



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
NOVEMBER 17, 2021 - 4:00 P.M.
CITY HALL - COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78541
AGENDA**

- 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 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.

5. MINUTES

- A. Consider Approval of the Minutes for the October 27, 2021 Regular Meeting

6. PUBLIC HEARINGS

- A. Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, Lot 12, Block 346, Original Edinburg Townsite Subdivision, located at 524 West Champion Street, as requested by Daniel Guillen
- B. Consider Variance to the City's Unified Development Code, Section 3.303, Multi-Family Residential Bulk Standards, Setbacks, All of Lots 2-44, Bel-Air Estates Subdivision, located at 2519 North Closner Boulevard, as requested by Parul Desai
- C. Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, & Section 3.505, Easements and Utilities, Lot 52, The Village at Los Lagos Subdivision, located at 1907 Malachi Street, as requested by Henry Gonzalez
- D. Consider Variance to the City's Unified Development Code, Section 3.301, Single Family Residential Bulk Standards, Setbacks, & Section 3.505 Easement And Utilities, Lot 1, Chateau Estates Subdivision, located at 2701 Chateau Street, as requested by Joel A. Rios
- E. Consider Variance to the City's Unified Development Code, Section 3.301 Single Family Residential Bulk Standards, Setbacks, Lot 9, Block 239, Texas-Mexican Railway Company's Survey Subdivision, (Proposed Solano Subdivision), located at 920 West Rogers Road, as requested by Rio Delta Engineering
- F. Consider Variance to the City's Unified Development Code, 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 (TABLED October 27, 2021)

- G. Consider Variance to the City's Unified Development Code, 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 (TABLED October 27, 2021)

- H. 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 (TABLED October 27, 2021)

7. DIRECTOR'S REPORT

8. INFORMATION ONLY

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 3:00 P.M. on the 12th day of November 2021.

Nikki Marie Cavazos
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.