



**NOTICE AND AGENDA  
ZONING BOARD OF ADJUSTMENT  
SEPTEMBER 29, 2021 - 4:00 P.M.  
REGULAR MEETING  
DUSTIN MICHAEL SEKULA MEMORIAL LIBRARY  
1906 S. CLOSNER BLVD.  
EDINBURG, TEXAS 78541**

- 1. CALL MEETING TO ORDER, ESTABLISH QUORUM**
  - A. Prayer
  - B. Pledge of Allegiance
- 2. CERTIFICATION OF PUBLIC NOTICE**
- 3. 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.
- 4. 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 three (3) 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.

**5. MINUTES**

- A. Consider approval of the Minutes for the September 8, 2021 Special Meeting

**6. PUBLIC HEARINGS**

- A. Consider Variance to the City's Unified Development Code, Section 2.301 (D) (9) Fences Facing or Abutting a Golf Course, being Lot 72, Los Lagos Phase IV Subdivision, located at 2535 Seton Street, as requested by Coné Sergio Salinas & Patricia Treviño
- B. Consider Variance to the City's Unified Development Code, Section 3.303 Multi-Family Lot & Building Standards, Setbacks, being Lot 45, Santa Fe Estates Phase 3 Subdivision, located at 1712 Agua Fina Avenue, as requested by Carlos Margo
- C. Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 48, Sprague Meadows Phase IV Subdivision, located at 810 Bass Boulevard, as requested by Jessica Sanchez & Eduardo Barrera
- D. Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 56, Escondido Creek Estates Phase II Subdivision, located at 328 Roundup Circle, as requested by Norma M. Castillo
- E. Consider Variance to the City's Unified Development Code, Section 3.505 Easements & Utilities, being Lot 48, Hacienda Las Fuentes Subdivision, located at 3715 Tigris Drive, as requested by Manuel & Ida Garza
- F. Consider Variance to the City's Unified Development Code, Section 3.304 Nonresidential Bulk Requirements, Building Height, being Lots 1,4,5, & 6, Block 242, Texas-Mexican Railway Company's Survey Subdivision, located at 501 West Chapin Street, as requested by Cesar G. Villarreal

- G. Consider Variance to the City's Unified Development Code, Section 3.303 Multifamily Lot and Building Standards, Lot Width, being Lot 4, Block 2, Coonrad Subdivision, located at 416 West Chavez Street, as requested by Raul Zaragoza
- H. Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lots 12 & 13, Block 1, Taylor Gardens Subdivision, located at 2702 Sydney Avenue, as requested by Rodolfo Flores
- I. Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 137, Los Lagos Phase IV Subdivision, located at 2701 Seton Street, as requested by Valentín Arroniz
- J. Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, being Lot 18, Sevilla Park Unit No. 2 Subdivision, located at 1510 Sevilla Boulevard, as requested by Victor Cesar Quintero Gomez

**7. DIRECTOR'S REPORT**

- A. Unified Development Code Update

**8. INFORMATION ONLY**

- A. Zoning Board of Adjustment - 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 4:55 P.M. on this 24th day of September, 2021 .

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Nikki Marie Cavazos, Planner I

**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.**