



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
REGULAR MEETING
SEPTEMBER 11, 2024**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Regular meeting to be held on Wednesday, September 11, 2024, at 5:30 p.m. at the Weslaco City Hall PCE 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> | |
| A. Approval of the Minutes of the following | 2-5 |
| 1) Special Meeting of August 26, 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-1 Single Family Dwelling District at 1301 Fairway Dr., Weslaco also known as Lot 37 of San Gabriel Subdivision Hidalgo County, Texas.
Petitioner: Raul Dena Jr. | |
| B. Discussion and consideration of a variance request from the Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 2809 Bravo Road., Weslaco also known as Lot 20 of Dominion Subdivision Hidalgo County, Texas.
Petitioner: Fred Perez | |
| C. Discussion and consideration of a variance request from Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 2808 Charlie Road., Weslaco also known as Lot 21 of Dominion Subdivision Hidalgo County, Texas.
Petitioner: Fred Perez | |
| D. Discussion and consideration of a variance request from Weslaco's Sign Ordinance at 3924 N Westgate, Weslaco, Texas, also known as Lot C3 of Cotton Estates Central Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Art & Signs | |

E. Discussion and consideration of a variance request from Weslaco's Zoning Ordinance for R-1 Single Family Dwelling District at 805 Amethyst Dr., Weslaco also known as Lot 29, of Cornerstone Estates Subdivision, Hidalgo County, Texas.

Petitioner: Nicholas Hernandez

F. Discussion and consideration of a variance request from Weslaco's Sign Ordinance at 1117 James St., Weslaco, Texas, also known as Lot 5 Block 1 of Ro-Ellen Add. UT. No.3 Subdivision, Weslaco, Hidalgo County, Texas.

Petitioner: Complete Signs, LLC.

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS	§
HIDALGO COUNTY	§
CITY OF WESLACO	§

I, Flor E Acuña, do hereby certify that on or before 5:00 p.m. of September 6, 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.

Flor E. Acuña, Code Enforcement Secretary