



CITY OF WESLACO

BOARD OF ADJUSTMENTS AND APPEALS OF ZONING REGULAR MEETING

OCTOBER 11, 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
OCTOBER 11, 2023**

On this, the 13th day of September 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
Nick Carranza	Member
Gilbert Zuniga	Member
Orlando Villarreal	Member
Felix Salazar	Interim Building Official
Nelda N. Vallejo	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. Nelda N. Vallejo called the roll, noting that Commissioner Paul Garza 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 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

Mr. Salazar stated that 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

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

B. 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

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

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

- C. 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

Mr. Salazar stated that the applicant is requesting to build at 7' from the main use building instead of the 10' required.

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

- D. 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

Mr. Salazar stated the applicant is requesting to build at an 11' setback instead of the 30' required.

Mr. Carranza made the motion to approve the variance, seconded by Mr. Villarreal, 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 5:35 p.m.

Mark McCaleb, Chairman

Paul Garza, Co-Chairman

Nick Carranza, Member

Gilbert Zuniga, Member

Orlando Villarreal, Member

ABSENT

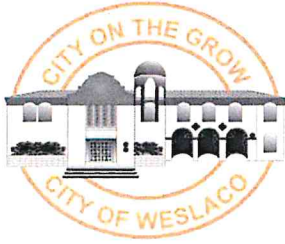
ATTEST:

Serena Stubbs, Code Enforcement Secretary



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

Date of Meeting: October 11, 2023	Agenda Item No. (to be assigned by PCE): III. A.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Julio Seguy	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Traffic Ordinance for 3825 E. IH 2., Weslaco also known as A08000-Adams Tract, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance on Section (134-291) All parking lots provided in the city shall be paved and sealed in accordance with municipal specifications. All private parking shall be constructed of either a concrete or asphalt surface. The applicant is requesting to use caliche for a parking lot temporarily (one year) before using the required concrete/asphalt.	
Statement of Hardship: The citizen states that they have been working on opening this business for five months and have invested much money and time into getting it started.	
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-000524-2023

APPLICANT

Name Julio Seguy Phone 956-266-6696
Address 3825 E IH 2
City Weslaco State TX Zip Code 78575

PROPOSED PROJECT

Legal Description of Property

Lot _____ Block _____ Subdivision Name A080000 - Adams Tract
Street Address 3825 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: I have completed all the requirements
asked by Planning & Code Enforcement. I am requesting
to use Caliche in the parking lot temporary for one
year. In one year we will put asphalt.

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

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PLEASE DO NOT ALTER APPLICATIONS



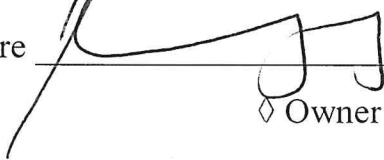
STATEMENT OF HARDSHIP

Describe Hardship:

We have five month trying to open this business. I put all my capital on this business. So I am short on monetary and only have to put culicche to get the business running.

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

9/26/23

◇ 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

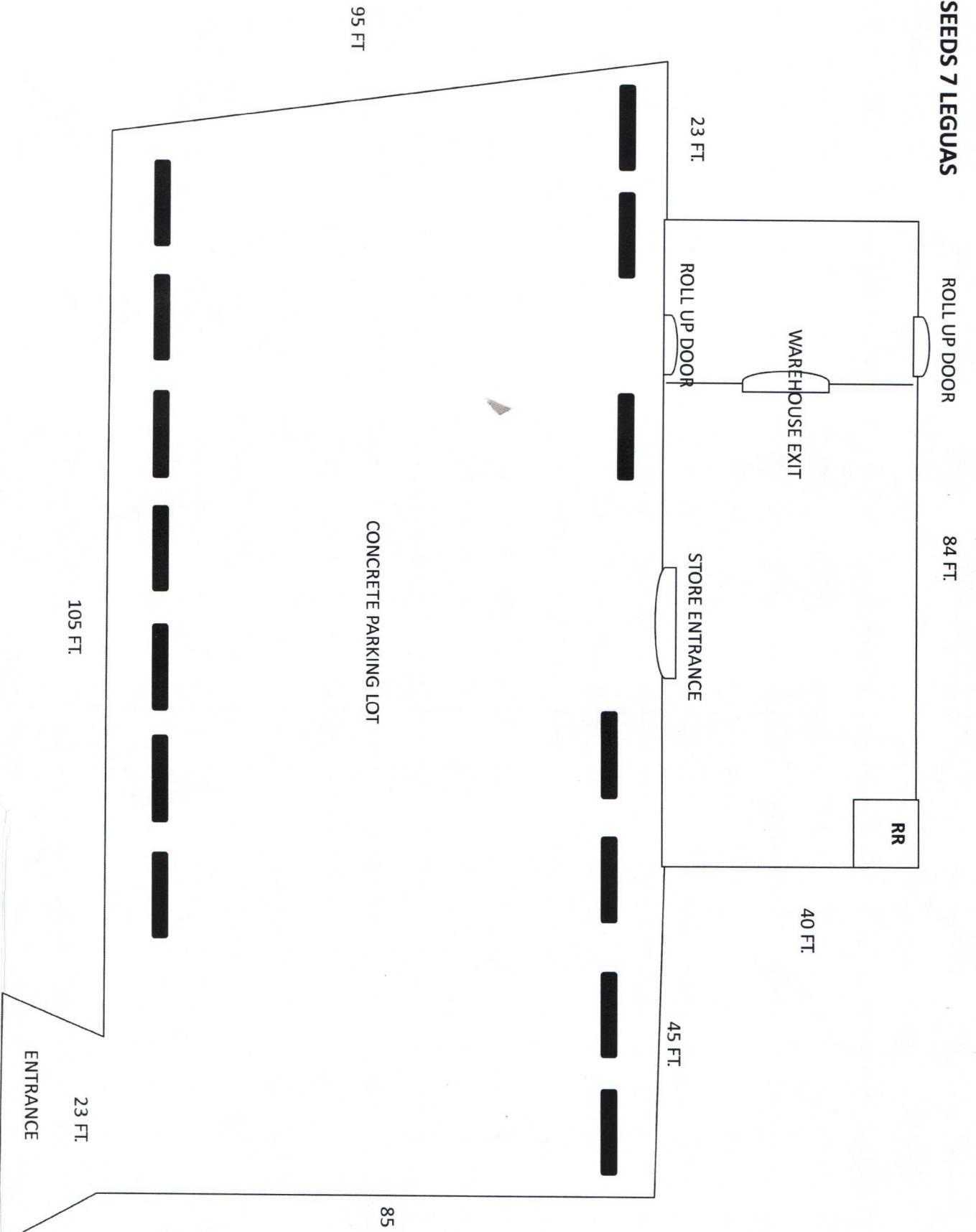
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255 S. KANSAS AVE. WESLACO, TEXAS 78596-6285 (956-447-3401) (FAX) 956-973-3128 WWW.WES.ACOTX.GOV

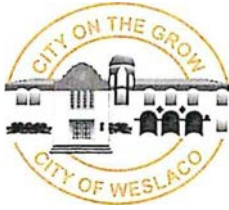
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FEED & SEEDS 7 LEGUAS

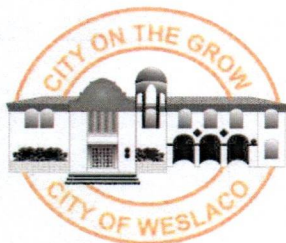


3825 E IH 2, WESLACO, TEXAS 78596



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

Date of Meeting: October 11, 2023	Agenda Item No. (to be assigned by PCE): III. B.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of Araceli Castillo	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for	
Discussion/Overview: The applicant is requesting a variance on Section 134-286 (23) School, elementary and middle: one parking space for each three seats in the auditorium or main assembly room, or two spaces for each classroom or one space per employee on the maximum on-campus shift, whichever is greater and Section 134-291 All parking lots provided in the city shall be paved and sealed in accordance with municipal specifications. All private parking shall be constructed of either a concrete or asphalt surface. The applicant is requesting to build with 5 parking stalls instead of the 6 parking stalls required; the applicant is also requesting to use caliche for the parking lot instead of asphalt/concrete required.	
Statement of Hardship: The applicant states that there is only enough space for 5 parking stalls	
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 Araeli Castillo Phone (956) 246-6439
Address 610 N. Tio
City Weslaco State Tx Zip Code 78596

PROPOSED PROJECT

Legal Description of Property

Lot 23 Block 8 Subdivision Name Texano
Street Address 622 N. Tio 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: ① Dentro de la estructura derribar una pared (closet) haciendo una ampliacion al cuarto. ② Demurrar 1/2 pared (ventana) y instalar una puerta hacia afuera para el patio trasero. ③ Instalar un estacionamiento para 5 vehiculos en la parte trasera de la propiedad.

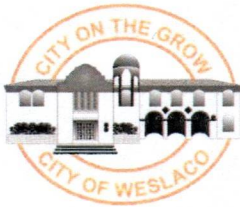
Said petition and request is set for a hearing by the Board of Adjustments and Appeals of Zoning at _____ o'clock A.M./PM. on the _____ day of 20____ at City Hall in Weslaco, Texas, at which time all interested persons may appear in person or by agent or by attorney and present any objections to the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

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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STATEMENT OF HARDSHIP

Describe Hardship:

No cuento con espacio suficiente en la parte de enfrente para 5 vehículos.
La pared y puerta sería para los requerimientos del departamento de bomberos, que necesito tener una puerta por cuarto de helicóptero para los niños.

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 10-03-23
◇ 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

PLANNING AND CODE ENFORCEMENT DEPARTMENT

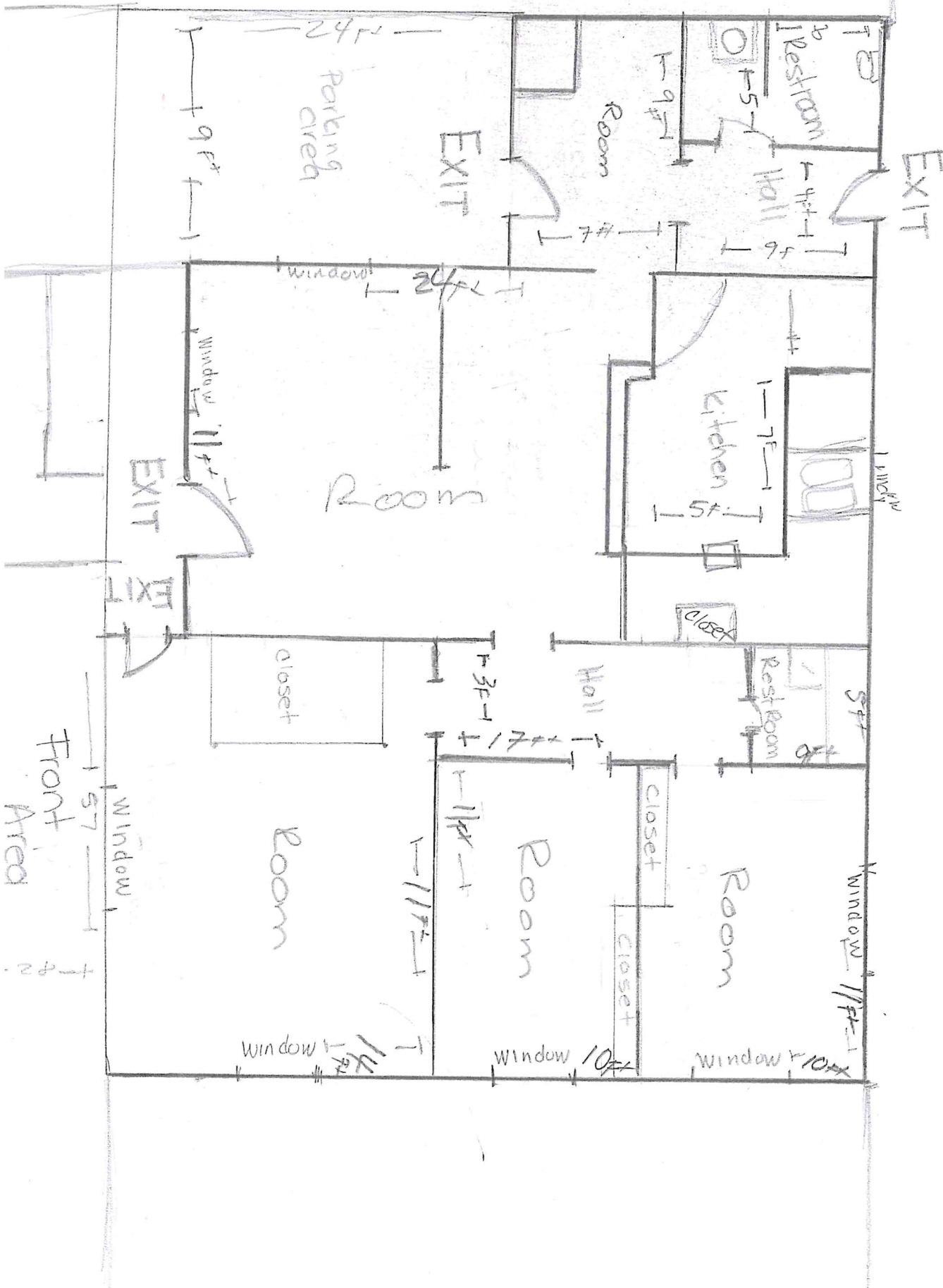
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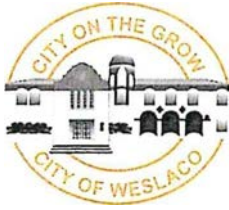
Existing

Backplay Area



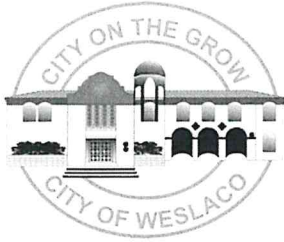


Propose



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

Date of Meeting: October 11, 2023	Agenda Item No. (to be assigned by PCE): III. C.
From: Jose Pedraza, Assistant PCE Director/Health Official, on behalf of LF Trinity Development	
Subject/Agenda Item: Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Multi Family Dwelling District at Chelsa Park Villas Subdivision., Weslaco also known as Lots 1-16 of Chelsa Park Villas Subdivision, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting a variance on Section 150(3)(c) Rear yard. The depth of the rear yard shall not be less than 15 feet. The applicant is requesting to build with a rear yard depth of 10' for lots 1-16 instead of the 15' required.	
Statement of Hardship: The citizen states that they are losing property to fit their proposed 4Plex and 6Plex.	
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 LF Trinity Development Group, LLC Phone (956) 973-0500
 Address 3533 Moreland Dr. Suite A
 City Weslaco State TX Zip Code 78596

PROPOSED PROJECT

Legal Description of Property

Lot 1-16 Block _____ Subdivision Name Chelsea Park Villas Subdivision
 Street Address S. Border Ave & W. 10th Street

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: Move the rear setback from 15ft to 10ft.

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:

Losing property to fit our 4plex/6plex.

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

10/4/2023

◇ Owner

◇ Authorized Agent

NOTE: Any appeal or permit granted by the Board of Adjustments of Zoning shall not be valid if construction authorized by (60) days.

Accepted By

Presented to Board of

◇ Approved

◇ D

CITY OF WESLACO

956-968-3181

***** REPRINT RECEIPT*****

REC#: 03086662 10/04/2023 10:32 AM

OPER: NV TERM: 041

REF#: 1692

PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT

TENDERED: 555.00 CHECK

APPLIED: 555.00-

CHANGE: 0.00

Date Paid

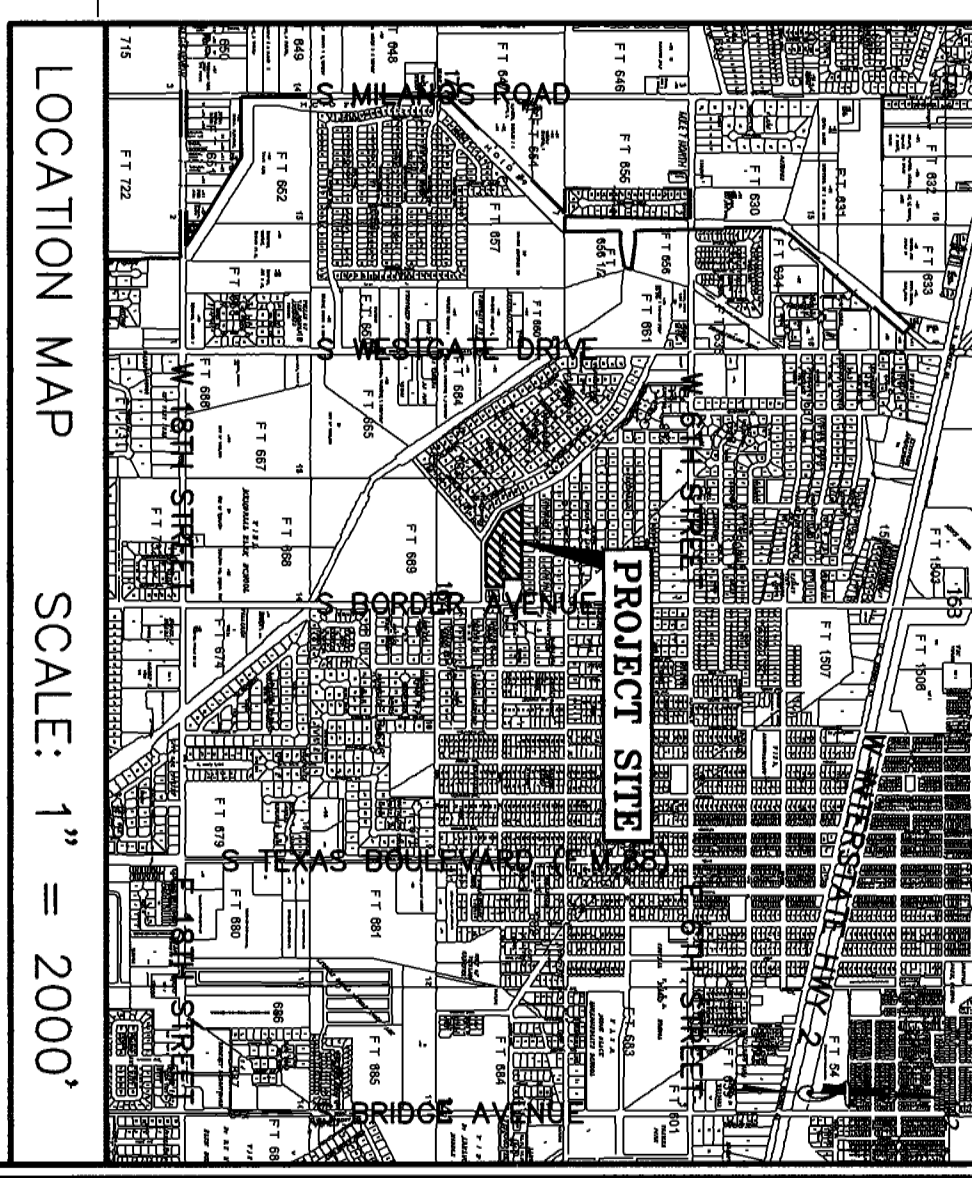
Date Paid

PLANNING AND CODE ENFORCEMENT DEPARTMENT

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LEGEND	
○	SET 1/2 INCH IRON ROD
—	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPRINDLE
△	COTTON PICKER SPRINDLE SET
○	CONCRETE MONUMENT SET
○	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
▽	POWER POLE
△	RECORD CALL
XXXX	NATURAL GROUND
X	FOUND 'X' MARK IN CONCRETE

14. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

VOL. 2, PG. 34-37, M.R.H.C.
VOL. 1763, PG. 753, O.R.H.C.

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESQUITE, TEXAS
HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS
REGULATIONS OF THE CITY OF MESQUITE AND APPROVAL IS REQUESTED.

[Signature]
PLANNING AND ZONING COMMISSION CHAIRMAN DATE 9-8-23

2. IT IS ASSUMED THAT THE FACT OF ALLOWING STORM WATER FOR THE DRAINAGE WILL BE NO GREATER THAN THE FLOW OF FLOW OF STORM WATER WHEN THE FLOW WAS IN UNCONTROLLED STATE.
3. H.C.C.O. WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WHEN THE LOT HASN'T BEEN "DESIGNED" OR "DESIGNED" THIS WILL NOT BE THE DISTRICTS DEGREE.
4. H.C.C.O. HAS NOT MENTIONED AND DOES NOT CERTIFY THAT THE STORM DRAIN OR CULTIVS SYSTEMS ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEERS ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

3. REPAIRS TO EXISTING EASEMENTS SHALL BE WITHIN 10 DAYS OF THE DATE OF THE REQUEST FOR PROPOSALS. OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT SHALL BE REMOVED WITHIN 10 DAYS OF THE DATE OF THE REQUEST FOR PROPOSALS.

[Signature]
GENERAL MANAGER DATE *8/23/08*

[Signature]
RAMESH K. P. C.M.
GENERAL MANAGER
DATE 08.10.23

STATE OF TEXAS
REGISTERED
LAND SURVEYOR
IVAN GARCIA
6496

ISSUED FOR
FINAL