

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**FEBRUARY 1, 2023, 5:30P.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
JANUARY 4, 2023**

On Wednesday, January 4, 2023, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Adrian Torres	Commissioner
Jose Treviño	Commissioner
Jim Forward	Commissioner
Rebekah de la Fuente	Planning Director
Flor E. Acuña	Secretary

Also, present were Joe Pedraza, Assistant PCE Director; Celestino Mejia, Fire Inspector; Rolando Gonzalez, Building Official, and Salvador Ayar Assistant Engineer Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. December 7, 2022, Regular Meeting

Commissioner Berry made a motion to approve the minutes of December 7, 2022, seconded by Commissioner Trevino. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 4020 E Pike. Also being 1.16 acres out of Farm Tract 1036, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Duplex and Apartment District.

Mrs. de la Fuente stated that notice appeared in the Monitor on December 19, 2022, there were Nine (9) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map and surrounding land use.

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

Commissioner Summers made motion to approve the rezone, seconded by Commissioner Treviño. Motion carried.

B. Discussion and consideration to approve rezone 809 N. Pino. Also being Lot 8-9, Block 18, Esplanada Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

Mrs. de la Fuente stated that notice appeared in the Monitor on December 19, 2022, there were Twenty -one (21) property owners notified within the 200-foot radius, one call against was received from a citizen Kathrin Daily at 814 N Pino and a letter to support the item was received from a citizen who lives in Mercedes. Staff recommended denial based on the 2040 land use map and surrounding land use.

Mrs. Gloria Gonzalez property owner of 809 N. Pino stated that the property belonged to her grandmother and then her parents. She also stated it has always been two separate homes with just one electrical meter conjoined with one roof. When her father passed, she acquired the property which included lots 8 and 9 and is now trying to living in one of the houses and her sister would be living in the other. The reason for the rezone request was because they wanted two electrical meters which is not allowed in a residential district.

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

Commissioner Summers mad a motion to deny the rezone, seconded by Commissioner Treviño. Motion carried.

C. Discussion and consideration to approve rezone 1602 & 1604 Judi St. Also being Lot 14-15, Block 5, Sun Country Estates Unit #2 Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

Mrs. de la Fuente stated that notice appeared in the Monitor on December 19, 2022, there were Thirty-Seven (37) property owners notified within the 200-foot radius. No petitions for or against were received. Staff recommended denial based on 2040 use map and surrounding land use.

Mr. Ramon Gonzalez property owner stated that he and his parents have a business where they purchase properties to build apartments. Once finished they offer the apartments to the housing department, to help low budget families with housing. He also stated there is an existing duplex next to his property.

Mr. Rolando Gonzalez stated surrounding apartment on Sugarcane were recently annexed inside city limits and are legal non-conforming.

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

Commissioner Summers made a motion to deny the rezone, seconded by Commissioner Trevino. Motion carried.

D. Discussion and consideration to approve rezone 3611 Camino De Verdad. Also being 17.83 acres more or less, tract of land out of 16.76-acre tract land out of FT1021 and a 1.07-acre tract of land out of FT 1022, Blk 113, Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

Mrs. de la Fuente stated that notice appeared in the Monitor on December 19, 2022, there were Forty-one (41) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on surrounding land use.

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

Commissioner Berry made a motion to approve the rezone, seconded by Commissioner Treviño. Motion carried.

E. Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Beverage Cartage Permit at 303 S. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

Mrs. de la Fuente stated that notice appeared in the Monitor on December 19, 2022, there were twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were received. Applicant is proposing to have two securities between 10:00pm and 2:00am.

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

Commissioner Berry made a motion to approve with the stipulation of two security guards on premises for the late hours from 10:00pm to 2:00am, seconded by Commissioner Summers. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary and/or Final Plat for Lucy Laffite Subdivision being a 10.415 acres out of Farm Tracts 56, West Tract Subdivision and Lots 8 through 20, Davenport Subdivision No.3, Weslaco, Hidalgo County, Texas Located on the Northwest corner of Airport Drive & Business 83.

Mrs. de la Fuente stated the proposed two lot subdivision and is located 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 a 12" sewer line. Staff recommended approval.

Commissioner Summers made the motion to approve the Final plat, seconded by Commissioner Berry. Motion carried.

B. Discussion and consideration for the Preliminary and/or Final Plat the Groves Subdivision being a 13.90 acres out of Acre Tract out of lot 236, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately at 1300 North of the intersection of Mile 11 N Road and Westgate Drive.

Mrs. de la Fuente stated that this item is a proposed sixteen (16) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 10" waterline and sewer by OSSF. They are requesting a variance for offsite drainage letters of support have been submitted. Staff recommended approval.

Commissioner Berry made the motion to approve the Preliminary and Final plat, seconded by Commissioner Treviño. Motion carried.

C. Discussion and consideration for the Preliminary and/or Final Plat for White Rose Subdivision being a 4.644-acre tract of land out of Farm Tract 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located North of the intersection of Dolores Huerta & Bridge.

Mrs. de la Fuente stated that this item is a proposed two (2) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced by the City of Weslaco through an 18" waterline and sewer by the City of Weslaco through an 8" sewer line. Staff recommends approval.

Commissioner Summers made the motion to approve the Preliminary and Final plat, seconded by Commissioner Treviño. Motion carried.

D. Discussion and consideration for the Preliminary and/or Final Plat for six-month extension of the Final Plat for Texas Heights Subdivision– being an 18.067 being a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd & Northcross Avenue.

Mrs. de la Fuente stated that this item is a proposed one hundred (100) lot subdivision and is located inside the City of Weslaco. Final Plat approval is set to expire on December 14, 2022. This is the first 6-month extension for the subdivision. Project is 80% completed and engineering has provided an email with pending items. Staff recommends approval.

Commissioner Berry made the motion to approve the Preliminary and Final plat, seconded by Commissioner Treviño carried.

E. Discussion and consideration for the De- Annexation of Gilberto Estates Subdivision– being a 4.56-acre tract of land out of Farm Tract 101, West and Adams Tract Subdivision, Hidalgo County, Texas located northwest corner of mile 10 N Rd & Mile 4 ½ West Rd.

Mrs. de la Fuente stated the proposed development is currently located inside the City of Weslaco city limits. It was annexed in October 2022. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6" waterline and sewer by OSSF. Staff recommends approval.

Commissioner Berry made the motion to approve the De-annexation, seconded by Commissioner Treviño. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:15p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Absent

Adrian Torres, Commissioner

Absent

Jim Forward, Commissioner

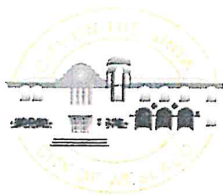
ATTEST:

Flor E. Acuna, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 1, 2023	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Jose Candanoza.	
Subject/Agenda Item: Discussion and consideration to approve rezone 208 S Kansas Ave. Also being Lot 4 & 5, Blk 13, Weslaco Original Townsite Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on January 16, 2023. Twenty-seven (27) property owners within 200 feet of the applicant's property were notified by letter on January 20, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map and surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. Rzne-000374-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 4 and 5 Block 13

Subdivision Name Original Town Site of Weslaco

Street Address 208 Kansas St Weslaco

Existing Zoning R-1 Existing Land Use _____

Proposed Zoning Multi Family R-2 Proposed Land Use _____

_____ \$305.00 non-refundable filing fee.

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

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

☒ City and school tax receipts attached.

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

APPLICANT

Name Jose Candanoza Phone 956 355 8832

Address 1361 Lion Lake Dr S. Fax: _____

City Progreso Lakes State TX Zip Code 78596 E-Mail: Candanoza.jose@gmail.com

OWNER

Name RGV Ideal Homes Phone 956 355 8832

Address 1361 Lion Lake Dr S. Fax: _____

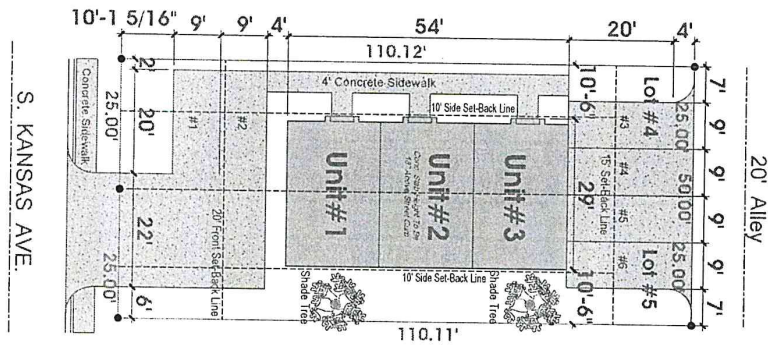
City Progreso Lakes State TX Zip Code 78596 E-Mail: Candanoza.jose@gmail.com

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

Signature [Signature] Date 1-5-23
Owner

Signature [Signature] Date 1-5-23
Applicant

Signature _____ Date _____
Authorized Agent



SITE PLAN
Scale: 1" = 10'-0"

builder:
RGV IDEAL
Homes Construction LLC
Jose Candamora 956-355-8832

Project Name:
Original Townsite Of Weslaco
Westlaco, TX - Hidalgo County

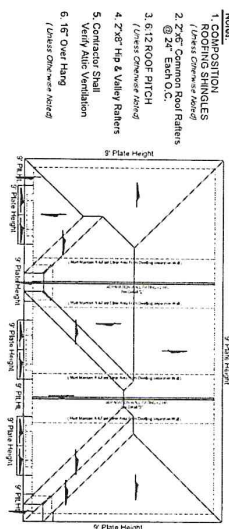
INDEX OF DRAWINGS

- CVR - Cover Page - Roof Framing Plan -
- F-1 - Floor Plan - 1st & 2nd Level
- ES-1 - Exterior Elevations
- Foundation Plan
- Foundation Section Details

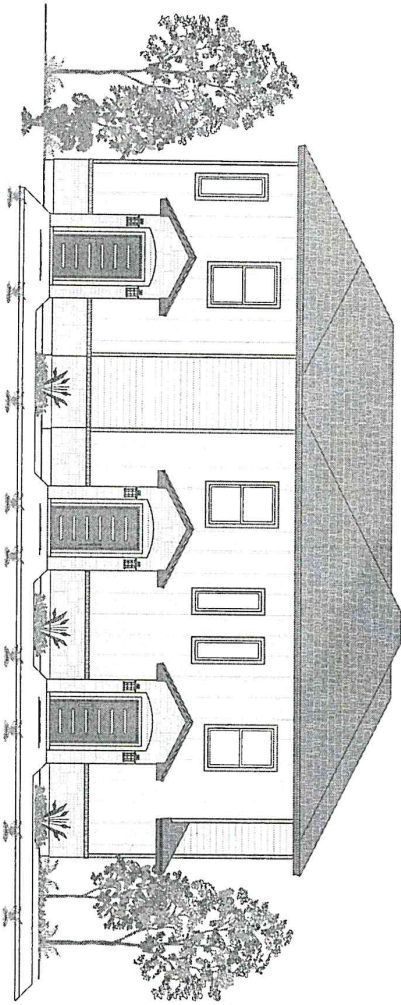
AREAS PER UNIT	
Living Area (Living Level)	500.00'
Living Area (Upper Level)	400.00'
Total Living	900.00'
Porch Area	6.00'
Total Area	906.00'

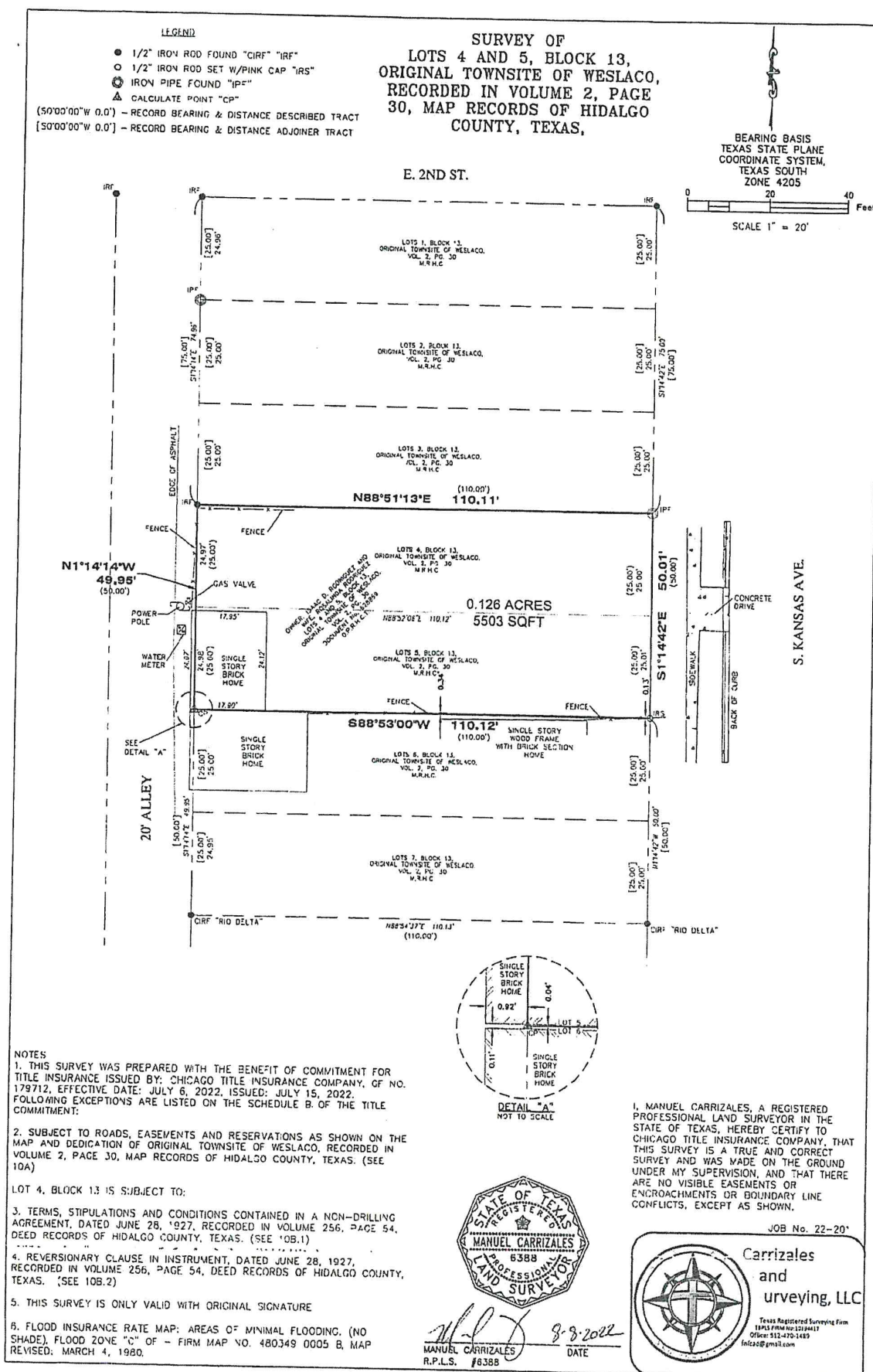
Note:
1) Verify All Door & Window Home Owner & Contractor
2) Review & Landscaping For Illustration Purposes Only

ROOF FRAMING PLAN
Scale: 1/8" = 1'-0"



FRONT ELEVATION CONCEPT
Scale: 1/4" = 1'-0"





City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

January 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 1, 2023, and the City Commission will hold a public hearing on February 7, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Jose Candanoza is requesting to rezone 208 S Kansas Ave. Also being Lot 4 & 5, Blk 13, Weslaco Original Townsite Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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

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

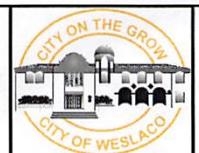
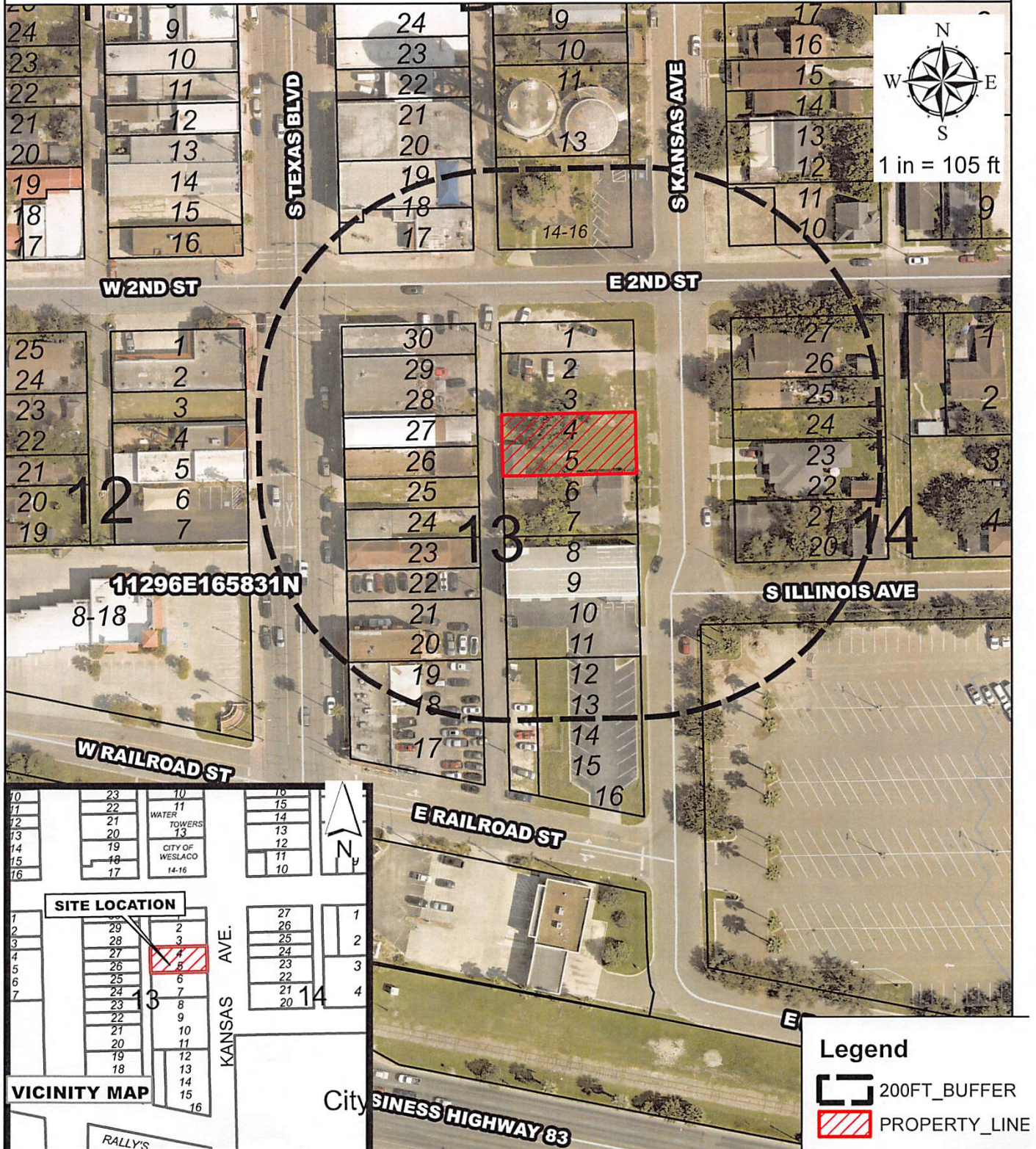
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



City of Weslaco Code Enforcement Dept.

JAN 6, 2023

CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2230-00-000-0001-00 WESLACO ALBERTSON'S COMMERCIAL 200 E BUS HWY 83	L: 1309414 B: 4098010
LOREZ IRASEME 306 N 17TH ST DONNA TX 78537	W2300-00-00C-0010-00 WESLACO ORIGINAL TOWNSITE BLK C EXC N3.5'-LOT 11 203 E 2ND ST	L: 18414 B: 51629
RODRIGUEZ PRISCILLA 1822 MEXICO AVE WESLACO TX 78599	W2300-00-00C-0010-01 WESLACO ORIGINAL TOWNSITE BLK C 3.5'-E38' LOT 11 129 S KANSAS AVE	L: 15915 B: 0
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-00D-0014-00 WESLACO ORIGINAL TOWNSITE BLK D 0 S KANSAS AVE	L: 40013 B: 31700
TORRES JOSE JR 5206 N MILE 4 WEST WESLACO TX 78599	W2300-00-00D-0017-00 WESLACO ORIGINAL TOWNSITE LOT 17 & LOT 18 163 S TEXAS BLVD	L: 33398 B: 51224
GARZA CARLOS J 161 S TEXAS BLVD WESLACO TX 78596	W2300-00-00D-0018-00 WESLACO ORIGINAL TOWNSITE N15' LOT BLK D 161 S TEXAS BLVD	L: 40260 B: 100389
WISE BARBARA PO BOX 1442 WESLACO TX 78599	W2300-00-013-0001-00 WESLACO ORIGINAL TOWNSITE BLK 13 200 S KANSAS AVE	L: 9763 B: 0
WISE BARBARA PO BOX 1442 WESLACO TX 78599	W2300-00-013-0002-00 WESLACO ORIGINAL TOWNSITE BLK 13 204 S KANSAS AVE	L: 19526 B: 0
RGV IDEAL HOMES CONSTRUCTION 301 LOS RANCHITOS ST WESLACO, TX 78596-6105	W2300-00-013-0004-00 WESLACO ORIGINAL TOWNSITE BLK 13 208 S KANSAS AVE	L: 19526 B: 3888
BUSTILLOS ADELA & ELENA 210 S KANSAS AVE WESLACO TX 78596	W2300-00-013-0006-00 WESLACO ORIGINAL TOWNSITE BLK 13 210 S KANSAS AVE	L: 20856 B: 22501
MENDEZ GEORGE & JUANITA V 216 S KANSAS AVE WESLACO TX 78596	W2300-00-013-0008-00 WESLACO ORIGINAL TOWNSITE LOTS 8 LOT 12 THRU 16 BLK 13 1 1ST ST	L: 104699 B: 269034
SILVA MANUEL PEREZ & LILIA M 2207 LARGO ST WESLACO TX 78596	W2300-00-013-0012-00 WESLACO ORIGINAL TOWNSITE L OF LOTS 17 THRU 19 BLK 13 253 S TEXAS BLVD REAR	L: 89466 B: 104227

City of Weslaco Code Enforcement Dept.

JAN 6, 2023

SILVA MANUEL PEREZ & MARGARITA 2207 LARGO ST WESLACO TX 78596	W2300-00-013-0020-00 WESLACO ORIGINAL TOWNSITE BLK 13 241 S TEXAS BLVD	L: 50326 B: 62583
AGUILAR SANDRA LUZ MATEOS 120 SOUTH LYON MERCEDES TX 78570	W2300-00-013-0022-00 WESLACO ORIGINAL TOWNSITE BLK 13 233 S TEXAS BLVD	L: 32313 B: 1328
AGUILAR SANDRA LUZ MATEOS 120 SOUTH LYON MERCEDES TX 78570	W2300-00-013-0023-00 WESLACO ORIGINAL TOWNSITE BLK 13 229 S TEXAS	L: 32313 B: 24615
WESLACO LOAN CO 225 S TEXAS BLVD WESLACO TX 78596	W2300-00-013-0024-00 WESLACO ORIGINAL TOWNSITE BLK 13 225 S TEXAS BLVD	L: 32313 B: 35316
RODRIQUEZ ISAAC D 225 S TEXAS BLVD WESLACO TX 78596	W2300-00-013-0025-00 WESLACO ORIGINAL TOWNSITE BLK 13 221 S TEXAS BLVD	L: 32313 B: 0
WESLACO TOWNSITE LLC 2403 DANESWOOD COURT SPRING TX 77388	W2300-00-013-0026-00 WESLACO ORIGINAL TOWNSITE E31'-LOT 219 S TEXAS BLVD	L: 32312 B: 21447
HERNANDEZ TOMASITA DBA ULTIMATE-DO SPA & SALON 403 R ST WESLACO TX 78596	W2300-00-013-0027-00 WESLACO ORIGINAL TOWNSITE BLK 13 215 S TEXAS BLVD	L: 32313 B: 86897
MARINES MIGUEL ANGEL & ALMA 1503 E CHERRY BLOSSOM CIR WESLACO TX 78596	W2300-00-013-0028-00 WESLACO ORIGINAL TOWNSITE BLK 13 203 S TEXAS BLVD	L: 50325 B: 192666
MARINES MIGUEL A & ALMA R 1503 E CHERRY BLOSSOM CIR WESLACO TX 78596	W2300-00-013-0030-00 WESLACO ORIGINAL TOWNSITE BLK 13 201 S TEXAS BLVD	L: 32313 B: 79374
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-014-0005-00 WESLACO ORIGINAL TOWNSITE N5' LOT 0 WESTGATE DR	L: 3375 B: 0
APOSTOLIC ASSEMBLY NEW LIFE TEMPLE DONNA CHURCH PO BOX 548 DONNA, TX 78537-0548	W2300-00-014-0020-00 WESLACO ORIGINAL TOWNSITE BLK 14 213 S KANSAS AVE	L: 37500 B: 57878
CAVAZOS IRIS 211 S KANSAS AVE WESLACO TX 78596	W2300-00-014-0022-00 WESLACO ORIGINAL TOWNSITE BLK 14 211 S KANSAS AVE	L: 22188 B: 127310

City of Weslaco Code Enforcement Dept.

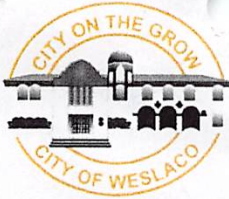
JAN 6, 2023

CHAPA DOMINGA V 1600 MONTE LARGO DR NE ALBUQUERQUE NM 87112	W2300-00-014-0024-00 WESLACO ORIGINAL TOWNSITE BLK 14 207 S KANSAS AVE	L: 11094 B: 0
MARTINEZ MARIA & J CUELLAR 205 S KANSAS AVE WESLACO TX 78596	W2300-00-014-0025-00 WESLACO ORIGINAL TOWNSITE BLK 14 205 S KANSAS AVE	L: 11094 B: 19529
MONTALVO GUADALUPE JR & NOELIA 746 VICTORY DR WESLACO TX 78596	W2300-00-014-0026-00 WESLACO ORIGINAL TOWNSITE BLK 14 203 S KANSAS AVE	L: 22188 B: 32693



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 1, 2023	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Dreamland Estates LLC.	
Subject/Agenda Item: Discussion and consideration to approve rezone 925 E. Sugarcane Dr. Also being 1.07 acre tract of land out of Farm Tract 58, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on January 16, 2023. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on January 20, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



1466215

APPLICATION FOR REZONING

RZNE-000363-2022

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Tract 58 - See Survey Block _____

Subdivision Name West tract Subdivision

Street Address 925 E. Sugar Cane - Mile 9 N Rd, Weslaco, Tx

Existing Zoning Residential R-1 Existing Land Use VACANT

Proposed Zoning Commercial B-1 Proposed Land Use Storage

_____ \$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 Dreamland Estates LLC Phone 956-447-1048

Address 2900 N. Texas Blvd Suite 201 Fax: 956-447-2003

City Weslaco State Tx Zip Code 78599 E-Mail: dhjjcindy@gmail.com

OWNER

Name Dreamland Estates LLC Phone 956-447-1048

Address 2900 N. Texas Blvd Fax: 956-447-2003

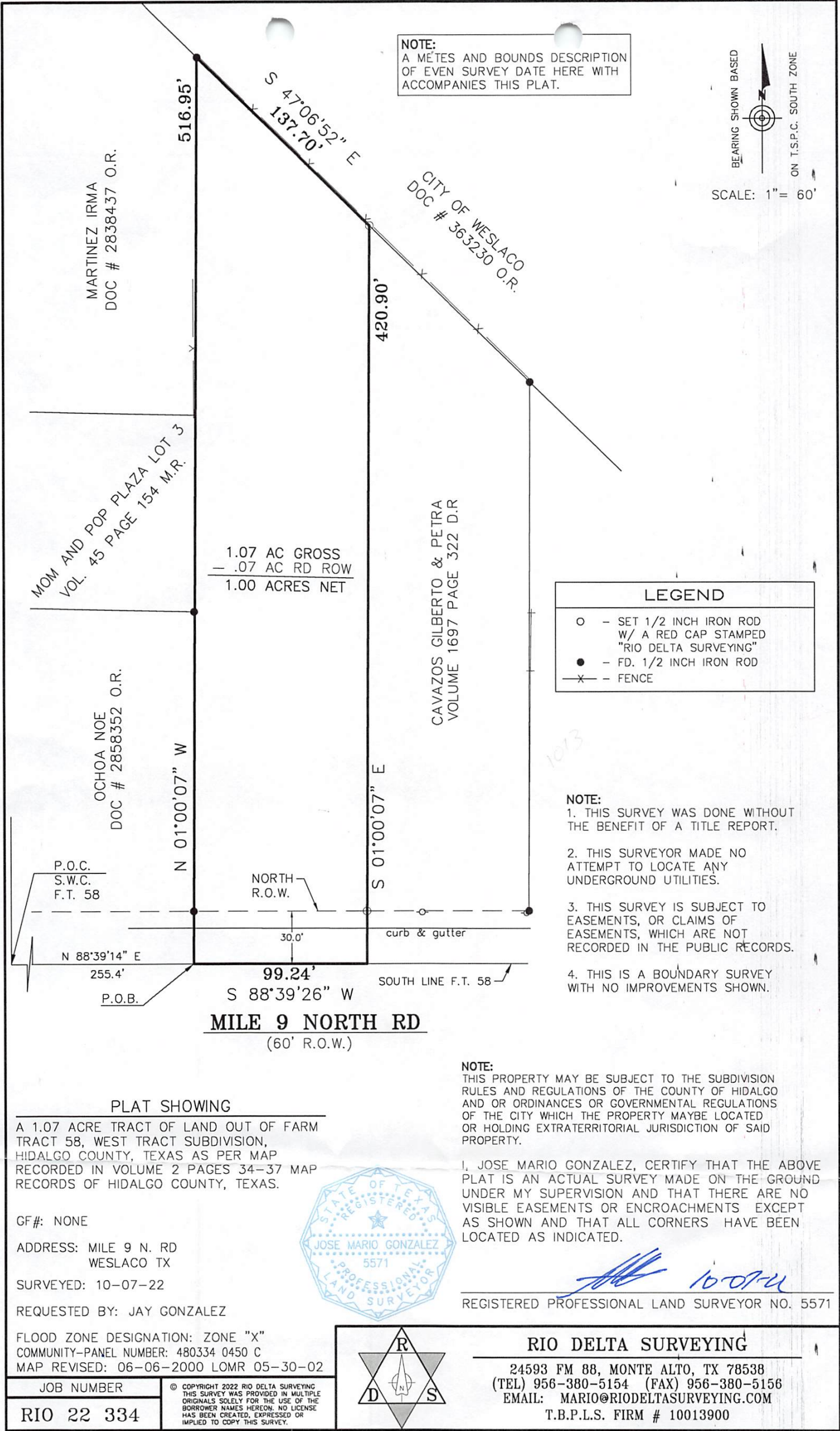
City Weslaco State Tx Zip Code 78599 E-Mail: dhjjcindy@gmail.com

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

Signature [Signature] Date 12/15/22
Owner

Signature [Signature] Date 12/15/22
Applicant

Signature _____ Date _____
Authorized Agent



City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

January 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 1, 2023, and the City Commission will hold a public hearing on February 7, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Dreamland Estates, is requesting to rezone 925 E. Sugarcane Dr. Also being 1.07 acre tract of land out of Farm Tract 58, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

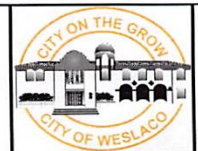
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning & Code Enforcement



City of Weslaco Code Enforcement Dept.

JAN 4, 2023

MORA SYLVIA JARAMILLO PO BOX 969 WESLACO TX 78599	H2150-01-001-0001-00 HERITAGE SQUARE NO.1 LOT 1 BLK 1 906 SUGAR CANE DR	L: 16254 B: 121970
BARRIOS MIGUEL ANGEL VELEZ ETAL 908 E SUGARCANE DR WESLACO TX 78599	H2150-01-001-0002-00 HERITAGE SQUARE NO.1 LOT 2 BLK 1 908 SUGAR CANE DR	L: 15876 B: 130918
JIMENEZ JESUS G 916 E SUGARCANE DR WESLACO TX 78599	H2150-01-001-0003-00 HERITAGE SQUARE NO.1 LOT 3 & 4 BLK 1 916 E SUGAR CANE DR	L: 28577 B: 163434
TIJERINA ROGELIO & KATHY PO BOX 8275 WESLACO TX 78599	H2150-01-001-0005-00 HERITAGE SQUARE NO.1 LOT 5 BLK 1 926 SUGAR CANE DR	L: 15876 B: 87689
TAMEZ RENE 1006 E SUGAR CANE DR WESLACO TX 78599	H2150-01-001-0006-00 HERITAGE SQUARE NO.1 LOT 6 BLK 1 1006 SUGAR CANE DR	L: 15876 B: 101188
TREVINO MANUEL 1012 W SUGAR CANE DR WESLACO TX 78599	H2150-01-001-0007-00 HERITAGE SQUARE NO.1 LOT 7 BLK 1 1012 E SUGAR CANE DR	L: 15876 B: 87236
ALMANZA ELOY 1001 S TICHENOR LANE LA FERIA TX 78559	H2150-01-001-0008-00 HERITAGE SQUARE NO.1 LOT 8 BLK 1 1016 SUGAR CANE DR	L: 15876 B: 87453
BERRONES DORA 1020 E SUGAR CANE DR WESLACO TX 78599	H2150-01-001-0009-00 HERITAGE SQUARE NO.1 LOT 9 BLK 1 1020 SUGAR CANE DR	L: 17514 B: 69639
CASTANEDA VELMA V 915 E WASHINGTON ST WESLACO TX 78599	H2150-01-002-0003-00 HERITAGE SQUARE NO.1 LOT 3 BLK 2 915 WASHINGTON ST	L: 15840 B: 85614
GARZA ANGELINA 921 E WASHINGTON ST WESLACO TX 78599	H2150-01-002-0004-00 HERITAGE SQUARE NO.1 LOT 4 BLK 2 921 WASHINGTON ST	L: 15840 B: 106470
DELGADO JUAN MANUEL 925 E WASHINGTON ST WESLACO TX 78599	H2150-01-002-0005-00 HERITAGE SQUARE NO.1 LOT 5 BLK 2 925 WASHINGTON ST	L: 15840 B: 95222
DELGADO JUAN M & NORMA 925 E WASHINGTON ST WESLACO TX 78599	H2150-01-002-0006-00 HERITAGE SQUARE NO.1 LOT 6 BLK 2 1003 WASHINGTON ST	L: 15840 B: 422

City of Weslaco Code Enforcement Dept.

JAN 4, 2023

ESQUIVEL ANDRES & CIRILA R 1009 E WASHINGTON ST WESLACO TX 78599	H2150-01-002-0007-00 HERITAGE SQUARE NO.1 LOT 7 BLK 2 1009 WASHINGTON ST	L: 17424 B: 73163
UGALDE RAUL 3404 ROSEWOOD DR WESLACO TX 78599	M5655-00-000-0001-00 MOM AND POP PLAZA LOT 1 2504 N BRIDGE AVE	L: 9090 B: 40956
UGALDE RAUL 3404 ROSEWOOD DR WESLACO TX 78599	M5655-00-000-0002-00 MOM AND POP PLAZA LOT 2 2504 N BRIDGE AVE	L: 9090 B: 40994
CASURB LLC 2504 N BRIDGE AVE WESLACO TX 78599	M5655-00-000-0003-00 MOM AND POP PLAZA LOT 3 2504 N BRIDGE AVE	L: 133563 B: 47300
OCHOA NOE 329 E MILE 11 WESALCO TX 78599	W3800-00-058-0000-01 WEST TRACT S200.88'-E80'-W211' OF FT 0.31AC NET A/K/A TRACT 2 915 E SUGAR CANE DR	L: 24643 B: 45078
ALANIS JOSE 2600 N BRIDGE AVE WESLACO TX 78599	W3800-00-058-0000-02 WEST TRACT NW1AC FT 58 2600 N BRIDGE AVE	L: 31329 B: 41752
CAVAZOS GILBERTO & PETRA 204 PENA AVE WESLACO TX 78599	W3800-00-058-0000-05 WEST TRACT-S1.84AC AN IRR FT 58 1.84AC GR 1.71AC NET 0 E SUGAR CANE DR	L: 66965 B: 0
SAENZ RUBEN 7920 N MILE 4 W MERCEDES TX 78570	W3800-00-058-0000-06 WEST TRACT-SE 0.35AC-E3AC-W9.77AC 0 MILE 9 N	L: 21334 B: 0
SAENZ HECTOR & ROSALINDA 1013 E SUGAR CANE DR WESLACO TX 78599	W3800-00-058-0000-08 WEST TRACT 0.50AC-SW3AC-W9.77AC FT	L: 30705 B: 37831
ALI SARWAT AAA REO GRAND VALLEY REALTY INC 1305 E 11TH ST MERCEDES TX 78570	W3800-00-058-0000-19 WEST TRACT S140.11'-W131.01' OF FT 58 25AC NET A/K/A TRACT 3 0 SUGAR CANE	L: 32670 B: 59696
OCHOA NOE 329 E MILE 11 N WESLACO TX 78599	W3800-00-058-0000-20 WEST TRACT S200.88'-E44.4'-W255.4' OF GR 0.17AC NET A/K/A TRACT 1 0 E SUGAR CANE DR	L: 13500 B: 0
MARTINEZ IRMA 2520 N BRIDGE AVE WESLACO TX 78599	W3800-00-058-0000-21 WEST TRACT 0.738AC BNG IRR 5.40' & -N246'-E49.62'-W270.62' FT 58 0 SUGAR CANE	L: 29774 B: 115776

City of Weslaco Code Enforcement Dept.

JAN 4, 2023

CITY OF WESLACO	W3800-00-058-0000-25	L: 70701
255 S KANSAS AVE	WEST TRACT-N2.15AC AN IRR	B: 0
WESLACO TX 78596	15AC NET	
	0 MILE 9 N	
CITY OF WESLACO	W3800-00-058-0000-26	L: 38145
255 S KANSAS AVE	WEST TRACT-N1.16AC AN IRR	B: 0
WESLACO TX 78596	FT 58 1.16AC NET	
	0 SUGAR CANE	



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

Date of Meeting: February 1, 2023	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Troyo Construction, LLC.	
Subject/Agenda Item: Discussion and consideration to approve rezone 3024 W Pike Blvd. Also being 30.07 acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on January 16, 2023. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on January 20, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map and surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. RZNE-000316-2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 30.07 acres out of Farm Tract 165 and 166 Block _____

Subdivision Name West Tract Subdivision

Street Address _____

Existing Zoning R-1 Existing Land Use Open

Proposed Zoning R-2 Proposed Land Use Multi-family

_____ \$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 "The Intent of Zoning Application Instructions".

APPLICANT

Name Troyo Construction, LLC Phone _____

Address 4900 N. 10th St. Suite B8 Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: egamba@troyocg.net

OWNER

Name Vittoria Investments, LLC Phone _____

Address 4900 N. 10th St. Suite B8 Fax: _____

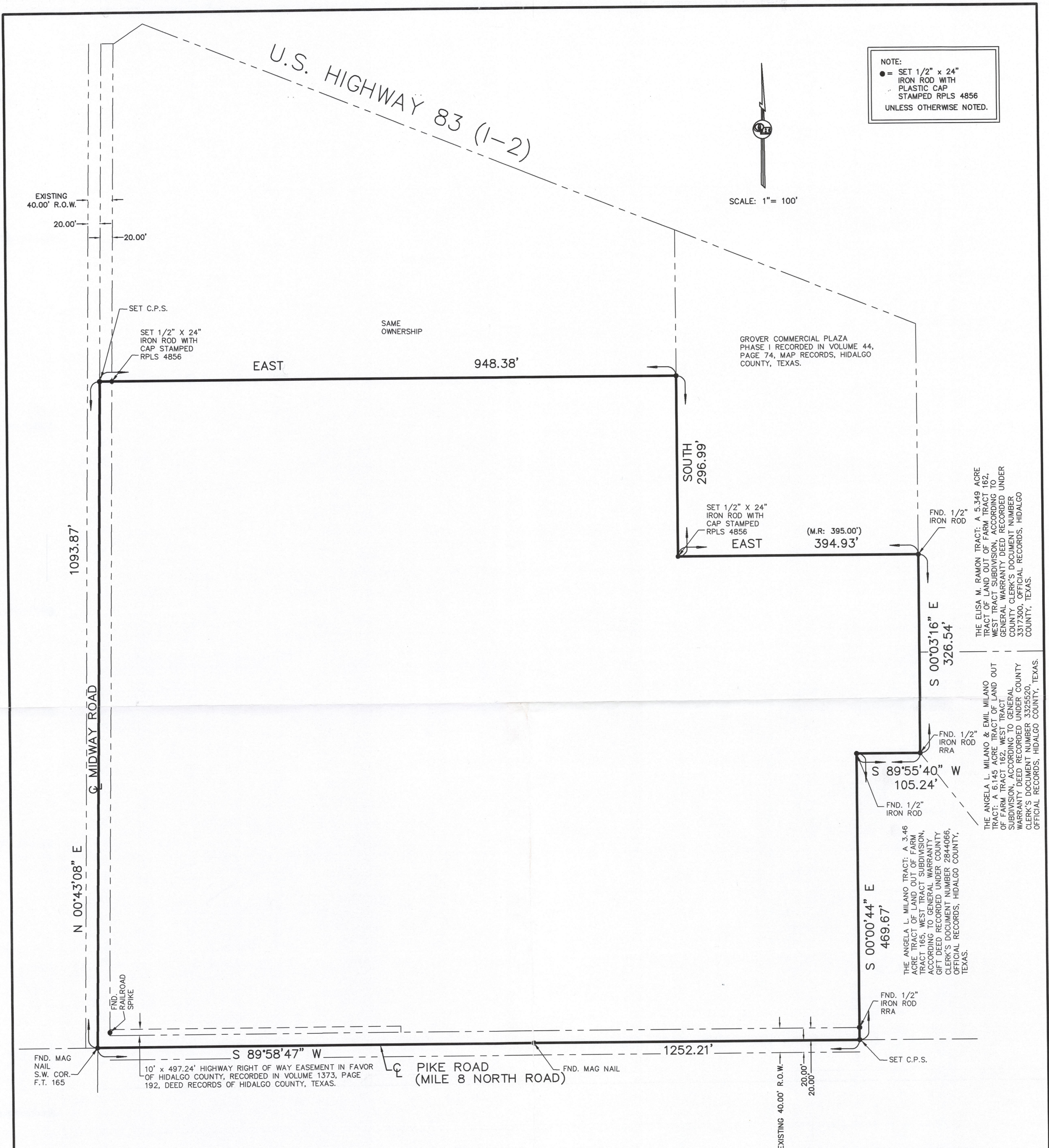
City McAllen State TX Zip Code 78504 E-Mail: egamba@troyocg.net

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

Signature _____ Date 11/17/22
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent



NOTE:
● = SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

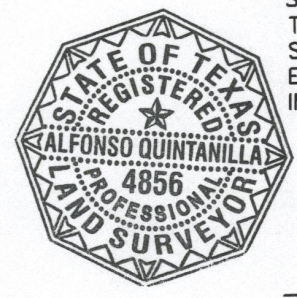
SCALE: 1" = 100'

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS TO DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY-PANEL NUMBER 480334 0450 C
EFFECTIVE DATE: MAY 30, 2002 LOMR

BEARINGS SHOWN ARE IN ACCORDANCE WITH GROVER COMMERCIAL PLAZA PHASE I RECORDED IN VOLUME 44, PAGE 74, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

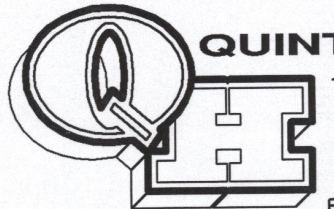
I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



Alfonso Quintanilla
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

PLAT SHOWING

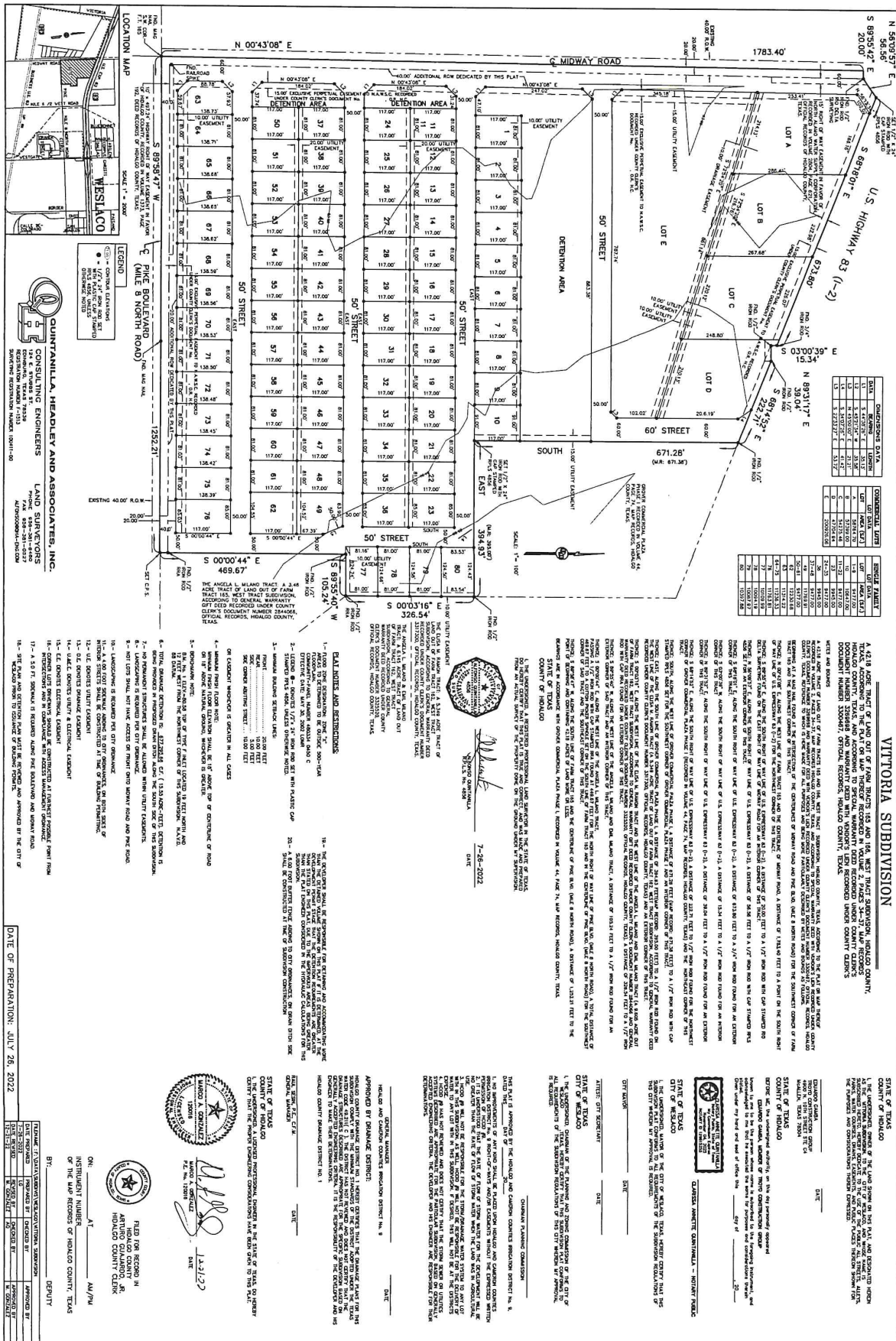
A 30.07 ACRE TRACT OF LAND OUT OF FARM TRACTS 165 AND 166, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3269698 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3300467, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

VOL. 2 PAGES 34-37
SURVEYED DECEMBER 20, 2022
ADDRESS _____
OWNER _____
JOB No. G.F. No. 175354 175362
BOOK No. _____ PAGE _____
Z:\data\SUBD\WESLACO\WITTORIA SUBD\PLAT



City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

January 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 1, 2023, and the City Commission will hold a public hearing on February 7, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Troyo Construction, LLC is requesting to rezone 3024 W Pike Blvd. Also being 30.07 acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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

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

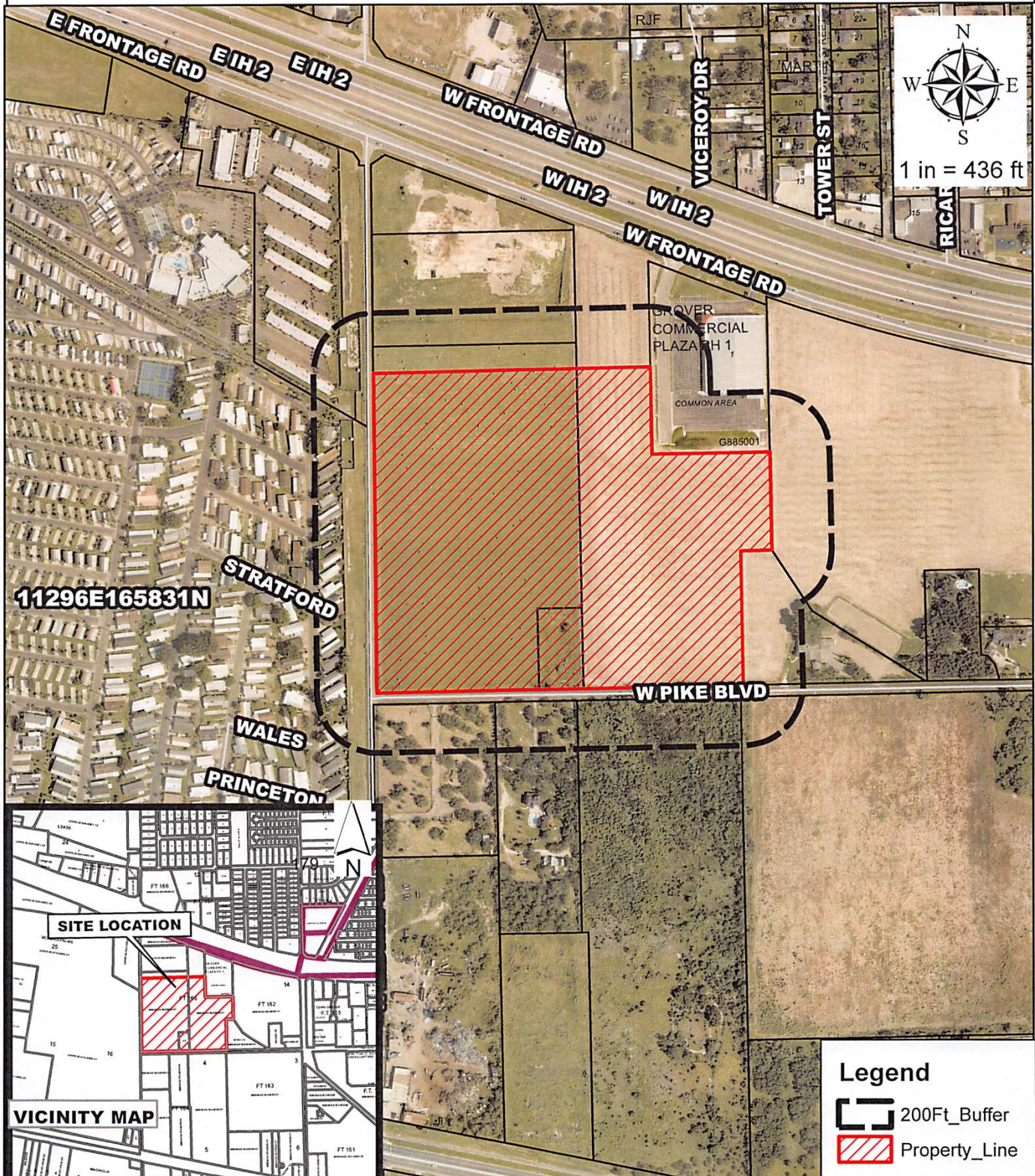
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

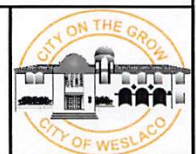
Planning &
Code Enforcement



Troyo Construction, LLC
3024 W Pike
West Tract Sub.

Purpose for the Rezone Request

Existing zoning:	R-1
Existing land use:	Vacant Land
Prop Zone:	R-2



City of Weslaco Code Enforcement Dept.

JAN 4, 2023

SALINAS FUNERAL HOME INC 3103 CHAPA DR WESLACO TX 78599	G8850-01-000-0001-00 GROVER COMMERCIAL PLAZA PH 1 LOT 1 2929 EXPWY 83	L: 1342374 B: 2439634
MILANO GIOVANNA D & MILANO JOSIAH HERNANDEZ RRVCL TRST 2900 WEST PIKE BLVD WESLACO TX 78596	W3800-00-162-0000-10 WEST TRACT- S636.30' EXC OR FT 162 5.22AC NET	L: 30579 B: 0
DOMAIN DEVELOPMENT CORP 100 E NOLANA STE 130 MCALLEN, TX 78504-2670	W3800-00-163-0000-00 WEST TRACT N1166.80'-E1120' FT 163 09 AC NET 2 W PIKE BLVD	L: 70000 B: 0
AGUIRRE HECTOR LOPEZ 301 HECTOR DR ALAMO TX 78516	W3800-00-164-0000-00 WEST TRACT AN IRR TR E548.82'-FT 164 9.69 AC NET 0 W BUS HWY 83	L: 334730 B: 0
CANTU CESAR & ELISEO 2005 S 42ND ST MCALLEN TX 78503	W3800-00-164-0000-01 WEST TRACT N5AC-W13.80AC FT 164 3101 W PIKE BLVD	L: 102500 B: 0
RAMIREZ ROJELIO 3017 W PIKE BLVD WESLACO TX 78596	W3800-00-164-0000-04 WEST TRACT W274.41'-E823.24'-N793.69' C GR 4.84AC NET 3017 W PIKE BLVD	L: 113179 B: 245812
VITTORIA INVESTMENTS LLC 4900 N 10TH ST STE B8 MCALLEN TX 78504	W3800-00-165-0000-00 WEST TRACT S18.11AC-NW24.12AC FT 0 US BUS 83	L: 0 B: 0
VITTORIA INVESTMENTS LLC 4900 N 10TH ST STE B8 MCALLEN TX 78504	W3800-00-165-0000-01 WEST TRACT SW14.62AC - E23.43AC FT 1	L: 1182500 B: 0
MILANO ANGELA LINA 2900 W PIKE BLVD WESLACO TX 78596	W3800-00-165-0000-02 WEST TRACT AN IRR TR BEING SE 3.46AC NET 0 PIKE BLVD	L: 190300 B: 217853
VITTORIA INVESTMENTS LLC 4900 N 10TH ST STE B8 MCALLEN TX 78504	W3800-00-165-0000-03 WEST TRACT 1AC-SW25.12AC FT 165 3000 W PIKE	L: 0 B: 0
VITTORIA INVESTMENTS LLC 4900 N 10TH ST STE B8 MCALLEN TX 78504	W3800-00-165-0000-04 WEST TRACT N6.01AC- NW24.12AC FT 3209 W EXPWY 83	L: 143637 B: 0
RAMON ELISA 2808 W PIKE BLVD WESLACO TX 78596	W3800-00-162-0000-11 WEST TRACT AN IRR TR 6.30'-E259.05' FT 162 8.42AC NET	L: 0 B: 0



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 1, 2023	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Troyo Construction, LLC.	
Subject/Agenda Item: Discussion and consideration to approve rezone 3227 W Interstate 2. Also being 12.11 acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway Business District.	
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 January 16, 2023. Five (5) property owners within 200 feet of the applicant's property were notified by letter on January 20, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map and surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. RZNE-000365-2026

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 12.11 acres out of Farm Tract 165 and 166 Block _____

Subdivision Name West Tract Subdivision

Street Address _____

Existing Zoning R-1 Existing Land Use Open

Proposed Zoning B-2 Proposed Land Use Commercial

_____ \$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 "The Intent of Zoning Application Instructions".

APPLICANT

Name Troyo Construction, LLC Phone _____

Address 4900 N. 10th St. Suite B8 Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: egamba@troyocg.net

OWNER

Name Vittoria Investments, LLC Phone _____

Address 4900 N. 10th St. Suite B8 Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: egamba@troyocg.net

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

Signature _____ Date 11/17/22

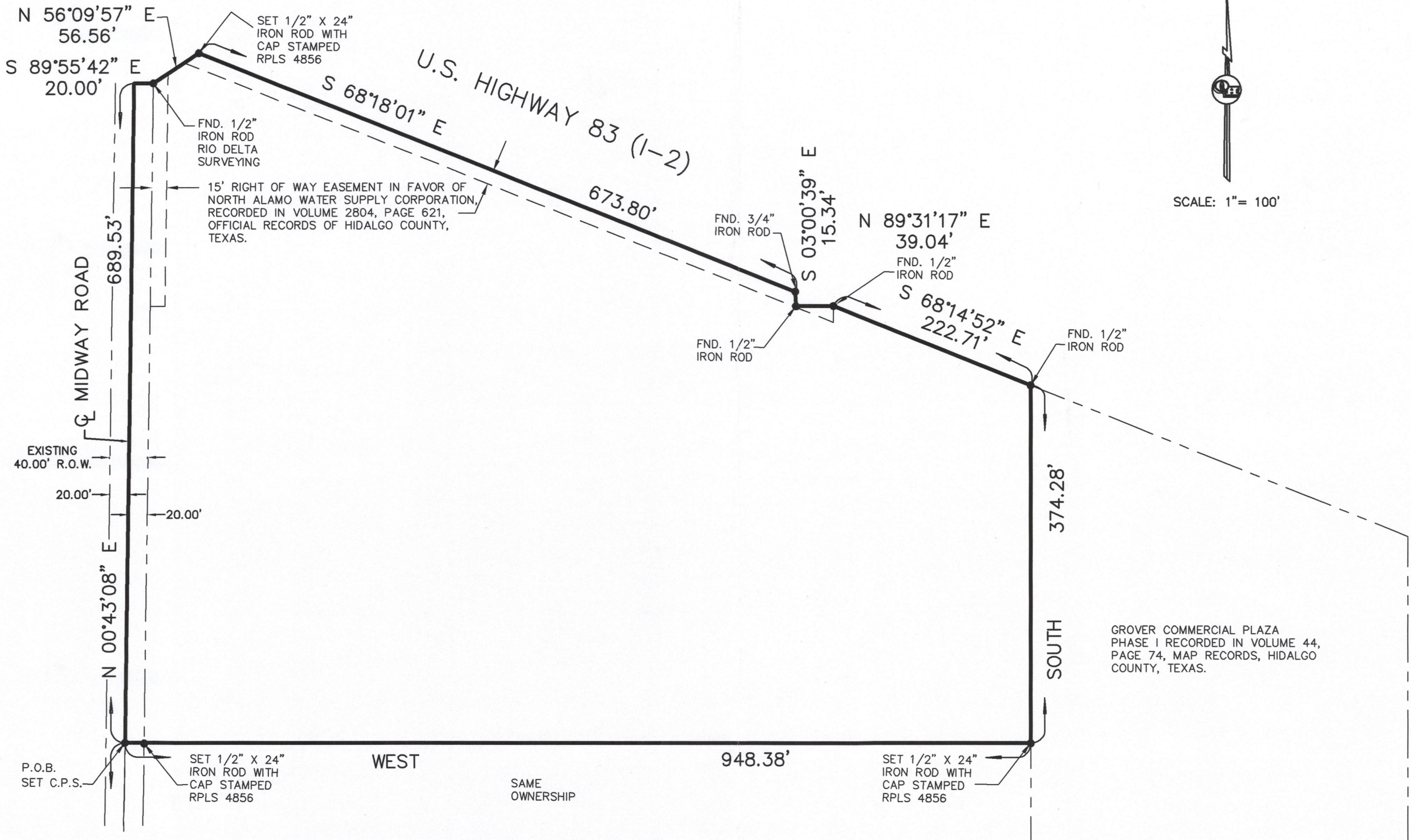
Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent



SCALE: 1" = 100'

PLAT SHOWING

A 12.11 ACRE TRACT OF LAND OUT OF FARM TRACTS 165 AND 166, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3269698 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3300467, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

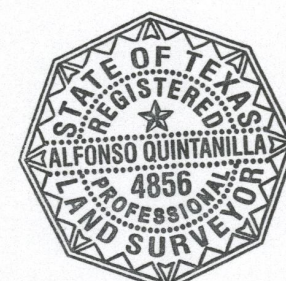
FLOOD ZONE DESIGNATION: ZONE "X"
AREAS TO BE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

COMMUNITY-PANEL NUMBER 480334 0450 C
EFFECTIVE DATE: MAY 30, 2002 LOMR

BEARINGS SHOWN ARE IN ACCORDANCE WITH GROVER COMMERCIAL PLAZA PHASE I RECORDED IN VOLUME 44, PAGE 74, MAP RECORDS, HIDALGO COUNTY, TEXAS.

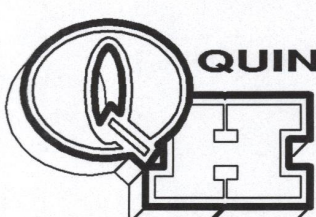
THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



[Signature]
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

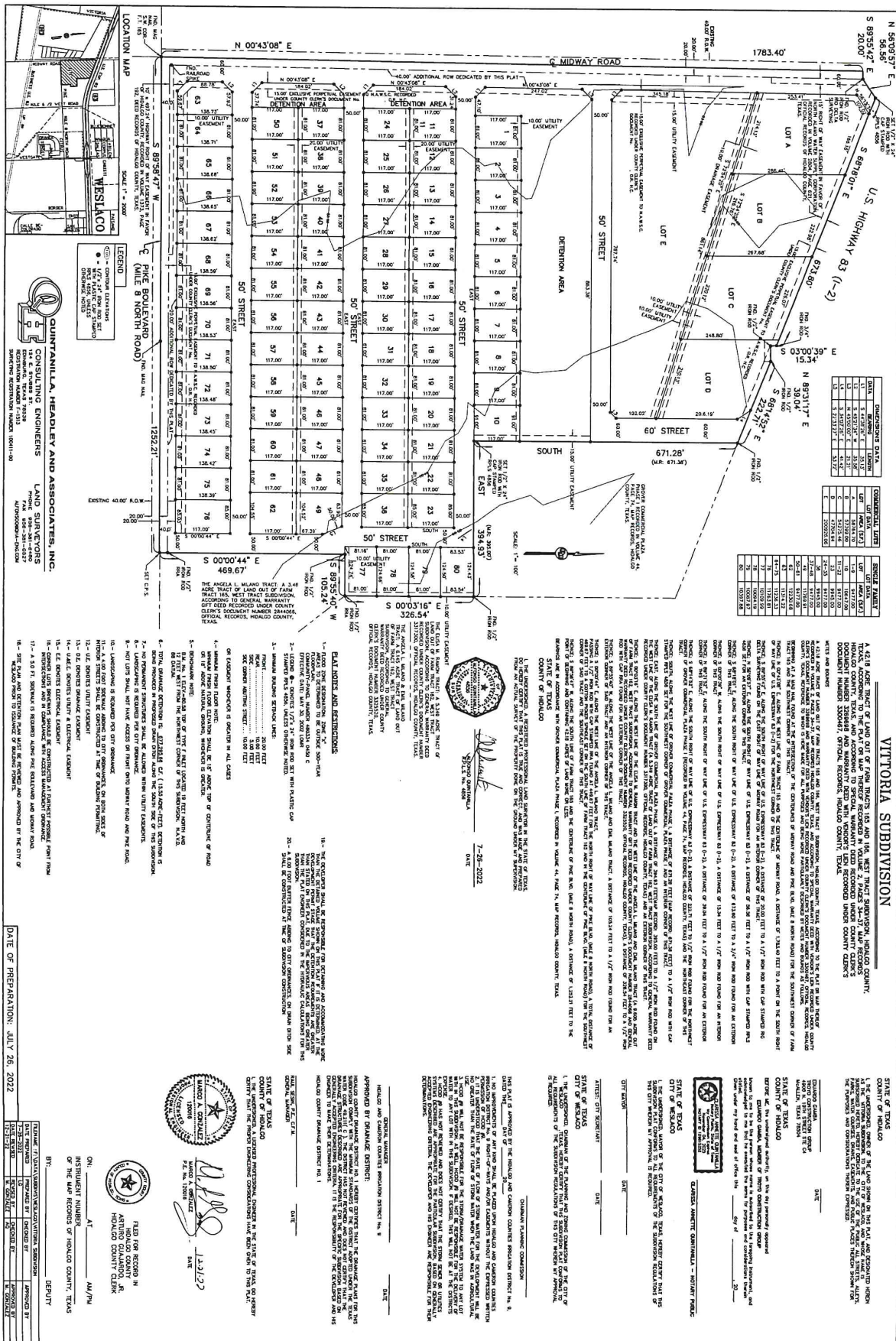
VOL. 2 PAGES 34-37
SURVEYED DECEMBER 20, 2022
OWNER _____
JOB No. G.F. No. 175354 175362
BOOK No. _____ PAGE _____
Z: \data\SUBD\WESLACO\VIITORIA SUBD\PLAT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM



City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

January 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 1, 2023, and the City Commission will hold a public hearing on February 7, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

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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.

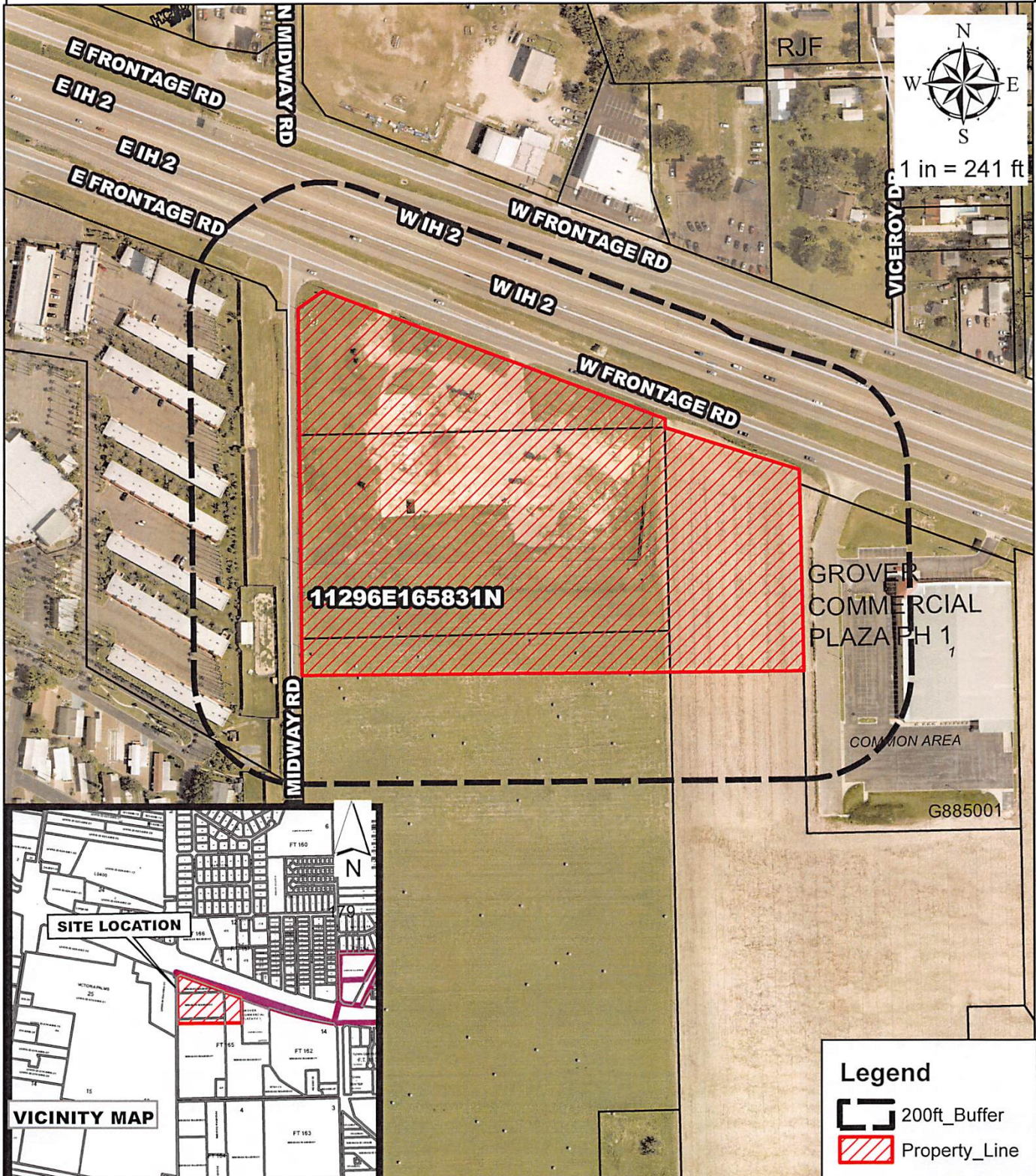
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

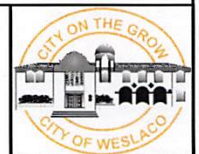
Planning &
Code Enforcement



Troyo Construction, LLC
3227 W IH 2
West Tract Sub.

Purpose for the Rezone Request

Existing zoning:	R-1
Existing land use:	Vacant Land
Prop Zone:	B-2



City of Weslaco Code Enforcement Dept.

JAN 4, 2023

SALINAS FUNERAL HOME INC 3103 CHAPA DR WESLACO TX 78599	G8850-01-000-0001-00 GROVER COMMERCIAL PLAZA PH 1 LOT 1 2929 EXPWY 83	L: 1342374 B: 2439634
VITTORIA INVESTMENTS LLC 4900 N 10TH ST STE B8 MCALLEN TX 78504	W3800-00-165-0000-00 WEST TRACT S18.11AC-NW24.12AC FT 0 US BUS 83	L: 0 B: 0
VITTORIA INVESTMENTS LLC 4900 N 10TH ST STE B8 MCALLEN TX 78504	W3800-00-165-0000-01 WEST TRACT SW14.62AC - E23.43AC FT 1	L: 1182500 B: 0
VITTORIA INVESTMENTS LLC 4900 N 10TH ST STE B8 MCALLEN TX 78504	W3800-00-165-0000-04 WEST TRACT N6.01AC- NW24.12AC FT 3209 W EXPWY 83	L: 143637 B: 0
VITTORIA INVESTMENTS LLC 4900 N 10TH ST STE B8 MCALLEN, TX 78504	W3800-00-166-0000-00 WEST TRACT SW 2.30AC SW-EXPWY FT 166 2.30AC 0	L: 270508 B: 94068



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 1, 2023	Agenda Item No. (to be assigned by PCE): IV.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Carlo and Brooke Cantu.	
Subject/Agenda Item: Discussion consideration to approve rezone 715 E Sugarcane Dr. Also being 2.349 acre tract of land out of Farm Tract 57, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on January 16, 2023. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on January 20, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map and surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. RZNE-000376-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Farm Tract 57 Block _____

Subdivision Name West Tract Subdivision

Street Address 715 E Sugarcane

Existing Zoning R-1 Existing Land Use _____

Proposed Zoning R-2 Proposed Land Use Multi-family

_____ \$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 "The Intent of Zoning Application Instructions".

APPLICANT

Name Carlo and Brooke Cantu Phone (208) 972-1192

Address 2016 S. 45th Street Fax: _____

City McAllen State TX Zip Code 78503 E-Mail: carlo@crcdesign-build.com

OWNER

Name Carlo and Brooke Cantu Phone (208) 972-1192

Address 2016 S. 45th Street Fax: _____

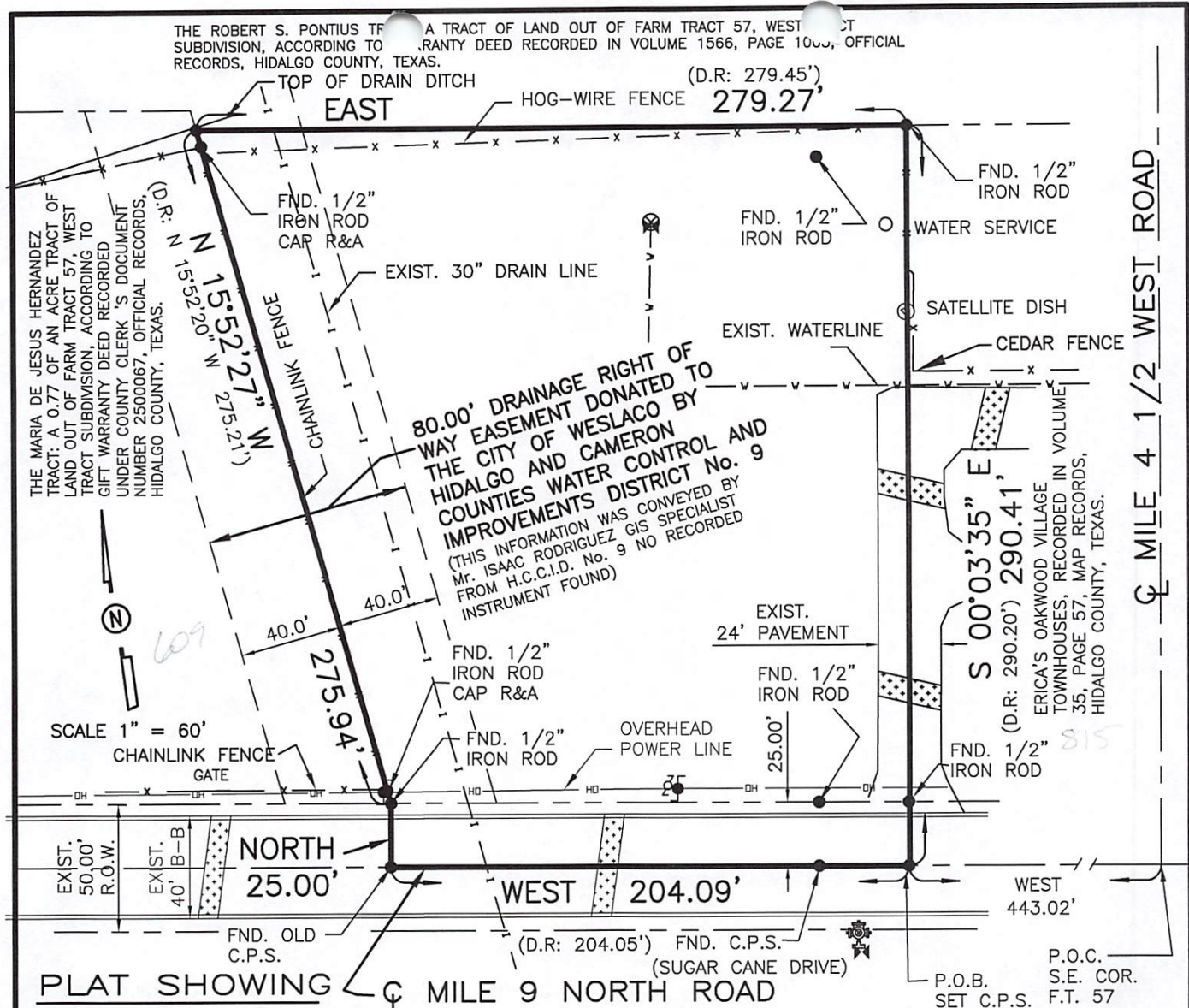
City McAllen State TX Zip Code 78503 E-Mail: carlo@crcdesign-build.com

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] B. Cantu Date 11-1-2022
Owner

Signature [Signature] B. Cantu Date 11-1-2022
Applicant

Signature [Signature] B. Cantu Date 11-1-2022
Authorized Agent



PLAT SHOWING

A 1.589 ACRE TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1472627, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCHEDULE B PARAGRAPH 10

EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 3130, PAGE 581, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (APPLY-BLANKET)

RIGHTS OR CLAIMS BY HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENTS DISTRICT No. 9 TO ANY PORTION OF PROPERTY LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY. (APPLY-BLANKET)

LEGEND

- = FIRE HYDRANT
- = POWER POLE
- = WATER VALVE
- = FLUSH VALVE
- = TELEPHONE POLE



THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 2 PAGES 34-37
SURVEYED JUNE 6, 2022
ADDRESS _____

OWNER JUAN ORTIZ CANTU

JOB No. G.F. No. 22012133

BOOK No. _____ PAGE _____

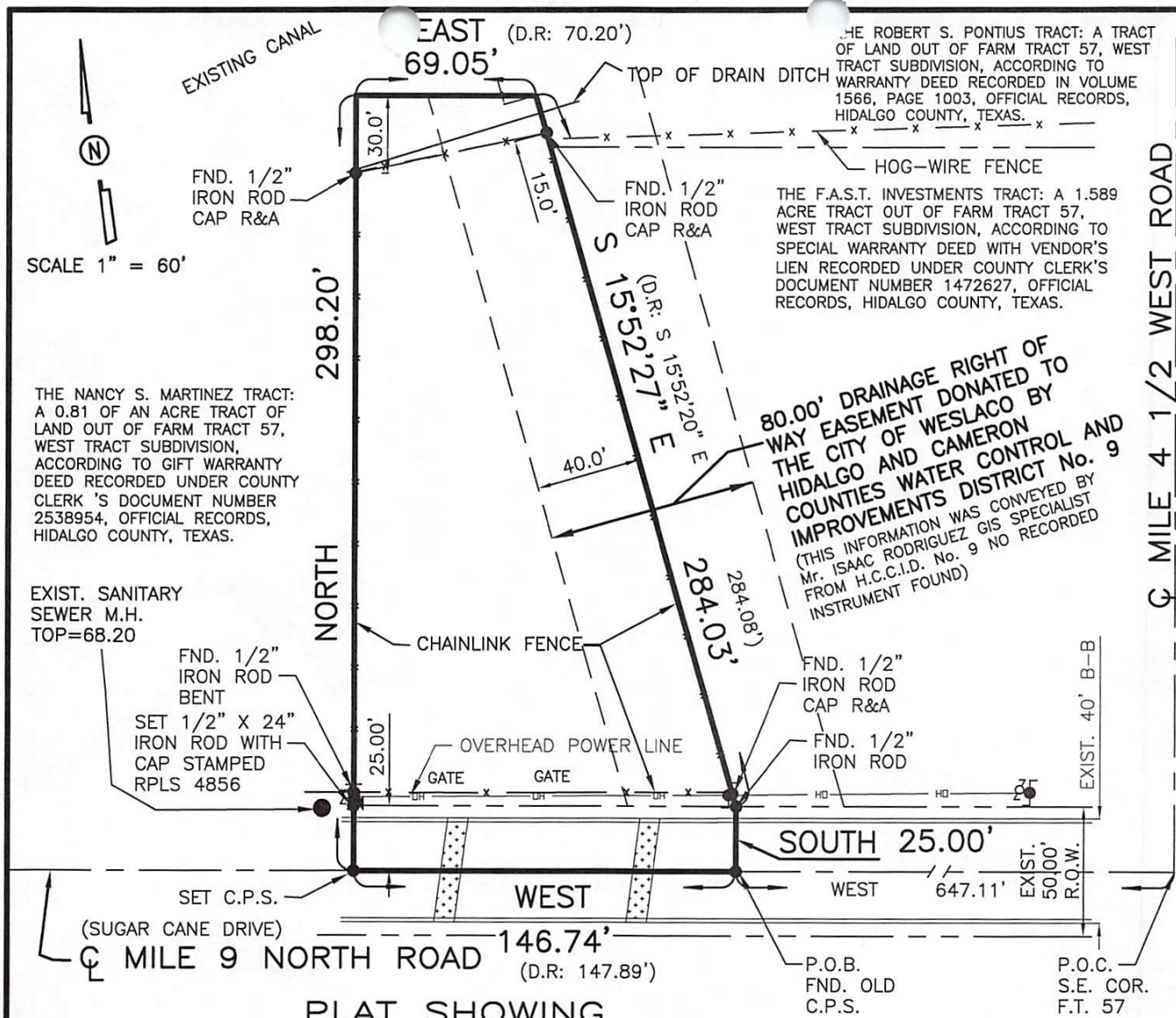
Z:\data\SUBDIVISIONS\12-PRELIMINARY\Carlo Cantu\W TRACK FT57



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539

PHONE 956-381-6480
FAX 956-381-0527



A 0.76 OF AN ACRE TRACT OF LAND OUT OF FARM TRACT 57, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2500067, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS TO DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

COMMUNITY-PANEL NUMBER 480334 0450 C
EFFECTIVE DATE: MAY 30, 2002 LOMR

- LEGEND
- = FIRE HYDRANT
 - = POWER POLE
 - = WATER VALVE
 - = FLUSH VALVE
 - = TELEPHONE POLE

RIGHTS OR CLAIMS BY HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENTS DISTRICT No. 9 TO ANY PORTION OF PROPERTY LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY. (APPLY-BLANKET)

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH ERIKA'S OAKWOOD VILLAGE TOWNHOUSES RECORDED IN VOLUME 35, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



[Signature of Alfonso Quintanilla]

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 2 PAGES 34-37
SURVEYED JUNE 6, 2022
ADDRESS _____

OWNER CARLO CANTU

JOB No. FILE No. 1622724

BOOK No. _____ PAGE _____

Z:\data\SUBDIVISIONS\12-PRELIMINARY\Carlo Cantu\W TRACK FT57



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

January 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 1, 2023, and the City Commission will hold a public hearing on February 7, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Carlo & Brooke Cantu are requesting to rezone 715 E Sugarcane Dr. Also being 2.349 acre tract of land out of Farm Tract 57, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment 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.

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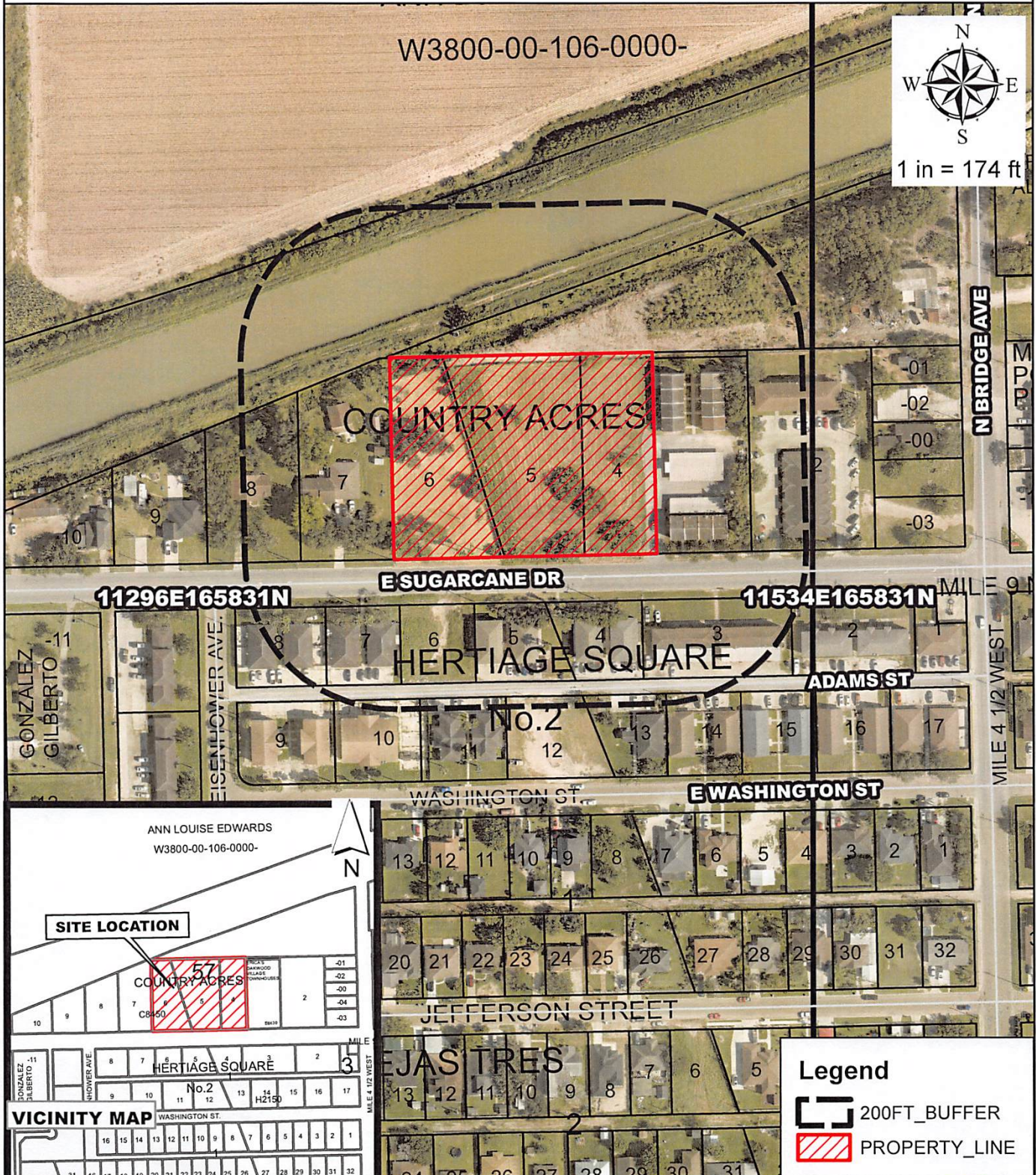
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

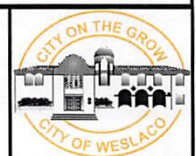
Planning &
Code Enforcement



Carlo & Brooke Cantu
715 E Sugarcane
West Tract Subdivision

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2



City of Weslaco Code Enforcement Dept.

JAN 12, 2023

MORALES SERGIO PO BOX 6011 MCALLEN TX 78502	C8450-00-000-0002-00 COUNTRY ACRES ALL LOT 2 & E6.06' EY LYING N & E OF LTS 2 & 3 A/K/A 817 E SUGAR CANE DR	L: 118024 B: 415252
CANTU CARLO & BROOKE 2016 S 45TH ST MCALLEN TX 78503	C8450-00-000-0004-00 COUNTRY ACRES W35.50'-E53.56' LOT 4 & EY A/K/A W35.5'-E478.56'-S298.20' FT 57 715 E SUGAR CANE DR	L: 21272 B: 0
MARTINEZ NANCY S & MARLA REYES ESPERANZA MARTINEZ 609 E SUGAR CANE DR WESLACO TX 78599	C8450-00-000-0007-00 COUNTRY ACRES ALL LOT 7 & N20' ALLEY 'W125' -E920' FT 57 WEST TRACT 609 E SUGAR CANE DR	L: 70104 B: 128038
MARTINEZ FLORENCIO 984 ALHAMBRA ST SOLEDAD CA 93960	C8450-00-000-0008-00 COUNTRY ACRES ALL LOT 8 & N20' ALLEY 'W125' -E1045' BNG AN IRR TR - FT 57 603 E SUGAR CANE DR	L: 56830 B: 74076
MORALES SERGIO G 5211 S MCCOLL EDINBURG TX 78539	E6630-00-000-00B1-00 ERICA'S OAKWOOD VILLAGE 0 SQ FT IN COMMON AREA & 4/12TH 0 MILE 9 N	L: 65152 B: 169381
DAVALOS JULIO & GERARDO D ANSELMO M GALLEGOS 2120 TROPHY DR EDINBURG TX 78542	H2150-02-001-0002-00 HERITAGE SQUARE UT NO. 2 LOT 2 BLK 1 824 E SUGAR CANE DR	L: 51975 B: 283127
720 E SUGARCANE LLC 418 E 12TH ST SAN JUAN TX 78589	H2150-02-001-0003-00 HERITAGE SQUARE UT NO. 2 LOT 3 BLK 1 720 E SUGAR CANE DR	L: 63000 B: 311675
ASE REAL ESTATE LLC SERIES E PO BOX 1014 WESLACO TX 78599	H2150-02-001-0004-00 HERITAGE SQUARE UT NO. 2 LOT 4 BLK 1 712 E SUGAR CANE DR	L: 34683 B: 204317
ASE REAL ESTATE LLC SERIES E PO BOX 1014 WESLACO TX 78599	H2150-02-001-0005-00 HERITAGE SQUARE UT NO. 2 LOT 5 BLK 1 708 E SUGAR CANE DR	L: 35874 B: 209126
DASC INVESTMENTS LLC PO BOX 503 MISSION TX 78573	H2150-02-001-0006-00 HERITAGE SQUARE UT NO. 2 LOT 6 BLK 1 620 E SUGAR CANE DR	L: 31500 B: 0
OLIVAREZ FAMILY PARTNERSHIP LTD PO BOX 22 WESLACO TX 78599	H2150-02-001-0007-00 HERITAGE SQUARE UT NO. 2 LOT 7 BLK 1 608 E SUGAR CANE DR	L: 31500 B: 126985
OLIVAREZ FAMILY PARTNERSHIP LTD PO BOX 22 WESLACO TX 78599	H2150-02-001-0008-00 HERITAGE SQUARE UT NO. 2 LOT 8 BLK 1 608 E SUGAR CANE DR	L: 38115 B: 118885

City of Weslaco Code Enforcement Dept.

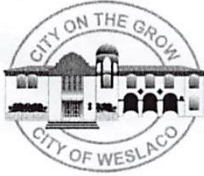
JAN 12, 2023

JIMENEZ RICHARD M & DONNA TRUSTEES OF THE G & A 2016 FAIR OAKS DR MISSION TX 78574	H2150-02-001-0010-00 HERITAGE SQUARE UT NO. 2 LOT 10 & W 1 617 WASHINGTON ST	L: 41250 B: 297145
PERALES ROBERT 2612 E BUSINESS 83 STE A WESLACO TX 78596	H2150-02-001-0011-00 HERITAGE SQUARE UT NO. 2 LOT 11 BLK 623 WASHINGTON ST	L: 34650 B: 154155
SAAVEDRA EMILIANO 309 N IOWA WESLACO TX 78596	H2150-02-001-0012-00 HERITAGE SQUARE UT NO. 2 LOT 12 BLK 705 WASHINGTON ST	L: 41421 B: 0
ESPARZA ALEJANDRO ET AL 715 E WASHINGTON ST WESLACO TX 78599	H2150-02-001-0013-00 HERITAGE SQUARE UT NO. 2 LOT 13 BLK 715 WASHINGTON ST	L: 29526 B: 93441
DE ANDA DELFINA SOSA 2514 TAHOE ST WESLACO TX 78599	H2150-02-001-0014-00 HERITAGE SQUARE UT NO. 2 LOT 14 BLK 723 WASHINGTON ST	L: 33000 B: 171776
GOMEZ MARIA S 2601 N BRIDGE AVE WESLACO TX 78599	W3800-00-057-0000-01 WEST TRACT 0.81AC-10.45AC FT 57 2601 N BRIDGE AVE	L: 30187 B: 101683
ESPARZA, ALEJANDRO ET AL 715 E WASHINGTON ST # 2 WESLACO TX 78596-8864	H2150-02-001-0013-10 HERITAGE SQUARE #2 LOT 13 BLK 1 715 WASHINGTON ST	L: 9842 B: 37865



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 1, 2023	Agenda Item No. (to be assigned by PCE): IV.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Palacio de Destinee.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an Event Center and obtain a Wine and Malt Beverage Retail Dealer's On Premise Permit and Late Hours Permit, at 1502 N Border Ave, also being Lot 1, Ramos Subdivision, Weslaco, Hidalgo County, Texas.	
Discussion/Overview: The applicant is requesting a Conditional Use Permit to operate an Event Center and to obtain a Wine and Malt Beverage Retail Dealer's On Premise Permit and Late Hours Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 16, 2023. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on January 20, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the conditional use permit with two security guards during late hours.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR 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. USE-000368-2022

PROPOSED PROJECT

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

Lot 1 Block 162

Subdivision Name Ramos Subdivision

Street Address 1502 N Border Ave

Existing Zoning commercial Existing Land Use commercial

Purpose for the Conditional Use Permit Request to sell Beer and Wine for Special Events

6pm-2AM 7 days

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 Palacio de Destinee, LLC Phone 956-472-4081

Address 1502 N Border Ave Fax: 956-289-1221

City Weslaco State TX Zip Code 78596 E-Mail: palaciodedestinee@gmail.com

OWNER

Name Arturo Ramos & Roberta Reyes-Ramos Phone 956-472-4081

Address 1609 Davenport St Fax: 956-289-1221

City Weslaco State TX Zip Code 78596 E-Mail: rreyes911@yahoo.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 X

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 12/28/22
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

A _____ Document Received By _____ Date Paid _____

N _____ mers Within _____ Date _____

2 CITY OF WESLACO

956-968-3181

***** REPRINT RECEIPT*****

F _____ Newspaper _____ Date _____

REC#: 029/8437 12/30/2022 1:25 PM

OPER: rs TERM: 039

C REF#: 3228 _____ blished _____ Date _____

ii PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT

F INV-00010855 305.00CR _____ Date _____

/ RAMOS, ARTURO (PALACIO DE DEST _____ ed _____

CAINVOICEFEE 300.00CR

CAINVOICEFEE 5.00CR

I _____ Date _____

/ TENDERED: 300.00 CHECK _____ led _____

20.00 CASH

APPLIED: 305.00-

CHANGE: 15.00

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

January 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 1, 2023, and the City Commission will hold a public hearing on February 7, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Palacio de Destinee is requesting a Conditional Use Permit to operate an Event Center and obtain a Wine and Malt Beverage Retail Dealer's On- Premise Permit and Late Hours Permit at 1502 N Border Ave, also being Lot 1, Ramos Subdivision, Weslaco, Hidalgo County, Texas.

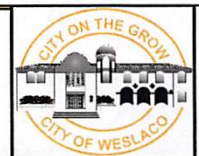
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Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning & Code Enforcement



City of Weslaco Code Enforcement Dept.

JAN 3, 2023

RAMIREZ ROMEO JR & NORMA I 815 W PAISANO LN WESLACO, TX 78599-4132	D2200-02-001-0001-00 DE LA PENA NO. 2 LOT 1 BLK 1 815 PAISANO LN	L: 26970 B: 0
RAMIREZ ROMEO JR & NORMA I 815 W PAISANO LN WESLACO TX 78599	D2200-02-001-0002-00 DE LA PENA NO. 2 LOT 2 BLK 1 815 PAISANO LN	L: 27900 B: 74266
DOMINGUEZ JOSEPH C 811 W PAISANO LN WESLACO TX 78599	D2200-02-001-0003-00 DE LA PENA NO. 2 LOT 3 BLK 1 811 W PAISANO LN	L: 27900 B: 99124
ALVARADO REY 805 W PAISANO LN WESLACO TX 78599	D2200-02-001-0004-00 DE LA PENA NO. 2 LOT 4 BLK 1 805 PAISANO LN	L: 27900 B: 65909
CAMACHO SANDRA 6129 VICTORIA AVE PENNSAUKEN NJ 8109	D2200-02-001-0005-00 DE LA PENA NO. 2 LOT 5 BLK 1	L: 27900 B: 0
VALDES RUDDY 2340 SE 8TH ST POMPANO BEACH FL 33062	D2200-02-001-0006-00 DE LA PENA NO. 2 LOT 6 BLK 1 511 PAISANO LN	L: 27900 B: 176086
VILLAGOMEZ GUADALUPE & ADALIA 715 W PAISANO LN WESLACO TX 78599	D2200-02-001-0007-00 DE LA PENA NO. 2 LOT 7 BLK 1 715 PAISANO LN	L: 27900 B: 83059
PERUVIAN ALLIANCE LLC 2003 ROCHESTER AVE EDINBURG TX 78539	P9275-00-000-0023-01 PUEBLO AMISTAD LOTS 23-25 709 ANGELITA DR	L: 522240 B: 731122
OLIVAREZ L C PO BOX 22 WESLACO TX 78599	R1343-00-000-0001-00 RED BIRD LOT 1 1701 N BORDER AVE	L: 15480 B: 1851
MCCOY INVESTMENTS LTD 1235 NORTH LOOP W STE 205 HOUSTON TX 77008	R1343-00-000-0002-00 RED BIRD LOT 2 910 W EXPRWY 83	L: 2441238 B: 987840
REYNA FAMILY LAND DEV LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	R2432-01-000-0001-00 REYNA OFFICE PARK UT 1 (REPLAT) LOT 702 W EXPRWY 83	L: 1473848 B: 366088
GRIEGO FAMILY LIMITED 1900 S JACKSON RD STE 9-10 MCALLEN TX 78503	R2436-00-00B-0019-00 RGV PROFESSIONAL CENTER DG B UNIT 19 505 ANGELITA DR STE 19	L: 66504 B: 320277

City of Weslaco Code Enforcement Dept.

JAN 3, 2023

WESFAR APTS LLC	W2168-00-000-0001-00	L: 1489654
1501 N BORDER AVE APT NO 104	WESFAR LOT 1	B: 9316843
WESLACO TX 78599		
REYNA FAMILY DEVELOPMENT LTD	R2432-01-000-0002-05	L: 818643
702 W EXPRSWY 83	REYNA OFFICE PARK UT 1 (REPLAT) LOT	B: 390797
WESLACO TX 78599		
R & A REAL ESTATE INVESTMENTS	R0760-00-000-0001-00	L: 514080
1609 E DAVENPORT	RAMOS COMMERCIAL PLAZA LOT 1	B: 0
WESLACO TX 78596		



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 1, 2023	Agenda Item No. (to be assigned by PCE): IV.G.
From: Rebekah de la Fuente, Planning Director, on behalf of Miguel Gallegos.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Brewpub License and Retail Dealer's On- Premise Permit, at 419 S Texas Blvd, also being Lot 19, Block 33 Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.	
Discussion/Overview: The applicant is requesting a Conditional Use Permit to obtain a Brewpub License and Retail Dealer's On-Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 16, 2023. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on January 20, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the conditional use permit.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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. USE-000375-2023

PROPOSED PROJECT

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

Lot 19 Block 33
Subdivision Name Weslaco Original Townsite
Street Address 419 S. Texas Blvd
Existing Zoning CO Existing Land Use _____
Purpose for the Conditional Use Permit Request Detail

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

Brewery use

- _____ \$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

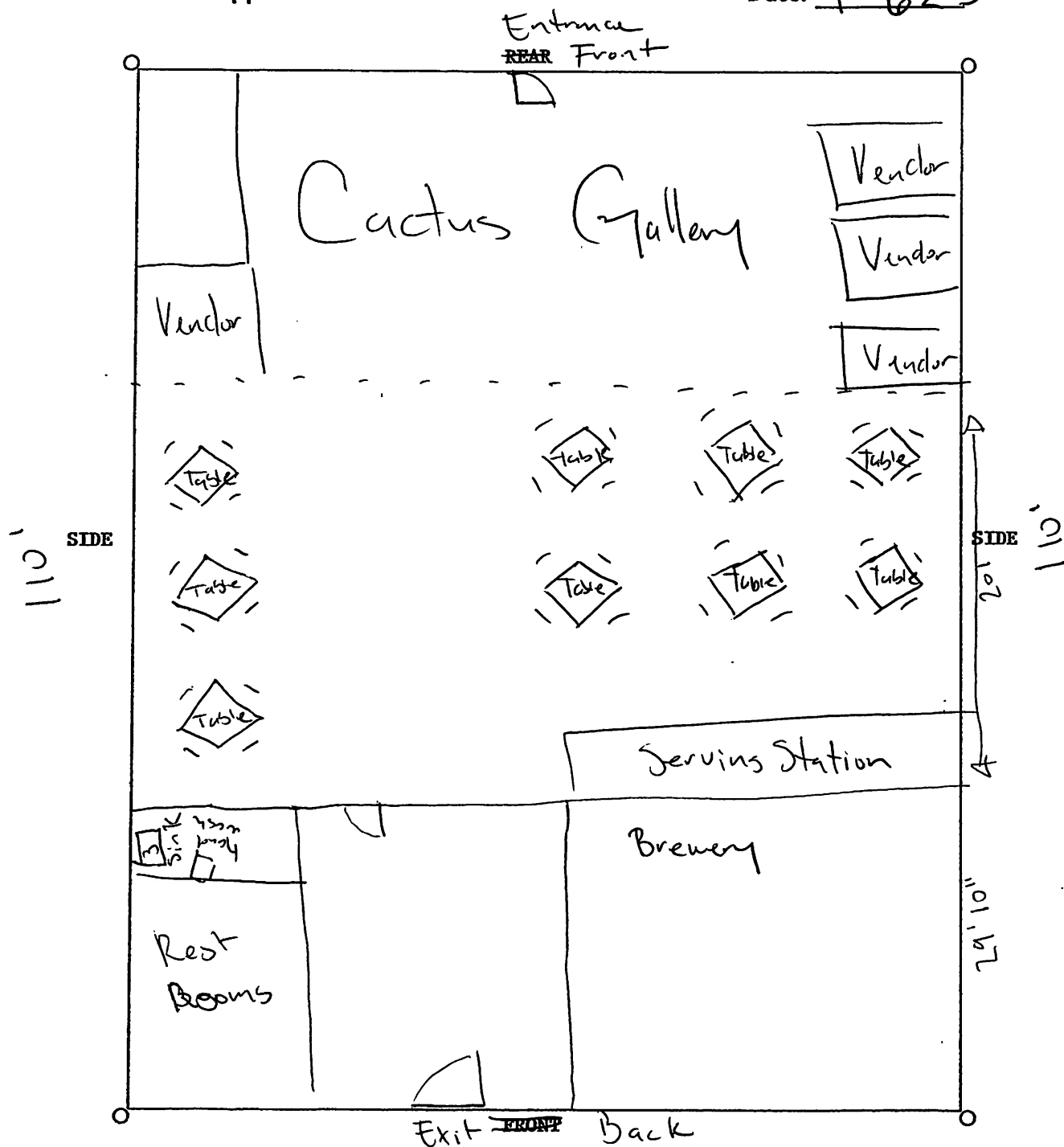
Name Miguel Gallegos Phone 956 458 6665
Address 419 S. Texas Blvd Fax: _____
City Weslaco State TX Zip Code 78594 E-Mail: RGVBeverage@gmail.com

OWNER

Name Nancy K Chavez + Oscar Portales Phone 956 295 4699
Address 419 S. Texas Blvd Fax: _____
City Weslaco State TX Zip Code 78594 E-Mail: RGVBeverage@gmail.com

Attach to application

Date: 1-9-23



Description of improvement: _____

Width of lot: _____

Depth of lot: _____

Also indicate the distance between structures on site plan.

For review you must indicate the front, side, and rear setbacks from property lines.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

PLANNING DEPARTMENT

January 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 1, 2023, and the City Commission will hold a public hearing on February 7, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Miguel Gallegos is requesting a Conditional Use Permit to obtain a Brewpub License and Retail Dealer's On- Premise Permit, at 419 S Texas Blvd, also being Lot 19, Block 33, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.

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

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

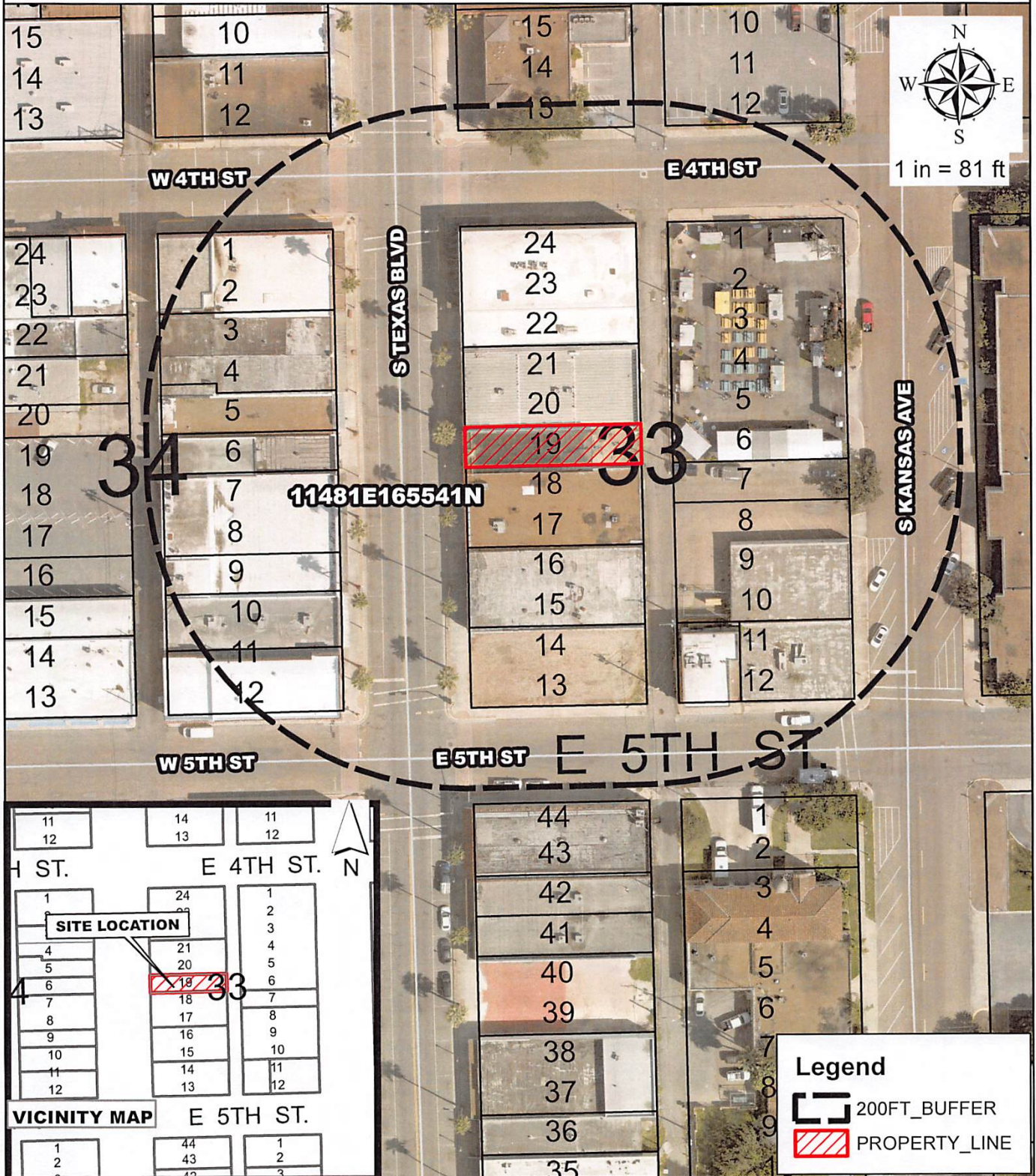
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

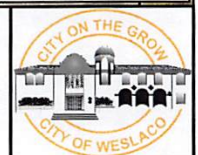
Planning &
Code Enforcement



MIGUEL GALLEGOS
419 S TEXAS BLVD
WESLACO ORIGINAL TOWNSITE
BLK 33 LOT 19

Purpose for the Conditional Use Request

Existing zoning: B-3
Existing land use: Vacant Land
CUP Request: Retail Dealer's On-Premise License



City of Weslaco Code Enforcement Dept.

JAN 6, 2023

CHAVEZ MIREYA 215 S INDIANA AVE WESLACO TX 78596	W2300-00-025-0011-00 WESLACO ORIGINAL TOWNSITE BLK 25 340 S TEXAS BLVD	L: 36300 B: 200495
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-026-0010-10 WESLACO ORIGINAL TOWNSITE LOTS 0 E 4TH ST	L: 40013 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-026-0013-00 WESLACO ORIGINAL TOWNSITE BLK 26 345 S TEXAS BLVD	L: 54450 B: 300623
MENDIOLA MARIO & CYNTHIA 1506 VIDA DULCE WESLACO TX 78596	W2300-00-033-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1-6 111 E 5TH ST	L: 80025 B: 32229
LEAL ANDREW STEVEN & LORENA 3818 B SHEA WESLACO TX 78596	W2300-00-033-0007-00 WESLACO ORIGINAL TOWNSITE BLK 33 0 S KANSAS AVE	L: 16500 B: 3300
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-033-0008-00 WESLACO ORIGINAL TOWNSITE BLK 33 410 S KANSAS AVE	L: 40013 B: 61519
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-033-0011-00 WESLACO ORIGINAL TOWNSITE BLK 33 12 500 S KANSAS AVE	L: 21300 B: 113883
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-033-0011-01 WESLACO ORIGINAL TOWNSITE BLK 33 111 E 5TH ST	L: 11700 B: 67005
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-033-0013-00 WESLACO ORIGINAL TOWNSITE BLK 33 447 S TEXAS BLVD	L: 36300 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-033-0015-00 WESLACO ORIGINAL TOWNSITE BLK 33 431 S TEXAS BLVD	L: 36300 B: 190651
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596	W2300-00-033-0017-00 WESLACO ORIGINAL TOWNSITE LOTS 17 0 S TEXAS BLVD	L: 36300 B: 146120
PORTALES OSCAR E & NANCY 2307 PRIMROSE WESLACO TX 78596	W2300-00-033-0019-00 WESLACO ORIGINAL TOWNSITE BLK 33 419 S TEXAS BLVD	L: 19800 B: 111438

City of Weslaco Code Enforcement Dept.

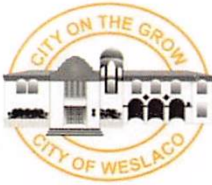
JAN 6, 2023

VILLARREAL JUAN JAVIER & 3818 B SHEA WESLACO TX 78596	W2300-00-033-0020-00 WESLACO ORIGINAL TOWNSITE LOTS 20 415 S TEXAS BLVD	L: 36300 B: 152529
AMIGO STORES INC 14614 MANSFIELD DAM CT UNIT 11 AUSTIN TX 78734	W2300-00-033-0022-00 WESLACO ORIGINAL TOWNSITE LOT 401 S TEXAS BLVD	L: 54450 B: 261217
OLIVARES ARNOLDO JR ANGELICA M CARDOZA 513 ORCHARD COURT WESLACO TX 78596	W2300-00-034-0001-00 WESLACO ORIGINAL TOWNSITE BLK 34 402 S TEXAS BLVD	L: 36300 B: 157941
HILL DENNIS L 408 S. TEXAS WESLACO TX 78596	W2300-00-034-0003-00 WESLACO ORIGINAL TOWNSITE LOT 3 & 56 BLK 34 405 S TEXAS BLVD	L: 36300 B: 98700
MERCADO WESLACO LLC 418 S TEXAS NO A WESLACO TX 78596	W2300-00-034-0004-01 WESLACO ORIGINAL TOWNSITE LOT 5 BLK 34 418 S TEXAS BLVD	L: 19930 B: 62375
GONZALEZ SONIA LETICIA 905 BOYCE ST DONNA TX 78537	W2300-00-034-0006-00 WESLACO ORIGINAL TOWNSITE BLK 34 418 S TEXAS BLVD	L: 19800 B: 78715
WELLS CHARLES T & DOUGLAS LEE 412 S TEXAS BLVD WESLACO TX 78596	W2300-00-034-0007-00 WESLACO ORIGINAL TOWNSITE BLK 34 9 412 S TEXAS BLVD	L: 37026 B: 178295
WELLS CHARLES T & DOUGLAS LEE 412 S TEXAS BLVD WESLACO TX 78596	W2300-00-034-0009-00 WESLACO ORIGINAL TOWNSITE BLK 34 412 S TEXAS BLVD	L: 19008 B: 93899
GUERRA ALFREDO JR 3514 N MILE 5 1/2 W WESLACO TX 78596	W2300-00-034-0010-00 WESLACO ORIGINAL TOWNSITE BLK 34 420 S TEXAS BLVD	L: 25410 B: 73269
RUDY'S PLAZA & PROPERTIES LLC 1201 VALLEY VIEW DR WESLACO TX 78596	W2300-00-034-0011-00 WESLACO ORIGINAL TOWNSITE BLK 34 116 W 5TH ST	L: 29040 B: 175032



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

Date of Meeting: February 1, 2023	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of David M. Chacon PE, CCM.	
Subject/Agenda Item: Discussion and consideration for the Preliminary and/or Final Plat for Camino De Verdad Subdivision being a 17.83 acres out of 16.76 acre tract of Farm Tract 1021 and 1.07 acre tract of land out of farm tract 1022, Block 113, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 750 ft. east of FM 1015 on Camino De Verdad Road. Possible Action.	
Discussion/Overview: The proposed fifty-eight (58) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for offsite drainage and is pending letter of support from drainage district.	
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 Final.	
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.	



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

Plat-000388-2023
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: Camino de Verdad

Location: North side of Camino de Verdad , just east of 1015 (refer to plat)

Legal Description: Please refer to METES AND BOUNDS description on plat

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: R2 Duplex and Apartment

Existing Land Use: Agricultural Proposed Land Use: Multi-Family - Four Plex

Number of Lots Proposed: 58 Gross Acreage: 17.83

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Camino de Verdad LLC (Carlos Del Angel) Telephone: 956.307.3057

Address: P.O. Box 3898 Fax: n/a

City: McAllen State: TX Zip: 78505 E-mail: carlos@bstone.biz

ENGINEER INFORMATION

Name: David Chacon, PE Telephone: 956.307.3057

Address: 2205 N Jackson RD Fax: _____

City: McAllen State: TX Zip: 78501 E-mail: david@bstone.biz

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: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility <u>TBD</u>	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
--	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</u>
--	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov

\$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

CITY OF WESLACO
956-968-3181

REC#: 02988335 1/26/2023 11:44 AM

OPER: SS TERM: 040

REF#: 1011

PAID BY:

TRAN: 800.0000	ENERGOV PAYMENT
INV-00011223	455.00CR
CHACON, DAVID (BROWNSTONE CONS	
CAINVOICEFEE	100.00CR
CAINVOICEFEE	350.00CR
CAINVOICEFEE	5.00CR

SUBMITTALS REQUIRED FOR PRELIMINARY (P & F)

☒ Twelve (12) sets of preliminary plat **folded and stapled**

☒ rdelafuente@weslacotx.gov

☒ \$355.00 (one time fee for preliminary and final plat)

☒ One 11" X 17" reduced copy of plat

☒ Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

TENDERED:	100.00	CHECK
	355.00	CHECK
APPLIED:	455.00-	
CHANGE:	0.00	

- ☐ 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 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: Carlos Del Angel

Owner Signature:  Date: 01/26/2023

David Chacon, PE is the authorized agent

Authorized Agent Signature:  Date: 01/26/2023

Authorized Agent Printed Name: David Chacon, PE

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 SUBDIVISION VARIANCE

VAR-000383-2023

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: Camino de Verdad

Location: Proposed Camino de Verdad Subdivision

Legal Description: A 17.83 acre more or less, tract of land out of a 16.76 acre tract of land out of farm tract 1021 and a 1.07 acre tract of land out of farm tract 1022, Block 113, of the Adams tract subdivision, as per Volume 2, Pages 34-37, Hidalgo County Map Records.

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:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

The owner dedicated additional ROW to the HCCID#9 for the purpose of widening the ditch to comply with the drainage requirements and storage volume required by a 50 yr storm. The drainage ditch is adjacent to the property.

☐ 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: Carlos Del Angel Telephone: (956) 802-9979
Address: 2307 Silverado S Fax: N/A
City: Mission State: TX Zip: 78573 E-mail: carlos@bstone.biz

Application fees

\$50.00 Application fee per variance, plus a \$5.00 processing fee

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: Carlos Del Angel

Owner Signature: [Signature] Date: 1/05/2023

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 01/05/2023

Authorized Agent Printed Name: David M. Chacón

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

CITY OF WESLACO

956-968-3181

REC#: 02985638 1/19/2023 10:14 AM

OPER: NV TERM: 041

REF#: 1009

PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT

INV-00011118 55.00CR

DEL ANGEL, CARLOS

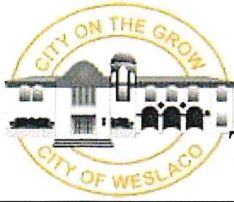
CAINVOICEFEE 50.00CR

CAINVOICEFEE 5.00CR

TENDERED: 55.00 CHECK

APPLIED: 55.00-

CHANGE: 0.00



**City of Weslaco
Engineering Division**
255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Camino De Verdad Subdivision

Location: Proposed Camino De Verdad Subdivision (2804 Camino de Verdad Rd)

Applicant: Brownstone Consultants ☐ Owner ☒ Agent

Address: 2205 N. Jackson Rd. McAllen, TX 78501 Phone Number: 956-429-9033

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Multi-Family Residential	17.83	203,400	226	104	127	1654

Comments: _____

Prepared by: David M. Chacon, P.E. Date: _____

Address: 2205 N. Jackson Rd. McAllen, TX 78501 Phone Number: 956-429-9033

(For Official Use Only, Do Not Write In This Box)

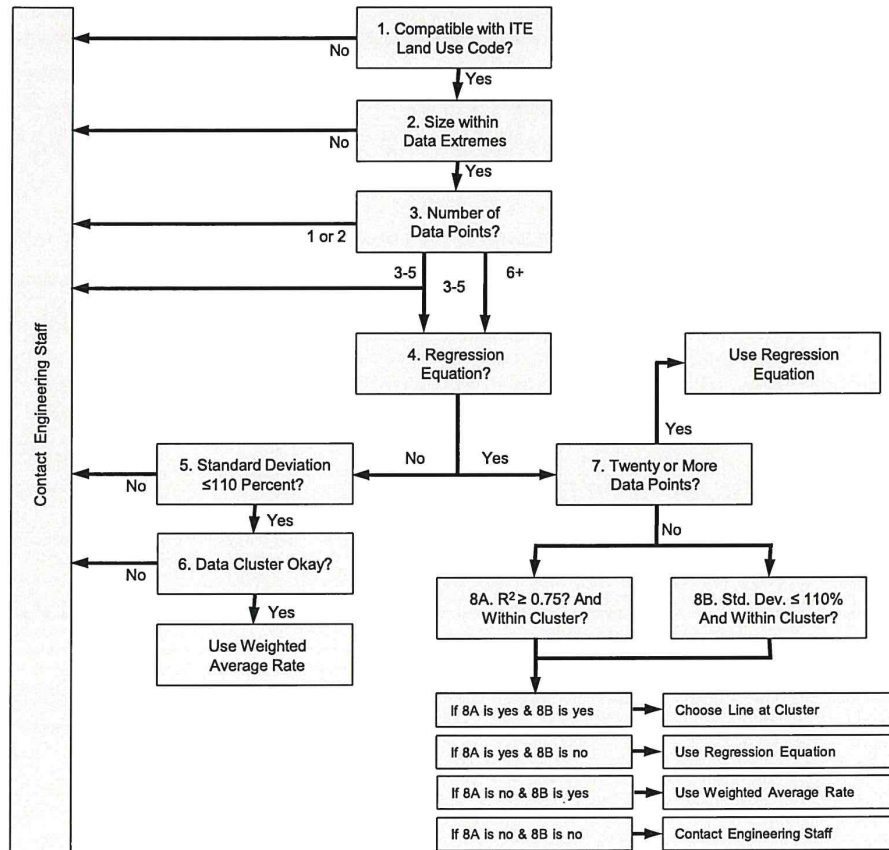
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations

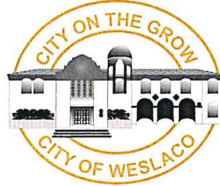


From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Jose "JP" Rodriguez, Mayor Pro-Tem, District 3
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Adrian Farias, Commissioner, District 4

Martin Garza, City Manager

January 18, 2023

Mr. David M. Chacon, P.E., CCM
Brownstone Consultants
Director of CEI
2205 N. Jackson Rd
McAllen, Texas 78501

**Re: Camino De Verdad Subdivision
Drainage Detention**

Dear Mr. Chacon:

This is to advise you that the City of Weslaco concurs with the proposed linear detention within the 75-feet of drainage Right-of-Way dedication located adjacent to the existing ditch at the proposed subject subdivision. In lieu of on-site drainage detention, the subdivision shall excavate the required drainage detention volume on the existing ditch.

Let me know if you have any questions or need anything else.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aldana".

Albert J. Aldana, P.E.
City Engineer

TABLE OF CONTENTS

DRAINAGE REPORT.....	
ATTACHMENTS.....	
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USGS LOCATION MAP.....	
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SUBDIVISION PLAT.....	
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PHYSICAL SOIL PROPERTIES.....	
ENGINEERING PROPERTIES.....	

Existing Drainage Conditions:

Existing storm runoff within this property currently flows overland in a north westerly direction towards the back of the property and discharges into an existing drainage ditch that belongs to the Hidalgo & Cameron County Irrigation District No. 9 (HCCID #9).

Drainage Requirements:

The existing peak runoff from a 10-year storm determined using the rational method is 30.81 cfs and the anticipated peak runoff after development is calculated to be 84.91 cfs for a 50-year return frequency.

In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated a volume of 133,195.54 cubic feet of storm runoff to be detained via in-line detention to be excavated adjacent to the existing drain ditch.



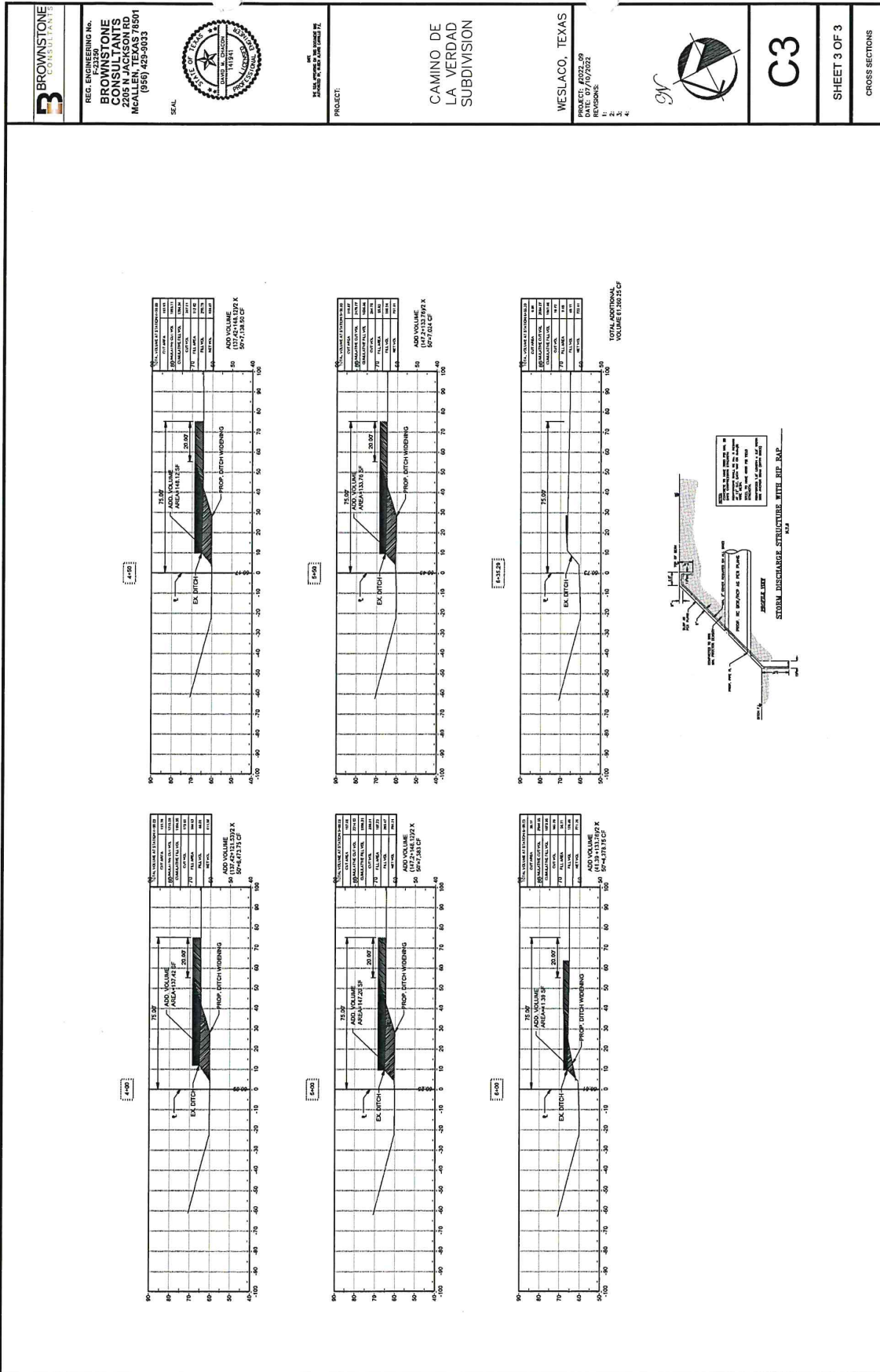
David M. Chacon, P.E.

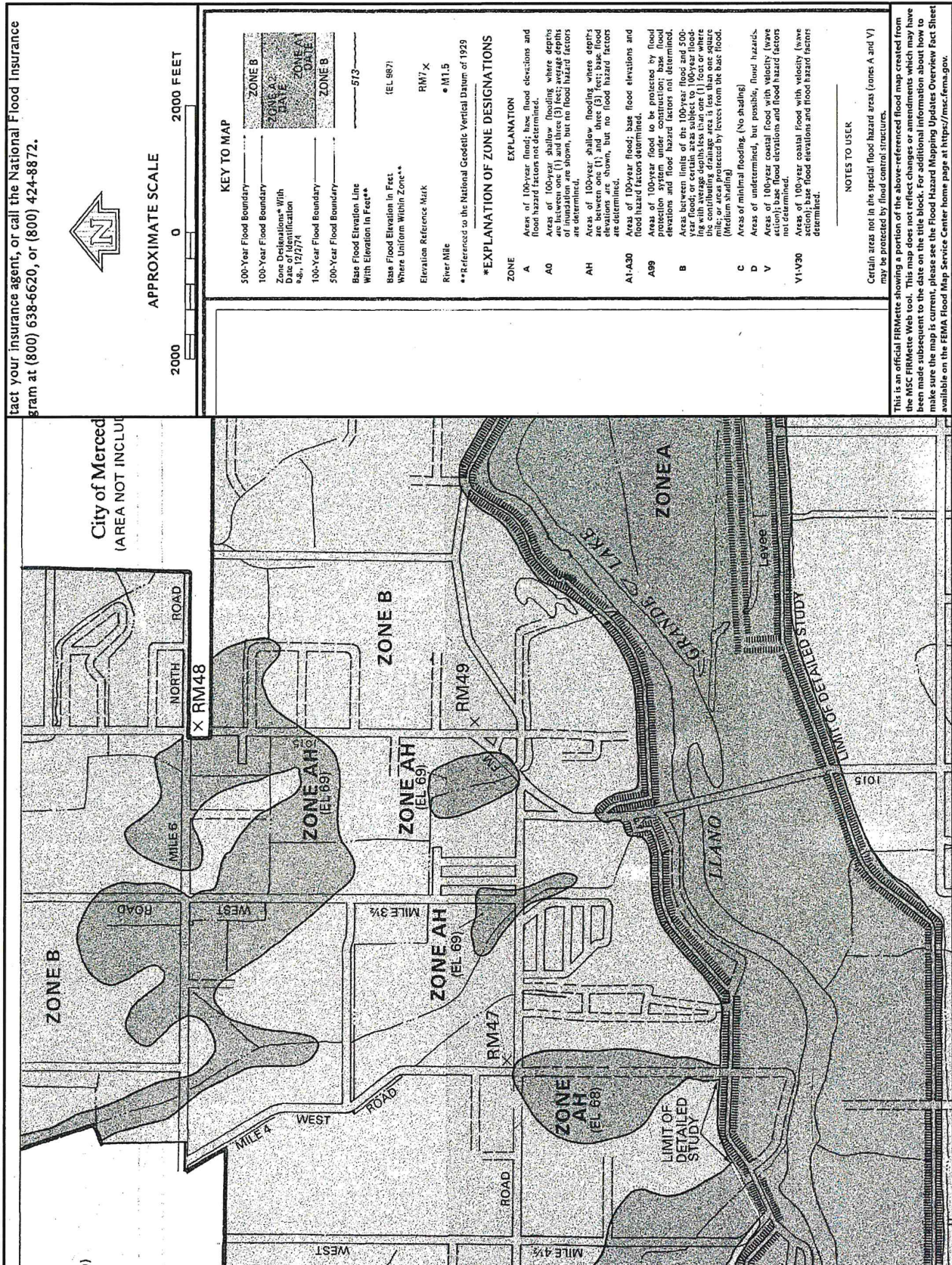
Brownstone Consultants F#-23250

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
<u>Alexis lozano</u> <u>1/20/23</u>	
H.C.D.D. NO. 1 DATE	









Drainage Calculations

*Fill in shaded cells.

Project Name: Camino De La Verdad Ph1

Date: 1/9/2023

Prepared by: David Chacon, PE

Runoff Coefficient

Existing Conditions		
Description	Area (ac)	C
Asphalt		0.9
Concrete		0.9
Roof		0.95
Grass	16.02	0.2
Pervious		0.2
Impervious		0.9
Developed		0.95
Undeveloped		0.25
C _{ex} (comp.)=		0.20

Future Conditions		
Description	Area (ac)	C
Asphalt		0.9
Concrete		0.9
Roof		0.95
Grass		0.35
Pervious		0.2
Impervious		0.9
Developed		0.95
Multi Family	16.02	0.65
C _{fut} (comp.)=		0.65

Total Area (used for existing C value)	Total Area (used for future C value)
Area= 16.02 acre	Area= 16.02 acre
A (area)= 697831.2 ft ²	A (area)= 697831.2 ft ²

Existing (10-year Frequency Storm)

b (coeff.)=	93.1792
d (coeff.)=	12.3404
e (for Hidalgo Co.)=	0.8117
T _c =	19.00 min
I=	5.69 in/hr
Q _{ex} =	18.38 cfs

Future (50-year Frequency Storm)

b (coeff.)=	123.6652
d (coeff.)=	12.8624
e (for Hidalgo Co.)=	0.7951
T _c =	10.00 min
I=	10.27 in/hr
Q _{fut} =	107.84 cfs

$$V_{max} = 88,438.45 \text{ cf}$$

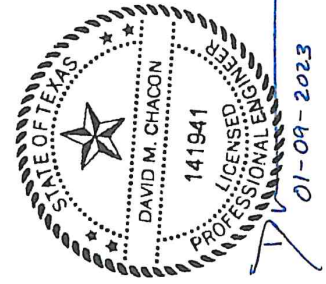
$$3275.50 \text{ cy}$$

$$V_{excavation} = 71,935 \text{ cf}$$

$$2664.27 \text{ cy}$$

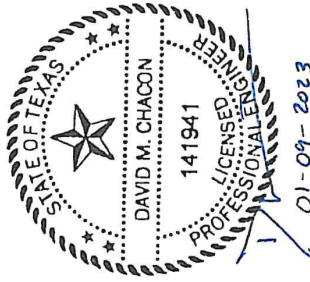
$$V_{additional} = 61,260.25$$

$$V_{total} = 133,195.54 \text{ cf}$$



Camino De Verdad -System A Hydraulic Calculation

Station To Line	Station Line	Length (ft)	Drainage Area		Runoff Coeff (C)	C x Area		Tc Inlet (min)	Tc System (min)	Intensity		Runoff		TotalFlow (cfs)	CapFull (cfs)	AveVel (ft/s)	Line		Invert		HGL Elev		Surface		Line Id
			Incr	Total		Incr	Total			(in/hr)	(in/hr)	Incr	Total				(cfs)	(cfs)	Size (in)	Slope (%)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	
1	Outfall	164.79	0	0	0.831	0	4.16	0	13	0	6.75	0	28.03	31.18	33.35	4.43	36	0.25	61.41	61	64.34	64	69.48	69.47	(STORM SEWER A)
2	1	129.47	0.95	0.5	0.43	0.43	4.16	10	12.5	7.5	6.84	3.19	28.41	31.18	33.18	4.41	36	0.25	61.65	61.33	64.31	64.31	68.86	68.86	(STORM SEWER A)
3	2	250.81	1.1	0.5	0.55	0.55	2.74	10	11.7	7.5	7.05	4.13	19.32	20.56	20.58	4.19	30	0.25	62.72	62.09	65.65	65.65	69.12	69.12	(STORM SEWER A)
4	3	407	1.64	0.5	0.82	0.82	1.64	10	10.2	7.5	7.46	6.15	12.23	12.31	12.39	3.92	24	0.3	64.31	63.09	67.05	67.05	69.32	69.32	(STORM SEWER A)
5	4	46	1.64	0.5	0.82	0.82	0.82	10	10	7.5	7.5	6.15	6.15	6.15	7.43	3.48	18	0.5	64.31	64.4	67.41	67.41	69.32	69.32	(STORM SEWER A)
6	3	46	1.1	0.5	0.55	0.55	0.55	10	10	7.5	7.5	4.13	4.13	4.13	7.43	2.34	18	0.5	63.82	63.59	66.01	66.01	69.13	69.13	(STORM SEWER A)
7	2	45	1.98	0.5	0.99	0.99	0.99	10	10	7.5	7.5	7.43	7.43	7.43	7.53	4.2	18	0.51	63.32	63.09	65.24	65.24	68.86	68.86	(STORM SEWER A)

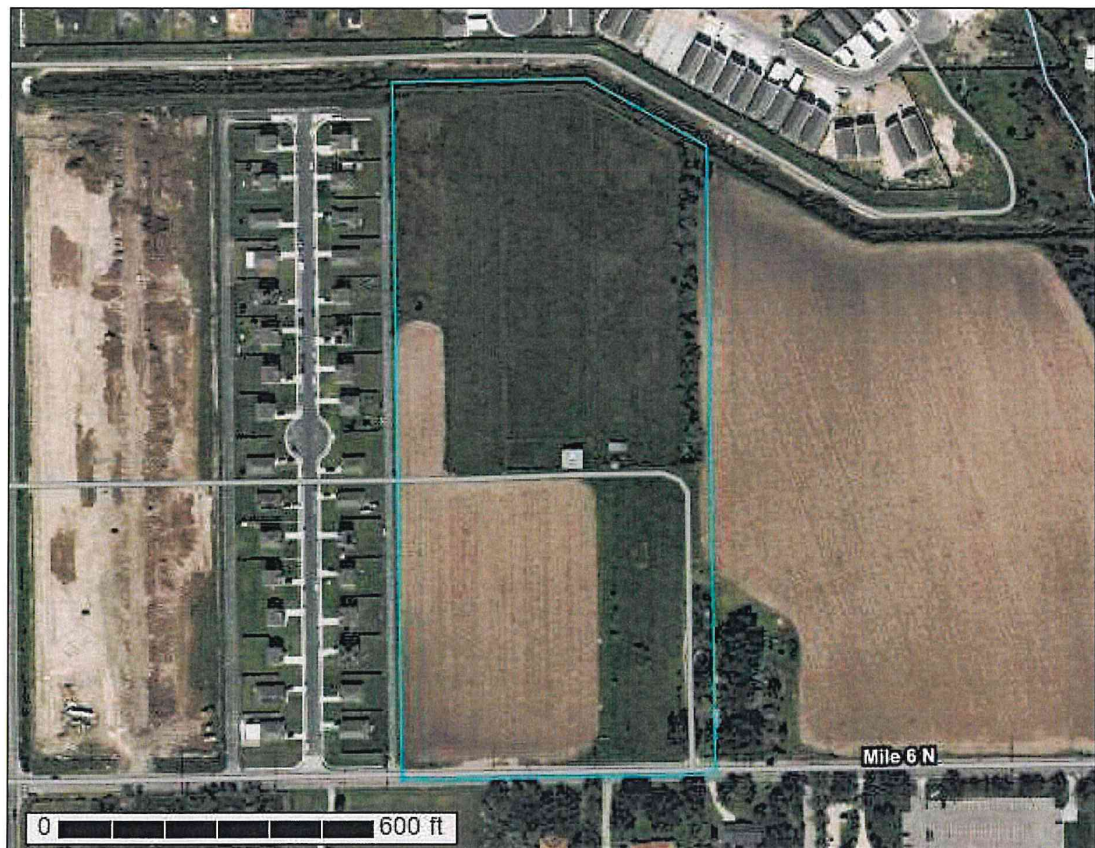




A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas

Camino De Verdad Ph 1
Subdivision



December 29, 2022

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	9.4	53.0%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.1	34.0%
48	Racombes sandy clay loam, 0 to 1 percent slopes	1.3	7.6%
60	Rio clay loam, ponded	1.0	5.4%
Totals for Area of Interest		17.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

Custom Soil Resource Report

Hidalgo County, Texas

26—Hidalgo fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2sxvp
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hidalgo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Custom Soil Resource Report

Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Hidalgo

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Raymondville

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Rio

Percent of map unit: 1 percent
Landform: Closed depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R083DY007TX - Lakebed
Hydric soil rating: Yes

60—Rio clay loam, ponded

Map Unit Setting

National map unit symbol: dbmb
Elevation: 10 to 500 feet
Mean annual precipitation: 18 to 34 inches
Mean annual air temperature: 72 to 75 degrees F
Frost-free period: 310 to 350 days
Farmland classification: Prime farmland if drained

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

Ruben Rosales, Jr. 901 W Hall Acres Rd Pharr, TX 78577 605-4242	Services Rendered Invoice (CWL-0123)
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City of Weslaco Attn: Elizabeth Saucedo, Accts Payable Dept 225 S Kansas Weslaco TX 78596
--

Date	Description of Service(s)	Amount
Jan 21, 2023	Monthly Software Support Fee for Weedy Lot Program (Dec 20 th – Jan 21 st)	\$ 200

BALANCE DUE:	\$ 200.
Payment due by Jan 31, 2023	



Ruben Rosales, Jr.
WinDOS Applications

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

Date: 1/18/2023

David M. Chacon PE, CCM
Brownstone Consultants
8930 S. Presa
San Antonio, TX 78204

RE: **CAMINO DE VERDAD** Subd. Drainage and Detention

Good Morning Mr. Chacon:

I have received your revised cross section and calculations dated 01/09/2023 for the **CAMINO DE VERDAD** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permits will be required.

The maintenance of this section is within the City Limits of Weslaco and will be done by their personnel. Please verify final designs with Mr. Albert Aldana, P.E., City Engineer with the City of Weslaco.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

DRAINAGE REPORT
Camino De Verdad Subdivision
Weslaco, Texas

Introduction:

The proposed Camino De Verdad Phase 1 Subdivision (intended for multifamily residential use) is a 17.83-acre subdivision out of a 16.76 Acre Tract of Land out Farm Tract 1021, and 1.07 Acre Tract of Land out of Farm Tract 1022, Block 113, of The Adams Tract Subdivision, as per Volume 2, Pages 34-37, Hidalgo County Map Records, Hidalgo County Texas. This report is intended to fulfill the drainage requirements of the 17.83 Acre Subdivision. Please see the attached Plat for more details.

This property is located on the North side of Camino de Verdad Rd approximately 1,000 feet East FM 1015, within the City limits of Weslaco, Texas. Currently, there is agricultural fields on the site. Residential lots are adjacent to the subdivision to the West side, and multi-family residential lots to the north. A total of 58 multi family lots are being proposed. Please see the attached Location Map and Plat for reference.

FEMA:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the subdivision is located in a "Zone B" Community Panel Number 480334 0525 B Map Effective January 2, 1981. "Zone B" are 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. Please see the attached FEMA Maps for reference. The QUAD Maps has also been included in Attachments.

Soil:

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site consists of four soil type (26) -Hidalgo fine sandy loam, with 1 to 3 percent slopes, (28)-Hidalgo sandy clay loam, with 0 to 1 percent slopes, (48)-Racombes sandy clay loam, 0 to 1 percent slopes and (60) Rio clay loam, ponded. Approximately 95% of these soil types belong to hydrologic soil group B; Soil Group B defined as soils having a moderately high to high capacity to transmit water. These soils are well drained.

Existing Drainage Conditions:

Existing storm runoff within this property currently flows overland in a north westerly direction towards the back of the property and discharges into an existing drainage ditch that belongs to the Hidalgo & Cameron County Irrigation District No. 9 (HCCID #9).

Drainage Requirements:

The existing peak runoff from a 10-year storm determined using the rational method is 30.81 cfs and the anticipated peak runoff after development is calculated to be 84.91 cfs for a 50-year return frequency.

In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated a volume of 133,195.54 cubic feet of storm runoff to be detained via in-line detention to be excavated adjacent to the existing drain ditch.



David M. Chacon, P.E.
Brownstone Consultants F#-23250



Drainage Calculations

*Fill in shaded cells.

Project Name: Camino De La Verdad Ph1

Date: 1/9/2023

Prepared by: David Chacon, PE

Runoff Coefficient

Existing Conditions		
Description	Area (ac)	C
Asphalt		0.9
Concrete		0.9
Roof		0.95
Grass	16.02	0.2
Pervious		0.2
Impervious		0.9
Developed		0.95
Undeveloped		0.25
C _{ex} (comp.)=		0.20

Future Conditions		
Description	Area (ac)	C
Asphalt		0.9
Concrete		0.9
Roof		0.95
Grass		0.35
Pervious		0.2
Impervious		0.9
Developed		0.95
Multi Family	16.02	0.65
C _{fut} (comp.)=		0.65

Total Area (used for existing C value) Area= 16.02 acre A (area)= 697831.2 ft ²	Total Area (used for future C value) Area= 16.02 acre A (area)= 697831.2 ft ²
--	--

Existing (10-year Frequency Storm)			
b (coeff.)=	93.1792		
d (coeff.)=	12.3404		
e (for Hidalgo Co.)=	0.8117		
T _c =	19.00 min		
I=	5.69 in/hr		
Q _{ex} =	18.38 cfs		

Future (50-year Frequency Storm)			
b (coeff.)=	123.6652		
d (coeff.)=	12.8624		
e (for Hidalgo Co.)=	0.7951		
T _c =	10.00 min		
I=	10.27 in/hr		
Q _{fut} =	107.84 cfs		

$$V_{\max} = 88,438.45 \text{ cf}$$

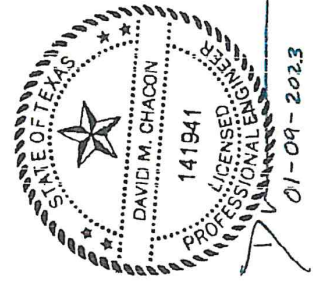
$$3275.50 \text{ cy}$$

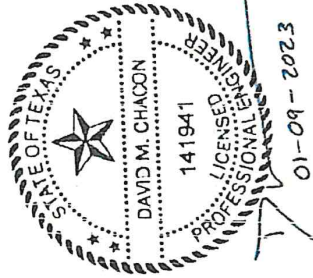
$$V_{\text{excavation}} = 71,935 \text{ cf}$$

$$2664.27 \text{ cy}$$

$$V_{\text{additional}} = 61,260.25$$

$$V_{\text{total}} = 133,195.54 \text{ cf}$$

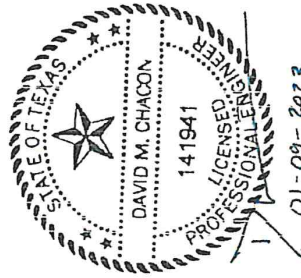




Tc (min)	I _{int} (50 yr) (in/hr)	Q _{int} (50 yr) (cfs)	V _{int} (ft ³)	Q _{ex} (cfs)	V _{ex} (ft ³)	V _{max} (ft ³)
10	10.271	106.951	64170.71	18.38	11025.01	53,145.71
15	8.776	91.388	82249.19	18.38	16537.51	65,711.69
20	7.697	80.149	96178.28	18.38	22050.01	74,128.27
25	6.877	71.613	107419.1	18.38	27562.51	79,856.54
30	6.231	64.887	116797	18.38	33075.02	83,722.03
35	5.708	59.437	124818.5	18.38	38587.52	86,231.01
40	5.274	54.922	131813.7	18.38	44100.02	87,713.67
45	4.909	51.114	138008.5	18.38	49612.52	88,395.94
50	4.596	47.854	143563.5	18.38	55125.03	88,438.45
55	4.324	45.029	148596.6	18.38	60637.53	87,959.09
60	4.087	42.555	153196.7	18.38	66150.03	87,046.65
65	3.877	40.367	157432.1	18.38	71662.53	85,769.55
70	3.689	38.418	161356.6	18.38	77175.04	84,181.52
75	3.522	36.670	165013	18.38	82687.54	82,325.43
80	3.370	35.091	168436.1	18.38	88200.04	80,236.03
85	3.232	33.658	171654.4	18.38	93712.55	77,941.83
90	3.107	32.350	174691.5	18.38	99225.05	75,466.49
95	2.992	31.152	177567.4	18.38	104737.6	72,829.85
100	2.886	30.050	180298.7	18.38	110250.1	70,048.69
105	2.788	29.032	182899.9	18.38	115762.6	67,137.33
110	2.697	28.088	185383.2	18.38	121275.1	64,108.09
115	2.613	27.211	187759.2	18.38	126787.6	60,971.64
120	2.535	26.394	190037.3	18.38	132300.1	57,737.24
125	2.461	25.630	192225.6	18.38	137812.6	54,413.05
130	2.393	24.914	194331.3	18.38	143325.1	51,006.21

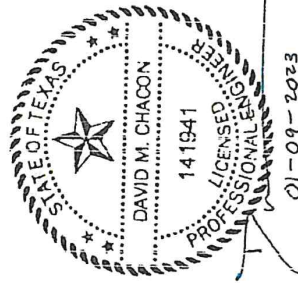
Camino De Verdad -System A Hydraulic Calculation

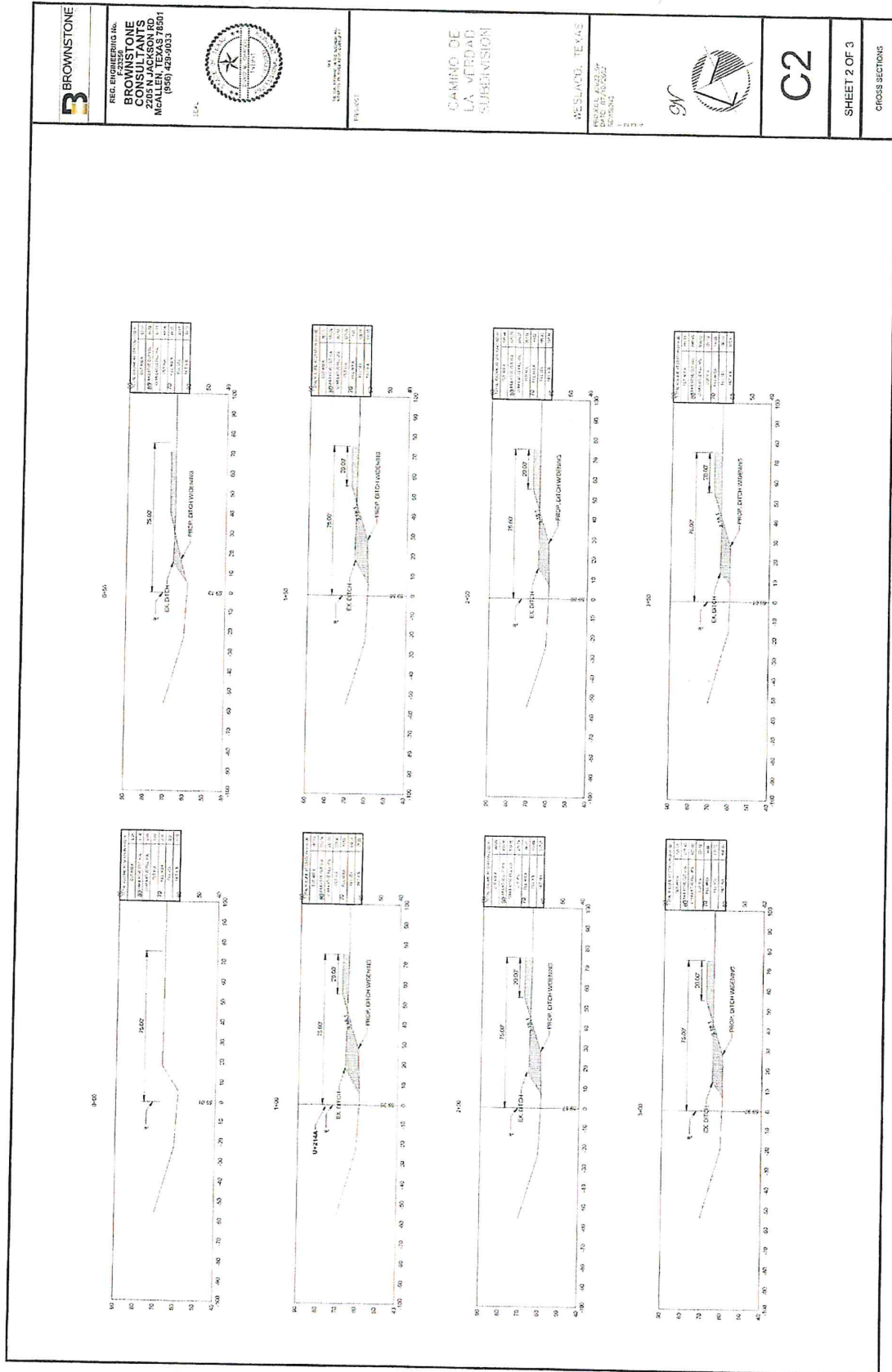
Station To Line	Station Line	Length (ft)	Drainage Area		Runoff Coeff (C)	C x Area		Tc (min)	Tc (min)	Intensity		Runoff		TotalFlow (cfs)	Avail (ft/s)	Line Size (in)	Line Slope (%)	Invert		HGL Elev		Surface Elev		Line Id
			Incr (ac)	Total (ac)		Incr (in/hr)	Total (in/hr)			Incr (cfs)	Total (cfs)	Elev Up	Elev Dn					Up (ft)	Down (ft)	Up (ft)	Down (ft)			
1	Outfall	164.79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	1	129.47	0.85	8.31	0.5	0.43	4.18	10	10	7.5	7.5	3.19	3.19	31.18	4.43	36	0.25	61.41	61	64.34	64	69.48	69.47	STORM SEWER A
3	2	250.81	1.1	5.48	0.5	0.55	2.24	10	10	7.5	7.5	4.13	7.32	20.56	4.41	36	0.25	62.72	62.09	64.53	64.53	68.48	68.47	STORM SEWER A
4	3	407	1.64	3.28	0.5	0.82	1.64	10	10	7.5	7.46	6.15	12.23	12.31	3.92	24	0.3	64.31	63.09	65.05	65.02	69.12	69.11	STORM SEWER A
5	4	46	1.64	1.64	0.5	0.82	0.82	10	10	7.5	6.15	6.15	12.31	12.39	3.92	24	0.3	64.31	63.09	67.05	65.85	69.12	69.11	STORM SEWER A
6	5	46	1.1	1.1	0.5	0.55	0.55	10	10	7.5	6.15	6.15	12.31	12.39	3.92	24	0.3	64.31	64.4	67.41	67.25	69.13	69.12	STORM SEWER A
7	6	45	1.98	1.98	0.5	0.99	0.99	10	10	7.5	7.2	7.43	7.43	7.43	2.34	18	0.51	63.32	63.59	66.01	65.94	69.13	69.12	STORM SEWER A
						0.99	0.99	10	10	7.5	7.43	7.43	7.43	7.43	4.2	18	0.51	63.31	63.09	65.24	65.02	68.86	68.85	STORM SEWER A

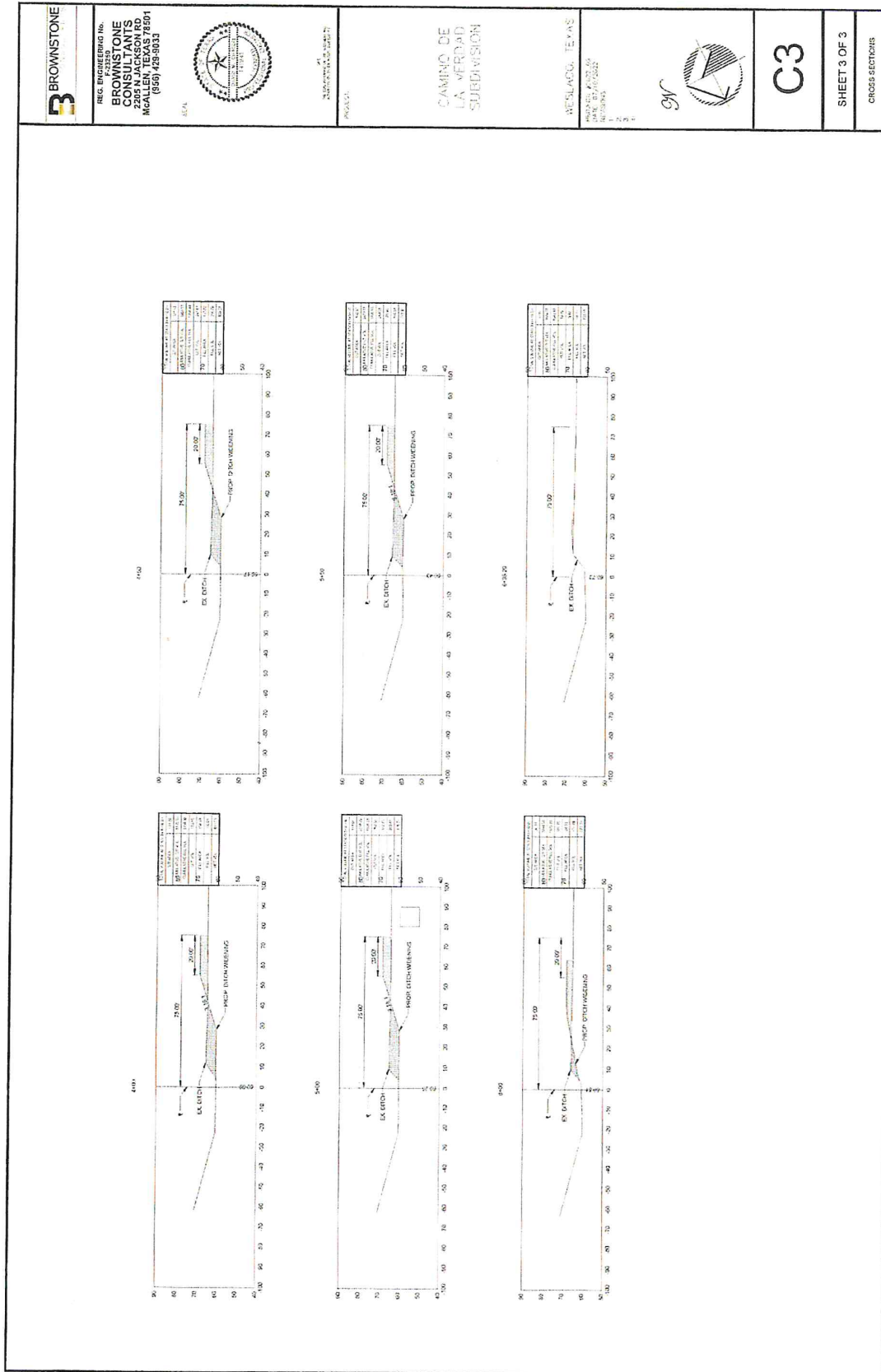


Camino De Verdad-Hydraulic Calculations System B

Station Line	Station To Line	Length (ft)	Drainage Area		Runoff Coeff	C _x Area Total	C _x Area Incr	T _c Inlet (min)	T _c System (min)	Intensity Incr (in/hr)	Intensity Total (in/hr)	Runoff Incr (cfs)	Runoff Total (cfs)	Addnl Flow (cfs)	TotalFlow (cfs)	CapFull (cfs)	AveVel (ft/s)	Line Size (in)	Line Slope (%)	Invert Elev		HGL Elev		Surface Elev		Line Id
			Area Incr (ac)	Area Total (ac)																Up (ft)	Down (ft)	Up (ft)	Down (ft)	Up (ft)	Down (ft)	
1	Outfall	216.64	0	7.7	0	0	3.85	0	12.5	0	6.86	0	26.4	0	28.89	36.53	4.2	36	0.3	61.15	60.5	63.85	63.5	68.84	68.7	(STORM SEWER B)
2	1	72.18	1.49	7.7	0.5	0.75	3.85	10	12.3	7.5	6.91	5.59	26.59	0	28.89	36.53	4.1	36	0.3	61.37	61.15	64.28	64.15	68.84	68.6	(STORM SEWER B)
3	2	183.26	1.1	5.5	0.5	0.55	2.75	10	11.7	7.5	7.05	4.13	19.39	0	20.64	22.46	4.21	30	0.3	62.24	61.87	64.88	64.45	69.02	68.96	(STORM SEWER B)
4	3	407	1.65	3.3	0.5	0.83	1.65	10	10.2	7.5	7.46	6.19	12.31	0	12.38	12.39	3.94	24	0.3	64.14	63.72	66.32	65.1	69.02	68.98	(STORM SEWER B)
5	4	44.99	1.65	1.65	0.5	0.83	0.83	10	10	7.5	7.5	6.19	6.19	0	6.19	7.43	3.5	18	0.5	64.66	64.43	66.68	66.52	69.22	69.21	(STORM SEWER B)
6	5	44.98	1.1	1.1	0.5	0.55	0.55	10	10	7.5	7.5	4.13	4.13	0	4.13	5.25	2.35	18	0.25	63.81	63.7	65.25	65.19	69.02	69.01	(STORM SEWER B)
7	2	45.02	0.71	0.71	0.5	0.36	0.36	10	10	7.5	7.5	2.66	2.66	0	2.66	5.25	1.58	18	0.25	63.29	63.18	64.61	64.59	68.56	68.4	(STORM SEWER B)

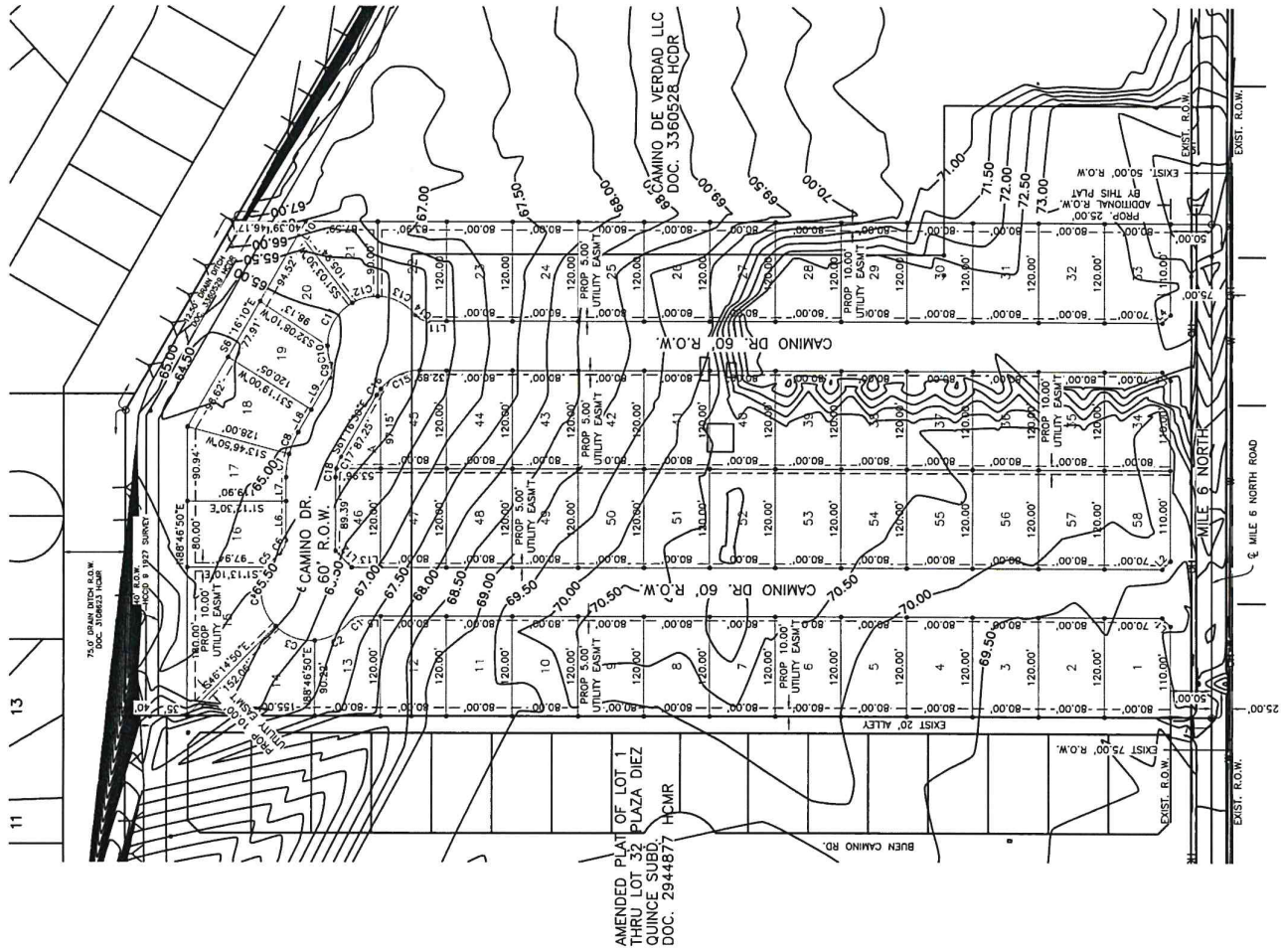






CAMINO DE VERDAD SUBDIVISION

A 17.83 ACRE MORE OR LESS, TRACT OF LAND OUT OF FARM TRACT 1021 AND A 1.07 ACRE TRACT OF LAND OUT OF FARM TRACT 1022, BLOCK 113, OF THE ADAMS TRACT SUBDIVISION, AS PER VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), CAMINO DE VERDAD, LLC, THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CAMINO DE VERDAD SUBDIVISION, IN ADDITION TO THE PLAT AND DESIGNATED HEREIN AS THE CAMINO DE VERDAD SUBDIVISION, HAVE CAUSED THIS PLAT TO BE PREPARED AND SUBMITTED TO THE CITY OF WESLACO, TEXAS, FOR THE PURPOSES OF THE PLAT ACT, AND HAVE CAUSED THE PLAT TO BE PREPARED AND SUBMITTED TO THE CITY OF WESLACO, TEXAS, FOR THE PURPOSES OF THE PLAT ACT, AND HAVE CAUSED THE PLAT TO BE PREPARED AND SUBMITTED TO THE CITY OF WESLACO, TEXAS, FOR THE PURPOSES OF THE PLAT ACT.

CARLOS DEL ANGEL
COUNTY CLERK
HIDALGO COUNTY, TEXAS

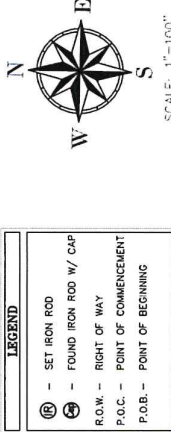
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:
NAME: CARLOS DEL ANGEL
OWNER: CARLOS DEL ANGEL
ENGINEER: DAVID M. CHACON
SURVEYOR: JORGE A. GONZALEZ

CITY & ZIP: McALLEN, TEXAS 78505
ADDRESS: PO BOX 3998
PHONE: (956) 307-3057
CITY & ZIP: McALLEN, TEXAS 78501
ADDRESS: 2205 N. JACKSON RD.
PHONE: (956) 429-9033
CITY & ZIP: MISSION, TEXAS 78573
ADDRESS: 2307 SILVERADO S.
PHONE: (956) 585-3773



- SURVEY NOTES:
- ALL BEARINGS AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE, SOUTH FIPS 4205 FEET.
 - ALL MEASUREMENTS WERE MADE USING THE RTH GPS METHOD.
 - ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

GENERAL NOTES:

- FLOOD INSURANCE RATING ZONE: "B" AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN 1.0 FEET. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0325 B. REVISED: JANUARY 02, 1981
- BENCHMARK: SANITARY SEWER MANHOLE ON BUEN CAMINO DR. NORTHING: 16577163.1600' EASTING: 1162641.0160' ELEVATION: 69.07'
- SETBACKS AS PER CITY OF WESLACO ORDINANCE.
- MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE TOP OF CURB AT CENTER OF LOT.
- NO STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF 1.0 ACRES OF DETENTION IS REQUIRED FOR THIS PROPERTY. THIS IS AN ESTIMATE ONLY, AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. A BUILDING DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- LANDSCAPING AS PER CITY OF WESLACO ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF WESLACO ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
- HOME OWNERS ASSOCIATION TO MAINTAIN DETENTION PONDS, R.O.W. AND PERIMETER OF THE SUBDIVISION.
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG THE FRONT OF RESIDENTIAL LOTS WILL BE REQUIRED AT THE ISSUANCE OF A BUILDING PERMIT.
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG THE NORTH SIDE OF CAMINO DE VERDAD RD. WILL CONSTRUCTED BY DEVELOPER AT SUBDIVISION CONSTRUCTION STAGE.

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF WESLACO, TEXAS, THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

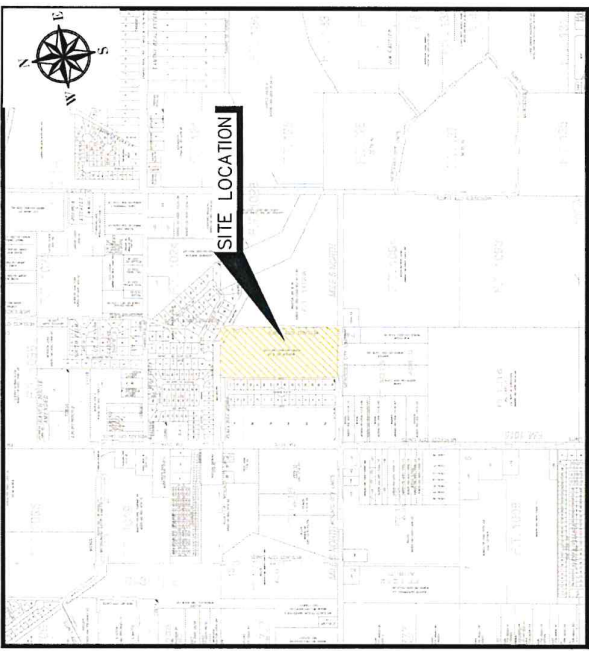
I, THE UNDERSIGNED MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DAVID SUAREZ _____ DATE _____ ATTEST: _____
MAYOR, CITY OF WESLACO _____ CLERK, CITY OF PHARR _____

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION NO. 9

- DATED THIS _____ DAY OF _____, 20____
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.
 - IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
 - HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.
 - HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9



LOCATION MAP
SCALE: 1"=500'

METRES AND BOUNDS

A 17.83 ACRE MORE OR LESS, TRACT OF LAND OUT OF A 16.76 ACRE TRACT OF LAND OUT OF FARM TRACT 1021 AND A 1.07 ACRE TRACT OF LAND OUT OF FARM TRACT 1022, BLOCK 113, OF THE ADAMS TRACT SUBDIVISION, AS PER VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING THE SOUTHWEST CORNER OF SAID FARM TRACT 1021, AND ALSO LOCATED ON THE CENTER LINE OF A ROAD FIRST CALLED MILE 6 NORTH, AND MORE RECENTLY KNOWN AS CAMINO DE VERDAD:

THENCE, S 88°46'54" W (S 88°46'54" W) ALONG AND WITH THE SOUTH FARM TRACT LINE OF SAID FARM TRACT 1021, AND THE CENTER LINE OF SAID CAMINO DE VERDAD ROAD (MILE 6 NORTH), A DISTANCE OF 561.07 FEET TO A MAG NAIL FOUND WITHIN THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, N 1°13'13" W IN 01°13'06" W) ALONG A LINE PARALLEL TO THE EAST LINE OF FARM TRACT 1021, PASS AT 25.00 FEET TO THE SOUTHWEST CORNER OF SAID FARM TRACT 1021, AND THE CENTER LINE OF SAID CAMINO DE VERDAD ROAD (MILE 6 NORTH), A DISTANCE OF 13.89 ACRES OF LAND VESTED TO CAMINO DE VERDAD, LLC AS SHOWN IN THE SPECIAL WARRANTY DEED FILED FOR RECORD UERK'S FILE NO. 3360528, PASS AT 1286.0 FEET THE SOUTH LINE OF A 40 FOOT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY PER 1927 SURVEY, PASS AT 1286.0 FEET THE SOUTH LINE OF A 40 FOOT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY PER 1927 SURVEY, PASS AT 1286.0 FEET THE SOUTH LINE OF A 40 FOOT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY PER SPECIAL WARRANTY DEED FILED FOR RECORD UNDER CLERK'S FILE NO. 3360529, A TOT AL DISTRICT OF 1320.00 FEET TO THE NORTHWEST CORNER OF THIS TR ACT OF LAND, SAID CORNER UNABLE TO BE SET AS IT FALLS WITHIN A DRAIN DITCH;

THENCE, N 88°46'47" E IN 88°46'54" E) ALONG AND WITH THE NORTH FARM TRACT LINE OF SAID FARM TRACT 1021, WITHIN THE CENTER LINE OF SAID CAMINO DE VERDAD ROAD (MILE 6 NORTH), A DISTANCE OF 561.07 FEET TO A MAG NAIL FOUND WITHIN THE SOUTHWEST CORNER OF THIS TRACT OF LAND, AND WHICH CAN NOT BE SET, WHENCE A 1/2 INCH IRON ROD FOUND BEARS S 90°05'50" W (SOUTH), 30.04 FEET AS REFERENCE;

THENCE, S 88°46'47" E IN 88°46'54" E) ALONG AND WITH THE NORTH FARM TRACT LINE OF SAID FARM TRACT 1021, WITHIN THE CENTER LINE OF SAID CAMINO DE VERDAD ROAD (MILE 6 NORTH), A DISTANCE OF 561.07 FEET TO A MAG NAIL FOUND WITHIN THE SOUTHWEST CORNER OF THIS TRACT OF LAND, AND WHICH CAN NOT BE SET, WHENCE A 1/2 INCH IRON ROD FOUND BEARS S 90°05'50" W (SOUTH), 30.04 FEET AS REFERENCE;

THENCE, S 1°13'13" E, LEAVING THE DRAIN DITCH, PASS AT 28.85 FEET THE SOUTH LINE OF SAID 50 FOOT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY PER SPECIAL WARRANTY DEED FILED FOR RECORD UNDER CLERK'S FILE NO. 3360528, PASS AT 1286.0 FEET THE SOUTH LINE OF SAID FARM TRACT 1021, AND THE WEST LINE OF FARM TRACT 1022, A TOT AL DISTANCE OF 264.29 FEET TO THE EASTMOST NORTHEAST CORNER OF THIS TR ACT OF LAND WHICH CAN NOT BE SET;

THENCE, S 1°13'13" E, LEAVING THE DRAIN DITCH, PASS AT 28.85 FEET THE SOUTH LINE OF SAID 50 FOOT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY PER SPECIAL WARRANTY DEED FILED FOR RECORD UNDER CLERK'S FILE NO. 3360528, PASS AT 1286.0 FEET THE SOUTH LINE OF SAID FARM TRACT 1021, AND THE WEST LINE OF FARM TRACT 1022, A TOT AL DISTANCE OF 264.29 FEET TO THE EASTMOST NORTHEAST CORNER OF THIS TR ACT OF LAND WHICH CAN NOT BE SET;

THENCE, S 1°13'13" E, LEAVING THE DRAIN DITCH, PASS AT 28.85 FEET THE SOUTH LINE OF SAID 50 FOOT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY PER SPECIAL WARRANTY DEED FILED FOR RECORD UNDER CLERK'S FILE NO. 3360528, PASS AT 1286.0 FEET THE SOUTH LINE OF SAID FARM TRACT 1021, AND THE WEST LINE OF FARM TRACT 1022, A TOT AL DISTANCE OF 264.29 FEET TO THE EASTMOST NORTHEAST CORNER OF THIS TR ACT OF LAND WHICH CAN NOT BE SET;

STATE OF TEXAS
COUNTY OF HIDALGO

*KNOW ALL MEN BY THESE PRESENTS:

THAT I, JORGE A. GONZALEZ, BEARS DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM THE SURVEY AND MEASUREMENTS MADE BY ME, OR BY OTHERS UNDER MY SUPERVISION, AND THAT THE SAME ARE TRUE AND CORRECT, AND THAT THE MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE FLATING RULES AND REGULATIONS OF THE CITY OF WESLACO.

JORGE A. GONZALEZ, RPLS _____ NO. 6887 _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID M. CHACON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DAVID M. CHACON, P.E. _____ NO. 141941 _____ DATE _____

DATE OF PREPARATION: 11/04/2022



2205 N. JACKSON RD.
McAllen, Texas 78501
(956) 429-9033
david@stone.biz



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

Date of Meeting: February 1, 2023	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Punta Del Cielo Subdivision– being a 26.657 acres out of Farm Tract 104 West and Adams Tracts, Weslaco, Hidalgo County, Texas Located west side of Mile 4 ½ West Rd approximately 1320 Ft. South of Mile 10 North Rd. Possible Action.	
Discussion/Overview: The proposed one hundred and twenty-three (123) lot subdivision is located outside the City of Weslaco. Final Plat approval is set to expire on January 18, 2023. This is the first 6-month extension for the subdivision. Project is pending the lift station and several tests. Engineering has provided an email with pending items.	
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): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

January 24, 2023

Rebekah De La Fuente, Planning Director
CITY OF WESLACO PLANNING DEPT.
255 South Kansas Ave.
Weslaco, TX 78596

Re: PUNTA DEL CIELO SUBDIVISION – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owner, Campos De Oro, L.P., we are requesting a six-month extension on the above referenced subdivision plat. According to our records, final approval was granted on or around January 5, 2022, and the subdivision is currently under construction.

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,



Digitally signed by Mario A. Reyna
DN: cn = Mario A. Reyna email = mario@meldenandhunt.
c = US o = Melden and Hunt Inc OU = PE
Date: 2023.01.24 10:47:30 -0600

Mario A. Reyna, P.E.
President

Cc: Campos De Oro, L.P.