



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
SPECIAL MEETING
JULY 30, 2025**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning Special meeting to be held on Wednesday, July 30, 2025, at 5:30 p.m. at the Weslaco City Hall Legislative Chamber 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> | 2-6 |
| A. Approval of the Minutes of the following: | |
| 1) Regular Meeting of June 11, 2025 | |
| III. <u>PUBLIC COMMENTS</u> | |
| <p>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.</p> <p>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.</p> | |
| IV. <u>DISCUSSION AND CONSIDERATION</u> | |
| A. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 703 Stone St., Weslaco, Texas, also known as Lot 2, Block 4, Glendale Addition, Weslaco, Hidalgo County, Texas.
Petitioner: Emmanuel Torres | 7-12 |
| B. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 301 Stone Ridge Dr., Weslaco, Texas, also known as Lot 12, Rock Springs Ridge Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Premier Pools & Spas of Rio Grande Valley | 13-18 |
| C. Discussion and consideration of a variance request from the Weslaco Access Management at 2311 Sara Ave., Weslaco, Texas, also known as Lot 34, Bridge Crossing Ph 1 Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Santiago Cantu | 19-24 |
| D. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1518 Tierra Encantada, Weslaco, Texas, also known as Lot 34, Block 3, Tierra Santa Golf Club, Weslaco, Hidalgo County, Texas.
Petitioner: Dora Rangel | 25-30 |

- E. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 301 N Palmas St., Weslaco, Texas, also known as Lots 12-17, Block 6, Northside Subdivision, Weslaco, Hidalgo County, Texas. 31-36
Petitioner: Norma & Fernando Martinez
- F. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance and Buildings and Building Regulation Ordinance at 223 N Palmas St., Weslaco, Texas, also known as Lot 26, Block 11, Northside Subdivision, Weslaco, Hidalgo County, Texas. 37-42
Petitioner: Samuel Saldana
- G. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 208 N Palmas St., Weslaco, Texas, also known as Lot 10, Block 12, Northside Subdivision, Weslaco, Hidalgo County, Texas. 43-48
Petitioner: Fuad Taja
- H. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 206 N Palmas St., Weslaco, Texas, also known as Lot 11, Block 12, Northside Subdivision, Weslaco, Hidalgo County, Texas. 49-54
Petitioner: Fuad Taja
- I. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 204 N Palmas St., Weslaco, Texas, also known as Lot 12, Block 12, Northside Subdivision, Weslaco, Hidalgo County, Texas. 55-60
Petitioner: Fuad Taja
- J. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 202 N Palmas St., Weslaco, Texas, also known as Lot 13, Block 12, Northside Subdivision, Weslaco, Hidalgo County, Texas. 61-66
Petitioner: Fuad Taja
- K. Discussion and consideration of a variance request from the Weslaco Sign Ordinance at 500 N Texas, Weslaco, Texas, also known as Lot 1-4, Block 17, L.D. Morgan Addition, Weslaco, Hidalgo County, Texas. 67-74
Petitioner: J & S Signs

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 25, 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