



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT**

**JUNE 29, 2022 - 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 May 25, 2022 Regular Meeting

7. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code: Article 12, Section 12.301(4), On-Premise Signs in Agricultural, Residential, Commercial, and Industrial Districts, Free Standing Sign, being Lots 1-5, Ebony Heights Subdivision, located at 904 South 12th Avenue, as requested by AAA Electrical Signs on behalf of Edinburg C.I.S.D.
- B. Consider Variance to the City's Unified Development Code, Article 3, Section 3.303, Multi-family Residential Bulk Standards, Setbacks, being a 4.795 acre tract of land out of Lots 1 & 8, Section 238, Texas-Mexican Railway Company's Survey, located at 1709 North Mon Mack Road, as requested by Melden & Hunt, Inc. on behalf of Mon Mack Development LLC. (Proposed Valencia Trails Phase I Subdivision)
- C. Consider Variance to the City's Unified Development Code, Article 3, Section 3.304, Non Residential Bulk Requirements, Setbacks, being Lot 23, Owassa Gardens Mobile Home Subdivision , located at 5600 South Veterans Boulevard, as requested by Jesus Vazquez on behalf of Jose Dolores Vazquez Solache
- D. Consider Variance to the City's Unified Development Code, Article 3, Section 3.505, District and Bulk Standards, Easements and Utilities, Lot 94, Hacienda Las Fuentes Subdivision, located at 3710 Tigris Drive, as requested by Jose C. Zacarias
- E. Consider Variance to the City's Unified Development Code Article 3, Section 3.303, District and Bulk Standards, Multifamily, Setbacks, being a 16.74 acre tract of land out of Lot 5, Block 1, John Closner, Et Al Subdivision, located at 3301 South Raul Longoria Road, as requested by Michael Aaron Cantu on behalf of Maverick Valley Builders, LLC.

8. DIRECTOR'S REPORT

- A. Unified Development Code Update

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 3:10 P.M. on this 24th day of June 2022.



Claudia Mariscal, Administrative Assistant

MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY THE PLANNING AND 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.