



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
APRIL 3, 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. 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 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 March 6, 2024 Regular Meeting

7. 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, Lot and Design Standards, being Lot 9, Tanglewood Terrace Phase 2 Subdivision, located at 1001 West Tanglewood, as requested by Alejandro Longoria
- C. Consider Variance to the City's Unified Development Code Article 3, Section 3.102, Standards for Rural and Residential Development, Lots 18, 19, and 20, University Terrace Subdivision, Located at 220, 302, and 308 Gastel Circle, as requested by Sergio D. Molina
- D. Consider Variance to the City's Unified Development Code Article 2, Section 2.206, Accessory Use and Structure Standards, Feathered Haven Subdivision, Located at 5209 South Sugar Road, as requested by Arlina Ramos
- E. Consider Variance to the City's Unified Development Code Article 2, Section 2.206 Accessory Use and Structure Standards, being Lot 1, Martinez-12 Subdivision, located at 1514 West Carmen Avenue, as requested by Jorge Herrera
- F. Consider Variances to the City's Unified Development Code as Follows: 1. Article 4, Section 4.204, Bufferyards and 2. Article 4, Section 4.108 Vehicle Stacking Requirements, being Lot 9, University Village on 10th Subdivision, located at 500 South State Highway 336, as requested by Rio Delta Engineering

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 5:00 P.M. on this 28th 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 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.

