

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

July 3, 2024, 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
JUNE 5, 2024**

On Wednesday, June 5, 2024, 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
Carolina Crockett	Commissioner
Randy Summers	Commissioner
Jim Forward	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

Also, present were Mike Swinnea, Assistant Fire Marshall, Marcelo Cosme, Water & Sewer Superintendent, Salvador Ayar, Assistant Engineer Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Mrs. Arevalo called the roll call noting that, Commissioner Torres, and Commissioner Treviño were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. May 1, 2024, Regular Meeting

Commissioner Berry made a motion to approve the minutes of May 1, 2024, seconded by Commissioner Summers. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 2823 S Bridge Ave., also being 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Mrs. Arevalo stated that notice appeared in the Monitor on May 15, 2024, there were two (2) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on Final Plat approval and prior submittal.

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

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

B. Discussion and consideration to rezone 3208 N Westgate Dr., also being Lot 1, Jeshua Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-1 Neighborhood Business District.

Mrs. Arevalo stated that notice appeared in the Monitor on May 15, 2024, there were thirteen (13) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

C. Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 405 S Missouri, also being Lot E35' of 23 & 24, Block 34, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on May 15, 2024, there were thirty-two (32) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Raymundo Chirinos owner of the proposed event center stated that the establishment would be family oriented for small event and that no alcohol would be permitted.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & Pike Blvd.

Mrs. Arevalo stated the proposed development is a three (3) 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. Staff recommends approval of the Preliminary Plat.

Commissioner Summers made a motion to approve the Preliminary Plat, with the stipulation that the entrance to the driveway access easement be widened to a minimum of 40ft., seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration for the Preliminary Plat for White Rose Subdivision being 4.644 acres out of Farm Tracts 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000 feet North of Intersection on Frontage Road and Bridge Ave.

Mrs. Arevalo stated the proposed nine (9) 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 the City of Weslaco. Staff recommends approval of the Preliminary Plat.

Commissioner Summers made a motion to approve the Preliminary Plat, seconded by Commissioner Berry. Motion carried.

C. Discussion and re-consideration for the Final Plat of The Groves Subdivision being a 13.90 acres out of Acre Tract out of lot 236, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 1300ft. North of the intersection of Mile 11 N Road and Westgate Drive.

Mrs. Arevalo stated the proposed sixteen (16) lot subdivision development is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 10" waterline and sewer by OSSF. The developer submitted a variance request to permit for the installation of OSSF and the off-site drainage and has provided their letters of support. This development was previously presented to Commission, but the final plat approval expired in January of 2024. Staff recommends approval.

Commissioner Summers made a motion to approve the Final Plat and the variance requests, seconded by Commissioner Crockett. Motion carried.

VI. ADJOURNMENT

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

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Absent

Jose Treviño, Commissioner

Absent

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 3, 2024	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of James Robles.	
Subject/Agenda Item: Discussion and consideration to rezone 412 E 18 th St., also being Lot 1, Uptown 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 June 12, 2024. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.	
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 area.	
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-000636-2024

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Uptown Lot 1 Block _____

Subdivision Name _____

Street Address 412 E. 18th Weslaco, TX. 78596

Existing Zoning Residential Existing Land Use Residential

Proposed Zoning Commercial Proposed Land Use Commercial

☒ \$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 James Robles Phone (956) 929-9904

Address 412 E. 18th Fax: (956) 854-4884

City Weslaco State TX Zip Code 78596 E-Mail: jmrbls6@gmail.com

OWNER

Name James Robles Phone 915-929-9904

Address 412 E. 18th Fax: 956-854-4884

City Weslaco State TX Zip Code 78596 E-Mail: jmrbls6@gmail.com

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

Signature _____ Date 5/9/24
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

June 21, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 3, 2024, and the City Commission will hold a public hearing on July 16, 2024, 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 July 3, 2024. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

James Robles, is requesting to rezone 412 E 18th St., also being Lot 1, Uptown 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.

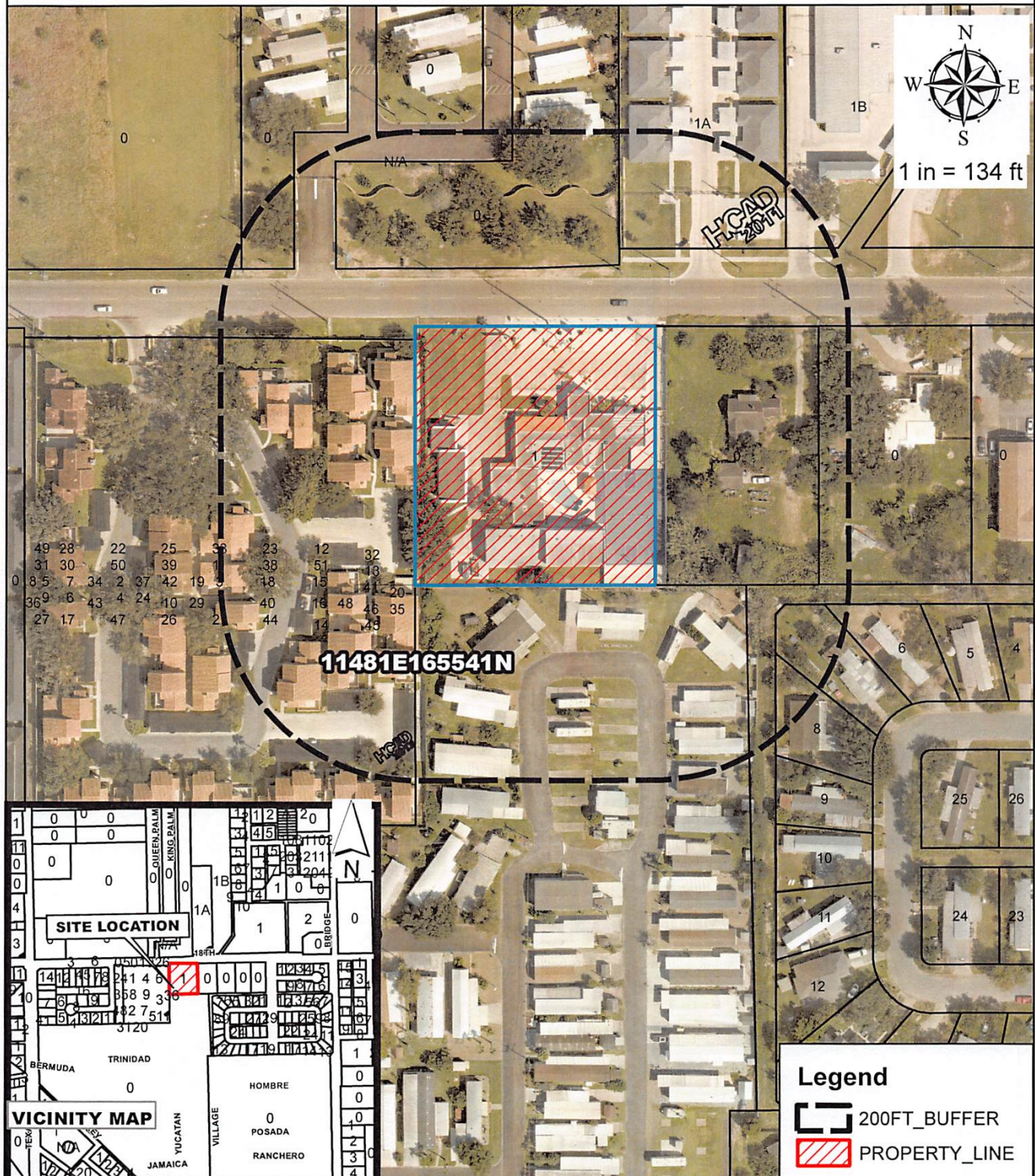
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

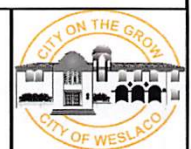
Planning &
Code Enforcement



James Robles
412 E 18th st.
Uptown

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Commercial office
Prop Zone: B-2



City of Weslaco Code Enforcement Dept.

JUN 4, 2024

CANTU ROGELIO & CARMEN 804 N LOUISIANA AVE WESLACO TX 78596	T6700-00-001-0006-00 TRAILS END EAST-MOBILE HOME BLK 1 510 W LOOP 19TH ST	L: 39600 B: 19041
SALDIVAR RAUL 512 W LOOP 19TH ST WESLACO TX 78596	T6700-00-001-0007-00 TRAILS END EAST-MOBILE HOME BLK 1 512 W LOOP 19TH ST	L: 39600 B: 17083
LOPEZ EUGENIO & ESMERALDA L 4804 MILE 9 N MERCEDES TX 78570	T6700-00-001-0008-00 TRAILS END EAST-MOBILE HOME BLK 1 514 W LOOP 19TH ST	L: 39600 B: 16428
JAMES ROBLES 412 E 18TH ST WESLACO, TX 78596	U2075-00-000-0001-00 UPTOWN LOT 1 412	L: 412514 B: 709293
SALINAS EUSEBIA ANGEL URCULLU 1715 S TEXAS BLVD WESLACO TX 78596	W3800-00-680-0000-64 WEST TRACT-E522.92'-W828.95'-S390' ' FT 680 4.13AC GR 3.77AC NET 225 E 18TH ST	L: 77285 B: 0
MHC LEISURE WORLD LLC ATTN: EQUITY LIFESTYLE PROP INC TWO NORTH RIVERSIDE PLZ STE 800 CHICAGO IL 60606	W3800-00-685-0000-99 WEST TRACT W18AC-S34AC-FT 685 A LEISURE WORLD M/H PARK 28.68AC 400 E 18TH ST	L: 582061 B: 1914800
MHC TRAILS END LLC ATTN: EQUITY LIFESTYLE PROP INC STE 800 TWO N RIVERSIDE PLAZA CHICAGO IL 60606	W3800-00-751-0000-12 WEST TRACT 41.12AC-FT 751 & 2.13AC-FT AILS END TR PK 43.25AC 2000 S TEXAS BLVD	L: 1883970 B: 1015385
HUEFNER THOMAS JOHN 414 E 18TH ST WESLACO TX 78596	W3800-00-751-0000-84 WEST TRACT NE1.14AC FT 751 414 E 18TH ST	L: 77636 B: 77288
MUNOZ JOSE L & AUDREY M 207 AUDREY DR WESLACO TX 78596	W3800-00-752-0000-00 WEST TRACT E148'-W452.60'-N295' FT 752 416 E 18TH ST	L: 68102 B: 198455
REGENCY ON 18TH LLC PO BOX 40003 SOUTH PADRE ISLAND TX 78597	R1690-02-000-001A-00 REGENCY NO. 2 LOT 1A 413 E 18TH ST	L: 177587 B: 1447413
SECURCARE MOVEIT MCALLEN LLC 8350 N CENTRAL EXPY #430 DALLAS TX 75206	R1690-02-000-001B-00 REGENCY NO. 2 LOT 1B 417 E 18TH ST	L: 343438 B: 2675872
RST TEXAS REAL ESTATES LLC 1709 EAST PIKE BOULEVARD WESLACO TX 78599	V3625-00-000-0002-00 VILLA ESCONDIDA CONDOMINIUM PH 1	L: 26219 B: 69309



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

Date of Meeting: July 3, 2024	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Chris Fann.	
Subject/Agenda Item: Discussion and consideration to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I-Industrial District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-2 Duplex and Apartment District to I-Industrial District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 12, 2024. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.	
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 area.	
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-000644-2024
FILE NO. _____

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 2 Block _____

Subdivision Name L.O.W

Street Address 2515 E Sugar cane

Existing Zoning Multi-family Existing Land Use Vacant

Proposed Zoning Industrial Proposed Land Use Ware house

- _____ \$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 Chris Fann Phone 956-207-3636

Address 605 S Border Fax: _____

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

OWNER

Name Fantastic investment LLC Phone 956-207-3636

Address 605 S Border Fax: _____

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

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

Signature Chris Fann Date 05/23/2024
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

June 21, 2024

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 July 3, 2024. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Chris Fann, is requesting to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I-Industrial District.

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

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

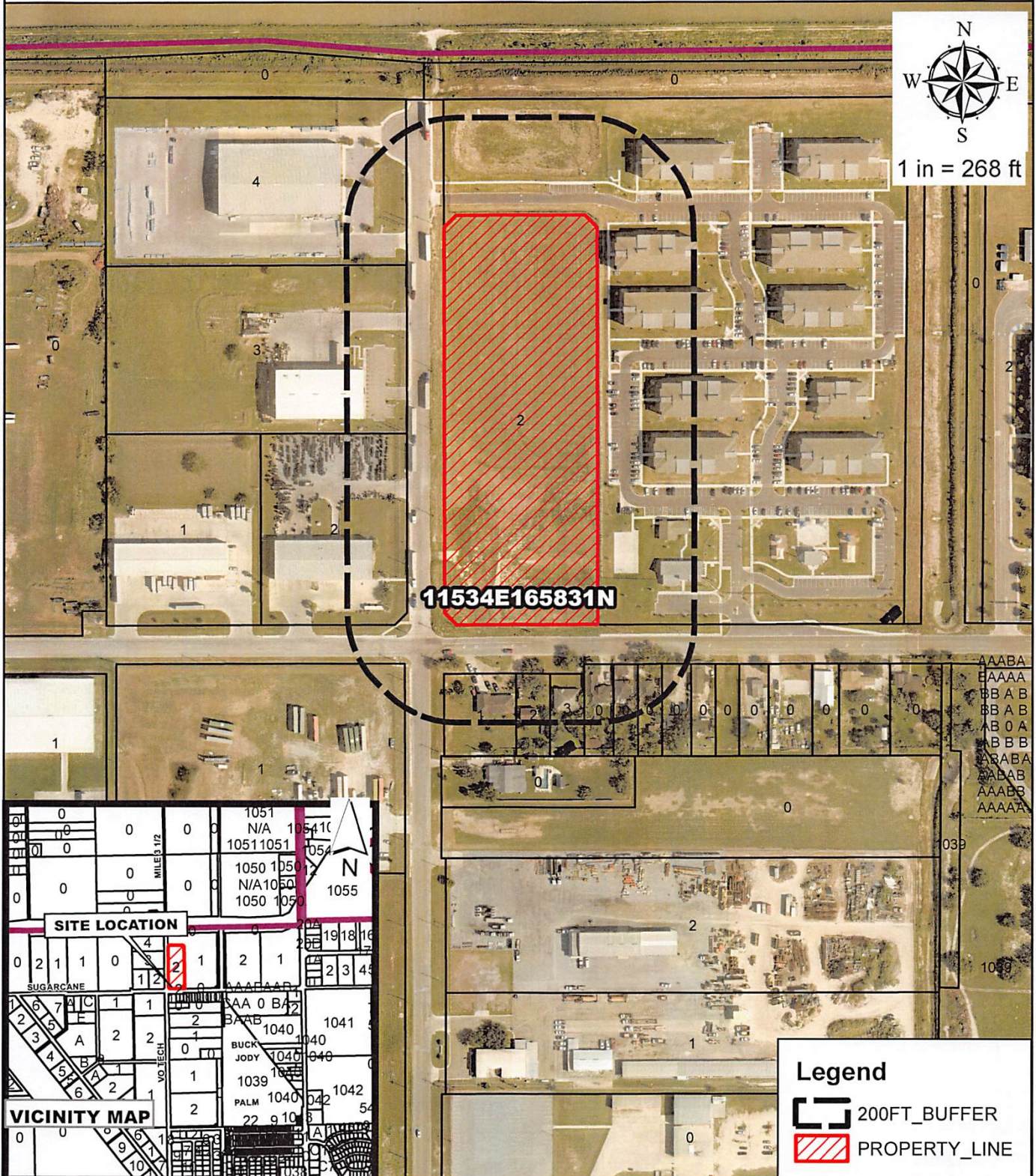
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

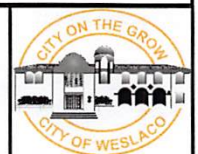
Planning &
Code Enforcement



CHRIS FANN
2515 E. SUGARCANE
J.O.W

Purpose for the Rezone Request

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



City of Weslaco Code Enforcement Dept.

JUN 4, 2024

MID VALLEY TRAILER REPAIR INC 2429 N VO TECH WESLACO TX 78599	M4010-00-001-0001-00 MID-VALLEY INDUSTRIAL PARK LOT 1 BLK 0 VO-TECH DR	L: 447738 B: 380248
GARCIA GERARDO JR 2510 E SUGARCANE DR WESLACO TX 78599	W3800-00-001-0000-07 WEST TRACT E50'-W433.34'-N208.71 FT 1 21AC NET 0 E SUGAR CANE	L: 29735 B: 71148
CAZARES LEONZO JR & ORALIA 2528 E SUGAR CANE DR WESLACO TX 78599	W3800-00-001-0000-08 WEST TRACT E60'-W543.34'-N208.71' FT 1 0 MILE 3 1/2 W	L: 41062 B: 45715
GARCIA GERARDO JR GERARDO SR & ESTELA GARCIA 2510 E SUGAR CANE DR WESLACO TX 78599	W3800-00-001-0000-11 WEST TRACT E60'-W384'-N209' FT 1 2510 E SUGAR CANE DR	L: 35398 B: 109602
AGUIRRE GRACIELA 2518 E SUGAR CANE DR WESLACO TX 78599	W3800-00-001-0000-22 WEST TRACT E50'-W483.14'-N208.71 FT 1 21AC NET 0 MILE 3 1/2 W	L: 29735 B: 64155
AGH GROUP LTD ATTN: MARCO A GUDINO 1515 SAHARA DRIVE WESLACO TX 78596	M4011-07-000-0003-00 MID VALLEY INDUSTRIAL PARK 7 LOT 3	L: 855600 B: 287780
L & W SUPPLY CORPORATION 1 ABC PKWY BELOIT WI 53511	M4011-07-000-0004-00 MID VALLEY INDUSTRIAL PARK 7 LOT 4 2711 VO-TECH DR	L: 852340 B: 986700
CG BF WESLACO TX LLC ATT BRIDGESTONE AMERICAS INC. 535 MARIOTT DRIVE NASHVILLE TN 37214	M4011-07-000-0002-00 MID VALLEY INDUSTRIAL PARK 7 LOT 2 0 MI 9 N & MI 3 1/2 WEST	L: 472288 B: 705898
SAENZ JUAN R & ANGELITA 2502 E SUGAR CANE DR WESLACO TX 78599	S0021-00-000-0001-00 SAENZ ESTATES LOT 1	L: 75409 B: 89567
SAENZ JUAN R & ANGELITA 2502 E SUGAR CANE DR WESLACO TX 78599	S0021-00-000-0002-00 SAENZ ESTATES LOT 2	L: 50188 B: 13300
SAENZ JUAN R & ANGELITA 2502 E SUGAR CANE DR WESLACO TX 78599	S0021-00-000-0003-00 SAENZ ESTATES LOT 3	L: 50188 B: 76618
HIDALGO HOUSING DEV CORP 1800 N TEXAS BLVD WESLACO, TX 78599	J1855-00-000-0001-00 J.O.W LOT 1 2615 E sugarcane	L: 0 B: 0

City of Weslaco Code Enforcement Dept.

JUN 4, 2024

FANNTASTIC INVESTMENTS LLC	J1855-00-000-0002-00	L:	0
PO BOX 127	J.O.W		
WESLACO, TX 78599	LOT 2	B:	0
	2515		



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

Date of Meeting: July 3, 2024	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Cesar E Cantu.	
Subject/Agenda Item: Discussion and consideration to rezone 100 S Bridge Ave., also being Lot 12 & 13, Blk 1, East Side Addition, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-4 Neighborhood Office District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-4 Neighborhood Office District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 12, 2024. Forty-one (41) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

FILE NO. RZNR-000649-2024

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 12 & 13 Block 1

Subdivision Name East Side Addition

Street Address 100 S. Bridge Ave

Existing Zoning RS Existing Land Use _____

Proposed Zoning _____ Proposed Land Use B4

- ☒ \$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 Cesar E. Cantu Phone 956-460-9361

Address 605 Northgate Dr Fax: _____

City Weslaco State Tx Zip Code 78598 E-Mail: _____

OWNER

Name Cesar E Cantu Phone 956-460-9361

Address 605 Northgate Dr. Fax: _____

City Weslaco State Tx Zip Code 78598 E-Mail: _____

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

Signature [Signature] Date 6/3/24
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
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Martin Garza, City Manager

PLANNING DEPARTMENT

June 21, 2024

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REZONE REQUEST:

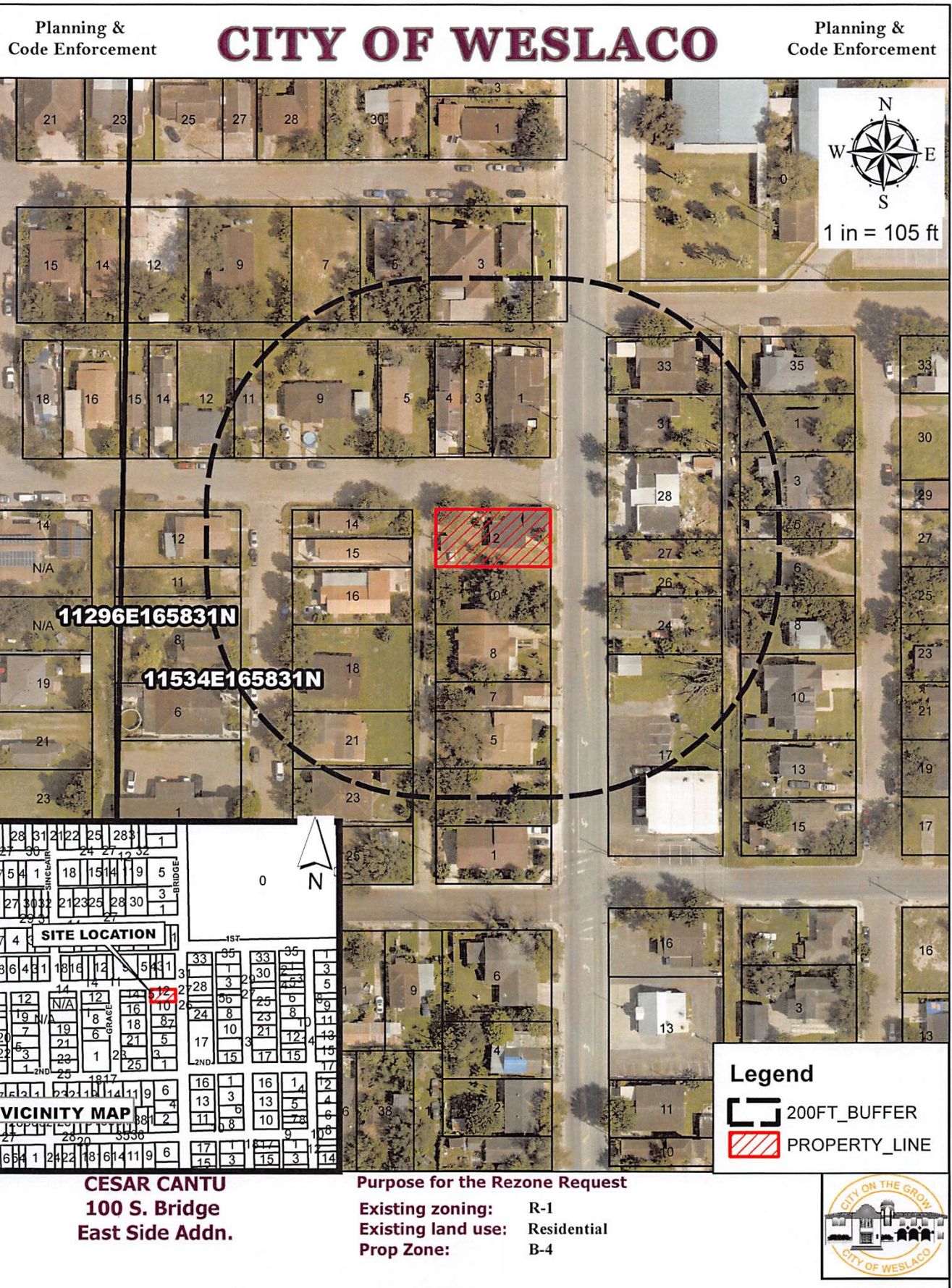
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Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

JUN 4, 2024

RL INVESTMENTS LLC 518 HUNEE DR SAN JUAN TX 78589	E1500-00-001-0003-00 EAST SIDE ADDN LOTS 3 & 4 BLK 1 118 S BRIDGE AVE	L: 47750 B: 46776
MARIN WILFEDO & JUANA M 114 S BRIDGE AVE WESLACO TX 78596	E1500-00-001-0005-00 EAST SIDE ADDN LOTS 5 & 6 BLK 1 114 S BRIDGE AVE	L: 47750 B: 61005
ZUNIGA APOLONIO & LINDA 6038 CULROSS CLOSE HUMBLE TX 77346	E1500-00-001-0007-00 EAST SIDE ADDN LOT 7 BLK 1 112 S BRIDGE AVE	L: 23875 B: 41277
SANCHEZ JOSE M & OLIVIA G 110 S BRIDGE AVE WESLACO TX 78596	E1500-00-001-0008-00 EAST SIDE ADDN LOTS 8 & 9 BLK 1 110 S BRIDGE AVE	L: 47750 B: 49857
SANCHEZ OLIVIA 110 S BRIDGE AVE WESLACO TX 78596	E1500-00-001-0010-00 EAST SIDE ADDN LOTS 10 & 11 BLK 1 0 S BRIDGE AVE	L: 47750 B: 0
CANTU CESAR EMILIANO 605 NORTHGATE DR WESLACO TX 78599	E1500-00-001-0012-00 EAST SIDE ADDN LOTS 12 & 13 BLK 1 100 S BRIDGE AVE	L: 47750 B: 84958
TERAN ELIZABETH 471 SKYLINE TRAIL LAKEHILLS TX 78063	E1500-00-001-0014-00 EAST SIDE ADDN LOT 14 BLK 1 101 GRACE AVE	L: 25069 B: 18639
CORTEZ JUANITA C/O CARLOS CORTEZ ET AL 103 GRACE AVE WESLACO TX 78596	E1500-00-001-0015-00 EAST SIDE ADDN LOT 15 BLK 1 103 GRACE AVE	L: 25069 B: 28580
GONZALEZ ESTELLA 105 GRACE AVE WESLACO TX 78596	E1500-00-001-0016-00 EAST SIDE ADDN LOTS 16 & 17 BLK 1 105 GRACE AVE	L: 50138 B: 41510
SALINAS SYLVIA PO BOX 1385 WESLACO TX 78599	E1500-00-001-0018-00 EAST SIDE ADDN LOTS 18 19 & 20 BLK 1 111 GRACE AVE	L: 75207 B: 36082
TREVINO MARGARITO 117 GRACE AVE WESLACO TX 78596	E1500-00-001-0021-00 EAST SIDE ADDN LOTS 21 & 22 BLK 1 115 GRACE AVE	L: 18638 B: 46254
TREVINO MARGARITO 117 GRACE AVE WESLACO TX 78596	E1500-00-001-0023-00 EAST SIDE ADDN LOTS 23 & 24 BLK 1 117 GRACE AVE	L: 18638 B: 71362

City of Weslaco Code Enforcement Dept.

JUN 4, 2024

FAZ REYNALDO & CRUZ MARIA 112 GRACE AVE WESLACO TX 78596	E1500-00-002-0006-00 EAST SIDE ADDN LOTS 6 & 7 BLK 2 112 GRACE AVE	L: 52526 B: 140252
BUENROSTRO SAN JUANITA 2303 FLORES DR MISSION TX 78574	E1500-00-002-0008-00 EAST SIDE ADDN LOTS 8 9 & 10 BLK 2 110 GRACE AVE	L: 78788 B: 25675
GARCIA RAFAEL 4906 MUSE RD RESACA GA 30735	E1500-00-002-0011-00 EAST SIDE ADDN LOT 11 BLK 2 102 GRACE AVE	L: 26263 B: 0
SALINAS YOLANDA 1208 S WESTGATE DR WESLACO TX 78596	E1500-00-002-0012-00 EAST SIDE ADDN LOTS 12 & 13 BLK 2 100 GRACE AVE	L: 52526 B: 9327
HERNANDEZ JOSE VEGA 101 N BRIDGE AVE WESLACO TX 78596	E1500-00-006-0001-00 EAST SIDE ADDN LOTS 1 & 2 BLK 6 101 N BRIDGE AVE	L: 48944 B: 48075
HERNANDEZ JOSE V 101 N BRIDGE AVE WESLACO TX 78596	E1500-00-006-0003-00 EAST SIDE ADDN LOT 3 BLK 6 823 E 1ST ST	L: 24472 B: 525
PENA SOFIA 6518 N FM 88 WESLACO TX 78599	E1500-00-006-0004-00 EAST SIDE ADDN LOT 4 BLK 6 729 E 1ST ST	L: 24472 B: 23408
MARROGUIN FELICIANO 727 E 1ST ST WESLACO TX 78596	E1500-00-006-0005-00 EAST SIDE ADDN LOTS 5 & 6 BLK 6 727 E 1ST ST	L: 48944 B: 23115
MOLINA AIDA 2303 FLORES DR MISSION TX 78574	E1500-00-006-0009-00 EAST SIDE ADDN LOTS 7-10 BLK 6 723 E 1ST ST	L: 97888 B: 77072
MARTINEZ MARIA ISABEL 1931 WESPARK AVE WHITING IN 46394	E1500-00-006-0011-00 EAST SIDE ADDN LOT 11 BLK 6 715 E 1ST ST	L: 24472 B: 15699
RAMON YOLANDA H 120 ALFREDO ST SAN JUAN TX 78589	E1500-00-006-0012-00 EAST SIDE ADDN LOTS 12 & 13 BLK 6 709 E 1ST ST	L: 28915 B: 15565
HERNANDEZ JAVIER 2517 MORENO SR EDINBURG TX 78541	G9100-00-003-0001-00 COLONIA GUADALUPE LTS 1 & 2 BLK 3 104 ZAMORA AVE	L: 30000 B: 36586

City of Weslaco Code Enforcement Dept.

JUN 4, 2024

GARCIA ROSAURA 1908 W ROOSEVELT ST WESLACO TX 78599	G9100-00-003-0003-00 COLONIA GUADALUPE LTS 3 & 4 BLK 3 110 ZAMORA AVE	L: 30000 B: 37059
LOPEZ RUBEN 112 ZAMORA ST WESLACO TX 78596	G9100-00-003-0005-00 COLONIA GUADALUPE LT 5 BLK 3 112 ZAMORA AVE	L: 23875 B: 26192
WEBBER ALFREDO M JR 9626 AGUILA ST HOUSTON TX 77013	G9100-00-003-0006-00 COLONIA GUADALUPE LTS 6-7 BLK 3 114 ZAMORA AVE	L: 30000 B: 0
ELIZONDO TIMOTEO JAVIER 701 N INTERNATIONAL BLVD STE 123 HIDALGO TX 78557	G9100-00-003-0008-00 COLONIA GUADALUPE LOTS 8-9 BLK 3 116 ZAMORA AVE	L: 30000 B: 500
TREVINO MONICA YVETTE 122 ZAMORA AVE WESLACO TX 78596	G9100-00-003-0010-00 COLONIA GUADALUPE LT 10-12 BLK 3 122 ZAMORA AVE	L: 45000 B: 129212
CISNEROS JOHANNA RUBI 1119 VILLAS DEL NORTE WESLACO TX 78599	G9100-00-003-0017-00 COLONIA GUADALUPE ALL LOTS 17 THRU 135 S BRIDGE AVE	L: 87500 B: 76910
YBARRA FIDELA G 121 S BRIDGE AVE WESLACO TX 78596	G9100-00-003-0024-00 COLONIA GUADALUPE LTS 24 25 BLK 3 121 BRIDGE AVE	L: 30000 B: 30920
SANCHEZ ELOISA 110 S BRIDGE AVE WESLACO TX 78596	G9100-00-003-0026-00 COLONIA GUADALUPE LT 26 BLK 3 115 S BRIDGE AVE	L: 23875 B: 5124
SANCHEZ ELOISA 110 S BRIDGE AVE WESLACO TX 78596	G9100-00-003-0027-00 COLONIA GUADALUPE LT 27 BLK 3 115 S BRIDGE AVE	L: 23875 B: 22488
LUCIO BRAULIO OLVERA & LAURA K 111 S BRIDGE AVE WESLACO TX 78596	G9100-00-003-0028-00 COLONIA GUADALUPE LTS 28 29 30 BLK 3 111 S BRIDGE AVE	L: 45000 B: 127310
LOPEZ MARIA DEL ROSARIO 107 S BRIDGE AVE WESLACO TX 78596	G9100-00-003-0031-00 COLONIA GUADALUPE LTS 31 32 BLK 3 107 S BRIDGE AVE	L: 30000 B: 33142
PEREZ MARGARITA G 103 S BRIDGE AVE WESLACO TX 78596	G9100-00-003-0033-00 COLONIA GUADALUPE LTS 33 34 BLK 3 103 S BRIDGE AVE	L: 30000 B: 50116

City of Weslaco Code Enforcement Dept.

JUN 4, 2024

GARZA HERIBERTO JR & BEATRIZ M 102 ZAMORA AVE WESLACO TX 78596	G9100-00-003-0035-00 COLONIA GUADALUPE LTS 35 36 BLK 3 102 ZAMORA AVE	L: 30000 B: 24859
CARDOZA MIGUEL 1317 EL CAMINO DR WESLACO TX 78599	R0650-00-001-0001-00 RAMONA ADDN BLK 1 LTS 1-2 728 E SHANE ST	L: 65896 B: 40701
FLORES JUAN P & MARIA EVA 726 SHANE ST WESLACO TX 78596	R0650-00-001-0003-00 RAMONA ADDN BLK 1 LTS 3-4 726 E SHANE ST	L: 65896 B: 163935
CASTILLO ESTEBAN & AGUSTINA 722 E SHANE ST WESLACO TX 78596	R0650-00-001-0005-00 RAMONA ADDN BLK 1 LTS 5-6 722 E SHANE ST	L: 65896 B: 28053
CARDENAS AMANDA & JESUS 24715 60TH AVE APT 2 MATTAWAN MI 49071	R0650-00-001-0007-00 RAMONA ADDN BLK 1 LTS 7-8 716 E SHANE ST	L: 65896 B: 0

NOTES

1. BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
2. ADDRESS: 100 S. BRIDGE AVE.
WESLACO, TEXAS 78596
3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 222443573, ISSUED MAY 9, 2022 WAS USED TO PREPARE THIS SURVEY.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON **06/13/2022**, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO APPARENT ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN; THIS SURVEY IS CONDUCTED TO THE MINIMUM STANDARD OF PRACTICE PRESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370
DATE: **6/14/2022**

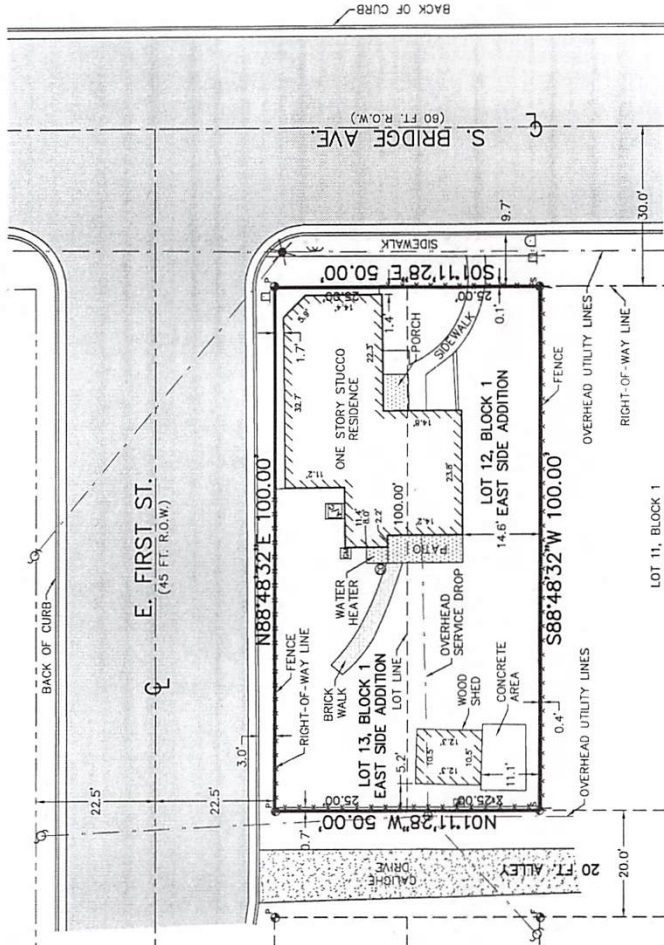
BOUNDARY SURVEY OF:

LOT TWELVE (12) AND THIRTEEN (13),
BLOCK ONE (1),
EAST SIDE ADDITION,
AN ADDITION TO THE CITY OF WESLACO,
HIDALGO COUNTY, TEXAS, AS PER MAP OR
PLAT RECORDED IN VOLUME 8, PAGE 38, MAP
RECORDS OF HIDALGO COUNTY, TEXAS.

FOR: CESAR EMILIANO CANTU
DATE: 14 JUNE 2022
JOB NO: 116025

**Moore Land
Surveying, LLC**

14216 Palis Drive, La Feria, TX 78559
(361) 245-0988
BPLS Firm No. 10194186



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
IRON ROD FOUND	IRON ROD SET WITH CAP	MAILBOX	MAILBOX
STAMPED "MOORE-6370"	IRON PIPE FOUND	CLEANOUT	CLEANOUT
WATER METER	WATER METER	GAS METER	GAS METER
POWER POLE	POWER POLE	GAS VALVE	GAS VALVE
GUY WIRE ANCHOR	GUY WIRE ANCHOR	LIGHT POST	LIGHT POST

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "B", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480349, PANEL NO. 0005, SUFFIX "B", EFFECTIVE MARCH 04, 1980.



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

Date of Meeting: July 3, 2024	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Arturo Ramos.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 709 Angelita St., also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2024. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
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. Deadline to submit request is 30 days prior to the meeting.
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. _____

USE-000638-2024

RECEIVED

MAY 16 2024

BY:

PROPOSED PROJECT

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

Lot 23, 24, 25 Block _____
Subdivision Name Pueblo Amistad Subdivision
Street Address 709 Angelita St Suite A
Existing Zoning Commercial Existing Land Use _____
Purpose for the Conditional Use Permit Request Event Center

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 Arturo Ramos Phone 956-246-6979
Address 6400 N FM88 Fax: _____
City Weslaco State TX Zip Code 78599 E-Mail: artyramos@yahoo.com

OWNER

Name Arturo Ramos Phone 956-246-6979
Address 6400 N FM88 Fax: _____
City Weslaco State TX Zip Code 78599 E-Mail: artyramos@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 5/16/24
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 Approved _____ Disapproved _____ Tabled _____ Date _____

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

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

June 21, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 3, 2024, and the City Commission will hold a public hearing on July 16, 2024, 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 July 3, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Arturo Ramos is requesting a Conditional Use Permit to operate an Event Center, at 709 Angelita St., also being Lots 23-25, Pueblo Amistad 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,

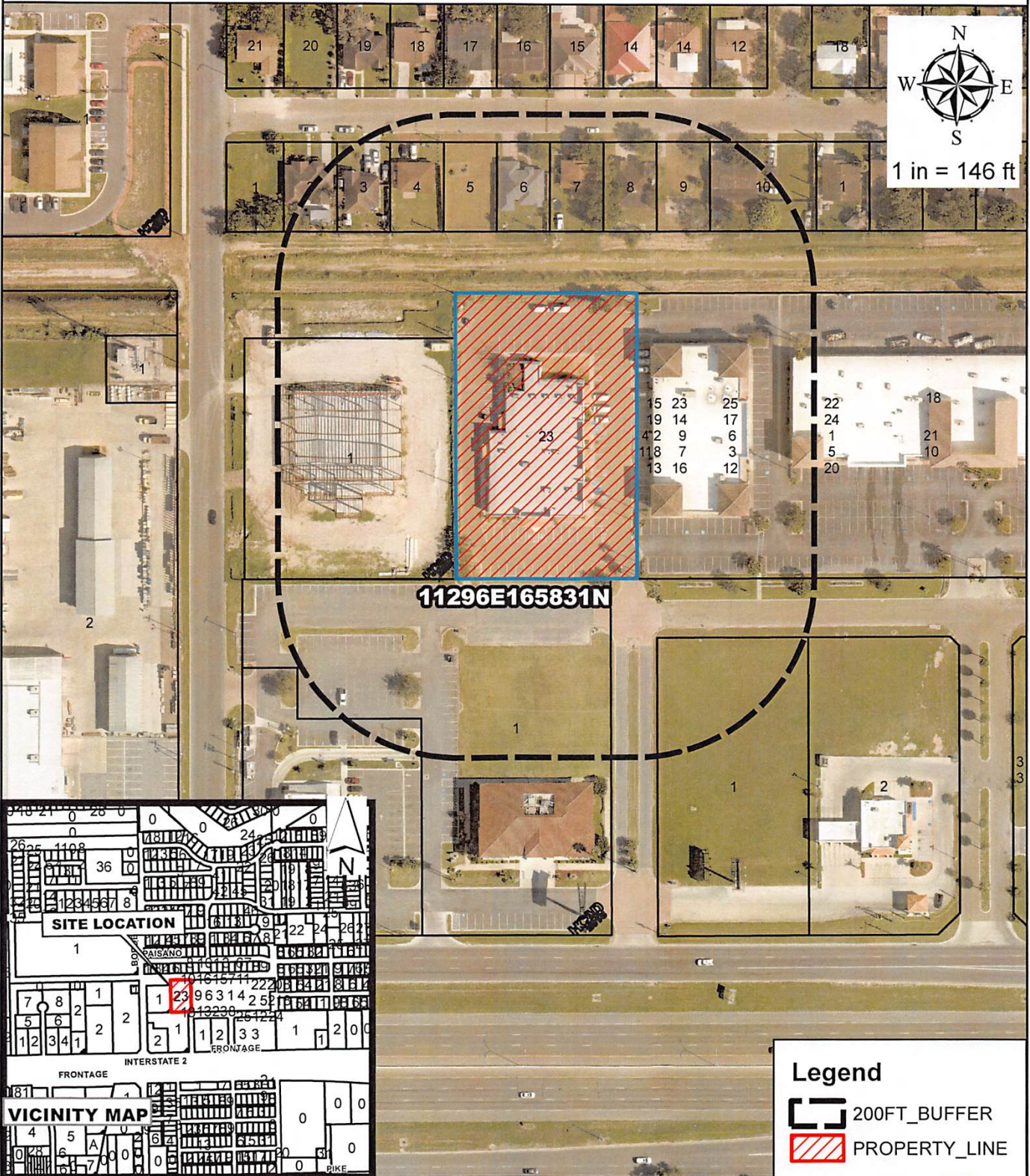
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

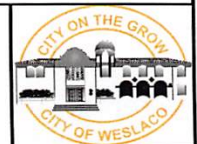
Planning &
Code Enforcement



Arturo Ramos
709 Angelita St. Ste A
Pueblo Amistad

Purpose for the Conditional Use Request

Existing zoning: B-2
Existing land use: Commercial building
Prop CUP: Event Center



City of Weslaco Code Enforcement Dept.

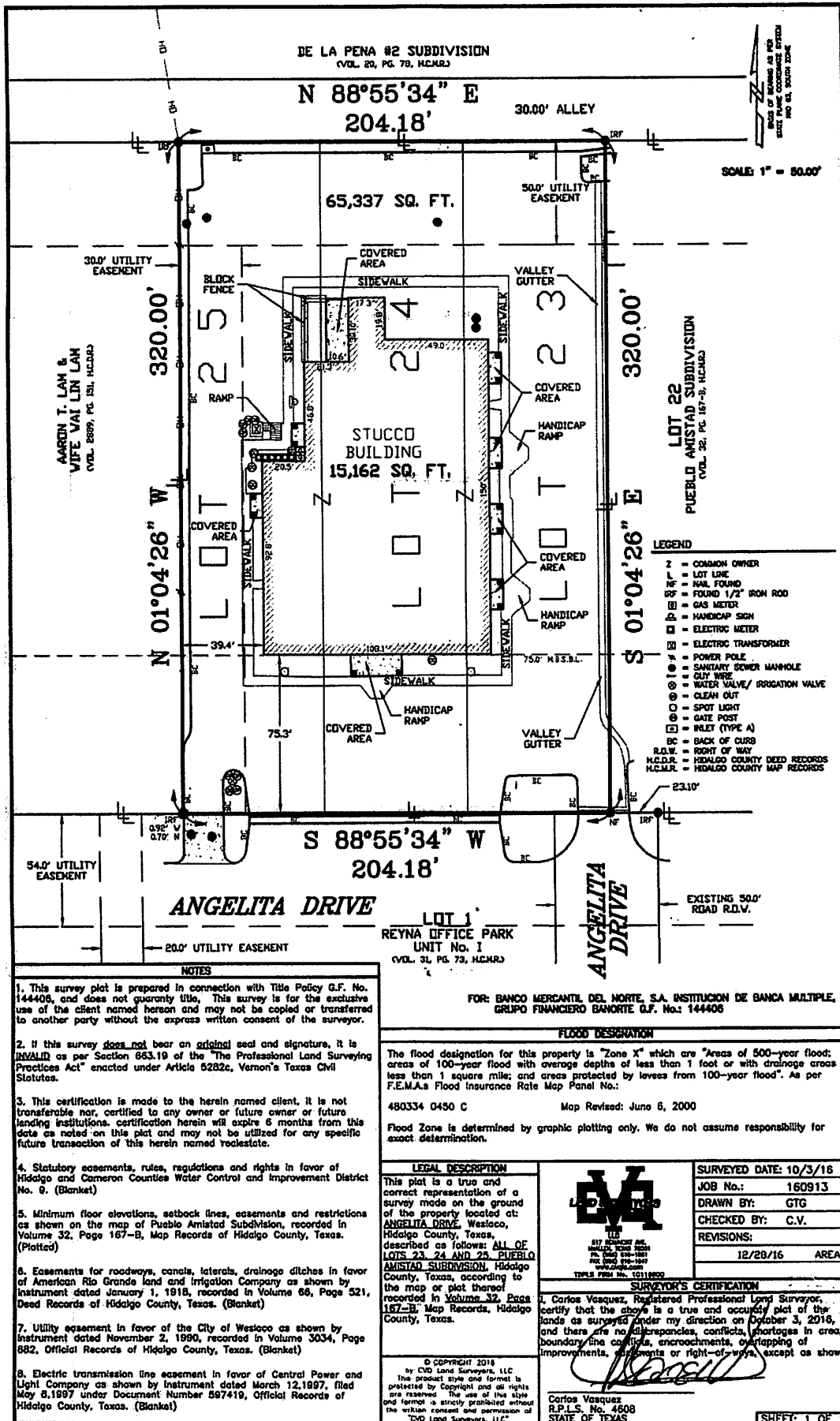
JUN 4, 2024

RAMIREZ ROMEO JR & NORMA I 815 W PAISANO LN WESLACO TX 78599	D2200-02-001-0002-00 DE LA PENA NO. 2 LOT 2 BLK 1 815 PAISANO LN	L: 34800 B: 121388
DOMINGUEZ JOSEPH C 811 W PAISANO LN WESLACO TX 78599	D2200-02-001-0003-00 DE LA PENA NO. 2 LOT 3 BLK 1 811 W PAISANO LN	L: 34800 B: 109423
ALVARADO REY 805 W PAISANO LN WESLACO TX 78599	D2200-02-001-0004-00 DE LA PENA NO. 2 LOT 4 BLK 1 805 PAISANO LN	L: 34800 B: 78749
CAMACHO SANDRA 6129 VICTORIA AVE PENNSAUKEN NJ 8109	D2200-02-001-0005-00 DE LA PENA NO. 2 LOT 5 BLK 1	L: 34800 B: 0
VALDES RUDDY 1631 NW 144TH WAY PEMBROKE PNES FL 33028	D2200-02-001-0006-00 DE LA PENA NO. 2 LOT 6 BLK 1 511 PAISANO LN	L: 34800 B: 196171
VILLAGOMEZ GUADALUPE & ADALIA 715 W PAISANO LN WESLACO TX 78599	D2200-02-001-0007-00 DE LA PENA NO. 2 LOT 7 BLK 1 715 PAISANO LN	L: 34800 B: 92316
MARTINEZ JOSE L & HILDA 2738 S HOMAN AVE CHICAGO IL 60623	D2200-02-001-0008-00 DE LA PENA NO. 2 LOT 8 BLK 1 711 PAISANO LN	L: 34800 B: 167860
MARTINEZ JOSE L & HILDA 2738 S HOMAN AVE CHICAGO IL 60623	D2200-02-001-0009-00 DE LA PENA NO. 2 LOT 9 BLK 1	L: 34800 B: 0
RAMOS MARIO SR & MIGUEL ANGEL PO BOX 8394 WESLACO TX 78599	D2200-02-001-0010-00 DE LA PENA NO. 2 LOTS 10 & 11 BLK 1 701 PAISANO LN	L: 48450 B: 105123
R & A REAL ESTATE INVESTMENTS 6400 N FM 88 WESLACO TX 78599	P9275-00-000-0023-01 PUEBLO AMISTAD LOTS 23-25 709 ANGELITA DR	L: 652800 B: 744950
LONE STAR NATIONAL BANK 100 W FERGUSON ST PHARR TX 78577	P9275-02-000-0001-00 PUEBLO AMISTAD PH 2 LOT 1 700 W EXPRWY 83	L: 908353 B: 0
REYNA FAMILY LAND DEV LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	R2432-01-000-0001-00 REYNA OFFICE PARK UT 1 (REPLAT) LOT 702 W EXPRWY 83	L: 1587221 B: 277428

City of Weslaco Code Enforcement Dept.

JUN 4, 2024

MID-VALLEY PATHOLOGY LABORATORIES PLLC PO BOX 5960 MCALLEN TX 78502	R2436-00-00A-0006-00 RGV PROFESSIONAL CENTER DG A UNIT 6 505 ANGELITA DR STE 6	L: 144456 B: 279251
REYNA FAMILY DEVELOPMENT LTD 702 W EXPRSWY 83 WESLACO TX 78599	R2432-01-000-0002-05 REYNA OFFICE PARK UT 1 (REPLAT) LOT	L: 834335 B: 390797
R & A REAL ESTATE INVESTMENTS 1609 E DAVENPORT WESLACO TX 78596	R0760-00-000-0001-00 RAMOS COMMERCIAL PLAZA LOT 1	L: 514080 B: 722067





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 3, 2024	Agenda Item No. (to be assigned by PCE): IV.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Kimley-Horn.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain an Off-Premise Wine only Package Store. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2024. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.	
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-000643-2024

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 3 Block 1

Subdivision Name Southgate Center

Street Address 1710 S Texas Blvd, Weslaco, TX 78596

Existing Zoning B-1 Neighborhood Business District Existing Land Use Undeveloped

Purpose for the Conditional Use Permit Request To sell alcohol (beer and liquor) at proposed convenience store.

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

- _____ \$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 Kimley-Horn Phone 210-632-2148

Address 805 S. Walton Boulevard, Suite 520 Fax: _____

City Bentonville State AR Zip Code 72712 E-Mail: matt.cox@kimley-horn.com

OWNER

Name Walmart Real Estate Business Trust Phone 479-799-1325

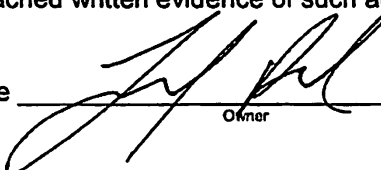
Address 702 SW 8th St Mailstop 0500 Fax: _____

City Bentonville State AR Zip Code 72716 E-Mail: trent.rachel@walmart.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 5/22/24
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
Approved _____ Disapproved _____ Tabled _____ Date _____

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

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

June 21, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 3, 2024, and the City Commission will hold a public hearing on July 16, 2024, 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 July 3, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

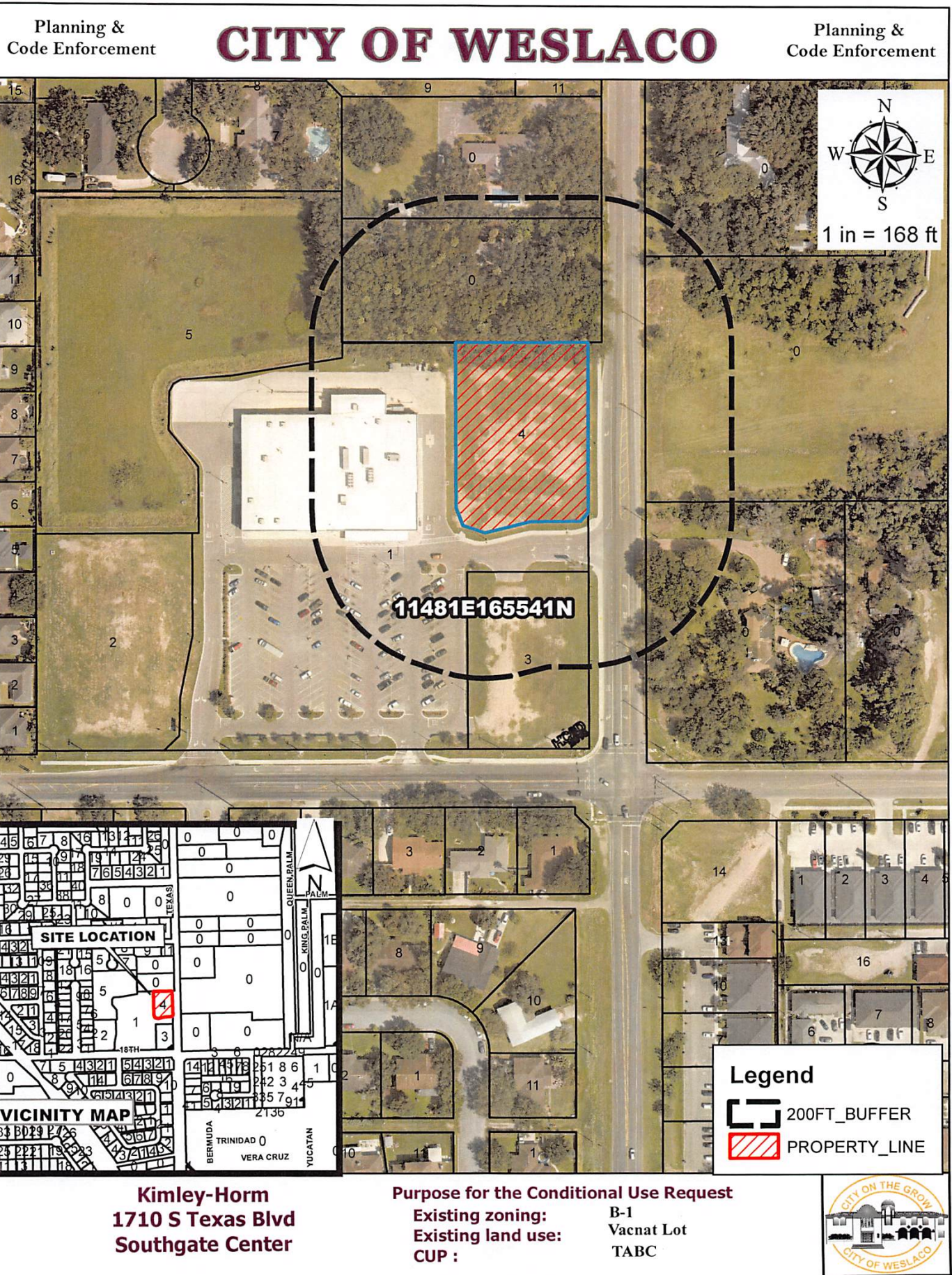
Kimley-Horn is requesting a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, and Texas.

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

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

Sincerely,

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

JUN 4, 2024

HOVDA HANS O & CONSTANCE W 1310 S TEXAS BLVD WESLACO TX 78596	W3800-00-679-0000-20 WEST TRACT N167.54'-S948.34'-E390' FT R 1.38AC NET 1310 S TEXAS BLVD	L: 168316 B: 287732
CANTU ALEJANDRO & ORALIA G 1400 S TEXAS BLVD WESLACO TX 78596	W3800-00-679-0000-80 WEST TRACT N171.16'-S780.8'-E390' FT R 1.43 AC NET 1400 S TEXAS BLVD	L: 174415 B: 97328
ARNOLD DANNY & KAREN 1309 S TEXAS BLVD WESLACO TX 78596	W3800-00-680-0000-16 WEST TRACT N305'-S1033.3'-W363' FT 680 .34AC NET 1309 S TEXAS BLVD	L: 162681 B: 265922
URCULLU ANGEL PO BOX 8244 WESLACO TX 78599	W3800-00-680-0000-32 WEST TRACT-S24.19AC EXC 9.41AC IN 4.78AC GR 14.42AC NET 1601 S TEXAS BLVD	L: 0 B: 0
SALINAS EUSEBIA ANGEL URCULLU 1715 S TEXAS BLVD WESLACO TX 78596	W3800-00-680-0000-48 WEST TRACT-W306.03'-S390' FT 680 NET 1715 S TEXAS BLVD	L: 399010 B: 214511
WAL-MART REAL ESTATE BUSINESS PROPERTY TAX DEPOT PO BOX 8050 MAIL STOP 0555 BENTONVILLE AR 72716	S4871-00-000-0001-00 SOUTHGATE CENTER LOT 1 1600 S TEXAS BLVD	L: 977160 B: 1983289
WAL-MART REAL ESTATE BUSINESS PROPERTY TAX DEPOT PO BOX 8050 MAIL STOP 0555 BENTONVILLE AR 72716	S4871-00-000-0003-00 SOUTHGATE CENTER LOT 3 1710 S TEXAS BLVD	L: 246462 B: 0
WESLACO BREW LLC 3606 PECOS ST DENVER, CO 80211	S4871-00-000-0004-00 SOUTHGATE CENTER LOT 4 1620 S TEXAS BLVD	L: 219751 B: 0
SOUTH GATE CENTER LP 2290 W PIKE BLVD STE 100 WESLACO TX 78596	S4871-00-000-0005-00 SOUTHGATE CENTER LOT 5 202 W 18TH ST	L: 68097 B: 0



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

**Initial Application
Reinstatement
Change of Location**

**Required
Certifications form
L-CERT must be included**

Join TABC in the fight against Human Trafficking

L-IA (10/2022)

TABC has enhanced our license and permit application process. We encourage you to take advantage of our user-friendly online application process through the Alcohol Industry Management System (AIMS). If you are unable to submit your application via AIMS, you may complete the paper application below.
If you submit a paper application, it will take considerably longer to obtain your license or permit.

Complete this form to apply for an original license or permit, or to make certain changes to an existing license or permit. Ultimate responsibility for the privilege of holding such license or permit rests on the applicant or license/permit holder. Visit our website (www.tabc.texas.gov) for statutory requirements, authorities or to find your local office.

Initial Information

1. Application for:				
☒ Original	☐ Reinstatement	License/Permit Number _____	☐ Reinstatement and Change of Trade Name	License/Permit Number _____
	☐ Change of Location	License/Permit Number _____	☐ Change of Location and Trade Name	License/Permit Number _____
2A. Type of Off-Premise License/Permit				
☐ BF Retail Dealer's Off-Premise License	☐ ET Third-Party Local Cartage Permit	☐ P Package Store Permit		
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ LP Local Distributor's Permit	☒ Q Wine Only Package Store		
2B. Type of On-Premise 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	☐ RM Mixed Beverage Permit with required Food and Beverage Certificate		
☐ BP Brewpub License	☐ LH Late Hours Certificate	☐ WP Waterpark Permit		
2C. 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	☐ SD Brewer's Self-Distribution License		
☐ BC Branch Distributor'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)				
3. Trade Name of Location (Name of restaurant, bar, store, distribution company, etc.) Quality Licensing Corporation dba Walmart Fuel Station #6159				
4. Location Address Street Number _____ Street Name _____				
City Weslaco		County Hidalgo	State TX	Zip 78596
5. Mailing Address Street Number _____ Street Name _____				
City Bentonville		State AR		Zip 72716
6. Business Phone (956) 854-2566		Alternate Phone (479) 371-0112 (Home Office)		E-mail Address complic@wal-mart.com

Business Information

7. Owner of Business/Applicant (Name of Corporation, Sole Proprietor, LLC, etc.) Quality Licensing Corporation		8. SSN or Federal Employer Identification Number (FEIN) 71-0636598	
If you hold an active TABC license/permit under the SSN or FEIN listed in question #8 and there have been no changes to the ownership structure of the business since you filed your last application, skip to question #11. If you hold an active TABC license/permit under the SSN or FEIN listed question #8, and there has been a change in the ownership or business structure since you filed your last application you must complete the entire Business Section below and Personal History Sheets (PHS) for any added person or persons. If you do not currently hold an active TABC license/permit, complete the entire Business Information section, all necessary ownership information and personal history sheets. Select the entity page(s) that correspond with your business structure. All officers, directors, stockholders, and trustees, holding ownership in this business must be disclosed. Individual applicants complete this application and L-PHS (Personal History Sheet).			
9. ☐ Individual ☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name _____		First Name _____	MI _____ Title _____
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy) _____	Class & No. of Shares/Percentage Membership or Units Held _____	
☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name _____		First Name _____	MI _____ Title _____
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy) _____	Class & No. of Shares/Percentage Membership or Units Held _____	
☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name _____		First Name _____	MI _____ Title _____
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy) _____	Class & No. of Shares/Percentage Membership or Units Held _____	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	MI Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	MI Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

☐ Officer ☐ Director ☐ Stockholder ☐ Trustee (Mark All That Apply)			
Last Name		First Name	MI Title
SSN ☐ Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	

If additional space is necessary, use the appropriate form for your business structure (L-C, L-LLC, L-P).

Background Information	
10A. Has any person listed in the business information section, or his or her spouse, been finally convicted or received deferred adjudication for any of the offenses below? If so, indicate by checking all that apply. If any boxes are checked, and it has not been five years since the termination of a sentence, parole or probation served, <u>attach an explanation.</u>	
☐ any felony offense ☐ prostitution ☐ bookmaking ☐ gambling or gaming ☐ bootlegging ☐ vagrancy offense involving moral turpitude ☐ any offense involving dangerous drugs, synthetic cannabinoids or controlled substances as defined in Texas Controlled Substances Act ☐ any offense involving firearms or a deadly weapon ☐ any offense involving drink solicitation ☐ more than three violations of the Texas Alcoholic Beverage Code relating to minors ☐ violations of the Texas Alcoholic Beverage Code resulting in a criminal fine of \$500 ☐ violations of an individual's civil rights or discrimination against an individual on the basis of race, color, creed or national origin	
10B. If any person listed in the Business Section has had a TABC license or permit canceled, <u>attach an explanation.</u>	

Property Ownership/Lease/Sublease/Management Information	
Complete question 11A. <u>or</u> 11B. to document owner of property. If land and building are owned by different entities, group partners/officers of each entity separately in spaces in 11B.	
Individual Property Owner	
11A. Full Legal Name (Last, First, Middle):	Date of Birth (mm/dd/yyyy) SSN
Property Owner Information (If owner is business entity)	
11B. Name of Business Entity Walmart Real Estate Business Trust	Federal Employer Identification Number (FEIN) 71-6167580
12. If operating under a lease at the location listed in question 4, complete the following:	
Expiration date(s)/Options _____ Monthly rental amount \$ _____ If other fees and payments are due to the landlord, indicate amount and reason \$ _____ Reason: _____	
If you are operating under any concession, service or management agreement(s) that contain terms for services or management beyond property rental, complete question number 13. Attach copy of all agreements. If question 13 does not apply, go to question 14	
13A. Indicate if you are: ☐ Sublessor ☐ Concessionaire ☐ Management Company	
13B. Entity Name of Sublessor, Concessionaire or Management Company:	
13C. FEIN of Sublessor, Concessionaire or Management Company:	
Enter information for individual or business entity below	
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Use form L-SL if additional space is needed	
13D. Enter contract information below:	
Expiration date(s)/Options _____ Monthly fee \$ _____	
13E. If you have a sublessor that differs from the management company enter sublessor name below.	
Sublessor Name _____	FEIN _____
14A. Do you or anyone else at the location operate under a franchise agreement? ☐ Yes ☒ No	
14B. If "YES," as required under Section 109.53 do you maintain exclusive control of ALL phases of the purchase, sale, service and brands of alcoholic beverages? ☐ Yes ☐ No	
If there are any agreements, excluding questions 13-14, which involve alcohol in any way, you MUST attach copies of those agreements.	

**Sales Information for Following License/Permit Types:
MB/FB, BG/FB, BE/FB**

15. Provide projected (future) sales data for first 12 months of operation.

Sales Year (YYYY) 20_____
Alcoholic Beverage Sales \$_____
Food Sales \$_____
Other Sales \$_____
Total Sales \$_____

Additional Requirements you are Attesting to for Food and Beverage Certificate Only:

- Food service will be maintained on the licensed premise.
- There is a permanently designated food service facility on the licensed location.
- Multiple entrees per meal are available to customers.
- Food items are prepared for consumption on or off the licensed location.
- Hours of operations for sale and service of food and alcoholic beverages are the same. Note, food may be sold or served before or after the legal hours for sale of alcoholic beverages.
- If the designated food service facility on the licensed location is operated by a separate business entity, the business entity will provide records for food service for the purpose of inspections or audit.
- If the premise is a hotel, separate food service facility for each separate area for restaurants, lounges or bars are maintained.

Mark only one of the boxes below to identify the method that qualifies the location to hold a Food & Beverage Certificate.

See Food and Beverage Certificate Application Document Guide pg.5 for additional information

- ☐ In addition to the above requirements, you qualify as a restaurant as defined by Rule 33.5(b)(6)
- The location operates its own permanent food service facility with commercial cooking equipment on its premises; and
 - Prepares and offers to sell multiple entrees for consumption on or off the premises
- ☒ In addition to the above requirements, you qualify based on the projected receipts from the sale of alcoholic beverages by the license or permit holder at the location will be 60% or less of the total receipts from the location.

Location Information

16. If you share the premises with another business entity enter tradename(s) of business(es) and sales and use tax number(s) below:

Trade Name Wal-Mart Stores Texas, LLC
Sales & Use Tax Number 1-74-3019386-6

17. Is the proposed location in a hotel or motel? If "Yes" attach diagram. ☐ Yes ☒ No

18. Will the license/permit embrace the entire location address as shown in question #4? ☒ Yes ☐ No
If "NO," attach a diagram of your premises as required by Section 11.49.

Finance Information

19. Enter the total amount of investment from all sources for this location. \$ 4,575,000
Please be prepared to provide copies of all documents related to the financing of this location.

20. List all sources of funds advanced to you for your business. If a partnership or corporation, list entity along with partners/officers.

Name, Corporation, Partner/Officer Walmart Inc.		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$
Name, Corporation, Partner/Officer		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$

If more space is needed, attach additional page

Measurement Information

Click [here](#) for measurement instructions, information, and requirements

21. Will the premises be within 1,000 feet of a private/public school? ☐ Yes ☒ No

22. Is any property line of your premises within 300 feet of a residential address or established neighborhood association? ☒ Yes ☐ No

On-Premise Licenses And Permits Only

Measurement information for applicants in municipalities with a population of 1.5 million or more

23. Will your business be located within 300 feet of a residence, church, school, day care or social service facility?
If "YES," will 75% or more of the applicant's actual or anticipated gross revenue be from the sale of alcoholic beverages?
If "YES," to both questions; you must notify all tenants or property owners of your intent to apply for an alcoholic beverage license/permit within five days of the filing of an original application. Has such notice been given as required by Section 11.52? ☐ Yes ☐ No
☐ Yes ☐ No

Brewpub (BP) Only

24. Do you, the applicant, intend to sell your alcoholic product directly to other retailers? ☐ Yes ☐ No

25. Do you, the applicant, intend to sell your alcoholic product to wholesalers/distributors? ☐ Yes ☐ No

26. Will you, the applicant, be engaged in the business of brewing and packaging malt liquor in quantities sufficient to operate a brewpub not later than 6 months after the date of issuance of the original license? ☐ Yes ☐ No

27. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location. Exact Date: _____

Bonded Warehouse (J – Wet / JD – Dry)							
28.	In general terms, specify what other goods and commodities are stored in this warehouse. _____						
29.	Are you providing services to permit holders other than storage ☐ Yes ☐ No						
30.	Is at least 50% of gross revenue during each three (3) month quarter derived from goods and merchandise other than alcoholic beverages? ☐ Yes ☐ No						
31.	Is the location in a wet or dry area? ☐ Wet ☐ Dry						
Brewers (BW)							
32.	Do you, the applicant, intend to engage in the business of brewing and packaging malt beverage in Texas within the three-year period covered by the original license and one successive renewal in quantities to qualify as a bona fide brewing manufacturer? ☐ Yes ☐ No						
33A.	Do you, the applicant, intend to contract with another brewery to produce your product? If "Yes," provide the TABC license/permit number of that brewery. _____ ☐ Yes ☐ No						
33B.	Is your product brewed at their location? ☐ Yes ☐ No						
34A.	Do you, the applicant, intend to utilize an alternating proprietorship agreement to produce your product? If "Yes," provide the TABC license/permit number of that brewery. _____ ☐ Yes ☐ No						
34B.	Is your product brewed at their location? ☐ Yes ☐ No						
35.	If you intend to operate under an alternating or contract brewing agreement; do you, the applicant, own a fee interest in a brewing facility? If "No," please submit a Fee Interest Bond which must be on file and approved prior to the issuance of your license/permit. Fee Interest Bond form and instructions can be downloaded here: Forms TABC (texas.gov) ☐ Yes ☐ No						
36.	Do you, the applicant, hold a Brewer's Notice issued by the Alcohol and Tobacco Tax and Trade Bureau of the United States Department of the Treasury? If "Yes," please provide TTB Brewers Notice Number _____ and attach copy. ☐ Yes ☐ No						
Brewers (BW), Distillers and Rectifiers (D), Winery (G)							
37.	Is any property line of your premises within 300 feet of a residential address or established neighborhood association? ☐ Yes ☐ No						
38.	Do you, the applicant, intend to sell for on-premise consumption? If "YES," you must notify each residential address and established neighborhood association(s). A copy of the completed notice must be submitted along with a list of all addresses notified; as required by Section 11.393 and 61.38. Click Notice of Application to view and print notice. ☐ Yes ☐ No						
Wholesalers (W)							
39.	Do you, the applicant, intend to sell malt liquor? ☐ Yes ☐ No NOTE: You must submit a territorial agreement from the actual manufacturer of the product.						
Distributors (D)							
40.	Do you, the applicant, have an adequate building, storage facilities, sufficient employees, delivery vehicles and rolling stock to provide service and sales for each brand of malt beverage in an amount equal to the demand for the product from all retailers in applicant's assigned territory? NOTE: If you are applying for a General Distributor's License, Local Distributor's Permit or Branch Distributor's License, you must submit a territorial agreement from the actual manufacturer of each malt beverage product you are handling. ☐ Yes ☐ No						
Winery (G)							
41.	I, the applicant, declare that I have the appropriate federal authority to qualify as a Texas winery and have all necessary information and documentation to complete the application. ☐ Yes If "YES," attach a copy of the approved Application to Establish and Operate a Wine Premises.						
42.	Do you, the applicant, intend to engage in any activity authorized by the winery permit on the permitted premise of another winery? If "YES," provide the TABC permit number of that winery _____ and attach a copy. ☐ Yes ☐ No						
WARNING AND SIGNATURE							
Each licensee or permittee shall have exclusive occupancy and control of the entire licensed location with respect to the sale of alcoholic beverages. Any arrangement that surrenders such control of the employees, premises or business, including profits and losses, to persons other than the licensee or permittee is unlawful. The applicant, license/permit holder, agent, servant or employee may not directly or indirectly have any overlapping ownerships or other prohibited relationships (including unfair competition and unlawful trade practices) between those engaged in the alcoholic beverage industry at different levels, that is, between a manufacturer and a wholesaler or retailer, or between a wholesaler and a retailer, as the words "wholesaler," "retailer," and "manufacturer" are ordinarily used and understood, regardless of the specific names given a license/permit. Reference Chapter 102 et seq. WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years." By signing you are swearing to all information and attachments provided are correct. If applicant is/principal party listed below must sign <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px;">Individual/Individual Owner</td> <td style="border: 1px solid black; padding: 2px;">Corporation/Officer</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">Partnership/Partner</td> <td style="border: 1px solid black; padding: 2px;">Limited Liability Company/ Officer or Manager</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">Limited Partnership/General Partner</td> <td style="border: 1px solid black; padding: 2px;"></td> </tr> </table>		Individual/Individual Owner	Corporation/Officer	Partnership/Partner	Limited Liability Company/ Officer or Manager	Limited Partnership/General Partner	
Individual/Individual Owner	Corporation/Officer						
Partnership/Partner	Limited Liability Company/ Officer or Manager						
Limited Partnership/General Partner							
PRINT NAME Sarah Little	SIGN HERE _____ TITLE Assistant Secretary						
Before me, the undersigned authority, on this _____ day of _____, 20____, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.							
SIGN HERE _____	SEAL						
NOTARY PUBLIC							



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 3, 2024	Agenda Item No. (to be assigned by PCE): IV.F.
From: Rebekah de la Fuente, Planning Director, on behalf of The 956 Teriyaki House LLC.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2024. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [☒] Mayor's Signature [☒] Public Hearing [☐] Budget Amendment [☐] Resolution [☐] Ordinance – First Reading [☐] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. _____

PROPOSED PROJECT

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

Lot 2 Block _____

Subdivision Name S328500 - SHOPS AT N. BRIDGE - SWL

Street Address 702 E Interstate Highway 2, Weslaco, TX 78596

Existing Zoning Commercial Existing Land Use Commercial

Purpose for the Conditional Use Permit Request For the purpose of
Alcoholic Beverages

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

- 305.00
- \$300.00 non-refundable filing fee.
- Detailed dimensioned site plan/map must be submitted with this request.
- Survey and metes and bounds if the legal description is a portion of a lot.
- City and school tax receipts attached.
- I have received a copy of "CUP Application Instructions"

APPLICANT

Name The 956 Teriyaki House LLC Phone (956) 703-4464

Address DBA The Teriyaki House STB-104 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: teriyakihouse2024@gmail.com

OWNER

Name SHOPS AT N. BRIDGE, LLC Phone 210 687 6466

Address 245 Luther Dr Fax: _____

City San Antonio State TX Zip Code 78212 E-Mail: craig@corporateassetpartners.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 _____

Owner

Date

5.28.2024

Signature _____

Applicant

Date

5-30-24

Signature _____

Authorized Agent

Date _____

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
Approved _____ Disapproved _____ Tabled _____ Date _____

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

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

June 21, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 3, 2024, and the City Commission will hold a public hearing on July 16, 2024, 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 July 3, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

The 956 Teriyaki House LLC., is requesting to a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, and Texas.

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

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

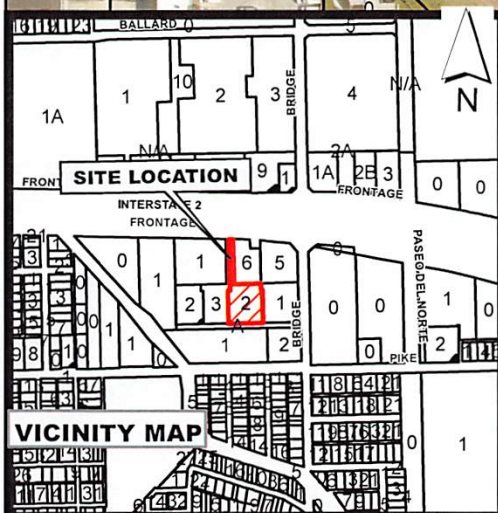
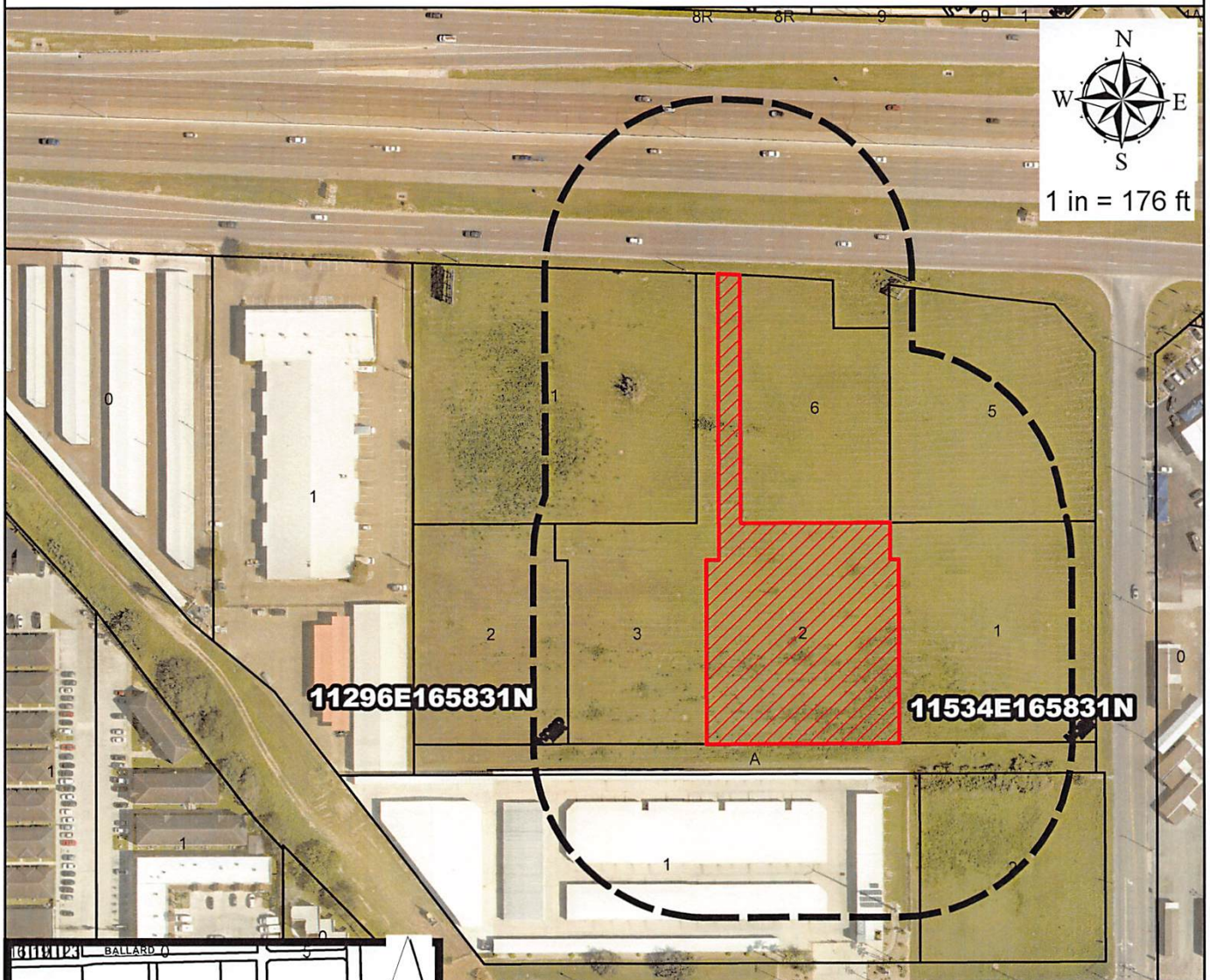
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



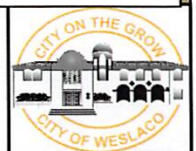
Legend

- 200FT_BUFFER
- PROPERTY_LINE

The 956 Teriyaki House LLC
702 E IH 2 STE 104
Shops @ N. Bridge

Purpose for the Conditional Use Request

Existing zoning: B-2
Existing land use: Commercial
CUP : TABC



City of Weslaco Code Enforcement Dept.

JUN 17, 2024

AATTIC IV LP 2805 S 77 SUNSHINE STRIP HARLINGEN TX 78550	A6320-04-000-0001-00 ATTIC 4 LOT 1 799 E PIKE BLVD	L: 377664 B: 1206290
GONZALEZ DICKSON FAMILY LIMITED 37624 FM 510 LOS FRESNOS TX 78566	A6320-04-000-0002-00 ATTIC 4 LOT 2 799 E PIKE BLVD	L: 186944 B: 0
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0001-00 SHOPS AT N. BRIDGE LOT 1 736 E INTERSTATE 2	L: 929563 B: 556839
SHOPS AT N BRIDGE LLC 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0002-05 SHOPS AT N. BRIDGE LOT 2 (REPLAT) 702 E INTERSTATE 2	L: 1000797 B: 556839
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0003-00 SHOPS AT N. BRIDGE LOT 3 636 E INTERSTATE 2	L: 782638 B: 288597
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0005-00 SHOPS AT N. BRIDGE LOT 5 726 E INTERSTATE 2	L: 957429 B: 0
MASHAYEKAN AHMAD 9850 GENESEE AVE STE 160 LA JOLLA, CA 92037-1226	S3285-00-000-0006-00 SHOPS AT N. BRIDGE LOT 6 716 E INTERSTATE 2	L: 719748 B: 0
SHOPS AT N BRIDGE LLC 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0001-05 SHOPS AT N. BRIDGE LOT 1 (REPLAT) 736 E INTERSTATE 2	L: 0 B: 0
SHOPS AT N BRIDGE LLC 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0002-00 SHOPS AT N. BRIDGE LOT 2 702 E INTERSTATE 2	L: 0 B: 0



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas 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.) The Teriyaki House			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) The 956Teriyaki House LLC			
3. Type of Owner ☐ Corporation ☐ Limited Partnership ☒ Limited Liability Company ☐ Limited Liability Partnership ☐ Partnership ☐ Other:			
4. Location Address 702 E IH 2 Ste 104 City: Weslaco County: Hidalgo State: TX Zip Code: 78589			
5. Mailing Address 1501 S Cage Blvd Ste A City: Pharr County: Hidalgo State: TX Zip Code: 78577			
6. Business Telephone Number pending		Alternate Telephone Number 956-359-0627	
E-mail Address sr.crudamicheladamix@gmail.com			
7. Application for:			
☒ Original		☐ Reinstatement	
☐ Change of Location		☐ Reinstatement and Change of Trade Name	
License/Permit Number		License/Permit Number	
License/Permit Number		License/Permit Number	
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License		☐ E Local Cartage Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit		☐ ET Third-Party Local Cartage Permit	
☐ LP Local Distributor's Permit		☐ P Package Store Permit	
☐ Q Wine Only Package Store			
8B. Type of On-Premise Retailer License/Permit:			
☐ BE Retail Dealer's On-Premise License		☐ E Local Cartage Permit	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit		☐ FB Food and Beverage Certificate	
☐ BP Brewpub License		☐ LH Late Hours Certificate	
☐ MB Mixed Beverage		☐ WP Waterpark Permit	
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	
☐ BC Branch Distributor's License		☐ DS Out-of-State Winery Direct Shipper's Permit	
☐ BN Nonresident Brewer's License		☐ G Winery - allows on-premise consumption	
☐ BW Brewer's License		☐ J Bonded Warehouse	
☐ JD Bonded Warehouse (Dry Area)		☐ S Nonresident Seller's Permit	
☐ SD Brewer's Self-Distribution License		☐ W Wholesaler's Permit	
☐ X General Class B Wholesaler Permit			
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar		☐ Grocery/Market	
☐ Civic Center		☐ Hotel	
☐ Convenience Store		☐ Motel	
☐ Delivery Company		☐ Movie Theater	
☐ Package Store		☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	
☐ Racetrack		☐ Sexually Oriented	
☒ Restaurant		☐ Sporting Arena	

Trade Name: The Teriyaki House
Location Address: 702 E IH 2 Ste 104 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 mixed beverages 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 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 _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: The Teriyaki House

Location Address: 702 E IH 2 Ste 104 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

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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

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SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: The Teriyaki House
Location Address: 702 E IH 2 Ste 104 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

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SIGN

HERE _____, _____ County
County Clerk

SEAL

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*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
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SIGN

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County Clerk

SEAL

Certification for Late Hours Certificate (LH)

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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 _____, _____ County
County Clerk

SEAL

Trade Name: The Teriyaki House

Location Address: 702 E IH 2 Ste 104

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 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 for: J

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SIGN

HERE _____ County Clerk _____ County

SEAL

Certificate of County Clerk for Winery (G) Applicants

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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 _____ County Clerk _____ County

SEAL

Certificate of County Clerk 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 _____ County Clerk _____ County

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 Clerk _____ County

SEAL

Trade Name: The Teriyaki House

Location Address: 702 E IH 2 Ste 104

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 _____

City, County _____

Dates notice published in daily/weekly newspaper (MM/DD/YYYY) _____

Publisher or designee certifies attached notice was published in newspaper stated on dates shown.

Signature of publisher or designee
Sworn to and subscribed
before me on this date (MM/DD/YYYY) _____

Signature of Notary Public _____

ATTACH PRINTED

COPY OF THE

NOTICE HERE

[Click here to see example of
newspaper publication](#)

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 _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____

FIELD OFFICE _____

SEAL



To: City of Weslaco Planning Department

My Name is Heriberto Villarreal, member of The 956 Teriyaki House LLC to do business as The Teriyaki House. Proposed Location is 702 E IH ste 104, Weslaco, TX.

Alcoholic Beverages not to exceed 17% alcohol content will be sold and served for on premise consumption. The primary business is a Restaurant.

The hours of operation are as follow:

Monday thru Friday 11:00AM-9:00PM

Saturday 11:00AM-10:00PM

Sunday 12:00PM-8:00PM

A handwritten signature in black ink, appearing to read 'Heriberto Villarreal', is written over a horizontal line.

Heriberto Villarreal

Owner/Manager



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 3, 2024	Agenda Item No. (to be assigned by PCE): IV.G.
From: Rebekah de la Fuente, Planning Director, on behalf of Sr. Cruda Ceviche and Micheladas LLC.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2024. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot 2 Block _____

Subdivision Name S328500 - SHOPS AT N. BRIDGE - SWL

Street Address 702 E Interstate Highway 2, Weslaco, TX 78596

Existing Zoning Commercial Existing Land Use Commercial

Purpose for the Conditional Use Permit Request For the purpose of
Alcoholic Beverages

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

\$05.00

\$300.00 non-refundable filing fee.

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

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

City and school tax receipts attached.

I have received a copy of "CUP Application Instructions"

APPLICANT

Name St. Cruda Geviche and Micheladas LLC. (Heriberto Villanar) - Sole member Phone (956) 708 4464

Address 702 E. Interstate Highway 2 STE 105 Fax: _____

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

OWNER

Name SHOPS AT N. BRIDGE, LLC Phone 210 667 8486

Address 245 Luther Dr Fax: _____

City San Antonio State TX Zip Code 78212 E-Mail: craig@corporateassetpartners.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 _____

Owner

Date

5.28.2024

Signature _____

Applicant

Date

5-30-24

Signature _____

Authorized Agent

Date _____

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
Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____

Date _____

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

June 21, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 3, 2024, and the City Commission will hold a public hearing on July 16, 2024, 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 July 3, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Sr. Cruda Ceviche and Micheladas is requesting to a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, and Texas.

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

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

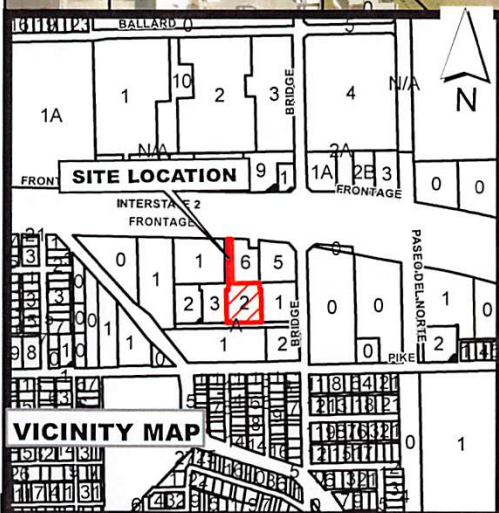
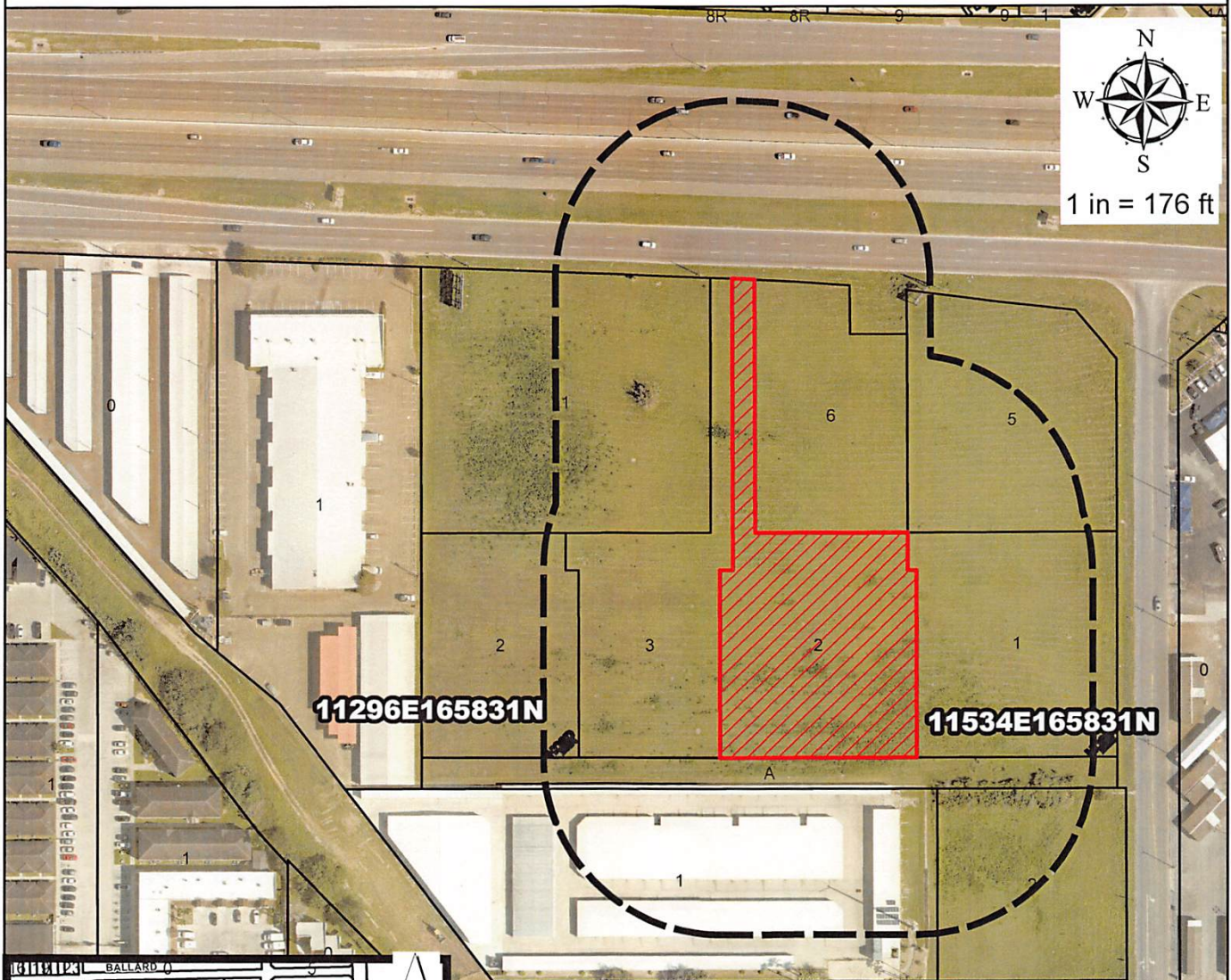
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

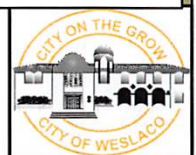
CITY OF WESLACO

Planning &
Code Enforcement



Sr. Cruda Ceviche and Micheladas LLC
702 E IH 2 STE 105
Shops @ N. Bridge

Purpose for the Conditional Use Request
Existing zoning: B-2
Existing land use: Commercial
CUP: TABC



City of Weslaco Code Enforcement Dept.

JUN 17, 2024

AATTIC IV LP 2805 S 77 SUNSHINE STRIP HARLINGEN TX 78550	A6320-04-000-0001-00 ATTIC 4 LOT 1 799 E PIKE BLVD	L: 377664 B: 1206290
GONZALEZ DICKSON FAMILY LIMITED 37624 FM 510 LOS FRESNOS TX 78566	A6320-04-000-0002-00 ATTIC 4 LOT 2 799 E PIKE BLVD	L: 186944 B: 0
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0001-00 SHOPS AT N. BRIDGE LOT 1 736 E INTERSTATE 2	L: 929563 B: 556839
SHOPS AT N BRIDGE LLC 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0002-05 SHOPS AT N. BRIDGE LOT 2 (REPLAT) 702 E INTERSTATE 2	L: 1000797 B: 556839
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0003-00 SHOPS AT N. BRIDGE LOT 3 636 E INTERSTATE 2	L: 782638 B: 288597
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0005-00 SHOPS AT N. BRIDGE LOT 5 726 E INTERSTATE 2	L: 957429 B: 0
MASHAYEKAN AHMAD 9850 GENESEE AVE STE 160 LA JOLLA, CA 92037-1226	S3285-00-000-0006-00 SHOPS AT N. BRIDGE LOT 6 716 E INTERSTATE 2	L: 719748 B: 0
SHOPS AT N BRIDGE LLC 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0001-05 SHOPS AT N. BRIDGE LOT 1 (REPLAT) 736 E INTERSTATE 2	L: 0 B: 0
SHOPS AT N BRIDGE LLC 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0002-00 SHOPS AT N. BRIDGE LOT 2 702 E INTERSTATE 2	L: 0 B: 0



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas 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.) Sr. Cruda Ceviche and Micheladas			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Sr. Cruda Ceviche and Micheladas LLC			
3. Type of Owner ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other			
4. Location Address 702 E IH 2 Ste 105 City: Weslaco County: Hidalgo State: TX Zip Code: 78596			
5. Mailing Address 1501 S Cage Blvd Ste A City: Pharr County: Hidalgo State: TX Zip Code: 78577			
6. Business Telephone Number pending		Alternate Telephone Number 956-359-0627	
E-mail Address sr.crudamicheladamix@gmail.com			
7. Application for:			
☒ Original		☐ Reinstatement	
☐ Change of Location		☐ Reinstatement and Change of Trade Name	
License/Permit Number		License/Permit Number	
License/Permit Number		License/Permit Number	
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☐ LP Local Distributor's Permit		☐ P Package Store Permit	
☐ Q Wine Only Package Store			
8B. Type of On-Premise Retailer License/Permit:			
☐ BE Retail Dealer's On-Premise License		☐ E Local Cartage Permit	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit		☐ FB Food and Beverage Certificate	
☐ BP Brewpub License		☐ LH Late Hours Certificate	
☐ MS Mixed Beverage		☐ WP Waterpark Permit	
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	
☐ BC Branch Distributor's License		☐ DS Out-of-State Winery Direct Shipper's Permit	
☐ BN Nonresident Brewer's License		☐ G Winery - allows on-premise consumption	
☐ BW Brewer's License		☐ J Bonded Warehouse	
☐ JD Bonded Warehouse (Dry Area)		☐ S Nonresident Seller's Permit	
		☐ SD Brewer's Self-Distribution License	
		☐ W Wholesaler's Permit	
		☐ X General Class B Wholesaler Permit	
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: _____ Sr. Cruda Ceviche and Micheladas
Location Address: 702 E IH 2 Ste 105 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 _____

City Secretary/Clerk

City

TEXAS

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	
*Mark box on right for any of the following license or permit types	
BG, BG/FB	
BE, BE/FB	
	☐ greater than 5% alcohol by volume
	OR
	☐ 5% or less alcohol by volume
	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 _____

City Secretary/Clerk

City

TEXAS

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 mixed beverages 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 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 _____

City Secretary/Clerk

City

TEXAS

SEAL

Trade Name: Sr. Cruda Ceviche and Micheladas

Location Address: 702 E IH 2 Ste 105

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

County: Hidalgo

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...

TX Alc. Bev. Code, Section 11.37 & 61.37

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.

OR

SIGN

County Clerk

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 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.

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.

GN

County Clerk

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

SIGN

County Clerk

Form L-CERT (7/2022)

Trade Name: Sr. Cruda Ceviche and Micheladas

Location Address: 702 E IH 2 Ste 105

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 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 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 _____ County

County Clerk

SEAL

Certificate of County Clerk 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 _____ County

County Clerk

SEAL

Certificate of County Clerk 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 _____ 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."

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 _____ County

County Clerk

SEAL

Trade Name: <u>Sr. Cruda Ceviche and Micheladas</u>	
Location Address: <u>702 E IH 2 Ste 105</u>	City: <u>Weslaco</u> County: <u>Hidalgo</u>
Publisher's Affidavit for All Applicants Except BN, DS, S TX Alc. Bev. Code, Section 11.39 and 61.38	
Name of newspaper _____	
City, County _____	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY) _____	ATTACH PRINTED
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>	COPY OF THE
Signature of publisher or designee _____	NOTICE HERE
Sworn to and subscribed _____	
before me on this date (MM/DD/YYYY) _____	Click here to see example of newspaper publication
Signature of Notary Public _____	
SEAL	
Comptroller of Public Accounts Certificate for All Applicants TX Alc. Bev. Code, Section 11.48 (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 _____	Outlet Number _____
Print Name of Comptroller Employee _____	
Print Title of Comptroller Employee _____	
SIGN HERE _____	SEAL _____
FIELD OFFICE	

To: City of Weslaco Planning Department

My Name is Heriberto Villarreal, member of Sr. Cruda Ceviche and Micheladas LLC to do Business as Sr. Cruda Ceviche and Micheladas. Proposed Location is 702 E IH STE. 105, Weslaco, TX.

Alcoholic Beverages not to exceed 17% alcohol content will be sold and served for on premise consumption. The primary business is a Restaurant.

The hours of operation are as follow:

Monday thru Friday 11:00AM-9:00PM

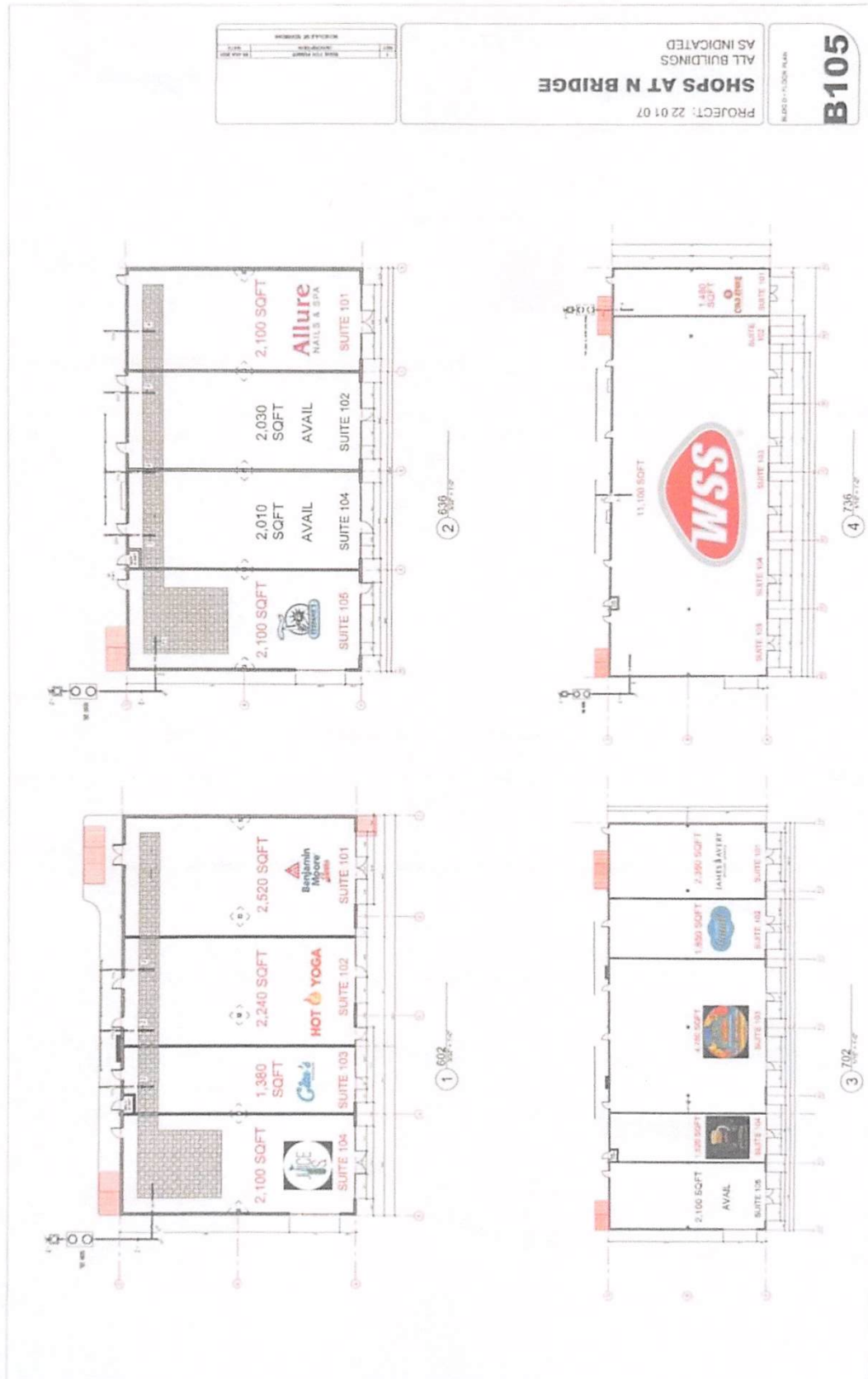
Saturday 11:00AM-10:00PM

Sunday 12:00PM-8:00PM



Heriberto Villarreal

Owner/Manager





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 3, 2023	Agenda Item No. (to be assigned by PCE): IV.H.
From: Rebekah de la Fuente, Planning Director, on behalf of Tacos El Plebe LLC Luis A Peña.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2023. Five (5) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2023.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for 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. Deadline to submit request is 30 days prior to the meeting.

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

FILE NO. USE-000650-2024



PROPOSED PROJECT

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

Lot 4 Block _____

Subdivision Name TOWN CENTER SUBDIVISION LOTS 2-9

Street Address 2307 W INTERSTATE 2, SUITE A

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request RESTAURANT SERVING MIXED DRINKS, WINE AND BEER FOR ON PREMISE CONSUMPTION

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

- ☒ 305 \$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 TACOS EL PLEBE 2 LLC LUISA. PENA ^{MANAGING MEMBER} Phone 956-429-1543

Address 2308 JAY DRIVE Fax: _____

City SAN JUAN State TX Zip Code 78589 E-Mail: tacoelplebe@gmail.com

OWNER

CABALLERO REAL ESTATE LLC
Name RICK CABALLERO Phone 956-454-7305

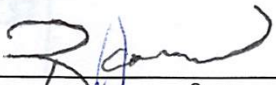
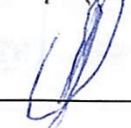
Address 610 MACO DRIVE Fax: _____

City HARLINGEN State TX Zip Code 78556 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 5-18-24
Owner
Signature  Date 05-20-24
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"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

June 21, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 3, 2024, and the City Commission will hold a public hearing on July 16, 2024, 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 July 3, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Tacos El Plebe LLC Luis A Peña is requesting a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas.

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

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

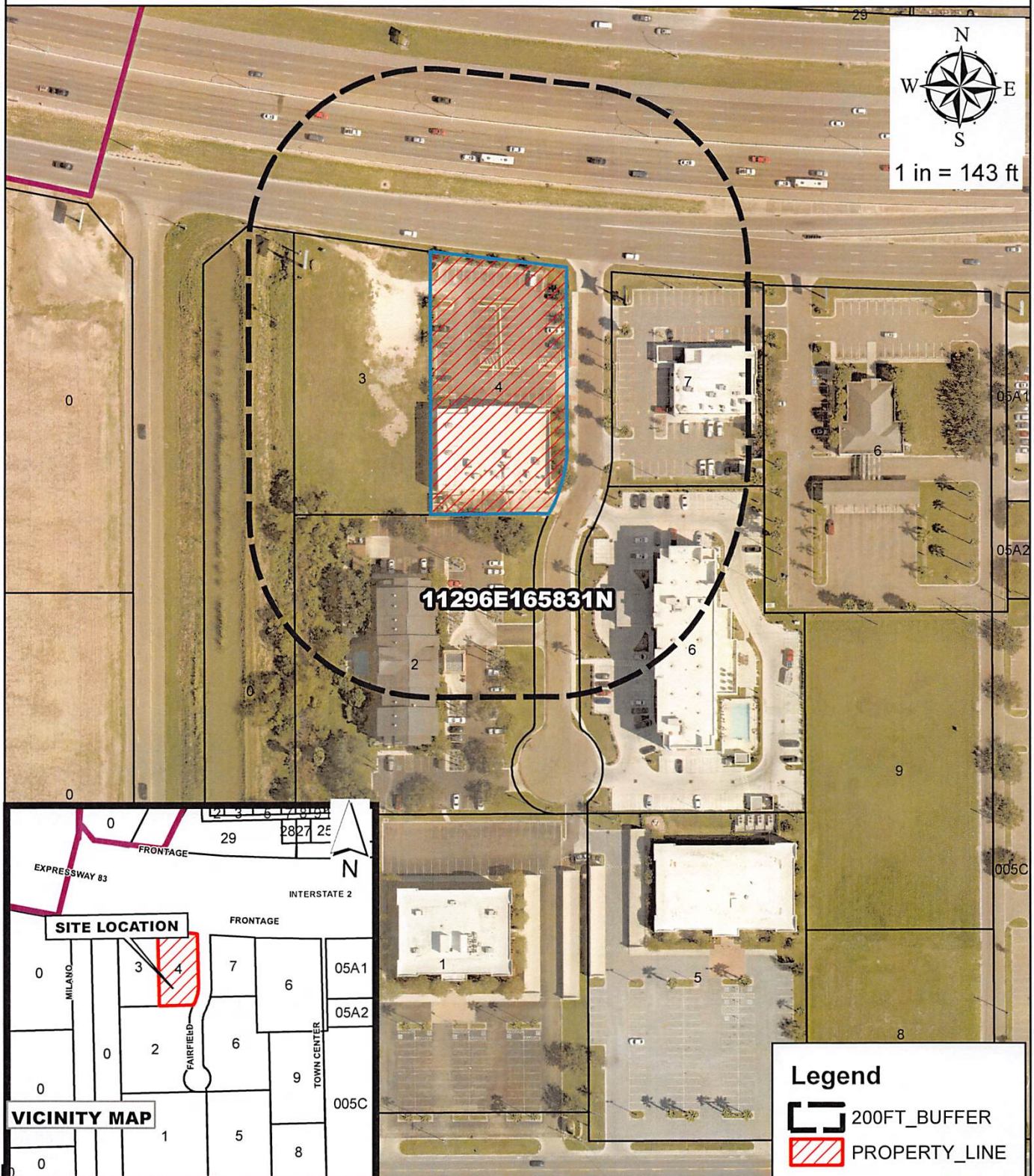
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

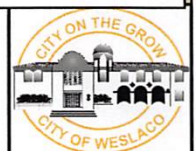
Planning &
Code Enforcement



Tacos El Plebe LLC
2307 W IH 2 STE. A
Towncenter Sub.

Purpose for the Conditional Use Request

Existing zoning:	B-2
Existing land use:	Commercial
CUP Request:	TABC



City of Weslaco Code Enforcement Dept.

JUN 4, 2024

CREATIVE HOTEL GROUP LLC 6301 S PADRE ISLAND DR CORPUS CHRISTI TX 78412	T6355-00-000-0002-00 TOWN CENTER LOT 2 1005 FAIRFIELD BLVD	L: 433332 B: 2184015
JDH DEVELOPERS LTD 2300 W PIKE BLVD STE 300 WESLACO TX 78596	T6355-00-000-0003-00 TOWN CENTER LOT 3 2309 EXPRWY 83	L: 710062 B: 0
CABALLERO REAL ESTATE LLC 610 MACO DR HARLINGEN TX 78550	T6355-00-000-0004-00 TOWN CENTER LOT 4 2307 EXPRWY 83	L: 657268 B: 669152
VASUDEVA & FAMILY LLC 1004 FAIRFIELD BLVD WESLACO TX 78596	T6355-00-000-0006-00 TOWN CENTER LOT 6 1004 FAIRFIELD BLVD	L: 476718 B: 6823282
EGD PROPERTIES LLC 1100 TANGLEWOOD LN WESLACO TX 78596	T6355-00-000-0007-00 TOWN CENTER LOT 7 2303 EXPRWY 83	L: 605159 B: 301945



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

**ON-PREMISE
PREQUALIFICATION PACKET**

L-ON (10/2020)

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

LOCATION INFORMATION

1. Application for:		☒ Original	☐ Add Late Hours Only	License/Permit Number
☐ Reinstatement		☐ Reinstatement and Change of Trade Name		License/Permit Number
☐ Change of Location		☐ Change of Location and Trade Name		License/Permit Number
2. Type of On-Premise License/Permit				
☐ BG	Wine and Beer Retailer's Permit	☐ LB	Mixed Beverage Late Hours Permit	
☐ BE	Beer Retail Dealer's On-Premise License	☐ MI	Minibar Permit	
☐ BL	Retail Dealer's On-Premise Late Hours License	☐ CB	Caterer's Permit	
☐ BP	Brewpub License	☐ FB	Food and Beverage Certificate	
☐ V	Wine & Beer Retailer's Permit for Excursion Boats	☐ PE	Beverage Cartage Permit	
☒ MB	Mixed Beverage Permit	☐ RM	Mixed Beverage Restaurant Permit with FB	
☐ O	Private Carrier's Permit -Brewpubs (BP) with a BG only	☐ E	Local Cartage Permit - Wine/Beer retailers (BG) Only	
3. Indicate Primary Business at this Location				
☒ Restaurant	☐ Sporting Arena, Civic Center, Hotel	☐ Bar		
☐ Grocery/Market	☐ Sexually Oriented	☐ Miscellaneous		
4. Trade Name of Location (Name of restaurant, bar, store, etc.) Tacos El Plebe				
5. Location Address 2307 W Interstate 2, Suite A				
City Weslaco		County Hidalgo	State TX	Zip Code 78596
6. Mailing Address 2308 Jay Drive		City San Juan	State TX	Zip Code 78589
7. Business Phone No. PENDING	Alternate Phone No. 956-429-1543	E-mail Address tacoelplebe@gmail.com		

OWNER INFORMATION

8. Type of Owner		
☐ Individual	☐ Corporation	☐ City/County/University
☐ Partnership	☒ Limited Liability Company	☐ Other
☐ Limited Partnership	☐ Joint Venture	
☐ Limited Liability Partnership	☐ Trust	
9. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Tacos El Plebe 2 LLC		

PRIMARY CONTACT PERSON

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

10. Contact Person: Luis A. Pena	Relation to Business: Managing Member
Phone (mandatory): 956-429-1543	Email (mandatory): tacoelplebe@gmail.com

TABC DATESTAMP

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

MEASUREMENT INFORMATION	
Section 109.31 et seq.	
14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No	
<i>NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.</i>	
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☒ No	
If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No	
<i>NOTE: For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.</i>	
<i>NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.</i>	
<i>NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.</i>	
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No	
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	

60-DAY SIGN	
18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY) N/A

ALL APPLICANTS	
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.	

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION	
Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.	
All required forms have been completed. I have reviewed all forms to ensure they are complete. I have obtained all required local and state certifications (pages 3-5). All application packets have been notarized. Phone numbers and email address for contact person are up to date. All additional documentation as required by the application packets is attached. If required, out of state criminal history checks are attached (PHS #7). Certification of publication in local newspaper has been completed (page 5). A copy of the newspaper publication is attached (page 5).	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☐ Yes ☐ No ☒ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A

Form L-ON (10/2020)



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Taxpayers Helping Businesses & Protecting Communities

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

City

_____, TEXAS

SEAL

**Tacos El Plebe, LLC D/B/A Tacos El Plebe Restaurant Operation
2307 W Interstate 2, Suite A, Weslaco, Texas 78596
(956) 429-1543**

Tacos El Plebe is a Restaurant owned by Tacos El Plebe, LLC d/b/a Tacos El Plebe located at 2307 W Interstate 2, Suite A, Weslaco, Hidalgo County, Texas 78596

Luis A. Pena is the Managing Member of Tacos El Plebe, LLC.

Our Businesses will operate six days a week and will be open:

Monday-CLOSED

Tuesday -Thursday 12:00 noon till 11:00 PM

Friday-Saturday 12:00 noon till 12:00 Mid Night

Sunday- 10:00 noon till 10:00 PM

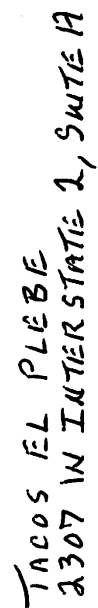
We will employ approximately six (10) employees including Cooks, waitresses, cashiers, bartenders, and janitorial staff.

We feel we operate a First-Class family-oriented restaurant with top quality Food and provide a comfortable atmosphere resulting in a positive dining experience. Family, Friends, and guests enjoy Traditional Mexican Food, 12 types of Tacos, Carne Asada, Chicken Asada, Birria, Vegetarian, Healthy Choices, loaded Baked Potatoes, Beans and more.

Beverages include Coffee, Tea, Soft Drinks, Mexican Sodas and Mixed Beverage Drinks, Beer & Wine and Wine Based Mixed Drinks including our famous Micheladas. Our Restaurant has two large dining areas and a bar where you can sit and relax and enjoy a delicious meal. We have fifteen-(15) tables and booths in each of our two dining areas for as total of thirty (30) tables or booths.

We plan to have a Gentleman playing Acoustic Music.

We have adequate parking as well as additional parking in our neighbors' parking lot as most of our Neighbors close for business at 5:00 PM affording us extra parking for our business.



FLOOR PLAN

—

Scale: 1/8"=1'-0"



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

Date of Meeting: July 3, 2024	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Altamura Subdivision Phase I being 22.45 acres out of Farm Tracts 249, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 170 feet south of Mile 12 North and Mile 5 West. Possible Action.	
Discussion/Overview: The proposed thirty-four (34) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting variance for OSSF and off-site drainage and are still pending 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 compliance with ordinance.	
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.	



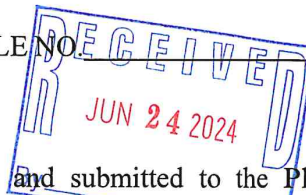
SUBDIVISION PLATTING APPLICATION

PLAT-000665-2024

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

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

FILE NO.



This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: ALTAMURA SUBDIVISION PHASE I

Location: 170 feet south of the centerline of Mile 12 North along the west side of F.M. 88 (Mile 5 West).

Legal Description: 22.45 acres of land being a part or portion of Farm Tract 249, The West and Adams Tracts as recorded in Volume 2, Pages 34-37, Map Records, 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: n.a.

Existing Land Use: Agricultural Proposed Land Use: Single Family Dwelling

Number of Lots Proposed: 34 Gross Acreage: 22.45

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: RD Altamura, LLC., Jason Garza, Mgr. Telephone: (956) 451-6390

Address: P.O. Box 6105 Fax: _____

City: McAllen State: TX Zip: 78502 E-mail: jason@wtcementers.com

ENGINEER INFORMATION

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588

Address: 416 E. Dove Ave. Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: javier@javierhinojosaeng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: North Alamo Water Supply Corp.
- ☐ YES ☐ NO Wastewater Provision: OSSF
- ☒ YES ☐ NO Electric Company: Magic Valley Electric Coop

☒ YES ☐ NO Phone Utility <u>AT&T</u>	☐ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	--	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>#1</u>	☒ YES ☐ NO Irrigation District <u>HCCID#9</u>
---	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing & Proposed street names
- _____Utility Layout
- _____Existing & Proposed Utilities
- _____Proposed Fire Hydrants
- _____Adjoiners
- _____Street names
- _____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names
- _____Proof of ownership of the property
- _____If septic tank system required, submit soil evaluation report
- _____Water Rights associated with the property
- _____Tax Receipt for all taxing entities showing that taxes are paid in full
- _____Number of fire hydrants proposed for subdivision
- _____Trip Generation Worksheet

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

- _____Twelve (12) sets of plans **FOLDED & STAPLED** (24 x 36) & PDF copy **with all corrections**
- _____Plats to be sealed by Professional Engineer
- _____Approved Drainage Report
- _____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____Notice of Intent
- _____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____Electronic file of final plat and as-builds
- _____Reproducible plat to be recorded with all required signatures
- _____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- _____2% inspection fee
- _____Park Fees
- _____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____Tax certificates
- _____Memo from engineering inspector releasing subdivision
- _____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- _____30 Year Water and 30 Year Sewer Service Agreements
- _____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- _____Sealed engineering cost estimates
- _____Letter of Credit/Performance Bond/Escrow

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

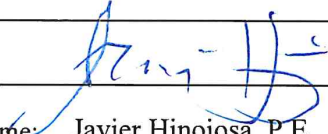
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Jason Garza

Owner Signature:  Date: 6/21/24

Javier Hinojosa is the authorized agent

Authorized Agent Signature:  Date: 6/21/24

Authorized Agent Printed Name: Javier Hinojosa, P.E.

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: _____

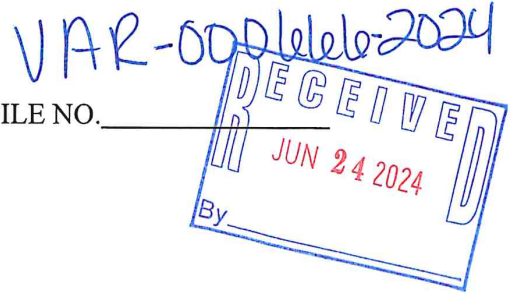


APPLICATION FOR SUBDIVISION VARIANCE

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. _____



GENERAL INFORMATION

Name of Subdivision: ALTAMURA SUBDIVISION PHASE I

Location: 170 feet south of the centerline of Mile 12 North along the west side of F.M. 88 (Mile 5 West)

Legal Description: 22.45 acres of land being a part or portion of Farm Tract 249, The West and Adams Tracts as recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

The developer is requesting "OSSF" for this subdivision. There is no available sewer system in the area and all lots a a minimum of 21,780 square feet or 1/2 acre in size in support of the "OSSF".

☐ 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:

Discharge of this subdivision will be into the adjacent H.C.D.D. #1 drainage ditch along the south side of Mile 12 North.

☐ 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: RD Altamura, LLC., Jason Garza, Mgr. Telephone: (956) 451-6390

Address: P.O. Box 6105 Fax: _____

City: McAllen State: TX Zip: 78502 E-mail: jason@wtcementers.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

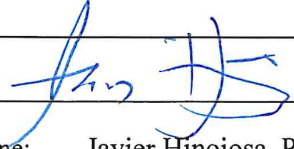
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: Jason Garza

Owner Signature:  Date: 6/21/24

Javier Hinojosa is the authorized agent

Authorized Agent Signature:  Date: 6/21/24

Authorized Agent Printed Name: Javier Hinojosa, P.E.

Proposed
Altamura Subdivision Phase I and II
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPELS FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
e-mail: javier@javierhinojosaeng.com

Updated April 15, 2024



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**Drainage Statement
Altamura Subdivision Phase I and II
Weslaco, Texas**

Introduction

Altamura Subdivision is a 41.06-acre tract of land out of Farm Tracts 242 and 249, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. Altamura Subdivision Phase I is 22.45 acres and Phase 2 is 18.61 acres. This subdivision is located 170 feet south of the northeast corner of Mile 12 North and Mile 5 West (F.M. 88) and is within the E.T.J. of Weslaco, Texas.

Flood Plain

Altamura Subdivision Phase I and II is located in Zone "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised May 30, 2002 to reflect LOMR. Zone "X" is defined as "areas determined to be outside the 500-year floodplain." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 69.00, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25) and Hidalgo Sandy Clay Loam (28). Soils group 25 and 28 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index.

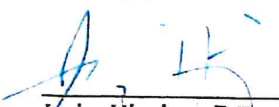
Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 27.00 cubic feet per second is being generated by this subdivision.

Proposed Conditions

Altamura Subdivision is a proposed 65 lot, single-family subdivision with 34 lots occurring in Phase I, and 31 lots in Phase II. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 36" throughout the subdivision and discharge into a H.C.D.D. #1 Drainage Ditch along the south side of Mile 12 in two locations. Phase I shall discharge into the ditch with a 36" pipe and Phase II shall discharge with a 30" pipe. Phase I and II of this development will increase runoff to a maximum of 116.41 cubic feet per second based on the 50-year storm frequency for an increase Q of 89.41 cubic feet per second. Required detention for this subdivision is 160,290 cubic feet (3.68 Ac.Ft.). The H.C.D.D.#1 drainage ditch shall be over-excavated by eleven feet above the benched maintenance road to fulfill detention requirements. This will net an increase in capacity of 175,797 cubic feet (4.04 Ac.Ft.). The excavation of the detention area shall be fully excavated as part of Altamura Phase I construction and was designed to adequately hold the necessary detention for both phases of the development. H.C.D.D. #1 has purchased the necessary property from the developer for the drainage ditch as part of the 2018 bond issue. In addition, the developer shall

dedicate an additional 23 feet to the drainage district for the further expansion of the ditch (see correspondence at the rear of the report between H.C.D.D.#1 and the engineer). HCDD No. 1 discharge structures shall be installed as required by the drainage districts permit. Chokes on the discharge pipe will not be required because the detention area is part of the drainage ditch.

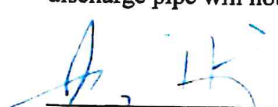

Javier Hinojosa, P.E.



4/16/24

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
<u>Alexis Lozano</u>	<u>5/3/24</u>
H.C.D.D. NO. 1	DATE

dedicate an additional 23 feet to the drainage district for the further expansion of the ditch (see correspondence at the rear of the report between H.C.D.D.#1 and the engineer). HCDD No. 1 discharge structures shall be installed as required by the drainage districts permit. Chokes on the discharge pipe will not be required because the detention area is part of the drainage ditch.


Javier Hinojosa, P.E.



A 16/24

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
H.C.D.D. NO. 1 <u>Alexis Lozano</u>	
DATE <u>5/3/24</u>	

DRAINAGE ANALYSIS

PROJECT NAME: **Altamura Subdivision Phase I & II**
DATE: Updated April 15, 2024

I. Existing Condition-10 year

Ex. Area:	1,690,600 sf	Int. Coeff. "k	0.213 Table 3-2
	38.811 ac	K μ	3.28
Imp. Area:	- sf	Length	1230
% Imp. :	0.00	Velocity	0.383298 ft/sec
Slope :	0.301 %		
tc :	53.48 min		
Rainfall Intensity (10yr)			3.478 in/hr
c factor			0.200
Q peak existing condition:			27.00 cfs

II. Future Condition-50 year

Future area:	1,690,600.00 sf		
	38.811 ac		
Estimated Imp. Area:	402,365 sf		
% Imp. :	23.80 %		
Slope :	0.25%		
tc :	19.56 min		
Rainfall Intensity (50yr)			7.998 in/hr
c factor			0.375
Q future cond. = Aci = i *	=	116.41 *	0.38
		14.5540634 i	

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
60	1.00	4.144	60.31	217,111	27.00	64,437	152,674
70	1.17	3.745	54.51	228,941	27.00	72,536	156,405
80	1.33	3.426	49.87	239,352	27.00	80,635	158,717
90	1.50	3.164	46.05	248,671	27.00	88,734	159,937
100	1.67	2.944	42.85	257,124	27.00	96,834	160,290
110	1.83	2.757	40.13	264,870	27.00	104,933	159,937
120	2.00	2.596	37.78	272,030	27.00	113,032	158,998
130	2.17	2.455	35.73	278,694	27.00	121,131	157,563
140	2.33	2.331	33.92	284,935	27.00	129,230	155,705
150	2.50	2.220	32.31	290,808	27.00	137,329	153,479

MAX.

Storage Required: **160,290 cf**
Storage Required: **3.680 Ac.-Ft.**
w/ release rate of: **27.00 cfs**

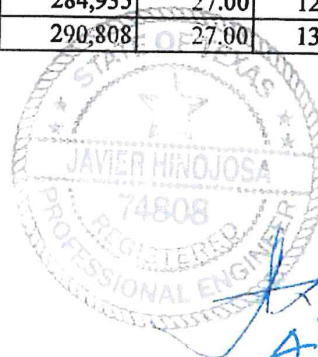


TABLE I
TIME OF CONCENTRATION DETERMINATION
Altamura Subdivision Phase I & II

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1230		53.48						53.48
D.A. #1	Overland & Gutter	0.375	185		7.71			220	1.0	3.67	11.38
D.A. #1-D.A.#2	Pipe Flow	0.375						35	3.0	0.19	11.57
D.A. #2	Overland & Gutter	0.375	245		10.21			93	1.0	1.55	11.76
D.A.#2-D.A.#5	Pipe Flow	0.375						467	3.0	2.59	14.35
D.A.#3	Overland & Gutter	0.375	185		7.71			355	1.0	5.92	13.63
D.A.#3-D.A.#4	Pipe Flow	0.375						35	3.0	0.19	13.82
D.A.#4	Overland & Gutter	0.375	179		7.46			355	1.0	5.92	13.38
D.A.#4-D.A.#5	Pipe Flow	0.375						449	3.0	2.49	15.87
D.A.#5	Overland & Gutter	0.375	179		7.46			255	1.0	4.25	11.71
D.A.#5-D.A.#6	Pipe Flow	0.375						35	3.0	0.19	16.06
D.A.#6	Overland & Gutter	0.375	185		7.71			255	1.0	4.25	11.96
D.A.#6-D.A.#9	Pipe Flow	0.375						365	3.0	2.03	18.09
D.A.#7	Overland & Gutter	0.375	185		7.71			220	1.0	3.67	11.38
D.A.#7-D.A.#8	Pipe Flow	0.375						35	3.0	0.19	11.57
D.A.#8	Overland & Gutter	0.375	245		10.21			93	1.0	1.55	11.76
D.A.#8-D.A.#12	Pipe Flow	0.375						467	3.0	2.59	14.16
D.A.#10	Overland & Gutter	0.375	185		7.71			355	1.0	5.92	13.63
D.A.#10-D.A.#11	Pipe Flow	0.375						35	3.0	0.19	13.82

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

TABLE 1A
FLOWRATE DETERMINATION
Altamura Subdivision Phase I & II

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (Inches)	MIN. SLOPE (FT./FT.)
Existing	38.811	0.200	53.48	10	3.478	27.00		
D.A. #1	1.263	0.375	11.38	10	8.274	3.92		
D.A. #1-D.A.#2	1.263	0.375	11.57	10	8.214	3.89	24	0.030%
D.A. #2	2.976	0.375	11.76	10	8.156	9.10		
D.A.#2-D.A.#5	4.239	0.375	14.35	10	7.449	11.84	30	0.083%
D.A.#3	2.526	0.375	13.63	10	7.633	7.23		
D.A.#3-D.A.#4	2.526	0.375	13.82	10	7.582	7.18	24	0.101%
D.A.#4	2.463	0.375	13.38	10	7.698	7.16		
D.A.#4-D.A.#5	4.989	0.375	15.87	10	7.096	13.27	30	0.105%
D.A.#5	2.238	0.375	11.71	10	8.172	7.16		
D.A.#5-D.A.#6	11.466	0.375	16.06	10	7.053	30.33	36	0.207%
D.A.#6	2.296	0.375	11.96	10	8.096	7.16		
D.A.#6-D.A.#9	13.762	0.375	18.09	10	6.642	34.28	36	0.265%
D.A.#7	1.263	0.375	11.38	10	8.274	7.16		
D.A.#7-D.A.#8	1.263	0.375	11.57	10	8.214	3.89	24	0.030%
D.A.#8	2.976	0.375	11.76	10	8.156	7.16		
D.A.#8-D.A.#12	4.239	0.375	14.16	10	7.495	11.91	24	0.278%
D.A.#10	2.526	0.375	13.63	10	7.633	7.16		
D.A.#10-D.A.#11	2.526	0.375	13.82	10	7.582	7.18	24	0.101%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(T_c + d)^{0.5}}$$

TABLE I TIME OF CONCENTRATION DETERMINATION Altamura Subdivision Phase I & II												
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)	
D.A.#11	Overland & Gutter	0.375	179		7.46			355	1.0	5.92	13.38	
D.A.#11-M.H.#12	Pipe Flow	0.375						449	3.0	2.49	16.31	
D.A.#9	Overland & Gutter	0.375	185		7.71			255	1.0	4.25	11.96	
D.A.#9-D.A.#12	Pipe Flow	0.375						35	3.0	0.19	18.29	
D.A.#12	Overland & Gutter	0.375	179		7.46			255	1.0	4.25	11.71	
D.A.#12-OUTFALL A	Pipe Flow	0.375						230	3.0	1.28	19.56	
D.A.#13	Overland & Gutter	0.375	245		10.21			320	1.0	5.33	15.54	
D.A.#13-D.A.#14	Pipe Flow	0.375						35	3.0	0.19	15.74	
D.A.#14	Overland & Gutter	0.375	185		7.71			180	1.0	3.00	10.71	
D.A.#14-M.H.#17	Pipe Flow	0.375						190	3.0	1.06	16.79	
D.A.#15	Overland & Gutter	0.375	245		10.21			242	1.0	4.03	14.24	
D.A.#15-D.A.#16	Pipe Flow	0.375						35	3.0	0.19	14.44	
D.A.#16	Overland & PL	0.375	85		3.54			85	1.0	1.42	4.96	
D.A.#16-M.H.#17	Pipe Flow	0.375						266	3.0	1.48	15.91	
M.H.#17-D.A.#17	Pipe Flow	0.375						175	3.0	0.97	17.76	
D.A.#17	Overland & Gutter	0.375	185		7.71			180	1.0	3.00	10.71	
D.A.#17-D.A.#18	Pipe Flow	0.375						37	3.0	0.21	17.97	
D.A.#18	Overland & Gutter	0.375	245		10.21			320	1.0	5.33	15.54	
D.A.#18-OUTFALL B	Pipe Flow	0.375						230	3.0	1.28	19.25	

TABLE IA
FLOWRATE DETERMINATION
Altamura Subdivision Phase I & II

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#11	2.463	0.375	13.38	10	7.698	7.11		
D.A.#11-M.H.#12	4.989	0.375	16.31	10	6.999	13.09	30	0.102%
D.A.#9								
D.A.#9-D.A.#12	2.296	0.375	11.96	10	8.096	6.97		
	16.058	0.375	18.29	10	6.605	39.78	36	0.357%
D.A.#12	2.238	0.375	11.71	10	8.172	6.86		
D.A.#12-OUTFALL A	27.524	0.375	19.56	10	6.376	65.81	36	0.976%
D.A.#13	2.255	0.375	15.54	10	7.169	7.16		
D.A.#13-D.A.#14	2.255	0.375	15.74	10	7.125	6.03	24	0.071%
D.A.#14	1.508	0.375	10.71	10	8.489	7.16		
D.A.#14-M.H.#17	3.763	0.375	16.79	10	6.899	9.74	24	0.186%
D.A.#15	2.832	0.375	14.24	10	7.476	7.16		
D.A.#15-D.A.#16	2.832	0.375	14.44	10	7.428	7.89	24	0.122%
D.A.#16	0.659	0.375	4.96	10	11.067	2.73		
D.A.#16-M.H.#17	3.491	0.375	15.91	10	7.086	9.28	24	0.168%
M.H.#17-D.A.#17	7.254	0.375	17.76	10	6.705	18.24	24	0.651%
D.A.#17	1.508	0.375	10.71	10	8.489	7.16		
D.A.#17-D.A.#18	8.762	0.375	17.97	10	6.665	21.90	24	0.939%
D.A.#18	2.255	0.375	15.54	10	7.169	6.06		
D.A.#18-OUTFALL B	11.017	0.375	19.25	10	6.431	26.57	30	0.420%

TABLE 3-2: Intercept Coefficients	
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

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	1252744	28.759	7.190
Cultivated	0.2	0	0.000	0.000
Ditch/Detention Area	0.25	0	0.000	0.000
Streets				
Asphalt Street	0.7	165476	3.799	2.659
Concrete Street	0.7	0	0.000	0.000
Driveways	0.75	44200	1.015	0.761
Parking	0.75	0	0.000	0.000
Sidewalks	0.75	33180	0.762	0.571
Houses	0.75	195000	4.477	3.357
Total:		1,690,600	38.811	14.539
Weighted "c":			0.375	

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

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

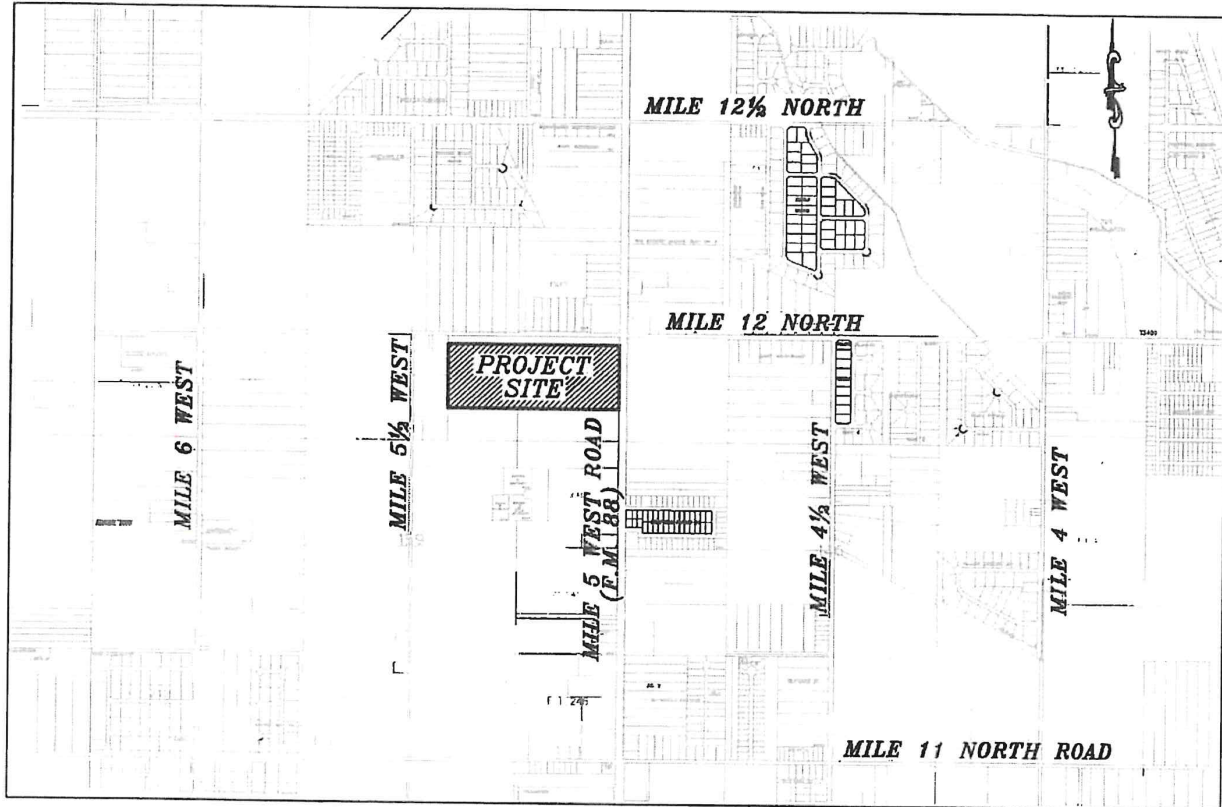
$$\text{formula } I = b/(t_e + d)^e$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

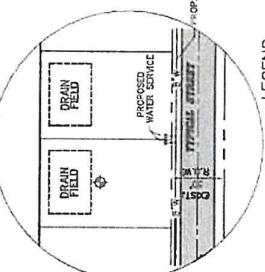
where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6



LOCATION MAP
SCALE: 1" = 2000'



LEGEND:

 APPROXIMATE LOCATION OF SOIL BORINGS
AS PERFORMED BY THE SOILS EVALUATOR.

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
THIRTY-THREE HUNDRED E-1205

ALTAMURA SUBDIVISION PHASE I & II

WATER DISTRIBUTION MAP AND SEWER LAYOUT

MAPA DE DISTRIBUCION DE AGUA Y DRENAJE

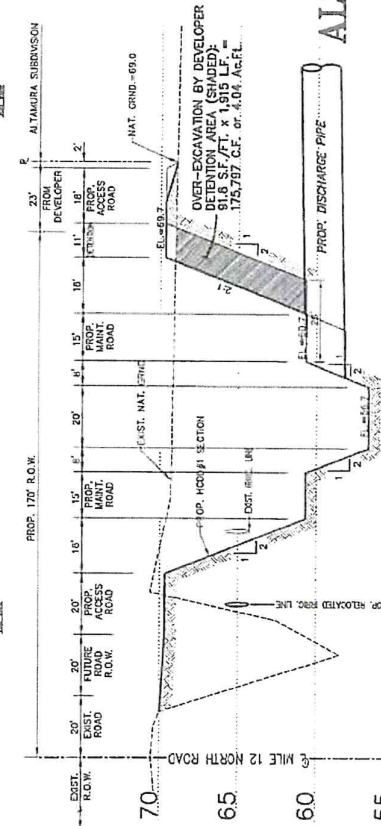
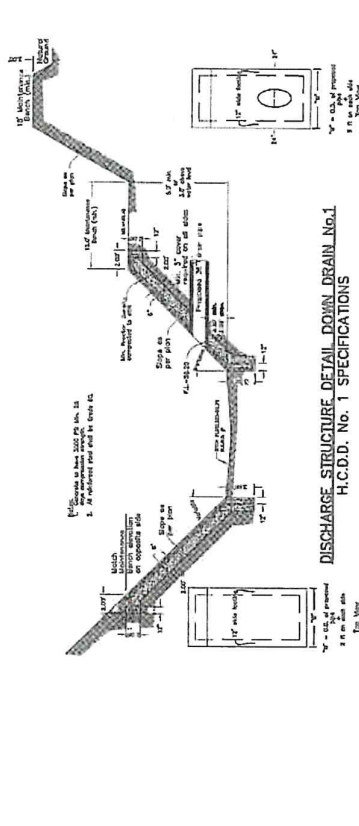
097066

UNCLASSIFIED//FOR OFFICIAL USE ONLY

JAMES HENNESSY, P.C., 87408 DATE _____

REVISIONS

WATER DISTRIBUTION MAP AND SEWER LAYOUT
MAPA DE DISTRIBUCION DE AGUA Y DRENAJE



NOTE: ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

ALTAMURA SUBDIVISION PHASE I & II

MAP OF TOPOGRAPHY AND DRAINAGE

MAPA DE TOPOGRAFIA Y DESAGUE

J&H

JAVIER HINOJOSA ENGINEERING

CONSULTING ENGINEERS

418 E. DOW AVENUE, HEALDEN, TEXAS 78004

PHONE (850) 865-1590

javier@jrhinojosaeng.com

SHEET NO. 3 OF 3

SECTION "AA" - PROPOSED H.C.D.D. #1 DITCH CROSS SECTION

COST ESTIMATE:	
STREET PAVING	\$ 1,023,682.50
WATER SUPPLY SYSTEM:	\$ 547,204.00
SEPTIC TANK SYSTEM:	\$ 97,500.00
DRAINAGE:	\$ 432,902.50

RAINAGE REPORT
TAMURA SUBDIVISION PHASE I

PRODUCTION

TAMURA SUBDIVISION IS A 41.06-ACRE TRACT OF LAND OUT OF FAIRM TRACTS 242 AND 249, THE WEST AND ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 34-37, HIDALGO COUNTY RECORDS. ALTAIR SUBDIVISION PHASE I IS 22.45 ACRES AND PHASE 2 IS 18.61 ACRES. THIS SUBDIVISION IS LOCATED 170 FEET SOUTH OF THE NORTHEAST CORNER OF MILE 12 NORTH AND MILE WEST (F.M. 88) AND IS WITHIN THE E.T.J. OF WESLACO, TEXAS.

GOOD PLAIN
TAMURA SUBDIVISION PHASE I AND II IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE
MAP, COMMUNITY PANEL NO. 460334 0450C, MAP REVISED MAY 30, 2002 TO REFLECT LOWR. ZONE
"X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN." THE MINIMUM
FINISH FLOOR ELEVATION SHALL BE 16" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER
THE LOT OR ELEVATION 69.00, WHICHEVER IS HIGHER.

SOIL CONDITIONS
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SOILS IN THIS SUBDIVISION ARE FOUND TO BEHIDALGO FINE SANDY LOAM (25) AND HIDALGO SANDY CLAY LOAM (28). SOILS GROUP 25 AND 28 ARE IN PEDREGOC GROUP "B" AND ARE MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX.

RE-DEVELOPED CONDITIONS
THE CURRENT LAND USE FOR THIS PROPERTY HAS BEEN USED FOR AGRICULTURAL PURPOSES AND
AN EXISTING RUNOFF IN A NORTHEASTERLY DIRECTION, BASED ON AN EXISTING 10-YEAR
FORM, A TOTAL STORM RUNOFF OF 27.00 CUBIC FEET PER SECOND IS BEING GENERATED BY THIS
DIVISION.

PROPOSED CONDITIONS

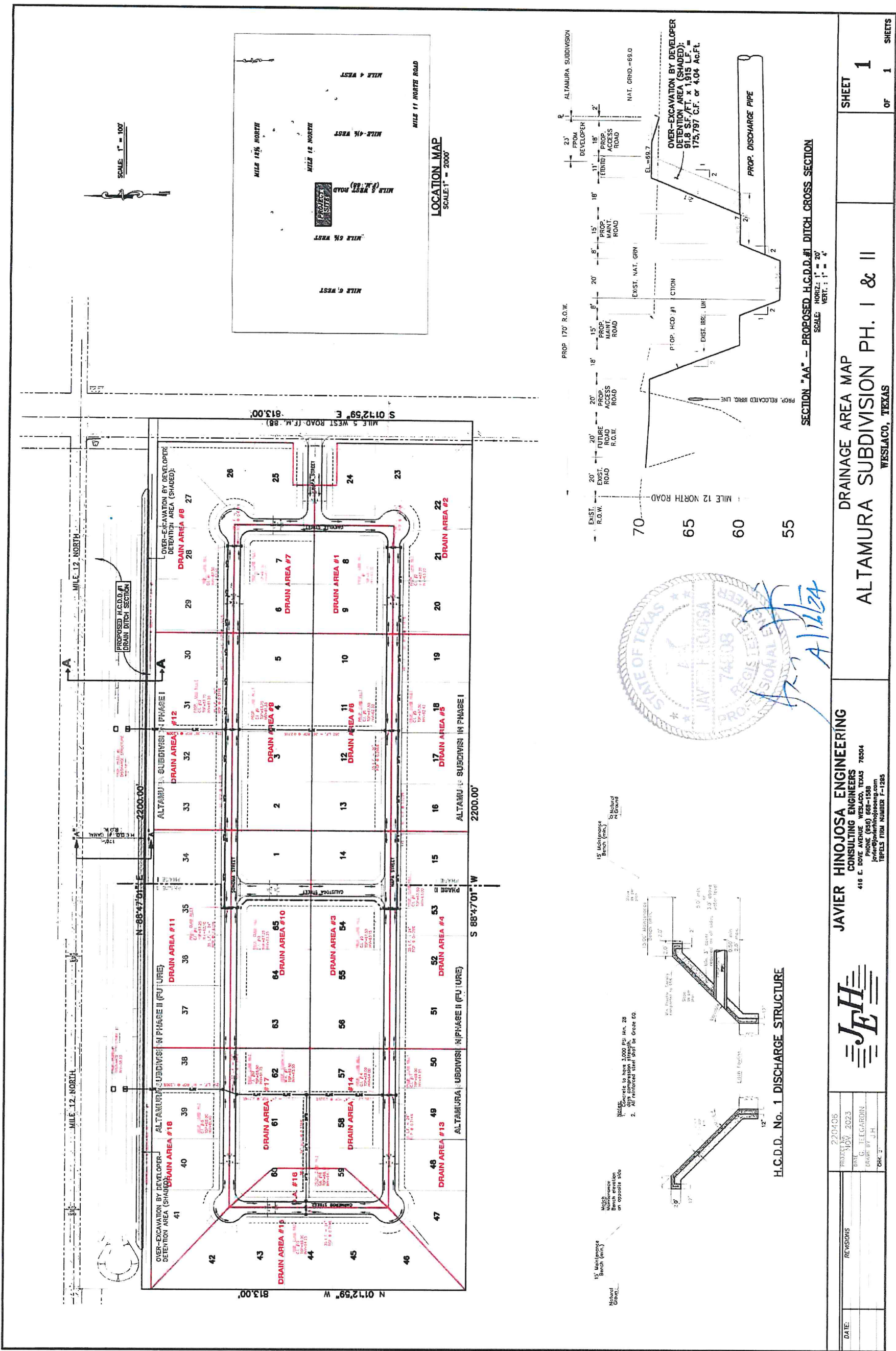
A TAMURA SUBDIVISION IS A PROPOSED 65 LOT, SINGLE-FAMILY SUBDIVISION WITH 34 LOTS OCCURRING IN PHASE I, AND 31 LOTS IN PHASE II. DRAINAGE SHALL BE ACCOMPLISHED WITHIN THIS DEVELOPMENT WITH THE PLACEMENT OF CURB INLETS TO INTERCEPT DRAINAGE RUNOFF GENERATED FROM IMPAVMENT SURFACES. PIPE SIZES SHALL RANGE FROM A 24" TO 36" THROUGHOUT THE SUBDIVISION EXCEPT FOR H.C.D.#1 DRAINAGE DITCH ALONG THE SOUTH SIDE OF MILE 12 IN TWO LOCATIONS. THESE SECTIONS SHALL HAVE AN OVERSIZED DIAMETER OF 48". ALL OTHER DRAINAGE DITCHES WILL BE 30" PIPE PER SECOND BASED ON THE 50-YEAR WET WEATHER FREQUENCY FOR AN AREA WITH AN ANNUAL PRECIPITATION OF 72.97 INCHES. THERE WILL BE ONE DETENTION BASIN WITH A VOLUME OF 116.41 CUBIC FEET PER SECOND REQUIRED DETENTION FOR THIS SUBDIVISION AS WELL AS A DETENTION POND WITH A VOLUME OF 89.41 CUBIC FEET PER SECOND. REQUIRED DETENTION FOR THIS SUBDIVISION BY THE ENDORSED MAINTENANCE ROAD TO FULLY DETENTION REQUIREMENTS THIS SECTION SHALL BE 172.97 INCHES CUBIC FEET (4.04 ACFT). THERE ARE NO OTHER DETENTION REQUIREMENTS. THE DETENTION AREA SHALL BE FULLY ENCLOSED BY A FENCE. THE DETENTION AREA WAS DESIGNED TO ADEQUATELY HOLD THE NECESSARY DETENTION FOR BOTH PHASES OF THE DEVELOPMENT. H.C.D.#1 HAS PURCHASED THE NECESSARY PROPERTY FOR BOTH PHASES OF THE DRAINAGE DITCH AS PART OF THE 2018 BOND ISSUE. IN ADDITION, THE DEVELOPER SHALL PROVIDE AN ADDITIONAL 23 FEET TO THE RAINAGE DISTRICT FOR THE FURTHER EXPANSION OF THE DRAINAGE DISTRICT PERMIT CHECKS ON THE DISCHARGE PIPE WILL NOT BE REQUIRED BECAUSE THE RETENTION AREA IS PART OF THE DRAINAGE DITCH.

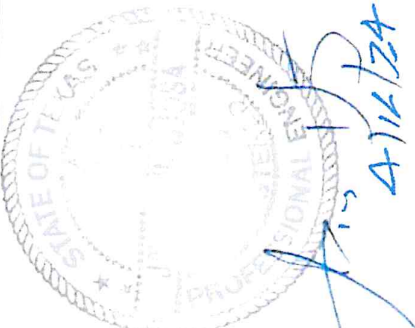
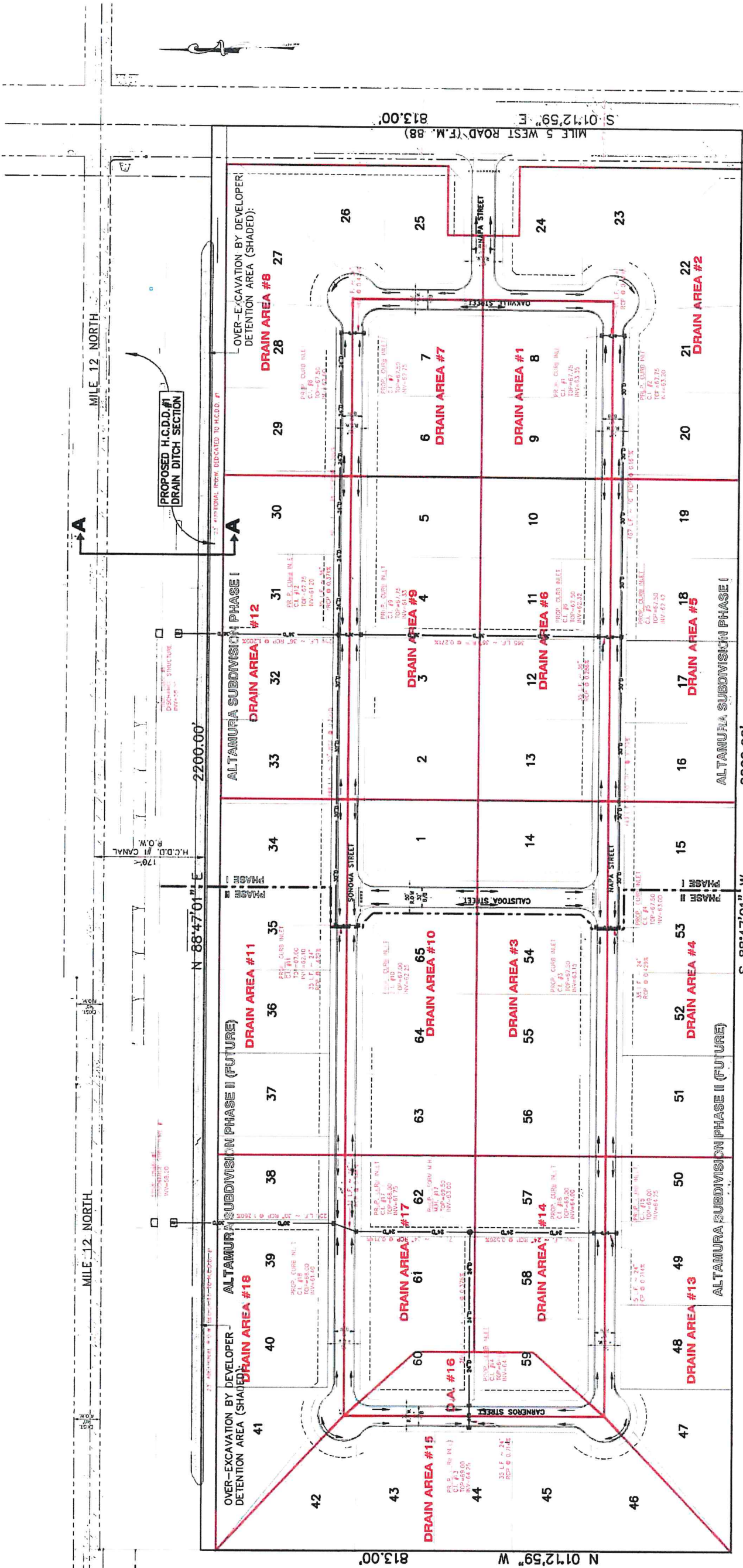
CERTIFICATION:

MY SIGNATURE BELOW, I CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2000 TO REFLECT D.M.R.

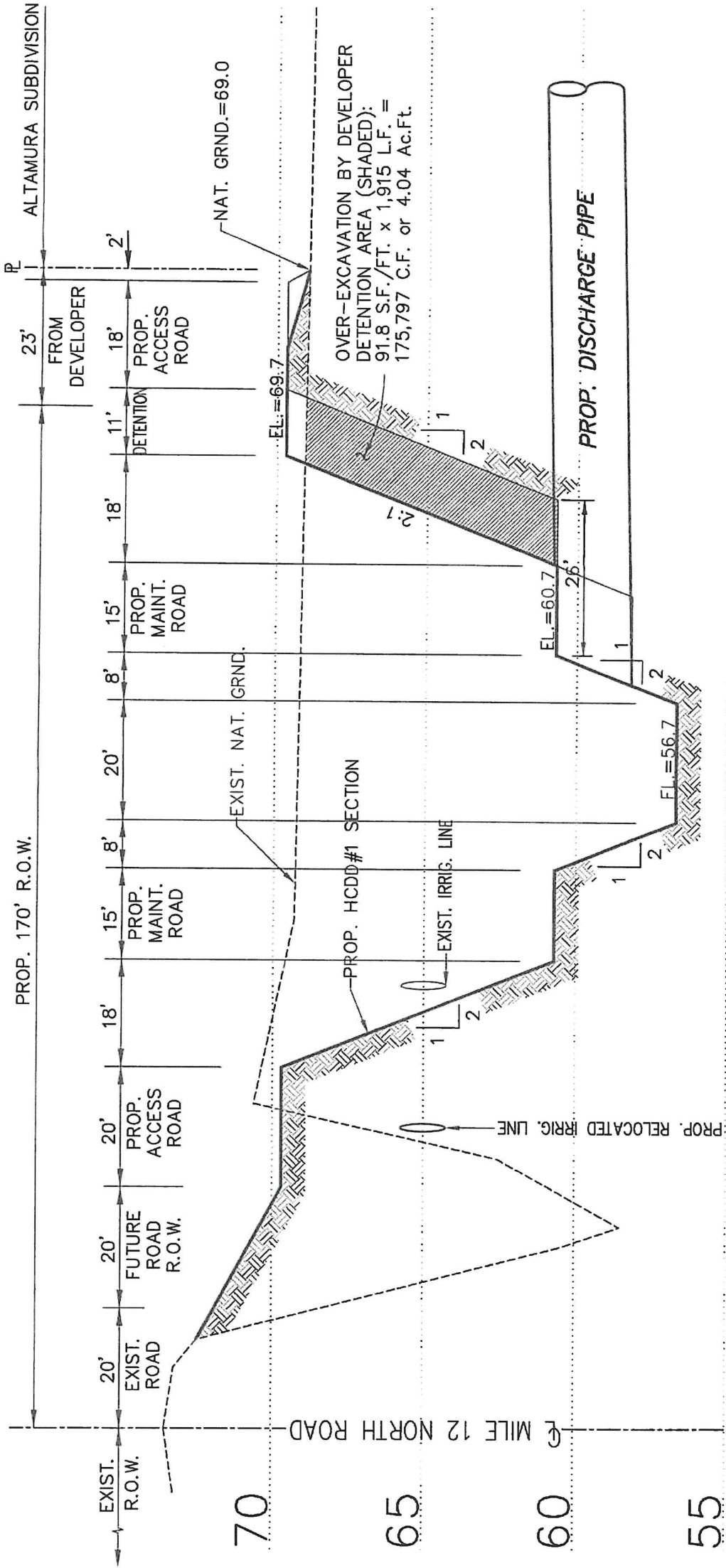
VER HINOJOSA, P.E. #74808

[illegible]



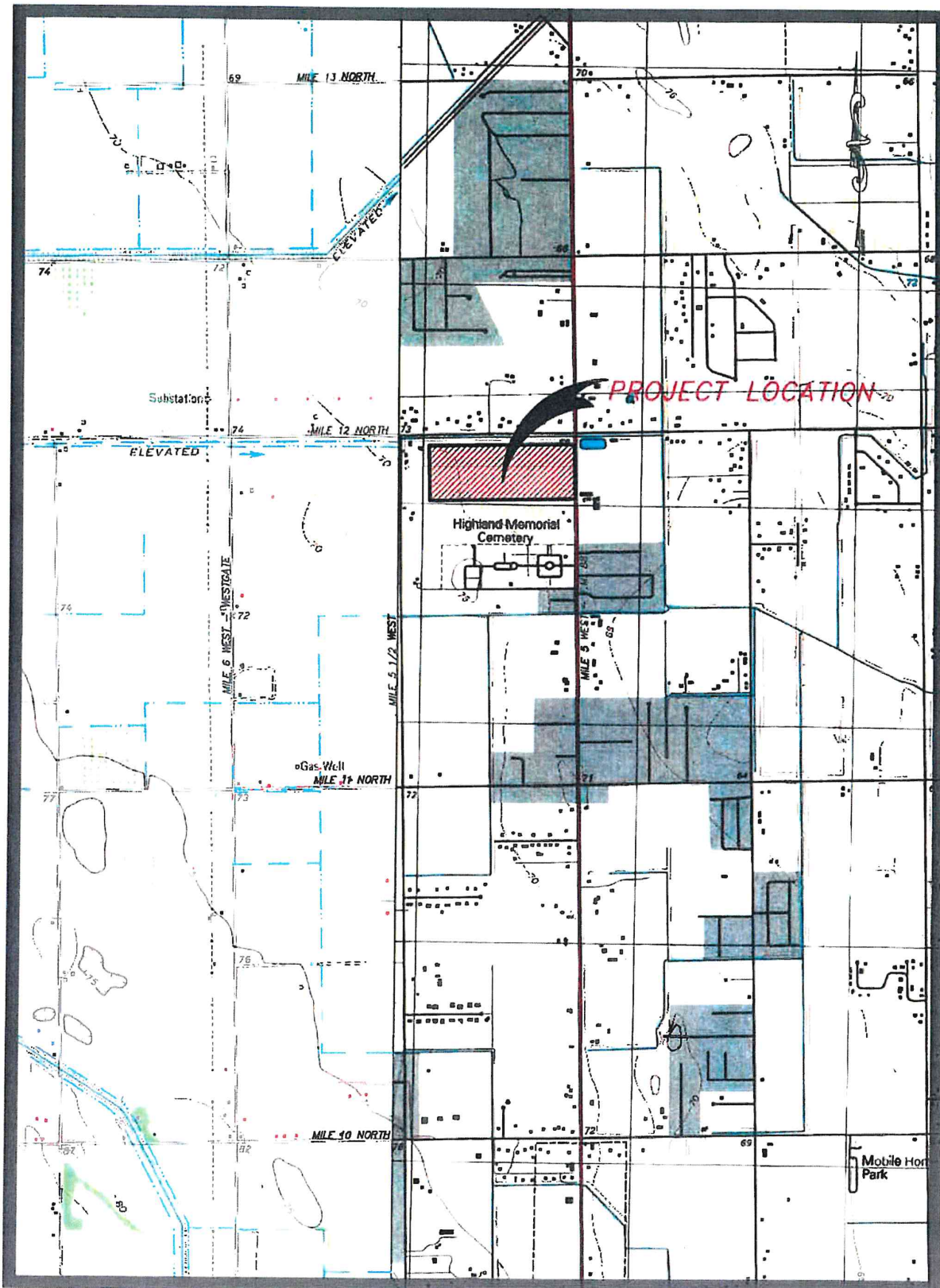


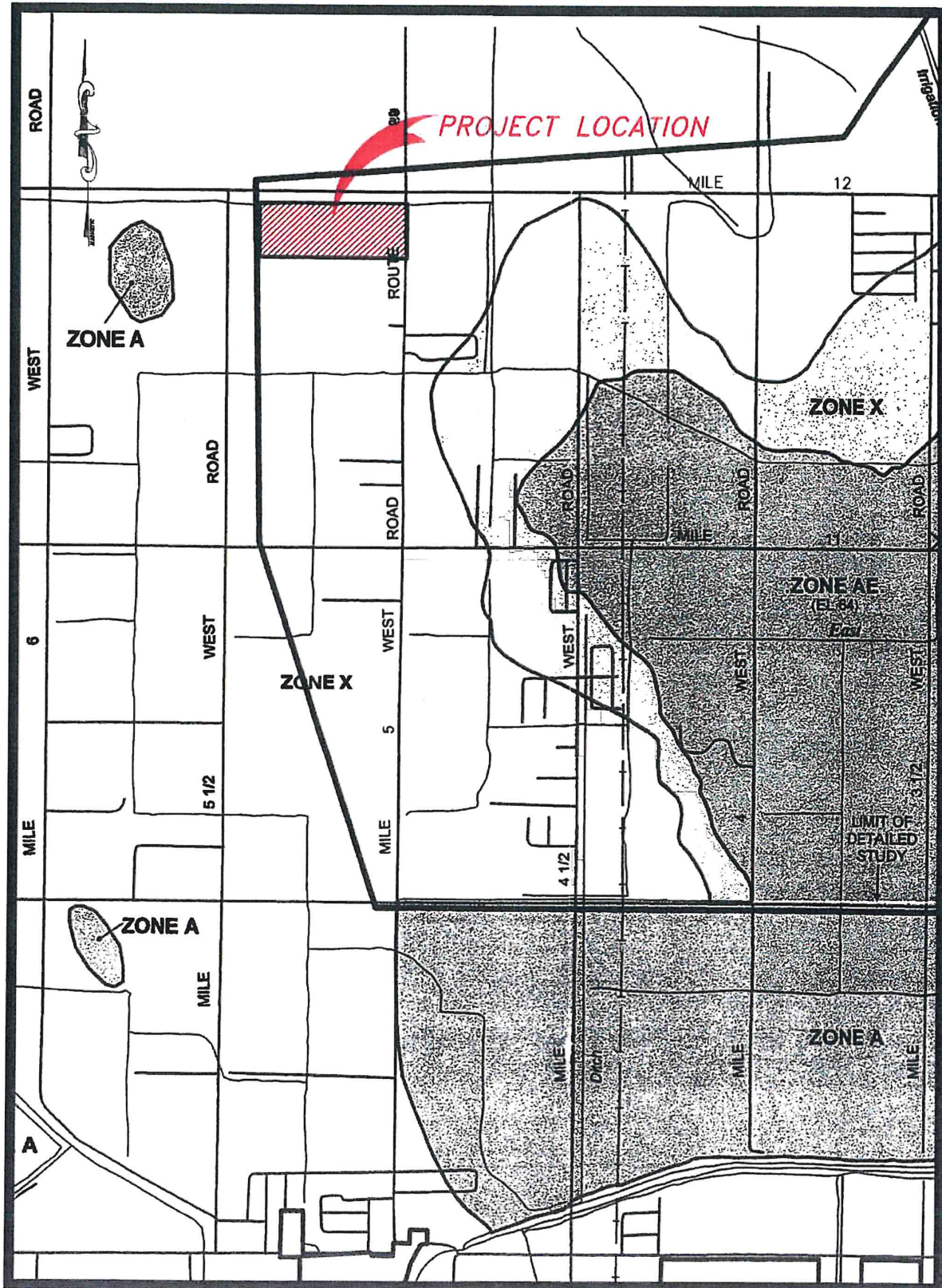
DRAINAGE AREA MAP
ALTAMURA SUBDIVISION PH. I & II
WESLACO, TEXAS

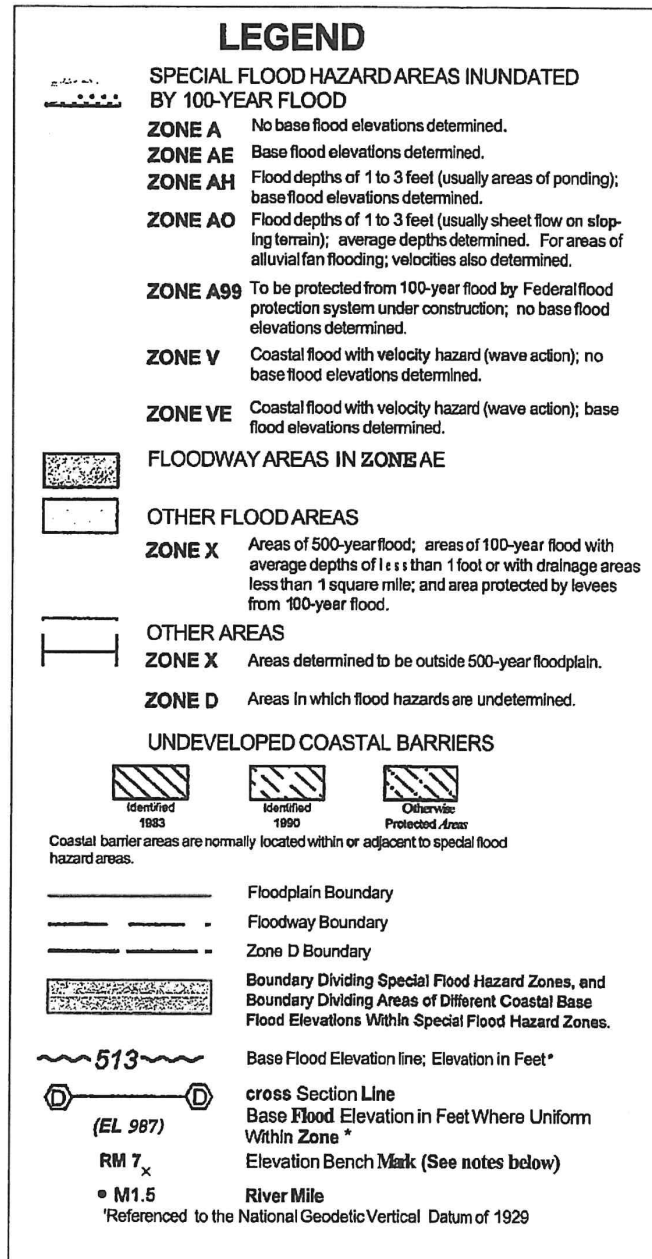
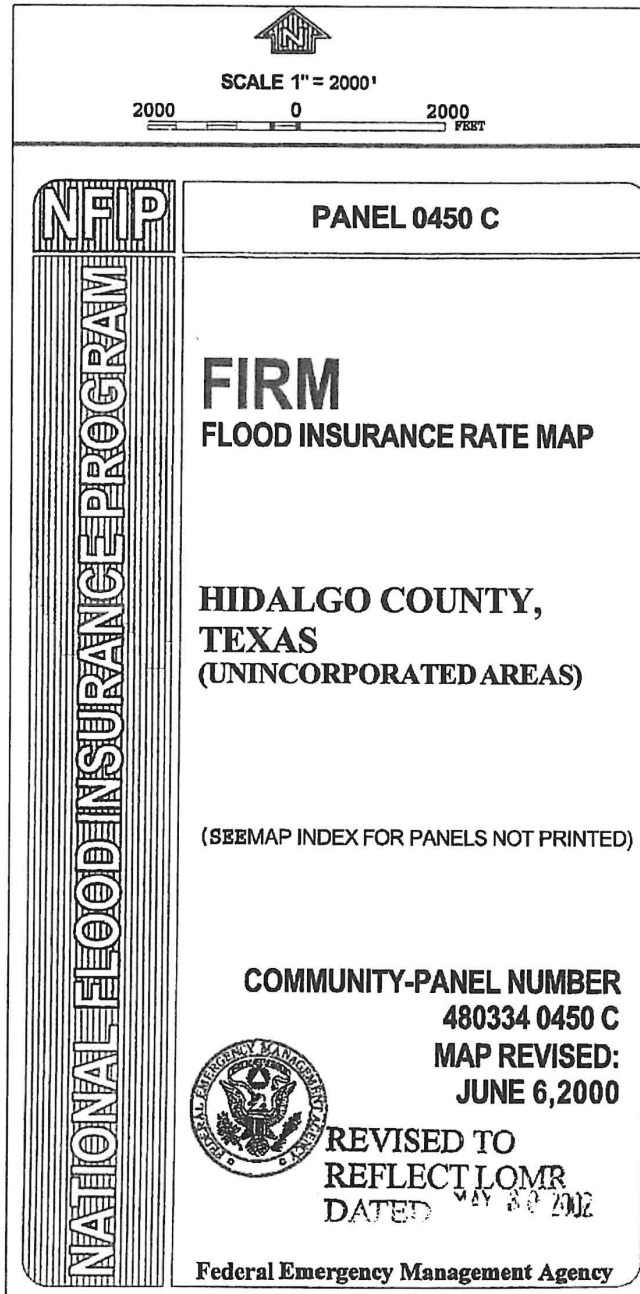


PROPOSED H.C.D.D. #1 DITCH CROSS SECTION

SCALE: HORIZ.: 1" = 20'
VERT. : 1" = 4'





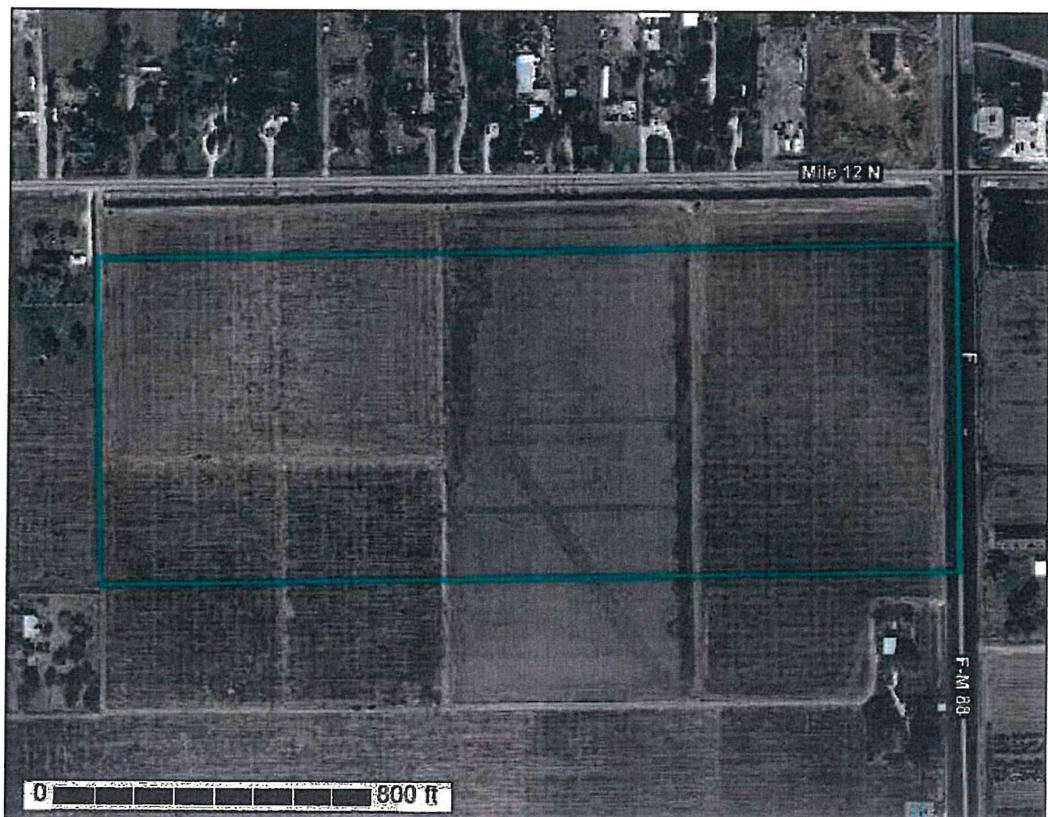




A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas

ALTAMURA SUBDIVISION PH. I & II



April 16, 2024

Custom Soil Resource Report

Soil Map

Map Scale: 1:3,680 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge lbs: UTM Zone 14N WGS84

8.5' Map may not be valid at this scale.

0 50 100 200 300 Meters

0 150 300 600 900 Feet

N

26° 13' 43" N

26° 13' 25" N

97° 59' 57" W

97° 59' 28" W

2901380 2901300 2901220 2901140 2901060 2900980 2900900 2900820 2900740 2900660 2900580 2900500 2900420 2900340 2900260 2900180 2900100 2900020 2900000

600780 600760 600740 600720 600700 600680 600660 600640 600620 600600 600580 600560 600540 600520 600500 600480 600460 600440 600420 600400 600380 600360 600340 600320 600300 600280 600260 600240 600220 600200 600180 600160 600140 600120 600100 600080 600060 600040 600020 600000

Mile 12 N

F-M 88

28

25

28

25

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- 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

- Spill Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

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.

Custom Soil Resource Report

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	13.1	31.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	28.0	68.1%
Totals for Area of Interest		41.2	100.0%

Map Unit Descriptions

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

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

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

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

158

TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

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

HYDROLOGIC LEGEND

javier@javierhinojosaeng.com

From: Yvette Barrera <yvette.barrera@hcdd1.org>
Sent: Monday, November 13, 2023 10:04 AM
To: carlosigarza@outlook.com
Cc: javier@javierhinojosaeng.com; Raul Sesin
Subject: Altamura Subdivision and ROW acquisition
Attachments: Exhibit_mile12-fm88_crossection.pdf

Good morning,

Last week we were able to coordinate with HCCID 9 to address their concerns with the proposed ROW and impacts to the irrigation line. After several iterations, we have agreed on a proposed cross section that serves HCDD1 needs for the 2018 Bond project acquisition, HCCID9 requirements for relocation of irrigation line, and hopefully addresses the needs for the subdivision requirements, which requires additional Road ROW not shown in the subdivision.

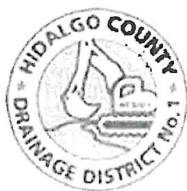
The following were the requirements that were considered for the ROW requirement:

- 1) **HCDD1 Acquisition:** Acquisition of 170 ft of ROW is able to accommodate the following:
- **40 ft road Mile 12 Road ROW from centerline of road (20 ft existing and 20 ft dedication)
 - **HCCID 9 Irrigation line relocation to the northern access road of the ditch
 - **Drain ditch section reduced to accommodate a portion of the 20 ft Road dedication

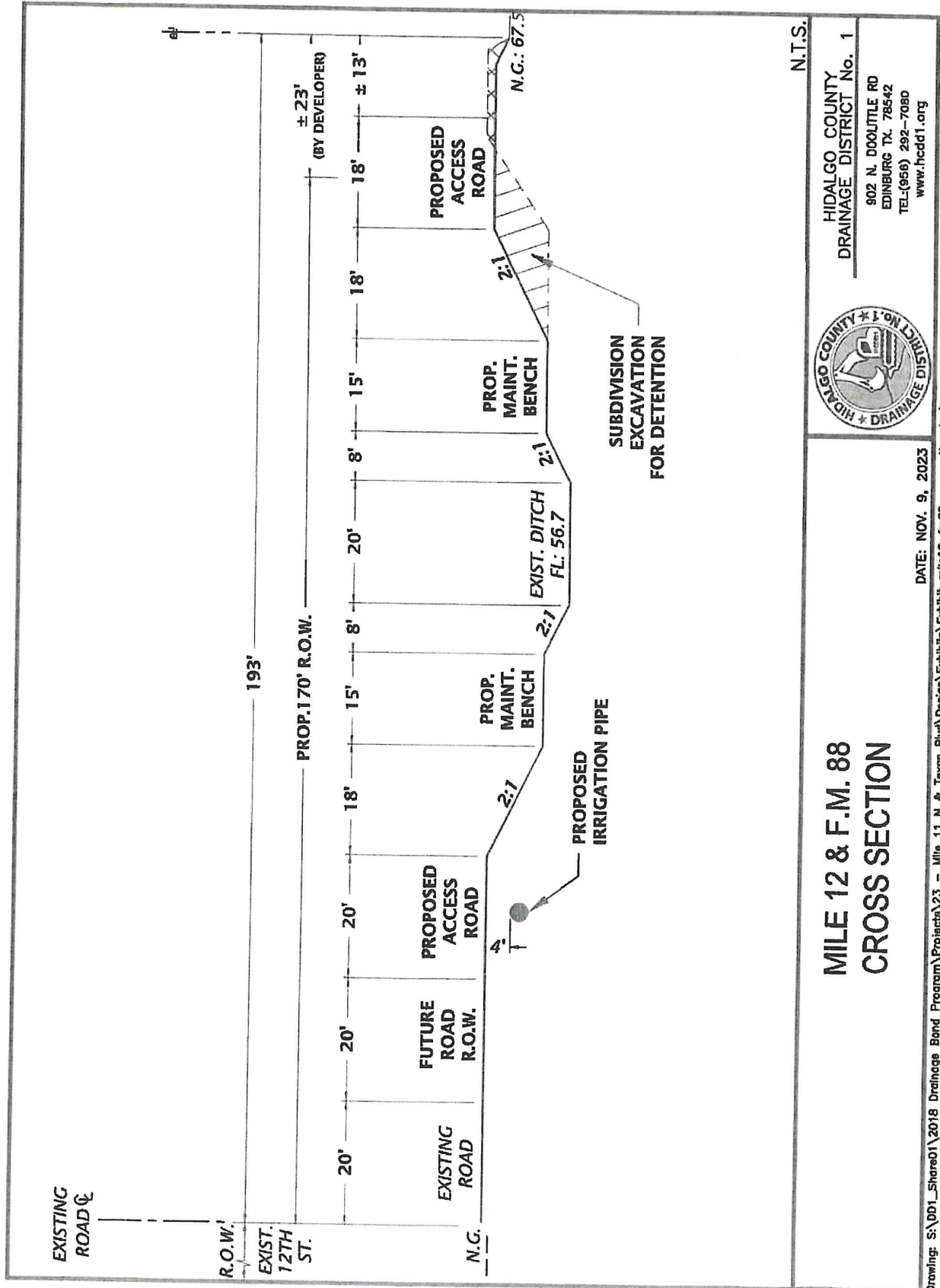
2) **Mile 12 ROW:** An 80 ft Road ROW was used for the Mile 12 dedication. The thoroughfare plan shows 100 ft, however, after reviewing with Javier Hinojosa, it appears that adjacent tracts dedicated 80 ft. There you will need further coordination to gain approval of the 80 ft ROW through the subdivision process. Please note that if 80 ft of ROW is not approved, there will need to be modifications to accommodate the 100 ft ROW, which includes shifting the ditch and irrigation line south.

3) **Subdivision Dedication:** The drain ditch cross section was modified to accommodate a portion of the 20 ft road right of way not previously shown on the plat. However, there is still additional ROW required. Furthermore, as we had discussed, the Subdivision detention volume is required to be excavated and the ROW dedicated. To accommodate both of these, we are estimating an additional 23 ft of dedication at the time of subdivision. This will include 10 ft for the Road ROW and approximately 13 ft for subdivision detention.

Please review and advise if you have any questions or would like to discuss.



Yvette Barrera, PE, CFM
Assistant District General Manager
Hidalgo County Drainage District No. 1
902 N. Doolittle
Edinburg, TX 78542
Off: (956)292-7080 ext. 5809
Fax: (956)292-7089
yvette.barrera@hcdd1.org



MILE 12 & F.M. 88 CROSS SECTION



HIDALGO COUNTY
DRAINAGE DISTRICT No. 1
902 N. DOOLITTLE RD
EDINBURG TX. 78542
TEL: (956) 292-7080
www.hcdd1.org

DATE: NOV. 9, 2023

Drawing: S:\DD1_Share\2018 Drainage Bond Program\Projects\23 - Mile 11 N & Texas Blvd\Design\Exhibits\Exhibit_mile12-fm88_crosssection.dwg

APPROX

COST ESTIMATE:	
STREET PAVING	\$ 703,292.50
WATER SUPPLY SYSTEM:	\$ 392,425.00
SEPTIC TANK SYSTEM:	\$ 85,000.00
DRAINAGE:	\$ 333,201.00

DRAINAGE REPORT
ALTAMURA SUBDIVISION PHASE I

INTRODUCTION
SUBDIVISION PHASE I AND II IS A 41.06-ACRE TRACT OF LAND OUT OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 34-37, HIDALGO COUNTY MAP RECORDS. ALTAMURA SUBDIVISION PHASE I IS 22.45 ACRES AND PHASE II IS 18.61 ACRES. THIS SUBDIVISION IS LOCATED 170 FEET SOUTH OF THE NORTHEAST CORNER OF MILE 12 NORTH AND MILE 5 WEST (F.M. 86) AND IS WITHIN THE E.T.J. OF WESLACO, TEXAS.

FLOOD PLAIN
ALTAMURA SUBDIVISION PHASE I AND II IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED MAY 30, 2002 TO REFLECT LOMR. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN." THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT OR ELEVATION 69.00, WHICHEVER IS HIGHER.

SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SOILS IN THIS SUBDIVISION ARE FOUND TO BEHIDALGO FINE SANDY LOAM (25) AND HIDALGO SANDY CLAY LOAM (28). SOILS GROUP 25 AND 28 ARE IN HYDROLOGIC GROUP "B" AND ARE MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX.

PRE-DEVELOPED CONDITIONS
THE CURRENT LAND USE FOR THIS PROPERTY HAS BEEN USED FOR AGRICULTURAL PURPOSES AND HAS AN EXISTING RUNOFF IN A NORTHEASTERLY DIRECTION. BASED ON AN EXISTING 10-YEAR STORM, A TOTAL STORM RUNOFF OF 27.00 CUBIC FEET PER SECOND IS BEING GENERATED BY THIS SUBDIVISION.

PROPOSED CONDITIONS
ALTAMURA SUBDIVISION IS A PROPOSED 65 LOT, SINGLE-FAMILY SUBDIVISION WITH 34 LOTS OCCURRING IN PHASE I, AND 31 LOTS IN PHASE II. DRAINAGE SHALL BE ACCOMPLISHED WITHIN THIS DEVELOPMENT WITH THE PLACEMENT OF CURB INLETS TO INTERCEPT DRAINAGE RUNOFF GENERATED BY THIS SUBDIVISION. PIPE SIZES SHALL RANGE FROM A 24" TO 36" THROUGHOUT THE SUBDIVISION. A 30" PIPE SHALL BE USED FOR THE DISCHARGE INTO THE DITCH WITH 36" PIPE AND PHASE II SHALL DISCHARGE WITH A 30" PIPE. PHASE I AND II OF THIS DEVELOPMENT WILL INCREASE RUNOFF TO A MAXIMUM OF 116.41 CUBIC FEET PER SECOND BASED ON THE 50-YEAR STORM FREQUENCY FOR AN INCREASE Q OF 89.41 CUBIC FEET PER SECOND. REQUIRED DETENTION FOR THIS SUBDIVISION IS 160,280 CUBIC FEET (3.68 AC.FT.). THE H.C.D.D.#1 DRAINAGE DITCH SHALL BE OVER-EXCAVATED BY ELEVEN FEET ABOVE THE BENCHMARK MAINTENANCE ROAD TO FULFILL DETENTION REQUIREMENTS. THIS WILL NET AN INCREASE IN CAPACITY OF 175,797 CUBIC FEET (4.04 AC.FT.). THE EXCAVATION OF THE DETENTION AREA SHALL BE FULLY EXCAVATED AS PART OF ALTAMURA PHASE I CONSTRUCTION AND BE SIGNED FOR EXCESSIVE DEPTH FOR THE EXCAVATION. THE DETENTION AREA SHALL BE FULLY EXCAVATED AS PART OF ALTAMURA PHASE I CONSTRUCTION. THE DEVELOPMENT H.C.D.D.#1 HAS BEEN FURNISHED (DOC. #32948 H.C.O.B.) IN PRESENT. THE DEVELOPER SHALL DEDICATE AN ADDITIONAL 23 FEET TO THE DRAINAGE DISTRICT FOR THE FURTHER EXPANSION OF THE DITCH. H.C.D. NO. 1 DISCHARGE STRUCTURES SHALL BE INSTALLED AS REQUIRED BY THE DRAINAGE DISTRICTS PERMIT. CHOKES ON THE DISCHARGE PIPE WILL NOT BE REQUIRED BECAUSE THE DETENTION AREA IS PART OF THE DRAINAGE DITCH.

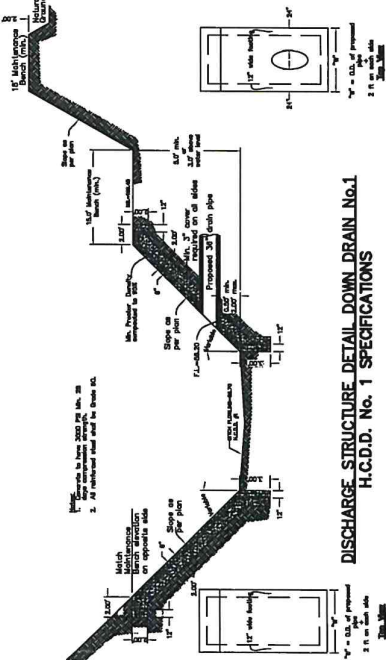
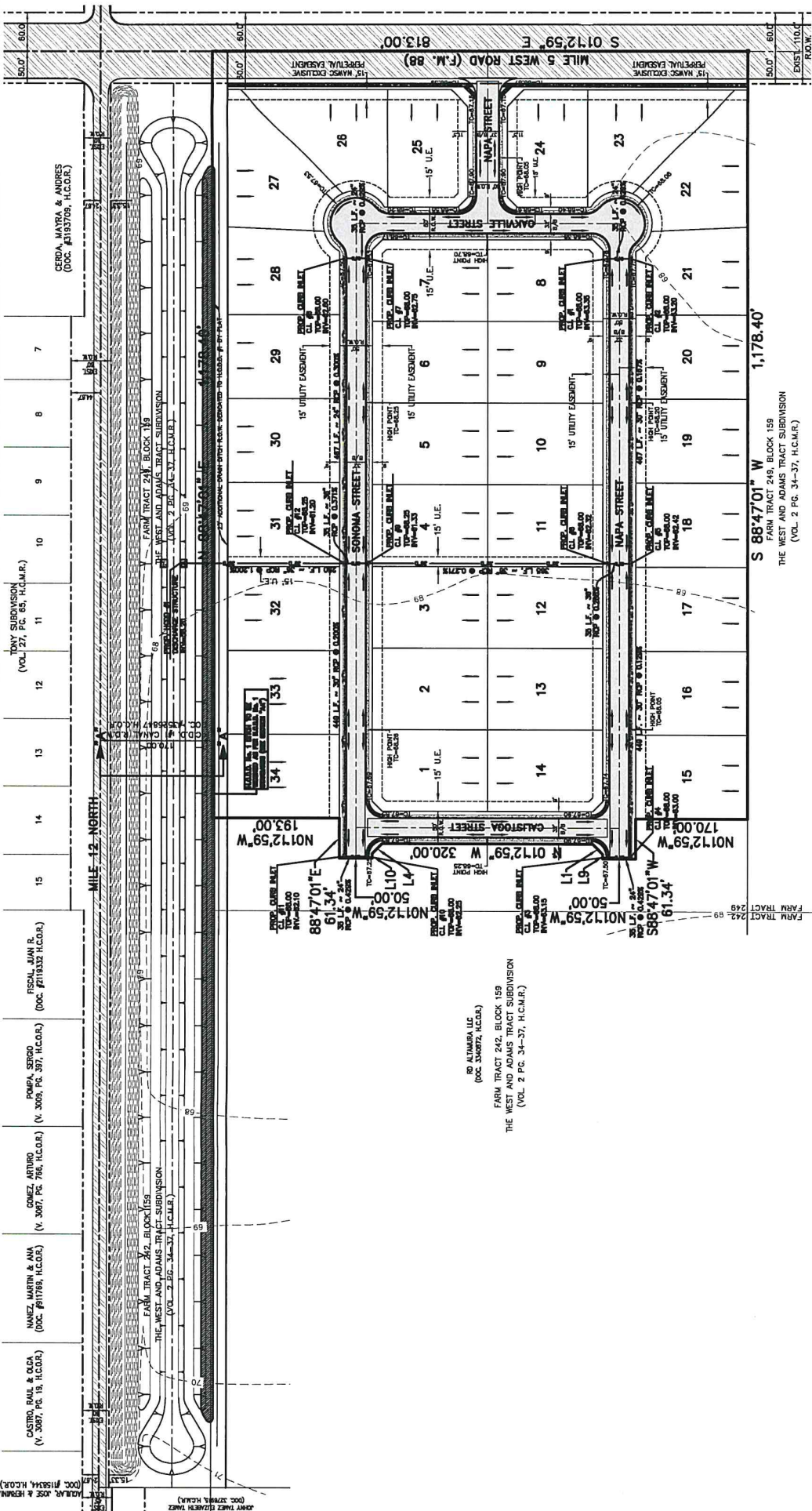
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2000 TO REFLECT LOMR.

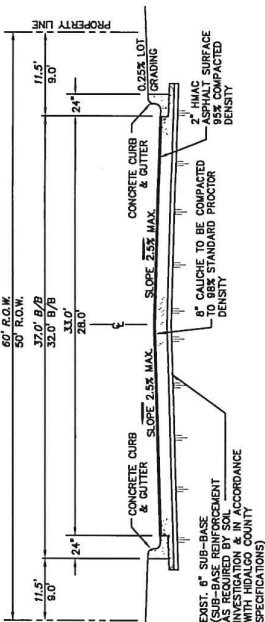
JAVIER HINOJOSA, P.E. #74808 _____ DATE _____



SCALE: 1" = 100'
BASES OF BEARING AS PER
COORDINATE SYSTEM
NAD 83
SOUTH ZONE (GRID)



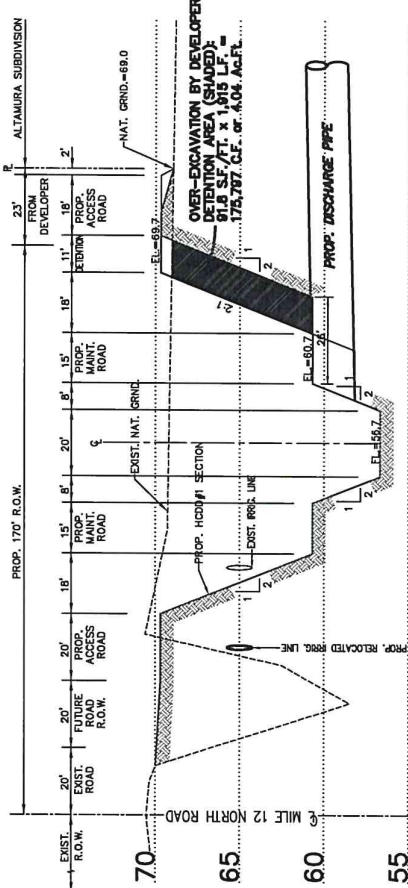
DISCHARGE STRUCTURE DETAIL DOWN DRAIN No.1
H.C.D.D. No. 1 SPECIFICATIONS



MINOR RESIDENTIAL STREET SECTION

NOTE:

ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



SECTION "AA" - PROPOSED H.C.D.D.#1 DITCH CROSS SECTION

REVISIONS

ALTAMURA SUBDIVISION PHASE I
MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOYE AVENUE McALLEN, TEXAS 78504
PHONE (361) 688-1588
javier@jhinohosae.com
TYPICAL FIRM NUMBER F-1295

SHEET NO. 3 OF 3

FILE FOR RECORD IN
HIDALGO COUNTY
PUBLIC RECORDS
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 3, 2024	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Altex Engineering.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & Pike Blvd. Possible Action.	
Discussion/Overview: The proposed three (3) lot subdivision is located inside the City of Weslaco. 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". As per Commission request the access easement has been updated to accommodate a 40ft wide access.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
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. _____

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: Ramos Estates Subdivision

Location: Approx 1,700 feet North of the Intersection of FM 1015 & Pike Blvd

Legal Description: A 5.00 acres out of Farm Tract 1038, West and Adams Tract Subdivision as recorded in Vol 2 Pages 34-37 Map Records 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: Commercial

Existing Land Use: C Proposed Land Use: C

Number of Lots Proposed: 3 Gross Acreage: 5.0

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: R&A Real Estate LLC Telephone: 956-246-6979

Address: 6400 N. Texas Blvd Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: Altex Engineering Telephone: 956-294-1241

Address: 325 W. 2nd St. Fax: _____

City: Mercedes State: Texas Zip: 78570 E-mail: jalonzo@altexeng.com

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 _____

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District HCDD1

☒ YES ☐ NO Irrigation District HCCID 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$350.00 Planning Review fee**

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

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ **Drainage plans and calculations with engineer's seal**

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

_____ **If septic tank system required, submit soil evaluation report**

_____ **Water Rights associated with the property**

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Arturo Ramos

Owner Signature: _____ Date: _____

Juan Alarzo w/ Altex Eng is the authorized agent

Authorized Agent Signature: _____ Date: 04-22-21

Authorized Agent Printed Name: Juan Alarzo

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: _____

TRIP GENERATION WORKSHEET

FOR

RAMOS ESTATES SUBDIVISION

5.0 ACRE TRACT
OUT OF FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

Arturo Ramos

Prepared by:



ALTEX ENGINEERING

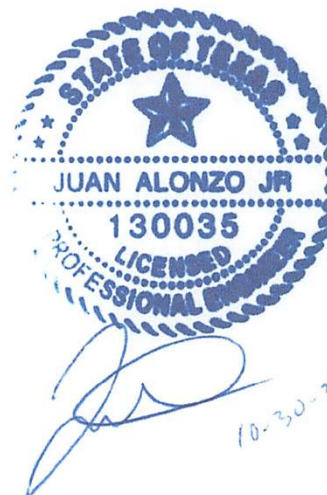
DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737

325 W.2nd Street
Mercedes, Texas 78570
PH: (956)792-9305

JALONZO@ALTEXENG.COM

Project No. 23.186

OCTOBER 2023



TRIP GENERATION REPORT
FOR
RAMOS ESTATES SUBDIVISION
(WESLACO, TEXAS)

Ramos Estates Subdivision is located on a 5.00 Ac tract of land of farm tract 1038 of the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of FM 1015, approximately 1,700 feet North of the intersection of Pike Blvd and FM 1015. The lot is currently developed with building and parking lots. The development will consist in a total of commercial lots with about Six(6) 1000 square foot retail shell Suites.

The report is based on the Trip Generation, 10th Edition Book (Institute of Traffic Engineers).

Shopping Center (820)

1. - Average Vehicle Trip Ends : 3.00

(Trip Generation, Tenth Edition)

On a weekday, AM. Peak hour Generator

Directional Distribution: 54% Entering, 46% Exiting

Equation: $T = 2.76(X) + 77.28$

$X = 6$ (1000 sqft GLA)

TOTAL TRIPS: 94 Trips

Tenter = $94(0.54) = 51$ trips/hour

Texiting = $94(0.46) = 43$ trips/hour

2. - Average Vehicle Trip Ends : 4.21

(Trip Generation, Tenth Edition)

On a weekday, PM. Peak hour Generator

Directional Distribution: 50% Entering, 50% Exiting

Equation: $\ln(T) = 0.72\ln(x) + 3.02$

$X = 6$ (1000 sqft GLA)

TOTAL TRIPS: 75 Trips

Tenter = $75(0.50) = 37.5$ trips/hour

Texiting = $75(0.50) = 37.5$ trips/hour

Threshold requirements for a Traffic Impact Analysis Report:

AM/PM PHT* < 100 TPH, TIA not Required

AM/PM PHT* > 100 TPH, TIA Required

PHT* = Peak Hour Trips

Shopping Center (820)

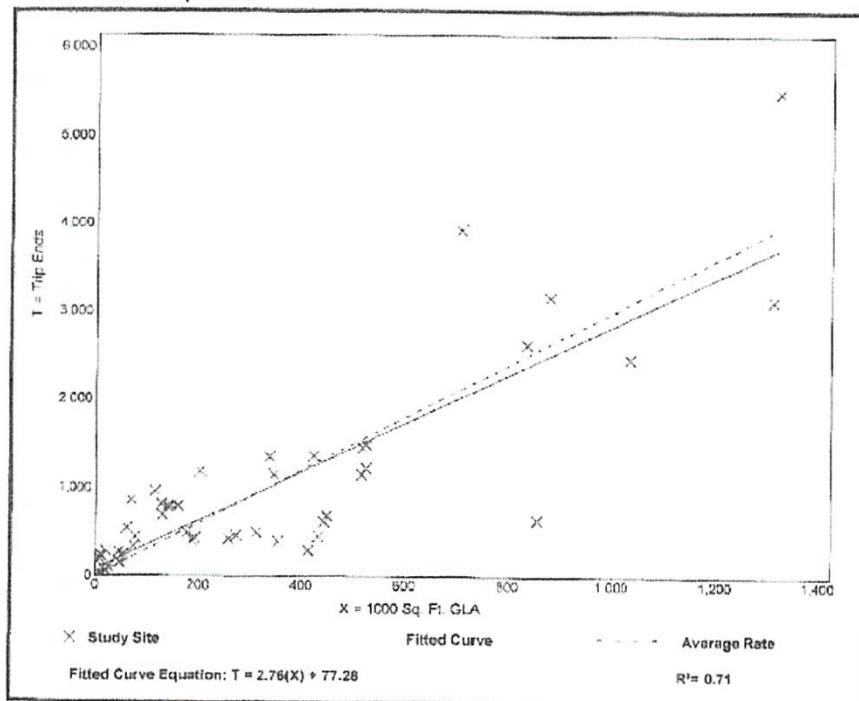
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 47
1000 Sq. Ft. GLA: 323
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.00	0.70 - 23.74	1.85

Data Plot and Equation



Shopping Center (820)

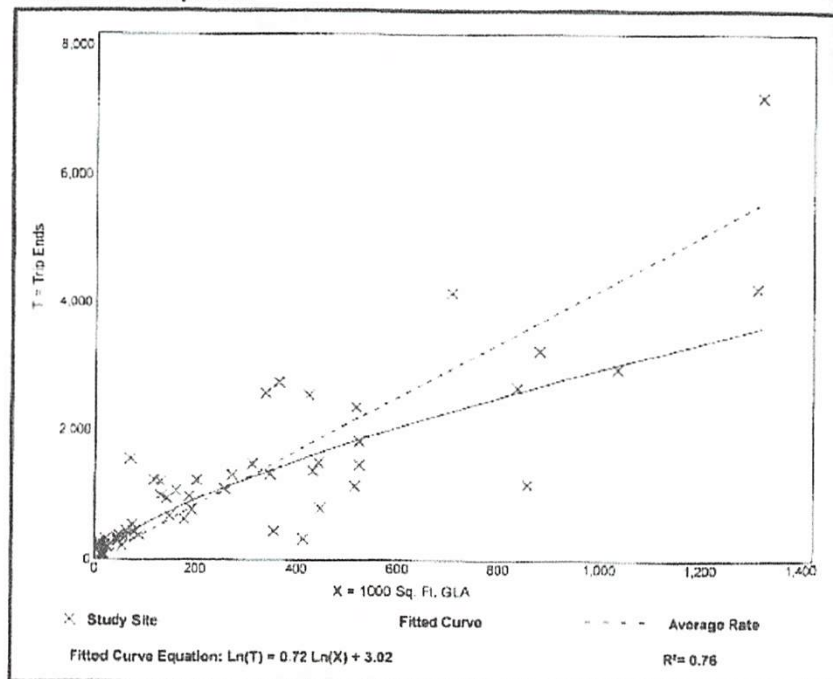
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 53
1000 Sq. Ft. GLA: 298
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
4.21	0.78 - 27.27	2.47

Data Plot and Equation



DRAINAGE REPORT

FOR

RAMOS ESTATES SUBDIVISION
5.0 ACRE TRACT
OUT OF FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

ARTURO RAMOS

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
325 W. 2ND STREET
MERCEDES, TEXAS 78570
PH: (956)294-1241
JALONZO@ALTEXENG.COM

Project No. 23.186

OCTOBER 2023



[Handwritten signature]
12-11-23

TABLE OF CONTENTS

A. PROJECT LOCATION.....	1
B. FLOOD PLAIN.....	1
C. SOIL CONDITIONS.....	1
D. EXISTING CONDITIONS	2
E. PROPOSED CONDITIONS.....	2

EXHIBITS

EXHIBIT "A" - LOCATION MAP

EXHIBIT "B" - FIRM ZONE DESIGNATION MAP

EXHIBIT "C" - SOILS SURVEY MAP

EXHIBIT "D" - RUNOFF COEFFICIENTS

EXHIBIT "E" - DRAINAGE CALCULATIONS

EXHIBIT "F" - AERIAL of USGS MAP

EXHIBIT "G" - EXHIBIT OF PROPOSED CONDITIONS-DEVELOPMENT LAYOUT & SUBDIVISION
PLAT

DRAINAGE REPORT FOR RAMOS ESTATES SUBDIVISION

A. PROJECT LOCATION

Ramos Estates Subdivision is located on a 5.0 tract of Land and being out of Farm Tract 1038, the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of Way of FM 1015 , approximately 1,700 feet North of the intersection of Pike Blvd and FM 1015. The lot is currently developed with a large commercial building and mostly paved with asphalt parking.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone X" (unshaded), areas determined to be outside flood plain, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480334 0450 C, Map Revised: June 6, 2000 (Refer to Exhibit B).

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of predominantly Hidalgo Sandy Clay (28, B, SC, CL) Loam that have moderately well drained properties.

(28,B, SC, CL) Hidalgo Sandy Clay Loam:

The Hidalgo Sandy Clay Loam, consists of deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. These soils are on nearly level to gently sloping uplands. Slope gradients are mostly less than 2 percent, but range up to 5 percent. The soil formed is moderately fine textured calcareous sediments.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER	
H.C.D.D. NO. 1	
DATE 1-10-24	

D. EXISTING CONDITIONS

The Ramos Estates Development is predominantly developed with asphalt parking and several structures present.. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the southeastern portion of the property. In determining the existing conditions, we established an average weighted runoff. The existing 10-year storm water runoff of this site is 21.46 cfs.

E. PROPOSED CONDITIONS

The proposed conditions for the subdivision will be in the development of property into 3 commercial lots. The new lots (Lots 2 and 3) will be developed into retail plazas of about 6,000 square feet total with parking. In determining the proposed conditions, we determined the proposed runoff using a runoff value that was larger than the weighted average to account for additional detention that was not present during the existing conditions. The total contributing 50 year developed storm water discharge of the site will be 32.97cfs (Refer to Exhibit E) ,an increase of 11.51 cfs from the existing conditions. The detention pond will release out into a Curb Inlet located at the West Right of Way of FM 1015 via an 8 Inch Bleeder pipe. Since the release rate will be determined by the pipe diameter, the development will detain more volume than the required volume. The total increased flow volume of this subdivision to the existing drainage district facilities is a total of 52,323 cf (1.201 Ac-ft). The detention pond will detain 57,428cf of volume (1.31 acft)(See Exhibit E). The subdivision will convey water with a storm water drainage system composed of inlets and drainage pipe varying in diameter from 12" to 18" from the parking lot to the new detention pond. These improvements will be done during the building permit stage. The detention pond and bleeder pipe in its entirety will be on Lot 1. The pond will be maintained by the lot owner of Lot 1 . Lot owner will be responsible in grading their lots with a gentle slope towards the inlets. Pipes and Inlets being shared will be in a drainage easement. All drainage easements must be kept clear of structures, large trees, fences, and property owners will be responsible in maintaining. During the development stage, the developer must ensure compliancy with the detention requirements as determined by the city of Weslaco and Hidalgo County Drainage District No.1. If the proposed conditions change, the developer of the lots will be required to generate new drainage calculations to determine if the proposed conditions established herein are adequate.



Juan Alonzo Jr, P.E.

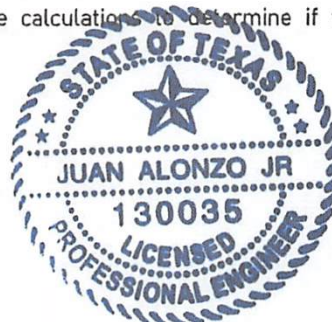


EXHIBIT A

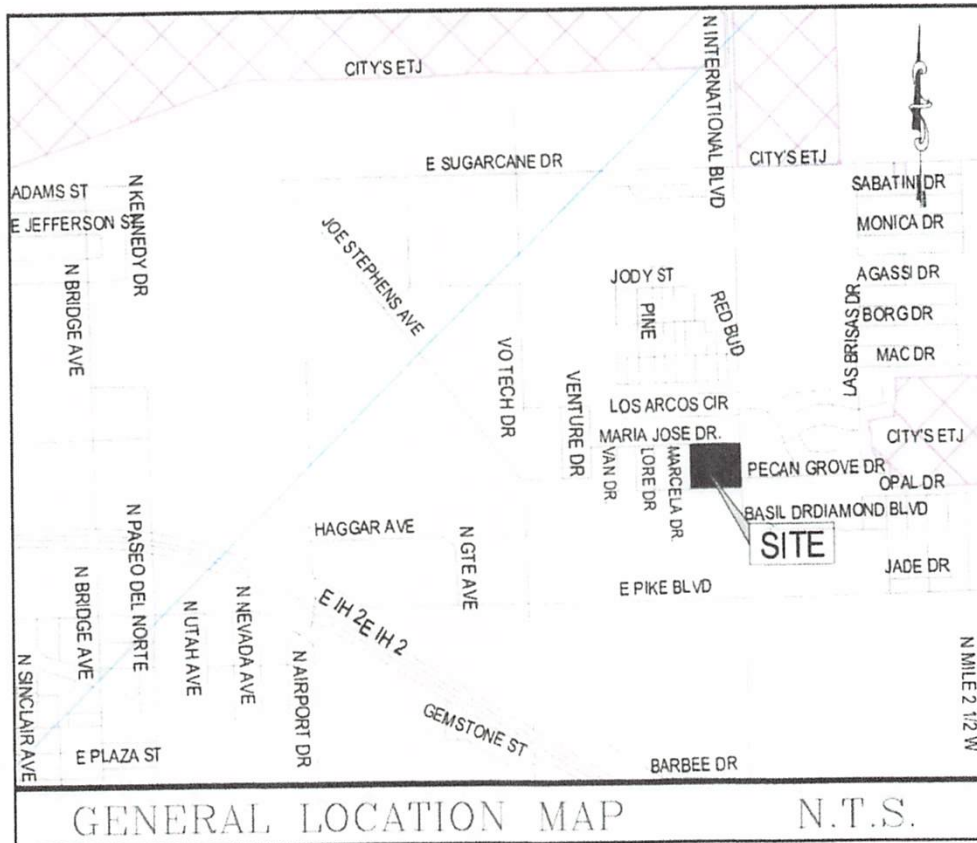
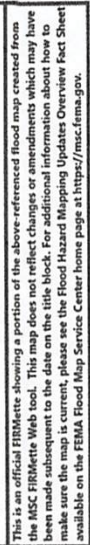


EXHIBIT B

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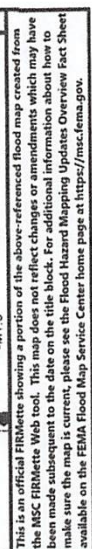
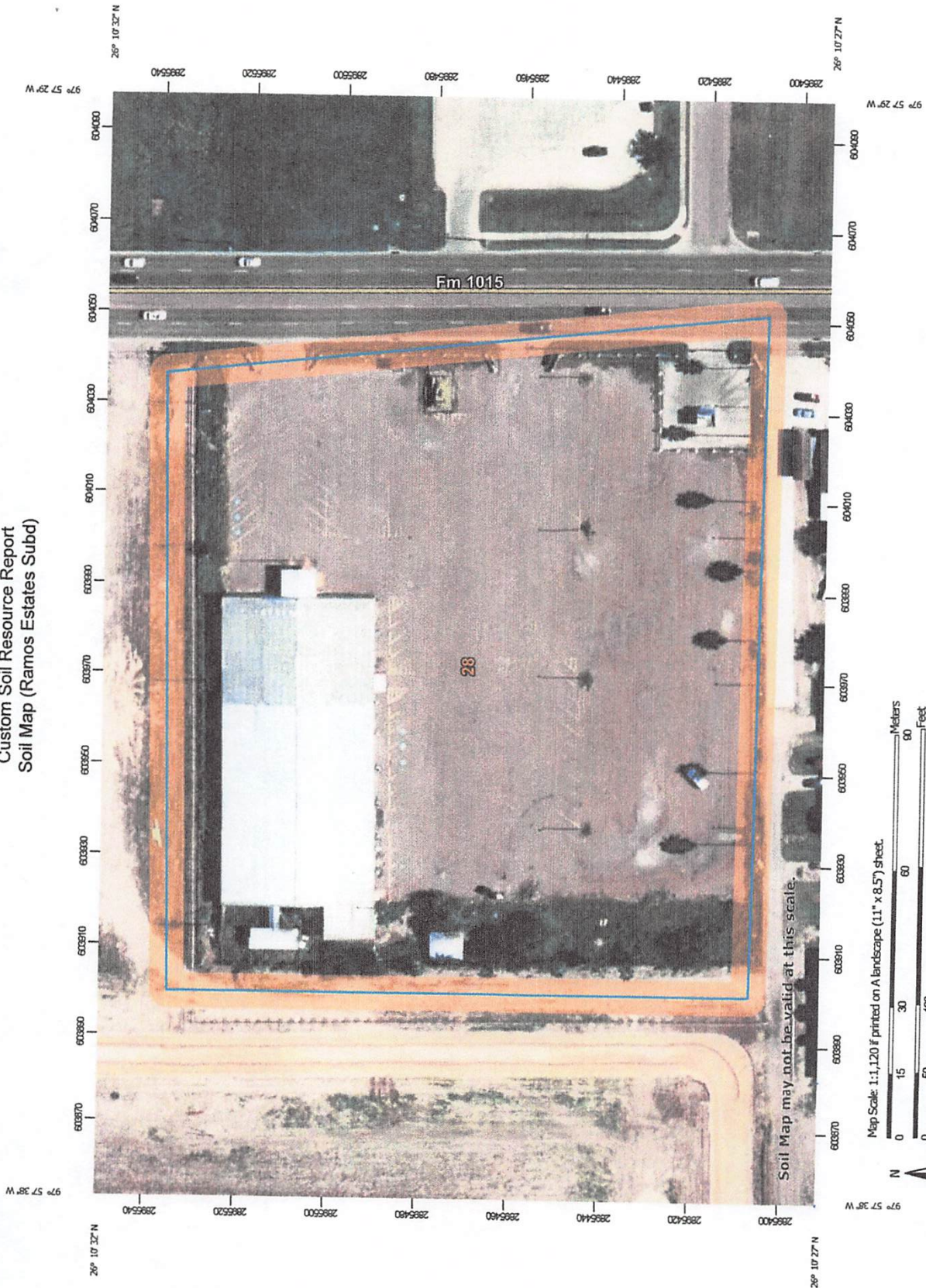


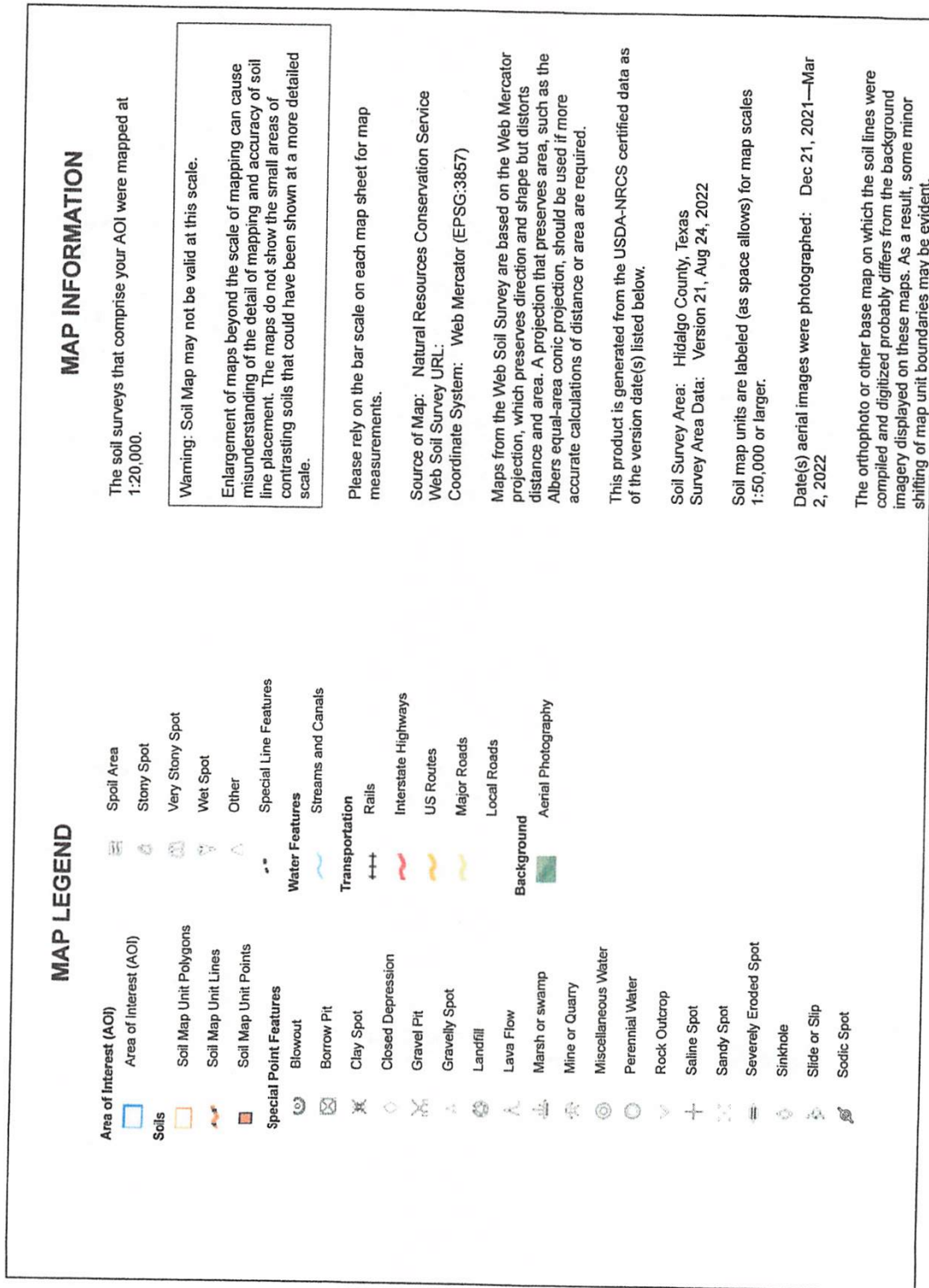
EXHIBIT C

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Custom Soil Resource Report
Soil Map (Ramos Estates Subd)



Custom Soil Resource Report



Custom Soil Resource Report

Map Unit Legend (Ramos Estates Subd)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	4.6	100.0%
Totals for Area of Interest		4.6	100.0%

Map Unit Descriptions (Ramos Estates Subd)

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

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

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

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

Custom Soil Resource Report

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*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one 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.

Custom Soil Resource Report

Minor Components

Raymondville

Percent of map unit: 7 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Racombes

Percent of map unit: 6 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Willacy

Percent of map unit: 2 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083DY023TX - Sandy Loam

Hydric soil rating: No

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxxl

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

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.45
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

EXHIBIT E

**DRAINAGE CALCULATIONS
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Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties

1. Select your county. 2. Enter the time of concentration

County	Coefficient	2-year	5-year	10-year	25-year	0-yr	100-year
Hidalgo	e (in)	0.8645	0.8647	0.8599	0.8572	##	0.8619
	b	72.40	100.21	116.24	140.47	##	201.07
	d (mins)	12.92	13.90	14.33	15.32	##	18.00
	Intensity (in/hr)	4.83	6.44	7.47	8.80	##	11.38

Harris
Harrison
Hartley
Haskell
Hays
Hemphill
Henderson
Hidalgo
Hill

* for time of Concentration =

10 mins

Runoff Coefficients "c"

Agricultural and, unimproved Areas	0.23
Parks and Improved Open Areas	0.40
Residential (>1 acre lots)	0.40
Residential (1/2 acre lots)	0.50
Residential (1/4 acre lots)	0.55
Residential (1/8 acre lots)	0.60
Multi-Family (Low density MF-1)	0.60
Medium-High Density MF-2 and MF-3)	0.80
Commercial, Industrial, and Business	0.80
Asphalt	0.90

Weighted Runoff Coefficient Table (EXISTING)				
Total Area =	4.420 ac	192535.00 SF	0.00	Cumulative Areas
Area 1	0.608 ac	26500.00 SF	0.95	Building/Roofs
Area 2	2.759 ac	120163.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	0.000 ac	0.00 SF	0.95	Concrete
Area 5	1.053 ac	45872.00 SF	0.23	unimproved area (grass)
CW=			0.65	

Weighted Runoff Coefficient Table (PROPOSED)				
Total Area =	4.420 ac	192535.00 SF	0.00	Cumulative Areas
Area 1	1.205 ac	52500.00 SF	0.95	Building/Roofs
Area 2	2.582 ac	112463.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	0.039 ac	1700.00 SF	0.95	Concrete
Area 5	0.594 ac	25872.00 SF	0.23	unimproved area (grass)
CW=			0.74	

Existing Conditions (10 yr)

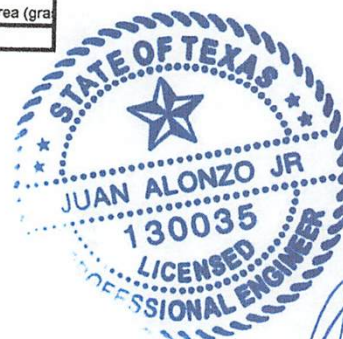
Q=CIA

C I (in/hr) A (acres) Q (cfs)
 0.65 7.47 4.42 21.46

Developed Conditions(50 yr)

Q=CIA

C I (in/hr) A (acres) Q (cfs)



[Handwritten Signature]
(2-1(-2))

0.74 10.08 4.42 32.97

Prop. Runoff C = 0.8
Area = 4.42 ac
Post Dev. Tc = 10 min

Exist Runoff C = 0.65
Exist. Intensity = 7.47

*WEIGHTED C OF 0.80 WAS USED TO
DETERMINE DETENTION AT A MORE

Detention Calculations						
Duration (minutes)	150year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	42.60	12,779	2.92	1,314	11,465
10	10.08	35.63	21,380	2.92	1,752	19,628
15	8.69	30.74	27,663	2.92	2,190	25,473
20	7.66	27.10	32,514	2.92	2,628	29,886
25	6.86	24.27	36,410	2.92	3,066	33,344
30	6.23	22.02	39,633	2.92	3,504	36,129
35	5.70	20.17	42,361	2.92	3,942	38,419
40	5.27	18.63	44,712	2.92	4,380	40,332
45	4.90	17.32	46,771	2.92	4,818	41,953
50	4.58	16.20	48,595	2.92	5,256	43,339
55	4.30	15.22	50,228	2.92	5,694	44,534
60	4.06	14.36	51,704	2.92	6,132	45,572
65	3.85	13.60	53,048	2.92	6,570	46,478
70	3.65	12.92	54,279	2.92	7,008	47,271
75	3.48	12.31	55,415	2.92	7,446	47,969
80	3.33	11.76	56,468	2.92	7,884	48,584
85	3.19	11.26	57,448	2.92	8,322	49,126
90	3.06	10.81	58,364	2.92	8,760	49,604
95	2.94	10.39	59,224	2.92	9,198	50,026
100	2.83	10.01	60,034	2.92	9,636	50,398
110	2.64	9.32	61,523	2.92	10,512	51,011
115	2.55	9.02	62,211	2.92	10,950	51,261
120	2.47	8.73	62,865	2.92	11,388	51,477
150	2.08	7.36	66,239	2.92	14,016	52,223
170	1.89	6.68	68,091	2.92	15,768	52,323
175	1.85	6.53	68,516	2.92	16,206	52,310

Volume Required to Detain = 52323

TYPICAL PIPE AREAS			
DIA	AREA	DIA	AREA
6"	0.2	15"	1.23
8"	0.35	18"	1.77
10"	0.55	24"	3.14
12"	0.79	30"	4.91

Orifice Equation: $Q = Cd \cdot A \cdot ((2 \cdot g \cdot h)^{1/2})$

Cd (coefficient discharge) = 0.6
 A (area of 8" pipe) = 0.35 ft^2
 g (gravity) = 32.2 ft/s^2
 h (height of pond) = 3 ft
 Q (flow) = 2.92 cfs

*RELEASE IS BASED ON 8INCH PIPE OUTFALL

Detention Pond Dimensions

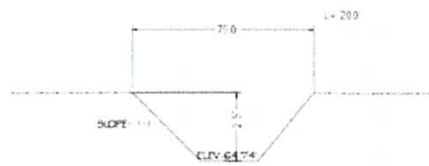
Flow Line Width W1 (ft)	Cross Sect.		Volume Width W2 (ft)	Slope Length L2 (ft)	Top (outer) V2 (cf)	Volume V (cf)	
	Depth H (ft)	S					
35.0	2.5	1.0	40.0	184.0	17250.0	17250.0	A-A
70.0	2.5	1.0	75.0	200.0	36250.0	36250.0	B-B
TOTAL						53500.0	

Detention Provided = 53500 cf > 0 cf = Detention Required

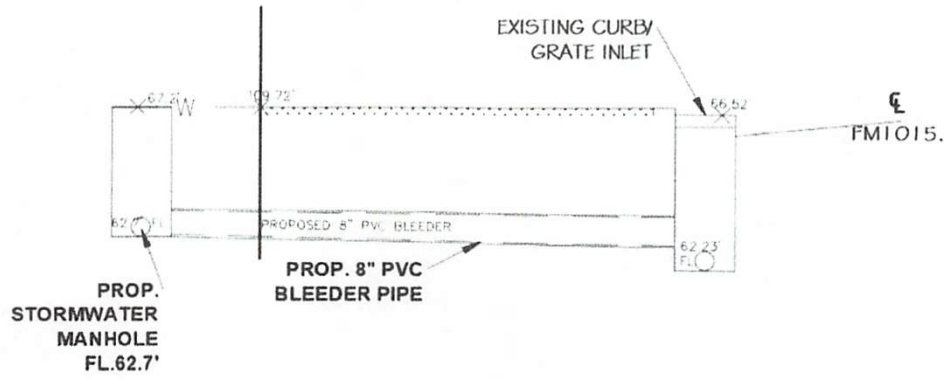
Therefore, the proposed detention pond is O. K.



(A-1) DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



(B-1) DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



C-1

OUTFALL CROSS SECTION DETAIL
SCALE: N.T.S.

EXHIBIT F

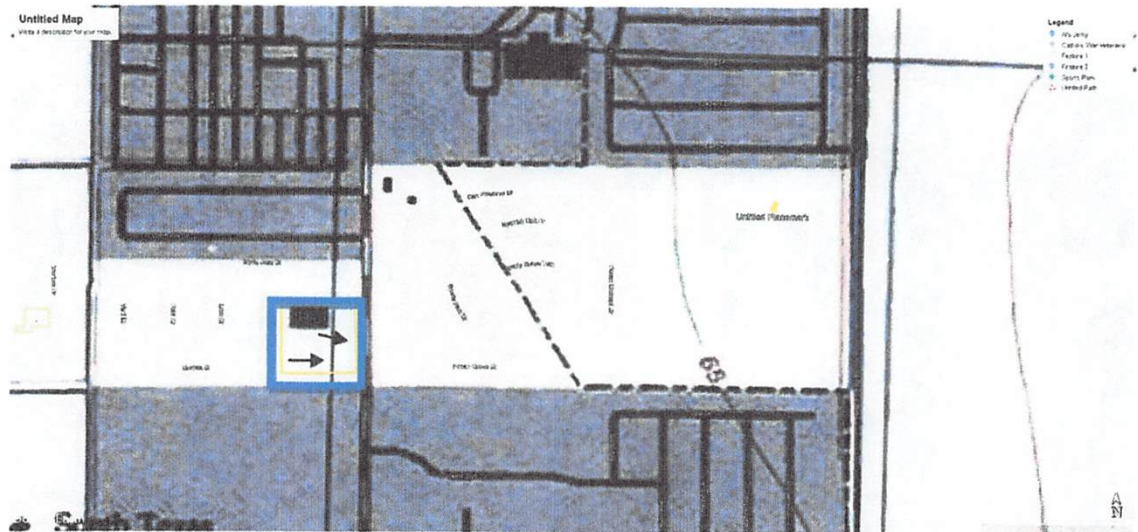


EXHIBIT G

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ENGINEERING DECODE FOR DAMS ESTATES SUBDIVISION

CAMOS ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY CITY OF WESLACO. CITY OF WESLACO HAS AN EXISTING 12" DIAMETER WATERLINE AT THE WEST SIDE OF FM 1015.

THREE (3) PROPOSED 1" WATERMETERS WILL TAP TO THE EXISTING WATERLINE TO SERVE THE NEW AND EXISTING LOTS. THE DEVELOPER WILL PAY FOR THE SERVICE CONNECTIONS OF EACH LOT. THE ESTIMATED COST OF SERVICE CONNECTION IS OF \$1,500.00 PER SERVICE, BRINGING A TOTAL OF 4,500.00 FOR THE SUBDIVISION.

WESLACO, THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO TREAT WASTEWATER SUPPLIES FOR AT LEAST 30 YEARS AND THE CITY OF WESLACO HAS PROMISED HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

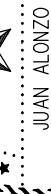
PROPERTY.

THE LOTS. THE SERVICE CONNECTIONS WILL CONNECT TO THE EXISTING SEWER LINE.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES


 LICENSED PROFESSIONAL ENGINEER NO. 130035

 ALEX T. ENGERING
 DATE: 06-10-24
 325 W. 2ND STREET
 MERCEDES, TEXAS 78770
 (956) 294-1241



NON
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PROPERTIES LLC
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WJ)

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THE UNIVERSITY OF CHICAGO

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

Date of Meeting: July 3, 2024	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Juan Alonzo, P.E.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for White Rose Subdivision being 4.644 acres out of Farm Tracts 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000 feet North of Intersection on Frontage Road and Bridge Ave. Possible Action.	
Discussion/Overview: The proposed nine (9) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
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



PI AT-000634-2024

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

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

FILE NO. _____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: White Rose Subdivision

Location: Approximately 2000 feet North of Intersection of Frontage Road and Bridge Ave.

Legal Description: 4.644 acre tract out of Farm Tract 31, West Tract Subdivision as recorded in Vol 2 page 34, HCMR.

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: Commercial

Existing Land Use: Commercial Proposed Land Use: Commercial/Multi Family

Number of Lots Proposed: 9 Gross Acreage: 4.644ac

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Raul Guerra Telephone: 956-429-8434

Address: 621 Tierra Prometida Fax: _____

City: Weslaco State: TEXAS Zip: 78599 E-mail: _____

ENGINEER INFORMATION

Name: Juan Alonzo, P.E. Telephone: 956-294-1241

Address: 325 W.2nd Street Fax: _____

City: Mercedes State: Tx Zip: 78570 E-mail: jalonzo@altexeng.com

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
---	---	---

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

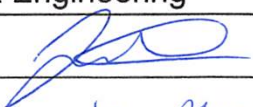
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Raul Guerra

Owner Signature: _____ Date: _____

Juan Alonzo Jr. P.E. ,Altex Engineering is the authorized agent

Authorized Agent Signature:  Date: 3-25-24

Authorized Agent Printed Name: Juan Alonzo

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: _____

TRIP GENERATION WORKSHEET

FOR

RAMOS ESTATES SUBDIVISION

5.0 ACRE TRACT
OUT OF FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

Arturo Ramos

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
325 W.2nd Street
Mercedes, Texas 78570
PH: (956)792-9305
JALONZO@ALTEXENG.COM

Project No. 23.186

OCTOBER 2023



TRIP GENERATION REPORT
FOR
RAMOS ESTATES SUBDIVISION
(WESLACO, TEXAS)

Ramos Estates Subdivision is located on a 5.00 Ac tract of land of farm tract 1038 of the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of FM 1015, approximately 1,700 feet North of the intersection of Pike Blvd and FM 1015. The lot is currently developed with building and parking lots. The development will consist in a total of commercial lots with about Six(6) 1000 square foot retail shell Suites.

The report is based on the Trip Generation, 10th Edition Book (Institute of Traffic Engineers).

Shopping Center (820)

1. - Average Vehicle Trip Ends : 3.00

(Trip Generation, Tenth Edition)

On a weekday, AM. Peak hour Generator

Directional Distribution: 54% Entering, 46% Exiting

Equation: $T = 2.76(X) + 77.28$

$X = 6$ (1000 sqft GLA)

TOTAL TRIPS: 94 Trips

Tenter = $94(0.54) = 51$ trips/hour

Texiting = $94(0.46) = 43$ trips/hour

2. - Average Vehicle Trip Ends : 4.21

(Trip Generation, Tenth Edition)

On a weekday, PM. Peak hour Generator

Directional Distribution: 50% Entering, 50% Exiting

Equation: $\ln(T) = 0.72\ln(x) + 3.02$

$X = 6$ (1000 sqft GLA)

TOTAL TRIPS: 75 Trips

Tenter = $75(0.50) = 37.5$ trips/hour

Texiting = $75(0.50) = 37.5$ trips/hour

Threshold requirements for a Traffic Impact Analysis Report:

AM/PM PHT* < 100 TPH, TIA not Required

AM/PM PHT* > 100 TPH, TIA Required

PHT* = Peak Hour Trips

Shopping Center (820)

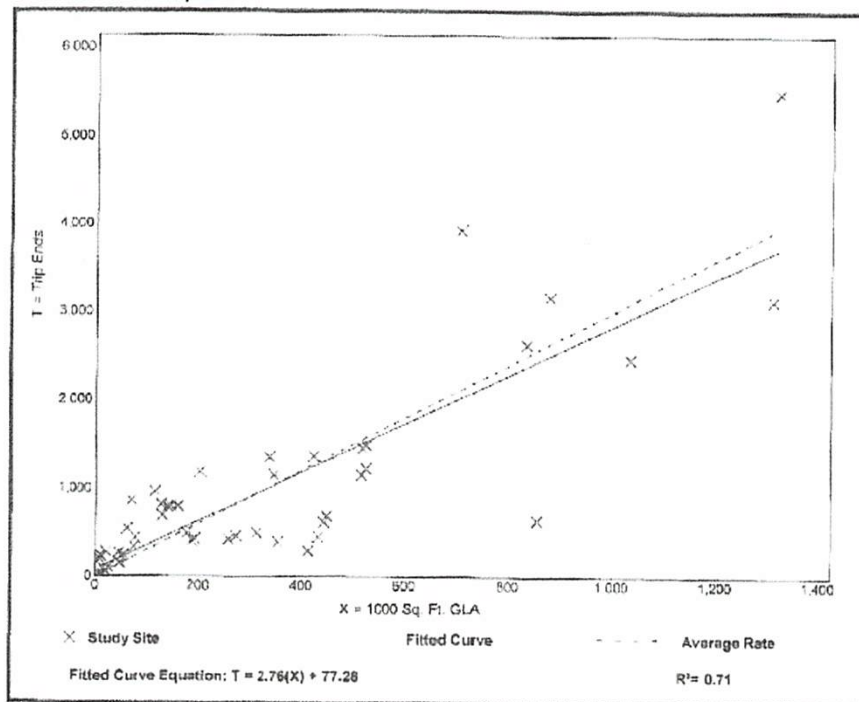
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 47
1000 Sq. Ft. GLA: 323
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.00	0.70 - 23.74	1.85

Data Plot and Equation



Shopping Center (820)

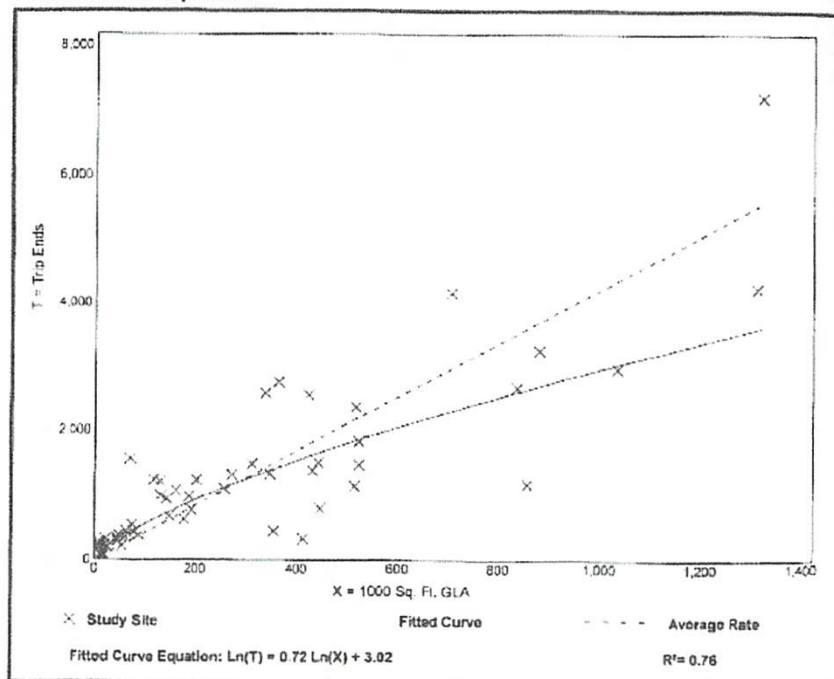
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 53
1000 Sq. Ft. GLA: 298
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
4.21	0.78 - 27.27	2.47

Data Plot and Equation



DRAINAGE REPORT

FOR

WHITE ROSE SUBDIVISION

4.644 Acre Tract out of Farm Tract 31, West Tract Subdivision
map or plat thereof recorded in Vol.2, Page 34-37, H.C.D.R.

Prepared for:

Raul Guerra

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
325 W. 2ND ST.
MERCEDES, TEXAS 78570
PH: (956)294-1241
JALONZO@ALTEXENG.COM

Project No. 21.137

DECEMBER 2023



1-4-24

TABLE OF CONTENTS

A. PROJECT LOCATION.....	1
B. FLOOD PLAIN.....	1
C. SOIL CONDITIONS.....	1
D. EXISTING CONDITIONS	2
E. PROPOSED CONDITIONS.....	2

EXHIBITS

EXHIBIT "A" - LOCATION MAP

EXHIBIT "B" - FIRM ZONE DESIGNATION MAP

EXHIBIT "C" - SOILS SURVEY MAP

EXHIBIT "D" - RUNOFF COEFFICIENTS

EXHIBIT "E" - DRAINAGE CALCULATIONS

EXHIBIT "F" - CROSS-SECTION DRAWINGS OF PONDS

EXHIBIT "G" - CROSS-SECTION DRAWING OF OUTFALL

EXHIBIT "H" - AERIAL of USGS MAP

EXHIBIT "I" - SUBDIVISION PLAT AND FINAL ENGINEERING REPORT

**DRAINAGE REPORT
FOR
WHITE ROSE SUBDIVISION**

A. PROJECT LOCATION

White Rose Subdivision is located on a 4.644-Acre tract of land out of Farm Tract 31, of the West Adams Subdivision, Hidalgo County, Texas. The tract is located approximately 1,980 feet north of the intersection of Mile 4 ½ W Road and W Frontage Road within the City Limits of Weslaco.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone B-Shaded" areas to be between limits of 100-year flood and 500 year flood plain, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480349 0005 B, Map Revised: March 4, 1980 (Refer to Exhibit B).

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of soil consisting of Hidalgo Fine Sandy Loam (25,B,SM-SC) and Hidalgo Clay Sandy Loam (28,B,SC,CL) (that have moderately well drained properties.

(25)Hidalgo fine sandy loam, 0 to 1 percent slopes (25, B, SM-SC):

The Hidalgo fine sandy loam, 0 to 1 percent slopes, is well drained. Permeability is moderate, and the available water capacity is medium. Surface runoff is slow.

(28)Hidalgo sandy clay loam, 0 to 1 percent slopes (28, B, SC, CL):

The Hidalgo sandy clay loam, 0 to 1 percent slopes, is well drained. Permeability is moderate, and the available water capacity is high. Surface runoff is slow.

D. EXISTING CONDITIONS

The subject tract is predominantly undeveloped with only a single story commercial building of approximately 1,100 sqft and natural grasses present. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the eastern portion of the property. For the existing 10-year storm, the water runoff of this site is 5.34 cfs.

E. PROPOSED CONDITIONS

The proposed conditions for this subdivision will be for development in (Eight)8 multi-family lots use and (One)1 lot for commercial use. The total contributing 50-year developed storm water discharge of the site will be 31.56 cfs (Refer to Exhibit E), an increase of 26.22 cfs from the existing conditions. The total increased flow of this subdivision to the existing drainage district facilities is a total of 38,012 cf (0.873 Ac-ft) (See Exhibit E). A system of detention ponds and swales with a capacity to detain 46,486 cf (1.07 Ac-ft) will be constructed along several sections of the lot boundaries that would detain the runoff created by the developed lots. Water from the drainage swales will convey in an easterly flow that will eventually outfall into the existing pond maintained by the city of Weslaco via a 8" bleeder pipe at a rate of 4.13 cfs, which is lower than the pre-developed conditions. Additionally, lot owners must maintain their portion of drainage swale. The drainage swale easement must be kept clear of any buildings, fences, large trees that could impede the flow of storm water.



Juan Alonzo Jr, P.E.

- ☐ REJECTED
- ☒ APPROVED FOR SUBMITTAL
 - ☐ TO H.C. PLANNING DEPT.
 - ☒ TO CITY
- ☒ DISCHARGE PERMIT REQUIRED
 - ☐ DISTRICT FACILITY
 - ☒ CITY FACILITY
 - ☐ OTHER

H.C.D.D. NO. 1



DATE



1-4-24

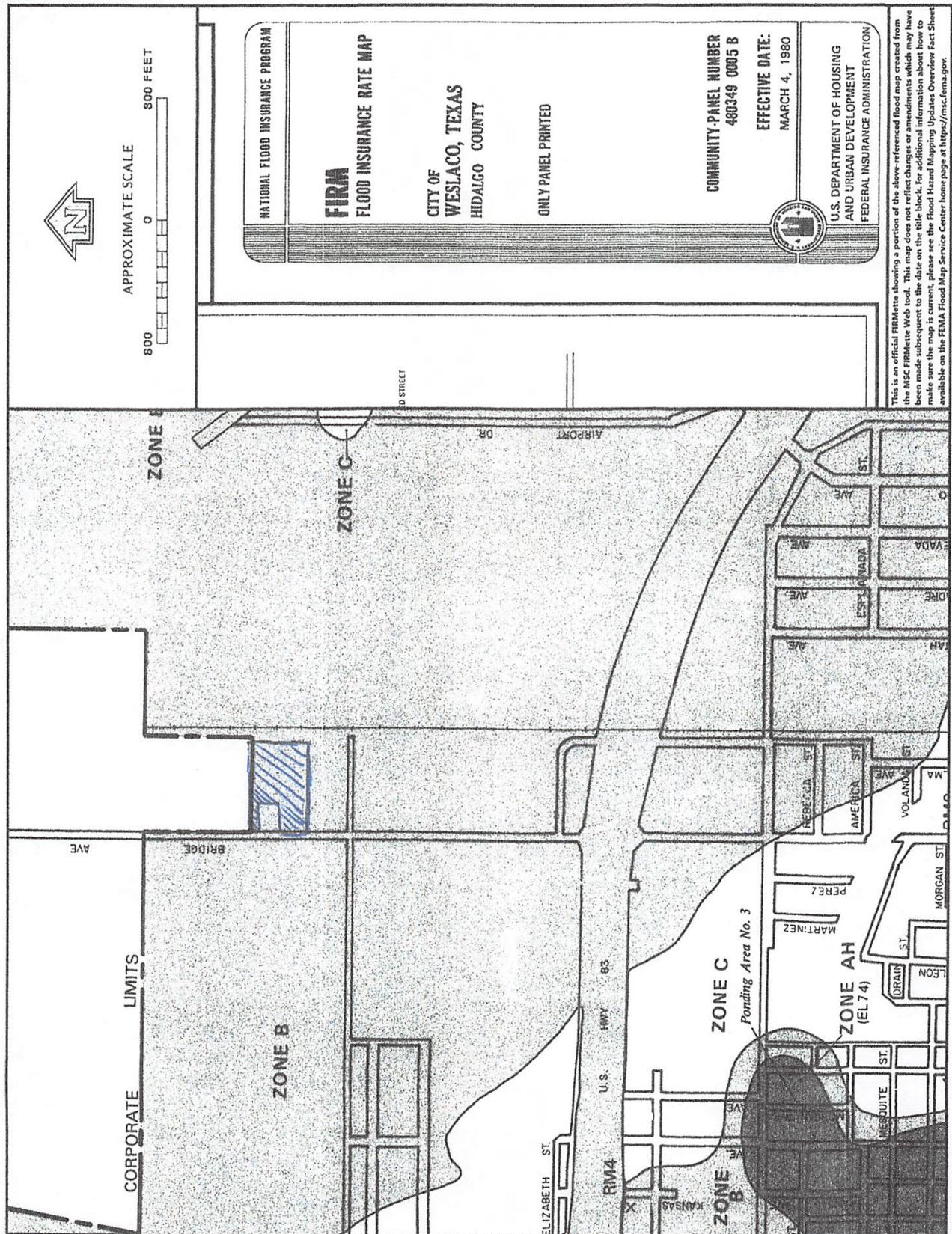
EXHIBIT A

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EXHIBIT B

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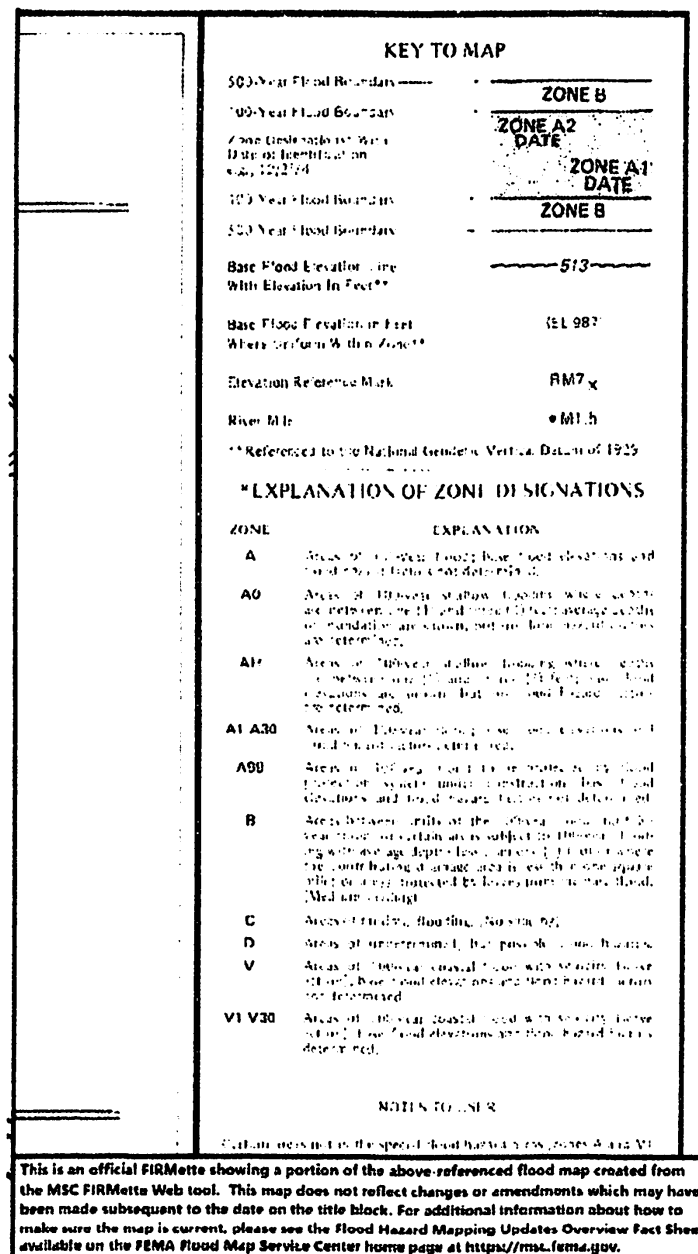
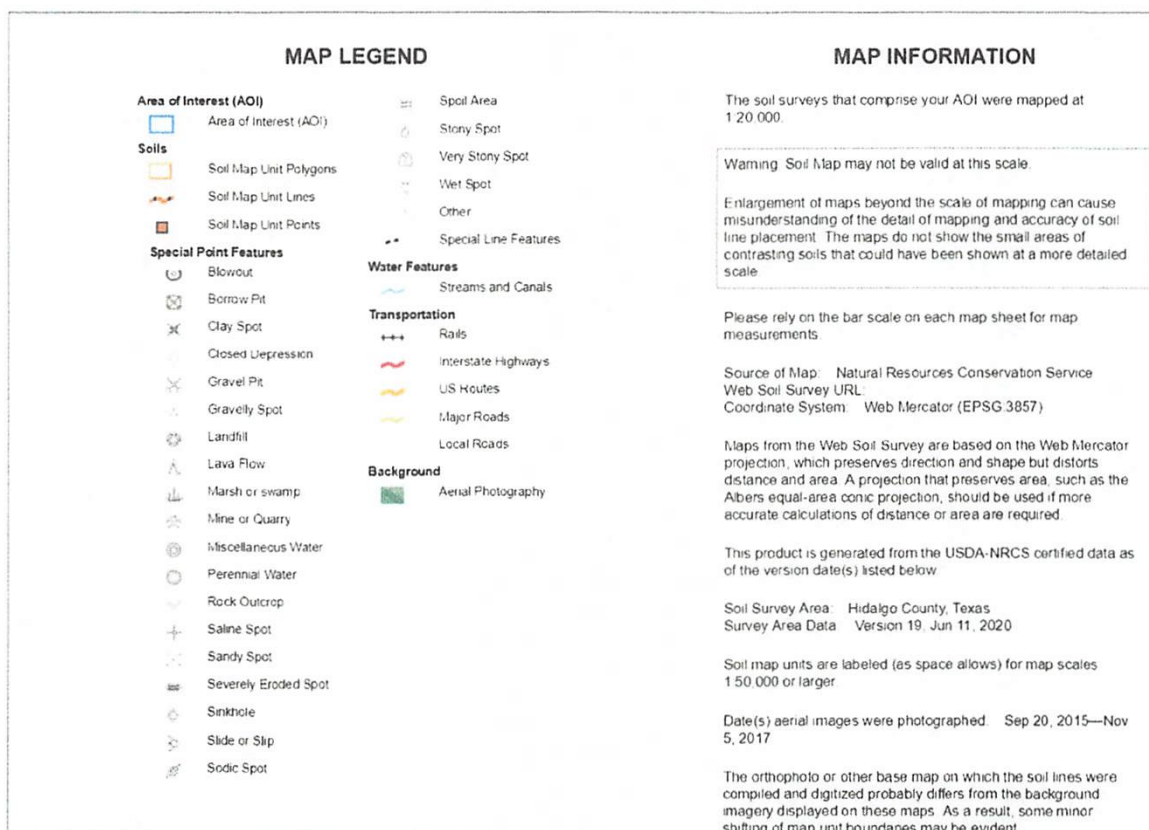


EXHIBIT C

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Custom Soil Resource Report



Custom Soil Resource Report

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	1.6	35.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	2.8	64.1%
Totals for Area of Interest		4.4	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

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*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one 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.

Custom Soil Resource Report

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 capacity: 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

Custom Soil Resource Report

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
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: 2sxxl
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

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water capacity: 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
Hydric soil rating: No

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.23
Parks and Improved Open Areas	0.40
Residential (>1acre lots)	0.40
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.60
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.90

EXHIBIT E

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Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties							
1. Select your county. 2. Enter the time of concentration							
County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	a (in)	0.8645	0.8647	0.8599	0.8599	0.8613	0.8619
Henderson	b	72.40	100.21	116.24	116.24	170.66	201.07
Hidalgo	d (mins)	12.92	13.90	14.33	14.33	16.71	18.00
Hill	Intensity (in/hr)*	4.83	6.44	7.47	8.80	10.08	11.38
Hockley							
Hood							
Hopkins							
Houston							
Howard							
Hudspeth							

* for time of
Concentration
n =

10 mins

RUNOFF COEFFICIENT CALCULATIONS

PRE-DEVELOPED

Total Area =	4.4103 ac	192113.00 SF	0.00	Cumulative Areas
Area 1	0.0269 ac	1172.00 SF	0.90	Building/Roofs
Area 2	0.0452 ac	1968.00 SF	0.75	Asphalt
Area 3	0.0899 ac	3916.00 SF	0.50	Flex base
Area 4	0.0016 ac	68.00 SF	0.90	Concrete
Area 5	4.2468 ac	184989.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

$$C = (C1A1 + C2A2 + C3A3 + C4A4 + \dots) / A_{total} =$$

0.25

USE: 0.25

POST-DEVELOPED AREA #1 (COMMERCIAL-RETAIL PLAZA)

Total Area =	0.915 ac	39874.00 SF	0.90	Cumulative Areas
Area 1	0.179 ac	7812.00 SF	0.90	Building/Roofs
Area 2	0.000 ac	0.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	0.498 ac	21678.00 SF	0.90	Concrete
Area 5	0.238 ac	10384.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

$$C = (C1A1 + C2A2 + C3A3 + C4A4 + \dots) / A_{total} =$$

0.73

POST-DEVELOPED AREA #2 (MULTI-FAMILY APARTMENTS)

Total Area =	3.495 ac	152239.00 SF	0.00	Cumulative Areas
Area 1	0.735 ac	32000.00 SF	0.90	Building/Roofs
Area 2	0.000 ac	0.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	1.591 ac	69302.00 SF	0.90	Concrete
Area 5	1.169 ac	50937.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

$$C = (C1A1 + C2A2 + C3A3 + C4A4 + \dots) / A_{total} =$$

0.68

USE AVG: 0.71



[Handwritten signature]
1-4-24

Existing Conditions (10 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.25	4.84	4.41	5.34

Area 1 (Commercial - Retail Plaza)

Area 2 (Multi-Family Apartments)

Developed Conditions(50 yr)

Q=CIA

C 0.71 I (in/hr) 10.08 A (acres) 0.915 Q (cfs) 6.55

Developed Conditions(50 yr)

Q=CIA

C 0.71 I (in/hr) 10.08 A (acres) 3.495 Q (cfs) 25.01

* Refer to Site Plan on Exhibit F

Prop. Runoff C = 0.71
Area = 4.41 ac
Post Dev. Tc = 10 min

Exist Runoff C = 0.24
Exist. Intensity = 4.8

Total Q= 31.56 cfs

Orifice Equation: $Q = Cd \cdot A \cdot ((2 \cdot g \cdot h)^{1/2})$
Cd (coefficient discharge) = 0.6
A (area of 10" pipe) = 0.35 ft²
g (gravity) = 32.2 ft/s²
h (height of pond) = 6 ft
Q (flow) = 4.13 cfs

Detention Calculations						
Duration (minutes)	150year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	37.72	11,316	4.13	1,859	9,457
10	10.08	31.55	18,932	4.13	2,478	16,454
15	8.69	27.22	24,496	4.13	3,098	21,398
20	7.66	23.99	28,791	4.13	3,717	25,074
25	6.86	21.49	32,241	4.13	4,337	27,904
30	6.23	19.50	35,094	4.13	4,956	30,138
35	5.70	17.86	37,510	4.13	5,576	31,934
40	5.27	16.50	39,592	4.13	6,195	33,397
45	4.90	15.34	41,415	4.13	6,815	34,601
50	4.58	14.34	43,030	4.13	7,434	35,596
55	4.30	13.48	44,477	4.13	8,054	36,423
60	4.06	12.72	45,763	4.13	8,673	37,110
65	3.85	12.04	46,973	4.13	9,293	37,681
70	3.65	11.44	48,064	4.13	9,912	38,152
75	3.48	10.90	49,070	4.13	10,532	38,538
80	3.33	10.42	50,002	4.13	11,151	38,851
85	3.19	9.97	50,869	4.13	11,771	39,099
90	3.06	9.57	51,681	4.13	12,390	39,291
95	2.94	9.20	52,442	4.13	13,010	39,433
100	2.83	8.86	53,159	4.13	13,629	39,530
105	2.73	8.55	53,837	4.13	14,249	39,588
110	2.64	8.25	54,478	4.13	14,868	39,610
115	2.55	7.98	55,087	4.13	15,488	39,600

Volume required to detain 39,610

Detention Pond Dimensions

Flow Line Width W1 (ft)	Cross Sect.		Volume Width W2 (ft)	Slope Length L2 (ft)	Top (outer) V2 (cf)	Volume V (cf)
	Depth H (ft)	S				
13.0	6.0	1.0	25.0	349.0	39786.0	39786.0
1.0	2.0	1.0	5.0	530.0	3180.0	3180.0
9.0	2.0	1.0	13.0	160.0	3520.0	3520.0
TOTAL						46486.0

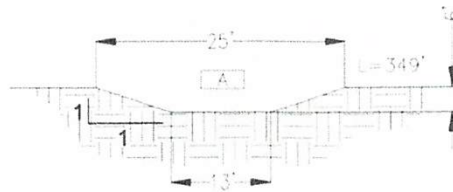
A
B
C

Detention Provided = 46486 cf > 39610 cf = Detention Required

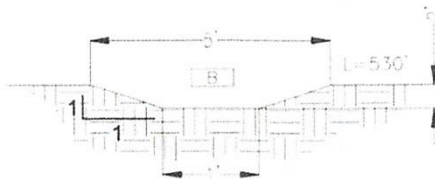
Therefore, the proposed detention pond is O. K.

EXHIBIT F

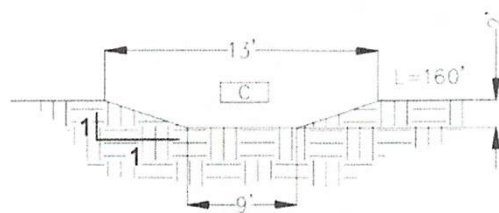
CROSS SECTION DRAWINGS OF PROPOSED DETENTION PONDS



(A-1) DETENTION POND DETAIL
SCALE: N.T.S.



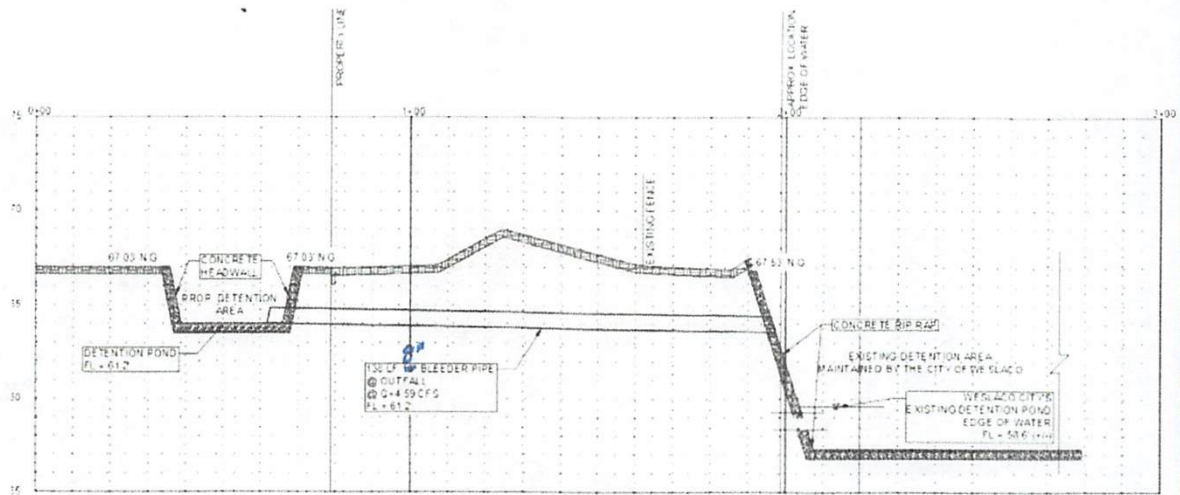
(B-1) DETENTION POND DETAIL
SCALE: N.T.S.



(C-1) DETENTION POND DETAIL
SCALE: N.T.S.

EXHIBIT G

CROSS SECTION DRAWING OF OUTFALL PLAN



A CROSS SECTIONAL DRAINAGE POND DETAIL
SCALE N.T.S.

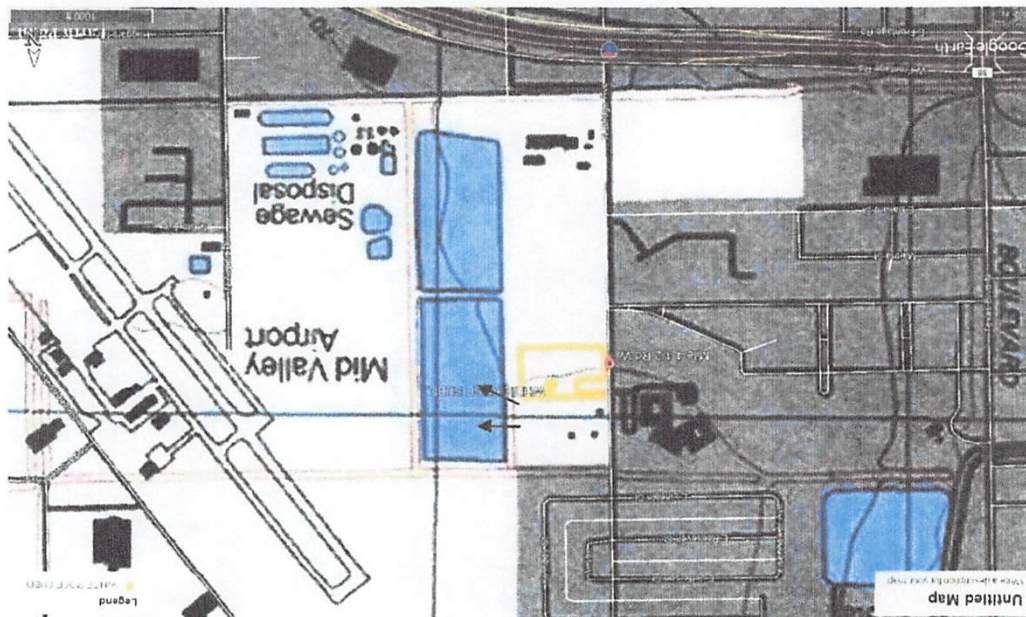
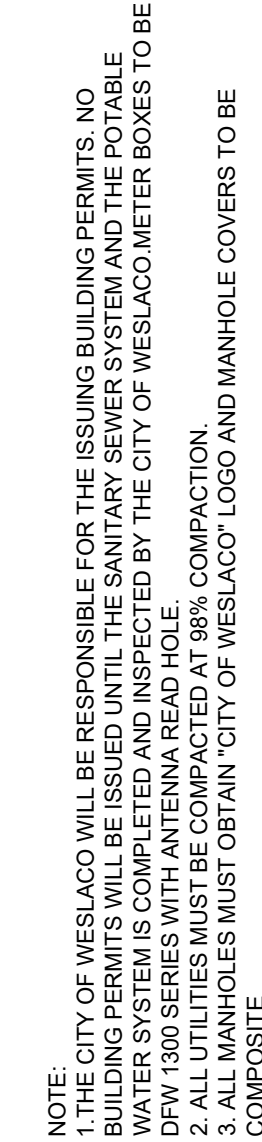
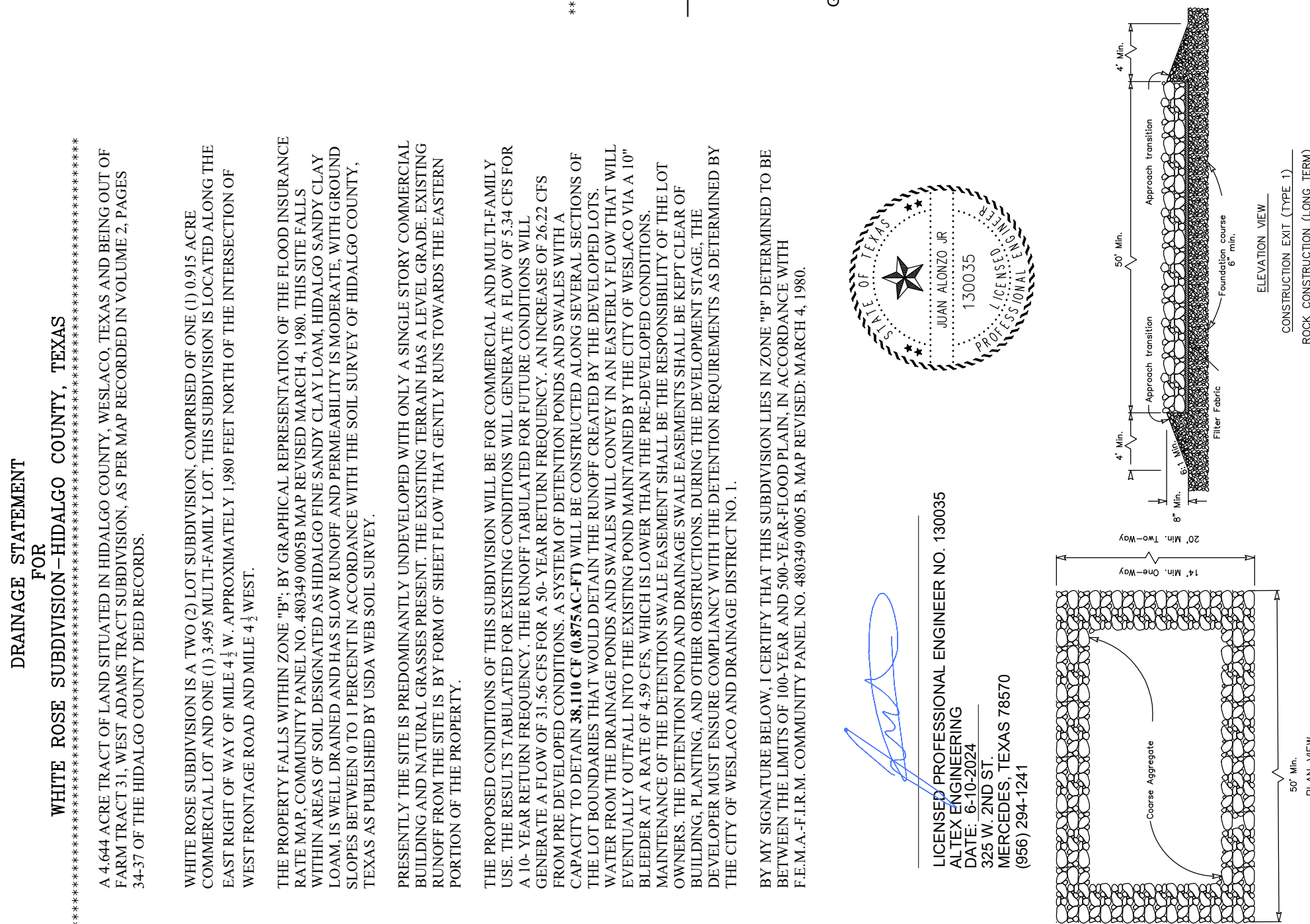
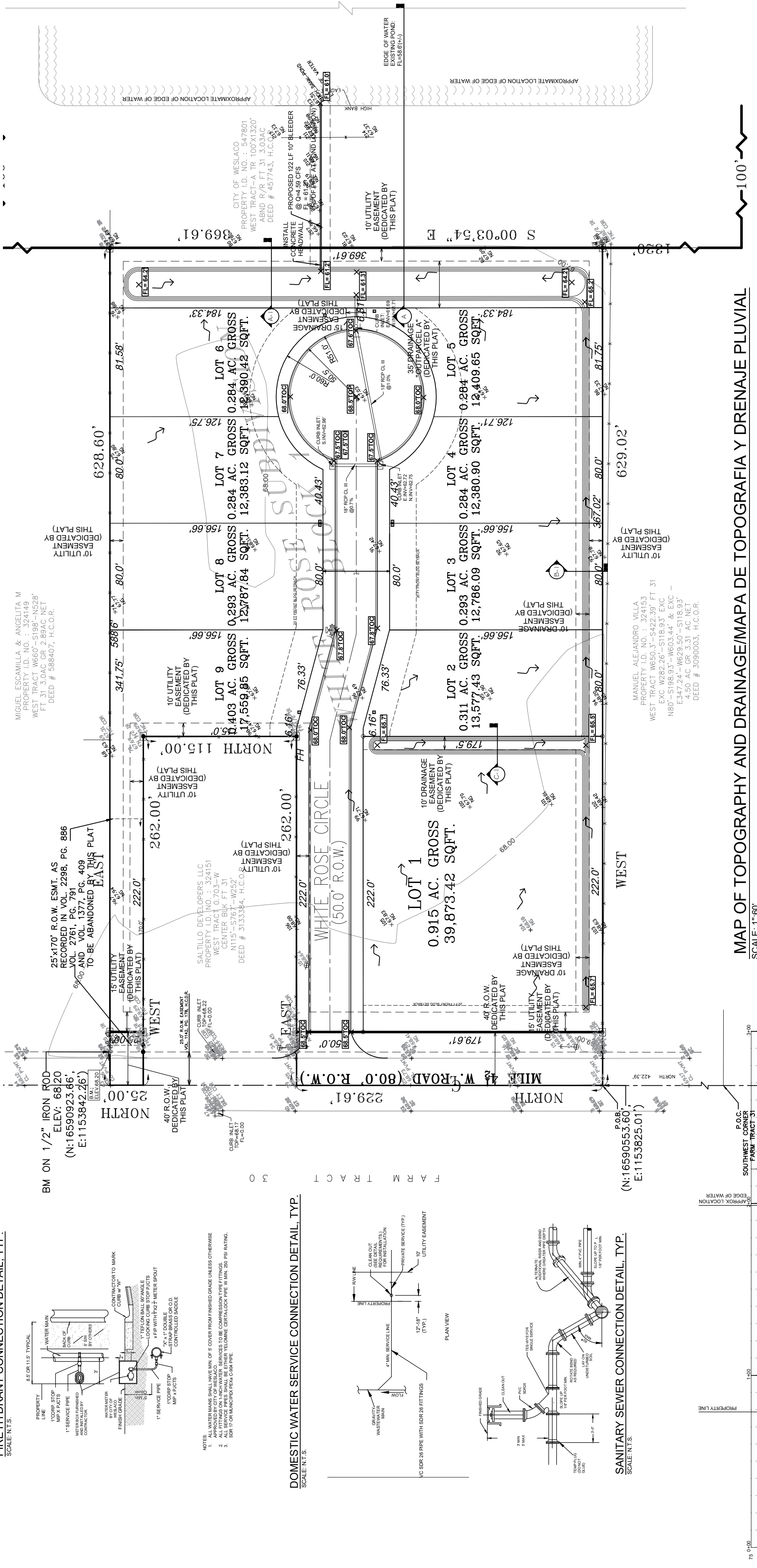


EXHIBIT H

EXHIBIT I

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(956) 294-1241
TYPE FIRM REGISTRATION NO. F-19737

SHEET
2 OF 2