



**NOTICE AND AGENDA  
ZONING BOARD OF ADJUSTMENT  
MARCH 6, 2024 – 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. ELECTION OF OFFICERS**

- A. Consider appointment of the Zoning Board of Adjustments Board Chair and Vice Chair

## **7. MINUTES**

- A. Consider Approval of the minutes for December 13, 2023 Regular Meeting

## **8. PUBLIC HEARINGS**

- A. Consider Variance to the City's Unified Development Code Article 3, Section 3.102, Standards for Rural and Residential Development, being lot 12, Madison Park Phase II Subdivision, located at 3404 Madison Avenue, as requested by Rocass Homes, LLC
- B. Consider Variance to the City's Unified Development Code Article 3, Section 3.102, Standards for Rural and Residential Development, being lot 13, Mccoll Esates, Unit No. 2 Subdivision, located at 1321 Joscelyn Street, as requested by LTR Construction LLC
- C. Consider Variance to the City's Unified Development Code Article 5, Section 5.207 Easments, being lots 1 through 3, Premium Helium Spot Subdivision, located at 5001, 5013, & 5103, South Sugar Road, as requested by South Texas Infastructure Group
- D. Consider Variance to the City's Unified Development Code Article 5, Section 5.210 Utilities, E. Sanitary Sewers, being a 0.80 acre tract of land, out of Lot 16, Section 245, Texas-Mexican Railway Company's Survey Subdivision, located at 3605 East Richardson Road, as requested by Rolando Ramos Jr

## **9. INFORMATION ONLY**

- A. Attendance Roster

## **10. 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 5:00 P.M. on this 1<sup>st</sup> day of March, 2024

*Claudia Mariscal*

---

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 OFFICIALSAND 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.**

