



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
OCTOBER 05, 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 August 31, 2022 Regular Meeting

7. PUBLIC HEARINGS

- A. Consider Variances to the City's Unified Development Code: 1) Section 5.207(F), Easements, Encroachments and Removal of Encroachments and 2) Section 3.102-1, Single-Family Detached Lot And Building Standards, Rear Yard, being the East 1/2 of Lot 38 and all of Lot 39, Hill Country Villas, Phase II Subdivision, located at 938 Hill Country Drive, as requested by Luis Waldo
- B. Consider Variances to the City's Unified Development Code: 1) Section 3.202-1, Non Residential and Mixed-Use Lot Standards, Lot Area and 2) Section 3.202-2, Nonresidential and Mixed-Use Building Placement Standards, Side Yard, being Lots 12 and 13, Block 2, Victory Subdivision, located at 1724 East University Drive, as requested by Rene Sepulveda on behalf of Roberto Gomez, Jr.
- C. Consider Variance to the City's Unified Development Code, Section 3.102-1, Single-Family Detached Lot And Building Standards, Rear Yard, Being Lots 22-24, 27, 29, and 30, Pearl Estates Subdivision, located at 1309, 1305, 1301, 1201 Oscar Street, and 3104 & 3100 North Alyna Avenue, as requested by Hugo Leal

8. OTHER BUSINESS

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 4:00 P.M. on Friday September 30, 2022.



Claudia Mariscal, Administrative Assistant

9. INFORMATION ONLY

- A. Attendance Roster

10. ADJOURNMENT

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.