

**CITY OF WESLACO  
BOARD OF ADJUSTMENTS AND APPEALS OF ZONING  
SPECIAL MEETING  
MAY 18, 2026**

Notice is hereby given of a Board of Adjustments and Appeals of Zoning special meeting to be held on Monday, May 18<sup>th</sup>, 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 April 8, 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 Zoning Ordinance at 800 Oriole Rd., Weslaco, Texas, also known as Lot 11, Pike Terrace Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Domain Development
- B. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 704 Oriole Rd., Weslaco, Texas, also known as Lot 9, Pike Terrace Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Domain Development

- C. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 708 Oriole Rd., Weslaco, Texas, also known as Lot 10, Pike Terrace Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Domain Development
- D. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 3101 Santa Amanda St., Weslaco, Texas, also known as Lot 60, Vittoria Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Brenda Ruiz
- E. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 3105 Santa Amanda St., Weslaco, Texas, also known as Lot 59, Vittoria Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Brenda Ruiz
- F. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 610 E Lincoln St., Weslaco, Texas, also known as Lot 14, Tejas Tres Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Vemor Development
- G. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1705 E Llano Garnde St., Weslaco, Texas, also known as Lots 1 and 2, Park Meadow Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Hector Montemayor
- H. Discussion and consideration of a variance request from the Weslaco Sign Ordinance at 3630 E IH 2, Weslaco, Texas, also known as Lot 1, WADOSO Ph. 1 Subdivision, Hidalgo County, Texas.  
Petitioner: Complete Signs LLC.
- I. Discussion and consideration of a variance request from the Weslaco Traffic Ordinance at 2008 N Bridge Ave., Weslaco, Texas, also known as WEST TRACT 0.703-W CENTER BLK FT 31 N115'-S767'-W252', Hidalgo County, Texas.  
Petitioner: Adriana I. Garza
- J. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 407 Hidalgo St., Weslaco, Texas, also known as Lot 14, Block 9 Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Juan Sanchez

- K. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 206 S Palmas St., Weslaco, Texas, also known as Lot 5, Block 8, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Jose Luis Garcia
- L. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 204 S Palmas St., Weslaco, Texas, also known as Lot 4, Block 8, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Derrick Galvan
- M. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 611 Vida St., Weslaco, Texas, also known as Lot 2, Paseo Del Angel Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Premier Pools & Spas Rios Grande Valley
- N. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 619 N Padre Ave., Weslaco, Texas, also known as Lot 3, Block 5, El Texano Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Daniel Adame
- O. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 709 Sparrow Rd., Weslaco, Texas, also known as Lot 28, Pike Terrace Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Double N Homes
- P. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1302 Helen Dr., Weslaco, Texas, also known as Lot 15, San Gabriel Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Raul Dena Jr
- Q. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1413 Vine Ave., Weslaco, Texas, also known as Lot 13, Rio Stone Phase II Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Abigail Custom Homes (Juan Chavez)
- R. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 1319 San Vicente Dr., Weslaco, Texas, also known as Lot 43, Block 1, Rio Stone Ph. 1 Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Tuscany Custom Homes LLC

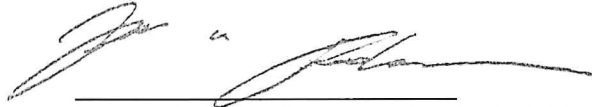
- S. Discussion and consideration of a variance request from the Weslaco Zoning Ordinance at 904 Skyview St., Weslaco, Texas, also known as Lot 21, Pleasantview Village Subdivision, Weslaco, Hidalgo County, Texas.  
Petitioner: Eduardo Garza

V. **ADJOURNMENT**

**CERTIFICATE OF POSTING**

<b>STATE OF TEXAS</b>	<b>§</b>
<b>HIDALGO COUNTY</b>	<b>§</b>
<b>CITY OF WESLACO</b>	<b>§</b>

I certify that the agenda Notice of a Special 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 12<sup>th</sup> day of May, 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.



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