



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
REGULAR MEETING
AUGUST 23, 2023**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Regular meeting to be held on Wednesday, August 23, 2023, at 5:30 p.m. at the Weslaco City Hall Conference Room B located at 255 South Kansas Avenue for the purpose of considering the following items:

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| I. <u>CALL TO ORDER</u> | Pages |
| A. Roll Call/Establish a Quorum | |
| B. Pledge of Allegiance | |
| II. <u>APPROVAL OF MINUTES</u> | 2-3 |
| A. Approval of the Minutes of the following | |
| 1) Regular Meeting of July 12, 2023 | |
| III. <u>PUBLIC COMMENTS</u> | |
| <p>The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Board of Adjustments and Appeals of Zoning members do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.</p> <p>The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the Planning Department before the Board of Adjustments and Appeals of Zoning meeting is called to order. As the Chairman calls upon those who submitted a registration form with the Planning Department, please step to the podium and state your name and address before beginning your presentation.</p> | |
| IV. <u>DISCUSSION AND CONSIDERATION</u> | |
| A. Discussion and consideration of a variance request from 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 | 4-9 |
| Petitioner: Bianca Ramirez | |
| B. 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 | 10-14 |
| Petitioner: Blanco Enterprises LTD | |
| C. 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 | 15-18 |
| Petitioner: Cross Development CC Weslaco, LLC | |
| D. 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 | 19-24 |
| Petitioner: Ida Herrera | |

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| E. 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
Petitioner: Leonel Chavero | 25-28 |
| F. 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
Petitioner: A1 Skylite Signs | 29-33 |
| G. 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
Petitioner: Jack Hanks | 34-37 |
| H. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for B-1 Neighborhood Business District at 626 E IH 2, Weslaco also known as Lot 1, of Shops at North Bridge Subdivision, Hidalgo County, Texas
Petitioner: Roadhouse Enterprises, Inc. | 38-41 |
| I. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1504 W. Cherry Blossom Circle, Weslaco also known as Lot 3, Block 8, of Garden Terrace Estates Subdivision, Hidalgo County, Texas
Petitioner: Manuel Lopez Jr. | 42-46 |
| J. Discussion and consideration of a variance request from the Weslaco Sign Ordinance Section 114-8 (b)(3)(3) at 626 E IH 2, also known as Lot 1, of Shops at North Bridge Subdivision, Hidalgo County, Texas
Petitioner: A1 SkyLite Signs | 47-53 |

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS	§
HIDALGO COUNTY	§
CITY OF WESLACO	§

I, Serena Stubbs, do hereby certify that on or before 5:00 p.m. of August 18, 2023, I posted a true and correct copy of this notice of a Regular Meeting of the BOARD OF ADJUSTMENTS AND APPEALS OF ZONING on a bulletin board convenient to the public at Weslaco City Hall, 255 S. Kansas, Weslaco, Texas.

Serena Stubbs, Code Enforcement Secretary