

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

AUGUST 5, 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

Carolina Crockett, PZ Commissioner

Leroy Gonzalez, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 1, 2026**

On Wednesday, July 1, 2026, 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
Adrian Torres	Commissioner
Leroy Gonzales	Commissioner

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

Also, present were Peter Hermida 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 Crockett were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. June 3, 2026, Regular Meeting

Commissioner Summers made a motion to approve the minutes of June 3, 2026, seconded by Commissioner Torres. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premises Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated notice appeared in the Monitor on June 10, 2026. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026. 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 rezone request, seconded by Commissioner Gonzalez. Motion carried.

B. Discussion and consideration to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premises Permit, at 301 N Texas Blvd., also being Lots 1 & 2, Blk 3, Gonzales ADDN Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated notice appeared in the Monitor on June 10, 2026. Thirty-four (34) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026. Staff recommended approval.

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

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

C. Discussion and consideration to rezone 218 & 300 W Huisache also being Lots 8-9, Block 8, and Lots 1-3, Block 9, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

Mrs. Arevalo stated notice appeared in the Monitor on June 10, 2026. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026. Staff recommended denial based on surrounding land use.

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

Commissioner Torres made a motion to deny the rezone request, seconded by Commissioner Gonzalez. Motion carried with Commissioner Summers against the denial of the request.

D. Discussion and consideration to rezone 715 N Kansas Ave. also being Lots 20-22, Block 1, B.F. White Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to T-1 Townhomes District.

Mrs. Arevalo stated notice appeared in the Monitor on June 10, 2026. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026. Staff recommended approval based on proposed use is a form of single family and conforms to the existing lot size for Weslaco Original Townsite.

Commissioner Summers 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 Summers. Motion carried.

E. Discussion and consideration to rezone 1628 Canyon Dr. also being Lot 170, Westgate Village Mobile Home Ph 2 Subdivision, Weslaco, Hidalgo County, and Texas from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District.

Mrs. Arevalo stated notice appeared in the Monitor on June 10, 2026. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026. Staff recommended approval based on surrounding land use along Westgate Drive.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration of the Final Plat for BW Weslaco Barbee Subdivision being a 1.8124-acre being a re-subdivision of Lot 3 and 4B, Mid-Valley International Business Park Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 650ft North of IH 2.

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

Commissioner Summers made a motion to approve the Final Plat, seconded by Commissioner Torres. Motion carried.

B. Discussion and consideration of the Final Plat for The Gardens at Villa Verde Subdivision Phase II, being 6.70 acres out of Farm Tract 745, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,200 ft. north of W Mile 5 N.

Mrs. Arevalo stated the proposed development is a thirty-nine (39) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sanitary sewer by City of Weslaco through a 10" sanitary sewer line. Staff recommends approval of the Final Plat.

Commissioner Summers made a motion to approve the Final Plat, seconded by Commissioner Gonzalez. Motion carried.

C. Discussion and consideration of the Annexation of Summerlin Phase 1 Subdivision being a 37.887-acre tract of land out of Farm Tract 245, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located Northwest of the intersection of W Mile 11 and N FM 88.

Mrs. Arevalo stated the proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sanitary sewer by City of Weslaco through an 8" sanitary sewer line. Staff recommend approval of the annexation as it is contiguous to the city limits of Weslaco.

Commissioner Torres made a motion to approve the annexation request, seconded by Commissioner Summers. Motion carried.

VI. ADJOURNMENT

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

Planning and Zoning Commission

Absent

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent

Carolina Crockett, Commissioner

Adrian Torres, Commissioner

Leroy Gonzales, Commissioner

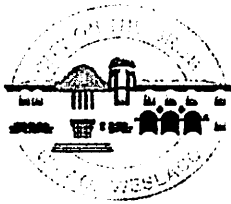
ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 5, 2026	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Alfredo Garcia.	
Subject/Agenda Item: Discussion and consideration to rezone 1715 Abilene Dr. also being E 62' Lot 8, Block 6, Expressway Heights Unit 3, Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on July 15, 2026. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on July 24, 2026.	
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 denied based on surrounding land use.	
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 _____ Block 6

Subdivision Name Out of Farm Tract 146, West Tract Subdivision

Street Address 1715 Abilene Dr. Weslaco, TX

Existing Zoning CO Existing Land Use Warehouse

Proposed Zoning B2 Proposed Land Use Repair Shop

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

APPLICANT

Name ALFREDO GARCIA Phone 956 309 4122

Address 3601 E MILE 8 N APT 292 Fax: _____

City WESLACO State TX Zip Code 78599 E-Mail: alfredgarcia@gmail.com

OWNER

Name Alfredo Garcia Phone 956 309 4122

Address 3601 E Mile 8 N Fax: _____

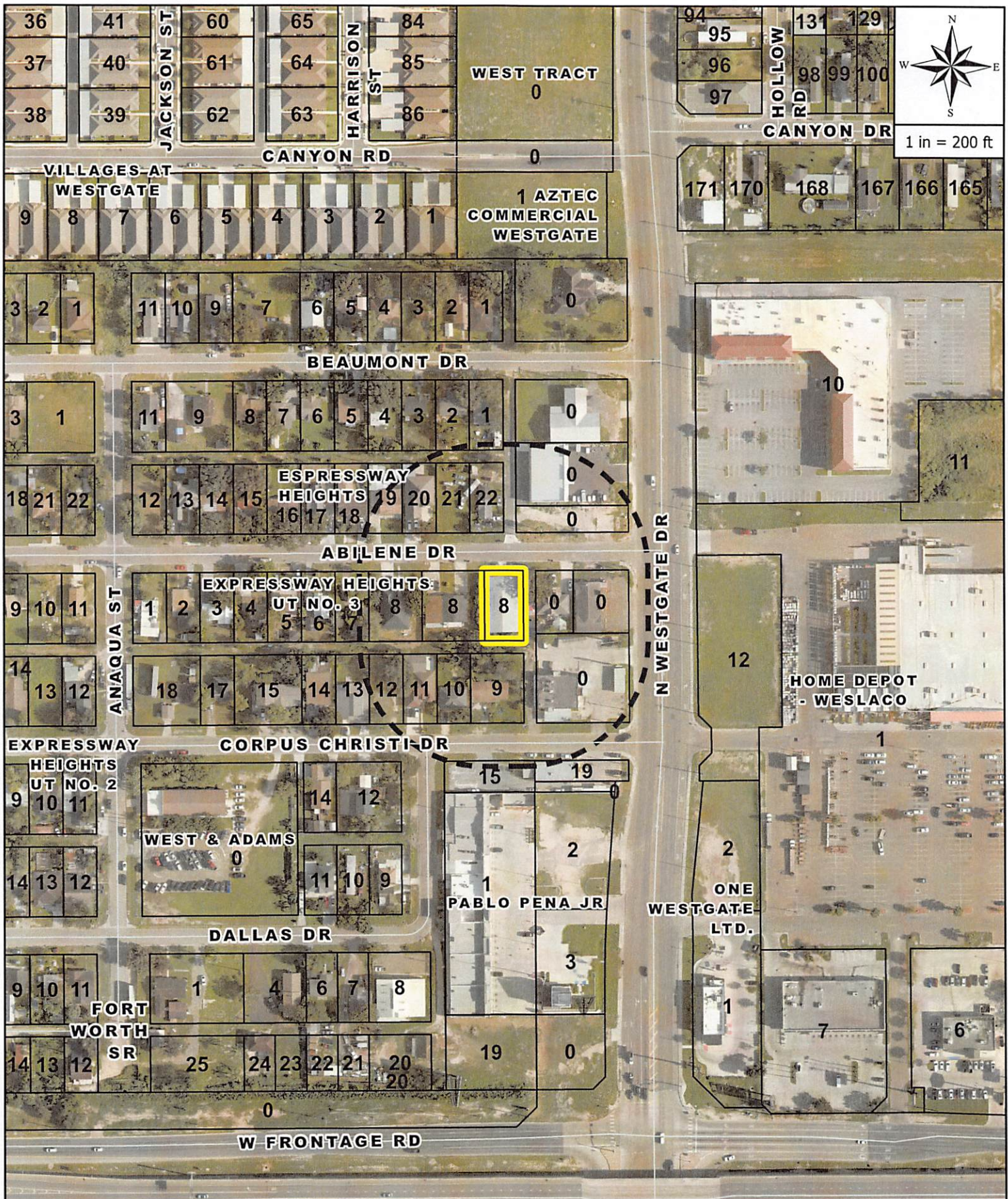
City Weslaco State TX Zip Code 78599 E-Mail: agarcia@garciasalignment.com

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 06-29-26
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent



	AERIAL MAP CASE ADDRESS: 1715 ABILENE DR ALFREDO GARCIA	LEGEND  CITY LIMITS  SITE  NOTIFICATION
--	--	--

TORRES ALVARO & LYDIA
3124 S AMANDA ST
WESLACO, TX, 78596-1638

RODRIGUEZ GILBERTO & DAHLIA
7536 N FM 88
WESLACO, TX, 78599-4263

RODRIGUEZ MEDARDO JR
1599 W EXPY 83
DONNA, TX, 78537

MARES PABLO
1618 TOWER ST.
WESLACO, TX, 78599-5992

CASTILLO JENA
1049 S MISSOURI AVE
MERCEDES, TX, 78570-3739

ORTEGA BEATRIZ R
PO BOX 1212
WESLACO, TX, 78599-1212

CASTILLO MARCO A & MARIA E
GARZA
825 CASPIAN CT E
MONUMENT, CO, 80132-2844

PENA JAVIER
1502 MACKENZIE DR
WESLACO, TX, 78599-9754

HERRERA JOSE DOLORES
1715 W BEAUMONT DR
WESLACO, TX, 78599-3944

SALINAS NANCY GABRIELA
BENAVIDES
1810 W ABILENE DR
WESLACO, TX, 78599-3937

ORTIZ RODOLFO
713 W CROSSLAND BLVD
GRAND PRAIRIE, TX, 75052-6504

JALIL ESPINOSA JOSE RAMON &
PERLA O DE ANDA
1810 W CORPUS CHRISTI DR
WESLACO, TX, 78599-3947

BATAQUES LTD
5804 LA QUINTA LN
WESLACO, TX, 78599-3758

GARCIA PABLO JR
1719 W BEAUMONT DR
WESLACO, TX, 78599-3944

GONZALEZ FRANCISCO M
1806 W ABILENE DR
WESLACO, TX, 78599-3937

FLORES RICHARD A
1807 W ABILENE DR
WESLACO, TX, 78599-3937

VIERRA LINDA MAY
1565 TURKEY TROT
MERCEDES, TX, 78570-4010

MUNIZ LUZ
1716 W ABILENE DR
WESLACO, TX, 78599-3938

CHARLIE RAY JAMES INVESTMENTS
LLC
2606 N SHARY RD
MISSION, TX, 78572

BARBOSA MONICA & SANTOS
1802 W ABILENE DR
WESLACO, TX, 78599-3937

RODRIGUEZ GILBERTO & DAHLIA
7536 N FM 88
WESLACO, TX, 78599-4263

GOMEZ JOSE L & GLORIA T
5602 SABLE DR
WESLACO, TX, 78599-3653

ZUNIGA SONIA & ALVARO M
1802 W CORPUS CHRISTI DR
WESLACO, TX, 78599-3947

©



DESCRIPTION OF 0.158 OF ONE ACRE OF LAND
OUT OF FARM TRACT 146, WEST TRACT SUBDIVISION, ALSO BEING OUT OF
AN UNNUMBERED LOT IN BLOCK 6, EXPRESSWAY HEIGHTS SUBDIVISION NO.3,
HIDALGO COUNTY, TEXAS

Being 0.158 of one acre of land situated in Hidalgo County, Texas and being out of Farm Tract 146, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, also being the east 62 feet of an unnumbered lot in Block 6, Expressway Heights Subdivision, as per map recorded in Volume 17, Page 15 of the Hidalgo County Map Records, and said 0.158 of one acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said unnumbered lot for the northeast corner of said tract herein described; said 1/2-inch iron rod with cap bears South 493.90 feet and WEST 190.00 feet from the northeast corner of said Farm Tract 146;

THENCE, SOUTH, 111.30 feet with the east line of said unnumbered lot and the west line of an alley to a 1/2-inch iron rod found for the southeast corner of said unnumbered lot and the southeast corner of said tract herein described;

THENCE, WEST, 62.00 feet with the south line of said unnumbered lot and the north line of an alley to a 1/2-inch iron rod found for the southwest corner of said tract herein described;

THENCE, NORTH, 111.30 feet with the east line of a 0.253 acre tract described in Document #842130 of the Hidalgo County Official Records, to a 3/8-inch iron rod found for the northeast corner of said 0.253 acre tract and the northwest corner of said tract herein described;

THENCE, EAST, 62.00 feet with the north line of said unnumbered lot and the south line of Abilene Drive, to the POINT OF BEGINNING and containing 0.158 of one acre of land more or less.

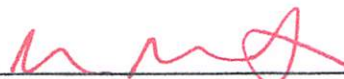
Note: This metes and bounds description is accompanied by a survey plat of even survey date.

Surveyed: March 02, 2026

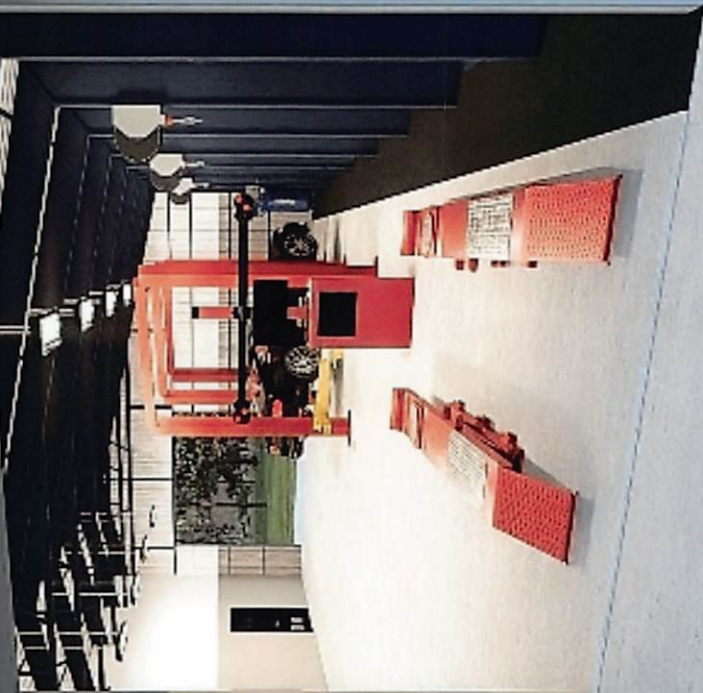
Basis of bearings: 1/2-inch and 3/8-inch iron rods found for the west line of this survey.

22348

3-03-26


Reynaldo Robles, JR., R.P.L.S. #7087

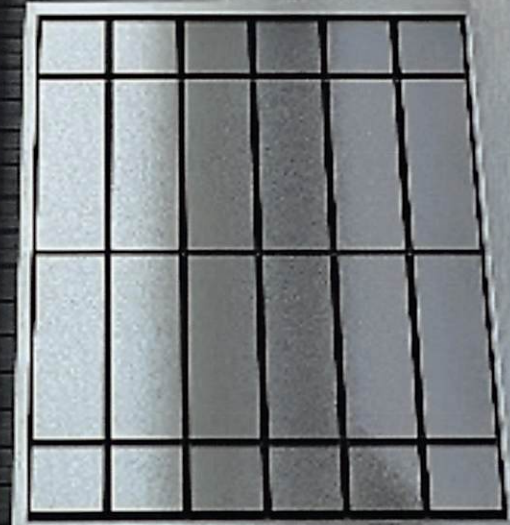
GARCIA'S
AUTOMOTIVE
(956) 309-4112



 **GARCIA'S**
ALIGNMENT

(956) 309-4122

  
ALIGNMENT • BALANCE • SUSPENSION • BRAKES





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 5, 2026	Agenda Item No. (to be assigned by PCE): V.A.
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, 2026. This is the 3 rd extension. The project is about 60% completed. Pending to install the sidewalk along FM 1015. 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: ☒ 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

July 9, 2026

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

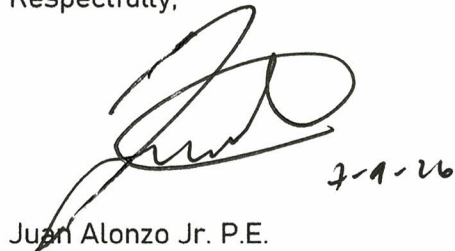
Re: **Extension Request**
Ramos Estates Subdivision
Weslaco, Texas

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 developer only needs to install the sidewalk along FM 105 and is currently working on the construction improvement plans for the new building and site.

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.

From: [Jeremy Anciso](#)
To: [Rebekah M. De La Fuente](#); [Juan Alonzo](#)
Cc: [Peter Hermida](#); [Kayla A. Arevalo](#); [Flor Acuna](#)
Subject: Re: Ramos Estates Subd Correction Pictures
Date: Wednesday, July 15, 2026 7:26:11 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Good morning,

I wanted to provide you with an update on the Ramos Estate project. At this time, all work has been completed except for the sidewalks. The sidewalk work is still pending, and the remainder of the project is complete.

Once the sidewalks have been completed and are ready for inspection, I will send a follow-up update with the necessary information so the inspection can be scheduled.

Please let me know if you have any questions. Thank you, and I will keep you informed as the project progresses.

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From: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Sent: Friday, 10 July 2026 07:44:40
To: Juan Alonzo <jalonzo@altexeng.com>
Cc: Jeremy Anciso <janciso@weslacotx.gov>; Peter Hermida <phermida@weslacotx.gov>; Kayla A. Arevalo <karevalo@weslacotx.gov>; Flor Acuna <facuna@weslacotx.gov>
Subject: RE: Ramos Estates Subd Correction Pictures

Flor,

Please add to the next agenda

Rebekah de la Fuente, CFM, CPM
Planning & Code Enforcement Director



City of Weslaco

255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Juan Alonzo <jalonzo@altexeng.com>