



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
AUGUST 30, 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 Gregory Vasquez from the July 26, 2023 Regular Meeting

7. MINUTES

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

8. PUBLIC HEARINGS

- A. Consider Variances to the City's Unified Development Code as follows: 1.) Section 3.102-1, Single Family Detached Building Standards, Setbacks and 2.) Section 5.207(F), Easements, Encroachments and Removal of Encroachments, Lot 4, The Heights on Wisconsin Phase III, Located at 1433 East Pinnacle Drive, As Requested By Javier Aguirre
- B. Consider Variance to the City's Unified Development Code Article 2, Section 2.206 Accessory Use and Structure Standards Non-Residential Uses (F2) Being Lots 13 through 21, Block 248, Edinburg Original Townsite Subdivision, Located at 621 East Cano, As Requested By Rachel Ann Hernandez
- C. Consider Variance to the City's Unified Development Code Article 3. Section 3.202-1 Non-Residential and Mixed Use Lot Standards, Floor Area Ratio, Being Lots 6 and 8, Block 2, Vela Subdivision, A resubddivsn of the south 6.52 acres of the north 14.40 acres of lot 7, section 268, Texas Mexican Railway Company Survey, Located at 313 South Raul Longoria Road, As Requested By Julio Carranza
- D. Consider Variance to appeal the Administrator's Determination denying the Replat of Lot 10-A Lake James Unit No.2 UT 2 In accordance with Article 9, Section 9.604 Replat, Being Lot 10-A Lake James Unit No.2 UT 2, Located at 3006 Laurie Lane, As Requested By Alejandro Tey and Clara Tey

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 3:00 P.M. on Friday August 25, 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.