



**CITY OF WESLACO
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING
SPECIAL MEETING
FEBRUARY 19, 2026**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning regular meeting to be held on Thursday, February 19th, 2026, 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 January 14, 2026

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 Sign Ordinance at 1025 N Texas Blvd. Weslaco, Texas, also known as PALM PLAZA SHOPPING CENTER UT NO. 1 LOTS 1-3 EXC N96'-W91' LOT 3 BLK 1, Weslaco, Hidalgo County, Texas.
Petitioner: CBG Commercial Real Estate.
- B. Discussion and consideration of a variance request from the Weslaco Sign Ordinance at 1025 N Texas Blvd. Weslaco, Texas, also known as WEST TRACT S175.2'-W381'-FT 120 A/K/A SW PART OF TR A-2 1.53AC GR 1.18AC NET, Weslaco, Hidalgo County, Texas.

Petitioner: CBG Commercial Real Estate.

- C. Discussion and consideration of a variance request from the Weslaco Zoning at 1406 Tierra Encantada St., Weslaco, Texas, also known as Lot 27, Block 3, Tierra Santa Golf Club and Community Ph. 1, Weslaco, Hidalgo County, Texas.

Petitioner: Reyna Construction and Development

- D. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 713 Tres Marias St., Weslaco, Texas, also known as Lot 75, Block 1, Paseo Del Angel Subdivision, Weslaco, Hidalgo County, Texas

Petitioner: Sergio J. Hernandez

- E. Discussion and consideration of a variance request from the Weslaco Sign Ordinance at 1901 N Bridge Ave., Weslaco, Texas, also known as Lot 30, Block 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas

Petitioner: David Fuentes

- F. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 504 E 2nd St., Weslaco, Texas, also known as Lot 10, Block 3, Paloma Addition, Weslaco, Hidalgo County, Texas

Petitioner: Geofredo Casares Jr.

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 13th day of February, 2026 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