



**CITY OF WESLACO  
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING  
REGULAR MEETING  
MAY 10, 2023**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Regular meeting to be held on Wednesday, May 10, 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>BORDER CHAIRMEN AND VICE CHAIRMEN SELECTION</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |
| A. Appoint new chairmen and vice chairmen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |
| B. Review and discuss regulations and guidelines for members                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |
| <b>III. <u>APPROVAL OF MINUTES</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |
| A. Approval of the Minutes of the following                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |
| 1) Regular Meeting of April 12, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2-3   |
| <b>IV. <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>V. <u>DISCUSSION AND CONSIDERATION</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |
| A. Discussion and consideration of a variance request from the Border Trace Phase III., at 804 Valley Trace Dr., Weslaco, also known as Lot 11 Block 6 at Border Trace Phase III Subdivision, Hidalgo County, Texas<br>Petitioner: David Lugo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4-10  |
| B. Discussion and consideration of a variance request from the Tejas Cuatro Phase III at 516 Fannin St., Weslaco, also known as Lot 50 Block 1 at Tejas Cuatro Phase III Subdivision, Hidalgo County, Texas<br>Petitioner: Hector Cervantes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 11-14 |
| C. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at 1510, 1506, 1703, 1707 Playa Dr., Weslaco, also known as Lots 14, 15, 30, 31 at Ten Fifteen Subdivision, Hidalgo County, Texas<br>Petitioner: DPH Construction LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 15-19 |
| D. Discussion and consideration of a variance request from the Weslaco Zoning's Ordinance for R-1 Single Family Dwelling District at 1010 Valley View Dr., Weslaco, also known as Lot 4 Block 1 at Valley View Heights Subdivision, Hidalgo County, Texas<br>Petitioner: Artemio Cedillo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 20-24 |

- E. Discussion and consideration of a variance request from the Weslaco Zoning's Ordinance for R-1 Single Family Dwelling District at 222 Jalapa St., Weslaco, 25-28 also known as Lot 18 Block 3 at Tejas Subdivision, Hidalgo County, Texas  
Petitioner: Efrain Tafolla

**VI 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 May 5, 2023, 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.

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Nelda Vallejo, Code Enforcement Secretary