

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

JUNE 4, 2025 5:30P.M.

LEGISLATIVE CHAMBERS

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
MAY 7, 2025**

On Wednesday, May 7, 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
Jim Forward	Commissioner
Adrian Torres	Commissioner

Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

Also, present were Jesse Valderas, Assistant Fire Marshall, 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. Arevalo called the roll call noting that Commissioner Summers, Commissioner Valdez and Commissioner Crockett were absent at the time of the roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. May 7, 2025, Regular Meeting

Commissioner Berry made a motion to approve the minutes of April 2, 2025, seconded by Commissioner Forward. Motion carried.

IV. PUBLIC HEARING

A. 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.

Mrs. Arevalo stated that the notice appeared in the Monitor on April 16, 2025, there were nineteen (19) property owners notified within the 200-foot radius, no letters for against the item were received. Staff recommend approval based on surrounding land use.

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

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

B. 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.

Mrs. Arevalo stated that the notice appeared in the Monitor on April 16, 2025, there were twenty-four (24) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommends 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 Permit, seconded by Commissioner Forward. Motion carried.

C. Discussion and consideration 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.

Mrs. Arevalo stated that the notice appeared in the Monitor on April 16, 2025, there were five (5) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommends approval.

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

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

V. DISCUSSION AND CONSIDERATION

A. 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.

Mrs. Arevalo stated the proposed three (3) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by OSSF. The applicant is requesting a variance for OSSF, and the nearest sanitary sewer line is located approximately 2,000 feet south of the proposed development. Staff recommended compliance with the ordinance on the variance request.

Commissioner Forward made a motion to approve the variance request, seconded by Commissioner Torres.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 5:45 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Absent
Randy Summers, Commissioner

Absent
Carolina Crockett, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

Absent
Richard Valdez, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 4, 2025	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Christopher O. Cuellar.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, at 200 S Border, also being Lots 8,9,10,11 Blk 2, West Highway Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on May 14, 2025. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on May 23, 2025.	
Staff recommendation for Commission's Action: Staff recommends approval.	
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

USE-000845-2025

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 8, 9, 10, 11 Block Property ID 3232937

Subdivision Name West Hwy Subdivision

Street Address 200 S. Border

Existing Zoning Commercial Existing Land Use Restaurant

Purpose for the Conditional Use Permit Request Applying For Mixed Beverage License for Uncle Chops Food Court

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 Christopher O. Cuellar Phone 956-450-0114

Address 3307 Palm St Fax: N/A

City Dona State TX Zip Code 78596 E-Mail: unclechopsfoodcourt@gmail.com

OWNER

Name J-111 Investor/Chris Cuellar Phone 956-969-1578

Address 1900 E 28th St Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: _____

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 4/23/25
Owner

Signature  Date 4/23/25
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 _____



43,356

Document reference ID : 482827

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: 482827
Applicant Name: Uncle Chops Food Court
License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 851073036
Member Managed or Manager Managed: Manager Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 803316172
Date Filed: 5/13/2017
Filing State: TX

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Prefix: Mr
Legal First Name: Christopher
Legal Middle Name: Omar

Legal Last Name: Cuellar
Email Address: unclechopsfoodcourt@gmail.com
Phone Number: 956-450-0114

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
Uncle Chops Food Court	Christopher Cuellar	Manager and/or Officer	20	

Basic Business information

Business/Trade Name: Uncle Chops Food Court

Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-252-9885

Alternate Phone Number 956-450-0114

Location Address

Address: 200 S Border Ave, Weslaco, TX, United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 200 S Border Ave, Weslaco, TX, United States, Hidalgo 78596

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

Location Additional Information
--

Is the proposed location in a hotel or motel?

No

Sixty Day Sign Requirements

Posted the 60 day sign: No

Refuting reason: We have been licensed for Beer and Wine since February of 2022. The above states if we have not been licensed prior to this application, we must post a sign. I am unsure if we still have to post, which we will happily do if we can please obtain clarification. Thank You.

Projected Sales Information

Sales Year: 2025

Alcohol Sale: \$100,000.00

Food Sales: \$500,000.00

Other Sales: \$100,000.00

Total Sales: \$700,000.00

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	Uncle Chops Food Court

Location Diagram

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



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

City

,TEXAS

SEAL



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 28th day of April, 2025, 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]

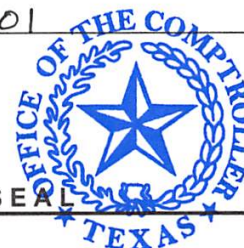
SEAL



Trade Name: _____

Location Address: _____ City: _____ County: _____

Publisher's Affidavit for All Applicants Except BN, DS, S TX Alc. Bev. Code, Section 11.39 and 61.38		
Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE Click here to see example of newspaper publication
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
SEAL		
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>7th</u> day of <u>may</u> , 20 <u>25</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>32070703759</u>	Outlet Number <u>00001</u>
Print Name of Comptroller Employee	<u>Berta Rivera</u>	
Print Title of Comptroller Employee	<u>Enforcement Officer</u>	
SIGN HERE <u>B. Rivera</u>	FIELD OFFICE <u>2425-Brownsville</u>	SEAL





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	

PLANNING DEPARTMENT

May 23, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 4, 2025, and the City Commission will hold a public hearing on June 17, 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 June 4, 2025. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Christopher O. Cuellar is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, at 200 S Border, also being Lots 8,9,10,11 Blk 2, West Highway 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
Planning Director

City of Weslaco Code Enforcement Dept.

MAY 21, 2025

CANTU JOSE A & GRACIELA 1502 VIDA DULCE WESLACO TX 78596	P4100-00-001-0001-00 PARK VIEW BLK 1 LOT 1 208 S BORDER AVE	L: 120120 B: 143178
GONZALEZ JORGE A PO BOX 342 WESLACO TX 78599	P4100-00-001-0002-00 PARK VIEW BLK 1 LOT 2 902 W 3RD ST	L: 69030 B: 73272
VALERIO AND ASSOCIATES 604 E 6TH ST WESLACO TX 78596	P4100-00-001-0004-00 PARK VIEW BLK 1 LOT 4 207 S MILLS AVE	L: 52800 B: 160312
SHERWOOD C C III ET UX PO BOX 354 WESLACO TX 78599	P4100-00-001-0005-00 PARK VIEW BLK 1 LOT 5 205 MILLS	L: 88365 B: 112980
HUACUJA ISAAC 1000 VALLEY VIEW DR WESLACO TX 78596	P4100-00-001-0006-00 PARK VIEW BLK 1 LOT 6 1000 VALLEY VIEW DR	L: 48251 B: 141751
GUERRA PROPERTY HOLDINGS LLC 2105 REGINALD DR WESLACO TX 78596	W3500-00-001-0014-00 WEST HIGHWAY E1/2-LT 14 ALL LT 15 909 W BUS HWY 83	L: 33750 B: 81454
AVILES WILFREDO & CRISTELA 1313 E 6TH ST WESLACO TX 78596	W3500-00-001-0016-00 WEST HIGHWAY BLK 1 LTS 16-17 907 W BUS HWY 83	L: 45000 B: 130326
AVILES WILFREDO & CRISTELA 1313 E 6TH ST WESLACO TX 78596	W3500-00-001-0018-00 WEST HIGHWAY BLK 1 LT 18 907 W BUS HWY 83	L: 35082 B: 2941
OLIVAREZ FAMILY COMPANY LLC PO BOX 1667 WESLACO TX 78599	W3500-00-001-0019-00 WEST HIGHWAY BLK 1 LTS 19 20 21 22 900 W 2ND ST	L: 143448 B: 367692
TREVINO ELIZABETH LEE 908 W 2ND ST WESLACO TX 78596	W3500-00-001-0023-00 WEST HIGHWAY BLK 1 LT 23 908 W 2ND ST	L: 36000 B: 45611
VALENZUELA JOSE 3000 BRUSH DR WESLACO TX 78599	W3500-00-001-0024-00 WEST HIGHWAY BLK 1 LT 24 910 W 2ND ST	L: 36000 B: 54162
GOMEZ RICARDO Z & NORA H 3510 SAN CLEMENTE MISSION TX 78572	W3500-00-002-0004-00 WEST HIGHWAY BLK 2 LT 4 913 W 2ND ST	L: 36096 B: 0

City of Weslaco Code Enforcement Dept.

MAY 21, 2025

MORA RENE & ELISA 911 W 2ND ST WESLACO TX 78596	W3500-00-002-0005-00 WEST HIGHWAY BLK 2 LT 5 911 W 2ND ST	L: 38322 B: 23678
MORA RENE & ELISA 911 W 2ND ST WESLACO TX 78596	W3500-00-002-0006-00 WEST HIGHWAY BLK 2 LT 6 1911 W 2ND ST	L: 40608 B: 79158
LUCIO AMANCIO 701 AMETHYST DR WESLACO TX 78596	W3500-00-002-0007-00 WEST HIGHWAY BLK 2 LT 7 907 W 2ND ST	L: 42894 B: 24028
CUELLAR A C JR D/B/A J III INVESTMENTS 1900 E 28TH ST WESLACO TX 78596	W3500-00-002-0008-00 WEST HIGHWAY BLK 2 LTS 8 9 10 11 200 S BORDER AVE	L: 105714 B: 158200
GUERRA HECTOR P & SANDRA 202 S BORDER AVE WESLACO TX 78596	W3800-00-000-1501-00 WEST TRACT-0.37AC C/R/W 0.06AC-S PT EST HIGHWAY SD & 0.31AC FT 1501 202 S BORDER AVE	L: 153946 B: 107697
7-ELEVEN INC ATTN: AD VALOREM TAX 7-ELEVEN PO BOX 711 DALLAS TX 75221	W3800-00-000-1502-00 WEST TRACT BLK FT 1502 0.567 AC 901 W BUS HWY 83	L: 223461 B: 178305
MAC BORDER CROSSINGS LLC 401 WEST MILE 5 NORTH WESLACO TX 78596	W3800-00-000-1507-00 WEST TRACT N150'-W200' FT 1507 0.69AC T 625 W BUS HWY 83	L: 243063 B: 117682
MAC BORDER CROSSINGS LLC 401 WEST MILE 5 NORTH WESLACO TX 78596	W3800-00-000-1507-06 WEST TRACT NO. 0.49AC AN IRR BLK 163 0 S BORDER	L: 128064 B: 28866
RODRIGUEZ JUAN J & LORENA 1540 TURKEY TROT MERCEDES TX 78570	W3800-00-000-1507-07 WEST TRACT CENTER 0.14AC - S 1.07AC 7 159 S BORDER AVE	L: 36588 B: 83813
WESLACO ELKS LODGE 201 S BORDER AVE WESLACO TX 78596	W3800-00-000-1507-16 WEST TRACT BLK FT 1507 W1.086 201 S BORDER AVE	L: 189224 B: 230477
RODRIGUEZ JUAN J & LORENA 1540 TURKEY TROT MERCEDES TX 78570	W3800-00-000-1507-20 WEST TRACT FT 1507 S76-78'-LOT 6 EXC & S67.90'-LOT 7 .31AC GR .27AC NET 161 S BORDER AVE	L: 70566 B: 54926
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G4100-00-007-0001-00 GLENDALE ADDITION LOTS 1-4 LOT 5 LOT 6 EXC S105' LOTS 7-24 BLK 7 & ALL	L: 3668276 B: 733835

City of Weslaco Code Enforcement Dept.

MAY 21, 2025

GARCIA BELINDA	W3500-00-001-0025-00	L: 36000
2303 TULIPAN AVE	WEST HIGHWAY BLK 1 LT 25	B: 0
MISSION TX 78574	0 W 2ND ST	



ALTEX ENGINEERING

TBPE FIRM F-19737

601 N. Vermont Ave
Suite #207
Mercedes, TX 78570

(956) 294-1241
ALONZO@ALTENG.COM
www.alteng.com

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DATE: JUNE 24, 2015

REVISION:	DATE:	DESCR:

PROJECT: # 19.112

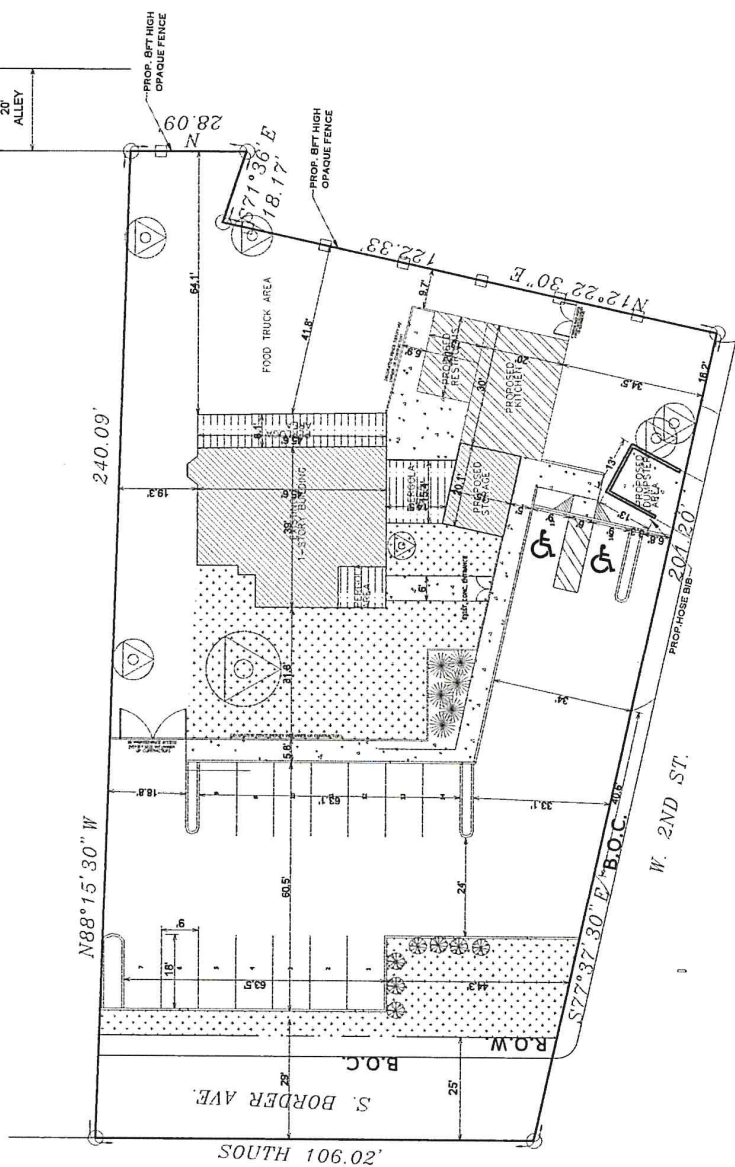
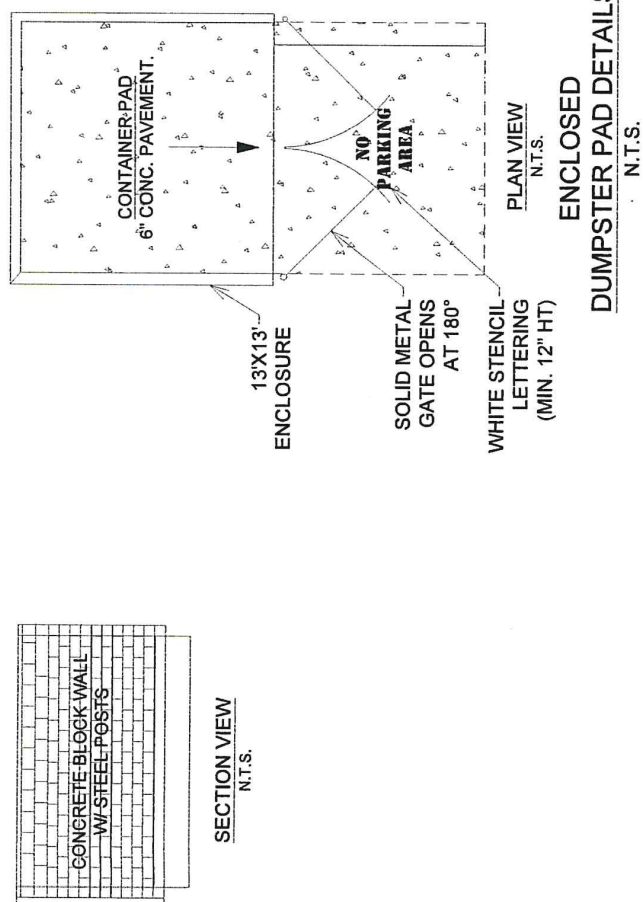
200 S. BORDER AVE.
WESLACO, TEXAS

SITE PLAN

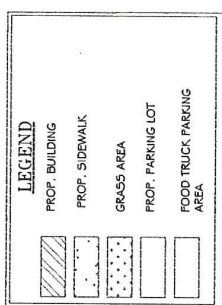
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FOR: AC CUELLAR

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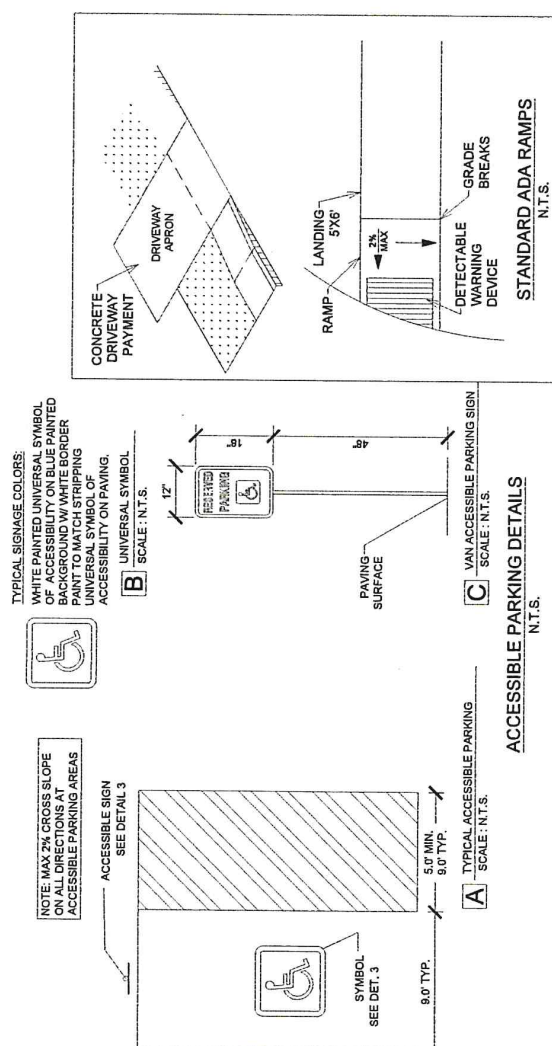
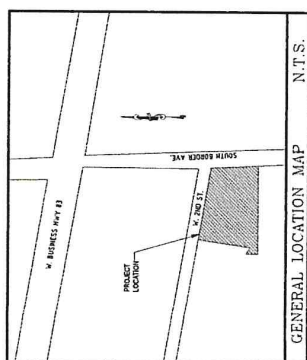
1 SITE PLAN
SCALE: 1:20



PROP. WOOD FENCE

PARKING TOTALS	
1543 SQ FT RESTAURANT	
PARKING REQD:	1 SPACE/100SF 16 SPACES
PARKING PROVIDED	16 SPACES
ACCESSIBLE PKG.	2 SPACES

AREAS	
EXIST. BLDG'S:	1,844 SQ FT
PROP. BLDG:	860 SQ FT
NEW PAVEMENT:	8,393 SQ FT
NEW SIDEWALK:	1,390 SQ FT
TRUCK PARKING AREA:	7,886 SQ FT
GREEN/LANDSCAPE AREA:	4,021 SQ FT
TOTAL:	24,394 SQ FT



ACCESSIBLE PARKING DETAILS
N.T.S.

ADA RAMP
N.T.S.



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 4, 2025	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Oscar Javier Gonzalez.	
Subject/Agenda Item: Discussion and consideration to be granted a waiver to the moratorium for 920 W Pike, also being AC GR 0.71AC Net. Blk W125.20'-E502.80'-S432.02 FT 133.80, West Tract AN IRR TR, Weslaco, Hidalgo County, Texas. Located approximately 455ft west of N. Border. Possible Action.	
Discussion/Overview: Applicant is requesting a wavier to the moratorium in order to submit a rezone request application from B-2 Secondary and Highway District to R-2 Duplex and Apartments. A letter for request was received.	
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.	
Additional Action Prompted: [X] 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): Letter	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

PROPERTY REZONING APPEAL

Oscar Javier Gonzalez

May 12, 2025

920 W Pike Blvd
Weslaco TX 78596
LOT# AC GR 0.71AC NET
BLK# W125.20'-E502.80'-S432.02 FT 133 .80
SUBDIVISION: WEST TRACT AN IRR TR

To whom it may Concern:

Good afternoon, the purpose for this letter is to appeal/waiver for my property currently zoned a B-2 Secondary and Highway District transferred to a R-2 Duplex and Apts Zone. I purchased this property back in December of 2021 and going on 4 years now without being able to do new construction because of the moratorium. I am now wanting to make progress on the property since before I wasn't able to due to 2021-2023 I was on a deployment overseas and most of 2024 to now I have been finding the most affordable option on blueprints and a contractor.

I purchased this property as an investment and a future home for myself with the intention to build Duplex/Apartments and rent out to new or current residents of Weslaco Texas. Now that I am out of the military and here at home in Mission Texas, I am able/wanting to put my plans into motion by being able to apply for new construction. However, due to the moratorium being continuously extended, that has prolonged the process more than I had expected. I have been patient since I was told about the moratoriums, but it has now been 9 months with no changes and the moratoriums still being in effect. I am writing this letter to be given the opportunity to change the zone district for my property and bring my plans to life which would be a major step in my life out of the military and new career.

Thank you very much!

- Oscar J Gonzalez