



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
REGULAR MEETING
NOVEMBER 12, 2025**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning regular meeting to be held on Wednesday, November 12th, 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

- 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 October 9, 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 608 Moar Dr., Weslaco, Texas, also known as Lot 3, Moreland Heights Subdivision, Hidalgo County, Texas.
Petitioner: ANH Construction
- B. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 612 Moar Dr., Weslaco, Texas, also known as Lot 4, Moreland Heights Subdivision, Hidalgo County, Texas.
Petitioner: ANH Construction

- C. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 3608 Belle Dr., Weslaco, Texas, also known as Lot 13, Moreland Heights Subdivision, Hidalgo County, Texas.
Petitioner: ANH Construction
- D. Discussion and consideration of a variance request from the Access Management Policy at 3283 Los Arcos Cir., Weslaco, Texas, also known as Lot 13, Block 5, La Hacienda North Subdivision, Hidalgo County, Texas.
Petitioner: Ramon Castillo
- E. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance 407 Hidalgo St., Weslaco, Texas, also known as Lot 14, Block 9, Weslaco Original Townsite, Hidalgo County, Texas.
Petitioner: Randy Cantu
- F. Discussion and consideration of a variance request from the Weslaco Subdivision Ordinance 2625 Westgate Dr., Weslaco, Texas, also known as Lot 1, Block 1, Vaquero Weslaco Subdivision, Hidalgo County, Texas.
Petitioner: Vaquero Estates / Austin Navarrette.
- G. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1710 Christian Ct., Weslaco, Texas, also known as Lot 6, Block 1, Margo Terrace Estates, Hidalgo County, Texas
Petitioner: Jacob Perez
- H. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 312 Colorado Dr., Weslaco, Texas, also known as Lot 1, Block 2, Christensen Subdivision, Hidalgo County, Texas.
Petitioner: AJ3 Construction
- I. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 3822 Cielo Blanco Weslaco, Texas, also known as Lot 66, Block 3, Tierra Santa Golf Club, Hidalgo County, Texas.
Petitioner Reyna Construction
- J. Discussion and consideration of a variance request from the Weslaco Buildings and Building Regulation Ordinance and the Traffic Ordinance 1009 W 10th St., Weslaco, Texas, also known as Lot 12, Chelsea Park Subdivision, Hidalgo County, Texas

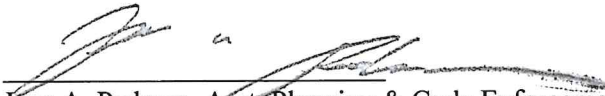
- K. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 206 S San Antonio Loop., Weslaco, Texas, also known as Lot 181, Texas Heights Subdivision, Hidalgo County, Texas.
- L. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 802 S International Blvd., Weslaco, Texas, also known as Lot 96, Pine to Pine Subdivision, Hidalgo County, Texas.
- M. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 107 N Republic., Weslaco, Texas, also known as Block 13 & 12, Lot 9, Christensen Subdivision, Hidalgo County, 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 6th day of November, 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