



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
CITY HALL - COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78541
OCTOBER 27, 2021 - 4:00 P.M.**

- 1. CALL MEETING TO ORDER, ESTABLISH QUORUM**
 - A. Prayer
 - B. Pledge of Allegiance
 - C. Election of Officers
- 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 29, 2021 Meeting.

6. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 55, The Heights on Wisconsin Phase II Subdivision, located at 3511 South Elevation Drive, as requested by CJE Construction, LLC.
- B. Consider Variance to the City's Unified Development Code, Section 2.301 (D), Fences, being Lot 135, Los Lagos Phase IV Subdivision, located at 2716 Seton Street, as requested by Cesar & Blanca De La Garza
- C. Consider Variance to the City's Unified Development Code, Section 3.304, Nonresidential Bulk Standards, Setbacks, being Lot 2, H. Salinas Subdivision, located at 2607 West Freddy Gonzalez Drive, as requested by Michael Manoj
- D. Consider Variance to Article 3, Section 3.505, Easements and Utilities, Easement Encroachment, Being Lot 21A, Stonny Brook Phase I Subdivision, located at 1602 Leann Rimes, as requested by Benito Gonzalez
- E. Consider Variance to Article 3, Section 3.505, Easements and Utilities, Easement Encroachment, Being Lot 21B, Stonny Brook Phase I Subdivision, located at 1606 Leann Rimes, as requested by Benito Gonzalez
- F. Consider Variance to the City's Unified Development Code, Section 3.505, Easements & Utilities, being Lot 5, Spring Valley Subdivision Phase II, located at 1417 Sparrow Lane, as requested by Pedro Ybañez

- G. Consider Variance to the City's Unified Development Code, Section 3.304, Nonresidential Bulk Requirements, Setbacks, being Lot 1, Big Horn Business Park Subdivision, located at 901 Big Horn Drive, as requested by Alfonso Quintanilla
- H. Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, being Lot 8, Condesa Estates Subdivision, located at 2305 Condesa Drive, as requested by José Chapa
- I. Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Lot Width, being Lot 10, Newcastle Estates Subdivision, located at 3417 Palace Street, as requested by La Shante Enterprises Inc.

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 during regular working hours, at 4:30 P.M. on this 22nd day of October, 2021.

Alejandra Gonzalez

Alejandra Gonzalez, 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.