



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
SPECIAL MEETING
APRIL 22, 2024**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Special meeting to be held on Monday, April 22, 2024, at 5:30 p.m. at the Weslaco City Hall Planning Conference room, located at 255 South Kansas Avenue for the purpose of considering the following items:

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| I. <u>CALL TO ORDER</u> | Pages |
| A. Roll Call/Establish a Quorum | |
| B. Pledge of Allegiance | |
| II. <u>APPROVAL OF MINUTES</u> | 2-4 |
| A. Approval of the Minutes of the following | |
| 1) Regular Meeting of March 13, 2024 | |
| III. <u>PUBLIC COMMENTS</u> | |
| <p>The Public Comments portion of the meeting promotes a fair and open process for the governance of the city. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Board of Adjustments and Appeals of Zoning members do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.</p> <p>The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the Planning Department before the Board of Adjustments and Appeals of Zoning meeting is called to order. As the Chairman calls upon those who submitted a registration form with the Planning Department, please step to the podium and state your name and address before beginning your presentation.</p> | |
| IV. <u>DISCUSSION AND CONSIDERATION</u> | |
| A. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at 1413 San Vicente., Weslaco, also known as Lots 15, 25, 48, 49 & 54 Block 1 at Rio Stone Subdivision, Hidalgo County, Texas.
Petitioner: Tuscany Custom Homes | 5-8 |
| B. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at 1808 Colombia., Weslaco, also known as Lots 26, 27, 28 & 29 at Mid-Valley Estates Subdivision, Hidalgo County, Texas.
Petitioner: Affordable Homes of South Texas | 9-12 |
| C. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at Dominion., Weslaco, also known as Lots 6-45 Block 178 at Dominion Subdivision, Hidalgo County, Texas.
Petitioner: Fred Perez | 13-16 |
| D. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at Dominion., Weslaco, also known as Lots 46-65 Block 178 at Dominion Subdivision, Hidalgo County, Texas.
Petitioner: Fred Perez | 17-20 |

- E. Discussion and consideration of a variance request from Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 724 N Illinois, 722 N Illinois, 720 N Illinois, and 718 N Illinois, also known as Lots 22, 23, 24, & 25, Blk 8, LD Morgan Subdivision, Hidalgo County, Texas 21-33
Petitioner: Cesar Solano
- F. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1410 Helen Dr., Weslaco also known as Lot 10 Block 1, of San Gabriel Subdivision, Hidalgo County, Texas 34-38
Petitioner: Sergio Benavides
- G. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at 1502 Playa Dr., Weslaco, also known as Lot 16, at Ten fifteen Subdivision, Hidalgo County, Texas. 39-43
Petitioner: Southern Oak Construction

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Nelda N. Vallejo, do hereby certify that on or before 5:00 p.m. of April 18, 2024, I posted a true and correct copy of this notice of a Regular Meeting of the BOARD OF ADJUSTMENTS AND APPEALS OF ZONING on a bulletin board convenient to the public at Weslaco City Hall, 255 S. Kansas, Weslaco, Texas.

Nelda N. Vallejo, Code Enforcement Secretary