



**CITY OF WESLACO  
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING  
SPECIAL MEETING  
MAY 21, 2025**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Special meeting to be held on Wednesday, May 21, 2025, 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:

- |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Pages |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>I.</b>       | <b><u>CALL TO ORDER</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |
|                 | A. Roll Call/Establish a Quorum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |
|                 | B. Pledge of Allegiance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |
| <br><b>II.</b>  | <br><b><u>PUBLIC COMMENTS</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |       |
|                 | 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. |       |
| <br><b>III.</b> | <br><b><u>DISCUSSION AND CONSIDERATION</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |
|                 | A. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 409 Hidalgo St. Weslaco, Texas, also known as Lot 15, Block 9, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.<br>Petitioner: Randy Cantu                                                                                                                                                                                                                                                                                                                                                 | 2-8   |
|                 | B. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 705 Deanne Dr, Weslaco, Texas, also known as Lot 20, Moreland Heights Subdivision, Weslaco, Hidalgo County, Texas.<br>Petitioner: Marco Ramos/ MCI Development                                                                                                                                                                                                                                                                                                                                                   | 9-15  |
|                 | C. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance 3809 La Hacienda St, Weslaco, Texas, also known as Lot 27, Block 5, Tierra Santa Golf Club and Community Phase 1 Subdivision, Weslaco, Hidalgo County, Texas.<br>Petitioner: Eric Cavazos                                                                                                                                                                                                                                                                                                                           | 16-22 |
|                 | D. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance 1302 Tee Box Dr., Weslaco, Texas, also known as Lot 50, San Gabriel Phase 2 Subdivision, Weslaco, Hidalgo County, Texas.<br>Petitioner: Juan Vela                                                                                                                                                                                                                                                                                                                                                                   | 23-29 |

IV. 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 16, 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