

# **CITY OF WESLACO**

## **A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**

**OCTOBER 1, 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  
SEPTEMBER 3, 2025**

On Wednesday, September 3, 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
Adrian Torres	Commissioner
Jim Forward	Commissioner
Richard Valdez	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

Also, present was Mike Swinnea, Fire Marshall, Peter Hermida, Engineer Director, Guillermo Frausto, Assistant Engineer Director 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 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. September 3, 2025, Regular Meeting**

Commissioner Berry made a motion to approve the minutes of August 6, 2025, seconded by Commissioner Forward. Motion carried.

**IV. PUBLIC HEARING**

**A. Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 310 W IH 2 Ste 3, also being Lot 2, 400 W Expressway 83 Subdivision, Weslaco, Hidalgo County, Texas.**

Mrs. Arevalo stated that the notice appeared in the Monitor on August 13, 2025, there were eighteen (18) 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 Torres. 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 Preliminary and/or Final Plat for Barbee Commercial being a 20.748-acre tract of land out of Farm Tract 1028, Block 135, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northwest corner of FM 1015 and Barbee Drive.

Mrs. Arevalo stated proposed one (1) lot subdivision 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 a 8" sewer line. Staff recommends approval of Final Plat.

Commissioner Torres made a motion to approve the Final Plat seconded by Commissioner Forward.

### B. Discussion and consideration for the Final Plat for Vaquero Weslaco Subdivision being a 1.750-acre tract of land out of Farm Tract 143, West Tract Subdivision, Hidalgo County, Texas. Located on Northwest corner of W. Sugarcane Dr. and Westgate Dr.

Mrs. Arevalo stated the proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through a 15" sewer line. Staff recommends approval of Final Plat.

Commissioner Berry made a motion to approve the Final Plat, seconded by Commissioner Vladez.

### C. Discussion and consideration for six-month extension of Two Points Subdivision being 2.32 acres out of Lot 9, Block 174, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of the Mile 4 W Rd and Mile 12 1/2 Rd.

Mrs. Arevalo stated the proposed two (2) lot subdivision is located outside the City of Weslaco. Final Plat approval is set to expire on September 19, 2025. This is the 2<sup>nd</sup> extension. The development is being overseen by county. The Engineering Department has provided an email. Staff recommends approval.

Commissioner Berry made a motion to approve the six-month extension, 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

\_\_\_\_\_  
Richard Valdez, Commissioner

ATTEST:

\_\_\_\_\_  
Flor E. Acuña, Secretary



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

<p><b>Date of Meeting:</b> October 1, 2025</p>	<p><b>Agenda Item No.</b> (to be assigned by PCE): IV.A.</p>
<p><b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Aaron Garica.</p>	
<p><b>Subject/Agenda Item:</b> Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit, at 588 S Texas Blvd. Ste A, also being Lots 21-24 Blk 41, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.</p>	
<p><b>Discussion/Overview:</b> The applicant is requesting to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours 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 10, 2025. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on September 19, 2025.</p>	
<p><b>Staff recommendation for Commission's Action:</b> Staff recommends approval.</p>	
<p><b>Additional Action Prompted:</b>  <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><b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A</p>	
<p><b>If item previously considered, provide date and action by Commission:</b> N/A</p>	
<p><b>Attachments,(if any):</b> Application for Conditional Use Permit with attachments.</p>	
<p><b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.</p>	

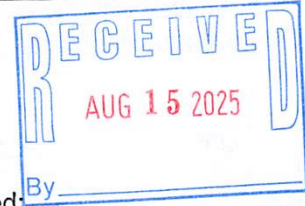


APPLICATION FOR CONDITIONAL USE PERMIT

USE-000903-2025

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 21-24 Block 41

Subdivision Name Weslaco Original Townsite

Street Address 588 S. Texas BLVD (Suite B) A

Existing Zoning CO Existing Land Use OFF

Purpose for the Conditional Use Permit Request Tavern/ Bar & Grill / Speakeasy (MB Permit)

What, if anything, is planned to minimize the impact on the surrounding land uses: All business will be conducted within business/building.

- \_\_\_\_\_ \$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 Aaron Garcia Phone (956) 463-2784

Address 1001 Chrysolite Dr. Fax: —

City Weslaco State TX Zip Code 78596 E-Mail: Aaron.garcia.956@yahoo.com

**OWNER**

Name Amado C Sanchez-Saenz Phone (956) 453-3331


Address 4009 Everglade Dr. 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 6/24/25  
Owner

Signature  Date 6/24/25  
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 Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_ Date \_\_\_\_\_

Presented to City Commission Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_ Date \_\_\_\_\_



Document reference ID : 519272

## 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:** 519272  
**Applicant Name:** The Hidden Vault LLC  
**License Type applied for:** Mixed Beverage Permit (MB)

### Entity Information

**Business Structure:** Limited liability company  
**FEIN/SSN Number:** 392938681  
**Member Managed or Manager Managed:** Manager Managed  
**Historically Underutilized Business:** No  
**Veteran-owned business:** No  
**Fraternal Owned:** No  
**Secretary of State Filing Number:** 806099441  
**Date Filed:** 6/27/2025  
**Filing State:** TX

### Primary Business Entity Contact Information

**Legal First Name:** Aaron  
**Legal Middle Name:** Garcia  
**Email Address:** Aarongarcia956@yahoo.com  
**Phone Number:** 956-463-2784

**Initial Application Information**

**Authority Type:** I am a principal or authorized user with binding authority  
**Prefix:** Mr  
**Legal First Name:** Aaron  
**Legal Last Name:** Garcia  
**Email Address:** Aarongarcia956@yahoo.com  
**Phone Number:** 956-463-2784

**Principal Parties**

<b>Principal Parent Entity</b>	<b>Principal Party</b>	<b>Role</b>	<b>Ownership %</b>	<b>Action</b>
The Hidden Vault LLC	ACSS PARTNERSHIPS LLC	Manager and/or Officer	25	Added
The Hidden Vault LLC	BLACKSHEEP PARTNERSHIPS LLC	Manager and/or Officer	75	Added

**Basic Business information**

**Business/Trade Name:** The Hidden Vault LLC

**Business Type** Bar

**Location's Phone Numbers**

**Business Phone Number** 956-463-2784

**Location Address**

**Address:** 588 S Texas Blvd Suite A, Weslaco, TX, United States, Hidalgo  
78596

**Is your location within city limits?** Yes

**Mailing Address Information**

**Address:** 588 S Texas Blvd Suite A, 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?** No

**Location Additional Information**

**Is the proposed location in a hotel or motel?**

**No**

**Sixty Day Sign Requirements**

**Posted the 60 day sign:** Yes

**Date Posted:** 8/8/2025

**Projected Sales Information**

**Sales Year:** 2025

**Alcohol Sale:** \$200,000.00

**Total Sales:** \$200,000.00

**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**

<b>Property Type</b>	<b>Property Ownership Type</b>	<b>Entity Name</b>
Land and Building	Lessor	ACSS PROPERTIES LLC

**Location Diagram**

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

**Bond Information**

<b>Fulfillment Type</b>	<b>Bond Category</b>	<b>Bond Amount</b>	<b>Status</b>
Bond Provider	Conduct Surety Bond	\$5,000.00	New



**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  
City

**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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, 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

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
County

**SEAL**



**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES**

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, 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 \_\_\_\_\_

Outlet Number \_\_\_\_\_

Print Name of Comptroller Employee \_\_\_\_\_

Print Title of Comptroller Employee \_\_\_\_\_

SIGN HERE

\_\_\_\_\_  
Comptroller Representative

\_\_\_\_\_, TEXAS  
City

**SEAL**



<b>PUBLISHER'S AFFIDAVIT</b>	
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	
<b>S E A L</b>	
<b>ATTACH PRINTED COPY OF THE NOTICE</b>	

**Application ID:** 521985  
**Applicant Name:** The Hidden Vault LLC  
**License Type applied for:** Late Hours Certificate (LH)

### Entity Information

**Business Structure:** Limited liability company  
**FEIN/SSN Number:** 392938681  
**Member Managed or Manager Managed:** Manager Managed  
**Historically Underutilized Business:** No  
**Veteran-owned business:** No  
**Fraternal Owned:** No  
**Secretary of State Filing Number:** 806099441  
**Date Filed:** 6/27/2025  
**Filing State:** TX

### Primary Business Entity Contact Information

**Legal First Name:** Aaron  
**Legal Middle Name:** Garcia  
**Email Address:** Aarongarcia956@yahoo.com  
**Phone Number:** 956-463-2784

## Initial Application Information

**Authority Type:** I am a principal or authorized user with binding authority  
**Prefix:** Mr  
**Legal First Name:** Aaron  
**Legal Last Name:** Garica  
**Email Address:** aarongarcia956@yahoo.com  
**Phone Number:** 956-463-2784

## Primary license number

**Primary License Information** 519272 - New Mixed Beverage Permit Application -  
Initiated

## Primary License Location Address

**Address:** 588 S Texas Blvd Suite A, Weslaco, TX, United States, Hidalgo 78596



## CERTIFICATE OF COUNTY CLERK

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 \_\_\_\_\_, \_\_\_\_\_, 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 for a Wine and Beer Retailer's Off-Premise Permit.

**Most current election for given location was held for:**

- legal sale of all alcoholic beverages for off-premise consumption
- legal sale of all alcoholic beverages
- legal sale of all alcoholic beverages except mixed beverages
- legal sale of all alcoholic beverages including mixed beverages
- legal sale of mixed beverages
- legal sale of mixed beverages in restaurants by food and beverage certificate holders
- legal sale of wine on the premises of a holder of a winery permit
- legal sale of beer/wine (17%) on-premise or beer/wine off-premise **AFTER** Sept. 1, 1999
- legal sale of beer/wine (14%) on-premise or beer/wine off-premise **BEFORE** Sept. 1, 1999

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

SIGN HERE

\_\_\_\_\_  
County Clerk

---

County

**SEAL**



**Certificate of City Secretary For Late Hours Certificate**  
Chapters 29 & 70 et seq

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, that one of the below is correct:

The governing body of this city has by order authorized the sale of *mixed beverages* between midnight and 2:00 A.M.; or

The governing body of this city has by order authorized the sale of *beer* between midnight and \_\_\_\_\_ A.M.; or

The population of the city or county where premises are located was 500,00 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census of March 12, 2001; or

The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

**OR**

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

SIGN HERE

\_\_\_\_\_  
City Secretary/Clerk

\_\_\_\_\_,  
CITY

**SEAL**



**Certificate of County Clerk For Late Hours Certificate**  
Chapters 29 & 70 et seq

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, that one of the below is correct:

- The Commissioner's Court of the county has by order authorized the sale of *mixed beverages* between midnight and 2:00 A.M.; or
- The Commissioner's Court of the county has by order authorized the sale of *beer* between midnight and \_\_\_\_\_ A.M.; or
- The population of the city or county where premises are located was 500,00 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census of March 12, 2001; or
- The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

**OR**

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

SIGN HERE

\_\_\_\_\_  
County Clerk

\_\_\_\_\_,  
COUNTY

**SEAL**



<b>PUBLISHER'S AFFIDAVIT</b>	
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	
<b>S E A L</b>	
<b>ATTACH PRINTED COPY OF THE NOTICE</b>	

# 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

Xavier Salinas, Assistant City Manager  
Omar Rodriguez, Interim Assistant City Manager

## PLANNING DEPARTMENT

September 19, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 1, 2025, and the City Commission will hold a public hearing on October 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](mailto:facuna@weslacotx.gov) by 12:00 pm on October 1, 2025. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

Aaron Garica is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit, at 588 S Texas Blvd. Ste A, also being Lots 21-24 Blk 41, Weslaco Original Townsite 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,

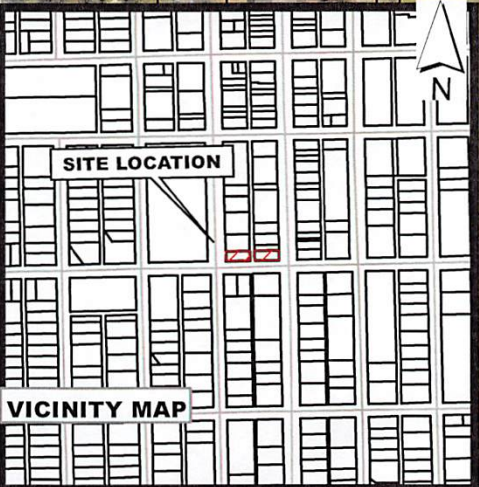
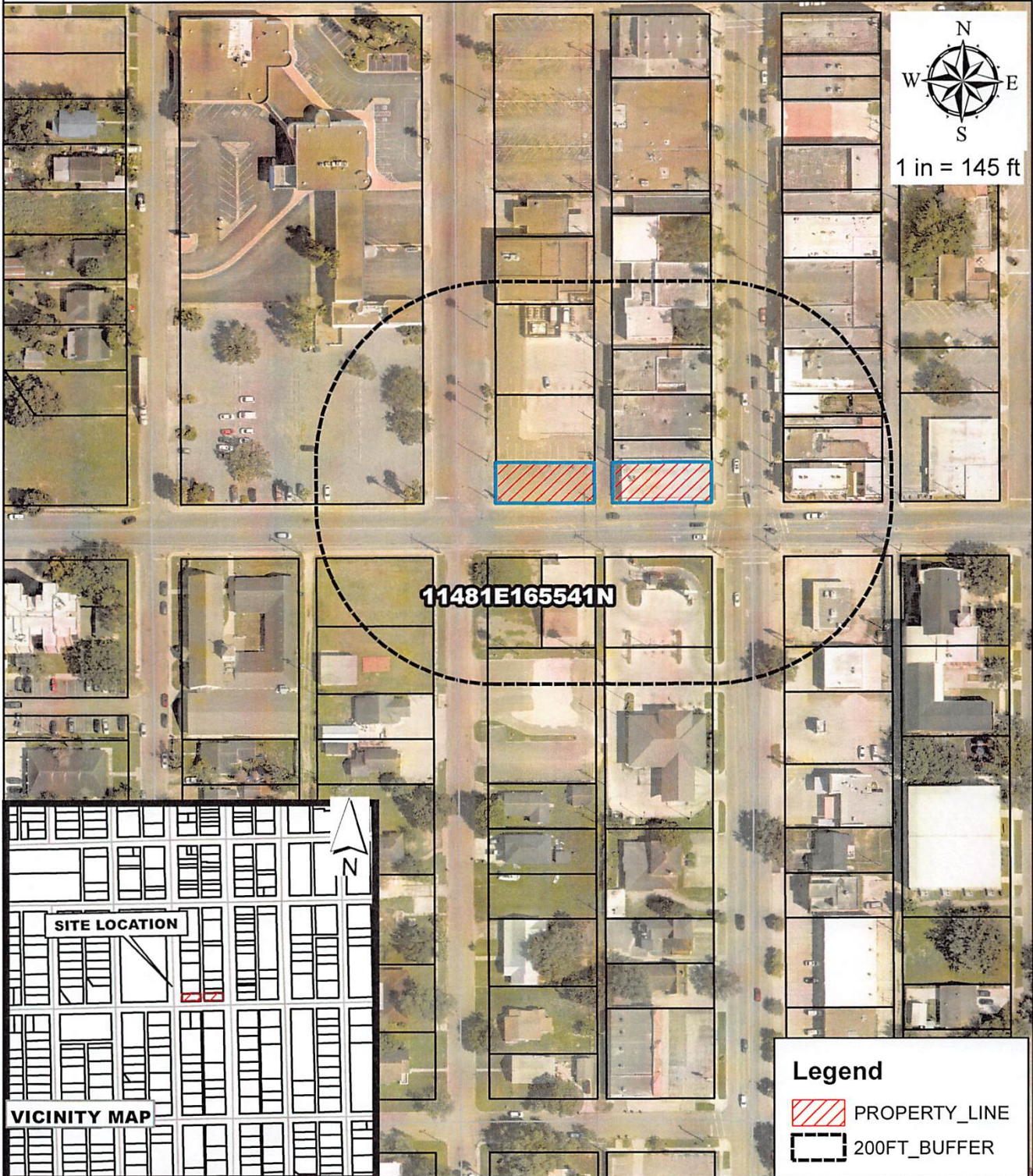
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized and fluid.

Rebekah de la Fuente  
Planning Director

Planning &  
Code Enforcement

# CITY OF WESLACO

Planning &  
Code Enforcement



**AARON GARCIA**  
**588 S TEXAS BLVD**  
**WESLACO ORIGINAL TOWNSITE**

**Purpose for the Conditional Use Request**  
Existing zoning: B-3  
Existing land use: Commercial  
CUP Request: TABC



City of Weslaco Code Enforcement Dept.

SEP 10, 2025

VAQUERO VENTURES XIII LP 2627 TILLAR ST STE 111 FORT WORTH TX 76107-1315	W2300-00-040-0001-00 WESLACO ORIGINAL TOWNSITE ALL 0 & 20 X 300 ALLEY 500 S MISSOURI AVE	L: 283500 B: 1850500
ACOSTA LELIA SOBERANES DE 2002 S WESTGATE DR WESLACO TX 78596-9310	W2300-00-041-0010-00 WESLACO ORIGINAL TOWNSITE BLK 41 522 S TEXAS BLVD	L: 127050 B: 379327
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596-6113	W2300-00-041-0016-00 WESLACO ORIGINAL TOWNSITE BLK 41 530 S TEXAS BLVD	L: 55550 B: 183396
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596-6113	W2300-00-041-0018-00 WESLACO ORIGINAL TOWNSITE BLK 41 536 S TEXAS BLVD	L: 55550 B: 209300
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596-6113	W2300-00-041-0020-00 WESLACO ORIGINAL TOWNSITE LOT 20 538 S TEXAS BLVD	L: 35475 B: 208280
ACSS PROPERTIES LLC 306 S TEXAS BLVD WESLACO TX 78596-6108	W2300-00-041-0021-00 WESLACO ORIGINAL TOWNSITE LOTS 21 588 S TEXAS BLVD	L: 76230 B: 211129
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596-6113	W2300-00-041-0023-00 WESLACO ORIGINAL TOWNSITE LOTS 25 0 MISSOURI	L: 64350 B: 7594
FRONTIER COMMUNICATIONS C/O DUFF & PHELPS PO BOX 2749 ADDISON TX 75001-2749	W2300-00-041-0028-00 WESLACO ORIGINAL TOWNSITE LOT 28 521 S MISSOURI AVE	L: 75350 B: 18256
GENERAL TELEPHONE CO PO BOX 152206 IRVING TX 75015-2206	W2300-00-041-0032-00 WESLACO ORIGINAL TOWNSITE LOTS 32, 512 S MISSOURI AVE	L: 64350 B: 302783
MENDIOLA MARIO & CYNTHIA R 1506 VIDA DULCE WESLACO TX 78596-8587	W2300-00-042-0023-00 WESLACO ORIGINAL TOWNSITE BLK 42 100 E 6TH ST	L: 49995 B: 145759
WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596-6191	W2300-00-042-0025-00 WESLACO ORIGINAL TOWNSITE ALL LOT 6 BLK 42 539 S TEXAS BLVD	L: 41663 B: 120679
MONTES LEONARDO JR & BENITA E JASON C MONTES 1105 W 4TH ST WESLACO TX 78596-5710	W2300-00-042-0026-00 WESLACO ORIGINAL TOWNSITE N1/2 LOT 537 S TEXAS BLVD	L: 17738 B: 58088

City of Weslaco Code Enforcement Dept.

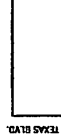
SEP 10, 2025

MONTES JASON C 535 S TEXAS BLVD WESLACO TX 78596-6220	W2300-00-042-0027-00 WESLACO ORIGINAL TOWNSITE BLK 42 - SYSTEM CREATED IN ERROR 535 S TEXAS BLVD	L: 35475 B: 53891
VALLEY TROPHIES 533 S TEXAS BLVD WESLACO TX 78596-6220	W2300-00-042-0028-00 WESLACO ORIGINAL TOWNSITE BLK 42  533 S TEXAS BLVD	L: 55550 B: 123503
WELTON MAURICE 5301 N 17TH ST APT 16 MCALLEN TX 78504-4437	W2300-00-042-0030-00 WESLACO ORIGINAL TOWNSITE BLK 42  529 S TEXAS BLVD	L: 84700 B: 321806
KEEP IT REAL ENTERPRISES LTD 902 W HACKBERRY AVE MCALLEN TX 78501	W2300-00-049-0022-00 WESLACO ORIGINAL TOWNSITE BLK 49  605 S TEXAS BLVD	L: 60600 B: 142197
GARZA ESPERANZA P 2210 NORTHGATE DR WESLACO TX 78599	W2300-00-049-0023-00 WESLACO ORIGINAL TOWNSITE BLK 49  601 S TEXAS BLVD	L: 92400 B: 126377
602 SOUTH CORPORATION ATTN: ACCOUNTING DEPT PO BOX 579 MCALLEN TX 78505-0579	W2300-00-050-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 &  602 S TEXAS BLVD	L: 92400 B: 70521
IBC BANK INTERNATIONAL BANK OF PO BOX 579 MCALLEN TX 78505-0579	W2300-00-050-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3-6  606 S TEXAS BLVD	L: 323400 B: 820736
HOUDINI HOLDINGS LLC 107 W 6TH ST WESLACO TX 78596-6033	W2300-00-050-0021-00 WESLACO ORIGINAL TOWNSITE E60'  107 W 6TH ST	L: 46800 B: 96317
ALMARAZ ROSENDO Jr 401 EMORY MCALLEN TX 78504-2066	W2300-00-050-0021-05 WESLACO ORIGINAL TOWNSITE W60'  111 W 6TH ST	L: 47400 B: 0
FIRST CHRISTIAN CHURCH OF 205 W 6TH ST WESLACO TX 78596-6035	W2300-00-051-0002-00 WESLACO ORIGINAL TOWNSITE S25' BLK 51	L: 77025 B: 13832
FIRST CHRISTIAN CHURCH OF 205 W 6TH ST WESLACO TX 78596-6035	W2300-00-051-0001-00 WESLACO ORIGINAL TOWNSITE LOT 1 & 1	L: 61425 B: 0



ARK-1 CONSTRUCTION & DESIGN GROUP, LLC  
101 E. 10TH STREET, AUSTIN, TEXAS 78701  
78701 P.O. BOX 100101, AUSTIN, TEXAS 78710  
WWW.ARK1CONSTRUCTIONGROUP.COM

LOCATION MAP



LOCATION:	SUITE #2
ADDRESS:	888 S. TEXAS BLVD. WEBLACO TX 78899
CLIENT:	ENRIQUE CALDERON
DESIGNED BY:	E.R.
CHECKED BY:	E.R.
PROJECT CODE:	
DATE:	08.04.2025
TOTAL PERIMETER:	2,248.83 SQ.FT
SCALE:	1"=0'-4" 1/4"
UNIT:	FT./IN.
DELIVERED VERSION:	V-1
UPDATED VERSION:	
DESCRIPTION:	ADDITIONAL WORK / CHANGES
REV #	DATE DESCRIPTION

**CONCRETE PROJECT**

THE USE OF THESE DRAWINGS IS RESTRICTED TO THE ORIGINAL PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.

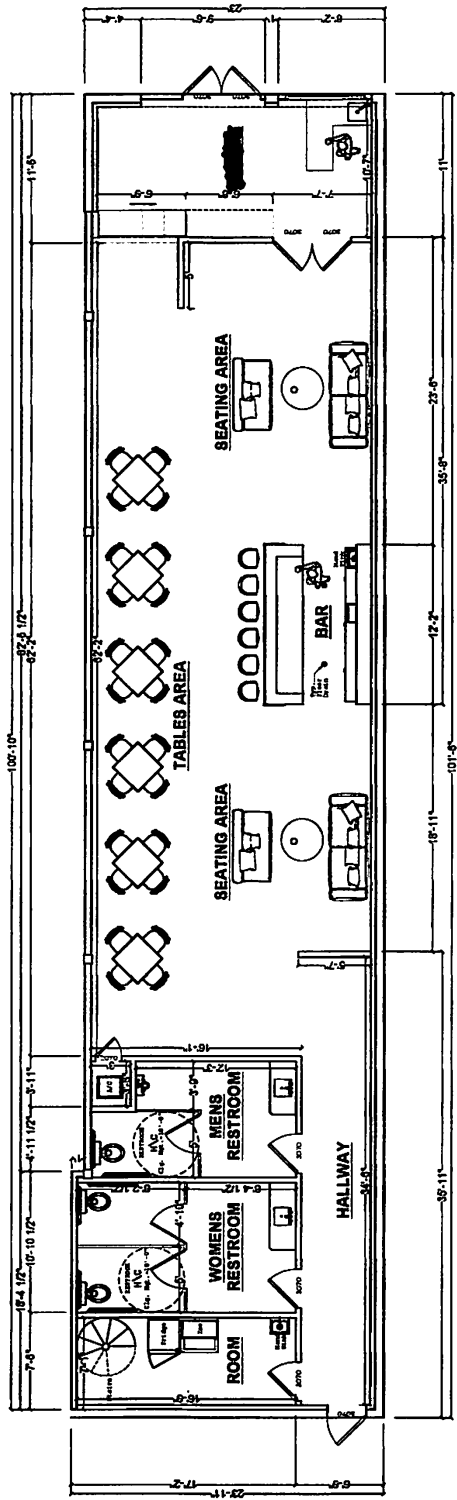
DRAWING TITLE:

**FLOR PLAN**

DRAWING NUMBER:

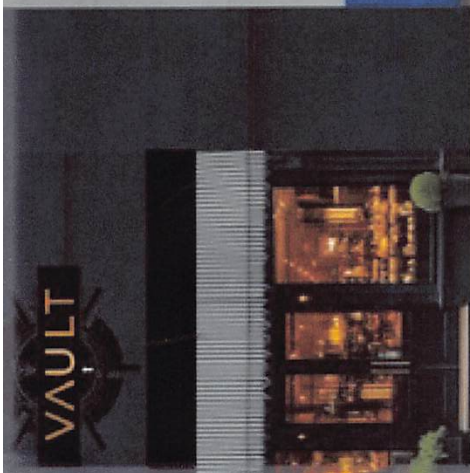
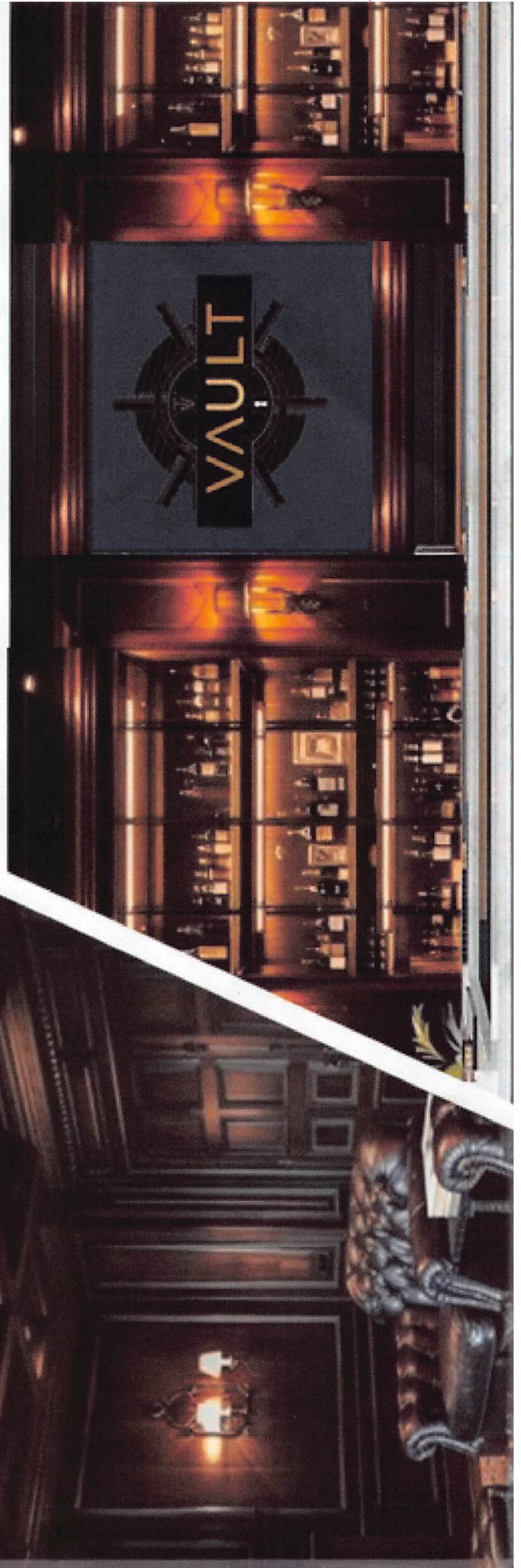
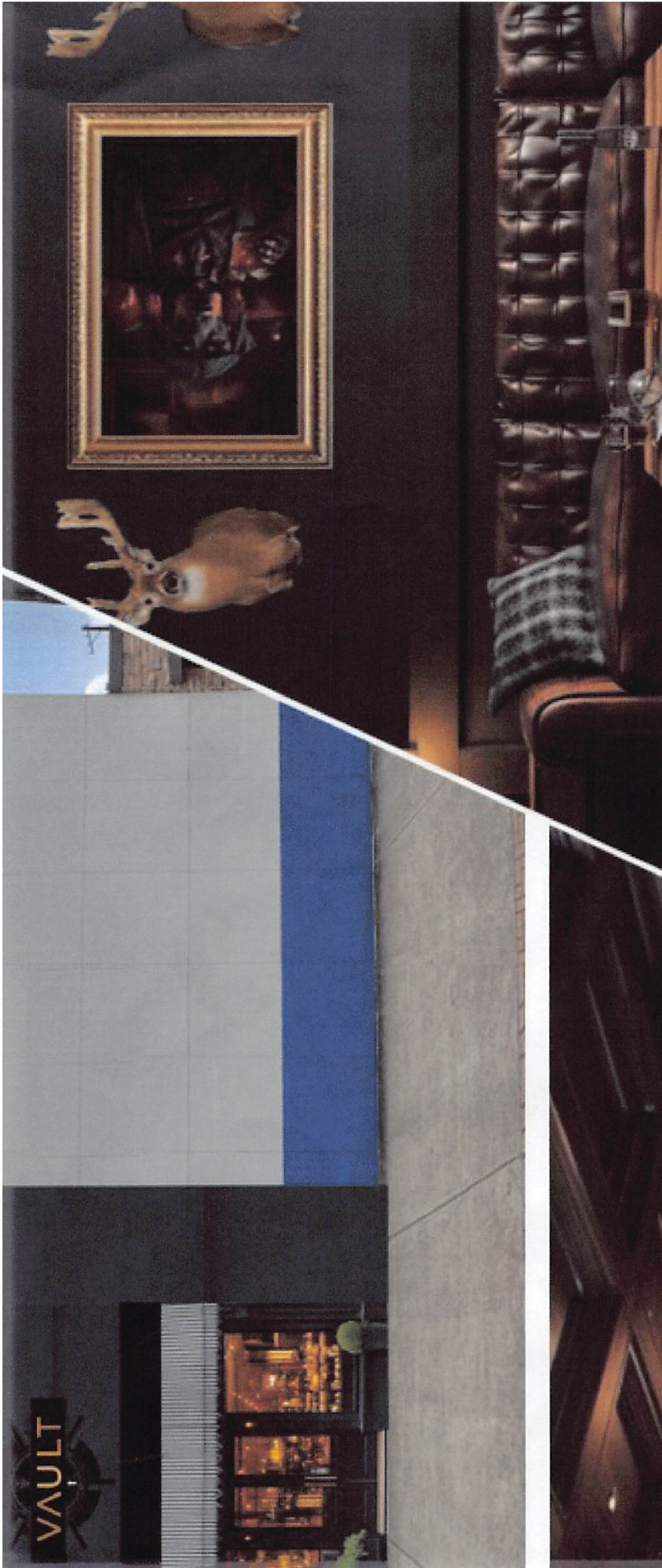
**A-1**

- IMPORTANT NOTES:**
- NEED TO MATCH ALL WALLS WITH THE NEW DESIGN.
  - THESE PLANS ARE INTENDED TO PROVIDE THE BASE INFORMATION FOR THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, COUNTY, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, COUNTY, AND FEDERAL AGENCIES.
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- WALLS AND CEILING FINISHES:**
- WALLS AND CEILING SHALL BE FINISHED WITH DRYWALL AND PAINTED WITH A PREMIUM INTERIOR PAINT.
  - CEILING SHALL BE FINISHED WITH A PREMIUM INTERIOR PAINT.
  - WALLS SHALL BE FINISHED WITH A PREMIUM INTERIOR PAINT.
- FLOOR FINISHES:**
- FLOOR SHALL BE FINISHED WITH A PREMIUM INTERIOR FLOORING.
  - FLOOR SHALL BE FINISHED WITH A PREMIUM INTERIOR FLOORING.
  - FLOOR SHALL BE FINISHED WITH A PREMIUM INTERIOR FLOORING.
- DOORS AND WINDOWS:**
- DOORS SHALL BE FINISHED WITH A PREMIUM INTERIOR DOOR FINISH.
  - DOORS SHALL BE FINISHED WITH A PREMIUM INTERIOR DOOR FINISH.
  - DOORS SHALL BE FINISHED WITH A PREMIUM INTERIOR DOOR FINISH.
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  - WINDOWS SHALL BE FINISHED WITH A PREMIUM INTERIOR WINDOW FINISH.
- MECHANICAL AND ELECTRICAL:**
- MECHANICAL AND ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
  - MECHANICAL AND ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
  - MECHANICAL AND ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

*Steven Pan*





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

<p><b>Date of Meeting:</b> October 1, 2025</p>	<p><b>Agenda Item No.</b> (to be assigned by PCE): IV.B.</p>
<p><b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Mustang Lounge Inc.</p>	
<p><b>Subject/Agenda Item:</b> Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit and Live Music, at 3610 E IH 2, also being Lot 1, W.E. NO. 1 Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.</p>	
<p><b>Discussion/Overview:</b> The applicant is requesting to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours 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 10, 2025. Eight (8) property owners within 200 feet of the applicant's property were notified by letter on September 19, 2025.</p>	
<p><b>Staff recommendation for Commission's Action:</b> Staff recommends approval.</p>	
<p><b>Additional Action Prompted:</b>  <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><b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A</p>	
<p><b>If item previously considered, provide date and action by Commission:</b> N/A</p>	
<p><b>Attachments,(if any):</b> Application for Conditional Use Permit with attachments.</p>	
<p><b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.</p>	



### 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

USE-000910-2025  
FILE NO. \_\_\_\_\_  
**RECEIVED**  
AUG 29 2025  
By \_\_\_\_\_

#### PROPOSED PROJECT

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

Lot 1 Block None

Subdivision Name W. E. #No. 1

Street Address 3610 E Expressway 83 Weslaco, TX 78596

Existing Zoning B-2 Existing Land Use Commercial

Purpose for the Conditional Use Permit Request new ownership - Live Music and TABC

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 Mustang Lounge Inc Phone (956) 733-0201

Address 3610 E. Expressway 83 Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78596 E-Mail: ddlmedia@gmail.com

#### OWNER

Name Karla Saenz Phone (956) 564-1120

Address 1902 Serengeti Way Fax: (956) 854-4323

City Weslaco State TX Zip Code 78596 E-Mail: Karla@txpainclinic.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 *Karl* Date 06/09/2025  
Owner

Signature *Karl* Date 06/09/2025  
Applicant

Signature *Karl* Date 06/09/2025  
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 \_\_\_\_\_

Filing#:800725594 Document#:1480864780002 Filed On 5/13/2025 received by Upload

**Form 424**  
**(Revised 05/11)**  
Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512/463-5709  
Filing Fee: See instructions



This space reserved for office use.

**Certificate of Amendment**

**Entity Information**

The name of the filing entity is:

**MUSTANG LOUNGE INC**

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- For-profit Corporation
- Nonprofit Corporation
- Cooperative Association
- Limited Liability Company
- Professional Corporation
- Professional Limited Liability Company
- Professional Association
- Limited Partnership

The file number issued to the filing entity by the secretary of state is: 800725594

The date of formation of the entity is: October 25, 2006

**Amendments**

**1. Amended Name**

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

**2. Amended Registered Agent/Registered Office**

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

**Registered Agent**  
(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The registered agent is an individual resident of the state whose name is:

Jorge		Saenz	
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

1002 E Expressway 83	Weslaco	TX	78596
<i>Street Address (No P.O. Box)</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

**3. Other Added, Altered, or Deleted Provisions**

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

Add each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

Alter each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:  
Jan Peterson (Address: 303 Johnson Circle Weslaco, Texas 78596) shall be removed as President of Inc.  
Jorge Saenz (Address: 1002 E. Expressway 83, Weslaco, Texas 78596) shall be added as a Director of Inc.  
Karla Saenz (Address: 1002 E. Expressway 83, Weslaco, Texas 78596) shall be added as a Director of Inc.

Delete each of the provisions identified below from the certificate of formation.

**Statement of Approval**

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

**Effectiveness of Filing** (Select either A, B, or C.)

- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

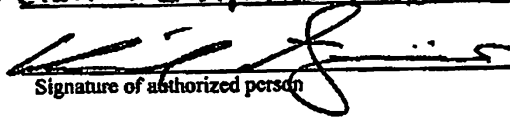
The following event or fact will cause the document to take effect in the manner described below:

**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 05-13-2025

By: Gabriel C. Aparicio, attorney-in-fact

  
\_\_\_\_\_  
Signature of authorized person

\_\_\_\_\_  
Printed or typed name of authorized person (see instructions)

**Print**

**Reset**

# 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

Xavier Salinas, Assistant City Manager  
Omar Rodriguez, Interim Assistant City Manager

## PLANNING DEPARTMENT

September 19, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 1, 2025, and the City Commission will hold a public hearing on October 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](mailto:facuna@weslacotx.gov) by 12:00 pm on October 1, 2025. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

Mustang Lounge Inc. is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit and Live Music, at 3610 E IH 2, also being Lot 1, W.E. NO. 1 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,

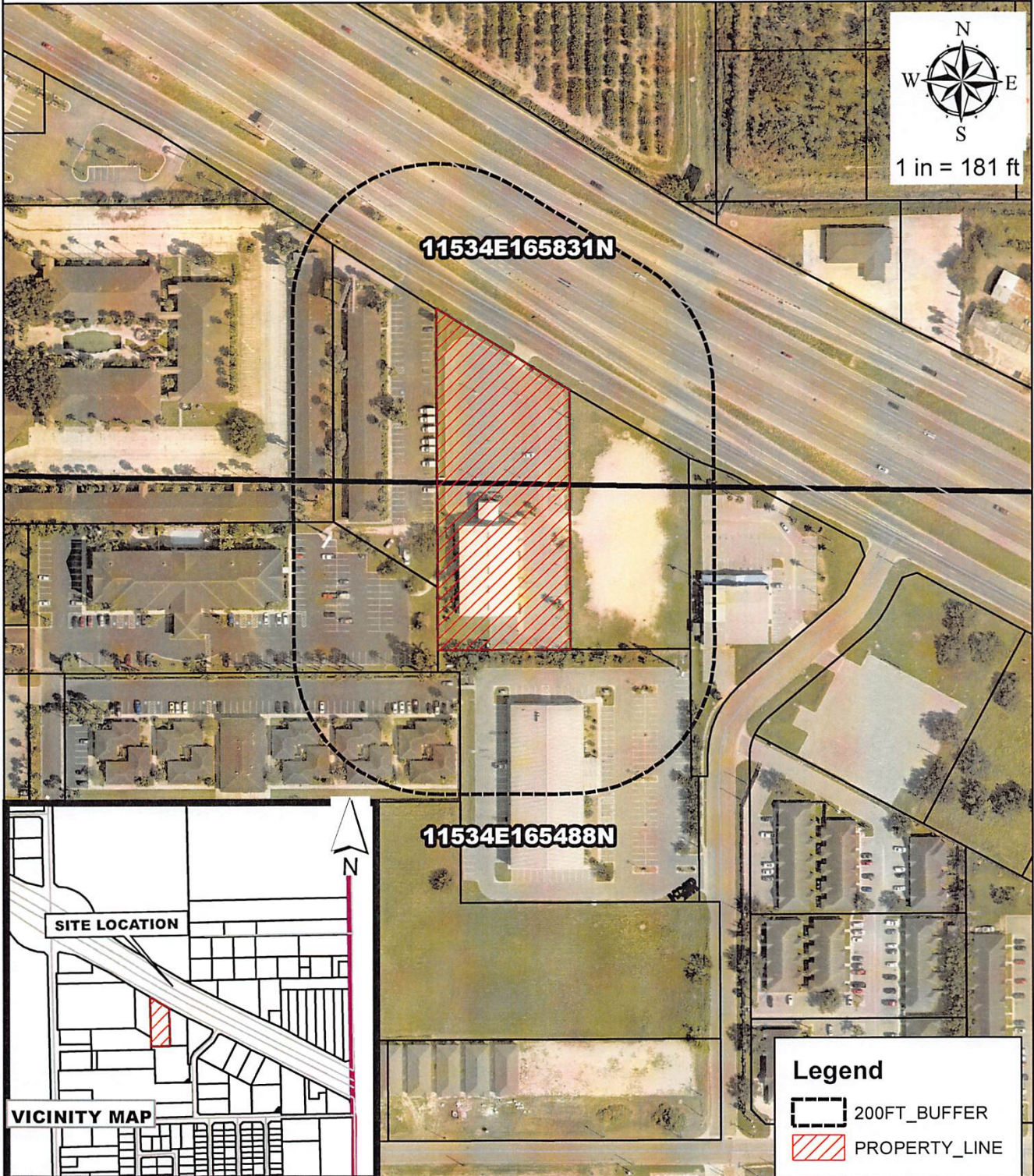
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized and cursive.

Rebekah de la Fuente  
Planning Director

Planning &  
Code Enforcement

# CITY OF WESLACO

Planning &  
Code Enforcement



**Mustang Lounge Inc**  
**3610 E IH 2**  
**W.E No. 1**

**Purpose for the Conditional Use Request**  
Existing zoning: B-2  
Existing land use: Commercial  
CUP Request: TABC and Live Music



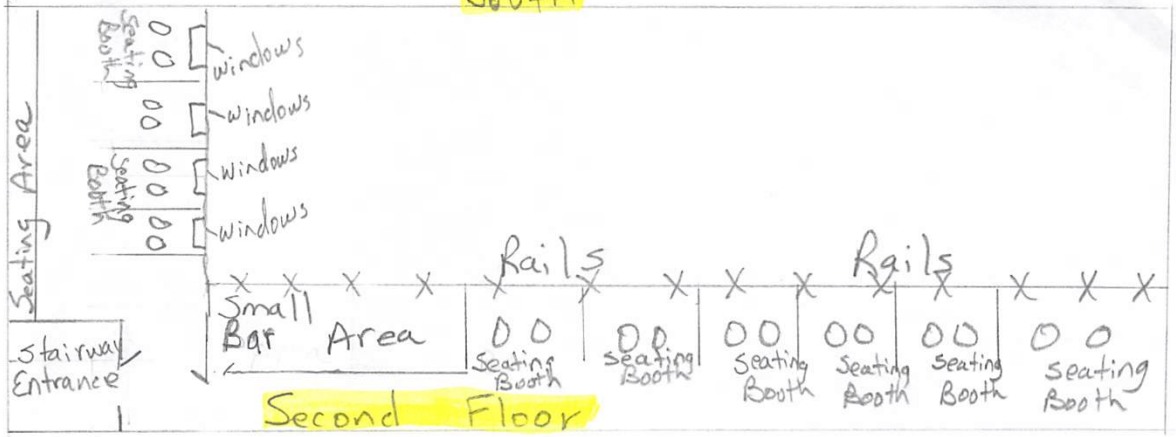
City of Weslaco Code Enforcement Dept.

SEP 10, 2025

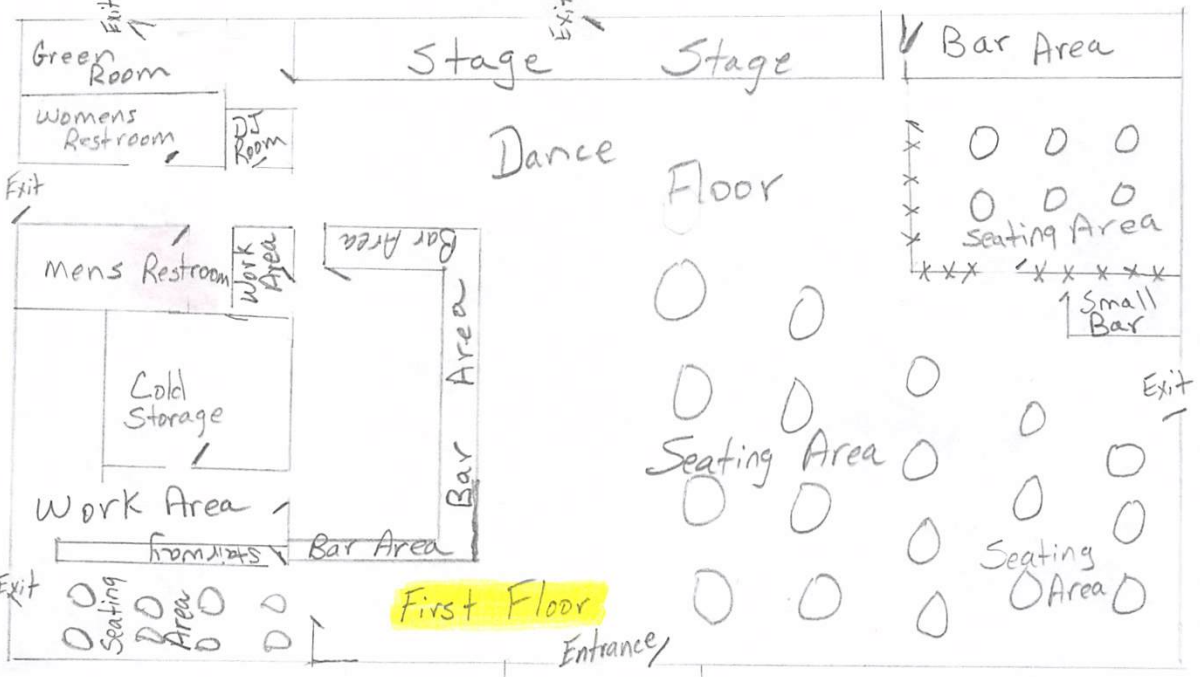
AHEC PROPERTIES LTD 3516 E EXPRESSWAY 83 STE 118 WESLACO TX 78596-9129	A1320-00-000-0001-00 AHEC LOT 1 3516 E EXPRWY 83	L: 555800 B: 344200
HOT WELLS INV LTD 312 W NOLANA LOOP PHARR TX 78577-8396	P0320-00-001-0001-00 PALM AIRE LOT 1 BLK 1 419 S INTERNATIONAL BLVD	L: 1629680 B: 0
CEDARS HOSPITALITY LLC 421 S INTERNATIONAL BLVD WESLACO TX 78596-9114	R0180-00-000-0001-00 RGV EXPRESS LOT 1 3501 EXPRESS AVE	L: 475044 B: 4525756
GBB RENTALS LTD 5310 GARRETT RD HARLINGEN TX 78552-1854	R0180-02-000-0002-00 RGV EXPRESS NO. 2 LOT 2 425 S INTERNATIONAL BLVD	L: 321750 B: 1707948
KJ FLORES ENTERPRISES LLC C/O ROBERT PERALES 6505 BEACH DR SOUTH PADRE ISLAND TX 78597	R1343-02-000-0005-00 RED BIRD NO. 2 LOT 5 (REPLAT) 3700 E EXPWY 83	L: 481420 B: 654649
MUSTANG WESLACO PROPERTIES 1002 E EXPRESSWAY 83 WESLACO TX 78596	W1710-01-000-0001-00 W.E. NO. 1 LOT 1 3610 E EXPRESSWAY 83	L: 769420 B: 615345
EBERLE INVESTMENTS LTD PO BOX 518 DONNA TX 78537-0518	W0115-01-000-0002-00 WADOSO PH 1 LOT 2 514 PLAZA LOS ENCINOS DR	L: 413838 B: 1708135
MUSTANG WESLACO PROPERTIES 1002 E EXPRESSWAY 83 WESLACO TX 78596	W0115-01-000-0001-00 WADOSO PH 1 LOT 1 3630 E INTERSTATE 2	L: 517060 B: 0

South

Ditch



Second Floor



First Floor

Parking  
Front Canopy

Ditch

Ditch

Frontage Rd

3610 East Expressway 83

North

## MUSTANG LOUNGE INC.

3610 E. EXPRESSWAY 83

WESLACO, TEXAS 78596

**To:**

Weslaco Planning & Zoning Department

255 S Kansas Ave

Weslaco, TX 78596

**From:**

Karla Sanz- Owner

(956) 564-1620

3610 E. Expressway 83

**Date:**

July 31, 2025

**Subject:**

Request for a Conditional Use Permit – Mustang Lounge – 3610 E. Expressway 83, Weslaco, TX

**Dear Weslaco Planning & Zoning Department,**

This letter serves as a formal request for a Conditional Use Permit (CUP) for the Mustang Lounge, located at 3610 E. Expressway 83 Weslaco, Texas. The purpose of this letter is to provide a statement in support of our application for the Conditional Use Permit, as required by the City of Weslaco Zoning Ordinance.

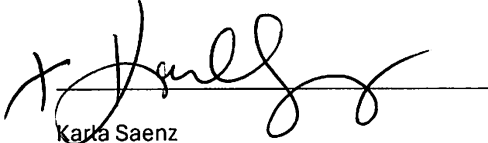
The Mustang Lounge is currently operating and intends to continue operating as a bar/lounge establishment, where alcoholic beverages are sold for on-premises consumption. The property is currently zoned B2-Business. The intent of this CUP is to ensure full compliance with the City of Weslaco's zoning regulations for businesses holding an on-premise alcoholic beverage license or permit from the Texas Alcoholic Beverage Commission, which requires a Conditional Use Permit.

The Mustang Lounge is a well-established business located on a 2.9533-acre parcel with 408 feet of frontage along Expressway 83. The existing structure has two offices, a small kitchen, a <sup>green room w/ exit outside</sup> garage, large bathrooms, a walk-in cooler, large maple dance floor, VIP booths, a smoke eater, a DJ booth/sound system, and a bar area. The property also features a pool room with three tables. The location experiences high traffic, with over 55,230 vehicles passing by daily according to 2015 TxDOT research. KS

The Mustang Lounge will comply with all conditions set by the Planning & Zoning Commission and City Commission in applying for this CUP. The City of Weslaco may impose conditions or revoke approval if the use becomes unsuitable or incompatible with surrounding areas due to nuisance or activity generated by the use.

Your time and consideration of this request are appreciated. The opportunity to discuss this application further during the Planning and Zoning Commission meeting and any subsequent City Commission meetings is welcomed.

Sincerely,



Karla Saenz

Owner

TEXAS ALCOHOLIC BEVERAGE COMMISSION



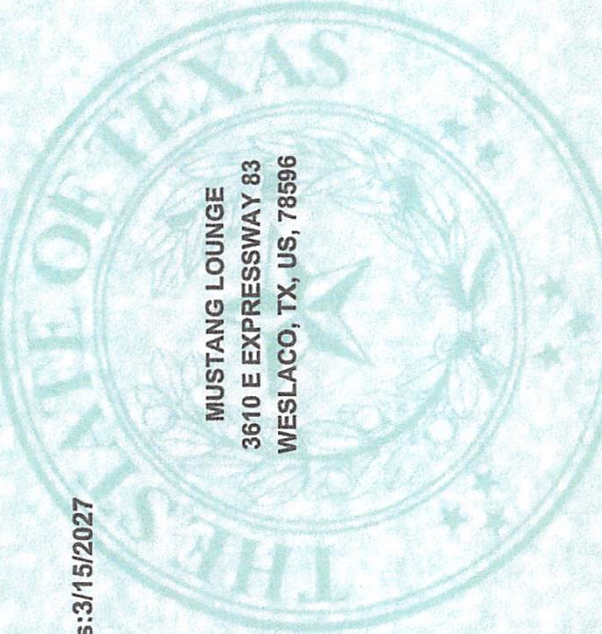
**MB -101346639** Expires: 3/15/2027  
MIXED BEVERAGE PERMIT (MB)  
LATE HOURS CERTIFICATE (LH)

MUSTANG LOUNGE  
3610 E EXPRESSWAY 83  
WESLACO, TX, US, 78596

MUSTANG LOUNGE INC.

A handwritten signature in black ink, appearing to read 'Tom...', located above the title of the Executive Director.

EXECUTIVE DIRECTOR



THIS PERMIT IS NOT TRANSFERABLE, MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN PLACE OF BUSINESS INDICATED HEREON. THE ACCEPTANCE HEREOF CONSTITUTES AN EXPRESS AGREEMENT TO PERMIT ANY AUTHORIZED REPRESENTATIVE OF THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON PERMITEES TO PERFORM ANY DUTY IMPOSED UPON HIM.



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

<p><b>Date of Meeting:</b> October 1, 2025</p>	<p><b>Agenda Item No.</b> (to be assigned by PCE): IV.C.</p>
<p><b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Mustang Lounge Inc.</p>	
<p><b>Subject/Agenda Item:</b> Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit and Live Music, at 3630 E IH 2, also being Lot 1, Wadoso PH 1 Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.</p>	
<p><b>Discussion/Overview:</b> The applicant is requesting to obtain a Live Music 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 10, 2025. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on September 19, 2025.</p>	
<p><b>Staff recommendation for Commission's Action:</b> Staff recommends approval.</p>	
<p><b>Additional Action Prompted:</b>  <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><b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A</p>	
<p><b>If item previously considered, provide date and action by Commission:</b> N/A</p>	
<p><b>Attachments,(if any):</b> Application for Conditional Use Permit with attachments.</p>	
<p><b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.</p>	



### APPLICATION FOR CONDITIONAL USE PERMIT

USE-000914-2025

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 1 Block None

Subdivision Name Wadoso PI

Street Address 3630 East IH 2

Existing Zoning B-2 Existing Land Use Commercial

Purpose for the Conditional Use Permit Request New Ownership / Live Music

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 Mustang Lounge Inc. Phone 956-733-0201

Address 3630 IH 2 Fax: \_\_\_\_\_

City Weslaco State Tx Zip Code 78596 E-Mail: karla@txpainclinic.com

#### OWNER

Name Karla Saenz Phone (956) 564-1620

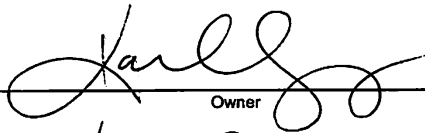
Address 1902 Serengeti Way Fax: (956) 854-4323


City Weslaco State Tx Zip Code 78596 E-Mail: karla@txpainclinic.com

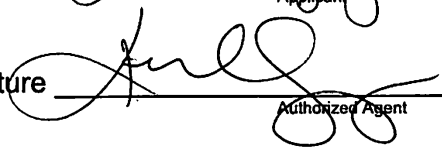
To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes \_\_\_\_\_ No 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 08/29/2025  
Owner

Signature  Date 08/29/2025  
Applicant

Signature  Date 08/29/2025  
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 \_\_\_\_\_

# 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

Xavier Salinas, Assistant City Manager  
Omar Rodriguez, Interim Assistant City Manager

## PLANNING DEPARTMENT

September 19, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 1, 2025, and the City Commission will hold a public hearing on October 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](mailto:facuna@weslacotx.gov) by 12:00 pm on October 1, 2025. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

Mustang Lounge Inc. is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit and Live Music, at 3630 E IH 2, also being Lot 1, Wadoso PH 1 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,

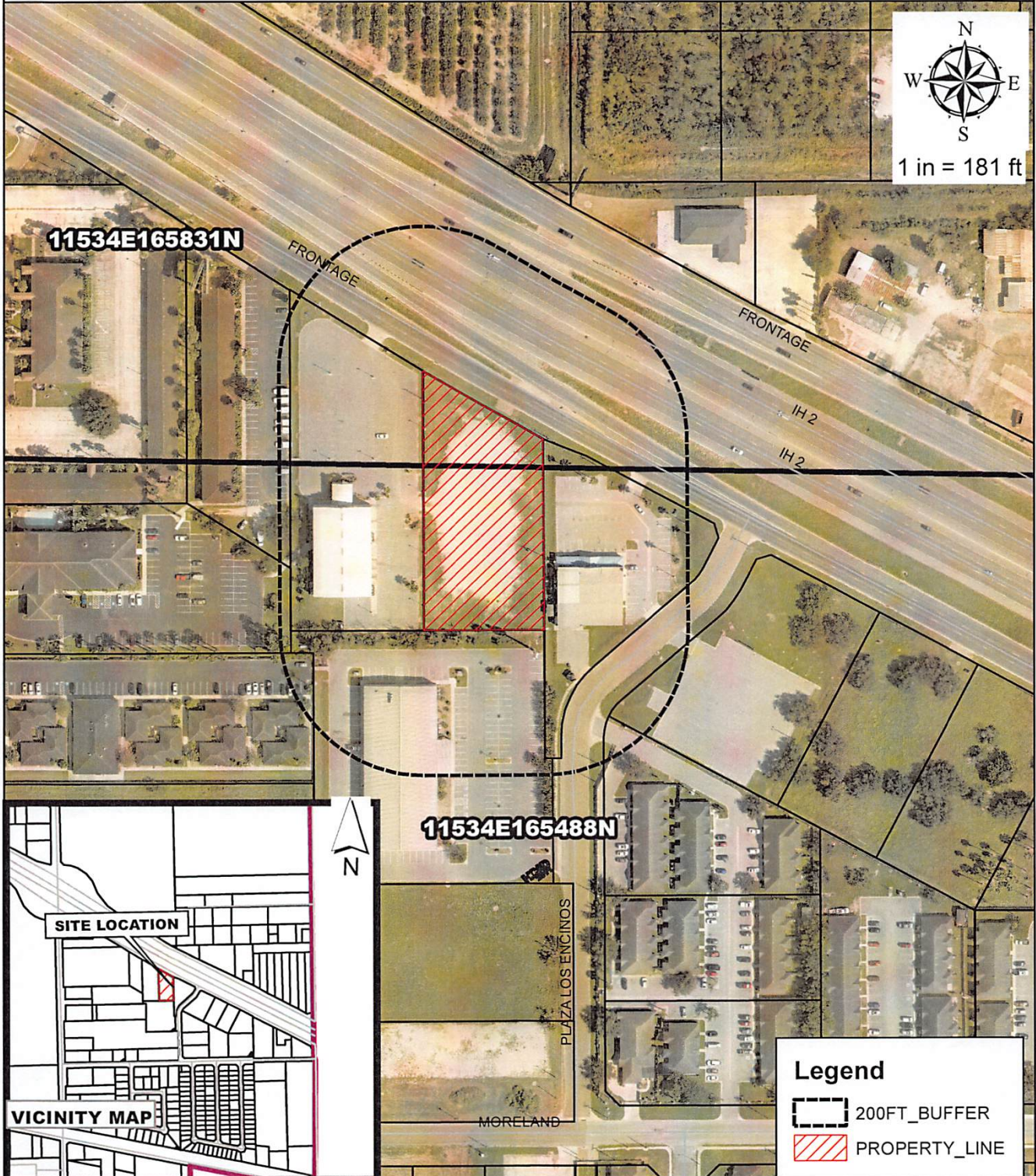
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized and fluid.

Rebekah de la Fuente  
Planning Director

Planning &  
Code Enforcement

# CITY OF WESLACO

Planning &  
Code Enforcement



**Mustang Lounge Inc**  
**3630 E IH 2**  
**Wadoso PH I**

**Purpose for the Conditional Use Request**  
Existing zoning: B-2  
Existing land use: Vacant Lot  
CUP Request: TABC and Live Music



City of Weslaco Code Enforcement Dept.

SEP 10, 2025

AHEC PROPERTIES LTD 3516 E EXPRESSWAY 83 STE 118 WESLACO TX 78596-9129	A1320-00-000-0001-00 AHEC LOT 1 3516 E EXPRWY 83	L: 555800 B: 344200
CEDARS HOSPITALITY LLC 421 S INTERNATIONAL BLVD WESLACO TX 78596-9114	R0180-00-000-0001-00 RGV EXPRESS LOT 1 3501 EXPRESS AVE	L: 475044 B: 4525756
GBB RENTALS LTD 5310 GARRETT RD HARLINGEN TX 78552-1854	R0180-02-000-0002-00 RGV EXPRESS NO. 2 LOT 2 425 S INTERNATIONAL BLVD	L: 321750 B: 1707948
RODEE LLC C/O ROBERT PERALES 2612 E BUSINESS 83 STE A WESLACO TX 78596-8674	R1343-02-000-0004-00 RED BIRD NO. 2 LOT 4 (REPLAT) 0 PLAZA LOS ENCINOS DR	L: 149565 B: 1057414
KJ FLORES ENTERPRISES LLC C/O ROBERT PERALES 6505 BEACH DR SOUTH PADRE ISLAND TX 78597	R1343-02-000-0005-00 RED BIRD NO. 2 LOT 5 (REPLAT) 3700 E EXPWY 83	L: 481420 B: 654649
KJ FLORES ENTERPRISES LLC C/O ROBERT PERALES 6505 BEACH DR SOUTH PADRE ISLAND TX 78597	R1343-02-000-0006-00 RED BIRD NO. 2 LOT 6 (REPLAT) 0 PLAZA LOS ENCINOS DR	L: 652220 B: 37902
MUSTANG WESLACO PROPERTIES 1002 E EXPRESSWAY 83 WESLACO TX 78596	W1710-01-000-0001-00 W.E. NO. 1 LOT 1 3610 E EXPRESSWAY 83	L: 769420 B: 615345
EBERLE INVESTMENTS LTD PO BOX 518 DONNA TX 78537-0518	W0115-01-000-0002-00 WADOSO PH 1 LOT 2 514 PLAZA LOS ENCINOS DR	L: 413838 B: 1708135
MUSTANG WESLACO PROPERTIES 1002 E EXPRESSWAY 83 WESLACO TX 78596	W0115-01-000-0001-00 WADOSO PH 1 LOT 1 3630 E INTERSTATE 2	L: 517060 B: 0

MUSTANG LOUNGE INC.  
3734 EAST IH 2  
WESLACO, TEXAS 78596

To:

Weslaco Planning & Zoning Department  
255 S. Kansas Ave.  
Weslaco, Texas 78596

From:

Karla Saenz- Owner  
(956) 564-1620  
3630 East IH 2  
Weslaco, Texas 78596

Date:

August 28, 2025

Subject:

Request for a Conditional Use Permit-3734 East IH 2, Weslaco, Texas 78596

Dear Weslaco Planning & Zoning Department,

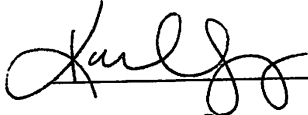
This letter serves as a formal request for a Conditional Use Permit (CUP) for the vacant property (3630 East IH 2), next to the Mustang Lounge property located at 3610 East IH 2, Weslaco, Texas. The purpose of this letter is to provide a statement in support of our application for the Conditional Use Permit, as required by the City of Weslaco Zoning Ordinance.

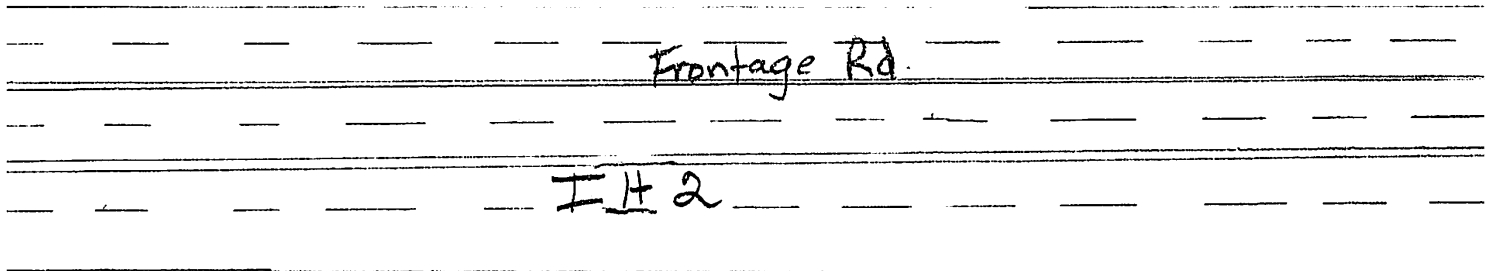
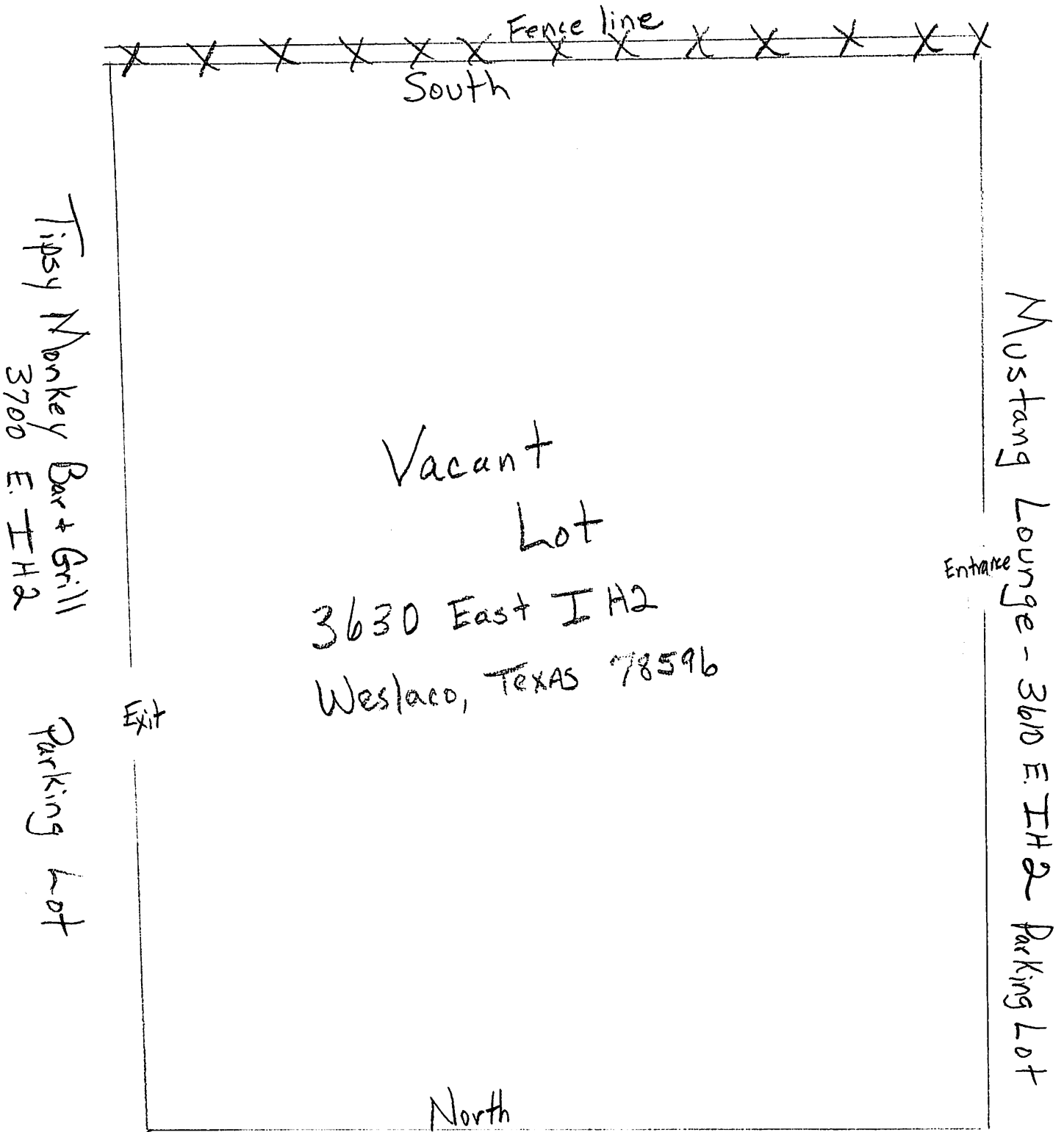
The property is currently vacant and is intended to be used for future outdoor entertainment. The property is currently zoned B2- Business. The intent of this CUP is to ensure full compliance with the City of Weslaco's zoning regulations for businesses.

The vacant property will comply with all conditions set by the Planning & Zoning Commission and City Commission in applying for this CUP. The City of Weslaco may impose conditions or revoke approval if the use becomes unsuitable or incompatible with surrounding areas due to nuisance or activity generated by the use.

Your time and consideration of this request are appreciated. The opportunity to discuss this application further during the Planning and Zoning Commission meeting and any subsequent City Commission meetings is welcomed.

Sincerely,

 08/29/2025  
Karla Saenz- Owner





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

<b>Date of Meeting:</b> <b>October 1, 2025</b>	<b>Agenda Item No. (to be assigned by PCE):</b> <b>V.A.</b>
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Rey Robles, Jr.	
<b>Subject/Agenda Item:</b> Discussion and consideration for the Preliminary Plat for Renovation Subdivision being a 0.953-acres out of Farm Tract 695, Block 141, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 400ft North of E 15 <sup>th</sup> St. on S Tio Ave. Possible Action.	
<b>Discussion/Overview:</b> The proposed three (3) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through a 8” waterline and sewer by City of Weslaco through a 8” sewer line. The property is within a Flood Zone “X”.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission’s Action:</b> Staff recommends approval of Preliminary Plat.	
<b>Additional Action Prompted:</b> <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	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Application for Subdivision platting and variance, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
<b>Responsibilities upon Commission’s Action:</b> Planning staff will advise applicant.	



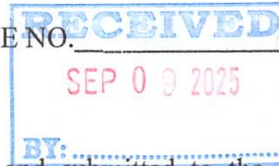
### SUBDIVISION PLATTING APPLICATION

PLAT - 000917-2025

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. \_\_\_\_\_



This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

#### STAFF USE ONLY

- Single Lot Variance
- Minor Plat
- Planned Unit Development
- Standard Subdivision

#### GENERAL INFORMATION

Name of Subdivision: Renovation Subdivision

Location: 1314 S Airport Drive

Legal Description: 0.953 acres out of Farm Tract 695, Block 141, West Tract Subdivision

Is subdivision inside city limits?  YES  NO

If subdivision is in the ETJ, indicate?  3.5 Mile  5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: residential

Existing Land Use: residential Proposed Land Use: residential

Number of Lots Proposed: 3 Gross Acreage: 0.953

Title Report Submitted:  YES  NO

#### OWNER INFORMATION

Owner's Name: La Santisima Trinidad Methodist church Telephone: \_\_\_\_\_

Address: 409 E 2nd Street Fax: \_\_\_\_\_

City: Weslaco State: Texas Zip: 78596 E-mail: \_\_\_\_\_

#### ENGINEER INFORMATION

Name: Rey Robles Jr Telephone: 956-968-2422

Address: 107 W Huisache Street Fax: \_\_\_\_\_

City: Weslaco State: Texas Zip: 78596 E-mail: reyr@rroblesengineeringinbg.com

**UTILITY PROVISIONS**

Will proposed subdivision connect to:

YES  NO Water Provision: City of Weslaco

YES  NO Wastewater Provision: City of Weslaco

YES  NO Electric Company: AEP

<input type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility _____	<input type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility _____	<input type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility _____
--	--	--

Proposed subdivision is in the following districts:

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HCDD#1</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>HCCID#9</u>
---	--

Has the property been assessed as flat rate irrigable property:  YES  NO

Have Water Rights been conveyed to City/Water Supplier?  YES  NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES**, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

**SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW**

\_\_\_\_\_ **Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to [mhinojosa@weslacotx.gov](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)

\_\_\_\_\_ **\$350.00** Planning Review fee

\_\_\_\_\_ One 11" X 17" reduced copy of plat

\_\_\_\_\_ Plat Layout

\_\_\_\_\_ Existing & Proposed Easements

\_\_\_\_\_ Existing & Proposed ROW

\_\_\_\_\_ Existing & Proposed Drainage Easements

\_\_\_\_\_ Contours

\_\_\_\_\_ Flood Zones

\_\_\_\_\_ Adjoiners

\_\_\_\_\_ Existing street names

\_\_\_\_\_ Drainage plans and calculations with engineer's seal

\_\_\_\_\_ Elevations

\_\_\_\_\_ Flood directional arrows

\_\_\_\_\_ Detention areas

\_\_\_\_\_ Street names

\_\_\_\_\_ Proof of ownership of the property

\_\_\_\_\_ If septic tank system required, submit soil evaluation report

\_\_\_\_\_ Water Rights associated with the property

\_\_\_\_\_ Tax Receipt for all taxing entities showing that taxes are paid in full

**SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)**

\_\_\_\_\_ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to [mhinojosa@weslacotx.gov](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)

\_\_\_\_\_ **\$350.00** (one time fee for preliminary and final plat)

\_\_\_\_\_ One 11" X 17" reduced copy of plat

\_\_\_\_\_ Plat Layout

\_\_\_\_\_ Existing & Proposed Easements

\_\_\_\_\_ Existing & Proposed ROW

\_\_\_\_\_ Existing & Proposed Drainage Easements

- \_\_\_\_\_ Contours
- \_\_\_\_\_ Flood Zones
- \_\_\_\_\_ Adjoiners
- \_\_\_\_\_ Existing & Proposed street names
- \_\_\_\_\_ Utility Layout
- \_\_\_\_\_ Existing & Proposed Utilities
- \_\_\_\_\_ Proposed Fire Hydrants
- \_\_\_\_\_ Adjoiners
- \_\_\_\_\_ Street names
- \_\_\_\_\_ Drainage plans and calculations with engineer's seal
- \_\_\_\_\_ Elevations
- \_\_\_\_\_ Flood directional arrows
- \_\_\_\_\_ Detention areas
- \_\_\_\_\_ Street names
- \_\_\_\_\_ Proof of ownership of the property
- \_\_\_\_\_ If septic tank system required, submit soil evaluation report
- \_\_\_\_\_ Water Rights associated with the property
- \_\_\_\_\_ Tax Receipt for all taxing entities showing that taxes are paid in full
- \_\_\_\_\_ Number of fire hydrants proposed for subdivision
- \_\_\_\_\_ Trip Generation Worksheet

**SUBMITTALS REQUIRED FOR FINAL (P & Z) \*\*Will not apply to Single Lot Variance\*\***

- \_\_\_\_\_ **Twelve (12) sets of plans FOLDED & STAPLED (24 x 36) & PDF copy with all corrections**
- \_\_\_\_\_ Plats to be sealed by Professional Engineer
- \_\_\_\_\_ Approved Drainage Report
- \_\_\_\_\_ Traffic Impact Analysis (If required)

**SUBMITTALS REQUIRED FOR FINAL (City Commission)**

- \_\_\_\_\_ One set of 8 ½ x 11 of plat and utilities with all corrections done

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

- \_\_\_\_\_ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- \_\_\_\_\_ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- \_\_\_\_\_ Notice of Intent
- \_\_\_\_\_ SW3P

**SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING**

- \_\_\_\_\_ Electronic file of final plat and as-builds
- \_\_\_\_\_ Reproducible plat to be recorded with all required signatures
- \_\_\_\_\_ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- \_\_\_\_\_ 2% inspection fee
- \_\_\_\_\_ Park Fees
- \_\_\_\_\_ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- \_\_\_\_\_ Tax certificates
- \_\_\_\_\_ Memo from engineering inspector releasing subdivision
- \_\_\_\_\_ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- \_\_\_\_\_ 30 Year Water and 30 Year Sewer Service Agreements
- \_\_\_\_\_ Park dedication/Fees in lieu of

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

- \_\_\_\_\_ Sealed engineering cost estimates
- \_\_\_\_\_ Letter of Credit/Performance Bond/Escrow

\*\* Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

**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: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Reynaldo Robles Jr. (Engineer) is the authorized agent

Authorized Agent Signature: [Signature] Date: 9/8/25

Authorized Agent Printed Name: Reynaldo Robles, Jr.

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid \_\_\_\_\_

P & Z Commission Approval on Preliminary Plat: \_\_\_\_\_

P & Z Commission Approval on Final Plat: \_\_\_\_\_

City Commission Approval on Final Plat: \_\_\_\_\_

Preconstruction Meeting Date: \_\_\_\_\_

Date Recorded: \_\_\_\_\_ Instrument No. \_\_\_\_\_

General Comments: \_\_\_\_\_



**City of Weslaco  
Engineering Division**  
255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

**TRIP GENERATION WORKSHEET**

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

**A. Subdivision Information**

Subdivision Name: Renovation Subdivision  
 Location: 1314 S Airport Drive  
 Applicant: Santisima Trinidad Methodist Church  Owner  Agent  
 Address: 409 E 2nd Street, Weslaco, Texas Phone Number: 956-968-2404

**B. Trip Generation Calculation**

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	single family detached housing	0.95		3	3.3	3.95	41.3

Comments: 3-lot single family residential subdivision, see attachement for calculations

Prepared by: Rey Robles, Jr. Date: \_\_\_\_\_  
 Address: 107 W Huisache Street Phone Number: 956-968-2422

(For Official Use Only, Do Not Write In This Box)

\_\_\_\_\_ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

\_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_ STID#: \_\_\_\_\_

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7<sup>th</sup> Edition.

Sheet1

Renovation Subdivision  
Trip Generation calculation worksheet

210 Single Family Detached Dwelling

AM Peak

$$\ln(T) = 0.91\ln(X) + 0.20$$

$$\ln(T) = 0.91\ln(3) + 0.20$$

$$\ln(T) = 1.2$$

$$T=3.3$$

PM Peak

$$\ln(T) = 0.94\ln(X) + 0.34$$

$$\ln(T) = 0.94\ln(3) + 0.34$$

$$\ln(T) = 1.37$$

$$T=3.95$$

Weekday Peak

$$\ln(T) = 0.92\ln(X) + 2.71$$

$$\ln(T) = 0.92\ln(3) + 2.71$$

$$\ln(T) = 3.72$$

$$T=41.3$$

## Single-Family Detached Housing (210)

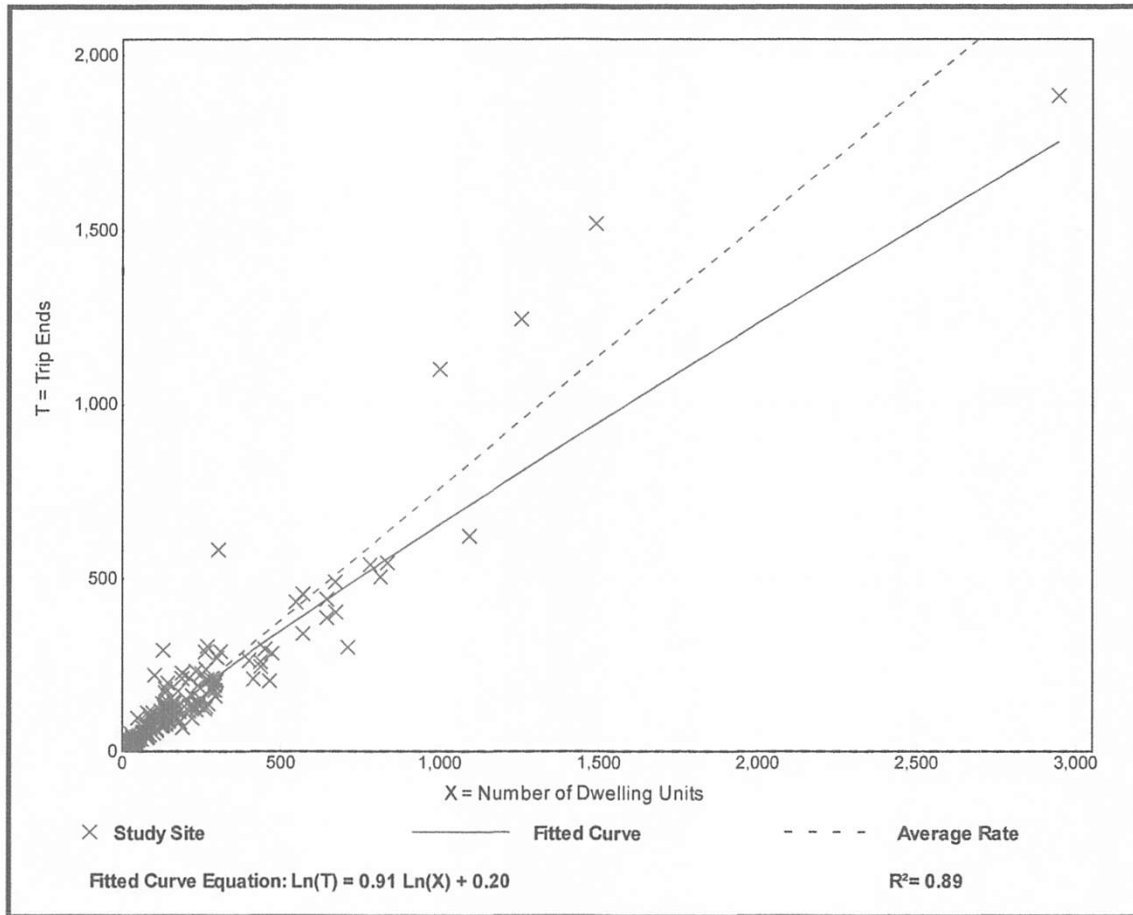
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 157  
Avg. Num. of Dwelling Units: 231  
Directional Distribution: 26% entering, 74% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.76	0.36 - 2.27	0.26

### Data Plot and Equation



## Single-Family Detached Housing (210)

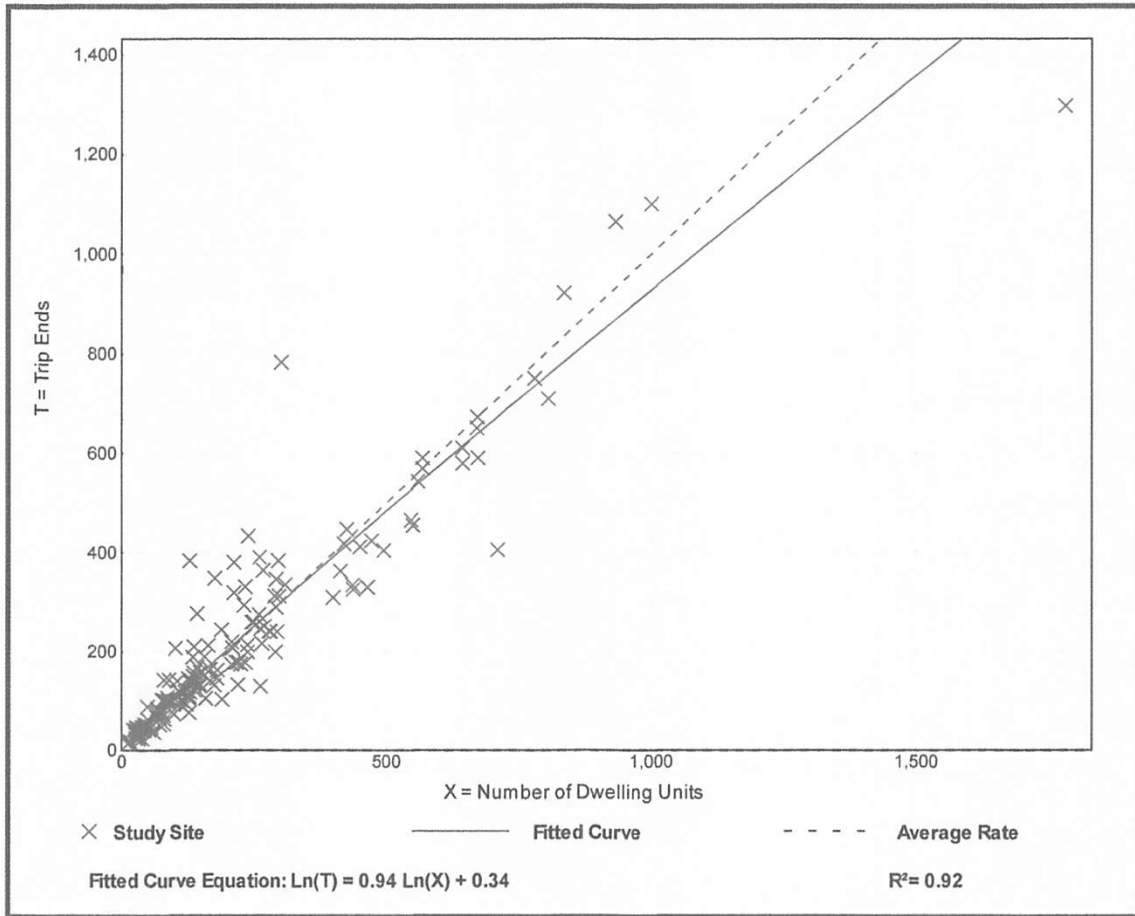
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 165  
 Avg. Num. of Dwelling Units: 217  
 Directional Distribution: 64% entering, 36% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.49 - 2.98	0.31

### Data Plot and Equation



## Single-Family Detached Housing (210)

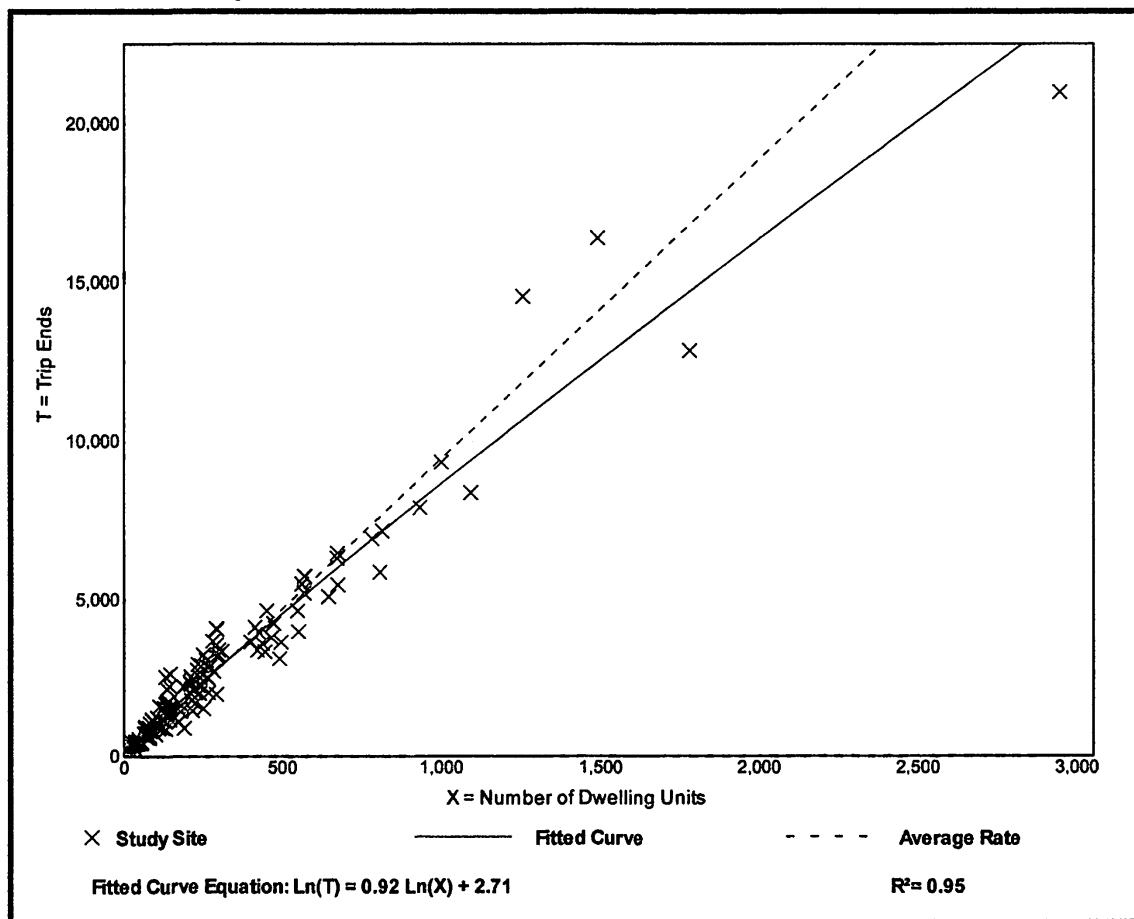
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday**

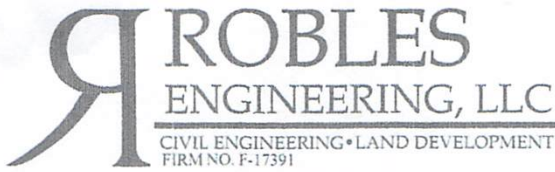
**Setting/Location: General Urban/Suburban**  
Number of Studies: 159  
Avg. Num. of Dwelling Units: 264  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

### Data Plot and Equation





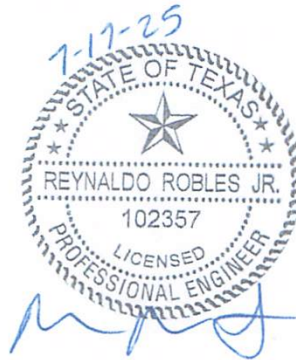
Office: (956) 968-2422  
Fax: (956) 969-2011  
PO Box 476  
Weslaco, TX 78599

DRAINAGE STATEMENT  
FOR  
**RENOVATION SUBDIVISION**

CITY OF WESLACO  
HIDALGO COUNTY, TEXAS

JULY 17, 2025

Prepared By:



Reynaldo Robles, Jr., P.E.

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**DRAINAGE STATEMENT**  
**For**  
**RENOVATION SUBDIVISION**  
**CITY OF WESLACO**  
**HIDALGO COUNTY, TEXAS**

Renovation Subdivision is located on the west side of Airport Drive approximately 400 feet north of E. 15<sup>th</sup> Street within the City of Weslaco, Hidalgo County, Texas and is described as follows: 0.953 acres of land out of Farm Tract 695, Block 141, West Tract Subdivision, according to the map or plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in flood zone "B", described as areas between the limits of the 100-year flood; or certain areas subject to 100-year flooding with average depths of less than one foot or with drainage areas of less than one square mile, or areas protected by levees from base flood, as per F.E.M.A. Flood Insurance Rate Map with Community Panel No. 480334 0525 B, with an effective date of January 2, 1981.

Existing Soils:

Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28). Hidalgo sandy clay loam is listed in hydrologic soil group B, which consist of well drained soils with a moderate infiltration rate.


Pre-development Conditions:

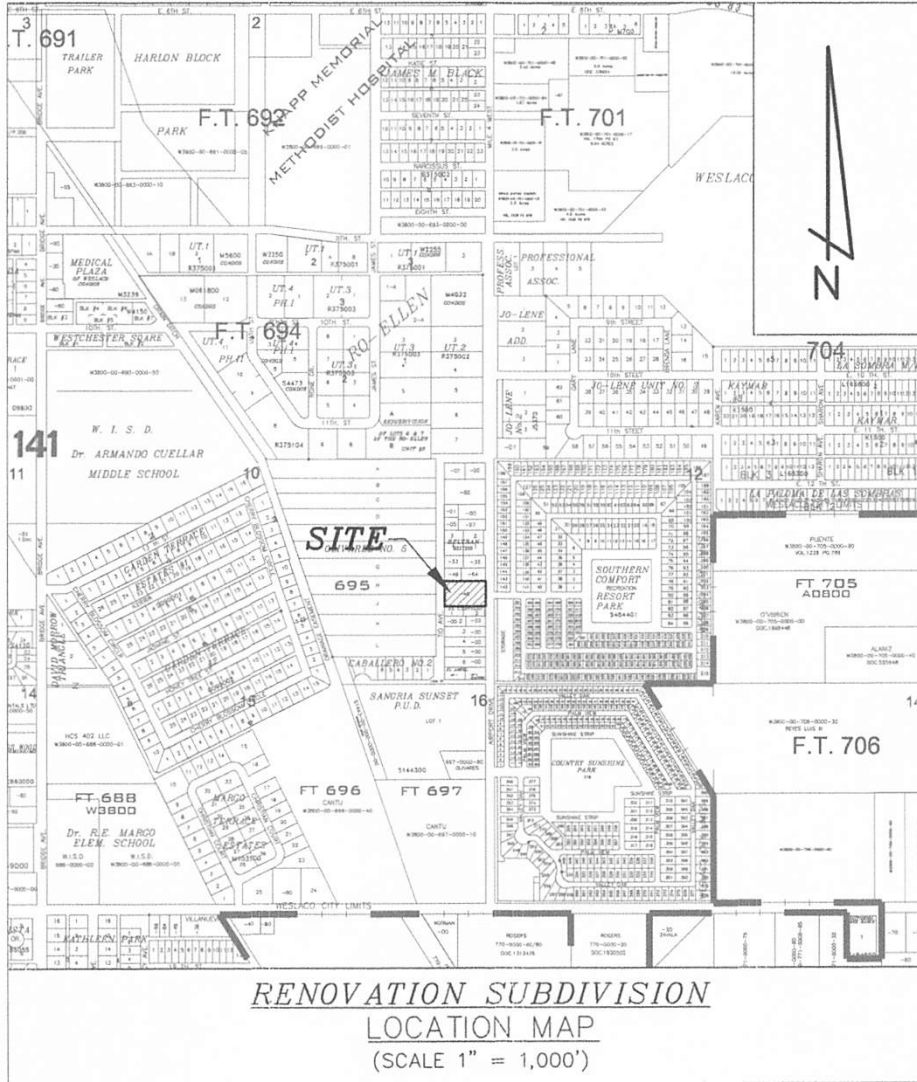
The land comprising this subdivision consists of one existing house and open land. Review of the topographic information of the site reveals the site is fairly level with a slope towards the south. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 1.42 CFS.

Future Conditions:

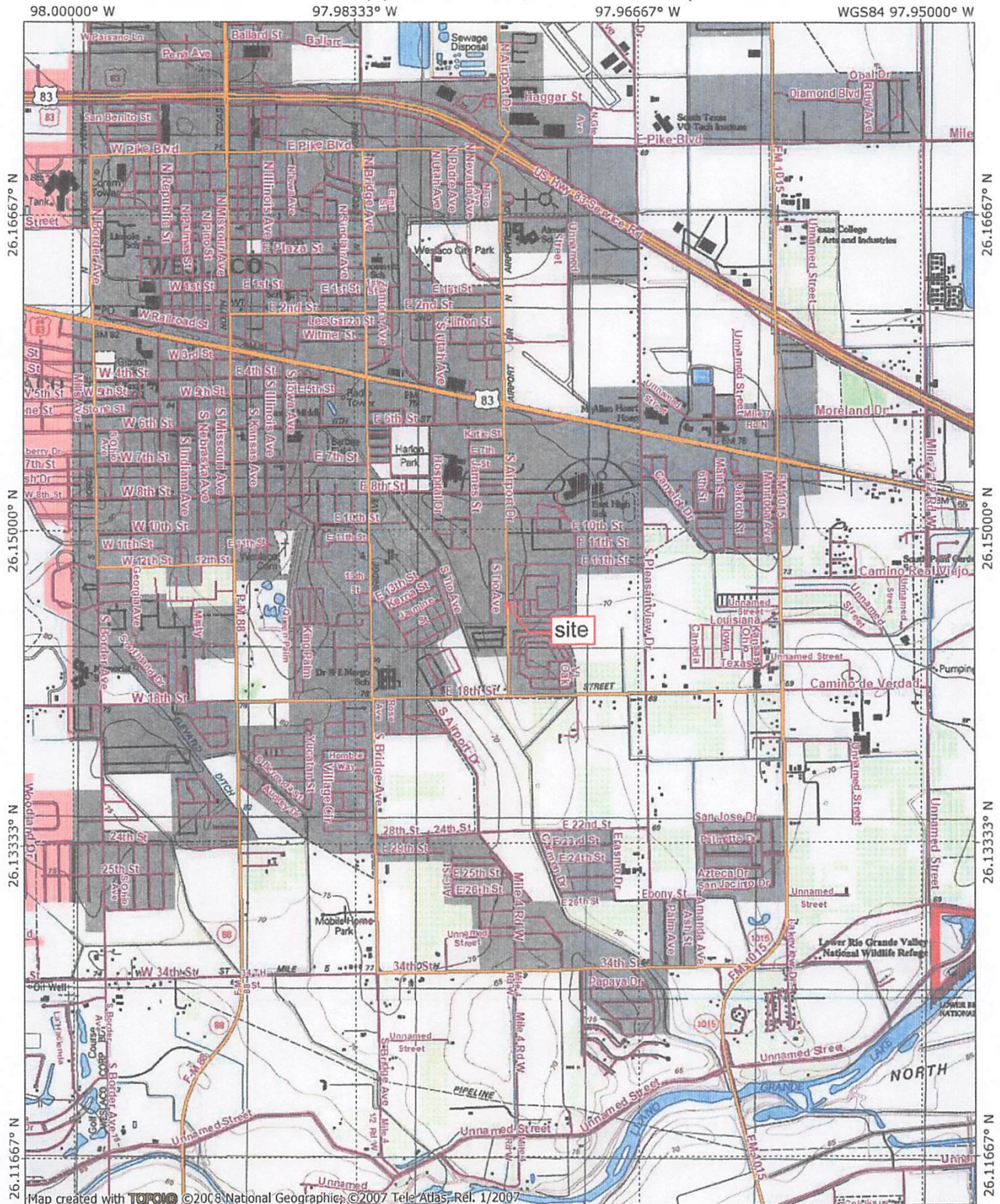
The development will consist of three lots. Expected future use is for single family residential use. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 3.38 CFS, with a total maximum volume of additional run-off of 4,184 cubic feet (0.094 acre-ft) and a future peak Q of 4.80 CFS. Lot 1 (0.409 ac.) will be required to detain 2,092 cubic feet, Lots 2 and 3 (0.204 ac.) will be required to detain 1,046 cubic feet. The additional runoff will be detained within the proposed drainage easement located along the south side of this subdivision and overflow onto Tio Avenue where it will make its way south into the existing curb inlet on the south side of the development.



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT. <input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY <input checked="" type="checkbox"/> CITY FACILITY <input type="checkbox"/> OTHER _____	
H.C.D.D. NO. 1	DATE 9-8-05

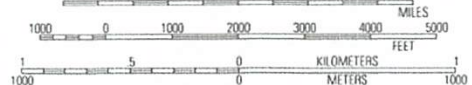


TOPO! map printed on 06/05/25 from "Untitled.tpo"

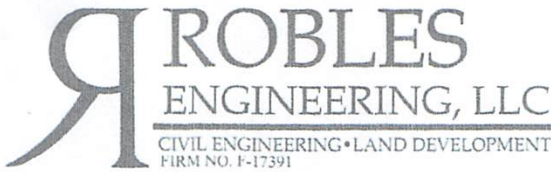


Map created with TOPO! ©2008 National Geographic, ©2007 Tele Atlas, Rel. 1/2007

98.00000° W 97.98333° W 97.96667° W WGS84 97.95000° W



TN MN  
3°  
06/05/25



Office: (956) 968-2422  
Fax: (956) 969-2011  
PO Box 476  
Weslaco, TX 78599

Renovation Subdivision

Using Modified Rational Method:  
Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area = 0.953 ac.  
Runoff Length = 365 ft  
Slope = 0.2 %  
Cex = 0.2  
 $V = K_v k_s p^{0.5} = 0.72 \text{ ft/s}$   
 $t_t = L / 60V = 8.45 \text{ min.}$   
 $t_t \text{ min} = 10.00 \text{ min.}$   
 $I = b / (t_t + d)^e = 7.47 \text{ in./hr.}$

Where Q = CIA = 1.42 cfs

10-Yr	b= Intensity-Frequency	116.24
	d= Duration Coefficients for	14.33
	e= Hidalgo County, TX	0.8599

For the future developed subdivision (50yr):

	Area (SF)	Area %	C	Weighted C
Residential	0.953	100	0.5	0.50

weighted runoff coefficient: 0.50

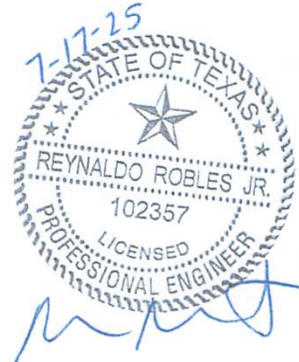
Area = 0.953 ac.  
Runoff Length = 365 ft  
Slope = 0.5 %  
Cfut = 0.5  
 $V = K_v k_s p^{0.5} = 1.14 \text{ ft/s}$   
 $t_t = L / 60V = 5.34 \text{ min.}$   
 $t_t \text{ min} = 10.00 \text{ min.}$   
 $I = b / (t_t + d)^e = 10.08 \text{ in./hr.}$

Where Q = CIA = 4.80 cfs

50-Yr	b= Intensity-Frequency	170.66
	d= Duration Coefficients for	16.71
	e= Hidalgo County, TX	0.8613

Duration (min.)	Intensity (in/hr)	Q <sub>in</sub> (cfs)	Vol <sub>in</sub> (ft <sup>3</sup> )	Q <sub>out</sub> (cfs)	Vol <sub>out</sub> (ft <sup>3</sup> )	Storage (ft <sup>3</sup> )
10	10.08	4.80	2,881	1.42	655	2,226
20	7.66	3.65	4,382	1.42	1,083	3,299
30	6.23	2.97	5,341	1.42	1,510	3,831
40	5.27	2.51	6,025	1.42	1,937	4,088
50	4.58	2.18	6,548	1.42	2,364	4,184
60	4.06	1.94	6,967	1.42	2,792	4,176
70	3.65	1.74	7,315	1.42	3,219	4,096
80	3.33	1.59	7,609	1.42	3,646	3,963
90	3.06	1.46	7,865	1.42	4,073	3,792
100	2.83	1.35	8,090	1.42	4,500	3,589
110	2.64	1.26	8,291	1.42	4,928	3,363
120	2.47	1.18	8,472	1.42	5,355	3,117
130	2.32	1.11	8,636	1.42	5,782	2,854
140	2.20	1.05	8,787	1.42	6,209	2,578

Total Required Detention Volume: 4,164 cfs =  
0.096 ac-ft



# Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041  
"Atlas of Depth-Duration-Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

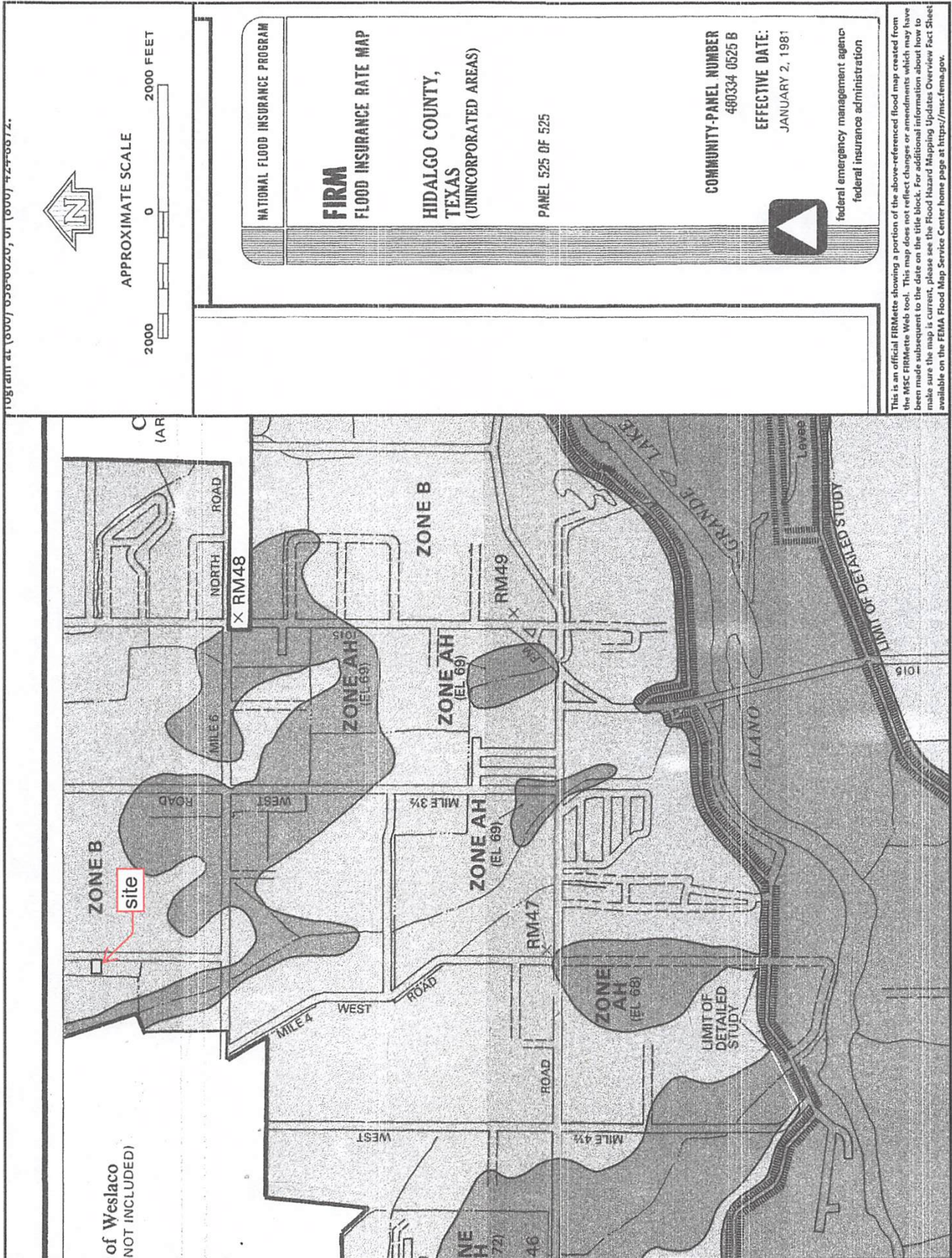
Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00

Intensity  
(in./hr)

4.07    5.47    6.36    7.54    8.69    9.88

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

<b>Table 3-1. Runoff Coefficients for Rational Formula.<sup>(14)</sup></b>	
<b>Type of Drainage Area</b>	<b>Runoff Coefficient, C*</b>
<b>Business:</b>	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
<b>Residential:</b>	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
<b>Industrial:</b>	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
<b>Parks, cemeteries</b>	
Park areas	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
<b>Lawns:</b>	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
<b>Streets:</b>	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
<b>Drives and walks</b>	
Drives and walks	0.75 - 0.85
<b>Roofs</b>	
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	



Digitally signed at (0000) 0525-0525 B, 01 (0000) 7429-0074.

Elevation Reference Mark  
River Mile

RM7 X

• M1.5

\*\*Referenced to the National Geodetic Vertical Datum of 1929

**\*EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain 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. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

**NOTES TO USER**

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.  
This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.  
For adjoining map panels, see separately printed Index To Map Panels.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,  
TEXAS  
(UNINCORPORATED AREAS)

PANEL 525 OF 525

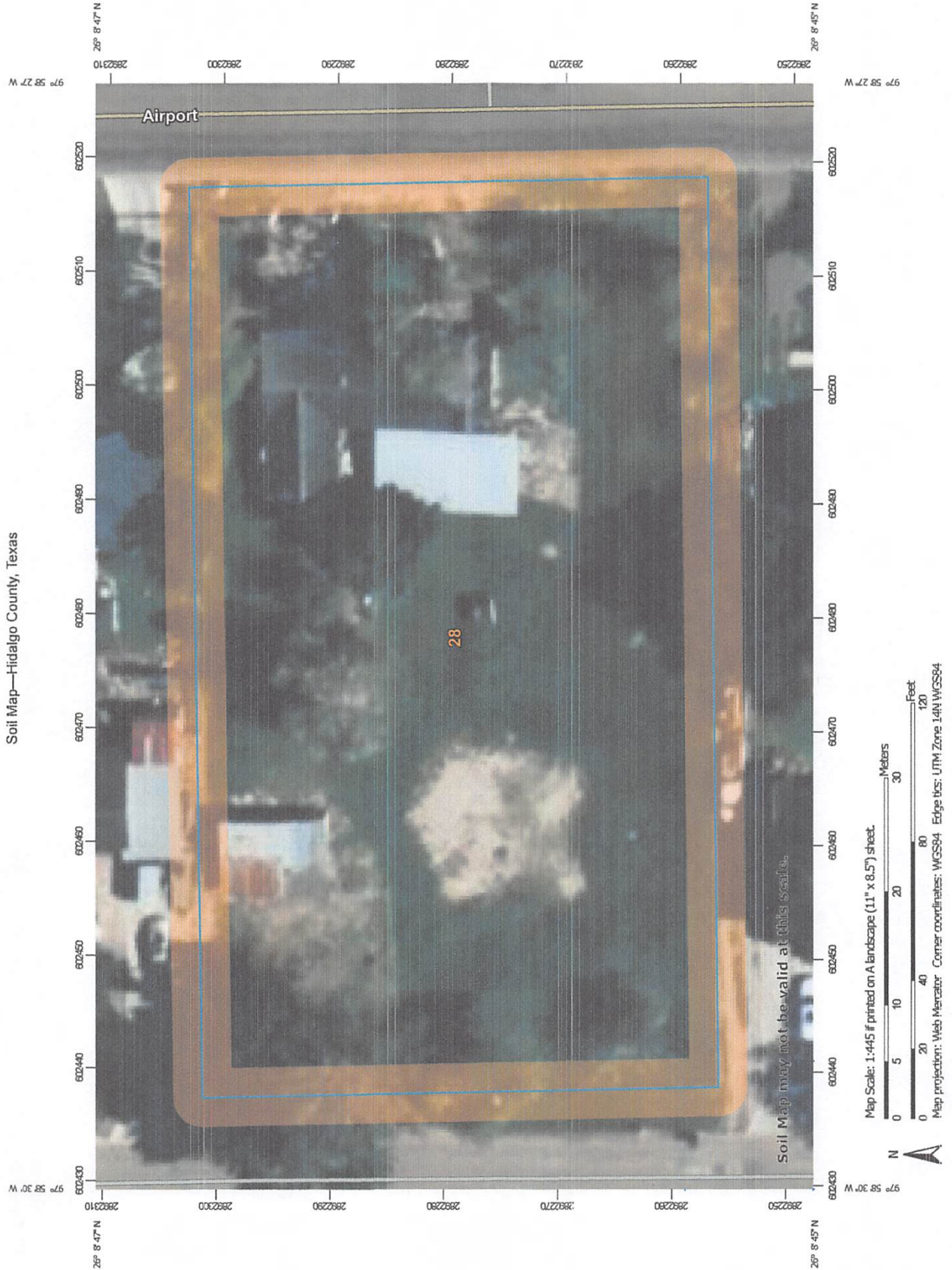
COMMUNITY-PANEL NUMBER  
480334 0525 B

EFFECTIVE DATE:  
JANUARY 2, 1981



federal emergency management agency  
federal insurance administration

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



Soil Map—Hidalgo County, Texas

### MAP LEGEND

<p><b>Area of Interest (AOI)</b></p> <ul style="list-style-type: none"> <li>Area of Interest (AOI) </li> </ul> <p><b>Soils</b></p> <ul style="list-style-type: none"> <li>Soil Map Unit Polygons </li> <li>Soil Map Unit Lines </li> <li>Soil Map Unit Points </li> </ul> <p><b>Special Point Features</b></p> <ul style="list-style-type: none"> <li>Blowout </li> <li>Borrow Pit </li> <li>Clay Spot </li> <li>Closed Depression </li> <li>Gravel Pit </li> <li>Gravelly Spot </li> <li>Landfill </li> <li>Lava Flow </li> <li>Marsh or swamp </li> <li>Mine or Quarry </li> <li>Miscellaneous Water </li> <li>Perennial Water </li> <li>Rock Outcrop </li> <li>Saline Spot </li> <li>Sandy Spot </li> <li>Severely Eroded Spot </li> <li>Sinkhole </li> <li>Slide or Slip </li> <li>Sodic Spot </li> </ul>	<ul style="list-style-type: none"> <li>Spoil Area </li> <li>Stony Spot </li> <li>Very Stony Spot </li> <li>Wet Spot </li> <li>Other </li> <li>Special Line Features </li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li>Streams and Canals </li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>Rails </li> <li>Interstate Highways </li> <li>US Routes </li> <li>Major Roads </li> <li>Local Roads </li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li>Aerial Photography </li> </ul>
---	---

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas  
 Survey Area Data: Version 23, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Map—Hidalgo County, Texas

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### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.9	100.0%
<b>Totals for Area of Interest</b>		<b>0.9</b>	<b>100.0%</b>

Engineering Properties—Hidalgo County, Texas

### Report—Engineering Properties

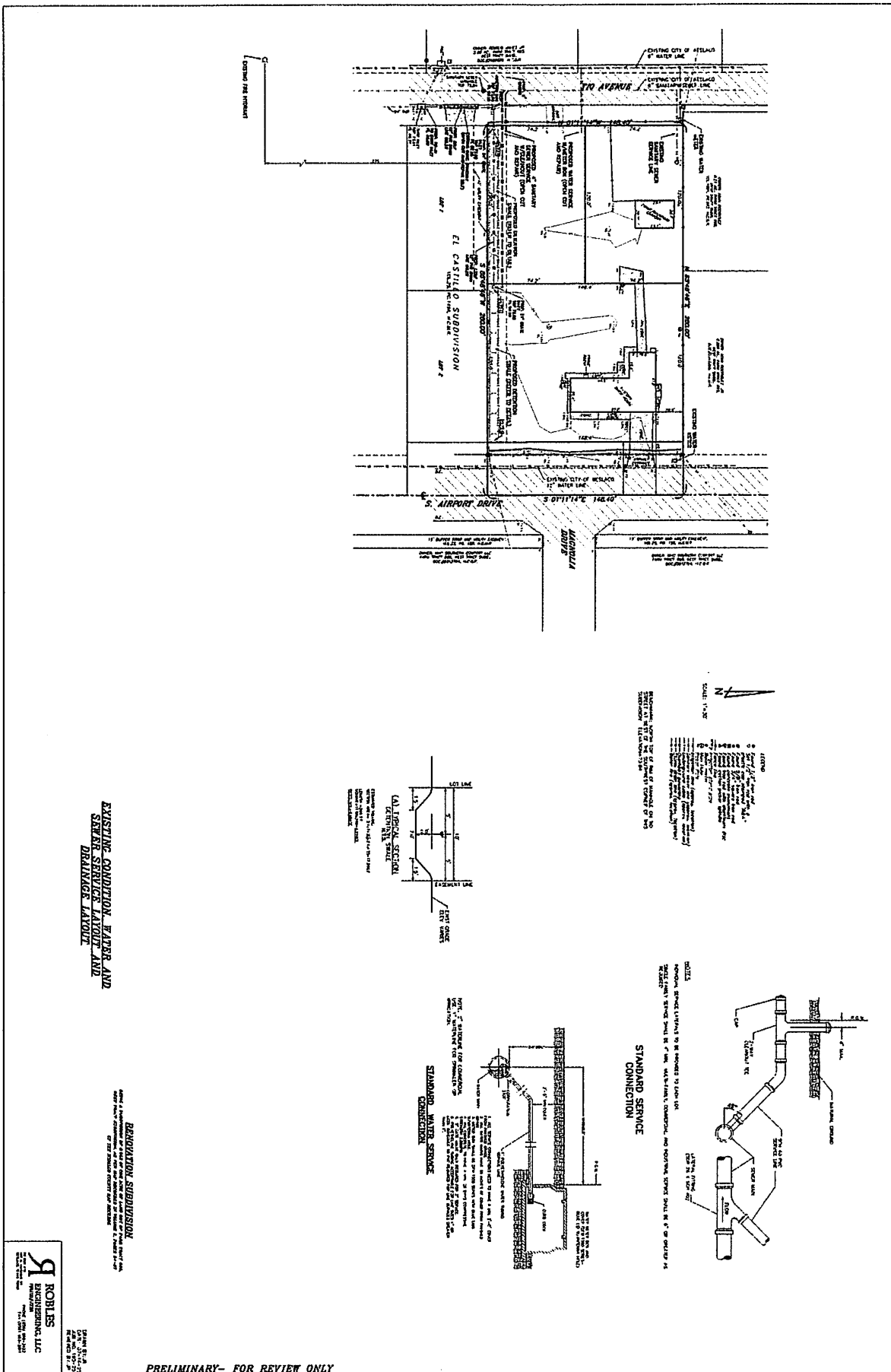
Absence of an entry indicates that the data were not estimated. The asterisk (\*) denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
28—Hidalgo sandy clay loam, 0 to 1 percent slopes			<i>fn</i>											
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100	95-98-1	86-96-1	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100	94-98-1	85-96-1	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-1	91-94-1	81-93-1	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-1	91-95-1	82-94-1	57-72-84	30-38-44	11-17-22

### Data Source Information

Soil Survey Area: Hidalgo County, Texas  
Survey Area Data: Version 23, Aug 30, 2024





**ROBLIS ENGINEERING, LLC**  
1000 S. 10th St.  
Tulsa, OK 74106  
918.438.1234  
www.roblis.com



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

<b>Date of Meeting:</b> October 1, 2025	<b>Agenda Item No.</b> (to be assigned by PCE): V.B.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Ramon & Maria Patricia Blanco.	
<b>Subject/Agenda Item:</b> Discussion and consideration for the De-annexation of 3921 E IH 2 being a ADAMS TRACT AN IRR TR N479-24'-E205.38'-W827.55' EXC S167.4'-N479.24'-E114.5'-W827.55' FT 1100 1.64AC NET, Weslaco, Hidalgo County, Texas. Located approximately 900ft West of Mile 2 1/2. Possible Action.	
<b>Discussion/Overview:</b> The one (1) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the North Alamo Water Supply and waterline and sewer by OSSF.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval of the de-annexation.	
<b>Additional Action Prompted:</b> <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	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Request letter.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	

**Ramon & Maria Patricia Blanco**  
2610 Wildwood Drive  
Weslaco, TX 78596

**City of Weslaco**  
Attn: City Secretary / City Commission  
255 S. Kansas Ave.  
Weslaco, TX 78596

**Subject: Request for removal from the City of Weslaco Jurisdiction**

To Whom It May Concern/ Mayor Adrian Gonzales,

We respectfully submit this letter to formally request the removal of our property located at 3921 E. Expressway 83 (Adams Tract 1.64 AC) (herein "Property") from the City of Weslaco and its return to Hidalgo County jurisdiction.

We have been paying City of Weslaco property taxes for several years; however, we do not have any of the basic services associated with being part of the City of Weslaco. Specifically, our Property does not have city waste pickup, sewer service or sewer connections, or other municipal benefits.

When our property was originally brought into the city limits, we were assured that sewer services would be extended to our area within five years. That commitment has long since passed without fulfillment, and we are aware that no current plans exist to install sewer infrastructure in our area.


Additionally, we understand that our neighbors in similar circumstances have successfully been removed from the City of Weslaco jurisdiction and been placed under county jurisdiction. We believe it is only fair and reasonable that our property be granted the same consideration, given the lack of city services provided despite ongoing taxation.

For these reasons, we respectfully request that the City of Weslaco approve our petition for removal from City of Weslaco jurisdiction. We believe this is the most equitable solution given the circumstances and lack of municipal support to our Property.

Thank you for your time and attention to this matter. We look forward to your response.

Sincerely,

Ramon Blanco & Maria Patricia Blanco  
956-472-9385, 956-532-0695  
drea.blanco.680@gmail.com

*Maria Patricia Blanco*  




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

<b>Date of Meeting:</b> October 1, 2025	<b>Agenda Item No.</b> (to be assigned by PCE): V.C.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Juan Ramon Blanco.	
<b>Subject/Agenda Item:</b> Discussion and consideration for the De-annexation of 4007 E IH 2 being Lot 8, Dellinger Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 650ft West of Mile 2 1/2. Possible Action.	
<b>Discussion/Overview:</b> The one (1) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the North Alamo Water Supply and sewer by OSSF.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval of the de-annexation.	
<b>Additional Action Prompted:</b>  <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	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Request letter.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	

**Juan Ramon Blanco**  
802 Quail Hollow Drive  
Weslaco, TX 78596

**City of Weslaco**  
Attn: City Secretary / City Commission  
255 S. Kansas Ave.  
Weslaco, TX 78596

**Subject: Request for removal from the City of Weslaco Jurisdiction**

To Whom It May Concern/ Mayor Adrian Gonzales,

We respectfully submit this letter to formally request the removal of our property located at 4007 E. Expressway 83 (Dellinger L.T. 8) (herein "Property") from the City of Weslaco and its return to Hidalgo County jurisdiction.

We have been paying City of Weslaco property taxes for several years; however, we do not have any of the basic services associated with being part of the City of Weslaco. Specifically, our Property does not have city waste pickup, sewer service or sewer connections, or other municipal benefits.

When our property was originally brought into the city limits, we were assured that sewer services would be extended to our area within five years. That commitment has long since passed without fulfillment, and we are aware that no current plans exist to install sewer infrastructure in our area.

Additionally, we understand that our neighbors in similar circumstances have successfully been removed from the City of Weslaco jurisdiction and been placed under county jurisdiction. We believe it is only fair and reasonable that our property be granted the same consideration, given the lack of city services provided despite ongoing taxation.

For these reasons, we respectfully request that the City of Weslaco approve our petition for removal from City of Weslaco jurisdiction. We believe this is the most equitable solution given the circumstances and lack of municipal support to our Property.

Thank you for your time and attention to this matter. We look forward to your response.

Sincerely,

Juan Ramon Blanco  
956-650-0148  
juanr\_b@hotmail.com





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

<b>Date of Meeting:</b> October 1, 2025	<b>Agenda Item No.</b> (to be assigned by PCE): V.D.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Ramon & Maria Patricia Blanco.	
<b>Subject/Agenda Item:</b> Discussion and consideration for the De-annexation of 4015 E IH 2 being a Lot 7, Dellinger Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 650ft West of Mile 2 1/2. Possible Action. Possible Action.	
<b>Discussion/Overview:</b> The one (1) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply and sewer by OSSF.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission’s Action:</b> Staff recommends approval of the de-annexation.	
<b>Additional Action Prompted:</b> <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	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Request letter.	
<b>Responsibilities upon Commission’s Action:</b> Planning staff will advise applicant.	

**Ramon & Maria Patricia Blanco**  
2610 Wildwood Drive  
Weslaco, TX 78596

**City of Weslaco**  
Attn: City Secretary / City Commission  
255 S. Kansas Ave.  
Weslaco, TX 78596

**Subject: Request for removal from the City of Weslaco Jurisdiction**

To Whom It May Concern/ Mayor Adrian Gonzales,

We respectfully submit this letter to formally request the removal of our property located at 4015 E. Expressway 83 (Dellinger LT. 7) (herein "Property") from the City of Weslaco and its return to Hidalgo County jurisdiction.

We have been paying City of Weslaco property taxes for several years; however, we do not have any of the basic services associated with being part of the City of Weslaco. Specifically, our Property does not have city waste pickup, sewer service or sewer connections, or other municipal benefits.

When our property was originally brought into the city limits, we were assured that sewer services would be extended to our area within five years. That commitment has long since passed without fulfillment, and we are aware that no current plans exist to install sewer infrastructure in our area.

Additionally, we understand that our neighbors in similar circumstances have successfully been removed from the City of Weslaco jurisdiction and been placed under county jurisdiction. We believe it is only fair and reasonable that our property be granted the same consideration, given the lack of city services provided despite ongoing taxation.

For these reasons, we respectfully request that the City of Weslaco approve our petition for removal from City of Weslaco jurisdiction. We believe this is the most equitable solution given the circumstances and lack of municipal support to our Property.

Thank you for your time and attention to this matter. We look forward to your response.

Sincerely,

Ramon Blanco & Maria Patricia Blanco  
956-472-9385, 956-532-0695  
drea.blanco.680@gmail.com

*Maria Patricia Blanco*  
