



**NOTICE AND AGENDA  
ZONING BOARD OF ADJUSTMENT  
OCTOBER 25, 2023 – 5:30 P.M.  
REGULAR MEETING  
EDINBURG CITY HALL  
415 W UNIVERSITY DRIVE  
EDINBURG, TEXAS 78541**

**1. CALL MEETING TO ORDER, ESTABLISH QUORUM**

- A. Prayer
- B. Pledge of Allegiance

**2. CERTIFICATION OF PUBLIC NOTICE**

**3. 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 Chair Person 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 Board.

## **6. MINUTES**

- A. Consider Approval of the minutes for September 27, 2023 Regular Meeting

## **7. PUBLIC HEARINGS**

- A. Consider Variance Requests to the City's Unified Development Code as follows: 1) Article 3, Section 3.102-1, Single Family Detached Building Standards, Setbacks and 2) Article 2, Section 2.206, Accessory Use and Structure Standards, Being Lot 8, Block 7, Buena Vista Subdivision, Located at 1407 East Champion Street, as requested by Remijio Gomez
- B. Consider Variance Request to the City's Unified Development Code Article 3, Section 3.102, Standards for Rural and Residential Development, Being Lot 39B, Stooney Brooke Phase 2 Subdivision, Located at 1814 Leann Rimes, as requested by Villanueva Construction
- C. Consider Variance to the City's Unified Development Code Article 5, Section 5.207, Easements, Being Lot 8, Southridge Phase 1 Subdivision, Located at 2702 Blue Ridge Drive, as requested by Oscar & Hilda Leal
- D. Consider Variance to the City's Unified Development Code Article 2, Section 2.206, Accessory Use and Structure Standards, Being Lot 83, Woodland Estates, Located at 900 North Spruce Street, as requested by Genesis Investment Group
- E. Consider Variance to the City's Unified Development Code Article 5, Section 5.207, Easements, Being Lot 2, West Meadows Plaza Subdivision, Located at 1519 South McColl Road, as requested by PONGO RGV Holding LLC
- 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 North I69-C, as requested by Arturo Ortega

## **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 4:00 P.M. on this 20<sup>th</sup> day of October, 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 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.**