



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
SPECIAL MEETING
JULY 11, 2024**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Special meeting to be held on Thursday, July 11, 2024, at 5:30 p.m. at the Weslaco City Hall Legislative Chamber, located at 255 South Kansas Avenue for the purpose of considering the following items:

I. CALL TO ORDER Pages

- A. Roll Call/Establish a Quorum
- B. Pledge of Allegiance

II. APPROVAL OF MINUTES

- A. Approval of the Minutes of the following
 - 1) Special Meeting of June 17, 2024

III. PUBLIC COMMENTS

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.

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.

IV. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at 1323, 1401, 1405, 1409, & 1413 Beverly, Weslaco, also known as Lots 8, 9, 10, 11, & 12 at Rio Stone Subdivision PH I, Hidalgo County, Texas.
Petitioner: Ruben Quintanilla
- B. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at 2609, 2613, & 2701 Sage Dr Weslaco, also known as Lots 17, 18, & 19 at Rio Stone Subdivision PH I, Hidalgo County, Texas.
Petitioner: Novellini Ltd
- C. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-2 Duplex & Apartment District at 2705 Sage Dr Weslaco, also known as Lots 16 at Rio Stone Subdivision PH I, Hidalgo County, Texas.
Petitioner: DPH Construction LLC.
- D. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 1301 Fairway Dr., Weslaco also known as Lot 37 of San Gabriel Ph II Subdivision, Hidalgo County, Texas
Petitioner: Raul Dena Jr.
- E. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 3108 Cactus Dr., Weslaco also known as Lot 57 of Quail Hollow North Subdivision, Hidalgo County, Texas
Petitioner: Rodolfo McDonald
- F. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 809 Windcrest Dr., Weslaco also known as Lot 14 of Windcrest Subdivision, Hidalgo County, Texas
Petitioner: Premier Pools & Spas

- G. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 107 S. Illinois Ave., Weslaco also known as Lot 14 of Weslaco Original Townsite Subdivision, Hidalgo County, Texas
Petitioner: Jorge Cavazos
- H. Discussion and consideration of a variance request from the Tierra Santa Golf Club & Community Ph I Plat for R-1 Single Family Dwelling District at 1402 Tierra Encantada, Weslaco also known as Lot 26 Blk 3 of Tierra Santa Golf Club & Community Ph I Subdivision Hidalgo County, Texas
Petitioner: Antonio Perez
- I. Discussion and consideration of a variance request from the Mid-Point Manor Estates Plat for R-1 Single Family Dwelling District at 2211 Tomatillo Dr., Weslaco also known as Lot 1 Blk 9 of Mid-Point Manor Estates Subdivision Hidalgo County, Texas
Petitioner: Sergio Lopez

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 July 8, 2024, I posted a true and correct copy of this notice of a Special 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