



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

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Regular meeting to be held on Wednesday, March 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:

- | | | |
|-------------|---|-------|
| 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 | 2-7 |
| | 1) Regular Meeting of February 12, 2025 | |
| 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 2808 Charlie Dr., Weslaco, Texas, also known as Lot 21, Dominion Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Dominion Weslaco Subdivision | 8-14 |
| | B. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2809 Bravo Dr., Weslaco, Texas, also known as Lot 20, Dominion Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Dominion Weslaco Subdivision | 15-21 |
| | C. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 2812 Charlie Dr., Weslaco, Texas, also known as Lot 22, Dominion Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Dominion Weslaco Subdivision | 22-28 |
| | D. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 2813 Bravo Rd., Weslaco, Texas, also known as Lot 19, Dominion Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Dominion Weslaco Subdivision | 29-35 |

- E. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 2900 Charlie Rd., Weslaco, Texas, also known as Lot 23, 36-42
Dominion Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Dominion Weslaco Subdivision
- F. Discussion and consideration of a variance request from Weslaco Sign Ordinance at 2901 Bravo Rd., Weslaco, Texas, also known as Lot 18, 43-49
Dominion Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Dominion Weslaco Subdivision
- G. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 2904 Charlie Rd., Weslaco, Texas, also known as Lot 24, 50-56
Dominion Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Dominion Weslaco Subdivision
- H. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 2905 Bravo Rd., Weslaco, Texas, also known as Lot 16, 57-63
Dominion Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Dominion Weslaco Subdivision
- I. Discussion and consideration of a variance request from Weslaco Zoning Ordinance at 2908 Charlie Rd., Weslaco, Texas, also known as Lot 25, 64-70
Dominion Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Dominion Weslaco Subdivision
- J. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2909 Bravo Rd., Weslaco, Texas, also known as Lot 17, 71-77
Dominion Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Dominion Weslaco Subdivision
- K. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 625 S Airport Dr., Weslaco, Texas, also known as legal description West Tract E320'-W470'-S82.30'-N550' & S154.59'-N704.59'-W470' FT 701 2.27AC GR 2.16AC NET, Weslaco, Hidalgo County, Texas. 78-87
Petitioner: A1 SkyLite Signs
- L. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 612 North Park Place Dr., Weslaco, Texas, also known as Lot 10, 88-98
North Park Place Phase I Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Premier Pools and Spas
- M. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1314 San Vicente Ave., Weslaco, Texas, also known as Lot 40, 99-104
Block 1, Rio Stone Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Tuscany Custom Homes
- N. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1322 San Vicente Ave., Weslaco, Texas, also known as Lot 38, 105-110
Block 1, Rio Stone Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Tuscany Custom Homes

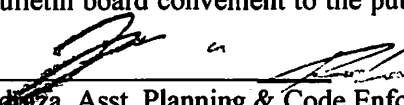
- O. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1318 San Vicente Ave., Weslaco, Texas, also known as Lot 39, Block 1, Rio Stone Subdivision, Weslaco, Hidalgo County, Texas. 111-116
Petitioner: Tuscany Custom Homes
- P. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2808 N. Ohio Ave., Weslaco, Texas, also known as Lot 1, Block 6, Tejas Dos Subdivision, Weslaco, Hidalgo County, Texas. 117-123
Petitioner: Jesus Pena
- Q. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2610 N Westgate Dr., Weslaco, Texas, also known as Lot 2 & 3, Block 1, Sun Country Estates Subdivision, Weslaco, Hidalgo County, Texas. 124-130
Petitioner: Lozano Virginia
- R. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 505 Frost Proof Dr., Weslaco, Texas, also known as Lot 46, Border Trace Phase III Subdivision, Weslaco, Hidalgo County, Texas. 131-137
Petitioner: Lizette Fuentes
- S. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1609 N Texas Blvd., Weslaco, Texas, also known as Lot 9, Frost Proof Heights Subdivision, Weslaco, Hidalgo County, Texas. 138-143
Petitioner: Angel Urcullo
- T. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 259 S. Texas Blvd., Weslaco, Texas, also known as Block 17, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas. 144-150
Petitioner: A&M Epic Agency/Melissa Velazquez
- U. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 105 S Kansas Ave., Weslaco, Texas, also known as Block 17, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas. 151-157
Petitioner: Guadalupe Garcia Jr.
- V. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2500 E IH 2, Weslaco, Texas, also known as Lot 1, Weslaco Autosmart Subdivision, Weslaco, Hidalgo County, Texas. 158-166
Petitioner: Complete Signs, LLC

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 March 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