

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

JANUARY 07, 2026 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
DECEMBER 3, 2025**

On Wednesday, December 3, 2025, at 5:30 pm, the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Carolina Crockett	Commissioner
Ricard Valdez	Commissioner

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

Also, present were Salvador Ayar, Assistant Engineer Director, and citizens.

I. CALL TO ORDER:

Vice-Chairman Berry 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, Chairman Hernandez and Commissioner Forward were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. December 3, 2025, Regular Meeting

Commissioner Valdez made a motion to approve the minutes of November 5, 2025, seconded by Commissioner Torres. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve 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.

Mrs. Arevalo stated that notice appeared in the Monitor on November 12, 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 Torres. Motion carried.

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

B. Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises and Mixed Beverage Late Hours Permit, at 1311 W IH 2 Ste K, also being 6.595 acres being all of Lot 1, Weslaco Plaza Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on November 12, 2025, there were seven (7) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Summers made a motion to approve the Conditional Use Permit with the condition one licensed security guards are on duty during late hours 10pm - 2am of operation, seconded by Commissioner Crockett. Motion carried.

C. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on November 12, 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.

The owner stated that the proposed use is for a tax office and is willing to comply with all city regulations and address any concerns raised by neighboring residents.

The following individuals have expressed their concerns regarding the proposed rezoning:

1. Norma Reyes- 1925 N International
2. Sabrina De Anda- 1931 N International

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

- **Increase Property Taxes:** There is a fear that the proposed rezoning will increase the property taxes and privacy issues.

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

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

D. Discussion and consideration to rezone 1931 N International Blvd., also BEING AN IRR TR-S150.72'-N1599.25' EXC 0.47AC & EXC 0.30AC-HS FT 1040 1.0AC NET, ADAMS TRACTS 1.77AC, 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 November 12, 2025, there were eleven (11) property owners notified within the 200-foot radius, emails for against the item were received. Staff recommended approval based on 2040 land use map.

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

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

V. ADJOURNMENT

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

Planning and Zoning Commission

Absent

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Adrian Torres, Commissioner

Absent

Jim Forward, Commissioner

Richard Valdez, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 7, 2026	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLL Omar Cano.	
Subject/Agenda Item: Discussion and consideration to rezone 320 S Pleasantview Drive. Also being Lots 1-85 Pleasantview Terrace Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 17, 2025. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on December 26, 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.	
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, 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 1-85 Block _____

Subdivision Name Pleasantview Terrace

Street Address _____

Existing Zoning R-2 Existing Land Use 4-plex

Proposed Zoning RT-1 Proposed Land Use Townhomes

_____ \$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 Supreme Engineering, PLLC Phone (956) 403-1314

Address 135 Paseo del Prado Ste 7 Fax: _____

City Edinburg State TX Zip Code 78539 E-Mail: _____

OWNER

Name RGV Superior Development, LLC Phone (956) 960-4111

Address 2427 Seton St Fax: _____

City Edinburg State TX Zip Code 78542 E-Mail: cerdalafuente65@gmail.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 11/19/25

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Pete Garcia, Jr., Mayor Pro-Tem, Commissioner, At-large
Israel Gonzalez, 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, City Manager
Omar Rodriguez, Assistant City Manager

PLANNING DEPARTMENT

December 26, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 7, 2026, and the City Commission will hold a public hearing on January 20, 2026, 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 January 7, 2026. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Supreme Engineering is requesting to rezone 320 S Pleasantview Drive. Also being Lots 1-85, Pleasantview Terrace Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District.

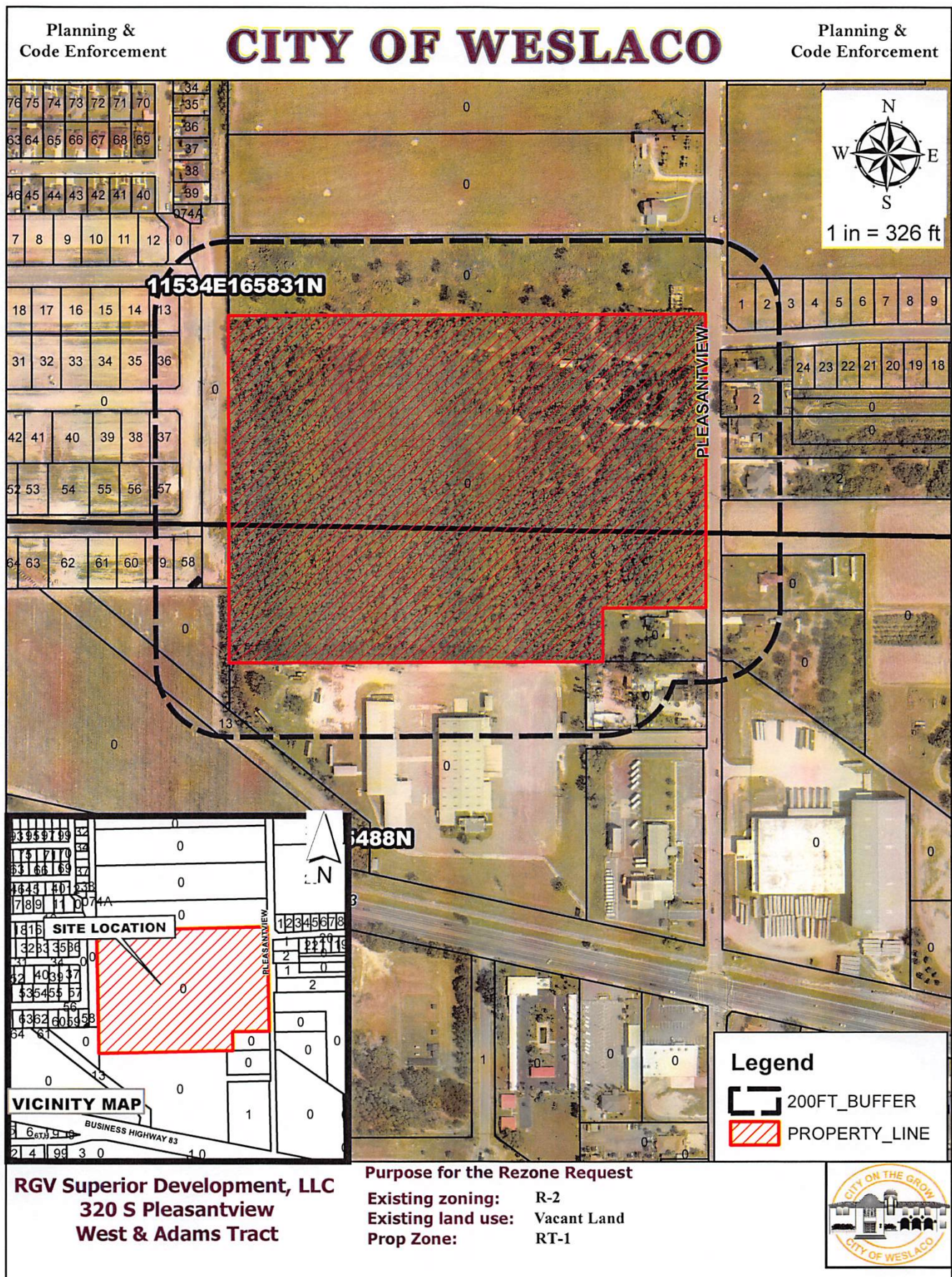
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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".

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

DEC 11, 2025

VILLARREAL GRACIELA 1502 VIDA DULCE WESLACO TX 78596-8587	R1171-00-000-0001-00 RANGEL LOT 1 301 S PLEASANTVIEW DR	L: 97911 B: 7000
SALAZAR MARIO CESAR PO BOX 412 DONNA TX 78537-0412	R1171-00-000-0002-00 RANGEL LOT 2 301 S PLEASANTVIEW DR	L: 104784 B: 204979
RGV REALTY GROUP LP PO BOX 3266 MCALLEN TX 78502-3266	W2500-00-135-0013-00 WEST & ADAMS .91AC CANAL R/O/W LOT L R/O/W LOT 14 BLK 135	L: 63675 B: 0
RGV SUPERIOR DEVELOPMENT LLC 3407 SAN FABIAN ST MISSION TX 78572-7371	W3800-00-020-0000-01 WEST TRACT AN IRR TR S280.33' FT 20 & 44.19'-E302.83' FT 23 27.498AC GR 302 S PLEASANTVIEW DR	L: 1203593 B: 81934
RGV REALTY GROUP LP PO BOX 3266 MCALLEN TX 78502-3266	W3800-00-022-0000-00 WEST TRACT 20.91AC EXC N626.75' FT 22 501 S AIRPORT DR	L: 743850 B: 0
ONION HAUS LLC 11240 MILE 1 W MERCEDES TX 78570-7423	W3800-00-023-0000-02 WEST TRACT SW11.456AC BEING AN IRR AC GR 11.42AC NET 502 PLEASANT VIEW DR	L: 479640 B: 2250239
MORALES WUENDOLY HERNANDEZ & 31713 LYDIA GEORGE ST SAN BENITO TX 78586	W3800-00-023-0000-03 WEST TRACT-S185'-N845-E350 FT 23 NET 502 S PLEASANTVIEW DR	L: 110435 B: 217309
GARCIA JUAN & MARY R 500 S PLEASANTVIEW DR WESLACO TX 78596-9104	W3800-00-023-0000-05 WEST TRACT -S144'-N660'-E302.5' FT 23 92AC NET 500 S PLEASANTVIEW DR	L: 82463 B: 130930
RUIZ FELIPE & SIMONA CRUZ 417 S PLEASANTVIEW DR WESLACO TX 78596	W3800-00-024-0000-00 WEST TRACT BNG AN IRR TR ' FT 24 2.33AC GR 2.25AC NET 417 PLEASANT VIEW DR	L: 153341 B: 132702
ALVAREZ ERASMO & ORALIA C G 807 S KANSAS WESLACO TX 78596-7041	W3800-00-024-0000-02 WEST TRACT S150'-N525'-W408.9' FT 24 0AC NET 415 S PLEASANTVIEW DR	L: 106345 B: 89723
BOARD OF REGENTS OF TEXAS A & OFFICE OF GEN COUNSEL SYS 301 TARROW ST COLLEGE STATION TX 77840-7896	W3800-00-024-0000-03 WEST TRACT BLK FT 24 SE 12.46-N21.21 0 E BUS 83	L: 822360 B: 0
PLEASANT SUGAR WESLACO 3889 MAPLE AVE DALLAS TX 75219	W3800-00-024-0000-05 WEST TRACT AN IRR TR T 24 8.25 AC GR 7.71 AC NET 501 PLEASANTVIEW	L: 381645 B: 3090452

City of Weslaco Code Enforcement Dept.

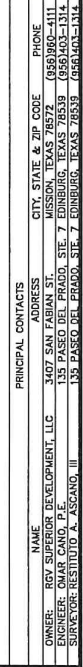
DEC 11, 2025

RANGEL TOMAS IV & TIFFANY LOU & MARIA L 307 S PLEASANT VIEW DR WESLACO TX 78596	R1175-02-000-0001-00 RANGEL NO. 2 LOT 1	L: 72140 B: 81435
RANGEL TOMAS IV & TIFFANY LOU 307 S PLEASANTVIEW DR WESLACO TX 78596-9100	R1175-02-000-0002-00 RANGEL NO. 2 LOT 2	L: 137998 B: 293930
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	A1445-00-000-0000-00 AIRPORT HEIGHTS AN IRR 1.90AC TR-E75'	L: 15725 B: 0
ROBERTS TYLER 2812 S MONTEVISTA DR BOISE ID 83706-5145	A1445-00-000-0012-00 AIRPORT HEIGHTS LOT 12	L: 75058 B: 257815
JESMER INVESTMENTS LLC 3005 SAN RODRIGO MISSION TX 78572-7657	A1445-00-000-0013-00 AIRPORT HEIGHTS LOT 13	L: 72420 B: 314256
ROBERTS DILLON 6379 E GRAND PRAIRIE DR BOISE ID 83716	A1445-00-000-0036-00 AIRPORT HEIGHTS LOT 36	L: 88139 B: 314225
GONZALEZ CHRISTIAN 2108 STAUFFER ST WESLACO TX 78596-2263	A1445-00-000-0037-00 AIRPORT HEIGHTS LOT 37	L: 81153 B: 322342
SERIES 2109 REDBUD & ANZA 2507 E 4TH ST AUSTIN TX 78702	A1445-00-000-0057-00 AIRPORT HEIGHTS LOT 57	L: 81693 B: 342958
JIMENEZ ROLANDO & CLAUDIA 4900 WALNUT AVE MCALLEN TX 78501-5451	A1445-00-000-0058-00 AIRPORT HEIGHTS LOT 58	L: 77085 B: 342808
JIMENEZ ROLANDO & CLAUDIA 4900 WALNUT AVE MCALLEN TX 78501-5451	A1445-00-000-0059-00 AIRPORT HEIGHTS LOT 59	L: 77085 B: 343256
NOE SETH ERNEST & ALEXANDRA & ALEXANDRA LEE ELIZONDO 510 W 14TH ST WESLACO TX 78596-7462	P7710-00-000-0001-00 PLEASANT VIEW HEIGHTS LOT 1 2501 SUNRISE LN	L: 77678 B: 0
IBARLAND LLC 457 CHAMPIONS DR BROWNSVILLE TX 78520	P7710-00-000-0002-00 PLEASANT VIEW HEIGHTS LOT 2 2505 SUNRISE LN	L: 67766 B: 0

City of Weslaco Code Enforcement Dept.

DEC 11, 2025

LONGORIA MARIA DE LOURDES	P7710-00-000-0003-00	L: 66282
1702 E 26TH ST	PLEASANT VIEW HEIGHTS LOT 3	B: 0
WESLACO TX 78596-6595	2509 SUNRISE LN	
MID VALLEY ASSEMBLY OF GOD	P7710-00-000-0025-00	L: 956926
PO BOX 755	PLEASANT VIEW HEIGHTS LOT 25	B: 0
WESLACO TX 78599-0755		

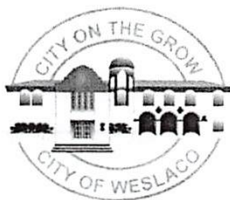


SHEET 1 OF



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 7, 2026	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Sylvia F. Gonzales.	
Subject/Agenda Item: Discussion and consideration to rezone 414 E 18 th St., also being 1.14 acres our of Farm Tract 751 and 752, Lot 3, Blk 140, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 17, 2025. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on December 26, 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.	
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-000960-2025

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 3 Block 140

Subdivision Name WEST TRACT SUBDIVISION

Street Address 414 E 18TH

Existing Zoning RESIDENTIAL Existing Land Use EMPTY

Proposed Zoning COMMERCIAL Proposed Land Use COMMERCIAL B1

_____ \$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 SYLVIA F. GONZALES Phone 956.272.7614

Address 4214 VIDA SANTA Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: sylvia.gonzales33@icloud.com

OWNER

Name "SAME AS ABOVE" Phone _____

Address _____ Fax: _____

City _____ State _____ Zip Code _____ 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 [Signature] Date 11.14.25

Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Pete Garcia, Jr., Mayor Pro-Tem, Commissioner, At-large
Israel Gonzalez, 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, City Manager
Omar Rodriguez, Assistant City Manager

PLANNING DEPARTMENT

December 26, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 7, 2026, and the City Commission will hold a public hearing on January 20, 2026, 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 January 7, 2026. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Sylvia F. Gonzalez is requesting to rezone 414 E 18th St., also being 1.14 acres our of Farm Tract 751 and 752, Lot 3, Blk 140, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

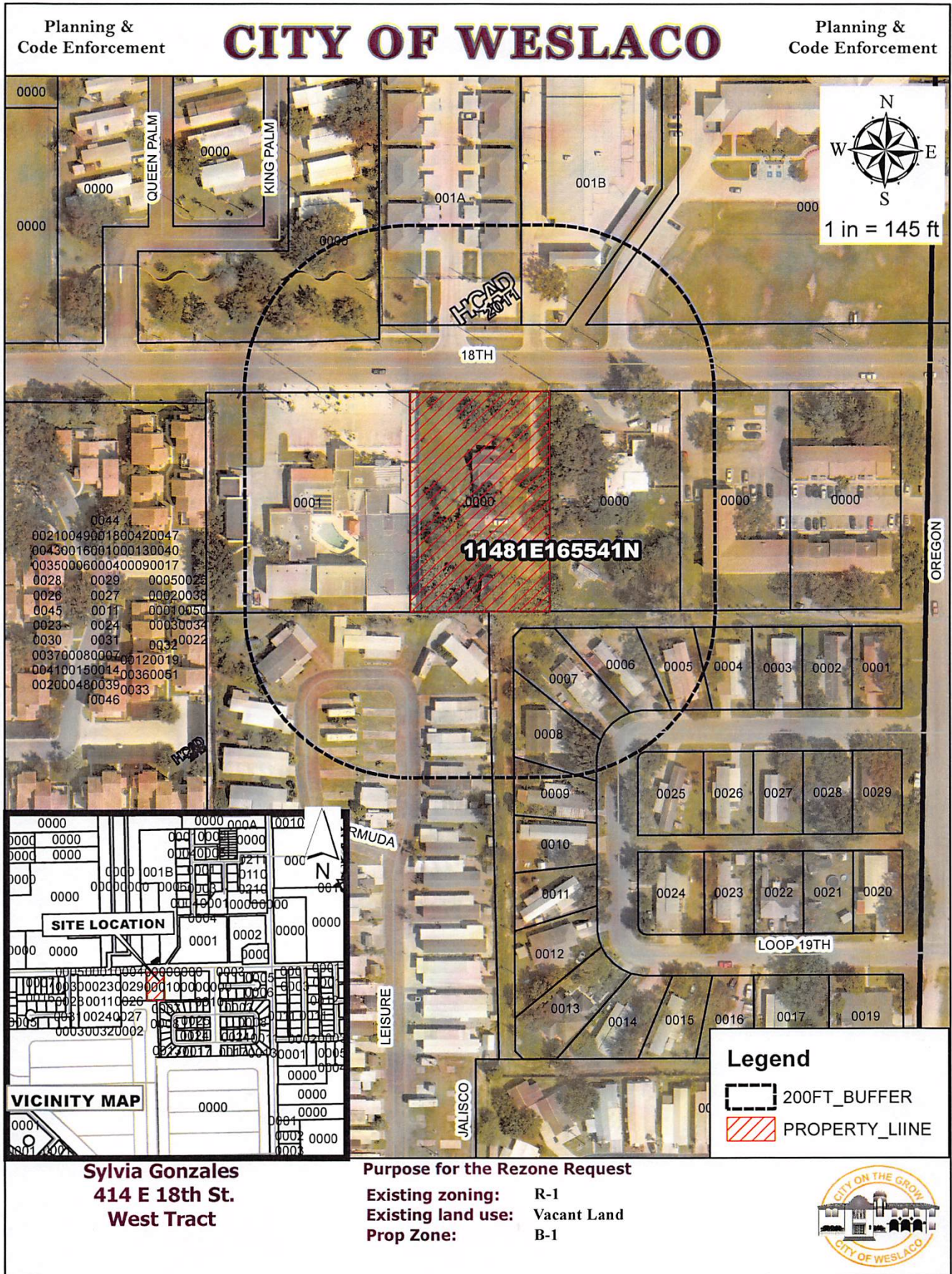
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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".

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

DEC 10, 2025

422 EAST 18TH ST LLC	R1690-00-000-0001-00	L: 327537
1422 CLARKVIEW RD	REGENCY LOT 1	B: 3697180
BALTIMORE MD 21209-2385	422 18TH ST	
RAMOS MANUEL & JOSEPHINE	T6700-00-001-0003-00	L: 36000
504 W LOOP 19TH ST	TRAILS END EAST-MOBILE HOME BLK 1	B: 13967
WESLACO TX 78596-8110	504 W LOOP 19TH ST	
FLORES EUDELIO JR & JUANITA	T6700-00-001-0004-00	L: 37158
506 W LOOP 19TH ST	TRAILS END EAST-MOBILE HOME BLK 1	B: 13739
WESLACO TX 78596-8110	506 W LOOP 19TH ST	
CHAVEZ MARGARITA PATINO &	T6700-00-001-0005-00	L: 37158
508 W LOOP 19TH	TRAILS END EAST-MOBILE HOME BLK 1	B: 9552
WESLACO TX 78596-8110	508 W LOOP 19TH ST	
CANTU ROGELIO & CARMEN	T6700-00-001-0006-00	L: 39600
804 N LOUISIANA AVE	TRAILS END EAST-MOBILE HOME BLK 1	B: 13736
WESLACO TX 78596-4614	510 W LOOP 19TH ST	
SALDIVAR RAUL	T6700-00-001-0007-00	L: 39600
512 W LOOP 19TH ST	TRAILS END EAST-MOBILE HOME BLK 1	B: 9240
WESLACO TX 78596-8110	512 W LOOP 19TH ST	
LOPEZ EUGENIO & ESMERALDA L	T6700-00-001-0008-00	L: 39600
4804 MILE 9 N	TRAILS END EAST-MOBILE HOME BLK 1	B: 16250
MERCEDES TX 78570-9138	514 W LOOP 19TH ST	
OAKWOOD RENTALS LTD	T6700-00-00A-0000-00	L: 153403
415 S AIRPORT DR STE A	TRAILS END EAST-MOBILE HOME PLOT 'A'	B: 641384
WESLACO TX 78596-5396	622 E 18TH ST	
ROBLES JAMES	U2075-00-000-0001-00	L: 412514
412 E 18TH ST	UPTOWN LOT 1	B: 989374
WESLACO TX 78596	412 E 187TH ST	
MHC LEISURE WORLD LLC	W3800-00-685-0000-99	L: 582061
ATTN: EQUITY LIFESTYLE PROP INC	WEST TRACT W18AC-S34AC-FT 685	B: 1671695
PO BOX 2629	A LEISURE WORLD M/H PARK 28.68AC	
ADDISON TX 75001	400 E 18TH ST	
MHC TRAILS END LLC	W3800-00-751-0000-12	L: 1883970
ATTN: EQUITY LIFESTYLE PROP INC	WEST TRACT 41.12AC-FT 751 & 2.13AC-FT	B: 2755885
PO BOX 2629	AILS END TR PK 43.25AC	
ADDISON TX 75001	2000 S TEXAS BLVD	
GONZALES SYLVIA F	W3800-00-751-0000-84	L: 77636
4214 VIDA SANTA	WEST TRACT NE1.14AC FT 751	B: 0
WESLACO TX 78596	414 E 18TH ST	

City of Weslaco Code Enforcement Dept.

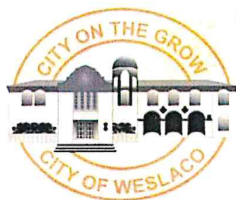
DEC 10, 2025

MUNOZ JOSE L & AUDREY M 207 AUDREY DR WESLACO TX 78596-8005	W3800-00-752-0000-00 WEST TRACT E148'-W452.60'-N295' FT 752 .90AC NET 416 E 18TH ST	L: 67412 B: 192557
REGENCY ON 18TH LLC PO BOX 40003 SOUTH PADRE ISLAND TX 78597-4003	R1690-02-000-001A-00 REGENCY NO. 2 LOT 1A 413 E 18TH ST	L: 177587 B: 3452412
SECURCARE MOVEIT MCALLEN LLC PTA-NSA# 5010 PO BOX 320099 ALEXANDRIA VA 22320	R1690-02-000-001B-00 REGENCY NO. 2 LOT 1B 417 E 18TH ST	L: 343438 B: 3534302



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 7, 2026	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLL Omar Cano.	
Subject/Agenda Item: Discussion and consideration to rezone 2823 S Bridge Ave., also being 11.327 acres of land out of Farm Tract 758, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 17, 2025. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on December 26, 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.	
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, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000959-2025

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 11.327 acres of land out of Block Farm tract 758

Subdivision Name The West and Adams Tracts Recorded in VOL 2, PG 34-37 M.R.H.C.

Street Address 2823 S. Bridge Ave.

Existing Zoning R-4 Single Family Existing Land Use Vacant

Proposed Zoning RT1-Townhomes Proposed Land Use Townhomes

_____ \$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 Supreme Engineering Phone (956) 403-1314

Address 135 Paseo del Prado Ste 7 Fax: _____

City Edinburg State TX Zip Code 78542 E-Mail: omar.cano@supremeengineering.com

OWNER

Name South Texas Providential Development, LLC Phone (956) 784-9874

Address 1108 Houston Way Fax: _____

City San Juan State TX Zip Code 78589 E-Mail: mmike49@aol.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 24/11/2025
Misael Perez (Nov 24, 2025 17:29:26 CST)
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Pete Garcia, Jr., Mayor Pro-Tem, Commissioner, At-large
Israel Gonzalez, 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, City Manager
Omar Rodriguez, Assistant City Manager

PLANNING DEPARTMENT

December 26, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 7, 2026 and the City Commission will hold a public hearing on January 20, 2026, 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 January 7, 2026. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

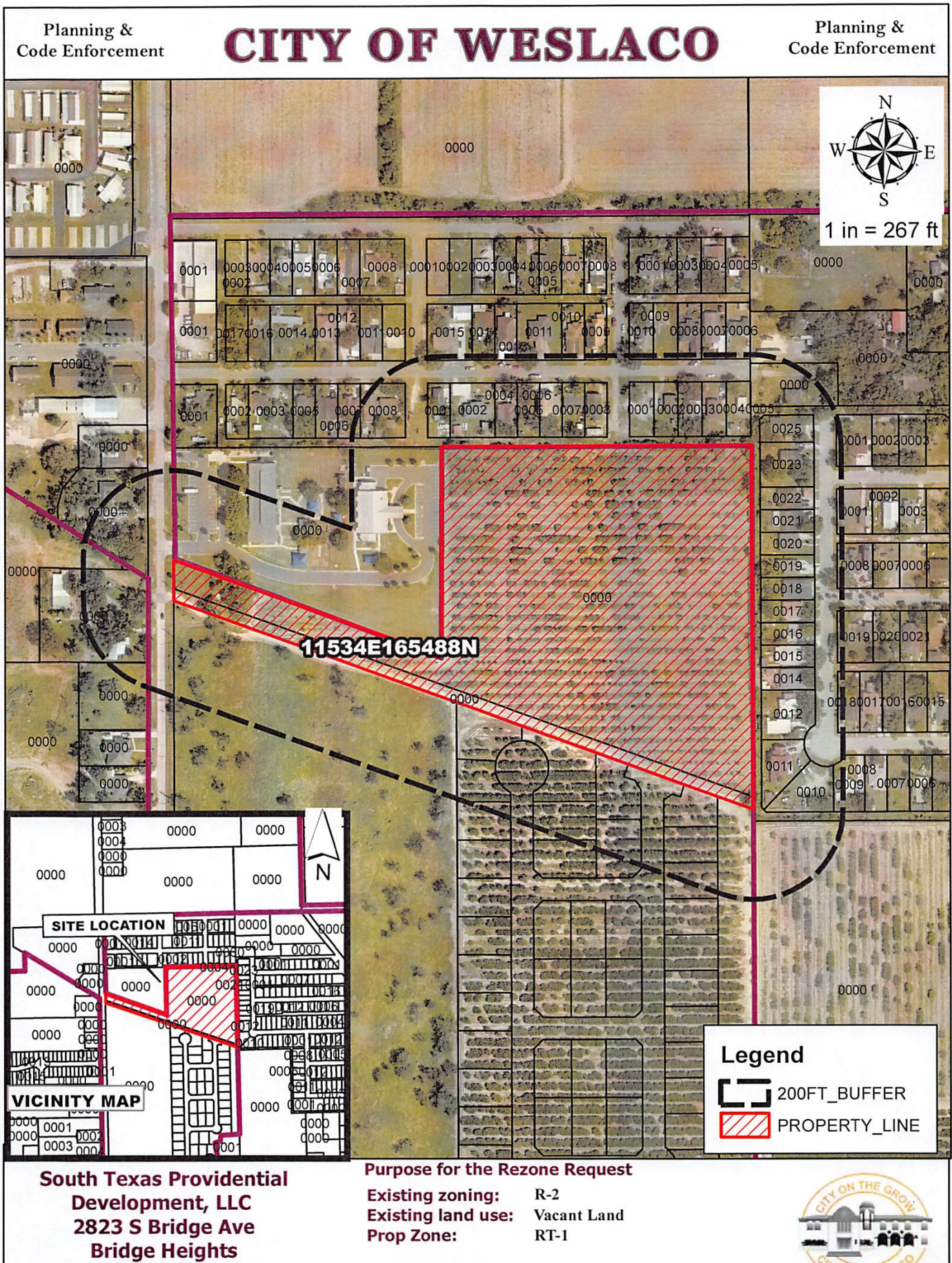
Supreme Engineering is requesting to rezone 2823 S Bridge Ave., also being 11.327 acres of land out of Farm Tract 758, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District.

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



Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up

Pat. avery.com/patents

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0024-00

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0023-00

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0022-00

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0021-00

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0020-00

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0019-00

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0018-00

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0017-00

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0016-00

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0015-00

DK3 INVESTMENT GROUP LLC
401 S KANSAS AVE
WESLACO, TX 78596
R3108-00-000-0014-00

AVALOS JOSE ADOLFO&TEODORA
2802 S BRIDGE AVE
WESLACO, TX 78596-8164
W3800-00-754-0000-32

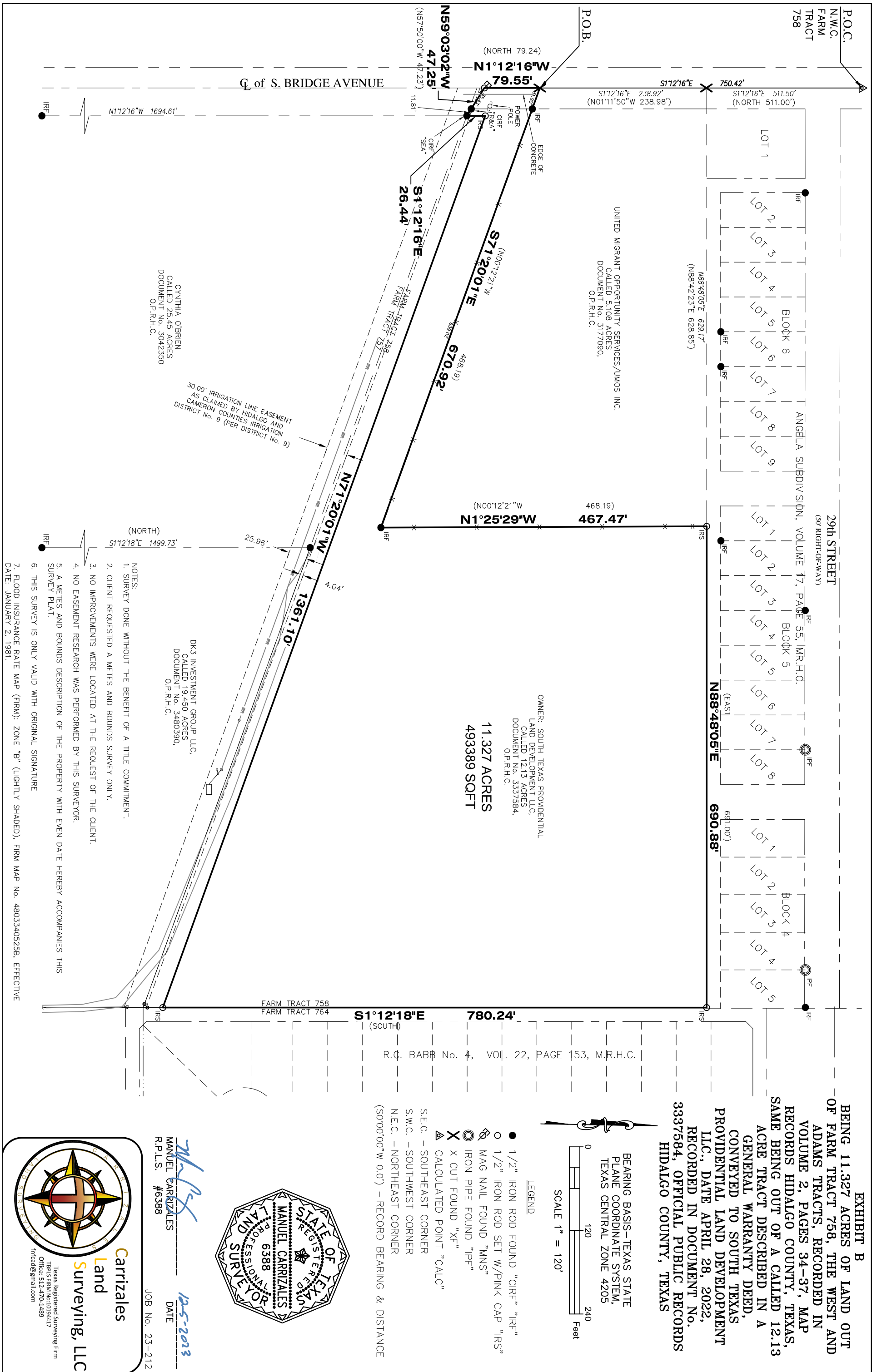
O'BRIEN CYNTHIA
1910 S PLEASANTVIEW DR
WESLACO, TX 78596
W3800-00-757-0000-00

Go to avery.com/templates
Use Avery Template 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

5160®

AVERY





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 7, 2026	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of La Ola del Pacifico LLC.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit, at 1311 W IH 2 Ste G, 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 Wine and Malt Beverage Retailer's On-Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 17, 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

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. Usl-000956-2075

PROPOSED PROJECT

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

Lot 1 Block _____

Subdivision Name weslaco Plaza

Street Address 1311 W IH 2 suite G Weslaco, TX 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

Wine and malt Beverage Retailer's On-Premise Permit

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 La Ola del Pacifico LLC Phone 956 332 7999

Address 1311 W IH 2 suite G Fax: _____

City weslaco State TX Zip Code 78596 E-Mail: laola.delpacifico.sgs@gmail.com

OWNER

Name Jesus R Montemayor Phone 956 355 3658

Address 416 Los Palomos st Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: montemayorgroup@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 Jesus R. Motenayor Date 11/21/25
Owner

Signature Amelia Murillo Date 11/21/25
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 _____

11/14/25, 4:12 PM

Document



Document reference ID : 549764

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. If all of the information is correct, select **Download**, print and save a copy for your records, then select **Next** . If the information is not correct, select **Back** to return to the application and make edits.

Application ID: 549764
Applicant Name: La Ola del Pacifico LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 394811266
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 0806249711
Date Filed: 10/7/2025
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Jesus
Legal Middle Name: Montemayor
Email Address: montemayorgroup@gmail.com
Phone Number: 956-355-3658

11/14/25, 4:12 PM

Document

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority

Prefix: Mr

Legal First Name: Jesus

Legal Middle Name: Ricardo

Legal Last Name: Montemayor

Email Address: montemayorgroup@gmail.com

Phone Number: 956-355-3658

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
La Ola del Pacifico LLC	Jesus Montemayor	Manager and/or Officer, Manager and/or Officer	100	Added

11/14/25, 4:12 PM

Document

Basic Business information

Business/Trade Name: LA OLA DEL PACIFICIO LLC

Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-355-3658

Location Address

Address: 1311 Interstate 2 Ste G, , Weslaco, TX, United States, Hidalgo
78596

Is your location within city limits? Yes

Mailing Address Information

Address: 1311 Interstate 2 Ste G, , 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

11/14/25, 4:12 PM

Document

Location Additional Information
--

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 17%

11/14/25, 4:12 PM

Document

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 10/20/2025

Projected Sales Information

Sales Year: 2025
Alcohol Sale: \$33,878.34
Food Sales: \$539,379.66
Other Sales: \$36,922.90
Total Sales: \$610,180.90

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

11/14/25, 4:12 PM

Document

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type

Property Ownership Type

Entity Name

Building

Lessor

Auriel Investments LLC

11/14/25, 4:12 PM

Document



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

City

, TEXAS

SEAL

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Pete Garcia, Jr., Mayor Pro-Tem, Commissioner At-large
Israel Gonzalez, 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, City Manager
Omar Rodriguez, Assistant City Manager

PLANNING DEPARTMENT

December 26, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 7, 2026, and the City Commission will hold a public hearing on January 20, 2026, 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 January 7, 2026. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

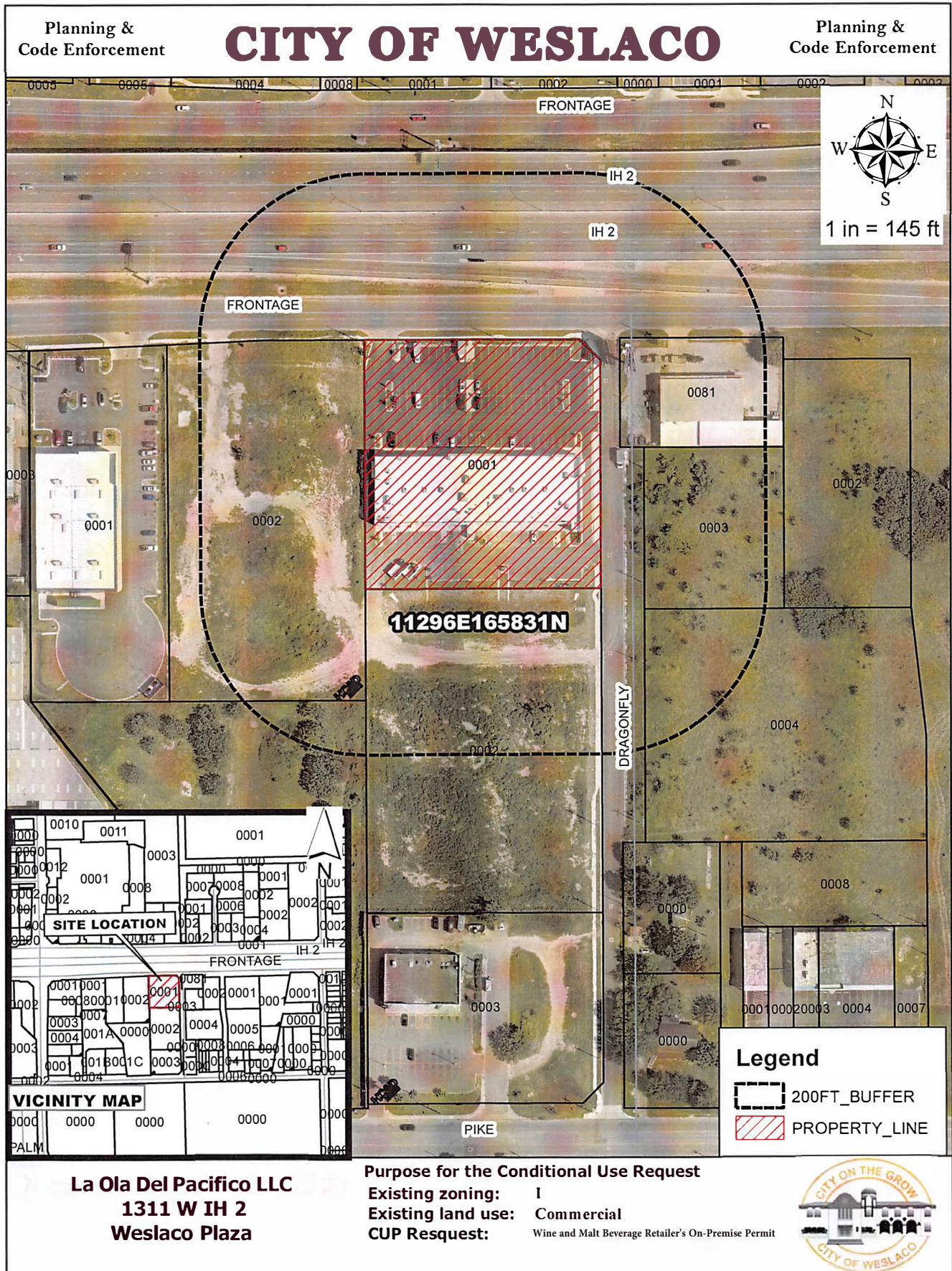
La Ola del Pacifico LLC is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit, at 1311 W IH 2 Ste G, also being 6.595 acres being all of Lot 1, Weslaco Plaza Subdivision, Weslaco, Hidalgo County, Texas.

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,

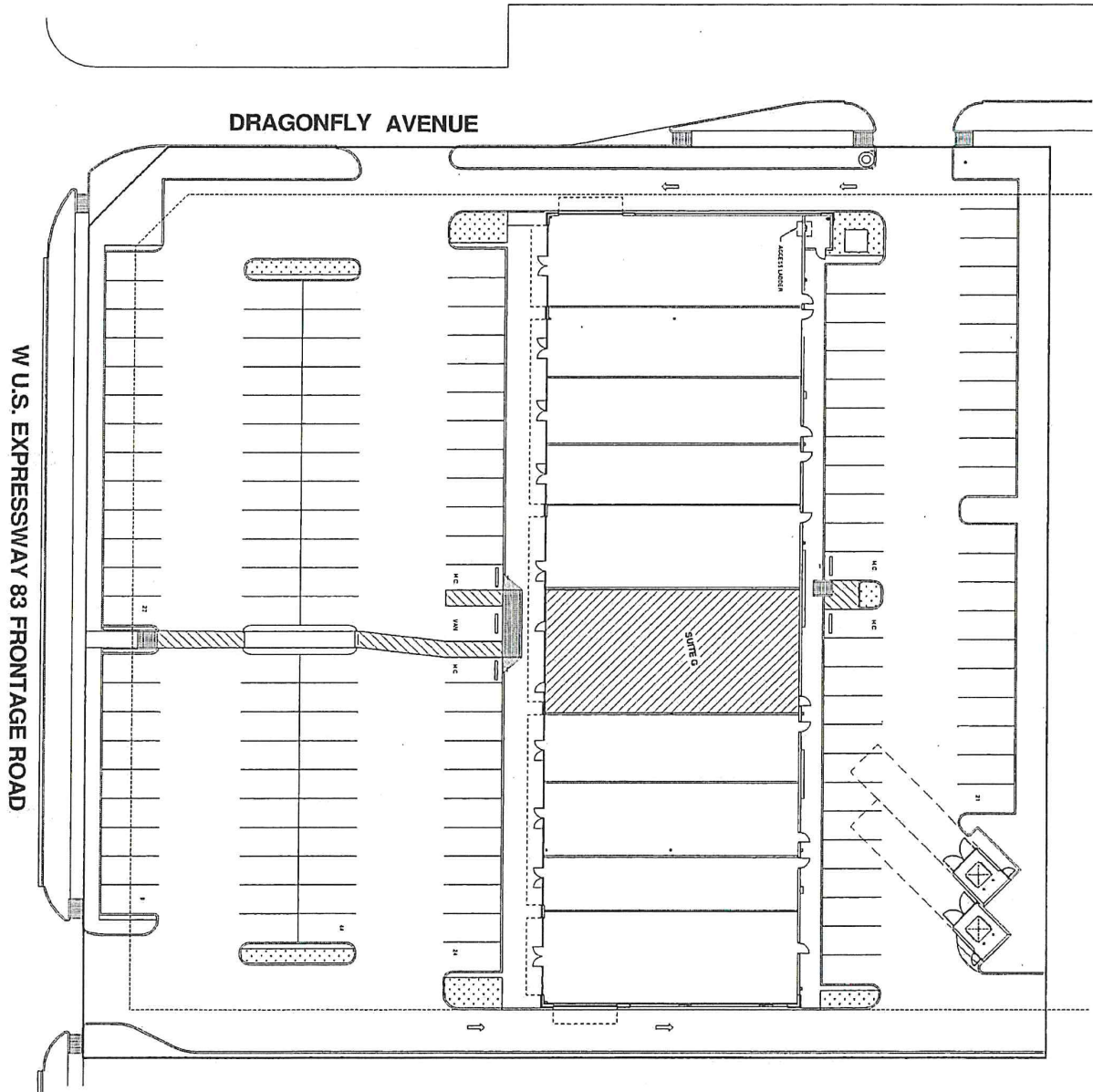
Rebekah de la Fuente
Planning Director



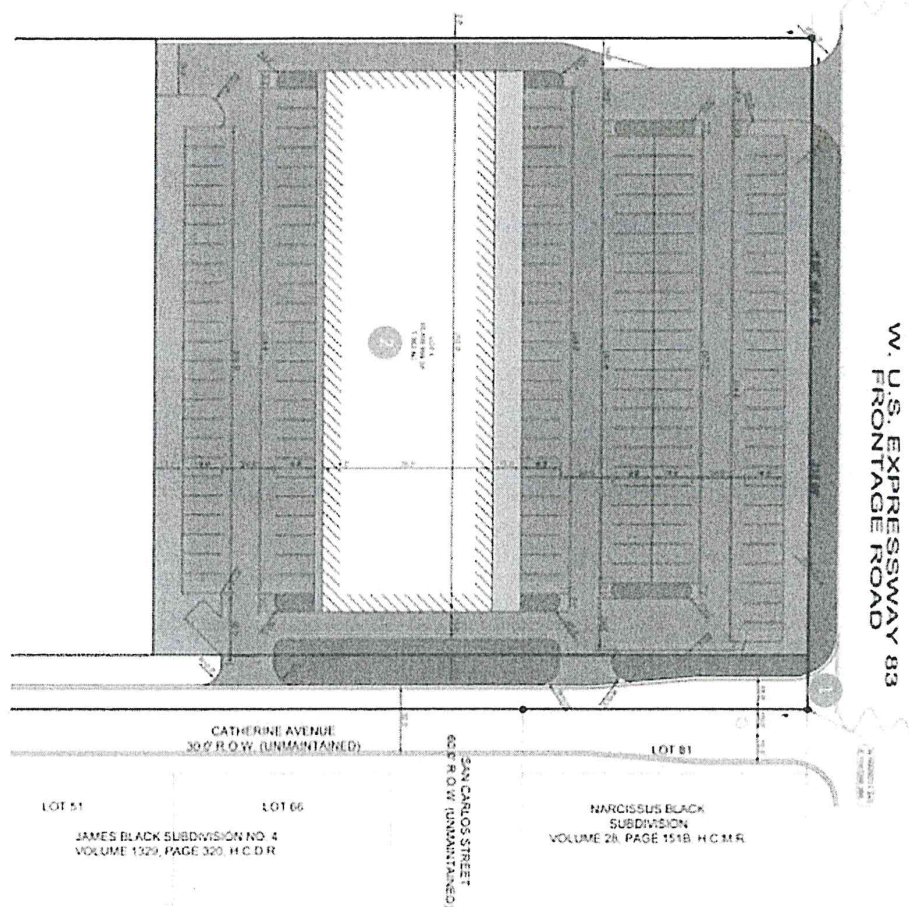
City of Weslaco Code Enforcement Dept.

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



Tenant Map | 1311 W. EXPRWY 83 Weslaco, TX 78596



Key Legend

① (Site) 85,500 Sq. Ft.

② 20,000 Sq. Ft.

Total Approx. Construction:

85,500 Sq. Ft.

Parking Provided:

149 Spaces

Dan Cantu
dan@aurielinvestments.com

956.227.0505
www.domain-development.com





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

Date of Meeting: January 7, 2026	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Joy Subdivision being a 2.08-acre plat consisting of all of Lot 3, Block 1, Ro- Ellen Addition No. 3, and all of Lot 3, Ro-Ellen Addition Unit No. 2, Weslaco, Hidalgo County, Texas. Located on the East side of James Street (1001 James St.) across from and east of 10 th St. Possible Action.	
Discussion/Overview: The proposed one (2) 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 "B".	
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 Preliminary Plat.	
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 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

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: JOE SUBDIVISION

Location: 1001 JAMES ST. WESLACO TX 78596

Legal Description: A 2.08 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 1, RO-ELEN ADDITION UNIT NO. 3 & ALL OF LOT 3, RO-ELEN ADDITION UNIT NO. 2

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: B-1 NEIGHBORHOOD BUSINESS DISTRICT

Existing Land Use: COMMERCIAL Proposed Land Use: COMMERCIAL

Number of Lots Proposed: 2 Gross Acreage: 2.08

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: JANE HERNANDEZ Telephone: 956-793-3857

Address: 8100 N. SPARTAN RD. Fax: _____

City: MISSION State: TX Zip: 78573 E-mail: _____

ENGINEER INFORMATION

Name: DAVID SALINAS, SALINAS ENG + ASOC. Telephone: 956-682-9081

Address: 2221 DAFFODIL AVE. Fax: MSALINAS@SALINASENGINEERING.COM

City: MCALLEN State: TX Zip: 78501 E-mail: DSALINAS@SALINASENGINEERING.COM

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: WESLACO

☒ YES ☐ NO Wastewater Provision: WESLACO

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility _____	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCCD #1</u>	☒ YES ☐ 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 rdelafuente@weslacotx.gov**
- _____ PDF copy of all documents submitted (emailed or USB)
- _____ **\$355.00 Planning Review fee, \$100.00 Fire 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 rdelafuente@weslacotx.gov**
- ☒ PDF copy of all documents submitted (emailed or USB)
- ☒ **\$355.00 Planning Review fee, \$100.00 Fire 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 & 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

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

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
- ☐ Traffic Impact Analysis (If required)
- ☐ 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
- ☐ 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: _____

_____ is the authorized agent

Authorized Agent Signature:  _____ Date: 11-25-25

Authorized Agent Printed Name: DAVID S. LUNA

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: Joy Subdivision

Location: 1001 James Street

Applicant: David Omar Salinas, P.E. ☐ Owner ☒ Agent

Address: 2221 Daffodil Ave., McAllen, Tx, 78501 Phone Number: 956-682-9081

B. Trip Generation Calculation

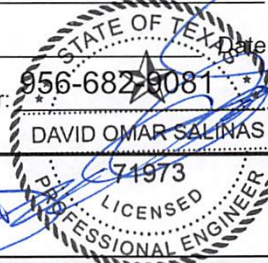
The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
630	Clinic	1.43	9600	1	32.26	27.25	

Comments: Existing use is doctor's office. Proposed future parking lot in rear.

Prepared by: David Omar Salinas, P.E.

Address: 2221 Daffodil Ave., McAllen, Tx, 78501 Phone Number: 956-682-9081



(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#: _____

DRAINAGE REPORT

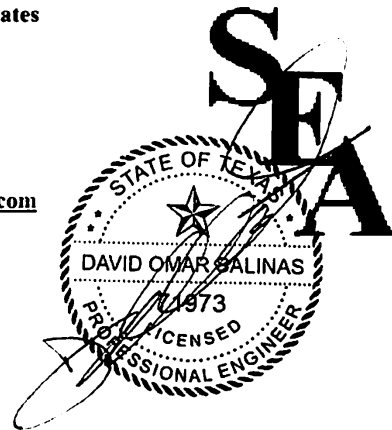
REVISED
JOY SUBDIVISION

CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

PREPARED BY:

David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
(TBE F-6675)
2221 Daffodil Ave.
McAllen, Texas, 78501
(956) 682-9081
(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com

April 14, 2025
August 21, 2025



INDEX

Drainage Report Narrative: Page 2.-5.

- A. Hydrograph: 10 and 50 -Year Storm Events Dated 8/21/25 attached
- B. Plat reduction of Joy Subdivision, Weslaco
- C. Copy of FIRM – Zone “B” CPN 480349 0005 B, dated 03/04/1980
- D. Other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Joy Subdivision is a one commercial lot 2.08 Acre plat consisting of all of Lot 3, Ro-Ellen Addition No. 3, and, all of Lot 3, Ro-Ellen Addition Unit No. 2, Weslaco, Hidalgo County, Texas, located along the east side of James Street (1001 James Street) across from and east of Tenth Street in Weslaco, Hidalgo County, Texas, and, along the west side of Airport Blvd. This tract has 150.0 feet of frontage along the east side of James Street and a total depth of 605.0 feet. Adjacent lands to the north and south are commercial (medical areas), and, along Airport Blvd. is a children's day care. The lands being platted are located in Zone “B” as per the FIRM Community Panel No. 480349 00005 B, dated 03/04/1980. Zone “B” areas are defined as “...Areas of 500-year flood; areas of the 100-year flood with average depths less than one foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.”

There are two existing building – one medical building complete with parking, driveways, etc. inside Lot 3, Ro-Ellen Addition No. 3 and a children's day care building complete with parking and driveway entrances to Airport Blvd. inside of Lot 3, Ro-Ellen Addition Unit No. 2. This subdivision plat is being filed for the future construction of a parking area inside the West 114.0 feet of Lot 3, Ro-Ellen Addition No. 2 purchased from the land owner of Lot 3, Ro-Ellen Addition No. 3. BECAUSE the property owner of the medical building (inside of Lot 3, Ro-Ellen Addition No. 3) purchased a part of a recorded lot (the West 114.0 feet of Lot 3, Ro-Ellen Addition No. 2), the City of Weslaco required that the balance of Lot 3, Ro-Ellen Addition No. 2 be also included in the plat thus making this a 2-lot replat.

Both James Street and Airport Blvd. are city streets completed curb & gutter, pavement and storm sewer improvements. The only new improvement will be to provide for a future parking area along the West 114.0 feet of Lot 3, Ro-Ellen Addition No. 2. Each “new” lot has access to and from both James Street and Airport Blvd. t the east side of the site with access to and from James Street along the north side of the existing building.

Soils of this proposed plat consist of, in part, a Group B Willacy-Urban land complex (Map Unit No. 72) – these Group B soils have a high potential for urban uses and this map unit was not assigned to a capability subclass or to a range site and can be see on Sheet 105 of the Soil Survey of Hidalgo County, Texas.

Cross section elevations reveal that these lands generally have a slope westerly toward James Street via sheet flow over an average overland slope of 0.17% over an average drainage run of 350.0 feet, and; there is also some sheet flow from the day care area east to Airport Blvd. Both are existing conditions. The area for the proposed parking (within the West 114.0 feet of Lot 3, Ro-Ellen Addition Unit No. 2) is low but will be filled it to provide for future parking lot. The

low area results from dirt being borrowed to raise neighboring lands for other parking. When the owner decides to construct a parking area at this location the low area inside the 114.0 foot area will be backfilled and brought to grade. Currently at this time there are no plans for any further development to this 2.08 acre site – the future parking area will complete available areas for improvements (i.e. with the future parking no other areas will be available for improvement).

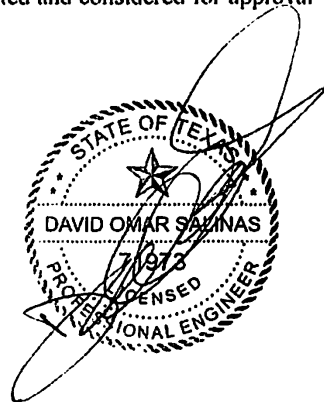
In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provide for the detention of drainage waters created by the improvement to this 1.43 acre property. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10 and 50 Year storm event. – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, and, using an existing drainage coefficient of 0.66 (computed using the existing impervious improvements to site) and a future developed drainage coefficient of 0.83, the attached hydrograph using a slope of 0.17% over an average drainage run of 350.0 feet shows that the improved condition shall create the need for on-site total storage of not less than 9,947.99 Cu. Ft., or, 0.228 Ac. Ft.. Runoff of the future improved condition shall increase from a 10-year flow of 7.08 CFS to a 50-year flow of 14.58 CFS – this is an increase of 7.50

The City of Weslaco shall require as part of the building permit process for the parking area to show how these commercial tracts of lands shall detain their respective volumes of water and show how they will limit any offsite discharge to a combined flow rate not greater than 7.08 CFS – the current drainage condition.

Future minimum finished floor elevations shall be not less than 18" above the top of curb, or, as determined by the grading plan for the future parking area submitted and considered for approval by the City of Weslaco.

David Omar Salinas, P.E.
Plat Engineer.

Date: August 21, 2025, 2025
Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\joy.sub\drainagereport.082125



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
Alexis Lozano	9/8/25
H.C.D.D. NO. 1	DATE

Runoff Calculations

Area:	2.08 acres
Length of Basin:	480.00 ft
FAA-0 RM-1	0
Underdeveloped L:	28.59 min
Developed L:	17.55 min
FAA-0 RM-1	28.59 23.14
Underdeveloped L:	17.55 7.954

Underdeveloped Calculations

County: KIDALCO COUNTY, TEXAS

2-year

0.7%

5-year

0.7%

10-year

0.7%

25-year

0.7%

50-year

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

0.7%

100-year

OUTFLOW

(Underdeveloped)

O_u = 4.92

O_u = 6.12

O_u = 7.08

O_u = 8.18

O_u = 9.54

O_u = 10.83

O_u = 12.12

O_u = 13.41

O_u = 14.70

O_u = 16.00

O_u = 17.29

O_u = 18.58

O_u = 19.87

O_u = 21.16

O_u = 22.45

O_u = 23.74

O_u = 25.03

O_u = 26.32

O_u = 27.61

O_u = 28.90

O_u = 30.19

O_u = 31.48

O_u = 32.77

O_u = 34.06

O_u = 35.35

O_u = 36.64

O_u = 37.93

O_u = 39.22

O_u = 40.51

O_u = 41.80

O_u = 43.09

O_u = 44.38

O_u = 45.67

O_u = 46.96

LAND CHARACTER

1.69 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

LAND CHARACTER

1.69 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

LAND CHARACTER

1.69 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

LAND CHARACTER

1.69 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

LAND CHARACTER

1.69 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

LAND CHARACTER

1.69 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39 acres

0.39

Runoff Ca: 5

Detention
Joy 5 :ation

4/14/2025
pg

Area	1.43 acres
Length of Basin	360.00 ft
Avg Basin Slope (ft/ft)	0.17 %
Developed L _c	26.75 min
Undeveloped L _c	16.41 min
Developed L _c	16.41 min

Proposed	Existing
LAND CHARACTER	LAND CHARACTER
1.18 acres	0.93 acres
0.23 Undeveloped	0.50 Undeveloped
0.23 C (composite, developed)	0.56 C (composite, developed)

Proposed	Existing
LAND CHARACTER	LAND CHARACTER
0.93 acres	0.93 acres
0.50 Undeveloped	0.50 Undeveloped
0.56 C (composite, developed)	0.56 C (composite, developed)

RM	Pre	RM	Post
Length	350	Length	350
Sp	0.17	Sp	0.17
K	3.28	K	3.28
k	0.213	k	0.619
V	0.288057	V	0.837122
Tc	20.25065	Tc	6.88016

2004

Undeveloped Calculations

County HIDALGO COUNTY, TEXAS

2-year

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

3.74

Q₂ = 3.53

OUTFLOW

Undeveloped

0.831

74

9.6

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	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.	

Page 1

Prepared by Melden & Hunt, Inc.

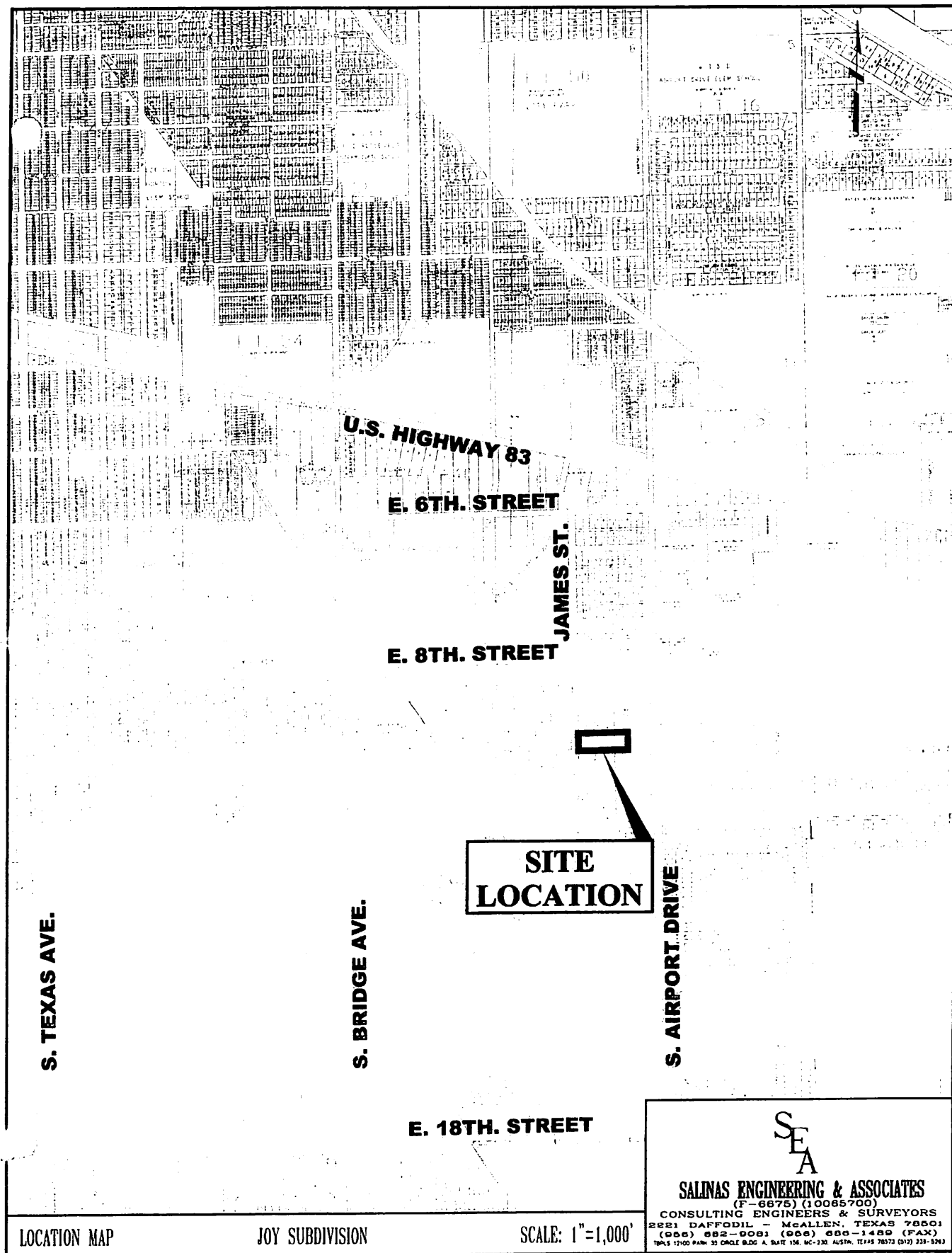
TIME	5 yr.	10 yr.	25 yr.	50 yr.
1	12.626	14.283	16.353	17.386
2	11.721	13.281	15.215	16.210
3	10.950	12.426	14.244	15.204
4	10.286	11.687	13.405	14.333
5	9.706	11.042	12.671	13.570
6	9.194	10.472	12.023	12.895
7	8.740	9.966	11.447	12.294
8	8.334	9.512	10.930	11.755
9	7.968	9.103	10.464	11.268
10	7.636	8.732	10.042	10.825
11	7.334	8.394	9.656	10.421
12	7.058	8.084	9.303	10.051
13	6.804	7.799	8.978	9.710
14	6.569	7.536	8.678	9.395
15	6.353	7.293	8.400	9.102
16	6.151	7.067	8.142	8.831
17	5.964	6.856	7.902	8.577
18	5.789	6.659	7.677	8.340
19	5.625	6.475	7.466	8.117
20	5.472	6.302	7.268	7.908
21	5.327	6.139	7.082	7.711
22	5.191	5.985	6.906	7.525
23	5.062	5.840	6.740	7.349
24	4.941	5.703	6.583	7.183
25	4.825	5.572	6.434	7.025
26	4.716	5.449	6.293	6.875
27	4.612	5.331	6.158	6.732
28	4.513	5.220	6.030	6.596
29	4.419	5.113	5.908	6.467
30	4.329	5.011	5.792	6.343
31	4.244	4.914	5.680	6.224
32	4.161	4.821	5.574	6.111
33	4.083	4.732	5.472	6.002
34	4.008	4.646	5.374	5.897
35	3.935	4.564	5.280	5.797
36	3.866	4.486	5.189	5.701
37	3.799	4.410	5.103	5.608
38	3.735	4.337	5.019	5.519
39	3.673	4.267	4.939	5.433
40	3.614	4.199	4.861	5.350
41	3.557	4.134	4.786	5.270
42	3.501	4.071	4.714	5.193
43	3.448	4.010	4.644	5.118
44	3.396	3.951	4.577	5.046
45	3.346	3.895	4.511	4.976
46	3.298	3.840	4.448	4.908
47	3.251	3.786	4.387	4.843
48	3.206	3.735	4.328	4.779
49	3.162	3.685	4.270	4.717
50	3.120	3.636	4.215	4.658
51	3.078	3.589	4.161	4.600
52	3.038	3.543	4.108	4.543
53	2.999	3.499	4.057	4.488
54	2.962	3.456	4.007	4.435
55	2.925	3.414	3.959	4.383
56	2.889	3.373	3.912	4.333
57	2.854	3.333	3.867	4.284
58	2.821	3.295	3.822	4.236
59	2.788	3.257	3.779	4.189
60	2.756	3.220	3.737	4.144
61	2.724	3.185	3.696	4.099
62	2.694	3.150	3.656	4.056
63	2.664	3.116	3.617	4.014
64	2.635	3.083	3.578	3.973
65	2.607	3.050	3.541	3.933
66	2.579	3.019	3.505	3.894
67	2.552	2.988	3.469	3.855
68	2.526	2.958	3.435	3.818
69	2.500	2.928	3.401	3.781
70	2.475	2.899	3.368	3.745

HIDALGO COUNTY RAINFALL INTENSITY TABLES
Based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

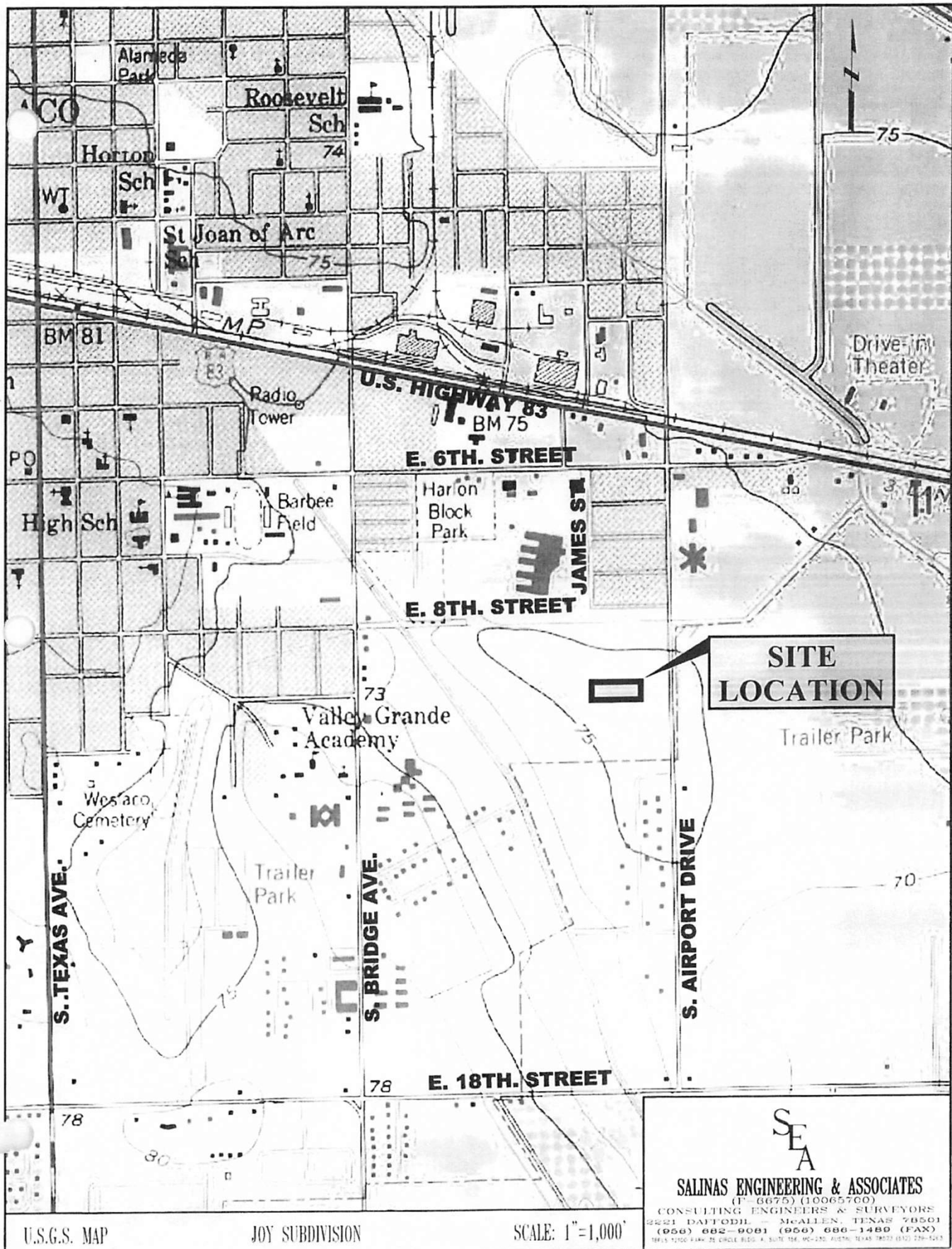
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

TIME	5 yr.	10 yr.	25 yr.	50 yr.	TIME	5 yr.	10 yr.	25 yr.	50 yr.
71	2.451	2.871	3.335	3.710	106	1.838	2.166	2.523	2.829
72	2.427	2.844	3.303	3.676	107	1.825	2.152	2.506	2.811
73	2.403	2.817	3.272	3.642	108	1.813	2.137	2.489	2.793
74	2.380	2.790	3.242	3.610	109	1.800	2.123	2.473	2.775
75	2.358	2.765	3.212	3.577	110	1.788	2.109	2.457	2.757
76	2.336	2.739	3.183	3.546	110	1.788	2.109	2.457	2.757
77	2.314	2.715	3.155	3.515	112	1.765	2.082	2.426	2.723
78	2.293	2.690	3.127	3.485	113	1.753	2.069	2.410	2.707
79	2.272	2.667	3.099	3.455	114	1.742	2.056	2.395	2.690
80	2.252	2.643	3.073	3.426	115	1.731	2.043	2.380	2.674
81	2.232	2.620	3.046	3.398	116	1.720	2.030	2.366	2.658
82	2.213	2.598	3.020	3.370	117	1.709	2.018	2.351	2.642
83	2.193	2.576	2.995	3.342	118	1.698	2.006	2.337	2.626
84	2.175	2.555	2.970	3.315	119	1.688	1.993	2.323	2.611
85	2.156	2.533	2.946	3.289	120	1.677	1.981	2.309	2.596
86	2.138	2.513	2.922	3.263	125	1.628	1.924	2.242	2.523
87	2.121	2.492	2.899	3.238	130	1.581	1.870	2.180	2.455
88	2.103	2.472	2.876	3.213	135	1.537	1.819	2.122	2.391
89	2.086	2.453	2.853	3.188	140	1.496	1.771	2.067	2.331
90	2.069	2.434	2.831	3.164	145	1.457	1.727	2.015	2.274
91	2.053	2.415	2.809	3.140	150	1.421	1.684	1.966	2.220
92	2.037	2.396	2.788	3.117	155	1.386	1.644	1.919	2.169
93	2.021	2.378	2.767	3.094	160	1.354	1.606	1.876	2.121
94	2.005	2.360	2.746	3.072	165	1.323	1.570	1.834	2.075
95	1.990	2.342	2.726	3.050	170	1.293	1.536	1.794	2.032
96	1.975	2.325	2.706	3.028	175	1.265	1.504	1.757	1.990
97	1.960	2.308	2.686	3.007	180	1.239	1.473	1.721	1.951
98	1.946	2.291	2.667	2.986	185	1.213	1.443	1.686	1.913
99	1.931	2.275	2.648	2.965	190	1.189	1.415	1.654	1.877
100	1.917	2.258	2.629	2.944	195	1.166	1.388	1.622	1.842
101	1.904	2.242	2.610	2.924	200	1.144	1.362	1.592	1.809
102	1.890	2.227	2.592	2.905	210	1.102	1.313	1.536	1.747
103	1.876	2.211	2.574	2.885	220	1.063	1.268	1.484	1.690
104	1.863	2.196	2.557	2.866	230	1.028	1.227	1.436	1.637
105	1.850	2.181	2.540	2.847	240	0.995	1.189	1.392	1.587

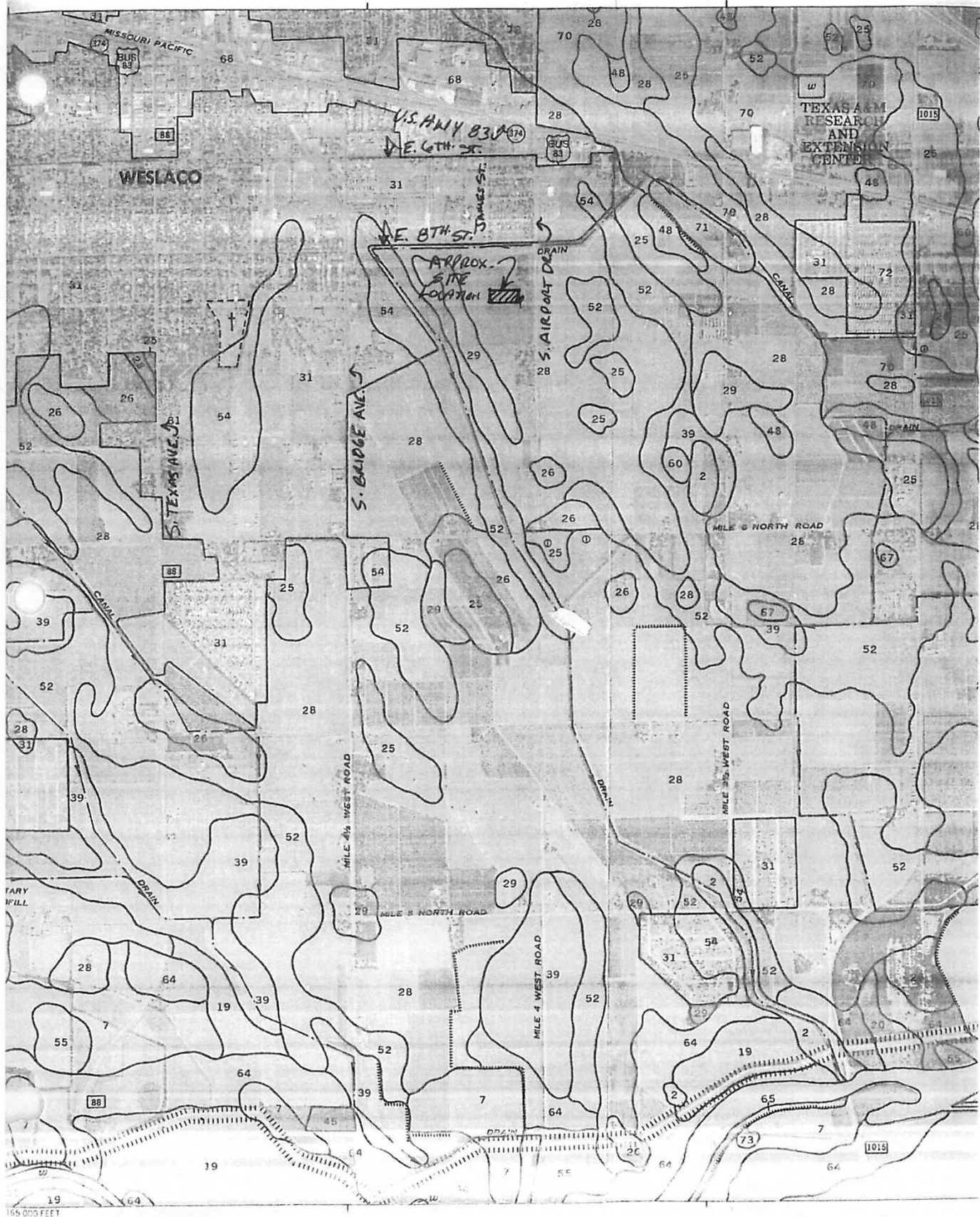


**SITE
LOCATION**

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-8081 (956) 888-1489 (FAX)
1945 12100 PARK 32 CIRCLE BLDG. A, SUITE 106, MC-230 ALSTON, TEXAS 78073 (512) 238-8243



HIDALGO COUNTY, TEXAS — SHEET NUMBER 112



158

Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----										
Falfurrias	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15-----										
Grulla	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----										
Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20-----										
Harlingen	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24-----										
Hebbronville	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27-----										
Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30-----										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

166

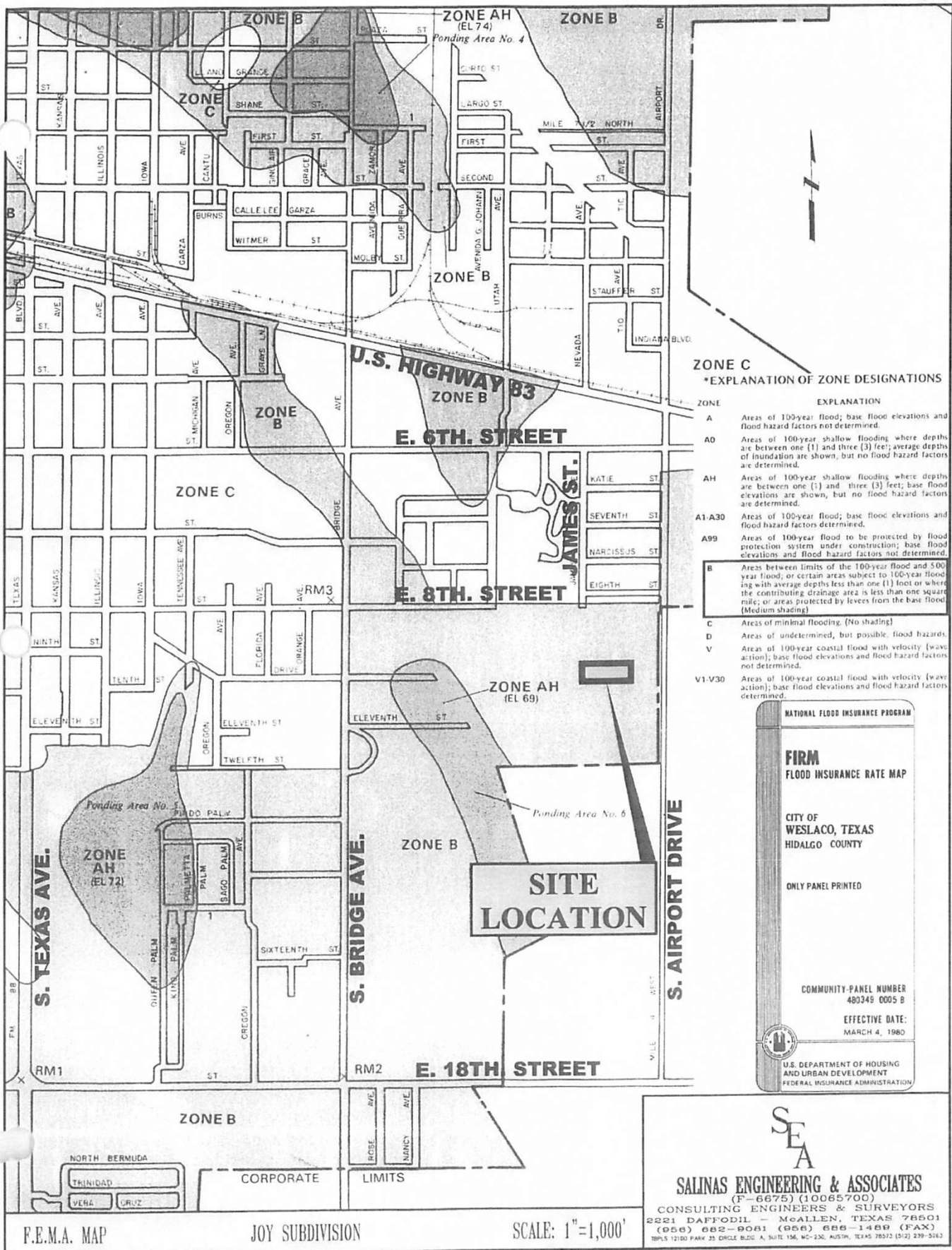
Soil survey

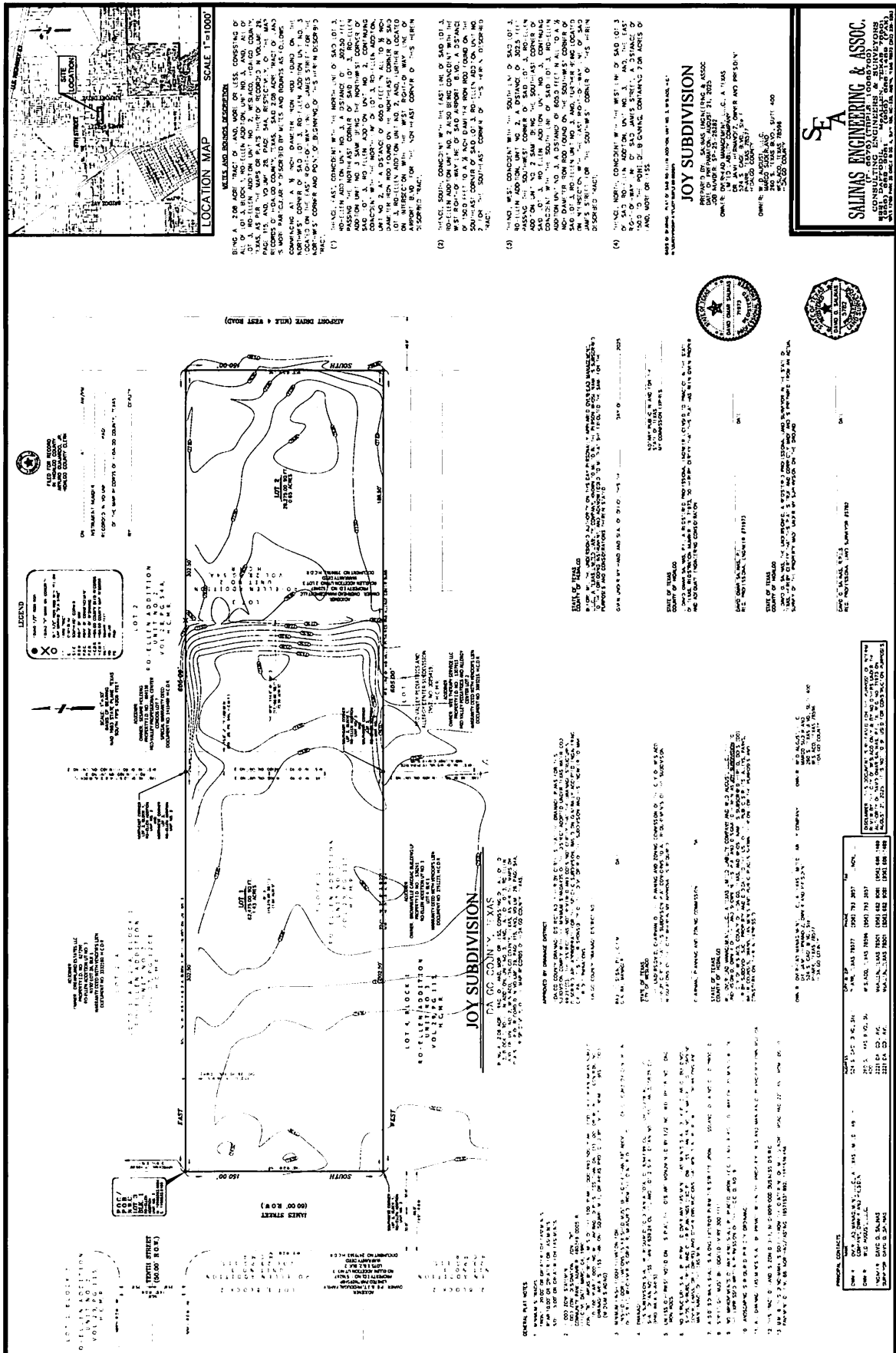
TABLE 18.--SOIL AND WATER FEATURES

"Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Kandado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Palfurrias-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24----- Hebronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.





Project:

JOY SUBDIVISION

Sheet Title:

UTILITY LAYOUT

David Omar Solinas
Registered Professional
Engineer # 71973

Date: 11/13/25

Scale: 1"=30'

Designed By: D.O.S.

Drawn By: A.E.

Checked By: D.O.S.

Approved By: D.O.S.

Project No: SP-25-26282

Drawing No: SP-25-26282

2 of 2

SE
A

SALINAS ENGINEERING & ASSOCIATES
(F-6676) (10069700)
CONSULTING ENGINEERS & SURVEYORS
10821 DARTMOUTH - MOUNTAIN VIEW, TEXAS 76061
(817) 662-0001 (817) 662-1488 (FAX)
THIRTS PARK 35 CHASE BLDG. A, SUITE 100, MC-200, AUSTIN, TEXAS 78732 (817) 229-5263

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW REVIEW BY THE CITY OF MESQUITE ONLY & BY NO OTHERS UNDER THE PROVISIONS OF THE OPEN PUBLIC RECORDS ACT, TEXAS, CHAPTER 552, NOV. 13, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

The map illustrates the utility layout for the Joy Subdivision, which is divided into Lot 1, Block 1 and Lot 2, Block 2. Lot 1, Block 1 is located on the left side of the map, bounded by Tenth Street (5000' R.O.W.) to the north and James Street (6000' R.O.W.) to the south. Lot 2, Block 2 is located on the right side of the map, bounded by Airport Drive (Mile 4 West Road) to the north and James Street (6000' R.O.W.) to the south. The map shows various utility lines including water, sewer, gas, and electric, as well as proposed structures like parking spaces and buildings. A legend in the bottom left corner defines symbols for found iron rods, concrete marks, cleanouts, fire hydrants, light poles, power poles, sanitary sewer manholes, water valves, and points of commencement. A north arrow and a scale of 1" = 30' are also provided. The map includes detailed annotations for each lot, including owner information, property IDs, and deed references. For example, Lot 1, Block 1 is owned by DREAMLAND ESTATES LLC, and Lot 2, Block 2 is owned by SEE THERAPY SERVICE LLC. The map also shows the location of various streets, including Tenth Street, James Street, and Airport Drive.



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

Date of Meeting: January 7, 2026	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Robert Wayne Case.	
Subject/Agenda Item: Discussion and consideration for six-month extension for Long John Silver's Subdivision being 0.45 acres out of Farm Tract 1502, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,432ft East of S Westgate Dr. along Bus 83. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on January 7, 2026. This is the 1st extension. The project at this time has no construction or infrastructure on site proposed for dedication to the city. 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: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

-LIS-

Architecture - Engineering – Interiors

December 2, 2025

City of Weslaco
Attn: Planning & Zoning Dept
255 S. Kansas Ave
Weslaco, TX 78596

RE: Long John Silver's
1201 W. State Hwy 83
Weslaco, TX 78596

**LIS Project No. 2023-115
Subdivision Review**

Subj: Extension Request

To whom it may concern:

The Long John Silver's project at 1201 W State Hwy 83, Weslaco, TX 78596 is still viable. We are respectfully requesting a 6-month extension.

Regards,



Jonay Moffett
Permitting Coordinator
-LIS-
Architecture - Engineering - Construction Management
Central Florida Location:
2572 West State Road 426 Suite 2064
Oviedo, FL 32765
Tel: (321) 244-0402, ext 509 Fax: (321) 244-9419

From: [Jeremy Anciso](#)
To: [Flor Acuna](#)
Subject: Long John Silvers
Date: Monday, December 15, 2025 3:14:37 PM

Engineering is currently in the approval stage of the platting for the development. At this time, there is no construction or infrastructure on site proposed for dedication to the City. Accordingly, Engineering has no comments regarding this matter.

Please let us know if you have any questions.

Sent from my iPhone



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

Date of Meeting: January 7, 2026	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Altex Engineering.	
Subject/Agenda Item: Discussion and consideration for six-month extension of Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & Pike Blvd. Possible Action.	
Discussion/Overview: The proposed three (3) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on July 16, 2025. This is the 2 nd extension. The project is about 95% completed. Pending concrete collars around the manholes. 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: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email form Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737

December 12, 2025

Attn: **Rebekah De La Fuente, CFM**
Planning and Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

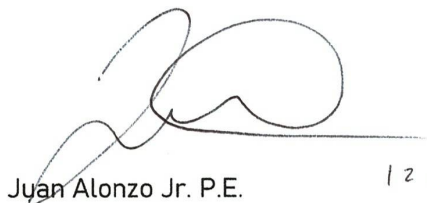
Re: **Extension Request**
Ramos Estates Subdivision
Weslaco, Texas

Ms. de la Fuente,

This letter is to formally request a Six (6) month extension on the Ramos Estates Subdivision located along FM 1015. The owner is finalizing the construction improvements of the utilities and we should be scheduling a walk through soon.

Please do not hesitate to call us at (956)294-1241 if you have any questions, comments, or concerns.

Respectfully,


Juan Alonzo Jr. P.E. 12/12/25

From: [Jeremy Anciso](#)
To: [Flor Acuna](#)
Date: Friday, December 12, 2025 4:28:21 PM

Subject: Ramos Estates Subdivision – Project Status Update

Good afternoon,

I would like to provide an update on the Ramos Estates Subdivision project. The project is currently **95% complete**. The only remaining item is the completion of the concrete collars around the manholes. Once this final task is finished, the project will be fully complete.

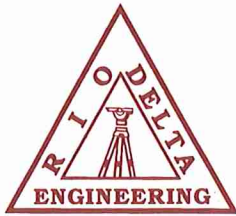
Please let me know if you need any additional information.

Sent from my iPad



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 7, 2025	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering.	
Subject/Agenda Item: Discussion and consideration to be granted a waiver to the moratorium for 1015 W 6 th St., also being E112.1 of Lot 7, FT671, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 820ft west of S Border Ave on the south side of 6 th St. Possible Action.	
Discussion/Overview: Applicant is requesting a wavier to the moratorium in order to submit a rezone request application from B-2 Secondary and Highway District to R-2 Duplex and Apartments. A letter for request was received.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends denial.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Letter	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

Subject: Formal Request for Waiver to Moratorium – 1015 W. 6th Street

Rebekah,

Good morning. Thank you again for the clarification provided regarding the zoning record for 1015 W. 6th Street.

On behalf of my client and property owner, we respectfully submit this formal request for a waiver or exception to the current City moratorium on apartment-type uses so that a rezoning application for R-2 may be accepted and processed. We are requesting that this item be placed on the agenda for the next available Planning and Zoning Commission meeting for consideration.

As discussed, Ms. Peña initiated project planning efforts in good faith based on the long-standing zoning map designation showing the property as R-2 (Apartments & Duplex). Relying on that publicly-available designation, she engaged engineering services. Significant time and financial resources have already been committed to advancing the development concept.

Given these circumstances, we respectfully ask the City and P&Z Commission to consider a path forward that would allow her project to continue without undue delay. Approval of this waiver request would allow her to proceed formally through the rezoning process and align the zoning with the apartment use previously shown on the official map.

We sincerely appreciate your assistance and consideration, and we look forward to working together toward a reasonable solution.

Thank you,

Ivan Garcia, P.E., R.P.L.S., C.F.M.