

I.	<u>CALL TO ORDER</u> A. Roll Call/ Establish a Quorum B. Pledge of Allegiance	Pages
II.	<u>APPROVAL OF MINUTES</u> A. Approval of the Minutes of the following: 1) Regular Meeting of June 11, 2025	2-3

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.

IV. DISCUSSION AND CONSIDERATION

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| A. | Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 618 E Llano Grande St., Weslaco, Texas, also known as Lot 7 & 8, Block 9, La Ramona Subdivision Weslaco, Hidalgo County, Texas.
Petitioner: Raul Trevino | 4-10 |
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| B. | Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 101 Wardlow Ave., Weslaco, Texas, also known as Lot 14 & 15, Block 3, East Side Addition Weslaco, Hidalgo County, Texas.
Petitioner: Alfredo Martinez | 11-17 |

- C. Discussion and consideration of a variance request from the
Weslaco Zoning Ordinance at 515 E Huisache St., Weslaco, Texas,
also known as Lot 1, Block 5, Villa Vista #2 Subdivision, Weslaco,
Hidalgo County, Texas.
Petitioner: R. Cantu Construction

18-24
- D. Discussion and consideration of a variance request from the
Weslaco Traffic Ordinance at 236 2 ½ Mile W Rd., Weslaco,
Texas, also being 7.45-acres out of Farm Tract 1034 Adams Tract
Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Maverick Fuels LLC.

25-29
- E. Discussion and consideration of a variance request from the
Weslaco Zoning Ordinance at 104 S Cantu St., Weslaco, Texas,
also known as Lot 4, Block 2, Paloma Addition Weslaco, Hidalgo
County, Texas.
Petitioner: RGV Ideal Homes

30-36
- F. Discussion and consideration of a variance request from the
Weslaco Zoning Ordinance at 102 S Cantu St., Weslaco, Texas, also
known as Lot 3, Block 2, Paloma Addition Weslaco, Hidalgo
County, Texas.
Petitioner: RGV Ideal Homes

37-43
- G. Discussion and consideration of a variance request from the
Weslaco Zoning Ordinance at 612 Oriole Rd., Weslaco, Texas, also
known as Lot 7, Pike Terrance Subdivision, Weslaco, Hidalgo
County, Texas.
Petitioner: Domain Development

44-50
- H. Discussion and consideration of a variance request from the
Weslaco Zoning Ordinance at 700 Oriole Rd., Weslaco, Texas,
also known as Lot 8, Pike Terrance Subdivision, Weslaco, Hidalgo
County, Texas.
Petitioner: Domian Development

51-57
- I. Discussion and consideration of a variance request from the
Weslaco Zoning Ordinance at 608 Oriole Rd., Weslaco, Texas, also
known as Lot 6, Pike Terrance Subdivision, Weslaco, Hidalgo
County, Texas.
Petitioner: Domain Development

58-64
- J. Discussion and consideration of a variance request from the
Weslaco Sign Ordinance at 1601 W Business Highway 83,
Weslaco, Texas, also known as WESTGATE CENTER AN IRR
TR S134.79'LT 3 & ALL LOT 4, Weslaco, Hidalgo County, Texas.
Petitioner: J & S Signs

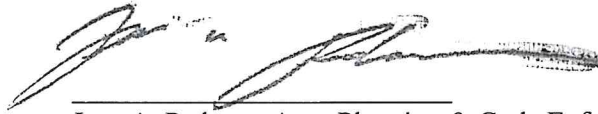
65-71

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 July 3, 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.

A handwritten signature in dark ink, appearing to read 'Jose A. Pedraza', is written over a horizontal line.

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