

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**OCTOBER 4, 2023, 5:30P.M.
LEGISLATIVE CHAMBERS
255 S. KANSAS AVENUE**

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, PZ Commissioner

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jose Treviño, PZ Commissioner

Jim Forward, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 6, 2023**

On Wednesday, September 6, 2023, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Carolina Crockett	Commissioner
Jose Treviño	Commissioner
Jim Forward	Commissioner
Rebekah de la Fuente	Planning Director
Flor E. Acuña	Secretary

Also, present were Felix Salazar, Interim Building Official, Jesse Valderas, Fire Inspector, Salvador Ayar, Assistant Engineer Director, Marcelo Cosme, Water & Sewer Superintendent, and citizens.

I. CALL TO ORDER:

Chairman Hernandez called the meeting to order and welcomed everyone in the audience.

A. Roll Call/Establish a Quorum

Mrs. De la Fuente called the roll call noting that, Commissioner Summers, Commissioner Torres, and Commissioner Crockett, were absent at the time of roll, a quorum was established. Commissioner Crockett arrived at the dais at 5:28pm.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. August 2, 2023, Regular Meeting

Commissioner Forward made a motion to approve the minutes of August 2, 2023, with noted comments, seconded by Commissioner Treviño. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 309 and 313 W 5th St. also being Lot 14-16, Block 39, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Mrs. de la Fuente stated that notice appeared in the Monitor on August 23, 2023, there were twenty-three (23) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on surrounding land use.

Commissioner Berry made motion to close the Public Hearing, seconded by Commissioner Treviño. Motion carried.

Commissioner Forward made motion to approve the rezone, seconded by Commissioner Treviño. Motion carried.

B. Discussion and consideration to rezone 1611 N Westgate Dr. also being N100.10'-S142.60', 0.414-acre Blk B, Expressway Heights Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

Mrs. de la Fuente stated that notice appeared in the Monitor on August 23, 2023, there were twenty-three (23) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on surrounding land use and comprehensive plan.

Commissioner Crockett made motion to close the Public Hearing, seconded by Commissioner Berry. Motion carried.

Commissioner Crockett made motion to approve the rezone, seconded by Commissioner Forward. Motion carried.

C. Discussion and consideration to operate a Bed and Breakfast Business, at 1401 W 18th St., also being Lot 4, Key West Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. de la Fuente stated that notice appeared in the Monitor on August 23, 2023, there were twelve (12) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff advised commission that this type of conditional use permit would require a yearly facility inspection and renewal of permit. Staff recommended approval.

Commissioner Forward made motion to close the Public Hearing, seconded by Commissioner Berry. Motion carried.

Commissioner Berry made motion to approve the rezone, seconded by Commissioner Treviño. Motion carried.

D. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 601 N Westgate Dr. also being West Tract E280'-N362'.32'-S457.6' & N55.28'-S95.28'-W74.64'-E280', FT 148 2.42AC GR 2.17Net, Weslaco, Hidalgo County, Texas.

Mrs. de la Fuente stated that notice appeared in the Monitor on August 23, 2023, there were eight (8) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Berry made a motion to close the Public Hearing, seconded by Commissioner Forward. Motion carried.

Commissioner Berry made a motion to approve the conditional use request, seconded by Commissioner Treviño. Motion carried.

E. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's on-Premises Permit at 1400 E Business 83, also being West Tract AN IRR TR W165'-E901,4'-N170.88' FT 641 0.52AC NET, Weslaco, Hidalgo County, Texas.

Mrs. de la Fuente stated that notice appeared in the Monitor on August 23, 2023, there were twelve (12) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Treviño made a motion to close the Public Hearing, seconded by Commissioner Crockett. Motion carried.

Commissioner Treviño made a motion to approve the conditional use request, seconded by Commissioner Crockett. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary and/or Final Plat for Pleasantview Terrace Subdivision being 27.498 acre out North 100 feet of the South 280 feet of South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr.

Mrs. de la Fuente stated the proposed development is an eighty-five (85) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. Applicant is requesting a variance for off-site drainage and has not provided drainage letters of support. Staff recommends approval of the Preliminary and Final Plat with compliance with the ordinance for the variance request.

Commissioner Berry made the motion to approve the Final plat, with the condition that the entrance for lot 13 will be through section L15 and that the final plat is not placed for City Commission consideration until staff has received the letters of support seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration for the Voluntary Annexation of Monte Cielo Subdivision– being a 46.41-acre tract of land out of Farm Tract 214, West Tract Subdivision, Hidalgo County, Texas Located approximately 1,700 ft South of Mile 10N on the east side of Mile 6 ½ West Road.

Mrs. de la Fuente stated the proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply through a 6" waterline and sewer by the City of Weslaco. The proposed development is contiguous to city limit lines. Staff recommends approval.

Commissioner Forward made the motion to approve the annexation, seconded by Commissioner Crockett. Motion carried.

C. Discussion and consideration for the six-month extension of the Final Plat for Mid Valley Estates– being a 40.00-acre tract of Farm Tract 715, The West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 6 North and Mile 6 ½ West.

Ms. De la Fuente stated the proposed one hundred fifty-eight (158) lot subdivision is located outside the City of Weslaco. Final Plat approval is set to expire on June 21, 2023. This is the first 6-month extension request. Project is about 70% completed. Applicant is pending compactions, test for pressure for sewer and water line, mandrel for some part of the sewer line connection to existing manhole, asphalt on streets, and coring asphalt. Engineering has provided an email. Final walk thru was scheduled for September 6, 2023. Staff recommends approval.

Commissioner Berry made the motion to approve the annexation, seconded by Commissioner Crockett. Motion carried.

D. Discussion and consideration for the six-month extension of the Final Plat for South Point Subdivision– being a resubdivision of 12.889 acres being all of lot 2 VBMH Subdivision, and out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83.

Mrs. de la Fuente stated that this item is a proposed seven (7) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on August 17, 2023. This is the 3rd extension. Applicant is pending concrete collars on valves, raising of manholes and hydrants to street level, and coring samples of the asphalt. Staff recommends approval.

Commissioner Berry made the motion to approve the six-month extension seconded by Commissioner Crockett. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:00p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Absent
Randy Summers, Commissioner

Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Absent

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 4, 2023	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Dreamland Estates LLC.	
Subject/Agenda Item: Discussion and consideration to approve rezone 925 E. Sugarcane Dr. also being 1.07 acre tract of land out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on September 20, 2023. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on September 22, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. RZNE-000513-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Farm Tract 58 Block _____
Subdivision Name West Tract Subdivision
Street Address Mile 9 N Rd, Weslaco, Tx 78599
Existing Zoning Residential Existing Land Use VACANT
Proposed Zoning Commercial Proposed Land Use 4-Plex

_____ \$305.00 non-refundable filing fee.
_____ Detailed dimensioned site plan/map must be submitted with this request.
_____ Survey and metes and bounds if the legal description is a portion of a lot.
_____ City and school tax receipts attached.
_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Dreamland Estates LLC Phone 956-447-2000
Address 2900 N. Texas Blvd Suite 201 Fax: 956-447-2003
City Weslaco State Tx Zip Code 78599 E-Mail: dhjjeindy@gmail.com

OWNER

Name Dreamland Estates LLC Phone 956-447-2000
Address 2900 N. Texas Blvd Suite 201 Fax: 956-447-2003
City Weslaco State Tx Zip Code 78599 E-Mail: dhjjeindy@gmail.com

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date 8/23/22
Signature [Signature] Date 8/23/22
Signature _____ Date _____
Owner
Applicant
Authorized Agent

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

September 22, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 4, 2023, and the City Commission will hold a public hearing on October 17, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on October 4, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Dreamland Estates, is requesting to rezone 925 E. Sugarcane Dr. also being 1.07 acre tract of land out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

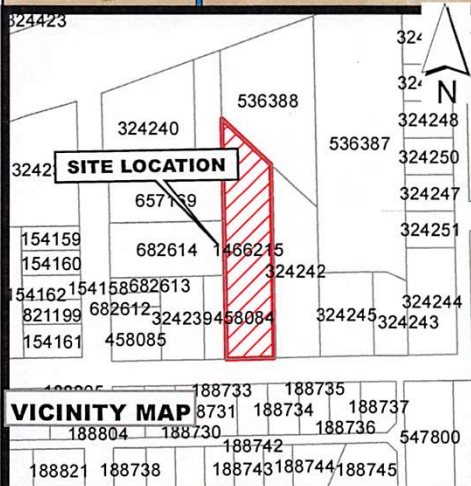
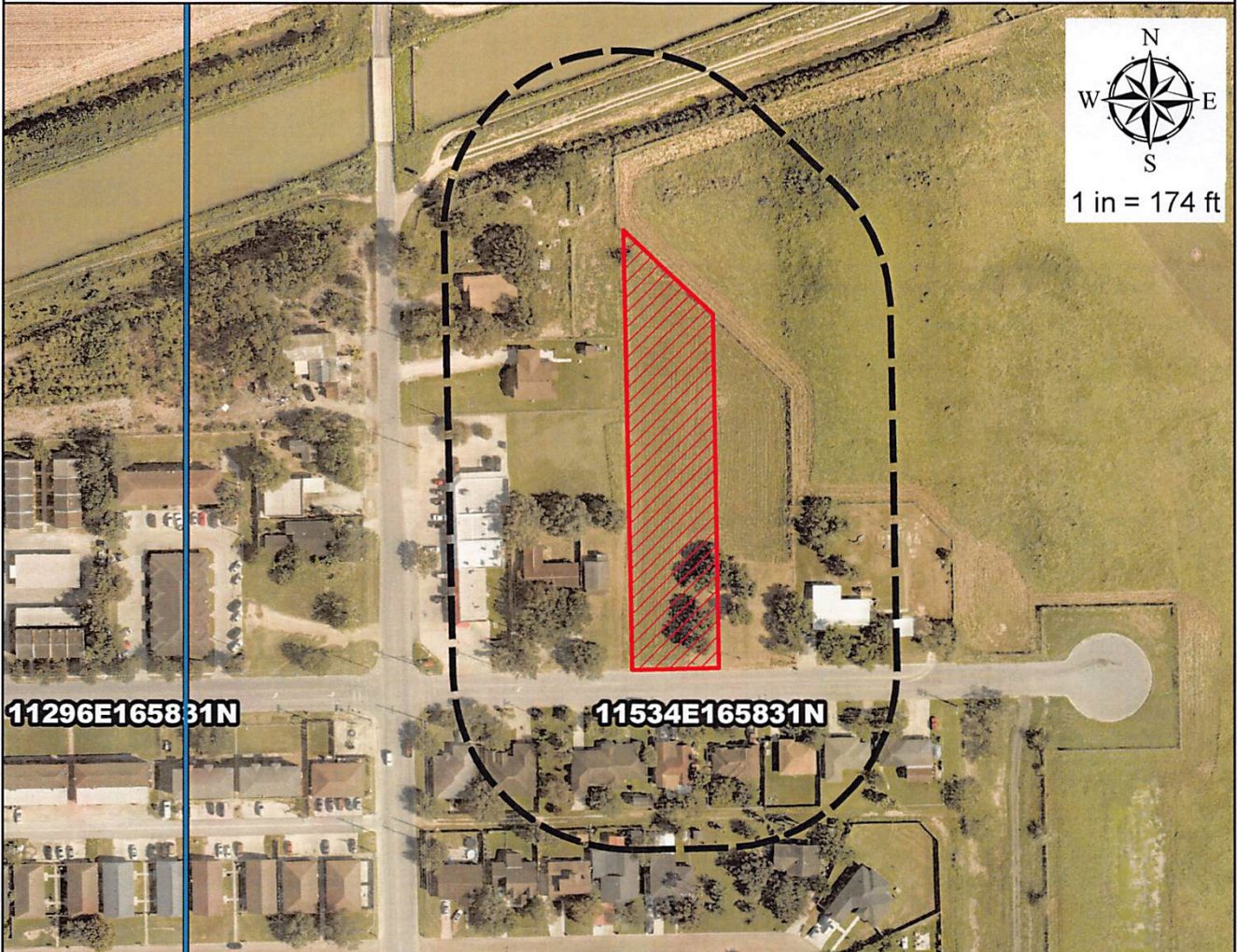
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



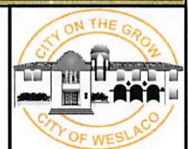
Dreamland Estates LLC
925 E Sugarcane Dr.
West Tract Sub.

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2

Legend

 200FT_BUFFER
 PROPERTY_LINE



City of Weslaco Code Enforcement Dept.

JAN 4, 2023

MORA SYLVIA JARAMILLO PO BOX 969 WESLACO TX 78599	H2150-01-001-0001-00 HERITAGE SQUARE NO.1 LOT 1 BLK 1 906 SUGAR CANE DR	L: 16254 B: 121970
BARRIOS MIGUEL ANGEL VELEZ ETAL 908 E SUGARCANE DR WESLACO TX 78599	H2150-01-001-0002-00 HERITAGE SQUARE NO.1 LOT 2 BLK 1 908 SUGAR CANE DR	L: 15876 B: 130918
JIMENEZ JESUS G 916 E SUGARCANE DR WESLACO TX 78599	H2150-01-001-0003-00 HERITAGE SQUARE NO.1 LOT 3 & 4 BLK 1 916 E SUGAR CANE DR	L: 28577 B: 163434
TIJERINA ROGELIO & KATHY PO BOX 8275 WESLACO TX 78599	H2150-01-001-0005-00 HERITAGE SQUARE NO.1 LOT 5 BLK 1 926 SUGAR CANE DR	L: 15876 B: 87689
TAMEZ RENE 1006 E SUGAR CANE DR WESLACO TX 78599	H2150-01-001-0006-00 HERITAGE SQUARE NO.1 LOT 6 BLK 1 1006 SUGAR CANE DR	L: 15876 B: 101188
TREVINO MANUEL 1012 W SUGAR CANE DR WESLACO TX 78599	H2150-01-001-0007-00 HERITAGE SQUARE NO.1 LOT 7 BLK 1 1012 E SUGAR CANE DR	L: 15876 B: 87236
ALMANZA ELOY 1001 S TICHENOR LANE LA FERIA TX 78559	H2150-01-001-0008-00 HERITAGE SQUARE NO.1 LOT 8 BLK 1 1016 SUGAR CANE DR	L: 15876 B: 87453
BERRONES DORA 1020 E SUGAR CANE DR WESLACO TX 78599	H2150-01-001-0009-00 HERITAGE SQUARE NO.1 LOT 9 BLK 1 1020 SUGAR CANE DR	L: 17514 B: 69639
CASTANEDA VELMA V 915 E WASHINGTON ST WESLACO TX 78599	H2150-01-002-0003-00 HERITAGE SQUARE NO.1 LOT 3 BLK 2 915 WASHINGTON ST	L: 15840 B: 85614
GARZA ANGELINA 921 E WASHINGTON ST WESLACO TX 78599	H2150-01-002-0004-00 HERITAGE SQUARE NO.1 LOT 4 BLK 2 921 WASHINGTON ST	L: 15840 B: 106470
DELGADO JUAN MANUEL 925 E WASHINGTON ST WESLACO TX 78599	H2150-01-002-0005-00 HERITAGE SQUARE NO.1 LOT 5 BLK 2 925 WASHINGTON ST	L: 15840 B: 95222
DELGADO JUAN M & NORMA 925 E WASHINGTON ST WESLACO TX 78599	H2150-01-002-0006-00 HERITAGE SQUARE NO.1 LOT 6 BLK 2 1003 WASHINGTON ST	L: 15840 B: 422

City of Weslaco Code Enforcement Dept.

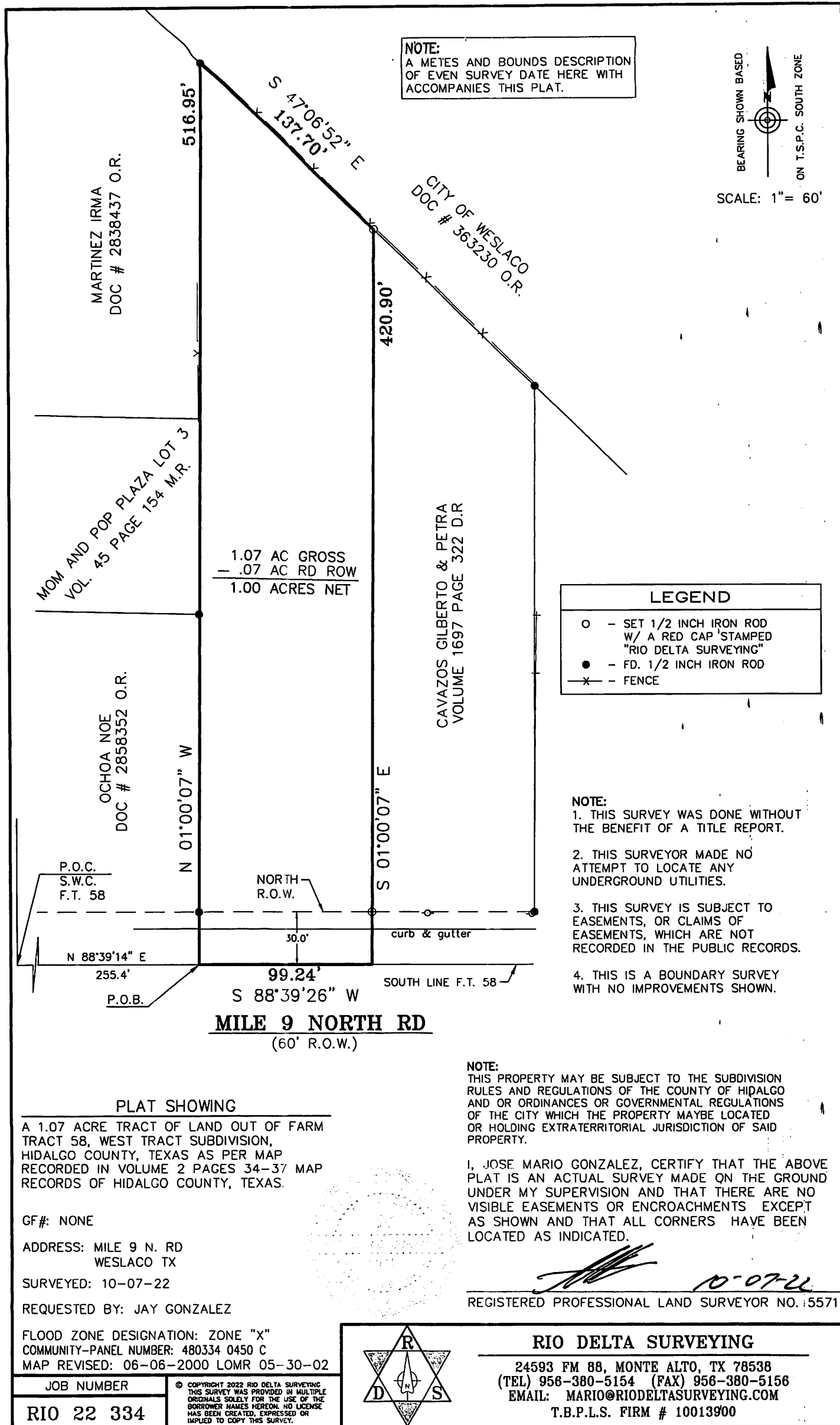
JAN 4, 2023

ESQUIVEL ANDRES & CIRILA R 1009 E WASHINGTON ST WESLACO TX 78599	H2150-01-002-0007-00 HERITAGE SQUARE NO.1 LOT 7 BLK 2 1009 WASHINGTON ST	L: 17424 B: 73163
UGALDE RAUL 3404 ROSEWOOD DR WESLACO TX 78599	M5655-00-000-0001-00 MOM AND POP PLAZA LOT 1 2504 N BRIDGE AVE	L: 9090 B: 40956
UGALDE RAUL 3404 ROSEWOOD DR WESLACO TX 78599	M5655-00-000-0002-00 MOM AND POP PLAZA LOT 2 2504 N BRIDGE AVE	L: 9090 B: 40994
CASURB LLC 2504 N BRIDGE AVE WESLACO TX 78599	M5655-00-000-0003-00 MOM AND POP PLAZA LOT 3 2504 N BRIDGE AVE	L: 133563 B: 47300
OCHOA NOE 329 E MILE 11 WESLACO TX 78599	W3800-00-058-0000-01 WEST TRACT S200.88'-E80'-W211' OF FT 0.31AC NET A/K/A TRACT 2 915 E SUGAR CANE DR	L: 24643 B: 45078
ALANIS JOSE 2600 N BRIDGE AVE WESLACO TX 78599	W3800-00-058-0000-02 WEST TRACT NW1AC FT 58 2600 N BRIDGE AVE	L: 31329 B: 41752
CAVAZOS GILBERTO & PETRA 204 PENA AVE WESLACO TX 78599	W3800-00-058-0000-05 WEST TRACT-S1.84AC AN IRR FT 58 1.84AC GR 1.71AC NET 0 E SUGAR CANE DR	L: 66965 B: 0
SAENZ RUBEN 7920 N MILE 4 W MERCEDES TX 78570	W3800-00-058-0000-06 WEST TRACT-SE 0.35AC-E3AC-W9.77AC 0 MILE 9 N	L: 21334 B: 0
SAENZ HECTOR & ROSALINDA 1013 E SUGAR CANE DR WESLACO TX 78599	W3800-00-058-0000-08 WEST TRACT 0.50AC-SW3AC-W9.77AC FT	L: 30705 B: 37831
ALI SARWAT AAA REO GRAND VALLEY REALTY INC 1305 E 11TH ST MERCEDES TX 78570	W3800-00-058-0000-19 WEST TRACT S140.11'-W131.01' OF FT 58 25AC NET A/K/A TRACT 3 0 SUGAR CANE	L: 32670 B: 59696
OCHOA NOE 329 E MILE 11 N WESLACO TX 78599	W3800-00-058-0000-20 WEST TRACT S200.88'-E44.4'-W255.4' OF GR 0.17AC NET A/K/A TRACT 1 0 E SUGAR CANE DR	L: 13500 B: 0
MARTINEZ IRMA 2520 N BRIDGE AVE WESLACO TX 78599	W3800-00-058-0000-21 WEST TRACT 0.738AC BNG IRR 5.40' & -N246'-E49.62'-W270.62' FT 58 0 SUGAR CANE	L: 29774 B: 115776

City of Weslaco Code Enforcement Dept.

JAN 4, 2023

CITY OF WESLACO	W3800-00-058-0000-25	L: 70701
255 S KANSAS AVE	WEST TRACT-N2.15AC AN IRR	B: 0
WESLACO TX 78596	15AC NET	
	0 MILE 9 N	
CITY OF WESLACO	W3800-00-058-0000-26	L: 38145
255 S KANSAS AVE	WEST TRACT-N1.16AC AN IRR	B: 0
WESLACO TX 78596	FT 58 1.16AC NET	
	0 SUGAR CANE	





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 4, 2023	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Parma Ventures LLC.	
Subject/Agenda Item: Discussion and consideration to rezone 3640 N Texas Blvd., also being 36.53-acre tract out of Farm Tract 109 and 110, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on September 20, 2023. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on September 22, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends denial based on 2045 zone map identifies area for commercial use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

RZNE-000504-2023
FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block 109 & 110

Subdivision Name West and Adams Tract Subdivision

Street Address 3640 N Texas Blvd

Existing Zoning One family dwelling Existing Land Use None

Proposed Zoning R-2 Duplex and Apartment District Proposed Land Use _____

_____ \$305.00 non-refundable filing fee.

_____ Detailed dimensioned site plan/map must be submitted with this request.

_____ Survey and metes and bounds if the legal description is a portion of a lot.

_____ City and school tax receipts attached.

_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Parma Ventures LLC Phone (956) 340-4633

Address 4900 N 10th St. Ste. B9 Fax: (956) 627-4278

City McAllen State TX Zip Code 78504 E-Mail: management@troyocg.net

OWNER

Name Parma Ventures LLC Phone (956) 340-4633

Address 4900 N 10th St. Ste. B9 Fax: (956) 627-4278

City McAllen State TX Zip Code 78504 E-Mail: management@troyocg.net

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 8/4/2023

Signature _____ Date 8/4/2023

Signature _____ Date 8/4/2023

Owner
Applicant
Authorized Agent

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

September 22, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 4, 2023, and the City Commission will hold a public hearing on October 17, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on October 4, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

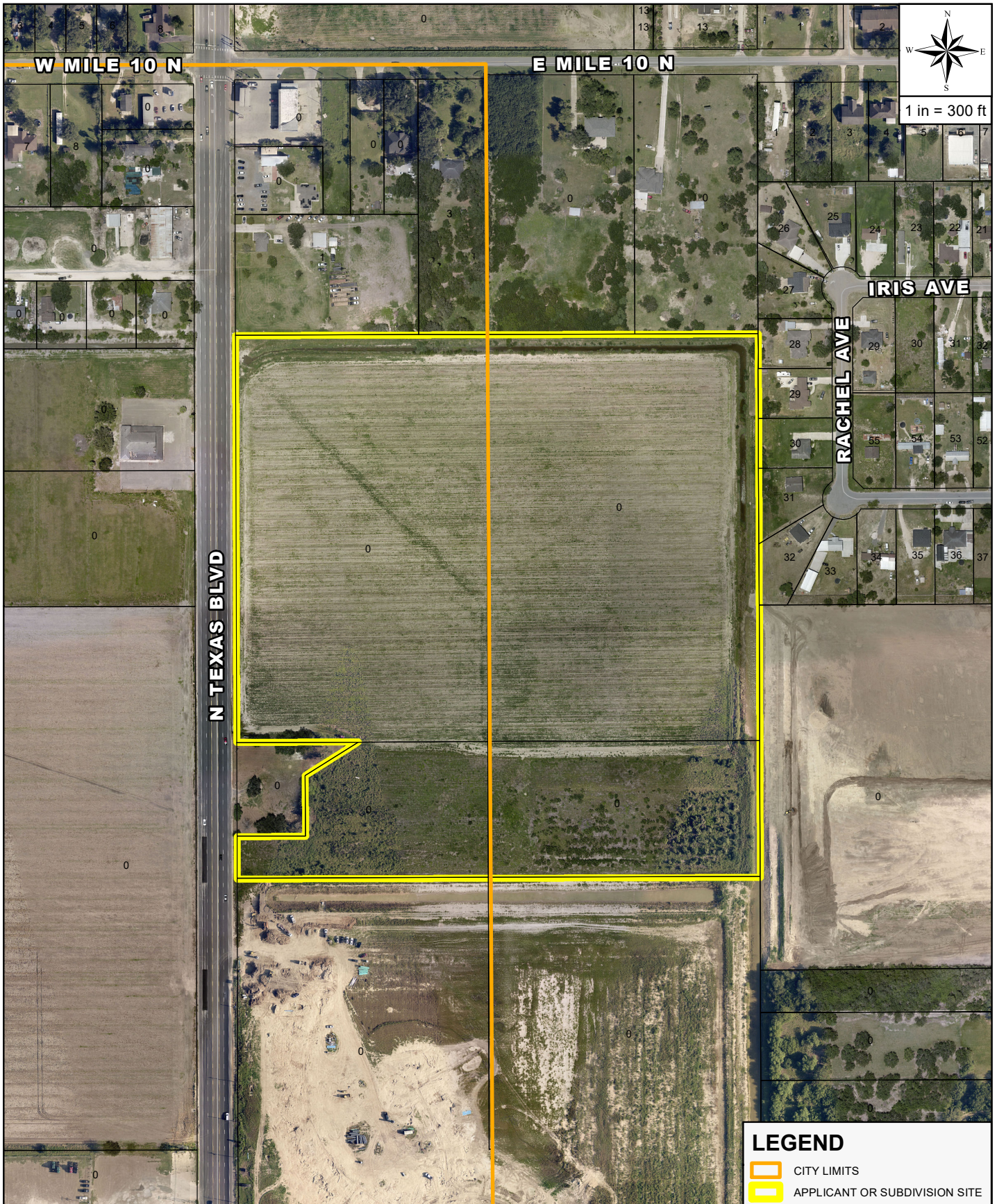
Parma Ventures LLC., is requesting to rezone 3640 N Texas Blvd., also being 36.53-acre tract out of Farm Tract 109 and 110, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

3640 N TEXAS BLVD

PROP_ID	OBJECTID	file_as_na
716201	262398	MORALES ELIBETH
716200	262397	VARGAS PEDRO A & GEMA G ORTEGA
716199	262396	ZAPATA EDGAR E
716198	262395	SALINAS MAYRA MARLEN
716197	262394	SIERRA ARTURO
324451	139377	DIAZ ROSALIO & VELMA
324727	139541	GARCIA ROEL & NORMA L
324724	139539	PAYNE EDWIN M
324452	139378	CABRERA ZACARIAS & SAN JUANA
324721	139537	PAYNE E M & PAYNE ESTATES LLC
658938	224119	PENA ERNESTO & SAN JUANITA M
658937	224118	SUSTAITA MA ALEJANDRA
658936	224117	ROMAN JUANA L
324437	139369	88 PROPERTIES LLC
500161	149636	88 PROPERTIES LLC
324416	139353	CAMPOS DE ORO LP
702506	252011	GARCIA JEREMY LEE
344514	144910	CABANAS ALEJANDRO
344516	144911	PEREZ RAUL JR & MARIA D
324443	139373	SANTOS VILLANUEVA INVESTMENTS LLC
324442	139372	PARMA VENTURES LLC
324445	139374	PARMA VENTURES LLC
1185899	312735	PARMA VENTURES LLC

addr_line1	addr_line2	addr_line3
NULL	1013 N GUADALUPE ST	
NULL	707 CHARLOTTE AVE	
NULL	3813 RAQUEL AVE	
NULL	3817 RACHEL AVE	
NULL	318 DE LOS SANTOS AVE	
NULL	342 E MILE 10 N	
NULL	PO BOX 908	
NULL	1201 S TEXAS BLVD	
NULL	420 E MILE 10 N	
NULL	2401 E BUSINESS 83	
NULL	3825 RACHEL AVE	
CARLOS C & EVANGELINA RODRIGUEZ	3905 IRIS AVE	
NULL	505 IRIS ST	
NULL	PO BOX 29	
NULL	PO BOX 29	
	11410 N FM 493	
NULL	3815 N TEXAS BLVD	
NULL	1019 HONEY TREE	
NULL	210 E MILE 10 N	
NULL	414 W MILE 10 RD	
	4900 N 10TH ST STE B9	
	4900 N 10TH ST STE B9	
	4900 N 10TH ST STE B9	

addr_city	addr_state	addr_zip
WESLACO	TX	78599-4164
WESLACO	TX	78599-4064
WESLACO	TX	78599-3727
WESLACO	TX	78599-3727
WESLACO	TX	78599-4053
WESLACO	TX	78599-9502
WESLACO	TX	78599-0908
WESLACO	TX	78596-7068
WESLACO	TX	78599-8679
WESLACO	TX	78596-8344
WESLACO	TX	78599-3727
WESLACO	TX	78599-2330
WESLACO	TX	78599-3732
WESLACO	TX	78599-0029
WESLACO	TX	78599-0029
DONNA	TX	78537-5084
WESLACO	TX	78599-8700
WESLACO	TX	78596-7234
WESLACO	TX	78599-9533
WESLACO	TX	78599-2957
MCALLEN	TX	78504-2987
MCALLEN	TX	78504-2987
MCALLEN	TX	78504-2987

legal_desc

WES-TEX PH 2 LOT 33

WES-TEX PH 2 LOT 32

WES-TEX PH 2 LOT 31

WES-TEX PH 2 LOT 30

WES-TEX PH 2 LOT 29

WEST TRACT W330'-E660'-N660' FT 110 5AC GR 4.77AC NET

WEST TRACT-E2.5AC-N5AC-S10.50AC-N21.68AC FT 174 2.50AC NET

WEST TRACT-THE S627' ACRES OF FARM TRACT 174 20.0AC GR 19.71AC NET

WEST TRACT E330'-N660' FT 110 5AC GR 4.77AC NET

WEST TRACT-THE WEST 20 ACRES OF FARM TRACT 173 20 ACRES NET

WES-TEX PH 1 LOT 28

WES-TEX PH 1 LOT 27

WES-TEX PH 1 LOT 26

WEST TRACT E10AC-N20AC FT 108 & E10AC-S20AC FT 109 20AC NET

WEST TRACT W10AC-N20ACS FT 108 & W10ACS-S20ACS FT 109 20AC NET

WEST TRACT N880' FT 104 26.657AC GR 26.06AC NET

WEST TRACT E191'-S181'-N693' FT 174 .79AC GR .58AC NET

MEADOW OAKS ESTATES LOT 1 - AMENDED

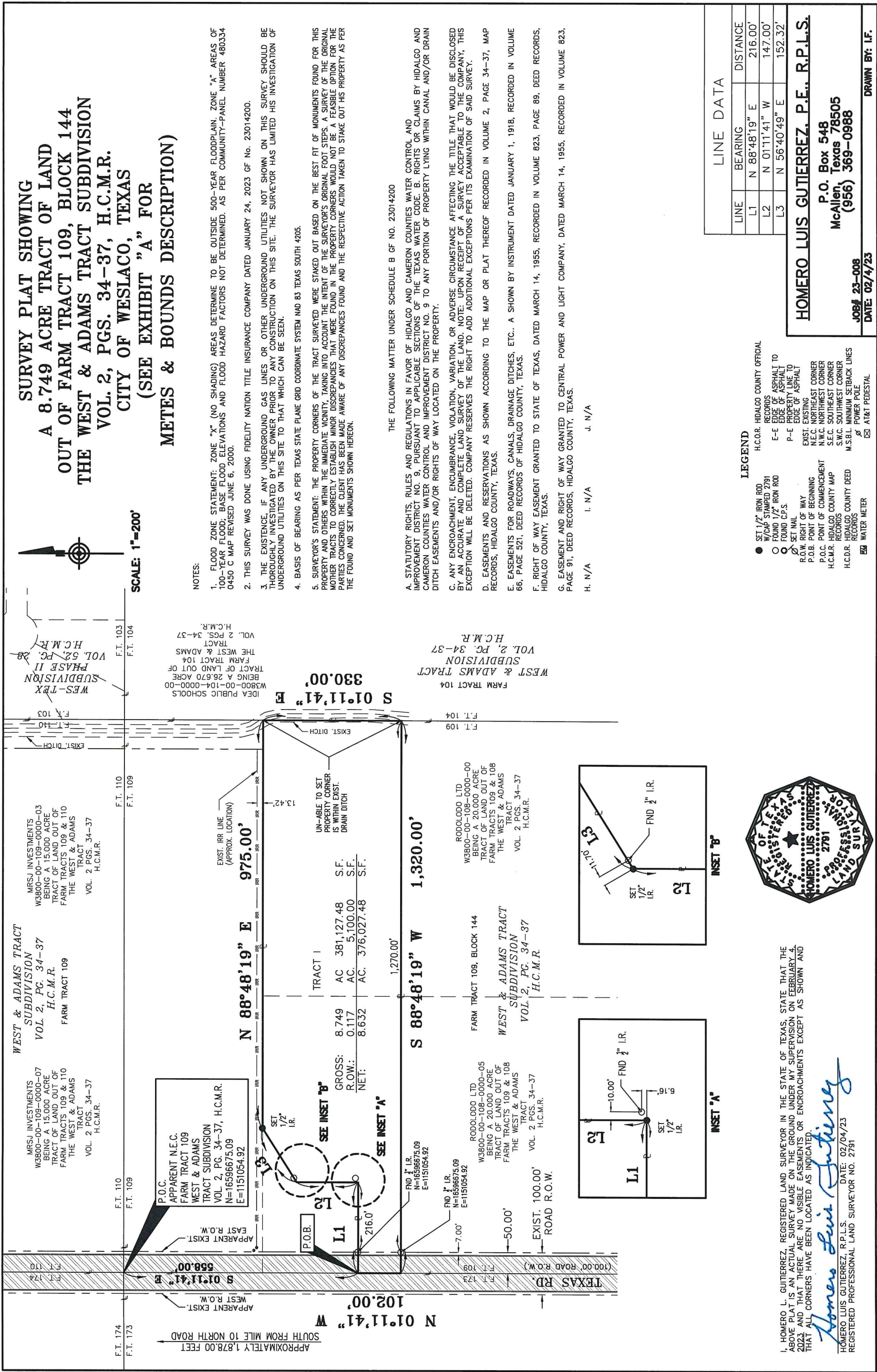
MEADOW OAKS ESTATES LOT 3

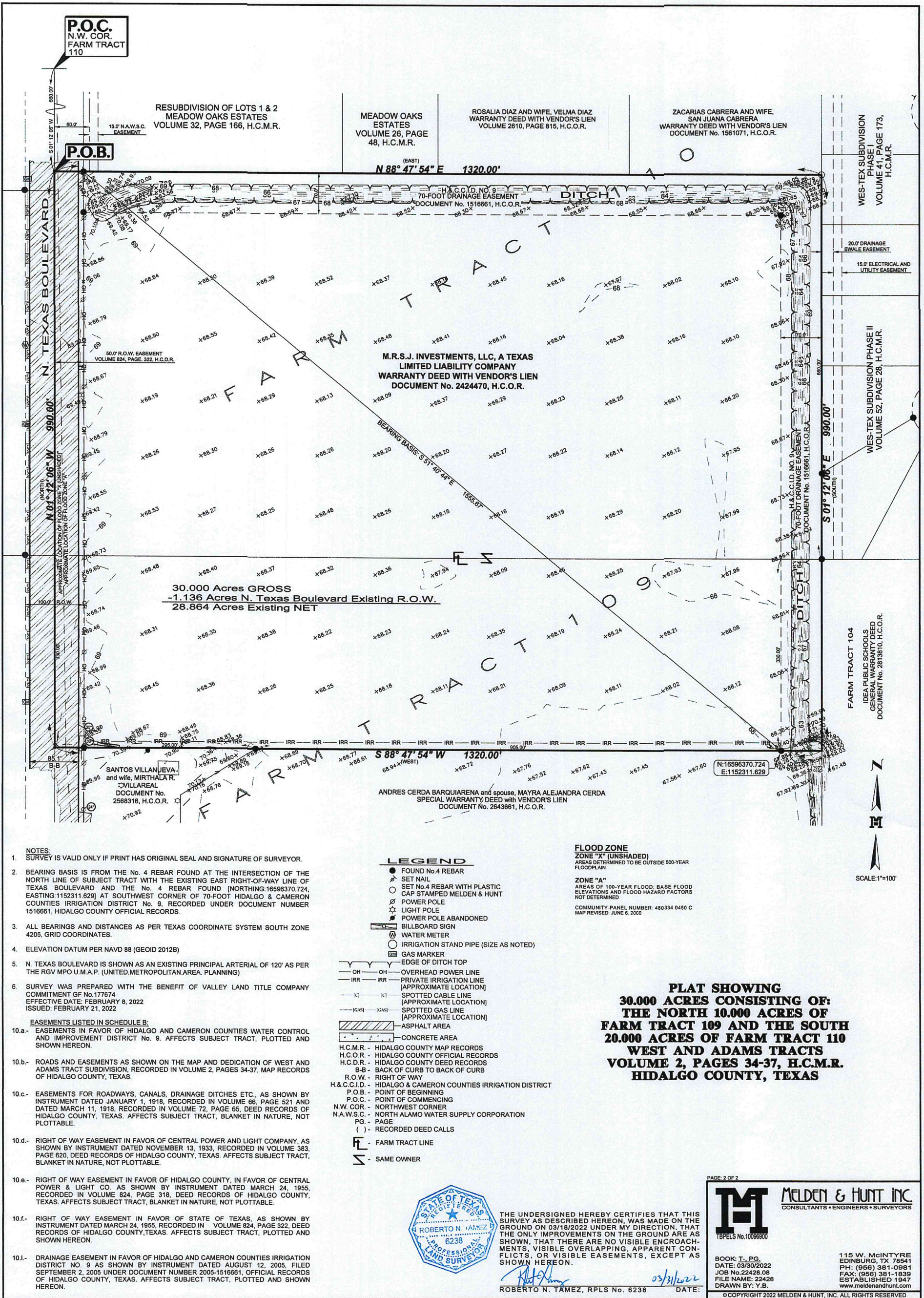
WEST TRACT AN IRR TR S228'-N558'-W345' FT 109 1.25AC GR 1.00AC NET

WEST TRACT AN IRR TR S330'-N660'-W660' FT 109 3.63AC NET

WEST TRACT N330' FT 109 & S660' FT 110 30AC GR 28.86AC NET

WEST TRACT BNG AN IRR TR S330'-N660'-E660' FT 109 5.0AC NET







Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 4, 2023	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Jerry OBryant.	
Subject/Agenda Item: Discussion and consideration to approve rezone 1801 S Border also being Lot 3, J. Murray Hooke Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on September 20, 2023. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on September 22, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on surrounding land use and 2045 zone map.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. RZNG-000512-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 3 Block

Subdivision Name J Murray Hooks Subdivision

Street Address 1801 South Border

Existing Zoning R-1 Existing Land Use Residence

Proposed Zoning R-2* Proposed Land Use Multi family

☒ \$305.00 non-refundable filing fee.

☒ Detailed dimensioned site plan/map must be submitted with this request.

☒ Survey and metes and bounds if the legal description is a portion of a lot.

☒ City and school tax receipts attached.

☒ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Jerry O'Bryant Phone (956) 324-2042

Address 7416 El Dorado Ct Fax:

City Laredo State TX Zip Code 78041 E-Mail: Jerry-obryant@yahoo.com

OWNER

Name Jerry O'Bryant Phone (956) 324-2042

Address 238 Lake Howell Fax:

City Laredo State TX Zip Code 78041 E-Mail: Jerry-obryant@yahoo.com

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date 8/22/23

Owner

Signature [Signature] Date 8/22/23

Applicant

Signature Date

Authorized Agent

INV-00014665

STAFF USE ONLY

Accepted By _____ P _____ Received By _____ Date _____ Paid _____

Notice of Public Hearing Sent _____
200' of Proposed Site _____
CITY OF WESLACO
956-968-3181 Owners within _____ Date _____

P & Z Notice of Public Hearing _____
REF#: _____ Date _____
PAID BY: _____

City Commission Notice of Public Hearing _____
ACCT #: XXXX-XXXX-XXXX-6853
AUTH #: 206699
TRAN #: 000000003456
TYPE: PURCHASE
Date _____

Presented to P & Z Commission _____
Approved _____ Disapprove _____
TRAN: 800.0000 ENERGY PAYMENT
INV-00014665 305.00CR

Presented to City Commission _____
Approved _____ Disapprove _____
O'BRYANT, JERRY
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

Ordinance No. _____
TENDERED: 305.00 CREDIT CARD
APPLIED: 305.00-
CHANGE: 0.00

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

September 22, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 4, 2023, and the City Commission will hold a public hearing on October 17, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on October 4, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Jerry OBryant is requesting to rezone 1801 S Border also being Lot 3, J. Murray Hooke Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

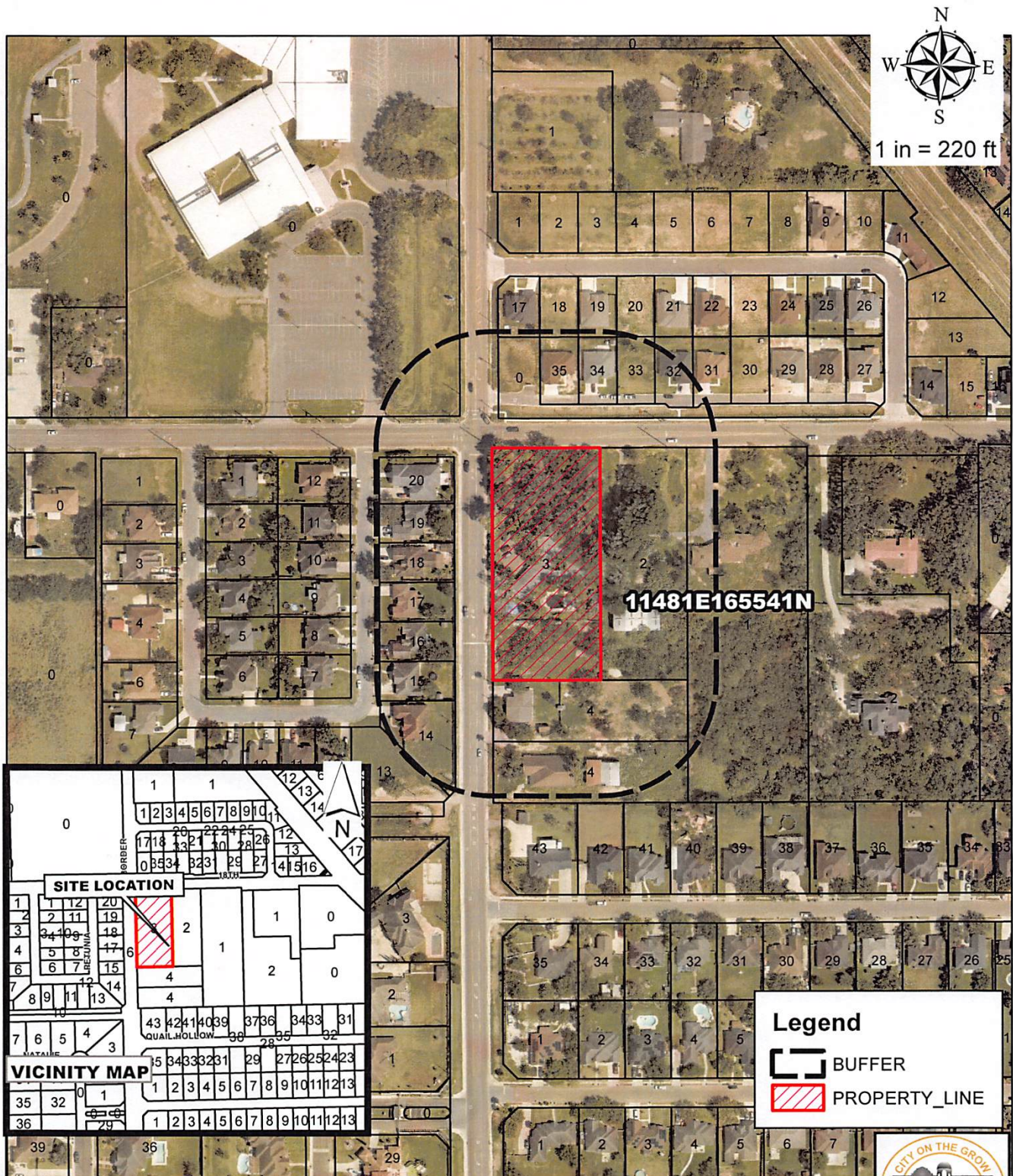
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



Jerry obryant
1801 S border
JMurray hooks lot 3

Purpose for the Rezone Request
Existing zoning: R-1
Existing land use: RESIDENCE
Prop Zone: R-2

City of Weslaco Code Enforcement Dept.

SEP 6, 2023

OLVERA ROGELIO & MARIA PO BOX 4237 HOUSTON TX 77210	H4350-00-000-0001-00 J. MURRAY HOOKE LOT 1 715 W 18TH ST	L: 99317 B: 139901
OLVERA ROGELIO & MARIA PO BOX 4237 HOUSTON TX 77210	H4350-00-000-0002-00 J. MURRAY HOOKE LOT 2 0 W 18TH ST	L: 76840 B: 37809
O'BRYANT GLORIA JOHN DERENDINGER 1801 S BORDER AVE WESLACO TX 78596	H4350-00-000-0003-00 J. MURRAY HOOKE LOT 3	L: 76274 B: 216312
PARRA PEDRO A 1923 S BORDER AVE WESLACO TX 78596	H4350-00-000-0004-00 J. MURRAY HOOKE N106.15' LOT 4 0.88AC T 1923 S BORDER AVE	L: 32147 B: 87808
AGUIRRE ANGEL A & MARY LOU 1923 S BORDER AVE WESLACO TX 78596	H4350-00-000-0004-05 J. MURRAY HOOKE S106.15' LOT 4 1923 S BORDER AVE	L: 34500 B: 138091
RAMIREZ ALICIA MARTINA 2400 S OHIO AVE WESLACO TX 78596	S6952-01-002-0013-00 SUN VALLEY UT NO. 1 LOT 13 BLK 2 - 901 19TH ST	L: 48655 B: 0
RAMIREZ NORMA 2400 S OHIO AVE WESLACO TX 78596	S6952-01-002-0014-00 SUN VALLEY UT NO. 1 LOT 14 BLK 2 - 1901 PETUNIA AVE	L: 54238 B: 169014
MILLER ALLEN I & DIANA E BUENO 1821 SOUTH PETUNIA AVE WESLACO TX 78596	S6952-01-002-0015-00 SUN VALLEY UT NO. 1 LOT 15 BLK 2 1821 PETUNIA AVE	L: 32708 B: 140116
PENBROOK JAMES G & YOLANDA R 1817 S PETUNIA AVE WESLACO TX 78596	S6952-01-002-0016-00 SUN VALLEY UT NO. 1 LOT 16 BLK 2 1817 PETUNIA AVE	L: 32708 B: 130192
ACEVEDO OSCAR & LISA 1813 S PETUNIA AVE WESLACO TX 78596	S6952-01-002-0017-00 SUN VALLEY UT NO. 1 LOT 17 BLK 2 1813 PETUNIA AVE	L: 32708 B: 123595
CALDERON LAZARO H & CYNTHIA R 1809 S PETUNIA AVE WESLACO TX 78596	S6952-01-002-0018-00 SUN VALLEY UT NO. 1 LOT 18 BLK 2 1809 PETUNIA AVE	L: 32708 B: 166778
CONTRERAS STEVEN & BELINDA 1805 S PETUNIA AVE WESLACO TX 78596	S6952-01-002-0019-00 SUN VALLEY UT NO. 1 LOT 19 BLK 2 1805 PETUNIA AVE	L: 32708 B: 132254

City of Weslaco Code Enforcement Dept.

SEP 6, 2023

AGUILAR ADAN 1801 S PETUNIA AVE WESLACO TX 78596	S6952-01-002-0020-00 SUN VALLEY UT NO. 1 LOT 20 BLK 2 1801 PETUNIA AVE	L: 38480 B: 219690
WESLACO IND SCHOOL DIST PO BOX 266 WESLACO TX 78599	W3800-00-668-0000-00 WEST TRACT FT 668-E 20AC 18.79AC NET 910 W 18TH ST	L: 462234 B: 6015000
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	C4660-00-000-0000-00 CITRUS 674 0.54AC FOR DRAINAGE AREA	L: 4705 B: 0
TOBIAS VANESSA 815 W 17TH ST WESLACO TX 78596	C4660-00-000-0017-00 CITRUS 674 LOT 17	L: 34789 B: 139829
HOMES BY CAROL LLC 802 GROSBEAK AVE HIDALGO TX 78557	C4660-00-000-0018-00 CITRUS 674 LOT 18	L: 32571 B: 0
BAUTISTA HENRY JR & PRISCILLA 807 W 17TH ST WESLACO TX 78596	C4660-00-000-0019-00 CITRUS 674 LOT 19	L: 32571 B: 138779
GARZA JESUS EMMANUEL 803 W 17TH ST WESLACO TX 78596	C4660-00-000-0020-00 CITRUS 674 LOT 20	L: 32571 B: 67797
GONZALEZ ISRAEL V 710 W 18TH ST WESLACO TX 78596	C4660-00-000-0031-00 CITRUS 674 LOT 31	L: 36300 B: 156568
LAZARO CESAR JR & KAYLA 714 W 18TH ST WESLACO TX 78596	C4660-00-000-0032-00 CITRUS 674 LOT 32	L: 37245 B: 154124
CASAS ADAL MANUEL MENDOZA 802 W 18 TH ST WESLACO TX 78596	C4660-00-000-0033-00 CITRUS 674 LOT 33	L: 35983 B: 0
COVARRUBIAS STEPHANIE SELENA 806 W 18TH ST WESLACO TX 78596	C4660-00-000-0034-00 CITRUS 674 LOT 34	L: 35983 B: 169945
GARZA CRYSTAL T & SILVESTRE JR 810 W 18TH ST WESLACO TX 78596	C4660-00-000-0035-00 CITRUS 674 LOT 35	L: 35983 B: 153936

RZN E - 000512 - 2023

ARANDA & ASSOCIATES

LAND SURVEY COMPANY

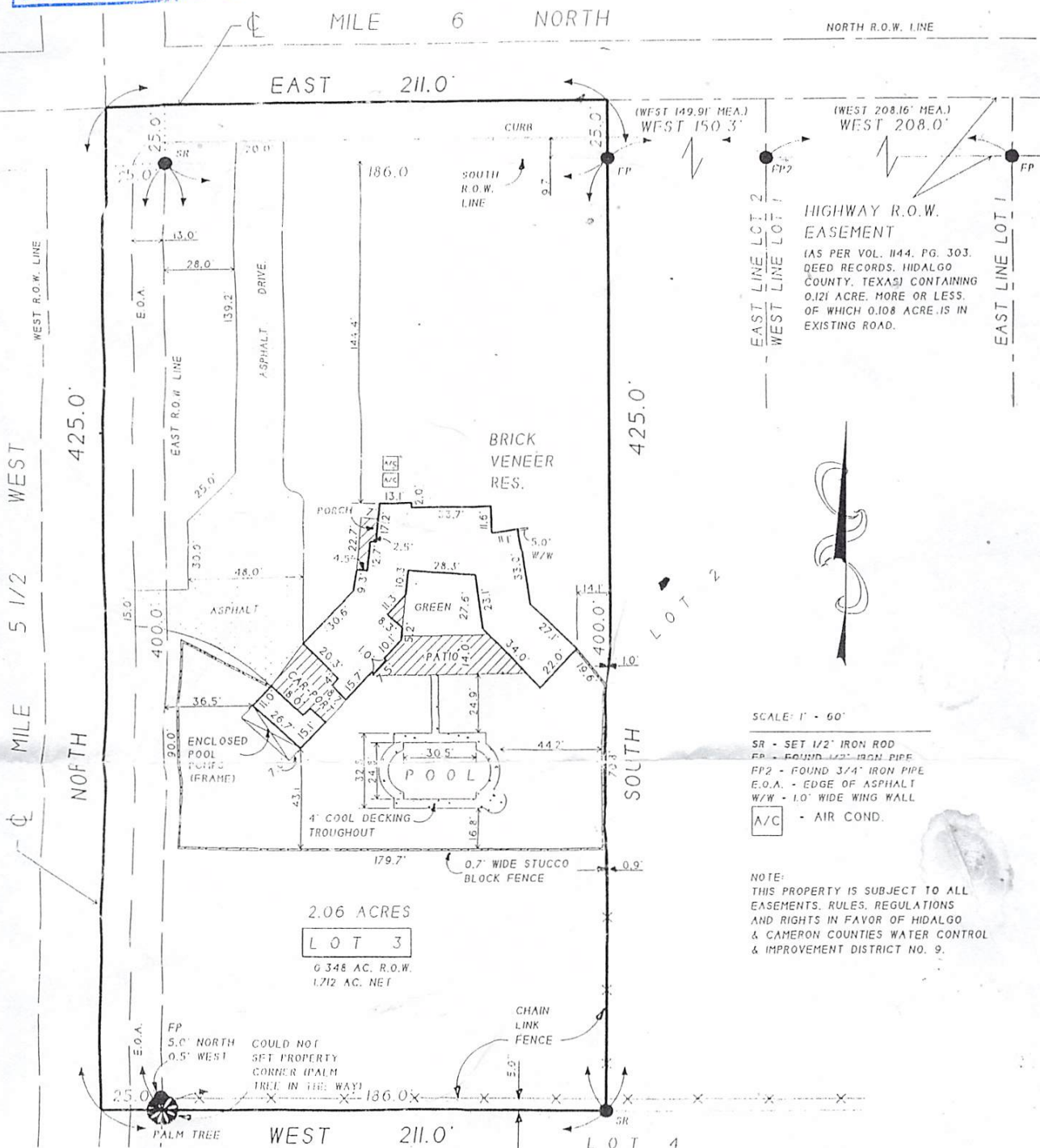
McALLEN, TEXAS

(210) 631-0944

RECEIVED

AUG 23 2023

BY:



The flood zone designation for this property is zone 'B' which are 'Areas between the 100-year flood and the 500-year flood; or areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood' as per F.E.M.A's Flood Insurance Rate Map Panel No. 480334 0525 B.

This plat is a true and correct representation of a survey made on the ground of property located at: 1801 SOUTH BORDER (S.E. CORNER OF MILE 6 NORTH ROAD & MILE 5 1/2 WEST ROAD) in HIDALGO COUNTY Texas, described as follows: LOT THREE (3), J. MURRY HOOKE SUBDIVISION OF THE WEST 2.35 ACRES OF THE NORTH 19.0 ACRES OF FARM TRACT 741, OF THE WEST TRACT SUBDIVISION OUT OF THE LLANO GRANDE GRANT OF LAND, in HIDALGO COUNTY Texas, as per map or plat thereof recorded in VOLUME 10, PAGE 30, of the map records of HIDALGO COUNTY, Texas

For:



I, James Aranda, a Registered Professional Land Surveyor, do hereby certify the above foregoing plat to be a true and correct representation of the land as surveyed on the ground under my direction.

James Aranda R.P.L.S. #4442

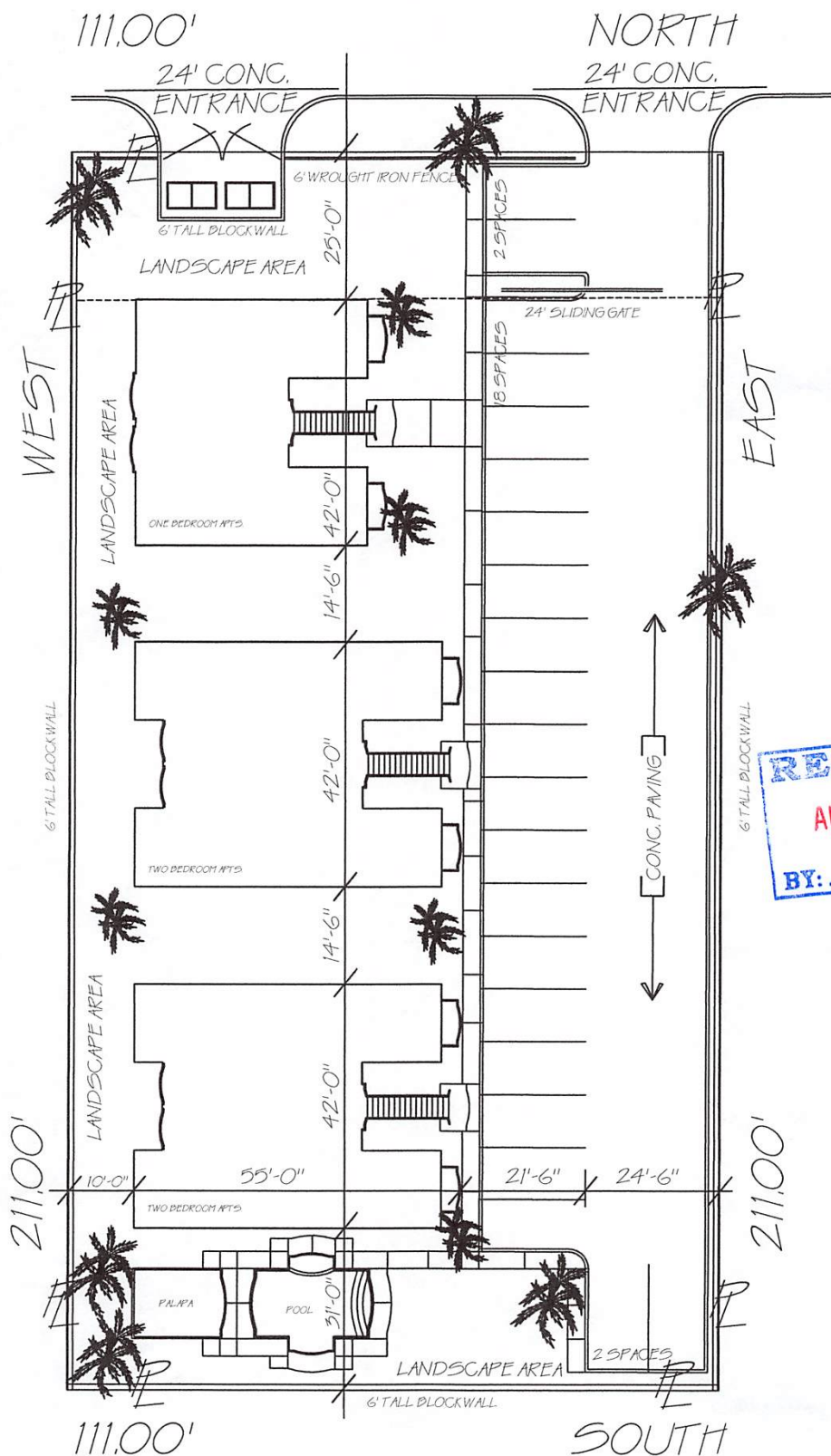
SURVEYED: July 27, 1993

JOB NO. 93-607

VISUAL INSPECTION, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY

R2NG-000512-2023

SOUTH BORDER



RECEIVED
AUG 23 2023
BY:

SITE PLAN

SCALE: 1"=20'-0"



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 4, 2023	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Tortilleria & Carniceria Progreso, LLC.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 2717 W Business 83 also being Lot 6 Blk 1, Westview Estates Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on September 20, 2023. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on September 22, 2023.	
Staff recommendation for Commission's Action: Staff recommends approval of the Conditional Use permit.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. USE-000818-2023

PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested:

Lot 6 Block 1

Subdivision Name WESTVIEW ESTATES SUBDIVISION

Street Address 2717 W Business 83, Weslaco, TX 78599

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Meat Market selling wine & beer to go

What, if anything, is planned to minimize the impact on the surrounding land uses: _____

- ☒ \$300.00 non-refundable filing fee.
☒ Detailed dimensioned site plan/map must be submitted with this request.
☒ Survey and metes and bounds if the legal description is a portion of a lot.
☒ City and school tax receipts attached.
☒ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Tortilleria & Carniceria Progreso, LLC Phone 956-246-8898

Address 3404 Rosewood Drive Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: raul_ugalde@hotmail.com

OWNER

Name Tortilleria & Carniceria Progreso, LLC Phone 956-246-6898

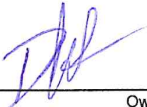
Address 3404 Rosewood Drive Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: SAME

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes _____ No X

I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 07/17/2023
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

Accepted By _____	CITY OF WESLACO 956-968-3181	Date Paid _____
Notice of Public Hearing 200' of Proposed Site	***** REPRINT RECEIPT***** REC#: 03071142 8/25/2023 3:12 PM OPER: SS TERM: 040 REF#:	Date _____
P & Z Notice of Public Hearing	PAID BY: _____	Date _____
City Commission Notice in Newspaper	ACCT #: XXXX-XXXX-XXXX-7549 AUTH #: 046735 TRAN #: 000000003474 TYPE: PURCHASE	Date _____
Presented to P & Z Commission Approved _____ Disapproved _____	TRAN: 800.0000 ENERGOV PAYMENT INV-00014702 305.00CR TORTILLERIA & CARNICERIA PROGR CAINVOICEFEE 300.00CR CAINVOICEFEE 5.00CR	Date _____
Presented to City Commission Approved _____ Disapproved _____	TENDERED: 305.00 CREDIT CARD APPLIED: 305.00-	Date _____
	CHANGE: 0.00	

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

September 22, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 4, 2023, and the City Commission will hold a public hearing on October 17, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on October 4, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Tortilleria & Carniceria Progreso, LLC is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 2717 W Business 83 also being Lot 6 Blk 1, Westview Estates Subdivision, Weslaco, Hidalgo County, Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

STATEMENT for Request of a Conditional Use Permit for a Meat Market& Tortilleria

Tortilleria & Carniceria Progreso, LLC D/B/A Tortilleria & Carniceria Progreso

2717 W Business 83, Weslaco, Texas 78599

(956) 956-246-8898

Tortilleria & Carniceria Progreso is owned by Tortilleria & Carniceria Progreso, LLC operated by Raul Ugalde d/b/a Tortilleria & Carniceria Progreso located at 2717 W Business 83, Weslaco, Hidalgo County, Texas 78599

This Meat Market will be managed by Raul Ugalde who is the Managing Member of this business.

The Business will operate seven days a week and will be open:

Monday to Sunday 07:00 AM till 12:00 Midnight

We will employ approximately six (6) employees including wait staff, cashiers, and janitorial staff.

We feel we operate a First-Class Meat Market & Tortilleria with top quality meats and tortillas and we have built a new building affording a comfortable atmosphere resulting in a professional and positive shopping experience. Customers, Family, Friends, and guests can visit our facility to enjoy our new building. Our store will offer Domestic and Imported Beer, Wine and Wine Coolers, Beverage refreshments, cold bottled water, mineral water, and different various snacks.

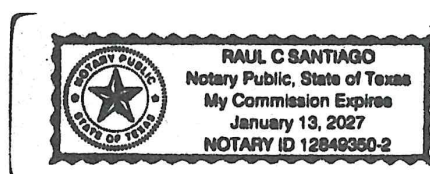
All our Alcoholic Beverage sales will be to go only with No on-premise consumption permitted on our property.

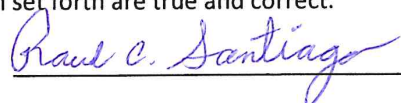
We will have adequate parking for our guests.



Raul Ugalde

Before me, the undersigned authority, on this 21 day of August, 2023, the person whose name is signed to the forgoing document personal appeared and duly sworn by me, states under oath that he has read the said document and that all the facts therein set forth are true and correct.





Notary Public in and for the state of Texas



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

OFF-PREMISE PREQUALIFICATION PACKET

L-OFF (10/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original			
☐ Reinstatement		☐ Reinstatement and Change of Trade Name License/Permit Number _____	
☐ Change of Location		☐ Change of Location and Trade Name License/Permit Number _____	
2. Type of Off-Premise License/Permit			
☒ BQ Wine and Beer Retailer's Off-Premise Permit		☐ LP Local Distributor's Permit	
☐ BF Beer Retail Dealer's Off-Premise License		☐ E Local Cartage Permit	
☐ P Package Store Permit		☐ ET Local Cartage Transfer Permit	
☐ Q Wine Only Package Store Permit		☐ PS Package Store Tasting Permit	
3. Indicate Primary Business at this Location			
☐ Grocery/Market		☐ Convenience Store without Gas	
☐ Liquor Store		☒ Miscellaneous <u>Meat Market</u>	
☐ Convenience Store with Gas			
4. Trade Name of Location (Name of store, business, etc.) Tortilleria & Carniceria Progreso			
5. Location Address 2717 W Business 83			
City Weslaco		County Hidalgo	State TX Zip Code 78599
6. Mailing Address 3404 Rosewood Drive		City Weslaco	State TX Zip Code 78599
7. Business Phone No. 956-246-8898 (cell)	Alternate Phone No.	E-mail Address raul_ugalde@hotmail.com	

OWNER INFORMATION

8. Type of Owner		
☐ Individual	☐ Corporation	☐ City/County/University
☐ Partnership	☒ Limited Liability Company	☐ Other _____
☐ Limited Partnership	☐ Joint Venture	
☐ Limited Liability Partnership	☐ Trust	
9. Owner of Business /Applicant (Name of Corporation, LLC, etc.) Tortilleria & Carniceria Progreso, LLC		

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact phone and email are mandatory and must be active and updated regularly. If additional information is needed, it will be requested from this contact person. Delays in responding to requests may delay the processing and approval of your permit/license.

10. Contact Person: Raul Ugalde	Relation to Business: Managing Member
Phone (mandatory): 956-246-8898	Email (mandatory): raul_ugalde@hotmail.com

TABC DATESTAMP

11. Is the applicant, a veteran-owned business? ☐ Yes ☒ No			
12. Is the applicant, a Historically Underutilized Business (HUB)? ☐ Yes ☒ No			
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name Ugalde	First Name Raul	MI	Title Managing Member
Last Name Acosta	First Name Gabriella	MI	Title Managing Member
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION	
Section 109.31 et. seq.	
14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No	
NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.	
15. Will your business be located within 300 feet of any private/public school? ☐ Yes ☐ No	
NOTE: For private/public schools measure in a direct line from the nearest property line of the school to the nearest property line of the place of business, and in a direct line across intersections.	
NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.	
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No	
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	
PACKAGE STORE ACQUISITIONS ONLY	
18. Has the business being acquired been in operation in the same county for more than one year before the acquisition? ☐ Yes ☐ No	
If Yes, provide permit number for existing package store: _____	
If No, this does not qualify as an acquisition, and will be considered a new location.	

ALL APPLICANTS	
19. CHECK HERE IF NOT IN CITY LIMITS ☐	
I, the applicant, have confirmed the location is not located within city limits, therefore city certifications are not required.	
COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION	
Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.	
All required forms have been completed. I have reviewed all forms to ensure they are complete. I have obtained all required local and state certifications (pages 3-4). All application packets have been notarized. Phone numbers and email address for Contact Person are up to date. All additional documentation as required by the application packets is attached If required, out of state criminal history checks are attached (PHS #7). Certification of publication in local newspaper has been completed (page 5). A copy of the newspaper publication is attached (page 5).	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☐ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE	If Applicant Is/Must Sign	
	Individual/Individual Owner	Corporation/Officer
	Partnership/Partner	Limited Liability Company/ Officer or Manager
	Limited Partnership/General Partner	

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who knowingly makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

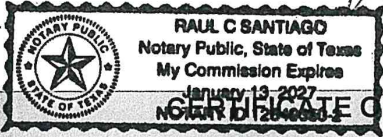
BY SIGNING YOU ARE SWEARING TO ALL INFORMATION AND ATTACHMENTS TO THIS PACKET.

PRINT NAME Raul Ugalde **SIGN HERE** *[Signature]*

TITLE Managing Member

Before me, the undersigned authority, on this 17TH day of JULY, 2023, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE *[Signature: Raul C. Santiago]*
NOTARY PUBLIC

SEAL 

CERTIFICATE OF CITY SECRETARY FOR P, Q, BF & BQ
Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN HERE _____, TEXAS
City-Secretary/Clerk City

SEAL

CERTIFICATE OF COUNTY CLERK FOR P, Q & BF
Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

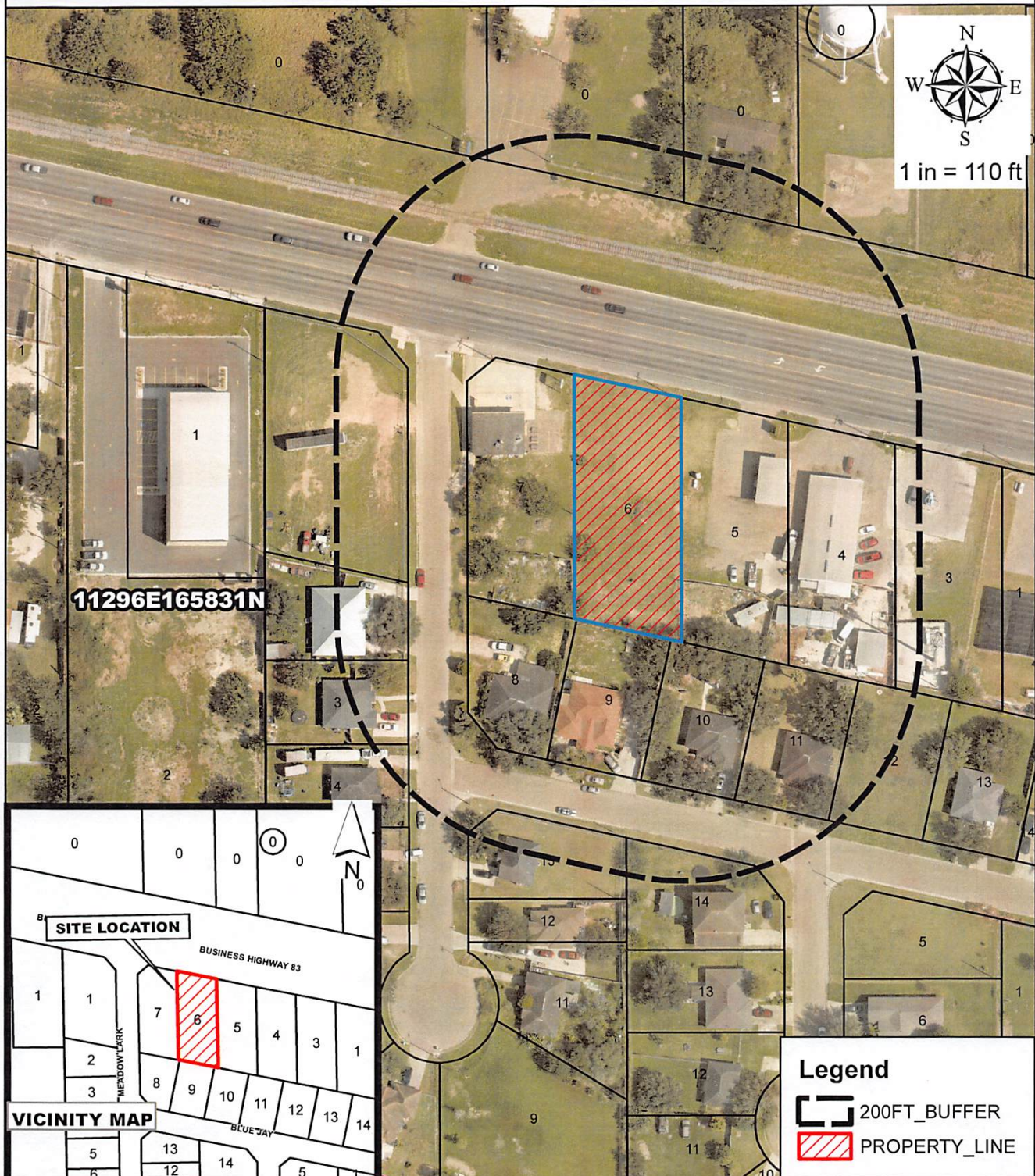
SIGN HERE _____ COUNTY
County Clerk

SEAL

Planning &
Code Enforcement

CITY OF WESLACO

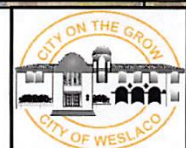
Planning &
Code Enforcement



Tortilleria&Carniceria Progresso, LLC
2717 W Bus 83
Westview Estates Blk1 Lot 6

Purpose for the CUP Request

Existing zoning: B-2
Existing land use: Vacant Land
CUP Request: TABC



City of Weslaco Code Enforcement Dept.

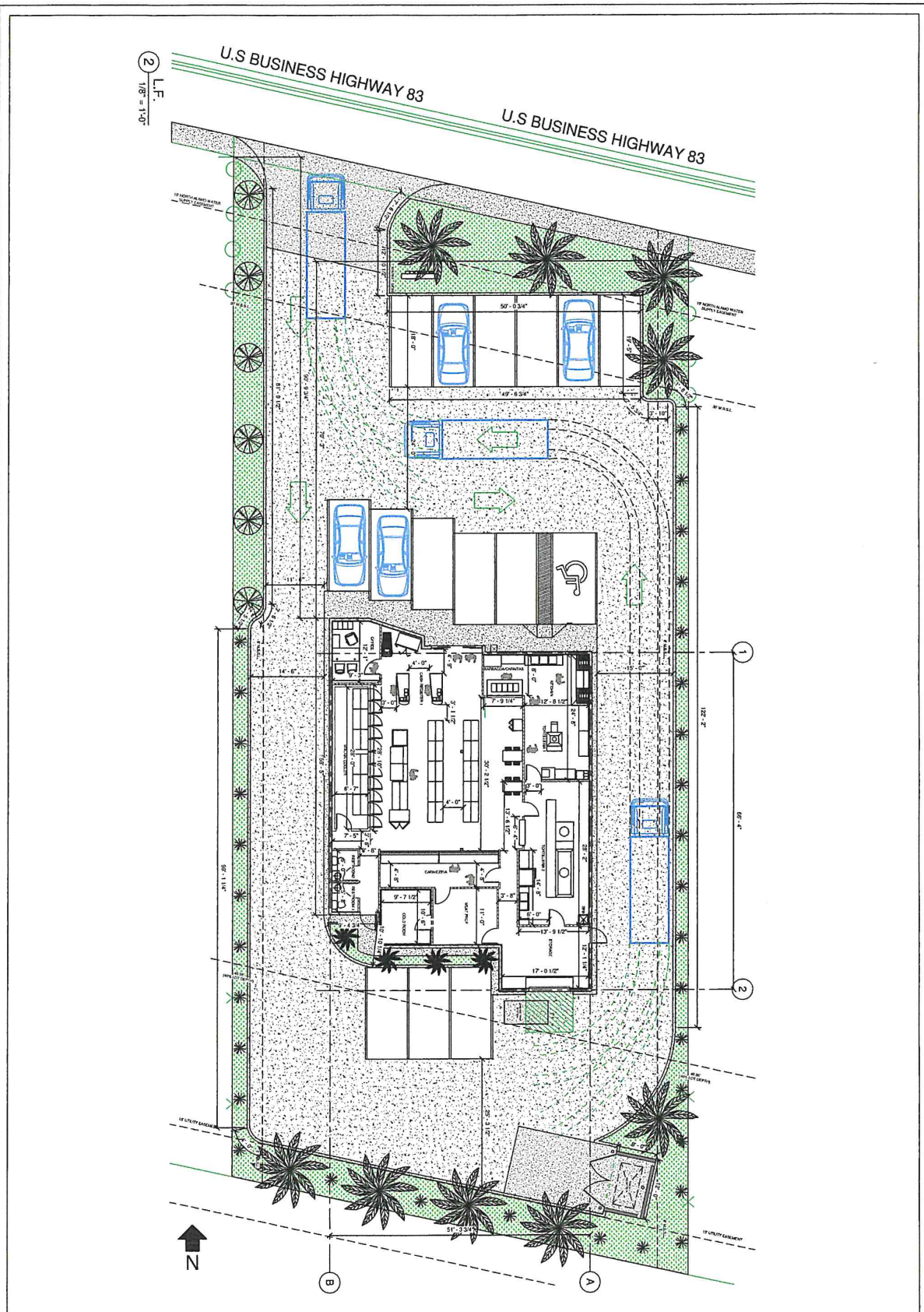
AUG 25, 2023

DOMAIN DEVELOPMENT CORP 100 E NOLANA STE 130 MCALLEN, TX 78504-2670	W3800-00-163-0000-00 WEST TRACT N1166.80'-E1120' FT 163 09 AC NET 2 W PIKE BLVD	L: 70000 B: 0
IGLESIA BAUTISTA SAUL MATA & MONROE COMBS RR 1 BOX 9A WESLACO TX 78599	W3800-00-163-0000-01 WEST TRACT S672.27'-E383.56' AN IRR TR FT 163 3.95AC NET 0 MILANOS RD	L: 246140 B: 192028
CHRISTIAN MINISTRIES OF THE PO BOX 1290 WESLACO TX 78599	W3800-00-163-0000-04 WEST TRACT 2.39AC-E3.91AC-W10AC FT 0 US BUS 83	L: 89379 B: 151078
JUAREZ JUANA 2610 N BUSINESS 83 WESLACO TX 78596	W3800-00-163-0000-05 WEST TRACT 1.52AC-W10AC-S16.29AC FT 2610 US BUS 83	L: 54864 B: 37568
CHAPA RAQUEL 1852 N MILE 6 1/2 W WESLACO TX 78599	W4350-00-001-0003-00 WESTVIEW ESTATES LOT 3 BLK 1 2617 W BUS HWY 83	L: 113022 B: 13855
MIRELES JAIME & ROSA V 2701 WEST BUSINESS 83 WESLACO TX 78596	W4350-00-001-0004-00 WESTVIEW ESTATES LOT 4 BLK 1 2701 W BUS HWY 83	L: 107371 B: 101498
MIRELES JAIME & ROSA V 2701 WEST BUSINESS 83 WESLACO TX 78596	W4350-00-001-0005-00 WESTVIEW ESTATES LOT 5 BLK 1 2709 W BUS HWY 83	L: 107371 B: 19026
TORTILLERIA & CARNICERIA 3404 ROSEWOOD DR WESLACO TX 78599	W4350-00-001-0006-00 WESTVIEW ESTATES LOT 6 BLK 1 2717 W BUS HWY 83	L: 113022 B: 0
CABRERA ZACARIAS & SAN JUANA 420 E MILE 10 N WESLACO, TX 78599-8679	W4350-00-001-0007-00 WESTVIEW ESTATES LOT 7 BLK 1 2721 W BUS HWY 83	L: 113124 B: 27223
CASTILLO ESMERALDA MARICELA MUNIZ 2714 BLUEJAY ST WESLACO TX 78596	W4350-00-001-0008-00 WESTVIEW ESTATES LOT 8 BLK 1 2714 BLUE JAY DR	L: 27665 B: 105840
GRAHAM A PO BOX 951 WESLACO TX 78599	W4350-00-001-0009-00 WESTVIEW ESTATES LOT 9 BLK 1 2710 BLUE JAY DR	L: 25663 B: 111256
ARIAS MARIA TOMASA 2706 BLUE JAY WESLACO TX 78596	W4350-00-001-0010-00 WESTVIEW ESTATES LOT 10 BLK 1 2706 BLUE JAY DR	L: 25663 B: 86023

City of Weslaco Code Enforcement Dept.

AUG 25, 2023

LOPEZ ELOY ELI II 2702 BLUEJAY ST WESLACO TX 78596	W4350-00-001-0011-00 WESTVIEW ESTATES LOT 11 BLK 1 2702 BLUE JAY DR	L: 25663 B: 80879
TAMAYO CLEMENTE ET AL 6565 SPENCER HWY #914 PASADENA TX 77505	W4350-00-001-0012-00 WESTVIEW ESTATES LOT 12 BLK 1 2614 BLUE JAY DR	L: 25663 B: 0
GOMEZ-HERMOSILLO JORGE A & 2719 TESORO DR WESLACO TX 78596	W4350-00-002-0001-00 WESTVIEW ESTATES LOT 1 BLK 2 2729 W BUS HWY 83	L: 149046 B: 0
SANCHEZ MARIA V 217 MEADOW LARK DR WESLACO TX 78596	W4350-00-002-0002-00 WESTVIEW ESTATES LOT 2 BLK 2 217 MEADOW LARK CIR	L: 27671 B: 110525
HERRERA JOSE RICARDO 209 MEADOW LARK DR WESLACO TX 78596	W4350-00-002-0003-00 WESTVIEW ESTATES LOT 3 BLK 2 209 MEADOW LARK CIR	L: 24780 B: 88683
SUMMERS JOHN Jr 205 MEADOW LARK DR WESLACO TX 78596	W4350-00-002-0004-00 WESTVIEW ESTATES LOT 4 BLK 2 205 MEADOW LARK CIR	L: 24780 B: 27154
GONZALES SANDRA 719 BERKLEY PLAZA IRVING TX 75061	W4350-00-002-0013-00 WESTVIEW ESTATES LOT 13 BLK 2 206 MEADOW LARK DR	L: 24689 B: 46203
IBARRA ANSELMO & MARIBEL PO BOX 871 DONNA TX 78537	W4350-00-003-0014-00 WESTVIEW ESTATES LOT 14 BLK 3 205 MEADOW LARK CIR	L: 27117 B: 100216



SHEET:	DATE:	PROJECT:	TITLE:	NO.	ADD-A		NO.	REV.	REVISION																																													
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CHECKING:	6/8/2023 3:17:15 PM	CLIENT NAME:	BUILDER:	1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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REV6	6/8/2023 3:17:15 PM	ADDRESS:	SOUTH TEXAS	1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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2717 W. BUSINESS HIGHWAY 83 WESLACO, TX	2717 W. BUSINESS HIGHWAY 83 WESLACO, TX	2717 W. BUSINESS HIGHWAY 83 WESLACO, TX	2717 W. BUSINESS HIGHWAY 83 WESLACO, TX	2717 W. BUSINESS HIGHWAY 83 WESLACO, TX	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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2717 W. BUSINESS HIGHWAY 83 WESLACO, TX	2717 W. BUSINESS HIGHWAY 83 WESLACO, TX	2717 W. BUSINESS HIGHWAY 83 WESLACO, TX	2717 W. BUSINESS HIGHWAY 83 WESLACO, TX	2717 W. BUSINESS HIGHWAY 83 WESLACO, TX	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 4, 2023	Agenda Item No. (to be assigned by PCE): IV.E.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Alex Valdez.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 2517 N Texas Blvd. also being Lot 5, Block 1, Tejas Development Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on September 20, 2023. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on September 22, 2023.	
Staff recommendation for Commission's Action: Staff recommends approval of the Conditional Use permit.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT



The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 30 days prior to the meeting.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. USE-000511-2023

PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested:

Lot 5 ~~AKK#~~ Block 1

Subdivision Name Texas development

Street Address 2517 N Texas Blvd, Weslaco, TX 78599

Existing Zoning city limits Existing Land Use Commercial-restaurant

Purpose for the Conditional Use Permit Request Alcohol license

What, if anything, is planned to minimize the impact on the surrounding land uses: _____

N/A

_____ \$300.00 non-refundable filing fee.

_____ Detailed dimensioned site plan/map must be submitted with this request.

_____ Survey and metes and bounds if the legal description is a portion of a lot.

_____ City and school tax receipts attached.

_____ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Alex valdez Phone 956-678-1978

Address 1717 N Nebraska Ave Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: guesomidilla@gmail.com

OWNER

Name quesomidilla LLC Phone 956-520-8011

Address 2517 N Texas Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: quesomidilla@gmail.com

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes _____ No ✓

I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date 08-23-23
Owner

Signature [Signature] Date 08-23-23
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site Date _____

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published in Newspaper Date _____

Presented to P & Z Commission Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission Date _____
Approved _____ Disapproved _____ Tabled _____

USE-000511-2023
42,802



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities



Document reference ID : 242677

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 242677

Applicant Name: Quesomidilla LLC

License Type applied for: Retail Dealer's On-Premise License (BE)

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: 883289451

Member Managed or Manager Managed: Member Managed

Historically Underutilized Business: No

Veteran-owned business: No

Fraternal Owned: No

Secretary of State Filing Number: 804559561

Date Filed: 5/25/2023

Filing State: TX

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority

Prefix: Ms

Legal First Name: Tesla

Legal Middle Name: G

Legal Last Name: Ibarra

Email Address: Teslaibarra@gmail.com
Phone Number: 956-355-8880

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Quesomidilla LLC	Tesla Ibarra	Member	100

Basic Business Information

Business/Trade Name: Quesomidilla LLC

What is your primary business at this location? Restaurant

Location's Phone Numbers

Business Phone Number 956-520-8011

Alternate Phone Number 956-355-8880

Location Address

Address: 2517 Texas Blvd N, Weslaco, TX, United States, Hidalgo 78599

Is your location within city limits? Yes

Mailing Address Information

Address: 2517 Texas Blvd N, Weslaco, TX, United States, Hidalgo 78599

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? Yes

Sixty Day Sign Requirements

Posted the 60 day sign: Yes

Date Posted: 5/26/2023

Projected Sales Information

Sales Year: 2023

Alcohol Sale: \$50,000.00

Food Sales: \$300,000.00

Total Sales: \$350,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No

Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No

Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land and Building	Lessor	Quesomidilla LLC

Location Diagram

Will the license or permit
embrace the entire location
address? Yes



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - Election for given location was held for:
☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BE/FB** Retail Dealer's On-Premise License with required Food and Beverage Certificate

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN HERE

City Secretary/Clerk



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

42,802

CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this 5th day of June, 2023, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
- ☐ **BG** Wine and Beer Retailer's Permit - Election for given location was held for:
☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☒ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BE/FB** Retail Dealer's On-Premise License with required Food and Beverage Certificate

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN HERE
ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

County

By: [Signature]

SEAL





TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this 23rd day of August, 2023, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number

32084528002

Outlet Number

00001

Print Name of Comptroller Employee

Esther Guajardo

Print Title of Comptroller Employee

Tax Compliance Officer

SIGN HERE

EGuajardo

Comptroller Representative

Brownsville

City

, TEXAS

SEAL



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas Helping Businesses & Protecting Communities

PUBLISHER'S AFFIDAVIT	
Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	



Hidalgo County Clerk
Arturo Guajardo Jr.
P.O. Box 58
Edinburg, Texas 78540

Main: (956) 318-2100

Fax: (956) 318-2105

ORIGINAL COPY

Receipt No: 20230605000320

Issued To: Tesla Ibarra

Date: 06/05/2023

2517 N. Texas Blvd

Time: 02:59PM

Deputy Clerk: Imelda Leal

Weslaco, TX 78599

Station: CH-1-CC-K27

Recording Fees

Item No.	Item	Document No.	Serial No.	GF Number	Amount
1	Alcohol-Wine Beer				\$11.00

Collected Amounts

Item No.	Payment	Transaction Id	Comment	Amount
1	Cash	tabc 42,802 (BE)	956-355-8880	\$20.00

Total Received: \$20.00

Order Total: \$11.00

Refund Due: \$-9.00

Thank you.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

September 22, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 4, 2023, and the City Commission will hold a public hearing on October 17, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on October 4, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

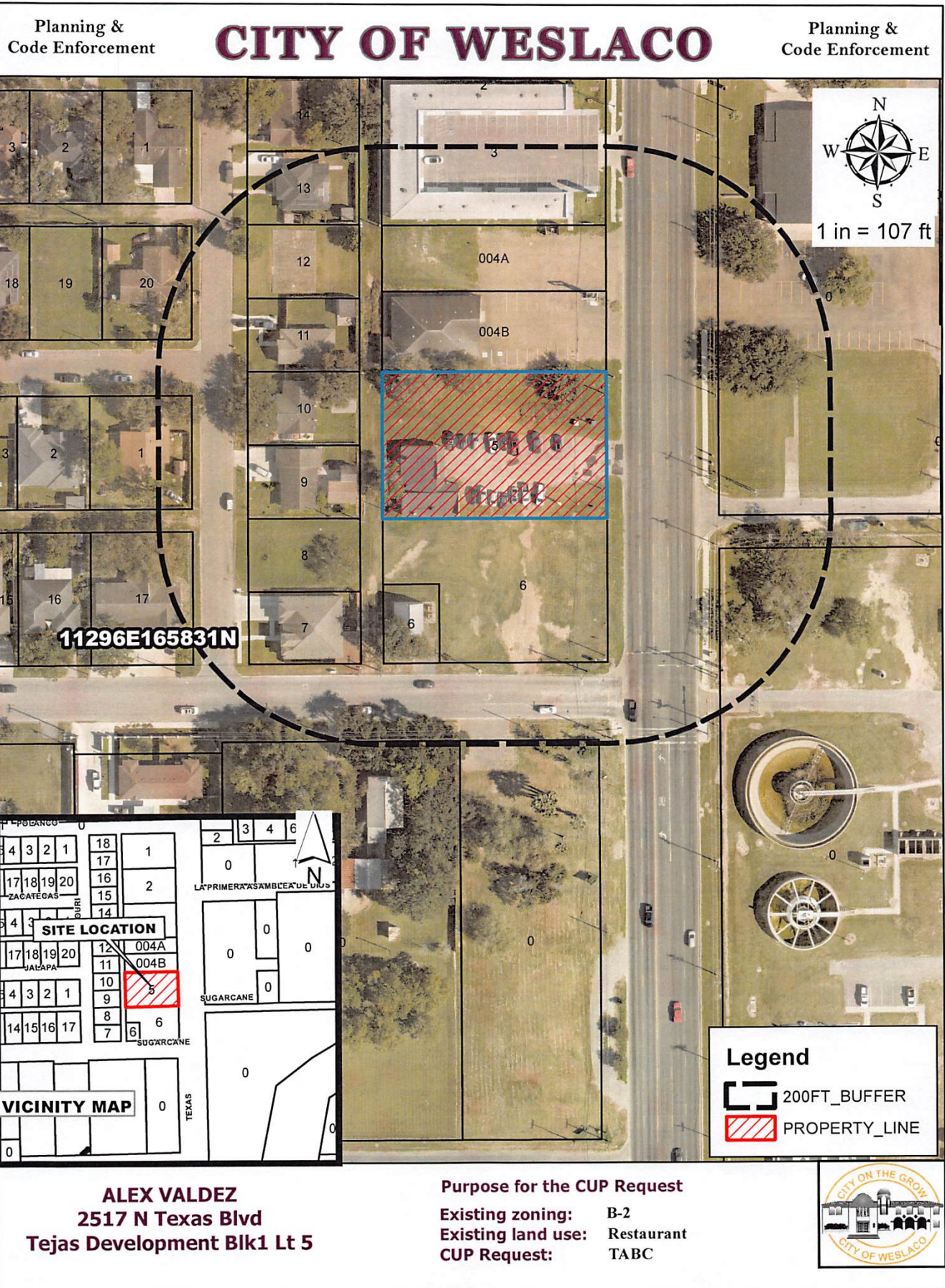
Alex Valdez is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On-Premise Permit at 2517 N Texas Blvd. also being Lot 5, Block 1, Tejas Development Subdivision, Weslaco, Hidalgo County, Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

AUG 25, 2023

SMART STAR PROPERTIES LTD PO BOX 3606 BROWNSVILLE TX 78523	T1200-00-001-0003-00 TEJAS DEVELOPMENT LOT 3 BLK 1 2611 N TEXAS BLVD	L: 195000 B: 549129
DE LA GARZA NORMA E JOSE OMAR ESCOBAR 1632 E BUSINESS 83 WESLACO TX 78596	T1200-00-001-0005-00 TEJAS DEVELOPMENT LOT 5 BLK 1 2517 N TEXAS BLVD	L: 195000 B: 54193
SEGUNDO MARIA ELVIA 610 CLIFFORD DR WESLACO, TX 78596-6724	T1200-00-001-0006-00 TEJAS DEVELOPMENT LOT 6 BLK 1 EXC 2505 N TEXAS BLVD	L: 165750 B: 0
GENERAL TELEPHONE COMPANY PO BOX 152206 IRVING TX 75015	T1200-00-001-0006-05 TEJAS DEVELOPMENT S70'-W50' LOT 6 2505 N TEXAS BLVD	L: 17500 B: 27033
CAVAZOS MICHAEL 2504 N MISSOURI AVE WESLACO TX 78599	T1200-00-001-0007-00 TEJAS DEVELOPMENT LOT 7 BLK 1 2504 N MISSOURI AVE	L: 26560 B: 218710
TREVINO EDUARDO 3203 LLAVE ST WESLACO TX 78596	T1200-00-001-0008-00 TEJAS DEVELOPMENT LOT 8 BLK 1 2510 N MISSOURI AVE	L: 26975 B: 0
OZUNA EPHRAIM & MARIA ELENA 2514 N MISSOURI WESLACO TX 78599	T1200-00-001-0009-00 TEJAS DEVELOPMENT LOT 9 BLK 1 2514 N MISSOURI AVE	L: 26975 B: 78845
GARCIA RICARDO JR 2520 N MISSOURI AVE WESLACO TX 78599	T1200-00-001-0010-00 TEJAS DEVELOPMENT LOT 10 BLK 1 2520 N MISSOURI AVE	L: 26975 B: 54947
OCHOA MARIO 2526 N MISSOURI AVE WESLACO TX 78599	T1200-00-001-0011-00 TEJAS DEVELOPMENT LOT 11 BLK 1 2526 N MISSOURI AVE	L: 26975 B: 126730
FAZ RAMIRO & GLENDELIA 316 JALAPA ST WESLACO TX 78599	T1200-00-001-0012-00 TEJAS DEVELOPMENT LOT 12 BLK 1 2604 N MISSOURI AVE	L: 26975 B: 9234
GARCES GAMALIEL GARZA 1427 EL CAMINO DR WESLACO TX 78599	T1200-00-001-0013-00 TEJAS DEVELOPMENT LOT 13 BLK 1 2610 N MISSOURI AVE	L: 26975 B: 94619
MALDONADO CARLOS 2115 N MISSOURI AVE WESLACO TX 78599	T1200-00-001-0014-00 TEJAS DEVELOPMENT LOT 14 BLK 1 2614 N MISSOURI AVE	L: 26975 B: 77496

City of Weslaco Code Enforcement Dept.

AUG 25, 2023

SMART STAR PROPERTIES LTD PO BOX 3606 BROWNSVILLE TX 78523	T1200-00-001-004A-00 TEJAS DEVELOPMENT LOT 4A BLK 1 2605 N TEXAS BLVD	L: 87750 B: 7068
ARREDONDO GUADALUPE 321 E MESQUITE ST WESLACO TX 78596	T1200-00-001-004B-00 TEJAS DEVELOPMENT LOT 4B BLK 1 2601 N TEXAS BLVD	L: 107250 B: 86545
RODRIGUEZ ELODIA 210 JALAPA ST WESLACO TX 78599	T1200-00-003-0020-00 TEJAS DEVELOPMENT LOT 20 BLK 3 210 JALAPA ST	L: 33200 B: 67845
SIERRA ALICIA 211 JALAPA ST WESLACO TX 78599	T1200-00-004-0001-00 TEJAS DEVELOPMENT LOT 1 BLK 4 211 JALAPA ST	L: 37827 B: 72203
GARCIA SERGIO & YOLANDA 210 W SUGAR CANE DR WESLACO TX 78599	T1200-00-004-0017-00 TEJAS DEVELOPMENT LOT 17 BLK 4 210 W SUGAR CANE DR	L: 42947 B: 147325
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W3800-00-028-0000-01 WEST TRACT FT 28 23.36AC EXC EXC AN IRR TR S617.25'-W191.13' (A/K/A	L: 1788627 B: 336005
GUERRA FUNERAL HOME OF PO BOX 72 WESLACO TX 78599	W3800-00-107-0000-02 WEST TRACT S389'-W268.80' FT 107 NET 201 WATER ST	L: 413820 B: 174779
GVVNCR PROPERTIES LLC 3909 LA HACIENDA WESLACO, TX 78596-8527	W3800-00-117-0000-00 WEST TRACT N394'- E184' FT 117 101 W SUGARCANE DR	L: 349568 B: 5076
WILSON STEVE R 301 W STEVE DR WESLACO TX 78599	W3800-00-117-0000-12 WEST TRACT W212'-E396'-N396' FT 117 121 W SUGAR CANE DR	L: 104500 B: 62692



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 4, 2023	Agenda Item No. (to be assigned by PCE): V. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Dustin Moore.	
Subject/Agenda Item: Discussion and consideration for the Preliminary and/or Final Plat for Rock Ridge – being 15.092 acres out of Farm Tract 631 & 633, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 500 ft west of Bus. 83 and Westgate on the south side of Bus. 83. Possible Action.	
Discussion/Overview: The proposed one (2) lot subdivision is inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on October 5, 2023. This is the 1 st extension. Project is about 60% completed. Pending compactions for water, sewer line, pressure test on water and sewer line as well as connection of the west side water line, Bac-T samples and roadway which is private. Engineering has provided and email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Moore Land Surveying, LLC

14216 Palis Drive
La Feria, TX 78559

(956)245-0988
(956)245-4651

TBPLS Firm No. 10194186
TBPE Firm No. 19190

Ms. Rebekah de la Fuente, CFM
City of Weslaco Planning Director
255 S. Kansas Ave.
Weslaco, TX 78596

September 28, 2023

RE: ROCK RIDGE ESTATES – APPROVAL EXTENSION

Ms. de la Fuente:

I, Dustin Moore, PE, on behalf of our client, Brandon Buxbaum, the owner of Rock Ridge Estates request the City of Weslaco consider a request to extend the approval of Rock Ridge Estates another 6 months. The sewer line and services have al been completed and tested, and waterline has been completed and services installed, and all drainage improvements have been made as well. The only outstanding items are to connect to the watermain and test the waterline, of which completion is expected in the next 30 days.

Should you have any questions, please feel free to contact myself at 956-245-4651 or d.moorelandsurveying@gmail.com.

Respectfully,



Dustin Moore, PE, CFM
Moore Land Surveying, LLC

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#); [Alberto J. Aldana](#)
Subject: Rock Ridge Estates Extension
Date: Thursday, September 28, 2023 4:55:26 PM
Attachments: [image001.png](#)

Good Afternoon,

This email is over the project of Rock Ridge Estates Extension, they have about 60% done in the project. They still have about 40% unfinished, they need compactions for water and sewer line, pressure test on water and sewer line as well as the connection on the west side water line, Bact samples and they still need the roadway which is private. If you have any questions or concerns please feel free to contact me.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov