



**CITY OF WESLACO  
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING  
SPECIAL MEETING  
MARCH 22, 2023**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Special meeting to be held on Wednesday, March 22, 2023, 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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| <b>I. <u>CALL TO ORDER</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Pages          |
| A. Roll Call/Establish a Quorum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |
| B. Pledge of Allegiance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |
| <b>II. <u>APPROVAL OF MINUTES</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |
| A. Approval of the Minutes of the following                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |
| 1) Regular Meeting of February 8, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2-4            |
| <b>III. <u>PUBLIC COMMENTS</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |
| <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> |                |
| <b>IV. <u>DISCUSSION AND CONSIDERATION</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |
| A. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at., Weslaco also known as Lots 17, 18, 19, & 20, of Ten Fifteen Subdivision, Hidalgo County, Texas<br>Petitioner: Abigail Custom Homes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5-8            |
| B. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at., Weslaco also known as Lots 3, & 4, of Ten Fifteen Subdivision, Hidalgo County, Texas<br>Petitioner: Tuscany Custom Homes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 9-12           |
| C. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at., 1622 Playa Dr. Weslaco also known as Lot 7 of Ten Fifteen Subdivision, Hidalgo County, Texas<br>Petitioner: Jacqueline Luna<br>Petitioner: Maria Garcia                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 13-16          |
| D. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 3408 Cascade Dr., Weslaco also known as Lot 37, of West Lake Village, Hidalgo County, Texas<br>Petitioner: Luis Lopez<br>Petitioner: Signs Plus                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 17-19<br>20-23 |
| E. Discussion and consideration of a variance request from the Midway Court Ph II Plat., at 3018 Lazy River, Weslaco also known as Lot 19, of Midway Court Ph II Subdivision, Hidalgo County, Texas<br>Petitioner: Lesley Rosales                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |

- F. Discussion and consideration of a variance request from the Citrus Valley Plat., at 1107 Turquoise Ave., Weslaco also known as Lot 23 Block 3, of Citrus Valley Subdivision, Hidalgo County, Texas 24-27  
Petitioner: Marcela Perez
- G. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 3917 Tierra Santa, Weslaco also known as Lot 14, Block 3 of Tierra Santa Golf Club & Community Ph II, Hidalgo County, Texas 28-32  
Petitioner: Kenny Thompson
- H. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 805 S. Illinois, Weslaco also known as Lot 7, Block 1 of Mary Dix Subdivision, Hidalgo County, Texas 33-37  
Petitioner: Roberto Gonzalez Jr.
- I. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District 609 Los Palomos St., Weslaco also known as Lot 29, of Paseo Del Angel Subdivision, Hidalgo County, Texas 38-42  
Petitioner: Arturo Garcia III

**i      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 March 17, 2023, I posted a true and correct copy of this notice of a Special 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.

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Nelda Vallejo, Code Enforcement Secretary