



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
JULY 27, 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 June 29, 2022 Regular Meeting

7. PUBLIC HEARINGS

- A.** Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 7, Block 325, Edinburg Original Townsite, located at 621 East Fay Street, as requested by Hugo Leal
- B.** Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 8, Block 325, Edinburg Original Townsite, located at 619 East Fay Street, as requested by Hugo Leal
- C.** Consider Variance to the City's Unified Development Code as follows: 1) Section 3.304, Non Residential Bulk Standards, Setbacks, 2) Section 3.201, Floor Area Ratio, and 3) Section 9.201, Parking and Loading Requirements, being Lot 5, Villa Del Mundo Subdivision, located at 5121 South Veterans Boulevard, as requested by Jonathan Valencia on behalf of José Pardo
- D.** Consider Variances to the City's Unified Development Code as follows: 1) Section 3.301, Single Family Residential Bulk Standards, Setbacks and 2) Section 3.505, Easements and Utilities, being Lot 98, Hacienda Las Fuentes Subdivision, located at 3614 Tigris Drive, as requested by George Boghs
- E.** Consider Variance to the City's Unified Development Code, Section 2.301 (D) Fences, being Lot 15, Dulce Real Estates Phase 'B' Subdivision, located at 1709 Dulcinea Avenue, as requested by Omar Anzaldua
- F.** Consider Variance to the City's Unified Development Code, Section 7.405 (C), Lots, Double Frontage Lots, being Lot 1, Windsor Estates, located at 2402 North McColl Road, as requested by PinPoint Construction
- G.** Consider Variance to the City's Unified Development Code, Section 7.405 (C), Lots, Double Frontage Lots, being Lot 34, Windsor Estates, located at 2420 North McColl Road, as requested by PinPoint Construction
- H.** Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 133, Chapin Crossing Subdivision, located at 2313 Eisenhower Street, as requested by Carlos Gonzalez
- I.** Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 1, River Rock Subdivision, located at 2804 River Rock Drive, as requested by David & Maria Nava
- J.** Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 11, Block 2, Gernetz Subdivision, located at 121 San Jose Street, as requested by José Peña
- K.** Consider Variance to the City's Unified Development Code, Section 3.303, Multi-Family Bulk Regulations, Setbacks, being Lot 10, McColl Estates Subdivision, located at 1316 North McColl Road, as requested by Cesar Cardenas

8. OTHER BUSINESS

- A. Discussion Regarding Proposed Revisions to the Unified Development Code and Possible Action to Provide Recommendations to the City Council regarding the Proposed Revisions.

9. DIRECTOR'S REPORT

- A. Unified Development Code Update

10. INFORMATION ONLY

- A. Attendance Roster

11. 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 3:45 P.M. on this 22nd day of July 2022 .



Claudia Mariscal, Administrative Assistant

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.

MEMBERS WHO ARE UNABLE TO ATTEND ARE ASKED TO NOTIFY THE PLANNING AND ZONING DEPARTMENT AT 956-388-8202