



**NOTICE AND AGENDA  
ZONING BOARD OF ADJUSTMENT  
MAY 31, 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. MINUTES**

- A. Consider Approval of the minutes for the April 26, 2023 Regular Meeting

**7. 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 Variances to the City’s Unified Development Code, Section 5.207(F), Easements, Encroachments and Removal of Encroachments, Lot 34, Sugar Oaks Subdivision, located at 3335 Nelson Avenue, as requested by Amado Arteaga on behalf of Andrew Alberto Arteaga
- C. Consider Variances to the City’s Unified Development Code, Section 5.207(F), Easements, Encroachments and Removal of Encroachments, Lot 89, Atwood Village Subdivision, located at 906 North Blair Avenue, as requested by Gerardo Rodriguez on behalf of Albino Garcia Escamilla
- D. Consider Variance to the City’s Unified Development Code, Section 3.102(A)(1), General Standards, Building Separation, Lot 12 & 16, Bel-Air Estates Subdivision, located at 2507 North Vineyard Avenue and 2523 North Vineyard Avenue, as requested by Rene Barrera, P.E. on behalf of DGV, L.P. – Dr. Parul Desai, Member
- E. Consider Variances to the City’s Unified Development Code, Section 5.207(F), Easements, Encroachments and Removal of Encroachments and Section 7.102(D) (2); Nonconformities; General Provisions; Alteration, Enlargement, or Abandonment; Nonconforming Uses, Lot 60, Ebony Terrace No. 2 Unit C Subdivision, Located at 1207 Jo Ann Court, as requested by Letisia Caballero

**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 after regular working hours, at 4:00 P.M. on May 26, 2023 .



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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 WE 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.