



**CITY OF WESLACO**

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

**AUGUST 23, 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 23, 2023**

On this, the 12<sup>th</sup> 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

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Paul Garza, Co-Chairman

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Nick Carranza, Member

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Gilbert Zuniga, Member

---

Orlando Villarreal, Member

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ATTEST:

Serena Stubbs, Code Enforcement Secretary

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Date of Meeting:</b><br>August 9, 2023                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Agenda Item No.</b> (to be assigned by PCE):<br><b>III. A.</b> |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Ms. Bianca Ramirez                                                                                                                                                                                                                                                                                                                                       |                                                                   |
| <b>Subject/Agenda Item:</b><br>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                                                                                                                                                                    |                                                                   |
| <b>Discussion/Overview:</b><br>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.<br><br>The applicant is requesting to build at 8'11'' instead from the main use building instead of the 10' required. |                                                                   |
| <b>Statement of Hardship:</b><br>Citizen states that the pool waterline is 8'11'' away from the foundation of the house.                                                                                                                                                                                                                                                                                                                    |                                                                   |
| <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 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](http://WWW.WES.ACOTX.GOV)

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS

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 Alvin M. [Signature] 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 0 - ON DECK  
ACCESSORIES SR SMITH SPLASH 300 LIFT  
AUTOFILLER NO  
BACKFLOW DEVICE NO  
ELECTRIC 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

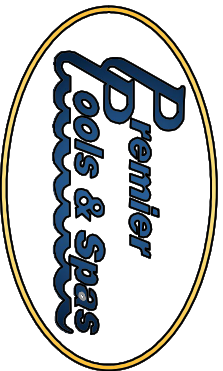
CIRCULATION PUMP CV340 - Jandy Pro Series Versa Plumb 340 SF  
PUMP II SPEED SET  
HEAT PUMP JANDY 340 CARTRIDGE  
POOL FILTER FUSION - Zodiac Nature2 Fusion  
SANITATION DEL OZONE 25  
AUTOMATION ZODIAC RS PS4 POOL  
CLEANER NONE  
SPA BLOWER NONE

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

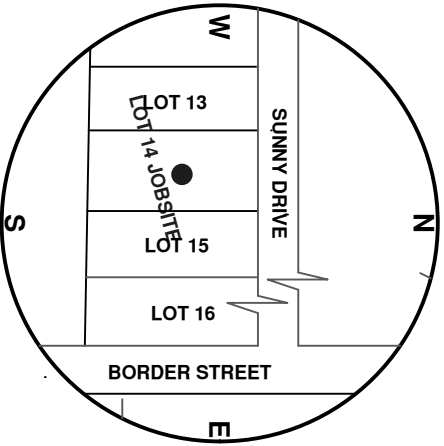
DECK AREA 132 SQ.FT  
CONCRETE 1.5 CUBIC YARDS  
COPING AREA 16 SQ.FT  
CONCRETE OR SAND CONCRETE  
DECK FINISH BRUSHED CONCRETETRAVERTINE DECK  
MISC FOOTAGE DRAIN PIPE:  
ADA- 300-3000 SPLASH 300 LIFT - POOL LIFT



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



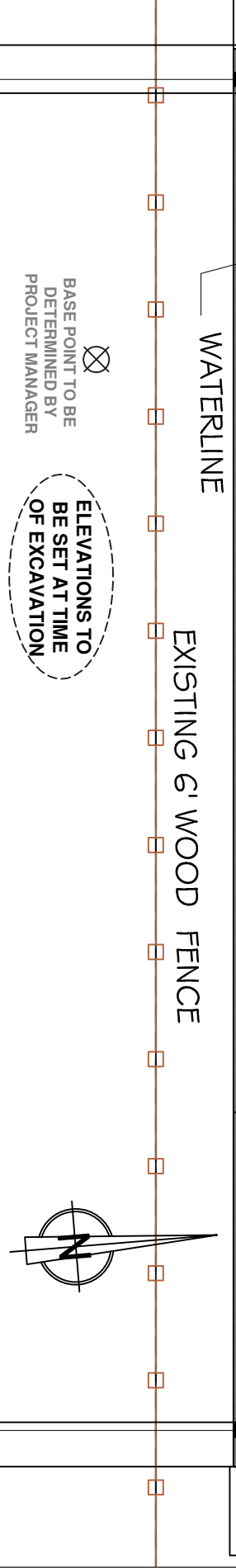
MAP OF LOCATION

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

|     |                |      |
|-----|----------------|------|
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|     |                |      |
|     |                |      |
| NO. | REVISION/ISSUE | DATE |

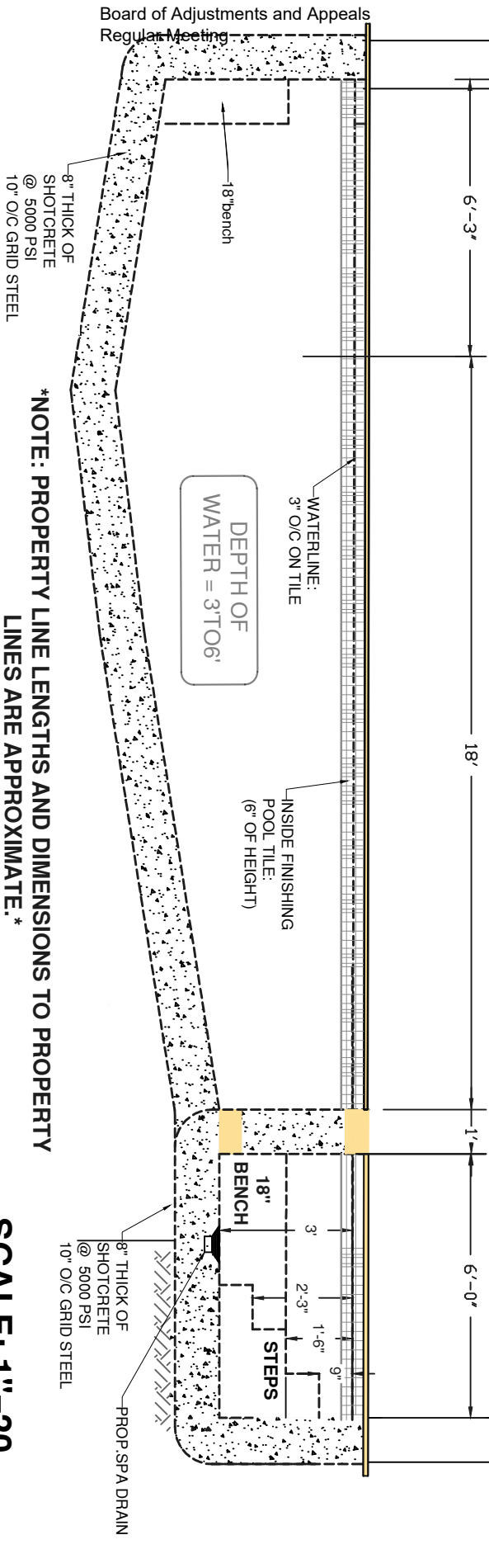
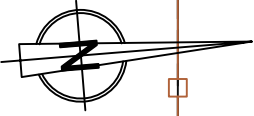
|                     |         |
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| CUSTOMER SIGNATURE: | SHEET : |
| JOB NUMBER          |         |
| 1252                |         |
| DATE                |         |
| 06/23/23            | 03      |

CROSS SECTION



BASE POINT TO BE  
DETERMINED BY  
PROJECT MANAGER

ELEVATIONS TO  
BE SET AT TIME  
OF EXCAVATION



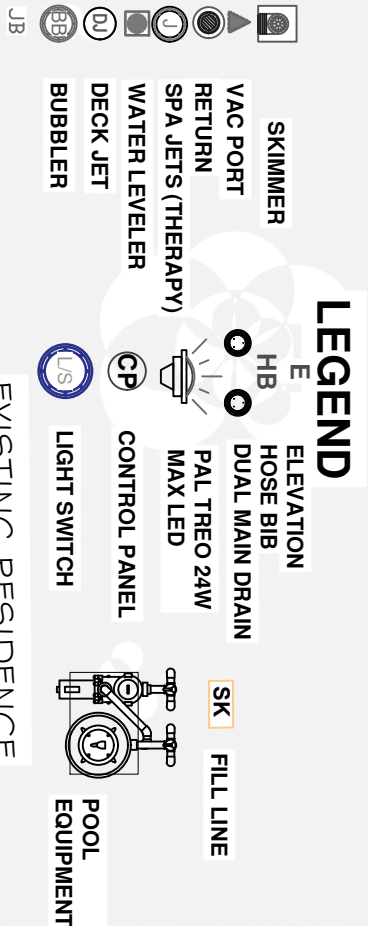
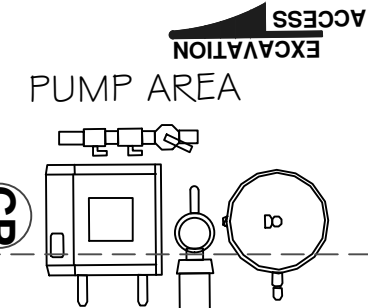
\*NOTE: PROPERTY LINE LENGTHS AND DIMENSIONS TO PROPERTY  
LINES ARE APPROXIMATE.\*

SCALE: 1"=20

SITE PLAN

SCALE: 1"=20'

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



EXISTING RESIDENCE

HOSE BIB HB

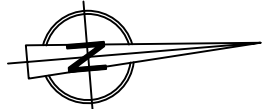
6'-6"

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

25' B.S.B.L.

SLOPE

DEPTH OF WATER = 3" TO 6' (-60")

2' Std Spillover

Spa Drain  
-3' DEPTH

-36"  
-27"  
-18"  
-9"

12'

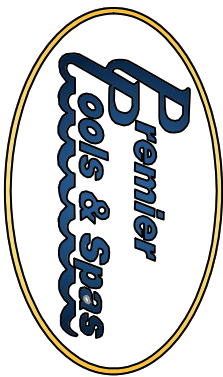
A

WATERLINE

EXISTING 6' WOOD FENCE

BASE POINT TO BE DETERMINED BY PROJECT MANAGER

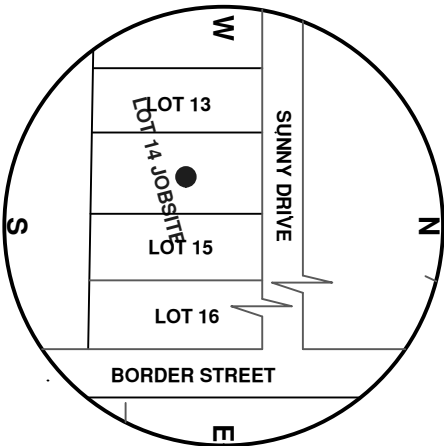
Board of Adjustments and Appeals  
Regular Meeting



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

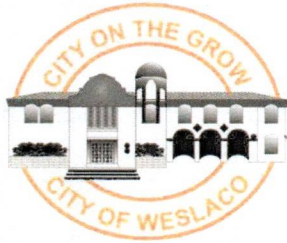
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| NO.                 | REVISION/ISSUE | DATE |         |  |  |
| CUSTOMER SIGNATURE: |                |      | SHEET : |  |  |
| JOB NUMBER          |                |      |         |  |  |
| DATE                |                |      |        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





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

|                                                                                                                                                                                                                                                                                                 |                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Date of Meeting:</b><br>August 9, 2023                                                                                                                                                                                                                                                       | <b>Agenda Item No.</b> (to be assigned by PCE):<br><b>III. B.</b> |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Blanco Enterprises LTD                                                                                                                                                                                       |                                                                   |
| <b>Subject/Agenda Item:</b><br>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   |                                                                   |
| <b>Discussion/Overview:</b><br>The applicant is requesting a variance for a property in an R-1 Single Family District from El Jardin Estates Subdivision, Instrument # 2354347.<br><br>The applicant is requesting a 15' front setback instead of the 25' that is required by subdivision plat. |                                                                   |
| <b>Statement of Hardship:</b><br>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.                                                                                                      |                                                                   |
| <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 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.

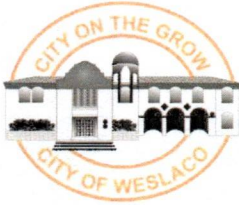
Said petition and request is set for a hearing by the Board of Adjustments and Appeals of Zoning at \_\_\_\_\_ o'clock A.M./P.M. on the \_\_\_\_\_ day of 20\_\_\_\_\_ at City Hall in Weslaco, Texas, at which time all interested persons may appear in person or by agent or by attorney and present any objections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

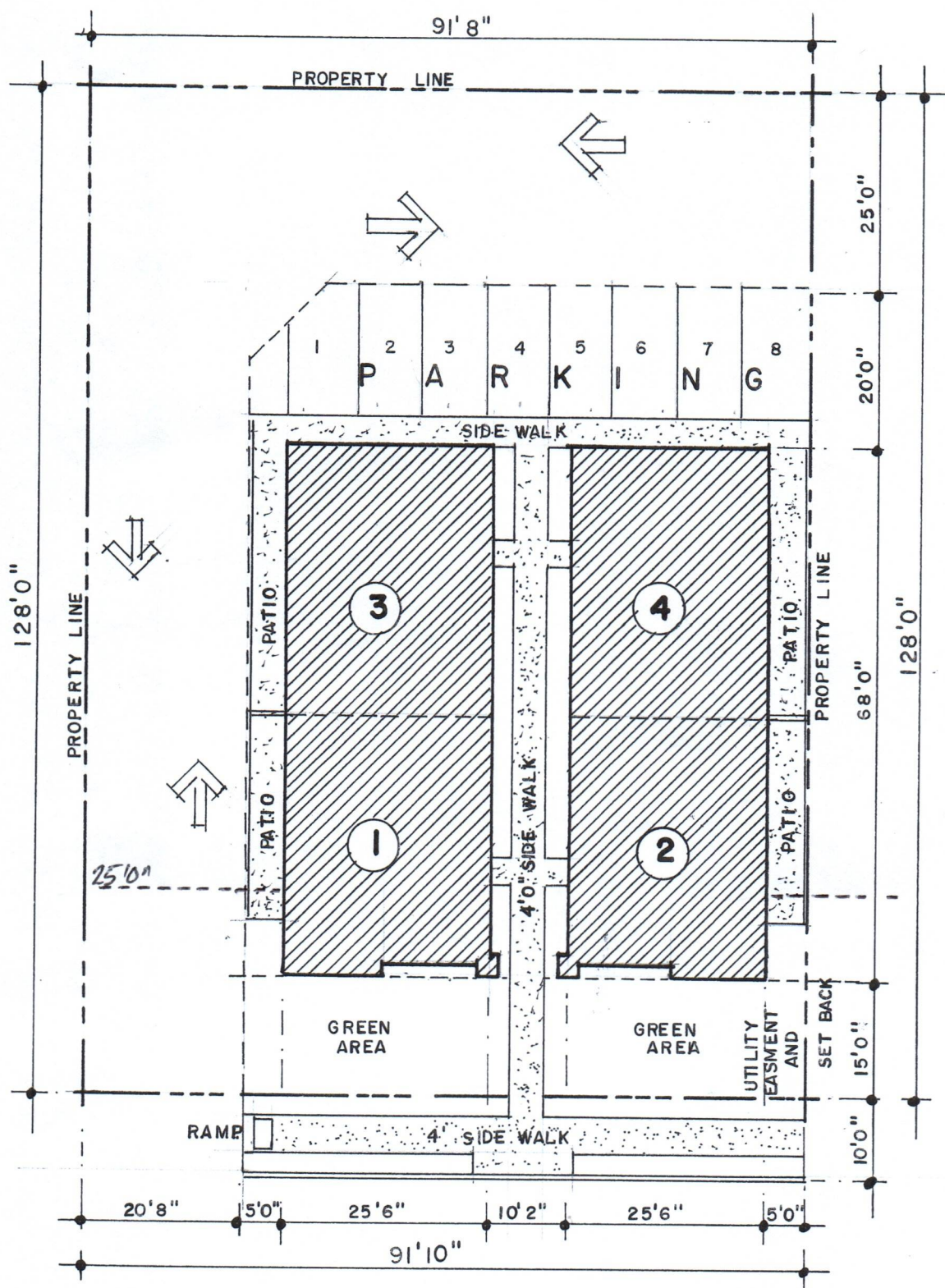
◇ Approved ◇ Disapproved

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS

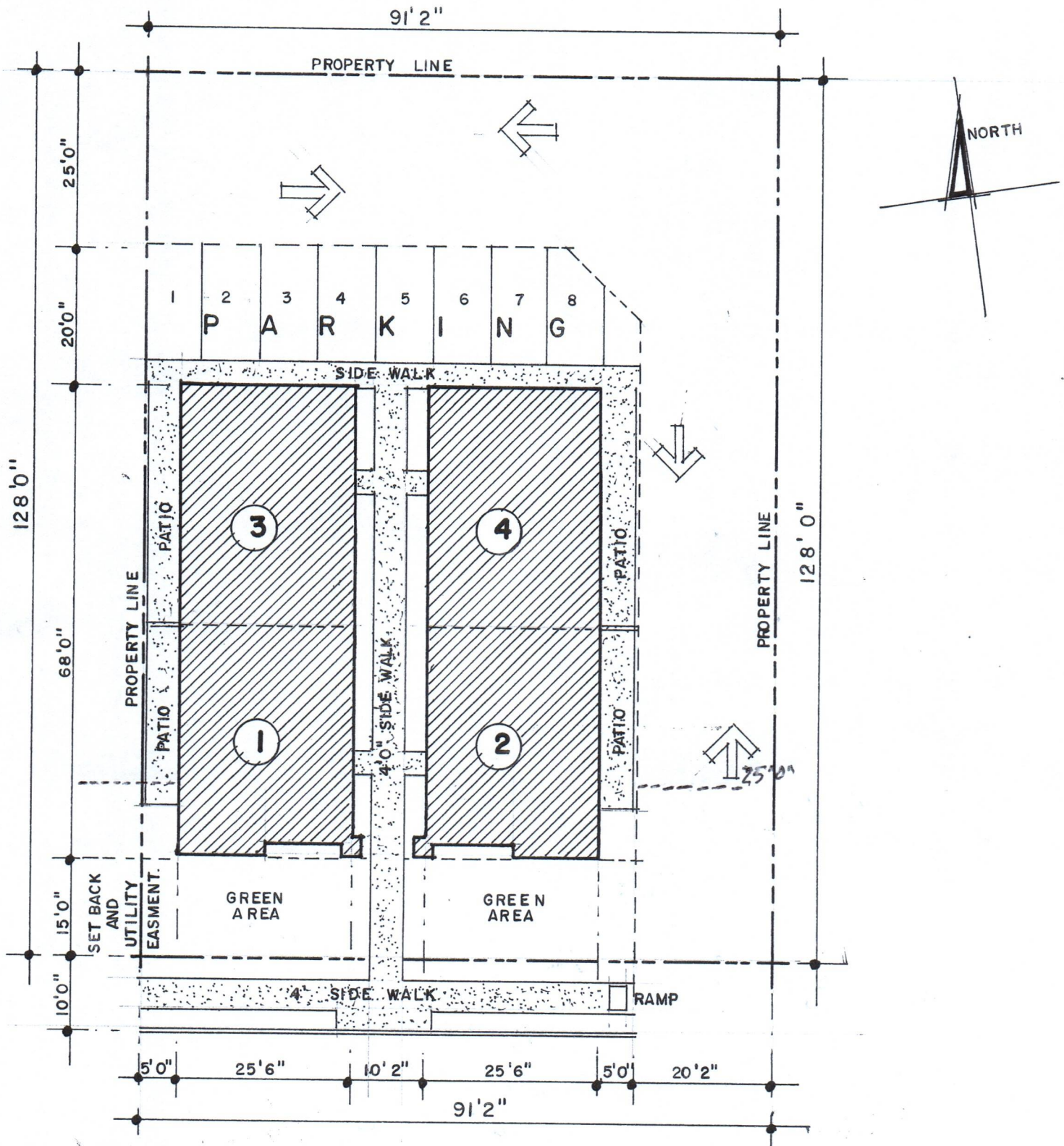


BASIL DR.

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**

|                                                                                                                                                                                                                                                                                                                                        |                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Date of Meeting:</b><br>August 9, 2023                                                                                                                                                                                                                                                                                              | <b>Agenda Item No.</b> (to be assigned by PCE):<br><b>III. C.</b> |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Cross Development CC Weslaco, LLC                                                                                                                                                                                                                   |                                                                   |
| <b>Subject/Agenda Item:</b><br>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                                                                      |                                                                   |
| <b>Discussion/Overview:</b><br>The applicant is requesting a variance for section 150-11(3)(c) Industrial District—Rear yard. Rear yard setback shall be ten feet.<br><br>The applicant is requesting to build at 0' setback for rear yard instead of the 10' that is required.                                                        |                                                                   |
| <b>Statement of Hardship:</b><br>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. |                                                                   |
| <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 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

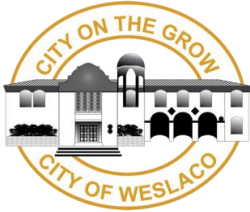
Lot Farm Tract 40 Block \_\_\_\_\_ Subdivision Name West and Adams Tracts Subdivision

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:

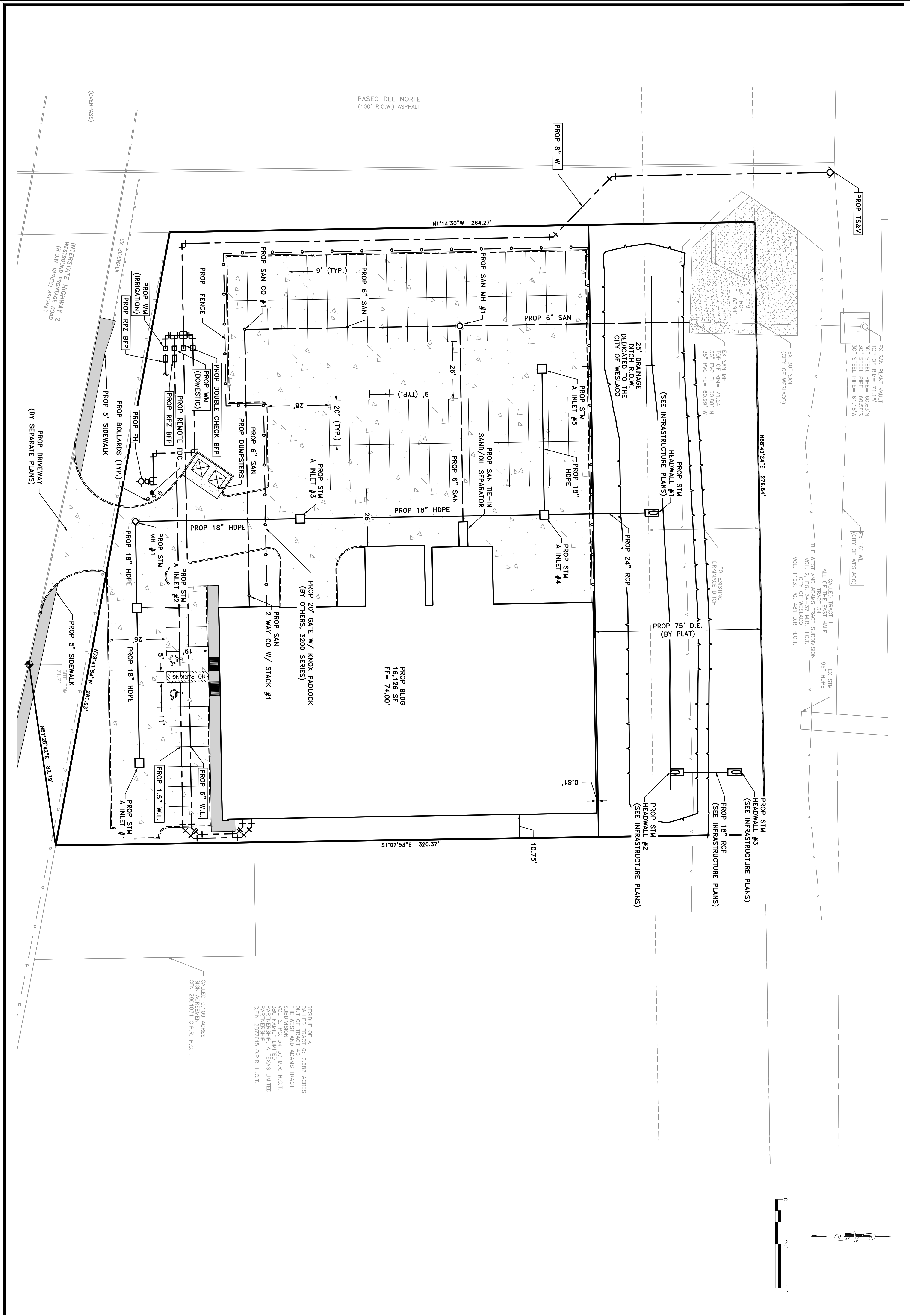
Accepted By \_\_\_\_\_ Payment Received by \_\_\_\_\_ Date Paid \_\_\_\_\_

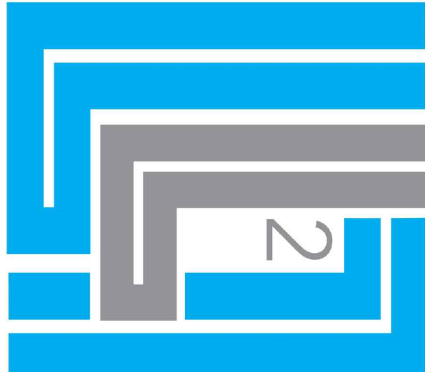
Presented to Board of Adjustments Date Paid \_\_\_\_\_

◇ Approved

◇ Disapproved

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\EXHIBITS\VARIANCE EXHIBIT.DWG Jul. 18, 2023--2:41 PM SEAN BURNETT





**LSQUARED ENGINEERING**  
MUNICIPAL COMMERCIAL RESIDENTIAL  
WWW.LSQUAREDENGINEERING.COM  
3837 WALNUT STREET #400  
CORPUS CHRISTI, TEXAS 78405  
PHONE: 361.477.7000

# CALIBER COLLISION - WESLACO

## VARIANCE EXHIBIT

07/18/2023

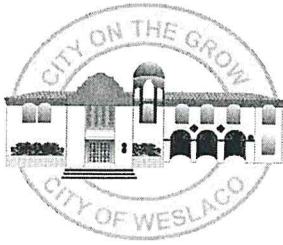
| DRAWING INFORMATION |       |      |    |
|---------------------|-------|------|----|
| PROJECT             | 10777 | TOLR | ** |
| DRAWN               | SAB   | ERT  | XX |
| SCALE               | SHEET |      |    |
| I" = 20' (24x36)    | 01    |      |    |
| I" = 40' (11x17)    |       |      |    |

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: E. LEVI LOVE, PE #99340 OR JONATHAN WHITE, PE #127058 FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION



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

|                                                                                                                                                                                                                                                                                                                                                                                                |                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Date of Meeting:</b><br>August 9, 2023                                                                                                                                                                                                                                                                                                                                                      | <b>Agenda Item No. (to be assigned by PCE):</b><br><b>III. D.</b> |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Ms. Ida Herrera                                                                                                                                                                                                                                                                                             |                                                                   |
| <b>Subject/Agenda Item:</b><br>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                                                                                                               |                                                                   |
| <b>Discussion/Overview:</b><br>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.<br><br>The applicant is requesting to build at 4' instead from the main use building instead of the 10' required. |                                                                   |
| <b>Statement of Hardship:</b><br>The citizen states that the variance request is to ensure that the pool is not too small for her family.                                                                                                                                                                                                                                                      |                                                                   |
| <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 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. ~~from~~ <sup>th</sup> 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](http://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

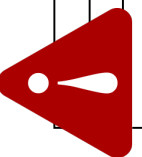


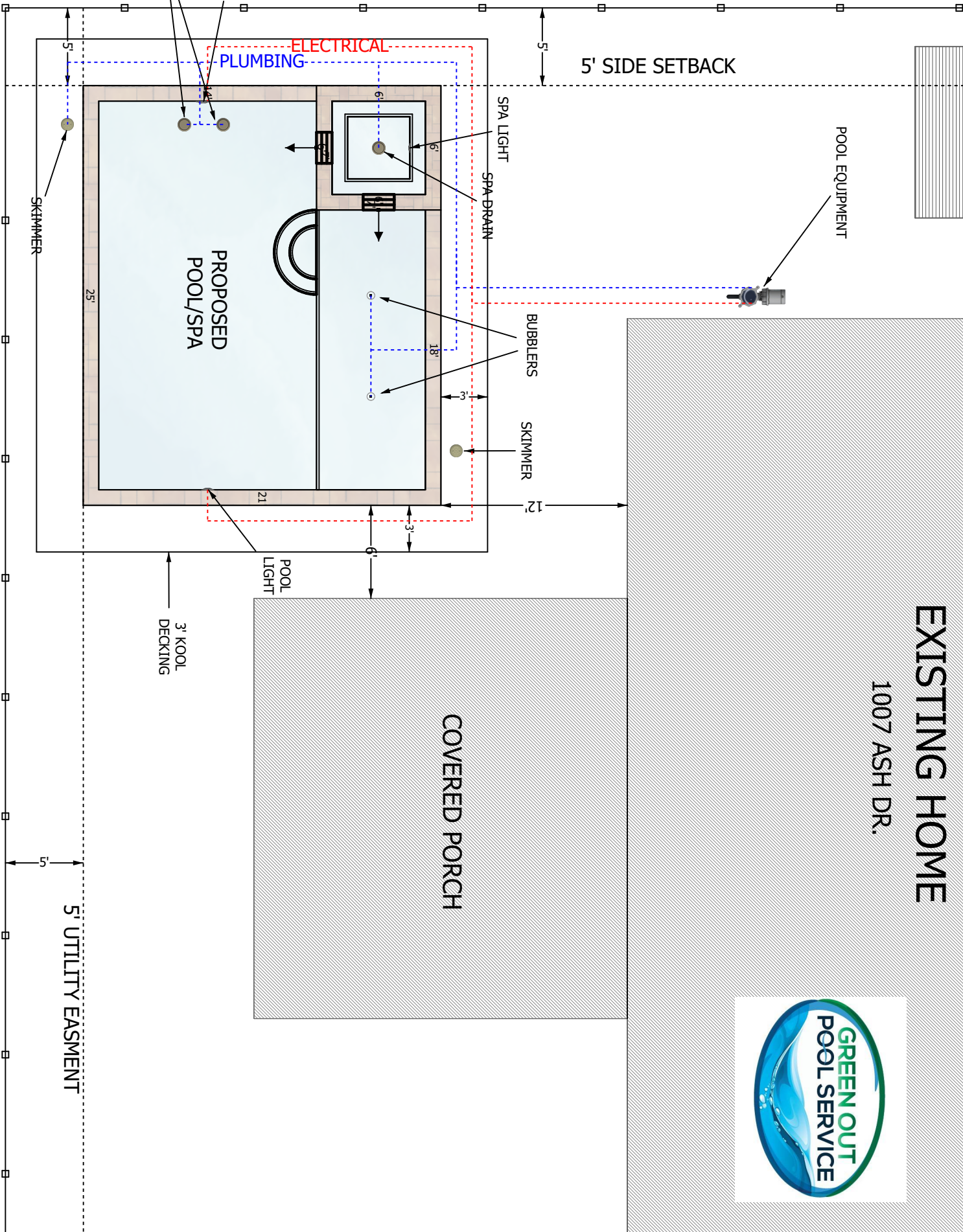
Company Name: Green Out Pool Service

## Rebar: 2

Concrete: 3.8 yards<sup>3</sup>

Rebar: 4/0 g  
Data Not Verified

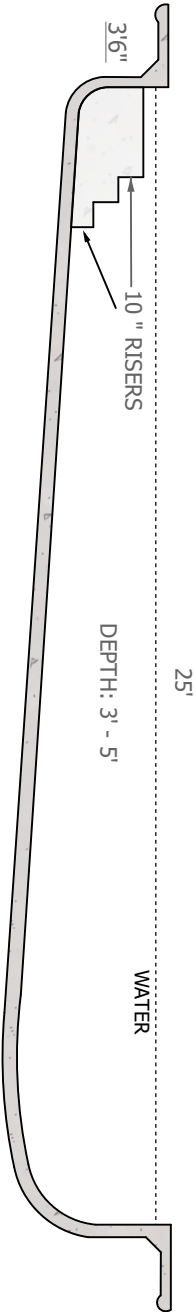




# EXISTING HOME

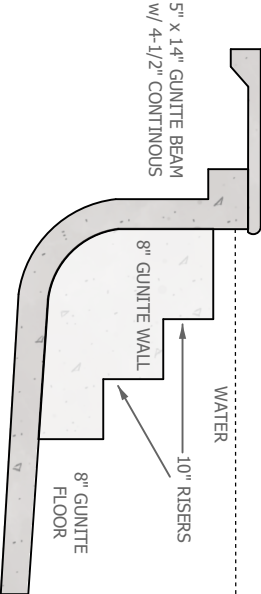
1007 ASH DR.





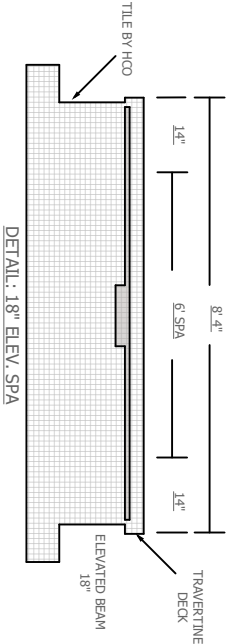
DETAIL: POOL PROFILE

SCALE: 1/8"=1'



DETAIL: SHELL

SCALE: 1/4" = 1'



DETAIL: 18" ELEV. SPA



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

|                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Date of Meeting:</b><br>August 9, 2023                                                                                                                                                                                                                                                                                                                                                                                               | <b>Agenda Item No.</b> (to be assigned by PCE):<br><b>III. E.</b> |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Leonel Chavero                                                                                                                                                                                                                                                                                                                                   |                                                                   |
| <b>Subject/Agenda Item:</b><br>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                                                                                                                                                            |                                                                   |
| <b>Discussion/Overview:</b><br>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.<br><br>The applicant is requesting to build at 2' instead from the main use building instead of the 10' required. |                                                                   |
| <b>Statement of Hardship:</b><br>The citizen states that they have already began the process and purchased the material for this proposed addition.                                                                                                                                                                                                                                                                                     |                                                                   |
| <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. \_\_\_\_\_

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

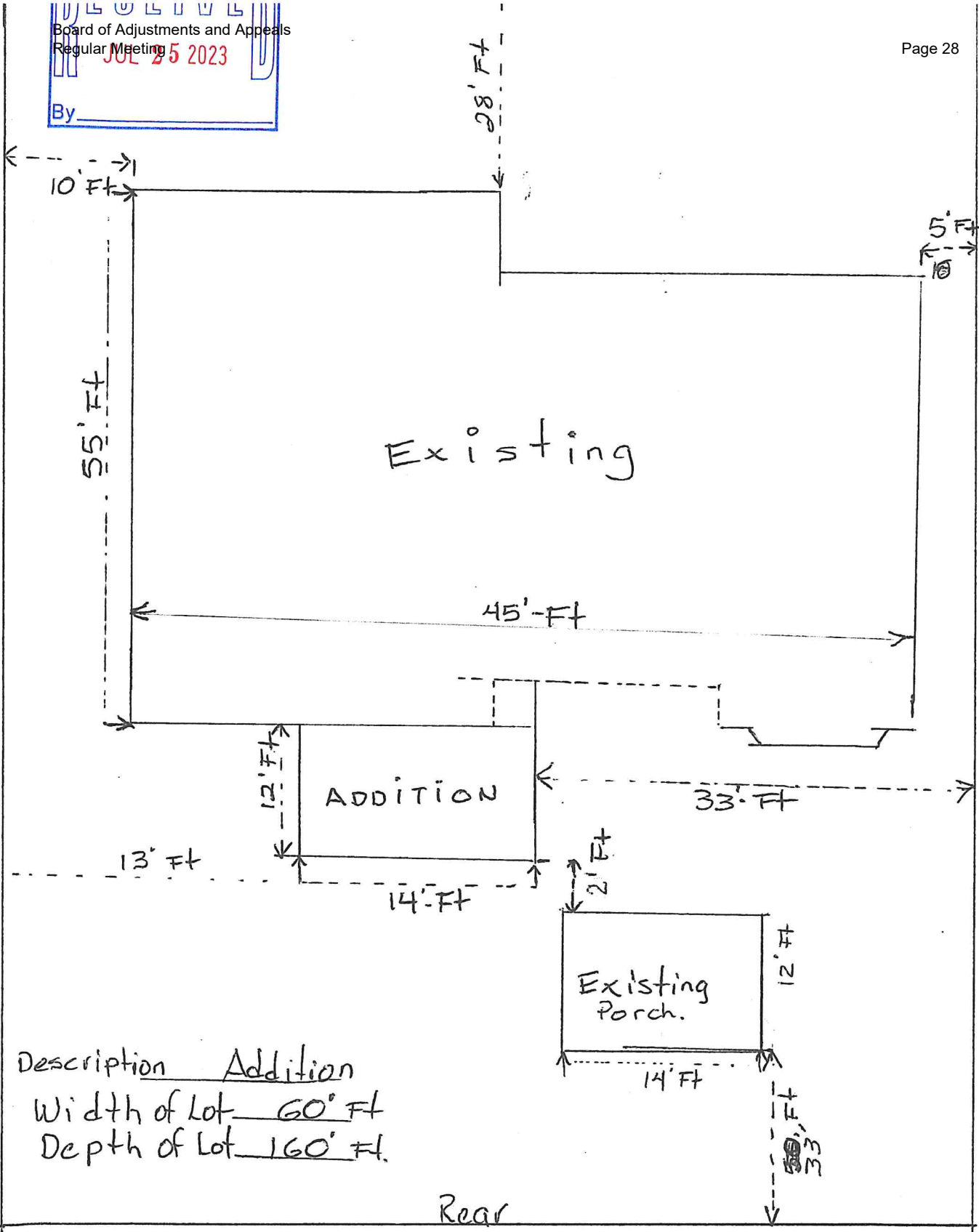
Date Paid \_\_\_\_\_

Approved

Disapproved

By \_\_\_\_\_

Panama Dr



ADDRESS - 1806 - Costa Rica Ave



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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 12, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Agenda Item No. (to be assigned by PCE):</b><br>III. F. |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of A1 Skylite Signs                                                                                                                                                                                                                                                                                                                                                                                            |                                                            |
| <b>Subject/Agenda Item:</b><br>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                                                                                                                                                                                                                             |                                                            |
| <b>Discussion/Overview:</b><br>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.<br><br>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. |                                                            |
| <b>Statement of Hardship:</b><br>Citizen states that they are wanting a sign of this extent to allow more advertising for the business and to update the sign.                                                                                                                                                                                                                                                                                                                                 |                                                            |
| <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 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](http://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. WESGARDER 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**

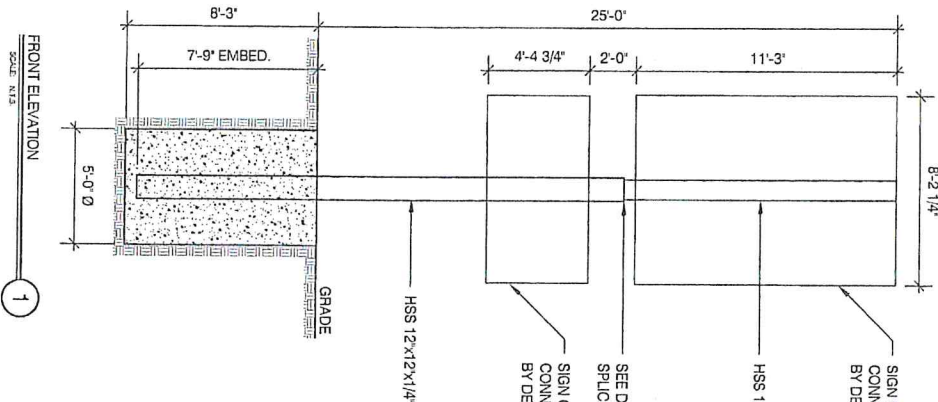
DRAWN BY: DUB  
CHECKED BY: QTP  
COMM. NO: 230537.072

DATE: 07/11/23

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 (FY=35 KSI), U.N.O.
  4. STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (FY=42 KSI MIN.) U.N.O.
  5. HSS ROUND SECTION: ASTM A500 GRADE B (FY=42 KSI) U.N.O.
  6. HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (FY=46 KSI) W SHAPES: ASTM A992 (FY = 50 KSI)
  7. ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)
  8. CONNECTION BOLTS: ASTM A325
  9. THREADED RODS: ASTM A193 GRADE B7
  10. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36
  11. REINFORCING: GRADE 60 ASTM A615
  12. PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.
  13. THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
  14. NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.
  15. WELDING ELECTRODES: E70XX
  16. ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 2000 PSF
  17. 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.
  18. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.
  19. 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.
  20. WELDERS SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.
  21. ADEQUATELY BRACE POLES UNTIL CONCRETE HAS SET UP FOR 14 DAYS.
  22. GROUT UNDER BASE PLATES WITH NON-SHRINK GROUT.
  23. THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.
  24. ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
  25. THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
  26. DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.



**WIND DATA**

|                |           |                          |           |                          |           |
|----------------|-----------|--------------------------|-----------|--------------------------|-----------|
| Wind Speed     | 135 mph   | Basic Wind Speed, $V$    | 135 mph   | Basic Wind Speed, $V$    | 135 mph   |
| Wind Pressure  | 0.002 psf | Wind Pressure, $q$       | 0.002 psf | Wind Pressure, $q$       | 0.002 psf |
| Wind Direction | 0 deg     | Wind Direction, $\theta$ | 0 deg     | Wind Direction, $\theta$ | 0 deg     |

**GEOMETRY AND MATERIALS**

| Section | Location | Type            | Height | Width | Area | Mass | Volume | Weight |
|---------|----------|-----------------|--------|-------|------|------|--------|--------|
| 1       | Base     | Rectangular Box | 7.35   | 1.00  | 7.35 | 7.35 | 7.35   | 7.35   |
| 2       | Base     | Rectangular Box | 7.35   | 1.00  | 7.35 | 7.35 | 7.35   | 7.35   |
| 3       | Base     | Rectangular Box | 7.35   | 1.00  | 7.35 | 7.35 | 7.35   | 7.35   |
| 4       | Base     | Rectangular Box | 7.35   | 1.00  | 7.35 | 7.35 | 7.35   | 7.35   |

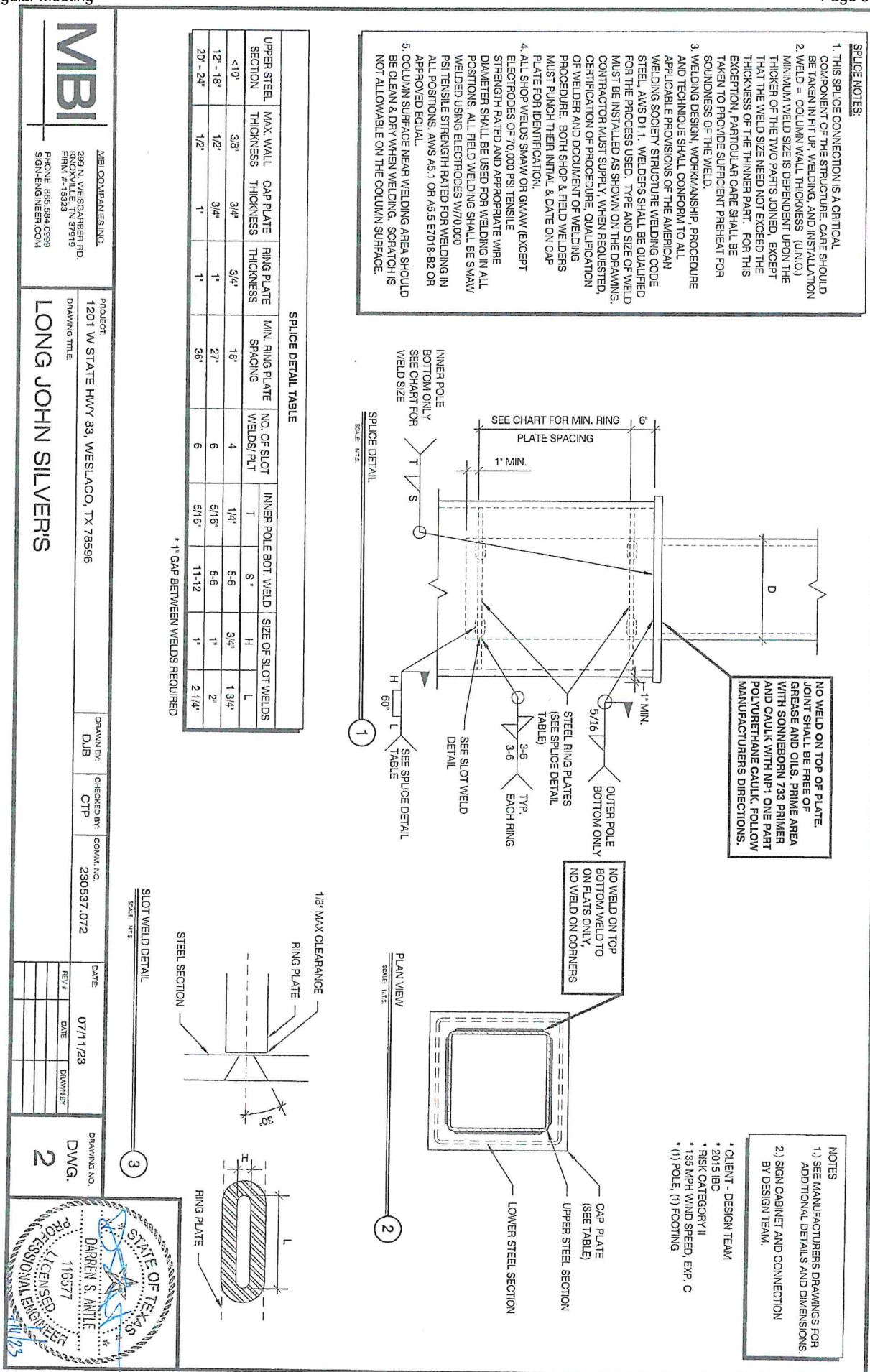
**DEFLECTION ANALYSIS**

| Direction  | Deflection | Deflection | Deflection |
|------------|------------|------------|------------|
| Horizontal | 0.000      | 0.000      | 0.000      |
| Vertical   | 0.000      | 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.**



**MBI**

M&B COMPANIES, INC.  
299 N. VESGARDEN RD.  
FIRM # 115323  
PHONE 866.594.0093  
SIGN-ENGINEERING.COM

PROJECT  
1201 W STATE HWY 89, WESLACO, TX 78596  
DRAWING TITLE  
LONG JOHN SILVERIS

DRAWN BY: DJB  
CHECKED BY: CTP  
CONS. NO. 230637.072

DATE: 07/11/23

DWG. NO. 2





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

|                                                                                                                                                                                                                                                                                                                                                      |                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Date of Meeting:</b><br>August 9, 2023                                                                                                                                                                                                                                                                                                            | <b>Agenda Item No.</b> (to be assigned by PCE):<br><b>III. G.</b> |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Jack Hanks                                                                                                                                                                                                                                                    |                                                                   |
| <b>Subject/Agenda Item:</b><br>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                                  |                                                                   |
| <b>Discussion/Overview:</b><br>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.<br><br>The applicant is requesting to build at a 14' setback instead of the 21.08' setback that is required. |                                                                   |
| <b>Statement of Hardship:</b><br>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.                                                                                                                                                       |                                                                   |
| <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 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./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:

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

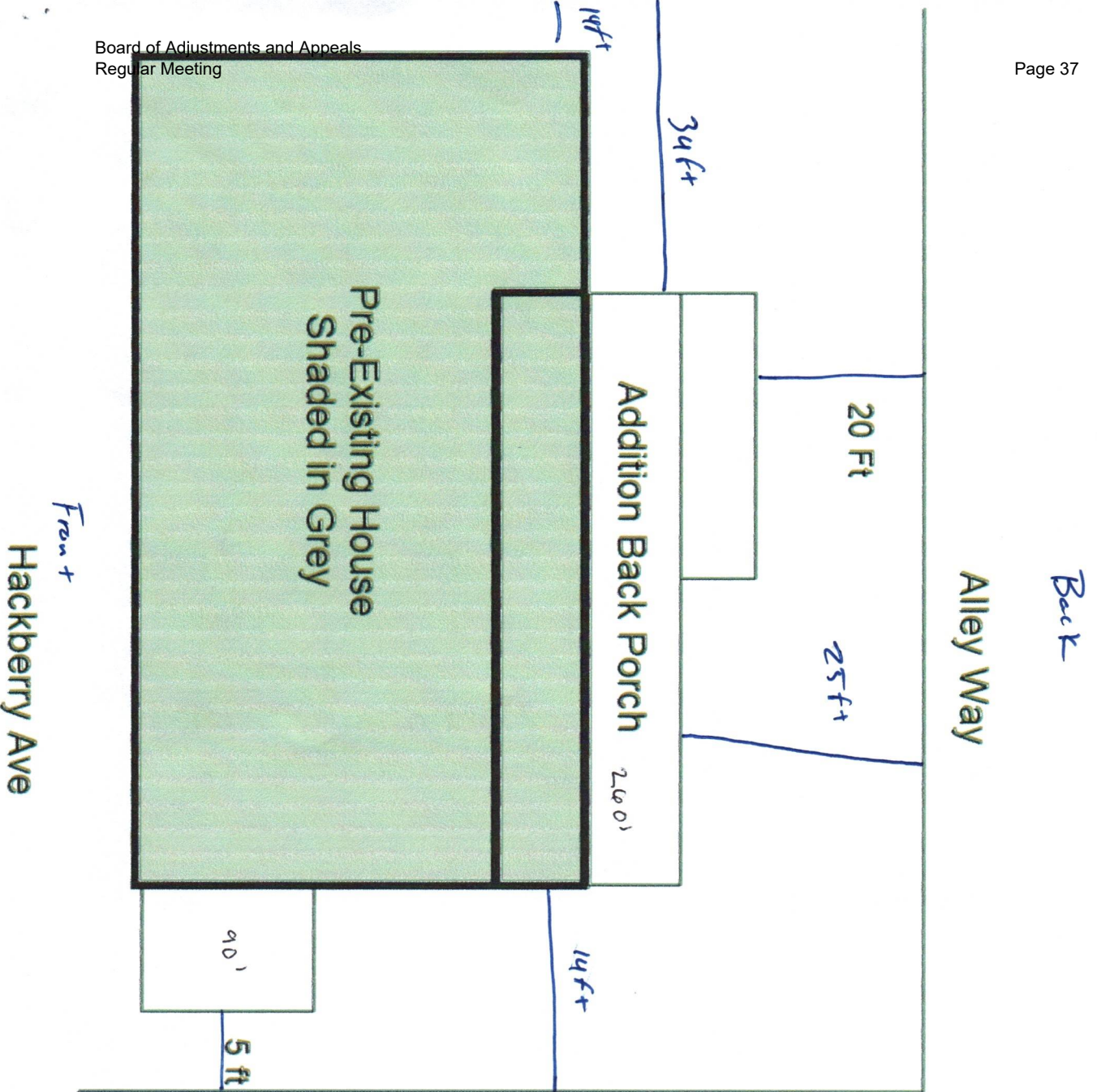
Date Paid

Presented to Board of Adjustments

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

☐ Approved

☐ Disapproved

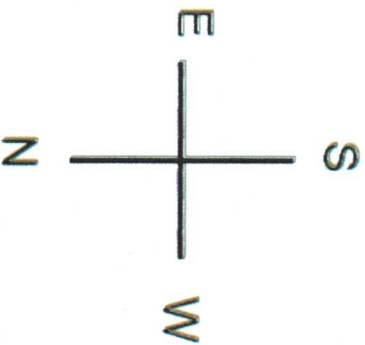


- 4" slab
- 12" W Exterior Beam 18" D
- 3/8" rebar 12" OC
- 1 Tension Split will be installed

1003 E Hackberry Ave  
Weslaco Tx

### Additions

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





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

|                                                                                                                                                                                                                                                                                                                                         |                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Date of Meeting:</b><br>August 23, 2023                                                                                                                                                                                                                                                                                              | <b>Agenda Item No.</b> (to be assigned by PCE):<br>III. H. |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Roadhouse Enterprises, Inc.                                                                                                                                                                                                                          |                                                            |
| <b>Subject/Agenda Item:</b><br>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                                                                    |                                                            |
| <b>Discussion/Overview:</b><br>The applicant is requesting a variance for a property in a B-1 Neighborhood Business District from Shops at North Bridge Subdivision, Instrument #3452338.<br><br>The applicant is requesting to build at a 67.5' setback instead of the 75' setback that is required.                                   |                                                            |
| <b>Statement of Hardship:</b><br>Applicant states that the property was re-platted right after building permit submittal, increasing the setback from 20-ft to 75-ft; the building was planned for a distance of 67.5-ft away from the front property line and with the 7.5-ft shift, the property would lose an entire row of parking. |                                                            |
| <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** Property Owner: Shops at N Bridge, LLC - Craig Garansuay, Mgr  
Roadhouse Enterprises, Inc. (Janet Reid)  
Name \_\_\_\_\_ Phone 469-750-0885

Address 6040 Dutchmans Lane

City Louisville State KY Zip Code 40205

**PROPOSED PROJECT**

Legal Description of Property

Lot 1 (Replat) Block \_\_\_\_\_ Subdivision Name Shops at N Bridge

Street Address 626 E IH 2 - 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:

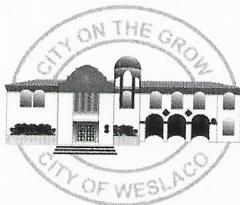
**TO:** Replat of Lots 4, 7 and 8 Shops at N. Bridge Subdivision

General Note #3 - Minimum Setbacks Shall Be As Follows:

Frontage: 75 or easement, which ever is greater

Requesting a setback reduction to 67.5-ft

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 Setback Variance request - the property was replatted right after Property Owner's Tenant (Texas Roadhouse / Roadhouse Enterprises, Inc.) submitted for a Building Permit, increasing the building setback from 20-ft to 75-ft.

The building is currently 67.5-ft from the front property line and shifting the building back another 7.5-ft would result in the loss of an entire row of parking.

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 8/7/2023

☒ 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





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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Date of Meeting:</b><br>August 23, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Agenda Item No.</b> (to be assigned by PCE):<br>III. I. |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Manuel Lopez Jr.                                                                                                                                                                                                                                                                                                                                                                                |                                                            |
| <b>Subject/Agenda Item:</b><br>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                                                                                                                                                                                     |                                                            |
| <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, R-2, R-3 or M-1 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.<br><br>The applicant is requesting to build at 0' instead of the 30' required. |                                                            |
| <b>Statement of Hardship:</b><br>The citizen states that they are wanting to protect themselves and their vehicles from extreme heat and inconsistent weather; they would also like to protect a disabled individual who resides in this home when entering and exiting the vehicle since the heat can be trying on their health.                                                                                                                                                      |                                                            |
| <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 Mamuel Lopez Jr Phone (956) 367-1358  
Address 1504 W. Cherry Blossom Cir  
City Weslaco State TX Zip Code 78596

**PROPOSED PROJECT**

Legal Description of Property

Lot 3 Block 8 Subdivision Name Garden Terrace Estates  
Street Address Cherry Blossom

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 carport @ a zero front set back, with  
the carport Attached to the front of the home

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 extreme heat and  
inconsistent weather.

Disabled individual lives in home and extreme heat  
When entering vehicle for her is trying on her  
health (Down Syndrome)

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

Manuel Lopez Jr.

Date

8-16-2023

◇ 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 \_\_\_\_\_

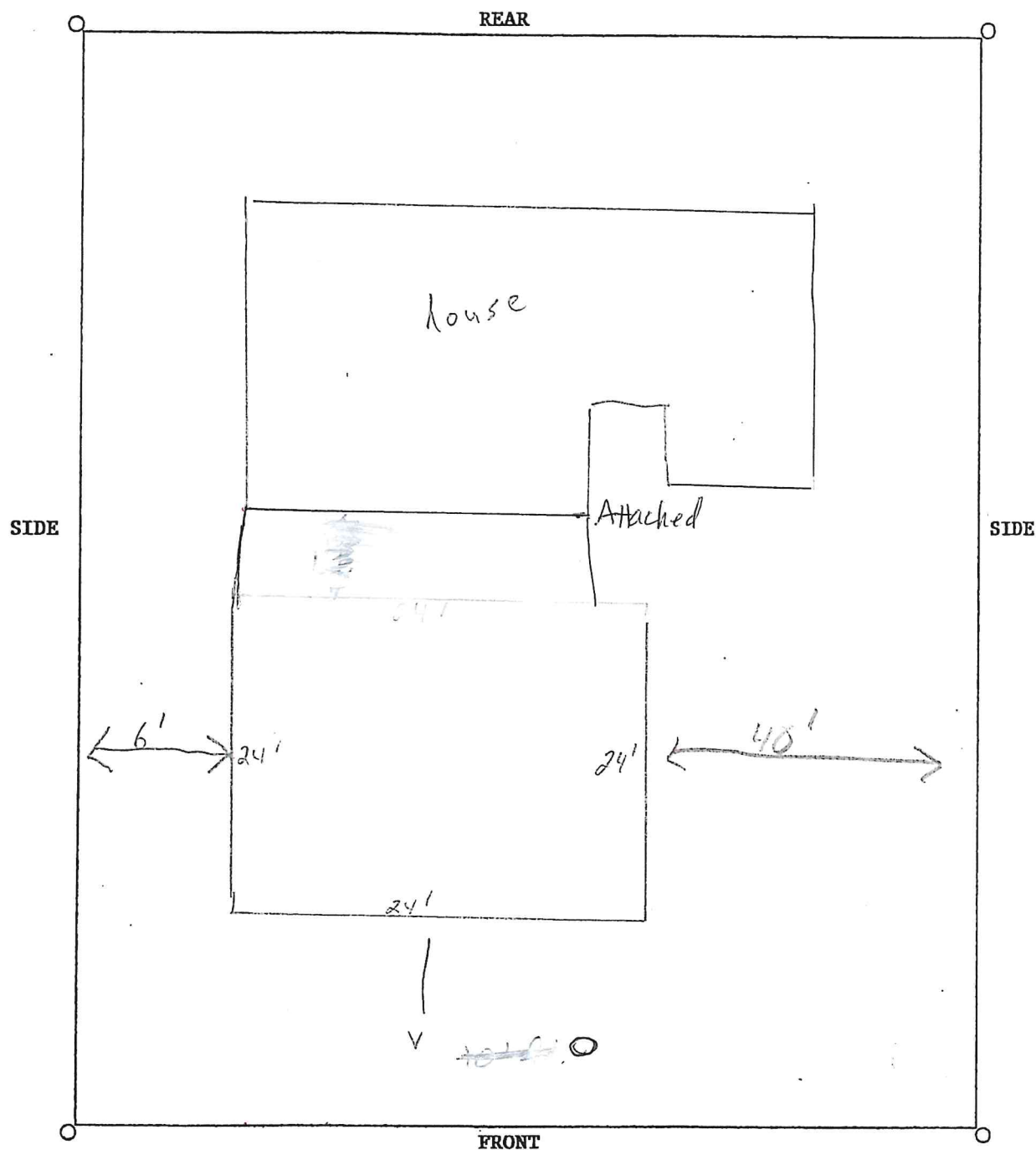
◇ Approved

◇ Disapproved

report

Attach to application

Date: 08-10-2023



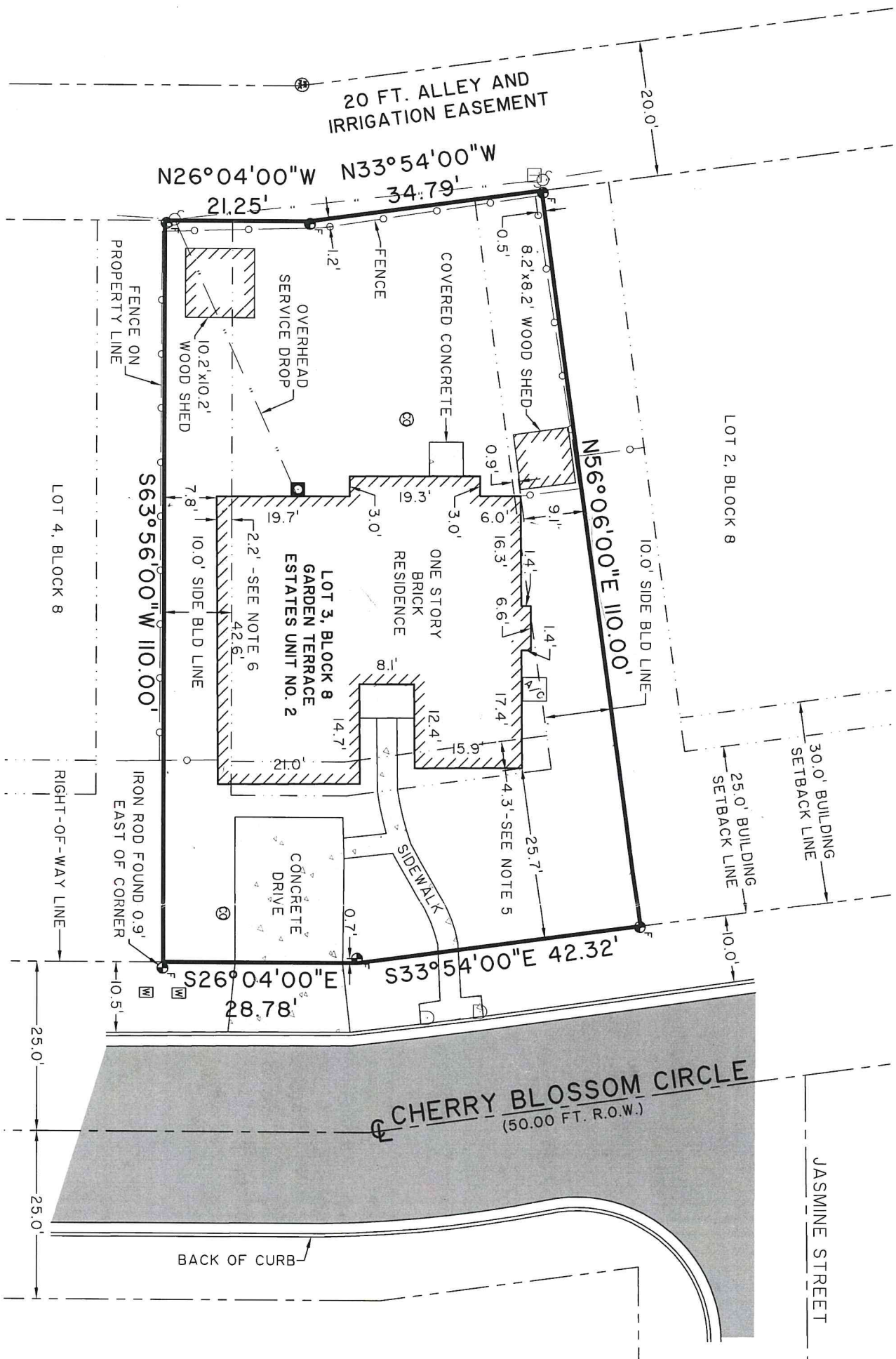
Description of Improvement: Carport

Width of lot: 71' 11"

Depth of lot: 110'

Also indicate the distance between structures on site plan.

For review you must indicate the front, side, and rear setbacks from property lines.



LEGEND

|  |                       |
|--|-----------------------|
|  | IRON ROD FOUND        |
|  | NAIL FOUND            |
|  | POWER POLE            |
|  | IRRIGATION STANDPIPE  |
|  | TELEPHONE PEDESTAL    |
|  | WATER METER           |
|  | ELECTRIC JUNCTION BOX |
|  | CABLE PEDESTAL        |
|  | A/C UNIT              |
|  | MAIL BOX              |
|  | CLEANOUT              |

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "B", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480349, PANEL NO. 0005, SUFFIX "B", EFFECTIVE MARCH 4, 1980.

GENERAL NOTES

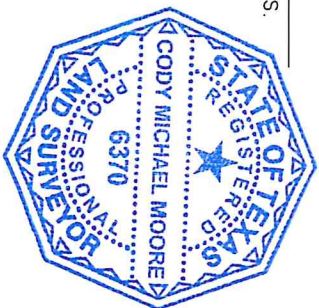
1. BASIS OF BEARINGS AS PER GARDEN TERRACE ESTATES UNIT NO. 2 RECORDED IN VOLUME 24, PAGE 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ADDRESS: 1504 CHERRY BLOSSOM CIRCLE  
WESLACO, TEXAS 78596
3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 80000043, ISSUED SEPTEMBER 28, 2012 WAS USED TO PREPARE THIS SURVEY.
4. BUILDING SETBACK LINE SHOWN ON RECORDED PLAT IS LABELED AS A 30 FT. BUILDING SETBACK TO THE NORTH OF THIS TRACT AND AS A 25 FT. BUILDING SETBACK TO THE SOUTH OF THIS TRACT. NOTE 1 OF THE RECORDED PLAT STATES "FRONT SETBACK LINES TO BE 25' & SIDE SETBACK LINES TO BE 10' (UNLESS OTHERWISE NOTED)".
5. BUILDING OVERLAPS UNTO 30 FT. BUILDING SETBACK LINE AS SHOWN.
6. BUILDING OVERLAPS UNTO 10 FT. SIDE BUILDING SETBACK LINE AS SHOWN.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON 10/10/12, THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

CODY MICHAEL MOORE, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6370

11 October 2012  
DATE



BOUNDARY SURVEY OF:

LOT THREE (3), BLOCK EIGHT (8),  
GARDEN TERRACE ESTATES UNIT NO. 2,  
AN ADDITION TO THE CITY OF WESLACO,  
HIDALGO COUNTY, TEXAS, AS PER MAP OR  
PLAT THEREOF RECORDED IN VOLUME 24, PAGE  
60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FOR: MANUEL LOPEZ JR.

FERRIS & FLINN, LLC

CONSULTING ENGINEERS

1405 N. STUART PLACE ROAD  
HARLINGEN, TEXAS 78552  
PHONE (950) 364-2236 FAX (950) 364-1023  
TEKAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10037000 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. F397

1" = 20' DRAWN BY: CM 11 OCTOBER 2012 JOB NO: 297-074



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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 12, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Agenda Item No. (to be assigned by PCE):</b><br>III. J. |
| <b>From:</b><br>Jose Pedraza, Assistant PCE Director/Health Official, on behalf of A1 SkyLite Signs                                                                                                                                                                                                                                                                                                                                                                                                           |                                                            |
| <b>Subject/Agenda Item:</b><br>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                                                                                                                                                                                                                                                                     |                                                            |
| <b>Discussion/Overview:</b><br>The applicant is requesting a sign variance for a property in a B-1 Neighborhood Business District to Sec. 114-8 (b)(3)(3). Freestanding sign: In the case of a multiunit building, one free standing sign will be allowed per site along with a wall sign, canopy or roof sign for each business as permitted in section 114-3.<br>3. Maximum height: 15 feet.<br><br>The applicant is requesting a 50' height instead of the 15' required as per the Weslaco Sign Ordinance. |                                                            |
| <b>Statement of Hardship:</b><br>Citizen states they are wanting the sign to be visible to expressway traffic going both East and West bound.                                                                                                                                                                                                                                                                                                                                                                 |                                                            |
| <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 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 626 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:** \_\_\_\_\_ requesting approval for a 50ft pylon sign to be installed at this new location off of expressway 83.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:

requesting a 50ft pylon sign at this location to be seen off the expressway for east and west traffic.

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 8/8/23  
◇ Owner                      ✕ Authorized Agent

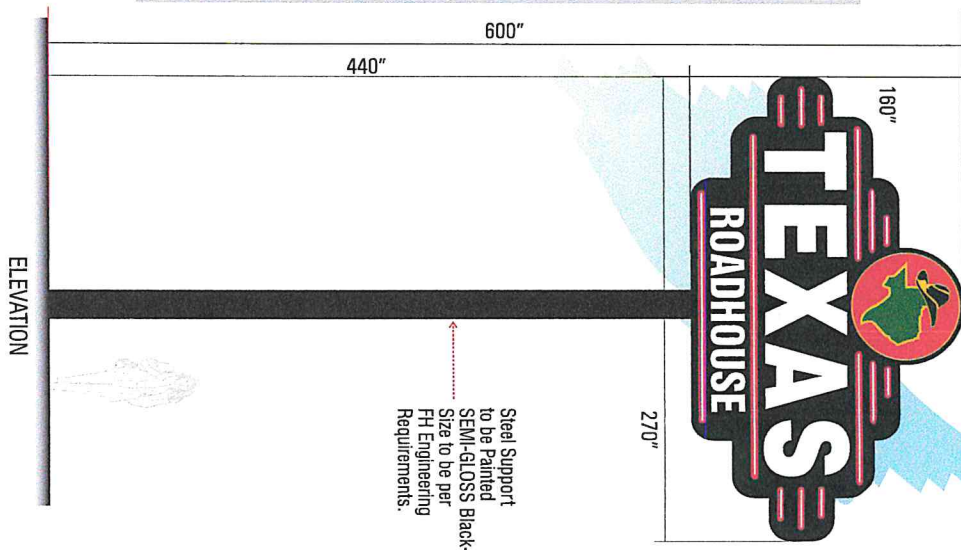
**NOTE:** Any appeal or permit granted by the Board of Adjustments of Zoning shall not be valid if construction authorized by said permit is not begun within a period of sixty (60) days.

### OFFICE USE ONLY:

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

Presented to Board of Adjustments \_\_\_\_\_ Date Paid \_\_\_\_\_

◇ Approved                      ◇ Disapproved



**SIGN TYPE** **F** **D/F PYLON SIGN W/ PLEX FACE CHANNEL LETTERS - WHITE DAY & RED NIGHT | ONE (1) REQUIRED | 300.0 SQ. FT.**

STANDARD INSTALL IS TO USE DIRECT PIPE EMBEDMENT INTO CONCRETE FOOTING PER FH ENGINEERING SPECS.

|                                                                                            |                                          |
|--------------------------------------------------------------------------------------------|------------------------------------------|
| <b>TECHNICAL REQUIREMENTS</b><br><br>Total _____ Amps<br><br>(1) 120V 20A Circuit Required | <b>TEXAS ROADHOUSE</b><br><b>CABINET</b> |
|--------------------------------------------------------------------------------------------|------------------------------------------|

### MATERIAL FINISH COLORS

| MATERIAL FINISH COLORS                                                                                                                               |                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>BLACK<br>A120<br>Color<br>Code<br>Luma<br>000000<br>000000      | <br>DARK GREY<br>A22<br>Color<br>Code<br>Luma<br>000000<br>000000  |
| <br>MEDIUM GREY<br>A33<br>Color<br>Code<br>Luma<br>000000<br>000000 | <br>LIGHT GREY<br>A44<br>Color<br>Code<br>Luma<br>000000<br>000000 |
| <br>WHITE<br>A55<br>Color<br>Code<br>Luma<br>000000<br>000000       | <br>DARK RED<br>R10<br>Color<br>Code<br>Luma<br>000000<br>000000   |
| <br>RED<br>R20<br>Color<br>Code<br>Luma<br>000000<br>000000         | <br>ORANGE<br>O10<br>Color<br>Code<br>Luma<br>000000<br>000000     |
| <br>YELLOW<br>Y10<br>Color<br>Code<br>Luma<br>000000<br>000000      | <br>GREEN<br>G10<br>Color<br>Code<br>Luma<br>000000<br>000000      |
| <br>BLUE<br>B10<br>Color<br>Code<br>Luma<br>000000<br>000000        | <br>PURPLE<br>P10<br>Color<br>Code<br>Luma<br>000000<br>000000     |

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 800 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

|       |
|-------|
| Rev 1 |
| Rev 2 |
| Rev 3 |
| Rev 4 |
| Rev 5 |
| Rev 6 |

## Pylon



PROJECT:  
626 E INTERSTATE, WESLACO, TX 75596  
DRAWING TITLE:  
**TEXAS ROADHOUSE**

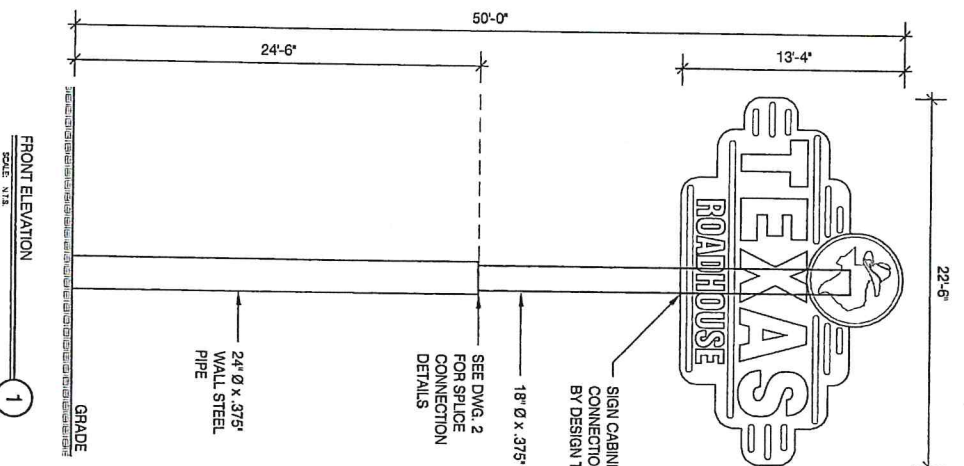
DRAWN BY:  
DJB  
CHECKED BY:  
CTP  
COMM. NO.  
230357.074

DATE:  
07/18/23  
DRAWN BY:  
1

DWG. NO.  
1



1. GROUND SIGN DESIGN SPECIFICATIONS:  
REFER TO SIGN COMPANYS DRAWINGS FOR MORE DETAILS. ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:  
2015 IBC
2. AISC  
AMERICAN WELDING SOCIETY  
LOCAL BUILDING CODES & ORDINANCES  
CONCRETE: 2500 PSI @ 28 DAYS
3. STD. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.
4. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.
5. HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42 KSI), U.N.O.
6. HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (Fy=46 KSI) W SHAPES: ASTM A992 (Fy = 50 KSI)
7. ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)
8. CONNECTION BOLTS: ASTM A325
9. TREADED RODS: ASTM A193 GRADE B7
10. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES: ASTM A36
11. REINFORCING: GRADE 60 ASTM A615
12. PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.
13. THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
14. NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEERS APPROVAL.
15. WELDING ELECTRODES: E70XX
16. ASSUMABLE HORIZONTAL (PASSIVE PRESSURE) ASSUMED: 2000 PSF
17. ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED: 150 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.
18. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.
19. 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.
20. EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.
21. WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.
22. ADEQUATELY BRACE POLES UNTIL CONCRETE HAS SET UP FOR 14 DAYS.
23. GROUT UNDER BASE PLATES WITH NON-SHRINK GROUT.
24. THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.
25. ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
26. THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
27. DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.



|                      |           |                                       |          |   |   |   |   |   |   |
|----------------------|-----------|---------------------------------------|----------|---|---|---|---|---|---|
| WIND DATA            |           |                                       |          |   |   |   |   |   |   |
| Building Code        | 2015 IBC  | Insurance Factor, I                   | 1.0      | D | N | N | N | N | N |
| Wind Load Criteria   | ASCE 7-10 | Directionality Factor, K <sub>d</sub> | 0.85     | D | N | N | N | N | N |
| Wind Speed, V        | 135 mph   | Torsionality Factor, K <sub>t</sub>   | 1.0      | D | N | N | N | N | N |
| Exposure Category    | C         | Base Pressure, P <sub>b</sub> (psf)   | 23.8 psf | D | N | N | N | N | N |
| Location Requirement | 0 psf     |                                       |          | D | N | N | N | N | N |

|                           |                        |                     |        |       |        |           |      |          |               |
|---------------------------|------------------------|---------------------|--------|-------|--------|-----------|------|----------|---------------|
| GEOMETRY AND MEASUREMENTS |                        |                     |        |       |        |           |      |          |               |
| Section Location          |                        | Type                | Height | Width | Area   | Top Chord | Wind | Pressure | Support Point |
| 1                         | Base                   | Single Pole (Fixed) | 24.50  | 7.00  | 171.50 | 0.85      | 0.85 | 0.85     | 0.85          |
| 2                         | Single Pole (Fixed)    | 12.17               | 1.07   | 12.81 | 0.85   | 0.85      | 0.85 | 0.85     | 0.85          |
| 3                         | Single Pole w/ Chassis | 13.33               | 1.33   | 17.73 | 0.85   | 0.85      | 0.85 | 0.85     | 0.85          |

|                           |                        |       |           |        |        |        |            |          |  |
|---------------------------|------------------------|-------|-----------|--------|--------|--------|------------|----------|--|
| FOUNDATION DESIGN SUMMARY |                        |       |           |        |        |        |            |          |  |
| Section                   |                        | Area  | Perimeter | Volume | Weight | Stress | Settlement | Capacity |  |
| 1                         | Base                   | 24.50 | 18.00     | 0.35   | 7.8    | 124.8  | 21.2       | 3.8      |  |
| 2                         | Single Pole (Fixed)    | 12.17 | 9.33      | 0.13   | 3.0    | 62.4   | 11.7       | 1.9      |  |
| 3                         | Single Pole w/ Chassis | 13.33 | 10.66     | 0.15   | 3.6    | 74.4   | 13.9       | 2.3      |  |

|                                       |                        |       |           |        |        |        |            |          |  |
|---------------------------------------|------------------------|-------|-----------|--------|--------|--------|------------|----------|--|
| FOUNDATION DESIGN SUMMARY - MATERIALS |                        |       |           |        |        |        |            |          |  |
| Section                               |                        | Area  | Perimeter | Volume | Weight | Stress | Settlement | Capacity |  |
| 1                                     | Base                   | 24.50 | 18.00     | 0.35   | 7.8    | 124.8  | 21.2       | 3.8      |  |
| 2                                     | Single Pole (Fixed)    | 12.17 | 9.33      | 0.13   | 3.0    | 62.4   | 11.7       | 1.9      |  |
| 3                                     | Single Pole w/ Chassis | 13.33 | 10.66     | 0.15   | 3.6    | 74.4   | 13.9       | 2.3      |  |

2

**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

\* 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.

**MBI**

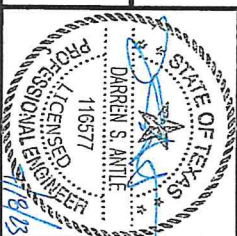
MBI COMPANIES, INC.  
229 N. WEISSGARTER RD.  
KNOXVILLE, TN 37919  
PHONE 865.594.0999  
SIGN-ENGINEER.COM

PROJECT  
626 E INTERSTATE, WESLACO, TX 78596  
DRAWING TITLE  
**TEXAS ROADHOUSE**

DRAWN BY  
DJB  
CHECKED BY  
CTP  
COMM. NO.  
230537/074

DATE  
07/18/23

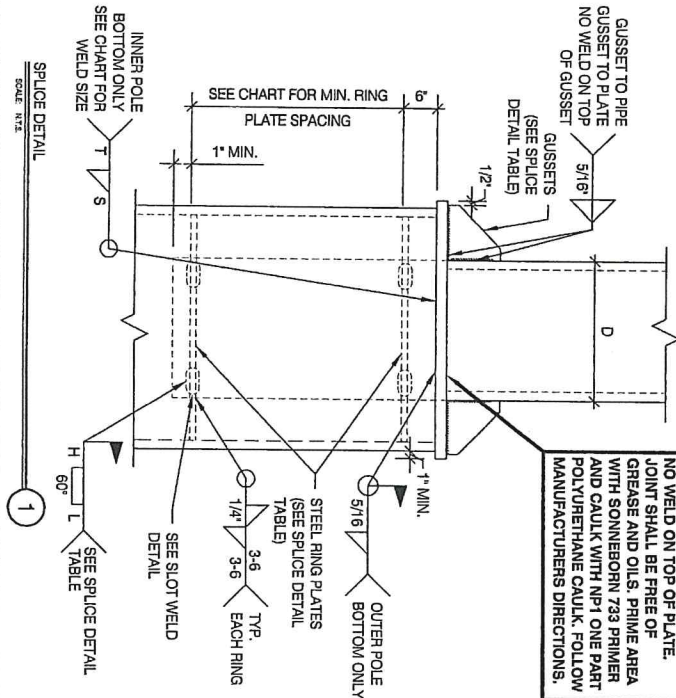
DWG. NO.  
**2**



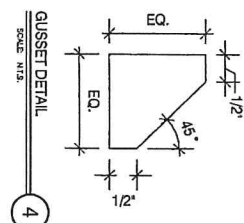
| UPPER STEEL SECTION | MAX. WALL THICKNESS | CAP PLATE THICKNESS | RING PLATE THICKNESS | MIN. RING PLATE SPACING | NO. OF GUSSETS | SIZE OF GUSSETS | NO. OF SLOTS | WELDS/PLT | T     | S *   | H      | L      |
|---------------------|---------------------|---------------------|----------------------|-------------------------|----------------|-----------------|--------------|-----------|-------|-------|--------|--------|
| <10"                | 3/8"                | 3/4"                | 3/4"                 | 16"                     | 4              | 3/8"            | 4            |           | 1/4"  | 5-6   | 5/8"   | 1 3/4" |
| 12" - 18"           | 1/2"                | 3/4"                | 1"                   | 27"                     | 6              | 3/8"            | 6            |           | 5/16" | 5-6   | 7/8"   | 2"     |
| 20" - 24"           | 1/2"                | 1"                  | 1"                   | 36"                     | 6              | 1/2"            | 6            |           | 5/16" | 11-12 | 7/8"   | 2 1/4" |
| 26" - 30"           | 3/4"                | 1"                  | 1 1/4"               | 46"                     | 8              | 1/2"            | 8            |           | 5/16" | 11-12 | 1"     | 2 1/2" |
| 32" - 42"           | 3/4"                | 1 1/2"              | 1 1/4"               | 63"                     | 8              | 3/4"            | 8            |           | 5/16" | 11-12 | 1"     | 3"     |
| 46" - 54"           | 3/4"                | 1 1/2"              | 1 1/4"               | 84"                     | 10             | 3/4"            | 10           |           | 3/8"  | 11-12 | 1"     | 3 1/2" |
| 60" - 66"           | 3/4"                | 2"                  | 1 1/4"               | 102"                    | 12             | 1"              | 12           |           | 3/8"  | 11-12 | 1"     | 4"     |
| 72" - 96"           | 1"                  | 2"                  | 1 1/4"               | 144"                    | 16             | 1"              | 16           |           | 3/8"  | 11-12 | 1 1/8" | 4"     |

\* 2" GAP BETWEEN WELDS REQUIRED

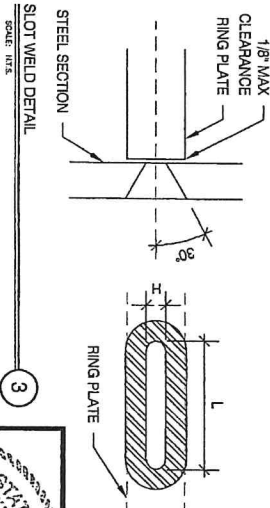
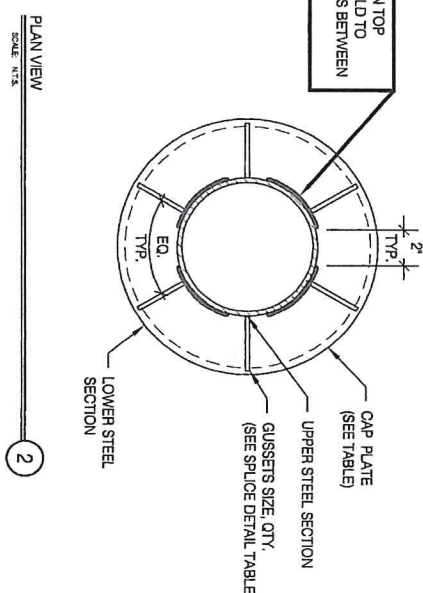
**SPLICE DETAIL TABLE**



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 MANUFACTURER'S DIRECTIONS.



NO WELD ON TOP BOTTOM WELD TO HAVE 2" GAPS BETWEEN WELDS



- NOTES**
- SEE MANUFACTURER'S DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
  - 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

[illegible]