



CITY OF WESLACO

BOARD OF ADJUSTMENTS AND APPEALS OF ZONING REGULAR MEETING

SEPTEMBER 13, 2023, 5:30 P.M.

**WESLACO CITY HALL
LEGISLATIVE CHAMBER,
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
SEPTEMBER 13, 2023**

On this, the 28th day of August 2023 at 5:30 p.m. the Board of Adjustments and Appeals of Zoning convened in a Regular Meeting at the Weslaco City Hall Conference Room B, located at 255 South Kansas Avenue.

The following commissioners were present:

Mark McCaleb	Chairman
Paul Garza	Co-Chairman
Nick Carranza	Member
Gilbert Zuniga	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 Commissioner Orlando Villarreal was absent, and a quorum was established.

B. Pledge of allegiance

Mr. McCaleb led the Pledge of Allegiance.

II. PUBLIC COMMENTS

There were no comments received.

III. DISCUSSION AND CONSIDERATION

A. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 3109 Basil Dr. and 2801 Basil Dr., Weslaco also known as Lots 7 and 22, El Jardin Estates Subdivision, Hidalgo County, Texas

Mr. Pedraza stated that the applicant is requesting a 15' front setback instead of the 25' that is required by subdivision plat.

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

B. 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

Mr. Pedraza stated that the applicant is requesting to build at 0' setback for rear yard instead of the 10' that is required.

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

- C. 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

Mr. Pedraza stated that the applicant is requesting to build at 4' instead from the main use building instead of the 10' required.

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

- D. 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

Mr. Pedraza stated that the applicant is requesting to build at 2' instead from the main use building instead of the 10' required.

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

- E. 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

Mr. Pedraza stated that 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.

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

- F. 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

Mr. Pedraza stated that the applicant is requesting to build at a 14' setback instead of the 21.08' setback that is required.

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

G. 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

Mr. Pedraza stated that the applicant is requesting to build at a 67.5' setback instead of the 75' setback that is required.

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

H. 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

Mr. Pedraza stated that the applicant is requesting to build at 0' instead of the 30' required.

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

IV. ADJOURNMENT

There being no further business to come before the Board of Adjustments and Appeals of Zoning, Mr. McCaleb adjourned the meeting at 5:39 p.m.

Mark McCaleb, Chairman

Paul Garza, Co-Chairman

Nick Carranza, Member

Gilbert Zuniga, Member

Orlando Villarreal, Member

ABSENT

ATTEST:

Serena Stubbs, Code Enforcement Secretary



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

Date of Meeting: September 13, 2023	Agenda Item No. (to be assigned by PCE): III. A.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of AAA Electrical Signs	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco Sign Ordinance Section 114-8 (a)(1) at 1802 S International Blvd, also known as N210-E242' FT1009 1.17 AC GR 03.83AC NET, of Adams Tract Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a sign variance for a property in a R-1 Single Family Residential District to Sec. 114-8(a)(1). Freestanding sign: 1. Minimum setback: Five feet from the property line. 2. Maximum size: 32 square feet. 3. Maximum height: 15 feet. The applicant is allowed 5' from the property line and is requesting 68 square feet instead of the 32 square feet required and a height of 26'10'' instead of the 15' required as per the Weslaco Sign Ordinance.	
Statement of Hardship: Citizen states they are utilizing a pre-existing pole and foundation for the sign since before the location was annexed into the City of Weslaco.	
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 AAA ELECTRICAL SIGNS Phone 956-464-3221

Address 2407 E. BUSINESS 83

City DONNA State TEXAS Zip Code 78537

PROPOSED PROJECT

Legal Description of Property

N210'-E242' FT1009 1.17 AC GR 0.83AC NET

Lot _____ Block _____ Subdivision Name ADAMS TRACT

Street Address 1802 S. INTERNATIONAL BLVD., WESLACO, TEXAS 78596

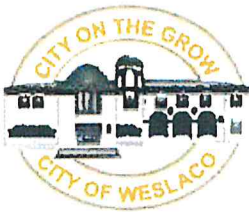
Notice is hereby given that as owner or authorized agent of the above referenced property has filed with the Board of Adjustments and Appeals on Zoning Ordinance, a request or petition for exception to the Zoning Ordinance in the following particulars:

TO: 1. MAXIMUM SIZE ALLOWED HEIGHT 15' - PROPOSED 26'10"

2. MAXIMUM SIZE ALLOWED 32 SQFT - PROPOSED 68 SQFT

3. SETBACK REQUIRED 5FT FROM PROPERTY LINE

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:

SIGNAGE IS BEING INSTALLED ON PRE-EXISTING FOUNDATION AND POLE PRIOR TO
INCORPORATED TO CITY LIMITS

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 *Andrés M. Pres* Date _____
◇ Owner ◇ ☒ Authorized Agent

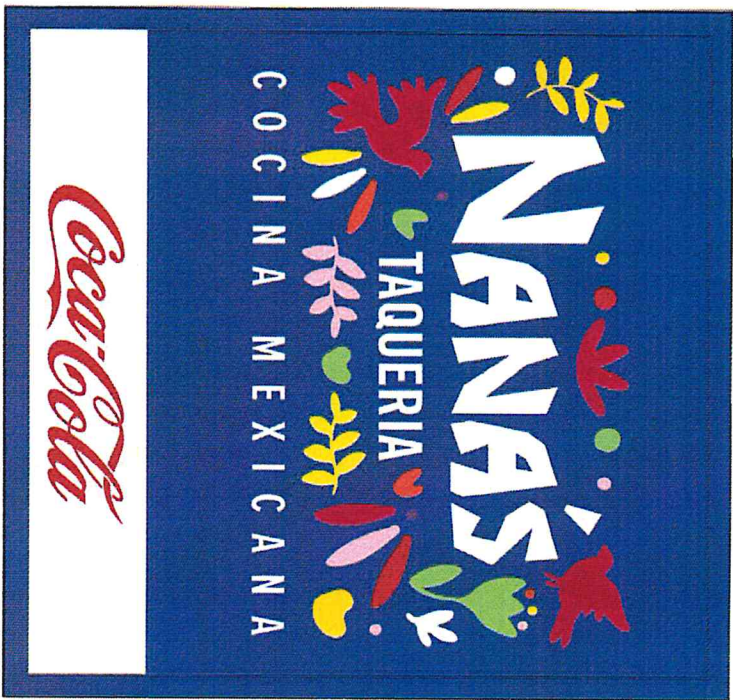
NOTE: Any appeal or permit granted by the Board of Adjustments of Zoning shall not be valid if construction authorized by said permit is not begun within a period of sixty (60) days.

OFFICE USE ONLY:

Accepted By _____ Payment Received by _____ Date Paid _____

Presented to Board of Adjustments Date Paid _____

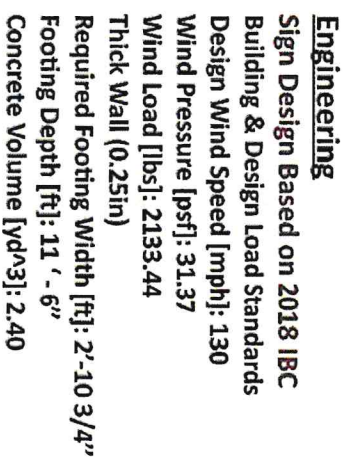
◇ Approved ◇ Disapproved



**HIGH RESOLUTION LOGO PROVIDED
BY CUSTOMER FOR REPRODUCTION**

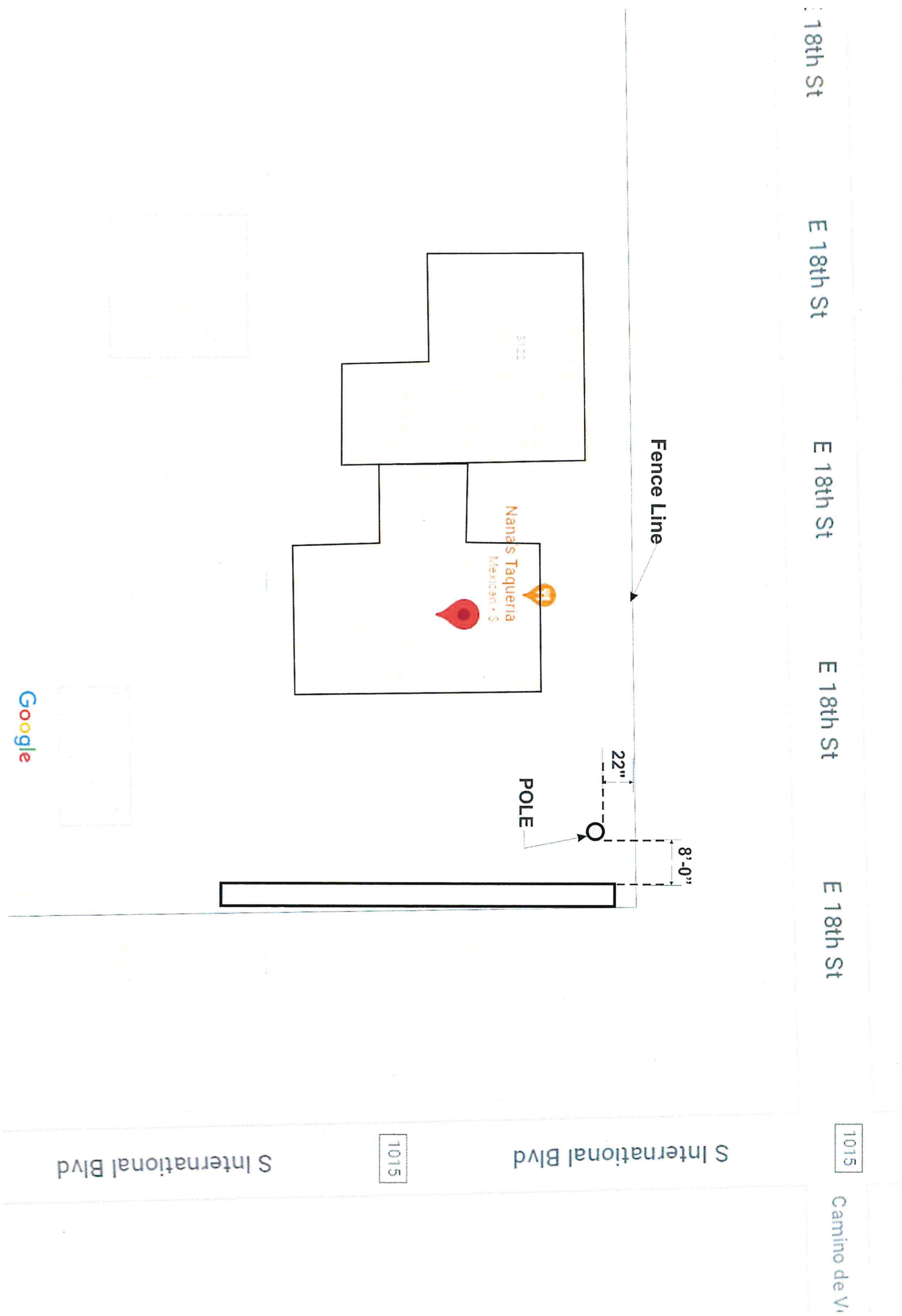


A color calibration bar featuring 11 color patches and a grayscale bar. The patches are arranged in two rows. The top row contains: a black square, a white square, a black square, a red square, a yellow square, a cyan square, and a magenta square. The bottom row contains: a black square, a white square, a black square, a red square, a yellow square, a cyan square, and a magenta square. Below each patch is a label: 'BLACK', 'WHITE', 'BLACK', 'PMS #200 C RED', 'PMS #213 C', 'PMS #2271 C', 'PMS #2039 C', 'PMS Yellow Pantone C', 'PMS #286 C', 'PMS #213 C', and 'PMS #286 C'.



Buy or Lease
800-825-5376

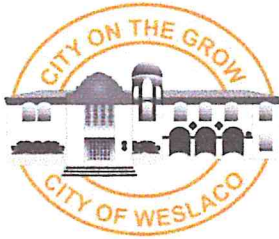
**PRIMARY ELECTRICAL
CIRCUIT TO SIGN
PROVIDED BY CUSTOMER**





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

Date of Meeting: September 13, 2023	Agenda Item No. (to be assigned by PCE): III. B.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Premier Pools and Spas	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1205 Jasper Dr., Weslaco also known as Lot 140 of Cornerstone Meadow Phase 3 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' from the main use building instead of the 10' required.	
Statement of Hardship: The citizen states that the current lot has limited space for pool structure which is why a variance is needed.	
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. Appl-000516-2023

APPLICANT

Name Premier Pools and Spas Phone 956-456-3942

Address 3201 S Expressway 83 Unit

City Harlingen State TX Zip Code 78550

PROPOSED PROJECT

Legal Description of Property

Lot _____ Block _____ Subdivision Name _____

Street Address 1205 Jasper Dr 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: To build a pool 4' feet from foundation instead of the required 10 feet.

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.WESLACOTX.GOV

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS

INV-00014826



STATEMENT OF HARDSHIP

Describe Hardship:

Limited space for pool structure.

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 [Signature] Date 9-5-23
◇ 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

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

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

POOL BARRIERS

BY OWNER PER CODE:

- *PRIOR TO FILLING POOL WITH WATER.
- *GATE IS TO OPEN AWAY FROM POOL.
- *LATCH TO BE 54" MIN FROM GROUND.
- *A MAXIMUM 4 INCH OPENING(S) ON ANY BARRIER OR GATE.
- *FOR MORE COMPLIANCE INFO SEE CITY ORDINANCE HANDOUTS.

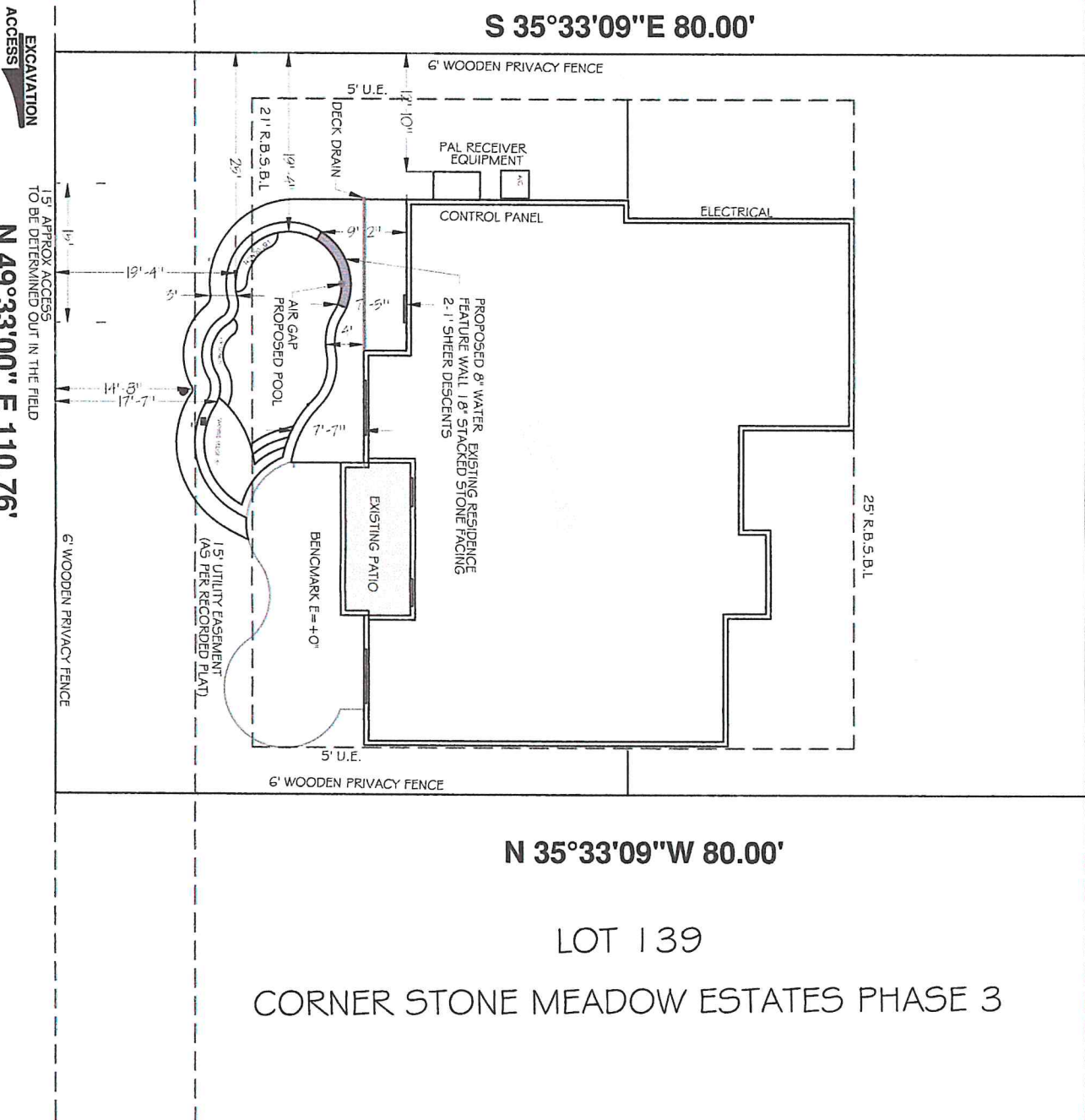


S 49°33'00" W 110.76'

LOT 140 CORNERSTONE MEADOW ESTATES PHASE 3
1205 JASPER DR WESLACO, TEXAS 78596

LOT 141
CORNER STONE MEADOW ESTATES PHASE 3

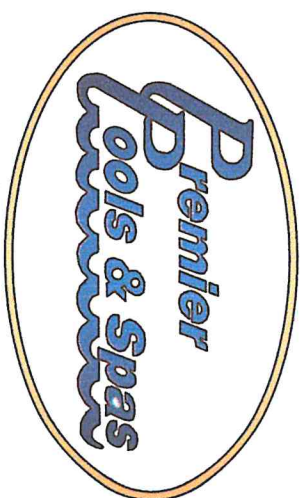
S 35°33'09"E 80.00'



HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No.9

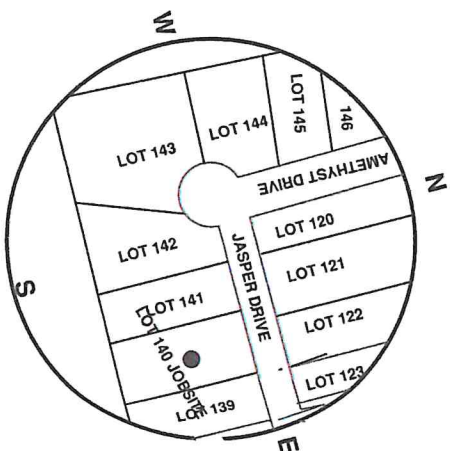
SALES PERSON: JONATHON COLLINS: 956-704-3207
PROJECT MANAGER: RENE DE LA GARZA PHONE: 956-202-6272
DRAFTING TECHNICIAN: MARCO SALAZAR

JASPER STREET



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

30'X12' FREEFORM
POOL



MAP OF LOCATION

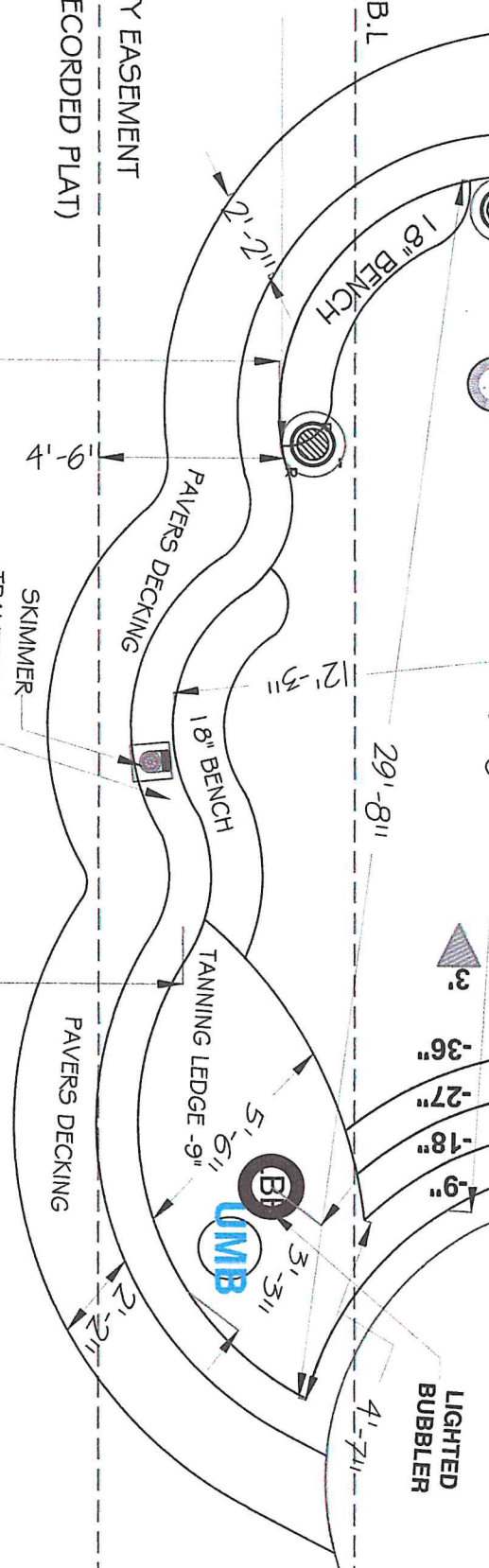
**JURISDICTION: OF CITY OF
WESLACO, TEXAS**

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LOT 140 CORNERSTONE MEADOW ESTATES PHASE 3

1205 JASPER DR WESLACO, TEXAS 78596

Partial view of the deck plan showing the deck drain, decking, and the existing residence.

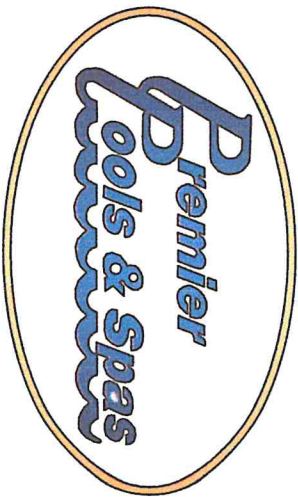
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8" WATER
TACKED
SHEER

PI

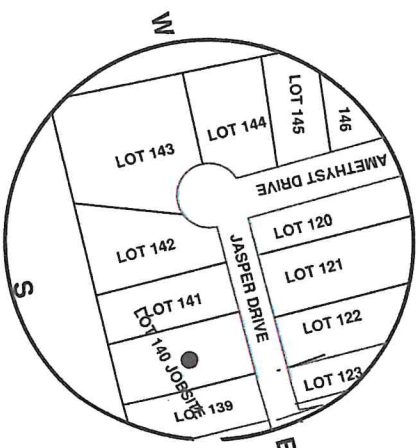
17
PROP

NO.			REVISION/ISSUE		DATE
CUSTOMER JAMES BANDA EMAIL: JBANDAHAS@GMAIL.COM					
JOB NUMBER			SHEET :		
1268					
DATE					
08/06/23			02		



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

30'X12' FREEFORM
POOL



MAP OF LOCATION

JURISDICTION: OF CITY OF
WESLACO, TEXAS

CUSTOMER JAMES BANDA					
EMAIL: JBANDAHAS@GMAIL.COM					
JOB NUMBER 1268	SHEET : 				
DATE 08/06/23					

MARK UP PLAN
SCALE: 1 / 2"=1'-0"

LOT 140 CORNERSTONE MEADOW ESTATES PHASE 3

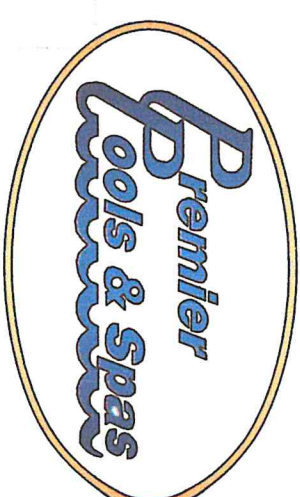
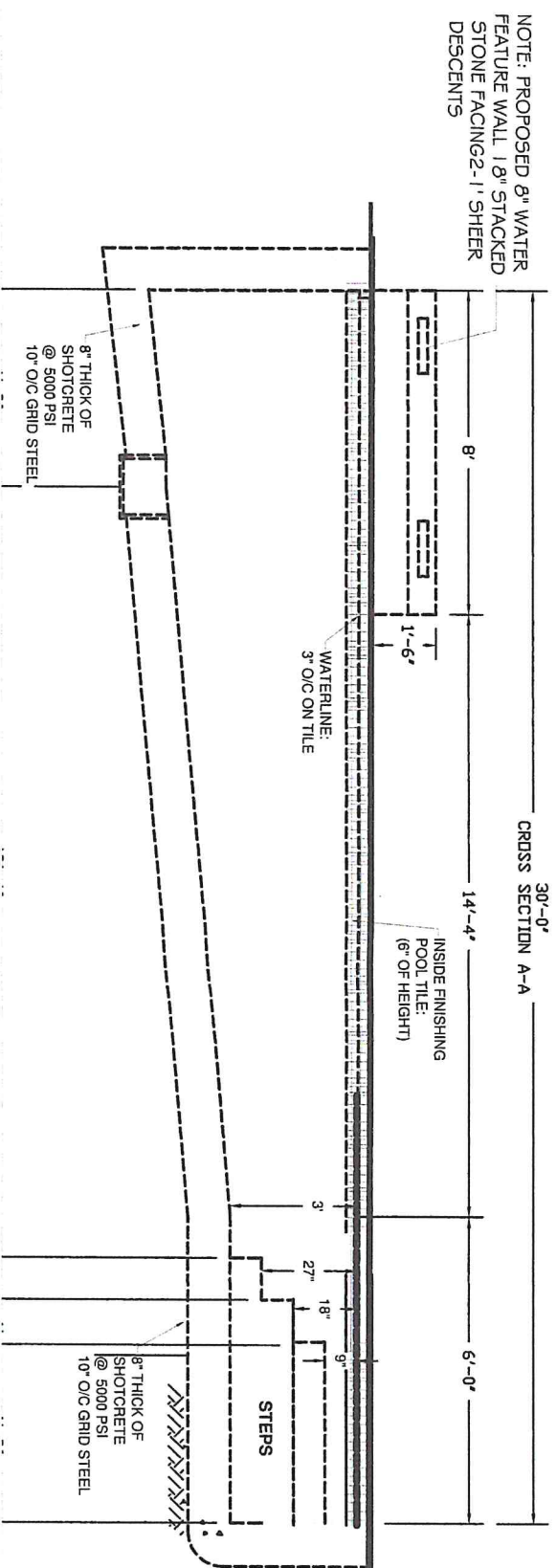
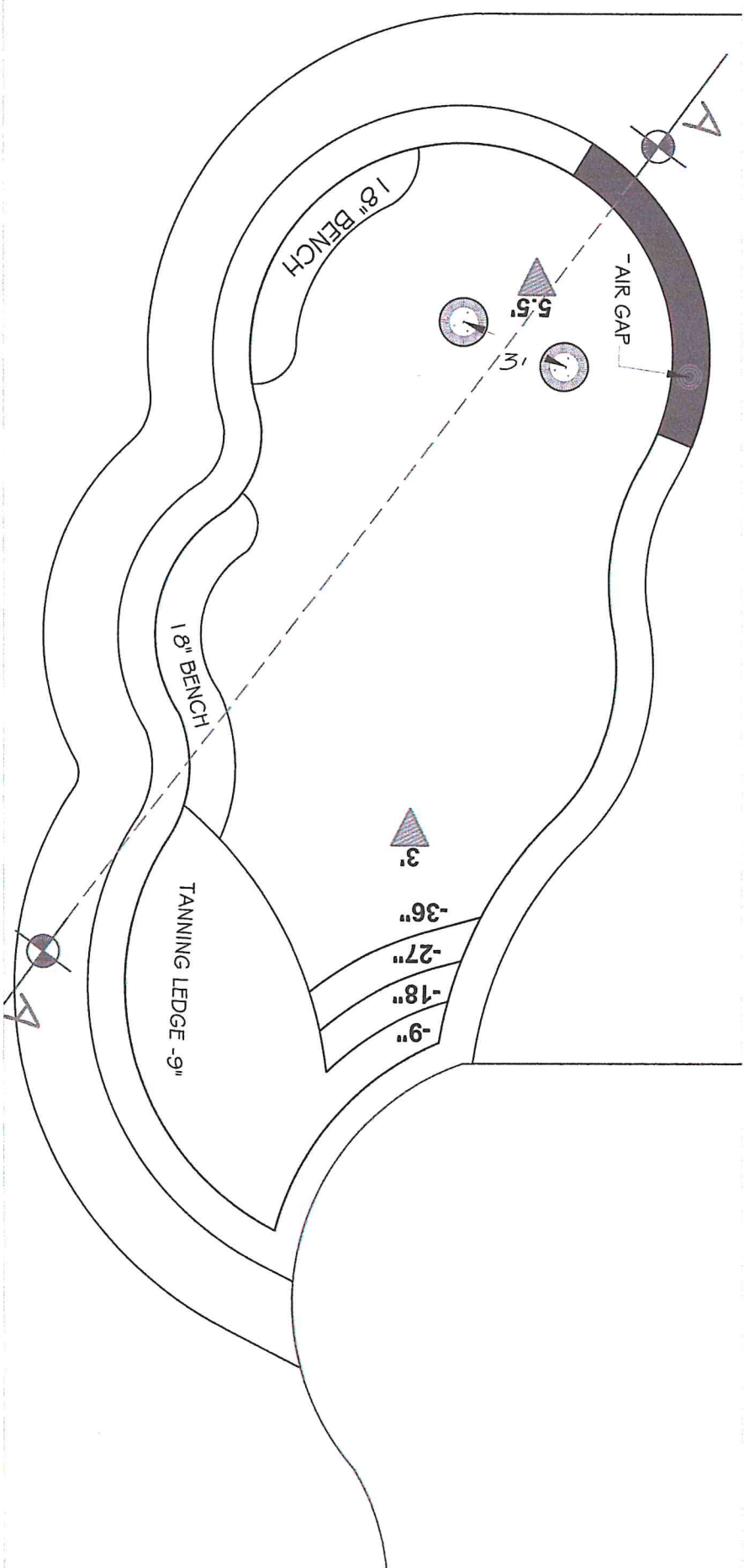
1205 JASPER DR WESLACO, TEXAS 78596

- 5
GENERAL NOTES:
1. ALL SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS.
2. STARTING OF WORK SHALL MEAN ACCEPTANCE OF SUCH CONDITIONS, LOCATING OF EASEMENTS, AND BUILDING SETBACKS.
3. VERIFIED AT A JOBSITE PRIOR TO CONSTRUCTION.
4. OWNERS WILL INSTALL DOOR ALARMS, AS PER CODE SELF CLOSING GATE WITH LOCKS IS TO OPEN AWAY FROM POOL.

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

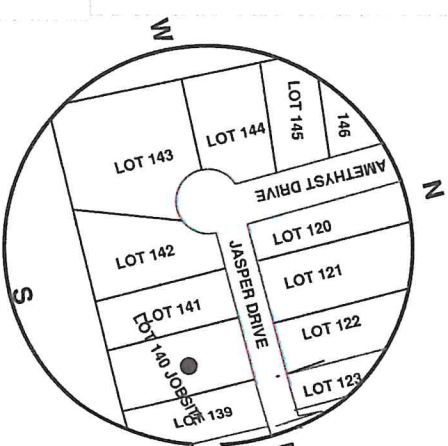
THE FOLLOWING CODES & AMENDMENTS SHALL BE FOLLOWED FOR NEW CONSTRUCTION, MODIFICATIONS, AND REPAIRS OF IN-GROUND RESIDENTIAL SWIMMING POOLS. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF COUNTY BUILDING CODE & ORDINANCES.

POOL BARRIERS
BY OWNER PER CODE:
• PRIORITY TO FILLING POOL
WITH WATER.
• GATE IS TO OPEN
AWAY FROM POOL.
• LATCH TO BE 54"
MIN FROM GROUND.
• A MAXIMUM 4 INCH
OPENING(S) ON ANY
BARRIER OR GATE.
• FOR MORE COMPLIANCE
INFO SEE CITY
ORDINANCE HANDOUTS.



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

30'X12' FREEFORM POOL



MAP OF LOCATION

JURISDICTION: OF CITY OF
WESLACO, TEXAS

CUSTOMER JAMES BANDA
EMAIL: JBANDAHAS@GMAIL.COM

CUSTOMER JAMES BANDA
EMAIL: JBANDAHAS@GMAIL.COM

JOB NUMBER	SHEET :
------------	---------

1268

DATE _____

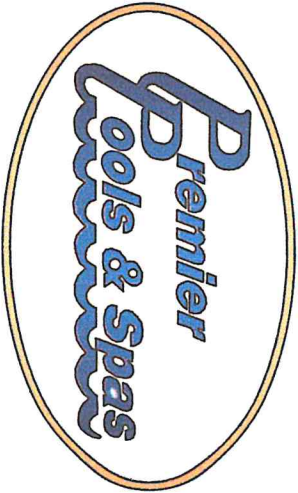
08/06/23

SALES PERSON: JONATHON COLLINS: 956-704-3207
PROJECT MANAGER: RENE DE LA GARZA PHONE: 956-202-6272
DRAFTING TECHNICIAN: MARCO SALAZAR

CONSTRUCTION QUANTITIES LIST

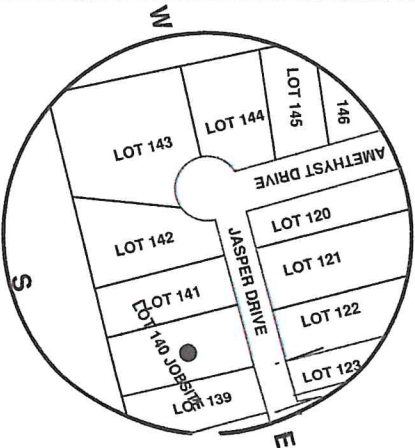
LOT 140 CORNERSTONE MEADOW ESTATES PHASE 3

1205 JASPER DR WESLACO, TEXAS 78596



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

POOL SPECIFICATIONS				PLUMBING				ELECTRIC			
PERIMETER		72'	MAIN DRAINS	1 SETS OF 2 SPLIT MAIN @ 2" PIPE		POOL LIGHT		2 - 24W LED LIGHTS			
INTERIOR AREA		271	SKIMMERS	1- STANDARD DEDICATED LINE @ 2" PIPE		SPA LIGHT		NA			
			RETURNS	3- TO THE FIRST TEE @ 2" PIPE		ACCESSORIES		NA			
VOLUME		6,629 GALLONS									
ENVELOPE		30' x 12' SHOCRETE	WATERFALLS (WALLS)	1 @ 18" 1' HIGH WATERFALL		JUNCTION BOX		AT LIGHT SWITCH			
DEPTH		3 TO 5 FOOT → DEEP	WOK POTS	NA		SUB-PANEL		AT EQ PAD			
COPING INTERIOR		72'	BUBBLERS	1		CONTROL PANEL		AT EQ PAD			
COPING AREA		76'	UMBRELLA SLEEVE	1		SWITCH LOCATION		CORNER OF HOUSE			
COPING MATERIAL		TRAVERTINE STONE	ACCESSORIES		NA	EQUIPMENT					
TILE LINE		72'	AUTOFILLER	NA		CIRCULATION PUMP		1.85VARIABLE EPUMP			
TILE MATERIAL		TILE STEEL BLUE	BACKFLOW DEVICE	AIR GAP		PUMP II					
STEPS BENCHES		5				HEAT PUMP					
STEPS LNFT		35'	DECKING				POOL FILTER		CV340		
STEP AREA		66'	DECK TYPE	PAVERS		SANITATION					
RAISED BEEMS		8" AT +1 18"	DECK SQUARE FEET	274'		SANITATION		INLINE CHORINATOR FUSION			
CONCRETE		17.7	YARDS OF CONCRETE ON DECK	3.4 CUBIC YARDS		AUTOMATION		SPEEDSET			
#3 (3/8) REBAR		2503				CLEANER		NA			
#4 (1/2) REBAR		296	CONCRETE OR SAND	CONCRETE		SPA BLOWER		NA			
			DECK FINISH	BRUSHED CONCRETE		SHEER DECENT		2-12"			
			TYPE OF DECK DRAIN	1.5		BUBBLER		1 LIGHTED			
			LINEAR FT OF DECK DRAIN	30							



MAP OF LOCATION

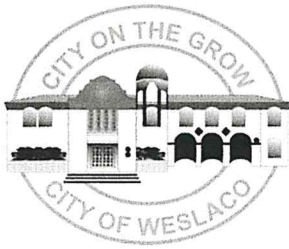
JURISDICTION: OF CITY OF WESLACO, TEXAS

NO.	REVISION/ISSUE	DATE	
CUSTOMER JAMES BANDA			
EMAIL: JBANDAHAS@GMAIL.COM			
JOB NUMBER		SHEET :	



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

Date of Meeting: September 13, 2023	Agenda Item No. (to be assigned by PCE): III. C.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Premier Pools and Spas	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1902 Serengeti Way., Weslaco also known as Lots 2 & 3, of Lions Gate 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 7' from the main use building instead of the 10' required.	
Statement of Hardship: The citizen states that with the location of the current pool, the proposed lazy river will need to be within the 10' distance.	
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. Appl-000519-2023

APPLICANT

Name Premier Pools and Spa Phone 956-370-5999
Address 3201 S. Expressway 83 Unit E
City Harlingen State TX Zip Code 78550

PROPOSED PROJECT

Legal Description of Property

Lot 2&3 Block _____ Subdivision Name Lions Gate
Street Address 1902 Serengeti Way

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: Will be adding lazy river to existing pool. The entrance to the river will be between ⁷~~6-10~~ ft from the
foundation.

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

Inv-00014842



STATEMENT OF HARDSHIP

Describe Hardship:

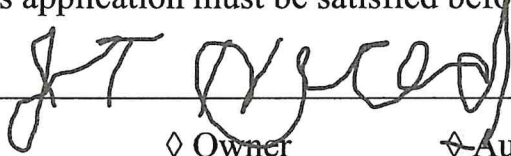
Due to the current location of existing pool the entrance to the lazy river needs to be within the 10 foot distance

7 feet

Pool water line will be ~~more than~~ 6 feet from foundation nut will closer then the 10 foot requirement.

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

6/8/23

◇ 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

PLOT PLAN
SCALE: 1/32" = 1'-0"

THE FOLLOWING CODES & AMENDMENTS SHALL BE FOLLOWED FOR NEW CONSTRUCTION, MODIFICATIONS, AND REPAIRS OF IN-GROUND RESIDENTIAL SWIMMING POOLS. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF COUNTY BUILDING CODE & ORDINANCES.

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

- GENERAL NOTES:**
1. ALL SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND EXISTING SITE CONDITIONS.
 2. STARTING OF WORK SHALL MEAN ACCEPTANCE OF SUCH CONDITIONS, LOCATING OF EASEMENTS, AND BUILDING SETBACKS.
 3. VERIFIED AT A JOBSITE PRIOR TO CONSTRUCTION
 4. OWNERS WILL INSTALL DOOR ALARMS AS PER CODE SELF CLOSING GATE WITH LOCKS IS TO OPEN AWAY FROM POOL.

SPA IS RAISED 1 FT FROM GROUND TO BE FLUSH WITH CURRENT LANDSCAPING AND EXISTING PLANTER/CONCRETE WORK

POOL BARRIERS
BY OWNER PER CODE:
*PRIOR TO FILLING POOL WITH WATER.
*GATE IS TO OPEN AWAY FROM POOL.
*LATCH TO BE 54" MIN FROM GROUND.
*A MAXIMUM 4 INCH OPENING(S) ON ANY BARRIER OR GATE.
*FOR MORE COMPLIANCE INFO SEE CITY ORDINANCE HANDOUTS.

00'012' HTLOS

WEST 2.55'

100.29'

100.00'

EAST 254.81'

25' R.S.B.L

19'5.5' 9

NOTE:
concrete wall all around property access through gate sliding iron gate

ACCESS
/ADJACENT

30' B.S.B.L

00'523' NORTH

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

25' R.S.B.L

19'5.5' 9

11'9'11"

130'

11'1'02"

PROPOSED LAZY RIVER
coping to match existing coping on pool

EXISTING POOL

EXISTING BRUSHED CONCRETE DECK

EXISTING RESURFACE

Lot 2

Lot 3

30' B.S.B.L

143'-6"

11'6'50"

58'-2"

WEST

149.25"



3201 S EXPRESSWAY
83, HARLINGEN, TX
78550 UNIT E

LAZY RIVER
TO EXISTING POOL
PLOT PLAN
SCALE: 1/32" = 1'-0"

1902 SARENGETI WAY WESLACO,
TEXAS 78596 LOT 2 AND 3 LIONGATE
SUBDIVISION HIDALGO COUNTY
TEXAS



MAP OF LOCATION
JURISDICTION: OF CITY OF LAGUNA
VISTA, TEXAS



SALES PERSON: JT HEAD
PHONE: 956-592-1573
PROJECT MANAGER: ROBERT
HERRERA
PHONE: 956-202-6272
DRAFTING DESIGN: MARCO SALAZAR

NO.	REVISION/ISSUE	DATE

CUSTOMER: KARLA, JORGE SAENZ

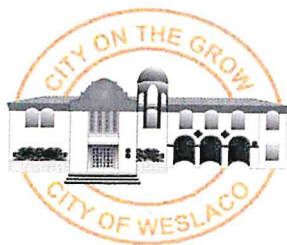
JOB NUMBER 1275 SHEET :
@GMAIL.COM

DATE 08/23/23
01



Board of Adjustments & Appeals- Zoning Standardized Agenda Request Form

Date of Meeting: September 13, 2023	Agenda Item No. (to be assigned by PCE): III. D.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Mr. and Mrs. Nelson and Rosa Vargas	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 308 W. Jalapa St., Weslaco also known as Lot 16, Block 3, of Tejas One 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 an 11' setback instead of the 30' required.	
Statement of Hardship: The citizen states that their 78-year-old disable brother resides with them and they need the carport to load and unload him with no issues regarding inclement weather.	
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. APPL - 000522 - 2023

APPLICANT

Name Nelson and Rosa M. S. Vargas Phone (956) 638-4752 / (956) 638-4782
Address 308 W. Jalapa St.
City Weslaco State Texas Zip Code 78599

PROPOSED PROJECT

Legal Description of Property

Lot 16 Block 3 Subdivision Name Tejas 1 subdivision
Street Address 308 W. Jalapa St. Weslaco, Texas 78599

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

TO: We are requesting A VARIANCE to construct
a carport in front of our home - encroaching
on the front setbacks.

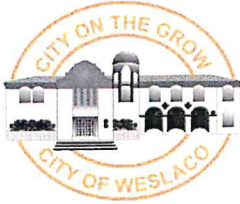
Said petition and request is set for a hearing by the Board of Adjustments and Appeals of Zoning at _____ o'clock A.M./PM. on the _____ day of 20____ at City Hall in Weslaco, Texas, at which time all interested persons may appear in person or by agent or by attorney and present any objections to the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

REVISED FORM APRIL 2011

PLEASE DO NOT ALTER APPLICATIONS



STATEMENT OF HARDSHIP

Describe Hardship:

My brother is 78 yrs old and is a
close syndrome individual and I am a
retired veteran and I am a disabled veteran.
We need the airport to load & unload my brother
during inclement weather & to have a safe set
under the airport when the weather is good.

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 Rosita M. Vargas and [Signature] Date 9-7-2023
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:

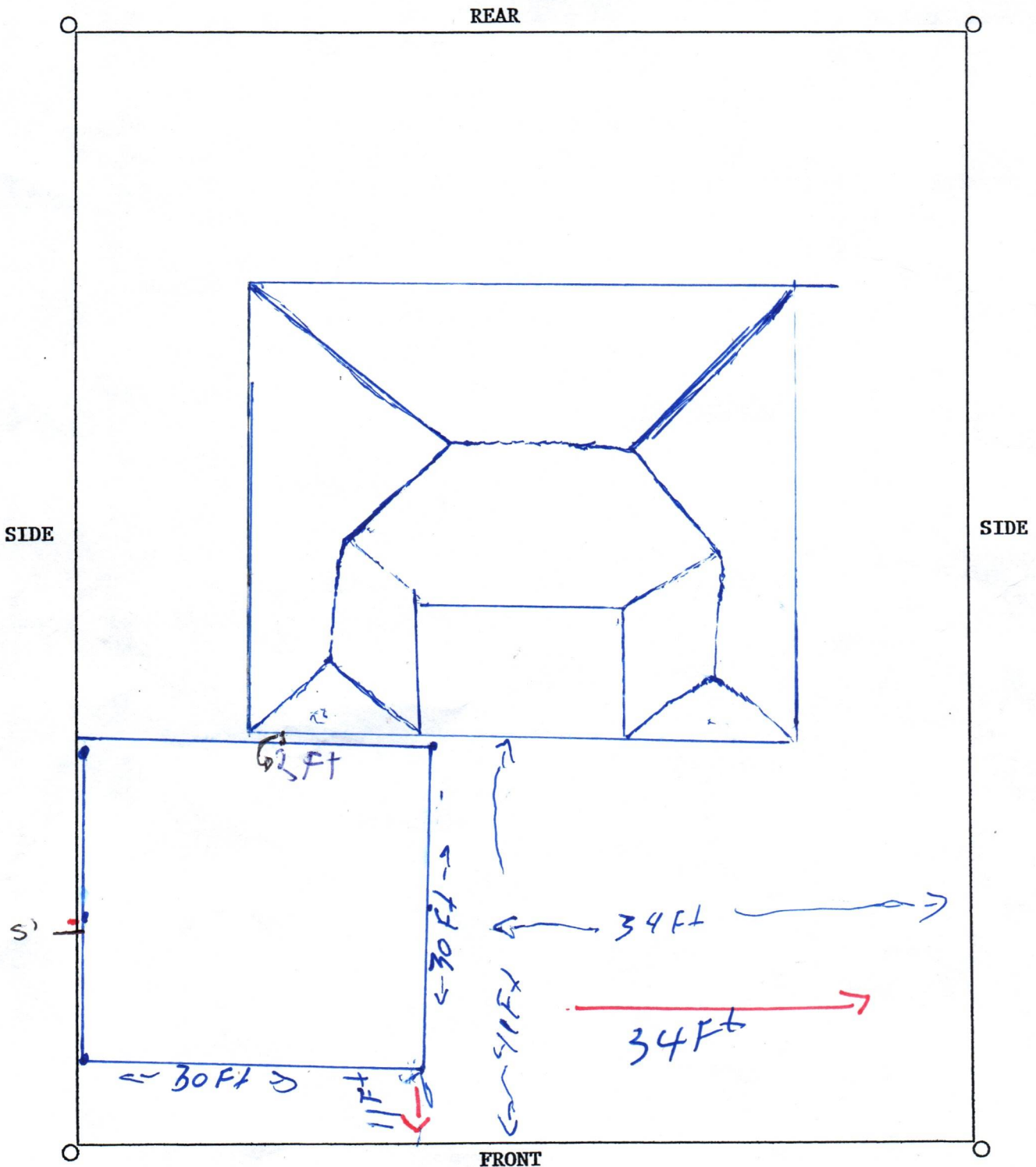
Accepted By _____ Payment Received by _____ Date Paid _____

Presented to Board of Adjustments Date Paid _____

◇ Approved ◇ Disapproved

Attach to application

Date: _____



Description of improvement: _____

Width of lot: _____

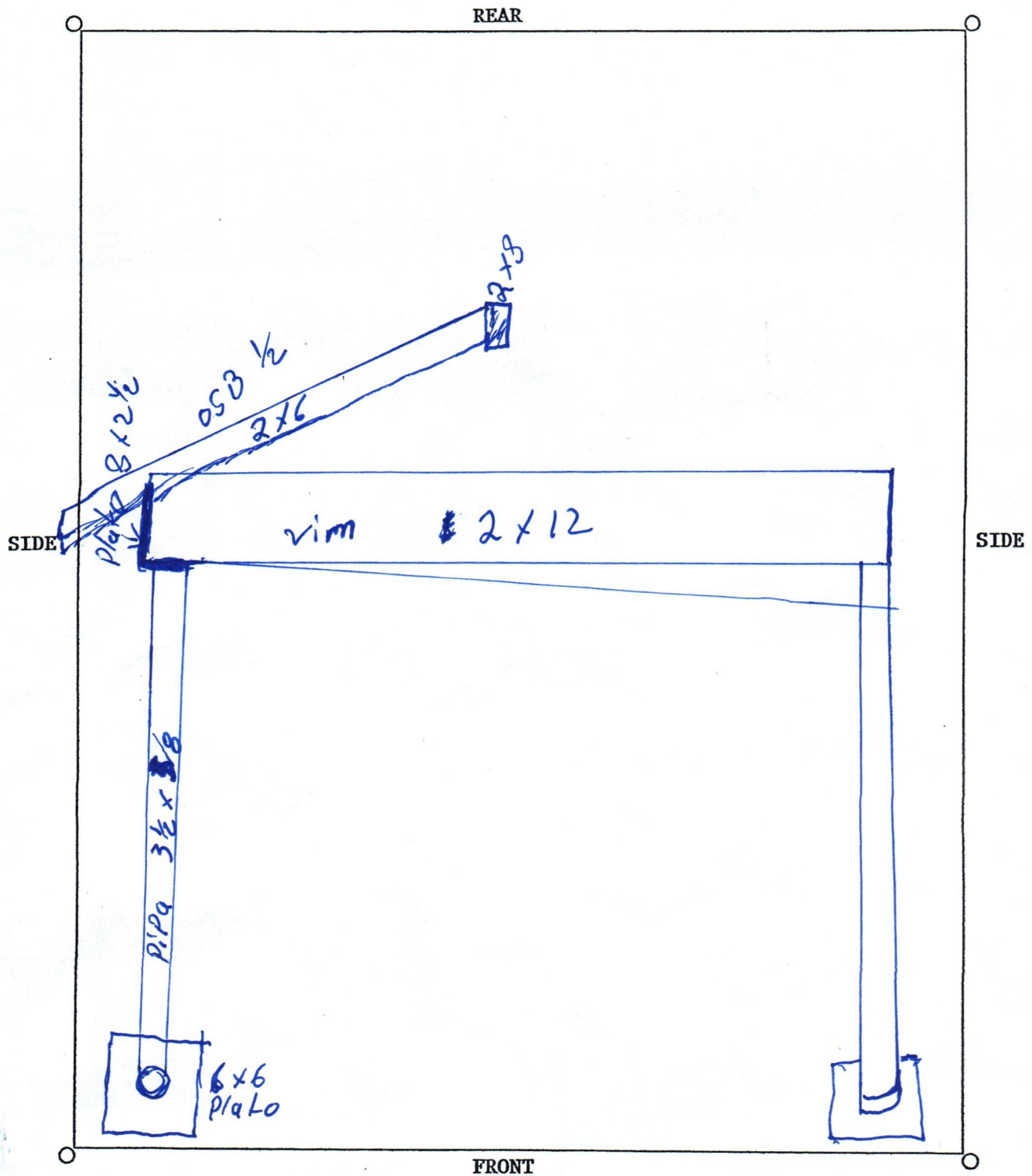
Depth of lot: _____

Also indicate the distance between structures on site plan.

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

Attach to application

Date: _____



Description of improvement: _____

Width of lot: _____

Depth of lot: _____

Also indicate the distance between structures on site plan.

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