



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
REGULAR MEETING
OCTOBER 9, 2025**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning regular meeting to be held on Thursday, October 9th, 2025, at 12:00 p.m. at the PCE Conference Room, 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) Regular Meeting of September 17, 2025

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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 Traffic Ordinance at 615 N Airport Dr, Weslaco, Texas, also known as Lot 5-7, Block 8 El Texano Subdivision, Weslaco, Hidalgo County, Texas. 6-11
Petitioner: Richardo Garcia
- B. Discussion and consideration of a variance request from the Weslaco Sign Ordinance at 316 W 6th St, Weslaco, Texas, also known as Lot 4 & 5, Block 39A Canal Property, Weslaco, Hidalgo County, Texas. 12-17
Petitioner: Abel Lopez, Insta Signs LLC.

- C. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2701 Robin Rd., Weslaco, Texas, also known as Lot 51, Pike Terrance Subdivision, Hidalgo County, Texas. 18-23
Petitioner: Domain Development
- D. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 2705 Robin Rd., Weslaco, Texas, also known as Lot 50, Pike Terrance Subdivision, Hidalgo County, Texas. 24-29
Petitioner: Domain Development
- E. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 412 Sparrow Rd., Weslaco, Texas, also known as Lot 49, Pike Terrance Subdivision, Hidalgo County, Texas. 30-35
Petitioner: Domain Development
- F. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 408 Sparrow Rd., Weslaco, Texas, also known as Lot 48, Pike Terrance Subdivision, Hidalgo County, Texas. 36-41
Petitioner: Domain Development
- G. Discussion and consideration of a variance request from the Weslaco Sign Ordinance at 1701 S Bridge Ave, Weslaco, Texas, also known as WEST TRACT S650'-W335.08' FT 688 MARGO ELEMENTARY 5.0 AC NET, Weslaco, Hidalgo County, Texas. 42-47
Petitioner: Watchfire Signs LLC
- H. Discussion and consideration of a variance request from the Weslaco Sign Ordinance at 810 Pleasantview Dr, Weslaco, Texas, also known as Lot 1, Weslaco High School, Weslaco, Hidalgo County, Texas. 48-53
Petitioner: A1 SkyLite LLC
- I. Discussion and consideration of a variance request from the Weslaco Sign Ordinance at 1005 W Pike Blvd, Weslaco, Texas, also known as WEST TRACT 40 AC EXC SEC 0.89 AC FT 134 WESLACO HIGH SCHOOL, Weslaco, Hidalgo County, Texas. 54-59
Petitioner: A1 SkyLite LLC

V. ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF TEXAS

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**HIDALGO COUNTY
CITY OF WESLACO**

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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 3rd day of October 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.

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

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