

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**DECEMBER 03, 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
NOVEMBER 5, 2025**

On Wednesday, November 5, 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
Adrian Torres	Commissioner
Carolina Crockett	Commissioner
Jim Forward	Commissioner
Richard Valdez	Commissioner

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

Also, present were Mike Swinnea, Assistant Fire Marshall, Salvador Ayar, 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, Vice-Chairman Berry and Commissioner Summers were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. November 5, 2025, Regular Meeting

Commissioner Torres made a motion to approve the minutes of October 1, 2025, seconded by Commissioner Crockett. Motion carried.

IV. PUBLIC HEARING

A. 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.

Mrs. Arevalo stated that 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.

Aaron Garcia owner stated operation hours would be from 2:00pm to 2:00am Tuesday through Saturday and would have two licensed officers at each entrance with a mobile food truck at location.

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

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

B. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on October 15, 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 based on 2040 land use map.

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

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

C. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on October 15, 2025, there were ten (10) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map.

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

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

D. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on October 15, 2025, there were twenty-two (22) property owners notified within the 200-foot radius, emails for against the item were received. Staff recommended approval based on property being single family type use.

The following individuals have expressed their opposition to the proposed rezoning:

1. Mrs. Barbara Hill- 1704 Key Biscayne
2. Dr. Maricela Oliva- 1701 W 18th St.
3. Mr. Joe Miller- 2310 Spicewood Dr.

4. Mrs. Maria Escamilla- 1519 W 18th St.

The primary concerns raised by the above residents are as follows:

- **Increased Traffic and Congestion:** Many residents feel that the area is already experiencing traffic congestion, and the additional development would worsen this issue.
- **Loss of Neighborhood Character:** There is concern that the proposed changes would disrupt the existing character and balance of the neighborhood.
- **Environmental Concerns:** Some residents worry about potential flooding issues caused by the development.
- **Lack of City Infrastructure to Support 95 Units:** Concerns about the city's ability to provide adequate infrastructure, including water, sewer, and roads, for a development of this scale.
- **Decrease in Property Values:** There is a fear that the proposed rezoning will lower the value of their homes due to changes in the neighborhood's character and infrastructure.

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

Commissioner Crockett made a motion to deny the rezone request, seconded by Commissioner Froward. Motion carried with Chairman Hernandez and Commissioner Torres against the denial of the request.

V. DISCUSSION AND CONSIDERATION

A. 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 15th St. on S Tio Ave.

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

Commissioner Forward made a motion to approve the Final Plat, seconded by Commissioner Crockett. Motion carried.

B. Discussion and consideration for six-month extension of J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of Cypress and North Border Ave.

Mrs. Arevalo stated proposed one hundred and ten (110) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on September 17, 2025. This is the 1st extension request. The project is about 87% completed and is pending the road flex base and the installation of curb and gutter. The Engineering Department has provided an email.

Commissioner Torres made a motion to approve the six-month extension, seconded by Commissioner Valdez. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:45 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Absent
Lonnie Berry, Vice-Chairman

Absent
Randy Summers, Commissioner

Carolina Crockett, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

Richard Valdez, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 3, 2025	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Osvaldo Quijano.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 2424 E Bus 83 Ste. 3, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 12, 2025. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on November 21, 2025.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

USE-000945-2025
FILE NO. _____



PROPOSED PROJECT

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

Lot 1 FT 702 Block WEST TRACT N 355.23' FR

Subdivision Name 2424

Street Address 2420 E business 83, Weslaco TX 78899

Existing Zoning COMMERCIAL Existing Land Use _____

Purpose for the Conditional Use Permit Request Event Center

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

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

APPLICANT

Name Oswaldo Quijano Phone 956-890-6886
Address 3216 Los Arcos Cir Fax: 956-355-0939
City Weslaco State TX Zip Code 78599 E-Mail: quijano.osvaldo@gmail.com

OWNER

Name LEROY MORENO Phone 956-453-2719
Address 2424 E. BUS. 83 Fax: _____
City WESLACO State TX Zip Code 78596 E-Mail: leroymoreno@gmail.com

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

Yes _____ No ☒ _____

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

Signature *Deey Vaseno* Date Oct. 31/25
Owner

Signature *Oswaldo Ruiz* Date 10/31/25
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

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

November 21, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 3, 2025, and the City Commission will hold a public hearing on December 16, 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 December 3, 2025. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Osvaldo Quijano is requesting a Conditional Use Permit to operate an Event Center, at 2424 E Bus 83 Ste. 3, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas.

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

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

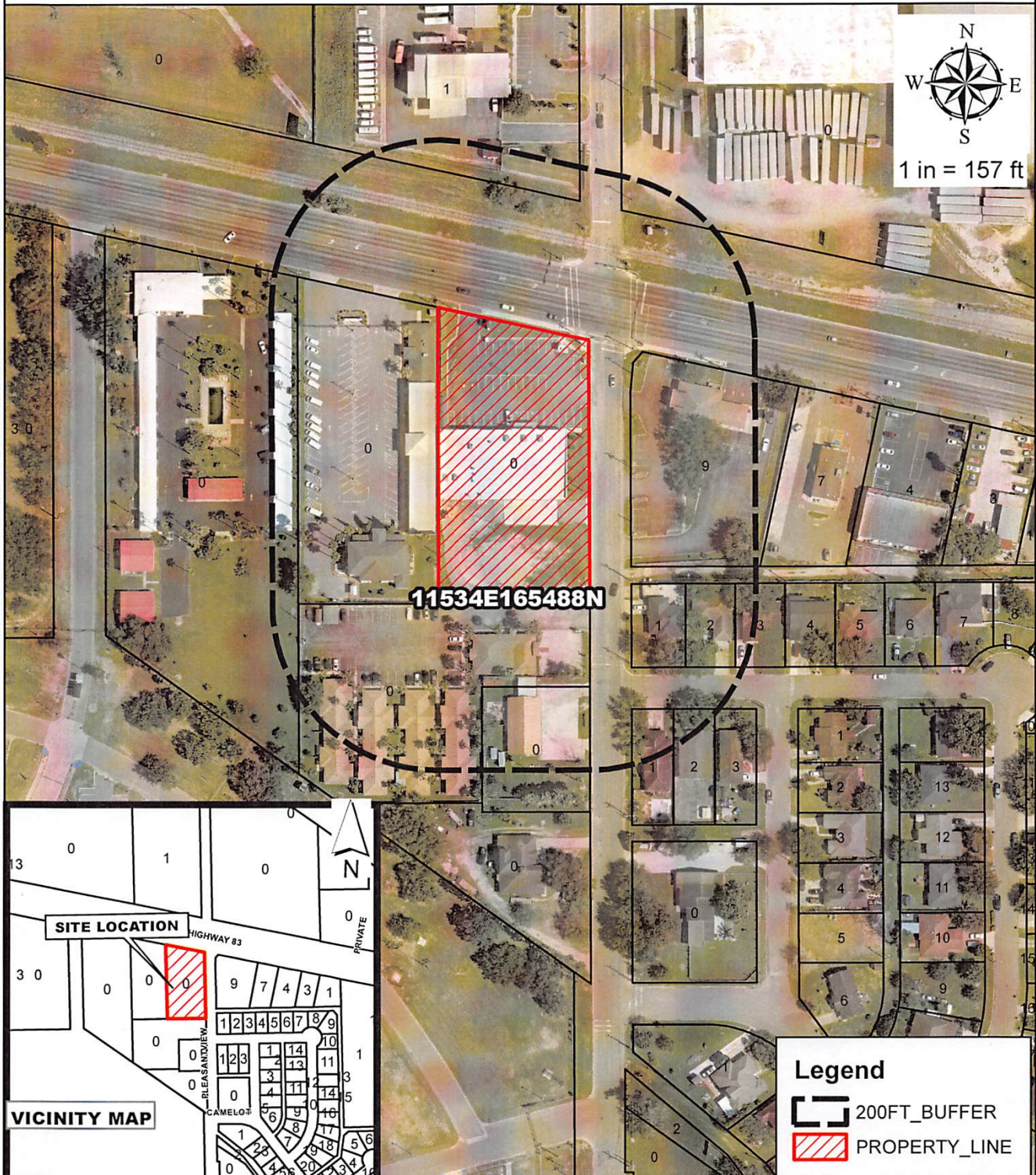
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

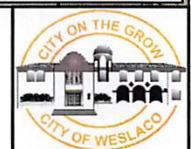
Planning &
Code Enforcement



Oswaldo Quijano
2424 E BUS 83
WEST TRACT

Purpose for the Conditional Use Request

Existing zoning:	B-2
Existing land use:	Commercial
CUP Request:	Event Center



City of Weslaco Code Enforcement Dept.

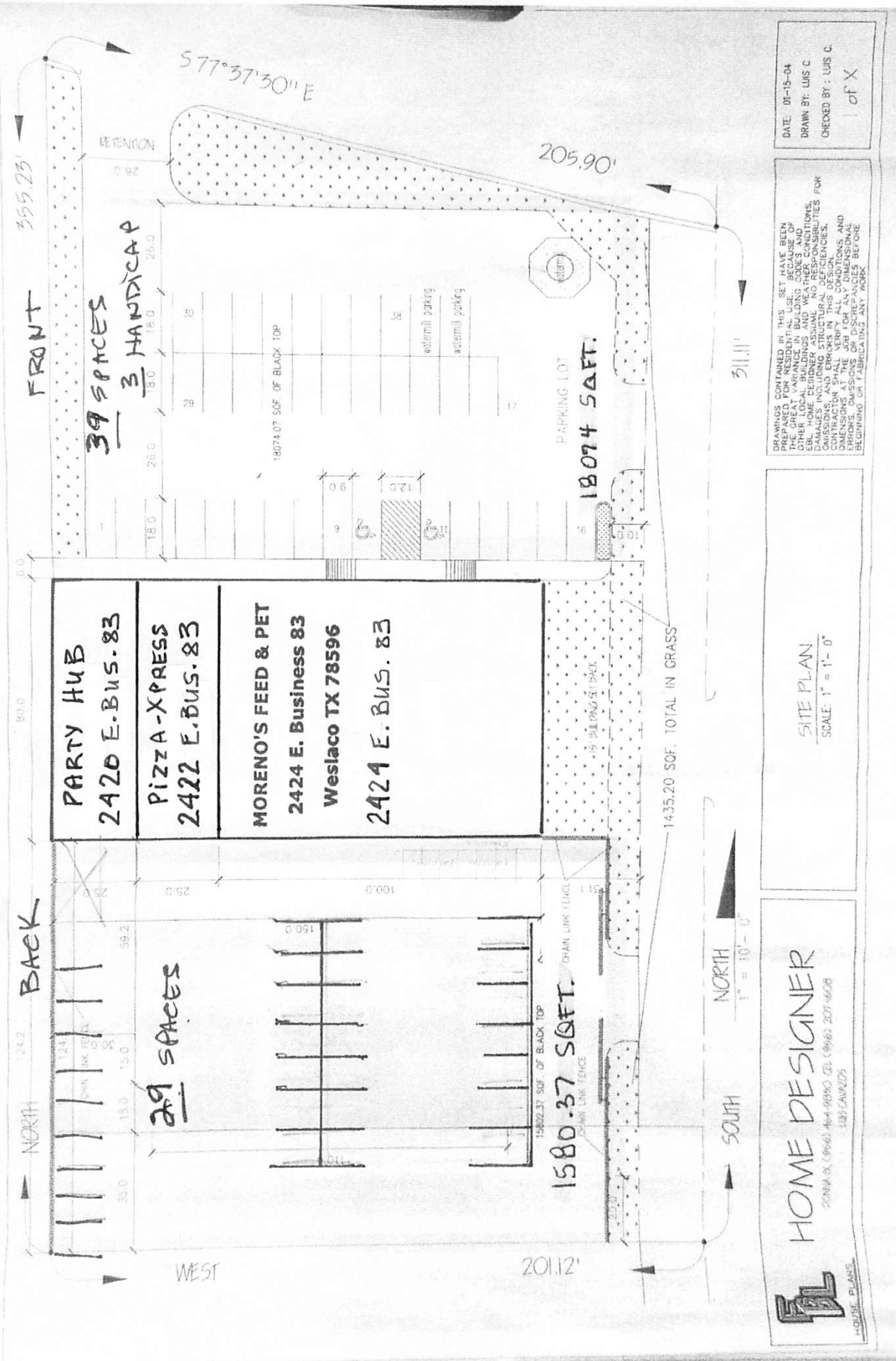
NOV 13, 2025

SILVA HECTOR EDUARDO 2504 LANCELOT DR WESLACO TX 78596-8601	C0600-00-001-0001-00 CAMELOT VILLAGE LOT 1 BLK 1 2504 LANCELOT DR	L: 41640 B: 114290
VALDEZ MARIA GUADALUPE 728 LEE GARZA WESLACO TX 78596	C0600-00-001-0002-00 CAMELOT VILLAGE LOT 2 BLK 1 2508 LANCELOT DR	L: 41640 B: 79946
ESTRADA ESTEBAN 2512 LANCELOT DR WESLACO TX 78596-8601	C0600-00-001-0003-00 CAMELOT VILLAGE LOT 3 BLK 1 2512 LANCELOT DR	L: 41640 B: 73694
GONZALEZ ROSARIO ROJAS 2505 LANCELOT DR WESLACO TX 78596-8602	C0600-00-003-0001-00 CAMELOT VILLAGE LOT 1 BLK 3 2505 LANCELOT DR	L: 39000 B: 104706
PALERMO MELISA J 2508 LANCELOT DR WESLACO TX 78596-8601	C0600-00-003-0002-00 CAMELOT VILLAGE LOT 2 BLK 3 2511 LANCELOT DR	L: 36000 B: 98192
MEDELLIN GUSTAVO & MARIA DEL 1605 S PLEASANTVIEW DR WESLACO TX 78596-8658	C0600-00-003-0003-00 CAMELOT VILLAGE LOT 3 BLK 3 2515 LANCELOT DR	L: 36000 B: 69974
MY BLESSINGS LTD 3921 SARATOGA BLVD STE 103 CORPUS CHRISTI TX 78415-5820	P7700-00-000-0007-05 PLEASANT VIEW ALL LOTS 7-8 & E3.16' OF 2518 E BUS HWY 83	L: 133758 B: 207228
SECURITY FIRST CREDIT UNION PO BOX 4829 MCALLEN TX 78502-4829	P7700-00-000-0009-00 PLEASANT VIEW W46.4'-LOT 9 & ALL 13 EXC E3.16' 2502 E BUS HWY 83	L: 286146 B: 316696
BHAKTA HTENDRAKUAR 2100 E BUSINESS 83 WESLACO TX 78596-8350	W3800-00-702-0000-20 WEST TRACT 2.84AC- W14.31'-LT 2, L 3 & 4 & E30' LOT 5 FT 702 2100 E BUS HWY 83	L: 587623 B: 726538
JA ASSETS LLC 5426 W RIVER DR RICHMOND TX 77406	W3800-00-702-0000-40 WEST TRACT S100' LTS 1 & 2 EXC & 0.68AC IRR TR LOT 9 BNG W220.60'- 628 S PLEASANTVIEW DR	L: 320166 B: 947985
SOUTH TEXAS EDUCATIONAL TECHNOLOGIES INC 2402 E BUSINESS 83 WESLACO TX 78596-8321	W3800-00-702-0000-45 WEST TRACT N395.41'-E169.47' AN IRR TR 2 1.454 AC 2402 E BUS HWY 83	L: 361017 B: 1131036
MORENO LEROY 2424 E BUSINESS 83 WESLACO TX 78596-8321	W3800-00-702-0000-50 WEST TRACT N355.23' IRR TR LOT 1 FT 1.30AC NET 2424 E BUS 83	L: 322780 B: 687246

City of Weslaco Code Enforcement Dept.

NOV 13, 2025

OCANAS DAVE JR	W3800-00-702-0000-80	L: 140625
702 S PLEASANTVIEW DR	WEST TRACT BLK FT 702 150' X 150' OF	B: 156518
WESLACO TX 78596	702 S PLEASANTVIEW DR	





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 3, 2025	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of El Botanero By 100%AM, LLC #2.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit and Food Beverage Certificate, at 1311 W IH 2 Ste K, also being 6.595 acres being all of Lot 1, Weslaco Plaza Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit and Food Beverage Certificate. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 12, 2025. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on November 21, 2025.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000950-2025

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot 1+2 Block _____

Subdivision Name Limon Subdivision WESLACO SUBDIVISION

Street Address 1311 W EXPRESSWAY 83, SUITE K

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request RESTAURANT SERVING MIXED DRINKS, BEER & WINE FOR ON PREMISE CONSUMPTION,

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

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

APPLICANT

Name EL BOTANERO BY 100% AM, LLC #2 Phone 956-655-6518

Address 1311 W EXPRESSWAY 83, SUITE K Fax: _____

City WESLACO State TEX Zip Code 78579 E-Mail: rubenmendeJr@live.com

OWNER

Name AURIEL INVESTMENTS, LLC Phone 956-258-2190

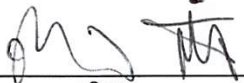
Address 100 E. NOLANA, STE 130 Fax: _____

City McALLEN State TEX Zip Code 78504 E-Mail: esmie@aurielinvestments.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 10/30/2025
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



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

**ON-PREMISE
PREQUALIFICATION PACKET**

L-ON (10/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only		License/Permit Number	
☐ Reinstatement ☐ Reinstatement and Change of Trade Name		License/Permit Number	
☐ Change of Location ☐ Change of Location and Trade Name		License/Permit Number	
2. Type of On-Premise License/Permit			
☐ BG Wine and Beer Retailer's Permit	☒ LB Mixed Beverage Late Hours Permit		
☐ BE Beer Retail Dealer's On-Premise License	☐ MI Minibar Permit		
☐ BL Retail Dealer's On-Premise Late Hours License	☐ CB Caterer's Permit		
☐ BP Brewpub License	☒ FB Food and Beverage Certificate		
☐ V Wine & Beer Retailer's Permit for Excursion Boats	☐ PE Beverage Cartage Permit		
☒ MB Mixed Beverage Permit	☐ RM Mixed Beverage Restaurant Permit with FB		
☐ O Private Carrier's Permit -Brewpubs (BP) with a BG only	☐ E Local Cartage Permit - Wine/Beer retailers (BG) Only		
3. Indicate Primary Business at this Location			
☒ Restaurant	☐ Sporting Arena, Civic Center, Hotel	☐ Bar	
☐ Grocery/Market	☐ Sexually Oriented	☐ Miscellaneous	
4. Trade Name of Location (Name of restaurant, bar, store, etc.) El Botanero By 100%AM			
5. Location Address 1311 W Expressway 83, Suite K			
City Weslaco	County Hidalgo	State TX	Zip Code 78579
6. Mailing Address 1311 W Expressway 83, Suite K	City Weslaco	State TX	Zip Code 78579
7. Business Phone No. Pending	Alternate Phone No. 956-692-8085	E-mail Address rubenmendezJr@live.com	

OWNER INFORMATION

8. Type of Owner		
☐ Individual	☐ Corporation	☐ City/County/University
☐ Partnership	☒ Limited Liability Company	☐ Other
☐ Limited Partnership	☐ Joint Venture	
☐ Limited Liability Partnership	☐ Trust	
9. Owner of Business/Applicant (Name of Corporation, LLC, etc.) EL BOTANERO BY 100%AM,LLC#2		

PRIMARY CONTACT PERSON

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

10. Contact Person: Ruben A. Mendez	Relation to Business: Member
Phone (mandatory): 956-692-8085	Email (mandatory): rubenmendeJr@live.com

TABC DATESTAMP

11. Are you, the applicant, a veteran-owned business? ☐ Yes ☒ No			
12. Are you, the applicant, a Historically Underutilized Business (HUB)? ☐ Yes ☒ No			
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name Mendez	First Name Ruben	MI A.	Title Member
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
MEASUREMENT INFORMATION Section 109.31 et seq.			
14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No			
NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.			
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☒ No			
If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No			
NOTE: For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.			
NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.			
NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.			
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No			
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No			
60-DAY SIGN			
18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.		Exact Date (MM/DD/YYYY) 09-05-2025	
ALL APPLICANTS			
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.			
COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION			
Per Sec. 102.01 , a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.			
All required forms have been completed.		☒ Yes ☐ No	
I have reviewed all forms to ensure they are complete.		☒ Yes ☐ No	
I have obtained all required local and state certifications (pages 3-5).		☒ Yes ☐ No	
All application packets have been notarized.		☒ Yes ☐ No	
Phone numbers and email address for contact person are up to date.		☒ Yes ☐ No	
All additional documentation as required by the application packets is attached.		☒ Yes ☐ No	
If required, out of state criminal history checks are attached (PHS #7).		☐ Yes ☐ No ☒ N/A	
Certification of publication in local newspaper has been completed (page 5).		☒ Yes ☐ No ☐ N/A	
A copy of the newspaper publication is attached (page 5).		☒ Yes ☐ No ☐ N/A	

Form L-ON (10/2020)



COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this 15 day of October, 2025, 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

3210 2480335

Outlet Number

00001

Print Name of Comptroller Employee

Adrian Cantu

Print Title of Comptroller Employee

Tax Enforcement Officer

SIGN HERE

A handwritten signature in black ink, appearing to be "Adrian Cantu", written over a horizontal line.

Comptroller Representative

Brownsville, TEXAS
City

SEAL



City of Weslaco

"The City on the Grow"



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

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

PLANNING DEPARTMENT

November 21, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 3, 2025, and the City Commission will hold a public hearing on December 16, 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 December 3, 2025. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

El Botanero By 100%AM, LLC #2 is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, Mixed Beverage Late Hours Permit and Food Beverage Certificate at 1311 W IH 2 Ste K, also being 6.595 acres being all of Lot 1, Weslaco Plaza Subdivision, Weslaco, Hidalgo County, Texas.

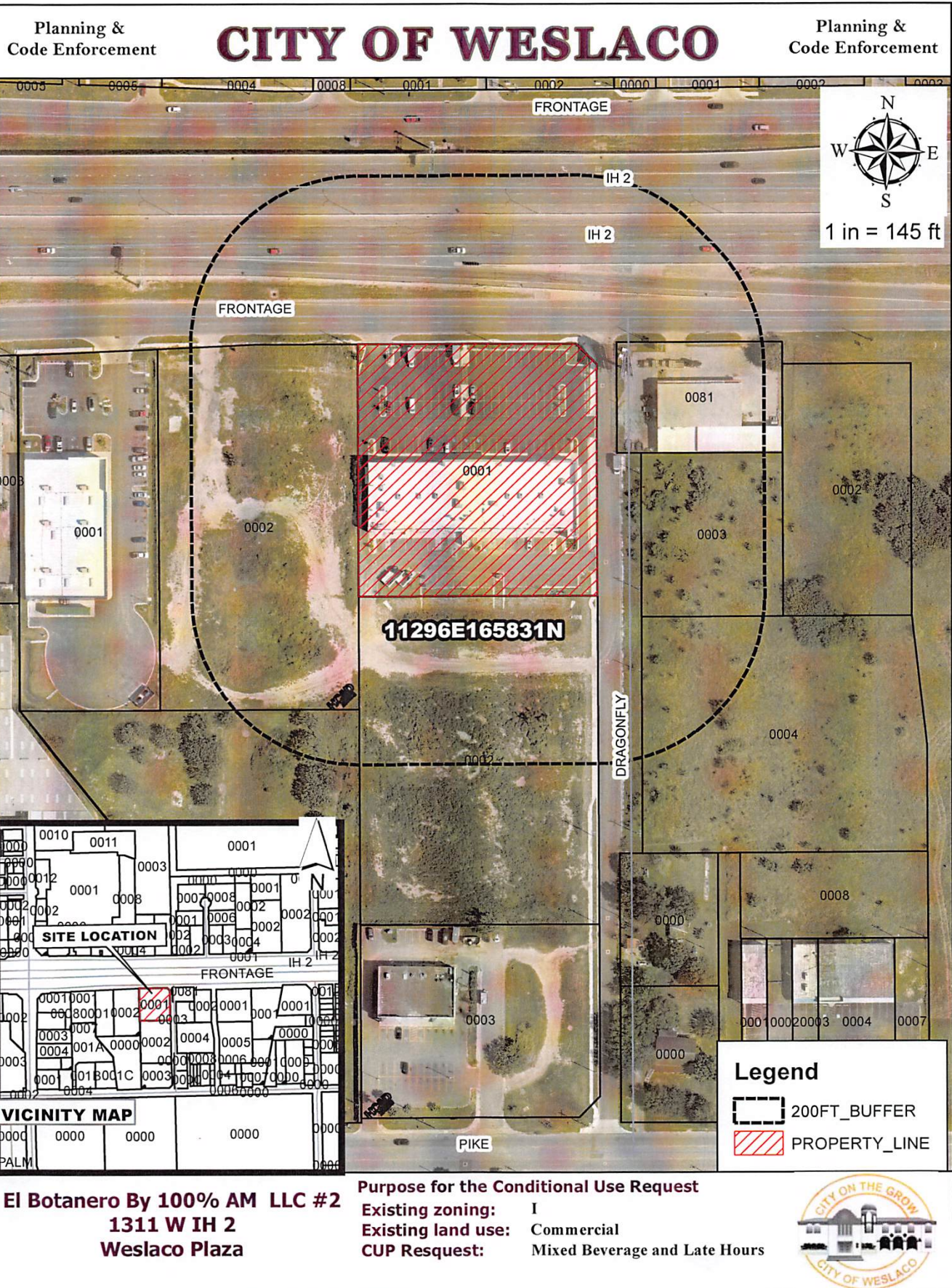
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

NOV 13, 2025

ANGELITA'S HOLDINGS LLC 17245 N MILE 8 W WESLACO TX 78596	N0235-00-017-0081-00 NARCISSUS BLACK LOT 81 & 82 BLK 17 1221 W EXPWY 83	L: 414700 B: 300199
CHAVEZ PETRA S 1406 W PIKE WESLACO TX 78596-4602	W3800-00-137-0000-06 WEST TRACT S 3.00 FOR 1406 W PIKE BLVD	L: 774672 B: 0
AURIEL INVESTMENTS LLC 1200 AUBURN AVE STE 250 MCALLEN TX 78504-1403	W2320-00-000-0001-00 WESLACO PLAZA LOT 1	L: 1358741 B: 2072003
WESBAK I LLC 207 ROOSEVELT AVE SAN ANTONIO TX 78210-2751	W2320-00-000-0002-00 WESLACO PLAZA LOT 2	L: 668079 B: 0
NET LEASE SUDS II LLC 200 E LONG LAKE RD STE 180 BLOOMFLD HLS MI 48304-2336	H1060-00-000-0002-00 HARBOR FREIGHT LOT 2	L: 1446297 B: 1245830
AURIEL INVESTMENTS LLC 1200 AUBURN AVE STE 250 MCALLEN TX 78504-1403	S4460-00-000-0003-00 SOUTH POINT LOT 3	L: 528680 B: 0
AURIEL INVESTMENTS LLC 1200 AUBURN AVE STE 250 MCALLEN TX 78504-1403	S4460-00-000-0004-00 SOUTH POINT LOT 4	L: 378918 B: 0

APPROVED BY DRAINAGE DISTRICT:

HOULDA COUNTY DRAINAGE DISTRICT NO. 1
WATSON COUNTY WITH THE REGULAR MEMBERS OF THE DISTRICT ADOPTED MAJOR TOWN
DRAINAGE STRUCTURES DEDICATED AS APPROPRIATE FOR THE SOUTHERN RAILROAD BASED ON
THEIR OWNERSHIP OF THE PROPERTY AND AS THE RESPONSIBILITY OF THE DEVELOPER AND
ENGINEER TO MAKE THESE DEDICATIONS.

10/12/1938
JAMES L. SMITH, DISTRICT CLERK

EL BOTANERO II WESLACO



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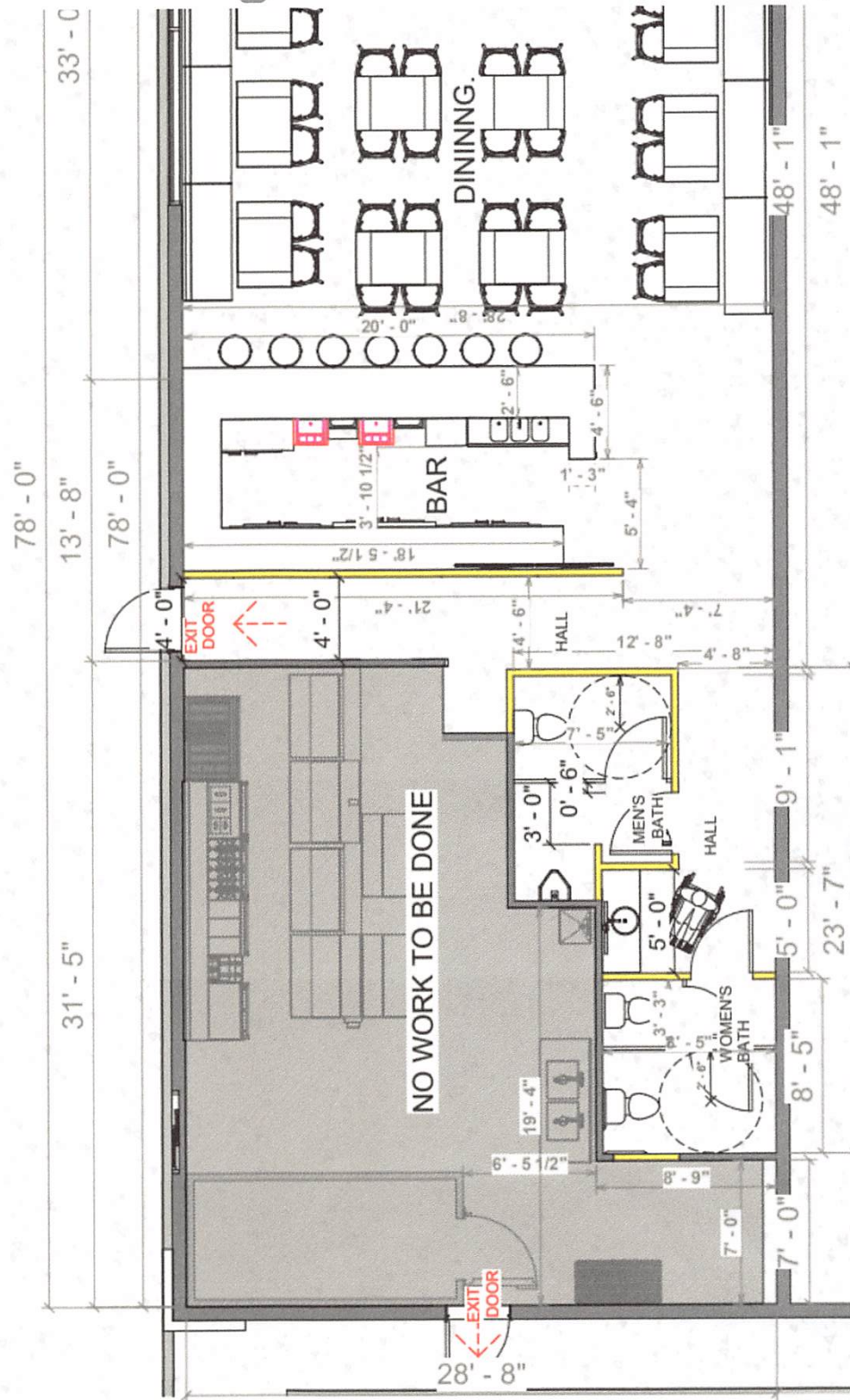
ELI

1311 W Ex



BUILDING CODES
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL FIRE CODE
2021 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE

DESIGNER
VISION
101 E EXPRESSWAY 83, McALLEN, TX
SUITE 220



EL BOTANERO II WESLACO 9.9.2025.. PDF

X

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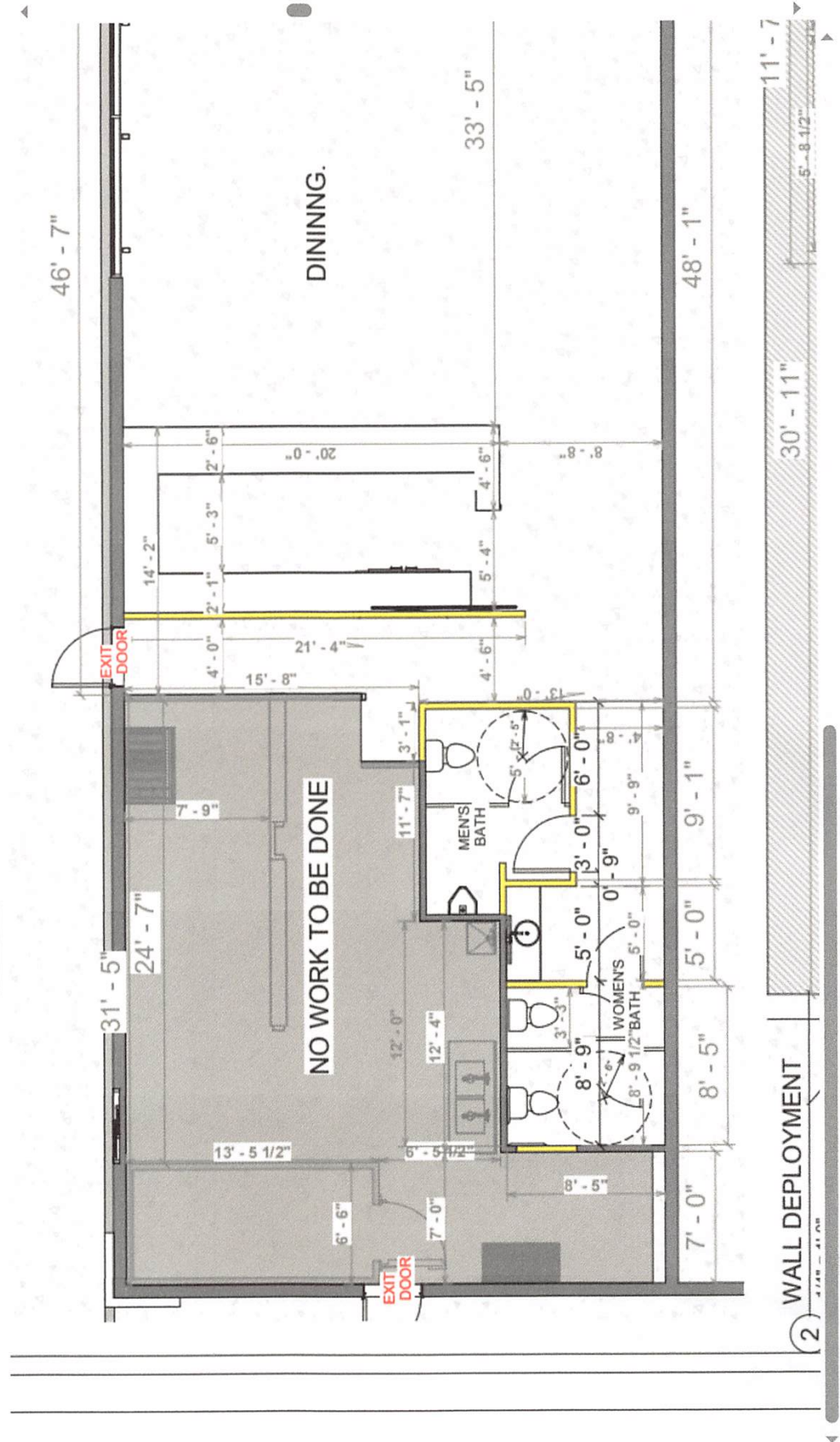
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Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 3, 2025	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Maria Quintana.	
Subject/Agenda Item: Discussion and consideration to rezone 1929 N International Blvd., also BEING THE E291'-S70'-N1599.25'-FT 1040 0.47AC GR 0.41AC NET, ADAMS TRACTS AN IRR TR 0.47AC, 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 November 12, 2025. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on November 21, 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: [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

RZNE-000952-2025

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:

Adams tracts an IRR TR 0.47 AC Being the
E 291'-S 70'-N 1599.25 FT 1040 0.47 AC GR
0.41 AC Net Block

Lot _____ Block _____

Subdivision Name _____

Street Address 1929 N International Blvd Weslaco TX 78596

Existing Zoning Residential Existing Land Use Residential

Proposed Zoning Business Proposed Land Use Business

_____ \$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 Maria Quintana Phone (956) 684-3361

Address 2208 Del oro dr Fax: (956) 363-0631

City Weslaco State TX Zip Code 78599 E-Mail: Josequintana17@hotmail.com

OWNER

Name Maria ~~Trujillo~~ Quintana Phone (956) 684-3361 (956) 363-0631

Address ~~Del Oro~~ 2208 Del oro dr Fax: _____

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

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 M Quintana Date 11-05-2025
Owner

Signature M Quintana Date 11-05-2025
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
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PLANNING DEPARTMENT

November 21, 2025

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REZONE REQUEST:

Maria Quintana is requesting to rezone 1929 N International Blvd., also BEING THE E291'-S70'-N1599.25'-FT 1040 0.47AC GR 0.41AC NET, ADAMS TRACTS AN IRR TR 0.47AC, 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.

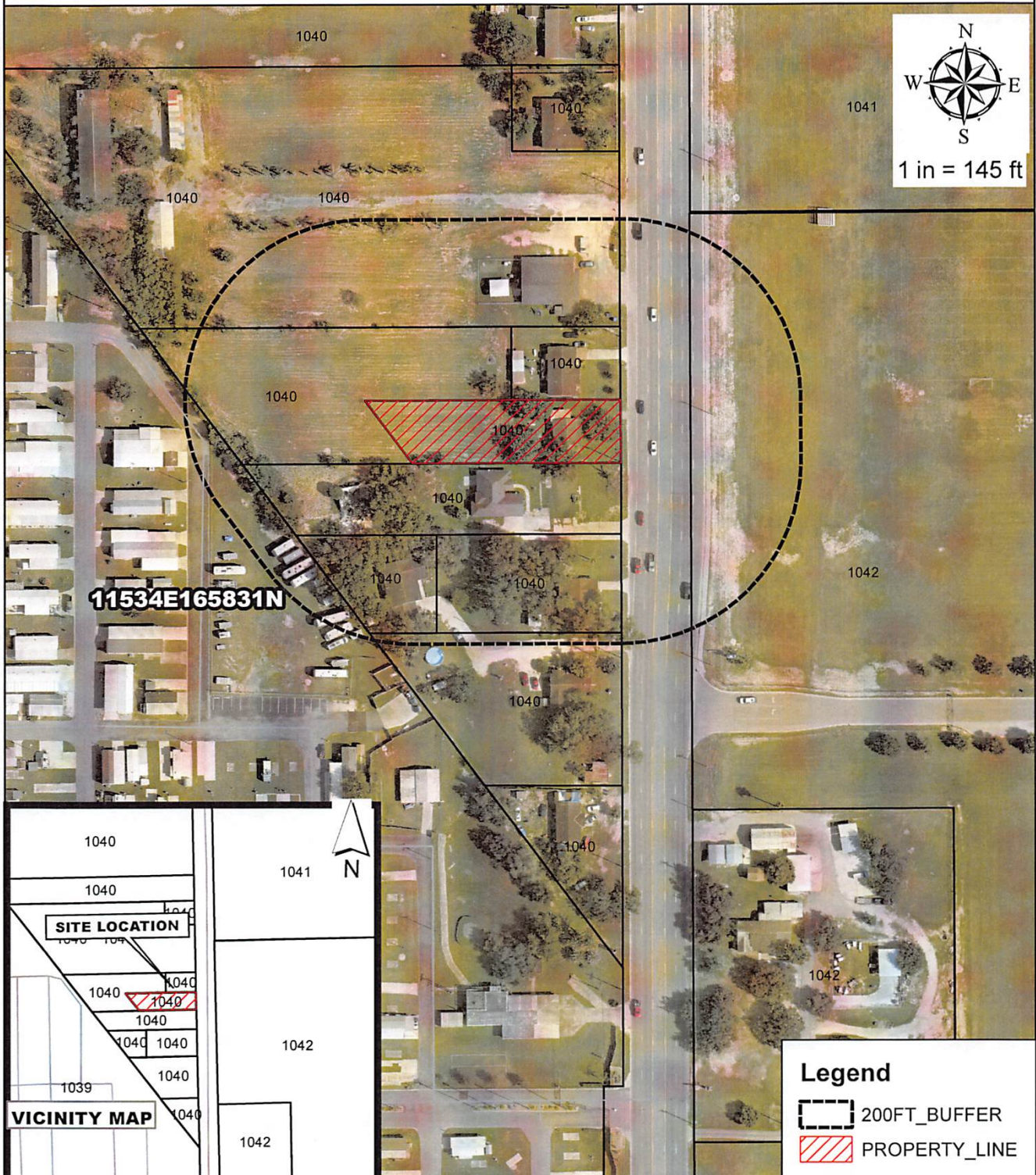
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

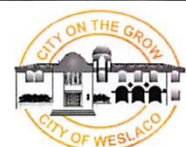
Planning &
Code Enforcement



Maria Quintana
1929 N International
Adams Tract

Purpose for the Rezone Request

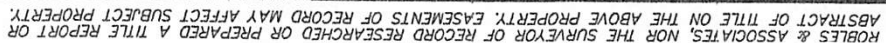
Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: B-1



City of Weslaco Code Enforcement Dept.

NOV 13, 2025

MHC SNOW TO SUN (TX) LLC 31200 NORTHWESTERN HIGHWAY FARMINGTON HILLS MI 48334-5900	A0800-00-000-1039-06 ADAMS TRACT ALL FT 1039 55.12 AC GR	L: 2354854 B: 2447555
BAUTISTA MATILDE JOSE ANTONIO BAUTISTA ETAL 1921 INTERNATIONAL BLVD WESLACO TX 78596	A0800-00-000-1040-01 ADAMS TRACT 0.613AC FT 1040 1919 N INT'L	L: 41542 B: 41320
BAUTISTA MATILDE JOSE ANTONIO BAUTISTA ETAL 1921 INTERNATIONAL BLVD WESLACO TX 78596	A0800-00-000-1040-02 ADAMS TRACT N169.4'-S414.4' FT 1040 AC NET 1915 N INT'L	L: 54482 B: 58932
BAUTISTA ARMANDO 216 N ALAMO RD EDINBURG TX 78542-0316	A0800-00-000-1040-04 ADAMS TRACT-THE SOUTH 1.74ACRES CRES OF THE SOUTH 9.99ACRES OF 2009 N INTERNATIONAL BLVD	L: 62212 B: 109969
BAUTISTA CATARINA & BELINDA 1925 N INTERNATIONAL BLVD WESLACO TX 78599-2347	A0800-00-000-1040-08 ADAMS TRACT AN IRR TR N85'-S609.40' GR 0.75AC NET	L: 66407 B: 152034
DE ANDA JOSEPHINA S 1931 N INTERNATIONAL BLVD WESLACO TX 78599-2347	A0800-00-000-1040-09 ADAMS TRACT S80.72'-N1523.35'-E161.13' 0AC NET 1931 N INTERNATIONAL BLVD	L: 32992 B: 91133
BAUTISTA JOSE ANTONIO 1921 N INTERNATIONAL BLVD WESLACO TX 78599-2347	A0800-00-000-1040-10 ADAMS TRACT 0.27AC-S 11.36AC FT 1040 27AC NET 1921 N INT'L BLVD	L: 19584 B: 96564
TRUJILLO MARIA 2208 DEL ORO WESLACO TX 78599-3194	A0800-00-000-1040-16 ADAMS TRACTS AN IRR TR 0.47AC BEING -N1599.25'-FT 1040 0.47AC GR 0.41AC NET 1929 N INTERNATIONAL BLVD	L: 42835 B: 19846
TRUJILLO MARIA 2208 DEL ORO WESLACO TX 78599-3194	A0800-00-000-1040-19 ADAMS TRACT 1.77AC BEING AN IRR 25' EXC 0.47AC & EXC 0.30AC-HS FT 1040 0 N FM 10 15	L: 39161 B: 0
WESLACO IND SCHOOL DIST 319 W 4TH ST WESLACO TX 78596-6047	A0800-00-000-1042-02 ADAMS TRACT 35.0AC-38.34AC FT 1042 2002 N INTERNATIONAL BLVD	L: 945000 B: 183108





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 3, 2025	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Maria Quintana.	
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Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
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If item previously considered, provide date and action by Commission: N/A	
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Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000951-2025

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FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Adams tract 1.77 AC Being an IRR
TR-S150.72' - N1599.25' EXC 0.47 AC + EXC
0.30 AC - HS FT 1040 1.0 AC NET

Lot _____ Block _____

Subdivision Name _____

Street Address 1931 N International Blvd

Existing Zoning Residential Existing Land Use Residential

Proposed Zoning Business Proposed Land Use Business

_____ \$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.

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Name Maria Quintana Phone 956-684-3361
956-363-0631

Address 2208 Del Oro dr Fax: _____

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

OWNER

Name Maria Quintana Phone 956-363-0631
956-684 3361

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

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 M Quintana Date 11-05-2025
Owner

Signature M Quintana Date 11-05-2025
Applicant

Signature _____ Date _____
Authorized Agent

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Letty Lopez, Commissioner, District 2
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Sincerely,

Rebekah de la Fuente
Planning Director



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NOV 13, 2025

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BAUTISTA MATILDE JOSE ANTONIO BAUTISTA ETAL 1921 INTERNATIONAL BLVD WESLACO TX 78596	A0800-00-000-1040-02 ADAMS TRACT N169.4'-S414.4' FT 1040 AC NET 1915 N INT'L	L: 54482 B: 58932
VILLALPANDO GLORIA 2213 N INTERNATIONAL BLVD WESLACO TX 78599-5533	A0800-00-000-1040-03 ADAMS TRACT E159'-N94.98'S1042.10' FT NET 2213 N INT'L BLVD	L: 29638 B: 61450
BAUTISTA ARMANDO 216 N ALAMO RD EDINBURG TX 78542-0316	A0800-00-000-1040-04 ADAMS TRACT-THE SOUTH 1.74ACRES CRES OF THE SOUTH 9.99ACRES OF 2009 N INTERNATIONAL BLVD	L: 62212 B: 109969
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