



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
REGULAR MEETING
FEBRUARY 12, 2025**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Regular meeting to be held on Wednesday, February 12, 2025, at 5:30 p.m. at the Weslaco City Hall located at 255 South Kansas Avenue for the purpose of considering the following items:

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| I. <u>CALL TO ORDER</u> | |
| 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) Regular Meeting of December 11, 2024 | |
| III. <u>PUBLIC COMMENTS</u> | |
| 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. <u>DISCUSSION AND CONSIDERATION</u> | |
| A. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2008 Blue Sky Dr., Weslaco, Texas, also known as legal description Lot 85, Monte Cielo Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Jose Luis Castillo | 6-12 |
| B. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1010 E. Lincoln Street, Weslaco, Texas, also known as legal description Lot 24, Block 2, Heritage Square Unit 1 Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Eliazar Vela | 13-18 |
| C. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 801 Sparrow Road, Weslaco, Texas, also known as legal description Lot 27, Pike Terrace Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Martha Ortegon | 19-25 |
| D. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 2605 Sage Drive, Weslaco, Texas, also known as legal description Lot 20, Rio Stone Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Jorge Gonzalez Jr. | 26-32 |

- E. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 310 W. 1st Street, Weslaco, Texas, also known as legal description Lot 11, Block 15, Northside Subdivision, Weslaco, Hidalgo County, Texas. 33-39
Petitioner: Rio Grande Habitat for Humanity
- F. Discussion and consideration of a variance request from Weslaco Sign Ordinance at 1102 W. IH 2, Weslaco, Texas, also known as legal description Lot 4, Central Industrial Phase I, Weslaco, Hidalgo County, Texas. 40-46
Petitioner: Complete Signs, LLC
- G. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 513 Sparrow Road, Weslaco, Texas, also known as legal description Lot 34, Pike Terrace Subdivision, Weslaco, Hidalgo County, Texas. 47-53
Petitioner: Martha Ortegon
- H. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 605 Sparrow Road, Weslaco, Texas, also known as legal description Lot 33, Pike Terrace Subdivision, Weslaco, Hidalgo County, Texas. 54-60
Petitioner: Martha Ortegon
- I. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 509 Sparrow Road, Weslaco, Texas, also known as legal description Lot 35, Pike Terrace Subdivision, Weslaco, Hidalgo County, Texas. 61-67
Petitioner: Marth Ortegon
- J. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 705 Sparrow Road, Weslaco, Texas, also known as Lot 29, Pike Terrace Subdivision, Weslaco, Hidalgo County, Texas. 68-74
Petitioner: Martha Ortegon
- K. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 607 W 4th St., Weslaco, Texas, also known as Lots 3 & 4, Block 6, Glendale Addition Subdivision, Weslaco, Hidalgo County, Texas. 75-80
Petitioner: Sandra Charles Garza
- L. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 813 E Pike, Weslaco, Texas, also known as West Tract S185.06'-E149.54'-W475.79' FT 40 0.64AC GR 0.55AC NET, Weslaco, Hidalgo County, Texas. 81-89
Petitioner: Dr. Jorge Saenz, MD
- M. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1311 Vani Dr., Weslaco, Texas, also known as Lot 51, Verona Subdivision, Weslaco, Hidalgo County, Texas. 90-96
Petitioner: Glenda Garcia

- N. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1407 Marcela Dr., Weslaco, Texas, also known as Lot 8, Verona Subdivision, Weslaco, Hidalgo County, Texas. 97-103
Petitioner: Glenda Garcia
- O. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1407 Vani Dr., Weslaco, Texas, also known as Lot 50, Verona Subdivision, Weslaco, Hidalgo County, Texas. 104-110
Petitioner: Glenda Garcia
- P. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1411 Marcela Dr., Weslaco, Texas, also known as Lot 7, Verona Subdivision, Weslaco, Hidalgo County, Texas. 111-117
Petitioner: Glenda Garcia
- Q. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1412 Marcela Dr., Weslaco, Texas, also known as Lot 5, Verona Subdivision, Weslaco, Hidalgo County, Texas. 118-123
Petitioner: Glenda Garcia
- R. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1415 Marcela Dr., Weslaco, Texas, also known as Lot 48, Verona Subdivision, Weslaco, Hidalgo County, Texas. 124-130
Petitioner: Glenda Garcia

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 February 7, 2025, 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