



CITY OF WESLACO

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

AUGUST 28, 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 28, 2023**

On this, the 12th day of July 2023 at 5:30 p.m. the Board of Adjustments and Appeals of Zoning convened in a Regular Meeting at the Weslaco City Hall Legislative Chamber, located at 255 South Kansas Avenue.

The following commissioners were present:

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

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Ms. Serena Stubbs called the roll, noting that all commissioners were present, a quorum was established.

B. Pledge of allegiance

Mr. McCaleb led the Pledge of Allegiance.

II. PUBLIC COMMENTS

There were no comments received.

III. DISCUSSION AND CONSIDERATION

A. Discussion and consideration of a variance request from the Weslaco Sign Ordinance, sec. 114.08 (c)(2)(d)(2) at 2415 N. Texas, also known as West Tract N394'-E184' FT117, Hidalgo County, Texas

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

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

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

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

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

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

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

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

IV. ADJOURNMENT

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

Mark McCaleb, Chairman

Paul Garza, Co-Chairman

Nick Carranza, Member

Gilbert Zuniga, Member

Orlando Villarreal, Member

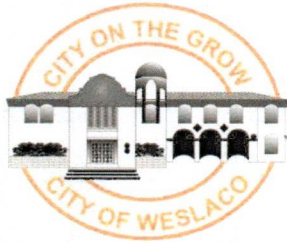
ATTEST:

Serena Stubbs, Code Enforcement Secretary



Board of Adjustments & Appeals- Zoning Standardized Agenda Request Form

Date of Meeting: August 28, 2023	Agenda Item No. (to be assigned by PCE): III. A.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Blanco Enterprises LTD	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 3109 Basil Dr. and 2801 Basil Dr., Weslaco also known as Lots 7 and 22, El Jardin Estates Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance for a property in an R-1 Single Family District from El Jardin Estates Subdivision, Instrument # 2354347. The applicant is requesting a 15' front setback instead of the 25' that is required by subdivision plat.	
Statement of Hardship: The citizen states that through the approval of this variance, they may offer spaces with more comfortable sizes for the new tenants in their apartments.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

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

PROPOSED PROJECT

Legal Description of Property

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

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

TO: VARIANCE.

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

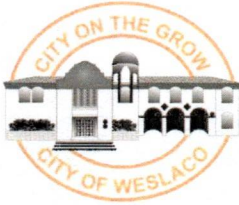
Said petition and request is set for a hearing by the Board of Adjustments and Appeals of Zoning at _____ o'clock A.M./P.M. on the _____ day of 20_____ at City Hall in Weslaco, Texas, at which time all interested persons may appear in person or by agent or by attorney and present any objections to the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

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS



STATEMENT OF HARDSHIP

Describe Hardship:

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

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

Signature Bart C. Gonzalez Date July-12-2023
◇ Owner ◇ ☒ Authorized Agent

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

OFFICE USE ONLY:

Accepted By _____ Payment Received by _____ Date Paid _____

Presented to Board of Adjustments Date Paid _____

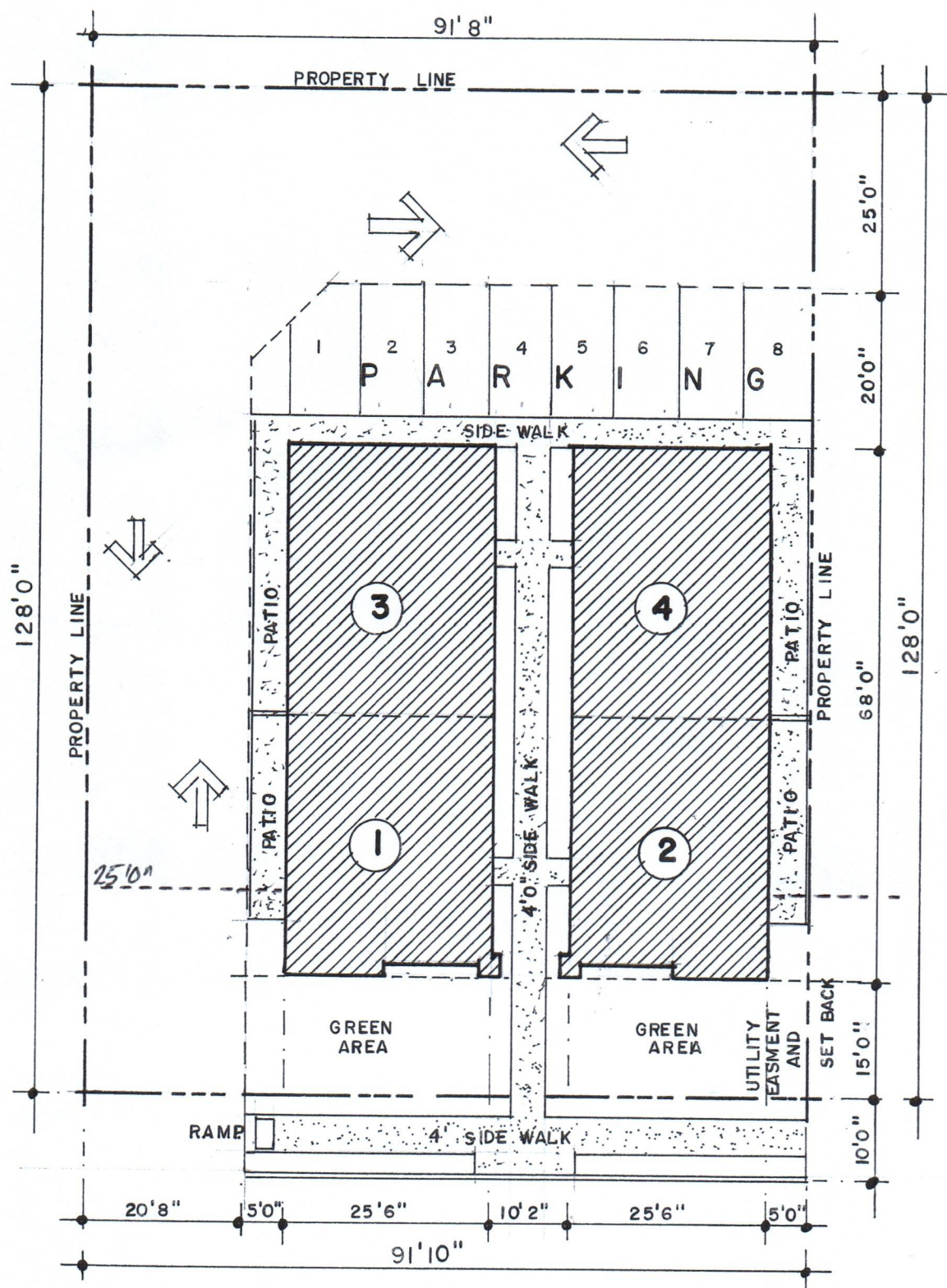
◇ Approved ◇ Disapproved

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS

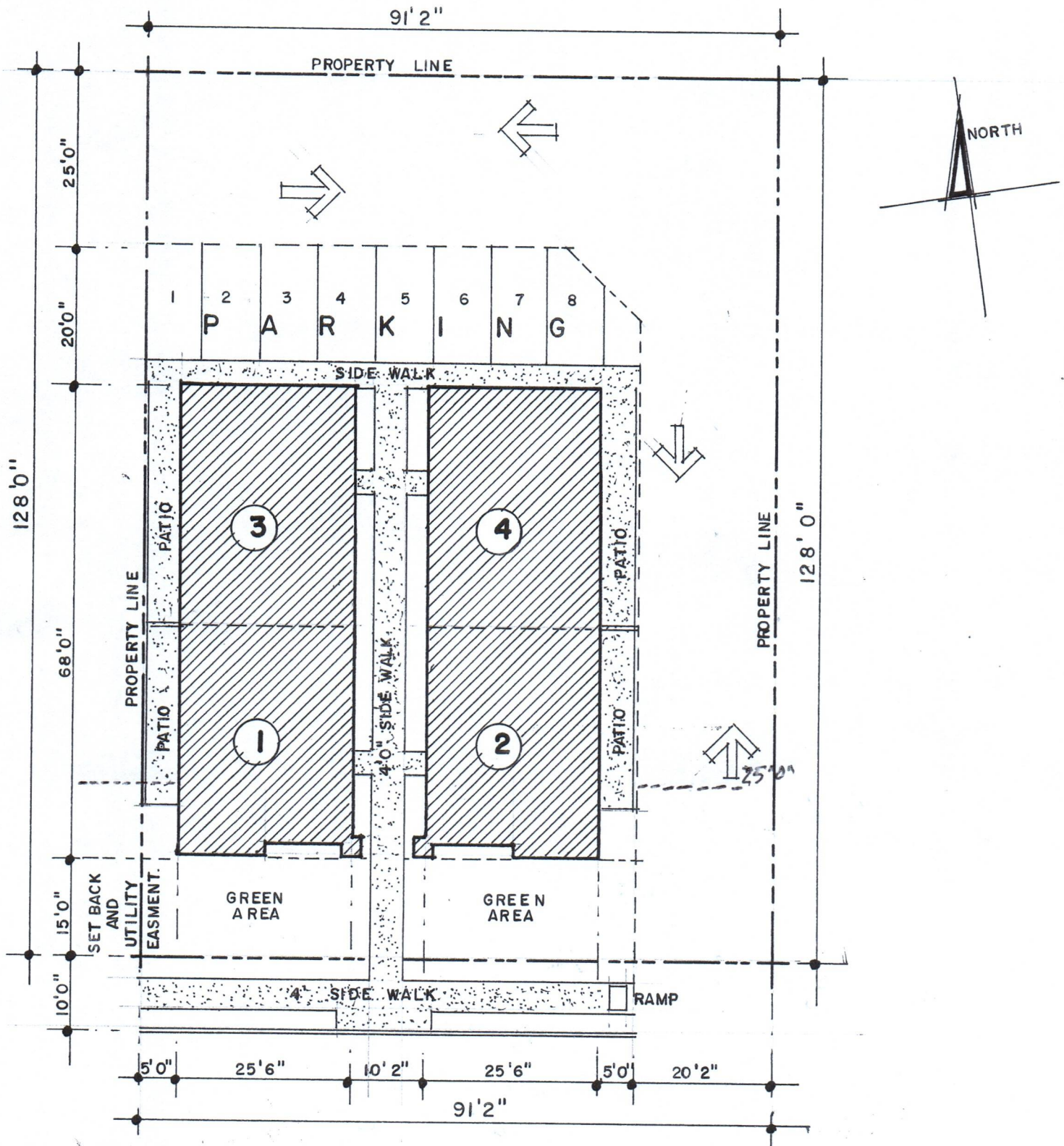


BASIL DR.

LEGAL DESCRIPTION N.

LOT 22

EL JARDIN ESTATES
CITY OF WESLACO
HIDALGO CO. TEXAS.



BASIL DR.

LEGAL DESCRIPTION.

LOT 7

EL JARDIN ESTATES

CITY OF WESLACO

HIDALGO CO. TEXAS.



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

Date of Meeting: August 28, 2023	Agenda Item No. (to be assigned by PCE): III. B.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Cross Development CC Weslaco, LLC	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for I – Industrial District at 1305 E IH 2., Weslaco, also known as Farm Tract 40, West and Adams Tracts Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance for section 150-11(3)(c) Industrial District—Rear yard. Rear yard setback shall be ten feet. The applicant is requesting to build at 0' setback for rear yard instead of the 10' that is required.	
Statement of Hardship: Citizen states that a variance to the 10' rear setback is needed to comply with fire lane widths and ADA requirements; this property is also providing an additional 25' of right of way to the City so the proposed building is limited to the east side of the property among various restrictions.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

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

Address 4336 Marsh Ridge Road

City Carrollton State TX Zip Code 75010

PROPOSED PROJECT

Legal Description of Property

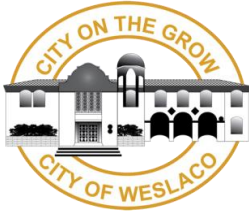
Lot Farm Tract 40 Block _____ Subdivision Name West and Adams Tracts Subdivision

Street Address 1305 E IH 2

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

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

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



STATEMENT OF HARDSHIP

Describe Hardship:

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

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

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

◇ Owner

✓ Authorized Agent

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

OFFICE USE ONLY:

Accepted By _____ Payment Received by _____ Date Paid _____

Presented to Board of Adjustments Date Paid _____

◇ Approved

◇ Disapproved

Sanitary Engineering Plan for Tract 40, showing proposed and existing sanitary infrastructure. The plan includes a property boundary, a proposed building (16,128 SF, FF=74.00'), and various sanitary structures like manholes (MH), catch basins (CB), and valves (V). It also shows existing infrastructure like a 25' drainage ditch and a 30' steel pipe. The plan is oriented with North at the top and includes a scale bar (0 to 40 feet) and a north arrow. Key dimensions and bearings are provided for the property lines and infrastructure layout.

Proposed Infrastructure:

- Proposed Building: 16,128 SF, FF=74.00'
- Proposed Sanitary Manhole #1 (PROP SAN MH #1)
- Proposed Sanitary Catch Basin #1 (PROP SAN CB #1)
- Proposed Sanitary Valve #1 (PROP SAN V #1)
- Proposed Sanitary Manhole #2 (PROP SAN MH #2)
- Proposed Sanitary Catch Basin #2 (PROP SAN CB #2)
- Proposed Sanitary Valve #2 (PROP SAN V #2)
- Proposed Sanitary Manhole #3 (PROP SAN MH #3)
- Proposed Sanitary Catch Basin #3 (PROP SAN CB #3)
- Proposed Sanitary Valve #3 (PROP SAN V #3)
- Proposed Sanitary Manhole #4 (PROP SAN MH #4)
- Proposed Sanitary Catch Basin #4 (PROP SAN CB #4)
- Proposed Sanitary Valve #4 (PROP SAN V #4)
- Proposed Sanitary Manhole #5 (PROP SAN MH #5)
- Proposed Sanitary Catch Basin #5 (PROP SAN CB #5)
- Proposed Sanitary Valve #5 (PROP SAN V #5)
- Proposed Sanitary Manhole #6 (PROP SAN MH #6)
- Proposed Sanitary Catch Basin #6 (PROP SAN CB #6)
- Proposed Sanitary Valve #6 (PROP SAN V #6)
- Proposed Sanitary Manhole #7 (PROP SAN MH #7)
- Proposed Sanitary Catch Basin #7 (PROP SAN CB #7)
- Proposed Sanitary Valve #7 (PROP SAN V #7)
- Proposed Sanitary Manhole #8 (PROP SAN MH #8)
- Proposed Sanitary Catch Basin #8 (PROP SAN CB #8)
- Proposed Sanitary Valve #8 (PROP SAN V #8)
- Proposed Sanitary Manhole #9 (PROP SAN MH #9)
- Proposed Sanitary Catch Basin #9 (PROP SAN CB #9)
- Proposed Sanitary Valve #9 (PROP SAN V #9)
- Proposed Sanitary Manhole #10 (PROP SAN MH #10)
- Proposed Sanitary Catch Basin #10 (PROP SAN CB #10)
- Proposed Sanitary Valve #10 (PROP SAN V #10)
- Proposed Sanitary Manhole #11 (PROP SAN MH #11)
- Proposed Sanitary Catch Basin #11 (PROP SAN CB #11)
- Proposed Sanitary Valve #11 (PROP SAN V #11)
- Proposed Sanitary Manhole #12 (PROP SAN MH #12)
- Proposed Sanitary Catch Basin #12 (PROP SAN CB #12)
- Proposed Sanitary Valve #12 (PROP SAN V #12)
- Proposed Sanitary Manhole #13 (PROP SAN MH #13)
- Proposed Sanitary Catch Basin #13 (PROP SAN CB #13)
- Proposed Sanitary Valve #13 (PROP SAN V #13)
- Proposed Sanitary Manhole #14 (PROP SAN MH #14)
- Proposed Sanitary Catch Basin #14 (PROP SAN CB #14)
- Proposed Sanitary Valve #14 (PROP SAN V #14)
- Proposed Sanitary Manhole #15 (PROP SAN MH #15)
- Proposed Sanitary Catch Basin #15 (PROP SAN CB #15)
- Proposed Sanitary Valve #15 (PROP SAN V #15)
- Proposed Sanitary Manhole #16 (PROP SAN MH #16)
- Proposed Sanitary Catch Basin #16 (PROP SAN CB #16)
- Proposed Sanitary Valve #16 (PROP SAN V #16)
- Proposed Sanitary Manhole #17 (PROP SAN MH #17)
- Proposed Sanitary Catch Basin #17 (PROP SAN CB #17)
- Proposed Sanitary Valve #17 (PROP SAN V #17)
- Proposed Sanitary Manhole #18 (PROP SAN MH #18)
- Proposed Sanitary Catch Basin #18 (PROP SAN CB #18)
- Proposed Sanitary Valve #18 (PROP SAN V #18)
- Proposed Sanitary Manhole #19 (PROP SAN MH #19)
- Proposed Sanitary Catch Basin #19 (PROP SAN CB #19)
- Proposed Sanitary Valve #19 (PROP SAN V #19)
- Proposed Sanitary Manhole #20 (PROP SAN MH #20)
- Proposed Sanitary Catch Basin #20 (PROP SAN CB #20)
- Proposed Sanitary Valve #20 (PROP SAN V #20)
- Proposed Sanitary Manhole #21 (PROP SAN MH #21)
- Proposed Sanitary Catch Basin #21 (PROP SAN CB #21)
- Proposed Sanitary Valve #21 (PROP SAN V #21)
- Proposed Sanitary Manhole #22 (PROP SAN MH #22)
- Proposed Sanitary Catch Basin #22 (PROP SAN CB #22)
- Proposed Sanitary Valve #22 (PROP SAN V #22)
- Proposed Sanitary Manhole #23 (PROP SAN MH #23)
- Proposed Sanitary Catch Basin #23 (PROP SAN CB #23)
- Proposed Sanitary Valve #23 (PROP SAN V #23)
- Proposed Sanitary Manhole #24 (PROP SAN MH #24)
- Proposed Sanitary Catch Basin #24 (PROP SAN CB #24)
- Proposed Sanitary Valve #24 (PROP SAN V #24)
- Proposed Sanitary Manhole #25 (PROP SAN MH #25)
- Proposed Sanitary Catch Basin #25 (PROP SAN CB #25)
- Proposed Sanitary Valve #25 (PROP SAN V #25)
- Proposed Sanitary Manhole #26 (PROP SAN MH #26)
- Proposed Sanitary Catch Basin #26 (PROP SAN CB #26)
- Proposed Sanitary Valve #26 (PROP SAN V #26)
- Proposed Sanitary Manhole #27 (PROP SAN MH #27)
- Proposed Sanitary Catch Basin #27 (PROP SAN CB #27)
- Proposed Sanitary Valve #27 (PROP SAN V #27)
- Proposed Sanitary Manhole #28 (PROP SAN MH #28)
- Proposed Sanitary Catch Basin #28 (PROP SAN CB #28)
- Proposed Sanitary Valve #28 (PROP SAN V #28)
- Proposed Sanitary Manhole #29 (PROP SAN MH #29)
- Proposed Sanitary Catch Basin #29 (PROP SAN CB #29)
- Proposed Sanitary Valve #29 (PROP SAN V #29)
- Proposed Sanitary Manhole #30 (PROP SAN MH #30)
- Proposed Sanitary Catch Basin #30 (PROP SAN CB #30)
- Proposed Sanitary Valve #30 (PROP SAN V #30)
- Proposed Sanitary Manhole #31 (PROP SAN MH #31)
- Proposed Sanitary Catch Basin #31 (PROP SAN CB #31)
- Proposed Sanitary Valve #31 (PROP SAN V #31)
- Proposed Sanitary Manhole #32 (PROP SAN MH #32)
- Proposed Sanitary Catch Basin #32 (PROP SAN CB #32)
- Proposed Sanitary Valve #32 (PROP SAN V #32)
- Proposed Sanitary Manhole #33 (PROP SAN MH #33)
- Proposed Sanitary Catch Basin #33 (PROP SAN CB #33)
- Proposed Sanitary Valve #33 (PROP SAN V #33)
- Proposed Sanitary Manhole #34 (PROP SAN MH #34)
- Proposed Sanitary Catch Basin #34 (PROP SAN CB #34)
- Proposed Sanitary Valve #34 (PROP SAN V #34)
- Proposed Sanitary Manhole #35 (PROP SAN MH #35)
- Proposed Sanitary Catch Basin #35 (PROP SAN CB #35)
- Proposed Sanitary Valve #35 (PROP SAN V #35)
- Proposed Sanitary Manhole #36 (PROP SAN MH #36)
- Proposed Sanitary Catch Basin #36 (PROP SAN CB #36)
- Proposed Sanitary Valve #36 (PROP SAN V #36)
- Proposed Sanitary Manhole #37 (PROP SAN MH #37)
- Proposed Sanitary Catch Basin #37 (PROP SAN CB #37)
- Proposed Sanitary Valve #37 (PROP SAN V #37)
- Proposed Sanitary Manhole #38 (PROP SAN MH #38)
- Proposed Sanitary Catch Basin #38 (PROP SAN CB #38)
- Proposed Sanitary Valve #38 (PROP SAN V #38)
- Proposed Sanitary Manhole #39 (PROP SAN MH #39)
- Proposed Sanitary Catch Basin #39 (PROP SAN CB #39)
- Proposed Sanitary Valve #39 (PROP SAN V #39)
- Proposed Sanitary Manhole #40 (PROP SAN MH #40)
- Proposed Sanitary Catch Basin #40 (PROP SAN CB #40)
- Proposed Sanitary Valve #40 (PROP SAN V #40)
- Proposed Sanitary Manhole #41 (PROP SAN MH #41)
- Proposed Sanitary Catch Basin #41 (PROP SAN CB #41)
- Proposed Sanitary Valve #41 (PROP SAN V #41)
- Proposed Sanitary Manhole #42 (PROP SAN MH #42)
- Proposed Sanitary Catch Basin #42 (PROP SAN CB #42)
- Proposed Sanitary Valve #42 (PROP SAN V #42)
- Proposed Sanitary Manhole #43 (PROP SAN MH #43)
- Proposed Sanitary Catch Basin #43 (PROP SAN CB #43)
- Proposed Sanitary Valve #43 (PROP SAN V #43)
- Proposed Sanitary Manhole #44 (PROP SAN MH #44)
- Proposed Sanitary Catch Basin #44 (PROP SAN CB #44)
- Proposed Sanitary Valve #44 (PROP SAN V #44)
- Proposed Sanitary Manhole #45 (PROP SAN MH #45)
- Proposed Sanitary Catch Basin #45 (PROP SAN CB #45)
- Proposed Sanitary Valve #45 (PROP SAN V #45)
- Proposed Sanitary Manhole #46 (PROP SAN MH #46)
- Proposed Sanitary Catch Basin #46 (PROP SAN CB #46)
- Proposed Sanitary Valve #46 (PROP SAN V #46)
- Proposed Sanitary Manhole #47 (PROP SAN MH #47)
- Proposed Sanitary Catch Basin #47 (PROP SAN CB #47)
- Proposed Sanitary Valve #47 (PROP SAN V #47)
- Proposed Sanitary Manhole #48 (PROP SAN MH #48)
- Proposed Sanitary Catch Basin #48 (PROP SAN CB #48)
- Proposed Sanitary Valve #48 (PROP SAN V #48)
- Proposed Sanitary Manhole #49 (PROP SAN MH #49)
- Proposed Sanitary Catch Basin #49 (PROP SAN CB #49)
- Proposed Sanitary Valve #49 (PROP SAN V #49)
- Proposed Sanitary Manhole #50 (PROP SAN MH #50)
- Proposed Sanitary Catch Basin #50 (PROP SAN CB #50)
- Proposed Sanitary Valve #50 (PROP SAN V #50)
- Proposed Sanitary Manhole #51 (PROP SAN MH #51)
- Proposed Sanitary Catch Basin #51 (PROP SAN CB #51)
- Proposed Sanitary Valve #51 (PROP SAN V #51)
- Proposed Sanitary Manhole #52 (PROP SAN MH #52)
- Proposed Sanitary Catch Basin #52 (PROP SAN CB #52)
- Proposed Sanitary Valve #52 (PROP SAN V #52)
- Proposed Sanitary Manhole #53 (PROP SAN MH #53)
- Proposed Sanitary Catch Basin #53 (PROP SAN CB #53)
- Proposed Sanitary Valve #53 (PROP SAN V #53)
- Proposed Sanitary Manhole #54 (PROP SAN MH #54)
- Proposed Sanitary Catch Basin #54 (PROP SAN CB #54)
- Proposed Sanitary Valve #54 (PROP SAN V #54)
- Proposed Sanitary Manhole #55 (PROP SAN MH #55)
- Proposed Sanitary Catch Basin #55 (PROP SAN CB #55)
- Proposed Sanitary Valve #55 (PROP SAN V #55)
- Proposed Sanitary Manhole #56 (PROP SAN MH #56)
- Proposed Sanitary Catch Basin #56 (PROP SAN CB #56)
- Proposed Sanitary Valve #56 (PROP SAN V #56)
- Proposed Sanitary Manhole #57 (PROP SAN MH #57)
- Proposed Sanitary Catch Basin #57 (PROP SAN CB #57)
- Proposed Sanitary Valve #57 (PROP SAN V #57)
- Proposed Sanitary Manhole #58 (PROP SAN MH #58)
- Proposed Sanitary Catch Basin #58 (PROP SAN CB #58)
- Proposed Sanitary Valve #58 (PROP SAN V #58)
- Proposed Sanitary Manhole #59 (PROP SAN MH #59)
- Proposed Sanitary Catch Basin #59 (PROP SAN CB #59)
- Proposed Sanitary Valve #59 (PROP SAN V #59)
- Proposed San



CALIBER COLLISION - WESLACO

VARIANCE EXHIBIT

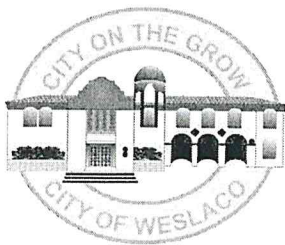
DRAWING INFORMATION			
PROJECT	10777	TDLR	**
DRAWN	SAB	ET	XXX
SCALE	1" = 20' (24x36) 1" = 40' (11x17)		SHEET 01

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



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

Date of Meeting: August 28, 2023	Agenda Item No. (to be assigned by PCE): III. C.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Ms. Ida Herrera	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1007 W. Ash St., Weslaco also known as Lot 4, Block 5, of Jones-Vos Addition Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance on Section 150-12(c)(3) Any building or accessory use constructed on any lot shall be located ten feet from any other building or accessory use on such lot or attached in R-1, R-3 and M-1 districts. The applicant is requesting to build at 4' instead from the main use building instead of the 10' required.	
Statement of Hardship: The citizen states that the variance request is to ensure that the pool is not too small for her family.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

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

PROPOSED PROJECT

Legal Description of Property

Lot 4 Block 5 Subdivision Name Jones - Vos Addition
Street Address 1007 W. Ash st.

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

TO: Build a pool at 4 ft. ~~from~~ th from
the covered porch.

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

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS



STATEMENT OF HARDSHIP

Describe Hardship:

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

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

Signature Ida M. H Date 7-20-23

◇ Owner

◇ Authorized Agent

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

OFFICE USE ONLY:

Accepted By _____ Payment Received by _____ Date Paid _____

Presented to Board of Adjustments Date Paid _____

◇ Approved

◇ Disapproved

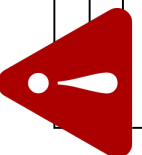


Company Name: Green Out Pool Service

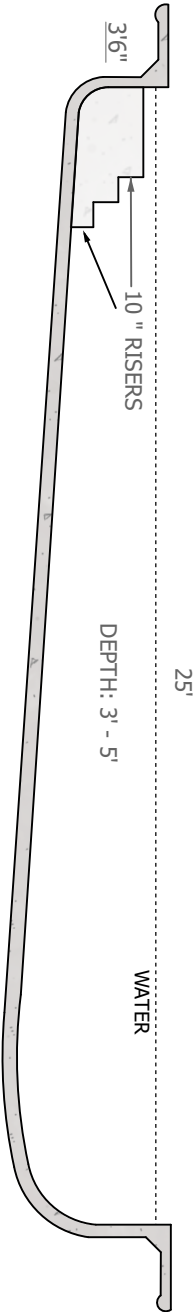
Rebar: 2

Concrete: 3.8 yards³

Repar: 4/09
Data Not Verified

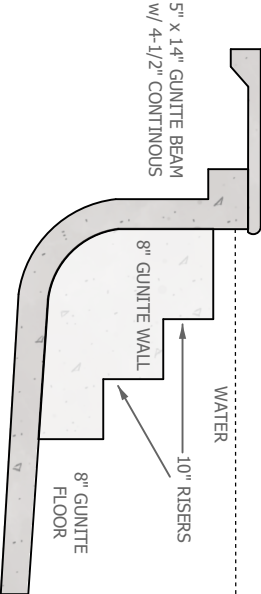






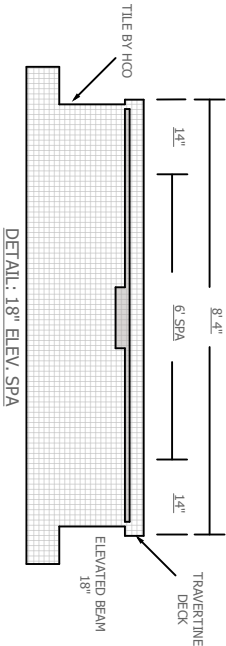
DETAIL: POOL PROFILE

SCALE: 1/8"=1'



DETAIL: SHELL

SCALE: 1/4" = 1'



DETAIL: 18" ELEV. SPA



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

Date of Meeting: August 28, 2023	Agenda Item No. (to be assigned by PCE): III. D.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Leonel Chavero	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1806 Costa Rica Ave., Weslaco also known as Lot 27, Block 3, of Bellaire Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance on Section 150-12 (c)(6)(b) Any accessory building or accessory use constructed on any lot in an R-1 or R-2 district shall be located ten feet from the main use building on such lot or attached and may not be more than one story in height. The applicant is requesting to build at 2' instead from the main use building instead of the 10' required.	
Statement of Hardship: The citizen states that they have already began the process and purchased the material for this proposed addition.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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



File No. _____

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./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:

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

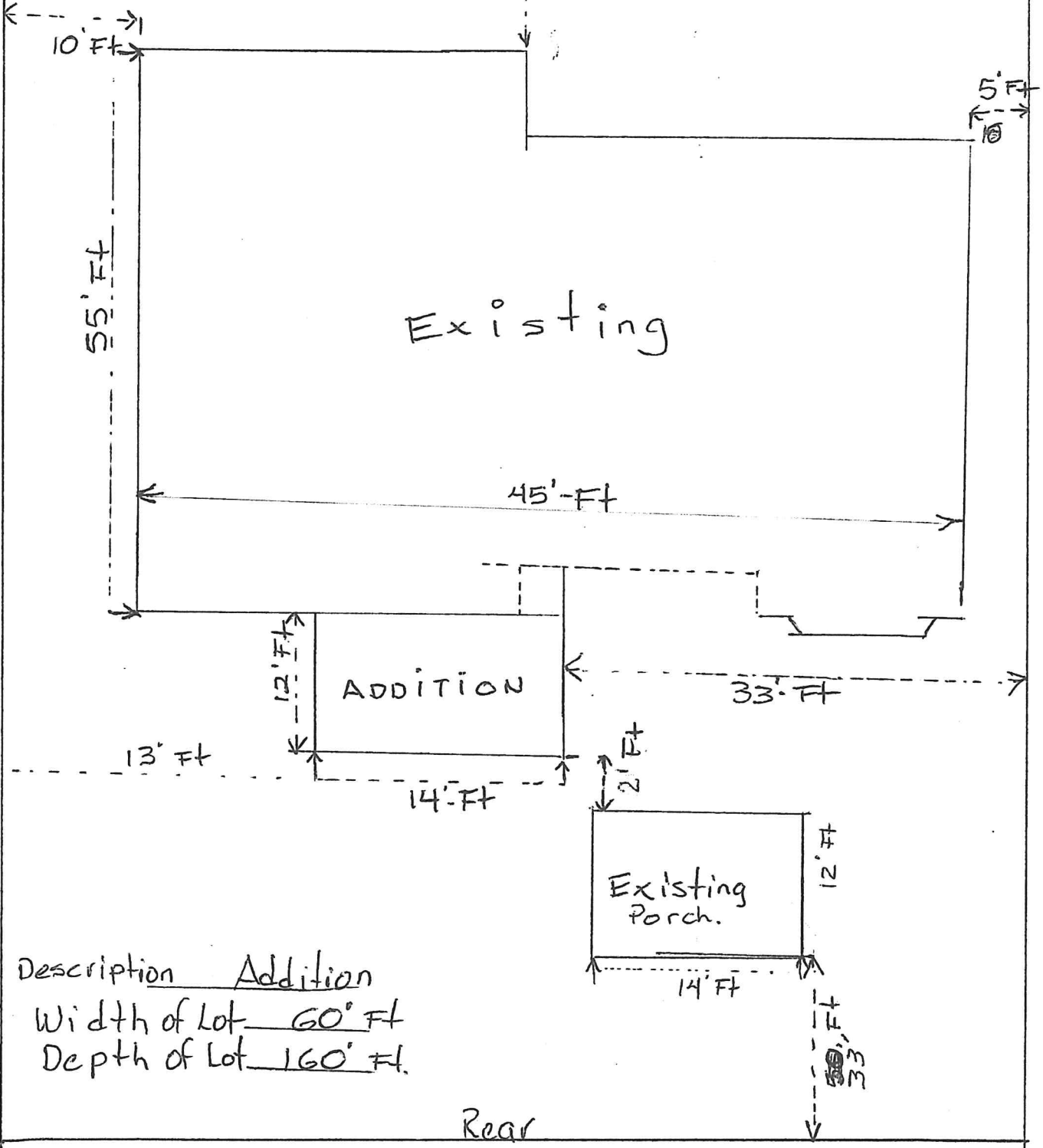
Date Paid _____

Approved

Disapproved

By _____

Panama Dr



Description Addition
Width of Lot 60' Ft
Depth of Lot 160' Ft.

Rear

ADDRESS - 1806 - Costa Rica Ave



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

Date of Meeting: August 28, 2023	Agenda Item No. (to be assigned by PCE): III. E.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of A1 Skylite Signs	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco Sign Ordinance Section 114.08 (c)(3)(2) at 1201 W. Business Highway 83, also known as West Tract E130'-W195.5'-N150' FT 1502 0.45 AC NET, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a sign variance for a property in a B-2 Secondary and Highway District to Sec. 114.08 (C)(3)(2). Freestanding sign: In the case of a multiunit building, one ground pole or pole sign will be allowed per site. Non-expressway corridor: 2. Maximum size: 100 square feet. The applicant is requesting a 125.2 square footage of proposed sign instead of the 100 square footage that is required by Weslaco Sign Ordinance.	
Statement of Hardship: Citizen states that they are wanting a sign of this extent to allow more advertising for the business and to update the sign.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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



File No. _____

APPLICANT

Name A1 SkyLite Signs Phone 956-588-4000

Address 1301 Maco Drive

City Pharr State Tx Zip Code 78577

PROPOSED PROJECT

Legal Description of Property

Lot _____ Block _____ Subdivision Name _____

Street Address 1201 W. Business Highway 83

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

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

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

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS



STATEMENT OF HARDSHIP

Describe Hardship:

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

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

Signature Andy Vasquez Date 7/20/23
☐ Owner ☒ Authorized Agent

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

OFFICE USE ONLY:

Accepted By _____ Payment Received by _____ Date Paid _____

Presented to Board of Adjustments Date Paid _____

☐ Approved ☐ Disapproved



MBI COMPANIES, INC.
259 N. 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

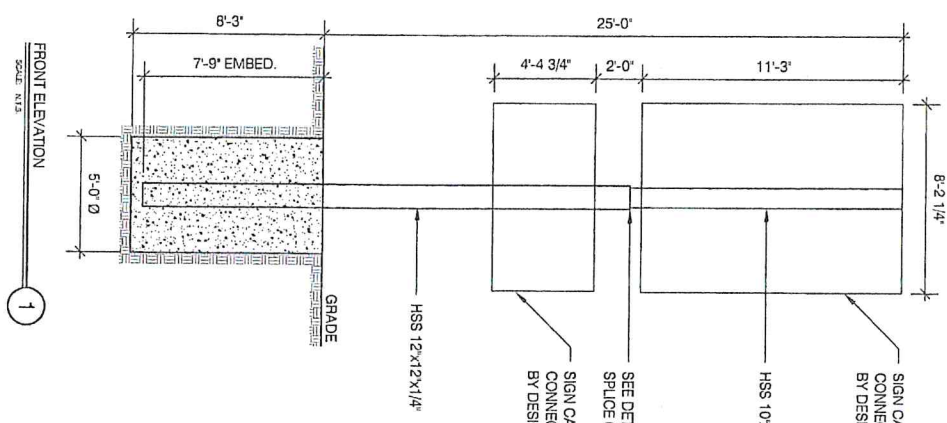
DRAWN BY: DUB
CHECKED BY: QTP
COMM. NO: 230537.072

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

DRAWING NO: DWG. 1



- GROUND SIGN DESIGN SPECIFICATIONS:**
1. REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS. ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:
 - 2015 IBC
 - ASCE
 - AMERICAN WELDING SOCIETY
 - LOCAL BUILDING CODES & ORDINANCES
 2. CONCRETE: 2500 PSI @ 28 DAYS
 3. STD. STEEL PIPE SECTION: ASTM A53 GRADE B (F_y=35 KSI), U.N.O.
 4. STEEL PIPE SECTION (P > 20' Ø): ASTM A252 GRADE 3 (F_y=42 KSI MIN.) U.N.O.
 5. HSS ROUND SECTION: ASTM A500 GRADE B (F_y=42 KSI) U.N.O.
 6. HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (F_y=46 KSI) W SHAPES: ASTM A992 (F_y = 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. 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-SHINK 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

Wind Speed	135 mph	ASCE 7-10
Exposure Category	C	
Wind Pressure (q)	9 psf	
Wind Pressure (q)	9 psf	

GEOMETRY AND MATERIALS

Section	Location	Type	Height	Width	Area	Mass	Centroid	K _y	C	Windward	Leeward	Side	End
1	Base	Rectangular Sign Cabinet	7.35	1.00	7.35	7.35	7.35	1.00	1.00	1.00	1.00	1.00	1.00
2	Base	Rectangular Sign Cabinet	7.35	1.00	7.35	7.35	7.35	1.00	1.00	1.00	1.00	1.00	1.00
3	Base	Rectangular Sign Cabinet	7.35	1.00	7.35	7.35	7.35	1.00	1.00	1.00	1.00	1.00	1.00
4	Base	Rectangular Sign Cabinet	7.35	1.00	7.35	7.35	7.35	1.00	1.00	1.00	1.00	1.00	1.00

ANNUAL BASIC WIND SPEED (V_W)

Direction	Windward	Leeward	Side	End
V _W	135	135	135	135

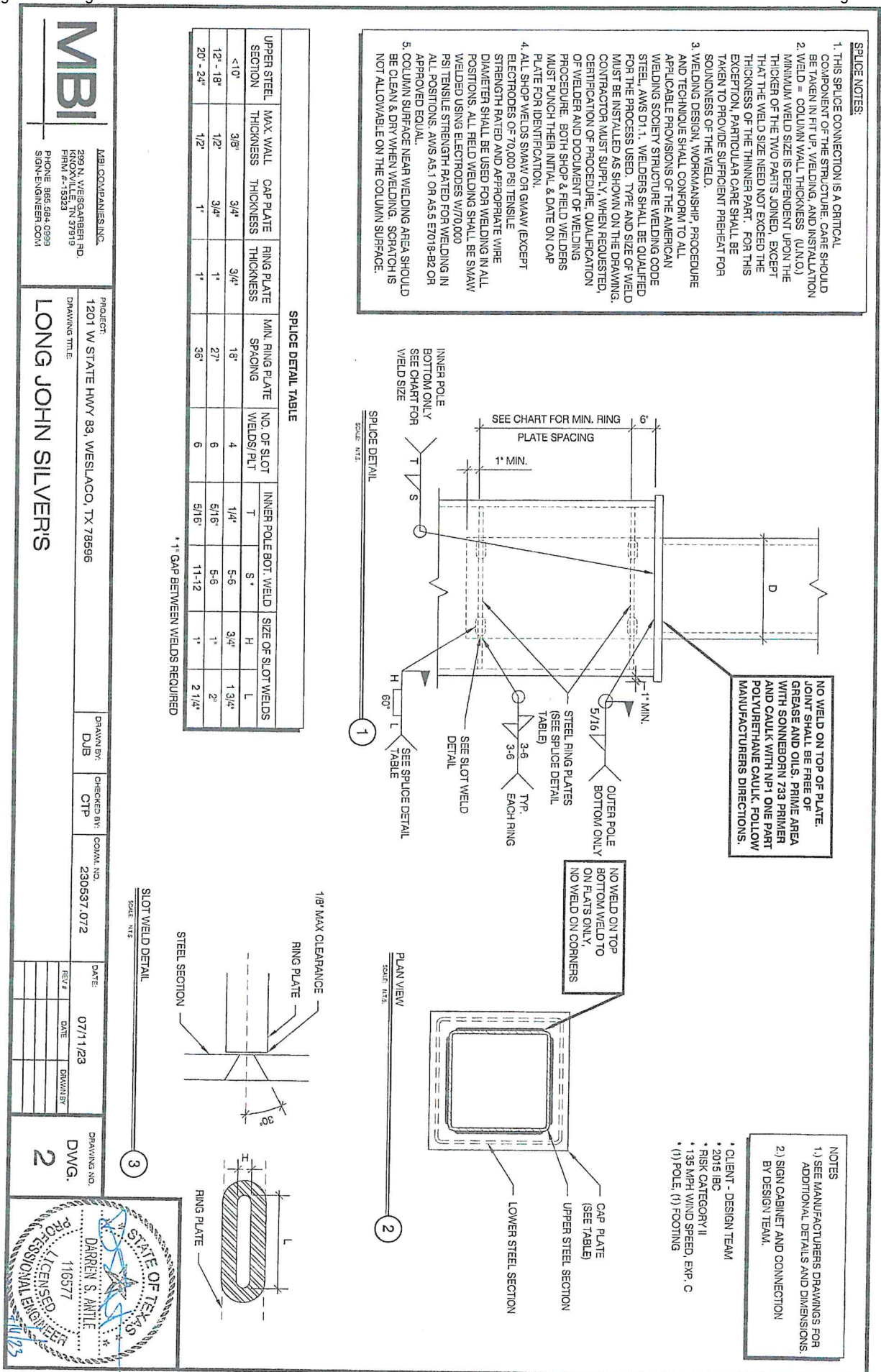
DEFLECTION ANALYSIS

Direction	Windward	Leeward	Side	End
Deflection	0.17 in	0.17 in	0.17 in	0.17 in

NOTES:

- 1.) SEE MANUFACTURER'S 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.





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

Date of Meeting: August 28, 2023	Agenda Item No. (to be assigned by PCE): III. F.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Jack Hanks	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1003 E Hackberry Dr., Weslaco also known as Lot 3+E25' and Lot 4 E 7/7'-LT1, of Bougainvillea Jones Vos Heights Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance on Section 150-4 (3)(c) Rear yard. The depth of the rear yard shall be at least 20 percent of the depth of the lot, but such depth need not be more than 25 feet. The applicant is requesting to build at a 14' setback instead of the 21.08' setback that is required.	
Statement of Hardship: Citizen states that the remodel is to accommodate an elderly member of the family and the intended use of this additional space is to house them comfortably.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

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

Address 1003 E Hackberry

City Weslaco State Tx Zip Code 78596

PROPOSED PROJECT

Legal Description of Property

Lot _____ Block _____ Subdivision Name _____

Street Address 1003 E Hackberry

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

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

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



STATEMENT OF HARDSHIP

Describe Hardship:

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

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

Signature

Gene G. G. G.

Date

7-31-23

☐ Owner

☐ Authorized Agent

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

OFFICE USE ONLY:

Accepted By

Payment Received by

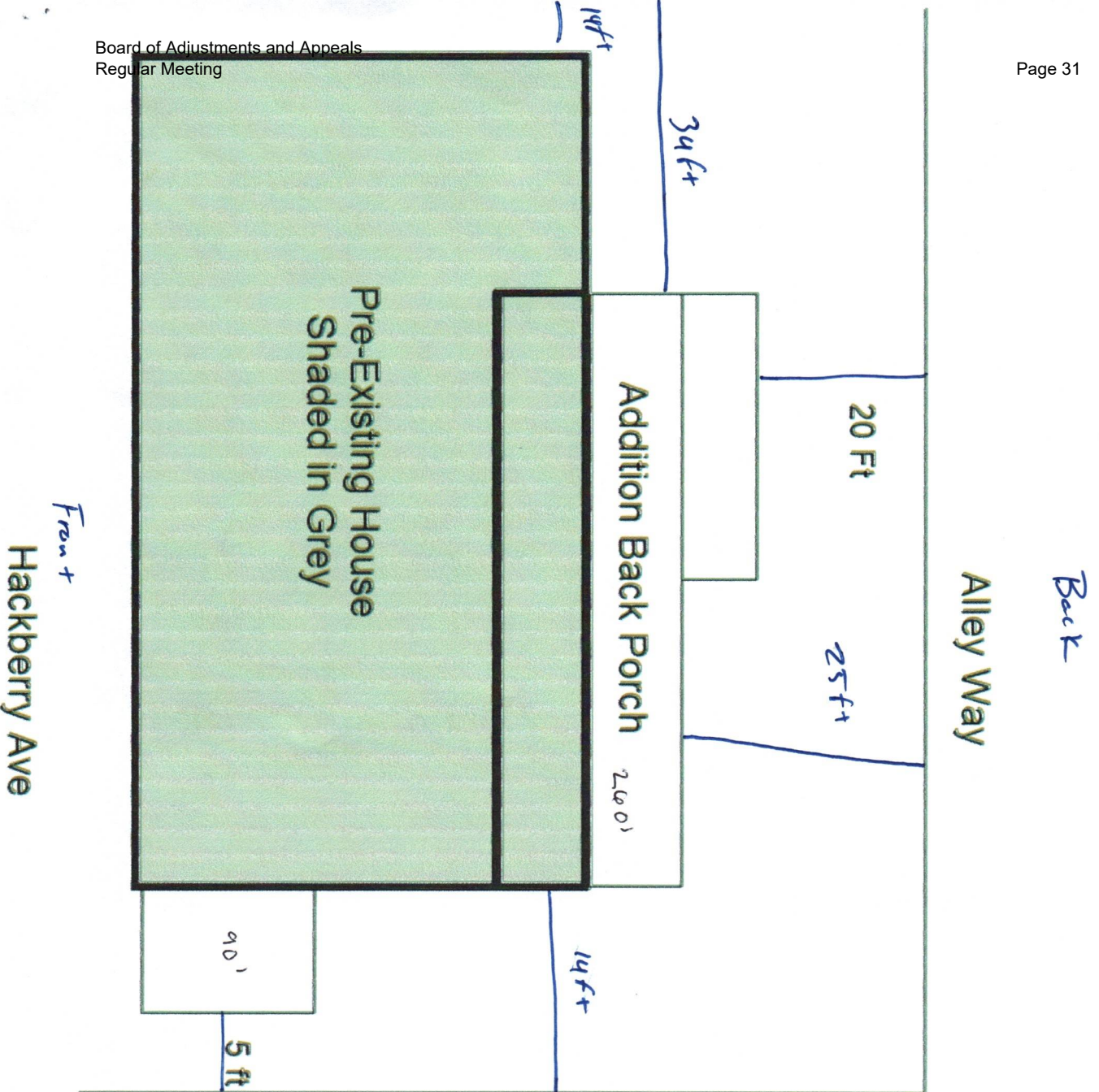
Date Paid

Presented to Board of Adjustments

Date Paid _____

☐ Approved

☐ Disapproved

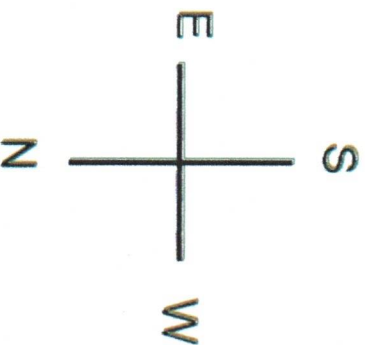


- 4" slab
- 12" W Exterior Beam 18" D
- 3/8" rebar 12" OC
- 1 Tension Split will be installed

1003 E Hackberry Ave
Weslaco Tx

Additions

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





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

Date of Meeting: August 28, 2023	Agenda Item No. (to be assigned by PCE): III. G.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Roadhouse Enterprises, Inc.	
Subject/Agenda Item: 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	
Discussion/Overview: The applicant is requesting a variance for a property in a B-1 Neighborhood Business District from Shops at North Bridge Subdivision, Instrument #3452338. The applicant is requesting to build at a 67.5' setback instead of the 75' setback that is required.	
Statement of Hardship: 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.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT 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:

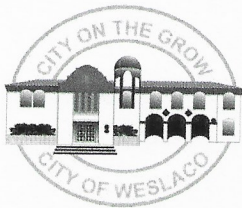
TO: Replat of Lots 4, 7 and 8 Shops at N. Bridge Subdivision

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**

Date of Meeting: August 28, 2023	Agenda Item No. (to be assigned by PCE): III. H.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. Manuel Lopez Jr.	
Subject/Agenda Item: 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	
Discussion/Overview: 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. The applicant is requesting to build at 0' instead of the 30' required.	
Statement of Hardship: 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.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

Name Mammel 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 _____

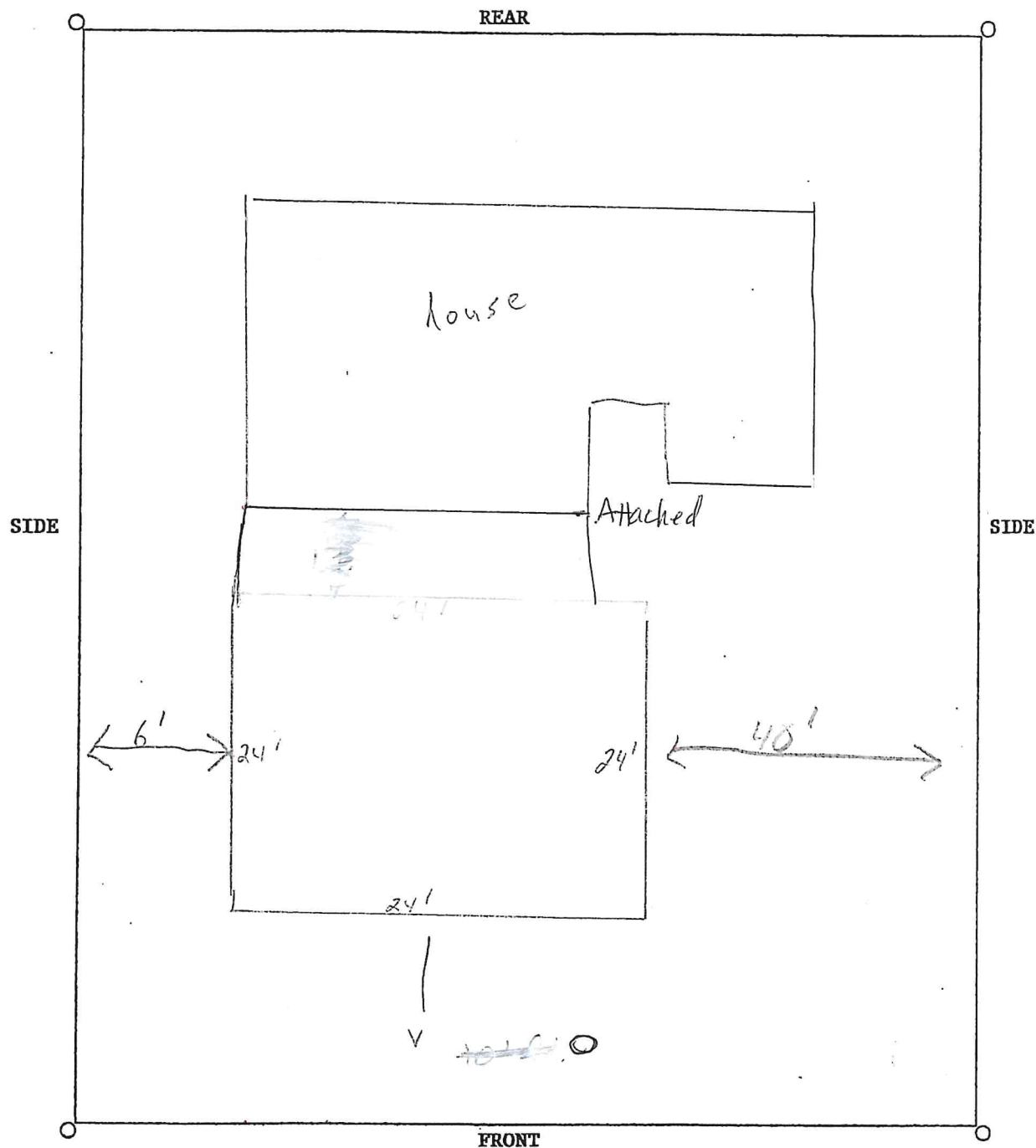
◇ Approved

◇ Disapproved

report

Attach to application

Date: 08.10.2023



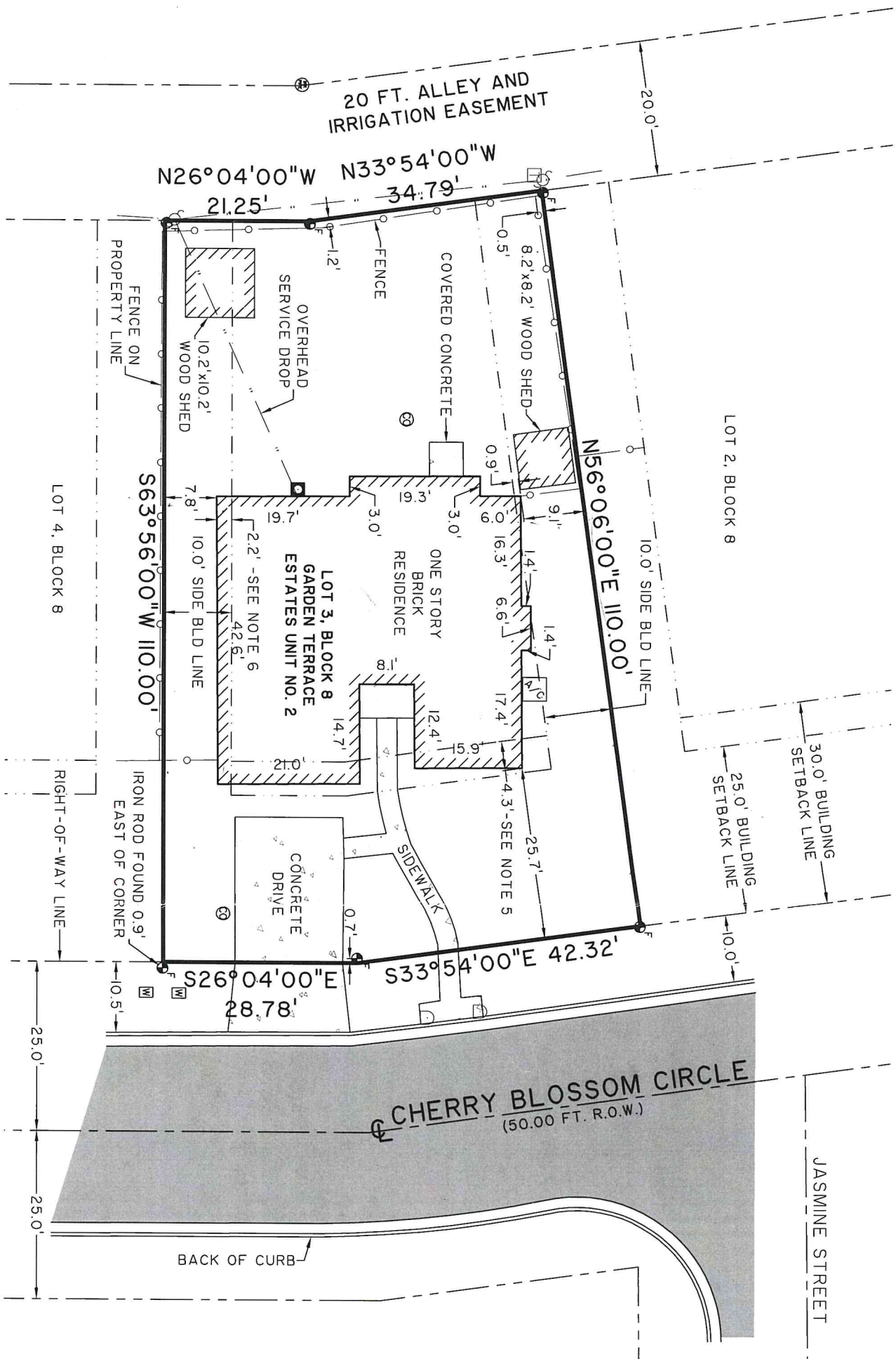
Description of Improvement: Carport

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

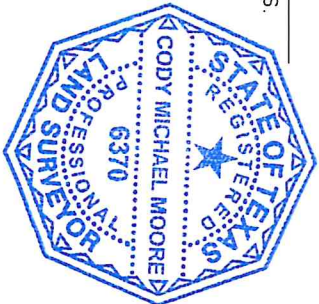
1. BASIS OF BEARINGS AS PER GARDEN TERRACE ESTATES UNIT NO. 2 RECORDED IN VOLUME 24, PAGE 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ADDRESS: 1504 CHERRY BLOSSOM CIRCLE
WESLACO, TEXAS 78596
3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 80000043, ISSUED SEPTEMBER 28, 2012 WAS USED TO PREPARE THIS 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**

Date of Meeting: August 28, 2023	Agenda Item No. (to be assigned by PCE): III. I.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of A1 SkyLite Signs	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco Sign Ordinance Section 114-8 (b)(3)(3) at 626 E IH 2, also known as Lot 1, of Shops at North Bridge Subdivision, Hidalgo County, Texas	
Discussion/Overview: 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. 3. Maximum height: 15 feet. The applicant is requesting a 50' height instead of the 15' required as per the Weslaco Sign Ordinance.	
Statement of Hardship: Citizen states they are wanting the sign to be visible to expressway traffic going both East and West bound.	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



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

File No. _____

APPLICANT

Name A1 SkyLite Signs Phone 956-588-4000

Address 1301 Maco Drive

City Pharr State TX Zip Code 78577

PROPOSED PROJECT

Legal Description of Property

Lot _____ Block _____ Subdivision Name _____

Street Address 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

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

Designer: JAC	Date: 3/16/23
Client: Texas Roadhouse	
File Path: z:\Restaurant\Texas Roadhouse	

☐ Proof Is Approved. Proceed With Production Of Order

☐ Proof Is Approved With Corrections. Make Correction As Indicated And Proceed With Production Of Order

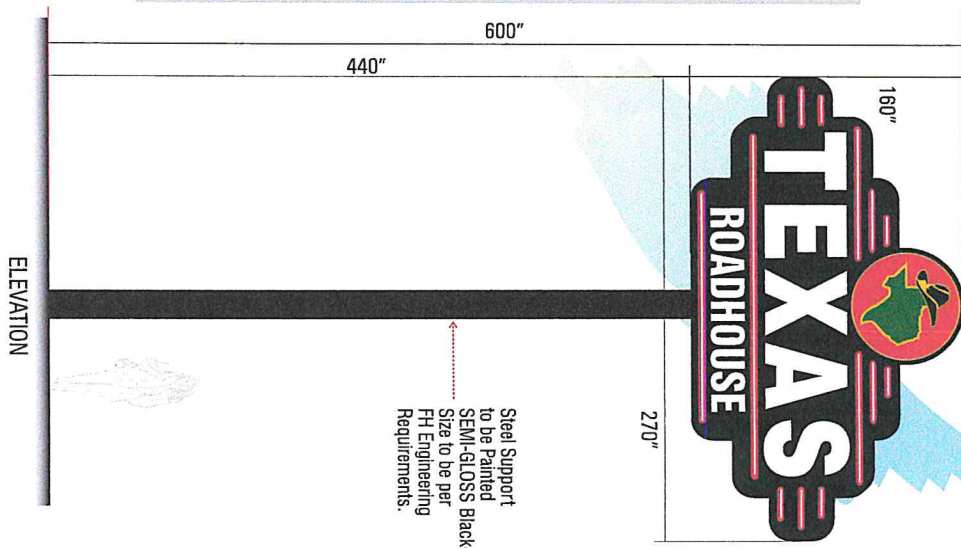
Signature: _____
I have reviewed this proof in regard to sign type, color, quantity, and accuracy of icons, symbols, and text (e.g., spelling capitalization, punctuation).

Print Name: _____

Date: _____



These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product, similar to one embodied herein, is expressly forbidden. In the event their exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort expended in creating these plans.



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

Pylon



MBI
299 N. WEISGARTER RD.
FIRM # 15532
PHONE: 885.864.0399
SIGN-ENGINEER.COM

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

DRAWN BY:
DJB

CHECKED BY:
CTP

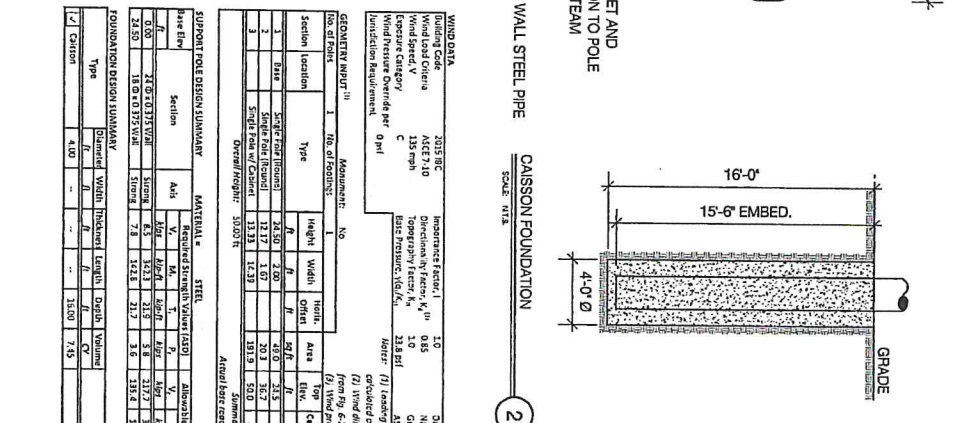
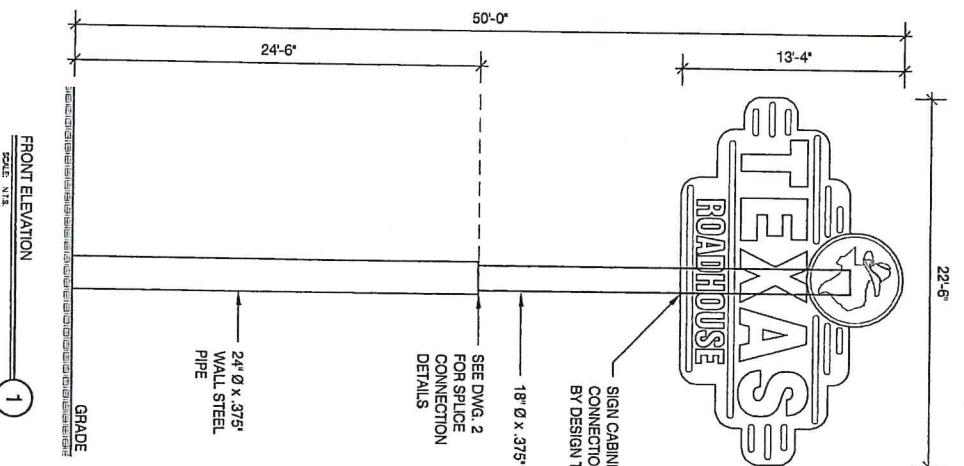
COMM. NO.
230357.074

DATE:
07/18/23

DRAWING NO.
1



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



NOTES

- 1) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
- 2) SIGN CABINET AND CONNECTION BY DESIGN TEAM.

- CLIENT - DESIGN TEAM
- 2015 IBC
- FRICTION 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.

WINDS	WINDS
Directional frequency, n	1.01 Hz
Directional frequency, n	0.83
Wind load factor, G	0.8

WINDS	WINDS
Directional frequency, n	1.01 Hz
Directional frequency, n	0.83
Wind load factor, G	0.8

DIRECTIONAL ANALYSIS											
Definition of ϕ = 90°											
Definition Angle											
Wind											
Support Point Loads											
Pole											
Direction											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											
Tilt											

NOTES

- 1) SEE MANUFACTURER'S 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

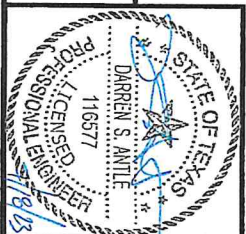
PROJECT
626 E INTERSTATE, WESLACO, TX 78596
DRAWING TITLE
TEXAS ROADHOUSE

DRAWN BY
DJB

CHECKED BY
CTP

DATE
07/18/23

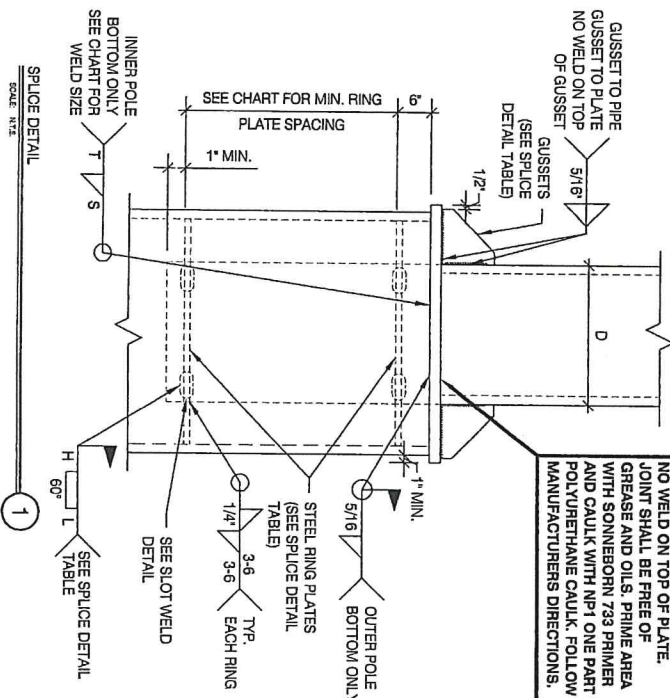
DWG. NO.
2



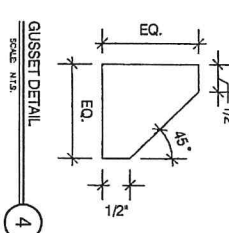
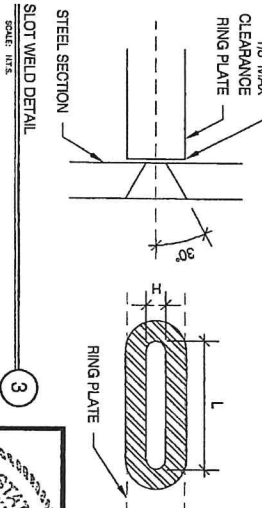
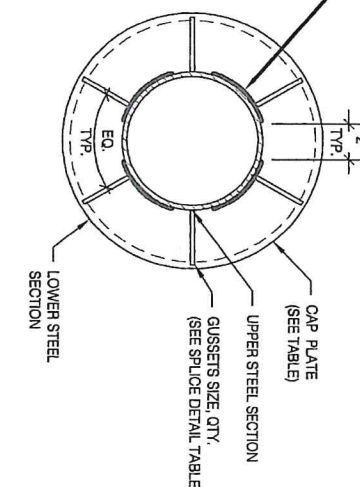
UPPER STEEL SECTION	MAX. WALL THICKNESS	CAP PLATE THICKNESS	RING PLATE THICKNESS	MIN. RING PLATE SPACING	NO. OF GUSSETS	SIZE OF GUSSETS	NO. OF SLOTS	WELDS/PLT	T	S *	H	L
<10"	3/8"	3/4"	3/4"	16"	4	3/8"	4		1/4"	5-6	5/8"	1 3/4"
12" - 18"	1/2"	3/4"	1"	27"	6	3/8"	6		5/16"	5-6	7/8"	2"
20" - 24"	1/2"	1"	1"	36"	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



PLAN VIEW



- NOTES**
- SEE MANUFACTURERS 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

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

[illegible]