

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

NOVEMBER 05, 2025 5:30P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jim Forward, PZ Commissioner

Carolina Crockett, PZ Commissioner

Richard Valdez, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 1, 2025**

On Wednesday, October 1, 2025, at 5:30 pm, the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Adrian Torres	Commissioner
Jim Forward	Commissioner
Richard Valdez	Commissioner
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 Crockett was absent at the time of the roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. October 1, 2025, Regular Meeting

Commissioner Berry made a motion to approve the minutes of September 3, 2025, seconded by Commissioner Torres. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve 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.

Mrs. Arevalo stated that the notice appeared in the Monitor on September 10, 2025, there were twenty-three (23) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval

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

Commissioner Summers made a motion to table the item, seconded by Commissioner Forward. Motion carried.

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.

Mrs. Arevalo stated that the notice appeared in the Monitor on September 10, 2025, there were eight (8) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

David de los Rios representative confirmed that no changes are expected, noting it will be only a change of ownership.

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

Commissioner Berry made a motion to approve the Conditional Use Permit, with condition two licensed security guards are on duty during late hours of operation, seconded by Commissioner Summers. Motion carried.

C. 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.

Mrs. Arevalo stated that the notice appeared in the Monitor on September 10, 2025, there were nine (9) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Forward 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 request with the stipulation that no permanent building shall be constructed, prior to submitting for building permit to come back to board. A special event permit will be required for all events with licensed officers present at each event, seconded by Commissioner Berry. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration of 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 15th St. on S Tio Ave.

Mrs. Arevalo proposed three (3) lot subdivisions located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8” waterline and sewer by City of Weslaco through an 8” sewer line. Staff recommends approval of Preliminary Plat.

Commissioner Summers made a motion to approve the Preliminary Plat seconded by Commissioner Berry.

B. Discussion and consideration for the De-annexation of 3921 E IH 2 being an 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.

Mrs. Arevalo stated the proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply and waterline and sewer by OSSF. Staff recommends approval of de-annexation.

Commissioner Summers made a motion to approve the de-annexation, seconded by Commissioner Forward.

C. 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.

Mrs. Arevalo stated the proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply and waterline and sewer by OSSF. Staff recommends approval of de-annexation.

Commissioner Summers made a motion to approve the de-annexation, seconded by Commissioner Forward.

D. 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.

Mrs. Arevalo stated the proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply and waterline and sewer by OSSF. Staff recommends approval of de-annexation.

Commissioner Summers made a motion to approve the de-annexation, seconded by Commissioner Forward.

VI. ADJOURNMENT

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

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

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>Date of Meeting: November 5, 2025</p>	<p>Agenda Item No. (to be assigned by PCE): IV.A.</p>
<p>From: Rebekah de la Fuente, Planning Director, on behalf of Aaron Garica.</p>	
<p>Subject/Agenda Item: 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>Discussion/Overview: 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. Tabled at regular meeting on October 1, 2025.</p>	
<p>Staff recommendation for Commission's Action: Staff recommends approval.</p>	
<p>Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading</p>	
<p>Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A</p>	
<p>If item previously considered, provide date and action by Commission: N/A</p>	
<p>Attachments,(if any): Application for Conditional Use Permit with attachments.</p>	
<p>Responsibilities upon Commission's Action: Planning staff will advise applicant.</p>	

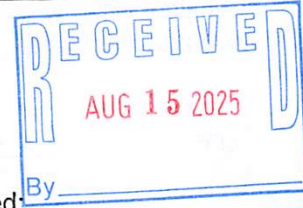


APPLICATION FOR CONDITIONAL USE PERMIT

USE-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

Principal Parent Entity	Principal Party	Role	Ownership %	Action
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

Property Type	Property Ownership Type	Entity Name
Land and Building	Lessor	ACSS PROPERTIES LLC

Location Diagram

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

Bond Information

Fulfillment Type	Bond Category	Bond Amount	Status
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



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

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



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

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 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,

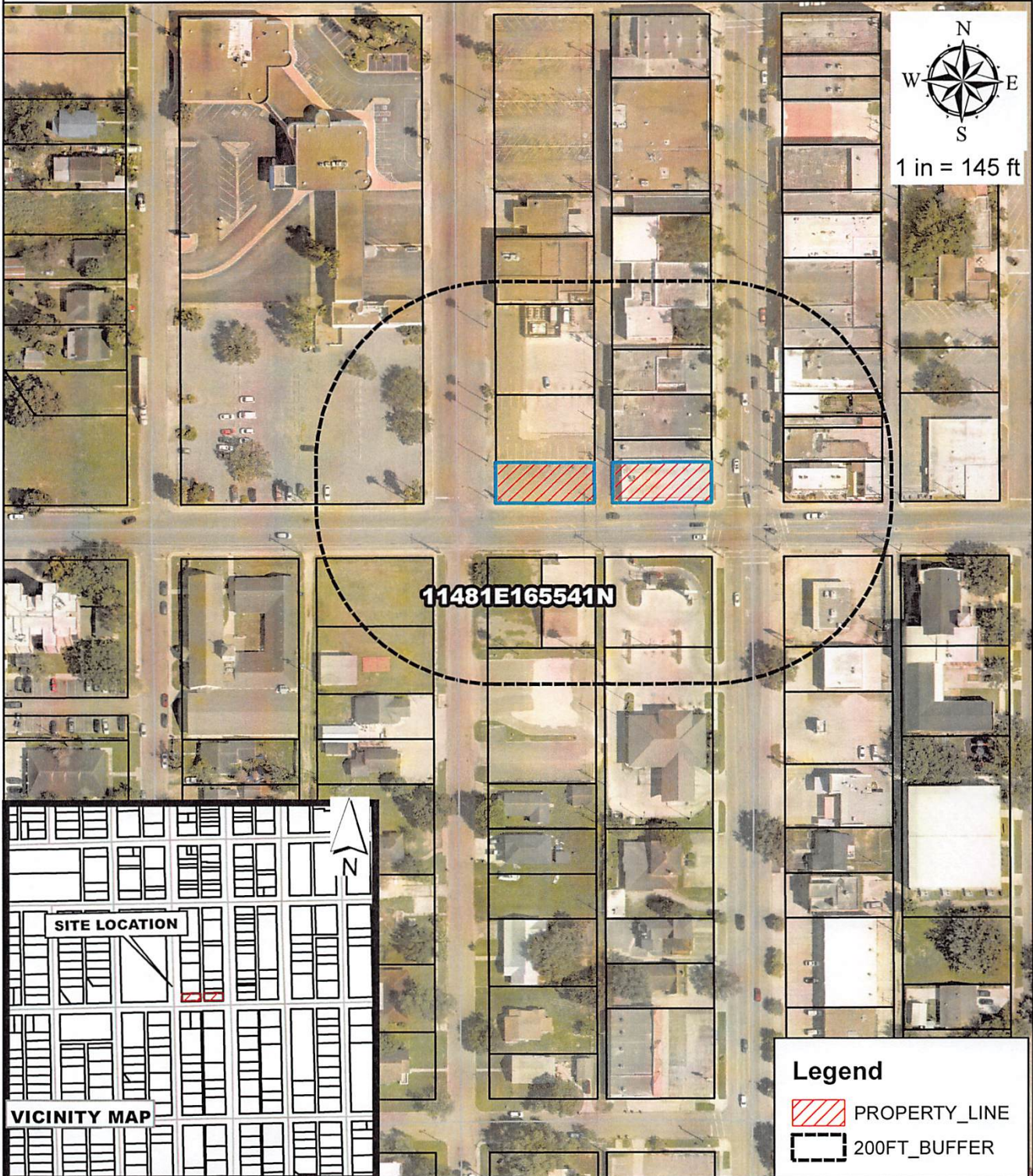
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized and fluid.

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.

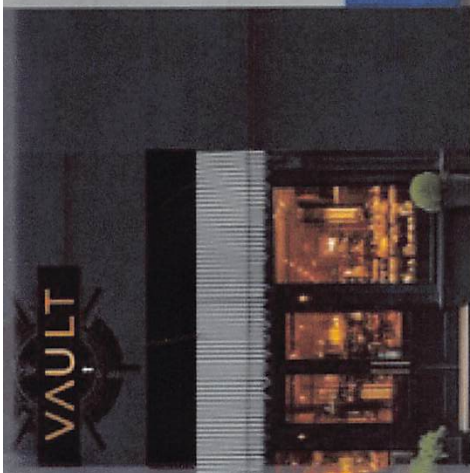
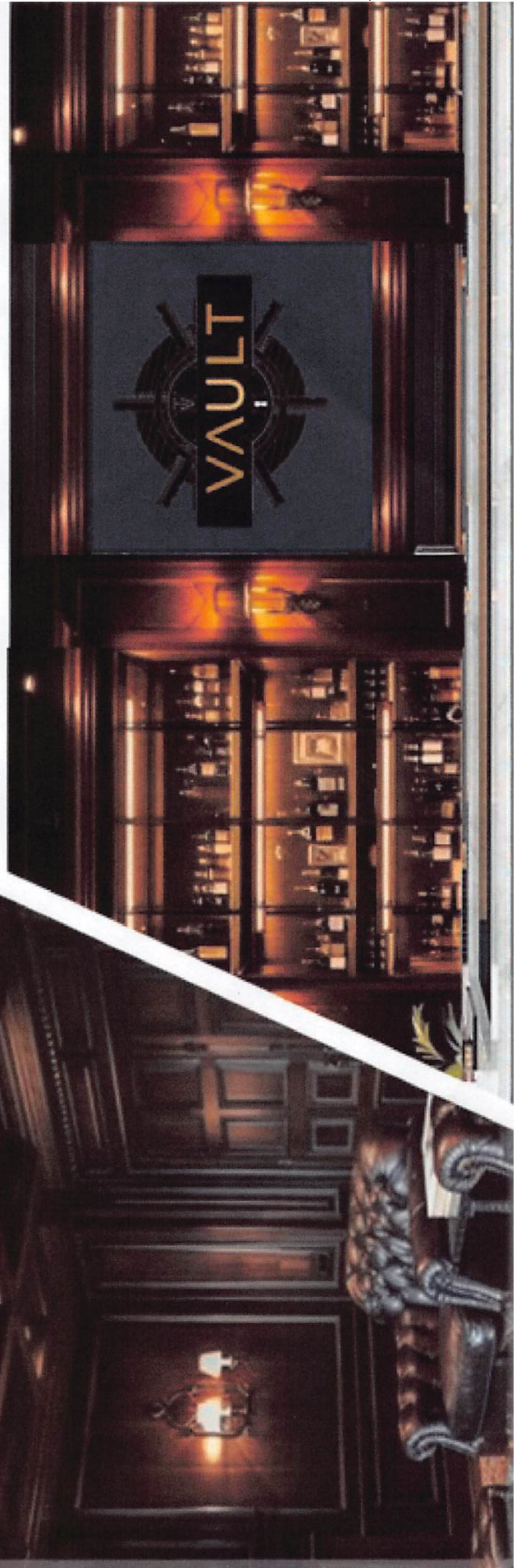
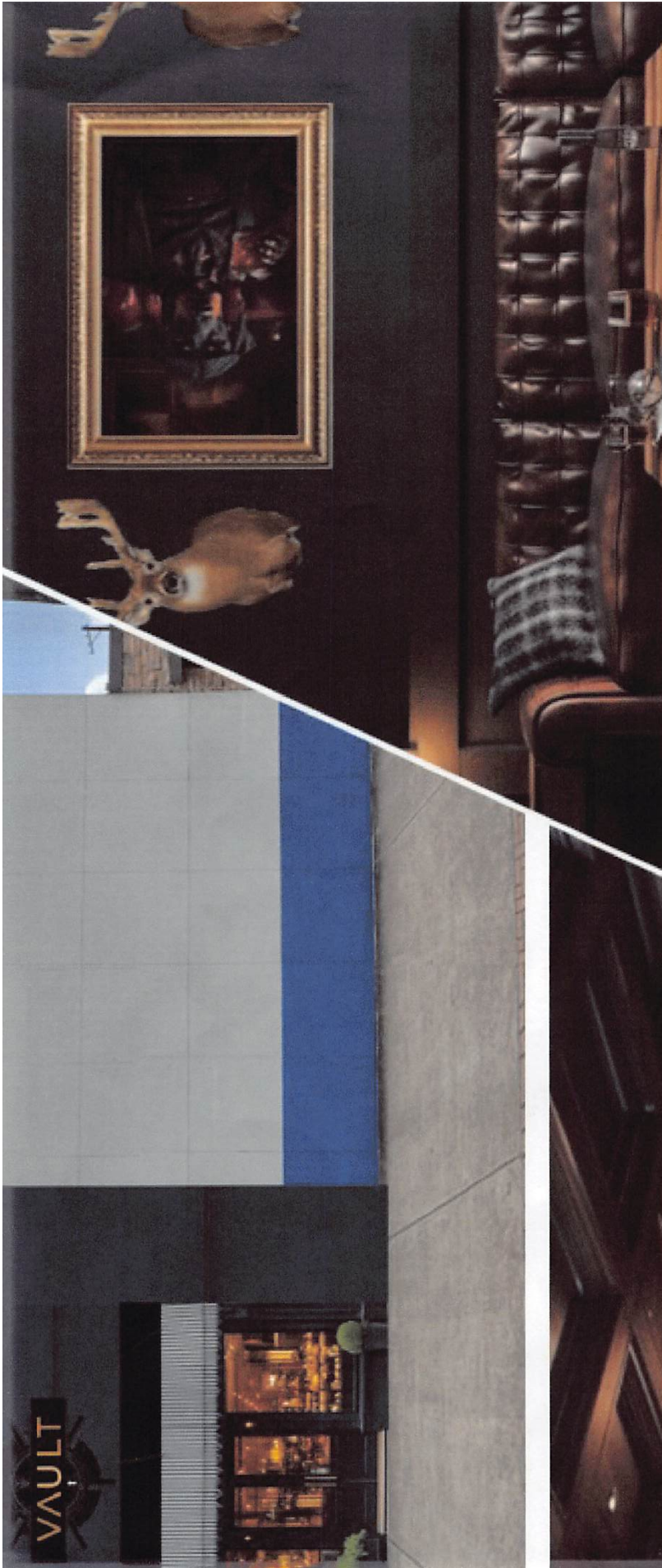
SEP 10, 2025

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





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

Date of Meeting: November 5, 2025	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of AEC Engineering LLC.	
Subject/Agenda Item: Discussion and consideration to rezone 720 N International, also being the southeast 3.98 acres of Farm Tract 1030, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex & Apartment District to B-2 Secondary & Highway District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-2 Duplex & Apartment District to B-2 Secondary & Highway District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 15, 2025. Eight (8) property owners within 200 feet of the applicant's property were notified by letter on October 24, 2025.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance – First Reading <input checked="" type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000931-2025

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned: South east corner of

Lot FARM TRACT 1030 (3.98 AC.) Block _____

Subdivision Name THE HARBOR

Street Address INT. OF MILE B N. RD. & FM 1015

Existing Zoning R-2 Existing Land Use _____

Proposed Zoning B-2 Proposed Land Use COMMERCIAL

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name AEC ENGINEERING, LLC Phone 956-607-1372

Address 1114 S. 10TH AVE. Fax: _____

City EDINBURG State TX Zip Code 78539 E-Mail: carlos@aecengineering.net

OWNER

Name MIGUEL BRITO Phone _____

Address 3511 LOS ENDIOS PKWY Fax: _____

City Houston State TX Zip Code 78572 E-Mail: info@britoconstruction.com

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

Signature X _____ Date 10/02/25
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



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

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

PLANNING DEPARTMENT

October 24, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 5, 2025, and the City Commission will hold a public hearing on November 18, 2025, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on November 5, 2025. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

AEC Engineering, LLC is requesting to rezone 720 N International, also being the southeast 3.98 acres of Farm Tract 1030, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex & Apartment District to B-2 Secondary & Highway District.

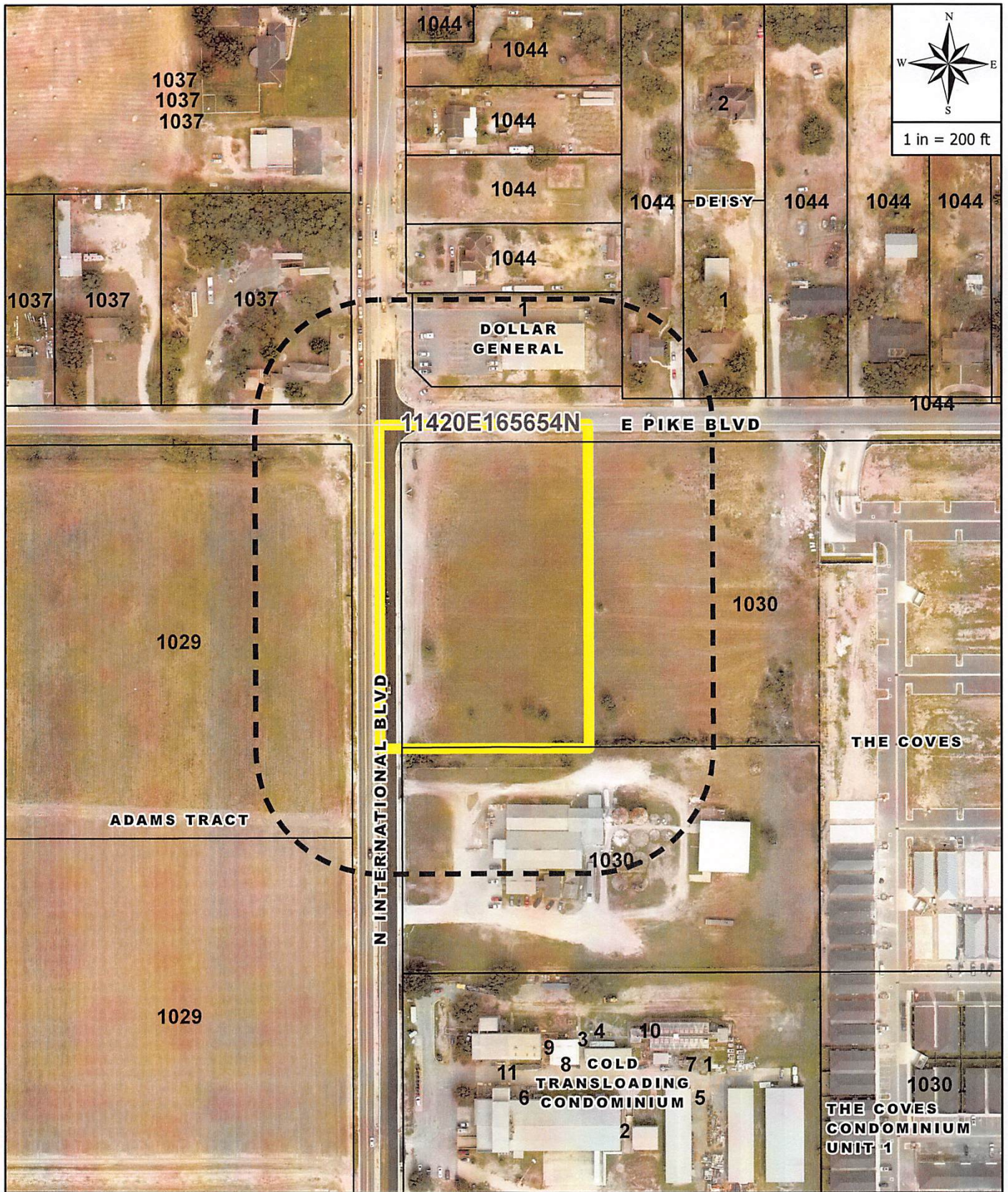
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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




Sincerely,

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

Rebekah de la Fuente
Planning Director



	CASE ADDRESS: 720 N INTERNATIONAL BLVD AEC ENGINEERING, LLC
	(Empty space for additional case information)

LEGEND  CITY LIMITS  NOTIFICATIONS  SITE	
Rezone Request: R-2 to B-2	

PROP_ID	name	addrDeliveryLine	addrCity	addrState	addrZip	LegalDescription	geoID	situs
176440	WHATABURGER INC	300 CONCORD PLAZA DR PO BOX 172	SAN ANTONIO TX	78216-6903	MICHAEL ST	FRESNO W25' LOTS 1 & 2; ALL LOTS 3 & 4 BLK 11 & 20' X 100' ABND ALLEY & 50' X 170' ABND	F7350-00-011-0001-00	1004 N TEXAS BLVD, WESLACO TX
324510	SAN MARTIN DE PORRES CHURCH	507 CLIFFORD DR	WESLACO TX	78799-0172	WEST TRACT BLK FT 120 5.20 AC	WEST TRACT TR D 1.52 AC EXC 1.388 AC FT 120	W3800-00-120-0000-00	901 N TEXAS BLVD, WESLACO TX
324514	GRACIA BERTHA	507 CLIFFORD DR	WESLACO TX	78799-0172	WEST TRACT TR D 1.52 AC EXC 1.388 AC FT 120	WEST TRACT TR D 1.52 AC EXC 1.388 AC FT 120	W3800-00-120-0000-04	939 N TEXAS BLVD, TX
324511	WESLACO PALM PLAZA LLC	4629 MACRO DR	SAN ANTONIO TX	78218-5420	WEST TRACT BNG AN IRR TR N688.8'-W1021.05' AKA TR A,B,C & N86'-S271.20'-W381' FT 120	WEST TRACT BNG AN IRR TR N688.8'-W1021.05' AKA TR A,B,C & N86'-S271.20'-W381' FT 120	W3800-00-120-0000-01	1025 N TEXAS BLVD, WESLACO TX
523489	H E BUTT GROCERY COMPANY	PO BOX 639999	SAN ANTONIO TX	78283-3999	WESLACO H. E. B. BEING 8.80AC	WESLACO H. E. B. BEING 8.80AC	W2240-00-000-0000-00	1008 N TEXAS BLVD
895473	PROVECHO LP	12603 SOUTHWEST FWY NO 166	STAFFORD TX	77477	PROVECHO LOT 2 BLK 1	PROVECHO LOT 2 BLK 1	P9256-00-000-0002-00	N TEXAS BLVD, WESLACO TX
895472	PROVECHO LP	12603 SOUTHWEST FWY NO 166	STAFFORD TX	77477	PROVECHO LOT 1 BLK 1	PROVECHO LOT 1 BLK 1	P9256-00-000-0001-00	N TEXAS BLVD, WESLACO TX
324167	MORROW-LEVINE FAMILY REV TRUST	401 KERRIA	MCALLEN TX	78501-1723	WEST TRACT S0.56AC-W1.80AC-S330'-W252.52' FT 38	WEST TRACT S0.56AC-W1.80AC-S330'-W252.52' FT 38	W3800-00-038-0000-02	916 N TEXAS BLVD, WESLACO TX
324166	MORROW-LEVINE FAMILY REV TRUST	PO BOX 639999	SAN ANTONIO TX	78283-3999	WEST TRACT N0.64AC-W1.80AC-S330'-W252.52' FT 38	WEST TRACT N0.64AC-W1.80AC-S330'-W252.52' FT 38	W3800-00-038-0000-01	904 N TEXAS BLVD, WESLACO TX
324165	RIO PIPELINE COMPANY	PO BOX 1268	AUSTIN TX	78767-1268	WEST TRACT BLK FT-38 20' X 30' BEING 0.01 AC	WEST TRACT BLK FT-38 20' X 30' BEING 0.01 AC	W3800-00-038-0000-00	TEXAS BLVD, TX

MAP SHOWING

A 3.98-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A 3.98-ACRE (173,530.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 1030, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; THIS TRACT OF LAND BEING ALSO OUT OF A 20.75-ACRE TRACT OF LAND CONVEYED TO RANCHO BRITO, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY INTERNATIONAL BANK, A NATIONAL BANKING CORPORATION, ACCORDING TO A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2627875, HIDALGO COUNTY, OFFICIAL RECORDS; SAID 3.98-ACRE (173,530.00 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND AT THE INTERSECTION OF NORTH INTERNATIONAL BOULEVARD (F.M. 1015) AND MILE 8 NORTH ROAD (EAST PIKE BOULEVARD), FOR THE NORTHWEST CORNER OF SAID FARM TRACT 1030, AND THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1) THENCE, N 88°48'52" E, ALONG THE NORTH LINE OF SAID FARM TRACT 1030, A DISTANCE OF 335.00 FEET TO THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- 2) THENCE, S 01°11'08" E, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 1030, AT A DISTANCE OF 30.00 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID MILE 8 NORTH ROAD (EAST PIKE BOULEVARD), AS RECORDED IN VOLUME 2, PAGES 34-37, H.C.M.R., AND CONTINUING A TOTAL DISTANCE OF 518.00 FEET TO A No. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- 3) THENCE, S 88°48'52" W, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 1030, AT A DISTANCE OF 295.00 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID NORTH INTERNATIONAL BOULEVARD (F.M. 1015), AND CONTINUING A TOTAL DISTANCE OF 335.00 FEET TO THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- 4) THENCE N 01°11'08" W, ALONG THE WEST LINE OF SAID FARM TRACT 1030, BEING WITHIN THE RIGHT-OF-WAY OF SAID NORTH INTERNATIONAL BOULEVARD (F.M. 1015), A DISTANCE OF 518.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.98 ACRES (173,530.00 SQUARE FEET) OF LAND, MORE OR LESS, OF WHICH 0.51 OF ONE ACRE (22,069.34 SQUARE FEET) LIES IN NORTH INTERNATIONAL BOULEVARD (F.M. 1015) RIGHT-OF-WAY, AND 0.18 OF ONE ACRE (7,950.41 SQUARE FEET) LIES IN MILE 8 NORTH ROAD RIGHT-OF-WAY, LEAVING A NET ACREAGE OF 3.29 (143,510.25 SQUARE FEET), MORE OR LESS.

10-02-25

JOSE MARIO GONZALEZ, R.P.L.S. 5571



EXHIBIT "A"

1281.007
JOB NUMBER



RIO DELTA SURVEYING
 24593 FM 88, MONTE ALTO, TX 78538
 (TEL) 956-262-0222
 EMAIL: MARIO@RIODELTASURVEYING.COM
 FIRM No. 10013900

P.O.B.
NW. COR. F.T. 1030
NORTHING: 16587657.7317
EASTING: 1161807.4841

MILE 8 NORTH ROAD (E. PIKE BLVD.)

N 88°48'52" E 335.00'

10.00' STREET AND UTILITY EASEMENT
(DOC. #537567, H.C.O.R.)

30.00' R.O.W. (VOL. 2, PG. 34-37, H.C.M.R.)

60.00' R.O.W.
30.00'

CENTERLINE OF VALERO TRANSMISSION, L.P.
RIGHT-OF-WAY AGREEMENT (DOC. 624005, H.C.O.R.)

15.00' N.A.W.S.C. EASEMENT
(VOL. 1984, PG. 288, H.C.M.R.)

CITY OF WESLACO (450 SQUARE FEET)
RECORDED IN DOC. No. 912427, H.C.O.R.

40.00' ROAD RIGHT OF WAY
(VOL. 815, PAGE 352, H.C.D.I.R.)

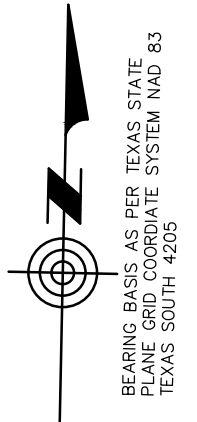
N. INTERNATIONAL BLVD. (FM 1015)

N 01°11'08" W 518.00'

80.00' R.O.W.

RANCHO BRITO, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
DOC. No. 2627875, H.C.O.R.

WEST AND ADAMS TRACT SUBDIVISION
FARM TRACT 1030,
VOL. 2, PGS. 34-37, H.C.M.R.



SCALE: 1" = 50'

RANCHO BRITO, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
DOC. No. 2627875, H.C.O.R.

S 01°11'08" E 518.00'

S 88°48'52" W 335.00'

MAP SHOWING
A 3.98-ACRE TRACT OF LAND, MORE OR LESS,
SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS,
OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 2, PAGES 34-37,
MAP RECORDS OF HIDALGO COUNTY, TEXAS

TRIPLE J LEASING, L.L.C.
5.88 AC. OUT OF FARM TRACT 1030
DOC. No. 492348, H.C.O.R.

LEGEND	
	FOUND PK NAIL
	FOUND "X" CUT ON CONCRETE
	SET No. 4 REBAR

EXHIBIT "B"



RIO DELTA SURVEYING
FIRM #10013900

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-262-0222
EMAIL: MARIO@RIODELTASURVEYING.COM

JOB# RIO/AEC 1281.007

COPYRIGHT 2025
SHEET 1 OF 1

10-02-25

JOSE MARIO GONZALEZ, R.P.L.S. 5571

DATE



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

Date of Meeting: November 5, 2025	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Howard Castleberry.	
Subject/Agenda Item: Discussion and consideration to rezone 905 N Texas Blvd, also being 1.03 acres out of a 5.20-acre tract of Farm Tract 120, Block 162, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary & Highway District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 15, 2025. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on October 24, 2025.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance – First Reading <input checked="" type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Farm Tract 120 Block 102

Subdivision Name West and Adams Tracts Subdivision

Street Address 905 N. Texas Blvd

Existing Zoning R1 Existing Land Use Parking lot

Proposed Zoning B2 Proposed Land Use drive thru only coffee shop

\$305.00 non-refundable filing fee.

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

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

City and school tax receipts attached. EXEMPT?

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

APPLICANT

Name Howard Castleberry Phone 737-239-3338

Address 5555 N. Lamar suite J-103 Fax: _____

City Austin State TX Zip Code 78752 E-Mail: howardc@citadeldevgroup.com

OWNER

Name Ron Matlock, Tejas Brewistas Phone _____

Address 3133 Caruth Blvd Fax: _____

City Dallas State TX Zip Code 75225 E-Mail: ron@tejasfbrew.com

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

Signature _____ Date _____

Owner

Signature _____ Date 10/2/2025

Applicant

Signature _____ Date 10/2/2025

Authorized Agent

City of Weslaco

"The City on the Grow"



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

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

PLANNING DEPARTMENT

October 24, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 5, 2025, and the City Commission will hold a public hearing on November 18, 2025, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on November 5, 2025. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Howard Castleberry is requesting to rezone 905 N Texas Blvd, also being 1.03 acres out of a 5.20-acre tract of Farm Tract 120, Block 162, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District.

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

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

Sincerely,

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

Rebekah de la Fuente
Planning Director

PROP_ID	name	addrDeliveryLine	addrCity	addrState	addrZip	legalDescription	geocID	situs
176440	WHATABURGER INC	300 CONCORD PLAZA DR	SAN ANTONIO TX	TX	78218-6903	FRESNO W25' LOTS 1 & 2, ALL LOTS 3 & 4 BLK 11 & 20 X 100' ABND ALLEY & 50' X 170' ABND MICHAEL ST	F7350-00-011-0001-00	1004 N TEXAS BLVD, WESLACO TX
324510	SAN MARTIN DE PORRES CHURCH	PO BOX 172	WESLACO TX	TX	78599-0172	WEST TRACT BLK FT 120 5.20 AC	W3800-00-120-0000-00	901 N TEXAS BLVD, WESLACO TX
324514	GRACIA BERTHA	507 CLIFFORD DR	WESLACO TX	TX	78596-5760	WEST TRACT TR D 1.52 AC EXC 1.388 AC FT 120 0.132AC GR 0.09AC NET	W3800-00-120-0000-04	939 N TEXAS BLVD, TX
324511	WESLACO PALM PLAZA LLC	4629 MACRO DR	SAN ANTONIO TX	TX	78218-5420	WEST TRACT BNG AN IRR TR N688.8'-W1021.05' AKA TR A,B,C & N66'-S271.20'-W381' FT 120 13.69AC GR 13.23AC NET	W3800-00-120-0000-01	1025 N TEXAS BLVD, WESLACO TX
523489	H E BUTT GROCERY COMPANY	PO BOX 639999	SAN ANTONIO TX	TX	78283-3999	WESLACO H. E. B. BEING 8.80AC	W2240-00-000-0000-00	1008 N TEXAS BLVD
895473	PROVECHO LP	12603 SOUTHWEST FWY NO 166	STAFFORD TX	TX	77477	PROVECHO LOT 2 BLK 1	P9259-00-000-0002-00	N TEXAS BLVD, WESLACO TX
895472	PROVECHO LP	12603 SOUTHWEST FWY NO 166	STAFFORD TX	TX	77477	PROVECHO LOT 1 BLK 1	P9256-00-000-0001-00	N TEXAS BLVD, WESLACO TX
324167	MORROW-LEVINE FAMILY REV TRUST	401 KERRIA	MCALLEN TX	TX	78501-1723	WEST TRACT S0.58AC-W1.80AC-S330'-W252.52' FT 38	W3800-00-038-0000-02	916 N TEXAS BLVD, WESLACO TX
324166	MORROW-LEVINE FAMILY REV TRUST	PO BOX 639999	SAN ANTONIO TX	TX	78283-3999	WEST TRACT N0.64AC-W1.80AC-S330'-W252.52'	W3800-00-038-0000-01	904 N TEXAS BLVD, WESLACO TX
324165	RIO PIPELINE COMPANY	PO BOX 1268	AUSTIN TX	TX	78767-1268	WEST TRACT BLK FT-.38 20' X 30' BEING 0.01 AC	W3800-00-038-0000-00	TEXAS BLVD, TX

*THIS SURVEY IS NOT A
SUBDIVISION OR
PARTITION OF PROPERTY

SURVEY NOTES:
1. BASIS OF BEARING THE EAST LINE OF FARM TRACT 120, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION, AS PER THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS.
5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY, OF HIDALGO COUNTY, TEXAS, AND ALL APPLICABLE GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY IS LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

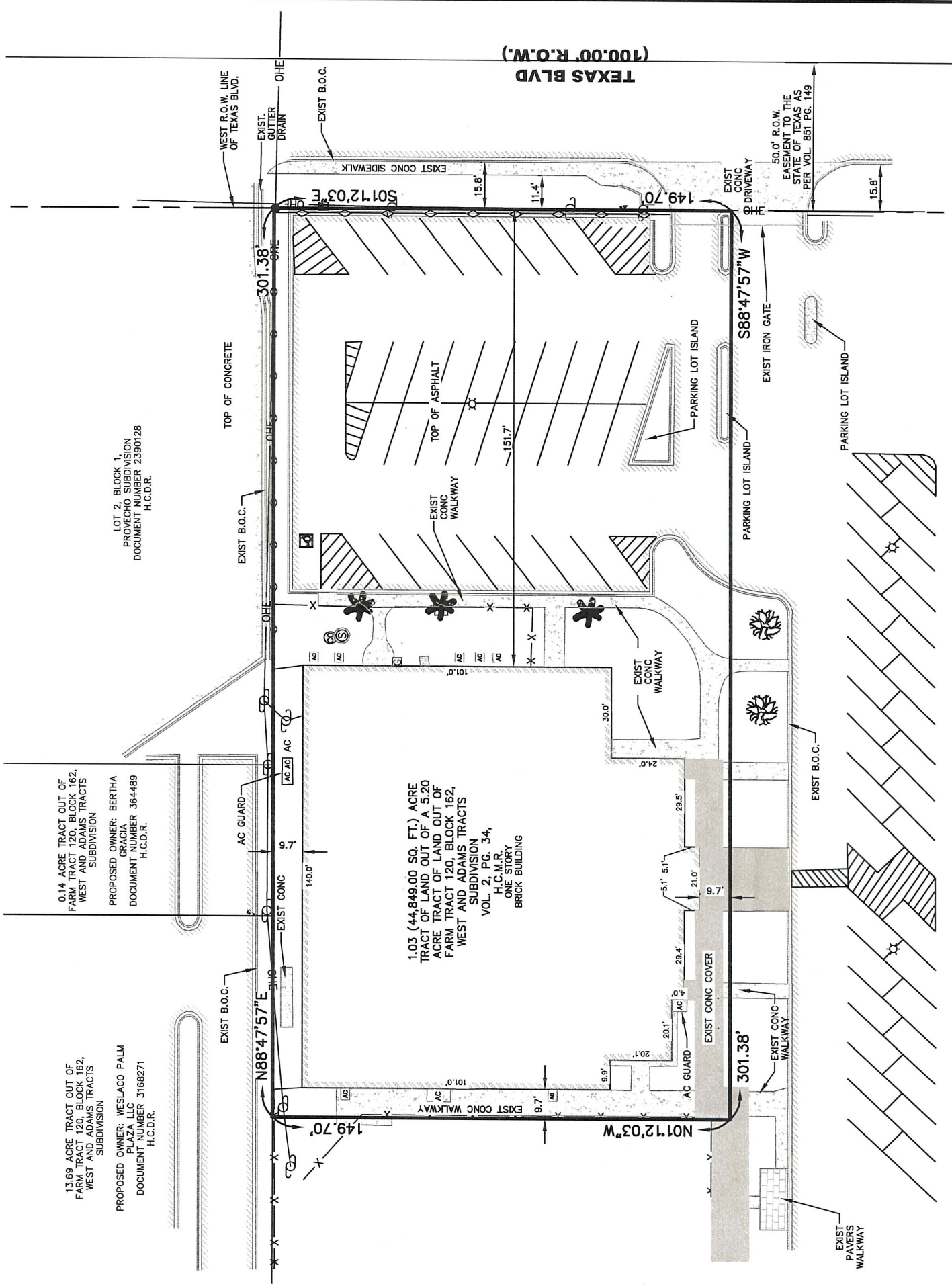
LEGEND
● - FND. 1/2" IRON ROD W/CAP "MELDEN & HUNT" SAMES
○ - SET 1/2" IRON ROD W/PLASTIC CAP STAMPED SAMES
P - FND. PK-MAIL
H - HANDICAP PARKING SPACE
T - TRAFFIC LIGHT POLE
L - LIGHT POLE
C - CLEAN OUT
W - WATER METER
G - GAS METER
S - SEPTIC TANK
V - GAS VALVE
P - PALM TREE
T - TREE
X - CHAINLINK FENCE LINE
- - IRON FENCE LINE
- - OVERHEAD ELECTRIC LINE
/ / - ASPHALT
- - CONCRETE
- - BRICK PAVERS
- - EXIST.
- - CONCRETE
- - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- - O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
- - R.O.W. - RIGHT OF WAY
FND. - FOUND

GENERAL NOTES:
ADDRESS: 905 N TEXAS BLVD, WESLACO, TX 78596
SURVEYED: 04/07/2025
REQUESTED BY: CLYDE BROWN - CATHOLIC DIOCESE OF BROWNSVILLE
PROPOSED OWNER: SAN MARTIN DE PORRES CHURCH
FLOOD ZONE DESIGNATION: "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.
COMMUNITY-PANEL NUMBER: 480349 0005 B
MAP REVISED: MARCH 4, 1980
I, SAMUEL D. MALDONADO, CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. THIS PLAT IS FOR THE SOLE USE OF THE BORROWER NAMED HEREON. IN CONNECTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE ORIGINAL SURVEY WAS PROVIDED, NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027
DATE: 5.13.2025
JOB NUMBER: SUR 25.032
DRAWN BY: S.D.M.
DATE: 4/31/2025



SCALE: 1" = 40'



0.14 ACRE TRACT OUT OF FARM TRACT 120, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION
PROPOSED OWNER: BERTHA GRACIA
DOCUMENT NUMBER 364489
H.C.D.R.

13.69 ACRE TRACT OUT OF FARM TRACT 120, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION
PROPOSED OWNER: WESLACO PALM
DOCUMENT NUMBER 3168271
H.C.D.R.

1.03 (44,849.00 SQ. FT.) ACRE TRACT OF LAND OUT OF A 5.20 ACRE TRACT OF LAND OUT OF FARM TRACT 120, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION
VOL. 2, PG. 34,
H.C.M.R.
ONE STORY
BRICK BUILDING

5.00 ACRE TRACT OF LAND OUT OF FARM TRACT 120, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION
VOL. 2, PG. 34,
H.C.M.R.
PROPOSED OWNER: CATHOLIC DIOCESE OF BROWNSVILLE
DOCUMENT NUMBER: 5162
H.C.D.R.

PLAT SHOWING
BUILDING BOUNDARY SURVEY

1.03 ACRE (44,849.00 SQ. FT.) TRACT OF LAND OUT OF FARM TRACT 120, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAMES
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCKALEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. NO. 101416-00
REGISTERED PROFESSIONAL LAND SURVEYOR
HIDALGO COUNTY, TEXAS



CITADEL DEVELOPMENT

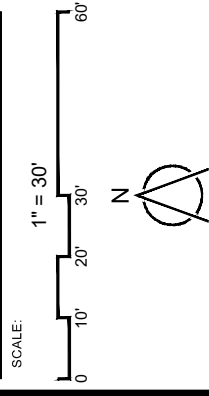
CLIENT:



PROJECT LOCATION:

905 N TEXAS
BOULEVARD

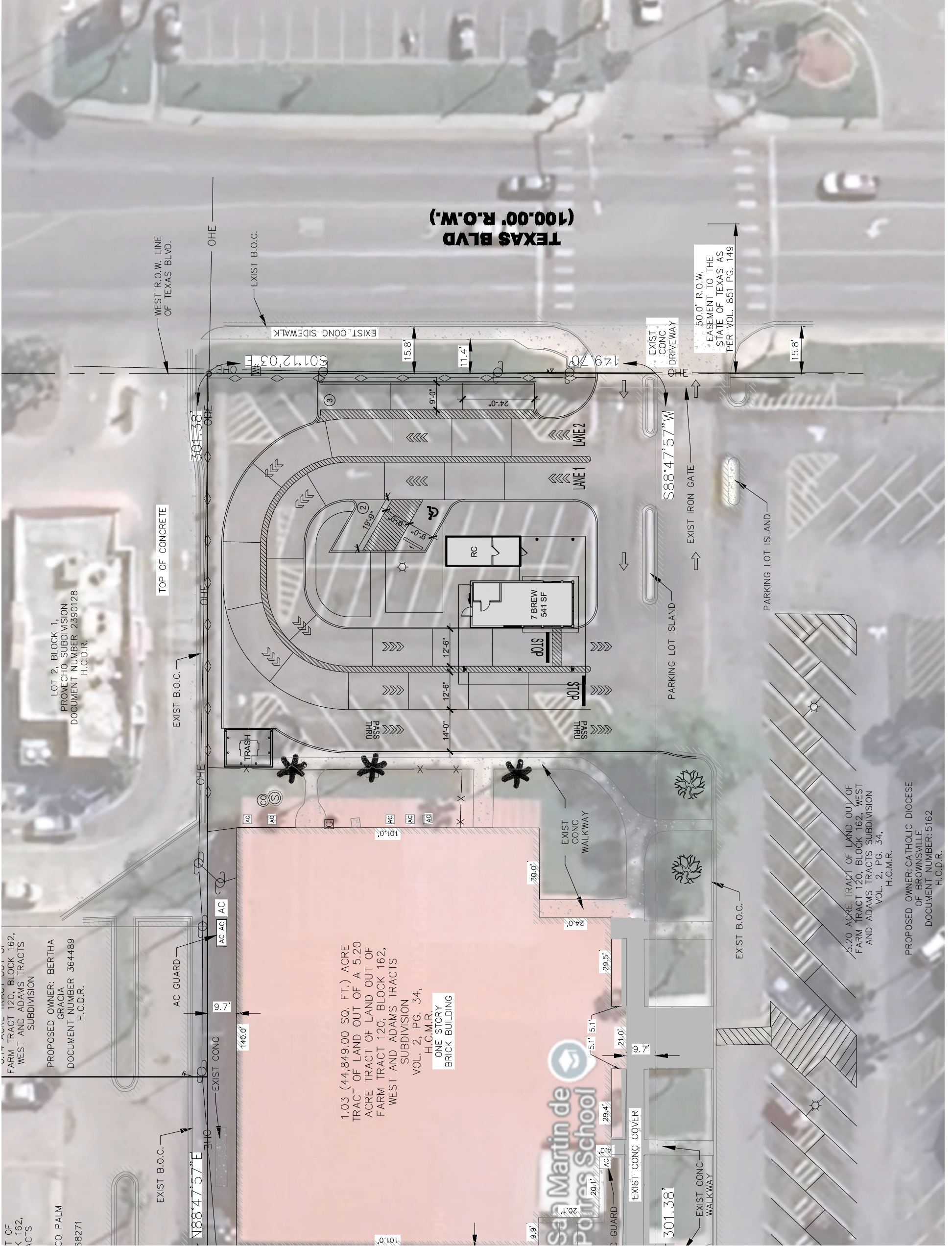
WESLACO,
TEXAS 78596



SHEET:

CONCEPTUAL SITE PLAN

DATE: MAY 22, 2025





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

Date of Meeting: November 5, 2025	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration to rezone 1609 S Westgate Drive, also being 11.572-acres out of Farm Tract 666, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to PUD Phased Unit Development District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to PUD Phased Unit Development District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 15, 2025. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on October 24, 2025.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on property being single family type use.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZINE - 000933-2025

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Farm Tract 666 Block 164

Subdivision Name West Tract Subdivision

Street Address N/A

Existing Zoning R-1 Existing Land Use OPEN

Proposed Zoning PUD Proposed Land Use Mixed Use

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

APPLICANT

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 W. McIntyre Street Fax: (956) 381-0981

City Edinburg State TX Zip Code 78541 E-Mail: mario@meldenandhunt.com

OWNER

Name Riverside Development Services LLC Phone c/o (956) 381-0981


Address 2606 Zinnia Ave Fax: N/A

City McAllen State TX Zip Code 78504 E-Mail: c/o mario@meldenandhunt.com

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

Signature _____ Date _____
Owner

Signature _____ Date _____
Applicant

Signature  Date _____
Digitally signed by Mario Reyna
Date: 2025.10.02 11:32:16 -05'00'
Authorized Agent

City of Weslaco

"The City on the Grow"



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

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

PLANNING DEPARTMENT

October 24, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 5, 2025, and the City Commission will hold a public hearing on November 18, 2025, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on November 5, 2025. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Melden & Hunt, Inc. is requesting to rezone 1609 S Westgate Drive, also being 11.572-acres out of Farm Tract 666, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to PUD Phased Unit Development District.

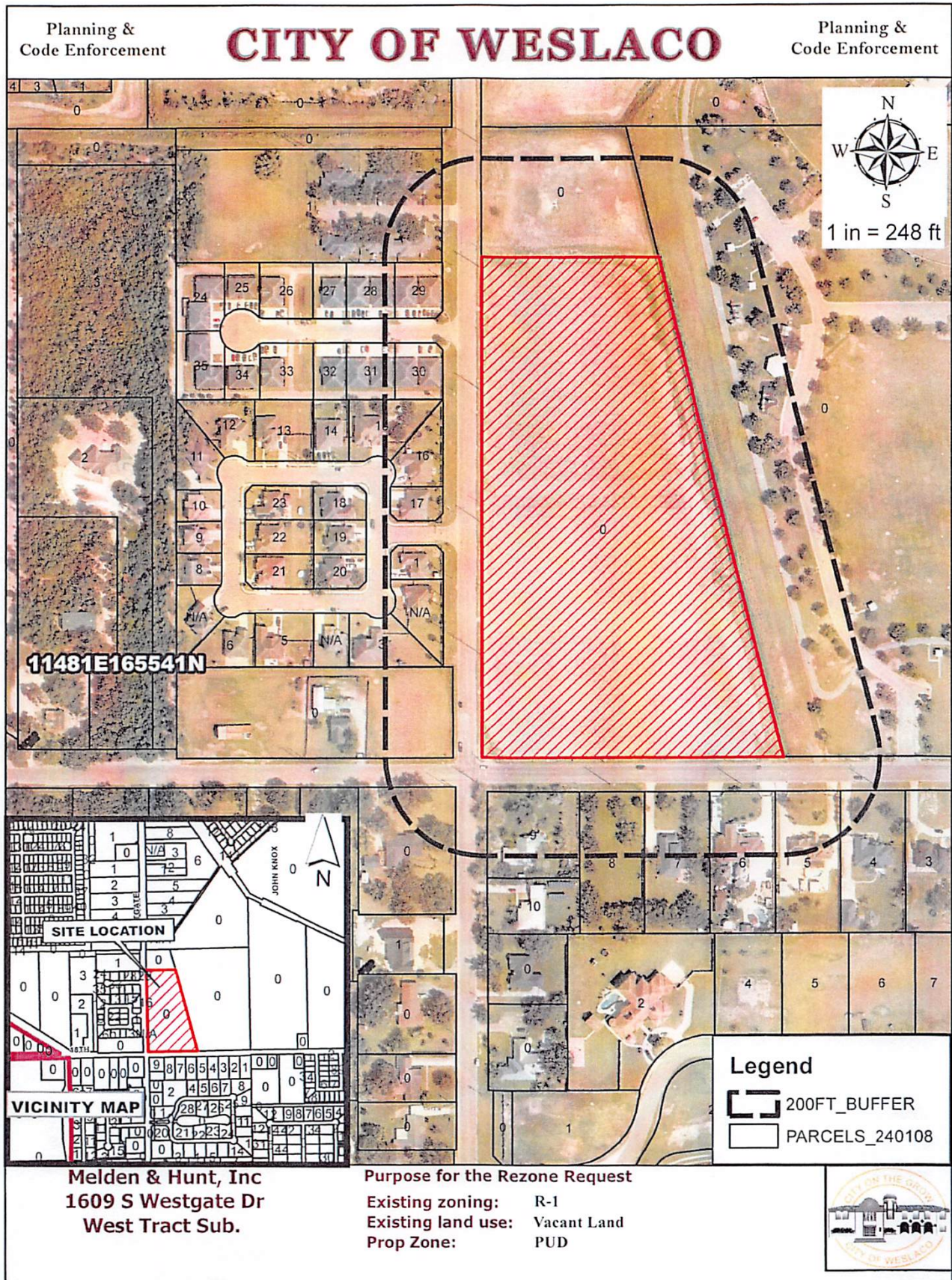
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

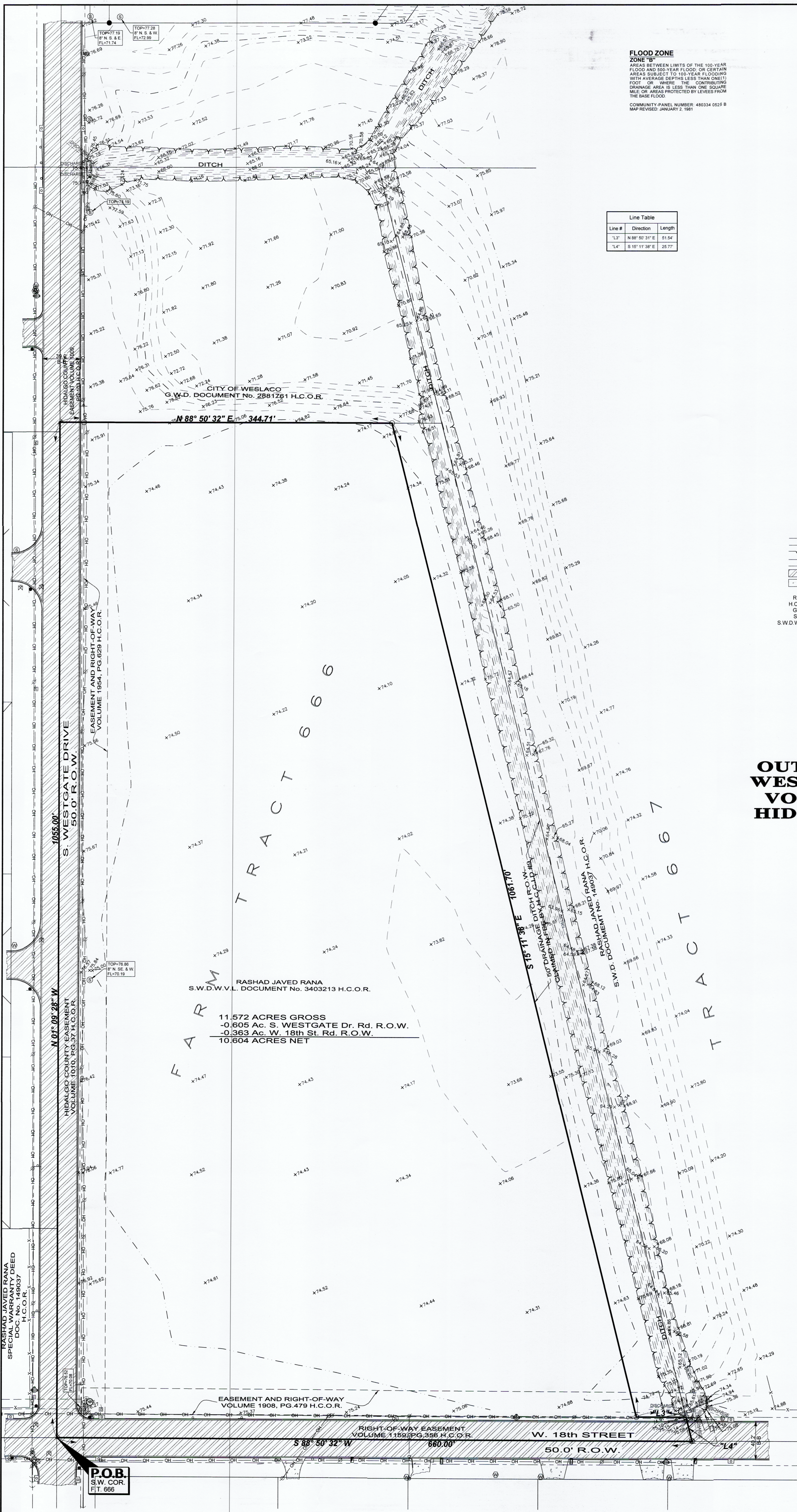
OCT 17, 2025

ELIZONDO ROBERT & YESENIA 1401 W 18TH ST WESLACO TX 78596-7810	K3260-00-000-0004-00 KEY WEST LOT 4 1401 W 18TH ST	L: 140940 B: 423289
HORTA HECTOR 300 E BUSINESS 83 WESLACO TX 78596-6133	K3260-00-000-0005-00 KEY WEST LOT 5 1409 W 18TH ST	L: 140940 B: 259412
ESPARZA LOUIS R PO BOX 8381 WESLACO TX 78599-8381	K3260-00-000-0006-00 KEY WEST LOT 6 1421 W 18TH ST	L: 140940 B: 493706
BANUELOS XAVIER J & VERONICA A 1505 W 18TH ST WESLACO TX 78596-7811	K3260-00-000-0007-00 KEY WEST LOT 7 1505 W 18TH ST	L: 140940 B: 336594
ESCAMILLA ERNIE THOMAS 1519 W 18TH ST WESLACO TX 78596-7811	K3260-00-000-0008-00 KEY WEST LOT 8 1519 W 18TH ST	L: 140940 B: 413308
HALDER DONALD D 1807 S WESTGATE DR WESLACO TX 78596-9407	K3260-00-000-0009-00 KEY WEST LOT 9 1803 S WESTGATE DR	L: 119700 B: 90680
MEDINA ARTEMIO 1613 KEY WEST DR WESLACO TX 78596-3303	T3450-00-000-0001-00 THE KEYS ON WESTGATE LOT 1 1613 KEY WEST	L: 54568 B: 158777
CONFIDENTIAL 1701 KEY WEST DR WESLACO TX 78596-3313	T3450-00-000-0002-00 THE KEYS ON WESTGATE LOT 2 1701 KEY WEST	L: 80685 B: 204917
GARZA ISRAEL B & ROXANNE H 1705 CONCH KY WESLACO TX 78596-3308	T3450-00-000-0003-00 THE KEYS ON WESTGATE LOT 3 1705 CONCH KEY	L: 91683 B: 178297
HILL BARBARA LYNNE TRUSTEE OF 1704 KEY BISCAYNE WESLACO TX 78596-3304	T3450-00-000-0015-00 THE KEYS ON WESTGATE LOT 15 1704 KEY BISCAYNE	L: 105353 B: 194098
SMITH JAMES V & AMY SAENZ-SMITH 1605 KEY WEST DR WESLACO TX 78596-3303	T3450-00-000-0016-00 THE KEYS ON WESTGATE LOT 16 1605 KEY WEST	L: 75311 B: 186706
FANTICH SANDRA Y 1609 KEY WEST DR WESLACO TX 78596-3303	T3450-00-000-0017-00 THE KEYS ON WESTGATE LOT 17 1609 KEY WEST	L: 54568 B: 164401

City of Weslaco Code Enforcement Dept.

OCT 17, 2025

EGEG HOLDINGS LLC 5119 NORTH MCCOLL MCALLEN TX 78504-2331	T3450-00-000-0028-00 THE KEYS ON WESTGATE LOT 28 1704 BIG PINE KEY	L: 81650 B: 283705
EGEG HOLDINGS LLC 5119 NORTH MCCOLL MCALLEN TX 78504-2331	T3450-00-000-0029-00 THE KEYS ON WESTGATE LOT 29 1700 BIG PINE KEY	L: 80855 B: 283640
EGEG HOLDINGS LLC 5119 NORTH MCCOLL MCALLEN TX 78504-2331	T3450-00-000-0030-00 THE KEYS ON WESTGATE LOT 30 1701 BIG PINE KEY	L: 80855 B: 283640
EGEG HOLDINGS LLC 5119 NORTH MCCOLL MCALLEN TX 78504-2331	T3450-00-000-0031-00 THE KEYS ON WESTGATE LOT 31 1705 BIG PINE KEY	L: 81650 B: 283705
GARZA GILBERTO 905 KEETON AVE MCALLEN TX 78503	V3850-00-000-0001-00 VILLAS OF SAN ANGEL LOT 1 - AMENDED 1500 S WESTGATE DR	L: 133288 B: 689765
RANA ZURYAB 1624 WOODLAND DR WESLACO TX 78596	W3800-00-658-0000-20 WEST TRACT-S217.1'-E601.92' FT 658 NET 1720 W 18TH ST	L: 179321 B: 89927
RIVERSIDE DEVELOPMENT SERVICES 2606 ZINNIA AVE MCALLEN TX 78504-4801	W3800-00-666-0000-00 WEST TRACT AN IRR TR W660'-S1055' FT R 11.80AC NET 0 18TH ST	L: 531000 B: 0
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W3800-00-666-0000-50 WEST TRACT AN IRR TR C GR 2.06AC NET 1513 S WESTGATE DR	L: 145434 B: 0
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W3800-00-667-0000-00 WEST TRACT 25.0AC OF FT 667 23.41AC 0 18TH ST	L: 479905 B: 0
OLIVA MARICELA 1701 W 18TH ST WESLACO TX 78596-9495	W3800-00-723-0000-18 WEST TRACT N280'-E226.92' FT 723 1.51 C NET 1701 W 18TH ST	L: 52121 B: 258814



FLOOD ZONE
ZONE "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.
 COMMUNITY PANEL NUMBER: 480334 0225 B
 MAP REVISED: JANUARY 2, 1991

Line Table

Line #	Direction	Length
L3	N 88° 50' 31" E	51.54
L4	S 15° 11' 38" E	25.77

- LEGEND**
- FOUND NO REBAR
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
 - SET NAIL
 - ⊕ POWER POLE
 - ⊖ SERVICE POLE
 - GUY WIRE
 - UNDERGROUND CABLE MARKER
 - SINGLE POST SIGN
 - STOP SIGN
 - BRICK/STUCCO MAIL BOX
 - MAIL BOX
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - WISS TELCOM MANHOLE
 - SANITARY SEWER MANHOLE
 - TYPE "A" INLET
 - IRRIGATION VALVE
 - IRRIGATION STAND PIPE (SIZE AS NOTED)
 - TRANSFORMER
 - METER
 - GUARD RAIL
 - CHAIN LINK FENCE
 - EDGE OF DITCH TOP
 - 8" SANITARY SEWER LINE
 - OVERHEAD POWER LINE
 - ASPHALT AREA
 - CONCRETE AREA
 - B.B. - BACK OF CURB TO BACK OF CURB
 - R.O.W. - RIGHT OF WAY
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - G.W.D. - GENERAL WARRANTY DEED
 - S.W.D. - SPECIAL WARRANTY DEED
 - S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
 - F.T. - FARM TRACT

**PLAT SHOWING
 11.572 ACRES
 OUT OF FARM TRACT 666
 WEST TRACT SUBDIVISION
 VOLUME 2, PAGES 34-37,
 HIDALGO COUNTY, TEXAS**

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR
 2. BEARING BASIS IS FROM THE NAIL SET ON THE SOUTHWEST CORNER AND THE NAIL SET FOR THE NORTHWEST CORNER OF SAID TRACT.
 3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 4. SURVEY WAS PREPARED WITH THE BENEFIT OF VALLEY LAND TITLE COMPANY LTD. COMMITMENT OF NO. 179280 EFFECTIVE DATE OF POLICY: DECEMBER 6, 2022

- EASEMENTS LISTED IN SCHEDULE B:**
- 6.c. - EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9 (DOES NOT AFFECT SUBJECT TRACT)
 - 6.d. - MINIMUM FLOOR ELEVATIONS, SETBACK LINES, 25 FOOT RIGHT OF WAY EASEMENT ALONG THE SOUTH SIDE, 25 FOOT RIGHT OF WAY EASEMENT ALONG THE WEST SIDE, 27 FOOT RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL POWER & LIGHT COMPANY ALONG THE EAST 27 FEET OF THE WEST 52 FEET AND RESTRICTIONS AS SHOWN ON THE MAP OF WEST TRACT, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND AS REFERENCED ON SURVEY PREPARED BY JORGE RODRIGUEZ, R.P.L.S. NO. 5303, DATED APRIL 15, 2021, JOB NO. 210320. (SURVEY NOT PROVIDED TO SURVEYOR)
 - 6.e. - APPARENT EASEMENT FOR ELECTRIC TRANSMISSION AS EVIDENCED BY OVERHEAD POWER LINES, POWER POLES AND HIGH VOLTAGE POLES, AS REFERENCED ON SURVEY PREPARED BY JORGE RODRIGUEZ, R.P.L.S. NO. 5303, DATED APRIL 15, 2021, JOB NO. 210320. (SURVEY NOT PROVIDED TO SURVEYOR)
 - 6.f. - APPARENT EASEMENT FOR IRRIGATION AS EVIDENCED BY WATER VALVE / IRRIGATION VALVE AND IRRIGATION STAND PIPE, AS REFERENCED ON SURVEY PREPARED BY JORGE RODRIGUEZ, R.P.L.S. NO. 5303, DATED APRIL 15, 2021, JOB NO. 210320. (SURVEY NOT PROVIDED TO SURVEYOR)
 - 6.g. - APPARENT EASEMENT FOR TELEPHONE SIGNS, AS REFERENCED ON SURVEY PREPARED BY JORGE RODRIGUEZ, R.P.L.S. NO. 5303, DATED APRIL 15, 2021, JOB NO. 210320. (SURVEY NOT PROVIDED TO SURVEYOR)
 - 6.h. - APPARENT EASEMENT FOR SIGN AS REFERENCED ON SURVEY PREPARED BY JORGE RODRIGUEZ, R.P.L.S. NO. 5303, DATED APRIL 15, 2021, JOB NO. 210320. (SURVEY NOT PROVIDED TO SURVEYOR)
 - 6.i. - APPARENT EASEMENT FOR STORM SEWER MANHOLES AS REFERENCED ON SURVEY PREPARED BY JORGE RODRIGUEZ, R.P.L.S. NO. 5303, DATED APRIL 15, 2021, JOB NO. 210320. (SURVEY NOT PROVIDED TO SURVEYOR)
 - 6.j. - APPARENT EASEMENT FOR FIBER OPTIC MANHOLES, AS REFERENCED ON SURVEY PREPARED BY JORGE RODRIGUEZ, R.P.L.S. NO. 5303, DATED APRIL 15, 2021, JOB NO. 210320. (SURVEY NOT PROVIDED TO SURVEYOR)
 - 6.k. - APPARENT EASEMENT FOR SANITARY SEWER MANHOLES, AS REFERENCED ON SURVEY PREPARED BY JORGE RODRIGUEZ, R.P.L.S. NO. 5303, DATED APRIL 15, 2021, JOB NO. 210320. (SURVEY NOT PROVIDED TO SURVEYOR)
 - 6.l. - APPARENT EASEMENT FOR FIRE HYDRANT, AS REFERENCED ON SURVEY PREPARED BY JORGE RODRIGUEZ, R.P.L.S. NO. 5303, DATED APRIL 15, 2021, JOB NO. 210320. (SURVEY NOT PROVIDED TO SURVEYOR)
 - 6.m. - RIGHT OF WAY EASEMENT IN FAVOR OF HIDALGO COUNTY, AS SHOWN BY INSTRUMENT DATED JUNE 23, 1961, RECORDED IN VOLUME 1010, PAGE 37, DEED RECORDS OF HIDALGO COUNTY, TEXAS, (AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON)
 - 6.n. - EASEMENT IN FAVOR OF HIDALGO COUNTY AS SHOWN BY INSTRUMENT DATED JUNE 22, 1966, RECORDED IN VOLUME 1159, PAGE 358, DEED RECORDS OF HIDALGO COUNTY, TEXAS, (AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON)
 - 6.o. - RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL P&L CO., AS SHOWN BY INSTRUMENT DATED OCTOBER 25, 1963, RECORDED IN VOLUME 1908, PAGE 479, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, (AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON)
 - 6.p. - RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL P&L CO., AS SHOWN BY INSTRUMENT DATED MARCH 9, 1984, RECORDED IN VOLUME 1954, PAGE 629, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, (AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON)

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 07/17/2024 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

Roberto N. Tamez
 ROBERTO N. TAMEZ, P.L.S. No. 6238 DATE: 08/27/2024

STATE OF TEXAS
 COUNTY OF HIDALGO
 ROBERTO N. TAMEZ
 LICENSE NO. 6238
 LAND SURVEYOR

JOB No.	24338.08	REVISED BOUNDARY	08/27/2024	J.G.
DRAWING DATE:	07/17/2024			
DRAWN BY:	J.R.C.	REVISION		DATE
File Name:	24338.08			
T-1217, PG. 71				

© Copyright 2024 Melden & Hunt, Inc. All Rights Reserved

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com



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

Date of Meeting: October 1, 2025	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles, Jr.	
Subject/Agenda Item: Discussion and consideration for the Final 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 th St. on S Tio Ave. Possible Action.	
Discussion/Overview: 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”.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



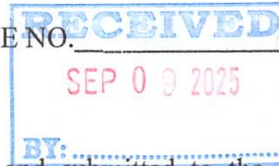
SUBDIVISION PLATTING APPLICATION

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 & 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 & 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, 7th 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)

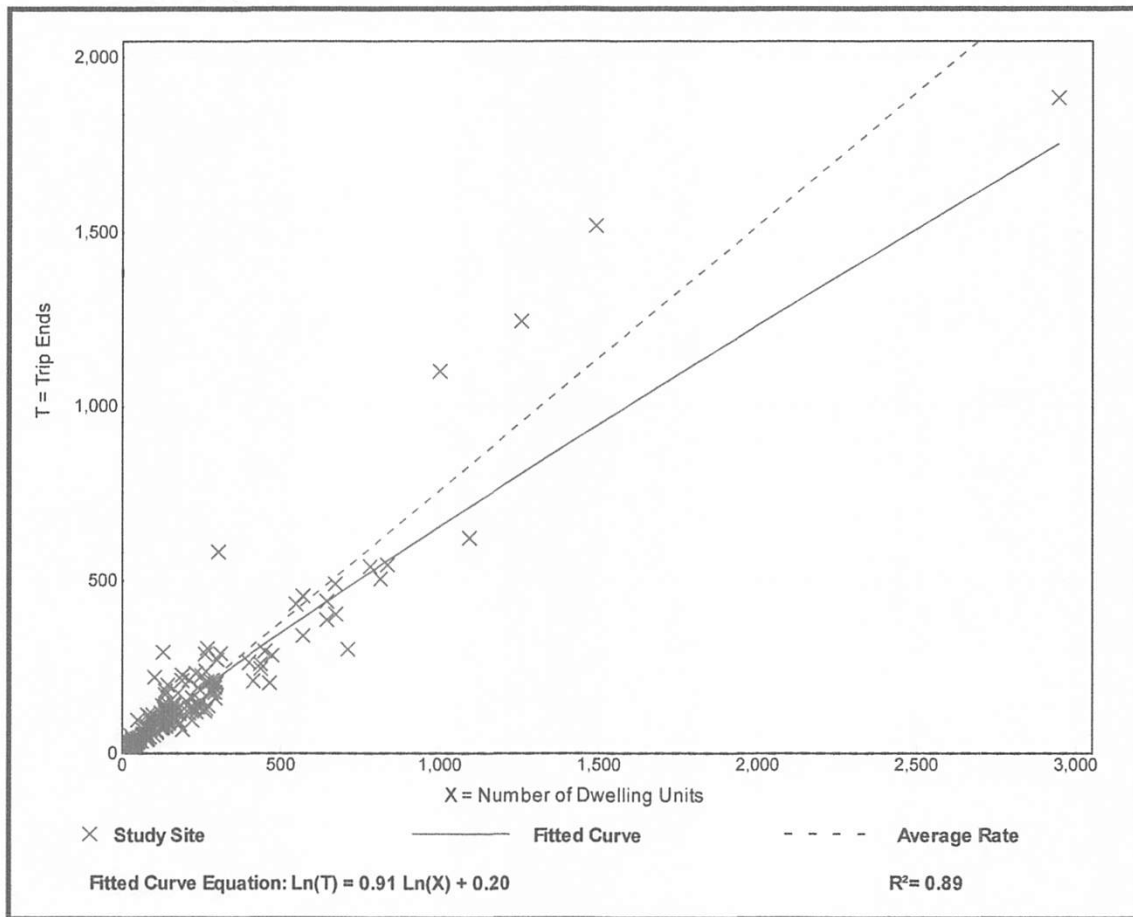
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

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)

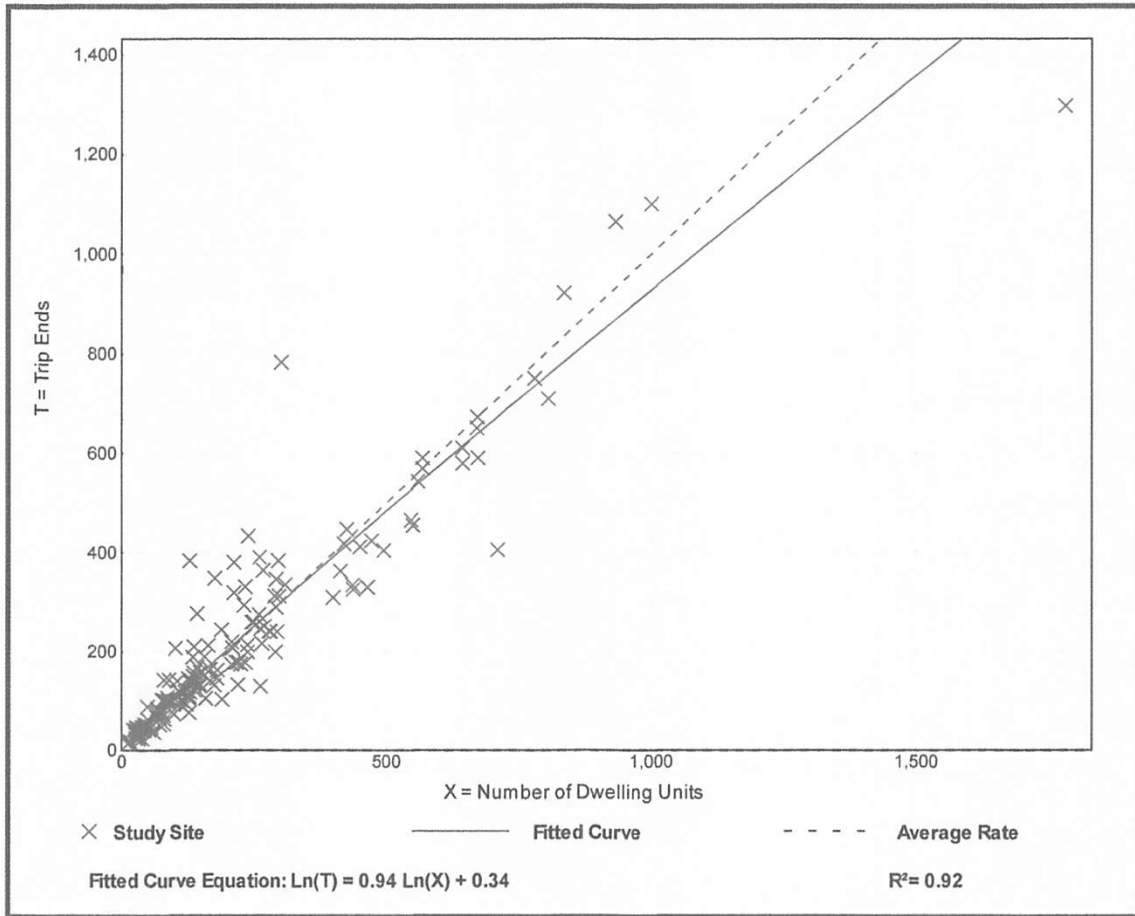
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

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)

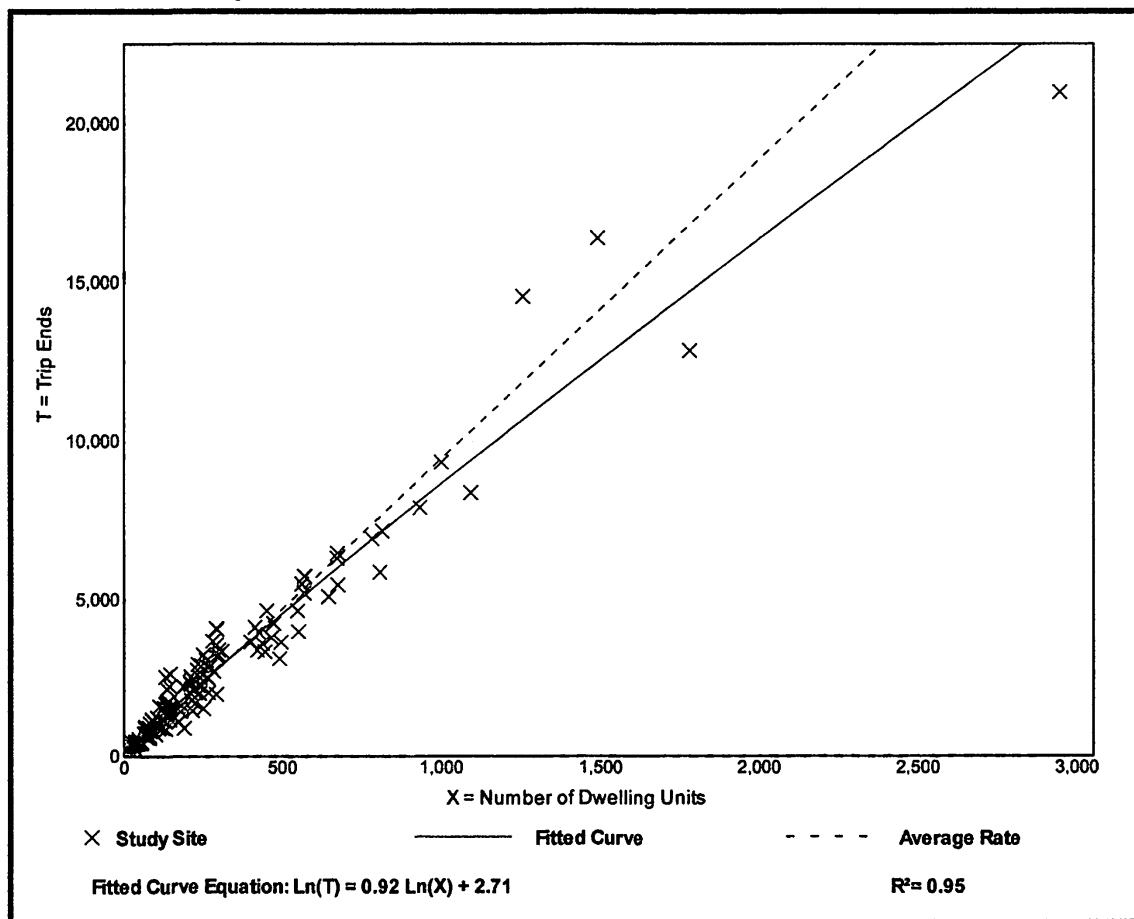
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

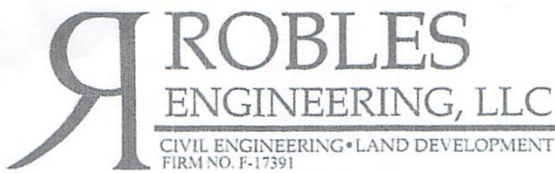
Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

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





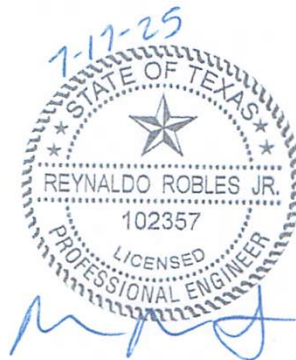
Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT
FOR
RENOVATION SUBDIVISION

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

JULY 17, 2025

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

Page 1 – Cover Sheet

Page 2 – Index

**Page 3 – Drainage Statement (Flood Zone Designation,
Existing Soils, Existing Conditions, Future Conditions)**

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

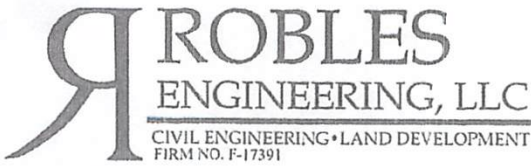
Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 10-12 – USDA Soil Map and Legend

Page 13 – USDA Soil Report: Engineering Properties

Pages 14-15 – Subdivision Plat Sheets



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

Renovation Subdivision is located on the west side of Airport Drive approximately 400 feet north of E. 15th 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:

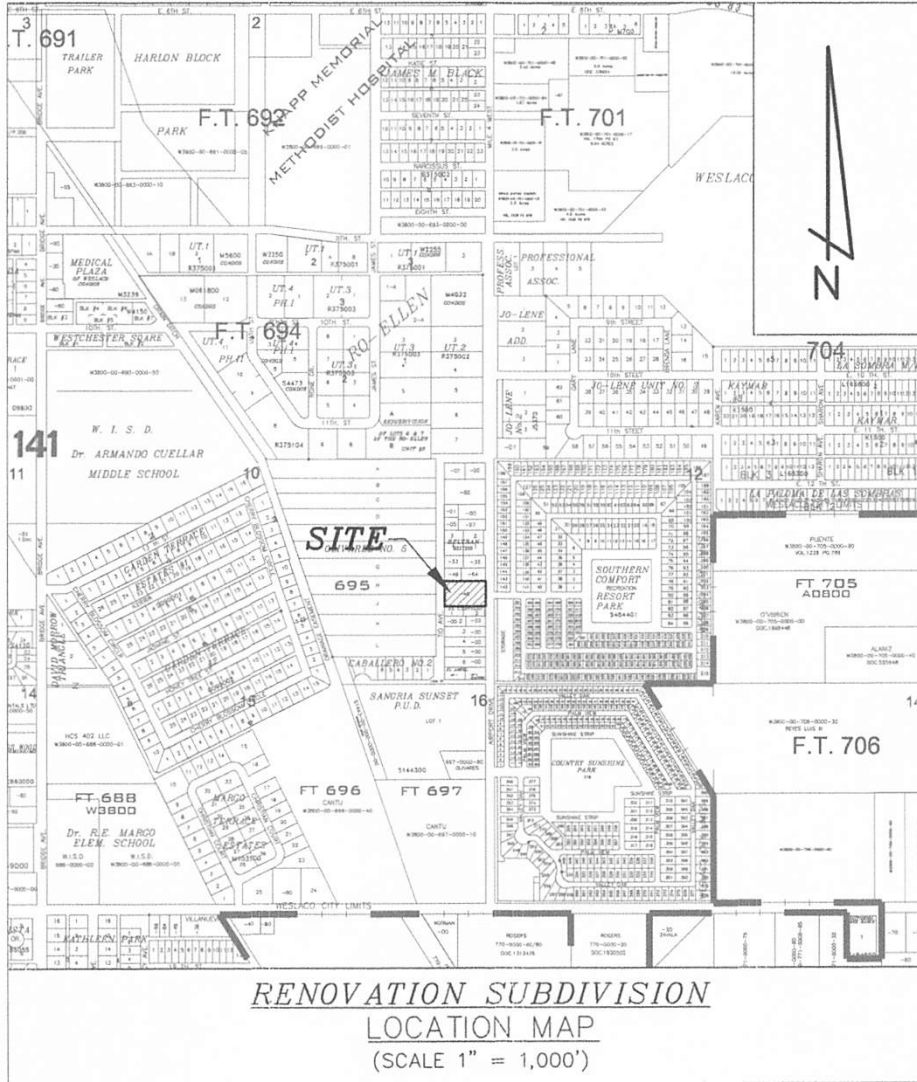
The land comprising this subdivision consists of one existing house and open land. Review of the topographic information of the site reveals the site is fairly level with a slope towards the south. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of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

Future Conditions:

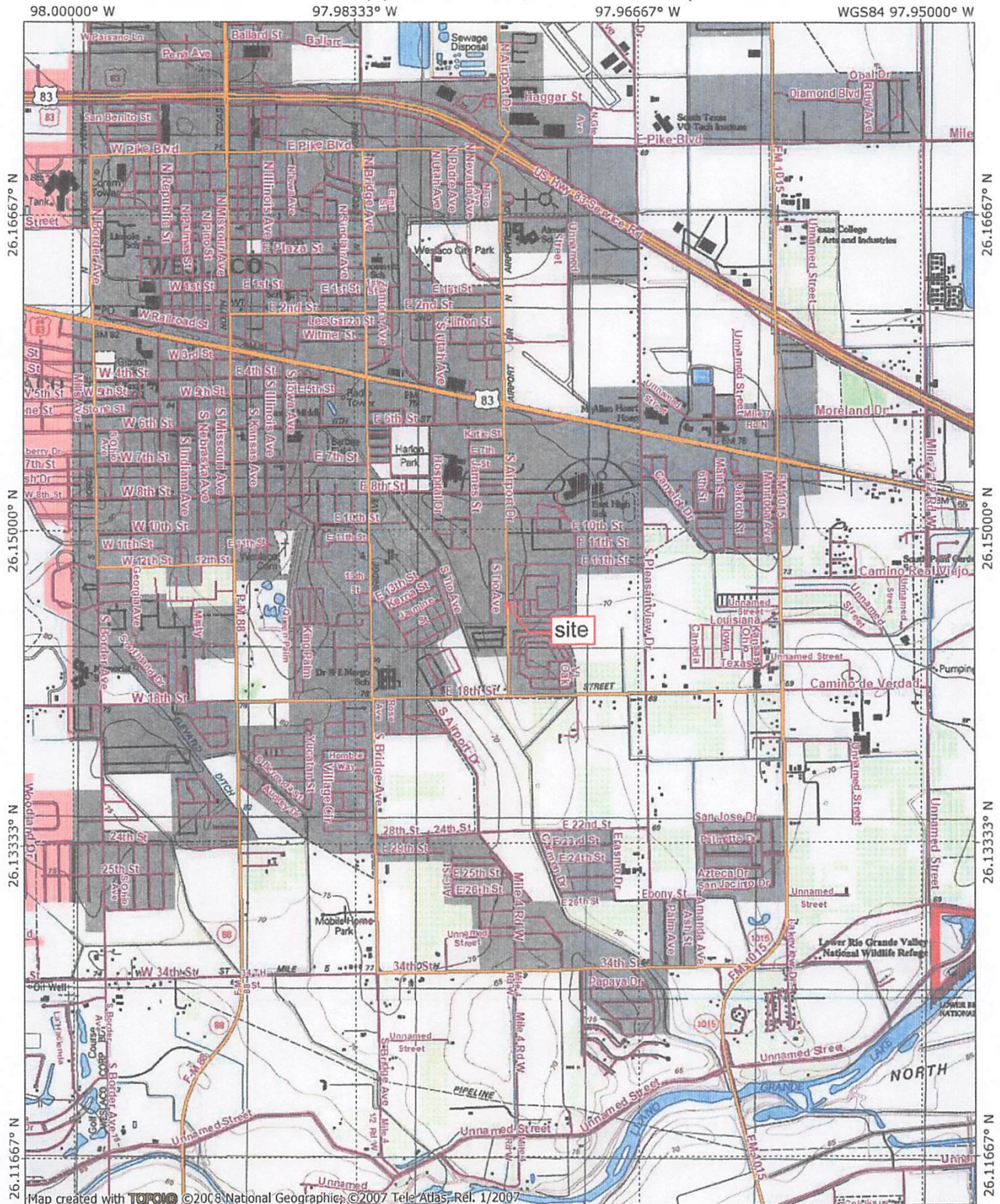
The development will consist of three lots. Expected future use is for single family residential use. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 3.38 CFS, with a total 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.



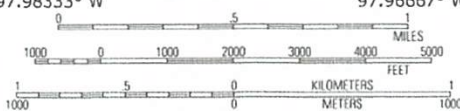
<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input 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



WGS84 97.95000° W

TN MN

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 _{in} (cfs)	Vol _{in} (ft ³)	Q _{out} (cfs)	Vol _{out} (ft ³)	Storage (ft ³)
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

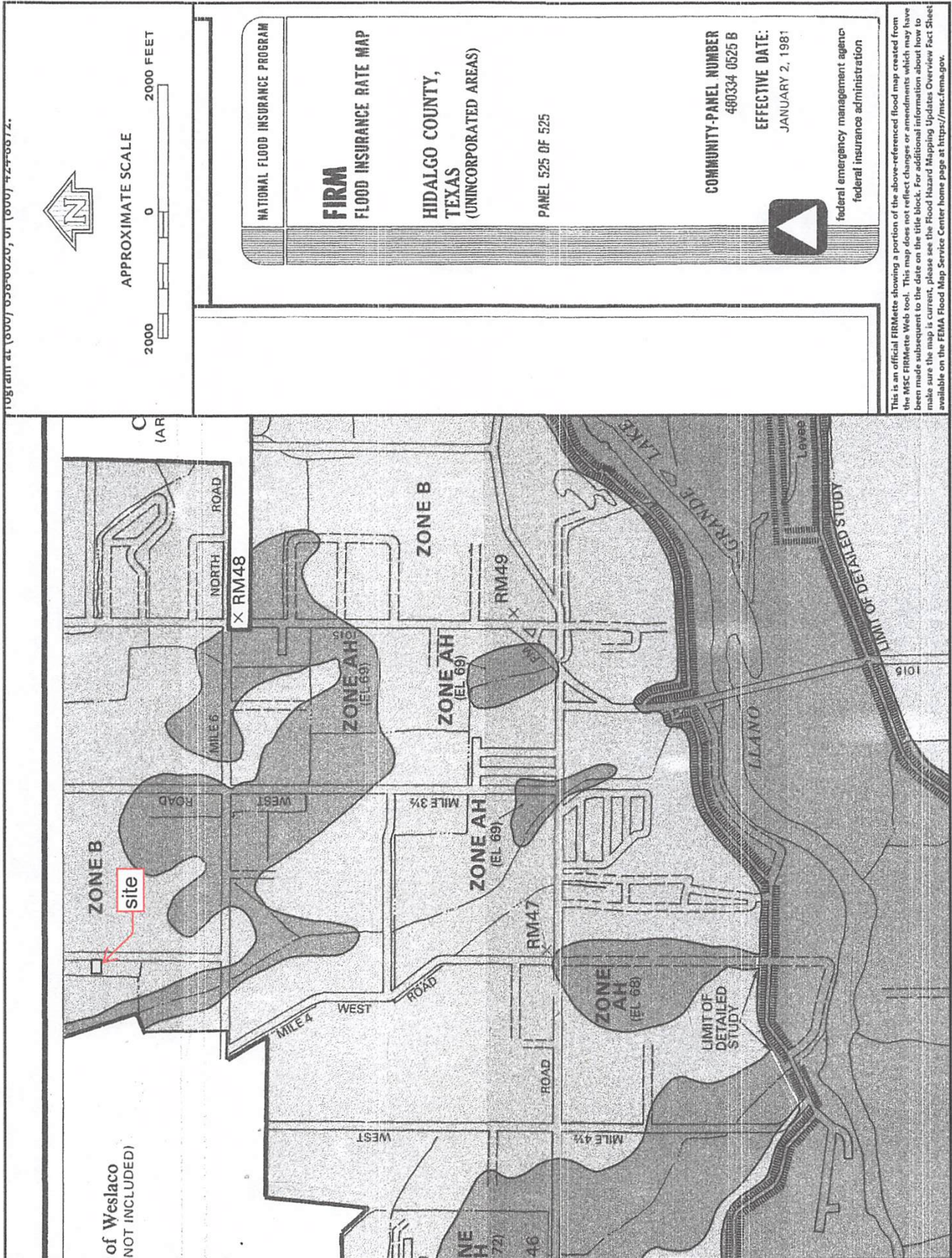
Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00

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)

Table 3-1. Runoff Coefficients for Rational Formula.⁽¹⁴⁾	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
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
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	
Parkways	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
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
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	
	0.75 - 0.85
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) 0528-0020; 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**

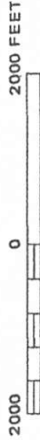
ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year 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>Area of Interest (AOI)</p> <ul style="list-style-type: none"> Area of Interest (AOI) <p>Soils</p> <ul style="list-style-type: none"> Soil Map Unit Polygons Soil Map Unit Lines Soil Map Unit Points <p>Special Point Features</p> <ul style="list-style-type: none"> Blowout Borrow Pit Clay Spot Closed Depression Gravel Pit Gravelly Spot Landfill Lava Flow Marsh or swamp Mine or Quarry Miscellaneous Water Perennial Water Rock Outcrop Saline Spot Sandy Spot Severely Eroded Spot Sinkhole Slide or Slip Sodic Spot 	<ul style="list-style-type: none"> Spoil Area Stony Spot Very Stony Spot Wet Spot Other Special Line Features <p>Water Features</p> <ul style="list-style-type: none"> Streams and Canals <p>Transportation</p> <ul style="list-style-type: none"> Rails Interstate Highways US Routes Major Roads Local Roads <p>Background</p> <ul style="list-style-type: none"> Aerial Photography
---	---

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

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%
Totals for Area of Interest		0.9	100.0%

Engineering Properties—Hidalgo County, Texas

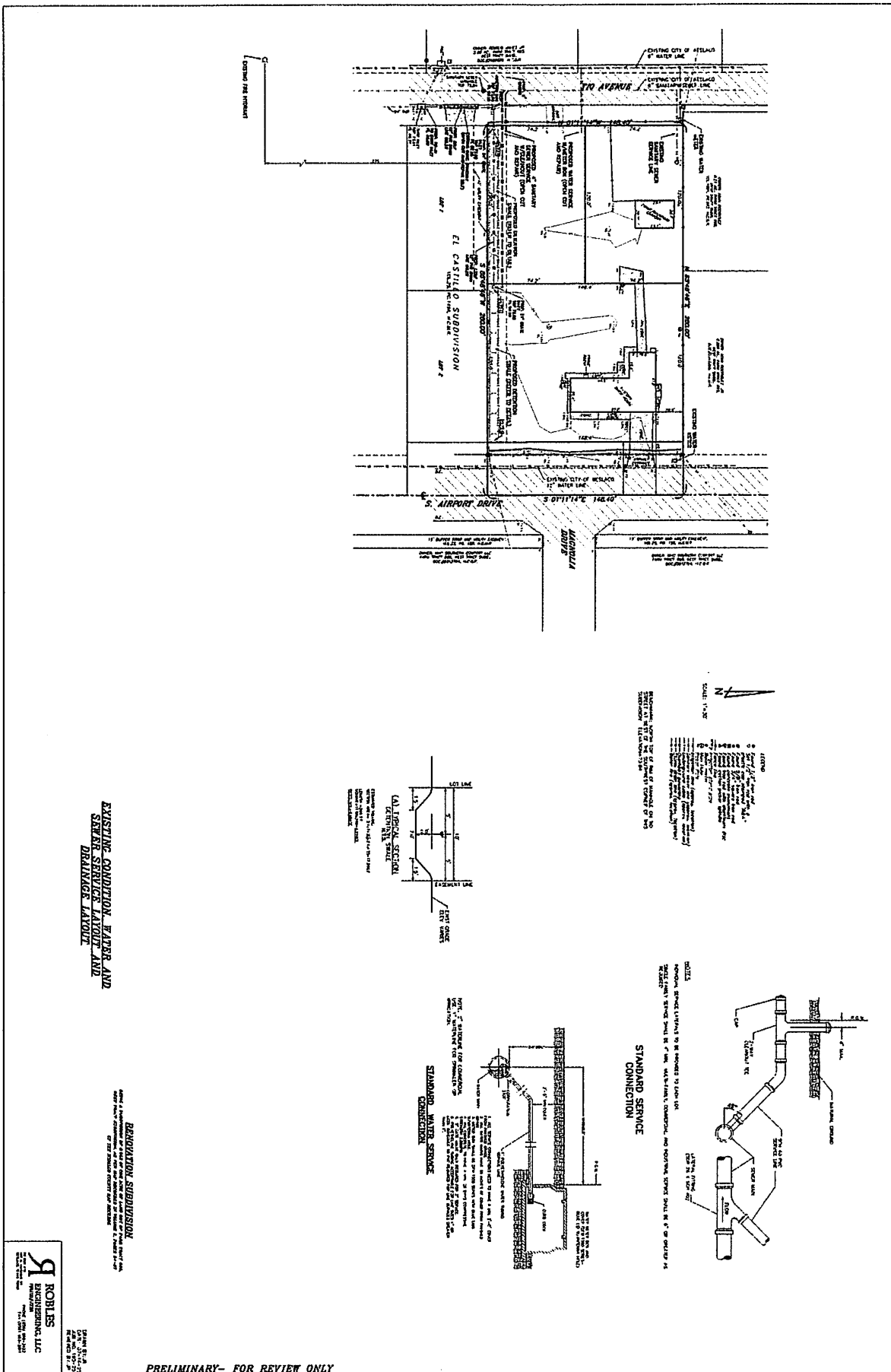
Report—Engineering Properties

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>ln</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.
 Suite 100
 Phoenix, AZ 85001
 Phone: (602) 998-2200
 Fax: (602) 998-2201
 Email: info@roblis.com



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

Date of Meeting: November 5, 2025	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration for six-month extension of Magnolia Ridge Subdivision being 29.00 acres out of Farm Tracts 655, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the intersection of Mile 6 ½ West and West 6 th St. Possible Action.	
Discussion/Overview: The proposed one hundred and ten (110) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on September 17, 2025. This is the 1st extension. The project is about 87% completed. Pending road flex base and curb and gutter installation. The Engineering Department has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DO6NNA, TEXAS. 78537 PH. (956) 784-0218
FIRM NO. F-9050

October 26, 2025

To: Rebekah M. de la Fuente
Planning Director
City of Weslaco

Re: **MAGNOLIA RIDGE SUBDIVISION**

Please use this letter to request an extension for the subdivision process, we are working on the construction of the streets in order to finalize all the construction

thanks



From: [Joe Mondragon](#)
To: [Flor Acuna](#); [Jeremy Anciso](#)
Cc: [Rebekah M. De La Fuente](#); [Kayla A. Arevalo](#)
Subject: Re: MAGNOLI ARIDGE
Date: Tuesday, October 28, 2025 8:58:54 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Morning,

I hope this message finds you well.

I wanted to provide an update on the progress of the **Magnolia Ridge Subdivision** project. As of today, the project is approximately **87% complete**.

- **Sewer main and services** have been installed.
- **Storm line** installation is complete.
- **Water line and services** have been installed; however, please note that the water system is under the ownership of **North Alamo Water Supply**.

Currently, the team is working on the **road flex base** as well as the **curb and gutter installation**.

We will continue to monitor progress closely and will provide further updates as we approach completion. Please don't hesitate to reach out if you have any questions or require additional details.

From: Flor Acuna <facuna@weslacotx.gov>
Sent: Tuesday, October 28, 2025 8:34 AM
To: Joe Mondragon <jmondragon@weslacotx.gov>; Jeremy Anciso <janciso@weslacotx.gov>
Cc: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>; Kayla A. Arevalo <karevalo@weslacotx.gov>
Subject: FW: MAGNOLI ARIDGE

Good morning, could you please see attached and advise what is still pending.

Thank you in advance.

Flor E. Acuña
General Service Coordinator