



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
REGULAR MEETING
MAY 14, 2025**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Regular meeting to be held on Wednesday, May 14, 2025, 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:

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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 | 2-9 |
| | 1) Regular Meeting of March 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 259 S. Texas Blvd., Weslaco, Texas, also known as Block 17, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.
Petitioner: A&M Epic Agency/Melissa Velazques | 10-16 |
| | B. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 709 Calle Cancun St, Weslaco, Texas, also known as Lot 7, Block 9, Tejas Dos Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Reynaldo Vega | 17-23 |
| | C. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2610 N Westgate Weslaco, Texas, also known as Lot 2, Block 1, SunCountry Estates Unit 2 Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Virginia Lozano | 24-30 |
| | D. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2803 N Georgia Ave Weslaco, Texas, also known as Lot 10, Block 6, Tejas 2 Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Florestela Cavazos | 31-37 |

- E. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 317 N Missouri Ave Weslaco, Texas, also known as Lot 20, Block 4, Tenn Tex Subdivision, Weslaco, Hidalgo County, Texas. 38-44
Petitioner: Ashlley Ramirez
- F. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance 405 W. Huisache St. Weslaco, Texas, also known as Lot 9, Block 4, Esplanada Subdivision, Weslaco, Hidalgo County, Texas. 45-51
Petitioner: Jose and Nelda Mata
- G. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1710 E 8th St, Weslaco, Texas, also known as Lot 3, Professional Associates NO.2, Weslaco, Hidalgo County, Texas. 52-59
Petitioner: Lion Signs/ Arnoldo Cantu
- H. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 213 W Paisano Lane, Weslaco, Texas, also known as Lot 7, Block 3, Citrus Terrance Unit 2, Weslaco, Hidalgo County, Texas. 60-66
Petitioner: John Gonzalez
- I. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 700 Deanne Dr, Weslaco, Texas, also known as Lot 23, Moreland Heights Weslaco, Hidalgo County, Texas. 67-73
Petitioner: ANH Construction
- J. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 708 Deanne Dr, Weslaco, Texas, also known as Lot 25, Moreland Heights Weslaco, Hidalgo County, Texas. 74-80
Petitioner: ANH Construction
- K. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 712 Deanne Dr, Weslaco, Texas, also known as Lot 26, Moreland Heights Weslaco, Hidalgo County, Texas. 81-87
Petitioner: ANH Construction
- L. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 704 Deanne Dr, Weslaco, Texas, also known as Lot 24, Moreland Heights Weslaco, Hidalgo County, Texas. 88-94
Petitioner: ANH Construction
- M. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2714 Primrose Dr, Weslaco, Texas, also known as Lot 5, Rio Stone Subdivision, Weslaco, Hidalgo County, Texas. 95-101
Petitioner: Reyna Construction & Development
- N. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1315 Beverly Ave, Weslaco, Texas, also known as Lot 6, Rio Stone Subdivision, Weslaco, Hidalgo County, Texas. 102-108
Petitioner: Reyna Construction & Development

- O. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1623 Shadow Creek Drive, Weslaco, Texas, also known as Lot 53, Camino De Verdad Subdivision, Weslaco, Hidalgo County, Texas. 109-115
Petitioner: Jorge De Hoyos
- P. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1629 Shadow Creek Drive, Weslaco, Texas, also known as Lot 54, Camino De Verdad Subdivision, Weslaco, Hidalgo County, Texas. 116-122
Petitioner: Jorge De Hoyos
- Q. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1701 Shadow Creek Drive, Weslaco, Texas, also known as Lot 56, Camino De Verdad Subdivision, Weslaco, Hidalgo County, Texas. 123-129
Petitioner: Jorge De Hoyos
- R. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1621 Shadow Creek Drive, Weslaco, Texas, also known as Lot 52, Camino De Verdad Subdivision, Weslaco, Hidalgo County, Texas. 130-136
Petitioner: Jorge De Hoyos
- S. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1633 Shadow Creek Drive, Weslaco, Texas, also known as Lot 55, Camino De Verdad Subdivision, Weslaco, Hidalgo County, Texas. 137-143
Petitioner: Jorge De Hoyos
- T. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1608 Shadow Creek Drive, Weslaco, Texas, also known as Lot 9, Camino De Verdad Subdivision, Weslaco, Hidalgo County, Texas.. 144-149
Petitioner: Jorge De Hoyos
- U. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1604 Shadow Creek Drive, Weslaco, Texas, also known as Lot 10, Camino De Verdad Subdivision, Weslaco, Hidalgo County, Texas. 150-156
Petitioner: Jorge De Hoyos
- V. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1612 Shadow Creek Drive, Weslaco, Texas, also known as Lot 8, Camino De Verdad Subdivision, Weslaco, Hidalgo County, Texas. 157-163
Petitioner: Jorge De Hoyos
- W. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1620 Shadow Creek Drive, Weslaco, Texas, also known as Lot 7, Camino De Verdad Subdivision, Weslaco, Hidalgo County, Texas. 164-170
Petitioner: Jorge De Hoyos
- X. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 217 W Huisache St, Weslaco, Texas, also known as Lot 18-17, Esplanada Subdivision, Weslaco, Hidalgo County, Texas 171-176
Petitioner: Raul Rivera

Y. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 512 Professional Dr, Weslaco, Texas, also known as unnumbered lot, La Posada Subdivision, Weslaco, Hidalgo County, Texas. 177-183
Petitioner: Complete Signs, LLC

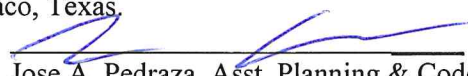
Z. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 213 W Los Torritos, Weslaco, Texas, also known as Lot 5-6, Block 1, Northside, Weslaco, Hidalgo County, Texas. 184-191
Petitioner: Ramiro Rodriguez

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 May 9, 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