



**NOTICE AND AGENDA  
ZONING BOARD OF ADJUSTMENT  
SEPTEMBER 27, 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 August 30, 2023 Regular Meeting

**7. PUBLIC HEARINGS**

- A.** 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
- B.** 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
- C.** Consider Variance to the City’s Unified Development Code Article 6, Section 6.106, Flood Damage Prevention, General Standards, Being a 4.03 gross, tract of land out of Lot D, Santa Cruz Ranch Subdivision and a 5.00 gross tract of land out of Lot D, Santa Cruz Ranch Subdivision, Located at 8820 North I69-C, As Requested By Armando and Lourdes Contreras
- D.** Consider Variance to the City’s Unified Development Code Article 3, Section 3.302, Special Allowances, Being Lot 24, Post Oaks Subdivision, Located at 2408 River Oaks Lane, As Requested By Kenneth Bowman
- E.** Consider Variance to the City’s Unified Development Code Article 2, Section 2.206 Accessory Use and Structure Standards Being Lot 8, Camarada Del Sol Subdivision (Unrecorded Subdivision), Located at 406 North M Road, As Requested By Manuel Perales Jr.
- F.** Consider Variance to the City’s Unified Development Code Article 3, Section 3.202-1 Non Residential and Mixed Use Standards, Being Lot 2, a portion of tract of land containing 5.097 acres situated in the City of Edinburg, County Hidalgo, Texas, being a part or portion out of Lot 48, Santa Cruz Ranch Subdivision, Located at 4201 South I69-C, As Requested By Arturo Ortega
- G.** Consider Variance to the City’s Unified Development Code Article 3, Section 3.102, Single Family Detached Lot and Building Standards, Setbacks, Being Lots 24 & 25, Pearl Estates Subdivision, Located at 1301 and 1209 Oscar Street, As Requested by Hugo Leal

**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 5:00 P.M. on September 22, 2023.

*Claudia Mariscal*

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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 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.**