



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
REGULAR MEETING
OCTOBER 12, 2022**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning regular meeting to be held on Thursday, October 12, 2022, at 5:30 p.m. at the Weslaco City Hall Legislative Chamber, located at 255 South Kansas Avenue for the purpose of considering the following items:

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| I. <u>CALL TO ORDER</u> | Pages |
| A. Roll Call/Establish a Quorum | |
| B. Pledge of Allegiance | |
| II. <u>APPROVAL OF MINUTES</u> | |
| A. Approval of the Minutes of the following | |
| 1) Regular Meeting of August 27, 2022 | 2-5 |
| III. <u>PUBLIC COMMENTS</u> | |
| <p>The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Board of Adjustments and Appeals of Zoning members do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.</p> <p>The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the Planning Department before the Board of Adjustments and Appeals of Zoning meeting is called to order. As the Chairman calls upon those who submitted a registration form with the Planning Department, please step to the podium and state your name and address before beginning your presentation.</p> | |
| IV. <u>DISCUSSION AND CONSIDERATION</u> | |
| A. Discussion and consideration of a variance request from Chapter 150 of the Weslaco's Zoning Ordinance at 600 Tres Marias, Weslaco also known as Lot 65 of Paseo Del Angel Subdivision, Hidalgo County, Texas.
Petitioner: Premier Pools & Spas | 6-14 |
| B. Discussion and consideration of a variance request from Chapter 150 of the Weslaco's Zoning Ordinance at 509 S. Texas Weslaco also known as Lots 39 & 40 Block 42 of Weslaco Original Townsite, Hidalgo County, Texas.
Petitioner: Aaron Garcia | 15-17 |
| C. Discussion and consideration of a variance request from Chapter 150 of the Weslaco's Zoning Ordinance at 502 W IH 2, Weslaco also known as Lot 8 of Shops at North Bridge, Hidalgo County, Texas.
Petitioner: Shops at North Bridge | 18-22 |
| D. Discussion and consideration of a variance request from Chapter 150 of the Weslaco's Zoning Ordinance at 316 W 6 th St, Weslaco also known as Lots 5, 6, & 7 Block 39A of Canal Property Subdivision, Hidalgo County, Texas.
Petitioner: Mid Valley Church of Nazarene | 23-27 |
| E. Discussion and consideration of a variance request from Chapter 150 of the Weslaco's Zoning Ordinance at 1509 Vida Dulce, Weslaco also known as Lot 44 Block 6 of Tierra Santa Golf Club Community Ph I Subdivision, Hidalgo County, Texas.
Petitioner: David Sifuentes | 28-31 |

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| F. | Discussion and consideration of a variance request from Chapter 150 of the Weslaco's Zoning Ordinance at 2004 E IH 2 Weslaco also known as Posada Subdivision, Hidalgo County, Texas.
Petitioner: Benavides Engineering | 32-35 |
| G. | Discussion and consideration of a variance request from Chapter 150 of the Weslaco's Zoning Ordinance at 1602 Playa Dr., Weslaco also known as Lots 2, 6, 12, 23, 24, 25, 26, 27, & 28 Block 1 of Ten Fifteen Subdivision, Hidalgo County, Texas.
Petitioner: Tuscan Custom Homes | 36-40 |
| H. | Discussion and consideration of a variance request from Chapter 150 of the Weslaco's Zoning Ordinance at 330 S. Kanas Ave, Weslaco also known as Lots S12.50' LOT 3 & ALL LOTS 4-9 Block 26 of Weslaco Original Town Site Subdivision, Hidalgo County, Texas.
Petitioner: Antonio Gonzalez | 41-45 |
| I. | Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 3512 Spanish Oak Dr. Weslaco also known as Lot 5, of Pecan Grove Ph I Subdivision, Hidalgo County, Texas
Petitioner: Enrique Lozano | 46-49 |

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS	§
HIDALGO COUNTY	§
CITY OF WESLACO	§

I, Nelda Vallejo, do hereby certify that on or before 5:00 p.m. of October 7, 2022, I posted a true and correct copy of this notice of a Regular Meeting of the BOARD OF ADJUSTMENTS AND APPEALS OF ZONING on a bulletin board convenient to the public at Weslaco City Hall, 255 S. Kansas, Weslaco, Texas.

Nelda Vallejo, Code Enforcement Secretary