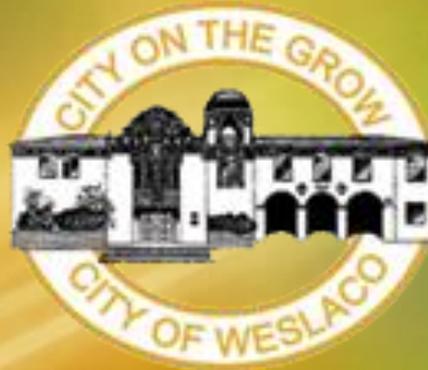


# Planning & Code Enforcement



Presented by: Jorge A. Gonzalez  
November 1, 2011  
For: The City of Weslaco Commission

# Planning and Code Enforcement Department

**Planning Director  
City Engineer**  
Jorge A. Gonzalez, P.E.

**Planning**  
(511)

**Planning**

**Senior Planner**  
(Vacant)

**Secretary**  
Juanita Flores

**Code Enforcement** (517)

**Health Code Division**  
Health      Animal Control

**Health Insp.**  
Joe Pedraza

**C/E Officer**  
Daniel Saenz

**Animal Warden**  
Francisco Robles

**Animal Warden**  
Robert Barcnas

**Secretary**  
Araceli Rivera

**Building Code Div.**

**Chief Building Official**  
Rolando Gonzalez

**Bldg. Inspector**  
Felix Salazar

**Secretary**  
Virginia Mendoza

**Engineering**  
(550)

**Inspections**

**Construction Insp.**  
Efrain Tafolla

**Construction Insp.**  
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## Planning and Zoning Commission

- 3<sup>rd</sup> Wednesday of every month
- 5:00 pm usually lasts 1.5 hrs.
  
- Rezoning & land use permits
- Conditional use permits
- General Annexation Plan
- Thoroughfare Plan
- Comprehensive Plan

## Additional Staff duties

- Subdivision plan review
- Site plan review

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# Code Enforcement

## Health Code Division

### Health Division

- Issues permits and conducts inspections for Health and Safety
  - Restaurants, mobile vendors Child & Adult Day Care facilities, and Schools
- Enforces all Health and Public nuisance, codes and ordinances
  - high weeds, junked vehicles, dilapidated structures, gray water discharge, illegal dumping, & illegal signs.
- Conducts visual surveys of the City in order to identify Code violations.
  - Research tax rolls for background information on property owners.
  - Observes conditions and issues notices of violations.
  - Prepares bills and collects payments for high weed properties that are cut by the City.
- Organize food handlers classes, and issue ID's

### Animal Control Division

- Responds to complaints involving animals within the city limits.
- Patrols the city looking for stray animals.
- Issues citations to animal owners for violation of local animal ordinances.
  - Testifies in court proceedings when necessary.
- Transports diseased or dangerous animals for disposal as necessary.

\* Seasonal spraying to control mosquitoes.

Health

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# Code Enforcement Building Code Division

**Chief Building  
Official**  
Rolando Gonzalez

**Bldg. Inspector**  
Felix Salazar

**Secretary**  
Virginia Mendoza

- Board of Adjustments (BOA)
  - 1st Wednesday of every month
  - 5:30 pm usually lasts 1 hrs
- Building Board of Adjustments
  - 1st Monday of every month (as needed)
- Enforce all of the zoning and Building Code Issues
- Receive applications, issue building permits (Consults with the public)
- Inspect, at regular intervals during the construction, reconstruction, alteration, demolition, or repair process for compliance with applicable codes and regulations
  - 2006 International Building Code (IBC)
  - 2006 International Residential Code (IRC)
  - 2006 International Energy Conservation Code (IECC)
  - 2006 International Plumbing Code (IPC)
  - 2006 International Mechanical Code (IMC)
  - 2006 International Fuel Gas Code (IFGC)
  - 2006 International Swimming Pool Code (ISPC)
  - 2008 National Electrical Code (IEC)
- Conducts visual surveys of the City in order to identify any unauthorized construction, renovation or repair activity.
- Organize and administer Building Code Training for Contractors and trades men.

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**Construction  
Insp.**  
Gilbert Garcia

# Engineering Inspections & Mapping

**City Engineer**  
Jorge A. Gonzalez,  
P.E.

**Construction  
Insp.**  
Efrain Tafolla

**Construction  
Insp.**  
Gilbert Garcia

## Mapping

- **Planning & Zoning Exhibits**
  - Buffer Zones, Zoning Maps, City Limit Maps, Grant Exhibits
- **Construction Plans**
  - Minor Designs, City Standard details

## Inspections

- **Conduct progress inspections**
  - Determines compliance with construction prints and state and local regulations.
- **Inspect safety conditions of work environment**
- **Assist contractors to deal appropriately with on-site obstacles**
- **Maintain accurate records of certificates of inspection**
- **Provide input and analysis for meetings**

# Planning & Code Enforcement Dept.

## Current Activities & Summarization

### Planning & Engineering

- Updating our maps
  - Zoning, City Limits, Comprehensive Plan
  - In the process of hiring a planner

### Code Enforcement (Health)

- 944 Code Complaints addressed
  - Weedy lots, working on last quadrant
- 368 high weed notices and Issued 145 Work Orders (07/11 – 11/11)

### Code Enforcement (Animal Control)

- Constructing Shelter
  - Palm Valley Animal Shelter \$120,000 each year

### Code Enforcement (Building)

- Implementing the 2006 Building Code
- 3,737 Building Inspections
- 460 Construction Complaints