

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**OCTOBER 7, 2020, 5:30 P.M.
LEGISLATIVE CHAMBERS**

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Miles Bullion, PZ Commissioner

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jose Treviño, PZ Commissioner

Jim Forward, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 2, 2020**

On Wednesday, September 2, 2020, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session VIA ZOOM MEETING

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Miles Bullion	Commissioner
Randy Summers	Commissioner
Jim Forward	Commissioner
Adrian Torres	Commissioner
Rebekah de la Fuente	Planning Director
Kayla A. Arevalo	Planning Secretary

Also present were Rolando Gonzalez Building Official; Alberto Aldana, City Engineer; and citizens.

I. CALL TO ORDER:

Chairman Hernandez called the meeting to order and welcomed everyone in the audience.

A. Roll Call/Establish a Quorum

Ms. de la Fuente called the roll call noting that, Commissioner Treviño was absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. August 5, 2020 Regular Meeting

Commissioner Bullion made a motion to approve the minutes of August 5, 2020, seconded by Commissioner Summers. Motion carried.

IV. PUBLIC HEARING

- A. Discussion and consideration to approve rezone 3702 S. Westgate. Also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.**

Ms. de la Fuente stated that notice appeared in The Monitor on August 17, 2020, there were Forty (40) 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 Bullion. Motion carried.

Commissioner Summers made a motion the Conditional Use permit, seconded by Commissioner Bullion. Motion carried.

B. Discussion and consideration to approve Conditional Use Permit to operate an indoor shooting range at 2949 N. Texas Blvd., also being Lot C-1, Amended Apostolic Assembly Church Subdivision, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on August 17, 2020, there were Seventeen (17) property owners notified within the 200-foot radius, phone calls against the item were received. Staff recommended approval.

Mr. Juan Lopez (202 Northcross), Rogelio Cavazos (205 Northcross), Alma Mendiola (200 Northcross), and Orlando Valero and Nancy Sanchez (201 Northcross) voiced concerns regarding gun violence and safety of surroundings.

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

Commissioner Berry made a motion to deny the Conditional Use permit, seconded by Commissioner Summers. Motion carried.

C. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Beer Retailer's Off-Premise Permit at 501 W. Pike Blvd., also being Block 1, Lot 1-4, Hughes Subdivision, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on August 17, 2020, there were Forty (40) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Berry made a motion approve the Conditional Use permit, seconded by Commissioner Bullion. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Final Plat for Milanos Estates 1 Subdivision– being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road. Possible Action.

Ms. de la Fuente stated that this item is an eighty-two (82) lot subdivision located outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco services through an 8” sewer line. The property is within a Flood Zone “B”. The applicant has request a variance for lot size at the pervious meeting but the variance request was denied. The applicant has requested a variance for off-site drainage and setbacks. The applicant has provided letters of support from the Irrigation District and Driange District for the off-site drainage variance.

Commissioner Summers made the motion to approve Final plat, and variance request for the off-site drainage and setbacks, seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration for the Final Plat for Airport Heights being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, and Texas located approximately on the North corner of Airport and Business 83. Possible Action

Ms. de la Fuente stated that this item is a seventy-two (72) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco services through an 8” sewer line. The property is within a Flood Zone “X”. Owner was granted a setback variance to allow a 10 ft rear setback. Applicant is requesting a variance for off-site drainage, and we have received letters of support from HCCID and HCDD. The owner has also relocated the entrance to the subdivision further North at the recommendation of Engineering to alleviate traffic issues.

Commissioner Bullion made the motion to approve Final plat and the variance request, with the noted change regarding lot size, seconded by Commissioner Berry. Motion carried.

C. Discussion and consideration for a six-month extension of the Final Plat for Tejas Cuatro Phase II Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North of the intersection of W. Sugar Cane Dr. along Mile 5 ½ West. Possible Action.

Ms. de la Fuente stated that this item is a sixty-four (64) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “X”. The approval of the final plat is set to expire on September 17, 2020 and the owner is requesting additional time to complete construction of the subdivision.

Commissioner Suymmers made the motion to approve six-month extension, seconded by Commissioner Forward. Motion carried.

D. Discussion and consideration for six-month extension of the Final Plat for San Jacinto Estates No10. Phase II Subdivision – being 13.49-acre tract of land out of Farm Tract 94, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 10 North Road and Mile 4 West Road. Possible Action.

Ms. de la Fuente stated that this item is a one hundred forty-four (144) lot subdivision is outside the City of Weslaco city limits. Final Plat approval is set to expire on September 17, 2020. Staff recommends approval.

Commissioner Summers made the motion to approve six-month extension, seconded by Commissioner Forward. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 5:55 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Absent
Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 7, 2020	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of VIGA Restaurants, Inc..	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 1311 West IH 2 Ste G, also being Lot 2, Weslaco Plaza Subdivision, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-Premise Wine and Beer Retailer's Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on September 21, 2020 Seven (7) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.	
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

CUP20-00011

RECEIVED

SEP 19 2020

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 30 days prior to the meeting.
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. _____ **Planning &
Code Enforcement Dept.**

PROPOSED PROJECT

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

Lot 2 Block _____

Subdivision Name South Point Plaza

Street Address 1311 W Expressway 83 Suite G

Existing Zoning Commercial Existing Land Use Shopping Center

Purpose for the Conditional Use Permit Request Restaurant

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 VIGA RESTAURANTS DBA Villa del Mar Restaurant # 7 Phone 956-580-7989

Address 1311 W Interstate Highway 2 Suite G Fax: 956-205-2051

City Weslaco State Tx Zip Code 78596 E-Mail: corporate@vigainc.com

OWNER

Name AURIEL INVESTMENT, LLC. Phone _____

Address 100 E NOLANA STE. 130 Fax: _____

City MCALLEN State TX Zip Code 78504 E-Mail: gilbert@aurielinvestmen.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 ✓

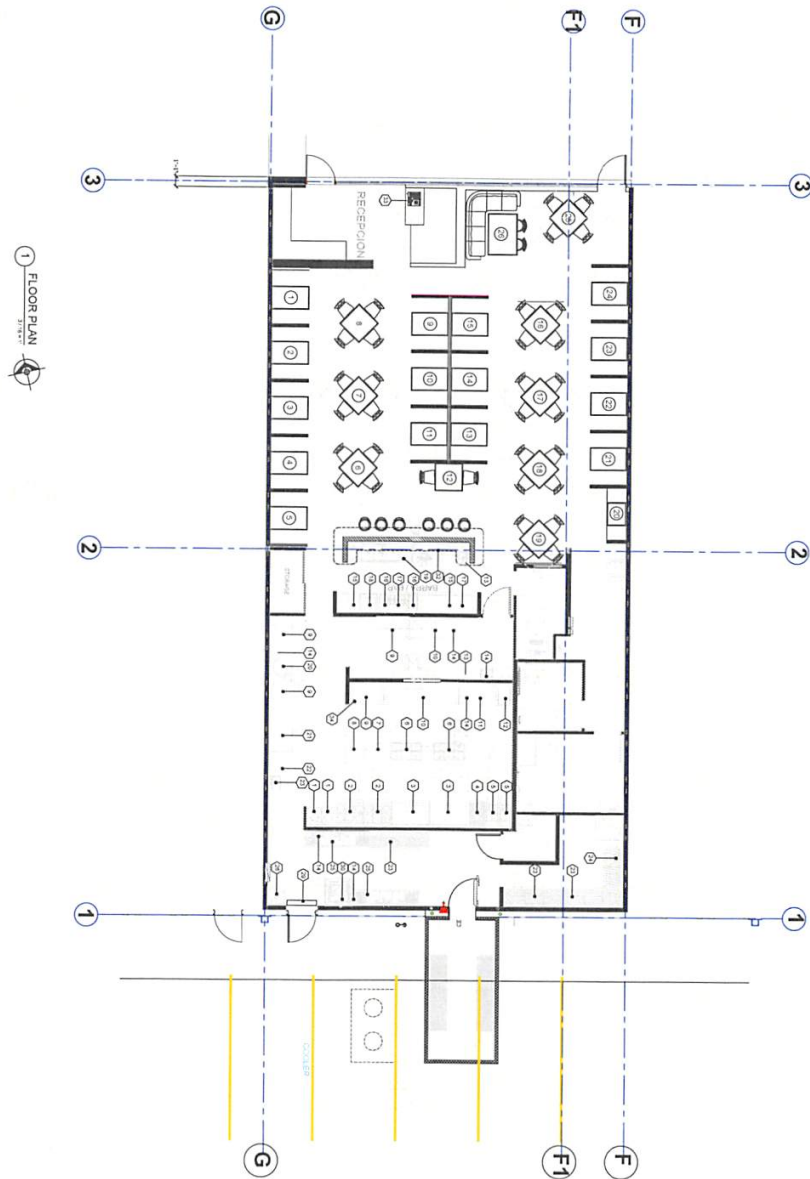
I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date 09/04/2020
Owner

Signature [Signature] Date 09/07/2020
Applicant

Signature _____ Date _____
Authorized Agent

Accepted By _____	CITY OF WESLACO 956-968-3181	Date Paid _____
Notice of Public Hearing 200' of Proposed Signage	REC#: 02671154 9/10/2020 10:58 AM OPER: floor TERM: 040 REF#: 4916 PAID BY:	Date _____
P & Z Notice of Public Hearing	TRAN: 202.0000 CONDITIONAL USE PERM VILLA DEL MAR RESTAURANT#7 1311 W IH2 STE G 101-400-1026 CONDITIONAL USE PER 305.00CR	Date _____
City Commission Notice in Newspaper		Date _____
Presented to P & Z Approved _____ D	TENDERED: 305.00 CHECK APPLIED: 305.00-	Date _____
Presented to City Commission Approved _____ Disapproved _____ Tabled _____	CHANGE: 0.00	Date _____



EQUIPMENT SCHEDULE	
NO.	DESCRIPTION
1	RECEPTION AREA
2	KITCHEN
3	RESTROOM
4	OFFICE
5	OFFICE
6	OFFICE
7	OFFICE
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96	OFFICE
97	OFFICE
98	OFFICE
99	OFFICE
100	OFFICE

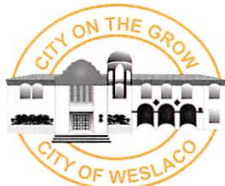
TOPSITES DESIGN
McAllen Tx. 78501 956.590.6253

FLOOR PLAN

DATE: 03/20/20
BY: 7/26/2020
SHEET: 8

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 25, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 7, 2020, at 5:30pm and the City Commission will also hold a public hearing on October 20, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

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 karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

VIGA Restaurants, Inc. is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 1311 West IH 2 Ste G, also being Lot 2, Weslaco Plaza Subdivision, Hidalgo County, and 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.

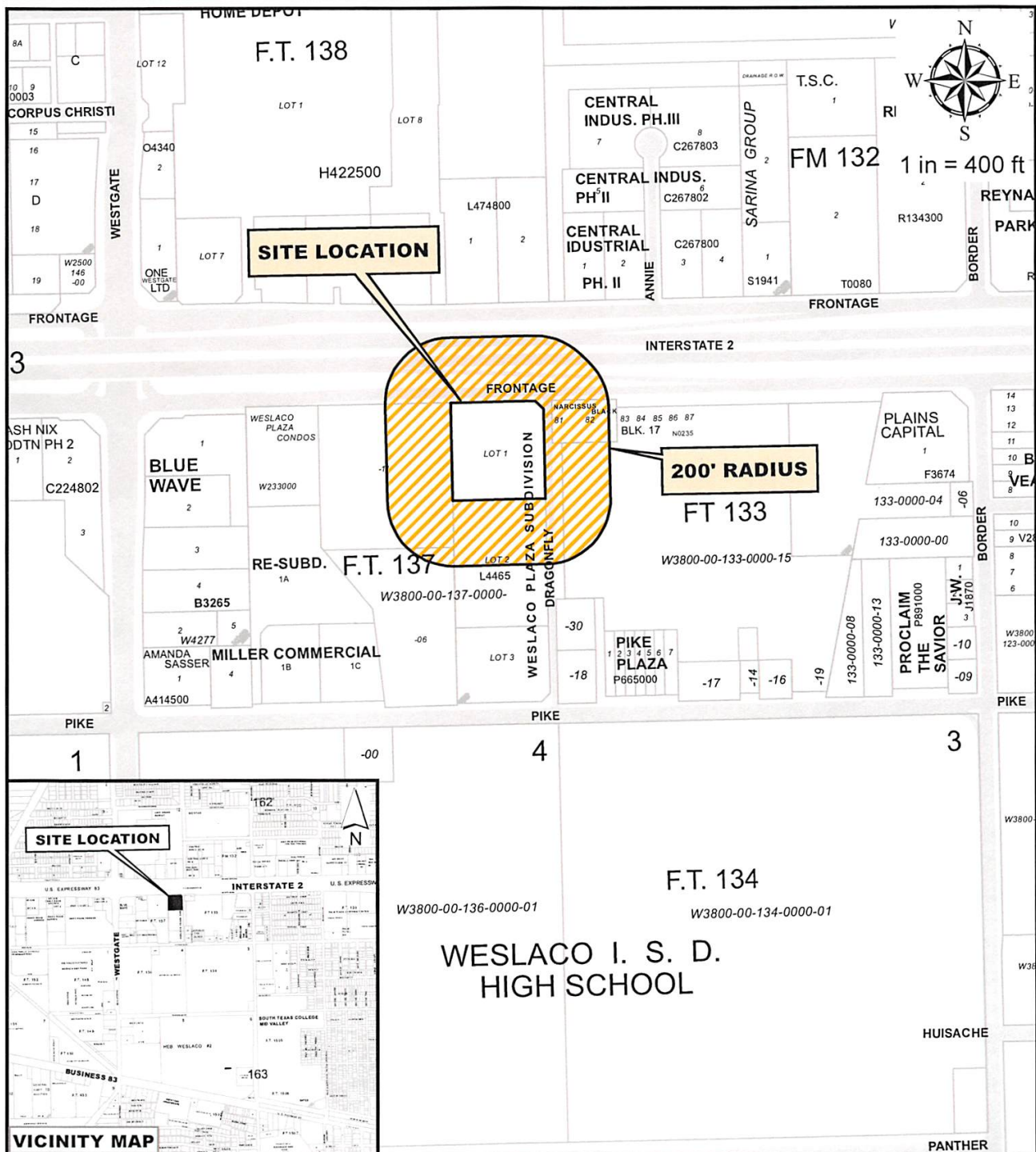
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



SITE LOCATION

SITE LOCATION

200' RADIUS

SITE LOCATION

VICINITY MAP

Viga Restaurants DBA
Villa del Mar Restaurant #7
1311 W. Interstate Highway 2 Ste. G
South Point Plaza, Lot 1
LOT 13, BLOCK 162, F.T. 137

Purpose for the Conditional Use Permit request

Existing zoning: I, Industrial District
Existing land use: Retail
CUP request: Restaurant



City of Weslaco Code Enforcement Dept.

SEP 15, 2020

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: 234000 B: 285990
MID-WAY WELDING INC PO BOX 1531 DONNA TX 78537	N0235-00-017-0082-00 NARCISSUS BLACK LOT 82 BLK 17 1221 W EXPRWY 83	L: 175500 B: 168222
SHARYLAND INVESTORS 305 N SHARY RD MISSION TX 78572-0205	W3800-00-133-0000-15 WEST TRACT N15.62AC AN IRR TR-W1 9.47AC EXC E60'-W597.99'-N100'-S 1101 W EXPRWY 83	L: 0 B: 0
CHAVEZ PETRA S 1406 W PIKE WESLACO TX 78596-4602	W3800-00-137-0000-06 WEST TRACT S 3.00 FOR H/S-W10.07 AC-E20AC FT 137 1406 W PIKE BLVD	L: 335691 B: 77471

Auriel Investments LLC
100 E Nolana Ave Ste 130
McAllen, Tx 78504-267

W2320-00-000-0001-00

Auriel Investments LLC
100 E Nolana Ave Ste 130
McAllen, Tx 78504-267

W2320-00-000-0002-00

BS Management LLC
1806 S Closner
Edinburg, Tx 78539-6314

H1060-00-000-0002-00



09/04/2020

VIGA RESTAURANT INC
115 E INTERSTATE HWY 2
MISSION TX 78572
(956)580-7989

I Cynthia G Villarreal as General Manager of Villa Del Mar Restaurant we are requesting the Conditional Use Permit is for the new business that we are about to open on location 1311 E Expressway 83 Weslaco, TX. The name of the purposed use is for Villa Del Mar. The location of the proposed use 1311 E Expressway 83 Weslaco, TX is for dinning in Restaurant serving Mexican and Seafood. The owners and founders of Villa Del Mar are Mr. & Mrs. Villarreal with General Manager Cynthia G Villarreal. Therefore, the proposal for of alcoholic beverages are for Margaritas and Piña Coladas and mix drinks with alcohol levels less than 17%. Hours of operation are from 11:00AM to 09:00 PM Monday thru Sunday. Attached you will find the pictures of the site plan and drawings of the proposal of the new business that we are planning to open in the upcoming months. We would greatly appreciate your assistance in this matter if you have any questions please feel free to contact me at your most convenient time.

Thanks,

A handwritten signature in blue ink, appearing to be 'C. Villarreal', is written over a horizontal line.

Cynthia G. Villarreal
General Manager



103 E. Expressway 83 / Mission, Texas 78572
Ph. (956) 580-7989 / Fax (956) 205-2051
corporate@vigainc.com / www.vigainc.com



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 7, 2020	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Ricardo Guerra	
Subject/Agenda Item: Discussion and consideration to approve rezone 2606 N. Westgate. Also being Block 1, Lot 4, Sun Country Estates Subdivision, 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 September 21, 2020. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.	
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 for rezone with attachments.	
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

REZ
FILE NO. 20 00010

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 4 Block 1

Subdivision Name Sun Country Estates

Street Address 2606 N. Westgate

Existing Zoning residential R-1 Existing Land Use N/A

Proposed Zoning commercial Proposed Land Use Parking lot B-2

_____ \$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 Ricardo R. Guerra Phone (956) 607-7487
Address 6700 N. Mile 3 1/2 W Fax: (956) 969-9674
City Weslaco State TX Zip Code 78599 E-Mail: n-quintanilla@yahoo.com

OWNER

Name Ricardo R. Guerra Phone (956) 607-7487
Address 6700 N. Mile 3 1/2 W. Fax: (956) 969-9674
City Weslaco State TX Zip Code 78599 E-Mail: n-quintanilla@yahoo.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 [Signature] Date 8-17-2020
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

CITY OF WESLACO
956-968-3181

REC#: 02665559 8/25/2020 8:36 AM
OPER: flor TERM: 040
REF#: 331
PAID BY:

TRAN: 204.0000 REZONING APPL FEE
2606 N WESTGATE
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
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PLANNING DEPARTMENT

September 25, 2020

Legal Notice

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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 karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Ricardo Guerra is requesting to rezone 2606 N. Westgate. Also being Block 1, Lot 4, Sun Country Estates Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary and Highway business district.

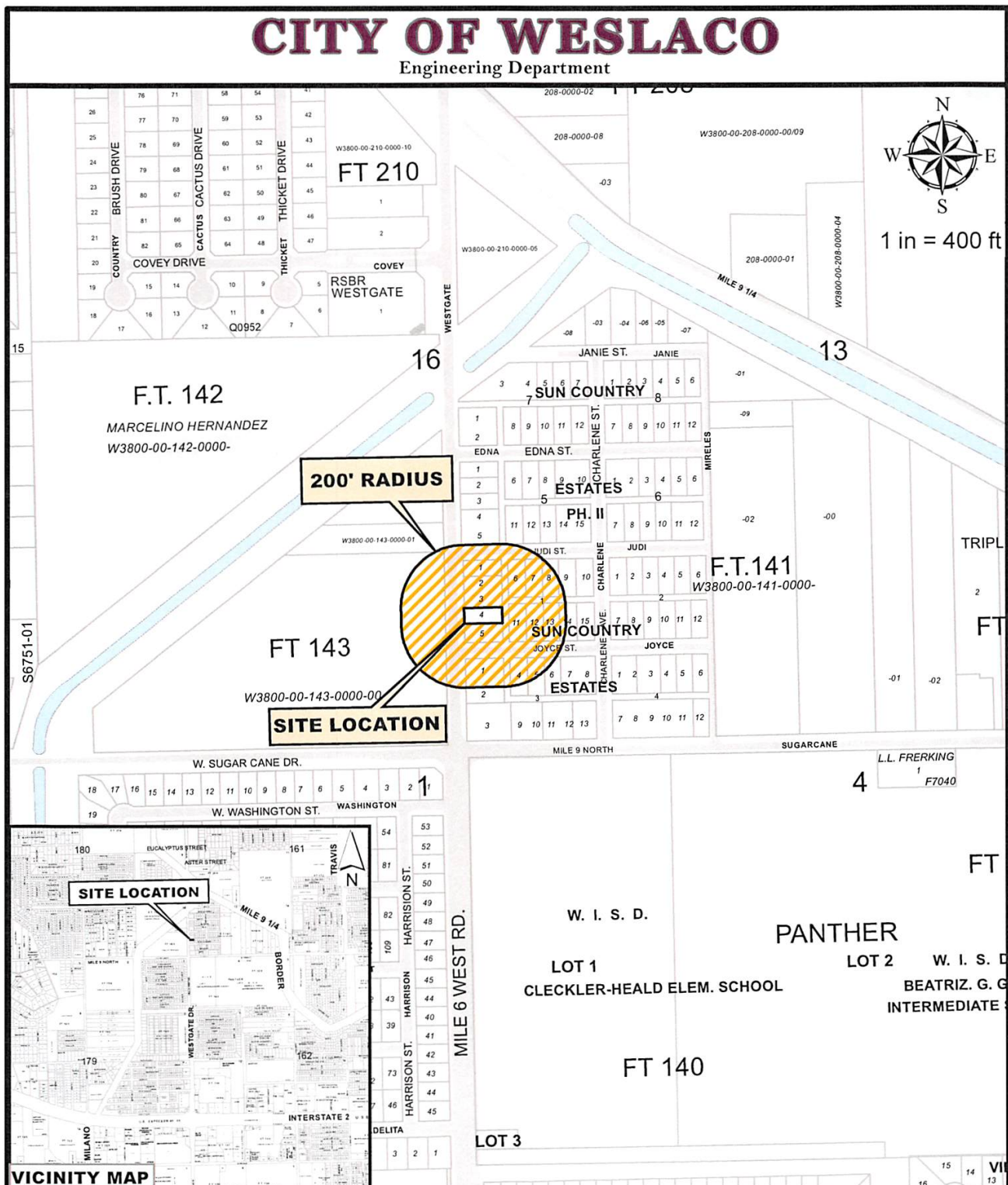
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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, CFM
Planning Director

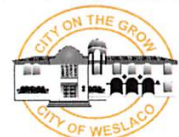


Ricardo R. Guerra

**2606 North Westgate
Sun Country Estates, Lot 4, Block 1
BLOCK 161, F.T. 141, LOT 13**

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Vacant Lot
Proposed zoning: B-2
Proposed land use: Parking Lot



City of Weslaco Code Enforcement Dept.

SEP 15, 2020

LOZANO VIRGINA YOLANDA 1902 W MIMOSA DR WESLACO TX 78596	S6900-00-001-0001-00 SUN COUNTRY ESTATES LOT 1 & N1/2 OF LOT 2 BLK 1 0	L: 26100 B: 29421
RODRIGUEZ SOLEDAD G & MELBA PO BOX 142 PROGRESO TX 78579-0142	S6900-00-001-0002-00 SUN COUNTRY ESTATES S1/2 LOT 2 & ALL LOT 3 BLK 1 0	L: 24688 B: 40156
GUERRA RICARDO 2909 W IRIS AVE MCALLEN TX 78501-6225	S6900-00-001-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 1 0	L: 21000 B: 0
GUERRA RICARDO 2909 W IRIS AVE MCALLEN TX 78501-6225	S6900-00-001-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 1 0	L: 25200 B: 71253
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-001-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 1 0	L: 23100 B: 34490
AGUILAR ALEXANDRA ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-001-0007-00 SUN COUNTRY ESTATES LOT 7 BLK 1 0	L: 23100 B: 59545
REYNA RAFAEL & MARIA CONSUELO 1605 JUDI ST WESLACO TX 78599-4069	S6900-00-001-0008-00 SUN COUNTRY ESTATES LOT 8 BLK 1 0	L: 14400 B: 15151
FARIAS MARIA S PROJECT 9 MILE LLC 1601 JUDI ST WESLACO TX 78599-4069	S6900-00-001-0009-00 SUN COUNTRY ESTATES LOT 9 BLK 1 1603 JUDI ST	L: 15840 B: 42319
MARTINEZ PATRICIA G 1610 JOYCE ST WESLACO TX 78599-3819	S6900-00-001-0011-00 SUN COUNTRY ESTATES LOT 11 BLK 1 0	L: 15840 B: 13921
JALOMO MARIA EVA 3312 ROSEWOOD DR WESLACO TX 78599-3625	S6900-00-001-0012-00 SUN COUNTRY ESTATES LOT 12 BLK 1 0	L: 15840 B: 52634
GONZALEZ JUAN MANUEL JR 1227 W CHEROKEE AVE PHARR TX 78577-4525	S6900-00-001-0013-00 SUN COUNTRY ESTATES LOT 13 BLK 1 1606 JUDI ST	L: 14400 B: 5245
RINCON ASENCION A 1604 JOYCE ST WESLACO TX 78599-3819	S6900-00-001-0014-00 SUN COUNTRY ESTATES LOT 14 BLK 1 0	L: 15840 B: 9960

City of Weslaco Code Enforcement Dept.

SEP 15, 2020

GONZO ENTERPRISES LLC 1115 N 171ST E AVE TULSA OK 74116-4214	S6900-00-003-0001-00 SUN COUNTRY ESTATES LOTS 1 & 2 B LK 3 0	L: 58800 B: 221270
GONZO ENTERPRISES LLC 1115 N 171ST E AVE TULSA OK 74116-4214	S6900-00-003-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 3 0	L: 15840 B: 7542
MONJARAS DANIEL ENRIQUE 1607 JOYCE ST WESLACO TX 78599-4068	S6900-00-003-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 3 0	L: 15840 B: 70607
GOMEZ CESAR A & LUCINA G 1605 JOYCE ST WESLACO TX 78599-4068	S6900-00-003-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 3 0	L: 14400 B: 37315
AGUILAR ELIZABETH 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0004-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 4 & 5 BLK 5 0	L: 30600 B: 39615
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 11 BLK 5 0	L: 15840 B: 6752
DE LEON JESUS PO BOX 8308 WESLACO TX 78599-8308	W3800-00-143-0000-00 WEST TRACT FT 143 13.79AC-15AC E XC 1.0-IMPS 12.37AC NET	L: 253585 B: 0
DE LEON JESUS PO BOX 8308 WESLACO TX 78599-8308	W3800-00-143-0000-01 WEST TRACT 1.0AC-15.79AC AN IRR TR-E534.40'-N91.86'-S721.07' FT	L: 20500 B: 27944



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 7, 2020	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of Ricardo Guerra	
Subject/Agenda Item: Discussion and consideration to approve rezone 2720 N. Westgate. Also being Block 5, Lot 1 & 2, Sun Country Estates Subdivision, 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 September 21, 2020. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.	
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 rezone with attachments.	
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.

REZ
20-00011

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 and 2 Block 5

Subdivision Name Sun Country Estates

Street Address 2720 N. Westgate Dr Weslaco TX 78599

Existing Zoning residential Existing Land Use Beauty Salon

Proposed Zoning commercial Proposed Land Use Meat Market

_____ \$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 Ricardo R. Guerra Phone (956) 607-7487

Address 6700 N. Mile 3 1/2 W Fax: (956) 969-9674

City Weslaco State TX Zip Code 78599 E-Mail: n-quintanilla@yahoo.com

OWNER

Name Ricardo R. Guerra Phone (956) 607-7487

Address 6700 N. Mile 3 1/2 W Fax: (956) 969-9674

City Weslaco State TX Zip Code 78599 E-Mail: n-quintanilla@yahoo.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 [Signature] Date 8-18-2020

Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

CITY OF WESLACO
956-968-3181

REC#: 02665560 8/25/2020 8:39 AM
OPER: flor TERM: 040
REF#: 233
PAID BY:

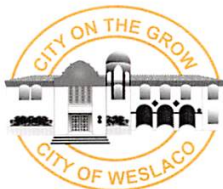
IRAN: 204.0000 REZONING APPL FEE
2720 N WESTGATE
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00

CHANGE: 0.00

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 25, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 7, 2020, at 5:30pm and the City Commission will also hold a public hearing on October 20, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

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 karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Ricardo Guerra is requesting to rezone 2720 N. Westgate. Also being Block 5, Lot 1 & 2, Sun Country Estates Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary and Highway 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.

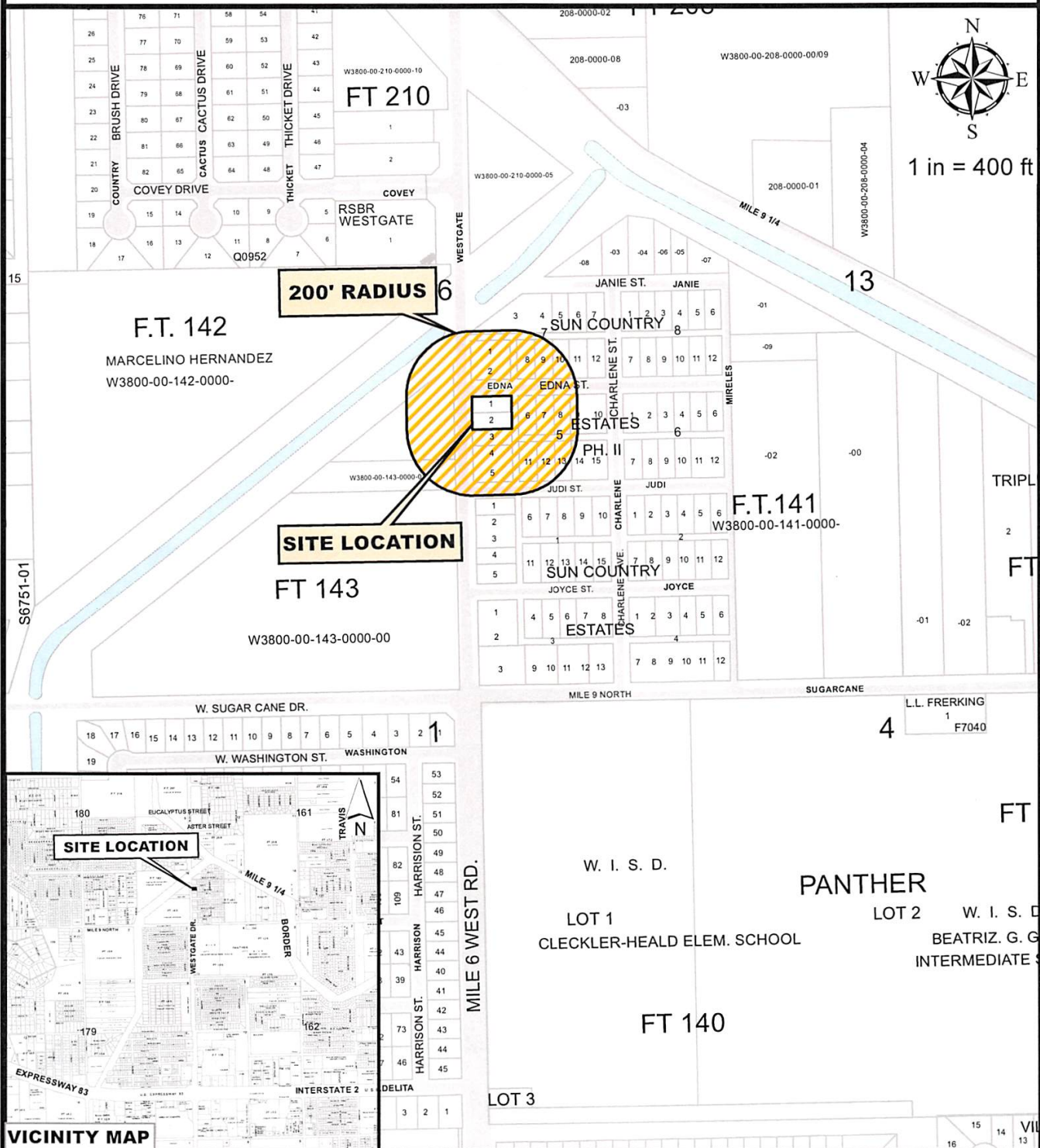
Sincerely,

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

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Ricardo R. Guerra

**2720 North Westgate Dr.
Sun Country Estates, Lot 1 and Lot 2, Block 1
BLOCK 161, F.T. 141, LOT 13**

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Beauty Salon
Proposed zoning: B-2
Proposed land use: Meat Market



City of Weslaco Code Enforcement Dept.

SEP 16, 2020

GUERRA HERMELINDA 6700 N MILE 3 1/2 W WESLACO TX 78596-1479	S6900-00-005-0001-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 1 BLK 5	L: 13320 B: 0
GUERRA HERMELINDA 2720 N WESTGATE DR WESLACO TX 78599-3875	S6900-00-005-0002-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 2 BLK 5	L: 21000 B: 12814
CARDOSA SILVIO HECTOR & 2710 N WESTGATE DR WESLACO TX 78599-3875	S6900-00-005-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 3 BLK 5 0	L: 14400 B: 38459
AGUILAR ELIZABETH 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0004-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 4 & 5 BLK 5 0	L: 30600 B: 39615
SIFUENTES EMMA 1609 EDNA ST WESLACO TX 78599-4095	S6900-00-005-0006-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 6 BLK 5 0	L: 15840 B: 38290
SALINAS JESUS E & SAN JUANITA 1607 EDNA ST WESLACO TX 78599-4095	S6900-00-005-0007-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 7 BLK 5 0	L: 15840 B: 21048
GONZALEZ JAVIER & DALIA 1509 EDNA ST WESLACO TX 78599-4138	S6900-00-005-0008-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 8 BLK 5 0	L: 14400 B: 0
TYRAQ FAMILY LP 2228 MARTHA'S LN PALMHURST TX 78573-0176	S6900-00-005-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 9 BLK 5 1201 EDNA ST	L: 15840 B: 0
TYRAQ FAMILY LP 2228 MARTHA'S LN PALMHURST TX 78573-0176	S6900-00-005-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 10 BLK 5 1201 EDNA ST	L: 15840 B: 97160
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 11 BLK 5 0	L: 15840 B: 6752
CUELLAR GUADALUPE & ANTONIA 1608 JUDI ST WESLACO TX 78599-4070	S6900-00-005-0012-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 12 BLK 5 0	L: 15840 B: 13044
ROBLEDO JUAN 2629 GRANADA WESLACO TX 78599-4540	S6900-00-005-0013-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 13 BLK 5 0	L: 14400 B: 0

City of Weslaco Code Enforcement Dept.

SEP 16, 2020

GARCIA ADELINA 900 W 7TH ST WESLACO TX 78596-6702	S6900-00-005-0014-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 14 BLK 5 1602 JUDI ST	L: 15840 B: 22370
GARCIA ADELINA 900 W 7TH ST WESLACO TX 78596-6702	S6900-00-005-0015-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 15 BLK 5 1602 JUDI ST	L: 15840 B: 5217
AGUILAR JUAN R ETAL 1610 JUDI ST WESLACO TX 78599-4070	S6900-00-007-0001-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 1 & 2 BLK 7 0	L: 50400 B: 40389
GUERRA SERGIO & DENYS 1609 JANIE ST WESLACO TX 78599-4182	S6900-00-007-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 L OTS 3 & 4 BLK 7 0	L: 47040 B: 14045
REYNA ROSBEL & REYNA NELIA S 1610 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0008-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 8 BLK 7 0	L: 15840 B: 19158
MARTINEZ LEONARDO & IRMA 1608 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 9 BLK 7 0	L: 15840 B: 25909
HINOJOSA LORENZO 1604 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 10 BLK 7 0	L: 14400 B: 14840
HINOJOSA LORENZO 1604 EDNA ST WESLACO TX 78599-4155	S6900-00-007-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 11 BLK 7 0	L: 15840 B: 0
DE LEON JESUS PO BOX 8308 WESLACO TX 78599-8308	W3800-00-143-0000-00 WEST TRACT FT 143 13.79AC-15AC E XC 1.0-IMPS 12.37AC NET	L: 253585 B: 0
DE LEON JESUS PO BOX 8308 WESLACO TX 78599-8308	W3800-00-143-0000-01 WEST TRACT 1.0AC-15.79AC AN IRR TR-E534.40'-N91.86'-S721.07' FT	L: 20500 B: 27944



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 7, 2020	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Planning Director, on behalf of Alan Hurtado	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Original Townsite of Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on September 21, 2020. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.	
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. CUP20-00012

PROPOSED PROJECT

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

Lot 19, & South (20') of lot 20 Block 49

Subdivision Name Original Townsite of Weslaco

Street Address 611 S Texas Blvd

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request On premises alcohol consumption

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

Would like to get to an agreement with the concerned parties

- ☒ \$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 Alan C Hurtado Phone 9568549295

Address 102 Ranchito St Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: alan.hdocr@gmail.com

OWNER

Name Omar Figueroa Jr Phone 9563766142

Address 1509 Misty Ln Fax: _____

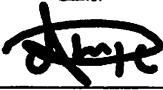
City Weslaco State Tx Zip Code 78596 E-Mail: Ofigueroa06@gmail.com

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 _____  Date 09/16/20

Signature _____  Date 09/16/20
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY			
Accepted By		Date Paid	
Notice of Public Hearing 200' of Property	CITY OF WESLACO 956-968-3181	Date	
P & Z Notice	REC#: 02672956 9/16/2020 11:55 AM OPER: NV TERM: 039 REF#: _____ PAID BY: _____	Date	
City Commission in Newspaper	TRAN: 202.0000 JUAN BOTAS 611 S TEXAS 101-400-1026 CONDITIONAL USE PERM	Date	
Presented to and Approved by	CONDITIONAL USE PER 305.00CR TENDERED: 305.00 CASH APPLIED: 305.00-	Date	
Presented to and Approved by	CHANGE: _____ 0.00	Date	

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 25, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 7, 2020, at 5:30pm and the City Commission will also hold a public hearing on October 20, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

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 karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Alan C. Huerta is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Original Townsite of Weslaco, Hidalgo County, and 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.

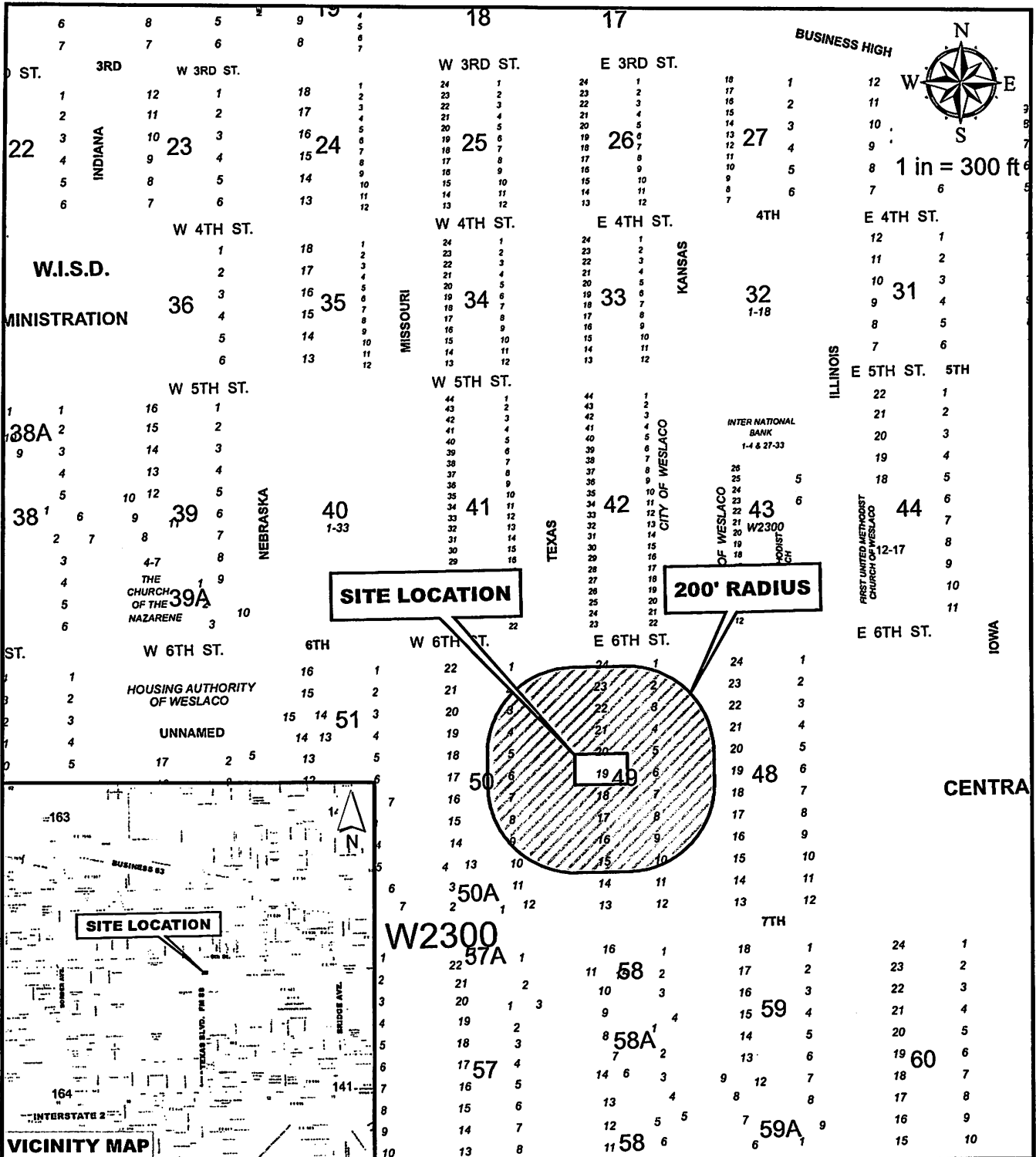
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Alan C. Hurtado
611 South Texas Blvd.
Original Townsite of Weslaco
WESLACO ORIGINAL TOWNSITE
BLK 49 LTS ALL 19-S20'-20
LOT 4. BLOCK 141. W2301

Purpose for the Conditional Use Permit request
Existing zoning: B-2
Existing land use: Retail
CUP request: On Premises Alcohol Consumption



City of Weslaco Code Enforcement Dept.

SEP 17, 2020

FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596-6290	W2300-00-048-0016-00 WESLACO ORIGINAL TOWNSITE N15' L OT 16; ALL LOTS 17-24 BLK 48 615 S KANSAS AVE	L: 180733 B: 77253
FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596-6290	W2300-00-048-0018-00 WESLACO ORIGINAL TOWNSITE BLK 48 LT 18 613 S KANSAS AVE	L: 21775 B: 0
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6290	W2300-00-048-0019-00 WESLACO ORIGINAL TOWNSITE BLK 48 LT 19 600 S KANSAS AVE	L: 21775 B: 0
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 & 2 BLK 49 0	L: 58200 B: 475228
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 & 4 BLK 49 0	L: 58200 B: 274954
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0005-00 WESLACO ORIGINAL TOWNSITE LOTS 5 - 8 BLK 49 0	L: 104400 B: 1805784
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0007-00 WESLACO ORIGINAL TOWNSITE BLK 49 LTS 7-8 614 S KANSAS AVE	L: 40200 B: 732600
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0009-00 WESLACO ORIGINAL TOWNSITE BLK 49 LTS 9-N 1/2-10 618 S KANSAS AVE	L: 43650 B: 0
DELGADO MARISA 620 S KANSAS AVE WESLACO TX 78596-6218	W2300-00-049-0010-00 WESLACO ORIGINAL TOWNSITE BLK 49 LTS S 1/2-10,N 1/2-11 620 S KANSAS AVE	L: 20100 B: 20446
MORALES SERGIO G 5211 S MCCOLL RD EDINBURG TX 78539-7834	W2300-00-049-0015-00 WESLACO ORIGINAL TOWNSITE LOTS 1 5-16 BLK 49 621 S TEXAS BLVD	L: 72000 B: 164750
GUERRA MARY LOU 405 S 15TH ST MCALLEN TX 78501-5103	W2300-00-049-0017-00 WESLACO ORIGINAL TOWNSITE LOT 17 BLK 49 615 S TEXAS BLVD	L: 39600 B: 98088
GUERRA MARY LOU 405 S 15TH ST MCALLEN TX 78501-5103	W2300-00-049-0018-00 WESLACO ORIGINAL TOWNSITE BLK 49 LT 18 613 S TEXAS BLVD	L: 39600 B: 15790

City of Weslaco Code Enforcement Dept.

SEP 17, 2020

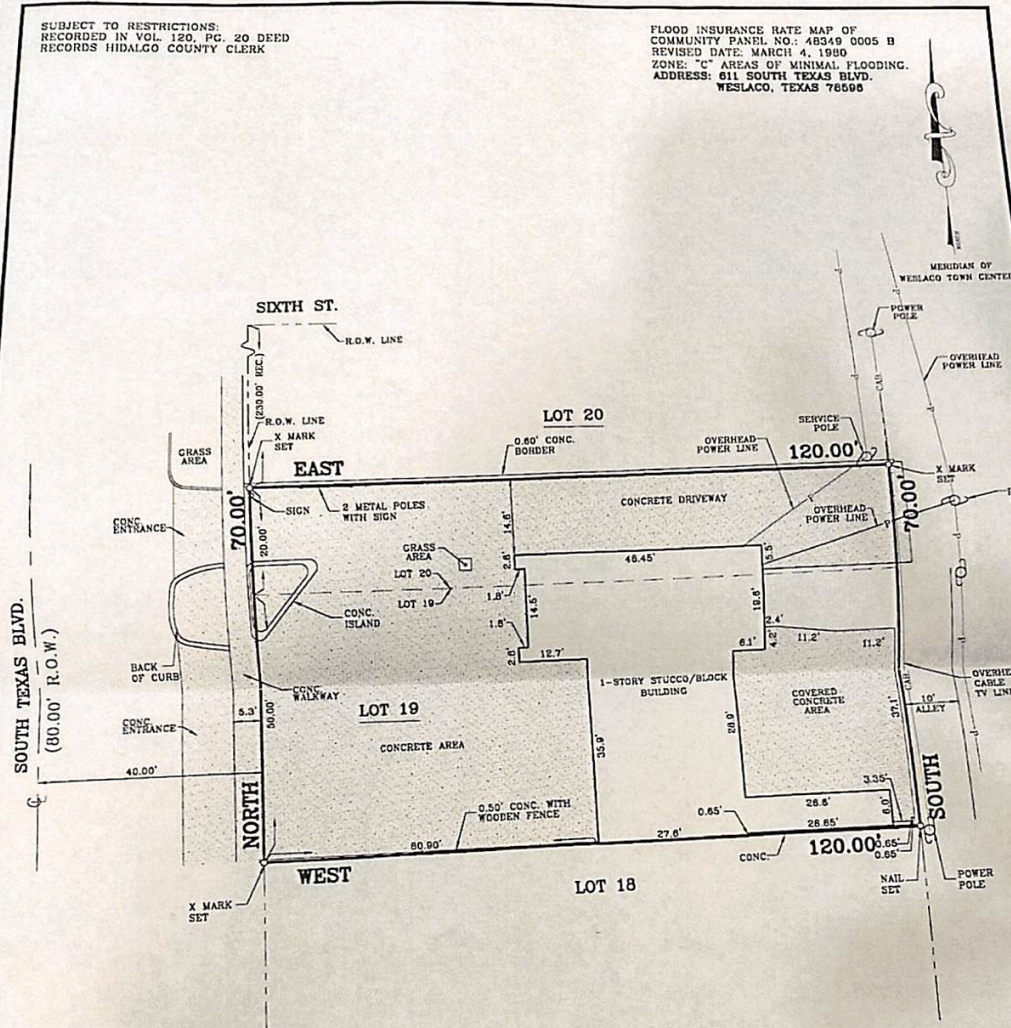
PANTERITA PROMOTIONS INC 1618 E 26ST WESLACO TX 78596-5485	W2300-00-049-0019-00 WESLACO ORIGINAL TOWNSITE BLK 49 LTS ALL 19-S20'-20 611 S TEXAS BLVD	L: 55440 B: 121786
DOLIFKA LAND COMPANY PO BOX 444 BRIGHTON CO 80601-0444	W2300-00-049-0020-00 WESLACO ORIGINAL TOWNSITE N30'-L OT 20 & ALL LOT 21 BLK 49 609 S TEXAS BLVD	L: 57600 B: 19159
KEEP IT REAL ENTERPRISES L PO BOX 3868 MCALLEN TX 78502-3868	W2300-00-049-0022-00 WESLACO ORIGINAL TOWNSITE BLK 49 LT 22 605 S TEXAS BLVD	L: 39600 B: 67811
1980 JTR ENTERPRISES LLC FRACCIONAMIENTO TANGAMANGA SAN LUIS POTOSI SLP 78269 MEXICO	W2300-00-049-0023-00 WESLACO ORIGINAL TOWNSITE BLK 49 LTS 23-24 601 S TEXAS BLVD	L: 72000 B: 113106
602 SOUTH CORPORATION PO BOX 579 MCALLEN TX 78505-0579	W2300-00-050-0001-00 WESLACO ORIGINAL TOWNSITE BLK 50 LTS 1,2 602 S TEXAS BLVD	L: 72000 B: 43459
IBC BANK PO BOX 579 MCALLEN TX 78505-0579	W2300-00-050-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 -6 & 18-20 BLK 50 606 S TEXAS BLVD	L: 252000 B: 1060752
IBC BANK INTERNATIONAL BANK OF PO BOX 579 MCALLEN TX 78505	W2300-00-050-0006-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 6 610 S TEXAS BLVD	L: 39600 B: 0
TALBERT RICHARD S 612 S TEXAS BLVD WESLACO TX 78596-6222	W2300-00-050-0007-00 WESLACO ORIGINAL TOWNSITE BLK 50 LTS 7,8 612 S TEXAS BLVD	L: 72000 B: 111110
HOUSTON AMY 209 ORCHARD LN WESLACO TX 78596-5041	W2300-00-050-0009-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 9 614 S TEXAS BLVD	L: 39600 B: 32184
OLIVE KEY INVESTMENTS LLC 720 S NEBRASKA AVE WESLACO TX 78596-6926	W2300-00-050-0010-00 WESLACO ORIGINAL TOWNSITE BLK 50 LT 10 618 S TEXAS BLVD	L: 39600 B: 32119
FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596	W2300-00-048-0020-00 WESLACO ORIGINAL TOWNSITE LOT 2 0 BLK 48 0	L: 39000 B: 0
FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596	W2300-00-048-0021-00 WESLACO ORIGINAL TOWNSITE LOT 2 1 BLK 48 0	L: 39000 B: 0

City of Weslaco Code Enforcement Dept.

		SEP 17, 2020
FIRST BAPTIST CHURCH OF	W2300-00-048-0022-00	L: 39000
600 S KANSAS AVE	WESLACO ORIGINAL TOWNSITE LOT 22	B: 0
WESLACO TX 78596	BLK 48	
	0	
FIRST BAPTIST CHURCH OF	W2300-00-048-0023-00	L: 63050
600 S KANSAS AVE	WESLACO ORIGINAL TOWNSITE LOTS	B: 0
WESLACO TX 78596	23-24 BLK 48	
	0	

SUBJECT TO RESTRICTIONS:
RECORDED IN VOL. 120, PG. 20 DEED
RECORDS HIDALGO COUNTY CLERK

FLOOD INSURANCE RATE MAP OF
COMMUNITY PANEL NO.: 48349 0005 B
REVISED DATE: MARCH 4, 1980
ZONE: "C" AREAS OF MINIMAL FLOODING.
ADDRESS: 611 SOUTH TEXAS BLVD.
WESLACO, TEXAS 76698



PLAT OF SURVEY

LOT NINETEEN 19, AND SOUTH TWENTY FEET (20') OF
LOT 20, BLOCK FOURTY NINE (49), ORIGINAL TOWNSITE
OF WESLACO, HIDALGO COUNTY, TEXAS. AS PER MAP
OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 30,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

SURVEYED FOR: **BOBBI JEAN TAYLOR**
SCALE: 1"=20'

"THE UNDERSIGNED HEREBY CERTIFIES
THAT THIS SURVEY, AS DESCRIBED HEREON,
WAS MADE ON THE GROUND ON 04/02/14
THAT THE ONLY IMPROVEMENTS ON THE
GROUND ARE AS SHOWN; THAT THERE ARE
NO VISIBLE ENCROACHMENTS, VISIBLE
OVERLAPINGS, APPARENT CONFLICTS, OR
VISIBLE EASEMENTS, EXCEPT AS SHOWN
HEREON."

THIS SURVEY IS DONE FOR THE EXCLUSIVE
USE OF THE OWNER AND IS NOT VALID AFTER
6 MONTHS WITHOUT AN ORIGINAL SEAL AND
SIGNATURE.

JUAN GARCIA JR. R.P.L.S. #4203



J N H



SURVEYING CO., LLC.
(956) 423-1702

JOB NO.: JN4851



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

COPY

ON-PREMISE PREQUALIFICATION PACKET

L-ON (9/2019)

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

LOCATION INFORMATION

1. Application for:		☒ Original	☐ Add Late Hours Only	License/Permit Number _____
		☐ Reinstatement	☐ Reinstatement and Change of Trade Name	License/Permit Number _____
		☐ Change of Location	☐ Change of Location and Trade Name	License/Permit Number _____
2. Type of On-Premise License/Permit				
☒ BG	Wine and Beer Retailer's Permit	☐ LB	Mixed Beverage Late Hours Permit	
☐ BE	Beer Retail Dealer's On-Premise License	☐ MI	Minibar Permit	
☐ BL	Retail Dealer's On-Premise Late Hours License	☐ CB	Caterer's Permit	
☐ BP	Brewpub License	☐ FB	Food and Beverage Certificate	
☐ V	Wine & Beer Retailer's Permit for Excursion Boats	☐ PE	Beverage Cartage Permit	
☐ MB	Mixed Beverage Permit	☐ RM	Mixed Beverage Restaurant Permit with FB	
☐ O	Private Carrier's Permit -Brewpubs (BP) with a BG only	☐ E	Local Cartage Permit - Wine/Beer retailers (BG) Only	
3. Indicate Primary Business at this Location				
☐ Restaurant	☐ Sporting Arena, Civic Center, Hotel	☐ Bar		
☐ Grocery/Market	☐ Sexually Oriented	☒ Miscellaneous	Drive-Thru	
4. Trade Name of Location (Name of restaurant, bar, store, etc.)				
Juan Botas Drive Thru				
5. Location Address				
611 S Texas Blvd.				
City	County	State	Zip Code	
Weslaco	Hidalgo	Tx	78596	
6. Mailing Address	City	State	Zip Code	
102 Ranchitos St	Weslaco	Tx	78596	
7. Business Phone No.	Alternate Phone No.	E-mail Address		
	956 854 9295	alan.hdocr@gmail.com		

OWNER INFORMATION

8. Type of Owner		
☐ Individual	☐ Corporation	☐ City/County/University
☐ Partnership	☒ Limited Liability Company	☐ Other _____
☐ Limited Partnership	☐ Joint Venture	
☐ Limited Liability Partnership	☐ Trust	
9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)		
Juan Botas Drive Thru LLC		

PRIMARY CONTACT PERSON

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

10. Contact Person:	Alan C Hurtado	Relation to Business:	Manager
Phone (mandatory):	(956) 854 9295	Email (mandatory):	alan.hdocr@gmail.com

TABC DATESTAMP

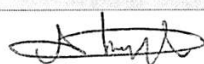
11. Are you, the applicant a veteran-owned business? ☐ Yes ☒ No			
12. Are you, the applicant a Historically Underutilized Business (HUB)? ☐ Yes ☒ No			
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name	First Name	MI	Title
Hurtado	Alan	C	Manager
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION	
Section 109.31 et seq.	
14. Will your business be located within 300 feet of a church or public hospital? ☒ Yes ☐ No	
<i>NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.</i>	
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☒ Yes ☐ No	
15.a If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☒ No	
<i>NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.</i>	
<i>NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.</i>	
<i>NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.</i>	
16. Will your business be located within 1,000 feet of a private school? ☒ Yes ☐ No	
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	
60-DAY SIGN	
18. If required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.	Exact Date (MM/DD/YYYY) 09/07/20
ALL APPLICANTS	
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.	
COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION	
Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.	
All required forms have been completed. I have reviewed all forms to ensure they are complete. I have obtained all required local and state certifications (pages 3-5). All application packets have been notarized. Phone numbers and email address for Contact Person are up to date. All additional documentation as required by the application packets is attached. If required, out of state criminal history checks are attached (PHS #7). Certification of publication in local newspaper has been completed (page 5). A copy of the newspaper publication is attached (page 5).	☒ Yes ☐ No ☒ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ N/A ☐ Yes ☐ No ☐ N/A ☐ Yes ☐ No ☐ N/A

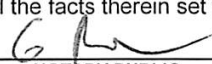
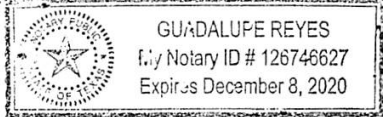
WARNING AND SIGNATURE	IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
	Proprietorship	Individual Owner
	Partnership	Partner
	Corporation	Officer
	Limited Partnership	General Partner
	Limited Liability Partnership	General Partner
	Limited Liability Company	Officer/Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT NAME	<u>Juan Botas Drive Thru LLC</u>	SIGN HERE	
		TITLE	

Before me, the undersigned authority, on this 16 day of 9, 2020, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE		
-----------	---	--

SEAL

CERTIFICATE OF CITY SECRETARY (FOR MB, RM & V)
Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN HERE		_____, TEXAS
	City Secretary/Clerk	City

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)
Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

Election for given location was held for:

☐ legal sale of all alcoholic beverages
☐ legal sale of all alcoholic beverages except mixed beverages
☐ legal sale of all alcoholic beverages including mixed beverages
☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per Section 25.14 or Section 69.17 of the TABC Code. One for beer and wine off-premise and one for mixed beverage.

☐ legal sale of beer and wine for off-premise consumption only
AND EITHER:
☐ legal sale of mixed beverages
OR
☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders (applicant must apply for FB with BG or BE)

SIGN HERE		_____, TEXAS
	City Secretary/Clerk	City

SEAL

**CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT
(LB & BL)**

Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

- ☐ The governing body of this city has by ordinance authorized the sale of *mixed beverages* between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of *beer* between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN

HERE

City Secretary/Clerk

City

_____, TEXAS

S E A L

CERTIFICATE OF COUNTY CLERK (FOR MB, RM & V)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN

HERE

County Clerk

_____, COUNTY

S E A L

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG or BE)

SIGN

HERE

County Clerk

_____, COUNTY

S E A L

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT (LB & BL)

Chapters 29 & 70 et seq

- I hereby certify on this _____ day of _____, 20____, that one of the below are correct:
- ☐ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN

HERE _____

County Clerk

_____ COUNTY

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20____, 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 _____

FIELD OFFICE _____

SEAL

PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL & V)

Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE <u>Hover over to see example</u>
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
SEAL		



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

OWNERSHIP INFORMATION
Continued for Prequalification Packet

L-OIC
(09/2019)

LOCATION INFORMATION			
1. Trade Name of Location			
2. Location Address			
City	County	State	Zip Code

OWNER INFORMATION			
3. Type of Owner			
☐ Individual	☐ Corporation	☐ City/County/University	
☐ Partnership	☐ Limited Liability Company	☐ Other _____	
☐ Limited Partnership	☐ Joint Venture		
☐ Limited Liability Partnership	☐ Trust		
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 7, 2020	Agenda Item No. (to be assigned by PCE): IV. E.
From: Rebekah de la Fuente, Planning Director, on behalf of Dominic Reyna.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit at 1901 Club de Amistad, also being West Tract 15.67 ac BNG 2 IRR TRS FT 791 Golf Course, Weslaco, Hidalgo County, Texas Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on September 21, 2020. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on September 25, 2020.	
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. CUP 20-00012

PROPOSED PROJECT

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

Lot West Tract 15-67 BNG & IRR TRS Block FT 791 Bolt Course

Subdivision Name Tierra Santa Golf Club & Community

Street Address 1901 Club de Amistad Weslaco, Texas 78596

Existing Zoning _____ Existing Land Use Club House

Purpose for the Conditional Use Permit Request Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food & Beverage Certificate, Beverage Cartage Permit

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

305.00

- _____ \$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 Dominic A. Reyna Phone (936) 968-2829

Address 702 W. Expressway 83 Fax: (936) 969-9634

City Weslaco State TX Zip Code 78599 E-Mail: dominicareyna@gmail.com

OWNER

Name Ezequiel Reyna Jr. Phone (936) 968-2829

Address 702 W. Expressway 83 Fax: (936) 969-9634

City Weslaco State TX Zip Code 78599 E-Mail: soniareynapop@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 _____ Date 9/18/20

Owner

Signature _____ Date 9/18/20

Applicant

Signature _____ Date _____

Authorized Agent

Accepted By CITY OF WESLACO
956-968-3181

Notice of Public Hearing
200' of Proposed _____
REC#: 02674566 9/22/2020 8:52 AM
OPER: NV TERM: 039
REF#: _____
PAID BY: _____

P & Z Notice of Public Hearing
ACCT #: XXXX-XXXX-XXXX-2266
AUTH #: 696934
TRAN #: 000000002613
City Commission Meeting
in Newspaper TYPE: PURCHASE

Presented to P & Z
Approved _____
TRAN: 202.0000 CONDITIONAL USE PERM
1901 CLUB DE AMISTAD
101-400-1026
CONDITIONAL USE PER 305.00CR

Presented to City Commission
Approved _____
TENDERED: 305.00 CREDIT CARD
APPLIED: 305.00-
CHANGE: 0.00

Date Paid _____

Date _____

Date _____

Date _____

Date _____

Date _____

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 25, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 7, 2020, at 5:30pm and the City Commission will also hold a public hearing on October 20, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

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 karevalo@weslacotx.gov by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Dominic A. Reyna is requesting a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit at 1901 Club de Amistad, also being West Tract 15.67 ac BNG 2 IRR TRS FT 791 Golf Course, Weslaco, Hidalgo County, Texas

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

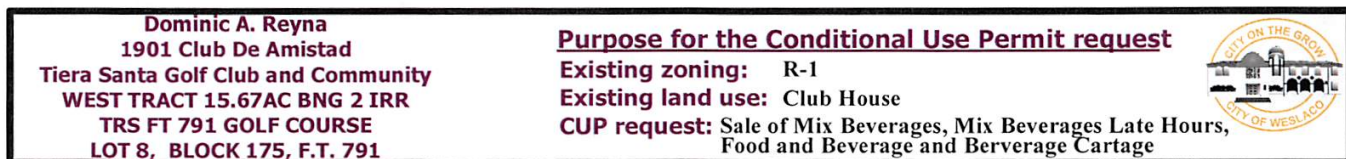
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

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

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



City of Weslaco Code Enforcement Dept.

SEP 23, 2020

LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0001-00 LAS VILLAS AT TIERRA SANTA LOT 1 BLK 2 0 LAS VILLAS	L: 10572 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0002-00 LAS VILLAS AT TIERRA SANTA LOT 2 BLK 2 0 LAS VILLAS	L: 10865 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0003-00 LAS VILLAS AT TIERRA SANTA LOT 3 BLK 2 0 LAS VILLAS	L: 8991 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0004-00 LAS VILLAS AT TIERRA SANTA LOT 4 BLK 2 0 LAS VILLAS	L: 16001 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0005-00 LAS VILLAS AT TIERRA SANTA LOT 5 BLK 2 0 LAS VILLAS	L: 16275 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0006-00 LAS VILLAS AT TIERRA SANTA LOT 6 BLK 2 0 LA PAZ	L: 10179 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0038-00 LAS VILLAS AT TIERRA SANTA LOT 3 8 BLK 2 0 LA LUZ	L: 11118 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0039-00 LAS VILLAS AT TIERRA SANTA LOT 3 9 BLK 2 0 LA LUZ	L: 13593 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0040-00 LAS VILLAS AT TIERRA SANTA LOT 4 0 BLK 2 0 LAS VILLAS	L: 13772 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0041-00 LAS VILLAS AT TIERRA SANTA LOT 4 1 BLK 2 0 LAS VILLAS	L: 12679 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0042-00 LAS VILLAS AT TIERRA SANTA LOT 4 2 BLK 2 0 LAS VILLAS	L: 12724 B: 0
REYNA, EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	T5438-01-006-0003-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 3 BLK 6 1610 VIDA GRANDE	L: 11939 B: 0

City of Weslaco Code Enforcement Dept.

SEP 23, 2020

TENOPALA, EFRAIN 603 BUENA VISTA WESLACO TX 78596-8250	T5438-01-006-0004-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 4 BLK 6 - AMENDED 1614 VIDA GRANDE	L: 22031 B: 238257
WADOSO LTD 421 S INTERNATIONAL WESLACO TX 78596-9114	T5438-01-006-0005-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 5 BLK 6 4202 VIDA GRANDE	L: 19755 B: 0
GARCIA, JOE T 4026 SANTO CIELO ST WESLACO TX 78596-8514	T5438-01-02A-0001-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 1 BLK 2A 4026 SANTO CIELO	L: 15419 B: 179292
YOUNGGREN, WILLIAM E & ALI 4022 SANTO CIELO ST WESLACO TX 78596-8514	T5438-01-02A-0002-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 2 BLK 2A 4022 SANTO CIELO	L: 14549 B: 130074
VELA, RENE RUEBEN 11915 W JEFFERSON BLVD APT 14 CULVER CITY LOS ANGELES CA	T5438-01-02A-0037-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 37 BLK 2A 4009 SANTO CIELO	L: 10440 B: 135506
LEAL, JAIME & JOANNA L 4013 SANTO CIELO WESLACO TX 78596-8514	T5438-01-02A-0038-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 38 BLK 2A 4013 SANTO CIELO	L: 10440 B: 135716
VENTO, REYNA 4017 SANTO CIELO ST WESLACO TX 78596	T5438-01-02A-0039-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 39 BLK 2A & 0.07 AC 4017 SANTO CIELO	L: 19768 B: 157587
TANUS, ABRAHAM & ROCIO 1618 TIERRA SANTA DR WESLACO TX 78596-8567	T5438-02-004-0001-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 2 LOT 1 BLK 4 1618 TIERRA SANTA DR	L: 70247 B: 357704
RIVERA, ARTURO PO BOX 1402 WESLACO TX 78599-1402	T5438-02-004-0002-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 2 LOT 2 BLK 4 1610 TIERRA SANTA DR	L: 38382 B: 0



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

RECEIVED
SEP 21 2020

COPY

ON-PREMISE PREQUALIFICATION PACKET

L-ON (9/2019)

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

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number _____
☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number _____
☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number _____

2. Type of On-Premise License/Permit

- | | |
|---|---|
| ☐ BG Wine and Beer Retailer's Permit | ☒ LB Mixed Beverage Late Hours Permit |
| ☐ BE Beer Retail Dealer's On-Premise License | ☐ MI Minibar Permit |
| ☐ BL Retail Dealer's On-Premise Late Hours License | ☐ CB Caterer's Permit |
| ☐ BP Brewpub License | ☒ FB Food and Beverage Certificate |
| ☐ V Wine & Beer Retailer's Permit for Excursion Boats | ☒ PE Beverage Cartage Permit |
| ☒ MB Mixed Beverage Permit | ☐ RM Mixed Beverage Restaurant Permit with FB |
| ☐ O Private Carrier's Permit -Brewpubs (BP) with a BG only | ☐ E Local Cartage Permit - Wine/Beer retailers (BG) Only |

3. Indicate Primary Business at this Location

- | | | |
|--|--|--|
| ☒ Restaurant | ☐ Sporting Arena, Civic Center, Hotel | ☐ Bar |
| ☐ Grocery/Market | ☐ Sexually Oriented | ☐ Miscellaneous _____ |

4. Trade Name of Location (Name of restaurant, bar, store, etc.)

Tierra Santa Golf Club

5. Location Address

1901 Club De Amistad "B"

City Weslaco	County Hidalgo	State TX	Zip Code 78596
-----------------	-------------------	-------------	-------------------

6. Mailing Address 1901 Club De Amistad "B"	City Weslaco	State TX	Zip Code 78596
--	-----------------	-------------	-------------------

7. Business Phone No. (956) 968-2829	Alternate Phone No. (956) 968-2829	E-mail Address zeke@zreynalaw.com
---	---------------------------------------	--------------------------------------

OWNER INFORMATION

8. Type of Owner

- | | | |
|--|---|---|
| ☐ Individual | ☐ Corporation | ☐ City/County/University |
| ☐ Partnership | ☒ Limited Liability Company | ☐ Other _____ |
| ☐ Limited Partnership | ☐ Joint Venture | |
| ☐ Limited Liability Partnership | ☐ Trust | |

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)

R - 5 ENTERPRISES TIERRA SANTA, LLC

PRIMARY CONTACT PERSON

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

10. Contact Person: Dominic A. Reyna	Relation to Business: Managing Member
Phone (mandatory): (956) 968-2829	Email (mandatory): dominicreyna@gmail.com

TABC DATESTAMP

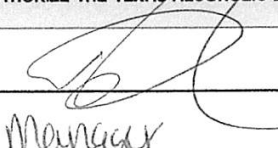
11. Are you, the applicant a veteran-owned business? ☐ Yes ☒ No			
12. Are you, the applicant a Historically Underutilized Business (HUB)? ☐ Yes ☒ No			
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name Reyna	First Name Dominic	MI A.	Title Managing Member
Last Name Reyna III	First Name Ezequiel	MI	Title Managing Member
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION	
Section 109.31 et seq.	
14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No	
<i>NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.</i>	
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☒ No	
15.a If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No	
<i>NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.</i>	
<i>NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.</i>	
<i>NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.</i>	
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No	
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	
60-DAY SIGN	
18. If required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.	Exact Date (MM/DD/YYYY) 04 / 27 /2020
ALL APPLICANTS	
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.	
COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION	
Per Sec. 102.01 , a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.	
All required forms have been completed. I have reviewed all forms to ensure they are complete. I have obtained all required local and state certifications (pages 3-5). All application packets have been notarized. Phone numbers and email address for Contact Person are up to date. All additional documentation as required by the application packets is attached. If required, out of state criminal history checks are attached (PHS #7). Certification of publication in local newspaper has been completed (page 5). A copy of the newspaper publication is attached (page 5).	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☐ Yes ☐ No ☒ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE	IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
	Proprietorship	Individual Owner
	Partnership	Partner
	Corporation	Officer
	Limited Partnership	General Partner
	Limited Liability Partnership	General Partner
	Limited Liability Company	Officer/Manager

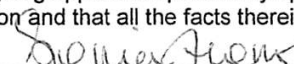
WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

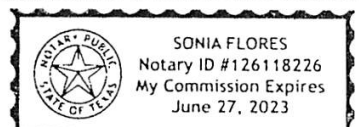
I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT NAME Dominic A. Reyna SIGN HERE 

TITLE Manager

Before me, the undersigned authority, on this 18th day of September, 2020, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE  NOTARY PUBLIC

SEAL 

CERTIFICATE OF CITY SECRETARY (FOR MB, RM & V)
Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN HERE _____, TEXAS
City Secretary/Clerk City

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)
Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

Election for given location was held for:

☐ legal sale of all alcoholic beverages

☐ legal sale of all alcoholic beverages except mixed beverages

☐ legal sale of all alcoholic beverages including mixed beverages

☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999

☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per Section 25.14 or Section 69.17 of the TABC Code. One for beer and wine off-premise and one for mixed beverage.

☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

☐ legal sale of mixed beverages

OR

☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG or BE)

SIGN HERE _____, TEXAS
City Secretary/Clerk City

SEAL

**CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT
(LB & BL)**

Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

- ☐ The governing body of this city has by ordinance authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

CERTIFICATE OF COUNTY CLERK (FOR MB, RM & V)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN

HERE _____ COUNTY
County Clerk

SEAL

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG or BE)

SIGN

HERE _____ COUNTY
County Clerk

SEAL

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT (LB & BL) Chapters 29 & 70 et seq	
I hereby certify on this _____ day of _____, 20____, that one of the below are correct: ☐ The Commissioner's Court of the county has by order authorized the sale of <i>mixed beverages</i> between midnight and 2:00 A.M.; or ☐ The Commissioner's Court of the county has by order authorized the sale of <i>beer</i> between midnight and _____ A.M.; or ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).	
SIGN HERE	_____ COUNTY County Clerk
S E A L	

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE Section 11.46 (b) & 61.42 (b)	
This is to certify on this _____ day of _____, 20____, 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	_____ FIELD OFFICE _____
S E A L	

PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL & V) Section 11.39 and 61.38		
Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE Hover over to see example
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
S E A L		



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

Date of Meeting: October 7, 2020	Agenda Item No. (to be assigned by PCE): V. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Viridian Estates– being a 19.599 acre land out of the North 20 acres of Farm Tract 193, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1,980' North of mile 10 North east of Mile 6 West. Possible Action.	
Discussion/Overview: The proposed thirty (30) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF.	
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 and compliance with the ordinance on the variance.	
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, 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: VIRIDIAN ESTATES

Location: EAST SIDE OF HIGHWAY 6 WEST, 1,980 FEET NORTH OF MILE 10 NORTH

Legal Description: A 19.599 ACRE TRACT OF LAND OUT OF FARM TRACT 193, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

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: AGRICULTURAL

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 30 Gross Acreage: 19.599

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: ALBERT HANKS Telephone: (956) 630-0216

Address: 502 E. EXPRESSWAY 97 Fax: _____

City: WESLACO State: TX Zip: 78598 E-mail: hank.saj@yahoo.com

ENGINEER INFORMATION

Name: WILLIE ARRAPIA Telephone: (956) 784-0218

Address: 526 N. 5th St. Fax: N/A

City: Donna State: TX Zip: 78537 E-mail: namengineering@yahoo.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: N. A.W.S.C.
☒ YES ☐ NO Wastewater Provision: DSSF
☒ YES ☐ NO Electric Company: MAGIC VALLEY CO.

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No. 1</u>	☒ YES ☐ NO Irrigation District <u>No. 9</u>
--	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ **\$350.00** Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ **\$350.00** (one time fee for preliminary and final plat)
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Albert Hanks

Owner Signature: [Signature] Date: 9/29/2020
_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 9/29/2020

Authorized Agent Printed Name: Willie Arzate

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: _____



APPLICATION FOR VARIANCE

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. _____

GENERAL INFORMATION

Name of Subdivision: VIRIDIAN ESTATES

Location: EAST SIDE OF HIGHWAY 6 WEST, 1980 FEET NORTH OF HIGHWAY 10 NORTH

Legal Description: A 19.599 ACRE TRACT OF LAND OUT OF FARM TRACT 193, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

TO USE OSSF, THERE IS NO SANITARY SEWER AVAILABLE AT THIS TIME

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

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: Albert Hanks

Owner Signature: [Signature] Date: 9/29/2020

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 9/29/2020

Authorized Agent Printed Name: Willie Anatis

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

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

DRAINAGE REPORT
For
VIRIDIAN ESTATES

Prepared by : Guillermo A. Arratia, P.E.



Guillermo A. Arratia, P.E.
8/25/2020

INDEX OF SHEETS

- 1. Cover Sheet**
- 2. Index of Sheets**
- 3. Drainage Report**
- 4. Drainage Calculations – Exhibit "A"**
- 5. Rainfall Intensity Table**
- 6. Runoff Coefficient Table**
- 7. Location Map – Exhibit "B"**
- 8-9 FEMA Map Location "Exhibit "C"**
- 10-11 Soil Map – Exhibit "D"**

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

DRAINAGE REPORT
For
VIRIDIAN ESTATES

I. PROJECT LOCATION

A 19.599 acre Tract of land out of the north 20.00 acres of Farm Tract 193, Fram Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 324809 and is located on the east side of Mile 6 North Road, 1,980.00 feet north of Mile 10 North Road and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain. F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) (28) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (7.72 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 30 lots for residential use. The storm runoff after development will be increase 10.38 cfs for a total 18.1 cfs, I have calculated that 60,306 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 30" RCP with curb inlets and out falling into Drain Ditch located on the east side of this subdivision and owned by H.C.C.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 60,306 CF will be accomplished by excavating this volume on the existing Drain Ditch.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1	DATE 10/1/20



Guillermo A. Arratia, P.E.
9/16/2020

DRAINAGE CALCULATIONS EXHIBIT "A"
VIRIDIAN ESTATES

AREA= 19.59 Ac. TxDOT Intensity Constants for $I = b / (T_c + d)^e$

Existing Conditions 10 year storm
Length= 1200 ft. b= 87
Slope= 0.1 % e= 0.778
Cexist.= 0.2 d= 9.2
Time of Concentration= 121 min.
Texist. = 121 min.
Iexist.= 1.97 in/hr
Qexist.= 7.72 cfs.

Proposed Conditions 50 year storm
Length= 1200 ft. b= 99
Slope= 0.15 % e= 0.749
Cfut.= 0.3 d= 9.2
Time of Concentration= 94 min.
Tfut.= 94 min.
Ifut.= 3.07 in/hr
Qfut.= 18.1 cfs.
Qin= 5.88 i

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	63.62	38172	7.72	24062	14,110
20	7.91	46.47	55770	7.72	26378	29,392
30	6.34	37.28	67095	7.72	28695	38,401
40	5.35	31.44	75461	7.72	31011	44,450
50	4.66	27.37	82119	7.72	33327	48,792
60	4.14	24.35	87671	7.72	35643	52,027
70	3.75	22.01	92447	7.72	37960	54,488
80	3.43	20.14	96652	7.72	40276	56,376
90	3.16	18.60	100415	7.72	42592	57,822
110	2.76	16.21	106956	7.72	47225	59,731
120	2.60	15.26	109847	7.72	49541	60,306

Storage Requires= 60,306 cubic feet = 1.38 ac-ft



Guillermo A. Arratia, P.E.
8/25/2020

Water Management Manual

permanent high water table, soils with a clay pan or clay layer at or near the surface, and shallow soils over nearly impervious material.

Table 1: Runoff coefficients for the Rational method

Hydrologic Soil Group	A			B			C			D		
Recurrence Interval	5	10	100	5	10	100	5	10	100	5	10	100
Land Use Or Surface Characteristics												
Business:												
A. Commercial Area	.75	.80	.95	.80	.85	.95	.80	.85	.95	.85	.90	.95
B. Neighborhood Area	.50	.55	.65	.55	.60	.70	.60	.65	.75	.65	.70	.80
Residential:												
A. Single Family	.25	.25	.30	.30	.35	.40	.40	.45	.50	.40	.50	.55
B. Multi-Unit (Detached)	.35	.40	.45	.40	.45	.50	.45	.50	.55	.50	.55	.65
C. Multi-Unit (Attached)	.45	.50	.55	.50	.55	.65	.55	.60	.70	.60	.65	.75
D. 1/2 Lot Or Larger	.20	.20	.25	.25	.25	.30	.35	.40	.45	.40	.45	.50
E. Apartments	.50	.55	.60	.55	.60	.70	.60	.65	.75	.65	.70	.80
Industrial												
A. Light Areas	.55	.60	.70	.60	.65	.75	.65	.70	.80	.70	.75	.90
B. Heavy Areas	.75	.80	.95	.80	.85	.95	.80	.85	.95	.80	.85	.95
Parks, Cemeteries												
Playgrounds	.10	.10	.15	.20	.20	.25	.30	.35	.40	.35	.40	.45
Schools	.30	.35	.40	.40	.45	.50	.45	.50	.55	.50	.55	.65
Railroad Yard Areas	.20	.20	.25	.30	.35	.40	.40	.45	.45	.45	.50	.55
Streets												
A. Paved	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
B. Unpaved	.25	.25	.30	.35	.40	.45	.40	.45	.50	.40	.45	.50
Lawns, Walks, & Roofs												
Roofs	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
Lawns												
A. 50%-75% Grass (Fair Condition)	.10	.10	.15	.20	.20	.25	.30	.35	.40	.30	.35	.40
B. 75% Or More Grass (Good Condition)	.05	.05	.10	.15	.15	.20	.25	.25	.30	.30	.35	.40
Undeveloped Surface ¹ (By Slope) ²												
A. Flat (0-1%)	0.04-0.09			0.07-0.12			0.11-0.16			0.15-0.20		
B. Average (2-6%)	0.09-0.14			0.12-0.17			0.16-0.21			0.20-0.25		
C. Steep	0.13-0.18			0.18-0.24			0.23-0.31			0.28-0.38		

¹ Undeveloped Surface Definition: Forest and agricultural land, open space.

² Source: Storm Drainage Design Manual, Erie and Niagara Counties Regional Planning Board.

- Composite runoff analysis.** Care should be taken not to average runoff coefficients for large segments that have multiple land uses of a wide variety (i.e., business to agriculture). However, within similar land uses, it is often desirable to develop a composite runoff coefficient based on the percentage of different types of surface in the drainage area. The composite procedure can be applied to an entire drainage area, or to typical sample blocks as a guide to selection of reasonable values of the coefficient for an entire area.
- Rainfall intensity.** The intensity (I) is the average rainfall rate in inches per hour for the period of maximum rainfall of a given frequency, with a duration equal to the time of concentration. The time of concentration is defined as the time required for a drop of water falling on the most remote point of a drainage basin to reach the outlet in question. The time of concentration is

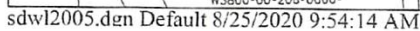
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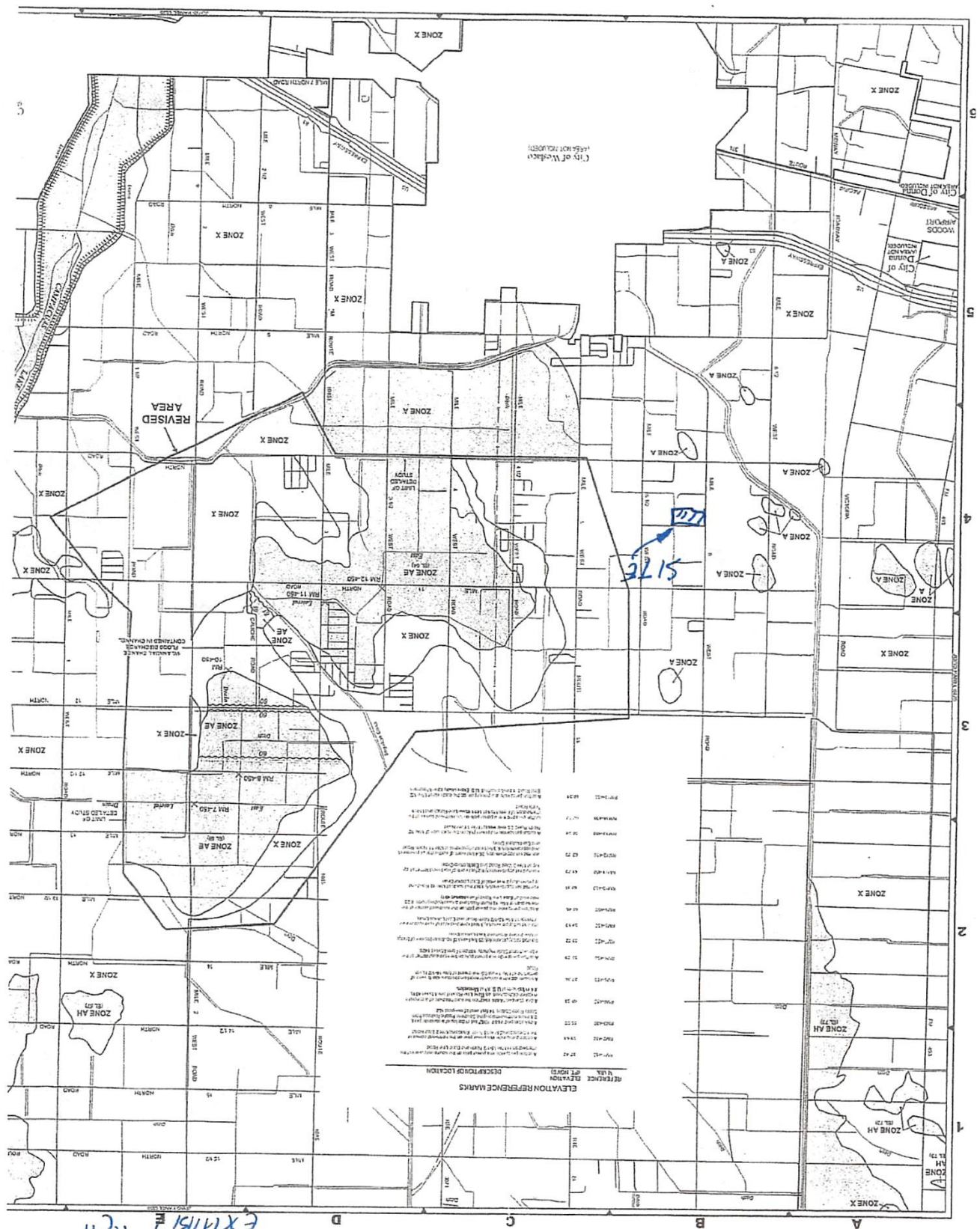
BRIDGE DIVISION HYDRAULIC MANUAL

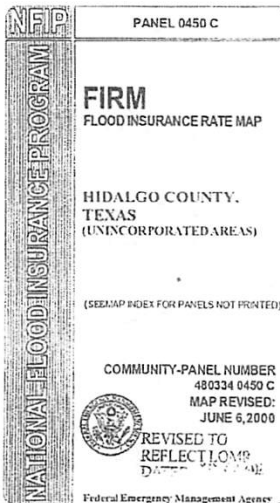
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TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c + d)^e$ (Continued)

COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6						
Henderson	0.800	60	8.7	0.786	77	9.0	0.770	79	9.0	0.773	93	9.0	0.762	93	9.0	0.749	102	8.7						
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.765	99	9.2	0.740	103	9.6						
Hill	0.799	67	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2						
Heckley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9						
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.754	98	8.3	0.766	105	7.7						
Hopkins	0.768	54	8.3	0.763	70	9.1	0.775	77	9.1	0.767	86	9.1	0.740	93	9.1	0.750	100	8.3						
Houston	0.797	63	8.2	0.780	73	8.3	0.767	78	8.3	0.768	86	8.3	0.740	93	8.3	0.727	94	8.2						
Hoard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2						
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4						
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.768	104	8.4						
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4						
Irion	0.780	37	8.1	0.789	55	9.6	0.778	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1						
Jack	0.799	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5						
Jackson	0.809	68	8.8	0.789	73	8.8	0.787	80	8.8	0.785	89	8.8	0.787	95	8.8	0.780	97	8.8						
Jasper	0.782	66	8.1	0.763	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1						
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6						
Jefferson	0.799	74	9.2	0.733	66	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2						
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4						
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4						
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	105	8.1						
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5						
Karras	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.745	105	8.8						
Kaufman	0.797	57	8.6	0.780	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6						
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6						
Kennedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2						
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.798	93	10.0	0.798	104	9.0						
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.768	91	8.0	0.768	104	8.4						
Kimbble	0.776	42	8.2	0.758	53	7.6	0.763	66	7.6	0.778	75	7.6	0.778	88	7.6	0.768	100	8.2						
Kincaid	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4						
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8						
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.738	99	9.4						
Knox	0.800	46	9.4	0.788	58	9.3	0.801	74	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4						
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2						
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1						









166

Soil survey

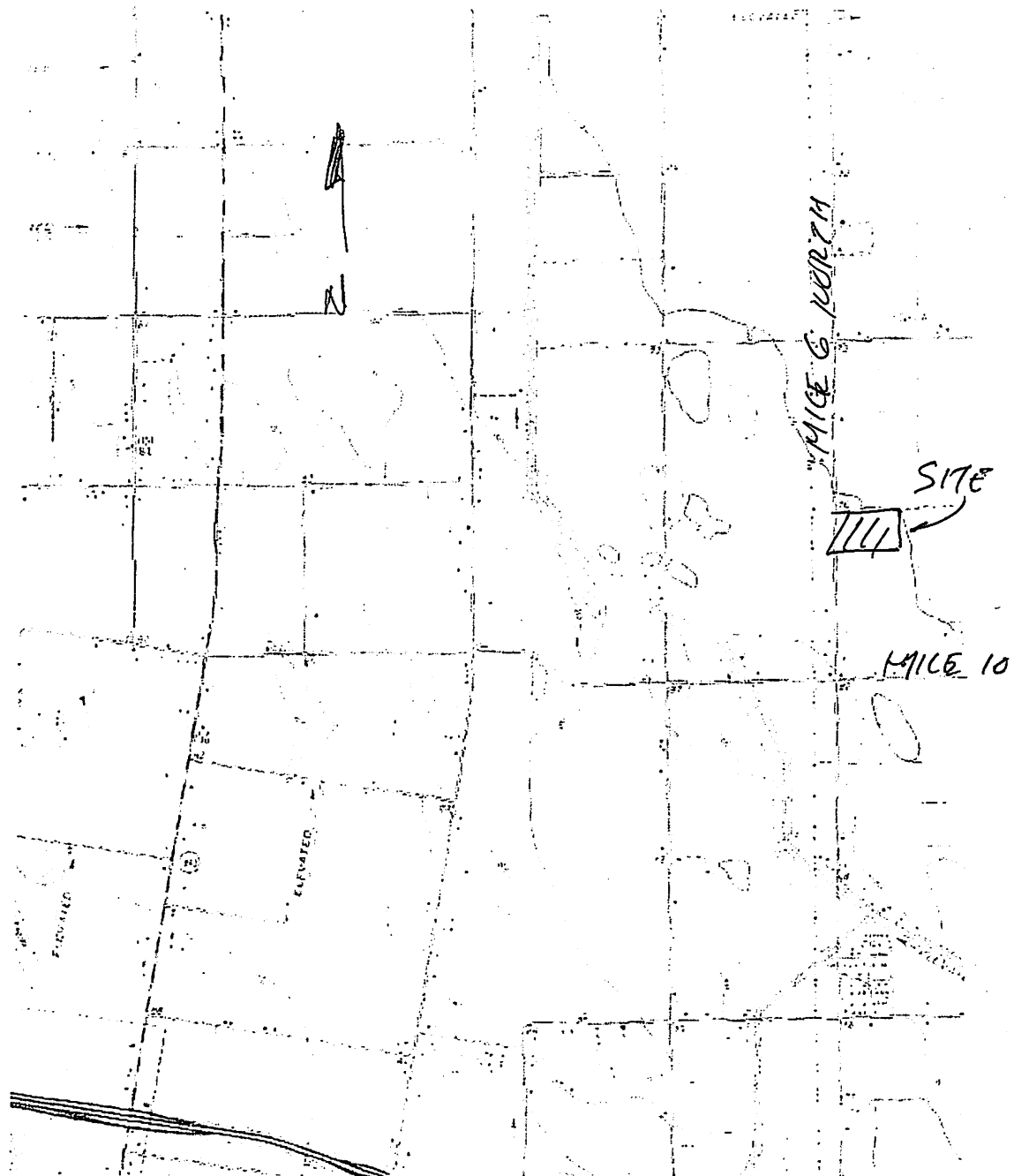
TABLE 18.--SOIL AND WATER FEATURES

["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
1.* Arents					<u>Ft</u>			<u>In</u>			
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.
----- Randado	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	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----- Urban land.	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
22, 23, 24----- Hebbronville	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----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
32.* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

U.S. G. S. MAP





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

Date of Meeting: October 7, 2020	Agenda Item No. (to be assigned by PCE): V. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Alfredo Hernandez.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Paseo del Rio– being a 2.00 acre tract of land comprised a called .64 acres out of Farm Tract 41, Block 143, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 688' east Paseo del Norte North of Pike Blvd. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 4" waterline and sewer by City of Weslaco through a 6" 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, 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. SRV 20-00006

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: Paseo del Rio

Location: Bounded by E Frontage Rd on the north, and E. Pike Blvd on the South, northeasterly of the intersection of PIKE and North Utah Avenue.

Legal Description: 2.0 tract of land comprised of a called 0.64 acre tract, being out of farm

tract forty-one, block 143 West Adams Tracts, Hidalgo County, Texas, as described in doc #2351994, D.R.H.C.T., and a called 1.47 acre tract, out of said farm tract forty-one, block 143, and west tract Sub

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: "I" (Industrial district)

Existing Land Use: Vacant Proposed Land Use: Commercial

Number of Lots Proposed: 2 Gross Acreage: 2.00

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Rolando Rios (Fuente Del Rio Mngt., LLC) Telephone: (956) 266-4353

Address: 923 S. 77 Sunshine Strip Fax: _____

City: Harlingen State: TX Zip: 78550 E-mail: rolandorios1729@att.net

ENGINEER INFORMATION

Name: Alfredo G. Hernandez (AGH Engineering & Surveying) Telephone: (956) 574-8300

Address: 6305 PAREDES LINE ROAD Fax: (956) 574-8305

City: Brownsville State: TX Zip: 78526 E-mail: fred@aghconsultants.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: _____

☐ YES ☐ NO Wastewater Provision: _____

☐ YES ☐ NO Electric Company: _____

☐ YES ☐ NO Phone Utility _____

☐ YES ☐ NO Gas Utility

☐ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☐ YES ☐ NO Drainage District _____

☐ YES ☐ NO Irrigation District _____

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 mbhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

_____ **\$355.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

✓ _____ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mbhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

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

✓ _____ One 11" X 17" reduced copy of plat

✓ _____ Plat Layout

✓ _____ Existing & Proposed Easements

✓ _____ Existing & Proposed ROW

✓ _____ Existing & Proposed Drainage Easements

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

- ☒ 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 (08205)
- ☒ 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 (1)
- ☐ Trip Generation Worksheet

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- ☐ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

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: _____

AGH
Engineering & Surveying
AGH Engineering & Surveying, LLC

Hidalgo County Drainage District No. 1
Drainage Statement

Paseo Del Rio Subdivision
Hidalgo County, Texas.

Prepared By:
AGH Engineering & Surveying, LLC
6305 Paredes Line Road
Brownsville, Tx 78526
Tel: (956) 574-8300
Fax: (956) 574-8305
fred@aghconsultants.com



afg *PK*
8/14/2020

FIRM No. F-5197, TBPLS FIRM No. 100840-00
August 2020

AGH Job No. 2018-0166

INDEX

1. INDEX
2. DRAINAGE REPORT (Narrative)
3. PROJECT LOCATION MAP
4. USGS MAP
5. HYDRAULIC CALCULATIONS
6. "C" VALUES
7. RAINFALL INTENSITY (Hidalgo County)
8. FLOOD MAP
9. SOIL SURVEY MAP
10. PLANS

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>TxDOT</u>	
<u>Hector Garcia</u>	
H.C.D.D. NO. 1	DATE <u>9/15/20</u>

DRAINAGE STATEMENT
PASEO DEL RIO SUBDIVISION
City Of Weslaco/ ETJ of Weslaco

Paseo del Rio Subdivision is a proposed 2 commercial lot subdivision, that consists of a 2.00 acre tract of land comprised of a called 0.64 acre tract, being out of farm tract forty-one, block 143, the west Adams tracts, Hidalgo county, Texas, as described in warranty deed with document # 2351994, of the deed records of Hidalgo county, Texas, and a called 1.47 acre tract, out of said farm tract forty-one, block 143, and West Adams tract subdivision, Hidalgo county, Texas, as described in a release of lien with document # 2479531, of the deed records of Hidalgo county, Texas. This proposed subdivision is located along South right of way of U.S. Expressway 83, 634 feet East from Dolores Huerta St., within the city limits of Weslaco, Texas, according to the extraterritorial jurisdiction map of the city of Weslaco. This subdivision is contained within a drainage basin bounded by U.S. Expressway 83 at North, at South by E. Pike Blvd, at East by the adjoiner property (Weslaco Acres LLC [DOC#2884910]) and at West by Dolores Huerta St.

The proposed subdivision is located in Zone "B" according to the FIRM (Flood Insurance Rate Map) dated March 4, 1980 Community-Panel #480349 0005 B. Zone "B" is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. According to the USGS Soil Survey, the site is on Map Unit Symbol 72, Map unit name Willacy-Urban land complex, 0 to 3 percent slopes, soil rating B.

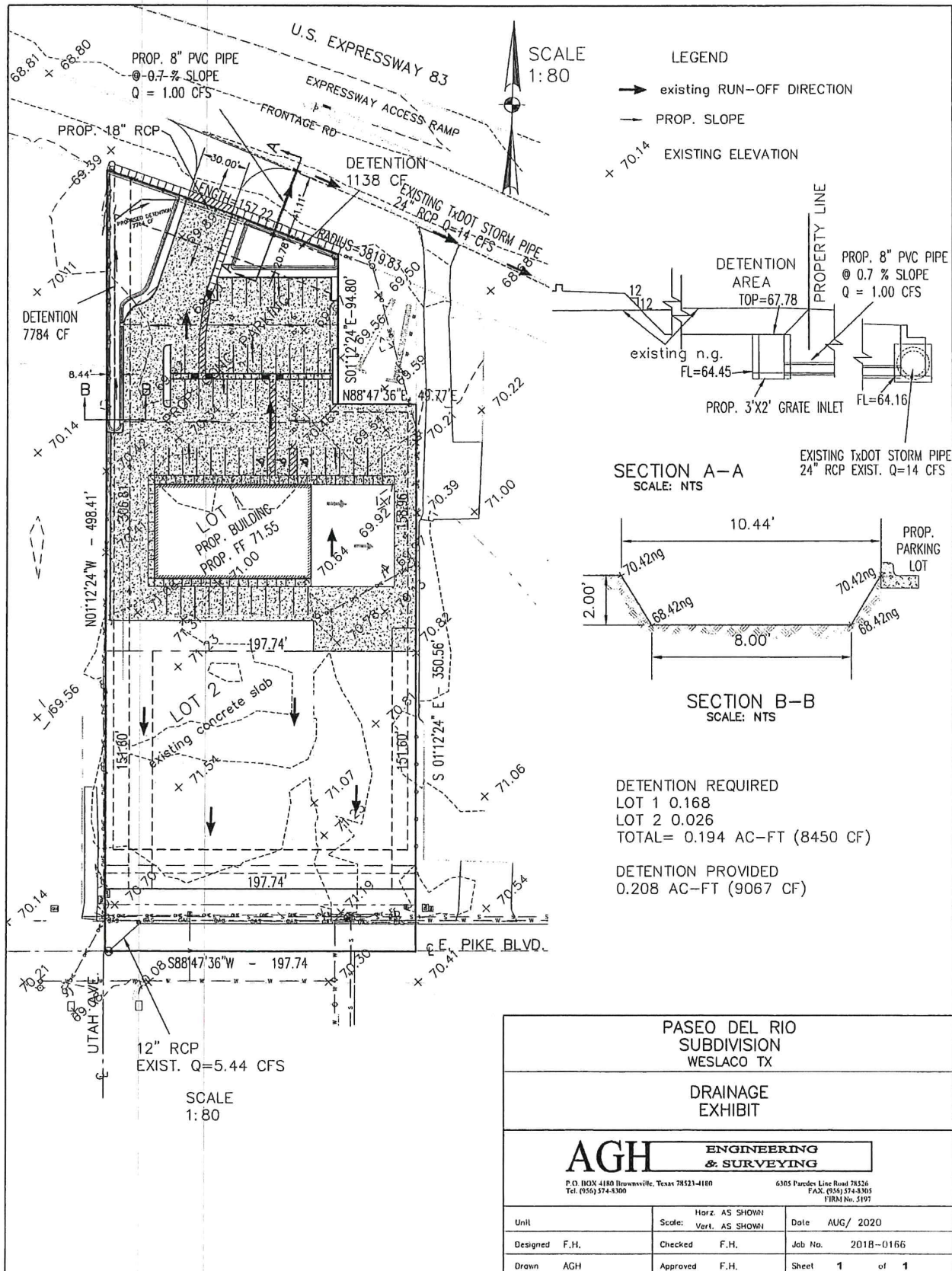
Lot 2 of said subdivision has already been developed (existing concrete slab covering approximately 65% of total area) is comprised of 0.86 acres. Drainage from this lot runs from North to South towards the North R.O.W. of E. Pike Boulevard, then into the existing municipal drainage system. The existing runoff coming from this lot is 5.44 CFS on a 10 Yr, which drains into an existing curb inlet located along the North R.O.W. of E. Pike Boulevard, then through a 12" R.C.P Pipe @6.5% slope with a capacity of 9 CFS and into the existing city of Weslaco storm sewer system.

Lot 1 consists of 1.14 acres. Existing drainage from lot 1 runs from South to North, towards U.S. Expressway 83 by overland flow. Existing run-off discharged from this lot reaches 0.97 cfs on a 10-yr event, which will be discharge into an existing TxDot inlet located at the South R.O.W. of US Expressway 83, through a proposed 8" PVC pipe @ 0.7% slope with a capacity of 0.97 cfs. TxDot's storm system capacity at U.S. Expressway 83 is approximately 14 CFS on a 24" RCP. This Storm Sewer system discharges into the HCDD No. 1 drainage system, which will then discharge into the Campacuas Lake.

When improved, site will be required to detain 0.1947 ac-ft or 8,481 cf, and release a flow less than or equal to the pre-developed conditions of 0.97 CFS. Storm water detention will be achieved through the use of a privately owned and maintained on-site detention pond with a capacity of 8,922 cf. The outlet structure will consist of a proposed 8"PVC Pipe @ 0.7 % slope that would be able to release 1.00 CFS which is equal to existing condition discharge.



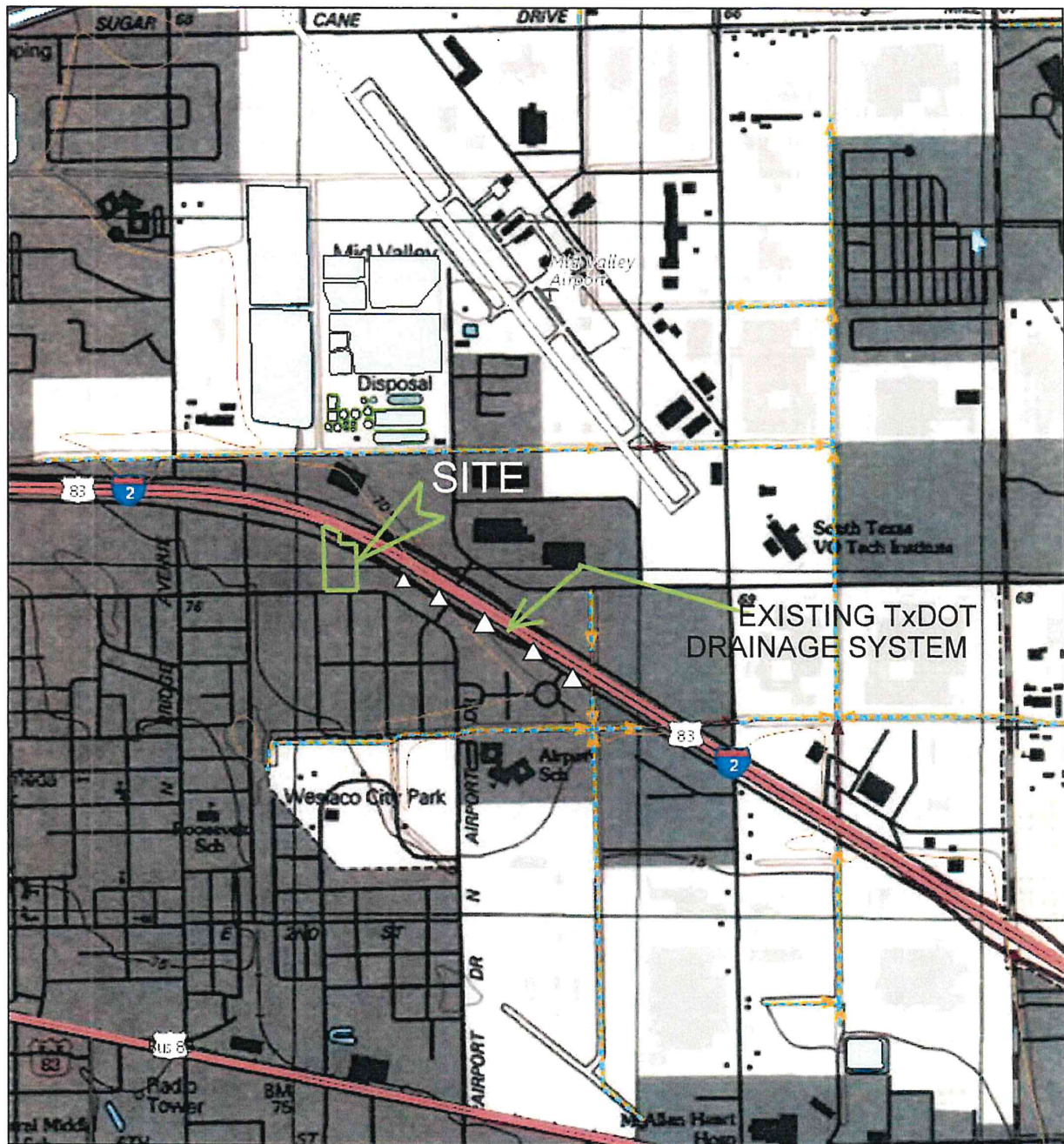
By: Alfredo C. Hernandez PE 9/11/2020
Engineer Name Date





USGS The National Map: Orthoimagery | Garrity, C.P., Soller, D.R. | USGS National Map 3D Elevation Program (3DEP) | USGS TNM - 3D Elevation Program (3DEP). Data Refreshed Weekly. | USGS The National

The National Map Advanced Viewer

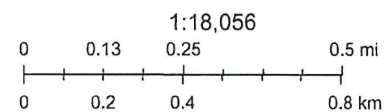


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- Override 1
- Override 1
- Local Connecting Roads
- Secondary Highways
- Controlled-access Highways
- Airport Runways

- Airports**
- International Airport
- Military
- Municipal Airstrip / Airport
- Private Airstrip / Airport
- Regional Airport

Unknown



USGS The National Map: National Hydrography Dataset, Data refreshed March, 2020., Copyright© 2013 National Geographic Society, i-cubed, USGS TNM - National Hydrography Dataset, Data Refreshed July, 2020., USGS The National Map: National Transportation Dataset; U.S. Census

USGS

USGS The National Map: Orthoimagery | Garrity, C.P., Soller, D.R. | USGS National Map 3D Elevation Program (3DEP) | USGS TNM - 3D Elevation Program (3DEP). Data Refreshed Weekly. |

**RATIONAL METHOD
CITY OF WESLACO**

Based on TxDot Hydraulic Manual 2016

Good up to 200 Acres (80 Hectares)

Lot 1 1.14 Ac undeveloped condition

$$Q = \frac{CIA}{Z}$$

Equation 4-20

Q = max. rate of runoff (cfs or m3/sec)
C = runoff coefficient
I = average rainfall intensity (in/hr or mm/hr)
A = drainage area (ac or ha)
Z = conversion factor, 1 for English, 360 for metric

$$I = \frac{b}{(t_c + d)^e}$$

Equation 4-21

I = design rainfall intensity (in./hr)
tc = time of concentration (min)
e, b, d = coefficients for specific frequencies by county

$$T_c = \frac{1.8(1.1 - c)\sqrt{L}}{S^{\frac{1}{3}}}$$

Developed condition (50 years)		
Q=	6.28	CFS
C=	0.65	Business
I=	8.48	(in./hr.)
A=	1.14	Ac
Z=	1	

Slope Equations and Tc for Existing Conditions

S= 0.66 Slope (%)
L= 300 Flow length (LF)
Tc= 32.23 Time of Concentration (min)
C= 0.2 Runoff Coeff Unimproved areas
Q= 0.97 Existing Flow (cfs)
I= 4.27 Intensity (In/hr) (10 years)

	10-yr	50-yr	100-yr	
I	6.16	8.48	9.66	(in./hr.)
Tc	16.11	16.11	16.11	min
e	0.86	0.86	0.86	
b	116.24	170.66	201.07	in
d	14.33	16.71	18	min

RATIONAL METHOD
CITY OF WESLACO

Lot 1 1.14 Ac		50 years return period					
MIN	I(in/hr)	Q in cfs	V in cf	Q out cfs	V out cf	Req'd V cf	Req'd V ac-ft
5	10.08	7.47	2241	0.97	292.375	1948.41	0.0447
10	10.08	7.47	4482	0.97	584.75	3896.82	0.0895
15	8.69	6.44	5795	0.97	877.124	4918.24	0.1129
20	7.66	5.68	6811	0.97	1169.5	5641.77	0.1295
30	6.23	4.62	8310	0.97	1754.25	6555.33	0.1505
40	5.27	3.91	9372	0.97	2339	7033.17	0.1615
50	4.58	3.39	10181	0.97	2923.75	7257.59	0.1666
60	4.06	3.01	10830	0.97	3508.5	7321.96	0.1681
70	3.65	2.70	11360	0.97	4093.25	7266.28	0.1668
80	3.33	2.47	11844	0.97	4678	7166.15	0.1645
90	3.06	2.27	12244	0.97	5262.75	6981.54	0.1603
100	2.83	2.10	12582	0.97	5847.5	6734.68	0.1546
110	2.64	1.96	12911	0.97	6432.25	6478.94	0.1487
120	2.47	1.83	13178	0.97	7017	6160.95	0.1414
130	2.32	1.72	13409	0.97	7601.75	5807.39	0.1333
140	2.20	1.63	13694	0.97	8186.5	5507.18	0.1264
150	2.08	1.54	13872	0.97	8771.24	5100.28	0.1171
160	1.98	1.47	14085	0.97	9355.99	4728.93	0.1086
170	1.89	1.40	14285	0.97	9940.74	4344.25	0.0997
180	1.80	1.33	14405	0.97	10525.5	3879.55	0.0891
190	1.73	1.28	14614	0.97	11110.2	3503.76	0.0804
200	1.66	1.23	14761	0.97	11695	3065.73	0.0704
210	1.60	1.19	14939	0.97	12279.7	2658.82	0.0610
220	1.54	1.14	15063	0.97	12864.5	2198.56	0.0505
230	1.49	1.10	15236	0.97	13449.2	1787.20	0.0410
240	1.44	1.07	15365	0.97	14034	1331.38	0.0306
250	1.39	1.03	15450	0.97	14618.7	831.11	0.0191
260	1.35	1.00	15605	0.97	15203.5	401.97	0.0092
270	1.30	0.96	15605	0.97	15788.2	-182.78	-0.0042
280	1.27	0.94	15810	0.97	16373	-563.01	-0.0129
290	1.23	0.91	15859	0.97	16957.7	-1098.86	-0.0252
300	1.20	0.89	16006	0.97	17542.5	-1536.89	-0.0353
310	1.17	0.87	16126	0.97	18127.2	-2001.60	-0.0460
320	1.14	0.84	16219	0.97	18712	-2492.98	-0.0572
330	1.11	0.82	16286	0.97	19296.7	-3011.04	-0.0691
340	1.08	0.80	16326	0.97	19881.5	-3555.78	-0.0816
350	1.06	0.79	16495	0.97	20466.2	-3971.58	-0.0912



Alfredo G. Hernandez
8/14/2020

**RATIONAL METHOD
CITY OF WESLACO**

Based on TxDot Hydraulic Manual 2016
Good up to 200 Acres (80 Hectares)

Lot 2 0.86 Ac developed condition
65% concrete covered

$$Q = \frac{CIA}{Z}$$

Equation 4-20

Q = max. rate of runoff (cfs or m3/sec)
C = runoff coefficient
I = average rainfall intensity (in/hr or mm/hr)
A = drainage area (ac or ha)
Z = conversion factor, 1 for English, 360 for metric

$$I = \frac{b}{(t_c + d)^e}$$

Equation 4-21

I = design rainfall intensity (in./hr)
tc = time of concentration (min)
e, b, d = coefficients for specific frequencies by county

$$T_c = \frac{1.8(1.1 - c)\sqrt{L}}{S^{\frac{1}{3}}}$$

Developed condition (50 years)		
Q=	7.37	CFS
C=	0.85	Business
I=	10.08	(in./hr.)
A=	0.86	Ac
Z=	1	

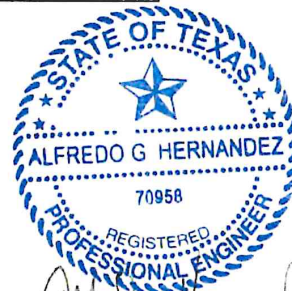
Slope Equations and Tc for Existing Conditions
65% concrete covered

S= 0.27 Slope (%)
L= 211 Flow length (LF)
Tc= 10.11 Time of Concentration (min)
C= 0.85 Runoff Coeff developed areas
Q= 5.44 Existing Flow (cfs)
I= 7.44 Intensity (in/hr) (10 years)

	10-yr	50-yr	100-yr	
I	7.44	10.08	11.41	(in./hr.)
Tc	10.11	10.11	10.11	min
e	0.86	0.86	0.86	
b	116.24	170.66	201.07	in
d	14.33	16.71	18	min

RATIONAL METHOD
CITY OF WESLACO

Lot 2		50 years return period		0.86 Ac			
MIN	I(in/hr)	Q in cfs	V in cf	Q out cfs	V out cf	Req'd V cf	Req'd V ac-ft
5	10.08	7.37	2211	5.44	1631.45	579.09	0.0133
10	10.08	7.37	4421	5.44	3262.91	1158.18	0.0266
15	8.69	6.35	5717	5.44	4894.36	822.79	0.0189
20	7.66	5.60	6719	5.44	6525.81	193.54	0.0044
30	6.23	4.55	8197	5.44	9788.72	-1591.28	-0.0365
40	5.27	3.85	9246	5.44	13051.6	-3805.94	-0.0874
50	4.58	3.35	10044	5.44	16314.5	-6270.59	-0.1440
60	4.06	2.97	10684	5.44	19577.4	-8893.14	-0.2042
70	3.65	2.67	11206	5.44	22840.3	-11634.11	-0.2671
80	3.33	2.43	11684	5.44	26103.2	-14418.94	-0.3310
90	3.06	2.24	12079	5.44	29366.2	-17287.11	-0.3969
100	2.83	2.07	12412	5.44	32629.1	-20216.68	-0.4641
110	2.64	1.93	12737	5.44	35892	-23155.02	-0.5316
120	2.47	1.81	13000	5.44	39154.9	-26154.77	-0.6004
130	2.32	1.70	13228	5.44	42417.8	-29189.60	-0.6701
140	2.20	1.61	13509	5.44	45680.7	-32171.80	-0.7386
150	2.08	1.52	13684	5.44	48943.6	-35259.27	-0.8094
160	1.98	1.45	13895	5.44	52206.5	-38311.65	-0.8795
170	1.89	1.38	14092	5.44	55469.4	-41377.18	-0.9499
180	1.80	1.32	14211	5.44	58732.3	-44521.66	-1.0221
190	1.73	1.26	14417	5.44	61995.2	-47578.43	-1.0923
200	1.66	1.21	14562	5.44	65258.1	-50696.60	-1.1638
210	1.60	1.17	14737	5.44	68521	-53784.06	-1.2347
220	1.54	1.13	14860	5.44	71783.9	-56924.16	-1.3068
230	1.49	1.09	15031	5.44	75046.8	-60016.01	-1.3778
240	1.44	1.05	15158	5.44	78309.7	-63151.72	-1.4498
250	1.39	1.02	15241	5.44	81572.6	-66331.30	-1.5228
260	1.35	0.99	15395	5.44	84835.6	-69440.69	-1.5941
270	1.30	0.95	15395	5.44	88098.5	-72703.60	-1.6690
280	1.27	0.93	15597	5.44	91361.4	-75764.75	-1.7393
290	1.23	0.90	15645	5.44	94624.3	-78979.41	-1.8131
300	1.20	0.88	15790	5.44	97887.2	-82097.57	-1.8847
310	1.17	0.86	15908	5.44	101150	-85242.06	-1.9569
320	1.14	0.83	16000	5.44	104413	-88412.86	-2.0297
330	1.11	0.81	16066	5.44	107676	-91609.97	-2.1031
340	1.08	0.79	16105	5.44	110939	-94833.41	-2.1771
350	1.06	0.77	16272	5.44	114202	-97929.64	-2.2482



Alfredo G. Hernandez
8/14/2020

Runoff Coefficients Table "c" Value

TABLE 3-3: Runoff Coefficients	
Type of Drainage Area	Runoff Coefficient "c"
BUSINESS	
DOWNTOWN	0.70 - 0.95
NEIGHBORHOOD	0.50 - 0.70
RESIDENTIAL	
SINGLE FAMILY	0.30 - 0.50
MULTI-UNITS (DETTACHED)	0.40 - 0.60
MULTI-UNITS (ATTACHED)	0.60 - 0.75
SUBURBAN	0.25 - 0.40
APARTMENTS	0.50 - 0.70
INDUSTRIAL	
LIGHT	0.50 - 0.80
HEAVY	0.60 - 0.90
PARKS & CEMENTARIES	0.10 - 0.25
PLAYGROUNDS	0.20 - 0.40
RAILROAD YARDS	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 & WALKS	0.75 - 0.85
ROOFS	0.75 - 0.95

$$C_w = (C_1A_1 + C_2A_2 + C_3A_3 + \dots C_nA_n) / A_{\text{total}}$$

Where:

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

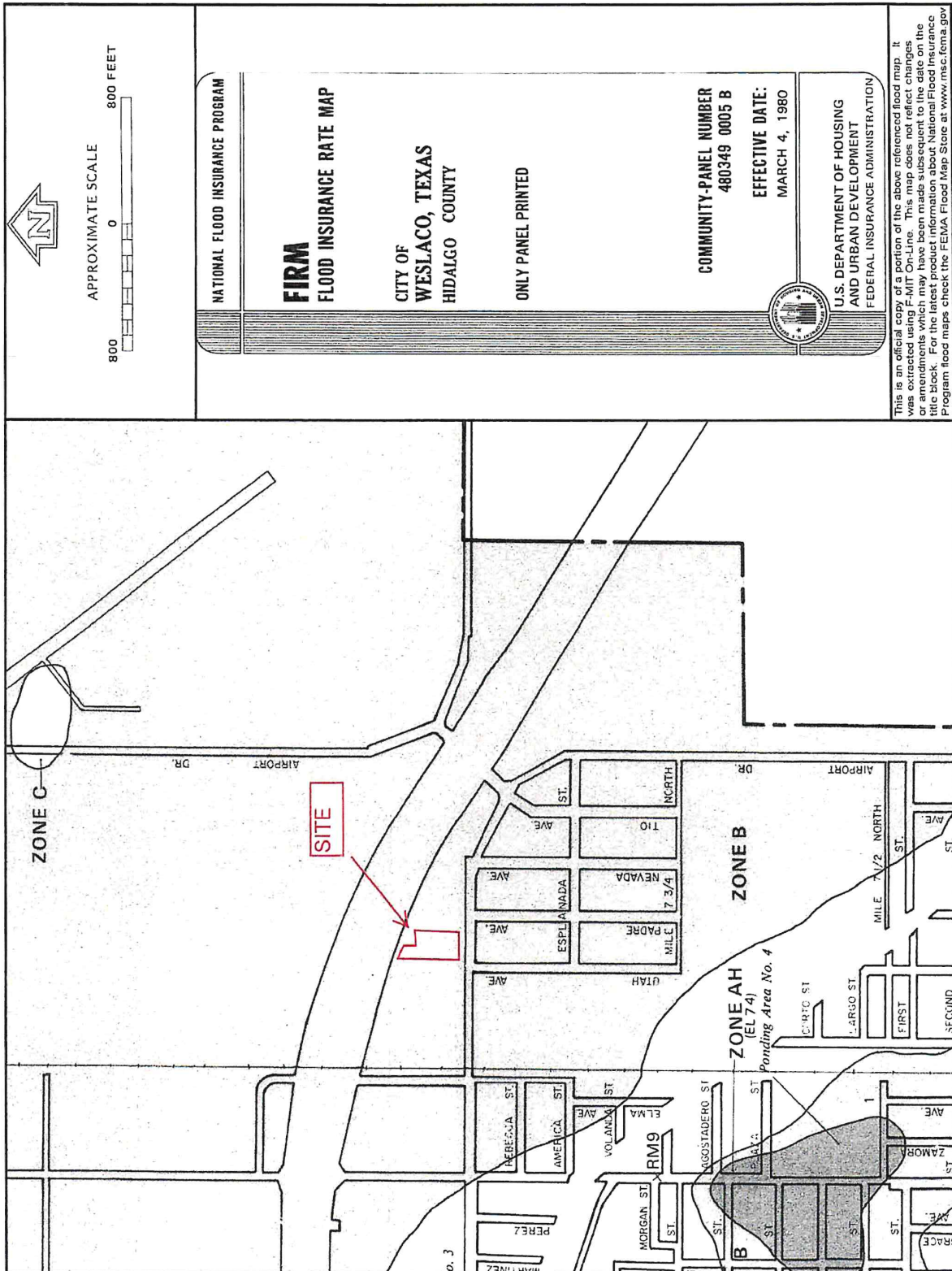
Select Units

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

Intensity
(in./hr)

4.83	6.44	7.47	8.80	10.08	11.38
------	------	------	------	-------	-------

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





Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/4/2020
Page 1 of 4

Hydrologic Soil Group—Hidalgo County, Texas
(Paseo del Rio Subdivision)

MAP LEGEND

	Area of Interest (AOI)
	Area of Interest (AOI)
	Soils
	Soil Rating Polygons
	A
	A/D
	B
	B/D
	C
	C/D
	D
	Not rated or not available
	Soil Rating Lines
	A
	A/D
	B
	B/D
	C
	C/D
	D
	Not rated or not available
	Water Features
	Streams and Canals
	Transportation
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads
	Background
	Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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

Hydrologic Soil Group—Hidalgo County, Texas

Paseo del Rio Subdivision

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	B	2.5	13.9%
72	Willacy-Urban land complex, 0 to 3 percent slopes	B	15.5	86.1%
Totals for Area of Interest			18.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



Hydrologic Soil Group—Hidalgo County, Texas

Paseo del Rio Subdivision

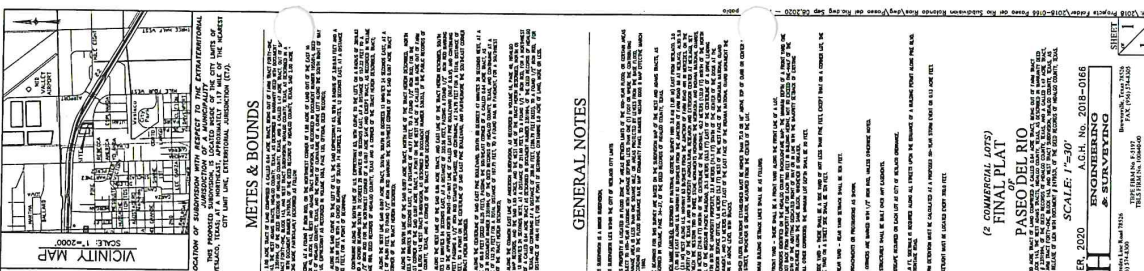
Rating Options

Aggregation Method: Dominant Condition

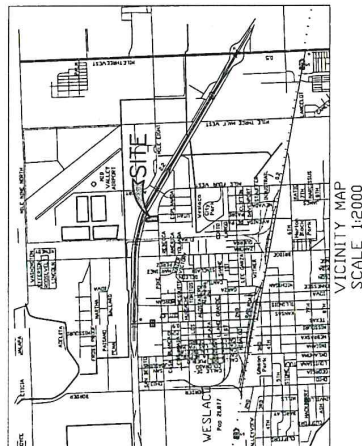
Component Percent Cutoff: None Specified

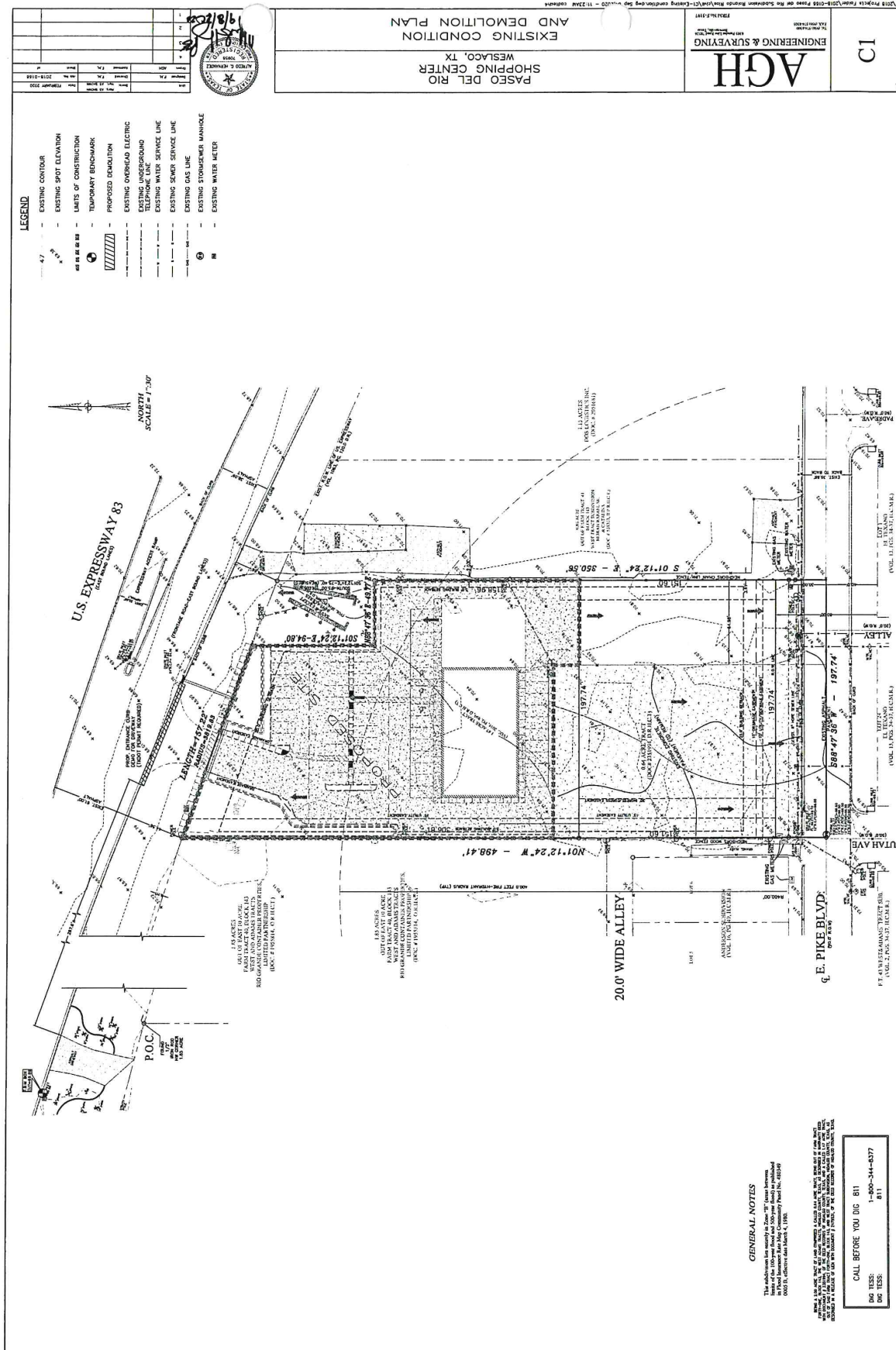
Tie-break Rule: Higher

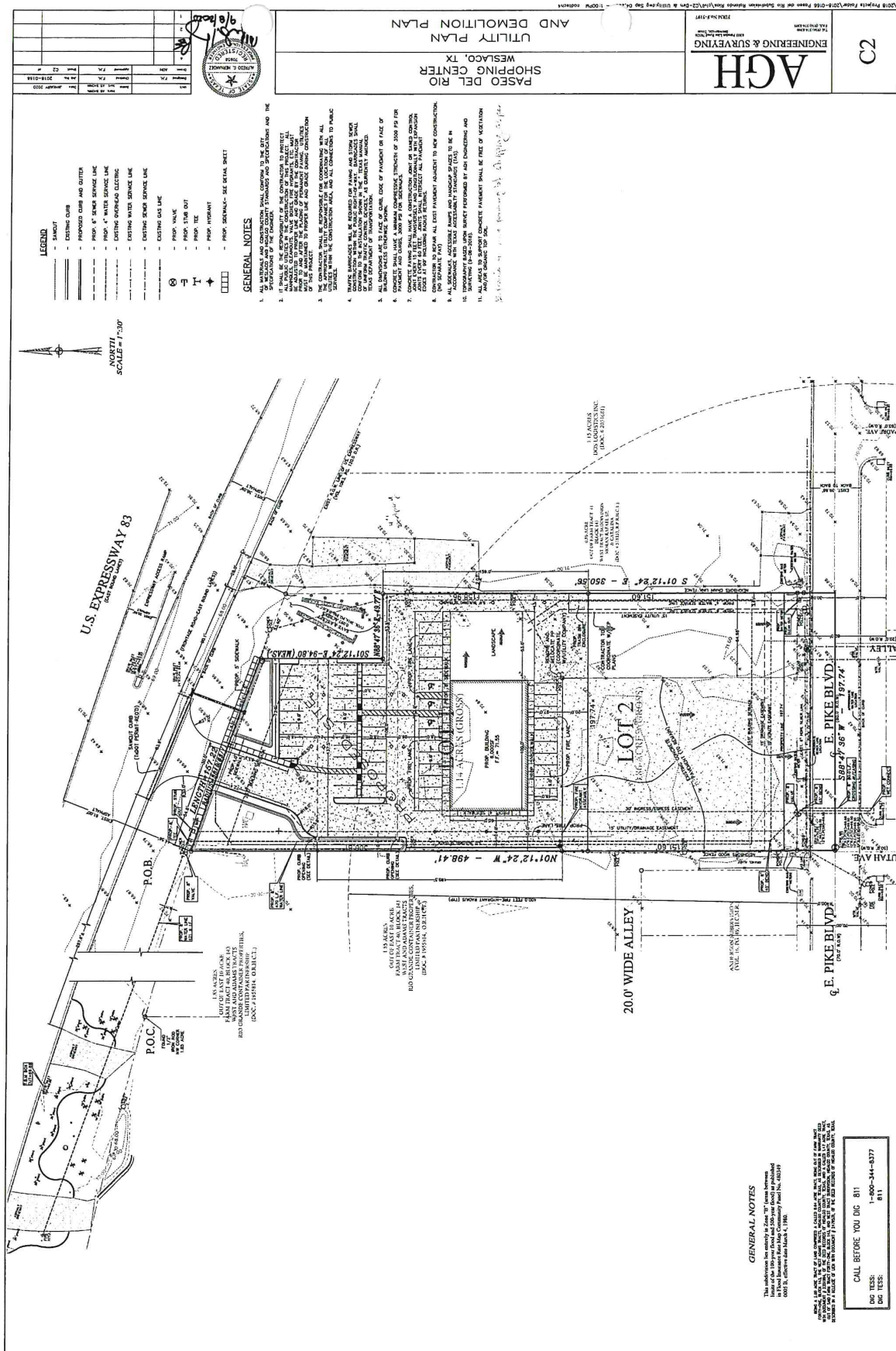


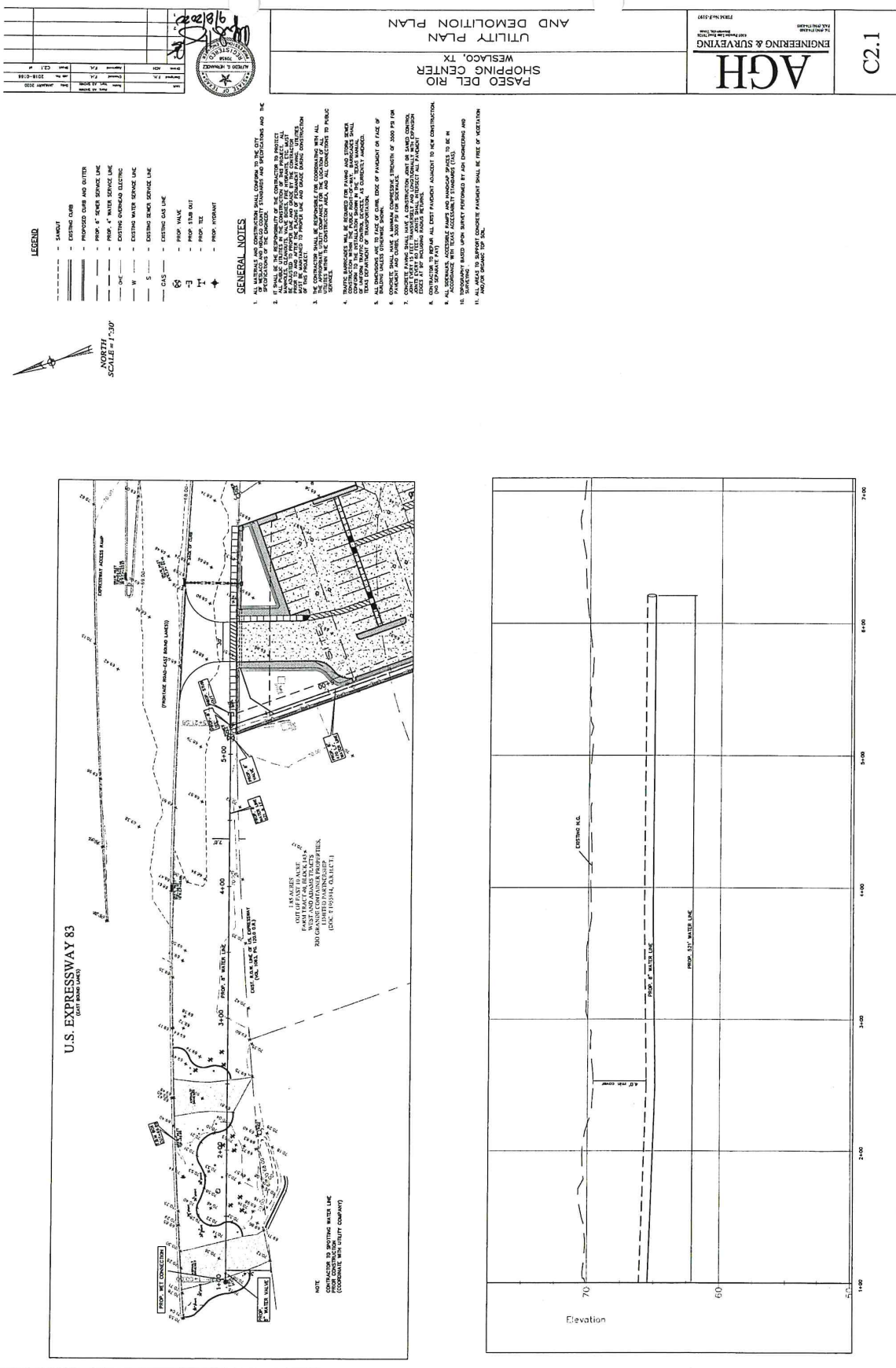


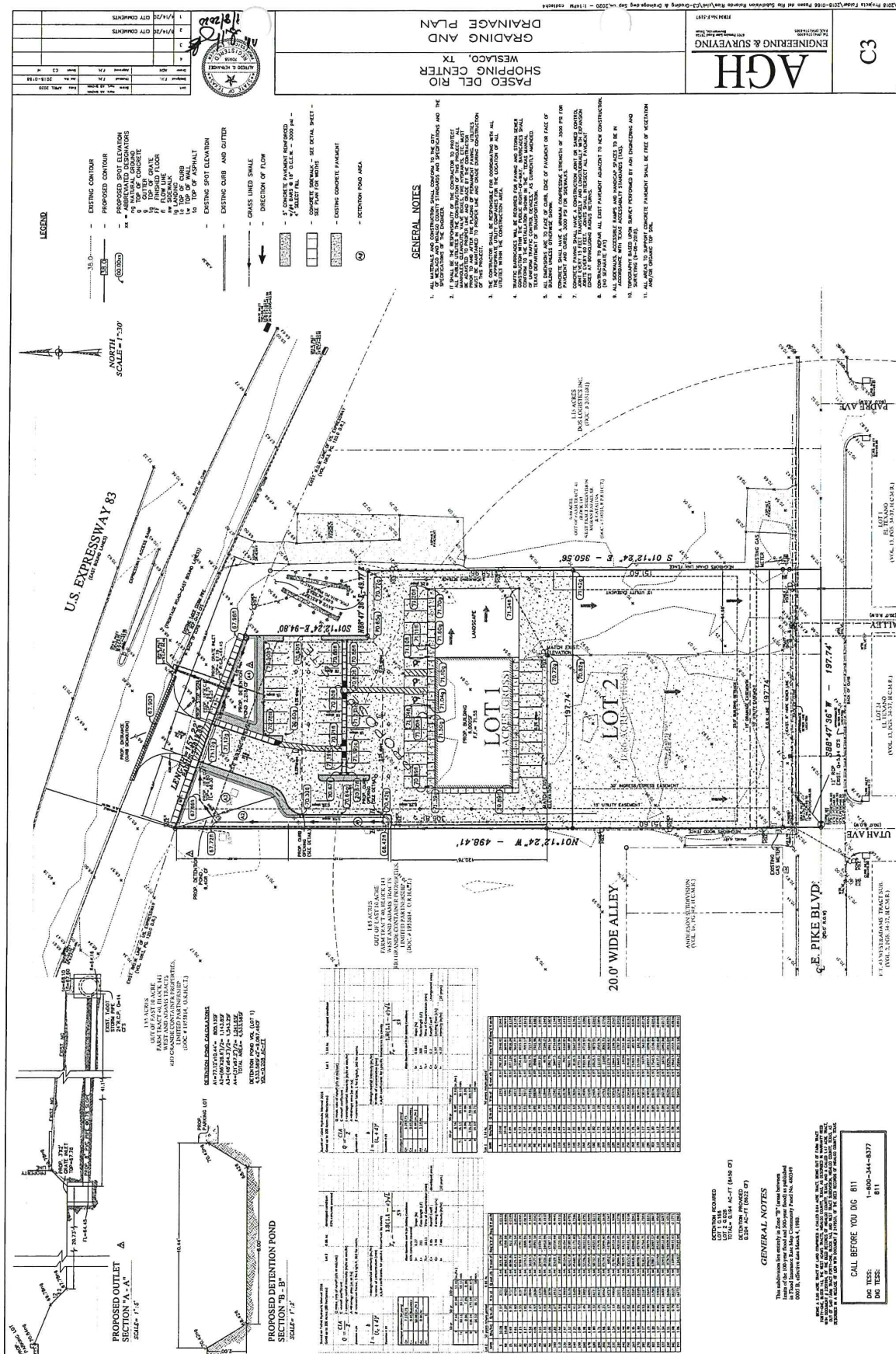
CIVIL PLANS	
C1	EXISTING CONDITION AND DEMOLITION PLAN
C2	DIMENSION CONTROL PLAN & UTILITY PLAN
C3	GRADING PLAN
C4	SW3P PLAN
C5	LANDSCAPING PLAN
C6	PAVING DETAILS
C7	WATER & SEWER DETAILS

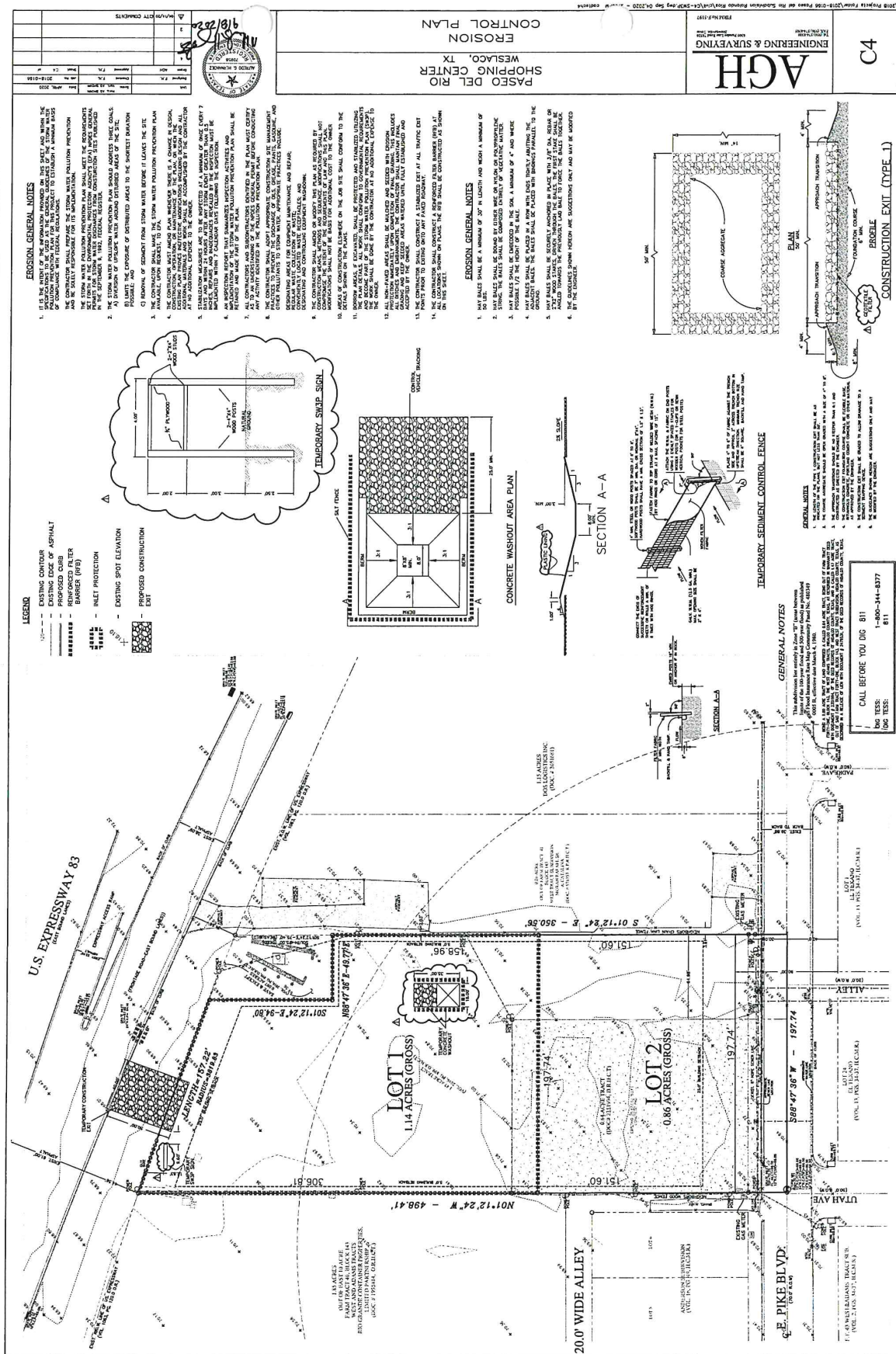


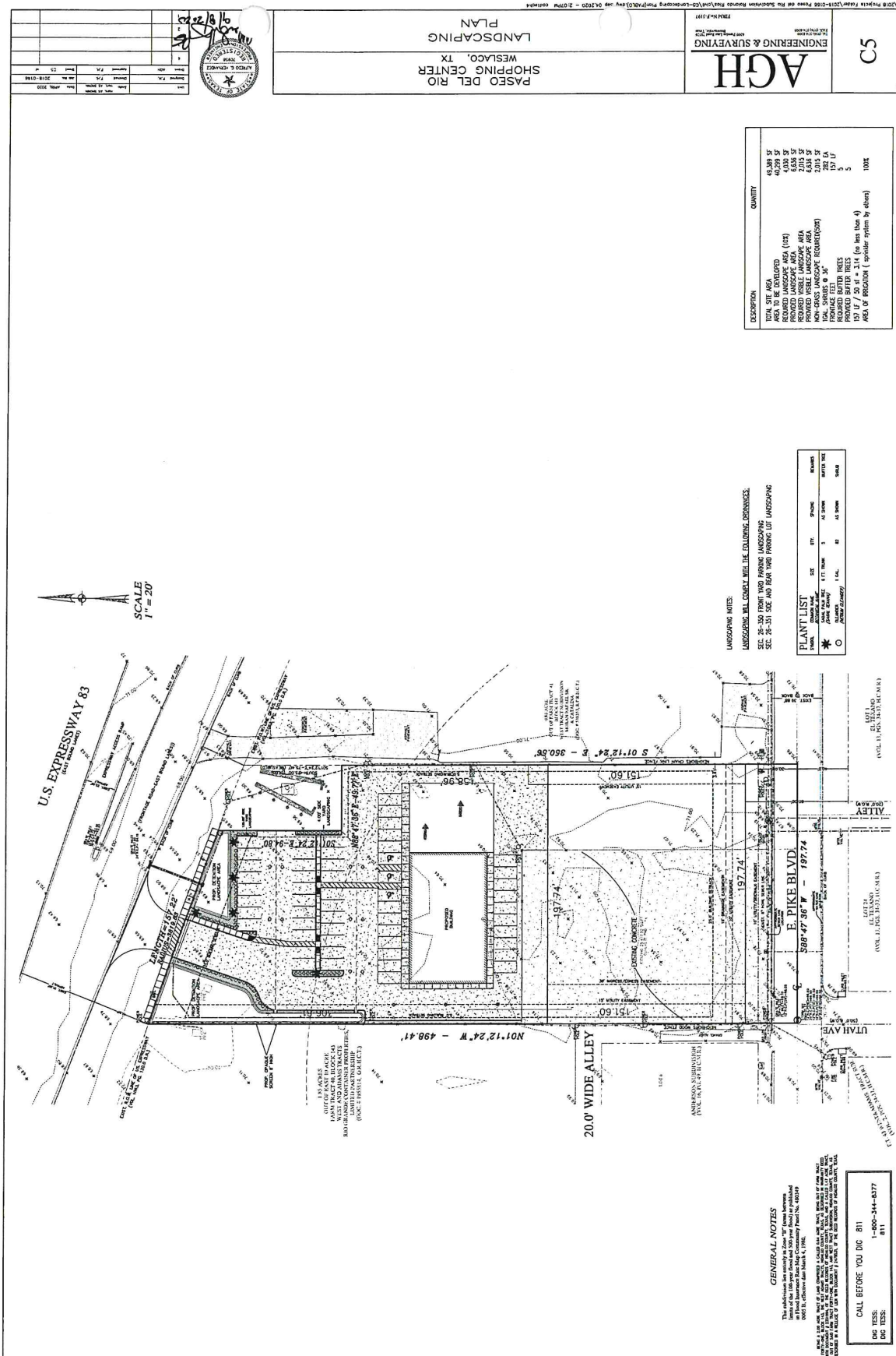






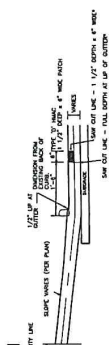
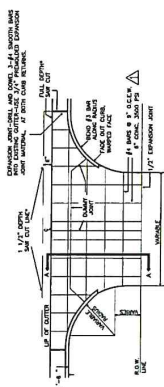




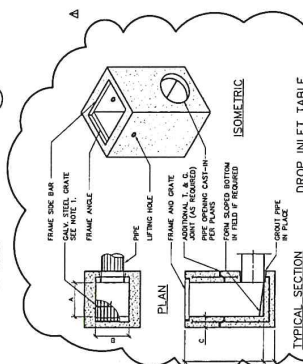


AGH

PAVING DETAILS

[illegible]

SECTION A-A



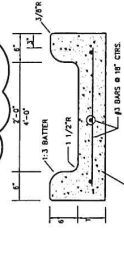
10007	000	A	B	C

MODEL No.	MODEL name	IN	MM	IN	MM	IN	MM
CP2436	1L	24	600	36	900	6	150
CP3648	3M	36	900	48	1200	6	150

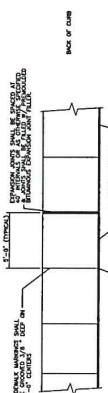
NOTES:
1. FRAMES AND GRATES SHALL BE HEAVY
DUTY TRAFFIC LOADING RATE (NEENAH).



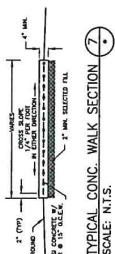
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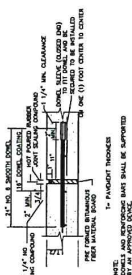
FLUME DETAIL



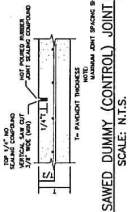
SIDEWALK PLAN 6
SCALE: N.T.S.



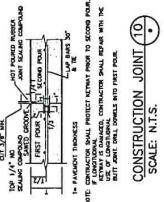
TYPICAL CONC. WALK SECTION 7
SCALE: N.T.S.



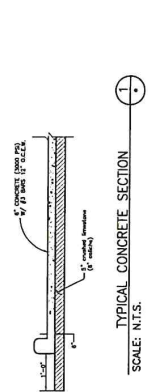
EXPANSION JOINT $\frac{8}{\cdot}$
SCALE: N.T.S.



SAWED DUMMY (CONTROL) JOINT $\frac{9}{\bullet}$
SCALE: N.T.S.



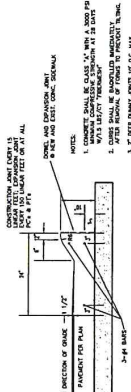
CONSTRUCTION
SCALE: N.T.S.



1
•

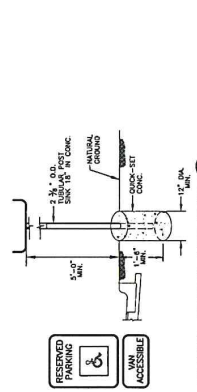
TYPICAL CONCRETE SECTION

SCALE: N.T.S.

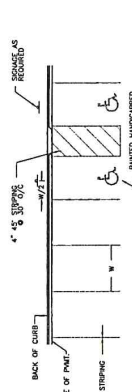


B AND GUTTER DETAIL 2

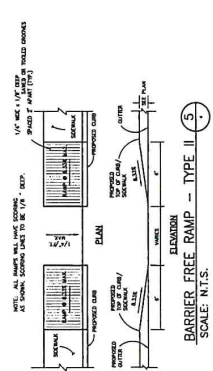
SCALE: N.T.S.



MARKING CONTROL SIGN DETAIL 3
SCALE: N.T.S.



PARKING SPACE DETAIL 4
SCALE: N.T.S.



BARRIER FREE RAMP - TYPE II (5)

ENGINEERING & SURVEYING
AGH
P.O. BOX 1000
1000 N. 1000 E.
TULSA, OK 74103
TEL: (918) 438-1000
FAX: (918) 438-1001
E-MAIL: AGH@AGHENGINEERING.COM
WWW.AGHENGINEERING.COM

WATER & SEWER SHOPPING CENTER WESTLACO, TX

PIPE SIZE

PIPE SIZE	MIN. BORE	MIN. WALL THICKNESS	MIN. RADIUS OF CURVE	MIN. SLOPE	MIN. COVER	MIN. DEPTH	MIN. SPACING	MIN. BORE	MIN. WALL THICKNESS	MIN. RADIUS OF CURVE	MIN. SLOPE	MIN. COVER	MIN. DEPTH	MIN. SPACING
12"	11.75"	0.3125"	10'	0.005"	18"	36"	10'	11.75"	0.3125"	10'	0.005"	18"	36"	10'
15"	14.75"	0.3125"	15'	0.005"	24"	48"	15'	14.75"	0.3125"	15'	0.005"	24"	48"	15'
18"	17.75"	0.3125"	20'	0.005"	30"	72"	20'	17.75"	0.3125"	20'	0.005"	30"	72"	20'
21"	20.75"	0.3125"	25'	0.005"	36"	108"	25'	20.75"	0.3125"	25'	0.005"	36"	108"	25'
24"	23.75"	0.3125"	30'	0.005"	42"	144"	30'	23.75"	0.3125"	30'	0.005"	42"	144"	30'
30"	29.75"	0.3125"	40'	0.005"	54"	216"	40'	29.75"	0.3125"	40'	0.005"	54"	216"	40'
36"	35.75"	0.3125"	50'	0.005"	66"	288"	50'	35.75"	0.3125"	50'	0.005"	66"	288"	50'
42"	41.75"	0.3125"	60'	0.005"	78"	360"	60'	41.75"	0.3125"	60'	0.005"	78"	360"	60'
48"	47.75"	0.3125"	70'	0.005"	90"	432"	70'	47.75"	0.3125"	70'	0.005"	90"	432"	70'
54"	53.75"	0.3125"	80'	0.005"	102"	504"	80'	53.75"	0.3125"	80'	0.005"	102"	504"	80'
60"	59.75"	0.3125"	90'	0.005"	114"	576"	90'	59.75"	0.3125"	90'	0.005"	114"	576"	90'
66"	65.75"	0.3125"	100'	0.005"	126"	648"	100'	65.75"	0.3125"	100'	0.005"	126"	648"	100'
72"	71.75"	0.3125"	110'	0.005"	138"	720"	110'	71.75"	0.3125"	110'	0.005"	138"	720"	110'
78"	77.75"	0.3125"	120'	0.005"	150"	792"	120'	77.75"	0.3125"	120'	0.005"	150"	792"	120'
84"	83.75"	0.3125"	130'	0.005"	162"	864"	130'	83.75"	0.3125"	130'	0.005"	162"	864"	130'
90"	89.75"	0.3125"	140'	0.005"	174"	936"	140'	89.75"	0.3125"	140'	0.005"	174"	936"	140'
96"	95.75"	0.3125"	150'	0.005"	186"	1008"	150'	95.75"	0.3125"	150'	0.005"	186"	1008"	150'
102"	101.75"	0.3125"	160'	0.005"	198"	1080"	160'	101.75"	0.3125"	160'	0.005"	198"	1080"	160'
108"	107.75"	0.3125"	170'	0.005"	210"	1152"	170'	107.75"	0.3125"	170'	0.005"	210"	1152"	170'
114"	113.75"	0.3125"	180'	0.005"	222"	1224"	180'	113.75"	0.3125"	180'	0.005"	222"	1224"	180'
120"	119.75"	0.3125"	190'	0.005"	234"	1296"	190'	119.75"	0.3125"	190'	0.005"	234"	1296"	190'
126"	125.75"	0.3125"	200'	0.005"	246"	1368"	200'	125.75"	0.3125"	200'	0.005"	246"	1368"	200'
132"	131.75"	0.3125"	210'	0.005"	258"	1440"	210'	131.75"	0.3125"	210'	0.005"	258"	1440"	210'
138"	137.75"	0.3125"	220'	0.005"	270"	1512"	220'	137.75"	0.3125"	220'	0.005"	270"	1512"	220'
144"	143.75"	0.3125"												



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 7, 2020	Agenda Item No. (to be assigned by PCE): V. C.
From: Rebekah de la Fuente, Planning Director, on behalf of Mario Reyna.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Freedom Storage– being a 2.409 acre being a part or portion out Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863' east of Pleasantview Dr. south of business 83. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through a 6" sewer line. The property is within a Flood Zone "B". Applicant is requesting a setback variance.	
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 and compliance with the ordinance on the variance.	
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, 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: FREEDOM STORAGE SUBDIVISION

Location: 2732 E. Business 83

Legal Description: 2.409 acres being a part or prtion out of Farm Tract 710, Blk. 136, West & Adams Tract S/D

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-2

Existing Land Use: Open Proposed Land Use: Commercial

Number of Lots Proposed: 1 Gross Acreage: 2.409

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: 3 BU Family Limited Partnership Telephone: c/o 381-0981

Address: 3120 Center Pointe Dr. Fax: c/o 381-1839

City: Edinburg, State: TX Zip: 78539 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. c/o Mario A. Reyna Telephone: 381-0981

Address: 115 W. McIntyre Street Edinburg, TX 78541 Fax: 381-1839

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

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: 3BU Family Limited Partnership Telephone: c/o 381-0981
Address: 3120 Center Ponte Dr. Fax: c/o 381-1839
City: Edinburg State: TX Zip: 78539 E-mail: c/o mario@meldenandhunt.com

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.

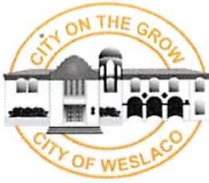
Owner Printed Name: _____

Owner Signature: _____ Date: _____

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature:  Date: 7-9-2020

Authorized Agent Printed Name: Mario A. Reyna, P.E.



APPLICATION FOR SUBDIVISION VARIANCE

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. _____

GENERAL INFORMATION

Name of Subdivision: FREEDOM STORAGE SUBDIVISION

Location: Approximately 800' feet east of the intersection of Plaeasnt View Drive & Business 83

Legal Description: A subdivision containing 2.409 acres being a part or portion o/o FarmTract 710, Block 136, West & Adams Tract

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Front Setback from 60 feet to 55 feet

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: 3BU Family Limited Partnership Telephone: c/o 381-0981

Address: 3120 Center Ponte Dr. Fax: c/o 381-1839

City: Edinburg State: TX Zip: 78539 E-mail: c/o mario@meldenandhunt.com

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: _____

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature:  Date: 7-9-2020

Authorized Agent Printed Name: Mario A. Reyna, P.E.

FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: FREEDOM STORAGE SUBDIVISION
PREPARED BY: MARIO A. REYNA, P.E
DATE: July 09, 2020
Revised Date: August 11, 2020



Mario A. Reyna
8-11-20

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Weighted C Calculations**
- 4. Location Map**
- 5. Subdivision Plat**
- 6. Drainage Layout**
- 7. USGS Topographical Map**
- 8. Rainfall Intensity Table**
- 9. Street Velocities & Capacities Flowing Curb Full Table**
- 10. USDA Soils Map**
- 11. USDA Soils Legend & Description**
- 12. FEMA FIRM with site location**



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

Drainage Statement
FREEDOM STORAGE SUBDIVISION
Project #20117.00 Date: July 09, 2020
Revised Date: August 6, 2020

FREEDOM STORAGE SUBDIVISION A tract of land containing 2.409 acres situated in Hidalgo County, Texas, being a part or portion out of Farm Tract 710, Block 136, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 2.409-acre tract was conveyed to 3BU Family limited partnership, by virtue of an Assumption Warranty Deed recorded under Document Number 2669990, Hidalgo County Official Records. This subdivision falls in "Zone B" according to FEMA FIRM Community-Panel number: 480349 0005 B. Zone "B" is defined as "areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one(1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood." The property is located approximately 800 feet east of the intersection of Pleasant View Drive & U.S. Expressway 83 (I2). The property is currently open with a proposed use of 1 commercial lots in the to City of Weslaco, Texas.

The soils in this area is (28) Hidalgo Sandy Clay Loam and (70) Willacy fine sandy loam, which are in Hydrologic Group "B". This soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 2.05 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 8.82 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 6.77 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from buildings onto the parking lot and green areas and sheet flow towards a proposed detention pond located with in lot. The drainage requirement for Dan and Tina Patel Subdivision for a 10 year storm is 11,735 cubic feet. Currnety 12,177 cubic feet of detention is provided within their site and will outfall into the proposed detention pond for Freedom Storage Subdivision. Both drainage systems will outfall into an existing 24" storm pipe which ultimately flows into an existing drain ditch directly south of the proposed site.

In accordance with the City of Weslao drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 20,494 cubic feet of detention will be provided within the Proposed Detention Pond.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
<u>Hector Garcia</u>	<u>8/31/20</u>
H.C.D.D. NO. 1	DATE


Mario A. Reyna, P.E. #117368



DRAINAGE REPORT

PROJECT NAME: **FREEDOM STORAGE SUBDIVISION**
PROJECT NUMBER: **20117**
DATE: **August 6, 2020**

I. Existing Condition-10 year

Ex. Area:	104,936.04 sf	Int. Coeff. "k"	0.213 Table 3-2
	2.41 ac	K _u	3.28
Imp. Area:	- sf	Length	634 ft
% Imp. :	0.00	Velocity	0.270582 ft/sec
Slope :	0.15 %		
tc :	39.05 min		
Rainfall Intensity (10yr)			4.263 in/hr
c factor			0.200
Q peak existing condition:			2.05 cfs

II. Future Condition-50 year

Future area:	104,936.04 sf		
	2.41 ac		
Estimated Imp. Area:	150,330 sf		
% Imp. :	1.43		
Slope :	15.00%		
tc :	38.50 min		
Rainfall Intensity (50yr)			5.476 in/hr
c factor			0.669
Q future cond. = Aci = i *	=	8.82 *	0.67
		1.611621 i	

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	21.87	6561	2.05	2681	3880
10	0.17	10.83	17.45	10467	2.05	2989	7479
15	0.25	9.10	14.67	13202	2.05	3297	9905
20	0.33	7.91	12.74	15294	2.05	3605	11689
25	0.42	7.03	11.32	16982	2.05	3913	13069
30	0.50	6.34	10.22	18401	2.05	4221	14179
35	0.58	5.80	9.34	19619	2.05	4529	15090
40	0.67	5.35	8.62	20693	2.05	4837	15856
45	0.75	4.98	8.02	21652	2.05	5145	16507
50	0.83	4.66	7.51	22521	2.05	5454	17067
60	1.00	4.14	6.68	24043	2.05	6070	17973
90	1.50	3.16	5.10	27536	2.05	7918	19617
120	2.00	2.60	4.18	30123	2.05	9767	20356
180	3.00	1.95	3.14	33958	2.05	13464	20494
240	4.00	1.59	2.56	36830	2.05	17162	19668

Storage Required: 20,494 cf
Storage Required: 0.470 Ac.-Ft.
w/ release rate of: 2.05 cfs
Storage / Ac. Development: 0.195 Ac.Ft. per Ac.



Mario A. Reyna
E-11-20

H.C.D.D. No. 1 "c" values for Rational Method	
Type of Drainage Area	Runoff Coefficient "c"
Residential	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.3
Single Family (Lots greater than 1/2 acre)	0.25
Multi-Family (Less than 20 DU / AC)	0.45
Multi-Family (Greater than 20 DU / AC)	0.55
Business Districts:	0.7
Industrial	
Light areas	0.5
Heavy areas	0.6
Railroad yard areas	0.2
Parks, cemeteries	0.1
Unimproved Areas	
Bare Surface	0.3
Grassland	0.25
Cultivated	0.2
Woodlands	0.15
Streets	
Asphalt	0.7
Concrete	0.75
Drives and walks	0.75

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots + C_n A_n) / A_{\text{total}}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35		0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.75	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Roofs	0.75	43405	0.996	0.747
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.15	23655.04	0.543	0.081
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.7	0	0.000	0.000
Concrete	0.9	37733	0.866	0.780
Drives and walks	0.9	143	0.003	0.003
Total:		104,936	2.409	1.611
Weighted "c":			0.669	

$$C_W = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{total}$$

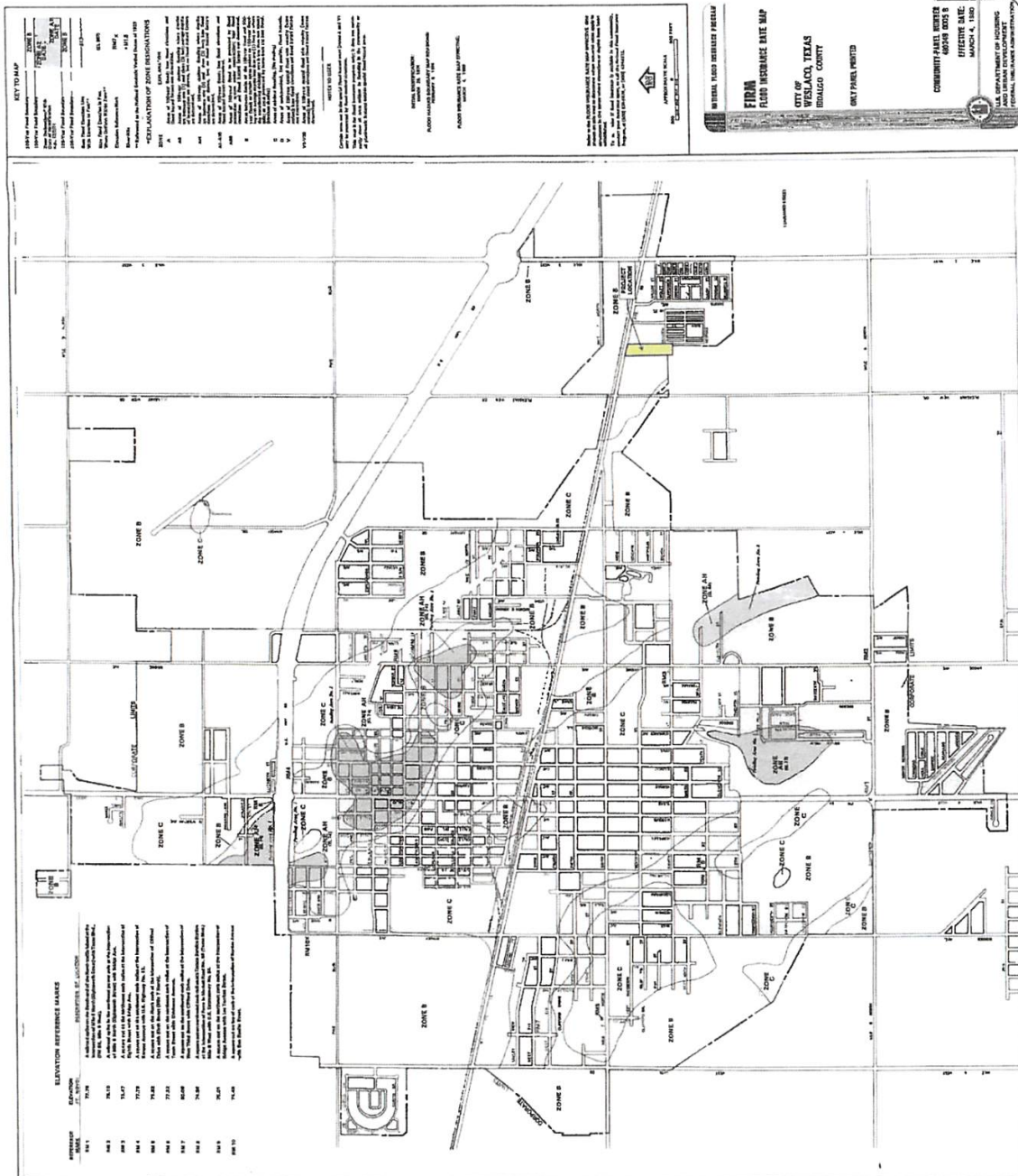
C_W = Weighted Runoff Coefficient (Composite Coefficient)

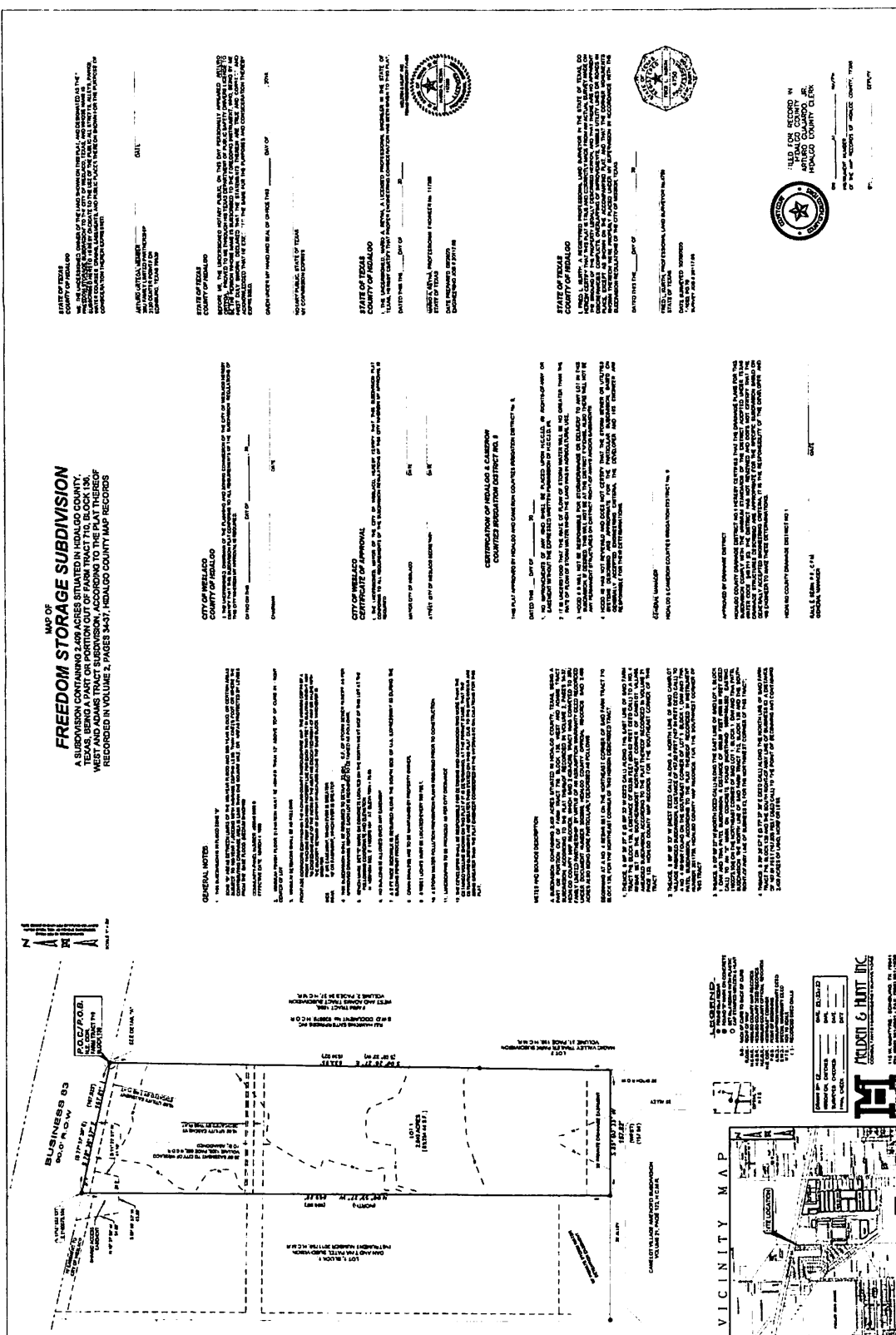
C_n = Runoff Coefficient n-th term

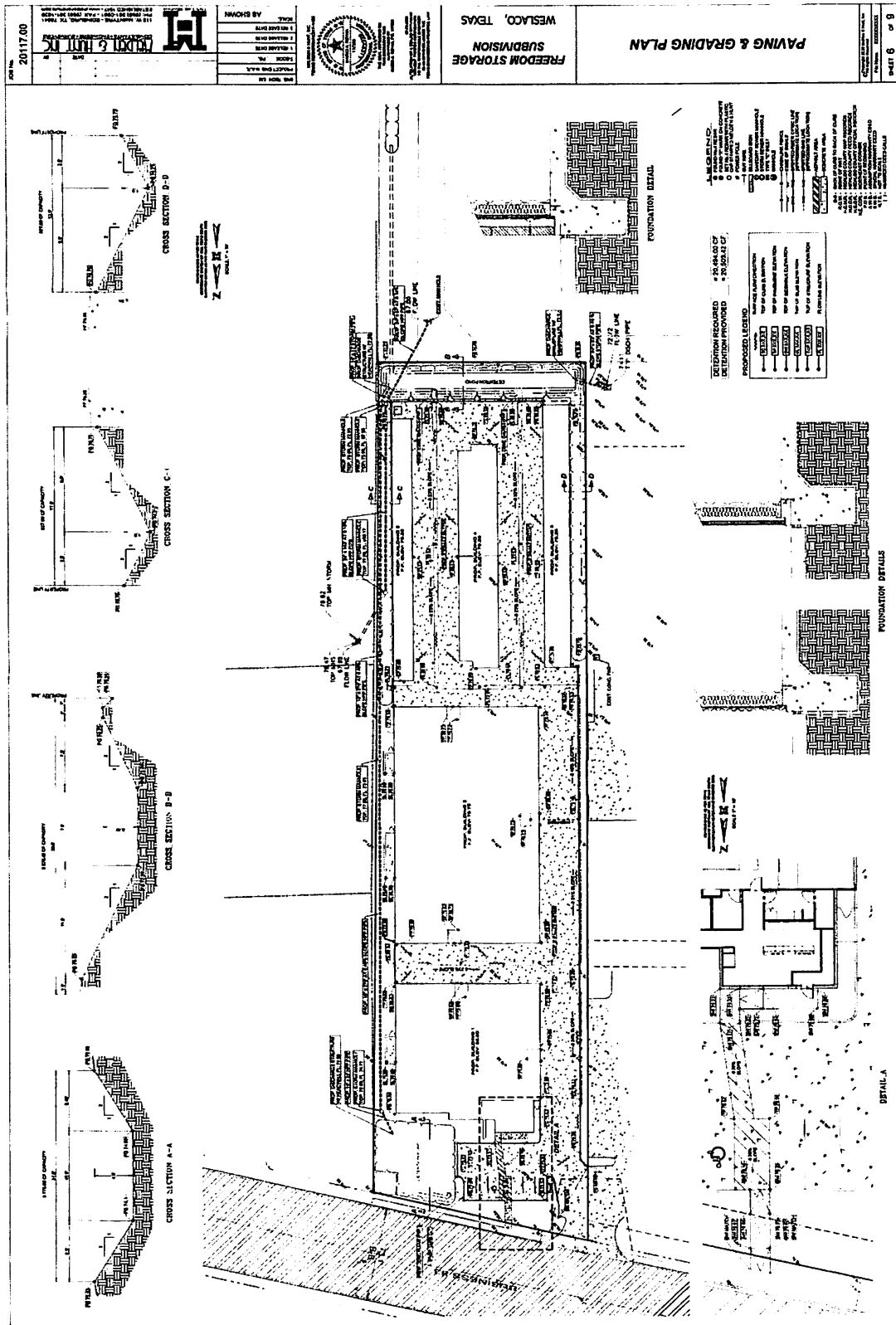
A_n = Area of n-th term

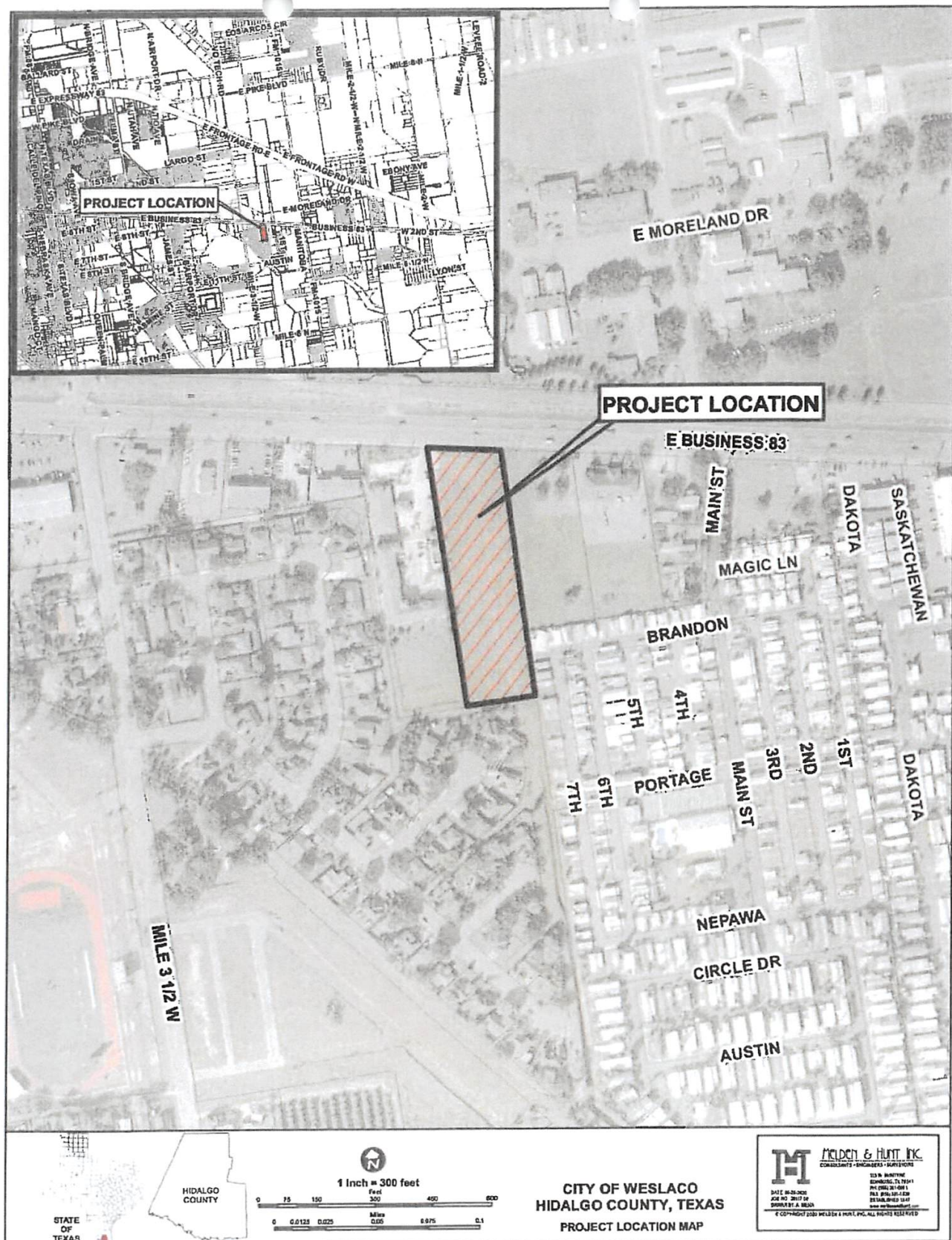
A_{total} = Total Area (acres)

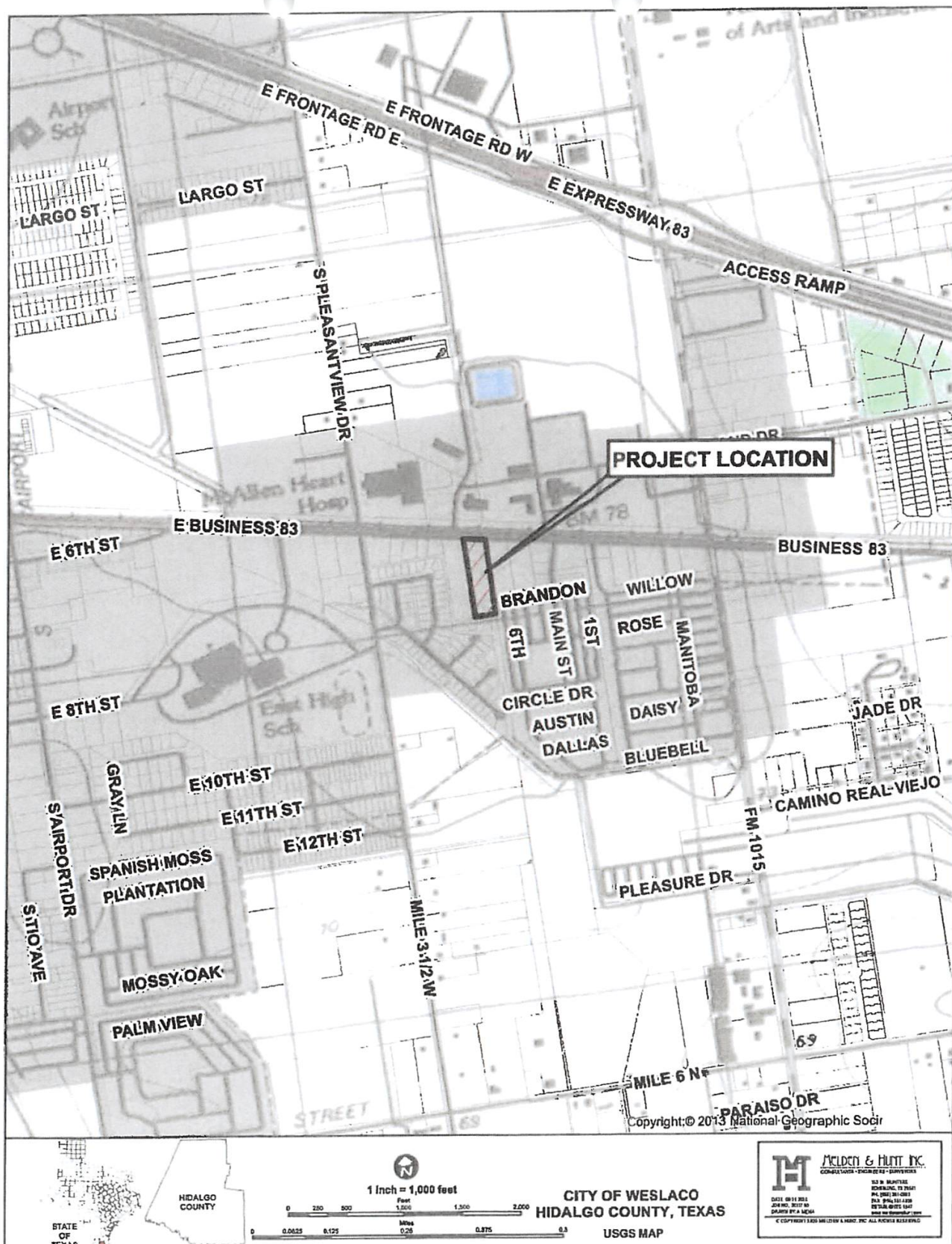
A_{total} = Total Area (acres)











HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

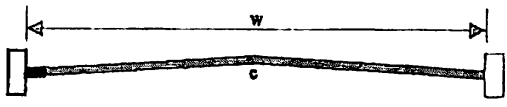
TIME	5 yr.	10 yr.	25 yr.	50 yr.	TIME	5 yr.	10 yr.	25 yr.	50 yr.
1	12.626	14.283	16.353	17.386	36	3.866	4.486	5.189	5.701
2	11.721	13.281	15.215	16.210	37	3.799	4.410	5.103	5.608
3	10.950	12.426	14.244	15.204	38	3.735	4.337	5.019	5.519
4	10.286	11.687	13.405	14.333	39	3.673	4.267	4.939	5.433
5	9.706	11.042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

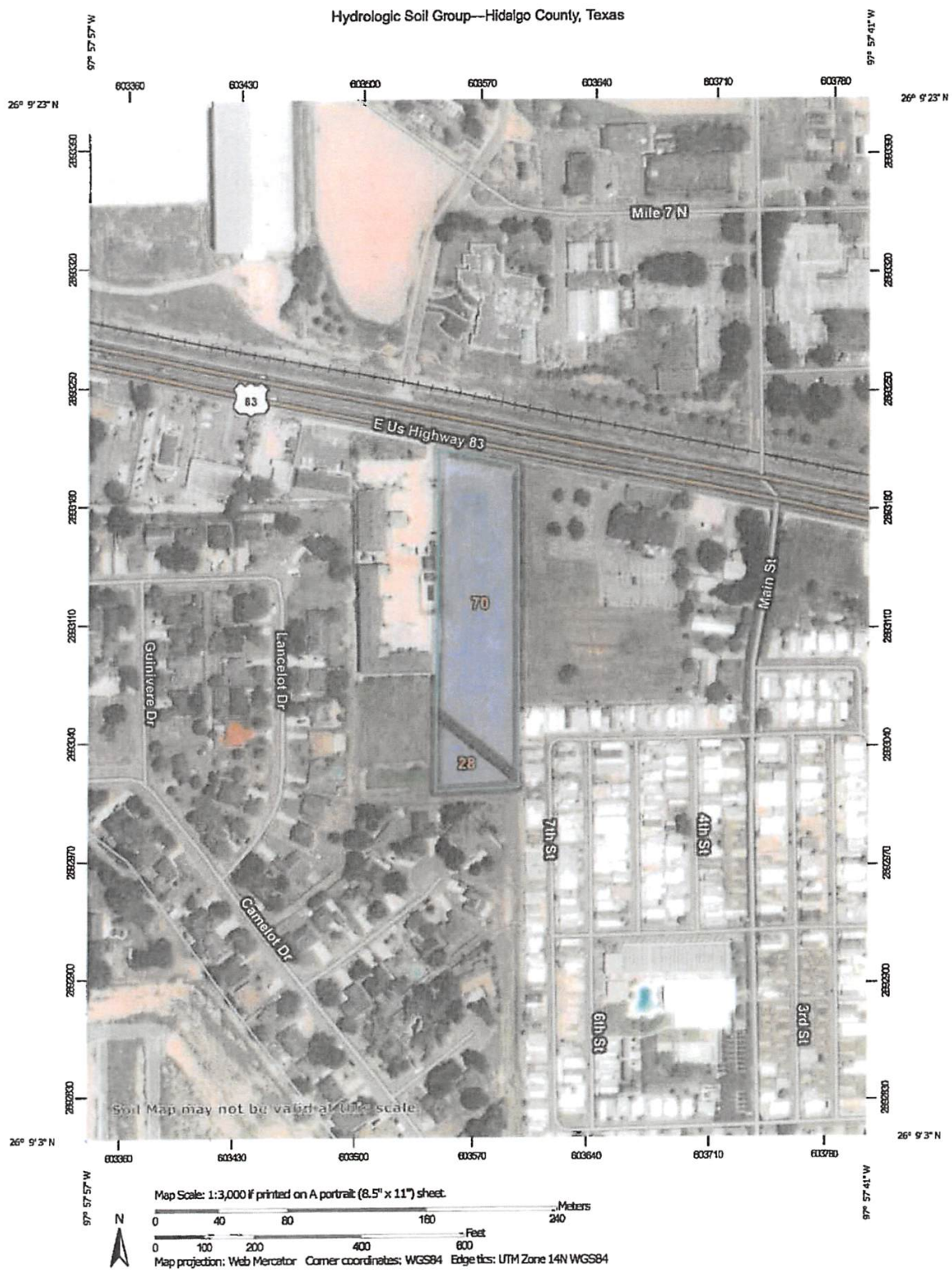
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

Appendix 3.0
Street Velocities and Capacities Flowing Curb Full
Manning's n = 0.018

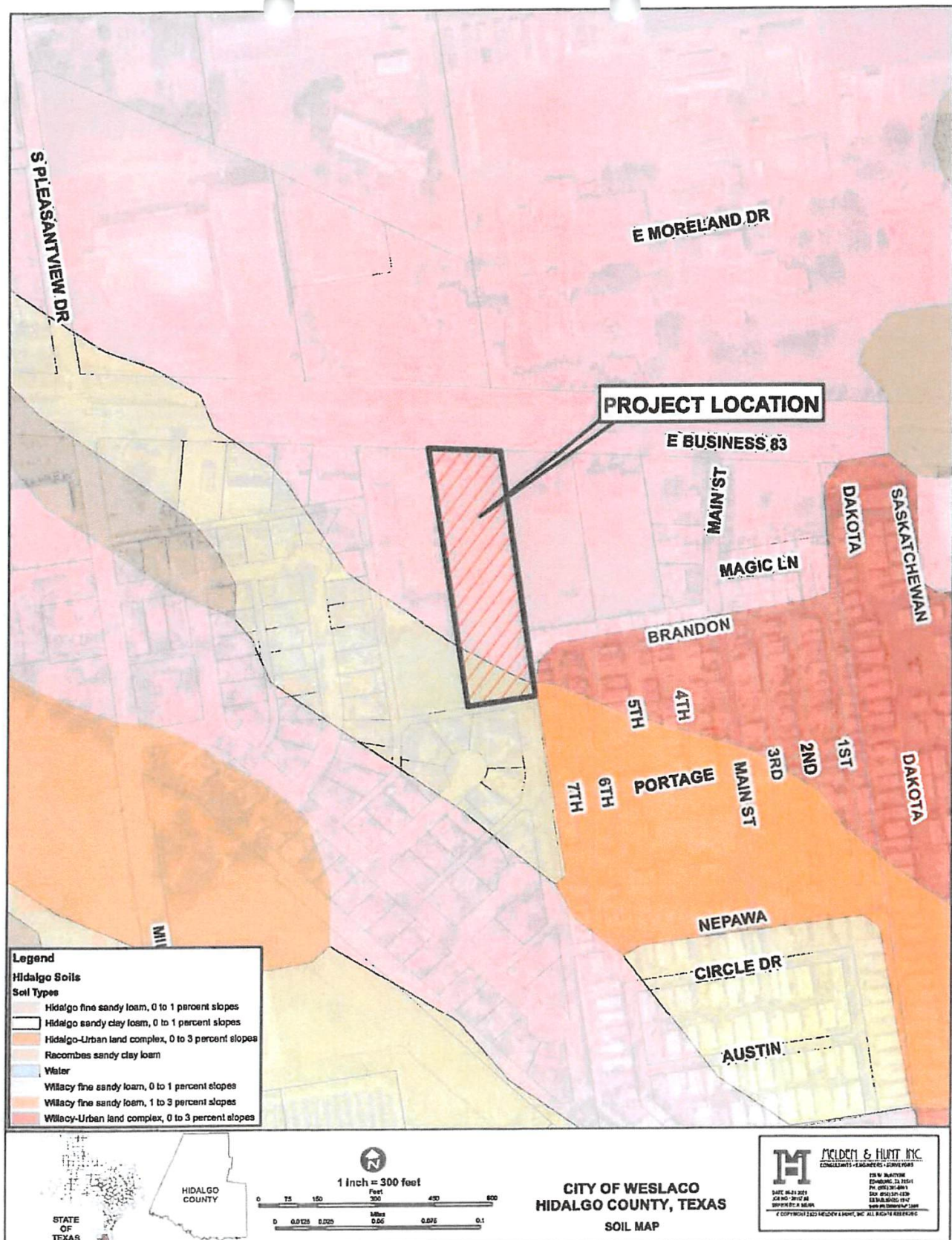
											
	Local Street w = 30'		Local Street w = 40'		Collector Street w = 44'		Secondary Street (half-section) w = 24'		Primary Street (half-section)		
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.32 A = 8.12 r = 0.28		
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09	
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12	
0.20	2.00	24.90	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83	
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37	
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75	
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97	
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19	
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24	
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30	
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27	
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25	
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14	
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04	
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85	
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66	
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47	
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20	
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93	
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66	
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16	
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60	
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39	
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59	
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67	
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41	
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90	
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15	
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31	
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24	
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16	
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92	
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60	
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12	
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64	
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07	
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43	
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70	



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/26/2020
Page 1 of 4



MAP LEGEND

Area of Interest (AOI)	C
Area of Interest (AOI)	C/D
Soils	D
Soil Rating Polygons	Not rated or not available
A	
A/D	
B	
B/D	
C	
C/D	
D	
Not rated or not available	
Soil Rating Lines	
A	
A/D	
B	
B/D	
C	
C/D	
D	
Not rated or not available	
Water Features	
Streams and Canals	
Transportation	
+++	Rails
Interstate Highways	
US Routes	
Major Roads	
Local Roads	
Background	
Aerial Photography	

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Hydrologic Soil Group—Hidalgo County, Texas

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	0.3	13.2%
70	Willacy fine sandy loam, 0 to 1 percent slopes	B	2.1	86.8%
Totals for Area of Interest			2.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

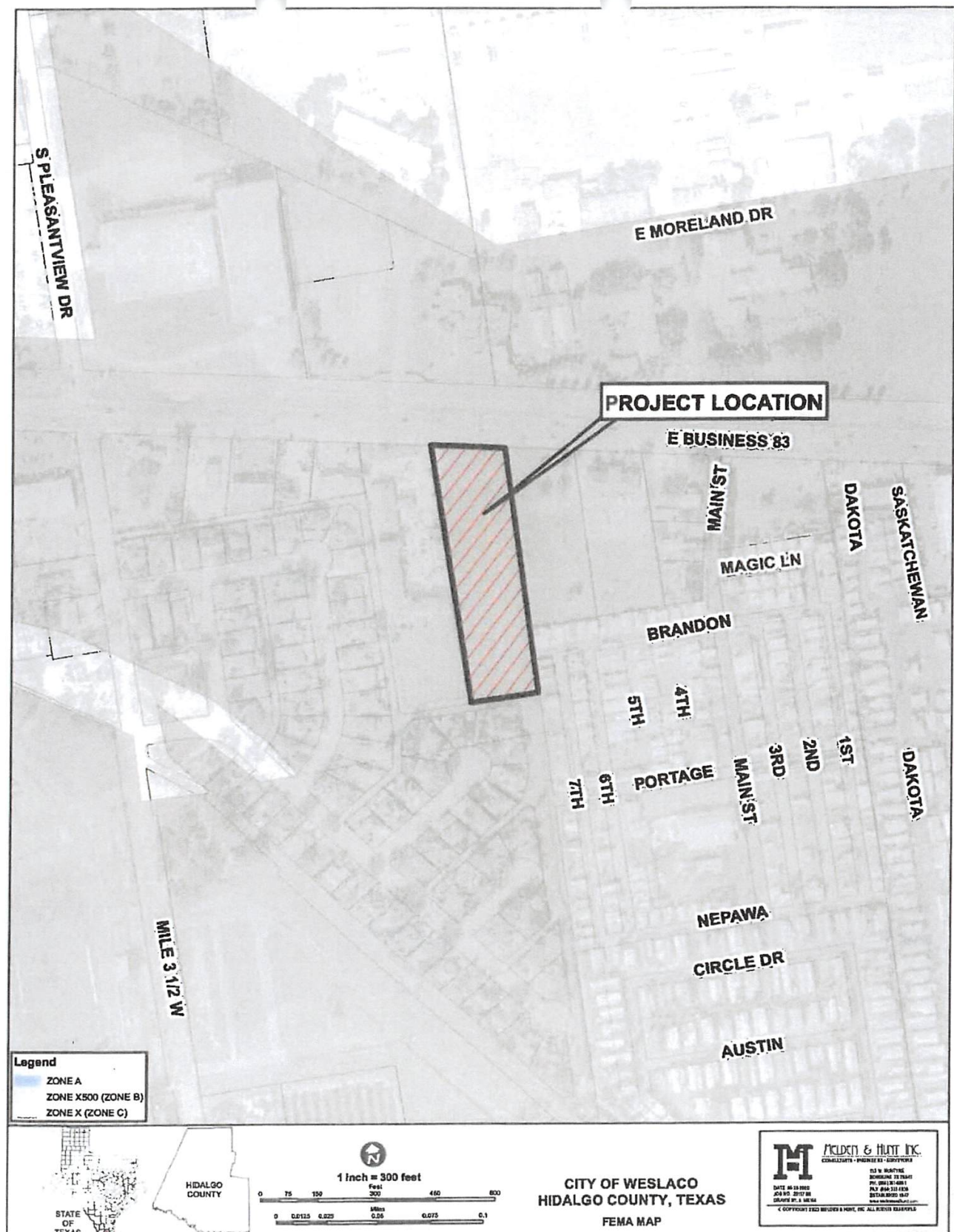
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.





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

Date of Meeting: October 7, 2020	Agenda Item No. (to be assigned by PCE): V. D.
From: Rebekah de la Fuente, Planning Director, on behalf of Mario Reyna.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Freedom Storage– being a 2.409 acre being a part or portion out Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863' east of Pleasantview Dr. south of business 83. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through a 6" sewer line. The property is within a Flood Zone "B". Applicant is requesting a setback variance.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.	
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): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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

Date of Meeting: October 7, 2020	Agenda Item No. (to be assigned by PCE): V. E.
From: Rebekah de la Fuente, Senior Planner, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for a six month extension of the Final Plat for Pleasant View Heights Subdivision– being a 20.33 acres out of Re- Subdivision of Lots 3 & 4, Rev M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas located approximately 1500 ft. South of Interstate 2 along Pleasantview Dr. Possible Action.	
Discussion/Overview: The proposed twenty-five (25) lot subdivision is inside the City of Weslaco city limits. The previous six-month extension is set to expire on October 23, 2020. The development is still under construction and is pending approval from HCCID #9.	
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 [] 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): Request memo	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

**SALINAS
ENGINEERING
ASSOCIATES &**

Memo

To: Rebekah De La Garza, City of Weslaco, Planning Department (Via Email Only 10/01/20)
From: David Omar Salinas, P.E., R.P.L.S. 
CC: n:\subdivisionplats\pleasantviewheights\rebecca.memo.005.100120
Date: 10/1/2020
Re: Pleasant View Heights Subd. Request for 2nd. 6-Month Extension

Please accept this memo as a request to grant from the developer for a 2nd. 6 month extension to complete the improvements to Pleasant View Heights Subd. Pending are improvements to the drainage system into the adjacent ditch. Thank-you.

2221 Daffodil Ave., McAllen, Texas 78501
(956) 682-9081/(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com