

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

MAY 7, 2025 5:30P.M.

PCE CONFERENCE ROOM

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jim Forward, PZ Commissioner

Carolina Crockett, PZ Commissioner

Richard Valdez, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 2, 2025**

On Wednesday, April 2, 2025, 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
Randy Summers	Commissioner
Jim Forward	Commissioner
Adrian Torres	Commissioner
Richard Valdez	Commissioner
Carolina Crockett	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

Also, present were Mike Swinnea, Fire Marshall, Guillermo Frausto, Assistant Engineer Director, and citizens.

I. CALL TO ORDER:

Commissioner Summers called the meeting to order and welcomed everyone in the audience.

A. Roll Call/Establish a Quorum

Mrs. Arevalo called the roll call noting that Commissioner Crockett was absent at the time of the roll, a quorum was established. Commissioner Crockett came in at 5:31pm.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. April 2, 2025, Regular Meeting

Commissioner Summers made a motion to approve the minutes of March 5, 2025, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 901 San Joaquin, also being Lot 22, Blk 5, Colonia MP (Bud) Lackland UT No 2 Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

Mrs. Arevalo stated that the notice appeared in the Monitor on March 12, 2025, there were twenty-eight (28) property owners notified within the 200-foot radius, an email for against the item was received. Staff recommend approval based on surrounding land use.

Yolanda Mendez, a resident of 604 Santa Ana St., has been living at this address for the past 56 years. She expressed concerns regarding the potential increase in traffic and the drainage issues that may arise if the proposal is approved. Specifically, Ms. Mendez mentioned that the use of concrete in the area could worsen drainage problems.

Ida Garcia, the property owner at 901 San Joaquin, has expressed her intent to establish a small coffee shop and bakery at the location. Stating she would be complying with all city regulations, with business hours from Monday through Sunday.

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

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

B. Discussion and consideration to approve Conditional Use Permit to operate a Daycare, at 114 Adelita St., also being Lot 28, Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that the notice appeared in the Monitor on March 12, 2025, there were twenty (20) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommends approval.

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

Commissioner Berry made a motion to approve the Conditional Use Permit, seconded by Commissioner Torres. Motion carried.

V. CONSENT AGENDA

A. Approval of the Final Plat for Descanso Subdivision being Lot 16 Farm Tract 696, Blk 141, West and Adams Tract Subdivision a 15.00-acre tract of land, Weslaco, Hidalgo County, Texas. Located North of E 18th St., approximately 0.15 miles east of South Airport Dr.

Chairman Hernandez made a motion to discuss the item.

Chairman Hernandez requested clarification regarding the offsite drainage, specifically asking whether the pond would be capable of detaining water or if it would be directly connected to the existing drainage ditch. Mrs. Arevalo confirmed that the pond would indeed tie into the existing drainage ditch and the developer was donating a large portion of land to be used as a regional detention facility.

Commissioner Berry made a motion to approve the Final plat, seconded by Commissioner Forward.

B. Approval of the Final Plat for De Leon Ranch Subdivision being a 3.03-acre tract of land out of Farm Tract 258, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the south of Mile 12 N approximately 700ft east of N Mile 4 ½ W.

C. Approval of the six-month extension of Bridge Heights Subdivision being 12.137 acres out of Farm Tract 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 765ft South of E. Mile 5 ½ N.

Approved consent agenda.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:15 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

Richard Valdez, Commissioner

ATTEST:

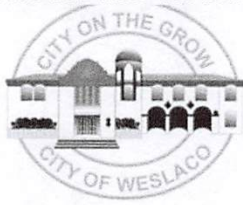
Flor E. Acuña, Secretary



**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: May 7, 2025	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Barge Kristie Lynn.	
Subject/Agenda Item: Discussion and consideration to rezone 2319 W Bus Hwy 83, also being East 8.68 acres of the West 16.18 acres of Farm Tract 632, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex & Apartment District to B-2 Secondary & Highway District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-2 Duplex & Apartment District to B-2 Secondary & Highway District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on April 16, 2025. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on April 25, 2025.	
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 landuse.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance – First Reading <input checked="" type="checkbox"/> 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.	

DocuSign Envelope ID: 9E48C26F-A1DB-4083-801D-875948D9FC25



APPLICATION FOR REZONING

RZNE-000821-2025

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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot E 8.68 AC - W 16.165 AC, FARM TRACT 632 Block _____

Subdivision Name WEST TRACT SUBDIVISION

Street Address 2319 W BUS HWY 83 *SEE EXHIBIT A ATTACHED

Existing Zoning R2 Existing Land Use FARMERS MARKET

Proposed Zoning SECONDARY & HIGHWAY DISTRICT Proposed Land Use COMMERCIAL

_____ \$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 BARGE, KRISTIE LYNN Phone 1-956-351-3914

Address 1340 FALCON TRL Fax: _____

City CEDAR HILL State TX Zip Code 75104 E-Mail: Strawberrymissy@yahoo.com

OWNER

Name BARGE, KRISTIE LYNN Phone 956 351-3914

Address 1340 FALCON TRL Fax: _____

City CEDAR HILL State TX Zip Code 75104 E-Mail: Strawberrymissy@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.

Signed by: Kristie Lynn Barge Date 4/2/2025
A56AC99D1C6C43C... Owner

Signed by: Kristie Lynn Barge Date 4/2/2025
A56AC99D1C6C43C... Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner, At-large
Pete Garcia, Jr., Commissioner, At-Large
Josh Pedraza., Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

April 25, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 7, 2025, and the City Commission will hold a public hearing on May 21, 2025, 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 May 7, 2025. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Barge Kristie Lynn is requesting to rezone 2319 W Bus Hwy 83, also being East 8.68 acres of the West 16.18 acres of Farm Tract 632, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex & Apartment District to B-2 Secondary & Highway 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,

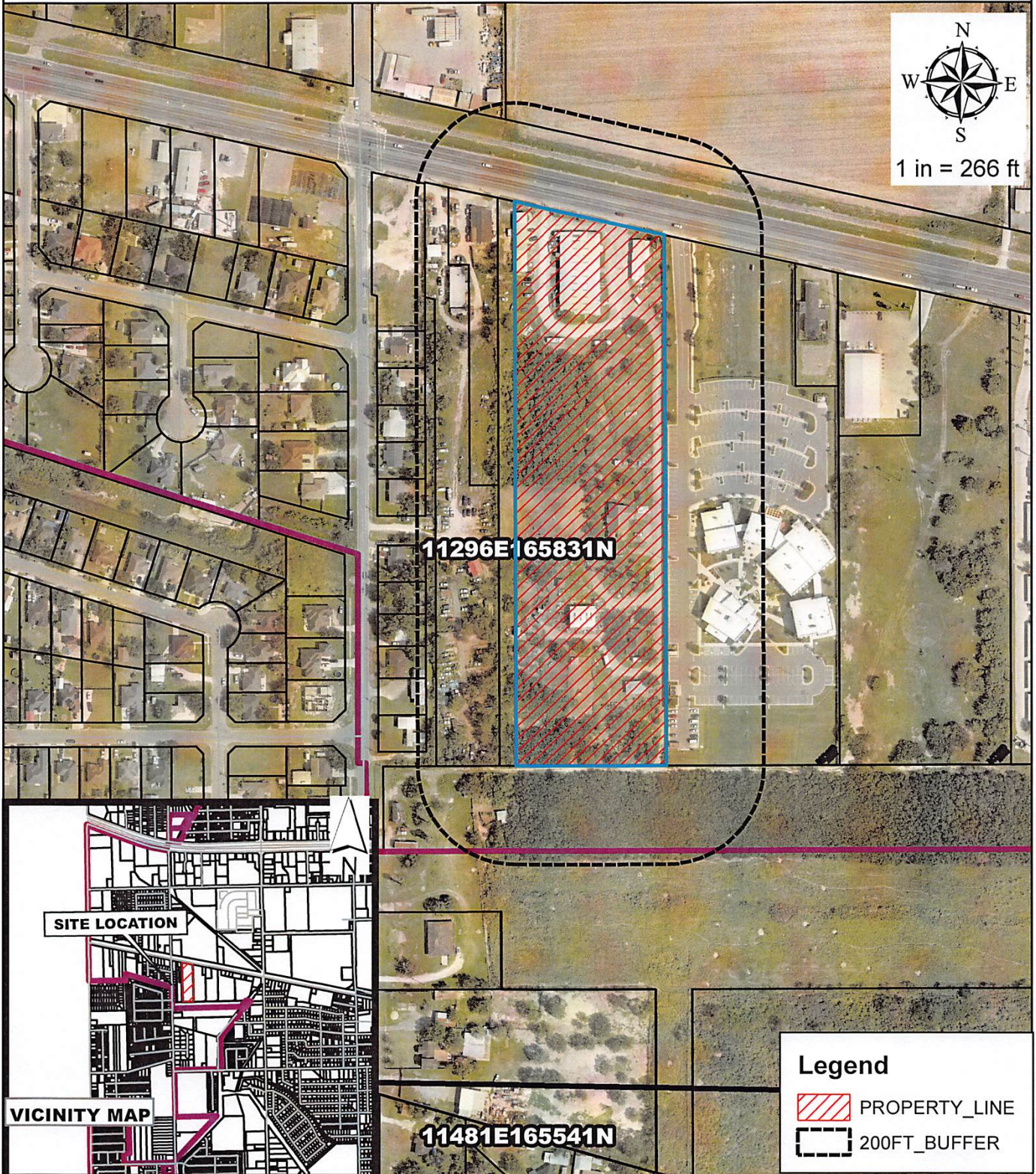
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized and fluid.

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

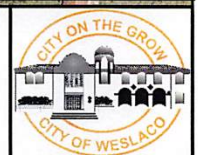
Planning &
Code Enforcement



Barge Kristie Lynn
2319 W Bus 83
West Tract

Purpose for the Rezone Request

Existing zoning:	R-2
Existing land use:	Commercial/ Residential
Prop Zone:	B-2



City of Weslaco Code Enforcement Dept.

APR 10, 2025

GARCIA ALFONSO PO BOX 986 PROGRESO TX 78579	A5000-00-000-0001-00 ANAQUA LOTS 1 & 2 2455 W BUS HWY 83	L: 140838 B: 0
BALDERAS JAIME CESAREO 114 S MILANOS ROAD WESLACO TX 78596	A5000-00-000-0003-00 ANAQUA LOT 3 203 MILE 6 1/2 W	L: 43727 B: 29870
PEREZ DAVID 110 N MILANOS RD WESLACO TX 78596	A5000-00-000-0004-00 ANAQUA LOT 4 113 MILE 6 1/2 W	L: 43727 B: 25934
PEREZ MARIA D 106 N MILANOS RD WESLACO TX 78596	A5000-00-000-0005-00 ANAQUA LOT 5 109 MILE 6 1/2 W	L: 43727 B: 64139
PORTILLO MANUEL S & GUADALUPE JAMES H PORTILLO 102 N MILANOS RD WESLACO TX 78596	A5000-00-000-0006-00 ANAQUA LOT 6 105 MILE 6 1/2 W	L: 43727 B: 53070
PADILLA DORA ALICIA 100 N MILANOS RD WESLACO TX 78596	A5000-00-000-0007-00 ANAQUA LOT 7 101 MILE 6 1/2 W	L: 43727 B: 45377
ROCHA LEONEL JR 107 S MILANO RD WESLACO TX 78596	A5000-00-000-0008-00 ANAQUA LOT 8 201 MILE 6 1/2 W	L: 43727 B: 30402
ROCHA DAVID 107 S MILANOS RD WESLACO TX 78596	A5000-00-000-0009-00 ANAQUA LOT 9 205	L: 43727 B: 35583
CARRION DINA MARLENE 109 S MILANOS RD WESLACO TX 78596	A5000-00-000-0010-00 ANAQUA LOT 10 109 S MILANO RD	L: 37896 B: 26782
PEREZ CARMEN 115 S MILANO RD WESLACO TX 78596	A5000-00-000-0011-00 ANAQUA LOT 11 213 MILE 6 1/2 W	L: 37896 B: 41105
PEREZ CARMEN 115 S MILANO RD WESLACO TX 78596	A5000-00-000-0012-00 ANAQUA LOT 12 217 MILE 6 1/2 W	L: 43727 B: 1835
HERNANDEZ MARIA M 121 S MILANOS RD WESLACO TX 78596	A5000-00-000-0013-00 ANAQUA LOT 13 303 MILE 6 1/2 W	L: 43727 B: 20815

City of Weslaco Code Enforcement Dept.

APR 10, 2025

GARCIA ALFONSO PO BOX 986 PROGRESO TX 78579	V0050-00-000-0001-00 V LOT 1 2415 W BUS HWY 83	L: 173318 B: 136156
GARCIA ALFONSO PO BOX 986 PROGRESO TX 78579	V0050-00-000-0002-00 V LOT 2	L: 194479 B: 139820
LRL COMPANY PO BOX 625 WESLACO TX 78599	W3800-00-151-0000-00 WEST TRACT-S417.41'-W290.81' FT 151 0 US BUS 83	L: 168248 B: 142217
LOWER RIO GRANDE VALLEY 301 W RAILROAD ST WESLACO TX 78596	W3800-00-151-0000-02 WEST TRACT FT 151 E27.56AC 26.81AC 500 N MILANOS	L: 549605 B: 0
BARGE KRISTIE LYNN ET AL 1340 FALCON TRL CEDAR HILL TX 75104	W3800-00-632-0000-01 WEST TRACT BLK FT 632 E8.68-W16.18 0	L: 350845 B: 154174
TROPICAL TEXAS BEHAVIORAL PO BOX 1108 EDINBURG TX 78540	T7948-00-000-0001-00 TROPICAL WEST TRACT LOT 1	L: 1250903 B: 3536492
FOUR RIGHT INVESTMENT 3255 WILSHIRE BLVD STE 1034 LOS ANGELES CA US 90010-1414	R3483-00-000-0003-00 ROCK RIDGE ESTATES LOT 3 207 MILE 6 1/2 WEST	L: 0 B: 0





**Planning & Zoning Commission Standardized
Agenda Request Form**

<p>Date of Meeting: May 7, 2025</p>	<p>Agenda Item No. (to be assigned by PCE): IV.B.</p>
<p>From: Rebekah de la Fuente, Planning Director, on behalf of Lucero Mendoza and Julio Torres.</p>	
<p>Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Package Store Permit, at 1603 N International Blvd. Ste B, also being Lot 1, Blk 3, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.</p>	
<p>Discussion/Overview: The applicants are requesting to obtain a Conditional Use Permit to obtain a Package Store Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 16, 2025. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on April 25, 2025.</p>	
<p>Staff recommendation for Commission's Action: Staff recommends approval.</p>	
<p>Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading</p>	
<p>Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A</p>	
<p>If item previously considered, provide date and action by Commission: N/A</p>	
<p>Attachments,(if any): Application for Conditional Use Permit with attachments.</p>	
<p>Responsibilities upon Commission's Action: Planning staff will advise applicant.</p>	



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000817-2025

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. _____



PROPOSED PROJECT

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

Lot L2 Hacienda North P.U.D Block 3
Subdivision Name PL222 Las Laureles
Street Address 1603 N International Blvd Ste. B Weslaco, TX. 78599
Existing Zoning _____ Existing Land Use PL222
Purpose for the Conditional Use Permit Request Liquor & Vape Shop

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 Lucero Mendozz / Julio Torres Phone (956) 376-6300
Address 3406 024 Perserve Fax: _____
City Weslaco State TX Zip Code 78599 E-Mail: diamondliquorandvapes@gmail.com

OWNER

Name Amado Sanchez, CPA Phone (956) 453-3331
Address 306 S Texas Blvd Fax: _____
City Weslaco State TX Zip Code 78596 E-Mail: asanchez@amadoSanchezCPA.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 _____ Date _____
Owner

Signature Juanes Munday _____ Date 03/31/2025
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
Approved _____ Disapproved _____ Tabled _____ Date _____

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



Document reference ID : 473835

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:	473835
Applicant Name:	Diamond Liquor & Vapes LLC
License Type applied for:	Package Store Permit (P)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	332615886
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	TX
Date Filed:	1/2/2025
Filing State:	TX

Primary Business Entity Contact Information

Legal First Name:	Julio
Legal Middle Name:	Torres
Email Address:	diamondliquorandvapes@gmail.com
Phone Number:	956-355-9614

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Legal First Name: Julio
Legal Middle Name: Vladimir
Legal Last Name: Torres
Email Address: diamondliquorandvapes@gmail.com
Phone Number: 956-355-9614

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
Diamond Liquor & Vapes LLC	Julio Torres	Member	50	Added
Diamond Liquor & Vapes LLC	Lucero Mendoza	Member	50	Added

Basic Business information

Business/Trade Name: Diamond Liquor & Vapes
Business Type Package Store / Liquor Store

Location's Phone Numbers

Business Phone Number 956-376-6300
Alternate Phone Number 956-355-9614

Location Address

Address: 1603 N International Blvd, STE B, Weslaco, TX, United States,
Hidalgo 78599
Is your location within city limits? Yes

Mailing Address Information

Address: 1603 N International Blvd, STE B, Weslaco, TX, United States, Hidalgo 78599

Measurement Information

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

Location Additional Information
--

Is the proposed location in a hotel or motel? No

Is the business submitting this application as a result of acquiring an existing package store business pursuant to Section 22.041 of the Alcoholic Beverage Code? No

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

Building

Lessor

Diamond Liquor & Vapes LLC

Location Diagram

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



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 _____, _____, 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.

- BF** The legal sale of malt beverages for off-premise consumption only **greater than 5%** alcohol by volume **OR** 5% or less alcohol by volume
- BF,BQ,Q** The legal sale of malt beverages and wine for off-premise consumption only
- BF,BQ,Q,P** The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner, At-large
Pete Garcia, Jr., Commissioner, At-Large
Josh Pedraza., Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

April 25, 2025

Legal Notice

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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 May 7, 2025. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Lucero Mendoza & Julio Torres are requesting a Conditional Use Permit to obtain a Package Store Permit, at 1603 N International Blvd. Ste B, also being Lot 1, Blk 3, La Hacienda North P.U.D. 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,

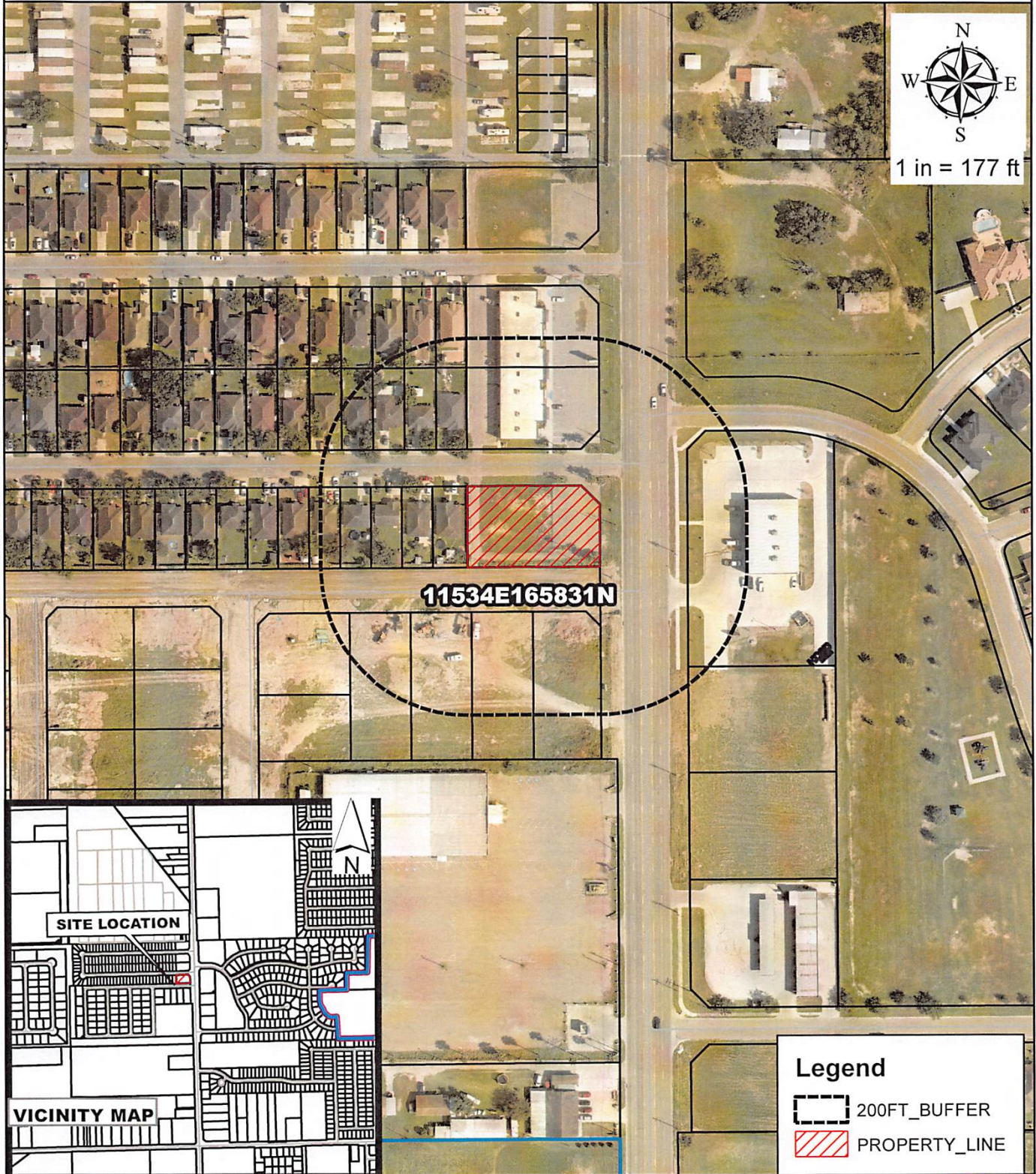
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



1 in = 177 ft

11534E165831N

SITE LOCATION

VICINITY MAP

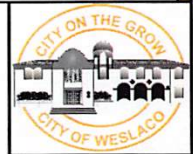
Legend

- 200FT_BUFFER
- PROPERTY_LINE

Lucero Mendoza and Julio Torres
1603 N International Ste B
La Hacienda North P.U.D

Purpose for the Conditional Use Request

Existing zoning: PUD
Existing land use: Commercial
CUP Request: TABC



City of Weslaco Code Enforcement Dept.

APR 10, 2025

MIREY REAL ESTATE LLC 920 CHRYSOLITE DR WESLACO TX 78596	L1063-00-002-0001-00 LA HACIENDA NORTH P.U.D LOT 1 THRU 2 1609 N INT'L BLVD	L: 131564 B: 278091
MIREY REAL ESTATE LLC 920 CHRYSOLITE DR WESLACO TX 78596	L1063-00-002-0003-00 LA HACIENDA NORTH P.U.D LOT 3 & 4 BLK	L: 131564 B: 258449
ACSS PROPERTIES LLC 4009 EVERGLADE DR WESLACO TX 78599	L1063-00-003-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BLK 3 0 N FM 1015	L: 131193 B: 3959
ORANDAY ROSABEL 3210 LOS ARCOS CIR WESLACO TX 78599	L1063-00-004-0064-00 LA HACIENDA NORTH P.U.D LOT 64 BLK 4 3210 LOS ARCOS CIR	L: 49627 B: 70527
MORALES EUGENIO 3208 LOS ARCOS CIR WESLACO TX 78599	L1063-00-004-0065-00 LA HACIENDA NORTH P.U.D LOT 65 BLK 4 3208 LOS ARCOS CIR	L: 49627 B: 55296
FLORES RODOLFO RODRIGUEZ 3206 LOS ARCOS CIR WESLACO TX 78599	L1063-00-004-0066-00 LA HACIENDA NORTH P.U.D LOT 66 BLK 4 3206 LOS ARCOS CIR	L: 49627 B: 56055
NGUYEN TAM THI PO BOX 763 WESLACO TX 78599	L1063-00-004-0067-00 LA HACIENDA NORTH P.U.D LOT 67 BLK 4 3204 LOS ARCOS CIR	L: 49627 B: 78781
CANTU YAREISSI 3202 LOS ARCOS CIRCLE WESLACO TX 78599	L1063-00-004-0068-00 LA HACIENDA NORTH P.U.D LOT 68 BLK 4 3202 LOS ARCOS CIR	L: 56229 B: 79112
HERNANDEZ ANGEL E & MARIA G 3307 LOS ARCOS CIR WESLACO TX 78599	L1063-00-005-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BLK 5 3307 LOS ARCOS CIR	L: 49627 B: 119203
LEIJA SELENA 3305 LOS ARCOS CIR WESLACO TX 78599	L1063-00-005-0002-00 LA HACIENDA NORTH P.U.D LOT 2 BLK 5 3305 LOS ARCOS CIR	L: 50814 B: 111509
REYES SANTIAGO 2607 HAVEN DR KILLEEN TX 76453	L1063-00-005-0003-00 LA HACIENDA NORTH P.U.D LOT 3 BLK 5 3303 LOS ARCOS CIR	L: 50814 B: 104624
DE LEON RAFAEL 3301 LOS ARCOS CIR WESLACO TX 78599	L1063-00-005-0004-00 LA HACIENDA NORTH P.U.D LOT 4 BLK 5 3301 LOS ARCOS CIR	L: 50814 B: 96790

City of Weslaco Code Enforcement Dept.

APR 10, 2025

LOBATO PROPERTIES LLC 3913 S K CENTER ST MCALLEN TX 78503	L1063-00-005-0050-00 LA HACIENDA NORTH P.U.D LOT 50 BLK 5 3209 LOS ARCOS CIR	L: 50814 B: 77990
VALDEZ VIRGINIA & DAISY CISNEROS 3207 LOS ARCOS CIR WESLACO TX 78599	L1063-00-005-0051-00 LA HACIENDA NORTH P.U.D LOT 51 BLK 5 3207 LOS ARCOS CIR	L: 50814 B: 69930
SILVA BECKY L & JASON AMADOR 3205 LOS ARCOS CIR WESLACO TX 78599	L1063-00-005-0052-00 LA HACIENDA NORTH P.U.D LOT 52 BLK 5 3205 LOS ARCOS CIR	L: 50814 B: 106312
INGUANZO FRANCISCO & SANDRA 3203 LOS ARCOS WESLACO TX 78599	L1063-00-005-0053-00 LA HACIENDA NORTH P.U.D LOT 53 BLK 5 3203 LOS ARCOS CIR	L: 50814 B: 55156
GARZA ARGELIA & ROLANDO 3201 LOS ARCOS CIR WESLACO TX 78599	L1063-00-005-0054-00 LA HACIENDA NORTH P.U.D LOT 54 BLK 5 3201 LOS ARCOS CIR	L: 49627 B: 77567
FERNANDEZ ALONSO 1815 TRINITY ST MISSION TX 78572	P5005-01-00C-00C3-00 PECAN GROVE PH 1 LOT C3 BLK C 1434 N INTERNATIONAL BLVD	L: 194819 B: 0
O'REILLY AUTO ENTERPRISES LLC PO BOX 1156 SPRINGFIELD MO 65801	P5005-01-00C-0C1R-00 PECAN GROVE PH 1 LOT C-1R BLK C	L: 299640 B: 480570
VERONA OWNERS ASSOCIATION INC 4900 N 10TH ST STE B MCALLEN TX 78504	V3150-00-000-0000-10 VERONA 0.42AC FOR BUFFER 3220 MARIAJOSE DR	L: 195537 B: 0
TRES FORTUNAS INVESTMENTS LLC 4900 N 10TH ST STE B9 MCALLEN TX 78504	V3150-00-000-0001-00 VERONA LOT 1 0 MARIA JOSE DR	L: 178533 B: 0
RAIYA2011 LLC 1218 WILLOW BROOK CT SUGARLAND TX 77479	V3150-00-000-0005-00 VERONA LOT 5 0 MARIA JOSE DR	L: 85000 B: 0
TRES FORTUNAS INVESTMENTS LLC 4900 N 10TH ST STE B9 MCALLEN TX 78504	V3150-00-000-0002-00 VERONA LOT 2 0 MARIA JOSE DR	L: 178339 B: 0
TRES FORTUNAS INVESTMENTS LLC 4900 N 10TH ST STE B9 MCALLEN TX 78504	V3150-00-000-0003-00 VERONA LOT 3 0 MARIA JOSE DR	L: 178339 B: 0



ALTEX ENGINEERING
TYPE FIRM F-19737

325 W 2ND ST
MERCED, TX 78570

(956) 794-1241
ALTEX.COM

www.alte.com



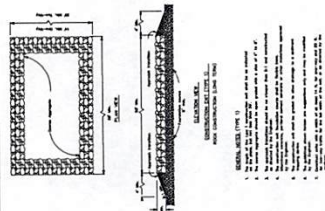
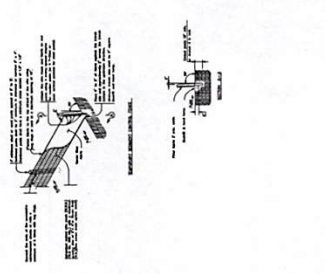
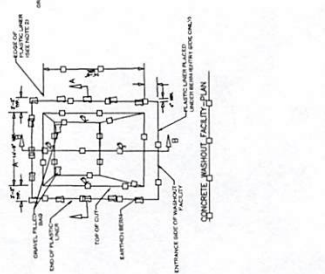
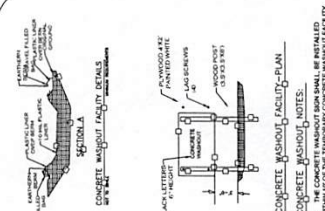
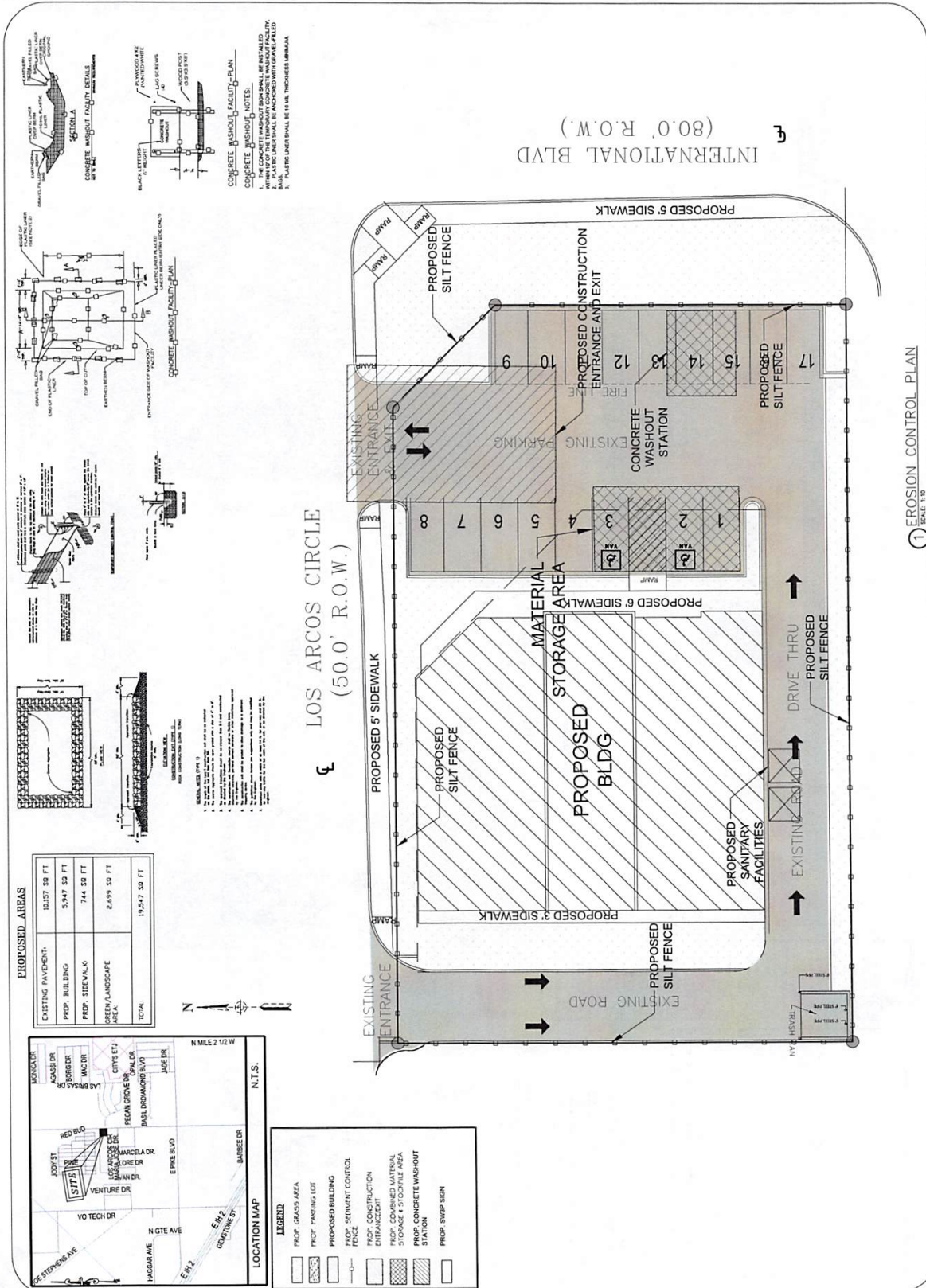
DATE: SEPTEMBER 3, 2024

PROJECT: # 24.166

WESLACO PLAZA
803 N
INTERNATIONAL BLVD.
WESLACO,
TEXAS 78596

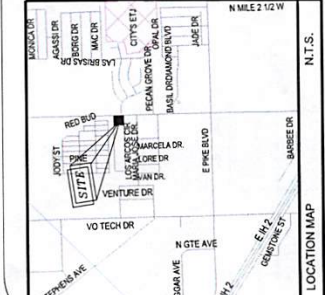
EROSION
CONTROL
PLAN

C-1



PROPOSED AREAS

EXISTING PAVEMENT:	10,137 SQ FT
PROP. BUILDING	5,847 SQ FT
PROP. SIDEWALK	744 SQ FT
GREEN/LANDSCAPE AREA	2,839 SQ FT
TOTAL:	19,547 SQ FT

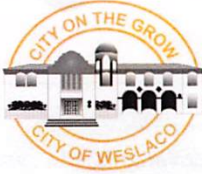


- LEGEND**
- PROP. GRASS AREA
 - PROP. PARKING LOT
 - PROPOSED BUILDING
 - PROP. EROSION CONTROL FENCE
 - PROP. CONSTRUCTION ENTRANCE/EXIT
 - PROP. COMBINED MATERIAL STORAGE & STOCKPILE AREA
 - PROP. CONCRETE WASHOUT STATION
 - PROP. SWMP SIGN



**Planning & Zoning Commission Standardized
Agenda Request Form**

<p>Date of Meeting: May 7, 2025</p>	<p>Agenda Item No. (to be assigned by PCE): IV.C.</p>
<p>From: Rebekah de la Fuente, Planning Director, on behalf of 7-Eleven Beverage Company Inc.</p>	
<p>Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer’s On-Premises Permit, at 901 N Airport Dr., also being Lot 3, Blk 1, Mid Valley Industrial Park No. 2 Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.</p>	
<p>Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer’s On-Premises Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 16, 2025. Five (5) property owners within 200 feet of the applicant’s property were notified by letter on April 25, 2025.</p>	
<p>Staff recommendation for Commission’s Action: Staff recommends approval.</p>	
<p>Additional Action Prompted: <input checked="" type="checkbox"/> Mayor’s Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading</p>	
<p>Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A</p>	
<p>If item previously considered, provide date and action by Commission: N/A</p>	
<p>Attachments,(if any): Application for Conditional Use Permit with attachments.</p>	
<p>Responsibilities upon Commission’s Action: Planning staff will advise applicant.</p>	

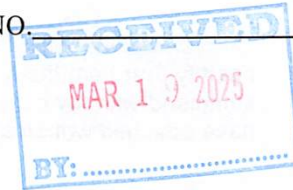


APPLICATION FOR CONDITIONAL USE PERMIT

USE-000813-2025

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. _____



PROPOSED PROJECT

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

Lot 3 Block 1

Subdivision Name Mid Valley Industrial Park No. 2

Street Address 901 N. Airport Dr.

Existing Zoning _____ Existing Land Use Commercial-Retail

Purpose for the Conditional Use Permit Request Alcohol - On Premise Wine and Malt Beverage

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 Tim Ilaoa Phone 972-890-2560

Address 1205 Houston Place Fax: 214-827-2918

City Royse City State TX Zip Code 75189 E-Mail: tim@texaslicensing.net

OWNER

Name 7-Eleven Beverage Company Inc. Phone 972-828-5728

Address 3200 Hackberry Rd. Fax: N/A

City Irving State TX Zip Code 75063 E-Mail: dorothy.bennink@7-11.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 _____ Date _____
Owner

Signature *[Handwritten Signature]* Date 3/19/25
Applicant

Signature *[Handwritten Signature]* Date 3/19/25
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 Approved _____ Disapproved _____ Tabled _____	Date _____
Presented to City Commission Approved _____ Disapproved _____ Tabled _____	Date _____

Trade Name: _____ Stripes Store #42387H

Location Address: 901 N. Airport Dr. City: Weslaco County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit... requests certification, the city secretary... 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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ
TX Alc. Bev. Code, Section 11.37 & 61.37

CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> BF	The legal sale of malt beverages for off-premise consumption only <input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
<input type="checkbox"/> BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
<input type="checkbox"/> BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit... requests certification, the city secretary... 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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)
TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> MB	Mixed Beverage Permit
<input type="checkbox"/> MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
<input type="checkbox"/> BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
<input type="checkbox"/> BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
<input type="checkbox"/> BE*	Retail Dealer's On-Premise License
<input type="checkbox"/> BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	<input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: <input type="checkbox"/> legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR <input type="checkbox"/> legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of mixed beverages between midnight and 2:00 A.M.;
OR	
<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Stripes Store #42387H

Location Address: 901 N. Airport Dr. City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J

CHECK HERE IF NOT IN CITY LIMITS

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SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address is is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell 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 City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

does does not allow for on-premise consumption and

does does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BB, BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal."

I hereby certify on this ____ day of _____, 20__, that this location address is is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Stripes Store #42387H

Location Address: 901 N. Airport Dr. city: Weslaco County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a 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 permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ
TX Alc. Bev. Code, Section 11.37 & 61.37

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SIGN

HERE _____, _____ County
County Clerk

SEAL

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County Clerk

SEAL

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OR	
<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: Stripes Store #42387H

Location Address: 901 N. Airport Dr. City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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Certificate of County Clerk for: J

CHECK HERE IF NOT IN CITY LIMITS

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SIGN
HERE _____, _____ County
County Clerk

S E A L

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OR

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

SIGN
HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**

does does not allow for on-premise consumption **and**
 does does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN
HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BB & BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained **in any area where the sale of any alcoholic beverage is legal.**"

I hereby certify on this ____ day of _____, 20__, that this location address is is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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SIGN
HERE _____, _____ County
County Clerk

S E A L

Trade Name: Stripes Store #42387H

Location Address: 901 N. Airport Dr. City: Weslaco County: Hidalgo

Publisher's Affidavit for All Applicants Except BN, DS, S TX Alc. Bev. Code, Section 11.39 and 61.38		
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 (MM/DD/YYYY)		
Signature of Notary Public		
S E A L		
Comptroller of Public Accounts Certificate for All Applicants TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)		
This is to certify on this _____ day of _____, 20_____, 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 and that none of the persons making this application are indebted to the State of Texas.		
Sales Tax Permit Number _____	Outlet Number _____	
Print Name of Comptroller Employee _____		
Print Title of Comptroller Employee _____		
SIGN HERE _____	FIELD OFFICE _____	S E A L _____

ATTACH PRINTED
COPY OF THE
NOTICE HERE
[Click here to see example of newspaper publication](#)

Trade Name: _____ Stripes Store #42387H _____

Location Address: 901 N. Airport Dr. _____ City: Weslaco _____ County: Hidalgo _____

Publisher's Affidavit for All Applicants Except BN, DS, S TX Alc. Bev. Code, Section 11.39 and 61.38	
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 (MM/DD/YYYY)	
Signature of Notary Public	
SEAL	

ATTACH PRINTED
COPY OF THE
NOTICE HERE
[Click here to see example of newspaper publication](#)

Comptroller of Public Accounts Certificate for All Applicants TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)	
This is to certify on this <u>16th</u> day of <u>December</u> , 20 <u>24</u> , 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 and that none of the persons making this application are indebted to the State of Texas.	
Sales Tax Permit Number <u>17511624243</u>	Outlet Number <u>01573</u>
Print Name of Comptroller Employee <u>Rosemary Rodriguez</u>	
Print Title of Comptroller Employee <u>Enforcement Officer</u>	
SIGN HERE <u>R. Rodriguez</u>	FIELD OFFICE <u>2153 Dallas SW</u>
SEAL	



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner, At-large
Pete Garcia, Jr., Commissioner, At-Large
Josh Pedraza., Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

April 25, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 7, 2025, and the City Commission will hold a public hearing on May 21, 2025, 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 May 7, 2025. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

7-Eleven Beverage Company Inc. is requesting to a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit, at 901 N Airport Dr., also being Lot 3, Blk 1, Mid Valley Industrial Park No. 2 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,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized and cursive.

Rebekah de la Fuente
Planning Director

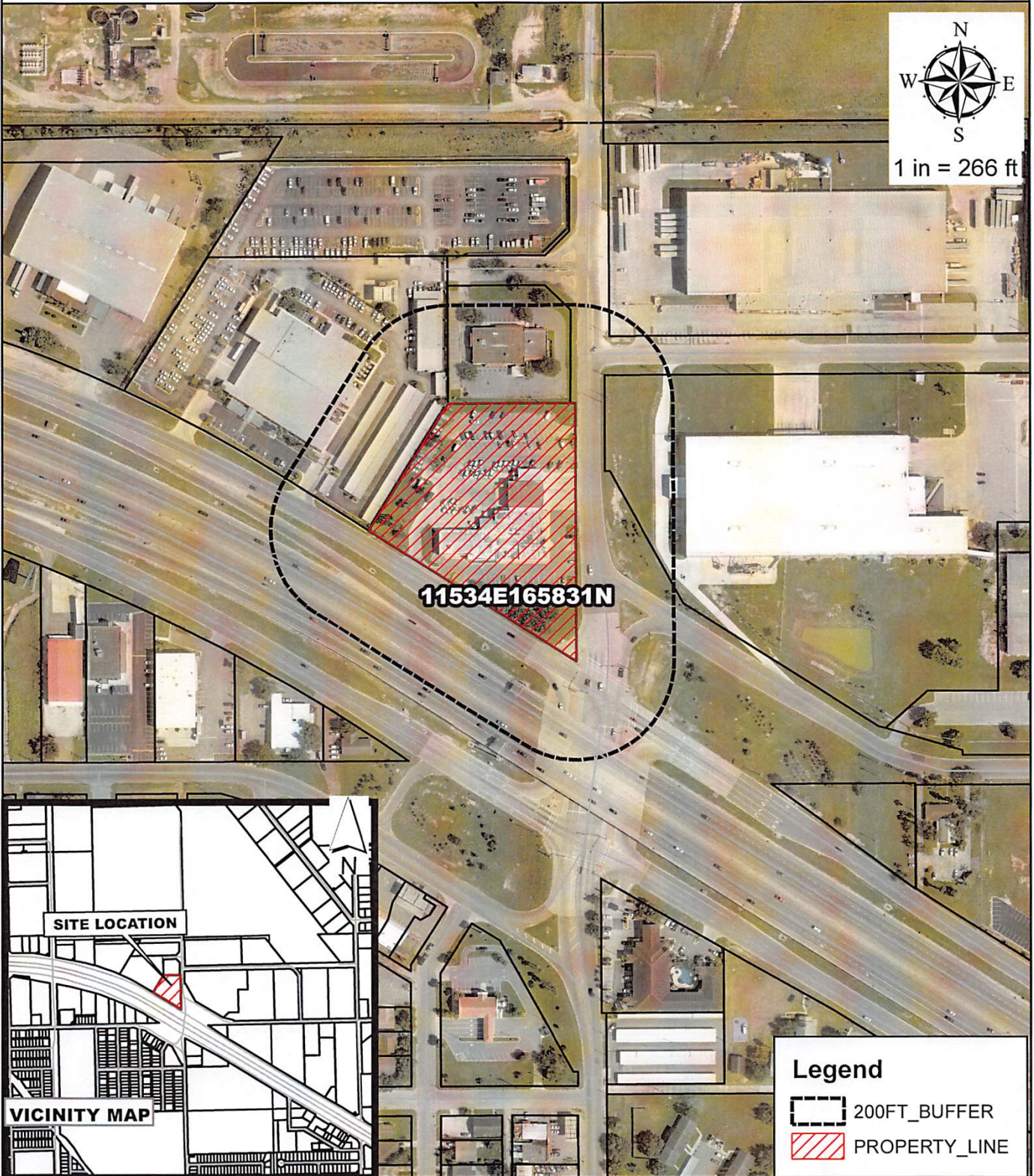
Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



1 in = 266 ft



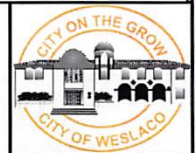
Legend

- 200FT_BUFFER
- PROPERTY_LINE

7-Eleven Beverage Company Inc.
901 N Airport
Mid Valley Industrial
Park No.2

Purpose for the Conditional Use Request

Existing zoning:	I
Existing land use:	Commercial
CUP Request:	TABC



City of Weslaco Code Enforcement Dept.

APR 10, 2025

DVM BUILDING PARTNERSHIP 1901 S 1ST ST STE 600 MCALLEN TX 78503	M3960-00-000-0002-00 MID VALLEY COMMERCIAL PLAZA LOT 2 1614 COMMERCIAL DR	L: 205198 B: 394802
BOYD WESLACO GSA LLC PO BOX 13470 RICHMOND VA 23225	M3961-00-000-0002-00 MID VALLEY CMMRCL PLAZA (R/S LTS 1 3 1501 E EXPRWY 83	L: 1466941 B: 4400063
RST TEXAS REAL ESTATE LP 1709 E PIKE BLVD WESLACO TX 78599	M4010-00-008-0001-00 MID-VALLEY INDUSTRIAL PARK W11.80AC 1704 E HAGGER AVE	L: 899742 B: 1669359
CCAGED RETAIL PARTNERS LTD 1207 ANTOINE RD HOUSTON TX 77055-6920	M4010-02-001-0003-00 MID-VALLEY INDUSTRIAL PARK NO. 2 LOT 901 N AIRPORT DR	L: 850680 B: 1009725
WOODCRAFTERS HOME PRODUCTS 530 GREAT RD ACTON MA 1720	R4410-00-000-0001-00 RST TEXAS REAL ESTATE LOT 1 1701 E HAGGAR AVE	L: 434672 B: 2485407



**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: May 7, 2025	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Mark Corbitt, P.E.	
Subject/Agenda Item: Discussion and consideration of the variance request for Tamez Estates Subdivision being 6.766-acre out of the South 7 acres of the North 12 acres of Farm Tract 198, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the west side of Mile 6 approximately 2,244ft north of Mile 10. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through a 8” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant is requesting a variance for OSSF.	
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 on the variance request.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> 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 Subdivision variance and plat.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000820-2025

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. _____

GENERAL INFORMATION

Name of Subdivision: Tamez Estates

Location: West side of Mile 6 approx 2250ft north of mile 10

Legal Description: A 6.766 AC tract of land, more or less, being out of the south 7 AC of the North 12 AC of farm tract 198, west tract subdivision, hidalgo county, texas vol2, pg 34 map records Hidalgo County

VARIANCE TYPE:

Streetlights YES NO

Describe in detail the reason for the variance request:

Sanitary Sewer YES NO

Describe in detail the reason for the variance request:
Request to serve 2 commercial lots with OSSF system. Nearest connection is half a mile south on mile 10 and does not have the necessary depth to reach the proposed subdivision

Fire Hydrants YES NO

Describe in detail the reason for the variance request:

Setbacks YES NO

Describe in detail the reason for the variance request:

Drainage YES NO

Describe in detail the reason for the variance request:

Minimum Lot Size YES NO

Describe in detail the reason for the variance request:

Sidewalks YES NO

Describe in detail the reason for the variance request:

Easement Requirements YES NO

Describe in detail the reason for the variance request:

Other _____ YES NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Juan Tamez Telephone: 956-587-1580

Address: 2410 Highland Fax: _____


City: Weslaco State: TX Zip: 78599 E-mail: diana9910@me.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Juan Tamez

Owner Signature:  Date: _____

_____ is the authorized agent

Authorized Agent Signature: Mark D Corbitt, P.E. Date: 03-18-25

Authorized Agent Printed Name: Mark Corbitt, P.E.

