



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

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

- A. Approval of the Minutes of the following
 - 1) Regular Meeting of November 13, 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 Zoning Ordinance at 2009 Zinnia St., Weslaco, Texas, also known as legal description Lot 84, Monte Cielo Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Benigno Melendez III
- B. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 208 W Plaza St., Weslaco, Texas, also known as legal description Lot 12, Block 8, North Side Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Leo Tijerina
- C. Discussion and consideration of a variance request from Weslaco Sign Ordinance at 901 N Airport Dr., Weslaco, Texas, also known as legal description Lot 3, Block 1, Mid-Valley Industrial Park, Unit 2, Weslaco, Hidalgo County, Texas.
Petitioner: Mark Pullin
- D. Discussion and consideration of a variance request from Weslaco Buildings and Building Regulations & Traffic Ordinance at 1600 Orange Ave., Weslaco, Texas, also known as legal description Lot 5, Block 3, Kingswood Estate Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Santos Medrano

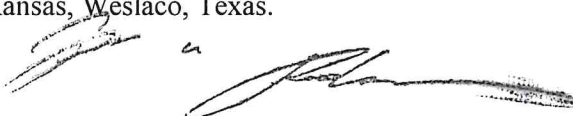
- E. Discussion and consideration of a variance request from Weslaco Sign Ordinance at 259 S Texas Blvd., Weslaco, Texas, also known as legal description Lot W 90' of, Block 3, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Humberto Lopez
- F. Discussion and consideration of a variance request from Weslaco Buildings and Building Regulations Ordinance at 1901 N. Bridge Ave., Weslaco, Texas, also known as legal description West Tract S360'-N994'-E530.5'FT 30 4.38 AC GR 4.13 AC NET, Weslaco, Hidalgo County, Texas.
Petitioner: Hidalgo County Precinct No. 1
- G. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 109 W. Esplanada, Weslaco, Texas, also known as legal description Lot 15 & 16, Block 7, Esplanada Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: David Sifuentes
- H. Discussion and consideration of a variance request from Document # 629010 at 4305 Vida Santa, Weslaco, Texas, also known as legal description Lot 27, Block 6, Tierra Santa Phase II Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Brian and Amy Buffamonte

V. **ADJOURNMENT**

CERTIFICATE OF POSTING

STATE OF TEXAS §
HIDALGO COUNTY §
CITY OF WESLACO §

I, Jose A. Pedraza, do hereby certify that on or before 5:00 p.m. of December 6, 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.



Jose A. Pedraza, Asst. Planning & Code Enforcement Director