, on behalf of Edinburg Consolidated Independent School District
- C.** Consider Variance to the City’s Unified Development Code, Section 3.202(A), Lot and Design Standards, Nonresidential and Mixed-Use Lot Standards, Setbacks, Lot 1, Edinburg Consolidated Independent School District Subdivision No. 13, located at 10010 Via Fernandez Street, as requested by Joe Hernandez of SLR Building Contractors, LLC, on behalf of Edinburg Consolidated Independent School District
- D.** Consider Variance to the City’s Unified Development Code, Section 3.102(C)(1), Lot and Design Standards, Single-Family Detached Lot and Building Standards, Setbacks, the east 1.50 foot of Lot 1 and all of Lot 2, Block 204, Original Townsite of Edinburg, located at 606 East Kuhn Street, as requested by Rene Olivarez
- E.** Consider Variance to the City’s Unified Development Code, Section 3.202(A)(3), Lot and Design Standards, Nonresidential and Mixed-Use Lot Standards, Maximum Floor Area Ratio, 6.127 acres out of Lot 7, Section 276, Texas-Mexican Railway Company’s Survey Subdivision, located at 300 North McColl Road, as requested by Melden & Hunt, Inc., on behalf of Foucheck-Meyer Co., Inc.

9. INFORMATION ONLY

- A.** 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 after regular working hours, at 5:05 P. M. on April 21,2023.



Claudia Mariscal, 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.