



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
SPECIAL MEETING
SEPTEMBER 17, 2025**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning regular meeting to be held on Wednesday, September 17th, 2025, at 5:30 p.m. at the PCE Legislative Chamber, located at 255 South Kansas Avenue, for the purpose of considering the following items:

I. CALL TO ORDER Pages

- A. Roll Call/ Establish a Quorum
- B. Pledge of Allegiance

II. APPROVAL OF MINUTES

- A. Approval of the Minutes of the following: 1-4
 - 1) Regular Meeting of August 13, 2025

III. PUBLIC COMMENTS

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. DISCUSSION AND CONSIDERATION

- A. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2212 Lupita St., Weslaco, Texas, also known as Lot 22, Springwood Estates, Weslaco, Hidalgo County, Texas. 5-10
Petitioner: Omar Martinez
- B. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 830 N Martinez Ave., Weslaco, Texas, also known as Lot 3, Block 4, Villa Vista No. 1, Weslaco, Hidalgo County, Texas. 11-16
Petitioner: Juan Garcia

- C. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2816 Brown St., Weslaco, Texas, also known as Lot 24, Mid-Valley Estates Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Victor Garza

17-23
- D. Discussion and consideration of a variance request from the Weslaco Sign Ordinance at 2815 N International Blvd, Weslaco, Texas, also known as Lot 20B, MID-VALLEY INTERNATIONAL INDUSTRIAL PARK, Weslaco, Hidalgo County, Texas.
Petitioner: Industrial Signs and Welding

24-28
- E. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 704 N Illinois Ave., Weslaco, Texas, also known as Lot 10, Block 28, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.
Petitioner: Donato Torres

29-34
- F. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1508 Gran Camino Dr., Weslaco, Texas, also known as Lot 45, Block 113, Camino De Verdad, Weslaco, Hidalgo County, Texas.
Petitioner: V4 Contracting LLC.

35-40
- G. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1505 Edna St., Weslaco, Texas, also known as Lot 4, Block 6, Sunshine Country Estates, Weslaco, Hidalgo County, Texas.
Petitioner: Roberto Tafolla

41-46
- H. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 109 W Esplanada, Weslaco, Texas, also known as Lot 15 and 16, Block 7, Esplanada, Weslaco, Hidalgo County, Texas.
Petitioner: Alma Berrones

47-52
- I. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2704 Primrose Dr., Weslaco, Texas, also known as Lot 3, Block 1, Rio Stone Subdivision, Weslaco, Hidalgo County, Texas.
Petitioner: Tuscany Custom Homes

53-58
- J. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 3608 Rico St., Weslaco, Texas, also known as Lot 55, Paseo Del Angel, Weslaco, Hidalgo County, Texas
Petitioner: Citlali Morales Vega

59-64

- K. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 3906 Tierra Escondida., Weslaco, Texas, also known as Lot 50, Block 3, Tierra Santa Golf Club & Community Ph. 2, Weslaco, Hidalgo County, Texas. 65-70
Petitioner: Tuscany Custom Homes
- L. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2004 Columbia St., Weslaco, Texas, also known as Lot 66, Mid Valley Estates, Weslaco, Hidalgo County, Texas. 71-76
Petitioner: Affordable Homes of South Texas

V. **ADJOURNMENT**

CERTIFICATE OF POSTING

STATE OF TEXAS	§
HIDALGO COUNTY	§
CITY OF WESLACO	§

I certify that the agenda Notice of a Regular Meeting of the BOARD OF ADJUSTMENTS AND APPEALS OF ZONING is true and correct; and that I posted the agenda on the outside bulletin board at city hall, a place convenient and readily accessible to the public on 11th day of September 2025 on or before 5:00 pm in accordance with the Texas Open Meetings Act (Tex. Gov't Code 551-041 – 551.050) and Section 418.016 Texas Government Code.

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