



# **CITY OF WESLACO**

## **BOARD OF ADJUSTMENTS AND APPEALS OF ZONING REGULAR MEETING**

**MAY 10, 2023, 5:30 P.M.**

**WESLACO CITY HALL LEGISLATIVE  
CHAMBER,  
255 S. KANSAS AVENUE**

***Paul Garza, Co-Chairman***  
***Mark McCaleb, Member***  
***Nick Carranza, Member***  
***Gilbert Zuniga, Member***  
***Orlando Villarreal, Member***

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

On this, the 10<sup>th</sup> day of May 2023 at 5:30 p.m. the Board of Adjustments and Appeals of Zoning convened in a Regular Meeting at the Weslaco City Hall Legislative Chamber, located at 255 South Kansas Avenue.

The following commissioners were present:

|                    |                        |
|--------------------|------------------------|
| Paul Garza         | Co-Chairman            |
| Mark McCaleb       | Member                 |
| Gilbert Zuniga     | Member                 |
| Orlando Villarreal | Member                 |
| Joe Pedraza        | Assistant PCE Director |
| Nelda Vallejo      | Secretary              |

Also present were petitioners.

**I. CALL TO ORDER:**

Paul Garza called the meeting to order and welcomed everyone in the audience.

**A. Roll Call/Establish a Quorum**

Ms. Nelda Vallejo called the roll call noting that, four members were preset, a quorum was established.

**B. Pledge of allegiance**

Mr. McCaleb led the Pledge of Allegiance.

**II. PUBLIC COMMENTS**

There were no comments received.

**III. Discussion and Consideration**

- A. Discussion and consideration of a variance request from the Weslaco’s Zoning Ordinance for R-1 Single Family Dwelling District at., 3904 Steffy Dr. Weslaco also known as Lot 23 of Las Brisas, Hidalgo County, Texas

The applicant is requesting a variance from the Weslaco's Zoning Ordinance 150-12 c) 4) d. Attached accessory buildings or accessory uses in an R-2, zone shall be from the front property line the same distance required for the main building, for front yard purposes. Detached accessory buildings or accessory uses shall be located in the area defined as the rear yard and plat requirements regarding setbacks instrument # 629969.

The applicant would like to build a detached carport in the front yard of the property at a 5’ front setback.

Staff recommends compliance with the ordinance.

Mr. Zuniga made the motion to approve the variance, seconded by Mr. McCaleb motion carried.

- B. Discussion and consideration of a variance request from the Weslaco’s Zoning Ordinance for R-1 Single Family Dwelling District at., 3900 Steffy Dr. Weslaco also known as Lot 22 Unit 2 of Las Brisas, Hidalgo County, Texas

The applicant is requesting a variance from the Weslaco's Zoning Ordinance 150-12 c) 4) d. Attached accessory buildings or accessory uses in an R-2, zone shall be from the front property line the same distance required for the main building, for front yard purposes.

Detached accessory buildings or accessory uses shall be located in the area defined as the rear yard and plat requirements regarding setbacks instrument # 629969.

The applicant would like to build a detached carport in the front yard of the property at a 5' front setback.

Staff recommends compliance with the ordinance.

Mr. Zuniga made the motion to approve the variance, seconded by Mr. McCaleb, motion carried.

- C. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at., 828 N. Martinez Ave Weslaco also known as Lot 4&5 Block 4 of Villa Vista No. 1, Hidalgo County, Texas

The applicant is requesting a variance from the Weslaco's Zoning Ordinance 150-12 c) 4) d. Attached accessory buildings or accessory uses in an R-2, zone shall be from the front property line the same distance required for the main building, for front yard purposes. Detached accessory buildings or accessory uses shall be located in the area defined as the rear yard and plat requirements regarding setbacks instrument # 629969.

The applicant would like to build a detached carport in the front yard of the property at a 3.5' front setback.

Staff recommends compliance with the ordinance.

Mr. McCaleb made the motion to approve the variance, seconded by Mr. Zuniga, motion carried.

- D. 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

The applicant is requesting a variance for a property in an R-1 Single Family District from Border Trace Phase III, Instrument # 1245843

The applicant is requesting a 0' side setback instead of the 6' that is required by subdivision plat.

Staff recommends compliance with the ordinance.

Item tabled by Mr. McCaleb, seconded by Mr. Zuniga, motion carried.

#### **a. ADJOURNMENT**

There being no further business to come before the Board Of Adjustments and Appeals Of Zoning, Mr. Garza adjourned the meeting at 5:46 p.m.

Paul Garza, Co-Chairman

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Mark McCaleb, Member

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Gilbert Zuniga, Member

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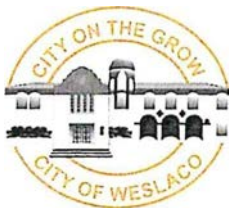
Orlando Villarreal, Member

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ATTEST:

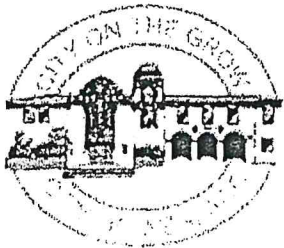
Nelda N. Vallejo, Code Enforcement Secretary

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**Board of Adjustments & Appeals- Zoning  
Standardized Agenda Request Form**

|                                                                                                                                                                                                                                                                                      |                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Date of Meeting:</b><br>May 10, 2023                                                                                                                                                                                                                                              | <b>Agenda Item No.</b> (to be assigned by PCE): A |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. David Lugo                                                                                                                                                                                    |                                                   |
| <b>Subject/Agenda Item:</b><br>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                                      |                                                   |
| <b>Discussion/Overview:</b><br>The applicant is requesting a variance for a property in an R-1 Single Family District from Border Trace Phase III, Instrument # 1245843<br><br>The applicant is requesting a 0' side setback instead of the 6' that is required by subdivision plat. |                                                   |
| <b>Statement of Hardship:</b><br>Citizen states that he has built a roof to the side of his home so his disabled wife can manage her garden with sun protection due to skin conditions and claims this is also part of her therapy.                                                  |                                                   |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends compliance with the ordinance.                                                                                                                                                                              |                                                   |
| <b>Attachments, (if any):</b><br>Application, site plan                                                                                                                                                                                                                              |                                                   |
| <b>Responsibilities upon Commission's Action:</b><br>Staff will advise applicant.                                                                                                                                                                                                    |                                                   |



APPLICATION FOR VARIANCE TO  
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING

File No. \_\_\_\_\_

APPLICANT

Name David Lugo Phone (956) 351-9348  
Address 804 Valley Trace Drive  
City Weslaco State Texas Zip Code 78599

PROPOSED PROJECT

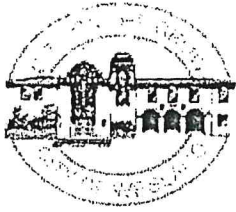
Legal Description of Property

Lot 11 Block 6 Subdivision Name \_\_\_\_\_  
Street Address 804 Valley Trace Drive

Notice is hereby given that as owner or authorized agent of the above referenced property has filed with the Board of Adjustments and Appeals on Zoning Ordinance, a request or petition for exception to the Zoning Ordinance in the following particulars:

TO: I'm applying for a Permit to install a temporary  
8 x 30 Feet roof, so my wife who is disable can protect  
herself from the sun, which causes skin allergies, and  
she can go out and take care of her plants, which is part of  
her therapy.

Said petition and request is set for a hearing by the Board of Adjustments and Appeals of Zoning at \_\_\_\_\_ o'clock A.M./P.M. on the \_\_\_\_\_ day of 20\_\_\_\_\_ at City Hall in Weslaco, Texas, at which time all interested persons may appear in person or by agent or by attorney and present any objections to the granting or denying of such petition and request.



**STATEMENT OF HARDSHIP**

Describe Hardship:

I am applying for a permit to install a temporary 8x30 foot roof on the right side of the house with gutters to collect rainwater. So my wife, who is disabled, can protect herself from the sun, which causes skin allergies, and she can go out and take care of her plants, which is part of her therapy.

I have been explained the procedures for the Board of Adjustments and Appeals of Zoning that it may or may not be approved. The \$250.00 dollars are not refundable, even if the applicant withdraws the request. I understand everything that has been required in this application must be satisfied before the application is processed.

Signature David Lugo Date 04/4/2023  
◇ Owner ◇ Authorized Agent

NOTE: Any appeal or permit for construction authorized by said permit

shall not be valid if the permit expires.

CITY OF WESLACO  
956-968-3181

Accepted By \_\_\_\_\_

Presented to Board of Adjustments

◇ Approved ◇ Disapproved

REC#: 03016476 4/04/2023 2:02 PM  
OPER: NV TERM: 041  
REF#: \_\_\_\_\_  
PAID BY: \_\_\_\_\_

TRAN: 800.0000 ENERGOV PAYMENT  
INV-00012310 255.00CR  
LUGO, DAVID  
CAINVOICEFEE 250.00CR  
CAINVOICEFEE 5.00CR

TENDERED: 255.00 CHECK  
APPLIED: 255.00-

CHANGE: 0.00

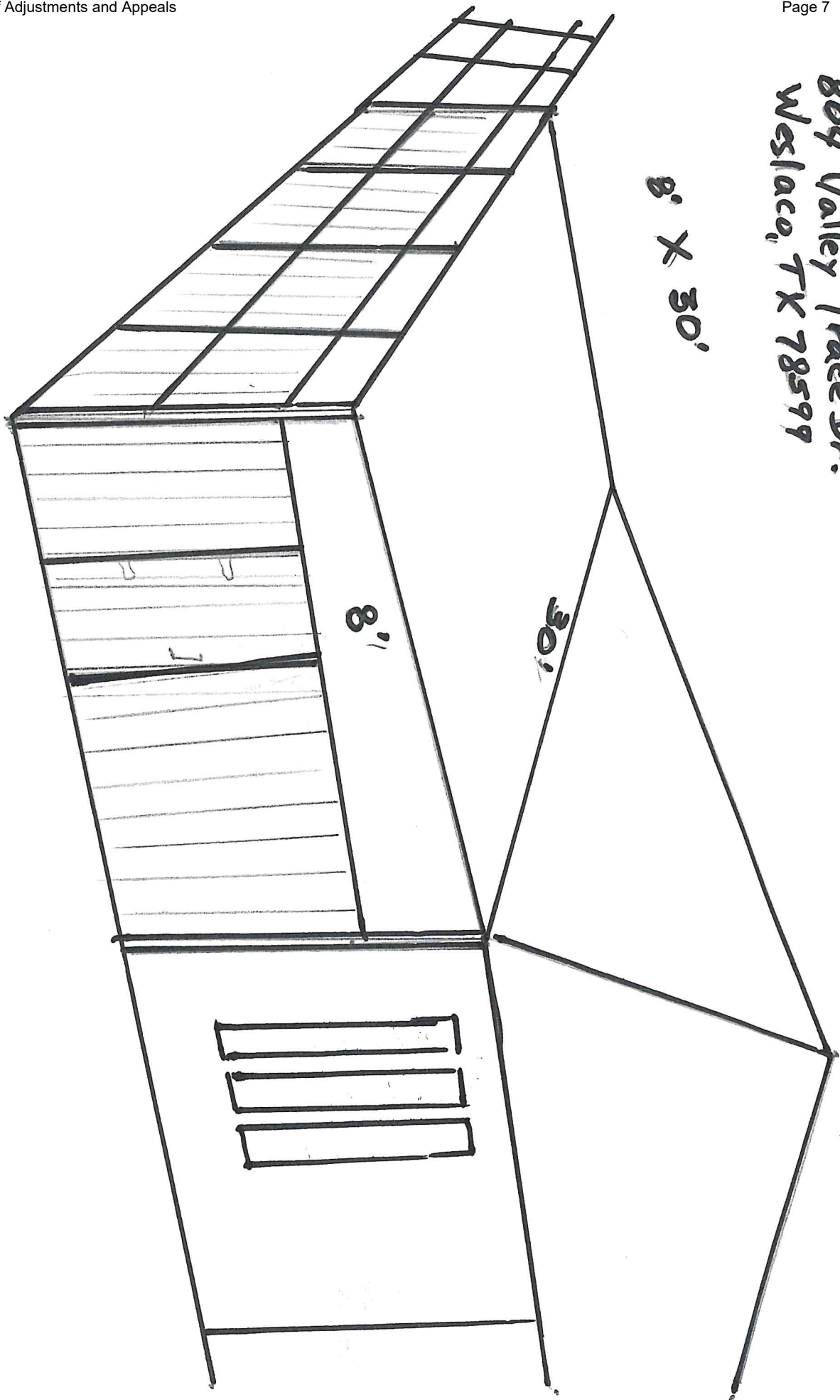
Date Paid \_\_\_\_\_

Date Paid \_\_\_\_\_

PLANNING AND CODE ENFORCEMENT DEPARTMENT

255 S. KANSAS AVE. WESLACO, TEXAS 78596-6285 956-447-3401 (FAX) 956-973-3128 WWW.WESLACO.TX.GOV

Lot 11 Block 6  
804 Valley Trace Dr.  
Weslaco, TX 78599





11-03-2022 01:45 PM



11-03-2022 01:46 PM





**Board of Adjustments & Appeals- Zoning  
Standardized Agenda Request Form**

|                                                                                                                                                                                                                                                                                                        |                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Date of Meeting:</b><br>May 10, 2023                                                                                                                                                                                                                                                                | <b>Agenda Item No.</b> (to be assigned by PCE): B |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Hector Cervantes                                                                                                                                                                                                |                                                   |
| <b>Subject/Agenda Item:</b><br>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                                                                |                                                   |
| <b>Discussion/Overview:</b><br>The applicant is requesting a variance for a property in an R-1 Single Family District from Tejas Cuatro III Subdivision, Instrument # 3295534.<br><br>The applicant is requesting a 20' front setback instead of the 25' that is required by subdivision plat.         |                                                   |
| <b>Statement of Hardship:</b><br>Citizen states that the proposed plans put the house 5' into the setback and if required to cut the plan short, the master bedroom will only be 12' wide, which they are considering too small. They paid extra to flip the plans to make the plans fit in their lot. |                                                   |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends compliance with the ordinance.                                                                                                                                                                                                |                                                   |
| <b>Attachments, (if any):</b><br>Application, site plan                                                                                                                                                                                                                                                |                                                   |
| <b>Responsibilities upon Commission's Action:</b><br>Staff will advise applicant.                                                                                                                                                                                                                      |                                                   |



**APPLICATION FOR VARIANCE TO  
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING**

File No. \_\_\_\_\_

**APPLICANT**

Name Hector Cervantes Phone (956) 975-6776  
Address 7800 virginia Dr  
City Weslaco TX State TX Zip Code 78599

**PROPOSED PROJECT**

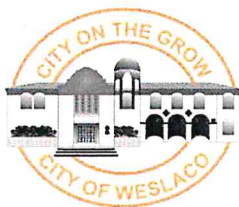
Legal Description of Property

Lot 50 Block 1 Subdivision Name Tejas Cuatro Phase III  
Street Address 516 Fannin St Weslaco TX 78599

Notice is hereby given that as owner or authorized agent of the above referenced property has filed with the Board of Adjustments and Appeals on Zoning Ordinance, a request or petition for exception to the Zoning Ordinance in the following particulars:

TO: allow me to get 5' into the 25ft  
set back

Said petition and request is set for a hearing by the Board of Adjustments and Appeals of Zoning at \_\_\_\_\_ o'clock A.M./PM. on the \_\_\_\_\_ day of 20\_\_\_\_\_ at City Hall in Weslaco, Texas, at which time all interested persons may appear in person or by agent or by attorney and present any objections to the granting or denying of such petition and request.



## STATEMENT OF HARDSHIP

### Describe Hardship:

Most of the Subdivision we work on have a set back of 15 ft on the Cul-Asac but Texas III (Carter) Phase II has a 25 ft set back and that puts our house 5 ft into the set back. We cant cut our plan short because master bedroom will be 12 ft and that is two small. We already paid extra to flip the plans hoping house will be able to fit in our lot. Please Allow us 5 ft

I have been explained the procedures for the Board of Adjustments and Appeals of Zoning that it may or may not be approved. The \$255.00 dollars are not refundable, even if the applicant withdraws the request. I understand everything that has been required in this application must be satisfied before the application is processed.

Signature

Date 4-25-23

◇ Owner

◇ Authorized Agent

NOTE: Any appeal or p  
construction authorized by

CITY OF WESLACO  
956-968-3181

of Zoning shall not be valid if  
y (60) days.

Accepted By \_\_\_\_\_

Presented to Board of \_\_\_\_\_

◇ Approved ◇

REC#: 03024447 4/27/2023 11:01 AM  
OPER: NV TERM: 041  
REF#:  
PAID BY:

ACCT #: XXXX-XXXX-XXXX-1461  
AUTH #: 773148  
TRAN #: 000000002359  
TYPE: PURCHASE

TRAN: 800.0000 ENERGY PAYMENT  
INV-00012618 255.00CR  
CERVANTES, HECTOR  
CAINVOICEFEE 250.00CR  
CAINVOICEFEE 5.00CR

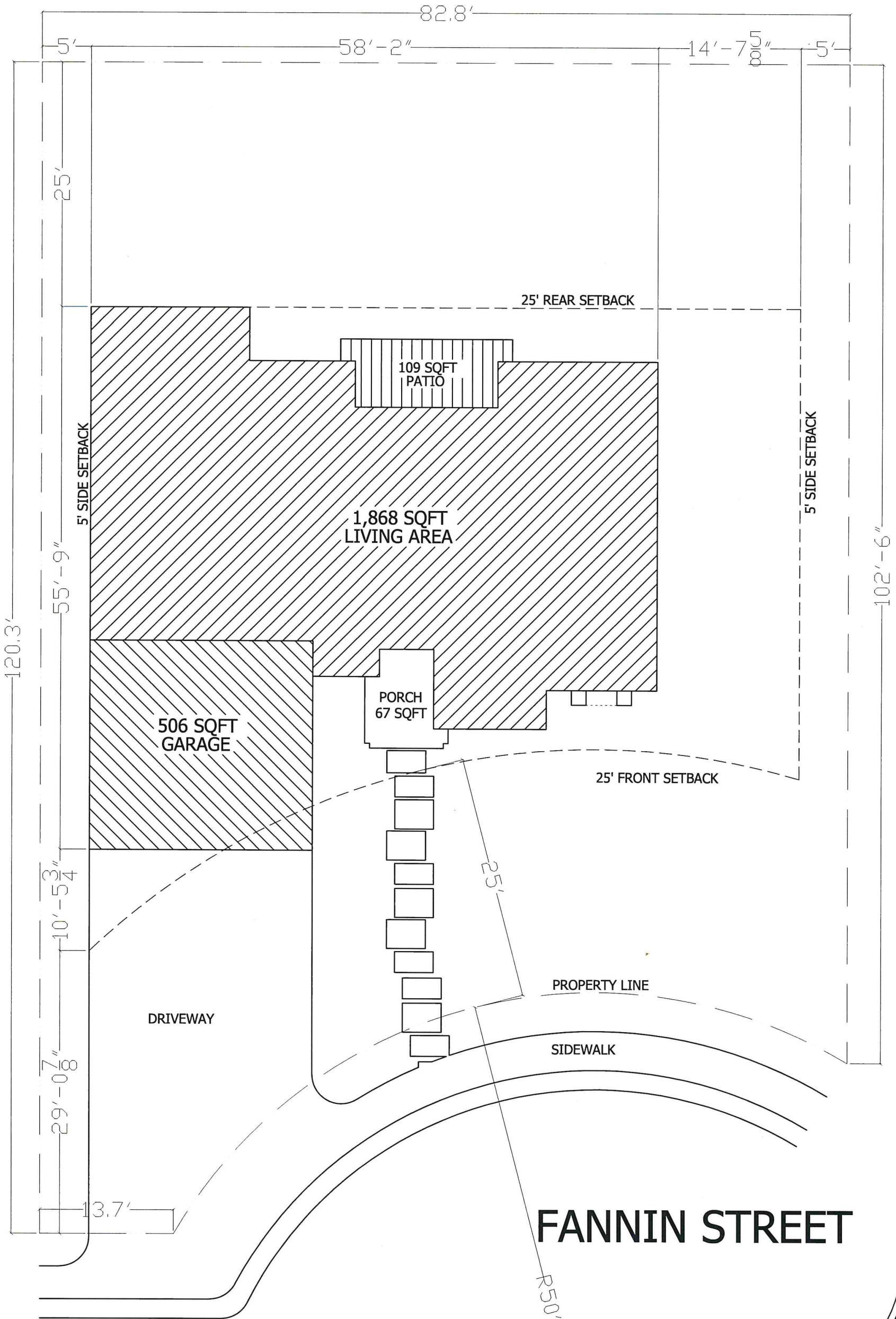
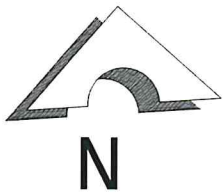
TENDERED: 255.00 CREDIT CARD  
APPLIED: 255.00-

CHANGE: 0.00

Date Paid \_\_\_\_\_

Date Paid \_\_\_\_\_

TEJAS CUATRO PHASE III SBDV.  
LOT 50  
WESLACO, TX.





**Board of Adjustments & Appeals- Zoning  
Standardized Agenda Request Form**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Date of Meeting:</b><br>May 10, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Agenda Item No.</b> (to be assigned by PCE): C |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of DPH Construction LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                   |
| <b>Subject/Agenda Item:</b><br>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.                                                                                                                                                                                                                                                                                                            |                                                   |
| <b>Discussion/Overview:</b><br>The applicant is requesting a variance from the Weslaco's Zoning Ordinance 150-12 c) 4) d. Attached accessory buildings or accessory uses in an R-2, zone shall be from the front property line the same distance required for the main building, for front yard purposes. Detached accessory buildings or accessory uses shall be located in the area defined as the rear yard and plat requirements regarding setbacks instrument # 3344575.<br><br>The applicant would like to build a set of detached carports for the apartments in the front yard of the property. |                                                   |
| <b>Statement of Hardship:</b><br>Owner wants to permit unattached carport in front yard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                   |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends compliance with the ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                   |
| <b>Attachments, (if any):</b><br>Application, site plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                   |
| <b>Responsibilities upon Commission's Action:</b><br>Staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                   |



**APPLICATION FOR VARIANCE TO  
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING**

**File No.** \_\_\_\_\_

**APPLICANT**

Name DPH Construction LLC. Phone 956-777-9340

Address 608 W. Stevenson Ave.

City Alton State TX Zip Code 78573

**PROPOSED PROJECT**

Legal Description of Property

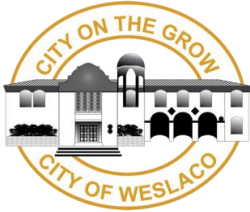
Lot 14,15,30,31 Block \_\_\_\_\_ Subdivision Name Ten Fifteen Subdivision

Street Address 1510 , 1506, 1703, 1707 Playa Drive

Notice is hereby given that as owner or authorized agent of the above referenced property has filed with the Board of Adjustments and Appeals on Zoning Ordinance, a request or petition for exception to the Zoning Ordinance in the following particulars:

**TO:** be allowed to install carports over the front setback

Said petition and request is set for a hearing by the Board of Adjustments and Appeals of Zoning at \_\_\_\_\_ o'clock A.M./PM. on the \_\_\_\_\_ day of 20\_\_\_\_\_ at City Hall in Weslaco, Texas, at which time all interested persons may appear in person or by agent or by attorney and present any objections to the granting or denying of such petition and request.



## STATEMENT OF HARDSHIP

### Describe Hardship:

to protect vehicles from Texas heat and individuals as they load/unload from vehicles.

I have been explained the procedures for the Board of Adjustments and Appeals of Zoning that it may or may not be approved. The \$255.00 dollars are not refundable, even if the applicant withdraws the request. I understand everything that has been required in this application must be satisfied before the application is processed.

Signature \_\_\_\_\_ Date 4/10/23

◇ Owner

◇ Authorized Agent

**NOTE:** Any appeal or permit granted by the Board of Adjustments of Zoning shall not be valid if construction authorized by said permit is not begun within a period of sixty (60) days.

### OFFICE USE ONLY:

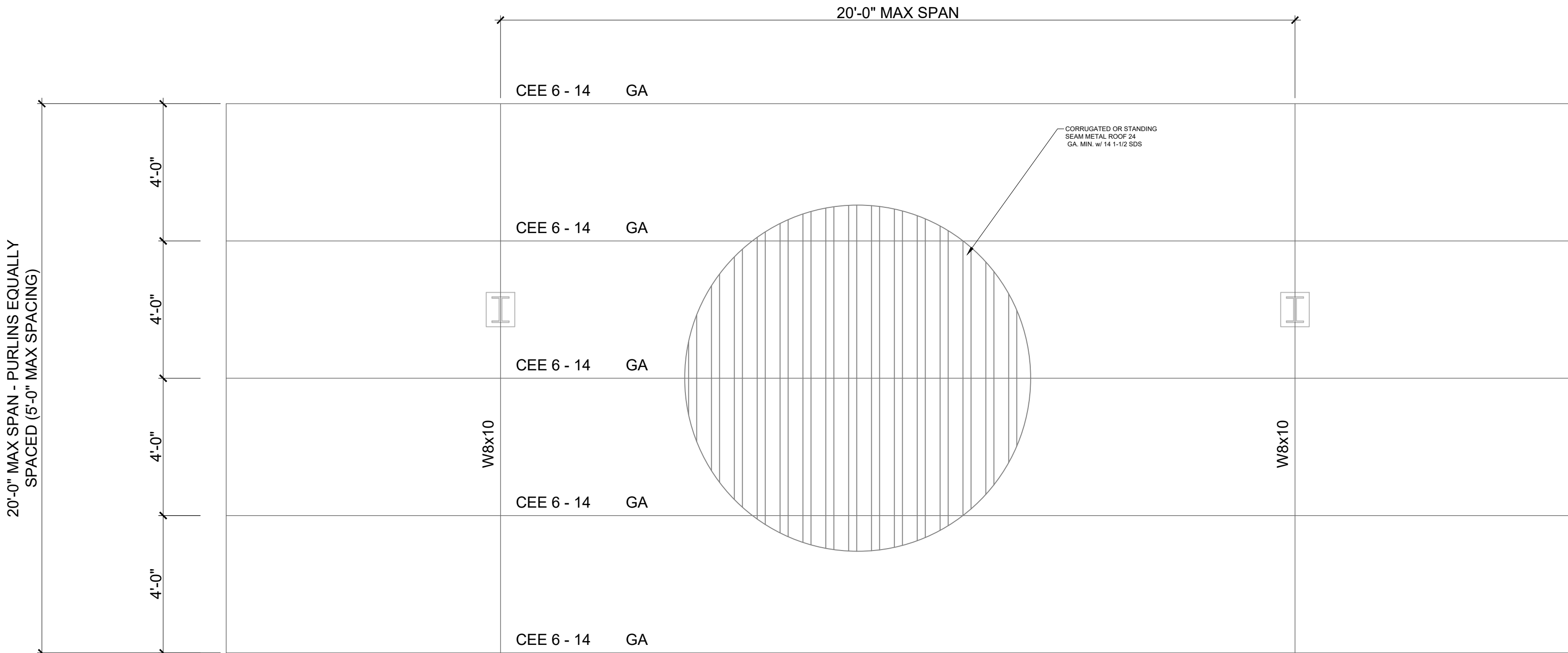
Accepted By \_\_\_\_\_ Payment Received by \_\_\_\_\_ Date Paid \_\_\_\_\_

Presented to Board of Adjustments

Date Paid \_\_\_\_\_

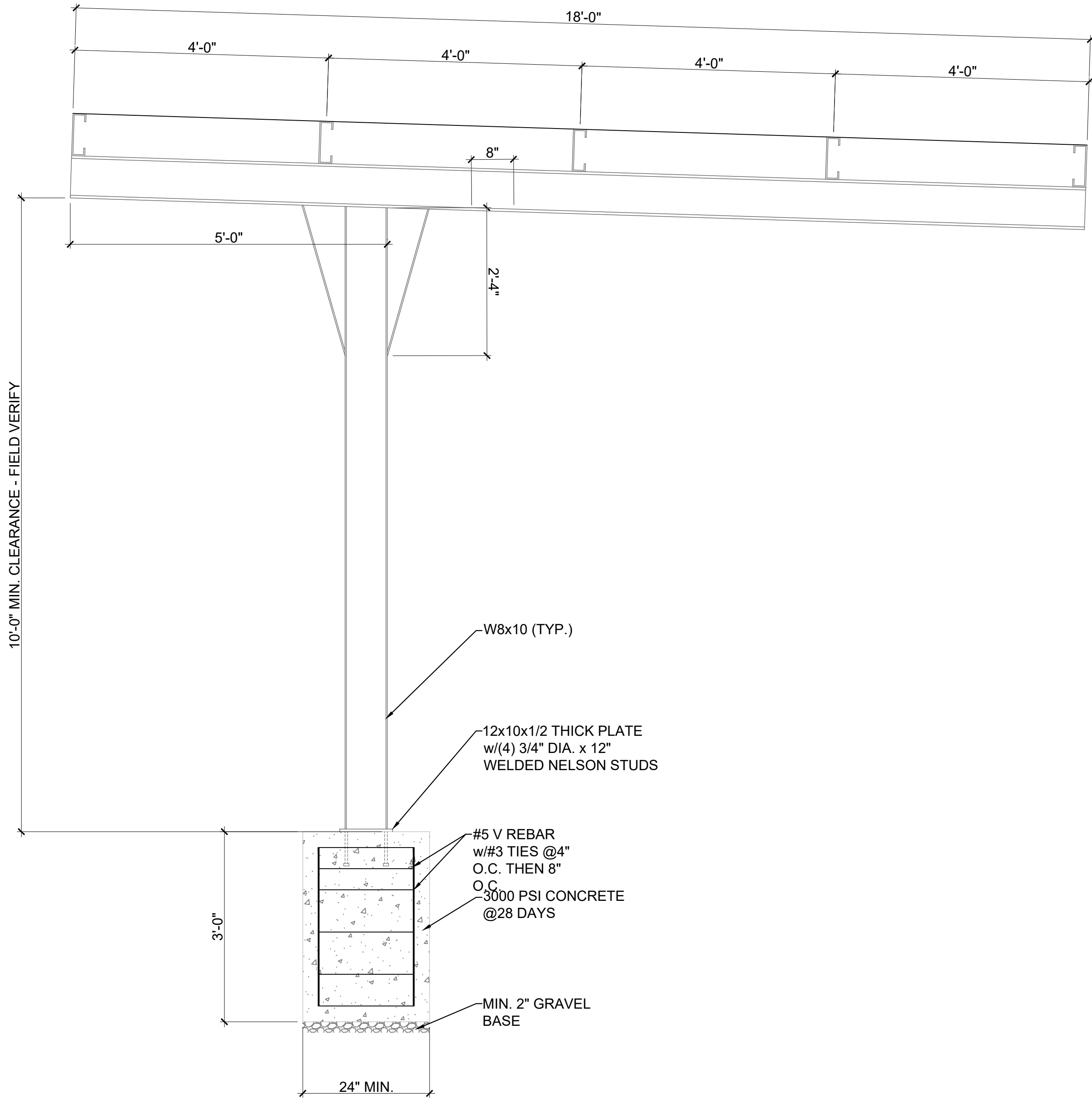
◇ Approved

◇ Disapproved



ROOF FRAMING PLAN

SCALE 3/4"=1'



CANOPY DETAIL

SCALE 3/4"=1'

DESIGN CRITERIA

1. DESIGN LOADS, STRUCTURAL ANALYSIS AND PREPARATIONS OF STRUCTURAL MEMBERS IS BASED UPON THE FOLLOWING CRITERIA:
2. CODE: IBC 2021
3. WIND CODE: ASCE 07-16
4. BASIC WIND SPEED V 3s - 3 SECOND GUST: 134 MPH
5. EXPOSURE CATEGORY: C
6. IMPORTANCE FACTOR: 0.77
7. BUILDING CATEGORY: I

ROOF LIVE LOAD: 5 PSF (REDUCIBLE)  
DEAD LOAD: 5 PSF

STRUCTURAL STEEL

1. MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
2. STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING ASTM DESIGNATIONS:  
  
HOT ROLLED SHAPES: ASTM A572 (50 KSI)  
PLATES: ASTM A36 (36 KSI)  
ANCHOR BOLTS: ASTM F1554 (55 KSI)  
COLD FORM STEEL: A1011 (55 KSI)
3. WELDING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION AS PUBLISHED BY THE AMERICAN WELDING SOCIETY, EXCEPT THAT ALL WELDING SHALL BE DONE BY THE ELECTRIC ARE PROCESS. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO ANSI/AWS D1.1-98.
4. DETAILED AND OR SCHEDULED CONNECTIONS HAVE BEEN DESIGNED BY A STRUCTURAL ENGINEER. ANY CONNECTION NOT DETAILED OR SCHEDULED OR ALTERED FOR FABRICATION PURPOSES SHALL BE SIZED AND DETAILED BY FABRICATOR AND SHALL BE MARKED FOR ENGINEER'S VERIFICATION. FABRICATOR SIZED AND DETAILED CONNECTIONS SHALL SUPPORT ON-HALF THE TOTAL UNIFORM LOAD CAPACITY SHOWN IN THE TABLES OF UNIFORM CONSTANTS, PART 2 OF THE AISC MANUAL OF STEEL CONSTRUCTION FOR THE GIVEN BEAM, SPAN AND GRADE OF STEEL SPECIFIED. THE EFFECT OF ANY CONCENTRATION LOADS MUST BE TAKEN INTO ACCOUNT.
5. ALL WELDED CONNECTIONS SHALL BE MADE USING 1/4" FILLET WELD, U.N.O OR AS SPECIFIED.

METAL ROOF

1. STEEL ROOF DECK SHALL BE FORMED OF A MINIMUM 24 GAGE STEEL SHEETS CONFORMING TO ASTM A-446, WITH PROTECTIVE COATING OF ZINC CONFORMING TO ASTM A-525.
2. THE ROOF DECK SHALL BE ATTACHED WITH SUFFICIENT ANCHORAGE AND CAPABLE OF RESISTING A UNIFORMLY DISTRIBUTED LIVE LOAD OF 20 PSF.
3. DECK UNITS SHALL BE ERECTED AND ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND ERECTION DRAWINGS.

ATLAS ENGINEERING CONSULTANTS  
TPBE FIRM NO. 17057  
2820 GULL MALLEN, TEXAS 78504  
956-379-3857  
lcastillo\_atlas@gmail.com

03/31/2023

STATE OF TEXAS  
LUCAS CASTILLO JR.  
119990  
LICENSED PROFESSIONAL ENGINEER

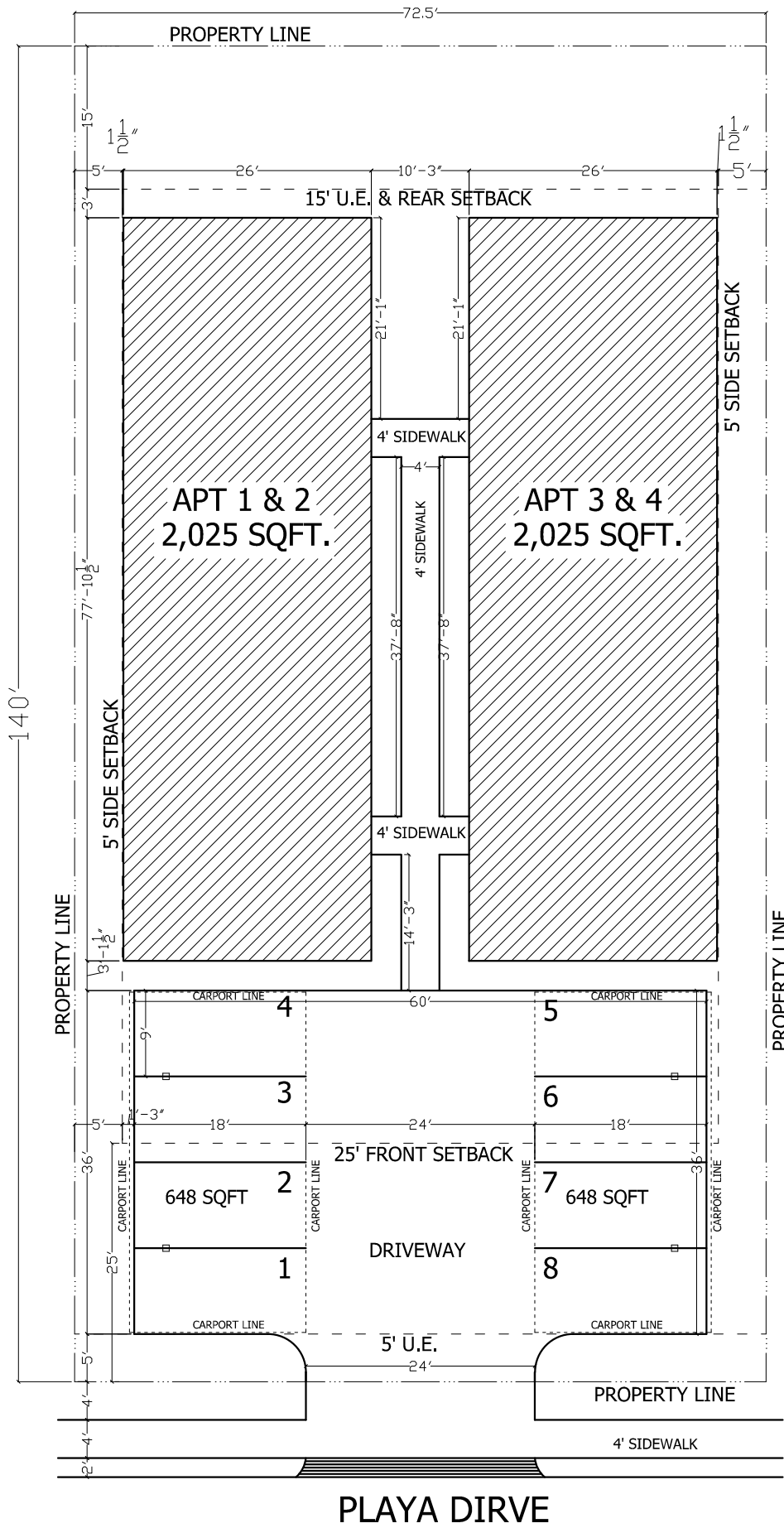
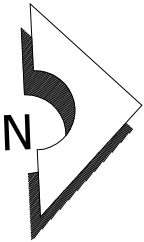
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUCAS CASTILLO JR. P.E. NO. 119990.

PROJECT:  
TEN FIFTEEN SUBDIVISION  
LOT 15  
WESLACO, TEXAS

PROJECT NO.: GR23-017  
DATE: 03/31/2023  
DRAWN BY: L.C.  
REVISION:

WINDSTORM PLAN  
S1.2

TEN FIFTEEN SBDV.  
Lot 15  
Weslaco, Tx.



| A R E A S         |                |
|-------------------|----------------|
| UNIT 1.           | 935 SQFT. LA.  |
| UNIT 2.           | 1090 SQFT. LA. |
| UNIT 3.           | 1090 SQFT. LA. |
| UNIT 4.           | 935 SQFT. LA.  |
| 4050 SQ.FT. TOTAL |                |



**Board of Adjustments & Appeals- Zoning  
Standardized Agenda Request Form**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Date of Meeting:</b><br>May 10, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Agenda Item No.</b> (to be assigned by PCE): D |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Artemio Cedillo                                                                                                                                                                                                                                                                                                                                                                                             |                                                   |
| <b>Subject/Agenda Item:</b><br>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                                                                                                                                                                                                              |                                                   |
| <b>Discussion/Overview:</b><br>The applicant is requesting a variance on Section 150-12 (c)(4)(d) Attached accessory buildings or accessory uses in an R-1, shall be from the front property line the same distance required for the main building, for front yard purposes. Detached accessory buildings or accessory uses shall be located in the area defined as the rear yard.<br><br>The applicant is requesting a 12' front setback instead of the 30' that is required by subdivision plat. |                                                   |
| <b>Statement of Hardship:</b><br>Citizen states that they would like to extend their carport in order to cover the four vehicles they have since their current garage only fits one.                                                                                                                                                                                                                                                                                                               |                                                   |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends compliance with the ordinance.                                                                                                                                                                                                                                                                                                                                                                                            |                                                   |
| <b>Attachments, (if any):</b><br>Application, site plan                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                   |
| <b>Responsibilities upon Commission's Action:</b><br>Staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                   |



**APPLICATION FOR VARIANCE TO  
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING**

File No. \_\_\_\_\_

**APPLICANT**

Name ARTEMIO CediLLO Phone 956-532-0447  
Address 1010 Valley View Dr.  
City WESLACO State TX Zip Code 78596

**PROPOSED PROJECT**

Legal Description of Property

Lot 4 Block 1 Subdivision Name Valley View Heights  
Street Address 1010 Valley View Dr.

Notice is hereby given that as owner or authorized agent of the above referenced property has filed with the Board of Adjustments and Appeals on Zoning Ordinance, a request or petition for exception to the Zoning Ordinance in the following particulars:

TO: Apply For a 12' variance for the construction of a 624 sq. ft. pergola in my front yard. This open porch will not interfere with any other structure. Our house was built in 1965 and as such, it should be grandfather in since no such variance existed back then.

Said petition and request is set for a hearing by the Board of Adjustments and Appeals of Zoning at \_\_\_\_\_ o'clock A.M./PM. on the \_\_\_\_\_ day of 20\_\_\_\_\_ at City Hall in Weslaco, Texas, at which time all interested persons may appear in person or by agent or by attorney and present any objections to the granting or denying of such petition and request.



STATEMENT OF HARDSHIP

Describe Hardship:

*We have a one car garage. We own a total of 4 vehicles. Bird droppings are a huge problem in our yard. We've been dealing with this problem for 50 years. Bird poop is inflicting a very big cost on the cars' exterior finish which we can no longer afford. We were finally able to save the \$255 to pay the required fee.*

I have been explained the procedures for the Board of Adjustments and Appeals of Zoning that it may or may not be approved. The \$255.00 dollars are not refundable, even if the applicant withdraws the request. I understand everything that has been required in this application must be satisfied before the application is processed.

Signature

*Artemio Cedillo*

Date *4-18-23*

☒ Owner

☐ Authorized Agent

NOTE: Any appeal  
construction authoriz

ts of Zoning shall not be valid if  
sixty (60) days.

CITY OF WESLACO  
956-968-3181

Accepted By \_\_\_\_\_

Presented to Board

☒ Approved

REC#: 03021359 4/18/2023 2:54 PM  
OPER: IVM TERM: 039  
REF#:  
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT  
INV-00012482 255.00CR  
CEDILLO, ARTEMIO  
CAINVOICEFEE 250.00CR  
CAINVOICEFEE 5.00CR

TENDERED: 255.00 CASH  
APPLIED: 255.00-

CHANGE: 0.00

Date Paid \_\_\_\_\_

Date Paid \_\_\_\_\_

Regular Meeting  
Board of Adjustments and Appeals

PROJECT DATA

PROJECT ADDRESS

1010 VALLEY VIEW DRIVE,  
WESLACO, TX 78596

OWNER:

ARTEMIO CEDILLO & RAQUEL CEDILLO

DESIGNER:

ESR

PARCEL NUMBER:

V180000001000400

SCOPE:

INSTALLATION OF NEW  
PERGOLA

AUTHORITIES HAVING JURISDICTION:

BUILDING: CITY OF WESLACO  
ZONING: CITY OF WESLACO

SHEET INDEX

PV-1

COVER SHEET

PV-2

PERGOLA DETAILS

CODE REFERENCES

PROJECT TO COMPLY WITH THE FOLLOWING:

2017 NATIONAL ELECTRICAL CODE (NEC)

2018 INTERNATIONAL FIRE CODE (IFC)

2015 INTERNATIONAL BUILDING CODE (IBC)

2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

VICINITY MAP

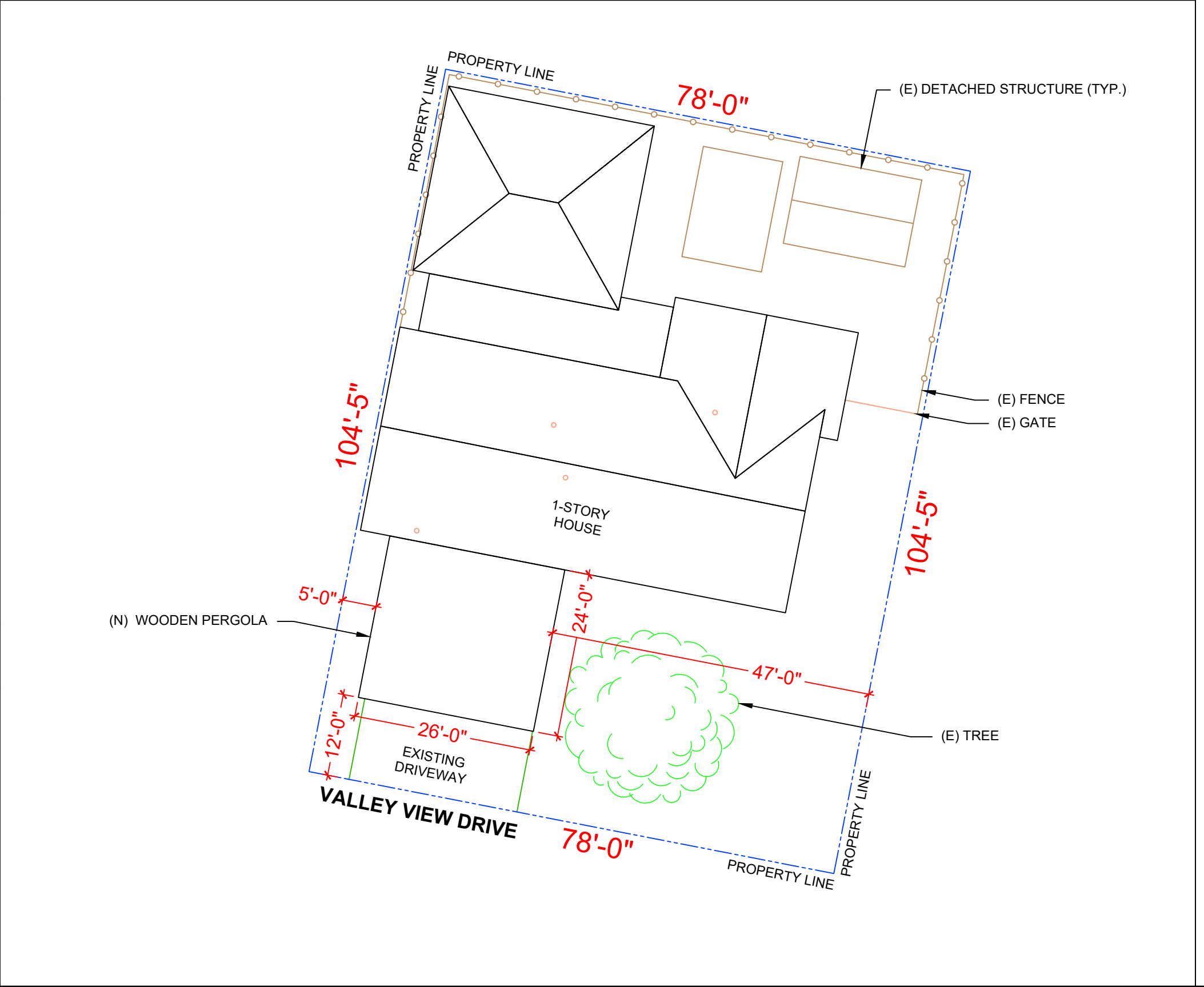


HOUSE PHOTO



PERGOLA PERMIT PROJECT

1010 VALLEY VIEW DRIVE, WESLACO, TX 78596



Page 28



LONESTAR  
SOLAR SERVICES LLC

7701 W LITTLE YORK RD.  
SUITE 600 HOUSTON,  
TEXAS 77040  
PH.: (361) 800-1917  
LICENSE#35443

REVISIONS

| DESCRIPTION | DATE | REV |
|-------------|------|-----|
|             |      |     |
|             |      |     |
|             |      |     |
|             |      |     |

DATE:02/17/2023

PROJECT NAME & ADDRESS

ARTEMIO CEDILLO &  
RAQUEL CEDILLO  
RESIDENCE  
1010 VALLEY VIEW DRIVE,  
WESLACO, TX 78596  
PH#: (956) 532-0447  
Email: ACEDILLO120649@GMAIL.COM

DRAWN BY

ESR

SHEET NAME

COVER SHEET

SHEET SIZE

ANSI B  
11" X 17"

SHEET NUMBER

PV-1



**LONESTAR  
SOLAR SERVICES LLC**  
7701 W LITTLE YORK RD.  
SUITE 600 HOUSTON,  
TEXAS 77040  
PH.: (361) 800-1917  
LICENSE#35443

REVISIONS

| DESCRIPTION | DATE | REV |
|-------------|------|-----|
|             |      |     |
|             |      |     |
|             |      |     |
|             |      |     |

DATE:02/17/2023

PROJECT NAME & ADDRESS

ARTEMIO CEDILLO &  
RAQUEL CEDILLO  
RESIDENCE  
1010 VALLEY VIEW DRIVE,  
WESLACO, TX 78596  
PH#: (956) 532-0447  
Email: ACEDILLO120649@GMAIL.COM

DRAWN BY

ESR

SHEET NAME

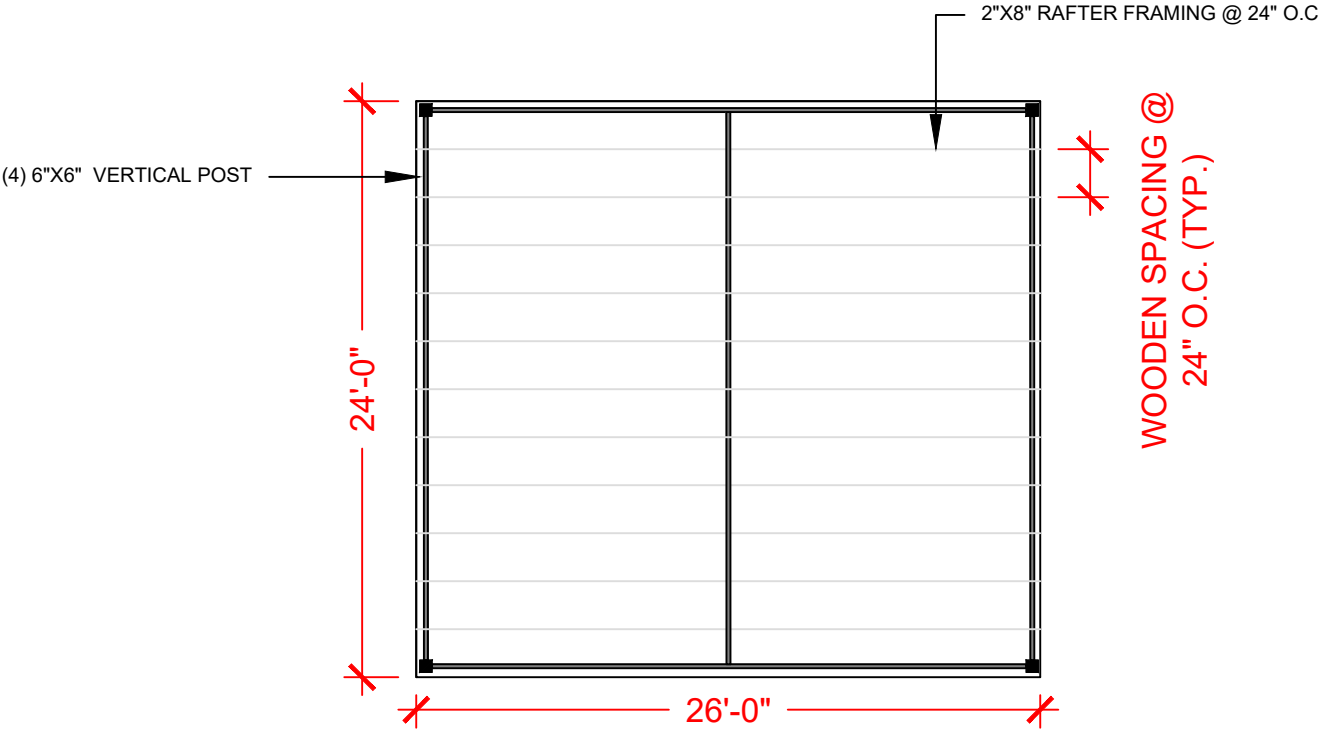
PERGOLA  
DETAIL

SHEET SIZE

ANSI B  
11" X 17"

SHEET NUMBER

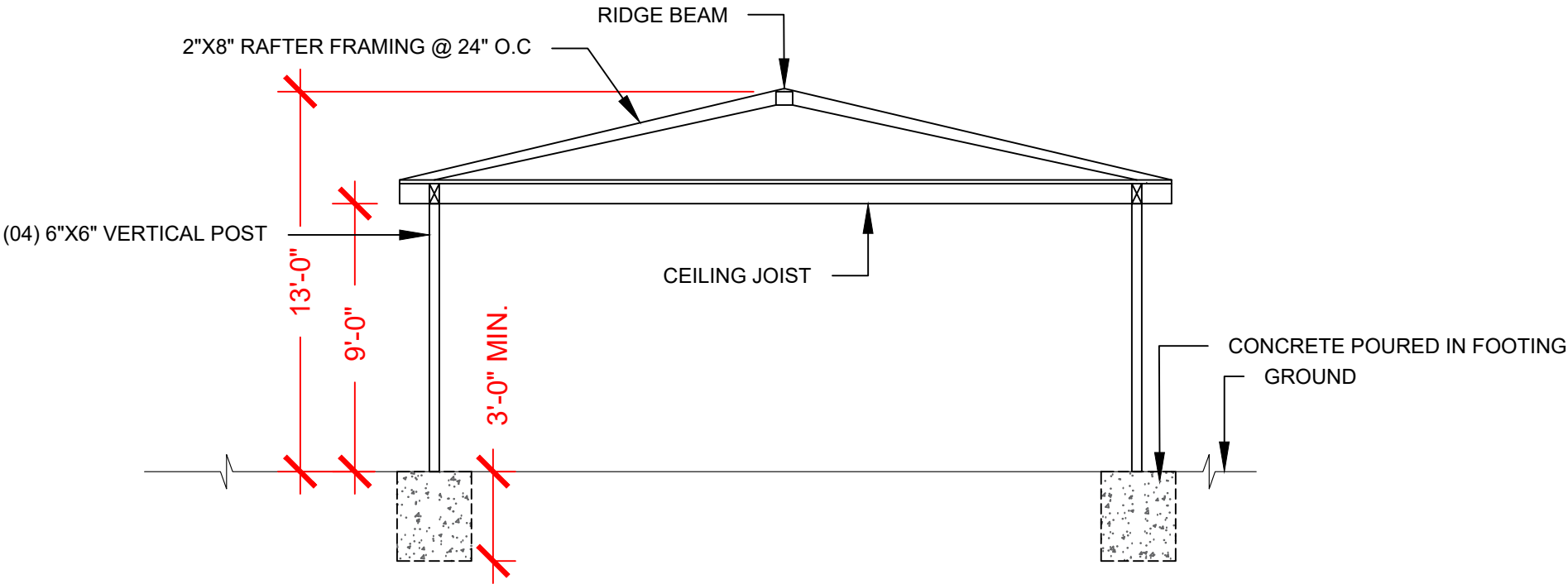
PV-2



1 PERGOLA FRAMING DETAIL (TOP VIEW)

PV.2

SCALE: 1/8" = 1'-0"



1 PERGOLA FRAMING DETAIL (SIDE VIEW)

PV.2

SCALE: 3/16" = 1'-0"



**Board of Adjustments & Appeals- Zoning  
Standardized Agenda Request Form**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Date of Meeting:</b><br>May 10, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Agenda Item No.</b> (to be assigned by PCE): E |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Efrain Tafolla                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                   |
| <b>Subject/Agenda Item:</b><br>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, also known as Lot 18 Block 3 at Tejas Subdivision, Hidalgo County, Texas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                   |
| <b>Discussion/Overview:</b><br>The applicant is requesting a variance for a property in an R-1 Single Family District from Tejas Subdivision, Sec 150-12 (c)(3) from house and existing patio. Any building or accessory use constructed on any lot shall be located ten feet from any other building or accessory use on such lot or attached in R-1, R-3 and M-1 districts.<br>The applicant is also requesting a variance for section 150-4 (3)(c) Rear yard. The depth of the rear yard shall be at least 20 percent of the depth of the lot, but such depth need not be more than 25 feet.<br><br>The applicant is requesting a 1' setback from the existing patio and a 4.7' setback from the house, instead of the 10' that is required. The applicant is also requesting a 2.8' setback from the property line instead of the required 5' setback. |                                                   |
| <b>Statement of Hardship:</b><br>Citizen states that the storage shed they are proposing to place is 10' x 14' and they are needing an additional 2' to properly fit the structure in the designated area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                   |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends compliance with the ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |
| <b>Attachments, (if any):</b><br>Application, site plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |
| <b>Responsibilities upon Commission's Action:</b><br>Staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |



**APPLICATION FOR VARIANCE TO  
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING**

File No. \_\_\_\_\_

**APPLICANT**

Name ERAIN TAFOLLA Phone 956 472-2181  
Address 222 JALAPA ST.  
City Weslaco State TX Zip Code 78599

**PROPOSED PROJECT**

Legal Description of Property

Lot 18 Block 3 Subdivision Name Tejas Subdivision  
Street Address 222 Jalapa St.

Notice is hereby given that as owner or authorized agent of the above referenced property has filed with the Board of Adjustments and Appeals on Zoning Ordinance, a request or petition for exception to the Zoning Ordinance in the following particulars:

TO: grant Variance for a 2ft encroachment  
on the West 5' setback of property.

Said petition and request is set for a hearing by the Board of Adjustments and Appeals of Zoning at \_\_\_\_\_ o'clock A.M./PM. on the \_\_\_\_\_ day of 20\_\_\_\_\_ at City Hall in Weslaco, Texas, at which time all interested persons may appear in person or by agent or by attorney and present any objections to the granting or denying of such petition and request.



**STATEMENT OF HARDSHIP**

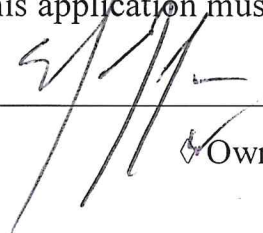


Describe Hardship:

Building storage shed in property shed  
size is 10x14 need 21' to fit property in  
designated area. 4th addition from 5x8 ft. home.

I have been explained the procedures for the Board of Adjustments and Appeals of Zoning that it may or may not be approved. The \$255.00 dollars are not refundable, even if the applicant withdraws the request. I understand everything that has been required in this application must be satisfied before the application is processed.

Signature



Date

4-24-2023

☒ Owner

☐ Authorized Agent

**NOTE:** Any appeal or permit granted by the Board of Adjustments of Zoning shall not be valid if construction authorized by said permit is not begun within a period of sixty (60) days.

**OFFICE USE ONLY:**

Accepted By \_\_\_\_\_ Payment Received by \_\_\_\_\_ Date Paid \_\_\_\_\_

Presented to Board of Adjustments

Date Paid \_\_\_\_\_

☒ Approved

☐ Disapproved

