



CITY OF WESLACO

BOARD OF ADJUSTMENTS AND APPEALS OF ZONING REGULAR MEETING

**AUGUST 09, 2023, 5:30 P.M. WESLACO
CITY HALL CONFERENCE ROOM B,
255 S. KANSAS AVENUE**

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

**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
REGULAR MEETING
AUGUST 9, 2023**

On this, the 12th day of July 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:

Mark McCaleb	Chairman
Paul Garza	Co-Chairman
Nick Carranza	Member
Gilbert Zuniga	Member
Orlando Villarreal	Member
Joe Pedraza	Assistant PCE Director
Serena Stubbs	Secretary

I. CALL TO ORDER:

Mark McCaleb called the meeting to order and welcomed everyone in the audience.

A. Roll Call/Establish a Quorum

Ms. Serena Stubbs called the roll, noting that all commissioners were present, 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 Sign Ordinance, sec. 114.08 (c)(2)(d)(2) at 2415 N. Texas, also known as West Tract N394'-E184' FT117, Hidalgo County, Texas

Mr. Pedraza stated the applicant is requesting a 120 square footage of proposed sign instead of the 100 square footage that is required by Weslaco Sign Ordinance.

Mr. Carranza made the motion to approve the variance, seconded by Mr. Garza, motion carried.

B. Discussion and consideration of a variance request from Westgate Village Phase II Subdivision, at 1526 Canyon Dr, Weslaco, also known as Lot 163, Westgate Village Phase II Subdivision, Hidalgo County, Texas

Mr. Pedraza stated the applicant is requesting a 2' side setback instead of the 8' that are required by subdivision plat.

Mr. Garza made the motion to approve the variance, seconded by Mr. Villarreal, motion carried.

- C. Discussion and consideration of a variance request from the Weslaco Sign Ordinance sec.114.08 (d)(2)(e)(1)(ii) and Sec. 114.08 (d)(2)(e)(iii) at 508 N. Texas Blvd, also known as Lot 5, Block 17, LD Morgans Addition, Hidalgo County, Texas

Mr. Pedraza stated the applicant is requesting a 112 square footage instead of the 40 square footage and a 25' height instead of the 24' height that are required by Weslaco Sign Ordinance.

Mr. Carranza made the motion to approve the variance, seconded by Mr. Garza, motion carried.

IV. ADJOURNMENT

There being no further business to come before the Board of Adjustments and Appeals of Zoning, Mr. Garza adjourned the meeting at 5:34 p.m.

Mark McCaleb, Chairman

Paul Garza, Co-Chairman

Nick Carranza, Member

Gilbert Zuniga, Member

Orlando Villarreal, Member

ATTEST:

Serena Stubbs, Code Enforcement Secretary



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

Date of Meeting: August 9, 2023	Agenda Item No. (to be assigned by PCE): III. A.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Ms. Bianca Ramirez	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1001 Sunny Dr., Weslaco also known as Lot 14, Block 2, of Sun Valley Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance on Section 150-12 (c)(6)(b) Any accessory building or accessory use constructed on any lot in an R-1 or R-2 district shall be located ten feet from the main use building on such lot or attached and may not be more than one story in height. The applicant is requesting to build at 8'11'' instead from the main use building instead of the 10' required.	
Statement of Hardship: Citizen states that the pool waterline is 8'11'' away from the foundation of the house.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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



File No. _____

APPLICANT

Name Bianca Ramirez Phone 956-990-2222
Address 3201 S. Expressway 83 Unit 3
City Houlienger State TX Zip Code 78550

PROPOSED PROJECT

Legal Description of Property

Lot 14 Block 2 Subdivision Name Sun Valley
Street Address 1001 Sunny Drive Weslaco, Tx. 78596

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: Build a 12' x 32' pool with concrete decking
Property Owner Robert Owens

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.

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS

Appl-000480-2023

202 6272



STATEMENT OF HARDSHIP

Describe Hardship:

Pool waterline is 8'11" from foundation of house.
City of Weslaco requires 10' to waterline

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 Alan Mober Date 7-10-2023

◇ 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

MARK UP PLAN
SCALE: 1"=20

EXISTING DECK

BRUSHED CONCRETE DECKING

30'-2"

LEGEND	
	RETURN
	SKIMMER
	BUBBLER
	UMBRELLA HOLDER
	BADUSTREAM JETS
	CONTROL PANEL
	SPA JETS (checkbox) (checkbox)
	LIGHT SWITCH
	CHANNEL DRAIN
	SPLIT MAIN DRAIN
	POOL EQUIPMENT
	POOL PUMP
	POOL HEATER

POOL SPECIFICATIONS

ENVELOPE 30'-2" x 12' SHOCRETE
PERIMETER 84' LNFT
SURFACE AREA 360 SQFT5
INTERIOR AREA 763.95
VOLUME 10,000 GALLONS
DEPTH 3' - 4' TO 6' → DEEP
10'-8" LF

SPA SPECIFICATIONS

ENVELOPE 132.0'
PERIMETER 132.0'
SURFACE AREA 36ft
INTERIOR AREA 87.19 ft
VOLUME 441 gal
DEPTH 3' FT
STEPS LNFT 14' lnft
BENCH LNFT
RAISED BOND BEAM CONCRETE NO
#3 (3/8) REBAR 23.8 YARDS
#4 (1/2) REBAR 2980' - 1"
250' - 1"

#3 (3/8) REBAR 617' - 1"
#4 (1/2) REBAR 336'-1"

PLUMBING

MAIN DRAINS 1 SETS OF 2 SPLIT MAIN @ 2" PIPE
SKIMMERS 1 - STANDARD DEDICATED LINE @ 2" PIPE
RETURNS 3 - TO THE FIRST TEE @ 2" PIPE
HYDURA FLOW SYSTEM
SPILLWAY NONE
SPA JETS 4
WATERFALLS (WALLS) -
WOK POTS -
BUBBLERS 1
UMBRELLA SLEEVE
ACCESSORIES SR SMITH SPLASH 300 LIFT
AUTOFILLER NO
BACKFLOW DEVICE AIR GAP

ELECTRIC

POOL LIGHT 2 - 24W LED LIGHTS
SPALIGHT N/A
ACCESSORIES 1 - COVERED AREA
GFCL BY COVERED AREA
JUNCTION BOX AT EQ PAD
SUB-PANEL AT EQ PAD
CONTROL PANEL SWITCH LOCATION BY COVERED AREA

EQUIPMENT

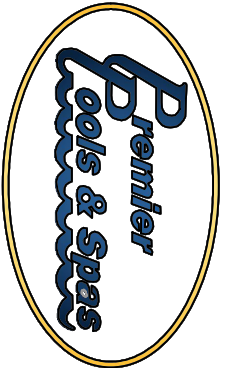
CIRCULATION PUMP CV340 - Jandy Pro Series Versa Plumb 340 SF
PUMP II SPEED SET
HEAT PUMP JANDY 340 CARTRIDGE
POOL FILTER FUSION - Zodiac Nature2 Fusion
SANITATION DEL OZONE 25
AUTOMATION ZODIAC RS PS4 POOL
CLEANER NONE
SPA BLOWER NONE

MATERIAL SELECTIONS & QTY.

POOL INTERIOR PEBBLE TECHNOL
TILE LA TILE SERIES TIBET6 "x6"
TRIM NONE
GROUT TRAVERTINE
COPING TYPE
POOL RBB FACING
SPA RBB FACING
SPILLWAY
BOULDER TYPE
BOULDER LENGTH
WATERWALL WALL

DECKING

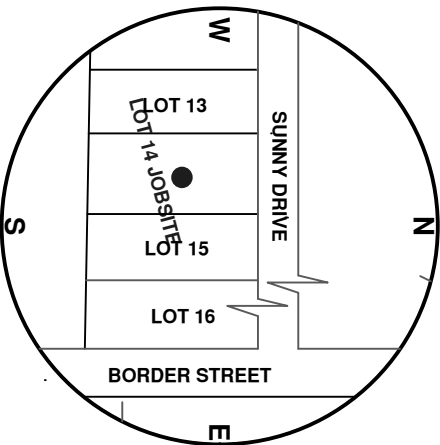
DECK AREA 132 SQ.FT
CONCRETE 1.5 CUBIC YARDS
COPING AREA 16 SQ.FT
CONCRETE OR SAND CONCRETE
DECK FINISH BRUSHED CONCRETETRAVERTINE DECK
MISC FOOTAGE DRAIN PIPE:
ADA- 300-3000 SPLASH 300 LIFT - POOL LIFT



3201 S EXPRESSWAY 83,
HARLINGEN, TX, 78550
UNIT E

30'x12' GEOMETRIC
SHOCRETE POOL

LOT 14 SUN VALLEY
SUBDIVISION NO. 2 1001
SUNNY DREIVE WESLACO,
TEXAS 78596



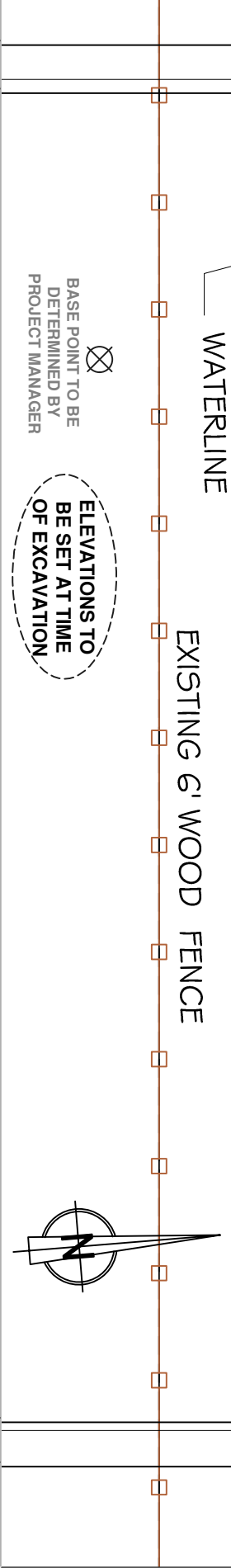
MAP OF LOCATION

JURISDICTION: OF CITY OF
WESLACO, TEXAS
SALES PERSON:ALAN MARTINEZ
PHONE: 956-704-3207
PROJECT MANAGER: STEVE GONZALEZ
PHONE: 956-202-6272
DRAFTMAN: MARCO SALAZAR

NO.	REVISION/ISSUE	DATE

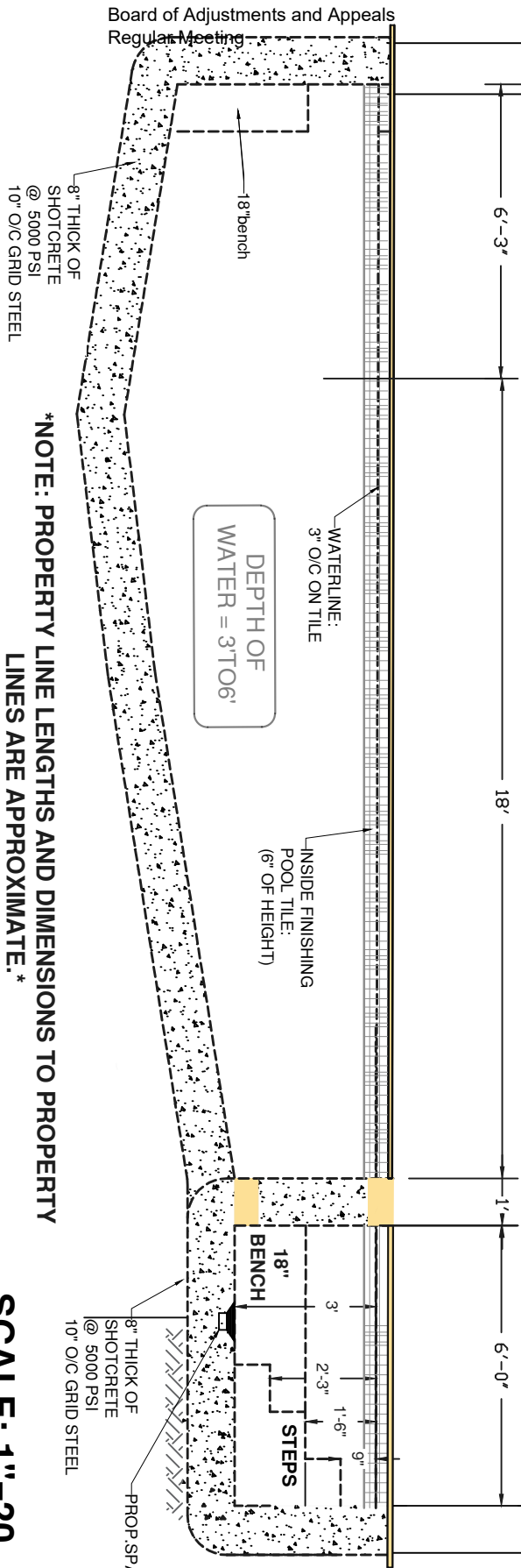
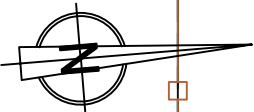
CUSTOMER SIGNATURE:	SHEET :
JOB NUMBER	
1252	
DATE	
06/23/23	03

CROSS SECTION



BASE POINT TO BE
DETERMINED BY
PROJECT MANAGER

ELEVATIONS TO
BE SET AT TIME
OF EXCAVATION



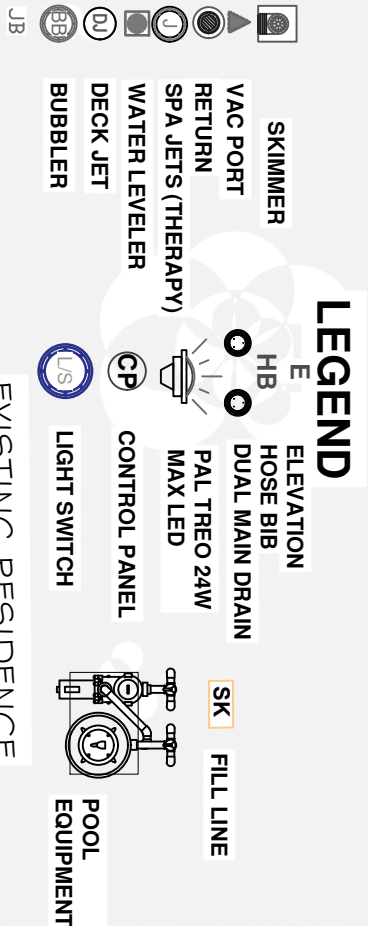
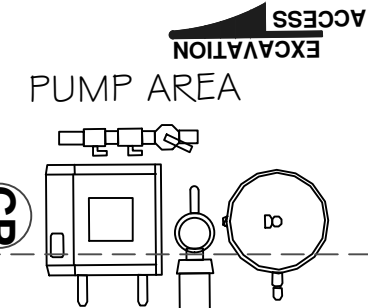
*NOTE: PROPERTY LINE LENGTHS AND DIMENSIONS TO PROPERTY
LINES ARE APPROXIMATE.*

SCALE: 1"=20

SITE PLAN

SCALE: 1"=20'

NOTE: PROPERTY LINE LENGTHS AND DIMENSIONS TO PROPERTY LINES ARE APPROXIMATE.



HOSE BIB HB

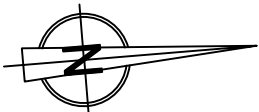
6'-6"

11'-1"

BRUSHED CONCRETE DECKING

EXISTING DECK

E=0



30'

8'-11"

ELEVATIONS TO BE SET AT TIME OF EXCAVATION

A

THIS PLAN IS PROPERTY OF PREMIER POOLS AND SPAS, LLC. ANY FORM OF DUPLICATION OR USE OF ALL OR ANY PLANS, DRAWINGS, OR DESIGNS IS PROHIBITED. COPYRIGHT 2019

SKIMMER FILL LINE

1 8" STEP OUT BENCH

TRAVERTINE COPING

SLOPE

SLOPE

SLOPE

DEPTH OF WATER = 3" TO 6'

-(60")

25' B.S.B.L.

2' Std Spillover

Spa Drain

-3' DEPTH

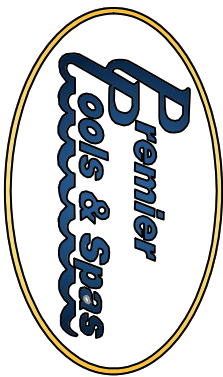
6x6 Spa

WATERLINE

EXISTING 6' WOOD FENCE

BASE POINT TO BE DETERMINED BY PROJECT MANAGER

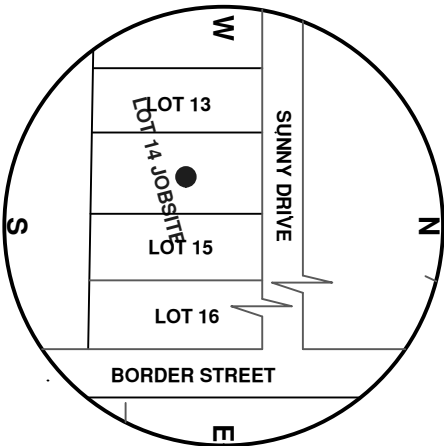
Board of Adjustments and Appeals Regular Meeting



3201 S EXPRESSWAY 83, HARLINGEN, TX, 78550
UNIT E

30'x12' GEOMETRIC SHOCRETE POOL

LOT 14 SUN VALLEY
SUBDIVISION NO. 2 1001
SUNNY DREIVE WESLACO, TEXAS 78596



MAP OF LOCATION

JURISDICTION: OF CITY OF

WESLACO, TEXAS

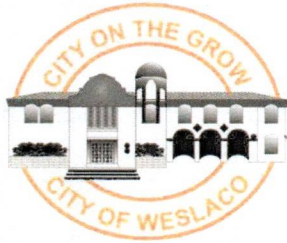
SALES PERSON: ALAN MARTINEZ
PHONE: 956-704-3207
PROJECT MANAGER: STEVE GONZALEZ
PHONE: 956-202-6272
DRAFTMAN: MARCO SALAZAR

NO.	REVISION/ISSUE	DATE			
CUSTOMER SIGNATURE:			SHEET :		
JOB NUMBER					
DATE					
06/23/23			02		



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

Date of Meeting: August 9, 2023	Agenda Item No. (to be assigned by PCE): III. B.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Blanco Enterprises LTD	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 3109 Basil Dr. and 2801 Basil Dr., Weslaco also known as Lots 7 and 22, El Jardin Estates Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance for a property in an R-1 Single Family District from El Jardin Estates Subdivision, Instrument # 2354347. The applicant is requesting a 15' front setback instead of the 25' that is required by subdivision plat.	
Statement of Hardship: The citizen states that through the approval of this variance, they may offer spaces with more comfortable sizes for the new tenants in their apartments.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

Name BLANCO ENTERPRISES LTD. Phone (956) 432-6482 Alex Blanco
Address 4613 N. Cypress. (956) 212-0606 Benito G22.
City Pharr, State Texas. Zip Code 78577

PROPOSED PROJECT

Legal Description of Property

Lot 7 and 22 Block — Subdivision Name EL JARDIN ESTATES.
Street Address 3109 Basil Dr. and 2801 Basil Dr. in Weslaco, Texas

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: VARIANCE.

Change from 25'0" Front Set Back to 15'0" Front
Set Back in both lots. Lot No. 7 — 3109 Basil Dr.
Lot No. 22 — 2801 Basil Dr.

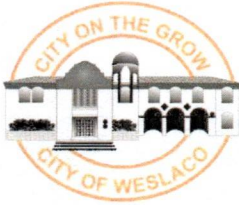
Said petition and request is set for a hearing by the Board of Adjustments and Appeals of Zoning at _____ o'clock A.M./P.M. on the _____ day of 20_____ at City Hall in Weslaco, Texas, at which time all interested persons may appear in person or by agent or by attorney and present any objections to the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

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS



STATEMENT OF HARDSHIP

Describe Hardship:

Achieving this approval we can offer spaces with more
comfortable sizes for the new tenants in our apartments.

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 Bart C. Gonzalez Date July-12-2023
◇ 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 _____

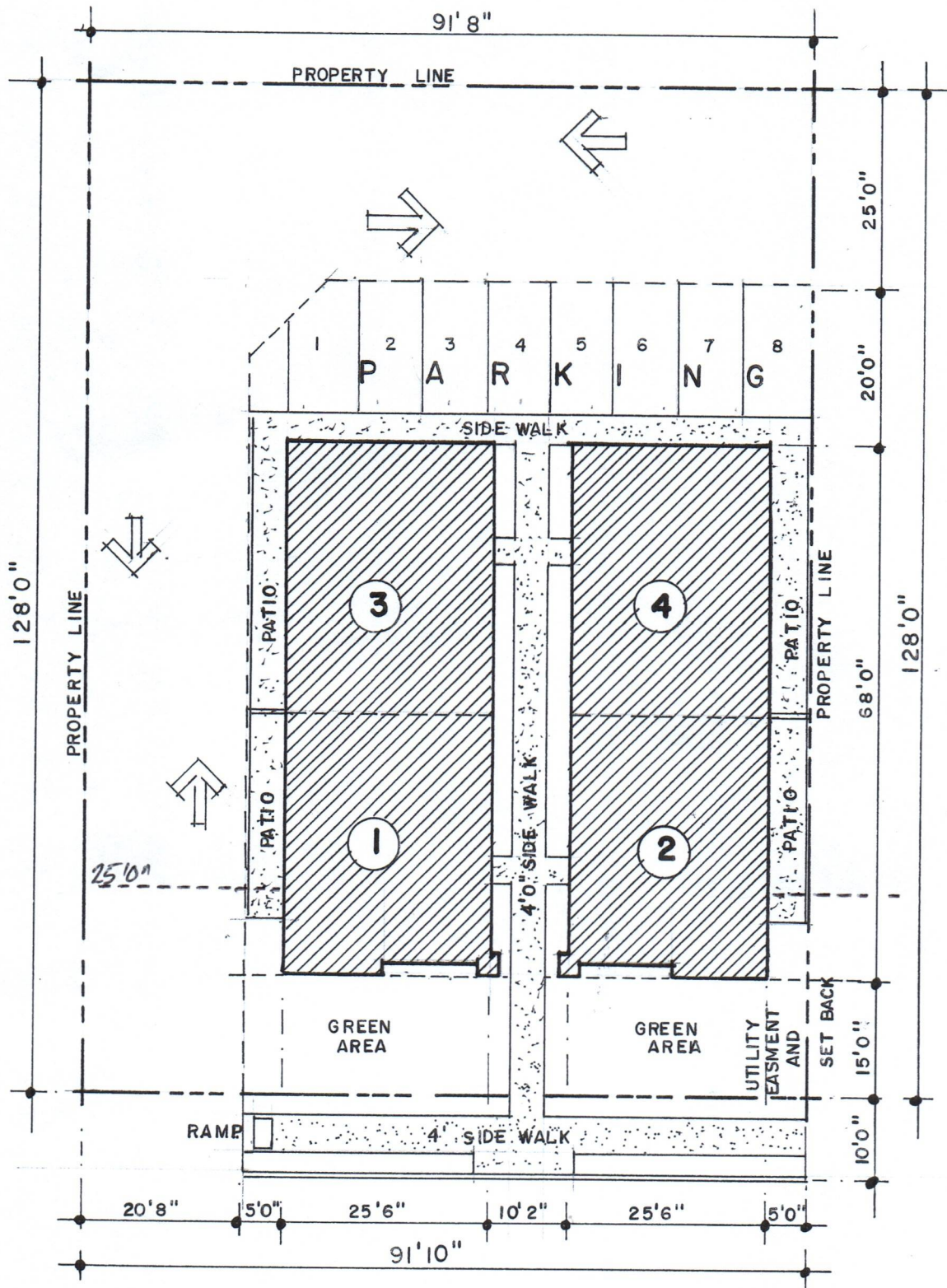
◇ Approved ◇ Disapproved

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS

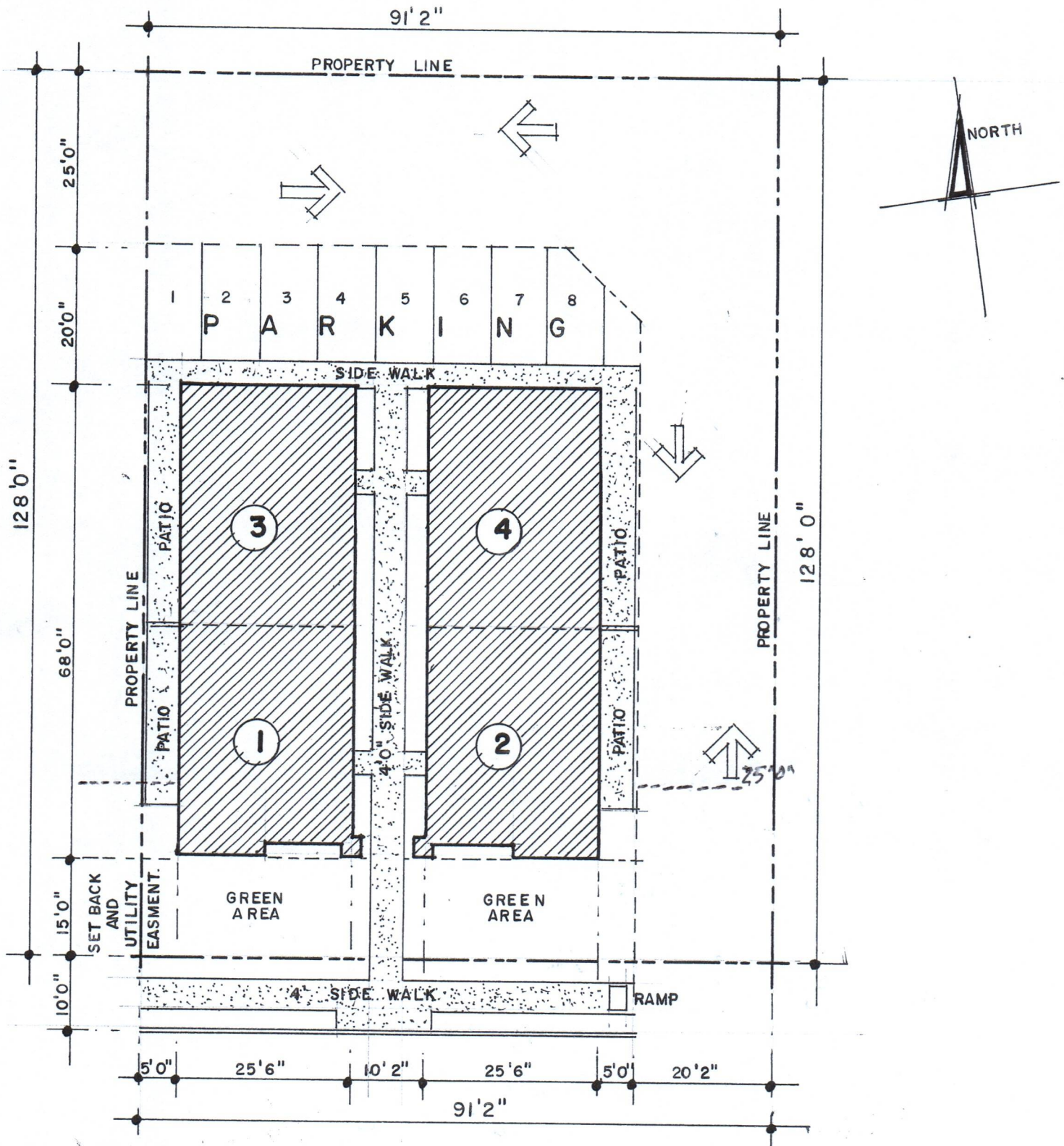


BASIL DR.

LEGAL DESCRIPTION N.

LOT 22

EL JARDIN ESTATES
CITY OF WESLACO
HIDALGO CO. TEXAS.



BASIL DR.

LEGAL DESCRIPTION.

LOT 7

EL JARDIN ESTATES

CITY OF WESLACO

HIDALGO CO. TEXAS.



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

Date of Meeting: August 9, 2023	Agenda Item No. (to be assigned by PCE): III. C.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Cross Development CC Weslaco, LLC	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for I – Industrial District at 1305 E IH 2., Weslaco, also known as Farm Tract 40, West and Adams Tracts Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance for section 150-11(3)(c) Industrial District—Rear yard. Rear yard setback shall be ten feet. The applicant is requesting to build at 0' setback for rear yard instead of the 10' that is required.	
Statement of Hardship: Citizen states that a variance to the 10' rear setback is needed to comply with fire lane widths and ADA requirements; this property is also providing an additional 25' of right of way to the City so the proposed building is limited to the east side of the property among various restrictions.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

Name Cross Development CC Weslaco, LLC Phone 956-720-4644

Address 4336 Marsh Ridge Road

City Carrollton State TX Zip Code 75010

PROPOSED PROJECT

Legal Description of Property

Lot Farm Tract 40 Block _____ Subdivision Name West and Adams Tracts Subdivision

Street Address 1305 E IH 2

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: 10' building setback from right-of-way (Appendix B, Article IV, Section 2.6 of the Code of Ordinances)

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:

This property is giving an additional 25' of ROW to the City to make a total of 75' ROW in the proposed plat. With the spacing requirement on the proposed driveway from the overpass of N Paseo Del Norte and the exit ramp onto the frontage road, the proposed building/office parking location is limited to the east side of the property. To comply with fire lane widths and ADA requirements, a variance to the 10' setback at the rear of the site is needed.

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  Cross Development CC Weslaco, LLC Date 7/18/2023

◇ 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



CALIBER COLLISION - WESLACO

VARIANCE EXHIBIT

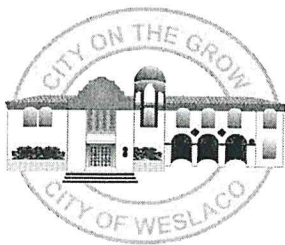
DRAWING INFORMATION			
PROJECT	10/777	TDLR	**
DRAWN	SAB	ET	XX
SCALE	SHEET		
1" = 20' (24x36)	01		
1" = 40' (11x17)			

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
UNDER THE AUTHORITY OF:
E. LEVI LOVE, PE #99340
OR
JONATHAN WHITE, PE #127058



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

Date of Meeting: August 9, 2023	Agenda Item No. (to be assigned by PCE): III. D.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Ms. Ida Herrera	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1007 W. Ash St., Weslaco also known as Lot 4, Block 5, of Jones-Vos Addition Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance on Section 150-12(c)(3) 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. The applicant is requesting to build at 4' instead from the main use building instead of the 10' required.	
Statement of Hardship: The citizen states that the variance request is to ensure that the pool is not too small for her family.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

Name Ida M. Herrera Phone 956-463-5112
Address 1007 W. Ash st.
City Weslaco State TX Zip Code 78596

PROPOSED PROJECT

Legal Description of Property

Lot 4 Block 5 Subdivision Name Jones - Vos Addition
Street Address 1007 W. Ash 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: Build a pool at 4 ft. ^{ft} from
the covered porch.

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.

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS



STATEMENT OF HARDSHIP

Describe Hardship:

I am asking for this, so that the pool
can be a good size to be able to
swim. So that the pool is not too small.

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 Ida M. H Date 7-20-23

◇ 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

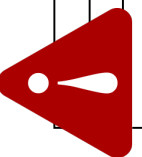


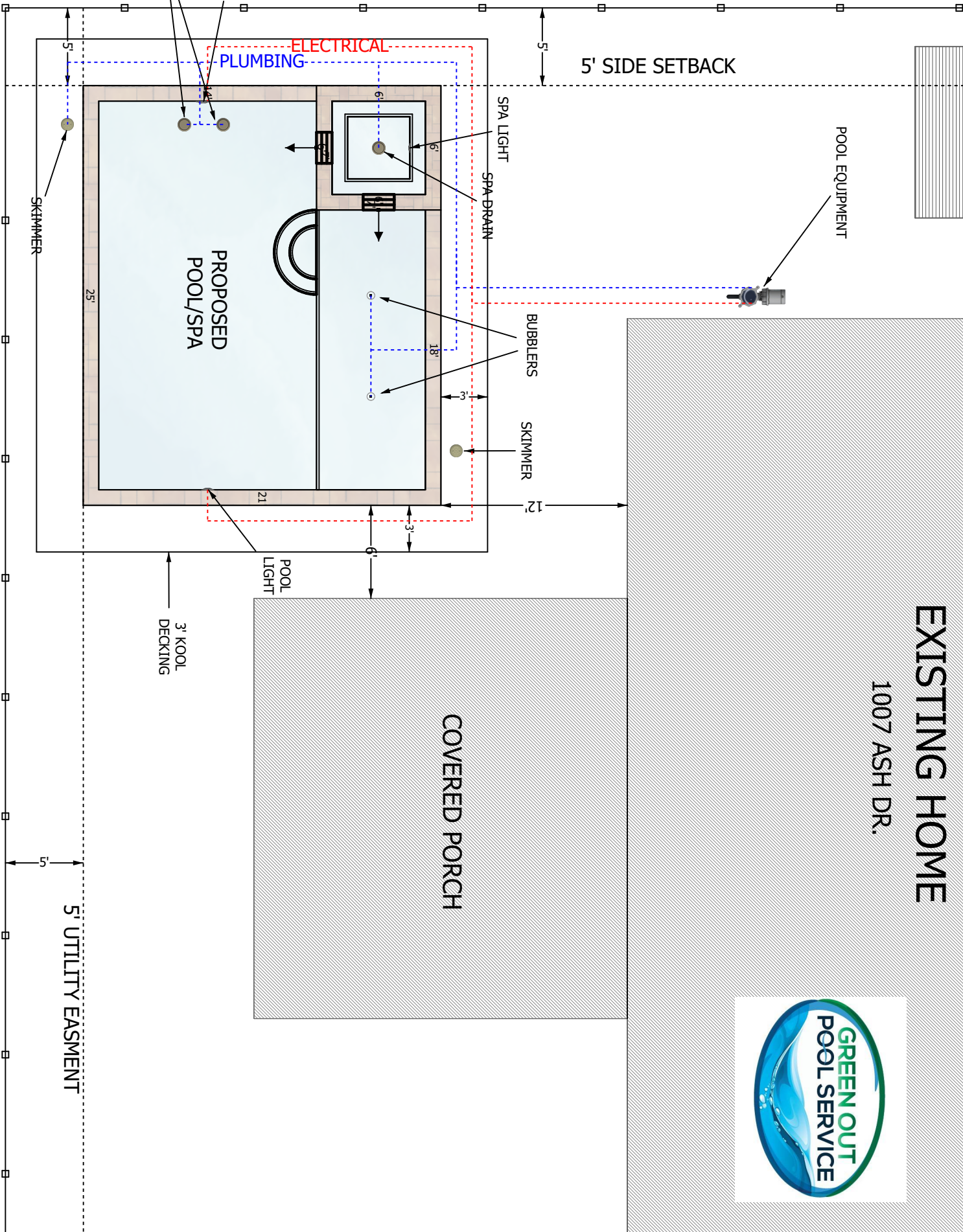
Company Name: Green Out Pool Service

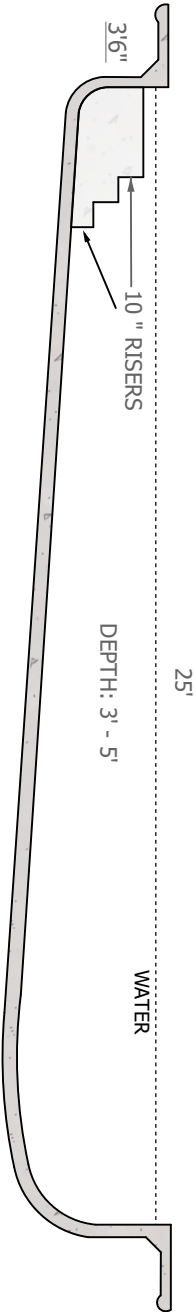
Rebar: 2555' 5"

Concrete: 3.8 yards³

Rebar: 4/0 g
Data Not Verified

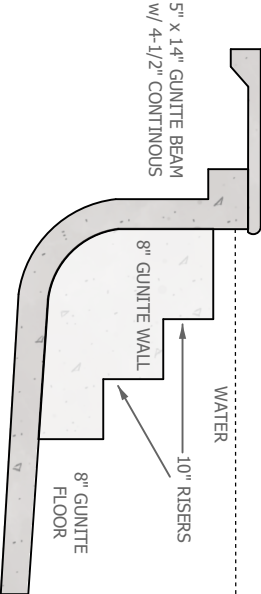






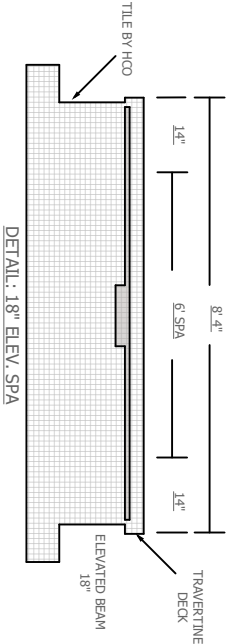
DETAIL: POOL PROFILE

SCALE: 1/8"=1'



DETAIL: SHELL

SCALE: 1/4" = 1'



DETAIL: 18" ELEV. SPA



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

Date of Meeting: August 9, 2023	Agenda Item No. (to be assigned by PCE): III. E.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Leonel Chavero	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1806 Costa Rica Ave., Weslaco also known as Lot 27, Block 3, of Bellaire Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance on Section 150-12 (c)(6)(b) Any accessory building or accessory use constructed on any lot in an R-1 or R-2 district shall be located ten feet from the main use building on such lot or attached and may not be more than one story in height. The applicant is requesting to build at 2' instead from the main use building instead of the 10' required.	
Statement of Hardship: The citizen states that they have already began the process and purchased the material for this proposed addition.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

Name Leonel Chavero Phone (956) 650-0342

Address 1806 Costa Rica Ave.

City Weslaco State TX Zip Code 78596

PROPOSED PROJECT

Legal Description of Property

Lot 27 Block 3 Subdivision Name Bellaire Subdivision

Street Address 1806 Costa Rica Ave.

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: Requesting to build a 2ft from existing porch.

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 already have concrete floor and I already have
all the material to build addition.

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


Owner

Date

July 25, 2023

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 _____

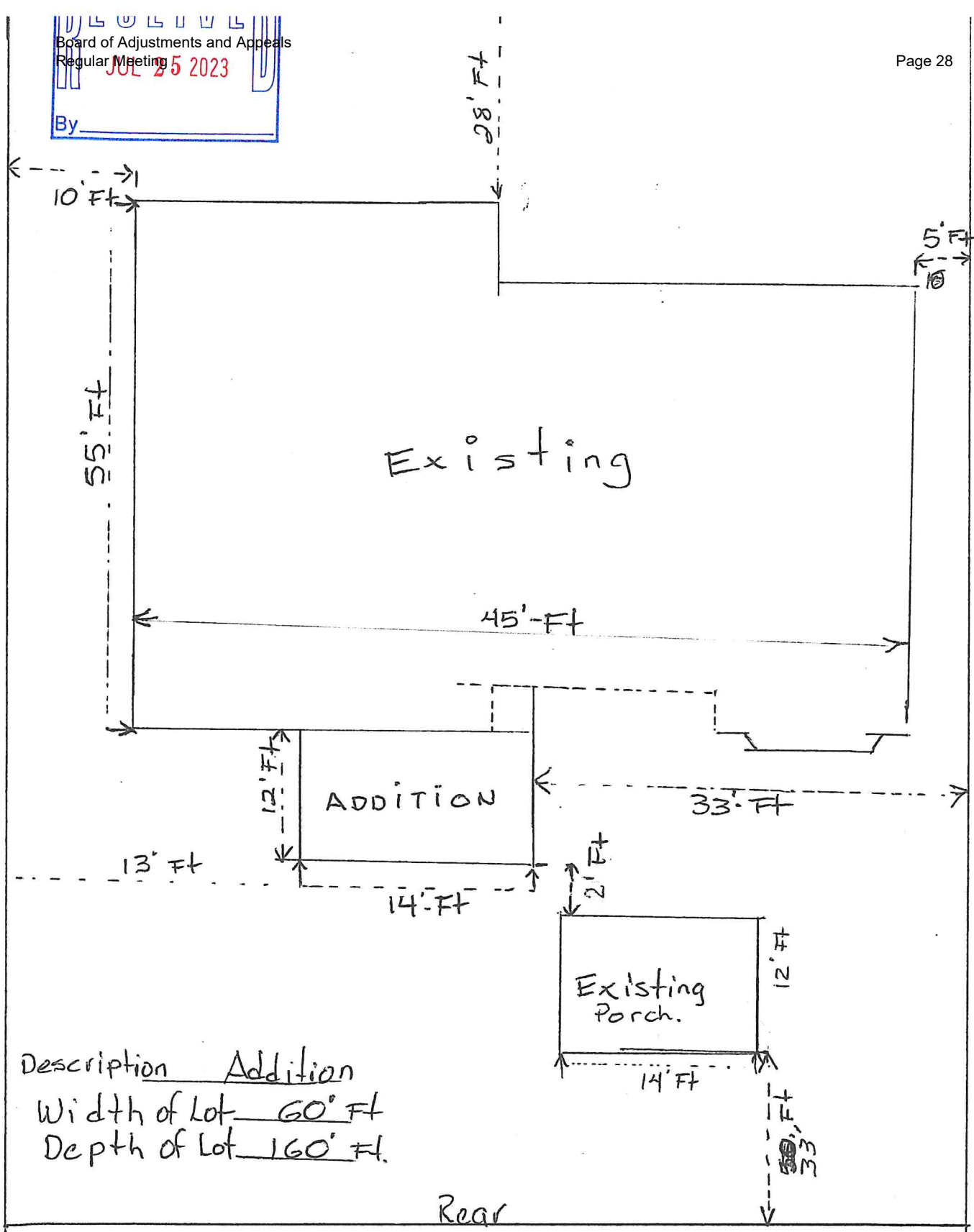
Presented to Board of Adjustments

Date Paid _____

Approved

Disapproved

Dr
Parana



ADDRESS. 1806 Costa Rica Ave



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

Date of Meeting: July 12, 2023	Agenda Item No. (to be assigned by PCE): III. F.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of A1 Skylite Signs	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco Sign Ordinance Section 114.08 (c)(3)(2) at 1201 W. Business Highway 83, also known as West Tract E130'-W195.5'-N150' FT 1502 0.45 AC NET, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a sign variance for a property in a B-2 Secondary and Highway District to Sec. 114.08 (C)(3)(2). Freestanding sign: In the case of a multiunit building, one ground pole or pole sign will be allowed per site. Non-expressway corridor: 2. Maximum size: 100 square feet. The applicant is requesting a 125.2 square footage of proposed sign instead of the 100 square footage that is required by Weslaco Sign Ordinance.	
Statement of Hardship: Citizen states that they are wanting a sign of this extent to allow more advertising for the business and to update the sign.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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



File No. _____

APPLICANT

Name A1 SkyLite Signs Phone 956-588-4000

Address 1301 Maco Drive

City Pharr State Tx Zip Code 78577

PROPOSED PROJECT

Legal Description of Property

Lot _____ Block _____ Subdivision Name _____

Street Address 1201 W. Business Highway 83

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: The pylon sign is exceeding the maximum allowed square footage at 100sq ft. We are
proposing 125.2sq ft.

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.

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS



STATEMENT OF HARDSHIP

Describe Hardship:

Allowing this new pylon sign will allow more advertising for the business and update the sign.

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 Andy Vasquez Date 7/20/23
☐ 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



MBI COMPANIES, INC.
259 N. WESGARDEN RD.
KNOXVILLE, TN 37919
PHONE 866.584.0599
SIGN-ENGINEER.COM

PROJECT:
1201 W STATE HWY 83, WESTLACO, TX 78696
DRAWING TITLE:
LONG JOHN SILVER'S

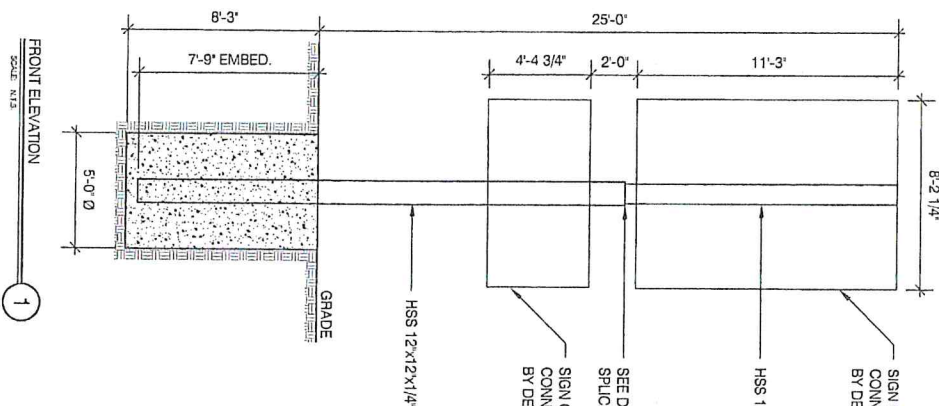
DRAWN BY: DUB
CHECKED BY: QTP
COMM. NO: 230537.072

DATE: 07/11/23
REV # DATE DRAWN BY

DRAWING NO: DWG. 1



- GROUND SIGN DESIGN SPECIFICATIONS:**
1. REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS. ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:
 - AISC
 - AMERICAN WELDING SOCIETY
 - LOCAL BUILDING CODES & ORDINANCES
 2. CONCRETE: 2500 PSI @ 28 DAYS
 3. STD. STEEL PIPE SECTION: ASTM A53 GRADE B (F_y=35 KSI), U.N.O.
 4. STEEL PIPE SECTION (P > 20"): ASTM A252 GRADE 3 (F_y=42 KSI MIN.) U.N.O.
 5. HSS ROUND SECTION: ASTM A500 GRADE B (F_y=42 KSI) U.N.O.
 6. HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (F_y=42 KSI)
 7. W SHAPES: ASTM A992 (F_y = 50 KSI)
 8. ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)
 9. CONNECTION BOLTS: ASTM A325
 10. THREADED RODS: ASTM A193 GRADE B7
 11. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES: ASTM A36
 12. REINFORCING: GRADE 60 ASTM A615
 13. PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.
 14. THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
 15. NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.
 16. WELDING ELECTRODES: E70XX
 17. ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 2000 PSF
 18. ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 1.50 PSF/FT OF DEPTH. ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE VALUES.
 19. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.
 20. FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. THE SOIL BEARING CAPACITY IS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. IF ALLOWABLE BEARING AND/OR LATERAL PRESSURE IS LESS THAN THE ABOVE ASSUMED AND/OR CALCULATED PRESSURES, THE ENGINEER SHOULD BE CONTACTED FOR RE-EVALUATION.
 21. EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.
 22. WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.
 23. ADEQUATELY BRACE POLES UNTIL CONCRETE HAS SET UP FOR 14 DAYS.
 24. GROUT UNDER BASE PLATES WITH NON-SHRINK GROUT.
 25. THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.
 26. ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
 27. THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
 28. DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.



WIND DATA

Wind Speed	135 mph	Basic Wind Speed, V	135 mph
Wind Pressure	0.002 psf	Basic Wind Pressure, p _s	0.002 psf
Exposure Category	C	Exposure Category	C
Wind Direction	0 deg	Wind Direction	0 deg

GEOMETRY AND MATERIALS

Section	Location	Type	Height	Width	Area	Perimeter	Volume	Weight
1	Base	Rectangular Box (HSS)	7.35	1.00	7.35	1.00	7.35	1.00
2	Base	Rectangular Box (HSS)	7.35	1.00	7.35	1.00	7.35	1.00
3	Base	Rectangular Box (HSS)	7.35	1.00	7.35	1.00	7.35	1.00
4	Base	Rectangular Box (HSS)	7.35	1.00	7.35	1.00	7.35	1.00

FOUNDATION DESIGN SUMMARY

Type	Depth	Width	Length	Depth	Volume	Weight
1	5.00	8.00	8.00	5.00	320.00	320.00

DEFLECTION ANALYSIS

Direction	Deflection	Limit
Horizontal	0.000	0.000
Vertical	0.000	0.000

NOTES:

- 1.) SEE MANUFACTURER'S DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
- 2.) SIGN CABINET AND CONNECTION BY DESIGN TEAM.
- 3.) CLIENT - DESIGN TEAM
- 4.) RISK CATEGORY II
- 5.) 135 MPH WIND SPEED, EXP. C
- 6.) (1) POLE, (1) FOOTING

*** NOTE: THIS FOOTING HAS BEEN DESIGNED ON THE ASSUMPTION THAT THE SOIL IS SUITABLE FOR BEARING AND IS NON-EXPANSIVE. OWNER TO VERIFY SOIL CONDITIONS PRIOR TO CONSTRUCTION.**

LONG JOHN SILVER'S

PROJECT: 1201 W STATE HWY 83, WESLACO, TX 78596
DRAWING TITLE:

DRAWN BY:
DJB

CHECKED BY
CTP

COMM. NO. 23

0537.072

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/20	Opening Balance		100.00
1/15/20	Payment	20.00	80.00
2/1/20	Payment	10.00	70.00
2/15/20	Payment	15.00	55.00
3/1/20	Payment	10.00	45.00
3/15/20	Payment	10.00	35.00
4/1/20	Payment	10.00	25.00
4/15/20	Payment	10.00	15.00
5/1/20	Payment	10.00	5.00
5/15/20	Payment	5.00	0.00
6/1/20	Payment	0.00	0.00
6/15/20	Payment	0.00	0.00
7/1/20	Payment	0.00	0.00
7/15/20	Payment	0.00	0.00
8/1/20	Payment	0.00	0.00
8/15/20	Payment	0.00	0.00
9/1/20	Payment	0.00	0.00
9/15/20	Payment	0.00	0.00
10/1/20	Payment	0.00	0.00
10/15/20	Payment	0.00	0.00
11/1/20	Payment	0.00	0.00
11/15/20	Payment	0.00	0.00
12/1/20	Payment	0.00	0.00
12/15/20	Payment	0.00	0.00
1/1/21	Payment	0.00	0.00
1/15/21	Payment	0.00	0.00
2/1/21	Payment	0.00	0.00
2/15/21	Payment	0.00	0.00
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2/1/23	Payment	0.00	0.00
2/15/23	Payment	0.00	0.00
3/1/23	Payment	0.00	0.00
3/15/23	Payment	0.00	0.00
4/1/23	Payment	0.00	0.00
4/15/23	Payment	0.00	0.00
5/1/23	Payment	0.00	0.00
5/15/23	Payment	0.00	0.00
6/1/23	Payment	0.00	0.00
6/15/23	Payment	0.00	0.00
7/1/23	Payment	0.00	0.00
7/15/23	Payment	0.00	0.00
8/1/23			

07/11/23

1

DRAWINGS NO.

DAF

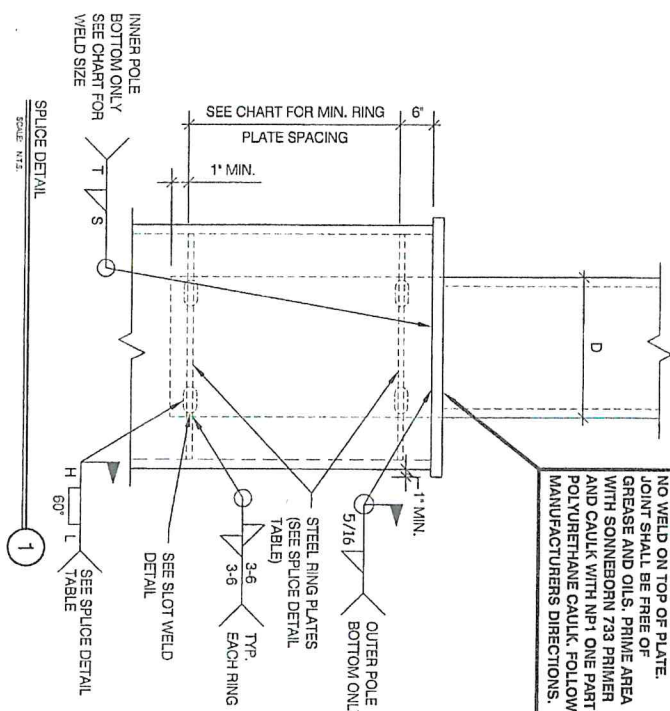
REN S. ANTLE

2

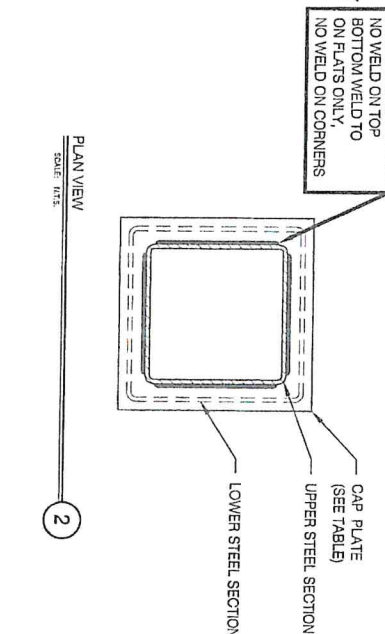
1. THIS SPICE CONNECTION IS A CRITICAL COMPONENT OF THE STRUCTURE CARE SHOULD BE TAKEN IN FIT UP, WELDING, AND INSTALLATION.
2. WELD = COLUMN WALL THICKNESS (UNO). MINIMUM WELD SIZE IS DEPENDENT UPON THE THICKER OF THE TWO PARTS JOINED, EXCEPT THAT THE WELD SIZE NEED NOT EXCEED THE THICKNESS OF THE THINNER PART. FOR THIS EXCEPTION, PARTICULAR CARE SHALL BE TAKEN TO PROVIDE SUFFICIENT PREHEAT FOR SOUNDNESS OF THE WELD.
3. WELDING DESIGN, WORKMANSHIP, PROCEDURE AND TECHNIQUE SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE STEEL, AWS D1.1. WELDERS SHALL BE QUALIFIED FOR THE PROCESS USED. TYPE AND SIZE OF WELD MUST BE INSTALLED AS SHOWN ON THE DRAWINGS. CONTRACTOR MUST SUPPLY, WHEN REQUESTED, CERTIFICATION OF PROCEDURE, QUALIFICATION OF WELDER AND DOCUMENT OF WELDING PROCEDURE. BOTH SHOP & FIELD WELDERS MUST PUNCH THEIR INITIAL & DATE ON CAP PLATE FOR IDENTIFICATION.
4. ALL SHOP WELDS SHALL BE GAWN (EXCEPT ELECTRODES OF 70,000 PSI TENSILE STRENGTH RATED AND APPROPRIATE WIRE DIAMETER SHALL BE USED FOR WELDING IN ALL POSITIONS, ALL FIELD WELDING SHALL BE SHALL WELDED USING ELECTRODES W/70,000 PSI TENSILE STRENGTH RATED FOR WELDING IN ALL POSITIONS, AWS A5.1 OR A5.5 E7018-B2 OR APPROVED EQUAL.
5. COLUMN SURFACE NEAR WELDING AREA SHOULD BE CLEAN & DRY WHEN WELDING. SPATCH IS NOT ALLOWABLE ON THE COLUMN SURFACE.

SPICE DETAIL TABLE									
UPPER STEEL SECTION	MAX. WALL THICKNESS	CAP PLATE THICKNESS	RING PLATE THICKNESS	MIN. RING PLATE SPACING	NO. OF SLOT WELDS/PLT	INNER POLE BOT. WELD		SIZE OF SLOT WELDS	
						T	S	H	L
<10"	3/8"	3/4"	3/4"	18"	4	1/4"	5-6	3/4"	1 3/4"
12" - 18"	1/2"	3/4"	1"	27"	6	5/16"	5-6	1"	2
20" - 24"	1/2"	1"	1"	36"	6	5/16"	11-12	1"	2 1/4"

* 1" GAP BETWEEN WELDS REQUIRED



NO WELD ON TOP OF PLATE.
JOINT SHALL BE FREE OF
GREASE AND OILS. PRIME AREA
WITH SONNEBORN 733 PRIMER
AND CAULK WITH NP1 ONE PART
POLYURETHANE CAULK. FOLLOW
MANUFACTURERS DIRECTIONS.



NO WELD ON TOP
BOTTOM WELD TO
ON FLATS ONLY,
NO WELD ON CORNERS

NOTES

1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS

2.) SIGN CABINET AND CONNECTION BY DESIGN TEAM.

- * CLIENT - DESIGN TEAM
- * 2015 IBC
- * RISK CATEGORY II
- * 135 MPH WIND SPEED, EXP. C
- * (1) POLE, (1) FOOTING



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

Date of Meeting: August 9, 2023	Agenda Item No. (to be assigned by PCE): III. G.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Jack Hanks	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1003 E Hackberry Dr., Weslaco also known as Lot 3+E25' and Lot 4 E 7/7'-LT1, of Bougainvillea Jones Vos Heights Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance on 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. The applicant is requesting to build at a 14' setback instead of the 21.08' setback that is required.	
Statement of Hardship: Citizen states that the remodel is to accommodate an elderly member of the family and the intended use of this additional space is to house them comfortably.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

Name Authorized agent: Jack Hanks Phone 956-684-9651

Address 1003 E Hackberry

City Weslaco State Tx Zip Code 78596

PROPOSED PROJECT

Legal Description of Property

Lot _____ Block _____ Subdivision Name _____

Street Address 1003 E Hackberry

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: Fear easement being requested to allow a remodel that will allow 14 ft easement

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:

Remodel is to accomodate for an elderly member of the family. Additional living space needed to accomodate

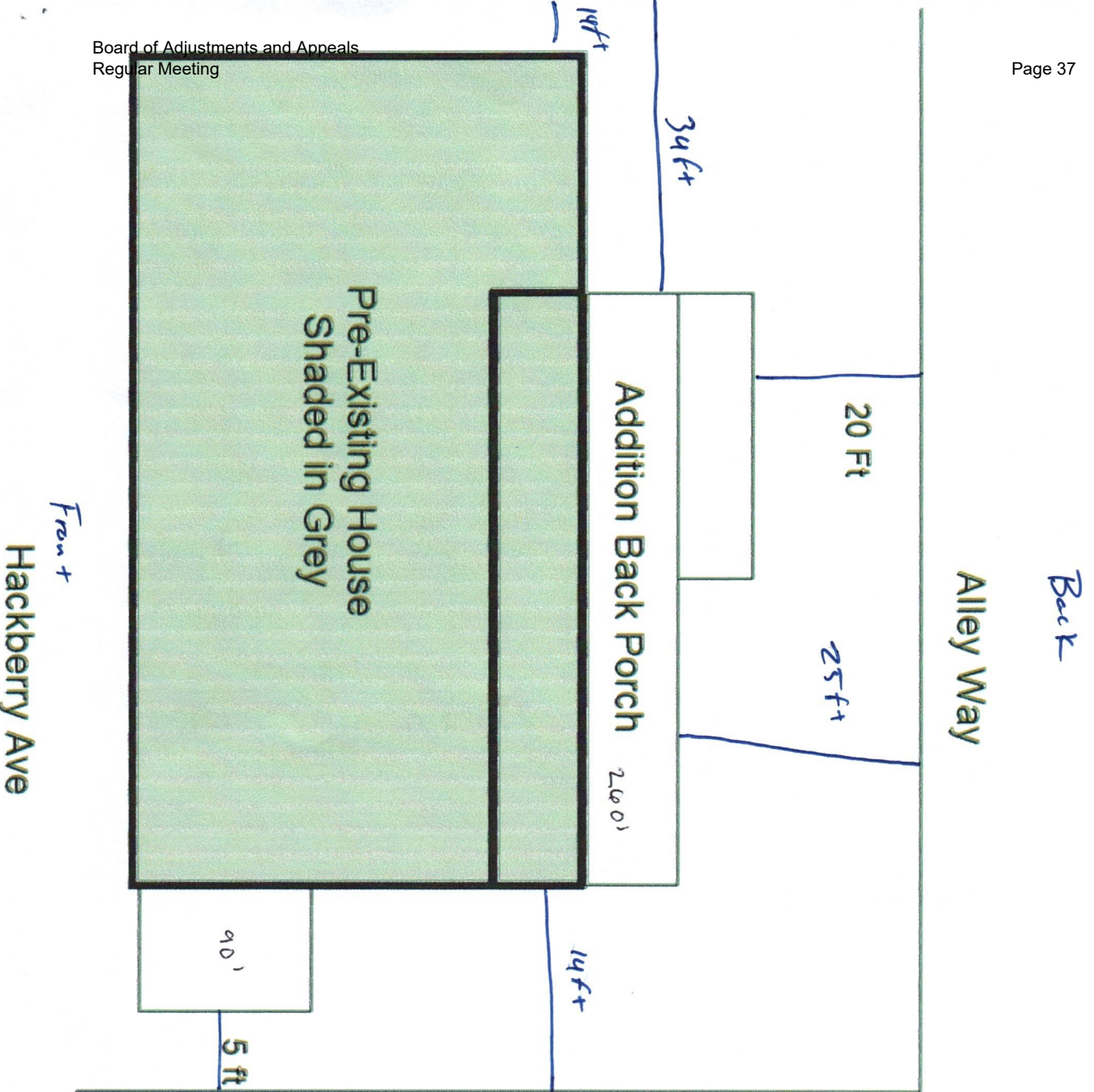
I have been explained the procedures for the Board of Adjustments and Appeals of Zoning that it may or may not be approved. The \$255.00 dollars are not refundable, even if the applicant withdraws the request. I understand everything that has been required in this application must be satisfied before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

Signature *Gene G. G. G.* Date 7-31-23
☐ 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



- 4" slab
- 12" W Exterior Beam 18" D
- 3/8" rebar 12" OC
- 1 Tension Split will be installed

1003 E Hackberry Ave
Weslaco Tx

Additions

- Back Porch 260 sq ft
- Garage Bathroom 90 sq
- Neighboring Eastment 5
- Rear Eastment 20 ft

