

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

SEPTEMBER 6, 2023, 5:30P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, 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
AUGUST 2, 2023**

On Wednesday, August 2, 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
Jim Forward	Commissioner
Rebekah de la Fuente	Planning Director
Flor E. Acuña	Secretary

Also, present were Rolando Gonzalez, Building Official, Celestino Mejia, Fire Inspector, Alberto Alana, Engineer Director.

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 Treviño, and Commissioner Crockett, were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. July 5, 2023, Regular Meeting

Commissioner Summers made a motion to approve the minutes of July 5, 2023, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 109 W Esplanada also being Lot 15 and 16, Block 7, Esplanada Subdivision, Weslaco, 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 July 19, 2023, there were twenty-seven (27) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on comprehensive plan, which calls for R-2 zone district to serve as a buffer between residential and commercial districts.

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

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

B. Discussion and consideration to rezone 309 and 313 W 5th St. also being Lot 14, W90' Lots 15 and 16, Block 39, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Item was tabled.

C. Discussion and consideration to rezone 500 S Iowa also being Lot 1, Block 44, Weslaco Original Townsite, Weslaco, 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 July 19, 2023, there were twenty-one (21) 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 Berry made motion to close the Public Hearing, seconded by Commissioner Summers. Motion carried.

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

D. Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 300 N Texas, also being Lot 10 and 11, Block 4, Tenn-Tex, Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. de la Fuente stated that notice appeared in the Monitor on July 19, 2023, there were thirty-nine (39) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Mrs. April Lugo owner stated hours of operation would be from 12pm to 12am. Events would entail small gatherings such as baby showers, family dinners, and bridal showers, etc. and that the expected capacity would be less than forty. Parking for the events would be available along the street and at the existing carwash.

Commissioner Berry made a motion to approve the conditional use request, seconded by Commissioner Summers. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary and/or Final Plat for J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of Cypress and North Border Ave.

Mrs. de la Fuente stated the proposed development is a four (4) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The engineer for the project has confirmed the overall width of the existing right-of-way and provided an exhibit of proposed driveways for each lot. Staff recommended approval of the Preliminary and Final Plat.

Commissioner Berry made the motion to approve the Final plat, with the condition that the measurements are added to the plat for lots 2-4 noting area fronting the existing street, and a plat note be outlining the new proposed access for Lot 1 and that the existing driveway will be abandon and removed, seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration of the Preliminary and/or Final Plat for Highland Manor Phase 3 Subdivision being 12.90 acres out of Farm Tract 238, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 900 ft. North of the intersection of W Mile 11 N Road & North Mile 5 ½ W Road.

Mrs. de la Fuente stated the proposed development is a nineteen (19) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through a 6" waterline and sanitary sewer by OSSF. The applicant is requesting a variance for OSSF, setbacks, and off-site drainage and has provided letters of support from the Irrigation and Drainage District. Staff recommended approval of the Preliminary and Final Plat and compliance with the ordinance for the variance.

Commissioner Berry made the motion to approve the Final plat, with variance request for OSSF and off-site drainage and denial of the variance for the rear setback, seconded by Commissioner Summers. Motion carried.

C. Discussion and consideration for the Voluntary Annexation of Parma Subdivision– being a West Tract BNC an IRR TR S330'-N660'-E660' FT 109 5.0 AC Net, West Tract Subdivision, Hidalgo County, Texas located North Texas approximately 1,600 feet south of Mile 10 North.

Ms. De la Fuente stated the proposed development is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6" waterline and sanitary sewer is proposed by the City of Weslaco. The developer is proposing single family residential lots and is contiguous to the existing city limits line. Staff recommended approval of the annexation.

Commissioner Torres made the motion to approve the annexation, seconded by Commissioner Forward. Motion carried.

D. Discussion and consideration for the Voluntary Annexation of West Tract Subdivision– being a 1.79-acre tract of land out of Farm Tract 771, West Tract Subdivision, Hidalgo County, Texas located 750' west of Pleasantview along the south side of E 18th St.

Mrs. de la Fuente stated the proposed development is located outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6" waterline and sewer is proposed through OSSF. Staff recommended approval of the annexation.

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

E. Discussion and consideration for the six-month extension of the Final Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St.

Mrs. de la Fuente stated that this item is a proposed one (1) lot subdivision and is located outside the City of Weslaco. The final plat approval is set to expire on August 16, 2023, and this is the first extension for this project. Staff recommended approval.

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

F. Discussion and consideration for the six-month extension of the Final Plat for Pablo Pena Jr. No. 2 Subdivision– being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas. Located on the Northwest corner of N Westgate Dr. & Canyon Rd.

Mrs. de la Fuente stated that this item is a proposed seven (7) lot subdivision and is located inside the City of Weslaco. The final plat approval is set to expire on August 3, 2023, and this is the first extension for this project. Engineering staff has provided a letter of project status and has not that the project is about 60% completed. Staff recommended approval.

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

G. Discussion and consideration for the six-month extension of the Final Plat for Plaza De Paz Subdivision– being a 3.00-acre out of Lot 13, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located at 1406 W. Pike Blvd.

Mrs. De la Fuente stated that this item is a proposed one (1) lot subdivision and is located inside the City of Weslaco. The final plat approval is set to expire on August 16, 2023, and this is the first extension for this project. The only work completed at this time is the cleaning of brush and debris from the property. Staff recommended approval.

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

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:11p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent
Carolina Crockett, Commissioner

Absent
Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary

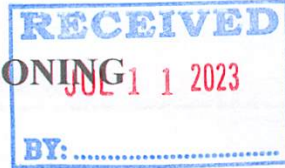


Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 6, 2023	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Crystal Benitez.	
Subject/Agenda Item: Discussion and consideration to rezone 309 and 313 W 5 th St. also being Lot 14-16, Block 39, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.	
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 August 23, 2023. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on August 25, 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 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- 000482-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 14, 15, 16 Block 39

Subdivision Name weslaco Original townsite -swl (SW 230000)

Street Address 309 W 5th St and 313 W 5th St. Weslaco

Existing Zoning RS & CO Existing Land Use Residential & CO

Proposed Zoning multi-Residential Proposed Land Use Multi-Residential

 \$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 Crystal Benitez Phone 956-309-9450

Address 400 S. Bicentennial Blvd Fax:

City McAllen State TX Zip Code 78501 E-Mail: Crystalbenitez RN@yahoo.com

OWNER

Name Juan Benitez Phone 956-373-5870

Address 400 S. Bicentennial Blvd Fax:

City McAllen State TX Zip Code 78501 E-Mail: medaid@flash.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 [Signature] Date 7/11/23

Signature [Signature] Date 7/11/23

Signature Date

Authorized Agent

INV- 00013892

STAFF USE ONLY

Accepted By _____

Fee Paid _____

Notice of Public Hearing Set
200' of Proposed Site

CITY OF WESLACO
956-968-3181

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

e _____

P & Z Notice of Public Hearing

REC#: 03053830 7/11/2023 4:18 PM
OPER: SS TERM: 040
REF#:
PAID BY:

e _____

City Commission Notice of Intent

ACCT #: XXXX-XXXX-XXXX-6791
AUTH #: 011399
TRAN #: 000000003032
TYPE: PURCHASE

e _____

Presented to P & Z Commission
Approved _____ Disapproved _____

e _____

Presented to City Commission
Approved _____ Disapproved _____

TRAN: 800.0000 ENERGY PAYMENT
INV-00013892 305.00CR
BENITEZ, CRYSTAL
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

e _____

Ordinance No. _____

TENDERED: 505.00 CREDIT CARD
APPLIED: 305.00-
CHANGE: 0.00

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

August 25, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 6, 2023, and the City Commission will hold a public hearing on September 19, 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 September 6, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Crystal Benitez is requesting to rezone 309 and 313 W 5th St. also being Lot 14-16, Block 39, Weslaco Original Townsite, Weslaco, 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,

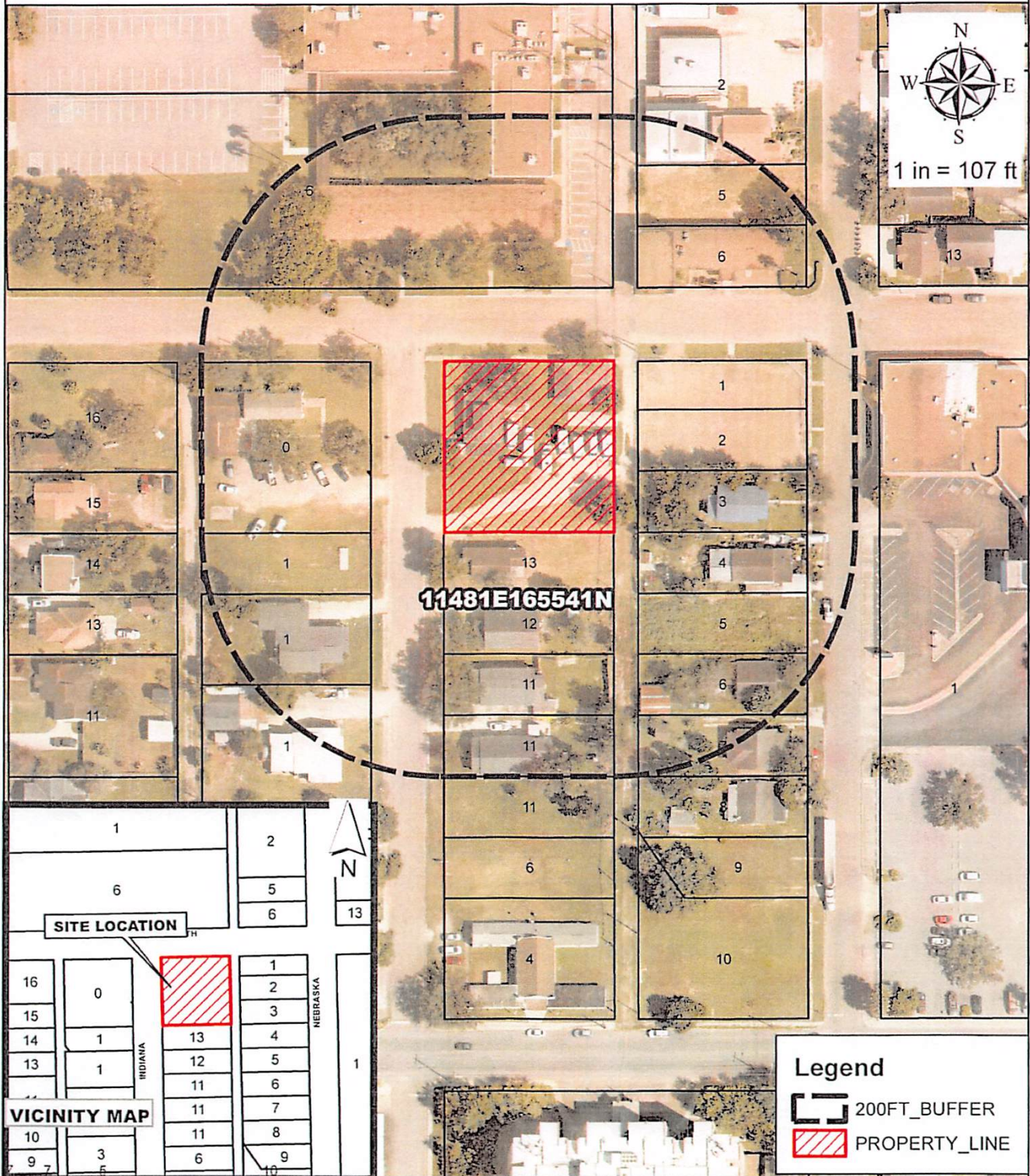
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



Crystal Benitez
309 & 313 W. 5TH ST
Weslaco Origianl Townsite
BLK 39 Lots 14-16

Purpose for the Rezone Request

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

Legend

200FT_BUFFER
 PROPERTY_LINE



City of Weslaco Code Enforcement Dept.

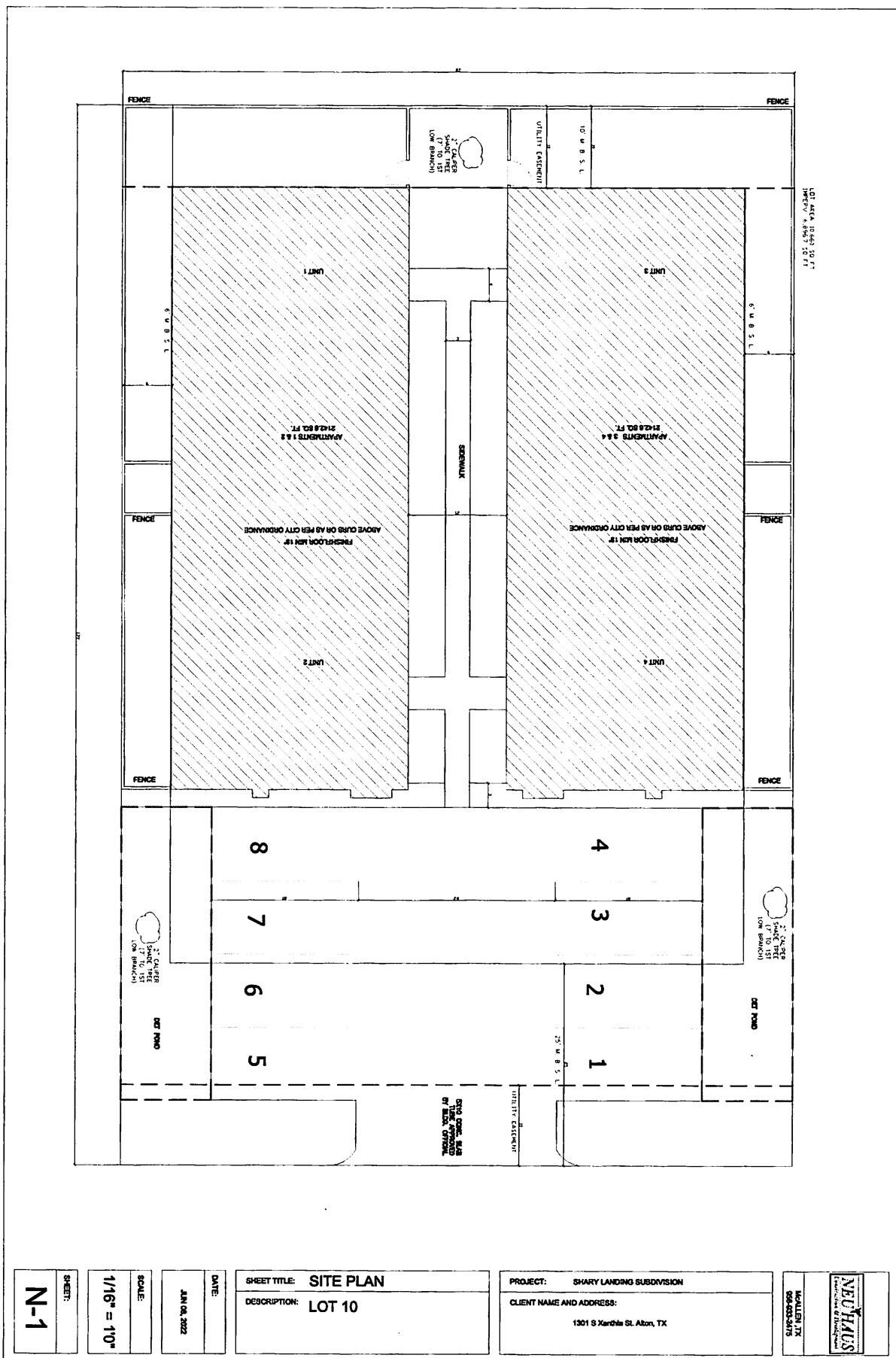
JUL 11, 2023

TRAN PHUC & STANLEY 612 TRES MARIAS ST WESLACO, TX 78596-2165	W2300-00-039-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 510 S NEBRASKA	L: 24850 B: 0
PEREZ ESTEFANA 512 S NEBRASKA AVE WESLACO TX 78596	W2300-00-039-0006-00 WESLACO ORIGINAL TOWNSITE LOT 6 512 S NEBRASKA	L: 24850 B: 29804
SAN MIGUEL MIGUEL ANGEL 514 S NEBRASKA WESLACO TX 78596	W2300-00-039-0007-00 WESLACO ORIGINAL TOWNSITE LOT 7 514 S NEBRASKA	L: 24850 B: 30554
LOPEZ MARISOL G 905 WINDCREST DR WESLACO TX 78596	W2300-00-039-0008-00 WESLACO ORIGINAL TOWNSITE LOT 8 516 S NEBRASKA	L: 24850 B: 32835
MID-VALLEY CHURCH OF THE NAZARENE 603 S OHIO AVE WESLACO TX 78596	W2300-00-039-0011-00 WESLACO ORIGINAL TOWNSITE S27.7' OT 7 BLK 39-A CANAL PROPERTY 515 S INDIANA AVE	L: 42000 B: 0
REYNA REYNALDO & NOEMI 513 S IDIANA AVE WESLACO TX 78596	W2300-00-039-0011-01 WESLACO ORIGINAL TOWNSITE & LOT 8 BLK 39-A CANAL PROPERTY 513 S INDIANA AVE	L: 24850 B: 34947
BELCHER TIMOTHY HAL 813 W SUGAR CANE DR WESLACO TX 78599	W2300-00-039-0011-02 WESLACO ORIGINAL TOWNSITE N50' LOT 9 BLK 39-A CANAL PROPERTY 511 INDIANA AVE	L: 24850 B: 35329
DE LEON MARGARITA RAMOS & 509 INDIANA WESLACO TX 78596	W2300-00-039-0012-00 WESLACO ORIGINAL TOWNSITE LOT 12 LK 39-A CANAL PROPERTY 509 INDIANA	L: 24850 B: 35387
MAYS ALICE & JAMES 905 E PIERCE AVE HARLINGEN TX 78550	W2300-00-039-0013-00 WESLACO ORIGINAL TOWNSITE LOT 13 507 S INDIANA AVE	L: 24577 B: 24218
BENITEZ JUAN EDUARDO 400 S BICENTENNIAL BLVD MCALLEN TX 78501	W2300-00-039-0014-00 WESLACO ORIGINAL TOWNSITE LOT 14 & 16 BLK 39 313 W 5TH ST	L: 53605 B: 56132
BENITEZ JUAN EDUARDO 400 S BICENTENNIAL BLVD MCALLEN TX 78501	W2300-00-039-0015-00 WESLACO ORIGINAL TOWNSITE E50' 309 W 5TH ST	L: 19350 B: 39994

City of Weslaco Code Enforcement Dept.

JUL 11, 2023

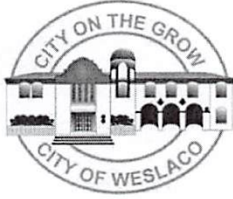
RAINWATER JACKSON III VICKIE P RAINWATER 406 S NEBRASKA AVE WESLACO TX 78596	W2300-00-036-0002-00 WESLACO ORIGINAL TOWNSITE BLK 36 406 S NEBRASKA	L: 101850 B: 144502
SMARTCOM TELEPHONE LLC 600 ASH AVE MCALLEN TX 78501	W2300-00-036-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 408 S NEBRASKA	L: 24850 B: 0
GARCIA ROBERTO & VIOLA FAMILY LIMITED PARTNERSHIP PO BOX 1825 SAN BENITO TX 78586	W2300-00-036-0006-00 WESLACO ORIGINAL TOWNSITE BLK 36 300 W 5TH ST	L: 42000 B: 136892
WESLACO ISD PO BOX 266 WESLACO TX 78599	W2300-00-036-0006-01 WESLACO ORIGINAL TOWNSITE LTS 7-12 BLK 37 LTS 1-7 BLK 37-A CENTRAL 0 S OKLAHOMA	L: 851073 B: 1299538
CHURCH OF THE LUTHERAN 1310 S TEXAS BLVD WESLACO TX 78596	W2300-00-038-0000-00 WESLACO ORIGINAL TOWNSITE NE COR K 38 & ALL LTS 1-3 BLK 38-A CANAL 500 S INDIANA AVE	L: 96146 B: 44953
MONTALVO FRANK 2009 W JONQUIL AVE MCALLEN TX 78501	W2300-00-038-0001-00 WESLACO ORIGINAL TOWNSITE N17.7' L LOT 4 BLK 38-A CANAL PROPERTY 506 S INDIANA AVE	L: 24850 B: 0
MARIN IVAN G 420 COYOTE TRAIL WESLACO TX 78596	W2300-00-038-0001-01 WESLACO ORIGINAL TOWNSITE 8 & ALL LOT 5 & N25' LOT 6 BLK 38-A 510 S INDIANA AVE	L: 37275 B: 42929
FOERSTER BRENDA FAY & JAMES H. 512 S INDIANA AVE WESLACO TX 78596	W2300-00-038-0001-02 WESLACO ORIGINAL TOWNSITE S25'-LOT & N25'- LOT 3 BLK 38 & S25'-LOT 6 ALL 514 S INDIANA AVE	L: 49700 B: 61335
GARCIA ROBERTO & VIOLA FAMILY LIMITED PARTNERSHIP PO BOX 1825 SAN BENITO TX 78586	W2300-00-039-0001-00 WESLACO ORIGINAL TOWNSITE LOT 1 0 W 6TH	L: 33600 B: 6422
GARCIA ROBERTO & VIOLA FAMILY LIMITED PARTNERSHIP PO BOX 1825 SAN BENITO TX 78586	W2300-00-039-0002-00 WESLACO ORIGINAL TOWNSITE LOT 2 0 W 6TH ST	L: 24850 B: 5019
PADILLA GEORGE & GUIYERMA A 504 S NEBRASKA AVE WESLACO TX 78596	W2300-00-039-0003-00 WESLACO ORIGINAL TOWNSITE LOT 3 504 S NEBRASKA AVE	L: 24850 B: 21850
FOX ALMA M 508 S NEBRASKA AVE WESLACO TX 78596	W2300-00-039-0004-00 WESLACO ORIGINAL TOWNSITE LOT 4 508 S NEBRASKA	L: 24850 B: 41897





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 6, 2023	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Spoor Engineering Consultants, Inc.	
Subject/Agenda Item: Discussion and consideration to rezone 1611 N Westgate Dr. also being N100.10'-S142.60', 0.414 acre Blk B, Expressway Heights Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on August 23, 2023. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on August 25, 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 surrounding land use and comprehensive plan.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000496-2023

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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot N. 100.10' of the S. 142.60' 0.414 Ac (0.455 Ac. Deed) Block B

Subdivision Name Expressway Heights

Street Address 1611 N. Westgate Drive Weslaco, Texas 78596

Existing Zoning R1 - One Dwelling District Existing Land Use Vacant

Proposed Zoning B-2 - Secondary & Highway Proposed Land Use Retail / Office

_____ \$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 Spoor Engineering Consultants, Inc. Phone 956-683-1000

Address 202 S. 4th Street Fax: _____

City McAllen State Tx Zip Code 78501 E-Mail: sec@spooreng.com

OWNER

Name Javier Pena Phone _____

Address 1502 Mackenzie Drive Fax: _____

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

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

Signature _____ Date _____

Owner Javier Pena

Signature _____ Date 07/26/23

Applicant Steve Spoor, P.E.

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

August 25, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 6, 2023, and the City Commission will hold a public hearing on September 19, 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 September 6, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

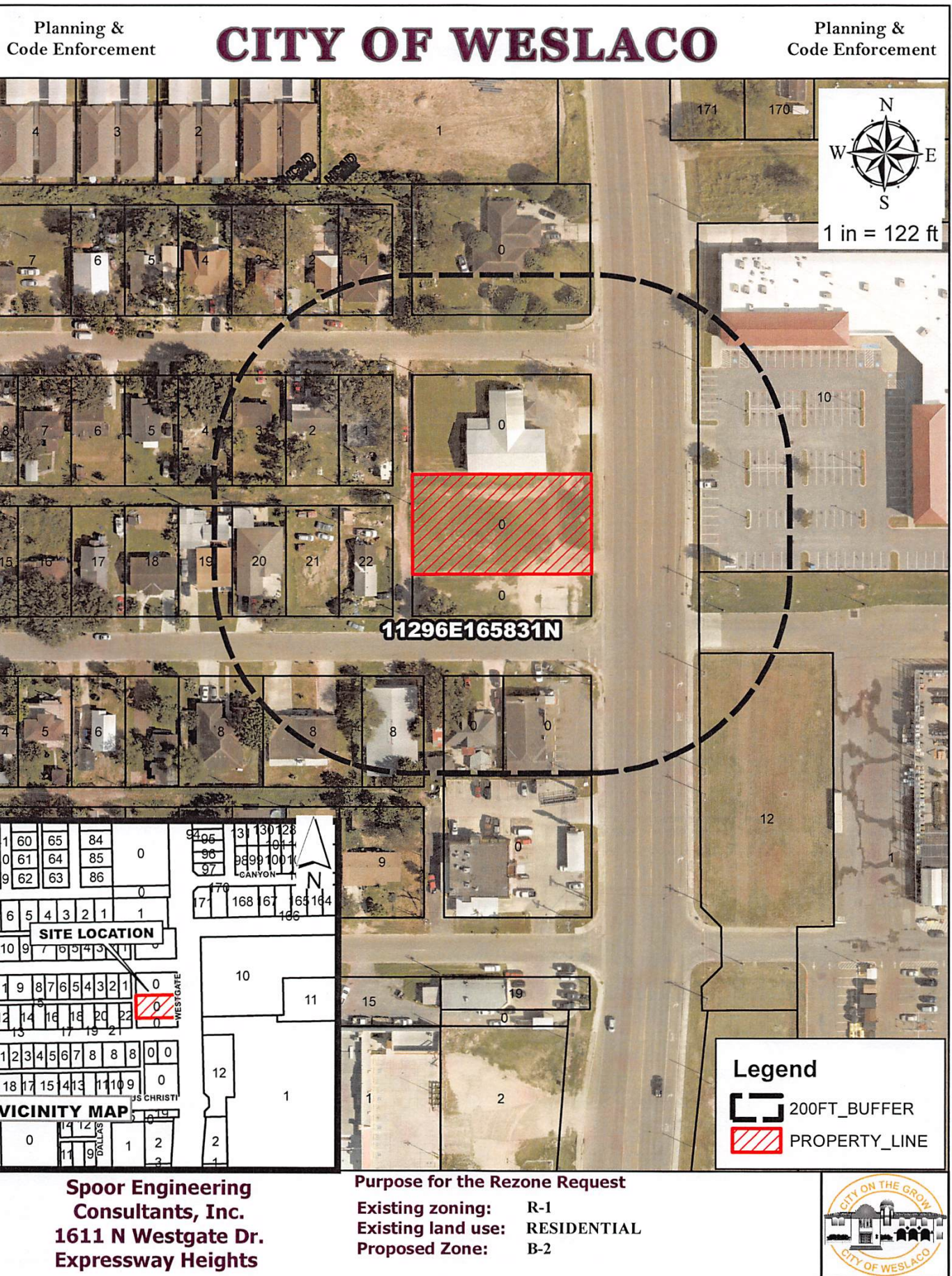
Spoor Engineering Consultants, Inc. is requesting to rezone 1611 N Westgate Dr. also being 0.455 acre of land out of Block B Expressway Heights Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

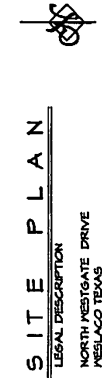
AUG 18, 2023

VILLEGAS AURELIO 1716 W BEAUMONT DR WESLACO TX 78599	E8500-00-001-0001-00 EXPRESSWAY HEIGHTS BLK 1 LOT 1 1716 W BEAUMONT DR	L: 17383 B: 42388
TRUJILLO ADRIANA 1720 WEST BEAUMONT WESLACO TX 78599	E8500-00-001-0002-00 EXPRESSWAY HEIGHTS BLK 1 LOT 2 1720 W BEAUMONT DR	L: 17383 B: 18868
HERRERA JOSE DOLORES 1715 W BEAUMONT DR WESLACO TX 78599	E8500-00-005-0001-00 EXPRESSWAY HEIGHTS BLK 5 LOT 1 1715 W BEAUMONT DR	L: 17430 B: 27188
GARCIA PABLO JR 1719 W BEAUMONT DR WESLACO TX 78599	E8500-00-005-0002-00 EXPRESSWAY HEIGHTS BLK 5 LOT 2 1719 W BEAUMONT DR	L: 17430 B: 32741
YBARRA LORENZO & MARY VALDEZ 2406 MESQUITE DR WESLACO TX 78596	E8500-00-005-0003-00 EXPRESSWAY HEIGHTS BLK 5 LOT 3 1801 W BEAUMONT DR	L: 17430 B: 23222
ORTIZ GUADALUPE GUADALUPE O GARZA 208 AUDREY DR WESLACO TX 78596	E8500-00-005-0004-00 EXPRESSWAY HEIGHTS BLK 5 LOT 4 1805 ABILENE DR	L: 17430 B: 45097
GONZALEZ FRANCISCO M 1806 W ABILENE DR WESLACO TX 78599	E8500-00-005-0019-00 EXPRESSWAY HEIGHTS BLK 5 LOT 19 1806 ABILENE DR	L: 17430 B: 61736
BARBOSA MONICA & SANTOS 1802 W ABILENE DR WESLACO TX 78599	E8500-00-005-0020-00 EXPRESSWAY HEIGHTS BLK 5 LOT 20 1802 ABILENE DR	L: 17430 B: 173189
CHARLIE RAY JAMES INVESTMENTS 2606 N SHARY RD MISSION, TX 78572	E8500-00-005-0021-00 EXPRESSWAY HEIGHTS BLK 5 LOT 21 1720 ABILENE DR	L: 17430 B: 0
MUNIZ LUZ 1716 W ABILENE DR WESLACO TX 78599	E8500-00-005-0022-00 EXPRESSWAY HEIGHTS BLK 5 LOT 22 1716 ABILENE DR	L: 17430 B: 30824
GONZALEZ ELVIDIA G 1701 N WESTGATE DR WESLACO TX 78599	E8500-00-00A-0000-00 EXPRESSWAY HEIGHTS LOT A 1701 N WESTGATE DR	L: 70504 B: 114602
PENA JAVIER 1502 MACKENZIE DR WESLACO, TX 78599-9754	E8500-00-00B-0000-00 EXPRESSWAY HEIGHTS N100.10'-S142.60' 0 MILE 6 WEST	L: 107957 B: 0

City of Weslaco Code Enforcement Dept.

AUG 18, 2023

IGLESIA DEL DIOS VIVO PO BOX 1844 WESLACO TX 78599	E8500-00-00B-0000-01 EXPRESSWAY HEIGHTS N100' BLK B 1009 N WESTGATE DR	L: 232180 B: 43086
GOMEZ JOSE L & GLORIA T 5602 SABLE DR WESLACO TX 78599	E8500-00-00B-0000-02 EXPRESSWAY HEIGHTS S0.17AC BLK B 0 MILE 6 W	L: 96265 B: 0
BATAQUES LTD 5804 LA QUINTA LN WESLACO TX 78599	E8500-00-00C-0000-00 EXPRESSWAY HEIGHTS UT NO. 3 BLK C 2200 CORPUS CHRISTI DR	L: 278070 B: 159226
CASTILLO JUAN & SYLVIA 525 WEBB ST MERCEDES TX 78570	E8500-00-00C-0000-01 EXPRESSWAY HEIGHTS UT NO. 3 NE LK C 1507 N WESTGATE DR	L: 116935 B: 69522
MARES PABLO 1618 TOWER ST. WESLACO, TX 78599-5992	E8500-00-00C-0000-02 EXPRESSWAY HEIGHTS UT NO. 3 BLK C 1707 W ABILENE DR	L: 17400 B: 87840
HD DEVELOPMENT PROPERTIES LP PO BOX 105842 ATLANTA GA 30348	H4225-00-000-0001-00 HOME DEPOT - WESLACO LOT 1 1500 W EXPRWY 83	L: 3739190 B: 3454518
WESTGATE RETAIL LLC 7616 CR 2144 TAFT TX 78390	H4225-00-000-0010-00 HOME DEPOT - WESLACO LOT 10 0 N WESTGATE	L: 2519946 B: 1728997
R & L LOZANO LEASING LTD 208 N CAGE BLVD PHARR TX 78577	H4225-00-000-0012-00 HOME DEPOT - WESLACO LOT 12 0 N WESTGATE DR	L: 380328 B: 2016
FLORES RICHARD A 1807 W ABILENE DR WESLACO TX 78599	E8500-03-006-0008-00 EXPRESSWAY HEIGHTS UT NO. 3 LOT 8	L: 27113 B: 192708
TORRES ALVARO & LYDIA 3124 S AMANDA ST WESLACO TX 78596	E8500-03-006-0008-01 EXPRESSWAY HEIGHTS UT NO. 3 LOT 8	L: 38955 B: 73767
RODRIGUEZ MEDARDO JR 2907 YANEZ ST DONNA, TX 78537-3814	E8500-03-006-0008-02 EXPRESSWAY HEIGHTS UNIT 3 E62' LOT 1715 ABILENE DR	L: 20012 B: 30848



NOTE:
 LOT SIZE
 100' X 180' = 18,000.0 SQ. FT.
 LANDSCAPE REQ'D
 1,800 SQ. FT. REQ'D
 RENTAL AREA
 90' X 53' = 4,770.0 SQ. FT.
 PARKING REQ'D
 RENTAL AREA 4,770.0 SQ. FT.
 DIVIDED BY 300.0 SQ. FT. = 16 SPACES
 PARKING PROVIDED - 28 SPACES



I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING. ONLY THIS PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) OF FIRM COMMUNITY PANEL NO. 480334 0450 C. REVISED TO REFLECT LOMR DATED MAY 30, 2002.

REYNALDO ROBLES, RPLS #4032

PREPARED FOR: JAVIER PENA		COPYRIGHT 2019 
 ROBLES AND ASSOCIATES, PLLC PROFESSIONAL LAND SURVEYORS		
P.O. BOX 476 107 W. HUISACHE ST. VESLACO, TEXAS 78586		
PHONE (956) 969-2422 FAX (956) 969-2011 FIRM No. 10096700		
SURVEYED: 10-30-2019	DRAWN BY: PG/11-05-2019	
SCALE: 1"=40'	JOB No. 18554-2	
TITLE COMMITMENT No.	REVISED:	
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.		



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 6, 2023	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Yesenia Ramirez.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate a Bed and Breakfast Business, at 1401 W 18 th St., also being Lot 4, Key West Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate a Bed and Breakfast Business. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on August 23, 2023. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on August 25, 2023. Applicant must comply with zoning Section 150-12(a)(3)(b)(12). If approved property will be subject yearly renewal.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [☒] Mayor's Signature [☒] Public Hearing [☐] Budget Amendment [☐] Resolution [☐] Ordinance – First Reading [☐] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000495-2023

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. _____

PROPOSED PROJECT

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

Lot Four (4) Block _____

Subdivision Name Key West

Street Address 1401 W 18th St Weslaco Tx 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request AirBB

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 Yesenia Ramirez Phone 956 4635415

Address 1401 W. 18th St Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: Yesenia-ray@yahoo.com

OWNER

Name Yesenia Ramirez Phone 956 4635415

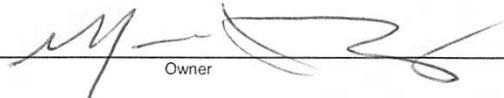
Address 1401 W 18th St Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: yesenia-ray@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 ✓

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 7.27.2023
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

12. Bed and breakfast businesses shall be a permitted use in all zoning districts except in the I industrial district where they are prohibited, subject to the satisfaction of the following mandatory minimum conditions designed to protect the single-family residential character of the neighborhood:

i. The owner of the real property on which the bed and breakfast inn is located must reside in the dwelling that is classified as a bed and breakfast homestay and bed and breakfast inn;

ii. One off-street parking space must be provided for each guest room and the off-street parking must not be visible, as a result of sufficient landscaping, a stone or masonry wall, solid wooden fence, or some combination thereof, at street level, from the public right-of-way or any adjacent residential property;

iii. Compliance with all applicable fire, building and health codes;

iv. Signage shall be provided consistent with the requirement of [Chapter 114](#).

v. No cooking facilities of any kind shall be permitted in any guest room;

vi. The only meal to be provided to guest shall be breakfast, and it shall only be served to guest taking lodging in the facility.

vii. Guests may stay no longer than two weeks continuously in bed and breakfast classified as homestay or inn;

viii. The conditional use permit shall be renewable upon one-year terms:

(i) Yearly facility inspection must be conducted by planning, fire marshal, health and building departments prior to one-year renewal.

(ii) A police report of the location must be provided to the commission as part of the renewal application.

(iii) Applicant will pay an administrative fee to the city for permit renew in accordance with Article VI, Master Fee Schedule.

(iv) Property owners within a 200-foot radius will be notified by letter.

(v) Renewal shall be presented for consideration to the planning and zoning commission.

(vi) Renewal shall be presented for consideration to the city commission, only if the renewal has been denied by the planning and zoning commission.

ix. Such other conditions as the planning and zoning commission may recommend or the city commission may impose if it is determined to be necessary or desirable for the protection of nearby properties and in the public interest;

- x. The property owner must provide proof of registration with the Texas Comptroller for the collection of hotel/motel taxes;
- xi. All property owners must obtain approval for a conditional use permit prior to the listing of the property on any host site;
- xii. All property owners must provide proof of liability insurance which specifically covers bed and breakfast;
- xiii. All bed and breakfast host must have at least one guest officially sign in, providing a real name, address, contact information, car registration, or a copy of a driver's license, which must be provided to the city upon request;
- xiv. The official guest sign in record, hosting dates and financial documents must be maintained for a minimum of four years and must be made available to the city upon request for auditing to ensure tax compliance.
- xv. The occupancy maximum shall be conspicuously posted within the bed and breakfast; and
- xvi. The name and telephone number of the local responsible party shall be conspicuously posted within the bed and breakfast and provided to planning department staff. The responsible party shall answer calls 24 hours a day seven days a week for the duration of rental period to address problems associated with the bed and breakfast.

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

August 25, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 6, 2023, and the City Commission will hold a public hearing on September 19, 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 September 6, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Yesenia Ramirez is requesting a Conditional Use Permit to operate an Bed and Breakfast Business, at 1401 W 18th St., also being Lot 4, Key West Subdivision, Weslaco, Hidalgo County, Texas, Subdivision, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

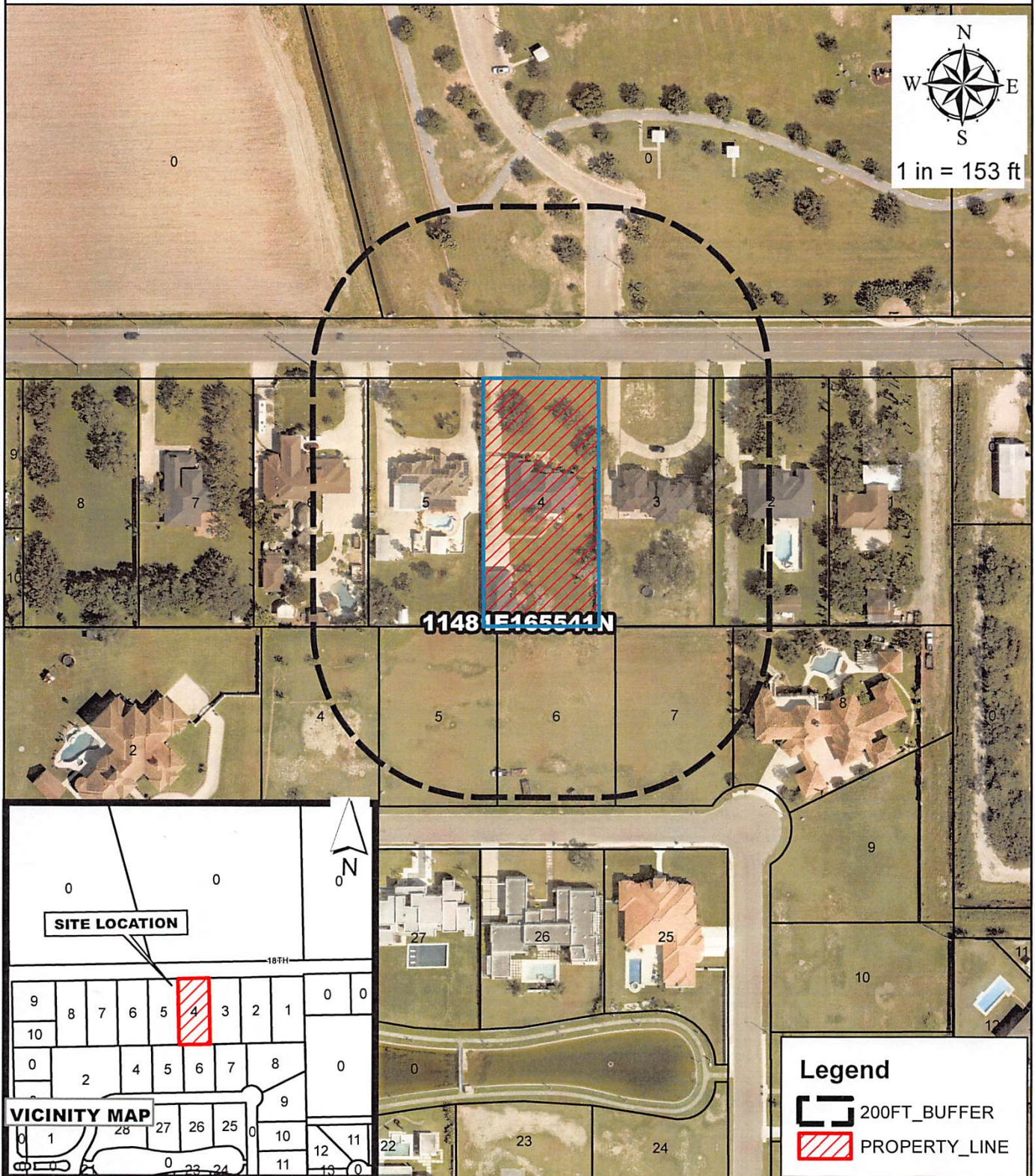
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

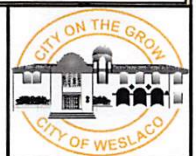
Planning &
Code Enforcement



YESENIA RAMIREZ
1401 W 18TH ST
KEY WEST LOT 4

Purpose for the CUP Request

Existing zoning:	R-1
Existing land use:	RESIDENTIAL
CUP Request:	BED & BREAKFAST BUSINESS



City of Weslaco Code Enforcement Dept.

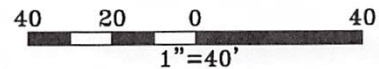
AUG 18, 2023

GARCIA GERARDO G & ELIZABETH & ELIZABETH PENA & MARIO LOPEZ 1311 W 18TH ST WESLACO TX 78596	K3260-00-000-0002-00 KEY WEST LOT 2 1311 W 18TH ST	L: 50895 B: 257129
GUZMAN ALBERTO & LIMA M 1321 W 18TH ST WESLACO TX 78596	K3260-00-000-0003-00 KEY WEST LOT 3 1321 W 18TH ST	L: 50895 B: 317227
ELIZONDO ROBERT & YESENIA 1401 W 18TH ST WESLACO TX 78596	K3260-00-000-0004-00 KEY WEST LOT 4 1401 W 18TH ST	L: 50895 B: 306835
HORTA HECTOR 300 E BUSINESS 83 WESLACO TX 78596	K3260-00-000-0005-00 KEY WEST LOT 5 1409 W 18TH ST	L: 50895 B: 249919
ESPARZA LOUIS R PO BOX 8381 WESLACO TX 78599	K3260-00-000-0006-00 KEY WEST LOT 6 1421 W 18TH ST	L: 50895 B: 396643
MCVEY RON C 318 E 18TH ST UT 21 WESLACO TX 78596	L4803-00-000-0004-00 LIONSGATE LOT 4 0 SERENGETI WAY	L: 58065 B: 0
GARZA GABRIEL & AUDREY DELEON 500 MICHIGAN AVE WESLACO TX 78596	L4803-00-000-0005-00 LIONSGATE LOT 5 0	L: 58065 B: 0
LOYA JOANNA 1900 TAFT ST APT 1 WESLACO TX 78599	L4803-00-000-0006-00 LIONSGATE LOT 6 0 SERENGETI WAY	L: 58065 B: 0
RODRIGUEZ MANUEL EDUARDO & 1821 BLUEBIRD LN HARLINGEN TX 78550	L4803-00-000-0007-00 LIONSGATE LOT 7 0 SERENGETI WAY	L: 57398 B: 0
GARZA JUAN J & XENIA I 1402 SERENGETI WAY WESLACO TX 78596	L4803-00-000-0008-00 LIONSGATE LOT 8	L: 91210 B: 609962
RIVERSIDE DEVELOPMENT SERVICES 2606 ZINNIA AVE MCALLEN, TX 78504-4801	W3800-00-666-0000-00 WEST TRACT 12.79AC OF FT 666 10.91AC 0 18TH ST	L: 0 B: 0
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W3800-00-667-0000-00 WEST TRACT 25.0AC OF FT 667 23.41AC 0 18TH ST	L: 479905 B: 0

1409 N. Stuart Place Rd., Ste. A (956) 368-5074
Harlingen, TX 78552 TBPELS Firm No. 10194358



101) EASEMENT AND RIGHT OF WAY RECORDED UNDER CLERK'S FILE NO(S). 44094 (VOLUME 1908, PAGE 475), AND 58894 (VOLUME 1954, PAGE 625) OF THE OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS.



STATE OF TEXAS
REGISTERED
★
R. MICHAEL WOOD
5974
PROFESSIONAL
LAND SURVEYOR

○ 1/2" IRON ROD FOUND
 ▲ CALCULATED POINT
 (COULD NOT ACCESS)
 (W) WATER METER
 —//— WROUGHT IRON FENCE



Southpoint
Texas Surveying, LLC

1409 N. Stuart Place Rd., Ste. A (956) 368-5074
Harlingen, TX 78552 TBPELS Firm No. 10194358

DocuSigned by:
 06/28/2023 | 9:54:18 AM PDT

SURVEYED FOR: ROBERT ELIZONDO

PROJECT No. 2305.07



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 6, 2023	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Murphy USA.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 601 N Westgate Dr. also being West Tract E280'-N362'.32'-S457.6' & N55.28'-S95.28'-W74.64'-E280', FT 148 2.42AC GR 2.17Net, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off 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 August 23, 2023. Eight (8) property owners within 200 feet of the applicant's property were notified by letter on August 25, 2023.	
Staff recommendation for Commission's Action: Staff recommends approval of the Conditional Use permit.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT



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

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

FILE NO. _____

USE-000494-2023

PROPOSED PROJECT

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

Lot West Tract SWL Block _____

Subdivision Name West Tract - Westgate

Street Address 601 N Westgate Dr, Welaco, TX 78596

Existing Zoning B-2 Existing Land Use Hotel

Purpose for the Conditional Use Permit Request off premise alcohol permit to sell beer and wine at convenience store with gas

What, if anything, is planned to minimize the impact on the surrounding land uses: off premise sales

- ☒ \$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 Murphy USA - contact Tracy Borrel Phone 512-614-2012

Address 3345 Bee Cave Rd, Ste 105 Fax: _____

City Austin State TX Zip Code 78746 E-Mail: tborrel@mfliquorlaw.com

OWNER

Name Vidyut Bhakta Phone 956-341-4444

Address 601 N. Westgate Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: vidyutbhakta@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 7-19-2023
Owner

Signature  Date 7/19/23
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

City of Weslaco

"The City on the Grow"



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

August 25, 2023

Legal Notice

Dear Occupant:

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Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on September 6, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Murphy USA is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 601 N Westgate Dr. also being West Tract E280'-N362'.32'-S457.6' & N55.28'-S95.28'-W74.64', FT 148 2.42AC GR 2.17Net, 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



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



**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2022)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Murphy USA			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) 864 Beverage Inc			
3. Type of Owner ☒ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 601 N Westgate Dr			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
5. Mailing Address 3345 Bee Cave Rd, Ste 105			
City Austin	County Travis	State TX	Zip Code 78746
6. Business Telephone Number pending	Alternate Telephone Number 512-614-2012	E-mail Address tborrel@mflhliquorlaw.com	
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☒ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage	
☐ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☐ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☒ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Trade Name: _____ Murphy USA

Location Address: 601 N Westgate Dr City: Weslaco County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit requests certification, the city secretary shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit requests certification, the city secretary shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

☐	The governing body of this city or county has by ordinance or order authorized the sale of <i>mixed beverages</i> between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of <i>malt beverage</i> between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Murphy USA

Location Address: 601 N Westgate Dr City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit requests certification, the city secretary, shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BB, BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Murphy USA

Location Address: 601 N Westgate Dr City: Weslaco County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order.

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

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SIGN

HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

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SIGN

HERE _____, _____ County
County Clerk

SEAL

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OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: Murphy USA

Location Address: 601 N Westgate Dr City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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SIGN

HERE _____, _____ County
County Clerk

SEAL

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OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for: BW & D

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☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for: BB & BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained *in any area where the sale of any alcoholic beverage is legal.*"

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OR

I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN

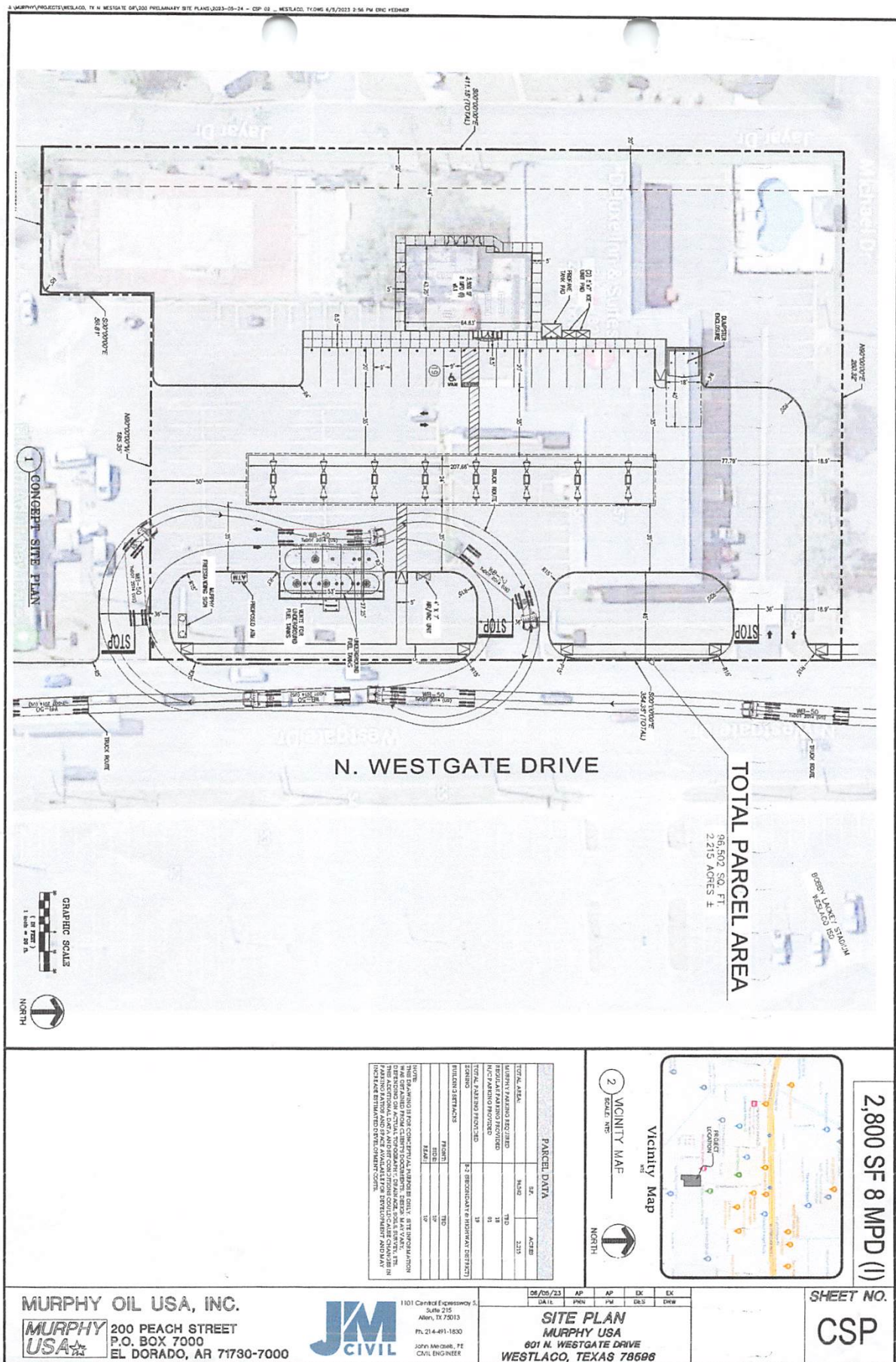
HERE _____, _____ County
County Clerk

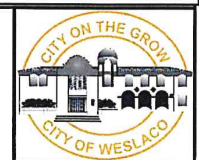
SEAL

Trade Name: Murphy USA

Location Address: 601 N Westgate Dr City: Weslaco County: Hidalgo

Publisher's Affidavit for All Applicants Except BN, DS, S TX Alc. Bev. Code, Section 11.39 and 61.38		
Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE Click here to see example of newspaper publication
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
SEAL		
Comptroller of Public Accounts Certificate for All Applicants TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)		
This is to certify on this _____ day of _____, 20____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.		
Sales Tax Permit Number <u>17108310099</u>		Outlet Number _____
Print Name of Comptroller Employee _____		
Print Title of Comptroller Employee _____		
SIGN HERE _____		FIELD OFFICE _____
SEAL		





Purpose for the CUP Request	
Existing zoning:	B-2
Existing land use:	Vacant Land
CUP Request:	TABC

R3172-02-000-0000-00
RIO VALLEY ESTATES

715 N WESTGATE DR
WESLACO TX 78596

W2242-00-000-0004-00
PAYNE E M

2401 E EXPRESSWAY 83
WESLACO TX 78599

W3800-00-148-0000-06
BHAKTA VIDYUT D & RENUKA

601 N WESTGATE
WESLACO TX 78599

S5940-00-000-0001-00
JAVI LTD

2602 S WESTGATE DR
WESLACO TX 78596

W3800-00-148-0000-00
RIO VALLEY ESTATES

715 N WESTGATE DR
WESLACO TX 78596

W3800-00-136-0000-02
WESLACO ISD

PO BOX 266
WESLACO TX 78599

S5940-00-000-0002-00
SOUTH TEXAS FEDERAL CREDIT UNION

PO BOX 3309
MCALLEN TX 78502

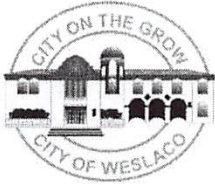
W3800-00-148-0000-01
CANTU JULIO C & SONIA LYDIA

501 N WESTGATE
WESALCO TX 78596



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 6, 2023	Agenda Item No. (to be assigned by PCE): IV.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Don Birria Tacos Y Mas LLC.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1400 E Business 83, also being West Tract AN IRR TR W165'-E901,4'-N170.88' FT 641 0.52AC NET, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage 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 August 23, 2023. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on August 25, 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: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, 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

USE-000505-2023
FILE NO. _____

PROPOSED PROJECT

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

Lot WEST TRACT AN IRR TR Block _____

Subdivision Name _____

Street Address 1400 E BUSINESS 83, WESLACO, TX 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request BEER LICENSE APPLICATION

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 DON BIRRIA TACOS Y MAS LLC Phone 956-332-7910

Address 1400 E BUSINESS 83 Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: _____

OWNER

Name JUAN PINEDA JR Phone (956) 376-0400

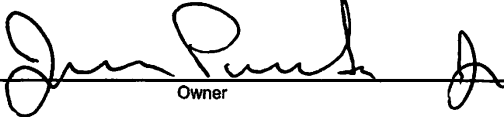
Address 1400 E. BUSINESS 83 Fax: _____

City WESLACO State TX Zip Code 78956 E-Mail: _____

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 _____
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

8/11/23, 6:59 PM

Document



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

CC COPY

Document reference ID : 265703

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 265703

Applicant Name: Don Birria Tacos Y Mas LLC

License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: 862622489

Member Managed or Manager Managed: Member Managed

Historically Underutilized Business: No

Veteran-owned business: No

Fraternal Owned: No

Secretary of State Filing Number: 803960421

Date Filed: 3/4/2021

Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Janie

Legal Middle Name: Aguilar

Email Address: janieaguilar85@gmail.com

Phone Number: 956-376-0400

8/11/23, 6:59 PM

Document

Initial Application Information

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

Legal First Name: JUAN

Legal Last Name: PINEDA

Suffix: Jr.

Email Address: JANIEAGUILAR85@GMAIL.COM

Phone Number: 956-376-0400

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Don Birria Tacos Y Mas LLC	Juan Pineda	Member	100

8/11/23, 6:59 PM

Document

Basic Business information

Business/Trade Name: DON BIRRIA TACOS Y MASS

What is your primary business at this location? Restaurant

Location's Phone Numbers

Business Phone Number 956-332-7910

Location Address

Address: 1400 Business Hwy 83 E, Weslaco, TX, United States, Hidalgo
78596

Is your location within city limits? Yes

Mailing Address Information

Address: 1400 Business Hwy 83 E, Weslaco, TX, United States, Hidalgo 78596

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

8/11/23, 6:59 PM

Document

Location Additional Information

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 17%

8/11/23, 6:59 PM

Document

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 5/28/2023

Projected Sales Information

Sales Year: 2023
Alcohol Sale: \$25,000.00
Food Sales: \$1,000,000.00
Total Sales: \$1,025,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No
Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No
Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

8/11/23, 6:59 PM

Document

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type

Property Ownership Type

Entity Name

Building

Lessor

R & A Real Estate Investments, LLC

Document

Will the license or permit embrace the entire location address?	Yes
---	-----

Fulfillment Type	Bond Category	Bond Amount	Status
Bond Provider	Conduct Surety Bond	\$5,000.00	New

8/11/23, 6:59 PM

Document



CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

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

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - Election for given location was held for:
☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BE/FB** Retail Dealer's On-Premise License with required Food and Beverage Certificate

OR

☐ I hereby refuse on this _____ day of _____, 20_____ to certify this location.

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL

8/11/23, 6:59 PM

Document



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

CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

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

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
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OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN HERE

County Clerk

County

SEAL

8/11/23, 6:59 PM

Document



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this _____ day of _____, _____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number

Outlet Number

Print Name of Comptroller Employee

Print Title of Comptroller Employee

SIGN HERE

Comptroller Representative

City

_____, TEXAS

SEAL

8/11/23, 6:59 PM

Document



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

PUBLISHER'S AFFIDAVIT	
Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	

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

August 25, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 6, 2023, and the City Commission will hold a public hearing on September 19, 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 September 6, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

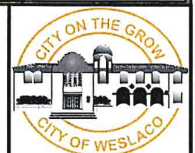
Don Birria Tacos Y Mas LLC is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit, at 1400 E Business 83, also being West Tract AN IRR TR W165'-E901,4'-N170.88' FT 641 0.52AC NET, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

AUG 18, 2023

WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W3800-00-056-0000-04 WEST TRACT SW 0.39AC OF FT 56 507 N NEVADA AVE	L: 64556 B: 189402
KAPAL INVESTMENTS LLC 2503 E EXPRSWY 83 DONNA TX 78537	W3800-00-056-0000-05 WEST TRACT BNG AN IRR TR .59AC GR 4.46AC NET 506 S NEVADA	L: 323430 B: 852177
KNAPP MEDICAL CENTER 3480 E GUASTI RD 3RD FLOOR ONTARIO CA 91761	W3800-00-641-0000-04 WEST TRACT E2.328AC-W5.68AC FT 641 1330 E 6TH ST	L: 482097 B: 954843
GRAM ENTERPRISES LTD 1401 E RIDGE RD #F MCALLEN TX 78503	W3800-00-641-0000-05 WEST TRACT S250'-E97.68'-W439.54' FT 1311 E 6TH ST	L: 115995 B: 254166
LAVAREYES LLC 1905 JOE STEPHENS AVE WESLACO TX 78599	W3800-00-641-0000-06 WEST TRACT 0.6246 AC IRR .88' FT 641 0.57 AC NET 1402 E BUS HWY 83	L: 148975 B: 128951
R & A REAL ESTATE INVESTMENTS 1609 DAVENPORT WESLACO TX 78596	W3800-00-641-0000-07 WEST TRACT AN IRR TR 0.52AC NET 1400 E BUS HWY 83	L: 135907 B: 186330
AVILES WILFREDO A DR 1313 E 6TH ST WESLACO TX 78596	W3800-00-641-0000-09 WEST TRACT AN IRR TR 0.78 1313 E 6TH ST	L: 161390 B: 165203
KRISHNAN SUJATA G 2213 S VICTORIA RD DONNA TX 78537	W3800-00-641-0000-10 WEST TRACT AN IRR TR 0.312 AC NET	L: 81544 B: 5266
KNAPP MEDICAL CENTER 1401 E 8TH ST WESLACO TX 78596	W3800-00-641-0000-12 WEST TRACT W228.99'-E781.94'-S170' FT 1331 E 6TH ST	L: 184148 B: 329135
FISCHER JOE C JR 911 S AIRPORT DR WESLACO TX 78596	W3800-00-641-0000-17 WEST TRACT-W57.9'-E736.4'-N177' FT 641 1412 E BUS HWY 83	L: 60108 B: 33620
KRISHNAN SUJATA G 2213 S VICTORIA RD DONNA TX 78537	W3800-00-641-0000-20 WEST TRACT AN IRR TR W57.9'-N177' FT 641 0.217 AC NET	L: 56715 B: 0
DOBSON PROPERTIES LLC ATTN: WHATABURGER INC #26 4600 WHATABURGER WAY CORPUS CHRISTI TX 78411	A1440-00-000-0001-05 AIRPORT CROSSING W128.27' LOT 1	L: 180260 B: 500323

August 10, 2023

To whom it may concern

Don Birria Tacos Y Mas LLC located at 1400 E Business 83, Weslaco, TX 78596 with hours of operation from 11am – 10pm, Thursday – Tuesday, Wednesday, closed, is in the process of applying for a Beer License with the Tabacco Alcohol Beverage Commission. Don Birria Tacos Y Mas LLC is applying for a Conditional Use Permit from the city of Weslaco. Alcoholic beverages will be consumed on the premises.

If you have any questions, please feel free to contact me at (956) 376-0400.

Thank you,

Juan Pineda, JR, Owner

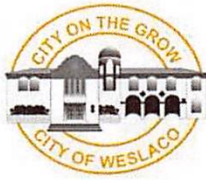
A handwritten signature in black ink, appearing to read "Juan Pineda Jr", with a stylized flourish at the end.





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

Date of Meeting: September 6, 2023	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC-Omar Cano, P.E.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Pleasantview Terrace Subdivision being 27.498 acre out North 100 feet of the South 280 feet of South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr. Possible Action.	
Discussion/Overview: The proposed eighty-five (85) 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 "X" Applicant is requesting a variance for off-site drainage and has not provided drainage letters of support.	
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 Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. PLA7-000509-2023

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: Pleasantview Terrace

Location: Pleasantview Rd. between Business 83 and Interstate 2

Legal Description: 27.498 ACRES OUT OF THE FOLLOWING TRACTS; THE NORTH 100 FEET OF THE SOUTH 280 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☒ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R1- One Family Dwelling District & I - Industrial District

Existing Land Use: One Family Dwelling Proposed Land Use: R-2 - Duplex & Apts

Number of Lots Proposed: 85 Gross Acreage: 27.5

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: RGV Superior Development, LLC Telephone: (956) 960-4111

Address: 3407 San Fabian St

Fax: _____

City: Mission State: TX Zip: 78572 E-mail: cerdafuente65@gmail.com

ENGINEER INFORMATION

Name: Supreme Engineering, PLLC -Omar Cano, P.E. Telephone: (956) 272-2246

Address: 135 Paseo Del Prado Suite 7

Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: omar.cano@supremeengineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- _____ \$355.00 Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to 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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Omar Cano

Owner Signature: [Signature] Date: 8/18/23

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

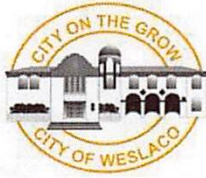
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. VAR-000510-2023

GENERAL INFORMATION

Name of Subdivision: Pleasantview Terrace

Location: Pleasantview Dr. between Business 83 and interstate 2

Legal Description: 27.498 ACRES OUT OF THE FOLLOWING TRACTS; THE NORTH 100 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Detention volume required will be place in a dedicated drainage ROW and combining/merging to an existing City of Weslaco owned drain ditch.

☐ 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: Omar Cano Telephone: (956) 272-2246
Address: 2427 Seton St Fax: _____
City: Edinburg State: TX Zip: 78542 E-mail: omarcano81@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Omar Cano

Owner Signature: [Signature] Date: 8/18/23

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

Trip Generation Report

Pleasantview Terrace Subdivision

Weslaco, Texas

Prepared by:



Supreme Engineering, PLLC
Texas Engineering Firm F-21135
410 S Jackson Rd #2780
Edinburg, TX 78539
(956) 272-2246

January 16, 2023



 P.E.

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Albert Aldana, P.E.
City Engineer
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Trip Generation Analysis
Pleasantview Terrace Subdivision
Weslaco, Texas

Dear Mr. Aldana,

Supreme Engineering has prepared this Trip Generation Analysis as per the request of the City of Weslaco Engineering Department for the above-mentioned proposed development.

Project Description

The proposed development is a 27.5 acres out of the following tracts; the north 100 feet of the south 280 feet of the south 15 acres of farm tract 20, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo county, Texas, the south 180 feet of the south 15 acres of farm tract 20, the West and Adams tract subdivision, Hidalgo county, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo county, Texas, a 19 acres tract out of farm tract 23, the West and Adams tract subdivision, Hidalgo county, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo county, Texas. The development is located along Pleasantview Drive between Business 83 and Interstate 2. The proposed development will be an 80-lot multi-family residential subdivision.

Site and Surrounding Land Uses

The study area for the proposed development includes the site boundaries of the 27.5 acres proposed Pleasantview Terrace Subdivision as follows: the property directly to the west there is an drain ditch and immediately after there is a developed multi-family subdivision. The area to the north is a vacant tract use as a single-family residential. The area to the south there is a

commercial property doing business as the Onion House. The area to the east are single family and Pleasant View Heights Subdivision.

Roadways

The eastern boundary of the proposed development is Pleasantview Drive. Pleasantview Dr. is a 2 lane collector.

Estimated Trip Generation

The 11th Edition of the ITE Trip Generation manual was used to estimate the projected trip generation. These estimations were calculated for the AM and PM peak hours for the generator using land uses Multi-Family Detached Housing (ITE Code: 220). The total trip and projections are shown in Table 1.

Average Vehicle Trip Ends vs. Number of Dwelling Units

Morning Analysis

- On a weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **7 and 9 AM**.
- Directional Distribution: **24% entering, 76% exiting**

$$T = 0.31 (X) + 22.85 \text{ - ITE Trip Generation 11}^{\text{th}} \text{ Edition Volume 3}$$

Where:

T = Average Vehicle Trip Ends

X = Number of Dwellings – **320 Apartment Units**

$$T = 0.31 (320) + 22.85 = \mathbf{122.05}$$

- Directional Distribution

$$T_{\text{enter}} = 122.05 (0.24) = \mathbf{29.29 \text{ trip/hour}}$$

$$T_{\text{exit}} = 122.05 (0.76) = \mathbf{92.76 \text{ trip/hour}}$$

Afternoon Analysis

- On a weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **4 and 6 PM**.
- Directional Distribution: **63% entering, 37% exiting**

$$T = 0.43 (X) + 20.55 \text{ - ITE Trip Generation 11}^{\text{th}} \text{ Edition Volume 3}$$

Where:

T = Average Vehicle Trip Ends

X = Number of Dwellings – 320 Apartment Units

$$T = 0.43(X) + 20.55 = 158.15$$

- Directional Distribution

$$T_{\text{enter}} = 158.15 (0.63) = \mathbf{99.63 \text{ trip/hour}}$$

$$T_{\text{exit}} = 158.15 (0.37) = \mathbf{58.52 \text{ trip/hour}}$$

Table 1. Total Projected Trips

ITE Code	Trips		%Entering / %Exiting	
	A.M.	P.M.	A.M.	P.M.
210 – Single-Family Detached Housing	122.05	158.15	29.29/92.76	99.63/58.52

Study Results

This traffic study identified one generator, the proposed multi-family detached dwelling. The total peak hour trips for morning (AM) and afternoon (PM), respectively, is less than 100; therefore, a Traffic Impact Analysis is **NOT** required as per ITE Trip Generation manual.



DATE: JANUARY, 2023

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

Drainage Statement

Pleasantview Terrace Subdivision

Weslaco, Texas

Prepared by:



Supreme Engineering, PLLC
Texas Engineering Firm F-21135
410 S Jackson Rd #2780
Edinburg, TX 78539
(956) 272-2246



January 16, 2023



, P.E.

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- Drainage Calculations
- Table 3-2 Intercept Coefficients “k” value
- Table 3-3 Runoff Coefficients Table "C" value
- Weighted "C" Calculation “if applicable”
- Time of Concentration Determination Table “if applicable”
- Location Map
- USDA Contours
- USDA Soils Map
- Soils Legend & Description
- USDA Soil Engineering Properties
- FEMA FIRM with site location
- Subdivision Plat
- Preliminary Site/Drainage Plan Layout

Drainage Statement

Pleasantview Terrace Subdivision being 27.50 acres out of the following tracts; the North 100 feet of the South 280 feet of the South 15 acres of farm tract 20, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas, the South 180 feet of the South 15 acres of farm tract 20, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas, a 19 acres tract out of farm tract 23, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas. The property is located along Pleasantview Dr. between Business 83 and Interstate 2 within the **City of Weslaco** limits, County of Hidalgo, Texas. The tracts are **currently vacant**.

The property is located mostly in **Zone “X”** on FEMA’s Flood Insurance Rate Map, Community Panel No. 480334 0325 D Map dated June 6, 2000. Zone X is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The predominate soils in this area are Hidalgo sandy clay loam (**Soils 25**), this soil belong to hydrologic group “B” which have a moderate infiltration rate when thoroughly wet. Group B soils consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission. (See “USDA, NRCS Web Soil Survey” Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development volume of storm runoff is 20.45 cfs based on a 10-year storm frequency, as per attached calculations. The post-development volume of storm runoff is 107.86 cfs based on a 50-year storm frequency, which is an increase of 87.41 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco’s** drainage policy, the 27.50 acre property storm drainage system for the proposed **80 lot multi-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and

storm sewer system with pipe sizes 18", 24", and 30" as shown on the attached storm sewer plan. Pertinent permitting as necessary shall be coordinated with the City of **Weslaco** during public improvements.

In accordance with HCDD1 and City of **Weslaco's** drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **195,326 cubic feet (4.48 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be compensated by dedicating to the City of Weslaco the East 75 ft of the 27.5 acre property as Storm ROW to widen the existing drain ditch to accommodate the required detention. The proposed excavation will accommodate **269,204 cubic feet (6.118 acre-ft)** of detention runoff, which continues flowing to discharges at the Hidalgo County Drainage District No. 1 – 18B ditch that will serve as the ultimate outfall.

By  , P.E.
Engineer Signature

1-16-2023
Date



Project Name: **Pleasantview Terrace Subdivision**
Project Location: **City of Weslaco**
Number of Lots: **80**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual 2004)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 27.5 Acres
1,197,900.0 Sq Ft

Time of Concentration, t_c 48 Minutes

Velocity, V 0.38 ft/s

Runoff Coefficient, C : 0.2 Table 3-3

Intensity, I : 3.72 in/hr

Peak Flow, Q : 20.45 cfs

Surface Conditions
Flow Length, L : 1110 Feet
Surface Constant, K_u : 3.28
Intercept Coefficient, k : 0.213 Table 3-2
Slope, S_p : 0.30 %
e: 0.778
Rainfall Coefficients
(10-yr storm) b: 87.00
d: 9.20

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area: 27.5 Acres
1,197,900.0 Sq Ft

Time of Concentration, t_c 24 Minutes

Velocity, V 0.91 ft/s

Runoff Coefficient, C : 0.55

Intensity, I : 7.13 in/hr

Peak Flow, Q : 107.86 cfs

Surface Conditions
Flow Length, L : 1325 Feet
Surface Constant, K_u : 3.28
Intercept Coefficient, k : 0.619 Table 3-2
Slope, S_p : 0.20 %
e: 0.749
Rainfall Coefficients
(50-yr storm) b: 99.00
d: 9.20

1-16-2023



[Signature] P.E.

Modified Rational Method
Detention Calculations (50-yr Storm Frequency)

Duration		Intensity 50-year	Q _{in}	Vol _{in}	Q _{out} *	Vol _{out}	Storage Required	
(min)	(hr)	(in/hr)	(cfs)	(ft ³)	(cfs)	(ft ³)	(ft ³)	(acre-ft)
10	0.17	10.83	163.73	98,240.19	20.45	21,051.15	77,189.04	1.77
20	0.33	7.91	119.61	143,529.14	20.45	27,184.72	116,344.41	2.67
30	0.50	6.34	95.93	172,675.94	20.45	33,318.29	139,357.64	3.20
40	0.67	5.35	80.92	194,204.80	20.45	39,451.86	154,752.94	3.55
50	0.83	4.66	70.45	211,340.57	20.45	45,585.43	165,755.14	3.81
60	1.00	4.14	62.67	225,628.32	20.45	51,719.00	173,909.32	3.99
70	1.17	3.75	56.65	237,922.06	20.45	57,852.57	180,069.49	4.13
80	1.33	3.43	51.82	248,741.67	20.45	63,986.14	184,755.53	4.24
90	1.50	3.16	47.86	258,426.53	20.45	70,119.71	188,306.82	4.32
100	1.67	2.94	44.54	267,210.22	20.45	76,253.28	190,956.94	4.38
110	1.83	2.76	41.71	275,260.31	20.45	82,386.85	192,873.46	4.43
120	2.00	2.60	39.26	282,701.07	20.45	88,520.42	194,180.65	4.46
130	2.17	2.45	37.13	289,627.23	20.45	94,653.99	194,973.24	4.48
140	2.33	2.33	35.25	296,112.69	20.45	100,787.56	195,325.13	4.48
150	2.50	2.22	33.58	302,216.19	20.45	106,921.13	195,295.07	4.48
160	2.67	2.12	32.08	307,985.27	20.45	113,054.70	194,930.57	4.47
170	2.83	2.03	30.73	313,458.88	20.45	119,188.27	194,270.62	4.46
180	3.00	1.95	29.51	318,669.43	20.45	125,321.84	193,347.59	4.44
190	3.17	1.88	28.39	323,644.12	20.45	131,455.41	192,188.71	4.41
200	3.33	1.81	27.37	328,406.03	20.45	137,588.98	190,817.05	4.38
210	3.50	1.75	26.43	332,974.94	20.45	143,722.55	189,252.39	4.34
220	3.67	1.69	25.56	337,367.90	20.45	149,856.12	187,511.79	4.30

Proposed Total Detention:	195,325.13 cu. ft.	4.48 acre-ft
Detention/Acre Developed	7,102.73 cu. ft.	0.16 acre-ft

1-16-2023



Land Cover / Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

P.E.

Table 3-2: Intercept Coefficients



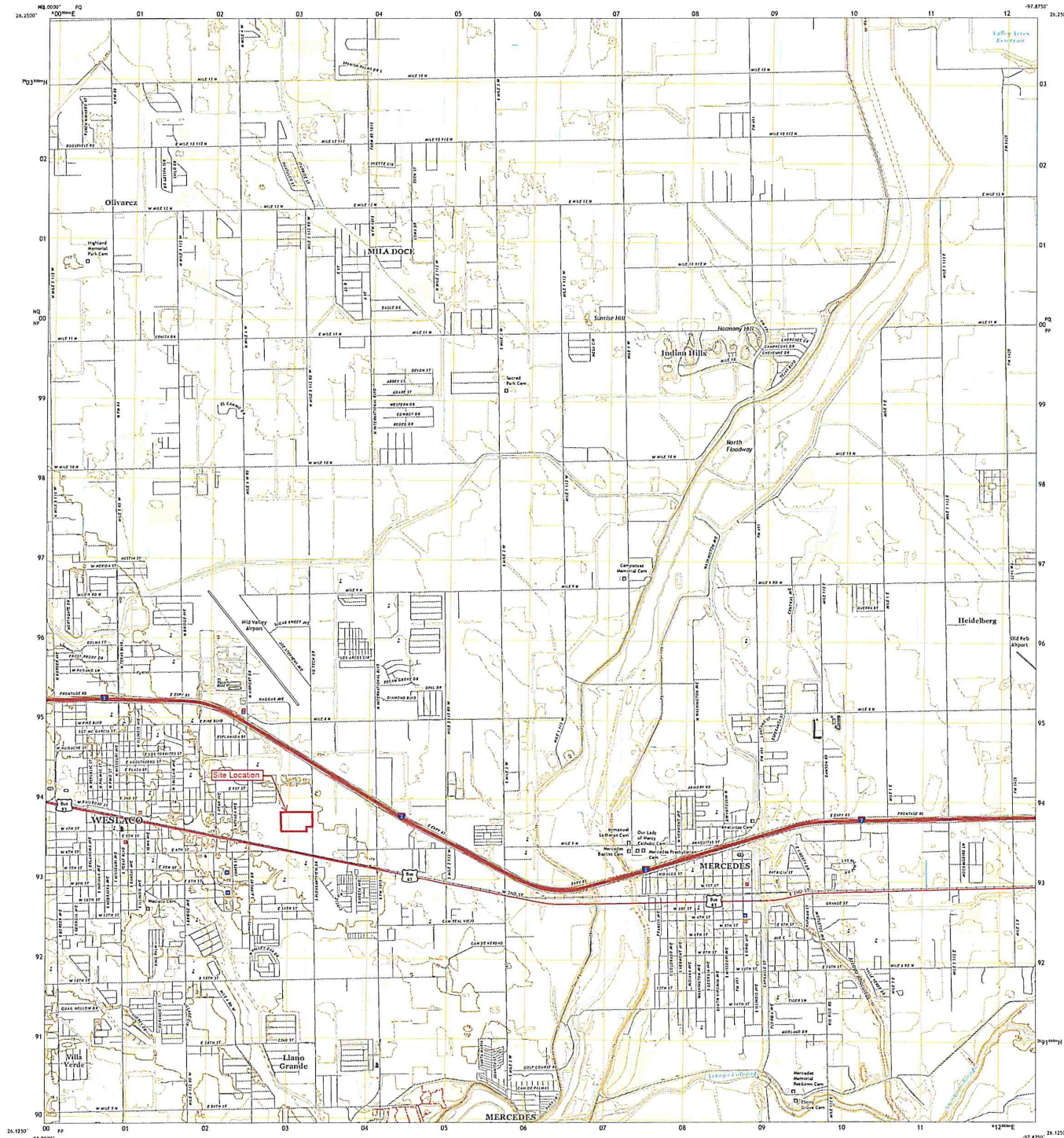
DATE: JANUARY, 2023



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

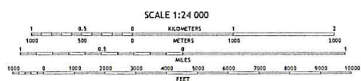
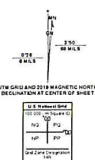


MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1:250,000 scale of the National Topographic Map Series.
This map is not a legal document. Boundaries may be
permeated for the map. Private lands with government
reservations may not be shown. Obtain permission before
entering private lands.

History: NAD, November 1983, January 2007
Revised: U.S. Census Bureau, 2000
Hydrography: National Hydrographic Survey, 1979, 2000
Geology: National Geologic Map, 1980, 2000
Boundaries: Multiple sources, not available for 2010, 2011
Wetlands: FWS National Wetlands Inventory, Not Available



CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1983
This map was produced to conform with the
National Geologic Map Series US Topo Product Standard



1	2	3
4	5	6
7	8	9

At corner of quadrangle

ROAD CLASSIFICATION	
Expressway	Local Road
Secondary Hwy	400
Ramp	US Route
	State Route

MERCEDES, TX
2022





Soil Map—Hidalgo County, Texas
(Pleasantview Terrace Subdivision)

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area	
Soils		Area of Interest (AOI)		Stony Spot	
	Soil Map Unit Polygons		Soil Map Unit Polygons	Very Stony Spot	
	Soil Map Unit Lines		Soil Map Unit Lines	Wet Spot	
	Soil Map Unit Points		Soil Map Unit Points	Other	
	Special Point Features		Special Line Features	Special Line Features	
	Blowout		Water Features	Streams and Canals	
	Borrow Pit		Transportation	Rails	
	Clay Spot		Interstate Highways	US Routes	
	Closed Depression		Major Roads	Local Roads	
	Gravel Pit		Background	Aerial Photography	
	Gravelly Spot				
	Landfill				
	Lava Flow				
	Marsh or swamp				
	Mine or Quarry				
	Miscellaneous Water				
	Perennial Water				
	Rock Outcrop				
	Saline Spot				
	Sandy Spot				
	Severely Eroded Spot				
	Sinkhole				
	Slide or Slip				
	Sodic Spot				

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 21, Aug 24, 2022

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

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

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

Soil Map—Hidalgo County, Texas

Pleasantview Terrace Subdivision

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	13.2	49.1%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.7	24.9%
70	Willacy fine sandy loam, 0 to 1 percent slopes	7.0	26.0%
Totals for Area of Interest		26.8	100.0%

Map Unit Description

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 in this report, 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, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components 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. Some minor components, however, have properties and behavior 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 pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxn

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

Minor Components

Willacy

Percent of map unit: 10 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

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083EY023TX - Sandy Loam
Hydric soil rating: No

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxxv
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: All areas are prime farmland

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: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay 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: 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

70—Willacy fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbmp
Elevation: 30 to 750 feet

Map Unit Description---Hidalgo County, Texas

Pleasantview Terrace Subdivision

Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 270 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Willacy

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 14 inches: fine sandy loam
H2 - 14 to 72 inches: sandy clay loam

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: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Map Unit Description---Hidalgo County, Texas

Pleasantview Terrace Subdivision

Hydric soil rating: No

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 21, Aug 24, 2022



Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (K_{sat}), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (oven-dry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Report---Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	0-17	53-63- 75	5-19- 35	5-18- 20	1.35-1.45 -1.65	14.00-28.00-42.00	0.10-0.13-0.15	0.3- 1.4- 1.7	0.5- 1.0- 1.5	.24	.24	5	3	86
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			

Physical Soil Properties---Hidalgo County, Texas

Pleasantview Terrace Subdivision

Physical Soil Properties--Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
70—Willacy fine sandy loam, 0 to 1 percent slopes														
Willacy	0-14	-65-	-20-	10-15- 20	1.40-1.55 -1.70	14.00-28.00-42.00	0.14-0.16-0.18	0.0- 1.5- 2.9	1.0- 2.0- 3.0	.28	.28	5	3	86
	14-72	-57-	-18-	18-26- 33	1.35-1.50 -1.65	4.00-9.00-14.00	0.14-0.16-0.18	0.0- 1.5- 2.9	0.5- 1.3- 2.0	.20	.20			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 21, Aug 24, 2022



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/16/2023
Page 5 of 5

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

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

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

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

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

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

Engineering Properties---Hidalgo County, Texas

Pleasantview Terrace Subdivision

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report---Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk ^{1M} denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	85 B		0-17	Fine sandy loam	SC-SM, CL, SC, SM	A-2-4, A-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7-8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85 B		0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

Pleasantview Terrace Subdivision

Engineering Properties---Hidalgo County, Texas

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	
70—Willacy fine sandy loam, 0 to 1 percent slopes														
Willacy	85	B	0-14	Fine sandy loam	SC-SM, SC, SM	A-2-4, A-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	30-38-45	20-25-30	3-7 -10
			14-72	Sandy clay loam, fine sandy loam	CL-ML, SC-SM, CL, SC	A-4, A-6	0- 0- 0	0- 0- 0	95-98-100	90-95-100	90-95-100	36-51-65	25-33-40	6-13-20

Data Source Information

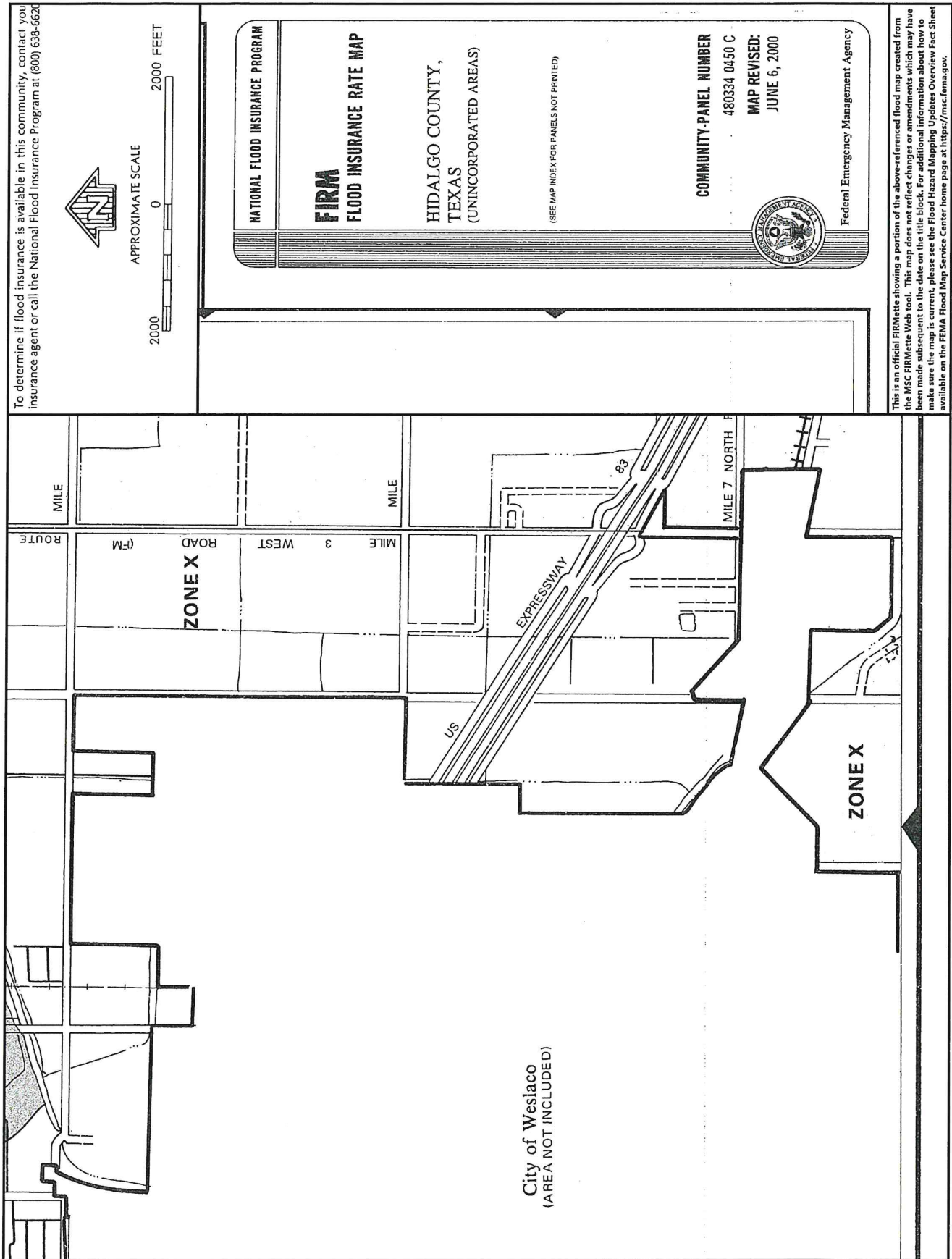
Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 21, Aug 24, 2022



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/16/2023
Page 5 of 5



COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATE
BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of actual in flooding, depths are determined.

ZONE A99 To be protected from 100-year flood by artificial levees or other flood control structures; no base flood elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with drainage area less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X Areas determined to be outside 500-year floodplain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Identified 1983

Identified 1979

Identified 1973

Identified 1971

Identified 1967

Identified 1963

Identified 1959

Identified 1955

Identified 1951

Identified 1947

Identified 1943

Identified 1939

Identified 1935

Identified 1931

Identified 1927

Identified 1923

Identified 1919

Identified 1915

Identified 1911

Identified 1907

Identified 1903

Identified 1899

Identified 1895

Identified 1891

Identified 1887

Identified 1883

Identified 1879

Identified 1875

Identified 1871

Identified 1867

Identified 1863

Identified 1859

Identified 1855

Identified 1851

Identified 1847

Identified 1843

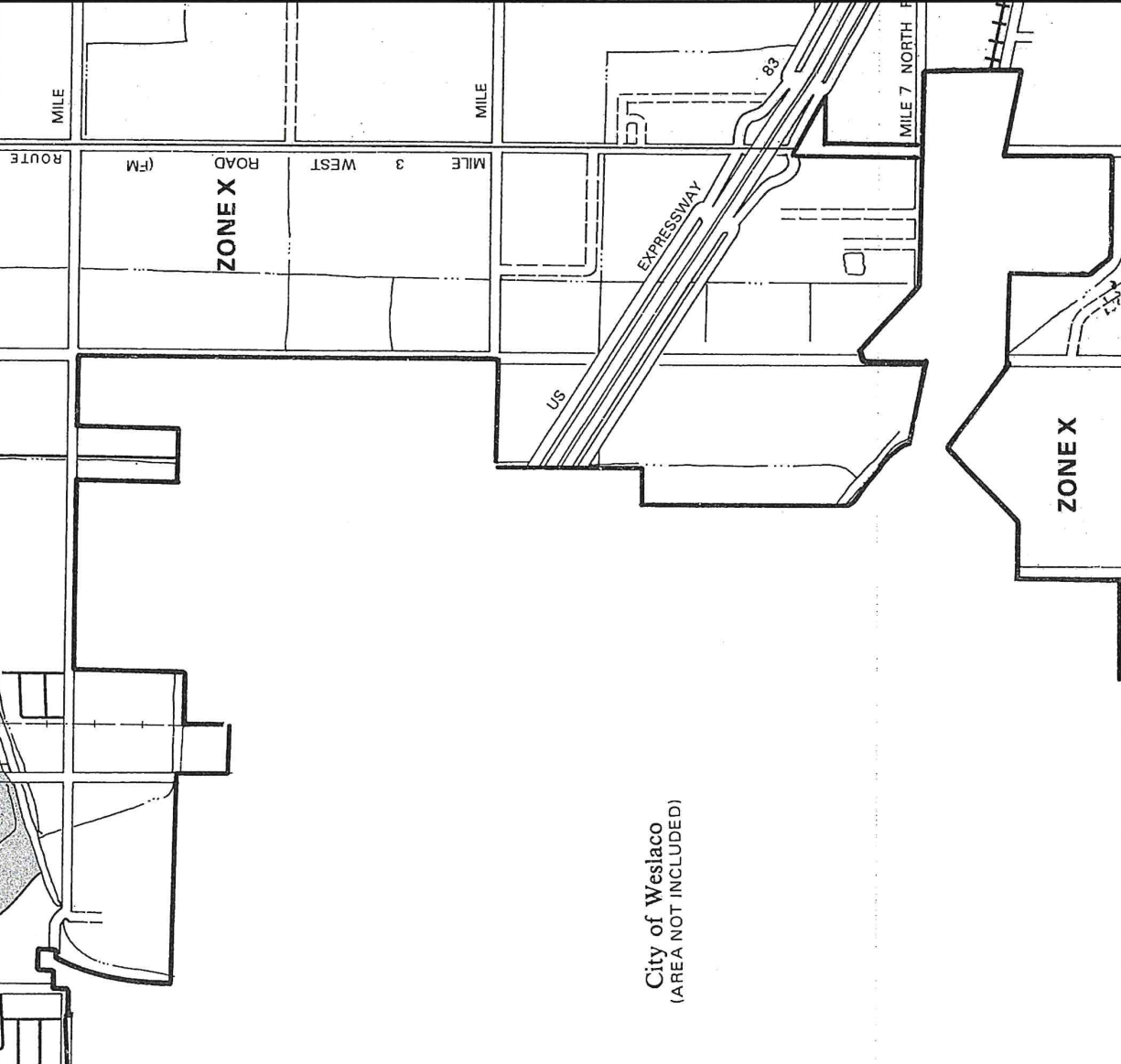
Identified 1839

Identified 1835

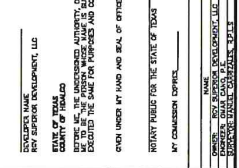
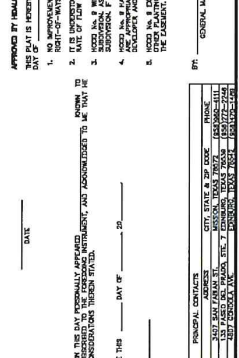
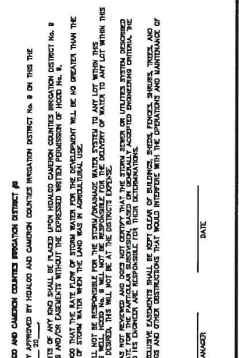
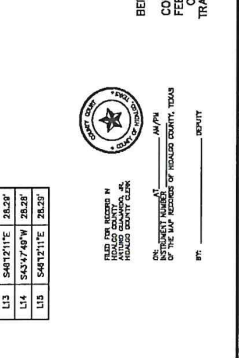
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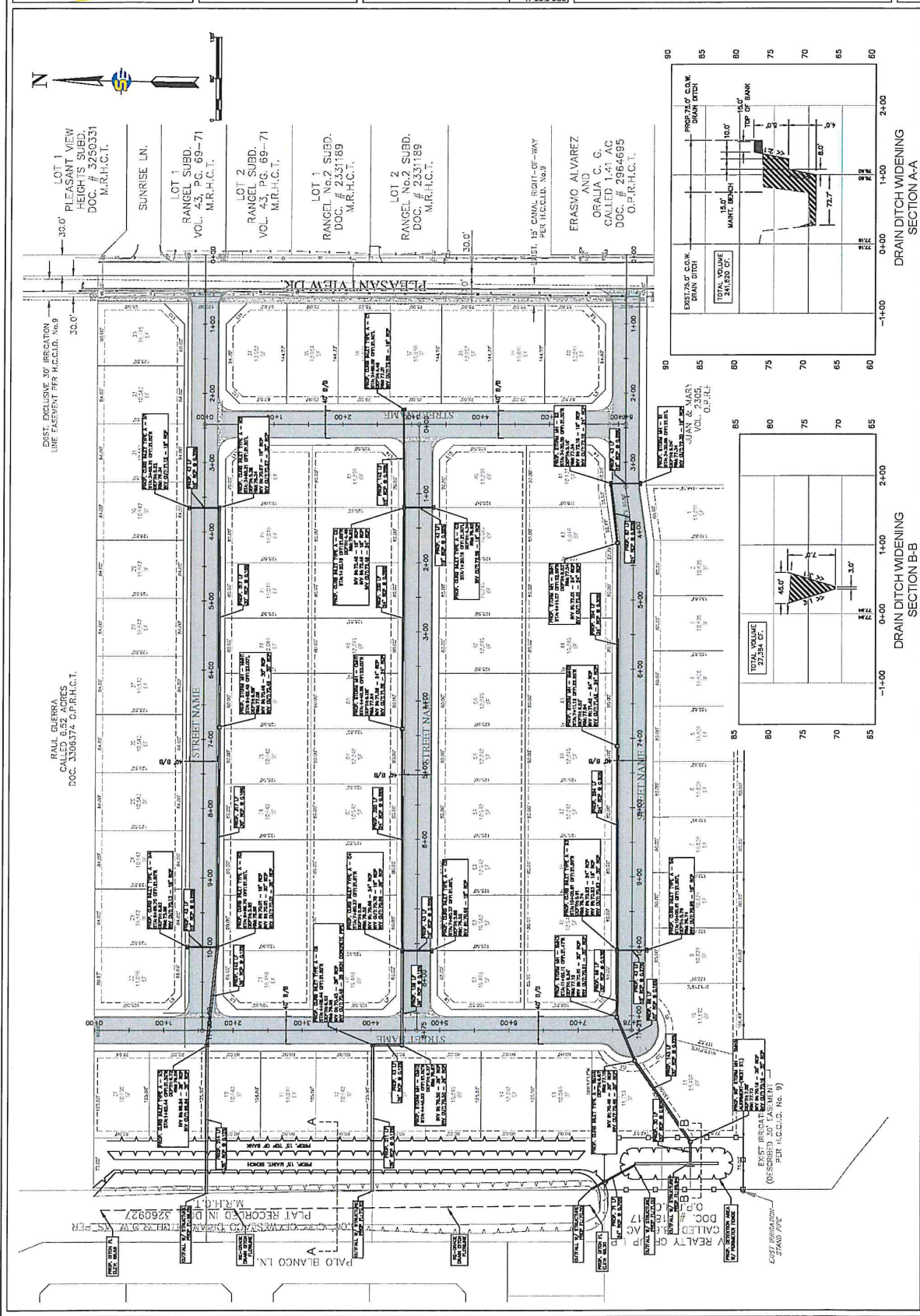
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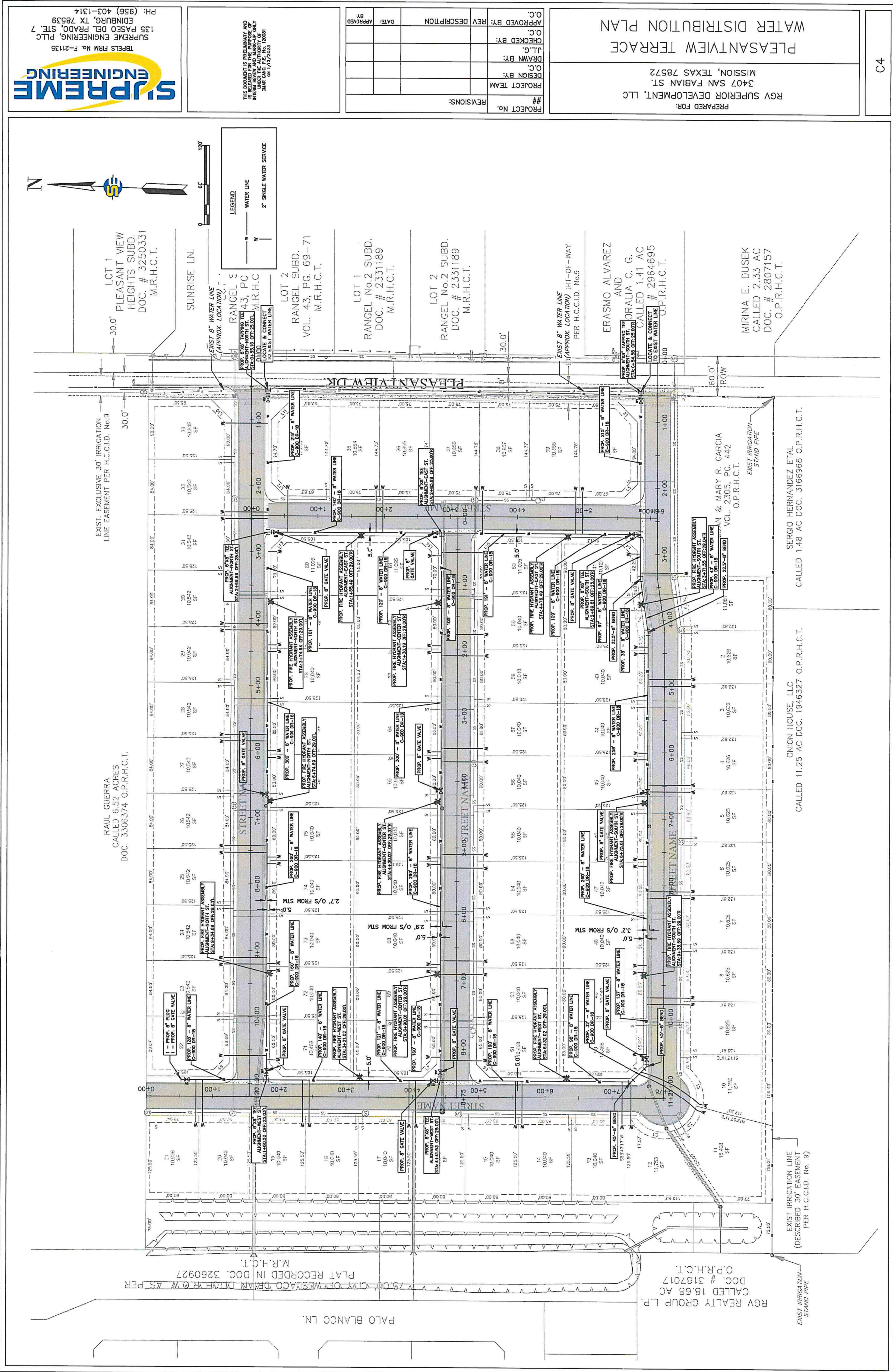
Identified 1823



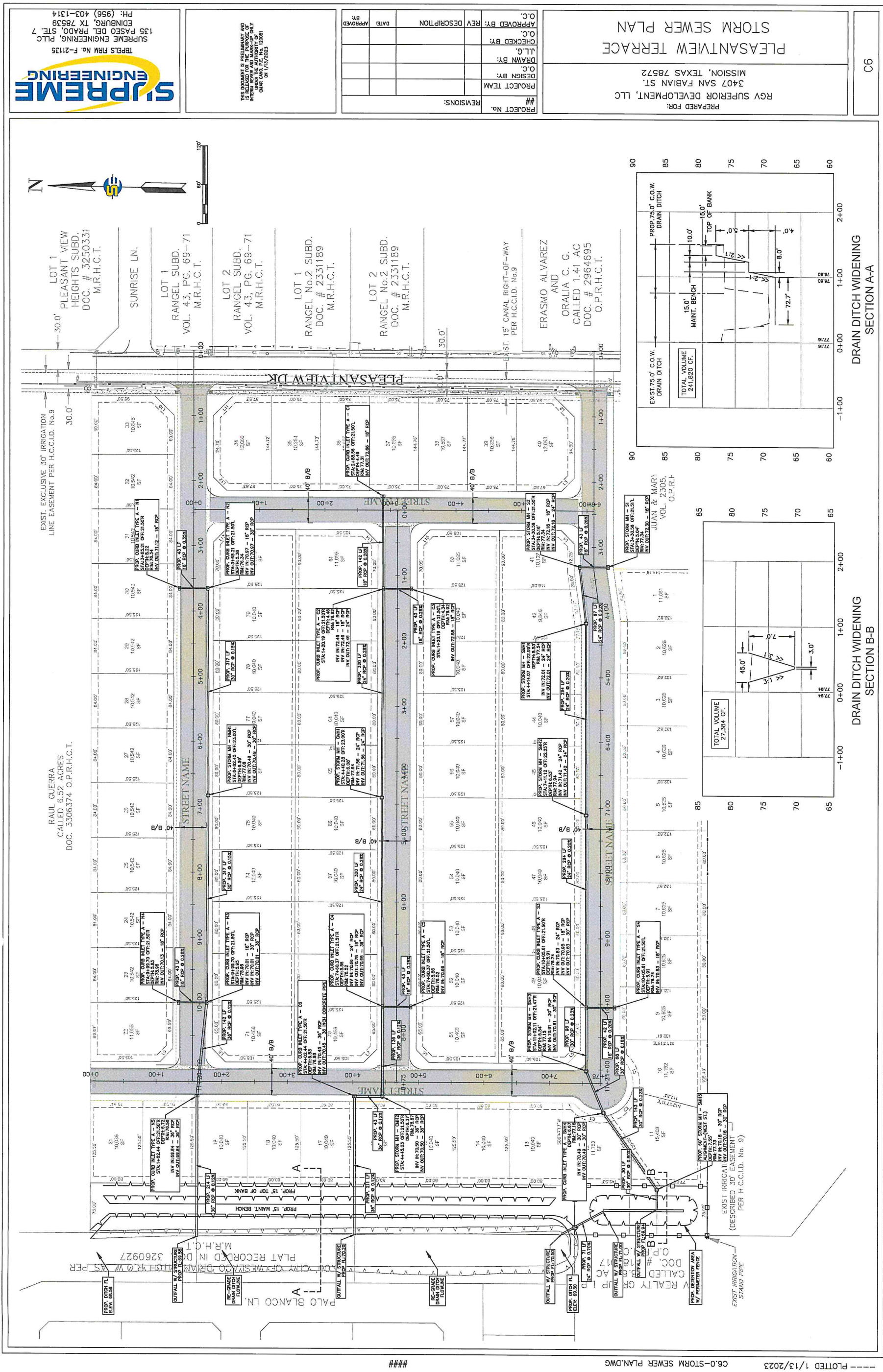
This is an official FIRMeTte showing a portion of the above-referenced flood map created from the MSC FIRMeTte Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.













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

Date of Meeting: September 6, 2023	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
Subject/Agenda Item: Discussion and consideration for the Annexation of Monte Cielo Subdivision– being a 46.41-acre tract of land out of Farm Tract 214, West Tract Subdivision, Hidalgo County, Texas Located approximately 1,700 ft South of Mile 10N on the east side of Mile 6 ½ West Road. Possible Action.	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply through a 6" waterline and by the City of Weslaco. The property is within a Flood Zone "X". Property in contiguous to city limit lines.	
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 annexation request.	
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): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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

FILE NO.

RECEIVED
AUG 01 2023
BY:

Name of Subdivision: Monte Cielo Subdivision

Location: East Side of Mile 6 1/2 West Road, 1/2 mile south of Mile 10 North

Legal Description: 46.41 acres, being a part or portion of Farm Tract 214, The West Tract Subdivision, out of Llano

Grande Grant, as recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, Hidalgo County, Texas.

_____ Petition for annexation signed and notarized by property owners.
 _____ Detailed dimensioned site plan/map must be submitted with this request.
 _____ Survey and metes and bounds.
 _____ City and school tax receipts attached.

Owner's Name: RD Monte Cielo, LLC. - Jason E. Garza Telephone: (956) 451-6390
Address: 300 Jay Avenue Fax: _____
City: McAllen State: TX Zip: 78504 E-mail: jason@wtcementers.com

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588
Address: 416 E. Dove Avenue Fax: _____
City: McAllen State: TX Zip: 78504 E-mail: javier@javierhinojosaeng.com

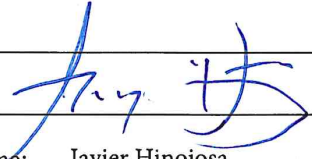
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: RD Monte Cielo, LLC By: Jason E. Garza

Owner Signature:  Date: 7-31-23

Javier Hinojosa, P.E. is the authorized agent

Authorized Agent Signature:  Date: 7-31-23

Authorized Agent Printed Name: Javier Hinojosa

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

PETITION REQUESTING ANNEXATION BY LANDOWNER

TO THE MAYOR OF THE GOVERNING BODY OF WESLACO, TEXAS:

I, the undersigned owner of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby [if applicable: waive the requirement to be offered a development agreement pursuant to Section 43.016, and] petition your honorable Body to extend the present city limits so as to include as part of the City of Weslaco, Texas, the following described territory, to wit:

A tract of land containing 46.41 acres of land, more less situated in Hidalgo County, Texas, being a part or portion of Farm Tract 214, WEST TRACT SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas and being part of portion of that tract of land deeded to RD MONTE CIELO, LLC., recorded in Document No. 3466429, Official Records, Hidalgo County, Texas,

I certify that the above described tract of land is contiguous and adjacent to the City of Weslaco, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: _____

RD Monte Cielo, LLC

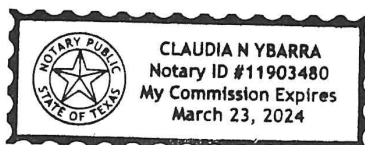
By: Jason E. Garza, President

THE STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared Jason E. Garza, known to me to be the person(s) whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 31st day of July, 2023.



Claudia N. Ybarra
Notary Public in and for
Hidalgo County, Texas.

Revised: February 7, 2023
METES AND BOUNDS DESCRIPTION
46.41 ACRES OUT OF FARM TRACT 214,
WEST TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS



LLC

Job No. 230103
46.41 acres of land
Sheet No.: 1 of 3

A tract of land containing 46.41 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of **FARM TRACT 214, WEST TRACT SUBDIVISION** out of **LLANO GRANDE GRANT**, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, and being part or portion of that tract of land deeded to **JIMMY CLOSNER & SONS CONSTRUCTION CO., INC.**, recorded in Document Number 1139242, Deed Records, Hidalgo County, Texas, said 46.41 acres being more particularly described as follows;

COMMENCING, for reference at the Northwest corner of said Farm Tract 214, within Mile 6 1/2 West Road, and the northwest corner of Avanti at Sienna Palms Legacy Subdivision, map reference: Document Number 3028974, Map Records, Hidalgo County, Texas, **THENCE S 01° 13' 00" E**, along the West line of said Farm Tract 214, within said Mile 6 1/2 Road a distance of 400.00 feet, to a Nail set, on the southwest corner of said Avanti Subdivision, for the **POINT OF BEGINNING** and the Northwest corner of this tract;

THENCE N 88° 57' 47" E, along the south line of said Avanti Subdivision, at a distance of 15.00 feet, pass the east right-of-way line of said Mile 6 1/2 Road, at a distance of 40.00 feet, pass a 1/2" iron rod with a plastic cap stamped "M & H" found, on the southwest corner of Lot 1, of said Avanti Subdivision, continuing a total distance of 707.78 feet, to a concrete monument with an aluminum cap found, on the southeast corner of said Avanti Subdivision, for a corner hereof;

THENCE N 01° 12' 25" W, along the east line of said Avanti Subdivision, a distance of 400.00 feet, to a 1/2" iron rod with a plastic cap stamped "M & H" found, on the northeast corner of said Avanti Subdivision, the north line of said Farm Tract 214, for an outside corner hereof;

THENCE N 88° 57' 47" E, along the north line of said Farm Tract 214, a distance of 1062.16 feet, to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, on the west right-of-way line of a tract of land deeded to Hidalgo and Cameron Counties Water Control and Improvement District No. 9, recorded in Volume 314 Page 62, Deed Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE S 01° 13' 00" E, along the west right-of-way line of said Water District No. 9 tract, a distance of 457.45 feet, to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for a corner hereof;

THENCE S 14° 21' 00" W, along the west right-of-way line of said Water District No. 9 tract, a distance of 82.00 feet, for a corner hereof;

THENCE S 00° 24' 09" W, along the west right-of-way line of said Water District No. 9 tract, a distance of 778.32 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, on the south line of said Farm Tract 214, the north line of Quail Hollow North Subdivision, map reference: Volume 49 Pages 99 thru 101, Map Records, Hidalgo County, Texas, for the Southeast corner hereof;

THENCE S 88° 47' 55" W, along the south line of said Farm Tract 214, the north line of said Quail Hollow North Subdivision, at a distance of 560.00 feet pass the common corner of said Quail Hollow Subdivision, and Barbosa-Lopez Subdivision, map reference: Volume 21 Page 165, Map Records, Hidalgo County, Texas, at a distance of 1711.00 feet, pass a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, at the east right-of-way line of said Mile 6 1/2 Road, continuing a total distance of 1726.00 feet, to a Nail set, on the west line of said Farm Tract 214, for the Southwest corner hereof;

P.O. Box 5066 • MCALLEN, TEXAS 78502 • PHONE (956) 618-1551 • FAX (956) 618-1547

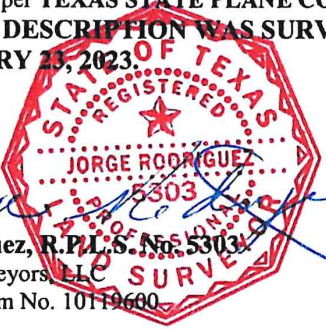
Job No. 230103
46.41 acres of land
Sheet No.: 2 of 3

THENCE N 01° 13' 00" W, along the west line of said Farm Tract 214, within said Mile 6 ½ Road, a distance of 919.54 feet, to the **POINT OF BEGINNIG**, containing 46.41 acres of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.**

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION
ON FEBRUARY 13, 2023.**


Jorge Rodriguez, R.P.L.S. No. 5303
CVQ Land Surveyors, LLC
T.B.P.E.L.S. Firm No. 10119600



METES AND BOUNDS DESCRIPTION

A tract of land containing 46.41 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of **FARM TRACT 214, WEST TRACT SUBDIVISION** out of **LLANO GRANDE GRANT**, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, and being part or portion of that tract of land deeded to JIMMY CLOSNER & SONS CONSTRUCTION CO., INC., recorded in Document Number 1139242, Deed Records, Hidalgo County, Texas, said 46.41 acres being more particularly described as follows;

COMMENCING, for reference at the Northwest corner of said Farm Tract 214, within Mile 6 1/2 West Road, and the northwest corner of Avanti at Sienna Palms Legacy Subdivision, map reference: Document Number 3028974, Map Records, Hidalgo County, Texas, **THENCE** S 01° 13' 00" E, along the West line of said Farm Tract 214, within said Mile 6 ½ Road a distance of 400.00 feet, to a Nail set, on the southwest corner of said Avanti Subdivision, for the **POINT OF BEGINNING** and the Northwest corner of this tract;

THENCE N 88° 57' 47" E, along the south line of said Avanti Subdivision, at a distance of 15.00 feet, pass the east right-of-way line of said Mile 6 ½ Road, at a distance of 40.00 feet, pass a ½" iron rod with a plastic cap stamped "M & H" found, on the southwest corner of Lot 1, of said Avanti Subdivision, continuing a total distance of 707.78 feet, to a concrete monument with an aluminum cap found, on the southeast corner of said Avanti Subdivision, for a corner hereof;

THENCE N 01° 12' 25" W, along the east line of said Avanti Subdivision, a distance of 400.00 feet, to a ½" iron rod with a plastic cap stamped "M & H" found, on the northeast corner of said Avanti Subdivision, the north line of said Farm Tract 214, for an outside corner hereof;

THENCE N 88° 57' 47" E, along the north line of said Farm Tract 214, a distance of 1062.16 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" set, on the west right-of-way line of a tract of land deeded to Hidalgo and Cameron Counties Water Control and Improvement District No. 9, recorded in Volume 314 Page 62, Deed Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE S 01° 13' 00" E, along the west right-of-way line of said Water District No. 9 tract, a distance of 457.45 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for a corner hereof;

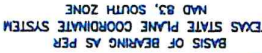
THENCE S 14° 21' 00" W, along the west right-of-way line of said Water District No. 9 tract, a distance of 82.00 feet, for a corner hereof;

THENCE S 00° 24' 09" W, along the west right-of-way line of said Water District No. 9 tract, a distance of 778.32 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, on the south line of said Farm Tract 214, the north line of Quail Hollow North Subdivision, map reference: Volume 49 Pages 99 thru 101, Map Records, Hidalgo County, Texas, for the Southeast corner hereof;

THENCE S 88° 47' 55" W, along the south line of said Farm Tract 214, the north line of said Quail Hollow North Subdivision, at a distance of 560.00 feet pass the common corner of said Quail Hollow Subdivision, and Barbosa-Lopez Subdivision, map reference: Volume 21 Page 165, Map Records, Hidalgo County, Texas, at a distance of 1711.00 feet, pass a ½" iron rod with a plastic cap stamped "CVQ LS" set, at the east right-of-way line of said Mile 6 ½ Road, continuing a total distance of 1726.00 feet, to a Nail set, on the west line of said Farm Tract 214, for the Southwest corner hereof;

THENCE N 01° 13' 00" W, along the west line of said Farm Tract 214, within said Mile 6 ½ Road, a distance of 919.54 feet, to the **POINT OF BEGINNING**, containing 46.41 acres of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone**.





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

Date of Meeting: September 6, 2023	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Ricardo Garcia.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Mid Valley Estates— being a 40.00-acre tract of Farm Tract 715, The West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 6 North and Mile 6 ½ West. Possible Action.	
Discussion/Overview: The proposed one hundred fifty-eight (158) lot subdivision is located outside the City of Weslaco. Final Plat approval is set to expire on June 21, 2023. This is the first 6-month extension request. Project is about 70% completed. Applicant is pending compactions, test for pressure for sewer and water line, mandrel for some part of the sewer line connection to existing manhole, asphalt on streets, and coring asphalt. Engineering has provided an email. Final walk thru is scheduled for September 6, 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 six-month extension.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

July 28, 2023

Rebekah De La Fuente, CFM

Planning and Code Enforcement Director

255 S. Kansas Ave.

Weslaco, Texas 78596

RE: Mid Valley Estates Subdivision

Extension Request,

Dear Ms. De La Fuente,

On behalf of Affordable Homes of South Texas, Inc, we would like to request an extension of time for the final plat approval for Mid Valley Estates. The infrastructure is about 98% complete and anticipate requesting a final inspection within the next two weeks.

Should you have any questions, please do not hesitate to contact us.

Sincerely

Ricardo Garcia

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#)
Subject: Mid Valley Estates
Date: Wednesday, August 23, 2023 4:36:46 PM
Attachments: [image001.png](#)

Good Afternoon,

This email is to update on the Mid Valley Estates project it is still pending compactions, test for pressure for sewer and water line, mandrel for some part of the sewer line also need to connect to existing manhole, finishing asphalt on streets and as well as coring asphalt. So over all I would say project is about 70%-75% completed. If you have any questions, please feel free to contact me.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



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

Date of Meeting: September 6, 2023	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration for six-month extension of the Final Plat for South Point Subdivision– being a resubdivision of 12.889 acres being all of lot 2 VBMH Subdivision, and out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83. Possible action.	
Discussion/Overview: The proposed seven (7) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on August 17, 2023. This is the 3 rd extension. Applicant is pending concrete collars on valves, raising of manholes and hydrants to street level, and coring samples of the asphalt. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
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

August 16, 2023

Rebekah De La Fuente, Planning Director
CITY OF WESLACO PLANNING DEPT.
255 S. Kansas Avenue
Weslaco, Texas 78596-6158

Re: SOUTH POINT SUBDIVISION – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owner, Auriel Investments LLC., a Texas limited liability company, Melden & Hunt, Inc. is requesting a six-month extension on the above referenced subdivision plat. According to our records, the extension is set to expire on August 17, 2023. The owners are requesting an additional six-month time frame.

Your consideration of 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,

Mario A. Reyna, P.E.
President

Cc: Auriel Investments, LLC., a Texas limited liability company

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Subject: FW: South Point Subdivision
Date: Wednesday, August 23, 2023 10:31:28 AM
Attachments: [image001.png](#)

From: Joe Mondragon
Sent: Tuesday, August 22, 2023 4:32 PM
To: Alberto J. Aldana <aaldana@weslacotx.gov>
Cc: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>; Marcelo Cosme <mcosme@weslacotx.gov>; Mario Reyna <Mario@meldenandhunt.com>; Lydia Flores <Lydia@meldenandhunt.com>
Subject: South Point Subdivision

Good Afternoon,

This Email is to state that the project of south point subdivision is still pending items from checklist, like concrete collars on the valves and manholes, manholes and hydrants need to raise up to the street level and need coring samples of the asphalt. Project is not done yet I have spoken to contractor, and he will be working on these items this week. If you have any questions or concerns, please feel free to contact me.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

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