



**NOTICE AND AGENDA
ZONING BOARD OF ADJUSTMENT
AUGUST 28, 2024 – 5:30 P.M.
REGULAR MEETING
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539**

AGENDA

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 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 Board.

6. **ELECTION OF OFFICERS**

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

7. **ABSENCES**

A. Consider excusing the absence of Board Member Alexandra Rodriguez from the July 31, 2024 Regular Meeting

B. Consider excusing the absence of Board Member Eliseo Garza, Jr. from the July 31, 2024 Regular Meeting

C. Discussion and possible action on Mr. Ronnie Cavazos' absences from the Zoning Board of Adjustment Meetings.

8. **MINUTES**

A. Consider Approval of the Minutes for the July 31, 2024 Regular Meeting

9. **PUBLIC HEARINGS**

A. Request by Jojo Thomas for a Variance to the City of Edinburg Unified Development Code to allow as follows: to build a 6-Foot fence On the East Side of the property, located in the front yard, and a 6-Foot Fence along the South Side of the property extending beyond the front plane of the building at Lot 29, S.H. Mount Estates Subdivision, Hidalgo County, Texas, 3421 South Kerala Avenue.

B. Request by Juan Adame for a Variance to the City of Edinburg Unified Development Code to allow as follows: a covered Accessory Structure to have a 1-Foot Side Yard Setback where a 6 -Foot Side Yard Setback is required and to have a 1-Foot Separation to the Building instead of 10-Foot minimum required by Code, and to be built over a 15-Foot Utility Easement, at Lot 6, North McColl Subdivision, Hidalgo County, Texas, 2009 North McColl Road.





- C. Request by Oralia and Teraso Morano for a Variance to the City of Edinburg Unified Development Code to allow as follows: the Existing Residence to Encroach 2.5-Foot into the East Side Yard Setback, and to allow a Covered Patio on the North Side of the Property to Encroach 8 - Feet Into the Rear Yard Setback and 6-Foot Into the East Side Yard Setback at Lot 49, McColl Estates Unit No. 2 Subdivision, Hidalgo County, Texas, 2809 Jessica Drive.
- D. Request by Illiana Espiritu for a Variance to the City of Edinburg Unified Development Code to allow as follows: to have a 5.4 Foot Side Yard Setback instead of the required 15-Foot Side Yard Setback, and to allow an Addition to the Residence on the South Side of the Property for an Attached Accessory Dwelling Unit. at 3502 West Mile 17 ½ Road, Hidalgo County, Texas.

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 Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:00 P.M. on this 23rd day of August, 2024.

Claudia Mariscal

Claudia Mariscal, Administrative Assistant
Planning & Zoning Department

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.

