

# **CITY OF WESLACO**

## **A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**

**NOVEMBER 6, 2024, 5:30P.M.**

**PCE CONFERENCE ROOM**

**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  
OCTOBER 2, 2024**

On Wednesday, October 2, 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:

|                    |               |
|--------------------|---------------|
| Lonnie Berry       | Vice-Chairman |
| Randy Summers      | Commissioner  |
| Adrian Torres      | Commissioner  |
| Jim Forward        | Commissioner  |
| Carolina Croquette | Commissioner  |
| Jose Treviño       | Commissioner  |

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

Also, present were Mike Swinnea, Assistant Fire Marshall, Salvador Ayar, Assistant Engineer Director, and citizens.

**I. CALL TO ORDER:**

Vice-Chairman Berry called the meeting to order and welcomed everyone in the audience.

**A. Roll Call/Establish a Quorum**

Mrs. Arevalo called the roll call noting that, Chairman Hernandez was absent at the time of roll, a quorum was established.

**II. PUBLIC COMMENTS**

There were no comments received.

**III. APPROVAL OF MINUTES**

**A. September 4, 2024, Regular Meeting**

Commissioner Summers made a motion to approve the minutes of September 4, 2024, seconded by Commissioner Forward. Motion carried.

**IV. PUBLIC HEARING**

**A. Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 2611 N Texas Blvd. Ste. 5, also being Lot 3, Block 1, Tejas Development, Weslaco, Hidalgo County, Texas.**

Mrs. Arevalo stated that notice appeared in the Monitor on September 11, 2024, there were twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.



Mrs. Gloria Salazar stated the hours of operation would be from 4:00pm to 8:30pm and she would host small events.

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

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

## **V. DISCUSSION AND CONSIDERATION**

### **A. Discussion and consideration for the Final Plat for the Amended Plat of Mid-Valley International Industrial Park Subdivision being 146.09 acres out of Farm Tracts 1056,1057 and 1058 Blk 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately on the Northeast corner of the intersection of Mile 9 & 1015.**

Mrs. Arevalo stated the proposed development is a twenty (20) lot subdivision and 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 City of Weslaco through a 10" sewer line. The proposed amendment was to correct errors in the metes and bounds and line chart in the original recorded plat. Staff recommends approval of the Final Plat.

Commissioner Torres made a motion to approve the Final plat, seconded by Commissioner Forward. Motion carried.

### **B. Discussion and consideration of the Final Plat for Altamura Subdivision being 41.06 acres out of Farm Tracts 242 and 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.**

Mrs. Arevalo stated the proposed sixty-five (65) 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. Applicant was granted a variance request for OSSF, and off-site drainage and they have addressed all the Commission comments. Staff recommends approval of the Final Plat.

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

### **C. Discussion and consideration for the Annexation of Alto Bonito also being Lot 2 Reisser Subdivision an 8.172-acre tract of land, Weslaco, Hidalgo County, Texas. Located approximately 600ft east of South Milanos Rd.**

Mrs. Arevalo stated the proposed development is currently located outside the City of Weslaco city limits and is contiguous to the city limits. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco. Staff recommends approval.

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

**VI. ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 5:45 p.m.

**Planning and Zoning Commission**

- Absent  
David Hernandez, Chairman
- Lonnie Berry, Vice-Chairman
- Randy Summers, Commissioner
- Carolina Crockett, Commissioner
- Jose Treviño, Commissioner
- Adrian Torres, Commissioner
- Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Date of Meeting:</b><br>November 6, 2024                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Agenda Item No.</b> (to be assigned by PCE):<br><b>IV.A.</b> |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of All Valley UPull It, LLC.                                                                                                                                                                                                                                                                                                                                                                      |                                                                 |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration to rezone 236 Mile 2 ½ W. Rd., also being 7.45-acres out of Farm Tract 1034 Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to I – Industrial District. Possible Action.                                                                                                                                                                                |                                                                 |
| <b>Discussion/Overview:</b><br>The applicant is requesting to rezone property from R-1 One-Family Dwelling District to I – Industrial District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 16, 2024. Five (5) property owners within 200 feet of the applicant’s property were notified by letter on October 25, 2024.                                                            |                                                                 |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                                                                                                                 |                                                                 |
| <b>Staff recommendation for Commission’s Action:</b><br>Staff recommends approval based on existing and past land use.                                                                                                                                                                                                                                                                                                                                            |                                                                 |
| <b>Additional Action Prompted:</b><br><div style="margin-left: 40px;"> <input checked="" type="checkbox"/> Mayor’s Signature              <input checked="" type="checkbox"/> Public Hearing              <input type="checkbox"/> Budget Amendment<br/> <input type="checkbox"/> Resolution              <input checked="" type="checkbox"/> Ordinance – First Reading              <input checked="" type="checkbox"/> Ordinance – Final Reading         </div> |                                                                 |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                                                                  |                                                                 |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                  |                                                                 |
| <b>Attachments, (if any):</b><br>Application, legal notice, map, property owner list.                                                                                                                                                                                                                                                                                                                                                                             |                                                                 |
| <b>Responsibilities upon Commission’s Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                                        |                                                                 |



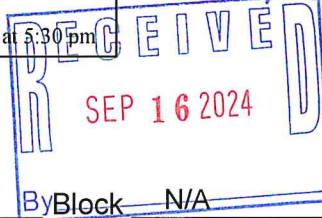
## APPLICATION FOR REZONING

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.

*Rzone-000700-2024*



### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot N/A

ByBlock N/A

Subdivision Name ADAMS TRACT FT 1034 7.45 AC

Street Address 236 MILE 2 1/2 W RD WESLACO, TX

Existing Zoning R-1

Existing Land Use Industrial

Proposed Zoning I - Industrial

Proposed Land Use Industrial

- ☒ \$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 All Valley UPull It, LLC

Phone 956-792-3277

Address 236 Mile 2 1/2 Road West

Fax: \_\_\_\_\_

City Weslaco

State TX

Zip Code 78566

E-Mail: Cindy@CHopkinsRealEstate.com

### OWNER

Name All Valley UPull It, LLC

Phone \_\_\_\_\_

Address 236 Mile 2 1/2 Road West

Fax: \_\_\_\_\_

City Weslaco

State TX

Zip Code 78566

E-Mail: cugators@yahoo.com

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

Signature \_\_\_\_\_

Owner

Date September 15, 2024

Signature \_\_\_\_\_

Applicant

Date September 15, 2024

Signature \_\_\_\_\_

Authorized Agent

Date September 15, 2024

# 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

October 25, 2024

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 6, 2024, and the City Commission will hold a public hearing on November 19, 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](mailto:facuna@weslacotx.gov) by 12:00 pm on November 6, 2024. A staff member will contact you with instructions via phone call to address your public comment.

### **REZONE REQUEST:**

All Valley UPull It, LLC is requesting to rezone 236 Mile 2 ½ W. Rd., also being 7.45-acres out of Farm Tract 1034 Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to I – Industrial District.

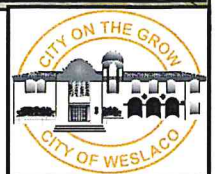
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

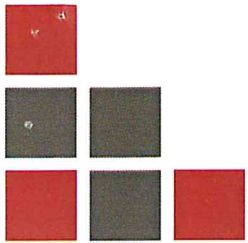






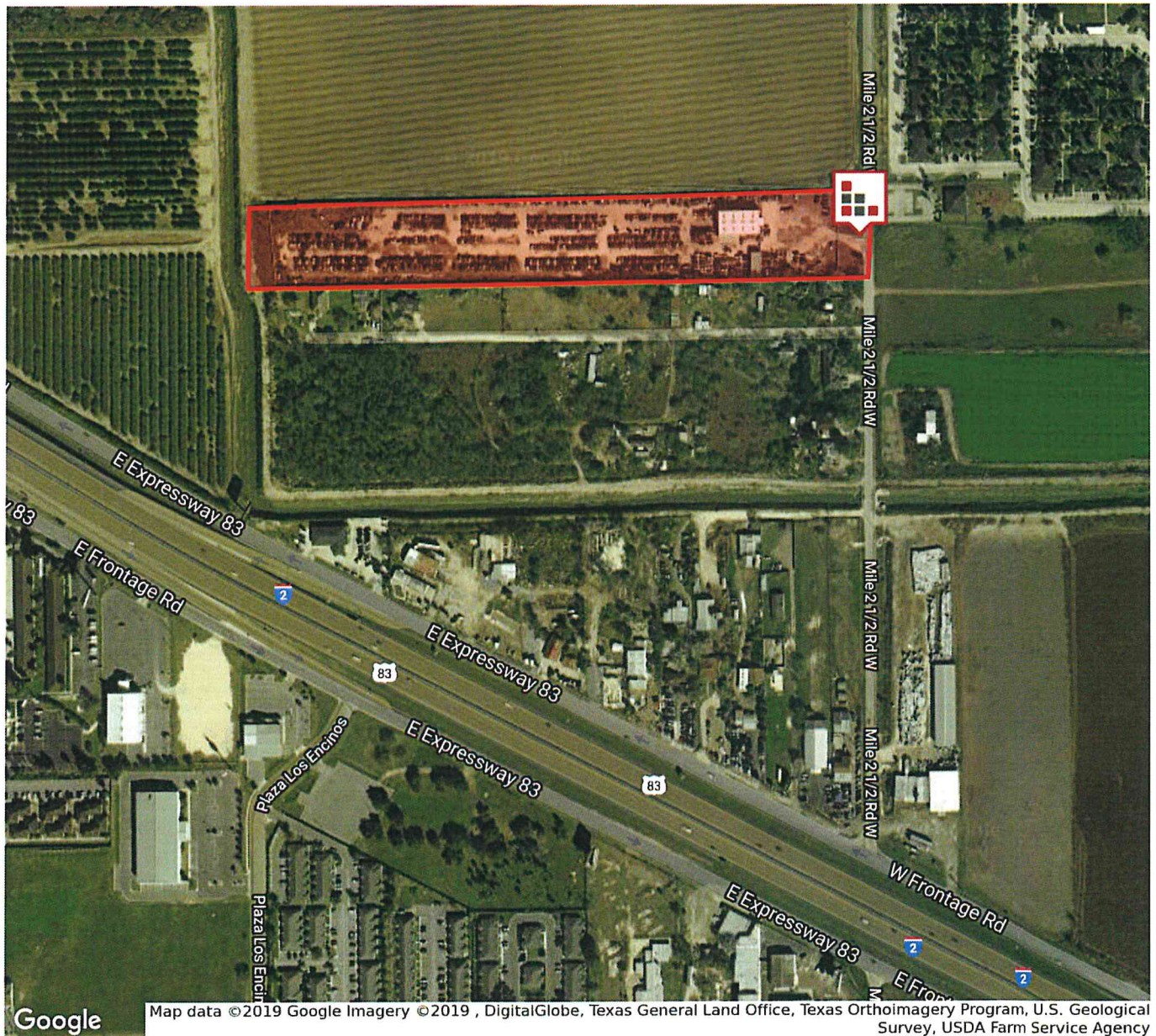
SEP 17, 2024

|                                                                            |                                                                                                       |                           |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------|
| TEXAS COLLEGE OF ART & IND<br>NADDRESS<br>WESLACO TX 78596                 | A0800-00-000-1031-01<br>ADAMS TRACT 40AC LOT 1031 & 37.33AC<br>3AC NET<br>0 N FM 1015                 | L: 16168775<br>B: 1867404 |
| ALL VALLEY U PULL IT LLC<br>236 MILE 2 1/2 W<br>WESLACO TX 78599           | A0800-00-000-1034-02<br>ADAMS TRACT FT 1034 7.45 AC                                                   | L: 201150<br>B: 215833    |
| GARZA JOSE MARCELO & TERESA<br>822 S OKLAHOMA AVE<br>WESLACO TX 78596-6932 | A0800-00-000-1034-03<br>ADAMS TRACT N20AC -FT 1034 & ALL<br>FT 1035 & E990' LOT 1036 EXC W            | L: 0<br>B: 0              |
| MEDRANO OLIVIA<br>PO BOX 1121<br>MERCEDES TX 78570                         | A0800-00-000-1034-04<br>ADAMS TRACT W104'-E519'-N104'-S208' (N<br>E925.18'-N141.62'-S557.64' (TR11) & | L: 93320<br>B: 16324      |
| ROBLEDO MAYRA A DE LA FUENTE<br>3317 NORTH C ST<br>MCALLEN TX 78501        | A0800-00-000-1034-14<br>ADAMS TRACT<br>1034 1AC NET                                                   | L: 52280<br>B: 0          |
| ROBLEDO MIGUEL<br>3317 N C ST<br>MCALLEN TX 78501                          | A0800-00-000-1034-16<br>ADAMS TRACT<br>1034 1AC NET                                                   | L: 52280<br>B: 0          |
| ROQUE MARCELO ZARATE &<br>340 E ROOSEVELT RD<br>DONNA TX 78537             | A0800-00-000-1034-18<br>ADAMS TRACT<br>A/K/A TR-9 2AC NET                                             | L: 76500<br>B: 3500       |
| GARCIA TERESITA MEDRANO<br>PO BOX 1462<br>MERCEDES TX 78570                | A0800-00-000-1034-20<br>ADAMS TRACT N208.10'-S416'-E523 FT                                            | L: 81609<br>B: 76731      |
| RAMIREZ JUAN ALBERTO<br>3601 MEDRANO RD<br>WESLACO TX 78599                | A0800-00-000-1034-26<br>ADAMS TRACT W208'-N208'-S416'-S20AC<br>1AC NET                                | L: 52280<br>B: 45310      |
| OLGUIN PATRICIA A/K/A VILLEGAS<br>3601 MEDRANO RD<br>WESLACO TX 78599      | A0800-00-000-1034-30<br>ADAMS TRACT W330.83'-N141.63'-S557.63'<br>7AC                                 | L: 44752<br>B: 148560     |
| GARZA ARMANDO<br>PO BOX 626<br>DONNA TX 78537                              | A0800-00-000-1034-31<br>ADAMS TRACT<br>T 1034 1.00AC                                                  | L: 52280<br>B: 30210      |



FOR SALE  
ALL VALLEY U-PULL IT

**AERIAL MAP**



**CINDY HOPKINS REAL ESTATE**

312 E Harrison Ave // Harlingen, TX 78550  
956.778.3255 // chopkinsrealestate.com

The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions; change of price; prior sale or lease, or withdrawal without notice.





## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Date of Meeting:</b><br>November 6, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Agenda Item No.</b> (to be assigned by PCE):<br><b>IV.B.</b> |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Franco Ramirez.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                 |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration to rezone 503 S Illinois, also being Lots 20- 22, Block 44, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District. Possible Action.                                                                                                                                                                                                                                                                                          |                                                                 |
| <b>Discussion/Overview:</b><br>The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary & Highway District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 16, 2024. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on October 25, 2024.                                                                                                                                                                 |                                                                 |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                 |
| <b>Staff recommendation for Commission's Action:</b><br><br>Staff recommends denial.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                 |
| <b>Additional Action Prompted:</b><br><br><div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> Mayor's Signature</span> <span><input checked="" type="checkbox"/> Public Hearing</span> <span><input type="checkbox"/> Budget Amendment</span> </div> <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Resolution</span> <span><input checked="" type="checkbox"/> Ordinance – First Reading</span> <span><input checked="" type="checkbox"/> Ordinance – Final Reading</span> </div> |                                                                 |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                 |
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| <b>Attachments, (if any):</b><br>Application, legal notice, map, property owner list.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                 |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |



## APPLICATION FOR REZONING

RZNE-000699-2024

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 to be rezoned:

Lot 20-22 Block 44

Subdivision Name Weslaco Original Townsite

Street Address 503 S Tillman's Weslaco TX 78596

Existing Zoning Residential Existing Land Use \_\_\_\_\_

Proposed Zoning Commercial B2 Proposed Land Use Commercial use

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

### APPLICANT

Name Franco Ramon Phone 956 463 1646

Address 2321 Camino De Verdad Fax: \_\_\_\_\_

City Mercedes State TX Zip Code 78570 E-Mail: Franco\_ntc@live.com

### OWNER

Name Zerimar FM LLC Phone 956 463 1646

Address 2321 Camino De Verdad Fax: \_\_\_\_\_

City Mercedes State TX Zip Code 78570 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 9/6/24  
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

October 25, 2024

### Legal Notice

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### **REZONE REQUEST:**

Franco Ramirez is requesting to rezone 503 S Illinois, also being Lots 20- 22, Block 44, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District.

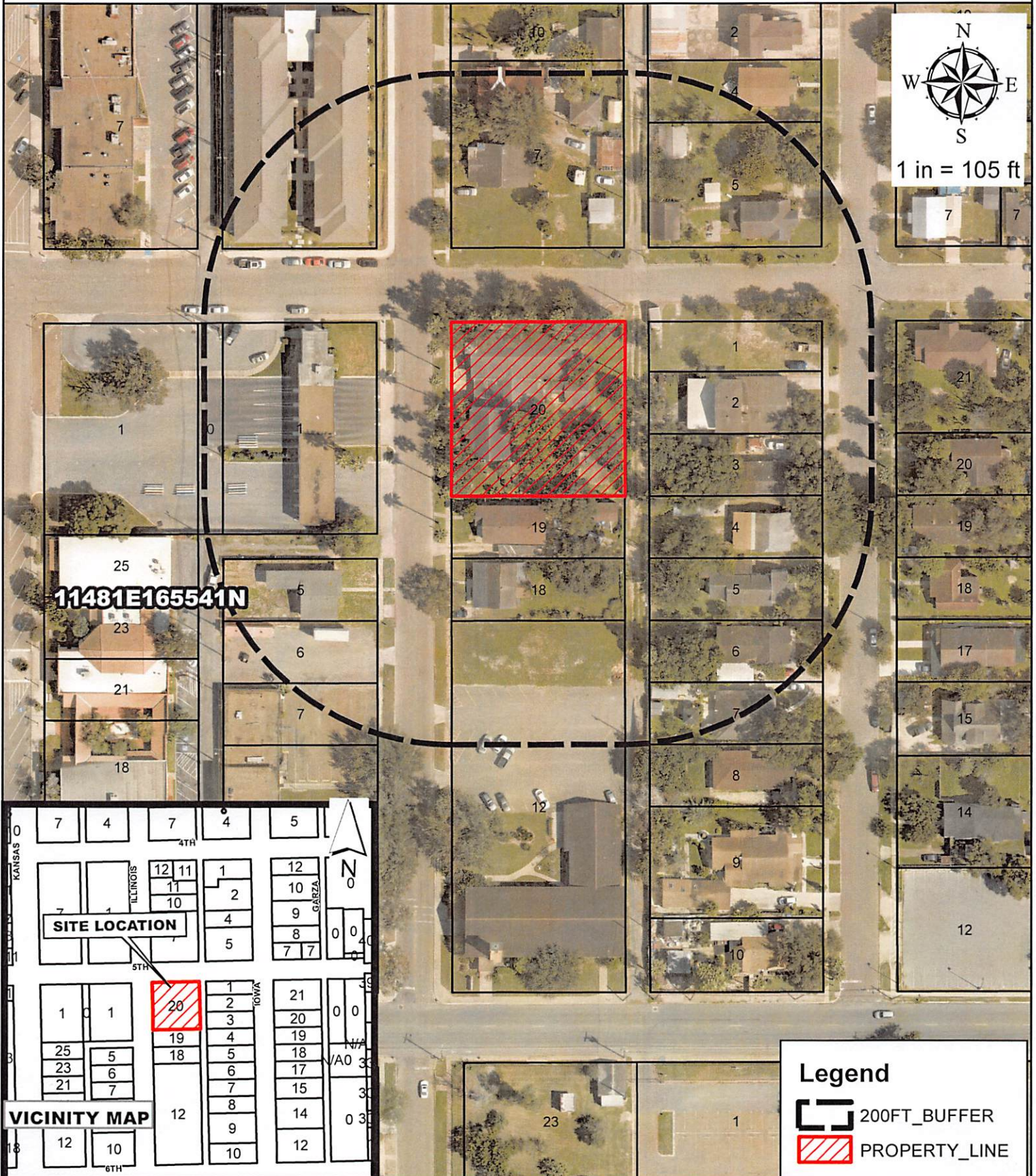
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Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

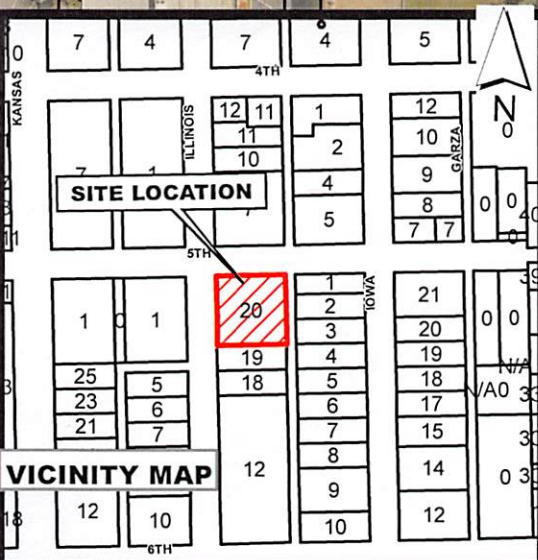
Sincerely,

Rebekah de la Fuente  
Planning Director





**11481E165541N**



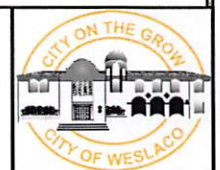
## Legend

-  200FT\_BUFFER
-  PROPERTY\_LINE

**Franco Ramirez**  
**503 S Illinois**  
**Weslaco Original Townsite**

## Purpose for the Rezone Request

Existing zoning: R-1  
Existing land use: Residential  
Rezone Request: B-2





SEP 17, 2024

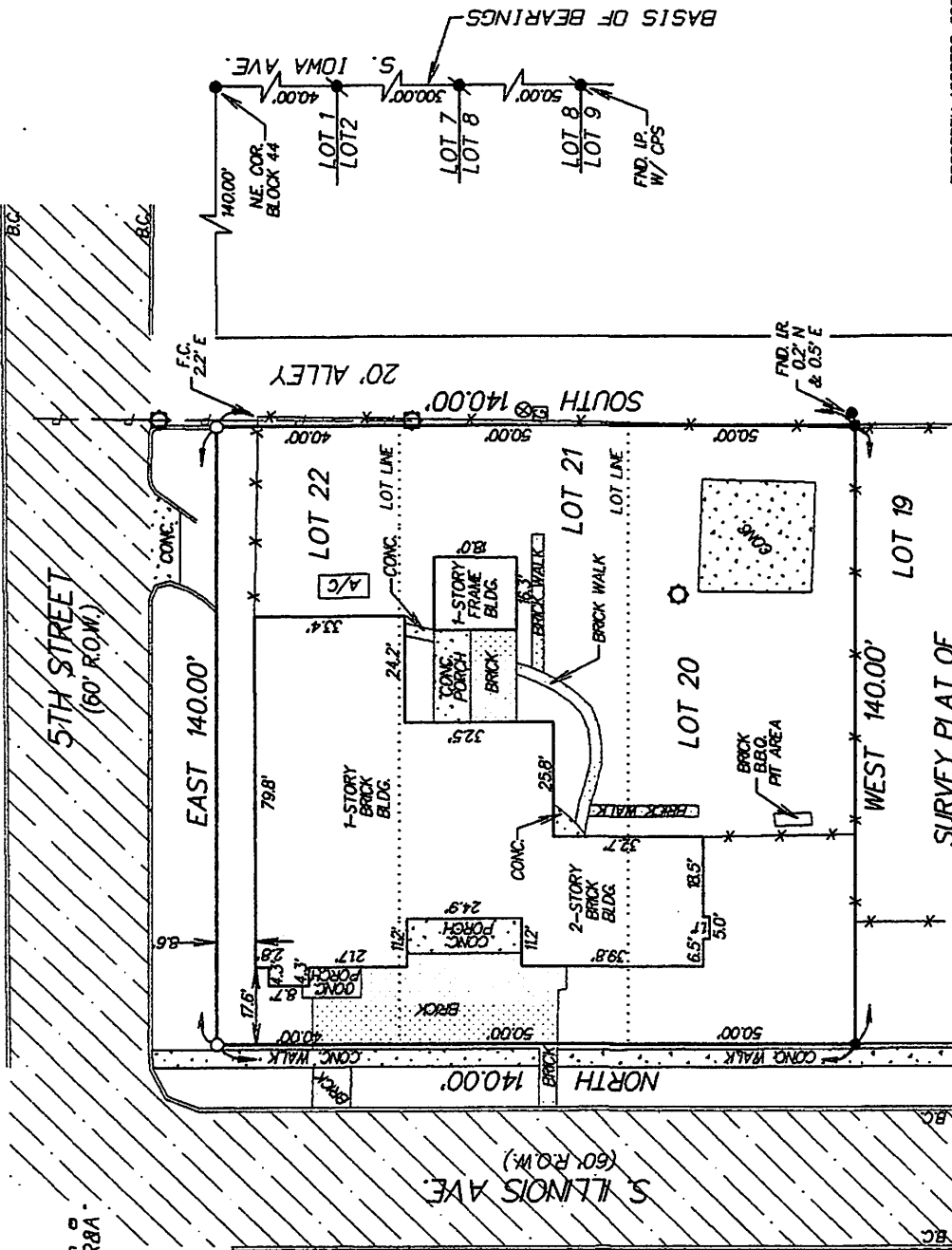
|                                                                                               |                                                                                |                         |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------|
| TORRES ESTHER L AKA ESTER<br>MANUEL DE JESUS & ALESSANDRA V<br>406 S IOWA<br>WESLACO TX 78596 | W2300-00-031-0004-00<br>WESLACO ORIGINAL TOWNSITE BLK 31<br>406 S IOWA AVE     | L: 42000<br>B: 28686    |
| CAMPOS GILBERTO I & DELICIA<br>410 S IOWA AVE<br>WESLACO TX 78596                             | W2300-00-031-0005-00<br>WESLACO ORIGINAL TOWNSITE BLK 31<br>410 S IOWA AVE     | L: 79800<br>B: 54105    |
| RODRIGUEZ DOMINGA C<br>407 S ILLINOIS AVE<br>WESLACO TX 78596                                 | W2300-00-031-0007-00<br>WESLACO ORIGINAL TOWNSITE LOTS 7<br>407 S ILLINOIS AVE | L: 119700<br>B: 133238  |
| UA WESLACO LLC ETAL<br>PO BOX 828<br>ALPINE CA 91903                                          | W2300-00-032-0001-00<br>WESLACO ORIGINAL TOWNSITE LOTS 1-6<br>254 S KANSAS     | L: 161250<br>B: 1940542 |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596                                       | W2300-00-043-0001-00<br>WESLACO ORIGINAL TOWNSITE LOTS 1<br>33 BLK 43          | L: 211500<br>B: 327632  |
| MARIA MAGDALENA DE LA PENA<br>508 S ILLINOIS AVE<br>WESLACO TX 78596                          | W2300-00-043-0005-00<br>WESLACO ORIGINAL TOWNSITE BLK 43<br>508 S ILLINOIS AVE | L: 37500<br>B: 46713    |
| FIRST METHODIST CHURCH<br>PO BOX 8067<br>WESLACO TX 78599                                     | W2300-00-043-0006-00<br>WESLACO ORIGINAL TOWNSITE BLK 43<br>520 S ILLINOIS AVE | L: 49375<br>B: 7500     |
| FIRST METHODIST EPISCOPAL CH<br>520 S ILLINOIS AVE<br>WESLACO TX 78596                        | W2300-00-043-0007-00<br>WESLACO ORIGINAL TOWNSITE LOT 7<br>520 S ILLINOIS AVE  | L: 49375<br>B: 300000   |
| YBARRA DORA ALICIA PENA<br>313 E SUGARCANE DR<br>WESLACO TX 78599                             | W2300-00-044-0001-00<br>WESLACO ORIGINAL TOWNSITE BLK 44                       | L: 33600<br>B: 0        |
| YBARRA DAVID C & DORA A<br>313 E SUGARCANE DR<br>WESLACO TX 78599                             | W2300-00-044-0002-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>502 S IOWA AVE     | L: 42000<br>B: 154808   |
| CASARES GEOFREDO JR<br>506 S IOWA AVE<br>WESLACO TX 78596                                     | W2300-00-044-0003-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>506 S IOWA AVE     | L: 42000<br>B: 40624    |
| PEREZ JERRY & VANESSA E LINARES<br>508 S IOWA AVE<br>WESLACO TX 78596                         | W2300-00-044-0004-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>508 S IOWA AVE     | L: 42000<br>B: 43848    |

SEP 17, 2024

|                                                                                       |                                                                                |                        |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------------------------|
| HALL RAMONA & MARIA G GARCIA<br>510 S IOWA AVE<br>WESLACO TX 78596                    | W2300-00-044-0005-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>510 S IOWA AVE     | L: 42000<br>B: 44912   |
| LUNA OLIVIA DE<br>512 S IOWA AVE<br>WESLACO TX 78596                                  | W2300-00-044-0006-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>512 S IOWA AVE     | L: 42000<br>B: 45176   |
| GUERRERO ALEJANDRA<br>512 1/2 S IOWA AVE<br>WESLACO TX 78596                          | W2300-00-044-0007-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>512 S IOWA AVE     | L: 42000<br>B: 59930   |
| RANA MAHAMMAD AKRAM DR<br>516 S IOWA AVE<br>WESLACO TX 78596                          | W2300-00-044-0008-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>514 S IOWA AVE     | L: 42000<br>B: 59066   |
| DOLPHIN RENTALS LLC<br>2301 E BUSINESS HWY 83<br>DONNA TX 78537                       | W2300-00-044-0018-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>509 S ILLINOIS AVE | L: 42000<br>B: 31833   |
| INFANTE JUAN RAMON & ANA<br>507 S ILLINOIS AVE<br>WESLACO TX 78596                    | W2300-00-044-0019-00<br>WESLACO ORIGINAL TOWNSITE BLK 44<br>507 S ILLINOIS AVE | L: 42000<br>B: 50872   |
| FIRST UNITED METHODIST<br>CHURCH OF WESLACO<br>520 S ILLINOIS AVE<br>WESLACO TX 78596 | W2300-00-044-0012-00<br>WESLACO ORIGINAL TOWNSITE ALL<br>& 17 BLK 44           | L: 197400<br>B: 186676 |
| ZERIMAR FM LLC<br>2321 CAMINO DE VERDAD<br>MERCEDES, TX 78570-7580                    | W2300-00-044-0020-00<br>WESLACO ORIGINAL TOWNSITE LOTS<br>0                    | L: 163800<br>B: 209799 |



- LEGEND**
- Found 1/2" iron rod
  - Set 1/2" iron rod with plastic cap stamped "R8A"
  - ✕ Found 3/4" iron pipe
  - ✕ Found 1/2" iron pipe
  - ⊗ Water valve
  - ⊗ Gas meter
  - ⊗ Power pole
  - ⊗ F.C. Fence corner
  - P- Power line
  - X- Chain link fence line



**SURVEY PLAT OF  
LOTS 20, 21 & 22, BLOCK 44  
ORIGINAL TOWNSITE OF WESLACO  
HIDALGO COUNTY, TEXAS**  
AS PER MAP RECORDED IN VOL. 2, PG. 30, H.C.M.R.

PROPERTY ADDRESS: 503 S. ILLINOIS AVE.  
WESLACO, TX 78596

PREPARED FOR: FRANCO RAMIREZ

**RA** **ROBLES &  
ASSOCIATES, PLLC**  
PROFESSIONAL LAND SURVEYORS

P.O. BOX 478  
1677 N. FAULKNER ST.  
WESLACO, TEXAS 78596  
PHONE (956) 988-2422  
FAX (956) 988-5871  
FIRM NO. 18856783

SURVEYED: 05/21/24 DRAWN BY: JB 05/22/24

SCALE: 1" = 40' JOB No. 21835

TITLE COMMITMENT No. REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL  
EMBOSSED SEAL OF SURVEYOR OF RECORD.

I, REYNALDO ROBLES JR., REGISTERED PROFESSIONAL  
LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY  
CERTIFY THAT THE ABOVE PLAT REPRESENTS A  
SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION  
AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE  
AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT  
AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY  
LIES IN FLOOD ZONE "C" (AREAS OF MANUAL FLOODING) OF  
FIRM COMMUNITY PANEL NO. 480349 0005 B, DATED  
MARCH 4, 1980.

*Reynaldo Robles Jr.*  
REYNALDO ROBLES JR., R.P.L.S. #7087

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT  
EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

140.00'

140.00'

|                        |                 |
|------------------------|-----------------|
| EXISTING AREA-----     | 2670.0FT        |
| ADDITION AREA-----     | 1130.0FT        |
| <b>TOTAL AREA-----</b> | <b>3800.0FT</b> |

140.00'

140.00'

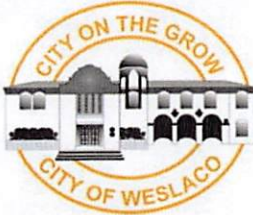
S. ILLINOIS AVE.



## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Date of Meeting:</b><br>November 6, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Agenda Item No.</b> (to be assigned by PCE):<br><b>IV.C.</b> |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                 |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration to rezone 1609 S Westgate Drive, also being 12.79-acres out of Farm Tract 666, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to PUD Phased Unit Development District. Possible                                                                                                                                                                                                                                                                               |                                                                 |
| <b>Discussion/Overview:</b><br>The applicant is requesting to rezone property from R-1 One-Family Dwelling District to PUD Phased Unit Development District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 16, 2024. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on October 25, 2024.                                                                                                                                                         |                                                                 |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                 |
| <b>Staff recommendation for Commission's Action:</b><br><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                 |
| <b>Additional Action Prompted:</b><br><br><div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> Mayor's Signature</span> <span><input checked="" type="checkbox"/> Public Hearing</span> <span><input type="checkbox"/> Budget Amendment</span> </div> <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Resolution</span> <span><input checked="" type="checkbox"/> Ordinance – First Reading</span> <span><input checked="" type="checkbox"/> Ordinance – Final Reading</span> </div> |                                                                 |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                 |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                 |
| <b>Attachments, (if any):</b><br>Application, legal notice, map, property owner list.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                 |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |

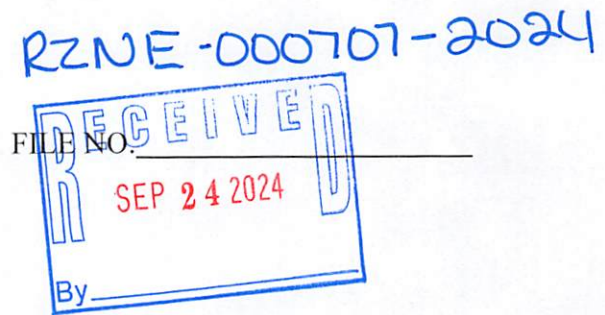




## APPLICATION FOR REZONING

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



### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Farm Tract 666 Block 164

Subdivision Name West Tract Subdivision

Street Address N/A 1609 S. Westgate Drive

Existing Zoning R-1 Existing Land Use OPEN

Proposed Zoning PUD Proposed Land Use Mixed Use

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

### APPLICANT

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 W. McIntyre Street Fax: (956) 381-0981

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

### OWNER

Name Riverside Development Services LLC Phone c/o (956) 381-0981

Address 2606 Zinnia Ave Fax: N/A

City McAllen State TX Zip Code 78504 E-Mail: c/o mario@meldenandhunt.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 \_\_\_\_\_  
Owner

Signature  Date 9/23/24  
Digitally signed by Mario Reyna  
Date: 2024.09.23 08:43:02 -05'00'  
Applicant

Signature  Date 9/23/24  
Digitally signed by Mario Reyna  
Date: 2024.09.23 08:43:22 -05'00'  
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

October 25, 2024

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 6, 2024, and the City Commission will hold a public hearing on November 19, 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](mailto:facuna@weslacotx.gov) by 12:00 pm on November 6, 2024. A staff member will contact you with instructions via phone call to address your public comment.

### **REZONE REQUEST:**

Melden & Hunt, Inc., is requesting to rezone 1609 Westgate Drive, also being 12.79-acres out of Farm Tract 666, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to PUD Phased Unit Development District.

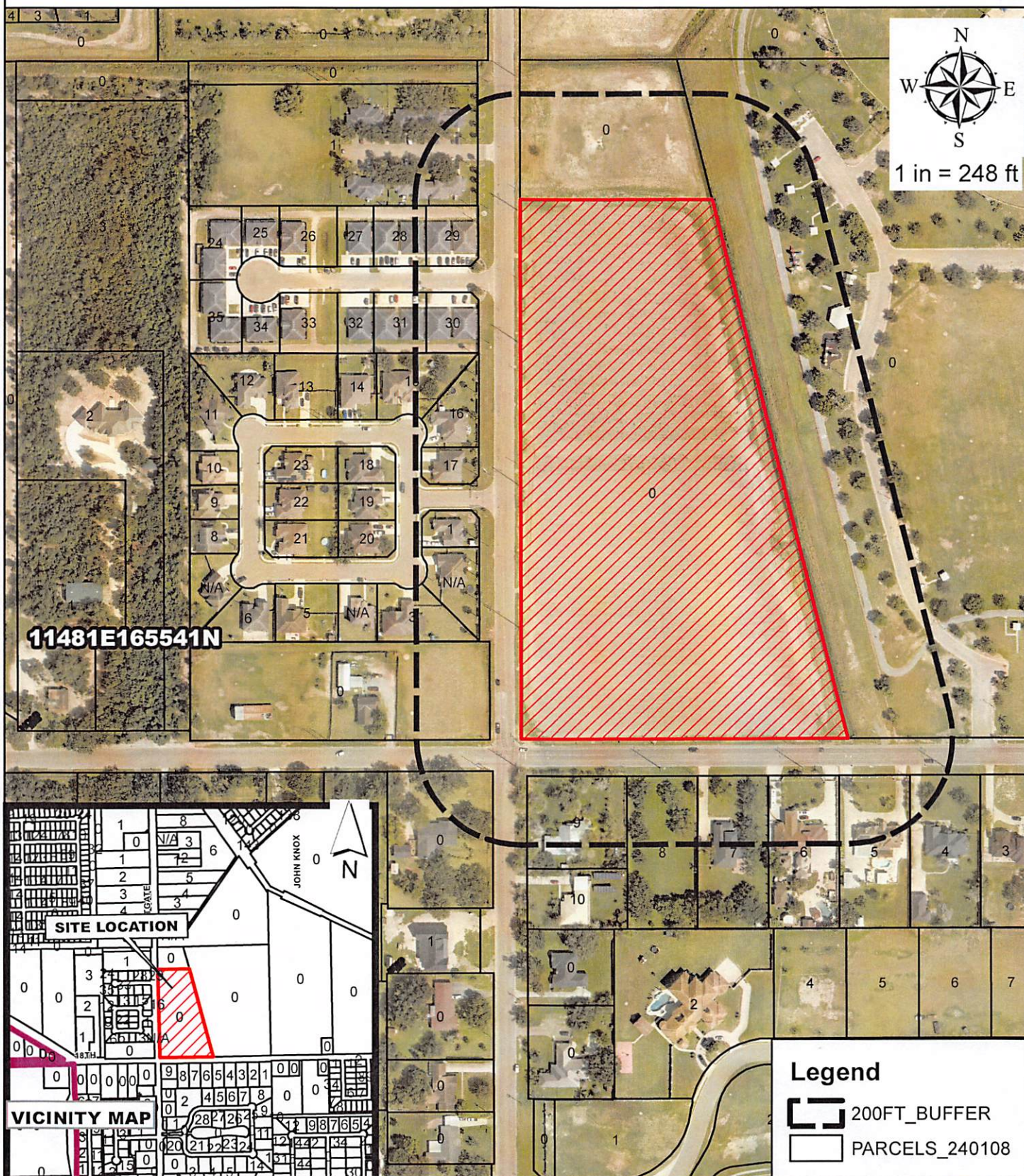
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

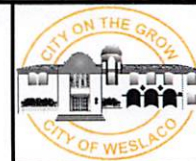




**Melden & Hunt, Inc**  
**1609 S Westgate Dr**  
**West Tract Sub.**

**Purpose for the Rezone Request**

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





OCT 8, 2024

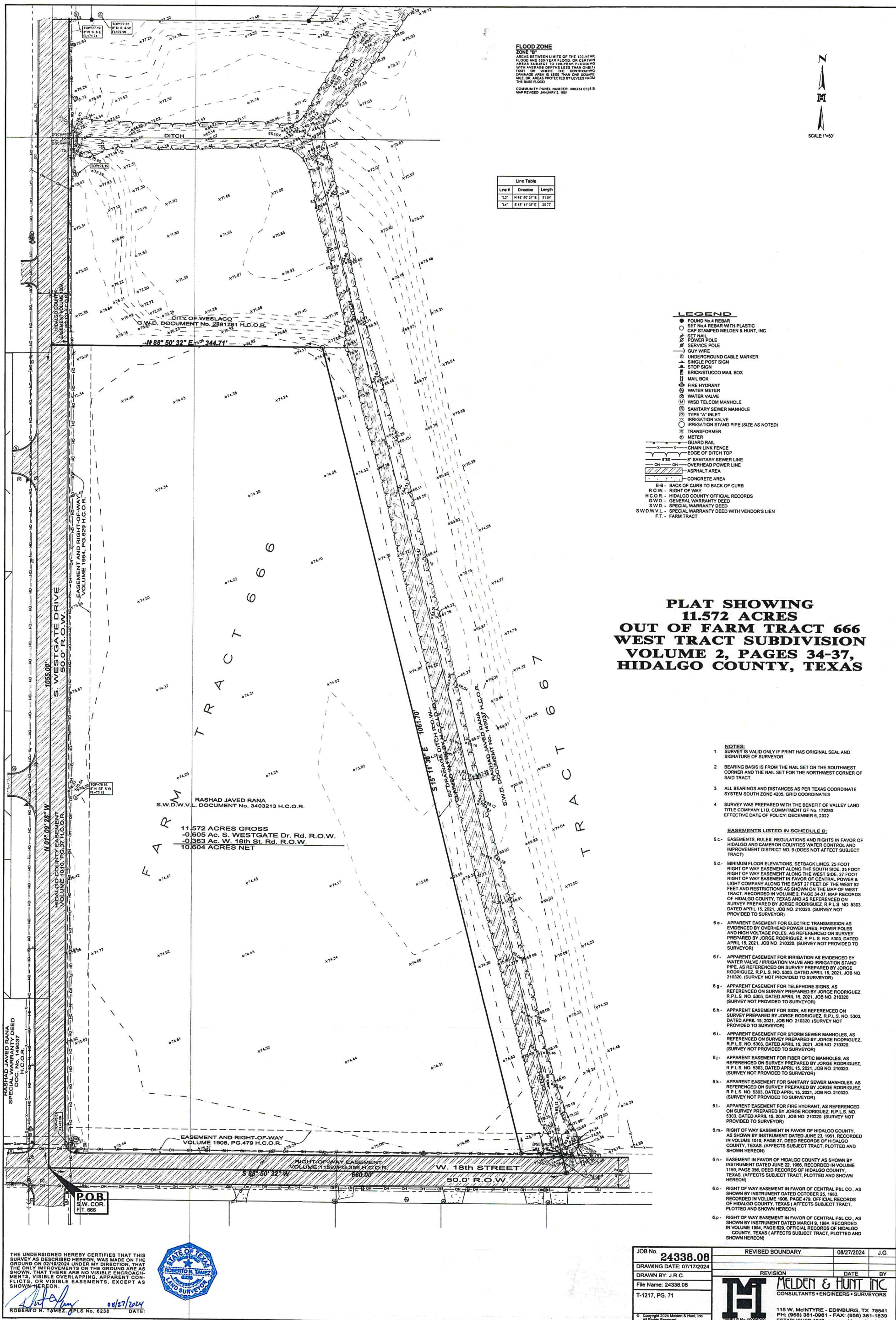
|                                                                         |                                                                          |                        |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------|
| ELIZONDO ROBERT & YESENIA<br>1401 W 18TH ST<br>WESLACO TX 78596         | K3260-00-000-0004-00<br>KEY WEST LOT 4<br>1401 W 18TH ST                 | L: 140940<br>B: 354821 |
| HORTA HECTOR<br>300 E BUSINESS 83<br>WESLACO TX 78596                   | K3260-00-000-0005-00<br>KEY WEST LOT 5<br>1409 W 18TH ST                 | L: 140940<br>B: 271571 |
| ESPARZA LOUIS R<br>PO BOX 8381<br>WESLACO TX 78599                      | K3260-00-000-0006-00<br>KEY WEST LOT 6<br>1421 W 18TH ST                 | L: 140940<br>B: 424733 |
| BANUELOS XAVIER J & VERONICA A<br>PO BOX 665<br>DONNA TX 78537          | K3260-00-000-0007-00<br>KEY WEST LOT 7<br>1505 W 18TH ST                 | L: 140940<br>B: 269721 |
| ESCAMILLA ERNIE THOMAS<br>1519 W 18TH ST<br>WESLACO TX 78596            | K3260-00-000-0008-00<br>KEY WEST LOT 8<br>1519 W 18TH ST                 | L: 140940<br>B: 335727 |
| HALDER DONALD D<br>1807 S WESTGATE DR<br>WESLACO TX 78596               | K3260-00-000-0009-00<br>KEY WEST LOT 9<br>1803 S WESTGATE DR             | L: 67243<br>B: 46866   |
| MEDINA ARTEMIO<br>1613 KEY WEST DR<br>WESLACO TX 78596                  | T3450-00-000-0001-00<br>THE KEYS ON WESTGATE LOT 1<br>1613 KEY WEST      | L: 54568<br>B: 167154  |
| CONFIDENTIAL<br>1701 KEY WEST DR<br>WESLACO TX 78596                    | T3450-00-000-0002-00<br>THE KEYS ON WESTGATE LOT 2<br>1701 KEY WEST      | L: 80685<br>B: 222730  |
| GARZA ISRAEL B & ROXANNE H<br>1705 CONCH KY<br>WESLACO TX 78596         | T3450-00-000-0003-00<br>THE KEYS ON WESTGATE LOT 3<br>1705 CONCH KEY     | L: 91683<br>B: 175155  |
| HILL BARBARA LYNNE TRUSTEE OF<br>1704 KEY BISCAYNE<br>WESLACO TX 78596  | T3450-00-000-0015-00<br>THE KEYS ON WESTGATE LOT 15<br>1704 KEY BISCAYNE | L: 105353<br>B: 188932 |
| SMITH JAMES V & AMY SAENZ-SMITH<br>1605 KEY WEST DR<br>WESLACO TX 78596 | T3450-00-000-0016-00<br>THE KEYS ON WESTGATE LOT 16<br>1605 KEY WEST     | L: 75311<br>B: 219407  |
| FANTICH SANDRA Y<br>1609 KEY WEST DR<br>WESLACO TX 78596                | T3450-00-000-0017-00<br>THE KEYS ON WESTGATE LOT 17<br>1609 KEY WEST     | L: 54568<br>B: 149591  |



## City of Weslaco Code Enforcement Dept.

OCT 8, 2024

|                                                                       |                                                                                            |                        |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------|
| EGEG HOLDINGS LLC<br>5119 NORTH MCCOLL<br>MCALLEN TX 78504            | T3450-00-000-0028-00<br>THE KEYS ON WESTGATE LOT 28<br>1704 BIG PINE KEY                   | L: 81650<br>B: 277232  |
| EGEG HOLDINGS LLC<br>5119 NORTH MCCOLL<br>MCALLEN TX 78504            | T3450-00-000-0029-00<br>THE KEYS ON WESTGATE LOT 29<br>1700 BIG PINE KEY                   | L: 80855<br>B: 277134  |
| EGEG HOLDINGS LLC<br>5119 NORTH MCCOLL<br>MCALLEN TX 78504            | T3450-00-000-0030-00<br>THE KEYS ON WESTGATE LOT 30<br>1701 BIG PINE KEY                   | L: 80855<br>B: 277134  |
| EGEG HOLDINGS LLC<br>5119 NORTH MCCOLL<br>MCALLEN TX 78504            | T3450-00-000-0031-00<br>THE KEYS ON WESTGATE LOT 31<br>1705 BIG PINE KEY                   | L: 81650<br>B: 277232  |
| GARZA GILBERTO<br>905 KEETON AVE<br>MCALLEN TX 78503                  | V3850-00-000-0001-00<br>VILLAS OF SAN ANGEL LOT 1 - AMENDED<br>1500 S WESTGATE DR          | L: 133288<br>B: 436936 |
| RANA ZURYAB<br>1624 WOODLAND DR<br>WESLACO TX 78596                   | W3800-00-658-0000-20<br>WEST TRACT-S217.1'-E601.92' FT 658<br>NET<br>1720 W 18TH ST        | L: 179321<br>B: 14679  |
| RIVERSIDE DEVELOPMENT SERVICES<br>2606 ZINNIA AVE<br>MCALLEN TX 78504 | W3800-00-666-0000-00<br>WEST TRACT AN IRR TR W660'-S1055' FT<br>R 11.80AC NET<br>0 18TH ST | L: 531000<br>B: 0      |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596               | W3800-00-666-0000-50<br>WEST TRACT AN IRR TR<br>C GR 2.06AC NET<br>1513 S WESTGATE DR      | L: 145434<br>B: 0      |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596               | W3800-00-667-0000-00<br>WEST TRACT 25.0AC OF FT 667 23.41AC<br>0 18TH ST                   | L: 479905<br>B: 0      |
| OLIVA MARICELA<br>1701 W 18TH ST<br>WESLACO TX 78596                  | W3800-00-723-0000-18<br>WEST TRACT N280'-E226.92' FT 723 1.51<br>C NET<br>1701 W 18TH ST   | L: 52121<br>B: 230662  |







## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Date of Meeting:</b><br>November 6, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Agenda Item No.</b> (to be assigned by PCE):<br>IV.D. |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Roberta Reyes Ramos.                                                                                                                                                                                                                                                                                                                                                                                           |                                                          |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Certificate, at 709 Angelita St. Ste A, also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.                                                                                                                                                     |                                                          |
| <b>Discussion/Overview:</b><br>The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Certificate. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on October 16, 2024. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on October 25, 2024. |                                                          |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                                                |                                                          |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading                                                                                                                                             |                                                          |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                                                                                  |                                                          |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                  |                                                          |
| <b>Attachments,(if any):</b><br>Application for Conditional Use Permit with attachments.                                                                                                                                                                                                                                                                                                                                                                                          |                                                          |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                                                        |                                                          |





## APPLICATION FOR CONDITIONAL USE PERMIT

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

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

USE-000713-2024  
FILE NO. \_\_\_\_\_

### PROPOSED PROJECT

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

Lot 23, 24, and 25 Block \_\_\_\_\_  
Subdivision Name Pueblo Amistad - Kings Royal Court Event Center  
Street Address 709 Angelita St. Ste A  
Existing Zoning Commercial Existing Land Use Event Center  
Purpose for the Conditional Use Permit Request Sell Beer

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 Roberta Reyes-Ramos Phone 956 472 4081  
Address 1609 Davenport Fax: 956-289-1221  
City Weslaco State TX Zip Code 78596 E-Mail: rreyes911@yahoo.com

### OWNER

Name Roberta Reyes-Ramos Phone 956 472 4081  
Address 1609 Davenport Fax: 956 289 1221  
City Weslaco State TX Zip Code 78596 E-Mail: rreyes911@yahoo.com

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes \_\_\_\_\_

No ☒ \_\_\_\_\_

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 Rebuth L. Nays Ramon  
Owner

Date 10-2-2024

Signature Rebuth L. Nays Ramon  
Applicant

Date 10-2-2024

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 \_\_\_\_\_



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

**Required  
Certifications**

**Join TABC in the fight against human trafficking**

L-CERT (7/2022)

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

Contact your local TABC office for assistance.

**LOCATION INFORMATION**

|                                                                                                                                                                                                                                                                                                          |                                                           |                                                                                    |                                                                  |                             |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------|------------------------------------|
| 1. Trade Name of Location (Name of restaurant, bar, store, etc.)<br>Kings Royal Court Event Center                                                                                                                                                                                                       |                                                           |                                                                                    |                                                                  |                             |                                    |
| 2. Owner of Business/Applicant (Name of Corporation, LLC, etc.)<br>Kings Royal Court LLC                                                                                                                                                                                                                 |                                                           |                                                                                    |                                                                  |                             |                                    |
| 3. Type of Owner<br><input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership<br><input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Other: _____ |                                                           |                                                                                    |                                                                  |                             |                                    |
| 4. Location Address<br>709 Angelita Drive Suite A                                                                                                                                                                                                                                                        |                                                           |                                                                                    |                                                                  |                             |                                    |
| City<br>Weslaco                                                                                                                                                                                                                                                                                          |                                                           | County<br>Hidalgo                                                                  | State<br>TX                                                      |                             |                                    |
| Zip Code<br>78596                                                                                                                                                                                                                                                                                        |                                                           |                                                                                    |                                                                  |                             |                                    |
| 5. Mailing Address<br>1609 Davenport St                                                                                                                                                                                                                                                                  |                                                           |                                                                                    |                                                                  |                             |                                    |
| City<br>Weslaco                                                                                                                                                                                                                                                                                          |                                                           | County<br>Hidalgo                                                                  | State<br>TX                                                      |                             |                                    |
| Zip Code<br>78596                                                                                                                                                                                                                                                                                        |                                                           |                                                                                    |                                                                  |                             |                                    |
| 6. Business Telephone Number<br>pending                                                                                                                                                                                                                                                                  |                                                           | Alternate Telephone Number<br>956-472-4081                                         | E-mail Address<br>rreyes911@yahoo.com                            |                             |                                    |
| 7. Application for:                                                                                                                                                                                                                                                                                      |                                                           |                                                                                    |                                                                  |                             |                                    |
| <input checked="" type="checkbox"/> Original                                                                                                                                                                                                                                                             | <input type="checkbox"/> Reinstatement                    | License/Permit Number                                                              | <input type="checkbox"/> Reinstatement and Change of Trade Name  | License/Permit Number       |                                    |
|                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Change of Location               | License/Permit Number                                                              | <input type="checkbox"/> Change of Location and Trade Name       | License/Permit Number       |                                    |
| 8A. Type of Off-Premise Retailer License/Permit:                                                                                                                                                                                                                                                         |                                                           |                                                                                    |                                                                  |                             |                                    |
| <input type="checkbox"/> BF                                                                                                                                                                                                                                                                              | Retail Dealer's Off-Premise License                       | <input type="checkbox"/> E                                                         | Local Cartage Permit                                             | <input type="checkbox"/> P  | Package Store Permit               |
| <input type="checkbox"/> BQ                                                                                                                                                                                                                                                                              | Wine and Malt Beverage Retail Dealer's Off-Premise Permit | <input type="checkbox"/> ET                                                        | Third-Party Local Cartage Permit                                 | <input type="checkbox"/> Q  | Wine Only Package Store            |
| <input type="checkbox"/> LP                                                                                                                                                                                                                                                                              | Local Distributor's Permit                                |                                                                                    |                                                                  |                             |                                    |
| 8B. Type of On-Premise Retailer License/Permit                                                                                                                                                                                                                                                           |                                                           |                                                                                    |                                                                  |                             |                                    |
| <input type="checkbox"/> BE                                                                                                                                                                                                                                                                              | Retail Dealer's On-Premise License                        | <input type="checkbox"/> E                                                         | Local Cartage Permit                                             | <input type="checkbox"/> MB | Mixed Beverage                     |
| <input checked="" type="checkbox"/> BG                                                                                                                                                                                                                                                                   | Wine and Malt Beverage Retail Dealer's On-Premise Permit  | <input type="checkbox"/> FB                                                        | Food and Beverage Certificate                                    | <input type="checkbox"/> WP | Waterpark Permit                   |
| <input type="checkbox"/> BP                                                                                                                                                                                                                                                                              | Brewpub License                                           | <input checked="" type="checkbox"/> LH                                             | Late Hours Certificate                                           |                             |                                    |
| 8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit                                                                                                                                                                                                                                |                                                           |                                                                                    |                                                                  |                             |                                    |
| <input type="checkbox"/> BB                                                                                                                                                                                                                                                                              | General Distributor's License                             | <input type="checkbox"/> D                                                         | Distillers and Rectifiers Permit - allows on-premise consumption | <input type="checkbox"/> S  | Nonresident Seller's Permit        |
| <input type="checkbox"/> BC                                                                                                                                                                                                                                                                              | Branch Distributor's License                              | <input type="checkbox"/> DS                                                        | Out-of-State Winery Direct Shipper's Permit                      | <input type="checkbox"/> SD | Brewer's Self-Distribution License |
| <input type="checkbox"/> BN                                                                                                                                                                                                                                                                              | Nonresident Brewer's License                              | <input type="checkbox"/> G                                                         | Winery - allows on-premise consumption                           | <input type="checkbox"/> W  | Wholesaler's Permit                |
| <input type="checkbox"/> BW                                                                                                                                                                                                                                                                              | Brewer's License                                          | <input type="checkbox"/> J                                                         | Bonded Warehouse                                                 | <input type="checkbox"/> X  | General Class B Wholesaler Permit  |
| <input type="checkbox"/> JD                                                                                                                                                                                                                                                                              | Bonded Warehouse (Dry Area)                               |                                                                                    |                                                                  |                             |                                    |
| 9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location                                                                                                                                                                                                                     |                                                           |                                                                                    |                                                                  |                             |                                    |
| <input type="checkbox"/> Bar                                                                                                                                                                                                                                                                             | <input type="checkbox"/> Grocery/Market                   | <input type="checkbox"/> Package Store                                             | <input type="checkbox"/> Sexually Oriented                       |                             |                                    |
| <input checked="" type="checkbox"/> Civic Center                                                                                                                                                                                                                                                         | <input type="checkbox"/> Hotel                            | <input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73) | <input type="checkbox"/> Sporting Arena                          |                             |                                    |
| <input type="checkbox"/> Convenience Store                                                                                                                                                                                                                                                               | <input type="checkbox"/> Motel                            | <input type="checkbox"/> Racetrack                                                 |                                                                  |                             |                                    |
| <input type="checkbox"/> Delivery Company                                                                                                                                                                                                                                                                | <input type="checkbox"/> Movie Theater                    | <input type="checkbox"/> Restaurant                                                |                                                                  |                             |                                    |



Trade Name: \_\_\_\_\_ Kings Royal Court Event Center

Location Address: 709 Angelita Drive Suite A City: Weslaco County: Hidalgo

### Off-Premise Certifications

Per Sec. 11.37, not later than the 30<sup>th</sup> 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:                                                                                                                          |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> BF           | The legal sale of malt beverages for off-premise consumption only <input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume |
| <input type="checkbox"/> BF, BQ, Q    | The legal sale of malt beverages and wine for off-premise consumption only                                                                                                            |
| <input type="checkbox"/> 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 30<sup>th</sup> 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:                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> MB                                                                   | Mixed Beverage Permit                                                                                                                                                                                                                                              |
| <input type="checkbox"/> MB/FB                                                                | Mixed Beverage Restaurant Permit with <b>required</b> Food and Beverage Certificate                                                                                                                                                                                |
| <input type="checkbox"/> BG*                                                                  | Wine and Malt Beverage Retail Dealer's On-Premise Permit                                                                                                                                                                                                           |
| <input type="checkbox"/> BG/FB*                                                               | Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate                                                                                                                                                               |
| <input type="checkbox"/> BE*                                                                  | Retail Dealer's On-Premise License                                                                                                                                                                                                                                 |
| <input type="checkbox"/> BE/FB*                                                               | Retail Dealer's On-Premise License with <b>required</b> Food and Beverage Certificate                                                                                                                                                                              |
| *Mark box on right for BE and/or BE/FB                                                        | <input type="checkbox"/> greater than 5% alcohol by volume<br>OR<br><input type="checkbox"/> 5% or less alcohol by volume                                                                                                                                          |
| *Mark box on right for any of the following license or permit types<br>BG, BG/FB<br>BE, BE/FB | Election for given location was held for:<br><input type="checkbox"/> legal sale of malt beverage/wine (17%) on-premise <b>AFTER</b> Sept. 1, 1999<br>OR<br><input type="checkbox"/> legal sale of malt beverage/wine (14%) on-premise <b>BEFORE</b> 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:

|                          |                                                                                                                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | The governing body of this city or county has by ordinance or order authorized the sale of <b>mixed beverages</b> between midnight and 2:00 A.M.;                                                                     |
| OR                       |                                                                                                                                                                                                                       |
| <input type="checkbox"/> | The governing body of this city or county has by ordinance or order authorized the sale of <b>malt beverage</b> between midnight and _____ A.M.;                                                                      |
| OR                       |                                                                                                                                                                                                                       |
| <input type="checkbox"/> | The population of the city or county where premises are located was 500,000 or more according to the 24 <sup>th</sup> Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020; |
| OR                       |                                                                                                                                                                                                                       |
| <input type="checkbox"/> | 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: Kings Royal Court Event Center

Location Address: 709 Angelita Drive Suite A City: Weslaco County: Hidalgo

**Wholesaler, Distributor or Manufacturer Certifications**

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

**Certificate of City Secretary for: J**

☐ CHECK HERE IF NOT IN CITY LIMITS

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

SIGN  
HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

**SEAL**

**Certificate of City Secretary for Winery (G) Applicants**

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

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

**OR**

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

SIGN  
HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

**SEAL**

**Certificate of City Secretary for: BW & D**

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

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

**OR**

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

SIGN  
HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

**SEAL**

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

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

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

**OR**

I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN  
HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

**SEAL**



Trade Name: \_\_\_\_\_ Kings Royal Court Event Center

Location Address: 709 Angelita Drive Suite A city: Weslaco County: Hidalgo

### Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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

| Permits/Licenses Wet For              | Based on most recent local option election, area is wet for:                                                                                                                          |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> BF           | The legal sale of malt beverages for off-premise consumption only <input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume |
| <input type="checkbox"/> BF, BQ, Q    | The legal sale of malt beverages and wine for off-premise consumption only                                                                                                            |
| <input type="checkbox"/> 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 \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

### On-Premise Certifications

Per Sec. 11.37, not later than the 30<sup>th</sup> 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 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:                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> MB                                                                   | Mixed Beverage Permit                                                                                                                                                                                                                                              |
| <input type="checkbox"/> MB/FB                                                                | Mixed Beverage Restaurant Permit with <b>required</b> Food and Beverage Certificate                                                                                                                                                                                |
| <input type="checkbox"/> BG*                                                                  | Wine and Malt Beverage Retail Dealer's On-Premise Permit                                                                                                                                                                                                           |
| <input type="checkbox"/> BG/FB*                                                               | Wine and Malt Beverage Retail Dealer's On-Premise Permit with <b>required</b> Food and Beverage Certificate                                                                                                                                                        |
| <input type="checkbox"/> BE*                                                                  | Retail Dealer's On-Premise License                                                                                                                                                                                                                                 |
| <input type="checkbox"/> BE/FB*                                                               | Retail Dealer's On-Premise License with <b>required</b> Food and Beverage Certificate                                                                                                                                                                              |
| *Mark box on right for BE and/or BE/FB                                                        | <input type="checkbox"/> greater than 5% alcohol by volume<br>OR<br><input type="checkbox"/> 5% or less alcohol by volume                                                                                                                                          |
| *Mark box on right for any of the following license or permit types<br>BG, BG/FB<br>BE, BE/FB | Election for given location was held for:<br><input type="checkbox"/> legal sale of malt beverage/wine (17%) on-premise <b>AFTER</b> Sept. 1, 1999<br>OR<br><input type="checkbox"/> legal sale of malt beverage/wine (14%) on-premise <b>BEFORE</b> Sept. 1, 1999 |

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

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:

|                          |                                                                                                                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | The governing body of this city or county has by ordinance or order authorized the sale of <b>mixed beverages</b> between midnight and 2:00 A.M.;                                                                     |
| OR                       |                                                                                                                                                                                                                       |
| <input type="checkbox"/> | The governing body of this city or county has by ordinance or order authorized the sale of <b>malt beverage</b> between midnight and _____ A.M.;                                                                      |
| OR                       |                                                                                                                                                                                                                       |
| <input type="checkbox"/> | The population of the city or county where premises are located was 500,000 or more according to the 24 <sup>th</sup> Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020; |
| OR                       |                                                                                                                                                                                                                       |
| <input type="checkbox"/> | 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: \_\_\_\_\_ Kings Royal Court Event Center \_\_\_\_\_

Location Address: 709 Angelita Drive Suite A City: Weslaco County: Hidalgo

### Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30<sup>th</sup> 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

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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: \_\_\_\_\_ Kings Royal Court Event Center

Location Address: 709 Angelita Drive Suite A 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                                                                                               |  | <b>ATTACH PRINTED<br/>COPY OF THE<br/>NOTICE HERE</b><br><br><a href="#">Click here to see example of<br/>newspaper publication</a> |
| City, County                                                                                                    |  |                                                                                                                                     |
| Dates notice published in daily/weekly newspaper (MM/DD/YYYY)                                                   |  |                                                                                                                                     |
| <b><i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i></b> |  |                                                                                                                                     |
| Signature of publisher or designee                                                                              |  |                                                                                                                                     |
| Sworn to and subscribed<br>before me on this date (MM/DD/YYYY)                                                  |  |                                                                                                                                     |
| Signature of Notary Public                                                                                      |  |                                                                                                                                     |
| <b>S E A L</b>                                                                                                  |  |                                                                                                                                     |

**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** \_\_\_\_\_ **S E A L**

# 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

October 25, 2024

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 6, 2024, and the City Commission will hold a public hearing on November 19, 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](mailto:facuna@weslacotx.gov) by 12:00 pm on November 6, 2024. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

Roberta Reyes Ramos is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Certificate, at 709 Angelita St. Ste A, also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas.

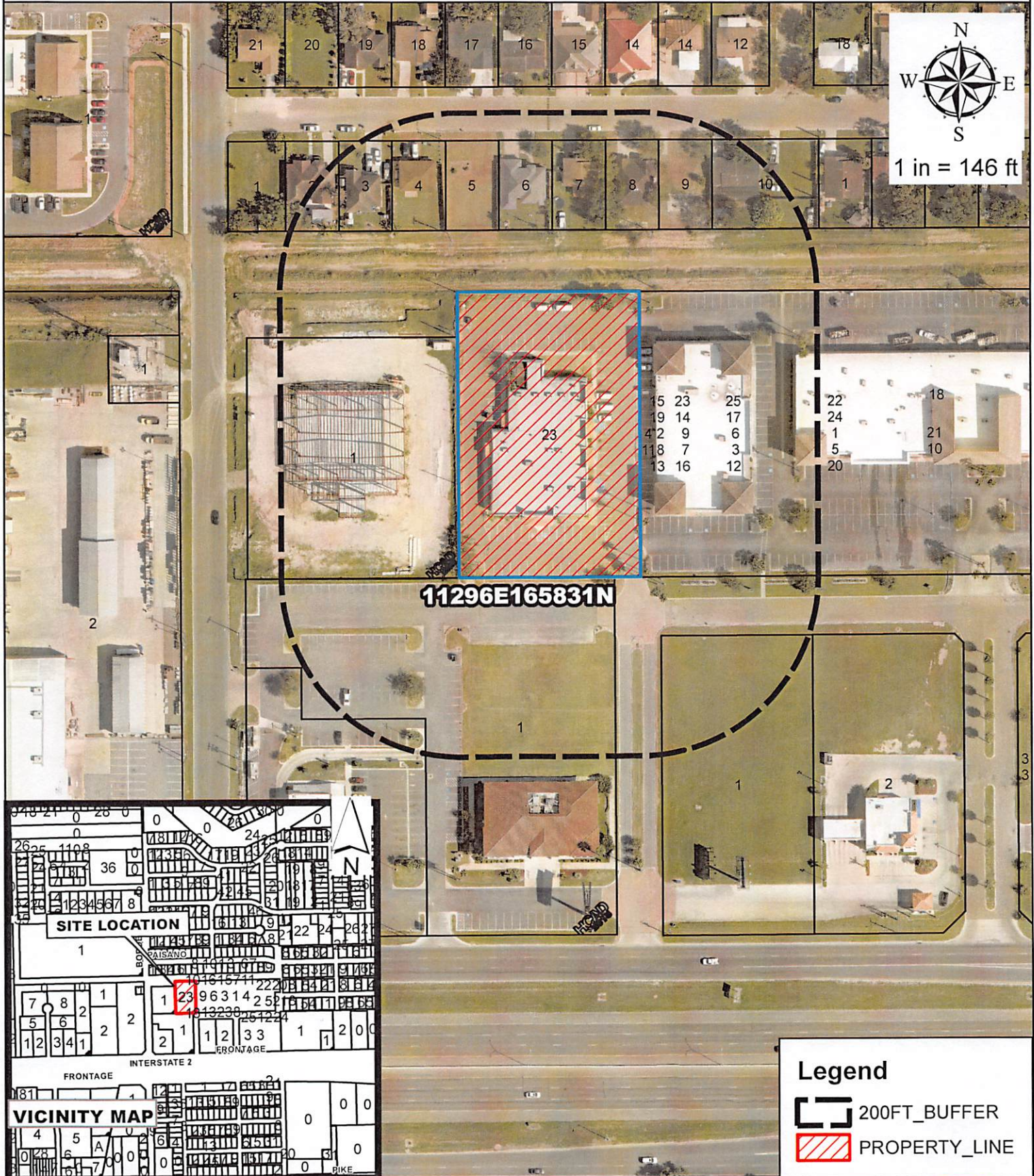
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

Rebekah de la Fuente  
Planning Director





**Roberta Reyes- Ramos**  
**709 Angelita St. Ste A**  
**Pueblo Amistad**

**Purpose for the Conditional Use Request**

**Existing zoning:** B-2  
**Existing land use:** Event Center  
**Prop CUP:** TABC





OCT 8, 2024

|                                                                              |                                                                                |                         |
|------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------|
| RAMIREZ ROMEO JR & NORMA I<br>815 W PAISANO LN<br>WESLACO TX 78599           | D2200-02-001-0002-00<br>DE LA PENA NO. 2 LOT 2 BLK 1<br>815 PAISANO LN         | L: 34800<br>B: 106821   |
| DOMINGUEZ JOSEPH C<br>811 W PAISANO LN<br>WESLACO TX 78599                   | D2200-02-001-0003-00<br>DE LA PENA NO. 2 LOT 3 BLK 1<br>811 W PAISANO LN       | L: 34800<br>B: 94060    |
| ALVARADO REY<br>805 W PAISANO LN<br>WESLACO TX 78599                         | D2200-02-001-0004-00<br>DE LA PENA NO. 2 LOT 4 BLK 1<br>805 PAISANO LN         | L: 34800<br>B: 69299    |
| CAMACHO SANDRA<br>6129 VICTORIA AVE<br>PENNSAUKEN NJ 8109                    | D2200-02-001-0005-00<br>DE LA PENA NO. 2 LOT 5 BLK 1<br>PAISANO LN TX          | L: 34800<br>B: 0        |
| VALDES RUDDY<br>1631 NW 144TH WAY<br>PEMBROKE PNES FL 33028                  | D2200-02-001-0006-00<br>DE LA PENA NO. 2 LOT 6 BLK 1<br>511 PAISANO LN         | L: 34800<br>B: 170794   |
| VILLAGOMEZ GUADALUPE & ADALIA<br>715 W PAISANO LN<br>WESLACO TX 78599        | D2200-02-001-0007-00<br>DE LA PENA NO. 2 LOT 7 BLK 1<br>715 PAISANO LN         | L: 34800<br>B: 80268    |
| MARTINEZ JOSE L & HILDA<br>2006 KERALUM DR<br>EDINBURG TX 78542              | D2200-02-001-0008-00<br>DE LA PENA NO. 2 LOT 8 BLK 1<br>711 PAISANO LN         | L: 34800<br>B: 135200   |
| MARTINEZ JOSE L & HILDA<br>2006 KERALUM DR<br>EDINBURG TX 78542              | D2200-02-001-0009-00<br>DE LA PENA NO. 2 LOT 9 BLK 1<br>PAISANO LN TX          | L: 34800<br>B: 0        |
| RAMOS MARIO SR & MIGUEL ANGEL<br>PO BOX 8394<br>WESLACO TX 78599             | D2200-02-001-0010-00<br>DE LA PENA NO. 2 LOTS 10 & 11 BLK 1<br>701 PAISANO LN  | L: 69600<br>B: 92508    |
| R & A REAL ESTATE INVESTMENTS<br>6400 N FM 88<br>WESLACO TX 78599            | P9275-00-000-0023-01<br>PUEBLO AMISTAD LOTS 23-25<br>709 ANGELITA DR           | L: 652800<br>B: 945704  |
| LONE STAR NATIONAL BANK<br>100 W FERGUSON ST<br>PHARR TX 78577               | P9275-02-000-0001-00<br>PUEBLO AMISTAD PH 2 LOT 1<br>700 W EXPRWY 83           | L: 908353<br>B: 0       |
| REYNA FAMILY LAND DEV LTD<br>702 W EXPRESSWAY 83 STE 100<br>WESLACO TX 78599 | R2432-01-000-0001-00<br>REYNA OFFICE PARK UT 1 (REPLAT) LOT<br>702 W EXPRWY 83 | L: 1587221<br>B: 696434 |

City of Weslaco Code Enforcement Dept.

OCT 8, 2024

|                               |                                     |           |
|-------------------------------|-------------------------------------|-----------|
| GRIEGO FAMILY LIMITED         | R2436-00-00B-0017-00                | L: 133007 |
| 1900 S JACKSON RD STE 9-10    | RGV PROFESSIONAL CENTER             | B: 304688 |
| MCALLEN TX 78503              | DG B UNIT 17                        |           |
|                               | 505 ANGELITA DR STE 17              |           |
| REYNA FAMILY DEVELOPMENT LTD  | R2432-01-000-0002-05                | L: 834335 |
| 702 W EXPRSWY 83              | REYNA OFFICE PARK UT 1 (REPLAT) LOT | B: 509287 |
| WESLACO TX 78599              | 702 W. EXP 83 TX                    |           |
| R & A REAL ESTATE INVESTMENTS | R0760-00-000-0001-00                | L: 514080 |
| 1609 E DAVENPORT              | RAMOS COMMERCIAL PLAZA LOT 1        | B: 986732 |
| WESLACO TX 78596              | N BORDER & EXPWAY 83 TX             |           |



N 88°55'34" E  
204.18'

**30.00' ALLEY**

**SCALE: 1" = 80.00'**

AARON T. LAM &  
WIFE WAI LIN LAM  
VOL. 2889, PG. 151, HCDR3

4 "30, 10010 III 330 000,

### III "ענין" ו"ענין"

20.0' UTILITY EASEMENT

**ANGELITA DRIVE**

LOT 1  
REYNA OFFICE PARK  
UNIT No. 1  
(VOL. 31, PG. 73, HCMR)

LOT 22  
PUEBLO AMISTAD SUBDIVISION  
CV-1-22, PG. 167-B, HCMR2

### LEGEND

- Z = COMMON OWNER
- L = LOT LINE
- NF = NAIL FOUND
- WF = FOUND 1/2" IRON ROD
- GM = GAS METER
- AS = HANDICAP SIGN
- EM = ELECTRIC METER
- ET = ELECTRIC TRANSFORMER
- PO = POWER POLE
- SS = SANITARY SOWER MANHOLE
- WI = GUY WIRE
- WV = WATER VALVE / IRRIGATION VALVE
- CL = CLEAN OUT
- SP = SPOT LIGHT
- GP = GATE POST
- IT = INLET (TYPE A)
- BC = BACK OF CURB
- R.O.W. = RIGHT OF WAY
- M.O.R. = MOUNTAIN ORIENTED RECORDS
- M.C.R. = MICHIGAN COUNTY MAP RECORDS
- H.C.R. = HEDGECOCK COUNTY MAP RECORDS

**NOTES:**

1. This survey plot is prepared in connection with Title Policy G.F. No. 144408, and does not guaranty title. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
2. If this survey does not bear an original seal and signature, it is INVALID as per Section 863.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
3. This certification is made to the herein named client, it is not transferable nor, certified to any owner or future owner or future landing institutions. certification herein will expire 6 months from this date as noted on this plot and may not be utilized for any specific future transaction of this herein named realstate.
4. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9. (Blanket)
5. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Pueblo Amistad Subdivision, recorded in Volume 32, Page 187-B, Map Records of Hidalgo County, Texas. (Plotted)
6. Easements for roadways, canals, laterals, drainage ditches in favor of American Rio Grande land and Irrigation Company as shown by Instrument dated January 1, 1918, recorded in Volume 66, Page 521, Deed Records of Hidalgo County, Texas. (Blanket)
7. Utility easement in favor of the City of Weslaco as shown by Instrument dated November 2, 1980, recorded in Volume 3034, Page 882, Official Records of Hidalgo County, Texas. (Blanket)
8. Electric transmission line easement in favor of Central Power and Light Company as shown by Instrument dated March 12, 1997, filed May 8, 1997 under Document Number 597419, Official Records of Hidalgo County, Texas. (Blanket)

FOR: BANCO MERCANTIL DEL NORTE, S.A. INSTITUCION DE BANCA MULTIPLE.  
GRUPO FINANCIERO BANORTE C.F. No.: 144406

**FOOD DESIGNATION**

The flood designation for this property is "Zone X" which are "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood". As per F.E.M.A.s Flood Insurance Rate Map Panel No.:

480334 0450 C

Map Revised: June 6, 2000

Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

### LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: **ANGELITA DRIVE**, Weslaco, Hidalgo County, Texas, described as follows: **ALL OF LOTS 23, 24 AND 25, PUEBLO AMISTAD SUBDIVISION**, Hidalgo County, Texas, according to the map or plat thereof recorded in **Volume 32, Page 167-B**, Map Records, Hidalgo County, Texas.

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are reserved. The use of this style  
and format is strictly prohibited without  
the written consent and permission of  
"CVD Land Surveyors, LLC."



517 SEAMONT AVE.  
MALLARD, TEXAS 76001  
PH. (817) 670-1261  
FAX (817) 670-1047  
WWW.CJCS.COM  
THOMAS R. KIM, JR. 103100

**SURVEYOR'S CERTIFICATION**

I, Carlos Vazquez, Registered Professional Land Surveyor, certify that the above is a true and accurate plot of the lands as surveyed under my direction on October 3, 2016, and there are no discrepancies, conflicts, mortgages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown.

Carlos Vasquez  
R.P.L.S. No. 4608  
STATE OF TEXAS

**SHEET: 1 OF 1**



## CITY OF WESLACO

### FACILITY INSPECTION APPLICATION

PROJECT ADDRESS: 709 Angelita ST suite A

OWNER/TENANT: Arturo Ramos

ADDRESS 6400 N FM 88 PHONE 956-246-6979

CITY Weslaco STATE TX ZIP CODE 78599

EMAIL Artyramos@yahoo.com

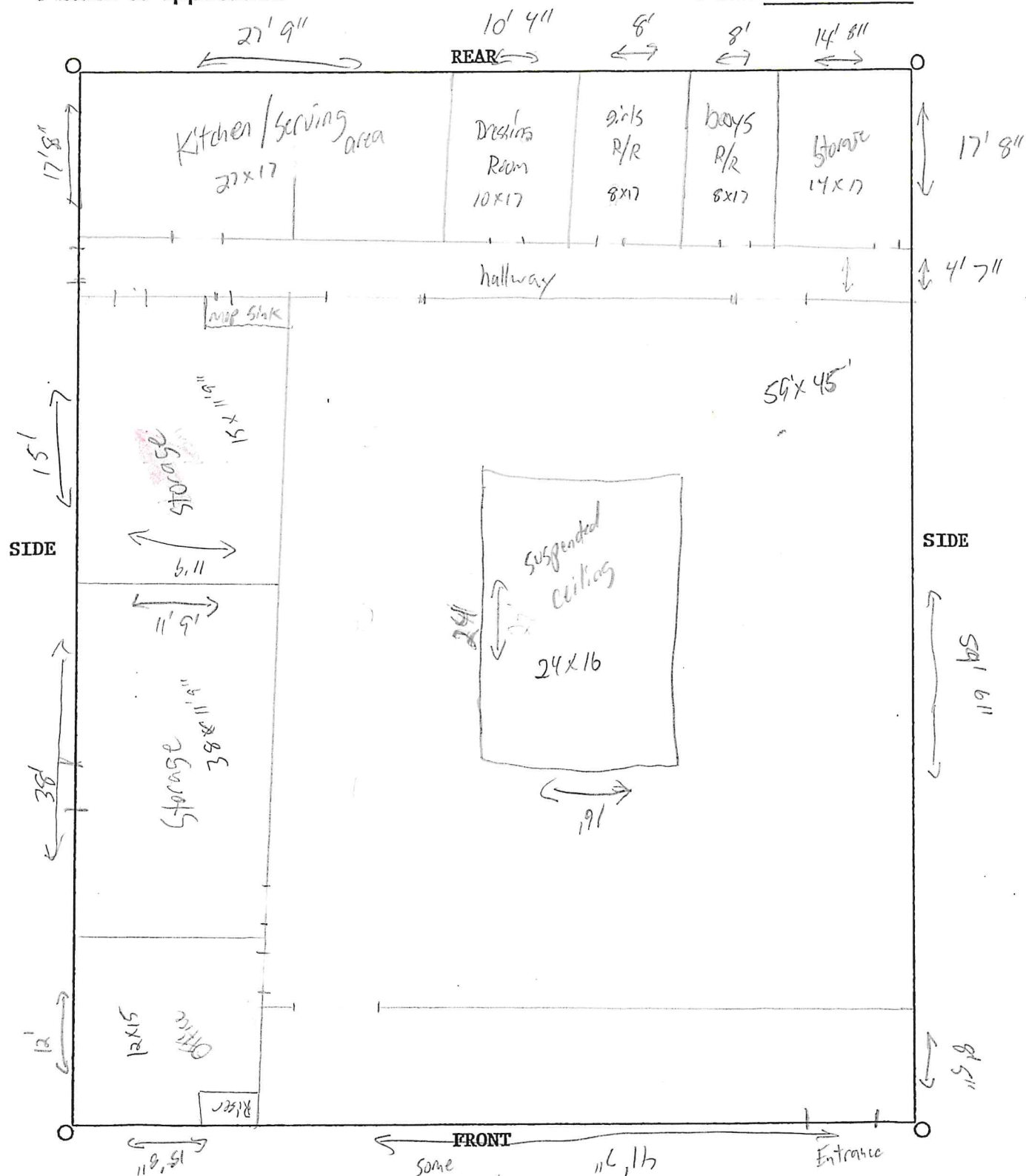
EXISTING USE: Good AXE Time

PROPOSED USE: Event center

ALTERATIONS: Y / N RECONNECT: Y / N

SIGNATURE & DATE [Signature] 5/14/24

Date: 5/14/24



**Description of improvement:** Electrical for 11 chandeliers & ceiling grid inspection

Depth of lot: \_\_\_\_\_

Also indicate the distance between structures on site plan.

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





## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Date of Meeting:</b><br>November 6, 2024                                                                                                                                                                                                                                                                                                                                                                     | <b>Agenda Item No.</b> (to be assigned by PCE):<br>IV.E. |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Abraham Martinez.                                                                                                                                                                                                                                                                                                                            |                                                          |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 505 W Bus 83., also being an 4.22ac Net, out of FT 1507 Lot 1 & AN IRR TR N394.11' Lot 8, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.                                                                                                                 |                                                          |
| <b>Discussion/Overview:</b><br>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 October 16, 2024. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on October 25, 2024. |                                                          |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                              |                                                          |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading                                                                           |                                                          |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                |                                                          |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                |                                                          |
| <b>Attachments,(if any):</b><br>Application for Conditional Use Permit with attachments.                                                                                                                                                                                                                                                                                                                        |                                                          |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                      |                                                          |



## APPLICATION FOR CONDITIONAL USE PERMIT

USE-000714-2024

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 4.22 ac net Block \_\_\_\_\_

Subdivision Name West Tract

Street Address 505 W. Business 83 Weslaco, TX 78596

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Purpose for the Conditional Use Permit Request Partition walls  
event center, Beer & wine on premise, Late Hours

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 Abraham Martinez Phone 956 832-2899

Address 924 Kerria St. Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78596 E-Mail: \_\_\_\_\_

Abraham@abeventproductions.com

### OWNER

Name Alfredo Bonilla Phone \_\_\_\_\_

Address 505 W BUS 83, Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78596 E-Mail: albonillac@hotmail.com

INV-21717

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 \_\_\_\_\_

Signature \_\_\_\_\_

Applicant

Date 10 / 10 / 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

October 25, 2024

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 6, 2024, and the City Commission will hold a public hearing on November 19, 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](mailto:facuna@weslacotx.gov) by 12:00 pm on November 6, 2024. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

Abraham Martinez is requesting a Conditional Use Permit to operate an Event Center, at 505 W Bus 83., also being an 4.22ac Net, out of West Tract: FT 1507 Lot 1 & AN IRR TR N394.11' Lot 8, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

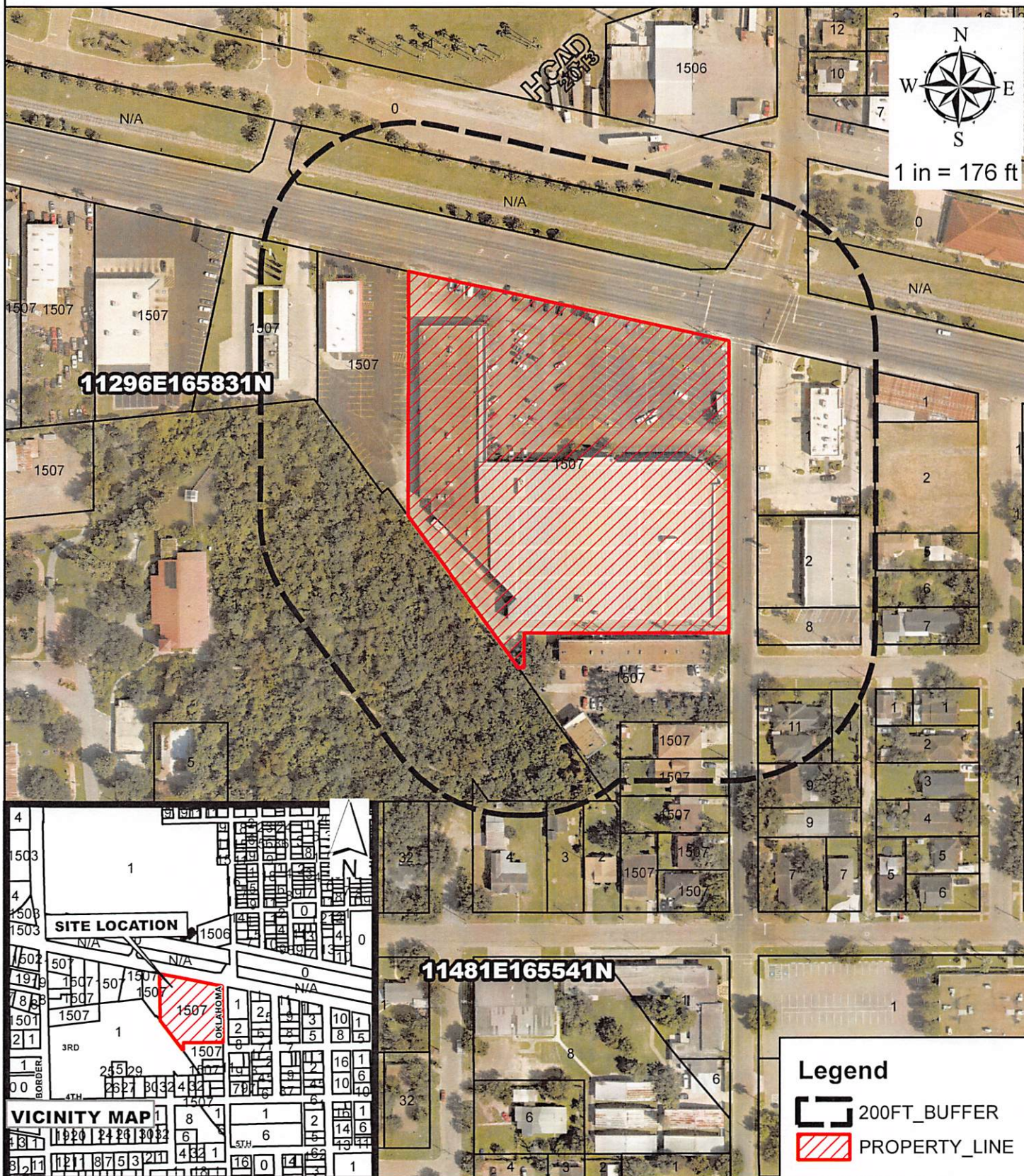
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

Rebekah de la Fuente  
Planning Director





**ABRAHAM MARTINEZ**  
**505 W BUS 83**  
**WEST TRACT**

**Purpose for the Conditional Use Request**

Existing zoning: B-2  
Existing land use: COMMERCIAL  
Prop CUP: EVENT CENTER





OCT 23, 2024

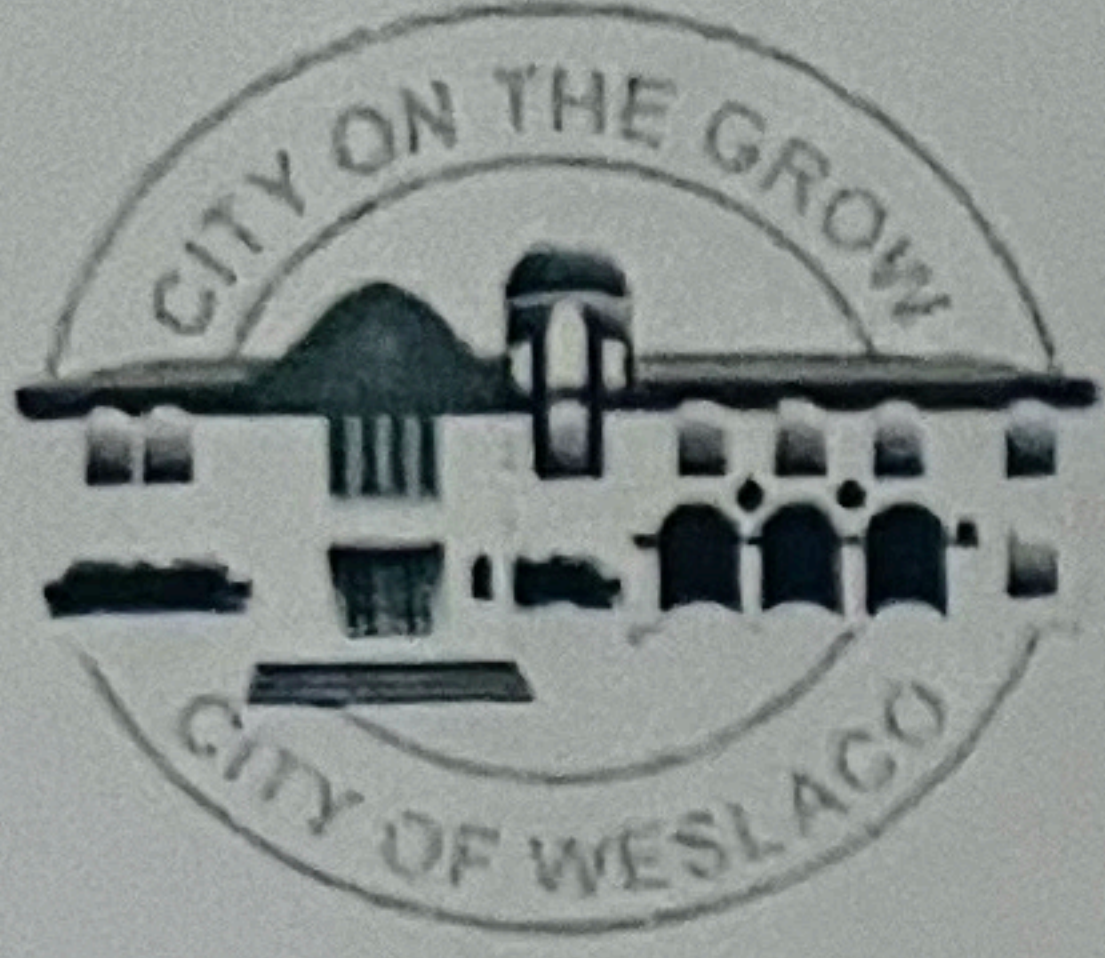
|                                                                                        |                                                                                                        |                        |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------|
| TREVINO EDUARDO<br>508 S 4TH ST<br>WESLACO TX 78596                                    | G4100-00-008-0002-00<br>GLENDALE ADDITION LOT 2 BLK 8A<br>508 W 4TH ST                                 | L: 42000<br>B: 36444   |
| RANGEL GUADALUPE & MARIA DE<br>510 W 4TH ST<br>WESLACO TX 78596                        | G4100-00-008-0003-00<br>GLENDALE ADDITION E28 1/2' LOT 3 BLK 8<br>510 W 4TH ST                         | L: 50688<br>B: 15477   |
| GAMES ROMANA TORRES<br>HECTOR QUINTANILLA & MARK A<br>512 W 4TH ST<br>WESLACO TX 78596 | G4100-00-008-0004-00<br>GLENDALE ADDITION W100' BLK 8 & LOTS A<br>512 W 4TH ST                         | L: 85500<br>B: 126369  |
| FQSR RE LLC<br>10950 GRANDVIEW DRIVE SUITE 300<br>OVERLAND PARKWAY KS 66210            | L0910-00-000-0001-00<br>LA FOND LOT 1<br>421 W BUS HWY 83                                              | L: 177696<br>B: 300663 |
| SHERLOCK REAL ESTATE LLC<br>3900 BUDDY OWENS AVE<br>MCALLEN TX 78504                   | L0910-00-000-0002-00<br>LA FOND LOT 2<br>217 S OKLAHOMA                                                | L: 78750<br>B: 501792  |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596                                | W2300-00-000-0000-22<br>WESLACO ORIGINAL TOWNSITE A TR<br>ADJ-RR FROM W/L-CALLE DE LA<br>0 WESTGATE DR | L: 943533<br>B: 0      |
| CABRERA ZACARIAS & SAN JUANA<br>420 E MILE 10 N<br>WESLACO TX 78599                    | W2300-00-021-0001-00<br>WESLACO ORIGINAL TOWNSITE BLK 21<br>401 W BUS HWY 83                           | L: 43218<br>B: 36999   |
| JESUCRISTO REY DE GLORIA PARA<br>7908 CITRUS HILLS DR<br>WESLACO TX 78599              | W2300-00-021-0002-02<br>WESLACO ORIGINAL TOWNSITE BLK 21<br>208 S INDIANA AVE                          | L: 119700<br>B: 0      |
| GOLD LANTERN LLC<br>1101 WEST 3RD<br>WESLACO TX 78596                                  | W2300-00-021-0005-00<br>WESLACO ORIGINAL TOWNSITE BLK 21<br>216 S INDIANA AVE                          | L: 42000<br>B: 43133   |
| HERNANDEZ ESEQUIEL<br>204 PAISANO LANE<br>WESLACO TX 78599                             | W2300-00-021-0006-00<br>WESLACO ORIGINAL TOWNSITE LOT 6<br>218 S INDIANA AVE                           | L: 42000<br>B: 0       |
| TREVINO MARIA CHRISTINA<br>220 S INDIANA AVE<br>WESLACO TX 78596                       | W2300-00-021-0007-00<br>WESLACO ORIGINAL TOWNSITE LOT 7<br>220 INDIANA AVE                             | L: 42000<br>B: 64226   |
| SHERLOCK REAL ESTATE LLC<br>3900 BUDDY OWENS AVE<br>MCALLEN TX 78504                   | W2300-00-021-0008-00<br>WESLACO ORIGINAL TOWNSITE BLK 21<br>412 W 3RD ST                               | L: 54600<br>B: 3062    |



OCT 23, 2024

|                                                                                               |                                                                                                                              |                         |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| LOPEZ CARLOS & VIRIDIANA JUAREZ<br>307 S OKLAHOMA<br>WESLACO TX 78596                         | W2300-00-022-0009-01<br>WESLACO ORIGINAL TOWNSITE BLK 22<br>LL 10<br>305 S OKLAHOMA                                          | L: 55370<br>B: 92077    |
| LEAL JOSE JR<br>JOSE A LEAL<br>409 W 3RD ST<br>WESLACO TX 78596                               | W2300-00-022-0011-00<br>WESLACO ORIGINAL TOWNSITE BLK 22<br>409 W 3RD ST                                                     | L: 60000<br>B: 170435   |
| REYES ROMAN<br>4719 N KENYON RD<br>EDINBURG TX 78542                                          | W2300-00-022-0011-01<br>WESLACO ORIGINAL TOWNSITE E40' LOT<br>405 W 3RD ST                                                   | L: 38200<br>B: 0        |
| GABO TX DEVELOPMENTS LLC<br>4900-C N 10TH ST<br>MCALLEN TX 78504                              | W3800-00-000-1507-01<br>WEST TRACT:FT 1507 LOT 1 & AN IRR TR<br>8 4.22AC NET<br>505 W BUS HWY 83                             | L: 602484<br>B: 2767516 |
| FIESTA TEX MEX HOLDINGS LLC<br>1521 LION LAKE DR<br>PROGRESO TX 78579                         | W3800-00-000-1507-02<br>WEST TRACT E125'-N330.1' BEING AN IRR<br>.76AC NET<br>615 W BUS HWY 83                               | L: 188699<br>B: 179011  |
| OLIVAREZ FAMILY COMPANY LLC<br>PO BOX 1667<br>WESLACO TX 78599                                | W3800-00-000-1507-08<br>WEST TRACT S 46.4'-TR 8 LT 10 & N73.6'<br>84.09'-S 115.9'-N189.5 TR1-LT 15 FT 1507<br>222 S OKLAHOMA | L: 154200<br>B: 633450  |
| STARS RESTAURANTS LLC<br>2941 NW 156TH ST<br>EDMOND OK 73013                                  | W3800-00-000-1507-09<br>WEST TRACT AN IRR TR BNG<br>1507 0.74AC<br>617 W BUS HWY 83                                          | L: 183734<br>B: 84266   |
| GONZALEZ IRMA & RENE MARTINEZ<br>HORACIO MARTINEZ ET AL<br>302 S OKLAHOMA<br>WESLACO TX 78596 | W3800-00-000-1507-10<br>WEST TRACT FT 1507 E 147.11'-S 50'-N<br>302 S OKLAHOMA                                               | L: 44431<br>B: 64589    |
| ITURBE MARIAMNE<br>C/O MARY E ROMO<br>304 S OKLAHOMA AVE<br>WESLACO TX 78596                  | W3800-00-000-1507-11<br>WEST TRACT FT 1507 E 147.11'-S 50'-N<br>304 S OKLAHOMA                                               | L: 44431<br>B: 127474   |
| CITY OF WESLACO<br>255 S KANSAS AVE<br>WESLACO TX 78596                                       | G4100-00-007-0001-00<br>GLENDALE ADDITION LOTS 1-4 LOT 5<br>LOT 6 EXC S105' LOTS 7-24 BLK 7 & ALL<br>S BORDER AVE TX         | L: 3668276<br>B: 733835 |





## CITY OF WESLACO

### FACILITY INSPECTION APPLICATION

PROJECT ADDRESS: 505 W. Hwy. 83 Weslaco, Tx 78596

OWNER/TENANT: Abraham Martinez

ADDRESS 924 Kerria St PHONE

CITY Weslaco STATE TX ZIP CODE 78576

EMAIL Abraham@abeventproductions.com

ALTERATIONS (Y) N SIGNATURE & DATE [Signature] 9/25/24

EXISTING USE: No Yes, MAX Fine Furniture

PROPOSED USE: (description) Event Center

(Check/Circle one of the following)

Billard/ Pool Hall ☐

Amusement park ☐

Business (alcohol permits) ☐

Dance hall/Event center ☒

Daycare (in R-1) ☐

Hospice (in R-2, B-1, B-2, B-3 or I) ☐

Skating Rinks ☐

Mental, drug or alcohol group therapy ☐

Bed and Breakfast/Airbnb ☐

Bowling Alley ☐

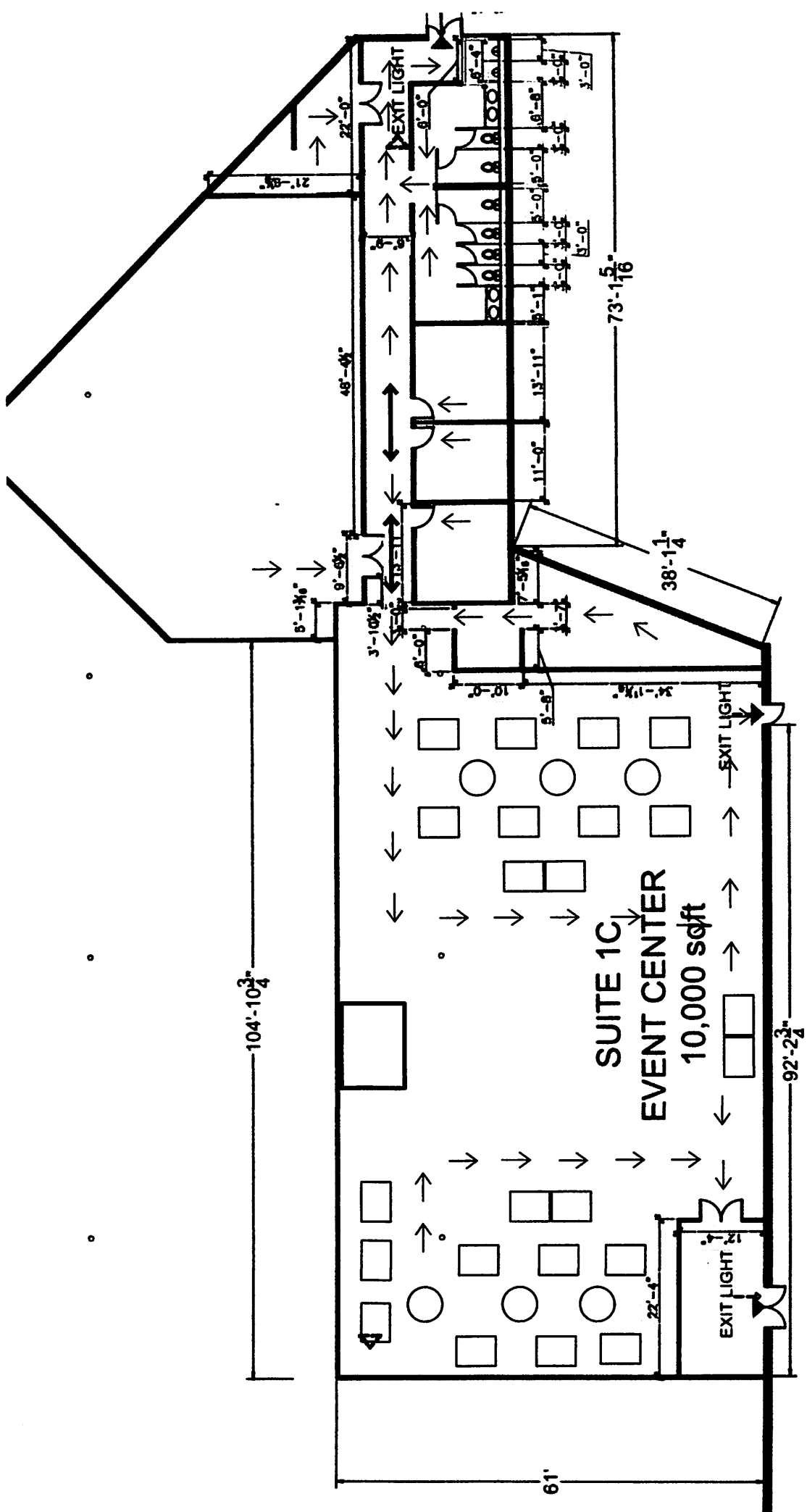
Private/Public School ( in R-1) ☐

Assisted living (in R-2, B-1, B-2, B-3 or I) ☐

Permanent Circus ☐

Other ☐









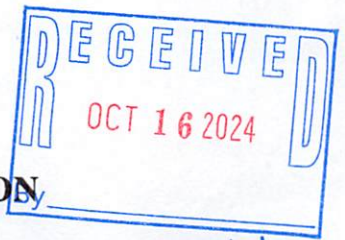
## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                          |                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Date of Meeting:</b><br><b>November 6, 2024</b>                                                                                                                                                                                                                                                                                                                                       | <b>Agenda Item No. (to be assigned by PCE):</b><br><b>V.A.</b> |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of David Salinas.                                                                                                                                                                                                                                                                                                     |                                                                |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration of the Preliminary Plat for South Bridge Ranchettes Subdivision being 25.45 acres out of Farm Tracts 757, Blk. 140, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northeast corner of Bridge and Mile 5 N. Possible Action.                                                                         |                                                                |
| <b>Discussion/Overview:</b><br>The proposed eighteen (18) 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 OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF.                                                                       |                                                                |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                                        |                                                                |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.                                                                                                                                                                                                                                 |                                                                |
| <b>Additional Action Prompted:</b><br><div style="margin-left: 20px;"> <input checked="" type="checkbox"/> Mayor's Signature    <input type="checkbox"/> Public Hearing    <input type="checkbox"/> Budget Amendment<br/> <input type="checkbox"/> Resolution    <input type="checkbox"/> Ordinance – First Reading    <input type="checkbox"/> Ordinance – Final Reading         </div> |                                                                |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                         |                                                                |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                         |                                                                |
| <b>Attachments, (if any):</b><br>Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                                                              |                                                                |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                               |                                                                |





## SUBDIVISION PLATTING APPLICATION



PLAT-000720-2024

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: SOUTH BRIDGE RANCHETTES SUBD.

Location: NEC. S. BRIDGE & MILE 5 NORTH ROAD

Legal Description: 25.45 AC. O/B F.T. 757, BIK. 140, WEST AND ADAMS TRACT SUBD., H.C.T.

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: RESIDENTIAL

Existing Land Use: OPEN Proposed Land Use: SINGLE FAMILY HOME

Number of Lots Proposed: 18 Gross Acreage: 25.45

Title Report Submitted: ☐ YES ☐ NO

### OWNER INFORMATION

Owner's Name: CYNTHIA O'BRIEN Telephone: (956) 778-0140 Luis Reyes

Address: 152 E. 94TH ST., APT 65 Fax: \_\_\_\_\_

City: NEW YORK State: NY Zip: 10128 E-mail: LUIS REYES 034@ymail.com

### ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 682-1489

City: MESQUITE State: TX Zip: 78501 E-mail: dsalinas@salinasengr.com

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

ENR



## UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco  
☒ YES ☐ NO Wastewater Provision: SEPTIC TANK (VARIANCE)  
☒ YES ☐ NO Electric Company: AEP / MANGIC VALLEY

|                                                                                         |                                                                                       |                                                                                         |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility _____ | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility _____ | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility _____ |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|

Proposed subdivision is in the following districts:

|                                                                                                 |                                                                                                   |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>#1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>#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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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](http://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



## AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: 10/2/23

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature: \_\_\_\_\_

Date: 10/2/23

Authorized Agent Printed Name: \_\_\_\_\_

\*\*\*\*\*

### THIS PAGE FOR STAFF USE ONLY

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid: \_\_\_\_\_

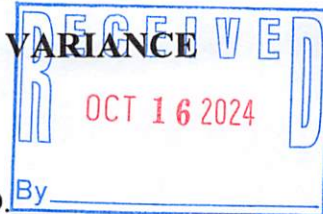
Preliminary Subdivision Review Date: \_\_\_\_\_

General Comments: \_\_\_\_\_





VAR-000721-2024  
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: SOUTH BRIDGE RANCHETTES SUBD.

Location: NBC S. BRIDGE 1/2 MILE S NORTH ROAD

Legal Description: 25.45 AC. O/O F.T. 757, BIK 140,  
WEST AND ADAMS TRACT SUBD., D.C.T.

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:

A. EXISTING CITY SEWER LINES ARE NOT DEEP  
ENOUGH TO ACCEPT SEWER FROM THESE LOTS.

☐ Fire Hydrants ☐ YES ☐ NO

B. LIFT STATION IS AT MAX. CAPACITY

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:



☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other \_\_\_\_\_ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

#### OWNER INFORMATION

Owner's Name: CYNTHIA O'BRIEN Telephone: (906) 778-0140 LUIS REYES  
Address: 152 E. 94TH ST. APT. 6J Fax: \_\_\_\_\_  
City: NEW YORK State: NY Zip: 10128 E-mail: LUISREYES034@YAHOO.COM

#### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature: [Signature] Date: 10/21/23

Authorized Agent Printed Name: DAVID OMAR SALINAS, P.E.





**City of Weslaco  
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

## TRIP GENERATION WORKSHEET

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

### A. Subdivision Information

Subdivision Name: SOUTH BRIDGE RANCHETTES  
Location: N.E.C. S. BRIDGE 1/2 MILE S NORTH ROAD  
Applicant: DAVID SALINAS ☐ Owner ☒ Agent  
Address: 2221 DAFFODIL AVE. Phone Number: 682-9081  
MENARD TX 78501

### B. Trip Generation Calculation

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

| ITE Code | Anticipated Land Use | Project Size |      |            | AM Peak Hour Trips | PM Peak Hour Trips | Weekday Trips |
|----------|----------------------|--------------|------|------------|--------------------|--------------------|---------------|
|          |                      | Acres        | GFA  | # of Units |                    |                    |               |
| 210      | RESIDENTIAL          | 25.45        | 4500 | 18         | 24.65              | 24.11              | 9.74          |

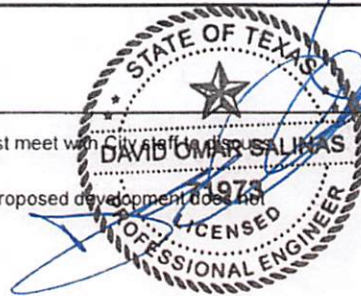
Comments: \_\_\_\_\_  
Prepared by: DAVID SALINAS Date: \_\_\_\_\_  
Address: 2221 DAFFODIL AVE Phone Number: 682-9081  
MENARD TX 78501

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

- \_\_\_\_\_ A traffic impact analysis is required. The agent preparing the study must meet with City staff on the scope and requirements of the study before beginning the study.
- \_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_ STID#: \_\_\_\_\_







## PLAN CORRECTIONS REPORT PAR-000354-2022 FOR CITY OF WESLACO

**PLAN ADDRESS:** South Bridge Ranchettes  
Weslaco, TX 78596

**PARCEL:**

**APPLICATION DATE:** 12/06/2022 **SQUARE FEET:** 0.00 **DESCRIPTION:** SOUTH BRIDGE RANCHETTES  
**EXPIRATION DATE:** 12/06/2023 **VALUATION:** \$0.00

| CONTACTS | Name            | Company             | Address                                    |
|----------|-----------------|---------------------|--------------------------------------------|
| Engineer | DAVID SALINAS   | SALINAS ENGINEERING | 2221 Daffodil Ave<br>McAllen, TX 78501     |
| Owner    | CYNTHIA O'BRIAN |                     | E 152 9Th St, Apt 6J<br>New York, NY 10128 |

### Pre-Application Subdivision Review

| REVIEW ITEM                                                                   | STATUS                    | REVIEWER                                                               |
|-------------------------------------------------------------------------------|---------------------------|------------------------------------------------------------------------|
| Building Review - Planning v.1<br>Building Review - Planning                  | Approved                  | felix salazar email: fsalazar@weslacotx.gov                            |
| Engineering v.1<br>Review conducted by the engineering department             | Requires Re-submit        | Alberto Aldana Ph: 956-447-3401 email: aaldana@weslacotx.gov           |
| Engineering v.2<br>Review conducted by the engineering department             | Requires Re-submit        | Alberto Aldana Ph: 956-447-3401 email: aaldana@weslacotx.gov           |
| Engineering v.3<br>Review conducted by the engineering department             | Approved with<br>Comments | Alberto Aldana Ph: 956-447-3401 email: aaldana@weslacotx.gov           |
| Fire Review v.1<br>Review by the fire department                              | Requires Re-submit        | Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov            |
| Fire Review v.2<br>Review by the fire department                              | Approved with<br>Comments | Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov            |
| Planning/Zoning v.1<br>Review conducted by the planning and zoning department | Requires Re-submit        | Rebekah de la Fuente Ph: 956-447-3401 email: rdelafuente@weslacotx.gov |
| Planning/Zoning v.2<br>Review conducted by the planning and zoning department | Approved                  | Kayla Arevalo email: karevalo@weslacotx.gov                            |
| Police v.1<br>Review conducted by the police department                       | Approved                  | Eric Hernandez Ph: 956-968-8591 email: ehernandez@weslacotx.gov        |
| Public Works v.1<br>Public Works                                              | Requires Re-submit        | Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov             |
| Public Works v.2<br>Public Works                                              | Requires Re-submit        | Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov             |
| Public Works v.3<br>Public Works                                              | Approved with<br>Comments | Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov             |

**CONDITION(S)** Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.  
Comment: Plans do not comply. Shall re-submit.

General Condition - Public works approved with comments

Comment: Meter boxes to be DFW 1300 with blue lids and antenna hole "boxes are 2 to 4 months lead time for delivery"

General Condition - Engineering approved with comments

Comment: • Please submit a Trip Generation Worksheet



## Rebekah M. De La Fuente

---

**From:** Rebekah M. De La Fuente  
**Sent:** Tuesday, October 10, 2023 1:56 PM  
**To:** Mickael Salinas  
**Cc:** David Salinas; Monica Guerra  
**Subject:** RE: South Bridge Ranchettes Subdivision  
**Attachments:** Subdivision review report.pdf

Good Afternoon,

Attached is the subdivision review report, you project has been approved with comments, Please submit the following items for the next P&Z meeting:

- Subdivision platting application
- \$355.00 application fee
- \$100.00 fire review fee
- 12 sets plat sheets (plat, drainage, paving, utility)
- Approved drainage report
- Variance application for off-site drainage with letters of support and variance for OSSF
- \$105.00 application fee

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

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



**From:** Mickael Salinas <msalinas@salinasengineering.com>  
**Sent:** Monday, October 2, 2023 12:56 PM  
**To:** Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>  
**Cc:** David Salinas <dsalinas@salinasengineering.com>; Monica Guerra <mguerra@salinasengineering.com>  
**Subject:** South Bridge Ranchettes Subdivision

Good Afternoon Rebekah,

Please find attached the updated plans as per comments received from all entities. When you have a moment, take a look and let me know if I have the OK to proceed with the next submittal.

Thanks !

Mick Salinas

Salinas Engineering and Associates



# **DRAINAGE REPORT**

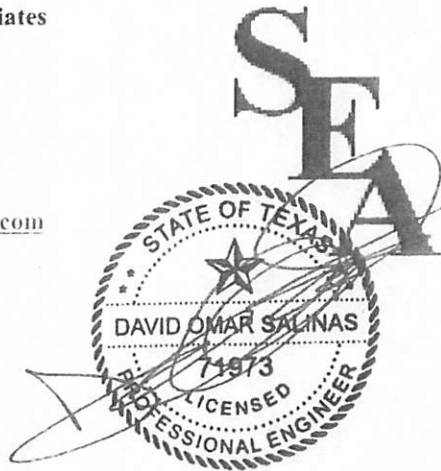
## **SOUTH BRIDGE RANCHETTES SUBDIVISION**

### **CITY OF WESLACO, HIDALGO COUNTY, TEXAS**

#### **PREPARED BY:**

David Omar Salinas, P.E., R.P.L.S.  
Salinas Engineering & Associates  
(TBE F-6675)  
2221 Daffodil Ave.  
McAllen, Texas. 78501  
(956) 682-9081  
(956) 686-1489 Facsimile  
(956) 648-8899 Cell  
[dsalinas@salinasengineering.com](mailto:dsalinas@salinasengineering.com)

May 23, 2023





## INDEX

Drainage Report Narrative: Page 2.-5.

- A. Hydrograph: 10 and 50 -Year Storm Events Dated 5/23/23 attached
- B. Plat reduction of South Bridge Ranchettes Subdivision, Weslaco
- C. Copy of FIRM – Zone “X CPN 480334 0450 C, dated 11/16/82  
Revised to reflect LOMR dated 05/30/02).
- D. Other drainage report exhibits

## DRAINAGE REPORT NARRATIVE

Proposed South Bridge Ranchettes Subdivision is a twenty-five 25.45 Gross acres (22.93 Net Acres) residential plat of land out of Farm Tract 757, Block 140, West Tract Subdivision, Hidalgo County, Texas, and, is located at the immediate NWC corner of South Bridge Street and Mile 5 North Road INSIDE the limits of the City of Weslaco (tract was recently annexed into the City of Weslaco). This tract measures 1,809.85 gross feet along South Bride Road and 660.0 gross feet along Mile 5 North Road. Adjacent land uses to the tract are agriculture to the east and institutional to the north with South Bridge Street along the west and Mile 5 North Road along the south sides. The lands being platted are located in Zone “X” as per the FIRM Community Panel No. 480334 0450 C, dated 11/16/82 revised to reflect LOMR dated 05/30/02. Zone “X” areas are defined as “...Areas of 500-year flood; areas of the 100-year flood with average depths less than one foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.”

The site was formally a citrus grove but has since been cleared. Both South Bridge Road and Mile 5 North Road are improved with pavement (county section type two-way traffic) and have very minimal bar ditches (almost non-existent). There is no formal drainage (conventional storm sewer) that services this area.

It is being proposed that this development shall consist of 18 residential lots; however it is noted that the corner lot -- Lot 1 -- may be used as a commercial lot.

Soils of this proposed plat consist of, in part, a Hidalgo sandy clay loam complex (Map Unit No. 28) -- these Group B soils are well drained with slow surface runoff with moderate permeabilities -- said soils are capability subclass IIc, non-irrigated and in class I irrigated in the Gray Sandy Loam range, and, in part a Hidalgo sandy clay loam complex (Map Unit No. 29) -- these Group B soils are well drained with slow surface runoff and moderate permeabilities -- said soils are capability subclass IIc, non-irrigated and irrigated and are in the Gray Sandy Loam range site. Both of these soils can be seen on Sheet 112 of the Soil Survey of Hidalgo County, Texas.

Cross section elevations reveal that these lands have a slope that tend to converge in the center of the subject property with flows away from both South Bridge and Mile 5 North Roads at an average slope of 0.25%. The existing bar ditches are minimal in size and do not exhibit any real definitive direction of where drainage waters go -- bar ditch waters originate from the paved section of both roads. However, gently waters entering the bar ditch along Mile 5 North tend and appear to flow easterly away from this site.

In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provide for the detention of drainage waters created by the improvement to this 22.93 Net acre property. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-*



**Duration Coefficients for Texas Counties HDM (2004)) over a 10 and 50 Year storm event. –  
For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001):**

Detention is being provided by the provision of drainage swales are the rear of all lots to capture overland flows of waters. The City of Weslaco is permitting on-site detention such that swales provide will meet the minimum dry volume of waters pro-rated for each lot as follows:

Using an existing drainage coefficient of 0.20 and a computed future drainage coefficient of 0.32 the attached hydrograph using a slope of 0.25% over an average drainage run of 800.0 feet, the improved condition shall create the need for an additional minimum storage of 66,311.28 Cu. Ft., or, 1.52 Ac. Ft., and, runoff shall increase from 12.95 CFS (10-year storm event) to 16.74 CFS (50-year storm event) – this is an increase of 3.79 CFS. This newly crated volume of water is equivalent to a layer of water 0.65 inches deep if spread out evenly over the 22.93 net acre site.

Minimum per lot pro-rated storage per lot as follows:

Lot 1: 5,292.18 Cu. Ft.  
Lot 2. Thru 4: 1,879.74 Cu. Ft.  
Lots 5. Thru 16.: 4,106.50 Cu. Ft.  
Lot 17: 3,701.63 Cu. Ft.  
Lot 18: 2,284.60 Cu. Ft.

The subdivider shall also provide for the cleaning and regrading of all bar ditches along South Bridge and Mile 5 North Roads with the construction of not less than 24" culverts for each lot for entry into the lots from both South Bridge Road and Mile 5 North. It is a standard culvert installation – flow line of each culvert shall be placed at ½ the pipe diameter below the flow line of the bar ditch.

Additionally, the minimum finished floor elevation of all lot improvements shall be:

For Lots 1-6: 77.0  
For Lots 7-11: 75.0  
For Lots 12-18: 77.50, and,

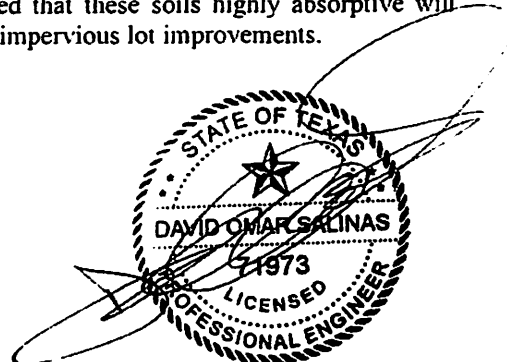
all lots shall be graded at a slope of not less than 2% from the building area to each lot's respective drainage swale to ensure that the overland flows from each lot flow into the respective drainage swales. It is expected that due to the size of the lots residential impervious improvements in comparison to the net lot areas will create a minimal impact to the existing and proposed drainage condition will occur. It is expected that these soils highly absorptive will absorb much of the new drainage waters created by the impervious lot improvements.

David Omar Salinas. P.E.  
Plat Engineer.

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



image Report Information  
drainagereport.052323



Alexis Lozano  
H.C.D.D. NO. 1

6/7/23  
DATE



Area: 22.93 acres  
Length of Basin: 800.00 ft  
Avg. Basin Slope (Und.): 0.25 %  
Undeveloped L: 72.74 min  
Developed L: 63.04 min

0  
FAA-0 RM-1  
72.74 0  
63.04 0

Proposed  
LAND CHARACTER  
4.13 acres 0.9 Developed  
18.80 acres 0.20 Undeveloped  
0.32 C (composite, developed)

Existing  
LAND CHARACTER  
0.00 acres  
22.93 acres  
0.20 C (composite, developed)

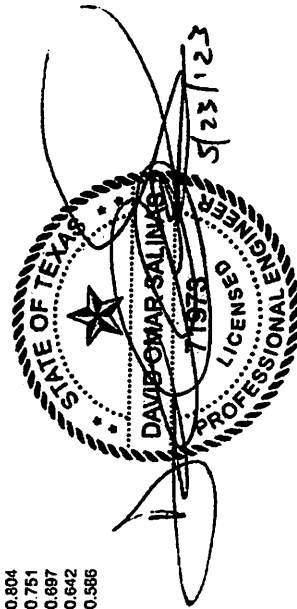
2004  
Undeveloped Calculations  
County: HIDALGO COUNTY, TEXAS

| 2-year   | e   | b   | d    | $I_p$ (in/hr) | $I_{10}$ (in/hr) | OUTFLOW<br>(Undeveloped) | $Q_{10}$  |
|----------|-----|-----|------|---------------|------------------|--------------------------|-----------|
| 0.831    | 74  | 9.6 | 1.89 |               |                  |                          | 8.69      |
| 5-year   | e   | b   | d    | $I_p$ (in/hr) | $I_{10}$ (in/hr) | OUTFLOW<br>(Undeveloped) | $Q_5$     |
| 0.795    | 80  | 9.2 | 2.41 |               |                  |                          | 11.05     |
| 10-year  | e   | b   | d    | $I_p$ (in/hr) | $I_{10}$ (in/hr) | OUTFLOW<br>(Undeveloped) | $Q_{10}$  |
| 0.778    | 87  | 9.2 | 2.82 |               |                  |                          | 12.95     |
| 25-year  | e   | b   | d    | $I_p$ (in/hr) | $I_{10}$ (in/hr) | OUTFLOW<br>(Undeveloped) | $Q_{25}$  |
| 0.771    | 98  | 9.2 | 3.28 |               |                  |                          | 15.04     |
| 50-year  | e   | b   | d    | $I_p$ (in/hr) | $I_{10}$ (in/hr) | OUTFLOW<br>(Undeveloped) | $Q_{50}$  |
| 0.749    | 99  | 9.2 | 3.65 |               |                  |                          | 16.74     |
| 100-year | e   | b   | d    | $I_p$ (in/hr) | $I_{10}$ (in/hr) | OUTFLOW<br>(Undeveloped) | $Q_{100}$ |
| 0.74     | 103 | 9.6 | 3.94 |               |                  |                          | 18.06     |

Accumulated Runoff Calculations: 50 year storm  
LIMIT OUTFLOW: 12.95

| L<br>(min) | Intensity<br>(in/hr) | Peak Disch.<br>(cfs) | Acc. Runoff<br>acre ft. | Runoff<br>difference | Acc. Disch.<br>acre ft. | Net Storage<br>acre ft. |
|------------|----------------------|----------------------|-------------------------|----------------------|-------------------------|-------------------------|
| 10         | 10.83                | 79.43                | 1.094                   | 1.0941               | 0.651                   | 0.443                   |
| 20         | 7.91                 | 58.03                | 1.598                   | 0.5044               | 0.741                   | 0.858                   |
| 30         | 6.34                 | 46.54                | 1.923                   | 0.3246               | 0.830                   | 1.093                   |
| 40         | 5.35                 | 39.26                | 2.163                   | 0.2398               | 0.919                   | 1.244                   |
| 50         | 4.66                 | 34.18                | 2.354                   | 0.1908               | 1.008                   | 1.346                   |
| 60         | 4.14                 | 30.41                | 2.513                   | 0.1591               | 1.087                   | 1.415                   |
| 70         | 3.75                 | 27.48                | 2.650                   | 0.1369               | 1.167                   | 1.463                   |
| 80         | 3.43                 | 25.14                | 2.770                   | 0.1205               | 1.276                   | 1.495                   |
| 90         | 3.16                 | 23.22                | 2.878                   | 0.1079               | 1.385                   | 1.513                   |
| 100        | 2.94                 | 21.61                | 2.976                   | 0.0978               | 1.454                   | 1.522                   |
| 110        | 2.76                 | 20.23                | 3.066                   | 0.0897               | 1.543                   | 1.522                   |
| 120        | 2.60                 | 19.05                | 3.148                   | 0.0829               | 1.632                   | 1.516                   |
| 130        | 2.45                 | 18.01                | 3.226                   | 0.0771               | 1.722                   | 1.504                   |
| 140        | 2.33                 | 17.10                | 3.298                   | 0.0722               | 1.811                   | 1.487                   |
| 150        | 2.22                 | 16.29                | 3.366                   | 0.0680               | 1.900                   | 1.468                   |
| 160        | 2.12                 | 15.56                | 3.430                   | 0.0643               | 1.989                   | 1.441                   |
| 170        | 2.03                 | 14.91                | 3.491                   | 0.0610               | 2.078                   | 1.413                   |
| 180        | 1.95                 | 14.31                | 3.549                   | 0.0580               | 2.168                   | 1.381                   |
| 190        | 1.88                 | 13.77                | 3.604                   | 0.0554               | 2.257                   | 1.348                   |
| 200        | 1.81                 | 13.28                | 3.657                   | 0.0530               | 2.346                   | 1.311                   |
| 210        | 1.75                 | 12.82                | 3.708                   | 0.0509               | 2.435                   | 1.273                   |
| 220        | 1.69                 | 12.40                | 3.757                   | 0.0489               | 2.524                   | 1.233                   |
| 230        | 1.64                 | 12.01                | 3.804                   | 0.0471               | 2.614                   | 1.191                   |
| 240        | 1.59                 | 11.65                | 3.850                   | 0.0455               | 2.703                   | 1.147                   |
| 250        | 1.54                 | 11.31                | 3.894                   | 0.0440               | 2.792                   | 1.102                   |
| 260        | 1.50                 | 10.99                | 3.936                   | 0.0425               | 2.881                   | 1.055                   |
| 270        | 1.46                 | 10.70                | 3.978                   | 0.0412               | 2.970                   | 1.007                   |
| 280        | 1.42                 | 10.42                | 4.018                   | 0.0400               | 3.059                   | 0.958                   |
| 290        | 1.38                 | 10.16                | 4.057                   | 0.0389               | 3.149                   | 0.908                   |
| 300        | 1.35                 | 9.91                 | 4.094                   | 0.0378               | 3.238                   | 0.856                   |
| 310        | 1.32                 | 9.67                 | 4.131                   | 0.0368               | 3.327                   | 0.804                   |
| 320        | 1.29                 | 9.45                 | 4.167                   | 0.0359               | 3.416                   | 0.751                   |
| 330        | 1.26                 | 9.24                 | 4.202                   | 0.0350               | 3.505                   | 0.697                   |
| 340        | 1.23                 | 9.05                 | 4.236                   | 0.0341               | 3.595                   | 0.642                   |
| 350        | 1.21                 | 8.86                 | 4.269                   | 0.0333               | 3.684                   | 0.586                   |

66,311.28 Cu. Ft.  
Total (or 1.52 Ac. Ft.)





**ORDINANCE NO. 2022-18**

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LANDOWNER SUCH LAND BEING 25.45 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with §43.021, *Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 25.41 acres and are more specifically described as follows, to-wit:

**METES AND BOUNDS DESCRIPTION**

BEING A 25.45 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 757, BLOCK 140, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 25.45 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID FARM TRACT 757 LOCATED AT THE INTERSECTION OF MILE 4 ½ WEST ROAD (AKA SOUTH BRIDGE AVE.) AND MILE 5 NORTH ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID FARM TRACT 757, A DISTANCE OF 1,809.85 FEET TO NAIL SET IN THE CENTER OF SAID SOUTH BRIDGE AVE FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH 57 DEGREES 50 MINUTES EAST, A DISTANCE OF 47.23 FEET TO A ½ INCH DIAMETER IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH BRIDGE AVE. FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;



- (3) THENCE, SOUTH 70 DEGREES 03 MINUTES EAST, A DISTANCE OF 659.60 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH, A DISTANCE OF 1,529.65 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD, AT A DISTANCE OF 1,559.65 FEET IN ALL TO NAIL FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID FARM TRACT 757 LOCATED IN THE CENTER OF SAID MILE 5 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (5) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID FARM TRACT 757, A DISTANCE OF 986.70 FEET TO A NAIL FOUND ON THE POINT OF BEGINNING, CONTAINING 25.45 GROSS ACRES OF LAND, MORE OR LESS.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

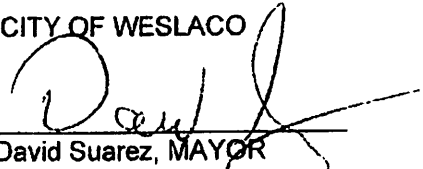
SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

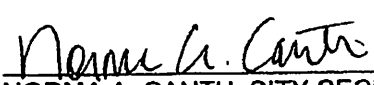
PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7<sup>th</sup> day of June 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 21<sup>st</sup> of day of June 2022.

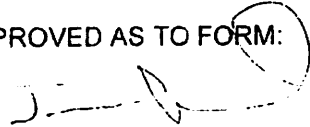
CITY OF WESLACO

  
David Suarez, MAYOR

ATTEST:

  
NORMA A. CANTU, CITY SECRETARY

APPROVED AS TO FORM:

  
Juan E. Gonzalez, CITY ATTORNEY



Appendix 1.0 (cont.)

**HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)**

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

$$\text{formula } I = b/(L+d)^c$$

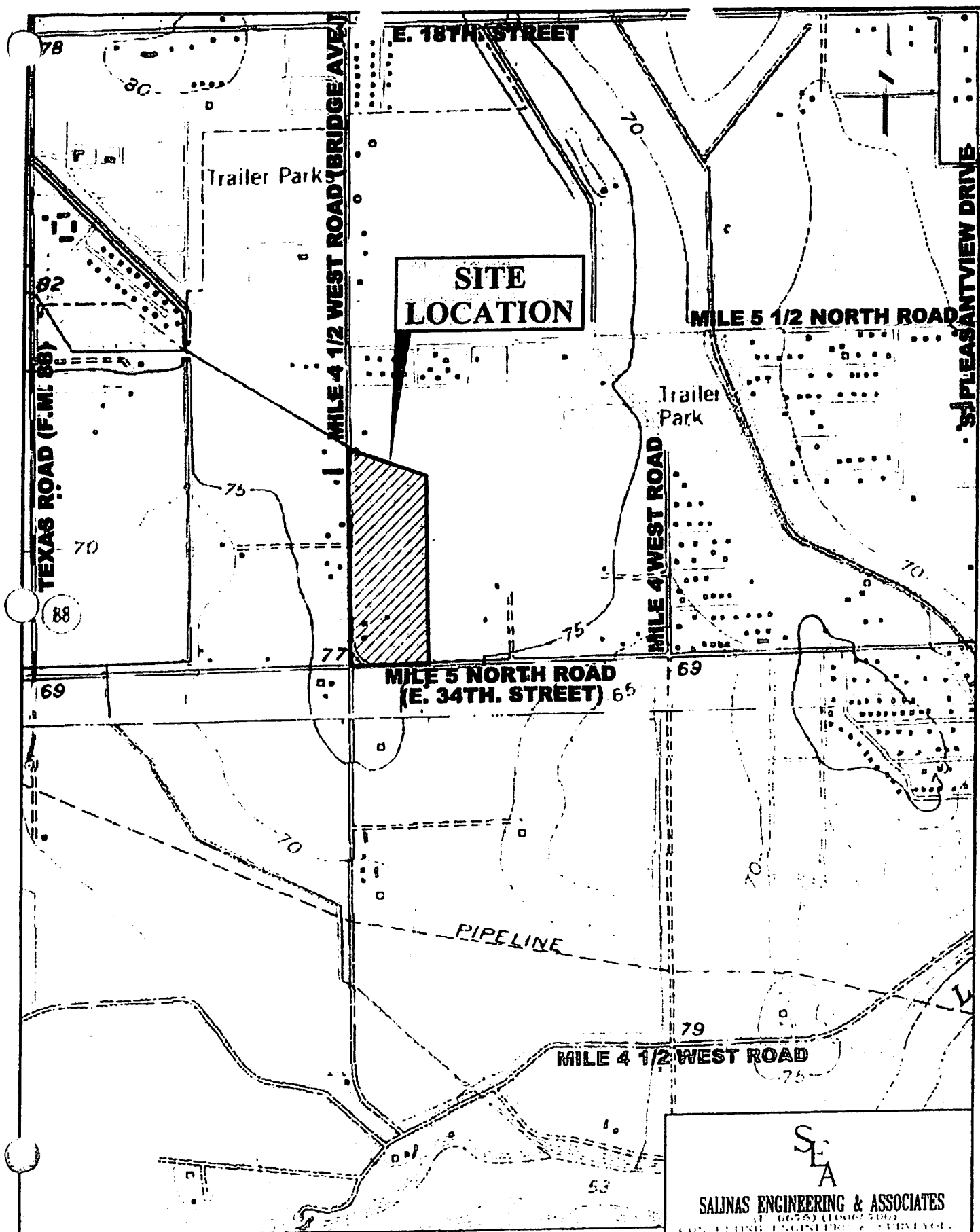
| TIME | 2 yr. | 5 yr. | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|-------|-------|--------|--------|--------|---------|
| 115  | 1.342 | 1.731 | 2.043  | 2.380  | 2.674  | 2.898   |
| 120  | 1.299 | 1.677 | 1.981  | 2.309  | 2.596  | 2.815   |
| 125  | 1.259 | 1.628 | 1.924  | 2.242  | 2.523  | 2.737   |
| 130  | 1.221 | 1.581 | 1.870  | 2.180  | 2.455  | 2.665   |
| 135  | 1.186 | 1.537 | 1.819  | 2.122  | 2.391  | 2.596   |
| 140  | 1.153 | 1.496 | 1.771  | 2.067  | 2.331  | 2.532   |
| 145  | 1.122 | 1.457 | 1.727  | 2.015  | 2.274  | 2.471   |
| 150  | 1.093 | 1.421 | 1.684  | 1.966  | 2.220  | 2.413   |
| 155  | 1.065 | 1.386 | 1.644  | 1.919  | 2.169  | 2.359   |
| 160  | 1.039 | 1.354 | 1.606  | 1.876  | 2.121  | 2.307   |
| 165  | 1.014 | 1.323 | 1.570  | 1.834  | 2.075  | 2.258   |
| 170  | 0.991 | 1.293 | 1.536  | 1.794  | 2.032  | 2.211   |
| 175  | 0.968 | 1.265 | 1.504  | 1.757  | 1.990  | 2.167   |
| 180  | 0.947 | 1.239 | 1.473  | 1.721  | 1.951  | 2.124   |
| 185  | 0.927 | 1.213 | 1.443  | 1.686  | 1.913  | 2.084   |
| 190  | 0.907 | 1.189 | 1.415  | 1.654  | 1.877  | 2.045   |
| 195  | 0.889 | 1.166 | 1.388  | 1.622  | 1.842  | 2.008   |
| 200  | 0.871 | 1.144 | 1.362  | 1.592  | 1.809  | 1.972   |
| 205  | 0.854 | 1.122 | 1.337  | 1.564  | 1.778  | 1.938   |
| 210  | 0.838 | 1.102 | 1.313  | 1.536  | 1.747  | 1.906   |
| 215  | 0.823 | 1.082 | 1.290  | 1.510  | 1.718  | 1.874   |
| 220  | 0.808 | 1.063 | 1.268  | 1.484  | 1.690  | 1.844   |
| 225  | 0.793 | 1.045 | 1.247  | 1.460  | 1.663  | 1.815   |
| 230  | 0.780 | 1.028 | 1.227  | 1.436  | 1.637  | 1.787   |
| 235  | 0.766 | 1.011 | 1.207  | 1.413  | 1.611  | 1.759   |
| 240  | 0.754 | 0.995 | 1.189  | 1.392  | 1.587  | 1.733   |
| 245  | 0.741 | 0.979 | 1.170  | 1.370  | 1.564  | 1.708   |
| 250  | 0.729 | 0.964 | 1.153  | 1.350  | 1.541  | 1.684   |
| 255  | 0.718 | 0.950 | 1.136  | 1.330  | 1.519  | 1.660   |
| 260  | 0.707 | 0.936 | 1.119  | 1.311  | 1.498  | 1.637   |
| 265  | 0.696 | 0.922 | 1.103  | 1.293  | 1.477  | 1.615   |
| 270  | 0.686 | 0.909 | 1.088  | 1.275  | 1.458  | 1.594   |
| 275  | 0.676 | 0.896 | 1.073  | 1.257  | 1.438  | 1.573   |
| 280  | 0.666 | 0.884 | 1.059  | 1.241  | 1.420  | 1.553   |
| 285  | 0.657 | 0.872 | 1.045  | 1.224  | 1.402  | 1.533   |

| TIME | 2 yr. | 5 yr. | 10 yr. | 25 yr. | 50 yr. | 100 yr. |
|------|-------|-------|--------|--------|--------|---------|
| 290  | 0.647 | 0.860 | 1.031  | 1.209  | 1.384  | 1.514   |
| 295  | 0.639 | 0.849 | 1.018  | 1.193  | 1.367  | 1.496   |
| 300  | 0.630 | 0.838 | 1.005  | 1.178  | 1.350  | 1.478   |
| 305  | 0.622 | 0.828 | 0.992  | 1.164  | 1.334  | 1.460   |
| 310  | 0.614 | 0.817 | 0.980  | 1.150  | 1.318  | 1.444   |
| 315  | 0.606 | 0.807 | 0.969  | 1.136  | 1.303  | 1.427   |
| 320  | 0.598 | 0.797 | 0.957  | 1.123  | 1.288  | 1.411   |
| 325  | 0.591 | 0.788 | 0.946  | 1.110  | 1.274  | 1.395   |
| 330  | 0.583 | 0.779 | 0.935  | 1.097  | 1.260  | 1.380   |
| 335  | 0.576 | 0.770 | 0.924  | 1.085  | 1.246  | 1.365   |
| 340  | 0.570 | 0.761 | 0.914  | 1.073  | 1.233  | 1.351   |
| 345  | 0.563 | 0.752 | 0.904  | 1.061  | 1.220  | 1.337   |
| 350  | 0.556 | 0.744 | 0.894  | 1.050  | 1.207  | 1.323   |
| 355  | 0.550 | 0.736 | 0.885  | 1.039  | 1.195  | 1.309   |
| 360  | 0.543 | 0.728 | 0.875  | 1.028  | 1.182  | 1.296   |
| 365  | 0.538 | 0.720 | 0.866  | 1.017  | 1.171  | 1.284   |
| 370  | 0.532 | 0.713 | 0.857  | 1.007  | 1.159  | 1.271   |
| 375  | 0.526 | 0.705 | 0.849  | 0.997  | 1.148  | 1.259   |
| 380  | 0.521 | 0.698 | 0.840  | 0.987  | 1.137  | 1.247   |
| 385  | 0.515 | 0.691 | 0.832  | 0.977  | 1.126  | 1.235   |
| 390  | 0.510 | 0.684 | 0.824  | 0.968  | 1.115  | 1.224   |
| 395  | 0.504 | 0.677 | 0.816  | 0.958  | 1.105  | 1.212   |
| 400  | 0.499 | 0.671 | 0.808  | 0.949  | 1.095  | 1.201   |
| 405  | 0.494 | 0.664 | 0.800  | 0.940  | 1.085  | 1.191   |
| 410  | 0.489 | 0.658 | 0.793  | 0.932  | 1.075  | 1.180   |
| 415  | 0.485 | 0.652 | 0.786  | 0.923  | 1.066  | 1.170   |
| 420  | 0.480 | 0.646 | 0.779  | 0.915  | 1.056  | 1.160   |
| 425  | 0.475 | 0.640 | 0.772  | 0.907  | 1.047  | 1.150   |
| 430  | 0.471 | 0.634 | 0.765  | 0.899  | 1.038  | 1.140   |
| 435  | 0.466 | 0.628 | 0.758  | 0.891  | 1.029  | 1.131   |
| 440  | 0.462 | 0.623 | 0.751  | 0.883  | 1.021  | 1.121   |
| 445  | 0.458 | 0.617 | 0.745  | 0.876  | 1.012  | 1.112   |
| 450  | 0.454 | 0.612 | 0.739  | 0.869  | 1.004  | 1.103   |
| 455  | 0.450 | 0.607 | 0.733  | 0.861  | 0.996  | 1.094   |
| 460  | 0.446 | 0.602 | 0.726  | 0.854  | 0.988  | 1.086   |

| where: | 2yr   | 5yr   | 10yr  | 25yr  | 50yr  | 100yr |
|--------|-------|-------|-------|-------|-------|-------|
| c=     | 0.831 | 0.795 | 0.778 | 0.771 | 0.749 | 0.740 |
| b=     | 74    | 80    | 87    | 98    | 99    | 103   |
| d=     | 9.6   | 9.2   | 9.2   | 9.2   | 9.2   | 9.6   |

Prepared By Melden & Hunt, Inc.





**SITE  
LOCATION**

**MILE 5 1/2 NORTH ROAD**

**MILE 5 NORTH ROAD  
(E. 34TH. STREET)**

**MILE 4 1/2 WEST ROAD**

**PIPELINE**

Trailer Park

Trailer Park

**SEA**

**SALINAS ENGINEERING & ASSOCIATES**

REGISTERED PROFESSIONAL ENGINEERS & SURVEYORS  
STATE OF TEXAS  
CERT. NO. 10001 EXPIRATION DATE 12/31/2000  
OFFICE: 10000 4000 0000 (6600) 0000 14000 0000

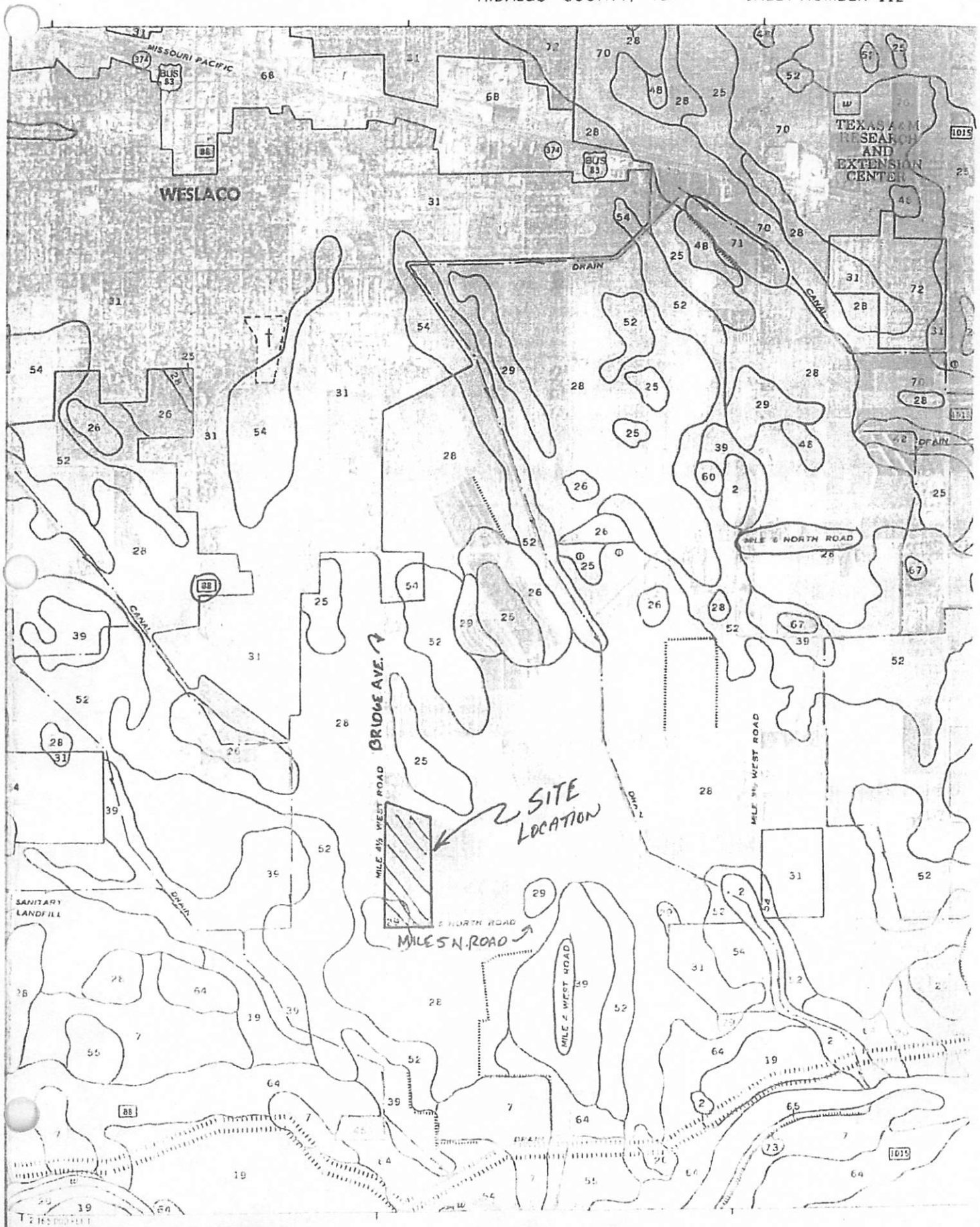




TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

| Map symbol and soil name | Depth     | USDA texture                        | Classification   |                                 | Percentage passing sieve number-- |        |        |        | Liquid limit<br>Pct | Plasticity index |
|--------------------------|-----------|-------------------------------------|------------------|---------------------------------|-----------------------------------|--------|--------|--------|---------------------|------------------|
|                          |           |                                     | Unified          | AASHTO                          | 4                                 | 10     | 40     | 200    |                     |                  |
|                          | <u>In</u> |                                     |                  |                                 |                                   |        |        |        |                     |                  |
| 13:*                     |           |                                     |                  |                                 |                                   |        |        |        |                     |                  |
| 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,<br>sandy clay loam | SC, SM-SC,<br>GC | A-2-4,<br>A-2-6,<br>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-----                      | SF-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-----          |           |                                     |                  |                                 |                                   |        |        |        |                     |                  |
| Harzill-----             | 0-16      | Fine sandy loam                     | SC, SM-SC,<br>SM | A-2-4                           | 100                               | 95-100 | 95-100 | 17-35  | <30                 | NP-8             |
|                          | 16-63     | Sandy clay loam                     | SC, CL           | A-6                             | 100                               | 95-100 | 95-100 | 40-55  | 30-40               | 11-20            |
|                          | 63-80     | Sandy clay loam                     | SC               | A-2-4,<br>A-2-6,<br>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 | 51-65               | 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-----           | 0-6       | Clay-----                           | CH               | A-7-6                           | 100                               | 100    | 100    | 90-100 | 51-65               | 32-60            |
|                          | 6-35      | 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-----          |           |                                     |                  |                                 |                                   |        |        |        |                     |                  |
| Nettleville-----         | 0-17      | Sandy loam-----                     | SM               | A-2-4                           | 100                               | 100    | 75-100 | 13-24  | <25                 | NP-4             |
|                          | 17-56     | Fine sandy loam,<br>loam.           | SM, SM-SC        | A-2-4                           | 100                               | 100    | 90-100 | 20-30  | <30                 | NP-7             |
|                          | 56-65     | Fine sandy loam,<br>loam.           | SM-SC, SC        | A-2-4,<br>A-4,<br>A-2-6,<br>A-6 | 95-100                            | 90-100 | 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  | 20-50               | 4-11             |
|                          | 17-28     | Sandy clay loam,<br>clay loam.      | SC, CL           | A-6                             | 100                               | 95-100 | 90-100 | 36-80  | 30-40               | 11-20            |
|                          | 28-80     | Clay loam, sandy<br>clay loam.      | CL, SC           | A-6, A-7-6                      | 90-100                            | 80-100 | 75-99  | 44-60  | 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,<br>clay loam.      | SC, CL           | A-6                             | 100                               | 95-100 | 90-100 | 36-80  | 30-40               | 11-20            |
|                          | 28-80     | Clay loam, sandy<br>clay loam.      | CL, SC           | A-6, A-7-6                      | 90-100                            | 80-100 | 75-99  | 44-60  | 30-44               | 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,<br>clay loam.      | SC, CL           | A-6                             | 100                               | 95-100 | 90-100 | 36-80  | 30-40               | 11-20            |
|                          | 28-80     | Clay loam, sandy<br>clay loam.      | CL, SC           | A-6, A-7-6                      | 90-100                            | 80-100 | 75-99  | 44-60  | 30-44               | 11-23            |

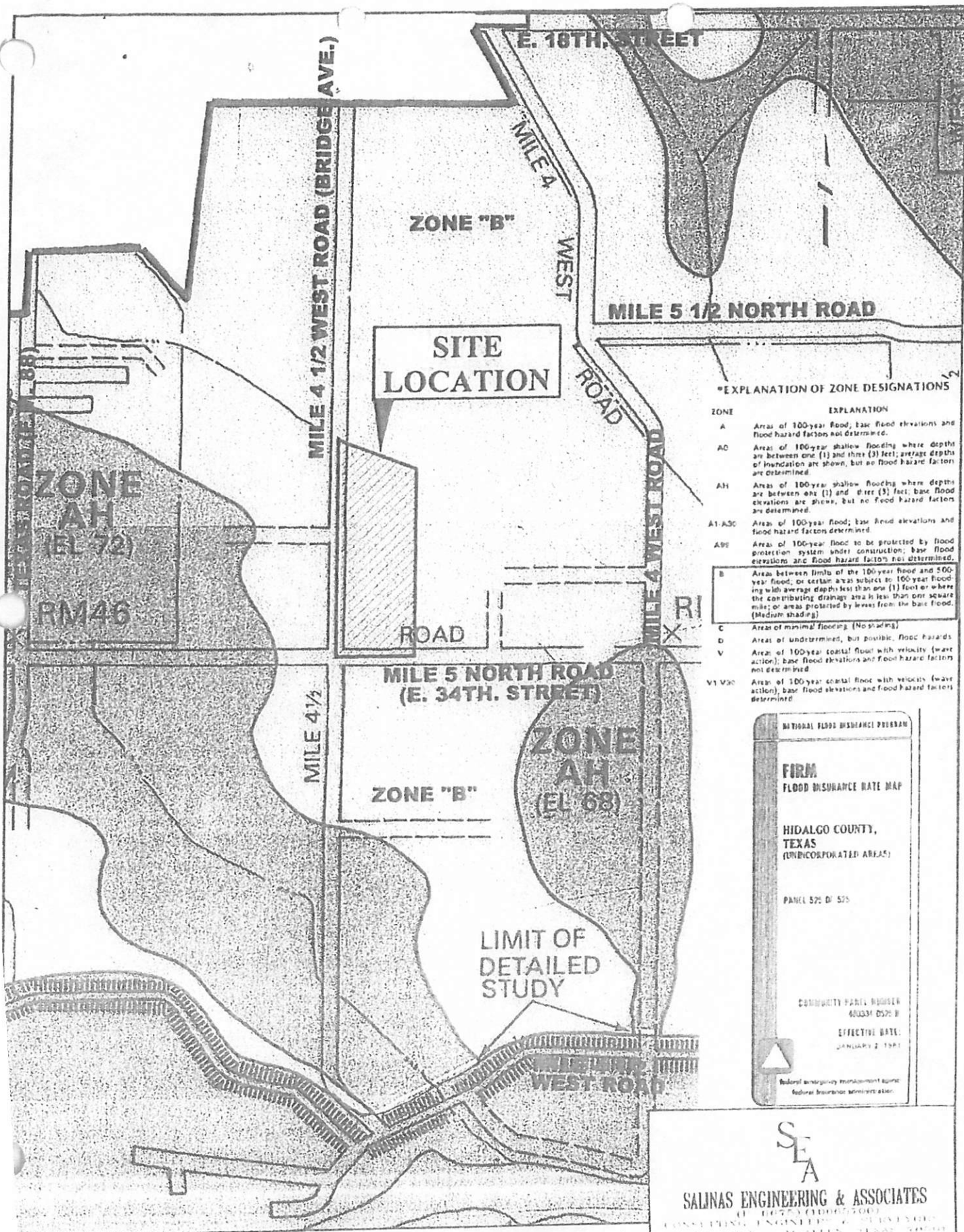
U.S. GEOLOGICAL SURVEY

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

| Map symbol and soil name       | Hydro-logic group | Flooding     |            |         | High water table |          |         | Cemented pan |          | Risk of corrosion |           |
|--------------------------------|-------------------|--------------|------------|---------|------------------|----------|---------|--------------|----------|-------------------|-----------|
|                                |                   | Frequency    | Duration   | Months  | Depth            | Kind     | Months  | Depth        | Hardness | Uncoated steel    | Concrete  |
|                                |                   |              |            |         | <u>Ft</u>        |          |         | <u>In</u>    |          |                   |           |
| 1.*<br>Arents                  |                   |              |            |         |                  |          |         |              |          |                   |           |
| 2-----<br>Benito               | D                 | Occasional   | Long-----  | Sep-May | 4.0-6.0          | Apparent | Sep-May | ---          | ---      | High-----         | Low.      |
| 3, 4-----<br>Brennan           | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | Moderate          | Low.      |
| 5, 6-----<br>Canarps           | B                 | Rare-----    | Brief----- | Sep-May | >6.0             | ---      | ---     | ---          | ---      | Moderate          | Low.      |
| 7-----<br>Cameron              | D                 | None-----    | ---        | ---     | 5.0-6.0          | Apparent | Sep-May | ---          | ---      | High-----         | Low.      |
| 8-----<br>Comitas              | A                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | Low-----          | Low.      |
| 9, 10, 11-----<br>Delfino      | B                 | None-----    | ---        | ---     | 2.5-5.0          | Apparent | Sep-May | ---          | ---      | High-----         | Low.      |
| 12-----<br>Delmita             | C                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | 20-40        | Thin     | Moderate          | Low.      |
| 13.*<br>Comita                 | C                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | 20-40        | Thin     | Moderate          | Low.      |
| 14-----<br>Gado                | C                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | 8-20         | Thin     | Moderate          | Low.      |
| 14-----<br>Falfurrias          | A                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | Low-----          | Low.      |
| 15**-----<br>Grulla            | D                 | Frequent---  | Very long  | Sep-May | +2-6.0           | Apparent | Sep-May | ---          | ---      | High-----         | Low.      |
| 16, 17, 18-----<br>Hargill     | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 19-----<br>Harlingen           | D                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 20-----<br>Harlingen           | D                 | None-----    | ---        | ---     | 5.0-6.0          | ---      | ---     | ---          | ---      | High-----         | Moderate. |
| 21.*<br>Harlingen              | D                 | Rare to rare | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 21-----<br>Irish land.         |                   |              |            |         |                  |          |         |              |          |                   |           |
| 22, 23, 24-----<br>Jethroville | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 25, 26, 27, 28-----<br>Llaneta | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 29-----<br>Llaneta             | B                 | None-----    | ---        | ---     | 5.0-6.0          | Apparent | Sep-May | ---          | ---      | High-----         | Low.      |
| 30-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 31-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 32-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 33-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 34-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 35-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 36-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 37-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 38-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 39-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 40-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 41-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 42-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 43-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 44-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 45-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 46-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 47-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 48-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 49-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 50-----<br>Llaneta             | B                 | None-----    | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |





# \*EXPLANATION OF ZONE DESIGNATIONS

| ZONE   | EXPLANATION                                                                                                                                                                                                                                                                                     |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A      | Area of 100-year flood; base flood elevations and flood hazard factors not determined.                                                                                                                                                                                                          |
| AO     | Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.                                                                                                                      |
| AH     | Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.                                                                                                                             |
| A1-A30 | Area of 100-year flood; base flood elevations and flood hazard factors determined.                                                                                                                                                                                                              |
| ARE    | Area of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.                                                                                                                                            |
| B      | Area between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading) |
| C      | Area of minimal flooding. (No shading)                                                                                                                                                                                                                                                          |
| D      | Area of undetermined, but possible, flood hazards.                                                                                                                                                                                                                                              |
| V      | Area of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.                                                                                                                                                                      |
| V1-V30 | Area of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.                                                                                                                                                                          |

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,  
TEXAS  
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY PANEL NUMBER  
60534 0525 H

EFFECTIVE DATE:  
JANUARY 2, 1991

Federal emergency management agency  
federal insurance administration

SEA

**SALINAS ENGINEERING & ASSOCIATES**  
(11075) (11075) (11075)

CONSULTING ENGINEERS & ARCHITECTS  
11075 FARM ROAD, SUITE 100, DALLAS, TEXAS 75243  
(214) 343-1107







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

|                                                                                                                                                                                                                                                                                                                                                                            |                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Date of Meeting:</b><br><b>November 6, 2024</b>                                                                                                                                                                                                                                                                                                                         | <b>Agenda Item No. (to be assigned by PCE):</b><br><b>V.B.</b> |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Rey Robles Jr.                                                                                                                                                                                                                                                                                       |                                                                |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration of the Preliminary Plat for OK Gardens Subdivision being 2.2 acres out of Lot 1, Royal Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 534ft west of Mile 2 ½ West Rd. along IH 2. Possible Action.                                                                                         |                                                                |
| <b>Discussion/Overview:</b><br>The proposed two (2) 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. The property is within a Flood Zone "X". Applicant is requesting a variance for the required ROW dedication, due to existing apartments. |                                                                |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                          |                                                                |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.                                                                                                                                                                                                                   |                                                                |
| <b>Additional Action Prompted:</b><br>[ X ] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment<br>[ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading                                                                                                                                                                                        |                                                                |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                           |                                                                |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                           |                                                                |
| <b>Attachments, (if any):</b><br>Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                                                |                                                                |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                 |                                                                |



PLAT-000723-2024

## 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: OK Gardens

Location: Moreland Drive west of Mile 2 1/2 West Road

Legal Description: Lot 1, Royal Subdivision

Is subdivision inside city limits?    ☒ YES    ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 Secondary and highway district

Existing Land Use: multifam/comm    Proposed Land Use: multi fam/comm

Number of Lots Proposed: 2    Gross Acreage: 2.2

Title Report Submitted:    ☐ YES    ☒ NO

### OWNER INFORMATION

Owner's Name: Octavio Morales    Telephone: 702-372-2277

Address: 3929 E Moreland

Fax: \_\_\_\_\_

City: Weslaco    State: TX    Zip: 78596    E-mail: \_\_\_\_\_

### ENGINEER INFORMATION

Name: Rey Robles, Jr    Telephone: 956-968-2422

Address: 107 W Huisache

Fax: \_\_\_\_\_

City: Weslaco    State: TX    Zip: 78596    E-mail: reyr@rroblesengineering.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: Magic Valley

☒ YES ☐ NO Phone Utility SWB

☒ YES ☐ NO Gas Utility

☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District 1

☒ 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 [mbinojosa@weslacotx.gov](mailto:mbinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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 [mbinojosa@weslacotx.gov](mailto:mbinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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](http://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: Octavio Morales

Owner Signature: [Signature] Date: 10-21-24

Rey Robles, Jr is the authorized agent

Authorized Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Agent Printed Name: \_\_\_\_\_

\*\*\*\*\*

### THIS PAGE FOR STAFF USE ONLY

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid: \_\_\_\_\_

P & Z Commission Approval on Preliminary Plat: \_\_\_\_\_

P & Z Commission Approval on Final Plat: \_\_\_\_\_

City Commission Approval on Final Plat: \_\_\_\_\_

Preconstruction Meeting Date: \_\_\_\_\_

Date Recorded: \_\_\_\_\_ Instrument No. \_\_\_\_\_

General Comments: \_\_\_\_\_



## APPLICATION FOR SUBDIVISION VARIANCE

VAR-000724-2024

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. \_\_\_\_\_

### GENERAL INFORMATION

Name of Subdivision: OK Gardens

Location: 3929 E Moreland Drive

Legal Description: Lot 1, Royal Subdivision

### VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:



☐ 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 additional ROW ☒ YES ☐ NO

Describe in detail the reason for the variance request:

the existing apartment building will be encroaching into the additional right-of-way. Existing building on neighboring lot (Lot 2) would also not allow expansion of road

## OWNER INFORMATION

Owner's Name: Octavio Morales Telephone: 702-372-2277

Address: 3929 E Moreland Drive Fax: \_\_\_\_\_

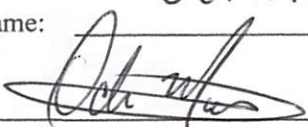
City: Weslaco State: TX Zip: 78596 E-mail: \_\_\_\_\_

## AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Octavio Morales

Owner Signature:  Date: 10-21-24

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Agent Printed Name: \_\_\_\_\_

## Rebekah M. De La Fuente

---

**From:** Rebekah M. De La Fuente  
**Sent:** Monday, October 7, 2024 1:40 PM  
**To:** rey robles  
**Subject:** RE: OK Gardens  
**Attachments:** Ok Gardens Subdivision 3RdReview Comments\_10\_07\_24.pdf; Subdivision review report.pdf

Good afternoon

Attached are the subdivision review reports, you project has been approved with corrections. Please submit the following documents for Commission approval.

- Platting Application
- \$355.00 application fee
- 12 plat sets (plat, drainage and utility sheet)
- Up to date/ approved drainage report
- Variance application for row dedication
- \$55.00 application fee
- \$100.00 fire review fee

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

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



---

**From:** rey robles <reyr@rroblesengineering.com>  
**Sent:** Tuesday, October 1, 2024 9:43 AM  
**To:** Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>  
**Subject:** Re: OK Gardens

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Good morning Rebekah, attached find the updated plat for OK Gardens. The notes and the X&Y have been added.

Sincerely,  
Rey Robles, Jr.

On Wed, Sep 25, 2024 at 10:20 AM Rebekah M. De La Fuente <[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)> wrote:

Good Morning,



Attached are the subdivision review reports, there are still pending comments from the Engineering Department. Please review and make the necessary changes and email back a PDF copy for staff to review and approve

*Rebekah de la Fuente, CFM*

*Planning & Code Enforcement Director*



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3403

Fax: (956) 973-3128

[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)

---

**From:** rey robles <[reyr@rroblesengineering.com](mailto:reyr@rroblesengineering.com)>  
**Sent:** Friday, September 13, 2024 1:59 PM  
**To:** Rebekah M. De La Fuente <[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)>  
**Subject:** Re: OK Gardens

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Good afternoon, attached find the updated plat sheets and comment sheets. Please note that we will need to request a variance for the additional right of way for Lot 2 for the existing building.

Thank you,

Sincerely,

Rey Robles, Jr.



## PLAN CORRECTIONS REPORT PAR-000686-2024 FOR CITY OF WESLACO

**PLAN ADDRESS:** Ok Gardens  
Weslaco, TX 78596

**PARCEL:**

**APPLICATION DATE:** 08/21/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** OK GARDENS  
**EXPIRATION DATE:** 08/21/2025 **VALUATION:** \$0.00

| CONTACTS | Name            | Company                | Address                             |
|----------|-----------------|------------------------|-------------------------------------|
| Engineer |                 | ROBLES ENGINEERING LLC | W 107 Huisache St<br>Weslaco, TX    |
| Owner    | OCTAVIO MORALES |                        | 2312 Monaco Dr<br>Mission, TX 78573 |

### Pre-Application Subdivision Review

| REVIEW ITEM                                                                   | STATUS                    | REVIEWER                                                     |
|-------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------|
| Building Review - Planning v.1<br>Building Review - Planning                  | Approved                  | Felix Salazar email: fsalazar@weslacotx.gov                  |
| Engineering v.1<br>Review conducted by the engineering department             | Requires Re-submit        | Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov |
| Engineering v.2<br>Review conducted by the engineering department             | Requires Re-submit        | Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov |
| Engineering v.3<br>Review conducted by the engineering department             | Approved with<br>Comments | Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov |
| Fire Review v.1<br>Review by the fire department                              | Approved                  | Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov  |
| Planning/Zoning v.1<br>Review conducted by the planning and zoning department | Requires Re-submit        | Kayla Arevalo email: karevalo@weslacotx.gov                  |
| Planning/Zoning v.2<br>Review conducted by the planning and zoning department | Approved with<br>Comments | Kayla Arevalo email: karevalo@weslacotx.gov                  |
| Police v.1<br>Review conducted by the police department                       | Not Required              | System Administrator Ph: 444 email: admin@energov.com        |
| Public Works v.1<br>Public Works                                              | Requires Re-submit        | Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov   |
| Public Works v.2<br>Public Works                                              | Approved with<br>Comments | Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov   |

### CONDITION(S) General Condition - Public works approved with comments

Comment: missing the sewer tap for this property two inch water service needs to have 2" Corp stop with valve casing and DFW meter box with antenna hole

### General Condition - Planning approved w/comments

Comment: 1. Rezone lot 1 to commercial after platting.  
2. add Plat note: The owner(s)/developer(s) shall sign and record an indemnification agreement holding harmless the City of Weslaco and indemnifying it from all obligations to maintain said streets and from any liability arising out of or incident to such streets.  
3. add Plat note: The developer shall sign and record a private street agreement on a form established by the City of Weslaco after consultation with the city attorney.





**City of Weslaco  
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

## TRIP GENERATION WORKSHEET

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

### A. Subdivision Information

Subdivision Name: OK Gardens  
Location: 3929 Moreland Drive  
Applicant: Rey Robles, Jr. ☐ Owner ☒ Agent  
Address: 107 W Huisache St Phone Number: 956-968-2422

### B. Trip Generation Calculation

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

| ITE<br>Code | Anticipated Land Use | Project Size |       |            | AM Peak<br>Hour<br>Trips | PM Peak<br>Hour<br>Trips | Weekday<br>Trips |
|-------------|----------------------|--------------|-------|------------|--------------------------|--------------------------|------------------|
|             |                      | Acres        | GFA   | # of Units |                          |                          |                  |
| 820         | Shopping Center      | 1.42         | 7,500 |            | 98                       | 88                       | 1033             |

Comments: Lot 1- use undecided, shopping center used to estimate possible trip generation

Prepared by: Rey Robles, Jr. Date: \_\_\_\_\_

Address: 107 W Huisache Street Phone Number: 956-968-2422

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

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

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

Comments: \_\_\_\_\_  
\_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_ STID#: \_\_\_\_\_



**City of Weslaco  
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

## TRIP GENERATION WORKSHEET

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

### A. Subdivision Information

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

| ITE Code | Anticipated Land Use | Project Size |     |            | AM Peak Hour Trips | PM Peak Hour Trips | Weekday Trips |
|----------|----------------------|--------------|-----|------------|--------------------|--------------------|---------------|
|          |                      | Acres        | GFA | # of Units |                    |                    |               |
| 220      | Multifamily low rise | 0.691        |     | 8          | 6                  | 7                  | 20            |

Comments: Lot 2- existing use is apartments with 8 units

Prepared by: Rey Robles, Jr. Date: \_\_\_\_\_

Address: 107 W Huisache Street Phone Number: 956-968-2422

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

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

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

Comments: \_\_\_\_\_  
\_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_ STID#: \_\_\_\_\_



Sheet1

OK Gardens  
Trip Generation calculation worksheet

220 Multifamily low rise

AM Peak

$$\ln(T) = 0.94\ln(X) - 0.29$$

$$\ln(T) = 0.94\ln(8) - 0.29$$

$$\ln(T) = 1.66$$

$$T=6$$

PM Peak

$$T=0.66(x)+1.41$$

$$T=0.66(8)+1.41$$

$$T=7$$

Weekday Peak

$$T=7.56(x)-40.86$$

$$T=7.56(8)-40.86$$

$$T=20$$

820 Shopping Center

AM Peak

$$T=2.76(x)+77.28$$

$$T=2.76(7.5)+77.28$$

$$T=98$$

PM Peak

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

$$\ln(T)=0.72\ln(7.5)+3.02$$

$$\ln(T)=3.47$$

$$T=88$$

Weekday Peak

$$\ln(T)=0.68\ln(x)+5.57$$

$$\ln(T)=0.68\ln(7.5)+5.57$$

$$\ln(T)=6.94$$

$$T=1033$$

# Multifamily Housing (Low-Rise) (220)

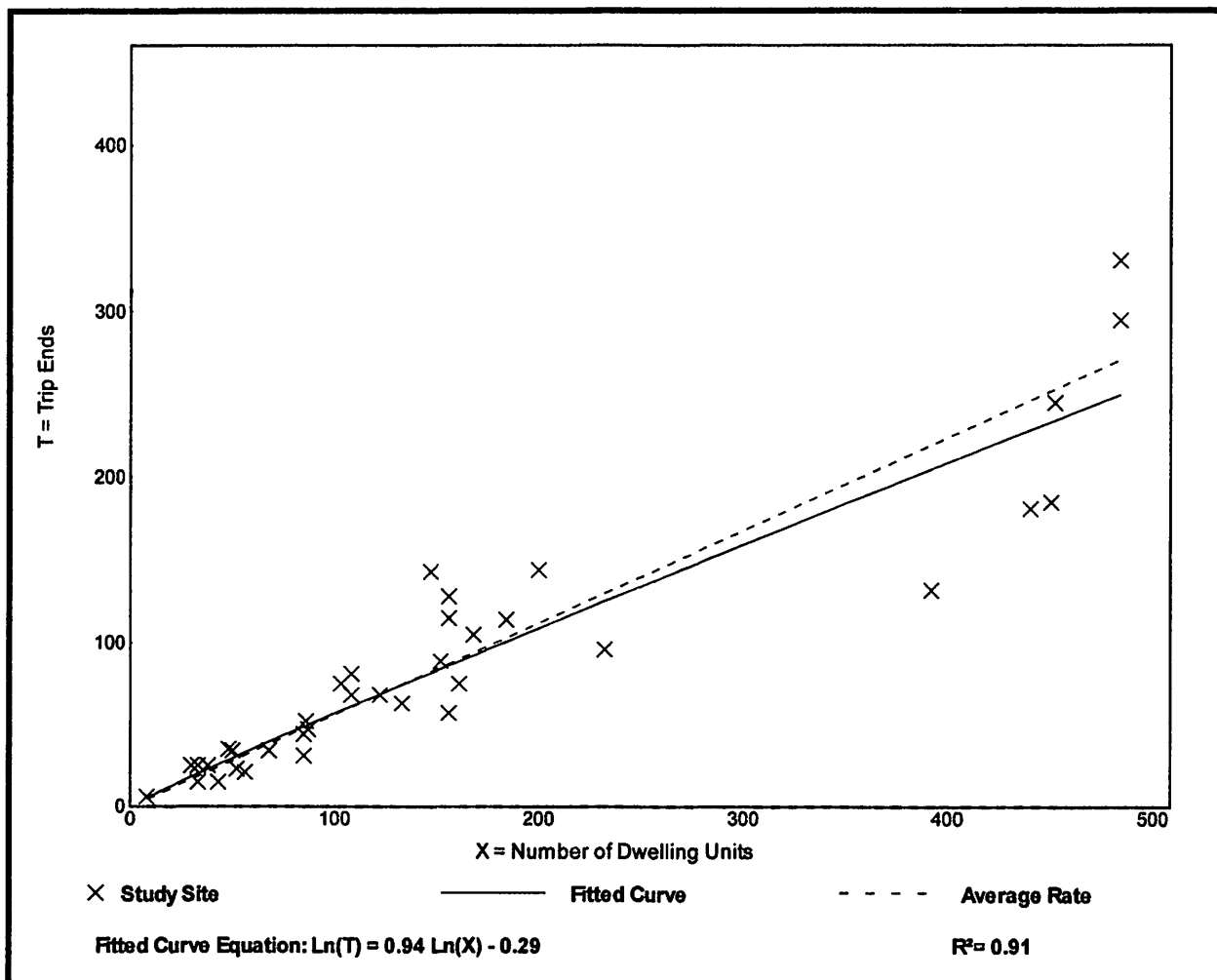
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 36  
Avg. Num. of Dwelling Units: 161  
Directional Distribution: 28% entering, 72% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.56         | 0.34 - 0.97    | 0.15               |

## Data Plot and Equation





## Multifamily Housing (Low-Rise) (220)

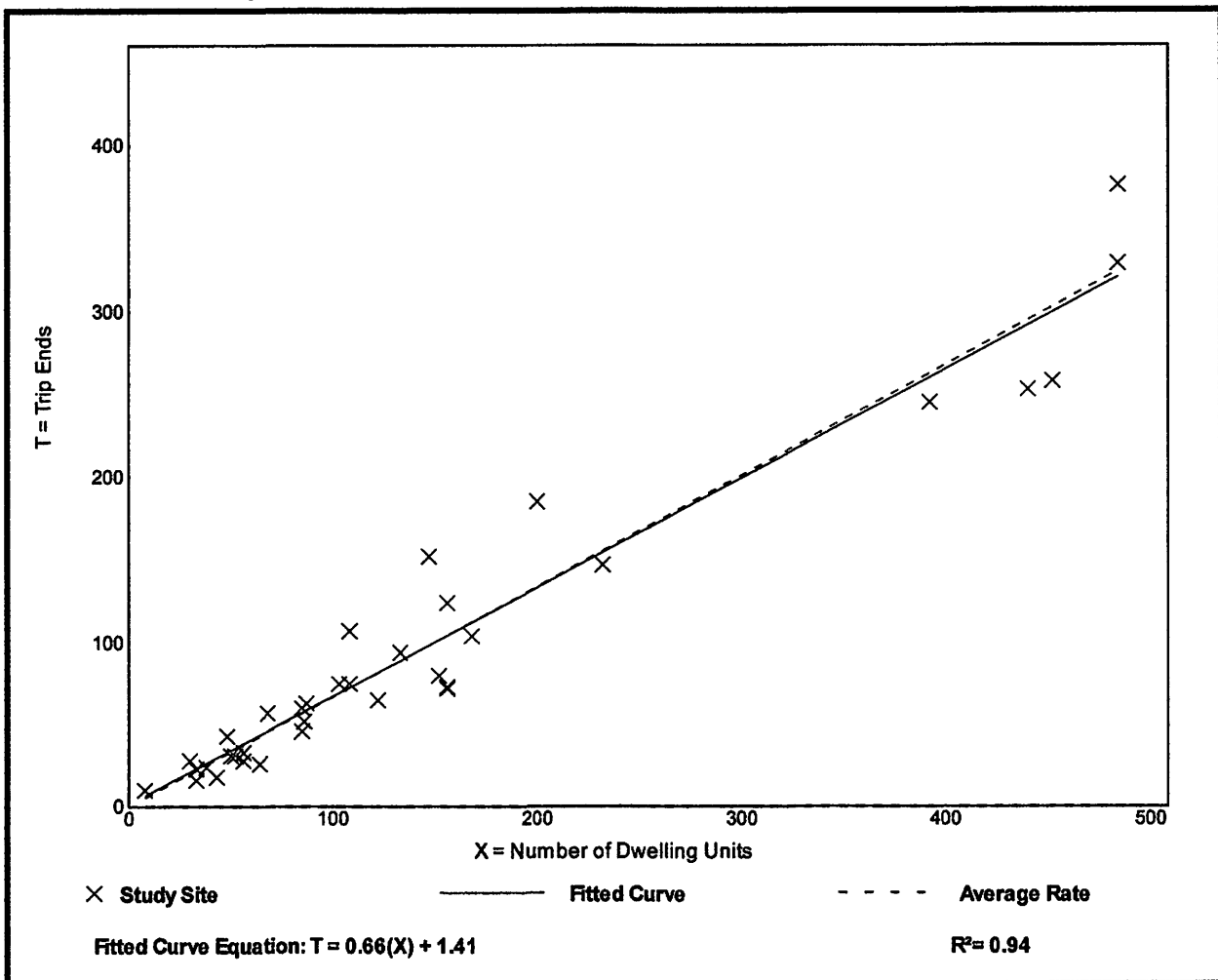
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 35  
Avg. Num. of Dwelling Units: 146  
Directional Distribution: 59% entering, 41% exiting

### Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.67         | 0.41 - 1.25    | 0.14               |

### Data Plot and Equation



# Multifamily Housing (Low-Rise) (220)

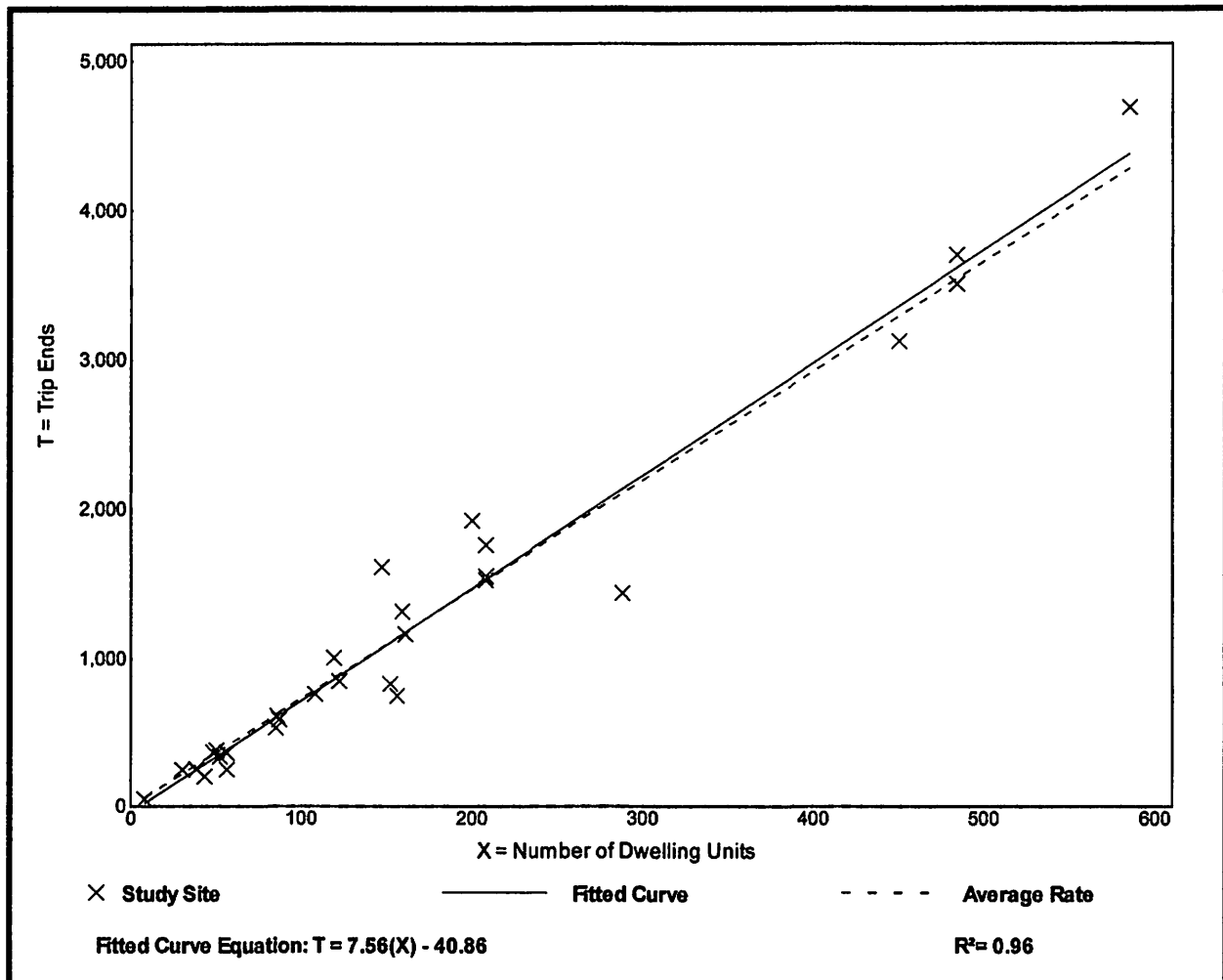
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 29  
Avg. Num. of Dwelling Units: 168  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 7.32         | 4.45 - 10.97   | 1.31               |

## Data Plot and Equation





# Shopping Center (820)

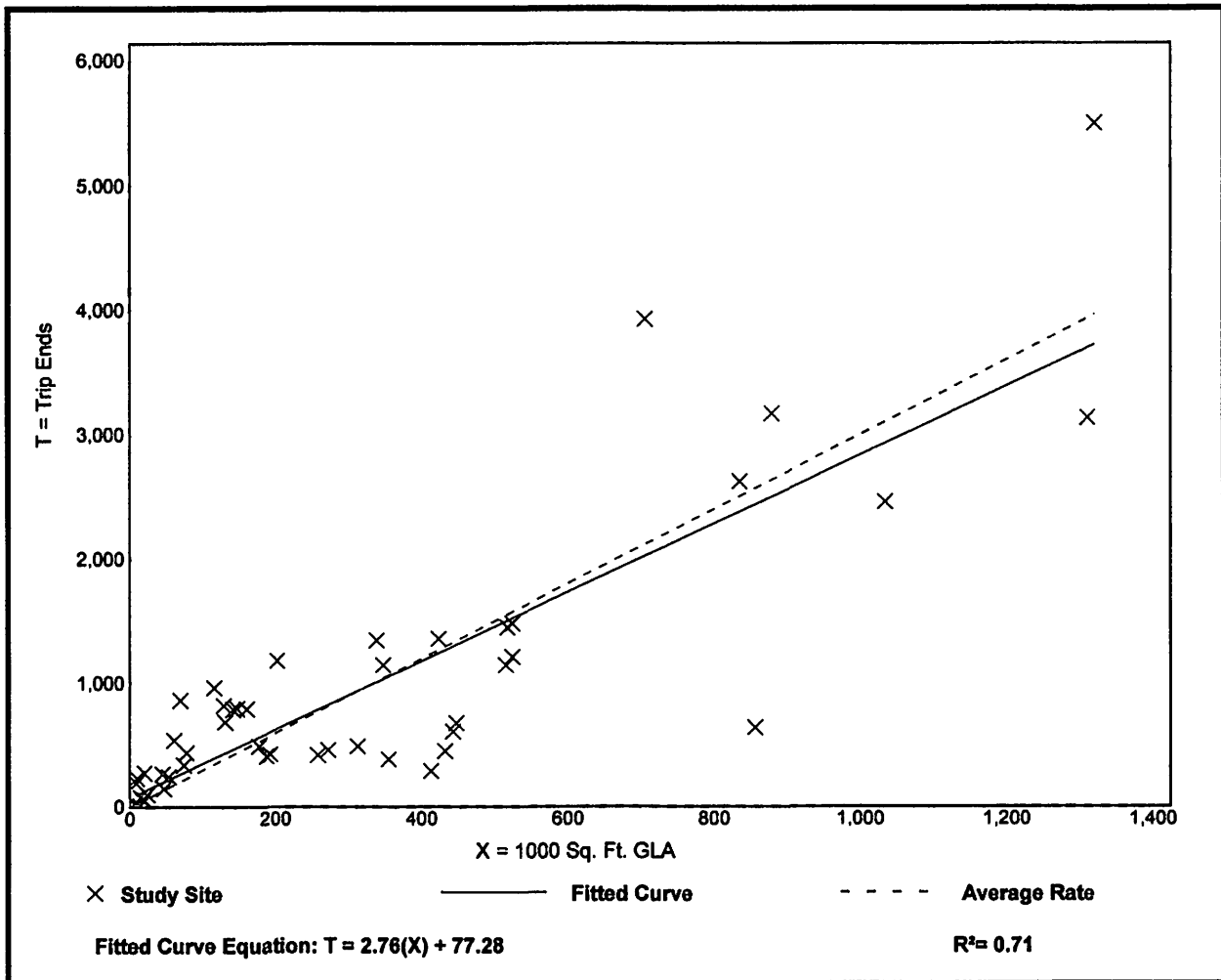
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday,  
AM Peak Hour of Generator

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)

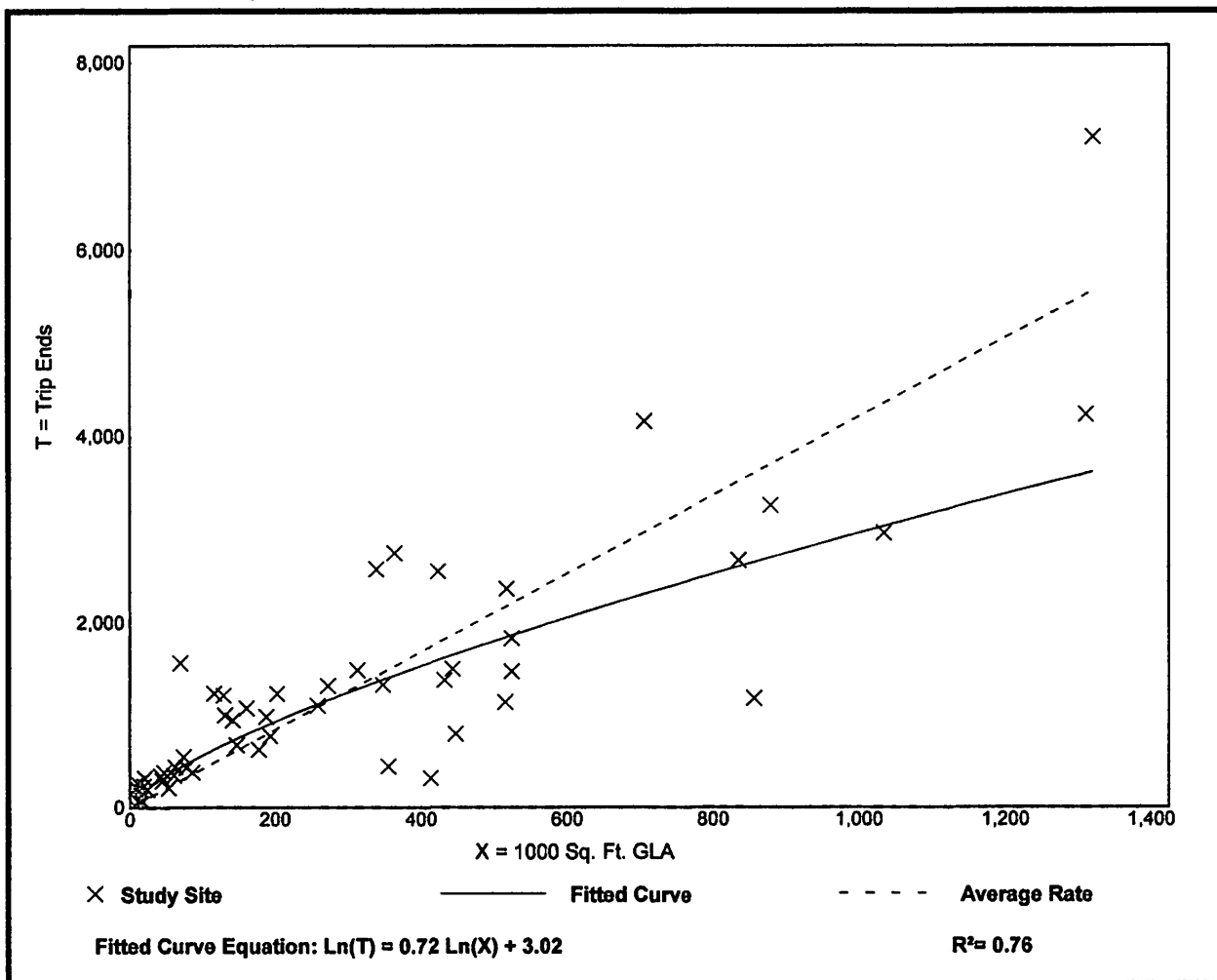
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday,  
PM Peak Hour of Generator

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





# Shopping Center (820)

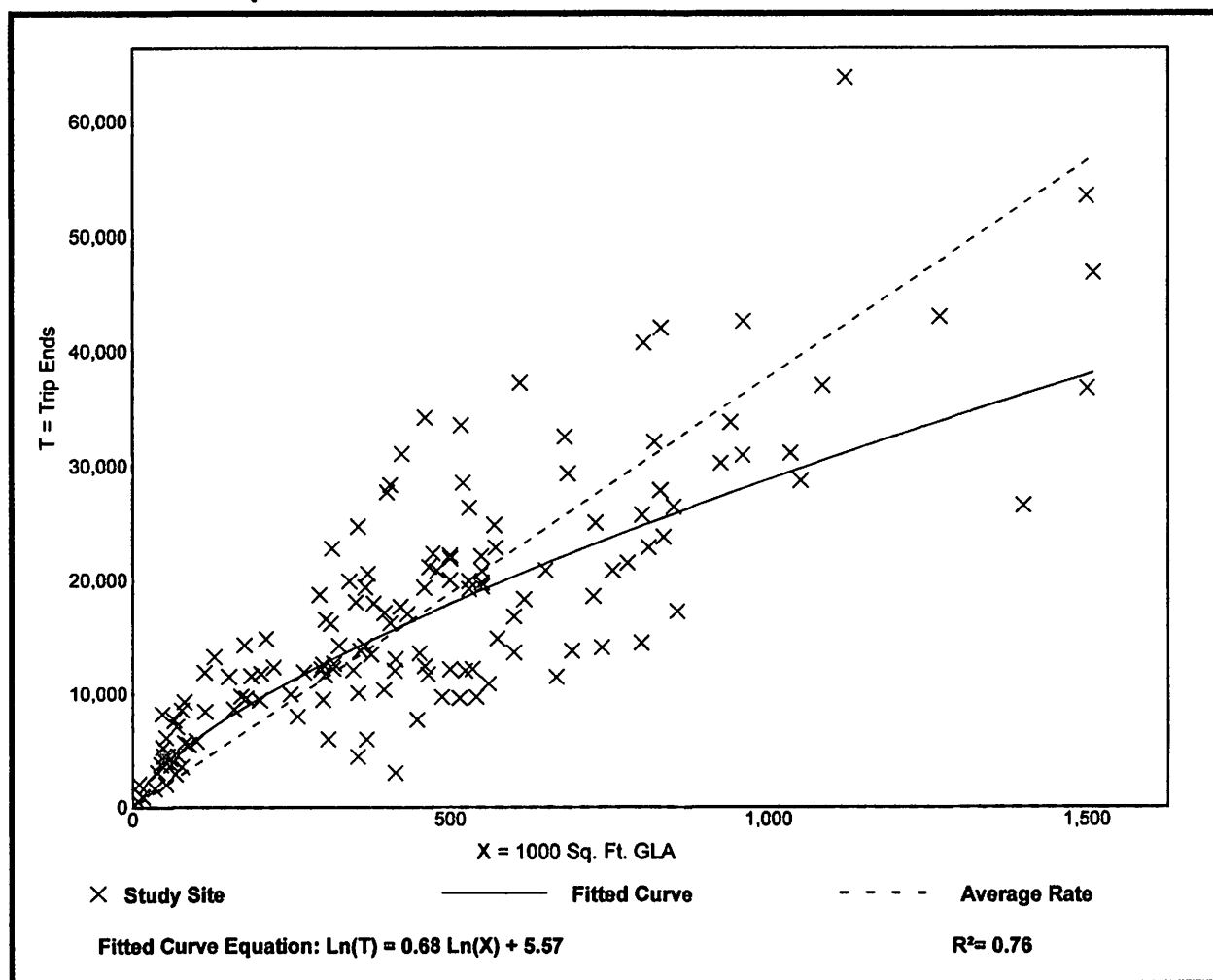
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 147  
1000 Sq. Ft. GLA: 453  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 37.75        | 7.42 - 207.98  | 16.41              |

## Data Plot and Equation



# Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

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

Intensity  
(in./hr)

4.07      5.47      6.36      7.54      8.69      9.88



DRAINAGE STATEMENT

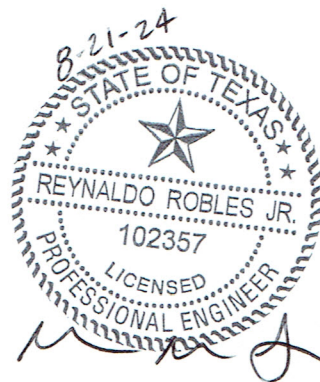
FOR

**OK Gardens**

CITY OF WESLACO  
HIDALGO COUNTY, TEXAS

AUGUST 21, 2024

Prepared By:



Reynaldo Robles, Jr., P.E.

## Index

Page 1 – Cover Sheet

Page 2 – Index

Page 3 – Drainage Statement (Flood Zone Designation,  
Existing Soils, Existing Conditions, Future Conditions)

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14 – USDA Soil Report: Engineering Properties

Pages 15-16 – Subdivision Plat Sheets

Page 17 – Mile 2 West Road profile



**DRAINAGE STATEMENT**  
**For**  
**OK GARDENS**  
**CITY OF WESLACO**  
**HIDALGO COUNTY, TEXAS**

OK Gardens is located on the north side of Moreland Drive west of Mile 2 ½ West Road within the City of Weslaco in Hidalgo County, Texas and is described as follows: Lot 1, Royal Subdivision, according to the map or plat thereof recorded in Volume 25, Page 181 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in flood zone "X" (shaded), described as areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas of less than one square mile; or areas protected by levees from base flood, as per F.E.M.A. Flood Insurance Rate Map with Community Panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

Existing Soils:

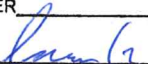
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Raymonville clay loam (52). Raymonville clay loam is listed in hydrologic soil group C, which consist of soils with a slow infiltration rate.

Pre-development Conditions:

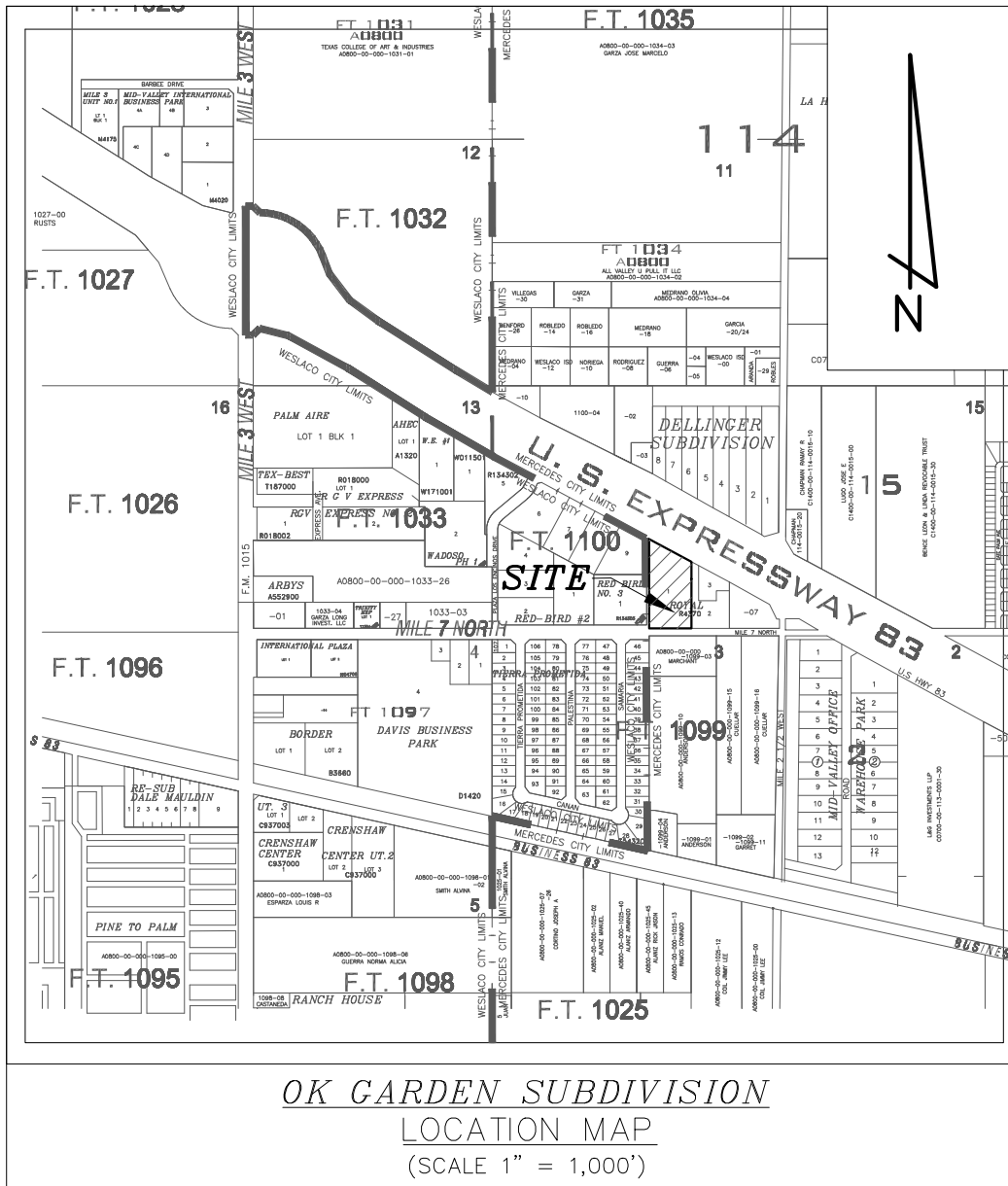
The land comprising this subdivision consists of an existing apartment building with a parking lot and open land. Review of the topographic information of the site reveals the site is fairly level with a slight slope towards the southeast. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 3.15 CFS.

Future Conditions:

The development will consist of two lots, with Lot 1 being for commercial use and Lot 2 consisting of existing apartments. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 13.45 CFS, with a total maximum volume of additional run-off of 18,356 cubic feet (0.0421 acre-ft), and a future peak Q of 16.60 CFS. Additional run-off for Lot 1 will be detained within a proposed detention pond on the west side of the lot and drain into a City of Weslaco inlet located on Moreland Drive via a proposed 8-inch bleeder line. A detention plan for Lot 1 is to be approved by the City of Weslaco at time of issuance of a building permit.

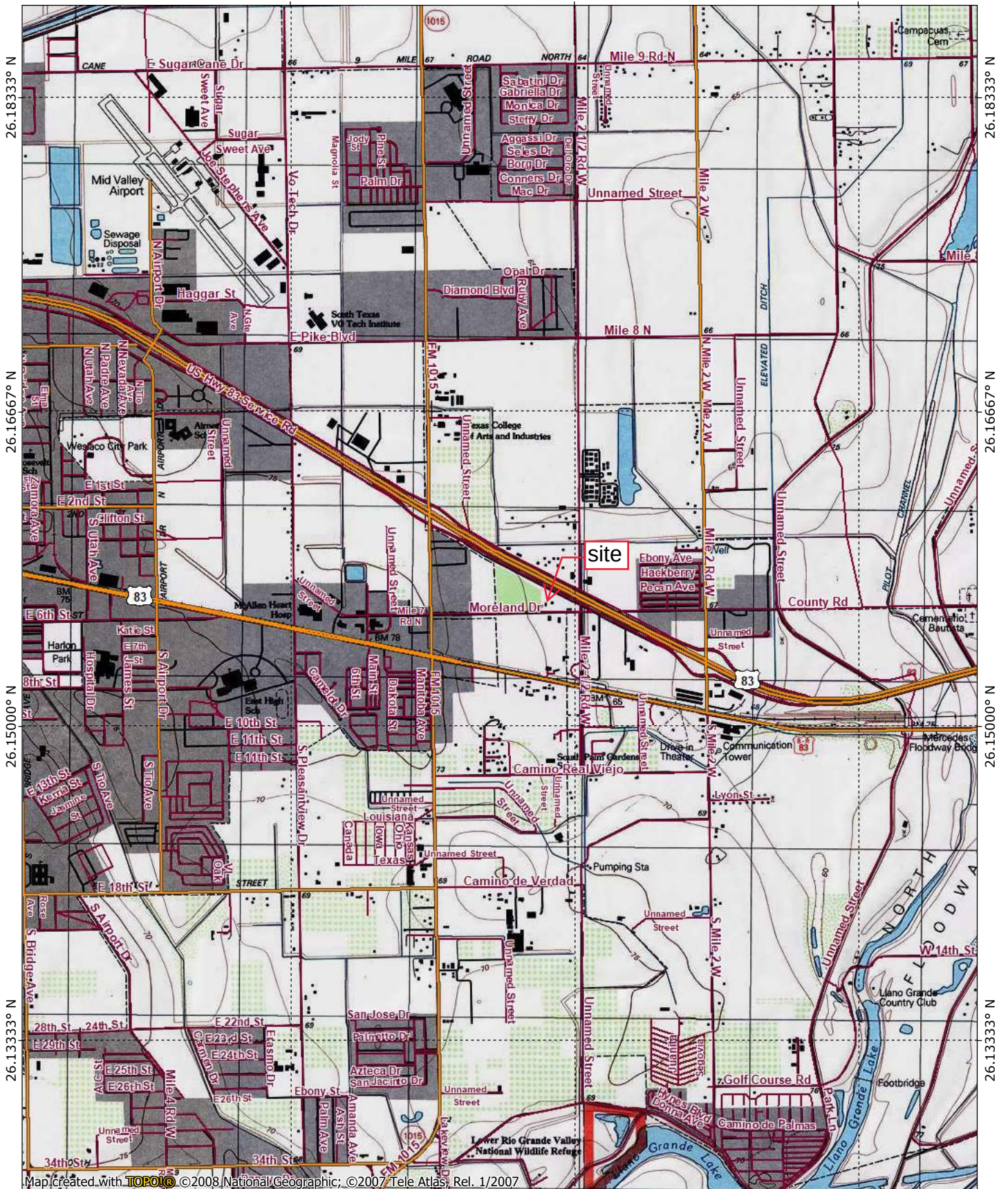
|                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input type="checkbox"/> REJECTED                                                   |  |
| <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL                          |                                                                                     |
| <input type="checkbox"/> TO H.C. PLANNING DEPT.                                     |                                                                                     |
| <input checked="" type="checkbox"/> TO CITY                                         |                                                                                     |
| <input type="checkbox"/> DISCHARGE PERMIT REQUIRED                                  |                                                                                     |
| <input type="checkbox"/> DISTRICT FACILITY                                          |                                                                                     |
| <input type="checkbox"/> CITY FACILITY                                              |                                                                                     |
| <input type="checkbox"/> OTHER _____                                                |                                                                                     |
|  | 9-13-24                                                                             |
| H.C.D.D. NO. 1                                                                      | DATE                                                                                |





OK GARDEN SUBDIVISION  
LOCATION MAP  
(SCALE 1" = 1,000')







revised Detention Volume

OK Gardens Subdivision

Using Modified Rational Method:

Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area = 2.109 ac.  
Runoff Length = 345 ft  
Slope = 0.4 %  
Cex = 0.2  
 $V = K_u K_s p^{0.5} = 0.63 \text{ ft/s}$   
 $t_c = L / 60V = 9.09 \text{ min.}$   
TC MIN 10.00 min.  
 $I = b / (t_c + d)^e = 7.47 \text{ in./hr.}$

Where  $Q = CIA = 3.15 \text{ cfs}$

|       |                              |        |
|-------|------------------------------|--------|
| 10-Yr | b= Intensity-Frequency       | 116.24 |
|       | d= Duration Coefficients for | 14.33  |
|       | e= Hidalgo County, TX        | 0.8599 |

For the future developed subdivision (50yr):

|                     | Area (SF) | Area % | C    | Weighted C |
|---------------------|-----------|--------|------|------------|
| Commercial          | 61762     | 67     | 0.83 | 0.56       |
| Multi-family (Lot2) | 30093     | 33     | 0.68 | 0.22       |
|                     |           |        |      |            |

weighted runoff coefficient: 0.78

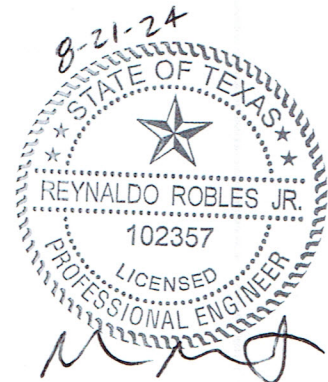
Area = 2.109 ac.  
Runoff Length = 345 ft  
Slope = 0.5 %  
Cfut = 0.780858  
 $V = K_u K_s p^{0.5} = 1.44 \text{ ft/s}$   
 $t_c = L / 60V = 4.01 \text{ min.}$   
TC MIN 10.00 min.  
 $I = b / (t_c + d)^e = 10.08 \text{ in./hr.}$

Where  $Q = CIA = 16.60 \text{ cfs}$

|       |                              |        |
|-------|------------------------------|--------|
| 50-Yr | b= Intensity-Frequency       | 170.66 |
|       | d= Duration Coefficients for | 16.71  |
|       | e= Hidalgo County, TX        | 0.8613 |

| Duration<br>(min.) | Intensity<br>(in/hr) | $Q_{in}$<br>(cfs) | $Vol_{in}$<br>(ft <sup>3</sup> ) | $Q_{out}$<br>cfs | $Vol_{out}$<br>(ft <sup>3</sup> ) | Storage<br>(ft <sup>3</sup> ) |
|--------------------|----------------------|-------------------|----------------------------------|------------------|-----------------------------------|-------------------------------|
| 10                 | 10.08                | 16.60             | 9,957                            | 3.15             | 1,324                             | 8,633                         |
| 20                 | 7.66                 | 12.62             | 15,143                           | 3.15             | 2,270                             | 12,873                        |
| 30                 | 6.23                 | 10.25             | 18,458                           | 3.15             | 3,215                             | 15,243                        |
| 40                 | 5.27                 | 8.68              | 20,824                           | 3.15             | 4,160                             | 16,664                        |
| 50                 | 4.58                 | 7.54              | 22,632                           | 3.15             | 5,106                             | 17,526                        |
| 60                 | 4.06                 | 6.69              | 24,080                           | 3.15             | 6,051                             | 18,029                        |
| 70                 | 3.65                 | 6.02              | 25,280                           | 3.15             | 6,997                             | 18,283                        |
| 80                 | 3.33                 | 5.48              | 26,299                           | 3.15             | 7,942                             | 18,356                        |
| 90                 | 3.06                 | 5.03              | 27,182                           | 3.15             | 8,888                             | 18,294                        |
| 100                | 2.83                 | 4.66              | 27,960                           | 3.15             | 9,833                             | 18,126                        |
| 110                | 2.64                 | 4.34              | 28,653                           | 3.15             | 10,779                            | 17,875                        |
| 120                | 2.47                 | 4.07              | 29,278                           | 3.15             | 11,724                            | 17,554                        |
| 130                | 2.32                 | 3.83              | 29,847                           | 3.15             | 12,670                            | 17,178                        |
| 140                | 2.20                 | 3.62              | 30,368                           | 3.15             | 13,615                            | 16,753                        |

Total Required Detention Volume: 18,356 cfs =  
0.421 ac-ft





OK Gardens

Lot 2

Using Modified Rational Method:

Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area = 0.691 ac.  
Runoff Length = 215 ft  
Slope = 0.4 %  
Cex = 0.2  
 $V = K_u K_s S_p^{0.5} = 0.63 \text{ ft/s}$   
 $t_c = L / 60V = 5.66 \text{ min.}$   
TC MIN 10.00 min.  
 $I = b / (t_c + d)^e = 7.47 \text{ in./hr.}$

Where  $Q = CIA = 1.03 \text{ cfs}$

|        |                              |        |
|--------|------------------------------|--------|
| 10- Yr | b= Intensity-Frequency       | 116.24 |
|        | d= Duration Coefficients for | 14.33  |
|        | e= Hidalgo County, TX        | 0.8599 |

For the future developed subdivision (50yr):

|                              | Area (SF) | Area % | C    | Weighted C |
|------------------------------|-----------|--------|------|------------|
| Roof                         | 9916      | 33     | 0.9  | 0.30       |
| Pavement                     | 9835      | 33     | 0.8  | 0.26       |
| Green                        | 10349     | 34     | 0.35 | 0.12       |
| weighted runoff coefficient: |           |        |      | 0.68       |

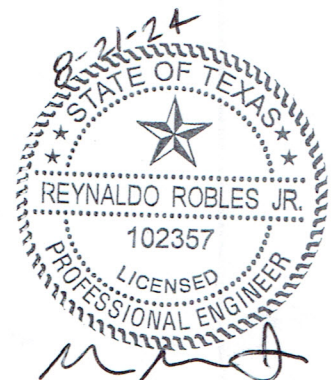
|        |                              |        |
|--------|------------------------------|--------|
| 50- Yr | b= Intensity-Frequency       | 170.66 |
|        | d= Duration Coefficients for | 16.71  |
|        | e= Hidalgo County, TX        | 0.8613 |

Area = 0.691 ac.  
Runoff Length = 215 ft  
Slope = 1 %  
Cfut = 0.678225  
 $V = K_u K_s S_p^{0.5} = 1.00 \text{ ft/s}$   
 $t_c = L / 60V = 3.58 \text{ min.}$   
TC MIN 10.00 min.  
 $I = b / (t_c + d)^e = 10.08 \text{ in./hr.}$

Where  $Q = CIA = 4.72 \text{ cfs}$

| Duration<br>(min.) | Intensity<br>(in/hr) | $Q_{in}$<br>(cfs) | $Vol_{in}$<br>(ft <sup>3</sup> ) | $Q_{out}$<br>(cfs) | $Vol_{out}$<br>(ft <sup>3</sup> ) | Storage<br>(ft <sup>3</sup> ) |
|--------------------|----------------------|-------------------|----------------------------------|--------------------|-----------------------------------|-------------------------------|
| 10                 | 10.08                | 4.72              | 2,834                            | 1.03               | 421                               | 2,413                         |
| 20                 | 7.66                 | 3.59              | 4,309                            | 1.03               | 730                               | 3,579                         |
| 30                 | 6.23                 | 2.92              | 5,253                            | 1.03               | 1,040                             | 4,213                         |
| 40                 | 5.27                 | 2.47              | 5,926                            | 1.03               | 1,350                             | 4,576                         |
| 50                 | 4.58                 | 2.15              | 6,441                            | 1.03               | 1,660                             | 4,781                         |
| 60                 | 4.06                 | 1.90              | 6,853                            | 1.03               | 1,970                             | 4,883                         |
| 70                 | 3.65                 | 1.71              | 7,194                            | 1.03               | 2,279                             | 4,915                         |
| 80                 | 3.33                 | 1.56              | 7,484                            | 1.03               | 2,589                             | 4,895                         |
| 90                 | 3.06                 | 1.43              | 7,735                            | 1.03               | 2,899                             | 4,837                         |
| 100                | 2.83                 | 1.33              | 7,957                            | 1.03               | 3,209                             | 4,748                         |
| 110                | 2.64                 | 1.24              | 8,154                            | 1.03               | 3,518                             | 4,636                         |
| 120                | 2.47                 | 1.16              | 8,332                            | 1.03               | 3,828                             | 4,504                         |
| 130                | 2.32                 | 1.09              | 8,494                            | 1.03               | 4,138                             | 4,356                         |
| 140                | 2.20                 | 1.03              | 8,642                            | 1.03               | 4,448                             | 4,194                         |

Total Required Detention Volume: 4,915 cfs =  
0.113 ac-ft



# Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.  
Select Units

15 min

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

Intensity  
(in./hr)      4.07      5.47      6.36      7.54      8.69      9.88



| <b>Table 3-1. Runoff Coefficients for Rational Formula.<sup>(14)</sup></b>                                                                                                                     |                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Type of Drainage Area                                                                                                                                                                          | Runoff Coefficient, C* |
| <b>Business:</b>                                                                                                                                                                               |                        |
| Downtown areas                                                                                                                                                                                 | 0.70 - 0.95            |
| Neighborhood areas                                                                                                                                                                             | 0.50 - 0.70            |
| <b>Residential:</b>                                                                                                                                                                            |                        |
| Single-family areas                                                                                                                                                                            | 0.30 - 0.50            |
| Multi-units, detached                                                                                                                                                                          | 0.40 - 0.60            |
| Multi-units, attached                                                                                                                                                                          | 0.60 - 0.75            |
| Suburban                                                                                                                                                                                       | 0.25 - 0.40            |
| Apartment dwelling areas                                                                                                                                                                       | 0.50 - 0.70            |
| <b>Industrial:</b>                                                                                                                                                                             |                        |
| Light areas                                                                                                                                                                                    | 0.50 - 0.80            |
| Heavy areas                                                                                                                                                                                    | 0.60 - 0.90            |
| Parks, cemeteries                                                                                                                                                                              | 0.10 - 0.25            |
| Playgrounds                                                                                                                                                                                    | 0.20 - 0.40            |
| Railroad yard areas                                                                                                                                                                            | 0.20 - 0.40            |
| Unimproved areas                                                                                                                                                                               | 0.10 - 0.30            |
| <b>Lawns:</b>                                                                                                                                                                                  |                        |
| Sandy soil, flat, 2%                                                                                                                                                                           | 0.05 - 0.10            |
| Sandy soil, average, 2 - 7%                                                                                                                                                                    | 0.10 - 0.15            |
| Sandy soil, steep, 7%                                                                                                                                                                          | 0.15 - 0.20            |
| Heavy soil, flat, 2%                                                                                                                                                                           | 0.13 - 0.17            |
| Heavy soil, average, 2 - 7%                                                                                                                                                                    | 0.18 - 0.22            |
| Heavy soil, steep, 7%                                                                                                                                                                          | 0.25 - 0.35            |
| <b>Streets:</b>                                                                                                                                                                                |                        |
| Asphaltic                                                                                                                                                                                      | 0.70 - 0.95            |
| Concrete                                                                                                                                                                                       | 0.80 - 0.95            |
| Brick                                                                                                                                                                                          | 0.70 - 0.85            |
| Drives and walks                                                                                                                                                                               | 0.75 - 0.85            |
| Roofs                                                                                                                                                                                          | 0.75 - 0.95            |
| *Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases. |                        |



SCALE 1" = 2000'



NFIP

PANEL 0450 C

**FIRM**

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,  
TEXAS  
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
480334 0450 C  
MAP REVISED:  
JUNE 6, 2000



REVISED TO  
REFLECT LOMR  
DATED 3/1/02

Federal Emergency Management Agency





SCALE 1" = 2000'



## LEGEND

### SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.  
**ZONE AE** Base flood elevations determined.  
**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.  
**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.  
**ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.  
**ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.  
**ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.

### FLOODWAY AREAS IN ZONE AE

### OTHER FLOOD AREAS

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

### OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.  
**ZONE D** Areas in which flood hazards are undetermined.

### UNDEVELOPED COASTAL BARRIERS



- Floodplain Boundary  
 Floodway Boundary  
 Zone D Boundary  
 Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.  
 Base Flood Elevation line: Elevation in Feet\*  
 cross Section Line  
 Base Flood Elevation in Feet Where Uniform Within Zone\*  
 Elevation Bench Mark (See notes below)  
 River Mile



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

## FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,  
TEXAS  
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
480334 0450 C  
MAP REVISED:  
JUNE 6, 2000



REVISED TO  
REFLECT LOMR  
DATED 3/3/02

Federal Emergency Management Agency

# Soil Map—Hidalgo County, Texas



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

8/8/2024  
Page 1 of 3



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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Other

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Special Line Features

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.

## Map Unit Legend

| Map Unit Symbol             | Map Unit Name                                 | Acres in AOI | Percent of AOI |
|-----------------------------|-----------------------------------------------|--------------|----------------|
| 52                          | Raymondville clay loam, 0 to 1 percent slopes | 2.3          | 100.0%         |
| Totals for Area of Interest |                                               | 2.3          | 100.0%         |



Report—Engineering Properties

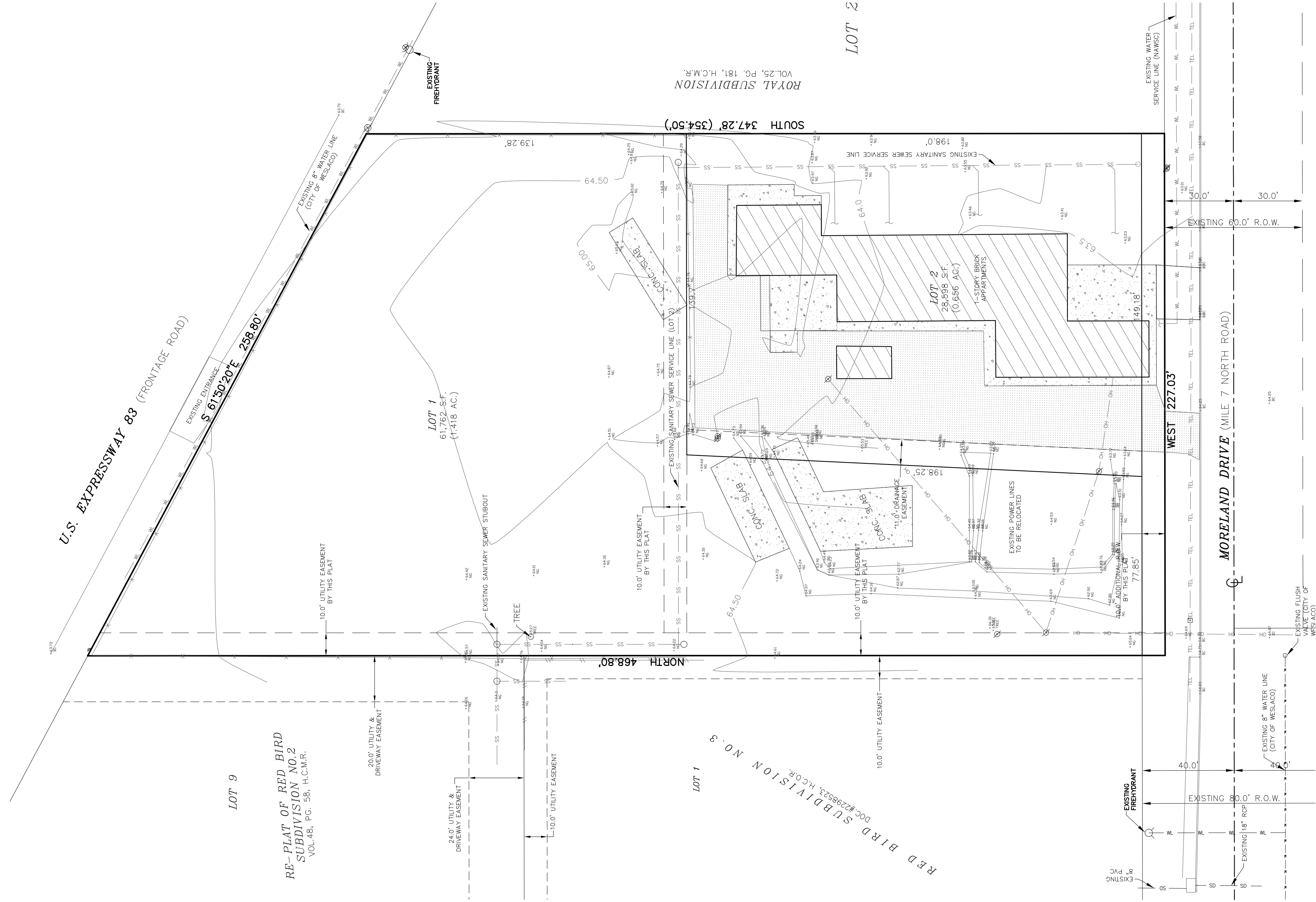
Absence of an entry indicates that the data were not estimated. The asterisk '\*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7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

| Engineering Properties—Hidalgo County, Texas     |                  |                  |           |                 |                |            |               |              |                                  |              |              |              |              |                  |
|--------------------------------------------------|------------------|------------------|-----------|-----------------|----------------|------------|---------------|--------------|----------------------------------|--------------|--------------|--------------|--------------|------------------|
| Map unit symbol and soil name                    | Pct. of map unit | Hydrologic group | Depth     | USDA texture    | Classification |            | Pct Fragments |              | Percentage passing sieve number— |              |              |              | Liquid limit | Plasticity index |
|                                                  |                  |                  |           |                 | Unified        | AASHTO     | >10 inches    | 3-10 inches  | 4                                | 10           | 40           | 200          |              |                  |
|                                                  |                  |                  | <i>In</i> |                 |                |            | <i>L-R-H</i>  | <i>L-R-H</i> | <i>L-R-H</i>                     | <i>L-R-H</i> | <i>L-R-H</i> | <i>L-R-H</i> | <i>L-R-H</i> |                  |
| 52—Raymondville clay loam, 0 to 1 percent slopes |                  |                  |           |                 |                |            |               |              |                                  |              |              |              |              |                  |
| Raymondville                                     | 85               | C                | 0-15      | Clay loam       | CL             | A-7-6, A-6 | 0-0-0         | 0-0-0        | 100-100-100                      | 95-98-100    | 95-98-100    | 51-68-85     | 37-44-50     | 18-24-30         |
|                                                  |                  |                  | 15-43     | Clay, clay loam | CH, CL         | A-7-6, A-6 | 0-0-0         | 0-0-0        | 100-100-100                      | 95-98-100    | 95-98-100    | 75-85-95     | 38-47-55     | 19-27-35         |
|                                                  |                  |                  | 43-65     | Clay, clay loam | CH, CL         | A-7-6      | 0-0-0         | 0-0-0        | 100-100-100                      | 85-93-100    | 80-90-100    | 75-85-95     | 40-47-53     | 20-25-30         |

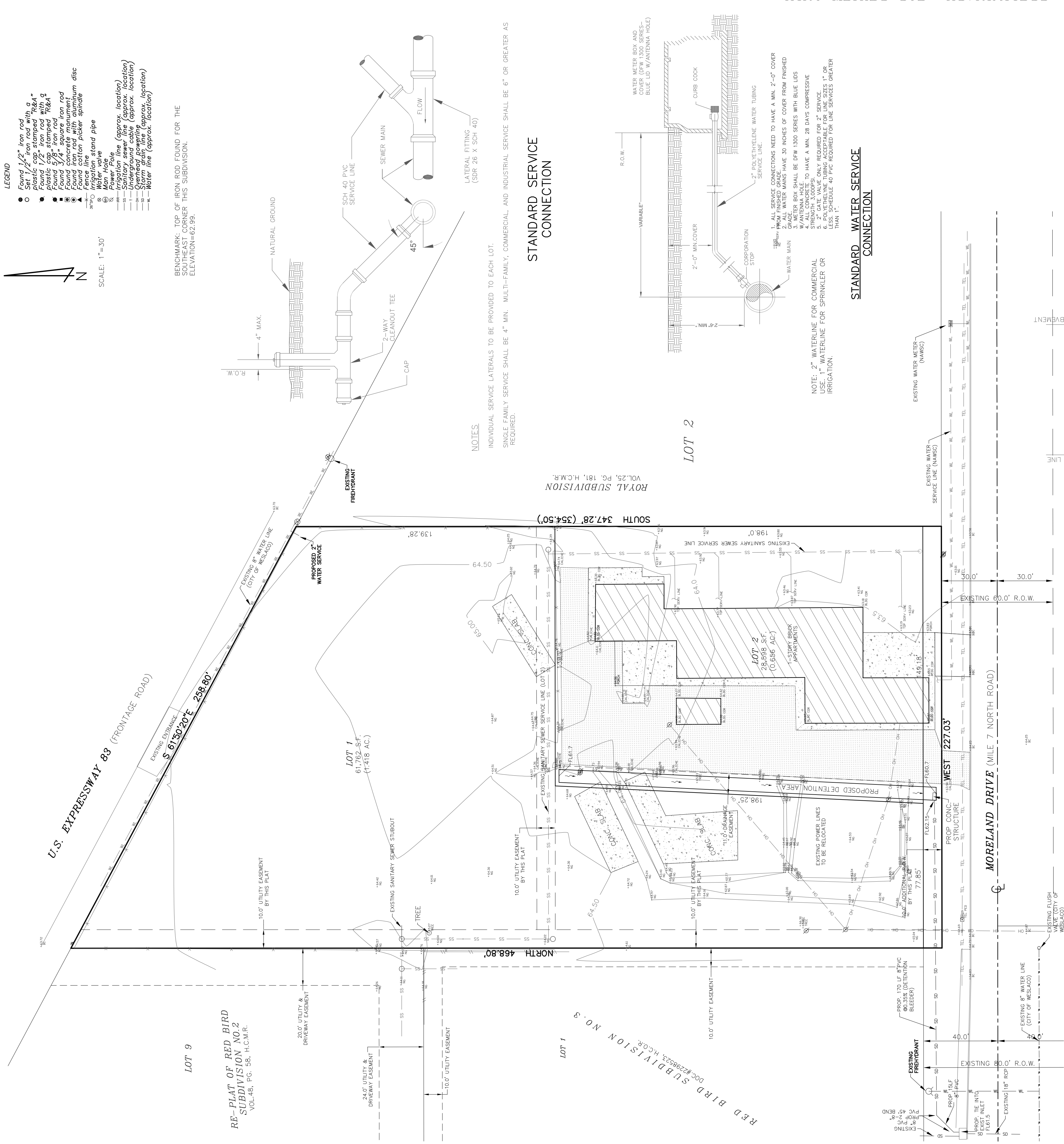
Data Source Information

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

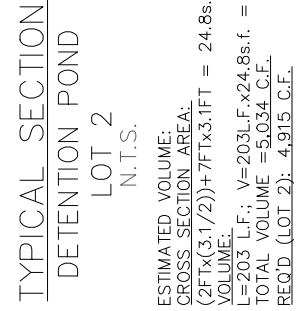




### EXISTING CONDITION



### DRAINAGE, WATER AND SEWER SERVICE



ESTIMATED VOLUME:  
LOT 2 DETENTION POND  
VOLUME = 24,864.4  
VOLUME = 24,864.4  
VOLUME = 24,864.4  
VOLUME = 24,864.4  
VOLUME = 24,864.4  
VOLUME = 24,864.4  
VOLUME = 24,864.4  
VOLUME = 24,864.4  
VOLUME = 24,864.4  
VOLUME = 24,864.4

**ROBLES ENGINEERING, LLC**  
FIRM NO. E7891  
PHONE (950) 988-2922  
FAX (950) 988-2901  
100 W. HUBBARD ST.  
WESTLAKE, TEXAS 75086

DRAWN BY: JB  
DATE: 10-27-23  
JOB NO. 169-22  
REVIEWED BY: JR

PRELIMINARY- FOR REVIEW ONLY







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

|                                                                                                                                                                                                                                                                                                                                                    |                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Date of Meeting:</b><br><b>November 6, 2024</b>                                                                                                                                                                                                                                                                                                 | <b>Agenda Item No. (to be assigned by PCE):</b><br><b>V.C.</b> |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Robert Wayne Case.                                                                                                                                                                                                                                                           |                                                                |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration of the Preliminary Plat for Long John Silver's Subdivision being 0.45 acres out of Farm Tract 1502, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,432ft East of S Westgate Dr. along Bus 83. Possible Action.                                        |                                                                |
| <b>Discussion/Overview:</b><br>The proposed one (1) 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. The property is within a Flood Zone "X". Applicant is requesting a variance for 10' the required ROW dedication. |                                                                |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                  |                                                                |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.                                                                                                                                                                                           |                                                                |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading                         |                                                                |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                   |                                                                |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                   |                                                                |
| <b>Attachments, (if any):</b><br>Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                        |                                                                |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                         |                                                                |





PLAT-000725-2025

## 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: Long John Silver's

Location: 1201 W. State Hwy 83 Weslaco, TX 78596

Legal Description: WEST TRACT E130'-W195.5'-N150' FT 1502 0.45 AC NET

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: Fast-food restaurant with drive-thru Proposed Land Use: Fast-food restaurant with drive-thru

Number of Lots Proposed: 1 Gross Acreage: 0.45

Title Report Submitted:    ☐ YES    ☒ NO

### OWNER INFORMATION

Owner's Name: LOJON PROPERTY 71 LLC Telephone: 865-235-7002

Address: 10350 Ormsby Park Place Suite 300 Fax: \_\_\_\_\_

City: Louisville State: KY Zip: 40223 E-mail: cljenkins@charterfoods.net

### ENGINEER INFORMATION

Name: Robert Wayne Case Telephone: 239-693-9244

Address: 21430 Palm Beach Blvd. Fax: 239-693-9828

City: Alva State: FL Zip: 33920 E-mail: permitting@lis-ae.com

## UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: Site has existing water meter

☒ YES ☐ NO Wastewater Provision: New grease trap to connect to existing sanitary line

☒ YES ☐ NO Electric Company: New electrical service to connect to existing transformer located on site

|                                                                                                              |                                                                                                       |                                                                                                            |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility <u>Connect to existing</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility<br>Existing gas meter | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility<br>Reconnect to existing |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|

Proposed subdivision is in the following districts:

|                                                                                                |                                                                                               |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>1</u> | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Irrigation District _____ |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|

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

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

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

## SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\_\_\_\_\_ PDF copy of all documents submitted (emailed or USB)

\_\_\_\_\_ \$355.00 Planning Review fee, \$100.00 Fire Review fee

\_\_\_\_\_ One 11" X 17" reduced copy of plat

\_\_\_\_\_ Plat Layout

\_\_\_\_\_ Existing & Proposed Easements

\_\_\_\_\_ Existing & Proposed ROW

\_\_\_\_\_ Existing & Proposed Drainage Easements

\_\_\_\_\_ Contours

\_\_\_\_\_ Flood Zones

\_\_\_\_\_ Adjoiners

\_\_\_\_\_ Existing street names

\_\_\_\_\_ Drainage plans and calculations with engineer's seal

\_\_\_\_\_ Elevations

\_\_\_\_\_ Flood directional arrows

\_\_\_\_\_ Detention areas

\_\_\_\_\_ Street names

\_\_\_\_\_ Proof of ownership of the property

\_\_\_\_\_ If septic tank system required, submit soil evaluation report

\_\_\_\_\_ Water Rights associated with the property

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

## SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

☒ Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)

☒ PDF copy of all documents submitted (emailed or USB)

☒ \$355.00 Planning Review fee, \$100.00 Fire 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 & 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
- ☐ N/A If septic tank system required, submit soil evaluation report
- ☐ N/A Water Rights associated with the property
- ☐ already submitted Tax Receipt for all taxing entities showing that taxes are paid in full
- ☐ on plat Number of fire hydrants proposed for subdivision

**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

**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
- ☐ Traffic Impact Analysis (If required)
- ☐ 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
- ☐ 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

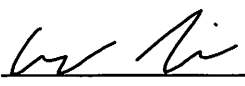
**\*\* Any revisions requested would require resubmission of plats and reduced copy reflecting changes.**

## 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: Corey Jenkins

Owner Signature:  Date: 10/18/2024

Jonay Moffett (LIS, LLC) is the authorized agent

Authorized Agent Signature:  Date: 10/21/2024

Authorized Agent Printed Name: Jonay Moffett

\*\*\*\*\*

### THIS PAGE FOR STAFF USE ONLY

-----

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid: \_\_\_\_\_

P & Z Commission Approval on Preliminary Plat: \_\_\_\_\_

P & Z Commission Approval on Final Plat: \_\_\_\_\_

City Commission Approval on Final Plat: \_\_\_\_\_

Preconstruction Meeting Date: \_\_\_\_\_

Date Recorded: \_\_\_\_\_ Instrument No. \_\_\_\_\_

General Comments: \_\_\_\_\_

\_\_\_\_\_





## APPLICATION FOR SUBDIVISION VARIANCE

VAR-000726-2024



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. \_\_\_\_\_

### GENERAL INFORMATION

Name of Subdivision: Long John Silver's

Location: 1201 W State Hwy 83 Weslaco, TX 78596

Legal Description: WEST TRACT E130'-W195.5'-N150' FT 1502 0.45 AC NET

### VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ 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 10' ROW Dedication ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Request to waive 10' right-of-way dedication along frontage of new rebuilt Long John Silver's restaurant

---

### OWNER INFORMATION

Owner's Name: LOJON PROPERTY 71 LLC Telephone: 423-587-0690

Address: 10350 Ormsby Park Place, Ste 300 Fax: \_\_\_\_\_

City: Louisville State: KY Zip: 40223 E-mail: cljenkins@charterfoods.net

### Application fees

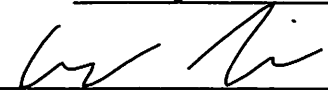
X \$50.00 Application fee per variance, plus a \$5.00 processing fee

### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Corey Jenkins

Owner Signature:  Date: 10/18/2024

Jonay Moffett is the authorized agent

Authorized Agent Signature:  Date: 10/21/2024

Authorized Agent Printed Name: Jonay Moffett



## Rebekah M. De La Fuente

---

**From:** Rebekah M. De La Fuente  
**Sent:** Tuesday, October 8, 2024 2:11 PM  
**To:** 'Eliana Benedick'  
**Cc:** Justin Chamberlain; Jonay Moffett  
**Subject:** RE: Subdivision Review Resubmittal (23-115)

Good Afternoon

Your revisions look correct you just need to add in the numbers to Plat Note 12 as they appear in your drainage report. Once you get the cross access agreement you can submit your subdivision platting packet to include the following

- Subdivision platting application
- \$355.00 application fee
- 12 sets of plats
- Cross access Agreement
- \$100.00 fire review fee
- Up to date or approved drainage report
- Variance application for right of way dedication
- \$55.00 variance application fee

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

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



**From:** Eliana Benedick <elianab@lis-ae.com>  
**Sent:** Tuesday, October 8, 2024 1:38 PM  
**To:** Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>  
**Cc:** Justin Chamberlain <justinc@lis-ae.com>; Jonay Moffett <jonaym@lis-ae.com>  
**Subject:** Re: Subdivision Review Resubmittal (23-115)

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Please see our revised Plat as well as the response to the comments.

We are working on the variance request form you sent, once we have it completed we can send it to you.

For the cross access agreement, the owner is working on gathering this, once we have it we can send it to you.

Please let us know if you require anything else from us at this time.

Thank you,

*Eliana Benedick*

Administrative Assistant

**-LIS-**

**Architecture - Engineering - Construction Management**

Central Florida Location:

2572 West State Road 426 Suite 2064

Oviedo, FL 32765

Tel: (321) 244-0402, ext 516 Fax: (321) 244-9419

---

**From:** Rebekah M. De La Fuente <[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)>  
**Sent:** Monday, October 7, 2024 12:16 PM  
**To:** Eliana Benedick <[elianab@lis-ae.com](mailto:elianab@lis-ae.com)>  
**Cc:** Justin Chamberlain <[justinc@lis-ae.com](mailto:justinc@lis-ae.com)>; Jonay Moffett <[jonaym@lis-ae.com](mailto:jonaym@lis-ae.com)>  
**Subject:** RE: Subdivision Review Resubmittal (23-115)

Good morning,

I have attached the variance request that you will need to submit for the right-of-way dedication as you were required to dedicate 10' and only the Commission can grant the waiver.

Also have you heard back from the owner on the cross access agreement with Church.

I also notice that our Engineering did not request the plat note below but it really does need to be include:

Add plat note: Drainage: In accordance with the Hidalgo County Drainage District No. 1 and City of Weslaco requirements, this development will be required to detain a total of \_\_\_\_\_ cubic feet (\_\_\_\_\_ acre-feet) of storm water runoff. Drainage detention in accordance with the local requirements will be accomplished as follows: The developer shall be responsible to detain and accommodate more than the detained volume shown above if it determines at the development permit stage that the detention requirements are greater than stated above due to the impervious area being greater than the engineer considered for his calculation of this subdivision.

Planning review:

Update plat note 11: A 5ft. sidewalk is required along all exterior streets upon the issuance of a building permit.

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



## Rebekah M. De La Fuente

---

**From:** Rebekah M. De La Fuente  
**Sent:** Monday, October 7, 2024 11:16 AM  
**To:** Eliana Benedick  
**Cc:** Justin Chamberlain; Jonay Moffett  
**Subject:** RE: Subdivision Review Resubmittal (23-115)  
**Attachments:** Subdivision Variance Request Application.pdf

Good morning,

I have attached the variance request that you will need to submit for the right-of-way dedication as you were required to dedicate 10' and only the Commission can grant the waiver.

Also have you heard back from the owner on the cross access agreement with Church.

I also notice that our Engineering did not request the plat note below but it really does need to be include:

Add plat note: Drainage: In accordance with the Hidalgo County Drainage District No. 1 and City of Weslaco requirements, this development will be required to detain a total of \_\_\_\_\_ cubic feet (\_\_\_\_\_ acre-feet) of storm water runoff. Drainage detention in accordance with the local requirements will be accomplished as follows: The developer shall be responsible to detain and accommodate more than the detained volume shown above if it determines at the development permit stage that the detention requirements are greater than stated above due to the impervious area being greater than the engineer considered for his calculation of this subdivision.

Planning review:

Update plat note 11: A 5ft. sidewalk is required along all exterior streets upon the issuance of a building permit.

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

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



**From:** Eliana Benedick <elianab@lis-ae.com>  
**Sent:** Tuesday, September 24, 2024 2:06 PM  
**To:** Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>  
**Cc:** Justin Chamberlain <justinc@lis-ae.com>; Jonay Moffett <jonaym@lis-ae.com>  
**Subject:** Re: Subdivision Review Resubmittal (23-115)

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please see the revised Plat as well as the Response to Comments for the Plat.

Please let me know if you have any questions.

Thank you,

*Eliana Benedick*

Administrative Assistant

**-LIS-**

**Architecture - Engineering - Construction Management**

Central Florida Location:

2572 West State Road 426 Suite 2064

Oviedo, FL 32765

Tel: (321) 244-0402, ext 516 Fax: (321) 244-9419

---

**From:** Eliana Benedick <[elianab@lis-ae.com](mailto:elianab@lis-ae.com)>

**Sent:** Monday, September 16, 2024 10:26 AM

**To:** Rebekah M. De La Fuente <[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)>

**Cc:** Justin Chamberlain <[justinc@lis-ae.com](mailto:justinc@lis-ae.com)>; Jonay Moffett <[jonaym@lis-ae.com](mailto:jonaym@lis-ae.com)>

**Subject:** Re: Subdivision Review Resubmittal (23-115)

Thank you for letting us know that the drainage report is accepted.

We should be able to submit the response to the plat comments as well as the updated plat to you hopefully this week.

Thank you,

*Eliana Benedick*

Administrative Assistant

**-LIS-**

**Architecture - Engineering - Construction Management**

Central Florida Location:





## PLAN CORRECTIONS REPORT PAR-000632-2024 FOR CITY OF WESLACO

**PLAN ADDRESS:** W380000-West Tract- Swl/Neighborhood: Swlbus83  
Weslaco, TX 78596

**PARCEL:**

**APPLICATION DATE:** 05/03/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** W380000-WEST TRACT- SWL /NEIGHBORHOOD  
**EXPIRATION DATE:** 05/03/2025 **VALUATION:** \$0.00 SWLBUS83

| CONTACTS | Name | Company               | Address                                               |
|----------|------|-----------------------|-------------------------------------------------------|
| Engineer |      | ROBERT WAYNE CASE     | 21430 Palm Beach Blvd<br>Alva, FL 33920               |
| Owner    |      | LOJON PROPERTY 71 LLC | 10350 Ormsby Park Place , 300<br>Louisville, KY 40223 |

### Pre-Application Subdivision Review

| REVIEW ITEM                                                                   | STATUS                    | REVIEWER                                                     |
|-------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------|
| Building Review - Planning v.1<br>Building Review - Planning                  | Requires Re-submit        | felix salazar email: fsalazar@weslacotx.gov                  |
| Engineering v.1<br>Review conducted by the engineering department             | Requires Re-submit        | Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov |
| Fire Review v.1<br>Review by the fire department                              | Approved with<br>Comments | Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov  |
| Planning/Zoning v.1<br>Review conducted by the planning and zoning department | Requires Re-submit        | Kayla Arevalo email: karevalo@weslacotx.gov                  |
| Police v.1<br>Review conducted by the police department                       | Not Required              | System Administrator Ph: 444 email: admin@energov.com        |
| Public Works v.1<br>Public Works                                              | Approved with<br>Comments | Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov   |

## PLAN CORRECTIONS REPORT (PAR-000632-2024)

### CONDITION(S) General Condition - Planning revisions required

Comment: 1. add plat note: Finished Floor Elevations established must be higher than \_\_\_\_\_ or 18" above top of curb or center line of street, whichever is greater, measured from the center of the lot.  
2. add plat note: Identify benchmark on plat  
3. add plat note: Adjacent properties must be identified on all sides. Missing North Side.  
4. add plat note: Streetlight must be located every 300 feet  
5. Include all appropriate signature lines. (mayor, P&Z, irrigation, drainage, owner, engineer, surveyor, filed for record, Hidalgo county)  
6. Identify utility easements.  
7. Right-of-way dedications must be in compliance with Hidalgo County and city of Weslaco thoroughfare map.  
8. Identify drainage on plat  
add plat note: All drainage easements shall be private within the property lines and maintained by property owners/HOA.  
add plat note: Drainage Outparcels cannot be re-subdivided for future development  
9. Add plat note: No permanent structures are permitted over any easements. Easements shall be kept clear of buildings, sheds, shrubs, trees and other plantings (except low, less than 18" mature heights, ground cover, grass or flowers) and other obstructions that would interfere with the operations and maintenance of the easement  
10. add plat note:  
Minimum Building Setback lines shall be as follows:  
Front: \_\_\_\_\_ ft.  
Rear:  
Side:  
11. add plat note: A 5ft. sidewalk is required along exterior perimeter upon the issuance of a notice to proceed.  
12. Landscaping is required per city ordinance.  
13. If private add the following:  
The developer's dedicatory language on the plat shall read as follows: "I, the undersigned, owner of the land shown on this plat, and designated as (the name of the subdivision), do hereby grant an easement to the City of Weslaco and those who may now or hereafter hold franchise under said city, the use of the streets, alleys, and easements thereon shown, surface use of the streets and alleys is restricted to the employees or agents of the City of Weslaco, employees of utilities operating under franchise to the City of Weslaco, residents of the subdivision, and their guests."  
Plat notes shall be required on the plat to be as follows:  
Plat note: All private streets, inclusive of median islands and any sentry shelters, plus any accompanying storm drainage, street lighting, and/or sidewalks, shall be privately maintained by the homeowner's association. Also, all perimeter walls and fences shall be under the ownership and the exclusive responsibility of the homeowner's association for the purposes of enclosed privacy, security, and repair.  
Plat note: After the recording of the plat's conditions, covenants, and restrictions (CCRs) to thus assure maintenance of common areas and median islands, etc., a building permit application may be filed with the City of Weslaco for any proposed gated entry mechanisms whereafter it shall be reviewed for approval or disapproval by the city including the fire marshal's office. In no case shall gate(s) be installed where a building permit has not been issued.  
Plat note: The homeowner's association and/or every lot owner shall hold the City of Weslaco, Texas, harmless and indemnify said city from any and all liability and alleged claims relating to said private streets. The lot owners shall be responsible for the costs to maintain the private streets, accompanying storm drainage, private sidewalks, private street lighting, and any other private improvement in the private street area.  
Plat note: The owner(s)/developer(s) shall sign and record an indemnification agreement holding harmless the City of Weslaco and indemnifying it from all obligations to maintain said streets and from any liability arising out of or incident to such streets. The developer shall sign and record a private street agreement on a form established by the City of Weslaco after consultation with the city attorney.

### General Condition - Building Revisions Required

Comment: 1-Need to provide common access agreement for south driveway exiting through adjacent property

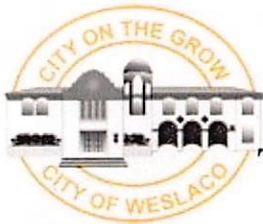
Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.

Comment: General Note

### General Condition - Engineering revisions required

Comment: 1. engineer must submit drainage reports in accordance with requirements emailed over by Albert Aldana





**City of Weslaco  
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

## TRIP GENERATION WORKSHEET

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

### A. Subdivision Information

Subdivision Name: W380000 - WEST TRACT - SWL  
Location: 1201 W. State Hwy 83 Weslaco, TX 78596  
Applicant: Jonay Moffett ☐ Owner ☒ Agent  
Address: 2572 W. State Rd 426, Ste 2064 Oviedo, FL 32765 Phone Number: 321-244-0402

### B. Trip Generation Calculation

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

| ITE Code | Anticipated Land Use                 | Project Size |       |            | AM Peak Hour Trips | PM Peak Hour Trips | Weekday Trips |
|----------|--------------------------------------|--------------|-------|------------|--------------------|--------------------|---------------|
|          |                                      | Acres        | GFA   | # of Units |                    |                    |               |
| 994      | Fast-food restaurant with drive-thru | 0.45         | 2,190 | 1          | N/A                | 33.03              | 333           |

Comments: N/A  
Prepared by: Jonay Moffett Date: \_\_\_\_\_  
Address: 2572 W. State Rd 426 Ste 2064, Oviedo, FL 32765 Phone Number: 321-244-0402

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

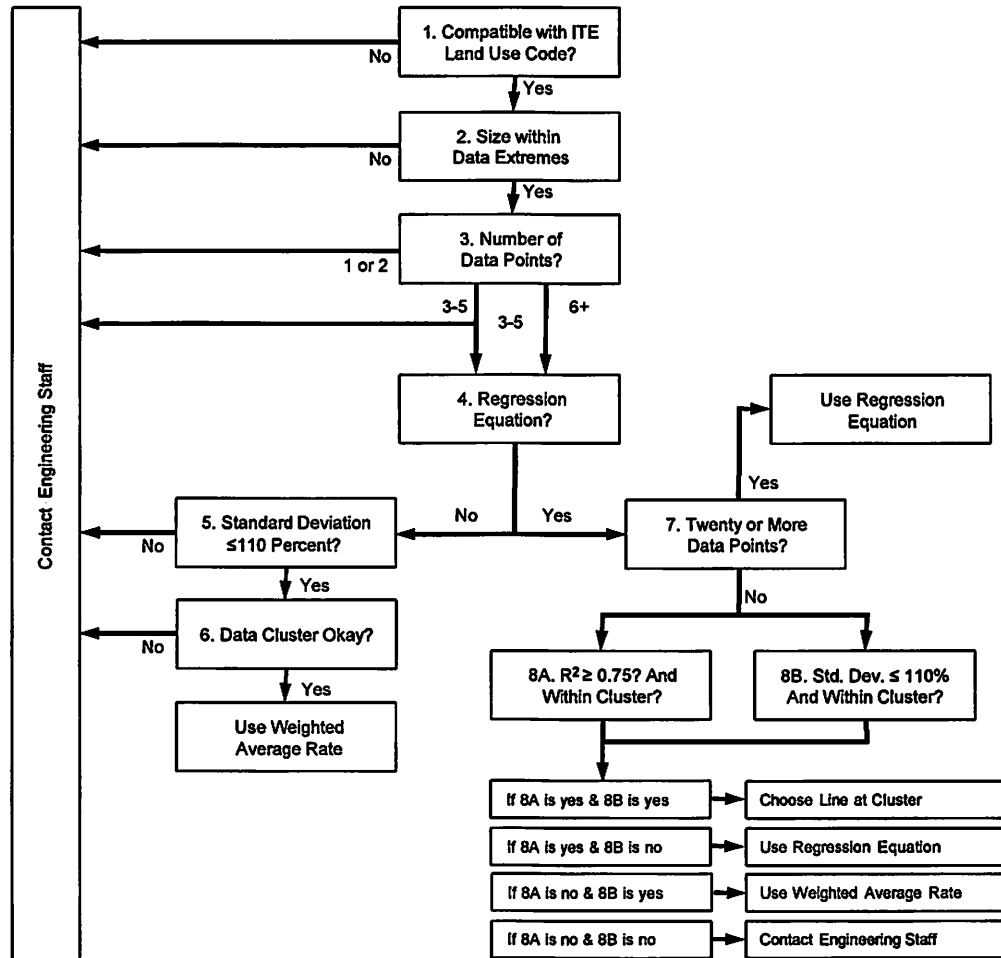
\_\_\_\_\_ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

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

Comments: \_\_\_\_\_  
\_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_ STID#: \_\_\_\_\_

## Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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



**PROPOSED  
LONG JOHN SILVER'S  
1201 W. STATE HWY 83**

**Weslaco, Hidalgo County, Texas**

**DRAINAGE REPORT**

**Prepared For:**

**Hidalgo County Drainage District No. 1**

**902 N. Doolittle**

**Edinburg, Texas 78541**

**Prepared By:**



**Reg. No. F-10602**

**SAM Engineering & Surveying**

**200 S. 10St, Ste. 1500**

**McAllen, TX 78501**

**Tel 956.702.8880; Fax 956.702.8883**



**08/30/2024**

*Jessica M.*

**AUGUST 2024**

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## **1. PROJECT DESCRIPTION**

### **A. Site Summary**

Long John Silver's is situated in City of Weslaco, Hidalgo County, Texas. This drainage statement is being prepared for Long John Silver's (Property ID: 324025) consisting of 0.45-acres of land out of Farm Tract 1502, West Tract Subdivision, Hidalgo County, Texas. The property is located approximately 1,200 feet to the west from the intersection of Border Avenue and Business Highway 83, on the south right-of-way of Business Highway 83. The project is being evaluated to meet the County of Hidalgo requirements as per HCDD No. 1 and City of Weslaco drainage guidelines. See attached project location map and USGS Topographic map.

### **B. Flood Plain**

The property, in its entirety lies within Zone "B", according to FEMA's Flood Insurance Rate Map, Community-Panel Number 480349 0005 B.

- Zone "B", Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)

See attached FEMA Firm Map with project location and community panel for reference.

### **C. Soil Conditions**

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site, in its entirety, consists of Hidalgo-Urban land complex, 0 to 1 percent slopes. Hidalgo-Urban land complex is classified as a well-drained soil with negligible runoff potential and is in hydrologic group "B". See attached USDA soil map, legend, symbol, classification descriptions and properties.

## **2. SITE DRAINAGE ANALYSIS**

### **A. Existing Conditions**

The existing subject site is currently 0.45-acres of developed land being mostly impervious with an existing building, concrete parking lot and some green space within the property. Based on a field obtained topographic survey, existing on-site runoff is sheet flowed north onto U.S. Business Highway No. 83 and then flows downstream along U.S. Business Highway No. 83 existing curb and gutter approximately  $\pm 174$  feet west onto an existing TxDOT curb inlet. The composite runoff coefficient utilized for drainage calculations on the existing developed Long John Silver's site is calculated to be 0.87.

- Runoff experiences overland flow in a north direction at a slope of approximately 0.40%, then shallow concentrated flow at a slope of 0.40% in a north direction.

In accordance with City of Weslaco and HCDD No. 1 drainage policies, the modified rational method was utilized to calculate the existing 10-year frequency storm event pre-development peak rate of runoff. As seen in the "Drainage Calculations" the total contributing 10-year pre-development storm water rate of runoff from this site is approximately **2.86 CFS**.



## B. Proposed Conditions

The proposed subject site that was evaluated from the Site Civil Construction Plans, show that this will remain a 0.45-acres of developed land with a reduction of impervious acreage consisting of less pavement and a smaller building, resulting on the site having an increase of green space. Based on the Site Civil Construction Plans, proposed conditions will follow the existing runoff methods consisting of onsite runoff sheet flowing north onto U.S. Business Highway No. 83 and then flowing downstream along the existing curb and gutter of U.S. Business Highway No. 83 approximately  $\pm 174$  feet west onto an existing TxDOT curb inlet. Hydraulic calculations for the proposed conditions are included in the 'Drainage Calculations' section of this report and utilize the Rational Method to determine the runoff generated for a 50-year storm event under the proposed conditions. For this analysis the composite runoff coefficient has slightly decreased, being 0.78, due to a decrease of impervious land and an increase of green space. The property is anticipated to have a post-development peak runoff calculated for a 50-year storm event of **3.61 CFS**, an increase of **0.75 CFS** from the existing 10-year storm runoff conditions.

## C. Conclusion

As seen on the "Drainage Calculations" section of this report when comparing the 10-Year Pre-Development runoff and the 50-Year Post-Development runoff, a Detention Requirement of **1,535 CF (0.035 AC-FT)** is shown. This corresponds to the minimal increase of storm water runoff between the 50-year and 10-year storm of 0.75 CFS. Given that the proposed site improvements will include minimal modifications to the existing site, overland and sheet flow of storm runoff will remain the same toward U.S. Business 83. Although a detention volume has been identified, the reduced impervious land cover of the proposed improvements support that conveyance of runoff may remain as provided during existing conditions without adversely impacting downstream conditions. The storm runoff outfall will continue to be the TXDOT curb inlet located  $\pm 174$  linear feet west of site with a rim elevation of 83.67 feet and flow line elevation of 80.16 feet.



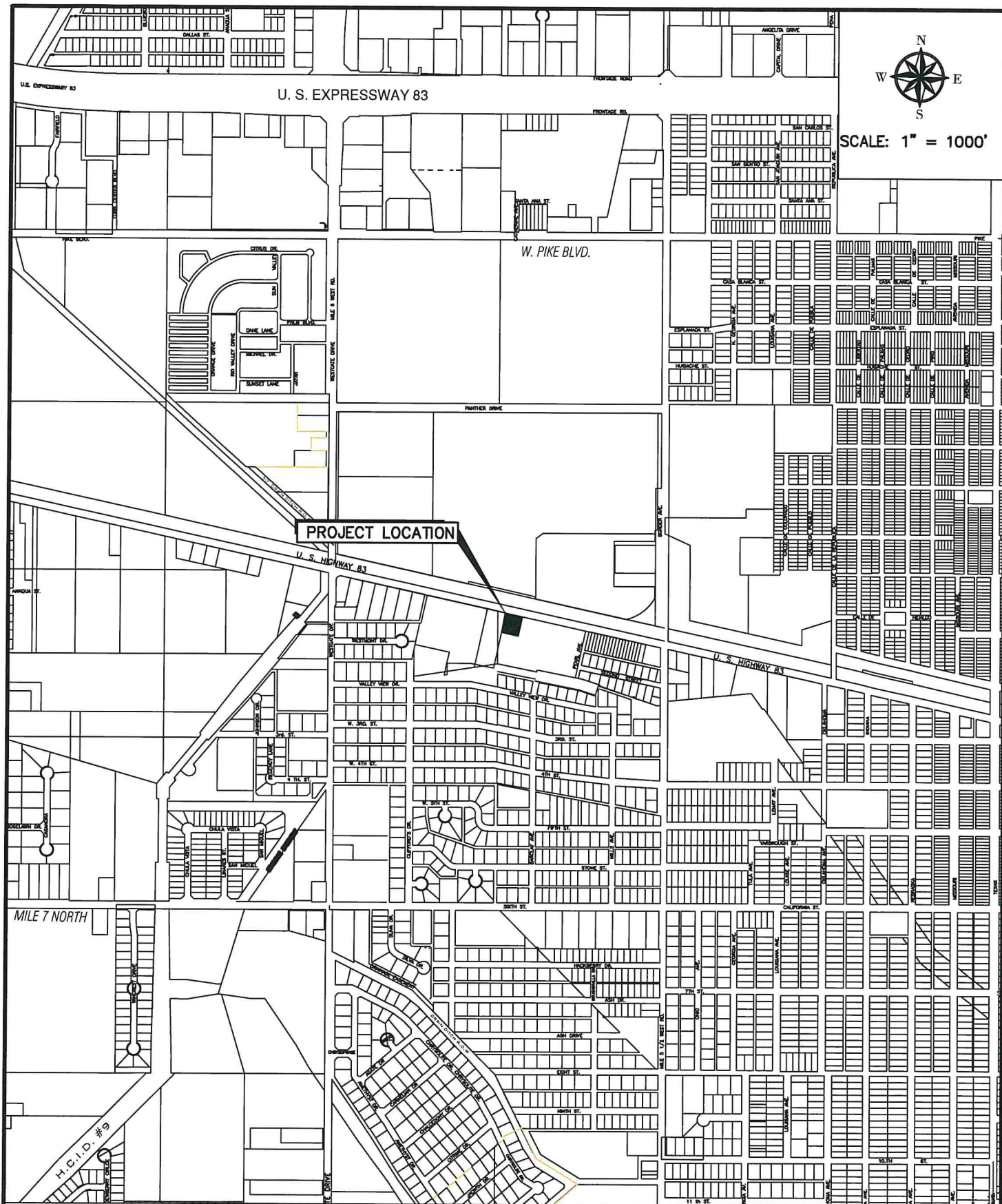
08/30/2024

  
Jessica M. Maldonado, PE  
Firm Reg. No. F-10602





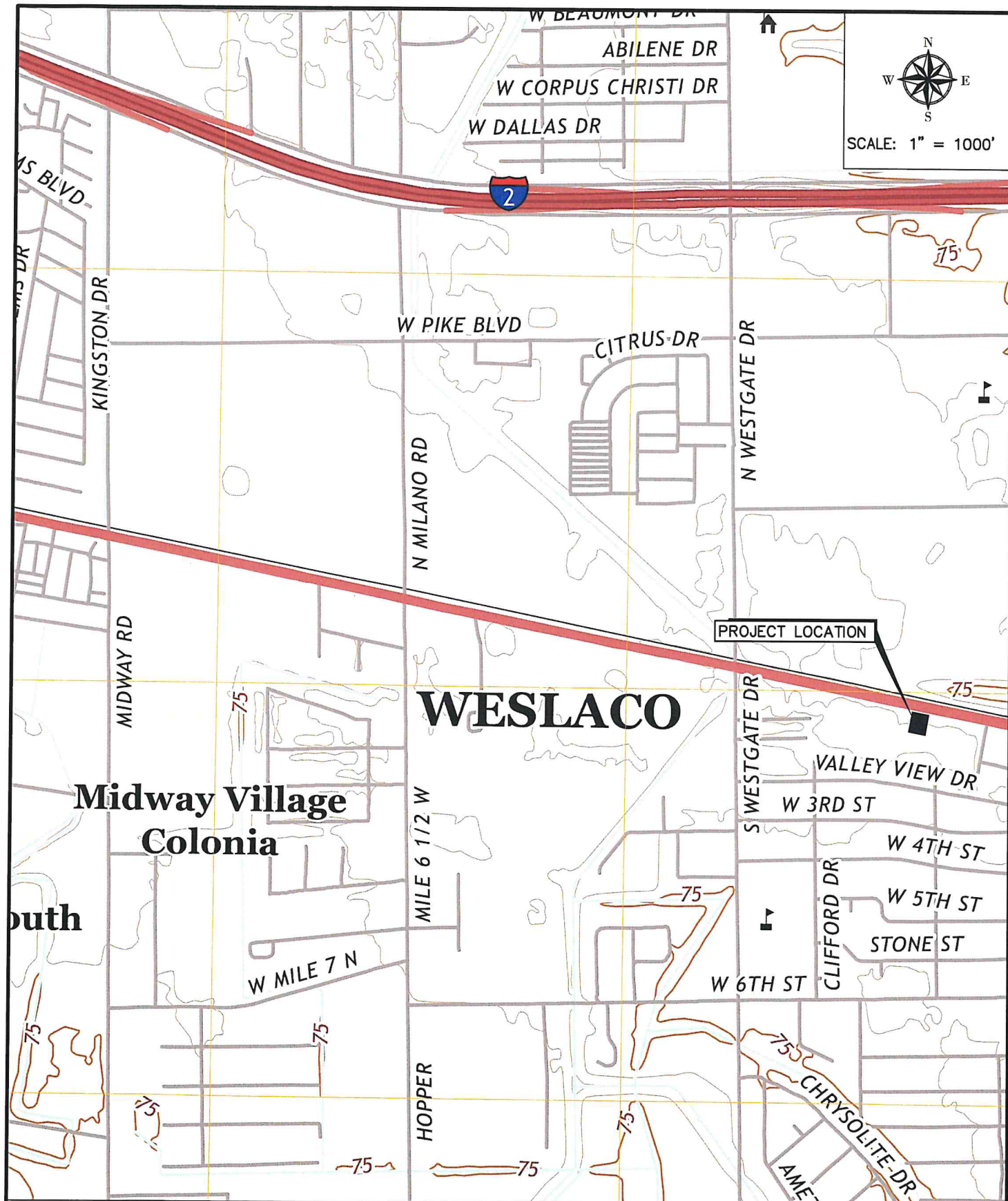
## Maps



**VICINITY MAP**  
SCALE: 1" = 1000'

**SAMES** **SAM Engineering & Surveying**  
 200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-6860  
 MCALLEN, TEXAS 78501 FAX: (956) 702-6863  
 SURVEY FIRM REG. No. 101416-00





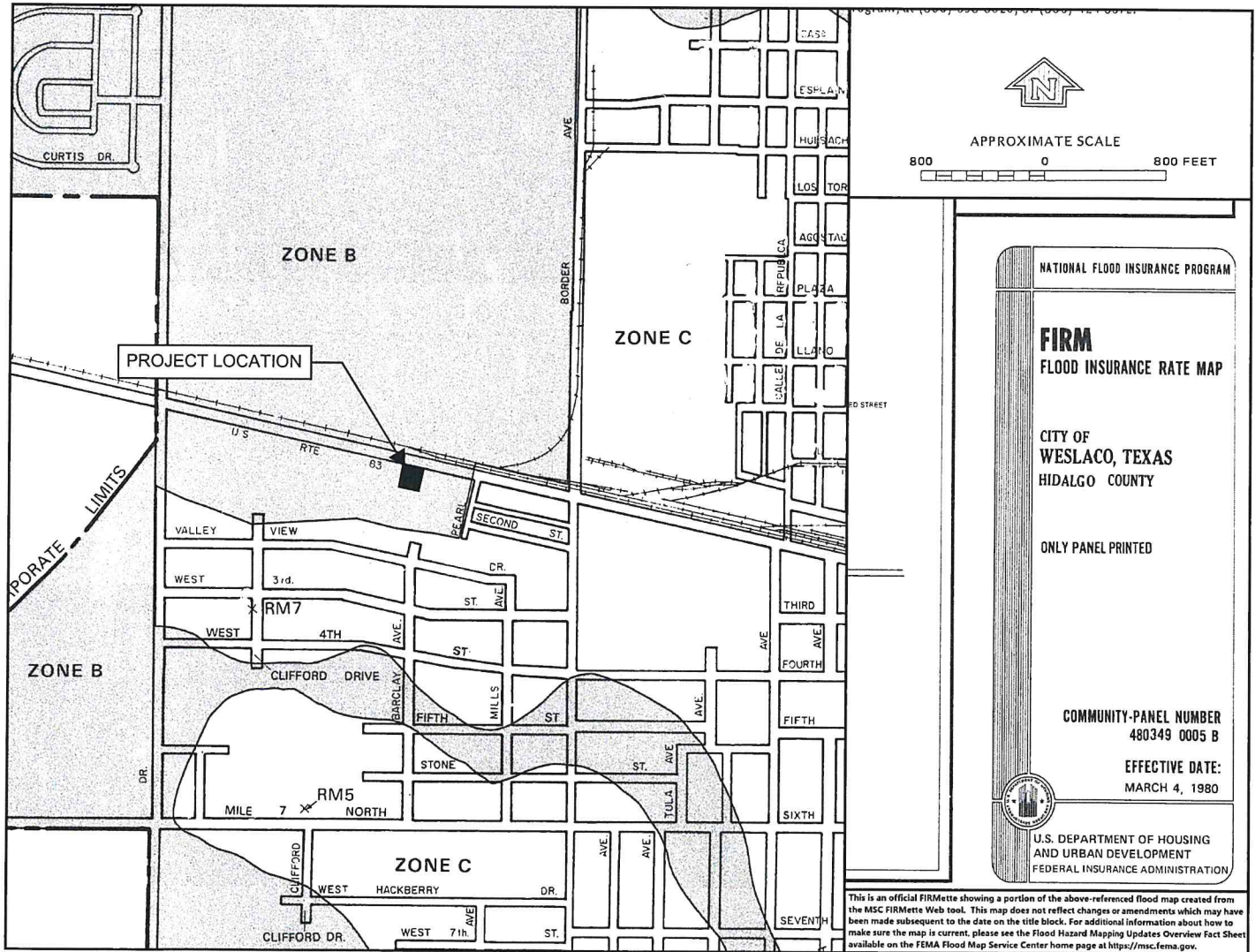
USGS TOPOGRAPHICAL MAP



**SAM Engineering & Surveying**

200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880  
MCALLEN, TEXAS 78501 FAX: (956) 702-8883

SURVEY FIRM REG. No. 101416-00





# KEY TO MAP

500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations\* With  
Date of Identification  
e.g., 12/2/74

100-Year Flood Boundary

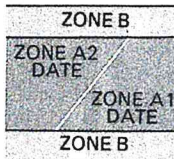
500-Year Flood Boundary

Base Flood Elevation Line  
With Elevation In Feet\*\*

Base Flood Elevation in Feet  
Where Uniform Within Zone\*\*

Elevation Reference Mark

River Mile



513

(EL 987)

RM7 X

• M1.5

\*\*Referenced to the National Geodetic Vertical Datum of 1929

## \*EXPLANATION OF ZONE DESIGNATIONS

| ZONE   | EXPLANATION                                                                                                                                                                                                                                                                                      |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A      | Areas of 100-year flood; base flood elevations and flood hazard factors not determined.                                                                                                                                                                                                          |
| A0     | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.                                                                                                                      |
| AH     | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.                                                                                                                             |
| A1-A30 | Areas of 100-year flood; base flood elevations and flood hazard factors determined.                                                                                                                                                                                                              |
| A99    | Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.                                                                                                                                            |
| B      | Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading) |
| C      | Areas of minimal flooding. (No shading)                                                                                                                                                                                                                                                          |
| D      | Areas of undetermined, but possible, flood hazards.                                                                                                                                                                                                                                              |
| V      | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.                                                                                                                                                                      |
| V1-V30 | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.                                                                                                                                                                          |



APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
WESLACO, TEXAS  
HIDALGO COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER  
480349 0005 B

EFFECTIVE DATE:  
MARCH 4, 1980



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

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



## **Drainage Calculations**



**DRAINAGE AREA CALCULATIONS**  
**LONG JOHN SILVER'S**  
**Pre-Development Stormwater Runoff Computation**  
**10-Year Frequency**

**(1) Composite Runoff Coefficient**

Source: Table 3-1, FHA Urban Drainage Design Manual, Rev. 2009)

$$C_{\text{COMP}} = \frac{(CxA)_{\text{LAWN}} + (CxA)_{\text{ASPH}} + (CxA)_{\text{ROOF}}}{\Sigma (\text{TOTAL AREA})}$$

C = 0.20 Lawn/ Grass Area

C = 0.95 Asphalt/Concrete

C = 0.95 Roofs

**(2) Time of Concentration**

$$T_{\text{C, TOTAL}} = T_{\text{C, OVERLAND}} + T_{\text{C, SHALLOW}} + T_{\text{C, PIPE}}$$

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2^{0.5})(S^{0.4})} \times 60 \quad \text{for Overland Flow}$$

$$T_c = \frac{L}{60V} \quad V = K_u k S_p^{1/2} \quad \text{for Shallow Concentrated Flow \& Channels}$$

**Overland Flow:**

|                            |                      |                                                  |
|----------------------------|----------------------|--------------------------------------------------|
| Length :                   | 100.0 feet           | (100 ft max)                                     |
| n:                         | 0.013 (Paved)        | Source: Table 4-6, TXDOT Hydraulic Design Manual |
| P <sub>2</sub> :           | 3.65 in. (NOAA PFDS) |                                                  |
| s:                         | 0.0040 ft/ft         |                                                  |
| T <sub>C, OVERLAND</sub> = | 2.5 min.             |                                                  |

**Shallow Concentrated Flow:**

|                             |                                             |                   |
|-----------------------------|---------------------------------------------|-------------------|
| Length :                    | 60.0 feet                                   |                   |
| K <sub>u</sub> :            | 3.28 (Empirical Coefficient, English units) |                   |
| k (intercept coef) :        | 0.619 (Paved - Shallow Concentrated Flow)   |                   |
| S <sub>p</sub> (slope):     | 0.40 %                                      |                   |
| V (velocity) :              | 1.28 feet/sec                               |                   |
| T <sub>C, SHALLOW 1</sub> = | 0.8 min.                                    |                   |
| T <sub>C, TOTAL</sub> =     | 3.2 min.                                    | (10 min. minimum) |

**DRAINAGE AREA CALCULATIONS**  
**LONG JOHN SILVER'S**  
**Pre-Development Stormwater Runoff Computation**  
**10-Year Frequency**

**(3) Rainfall Intensity**

Source: TxDOT Rainfall Intensity-Duration-Frequency Coefficients  
for Texas (Hidalgo County)

$$i = \frac{b}{(T_c + d)^e}$$

| Year | b      | d     | e      |
|------|--------|-------|--------|
| 10   | 92.23  | 12.60 | 0.8123 |
| 50   | 123.47 | 12.86 | 0.7952 |

Intensity, i = 7.33 in/hr

**(4) Discharge**

$$Q = C i A$$

| Lot I.D. | Areas (Acres)   |                      |       | Total Area<br>(acres) | Composite <sup>(1)</sup><br>Runoff Coef. | Tc <sup>(2)</sup><br>(min) | Intensity <sup>(3)</sup><br>(in/hr) | Discharge, Q <sup>(4)</sup><br>(cfs) |
|----------|-----------------|----------------------|-------|-----------------------|------------------------------------------|----------------------------|-------------------------------------|--------------------------------------|
|          | Lawn/Grass Area | Asphalt/<br>Concrete | Roofs |                       |                                          |                            |                                     |                                      |
|          | 0.05            | 0.34                 | 0.06  | 0.45                  | 0.87                                     | 10.0                       | 7.33                                | 2.86                                 |
|          |                 |                      |       |                       |                                          |                            |                                     |                                      |
|          |                 |                      |       |                       |                                          |                            |                                     |                                      |
|          |                 |                      |       |                       |                                          |                            |                                     |                                      |
|          |                 |                      |       |                       |                                          |                            |                                     |                                      |
| Total =  |                 |                      |       |                       |                                          |                            |                                     | 2.86                                 |



08/30/2024

*Jessica M.*

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Firm Reg. No. F-10602



**DRAINAGE AREA CALCULATIONS**  
**LONG JOHN SILVER'S**  
**Post-Development Stormwater Runoff Computation**  
**50-Year Frequency**

**(1) Composite Runoff Coefficient** (As per Table 3-1, FHA Urban Drainage Design Manual, Rev. 2009)

$$C_{\text{COMP}} = \frac{(C \times A)_{\text{LAWN}} + (C \times A)_{\text{ASPH}} + (C \times A)_{\text{ROOF}}}{\sum (\text{TOTAL AREA})}$$

C = 0.20    Lawn/Grass Area  
C = 0.95    Asphalt /Concrete  
C = 0.95    Roofs

**(2) Time of Concentration**

$$T_{\text{C, TOTAL}} = T_{\text{C, OVERLAND}} + T_{\text{C, SHALLOW}} + T_{\text{C, PIPE}}$$

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2^{0.5})(S^{0.4})} \times 60$$

for Overland Flow

$$T_c = \frac{L}{60V} \quad V = K_u k S_p^{1/2}$$

for Shallow Concentrated Flow & Channels

Overland Flow:

|                            |                      |                                                  |
|----------------------------|----------------------|--------------------------------------------------|
| Length :                   | 100.0 feet           | (100 ft max)                                     |
| n:                         | 0.013 (Paved)        | Source: Table 4-6, TXDOT Hydraulic Design Manual |
| P <sub>2</sub> :           | 3.65 in. (NOAA PFDS) |                                                  |
| S:                         | 0.0040 ft/ft         |                                                  |
| T <sub>C, OVERLAND</sub> = | 2.5 min.             |                                                  |

Shallow Concentrated Flow:

|                             |                                             |
|-----------------------------|---------------------------------------------|
| Length :                    | 60.0 feet                                   |
| K <sub>u</sub> :            | 3.28 (Empirical Coefficient, English units) |
| k (intercept coef) :        | 0.619 (Paved - Shallow Concentrated Flow)   |
| S <sub>p</sub> (slope):     | 0.40 %                                      |
| V (velocity) :              | 1.28 feet/sec                               |
| T <sub>C, SHALLOW 1</sub> = | 0.8 min.                                    |

T<sub>C, TOTAL</sub> = 3.2 min. (10 min. minimum)

**DRAINAGE AREA CALCULATIONS**  
**LONG JOHN SILVER'S**  
**Post-Development Stormwater Runoff Computation**  
**50-Year Frequency**

**(3) Rainfall Intensity**

Source: TxDOT Rainfall Intensity-Duration-Frequency  
Coefficients for Texas (Hidalgo County)

$$i = \frac{b}{(T_c + d)^e}$$

| Year | b      | d       | e      |
|------|--------|---------|--------|
| 10   | 92.23  | 12.6024 | 0.8123 |
| 50   | 123.47 | 12.8577 | 0.7952 |

Intensity, i = 10.25 in/hr

**(4) Discharge**

$$Q = CiA$$

| Lot I.D. | Areas (Acres)   |                      |       | Total Area<br>(acres) | Composite <sup>(1)</sup><br>Runoff Coef. | Tc <sup>(2)</sup><br>(min) | Intensity <sup>(3)</sup><br>(in/hr) | Discharge, Q <sup>(4)</sup><br>(cfs) |
|----------|-----------------|----------------------|-------|-----------------------|------------------------------------------|----------------------------|-------------------------------------|--------------------------------------|
|          | Lawn/Grass Area | Asphalt/<br>Concrete | Roofs |                       |                                          |                            |                                     |                                      |
|          | 0.10            | 0.30                 | 0.05  | 0.45                  | 0.78                                     | 10.0                       | 10.25                               | 3.61                                 |
|          |                 |                      |       |                       |                                          |                            |                                     |                                      |
|          |                 |                      |       |                       |                                          |                            |                                     |                                      |
|          |                 |                      |       |                       |                                          |                            |                                     |                                      |
|          |                 |                      |       |                       |                                          |                            |                                     |                                      |
| Total =  |                 |                      |       |                       |                                          |                            |                                     | 3.61                                 |



08/30/2024

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**DETENTION STORAGE REQUIREMENTS  
FOR DRAINAGE AREA  
LONG JOHN SILVER'S**

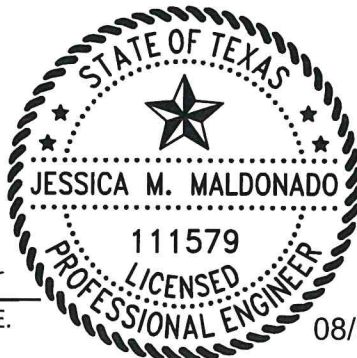
| m<br>(min) | I (50)<br>(in/hr) | Q(in)<br>(cfs) | Vol(in)<br>(cf) | Q (out)<br>(cfs) | V (out)<br>(cf) | Storage<br>(cf) | Storage<br>(Ac.-ft.) |
|------------|-------------------|----------------|-----------------|------------------|-----------------|-----------------|----------------------|
|            |                   |                |                 |                  |                 |                 |                      |
| 10         | 10.25             | 3.61           | 2,169           | 2.86             | 857             | 1,311           | 0.030                |
| 11         | 9.91              | 3.49           | 2,306           | 2.86             | 943             | 1,363           | 0.031                |
| 12         | 9.59              | 3.38           | 2,434           | 2.86             | 1,029           | 1,406           | 0.032                |
| 13         | 9.30              | 3.28           | 2,556           | 2.86             | 1,114           | 1,441           | 0.033                |
| 14         | 9.02              | 3.18           | 2,671           | 2.86             | 1,200           | 1,470           | 0.034                |
| 15         | 8.76              | 3.09           | 2,779           | 2.86             | 1,286           | 1,493           | 0.034                |
| 16         | 8.52              | 3.00           | 2,883           | 2.86             | 1,372           | 1,511           | 0.035                |
| 17         | 8.29              | 2.92           | 2,981           | 2.86             | 1,457           | 1,524           | 0.035                |
| 18         | 8.08              | 2.85           | 3,075           | 2.86             | 1,543           | 1,532           | 0.035                |
| <b>19</b>  | <b>7.87</b>       | <b>2.78</b>    | <b>3,164</b>    | <b>2.86</b>      | <b>1,629</b>    | <b>1,535</b>    | <b>0.035</b>         |
| 20         | 7.68              | 2.71           | 3,250           | 2.86             | 1,715           | 1,535           | 0.035                |
| 21         | 7.50              | 2.64           | 3,332           | 2.86             | 1,800           | 1,532           | 0.035                |
| 22         | 7.33              | 2.58           | 3,411           | 2.86             | 1,886           | 1,525           | 0.035                |
| 23         | 7.17              | 2.53           | 3,487           | 2.86             | 1,972           | 1,515           | 0.035                |
| 24         | 7.01              | 2.47           | 3,559           | 2.86             | 2,057           | 1,502           | 0.034                |
| 25         | 6.86              | 2.42           | 3,630           | 2.86             | 2,143           | 1,486           | 0.034                |
| 26         | 6.72              | 2.37           | 3,697           | 2.86             | 2,229           | 1,468           | 0.034                |
| 27         | 6.59              | 2.32           | 3,763           | 2.86             | 2,315           | 1,448           | 0.033                |
| 28         | 6.46              | 2.28           | 3,826           | 2.86             | 2,400           | 1,426           | 0.033                |
| 29         | 6.34              | 2.23           | 3,887           | 2.86             | 2,486           | 1,401           | 0.032                |
| 30         | 6.22              | 2.19           | 3,946           | 2.86             | 2,572           | 1,375           | 0.032                |
| 31         | 6.11              | 2.15           | 4,004           | 2.86             | 2,658           | 1,346           | 0.031                |
| 32         | 6.00              | 2.11           | 4,060           | 2.86             | 2,743           | 1,316           | 0.030                |
| 33         | 5.89              | 2.08           | 4,114           | 2.86             | 2,829           | 1,285           | 0.029                |
| 34         | 5.79              | 2.04           | 4,166           | 2.86             | 2,915           | 1,252           | 0.029                |
| 35         | 5.70              | 2.01           | 4,217           | 2.86             | 3,000           | 1,217           | 0.028                |
| 36         | 5.60              | 1.98           | 4,267           | 2.86             | 3,086           | 1,181           | 0.027                |

**Total on-site detention required is:**

**1,535 CF  
0.035 AC-FT**

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Firm Reg. No. F-10602



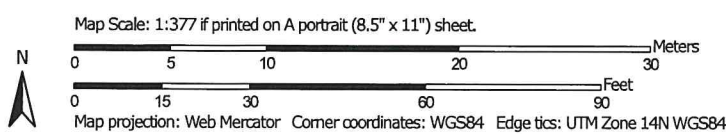
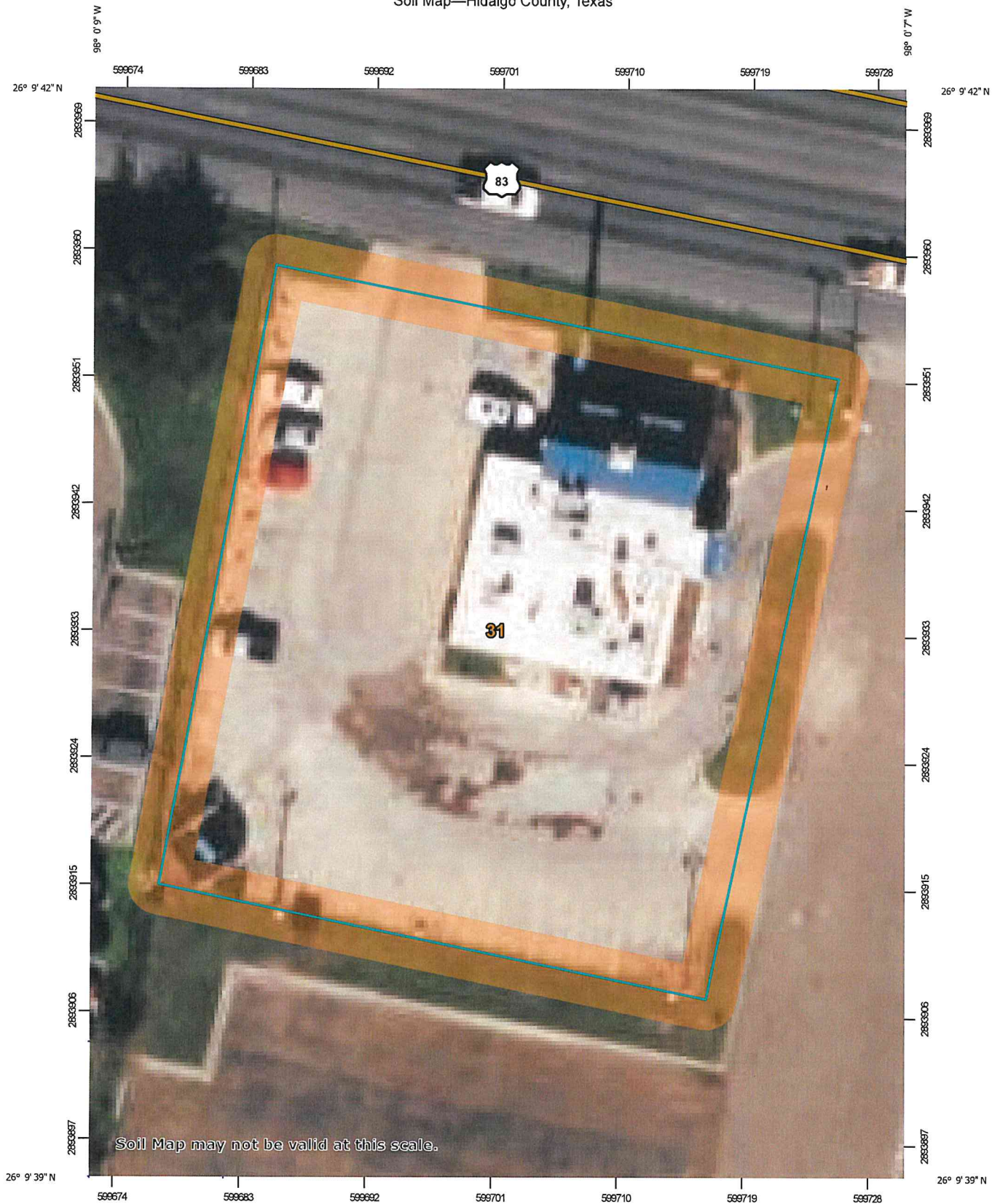
08/30/2024



## **Soil Properties**



# Soil Map—Hidalgo County, Texas



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

8/7/2024  
Page 1 of 3

# Soil Map—Hidalgo County, Texas

## MAP LEGEND

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

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas  
Survey Area Data: Version 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.



## Map Unit Legend

| Map Unit Symbol             | Map Unit Name                                     | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------------------|--------------|----------------|
| 31                          | Hidalgo-Urban land complex, 0 to 1 percent slopes | 0.5          | 100.0%         |
| Totals for Area of Interest |                                                   | 0.5          | 100.0%         |

Map Unit Name—Hidalgo County, Texas



Soil Map may not be valid at this scale.

Map Scale: 1:433 if printed on A portrait (8.5" x 11") sheet.

0 5 10 20 30 Meters

0 20 40 80 120 Feet

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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

8/6/2024  
Page 1 of 3



Map Unit Name—Hidalgo County, Texas

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 Hidalgo-Urban land complex, 0 to 1 percent slopes  
 Not rated or not available

#### Soil Rating Lines

 Hidalgo-Urban land complex, 0 to 1 percent slopes  
 Not rated or not available

#### Soil Rating Points

 Hidalgo-Urban land complex, 0 to 1 percent slopes  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas  
Survey Area Data: Version 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.

## Map Unit Name

| Map unit symbol             | Map unit name                                     | Rating                                            | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------------------|---------------------------------------------------|--------------|----------------|
| 31                          | Hidalgo-Urban land complex, 0 to 1 percent slopes | Hidalgo-Urban land complex, 0 to 1 percent slopes | 0.6          | 100.0%         |
| Totals for Area of Interest |                                                   |                                                   | 0.6          | 100.0%         |

## Description

A soil map unit is a collection of soil areas or nonsoil areas (miscellaneous areas) delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in a particular soil survey area.

## Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower



## Physical Soil Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

Reference:

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

Report—Physical Soil Properties

| Physical Soil Properties—Hidalgo County, Texas       |       |           |           |           |                    |                                  |                          |                      |                |                 |     |   |                        |                        |
|------------------------------------------------------|-------|-----------|-----------|-----------|--------------------|----------------------------------|--------------------------|----------------------|----------------|-----------------|-----|---|------------------------|------------------------|
| Map symbol and soil name                             | Depth | Sand      | Silt      | Clay      | Moist bulk density | Saturated hydraulic conductivity | Available water capacity | Linear extensibility | Organic matter | Erosion factors |     |   | Wind erodibility group | Wind erodibility index |
|                                                      |       |           |           |           |                    |                                  |                          |                      |                | Kw              | Kf  | T |                        |                        |
|                                                      | In    | Pct       | Pct       | Pct       | g/cc               | micro m/sec                      | In/in                    | Pct                  | Pct            |                 |     |   |                        |                        |
| 31—Hidalgo-Urban land complex, 0 to 1 percent slopes |       |           |           |           |                    |                                  |                          |                      |                |                 |     |   |                        |                        |
| Hidalgo                                              | 0-17  | 45-55- 70 | 5-18- 28  | 20-27- 30 | 1.35-1.65          | 4.00-14.00                       | 0.10-0.18                | 1.5-5.0              | 1.0-2.0        | .17             | .17 | 5 | 5                      | 56                     |
|                                                      | 17-28 | 25-48- 70 | 10-25- 50 | 23-27- 35 | 1.20-1.50          | 4.00-14.00                       | 0.10-0.18                | 1.2-5.0              | 0.3-1.0        | .28             | .28 |   |                        |                        |
|                                                      | 28-38 | 25-35- 70 | 10-35- 50 | 23-30- 35 | 1.20-1.60          | 4.00-14.00                       | 0.10-0.18                | 1.2-5.9              | 0.1-0.5        | .32             | .32 |   |                        |                        |
|                                                      | 38-80 | 25-30- 70 | 10-40- 50 | 23-30- 35 | 1.40-1.80          | 4.00-14.00                       | 0.10-0.18                | 1.0-5.0              | 0.1-0.3        | .32             | .32 |   |                        |                        |
| Urban land                                           | —     | —         | —         | —         | —                  | —                                | —                        | —                    | —              |                 |     |   | 8                      | 0                      |

Data Source Information

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



## Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### References:

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



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

## Report—Engineering Properties

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

| Engineering Properties—Hidalgo County, Texas         |                  |                  |           |                            |                |            |               |              |                                  |              |              |              |              |                  |
|------------------------------------------------------|------------------|------------------|-----------|----------------------------|----------------|------------|---------------|--------------|----------------------------------|--------------|--------------|--------------|--------------|------------------|
| Map unit symbol and soil name                        | Pct. of map unit | Hydrologic group | Depth     | USDA texture               | Classification |            | Pct Fragments |              | Percentage passing sieve number— |              |              |              | Liquid limit | Plasticity index |
|                                                      |                  |                  |           |                            | Unified        | AASHTO     | >10 inches    | 3-10 inches  | 4                                | 10           | 40           | 200          |              |                  |
|                                                      |                  |                  | <i>In</i> |                            |                |            | <i>L-R-H</i>  | <i>L-R-H</i> | <i>L-R-H</i>                     | <i>L-R-H</i> | <i>L-R-H</i> | <i>L-R-H</i> | <i>L-R-H</i> | <i>L-R-H</i>     |
| 31—Hidalgo-Urban land complex, 0 to 1 percent slopes |                  |                  |           |                            |                |            |               |              |                                  |              |              |              |              |                  |
| Hidalgo                                              | 65               | B                | 0-17      | Sandy clay loam            | CL, SC         | A-6        | 0-0-0         | 0-0-0        | 100-100-100                      | 95-98-100    | 86-96-100    | 44-54-63     | 25-30-39     | 11-15-18         |
|                                                      |                  |                  | 17-28     | Sandy clay loam, clay loam | CL, SC         | A-7-6, A-6 | 0-0-0         | 0-0-0        | 100-100-100                      | 94-98-100    | 85-96-100    | 50-60-75     | 30-35-44     | 11-17-22         |
|                                                      |                  |                  | 28-38     | Clay loam, sandy clay loam | CL, SC         | A-7-6, A-6 | 0-0-0         | 0-0-0        | 95-97-100                        | 91-94-100    | 81-93-100    | 54-68-81     | 30-38-44     | 11-17-22         |
|                                                      |                  |                  | 38-80     | Clay loam, sandy clay loam | CL, SC         | A-7-6, A-6 | 0-0-0         | 0-0-0        | 96-97-100                        | 91-95-100    | 82-94-100    | 57-72-84     | 30-38-44     | 11-17-22         |

## Data Source Information

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



Liquid Limit—Hidalgo County, Texas



Soil Map may not be valid at this scale.

Map Scale: 1:433 if printed on A portrait (8.5" x 11") sheet.

0 5 10 20 30 Meters

0 20 40 80 120 Feet

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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

8/6/2024  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 = 35.9

 Not rated or not available

#### Soil Rating Lines

 = 35.9

 Not rated or not available

#### Soil Rating Points

 = 35.9

 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 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.



## Liquid Limit

| Map unit symbol             | Map unit name                                     | Rating (percent) | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------------------|------------------|--------------|----------------|
| 31                          | Hidalgo-Urban land complex, 0 to 1 percent slopes | 35.9             | 0.6          | 100.0%         |
| Totals for Area of Interest |                                                   |                  | 0.6          | 100.0%         |

## Description

Liquid limit (LL) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state. Generally, the amount of clay- and silt-size particles, the organic matter content, and the type of minerals determine the liquid limit. Soils that have a high liquid limit have the capacity to hold a lot of water while maintaining a plastic or semisolid state.

Liquid limit is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

## Rating Options

*Units of Measure:* percent

*Aggregation Method:* Dominant Component

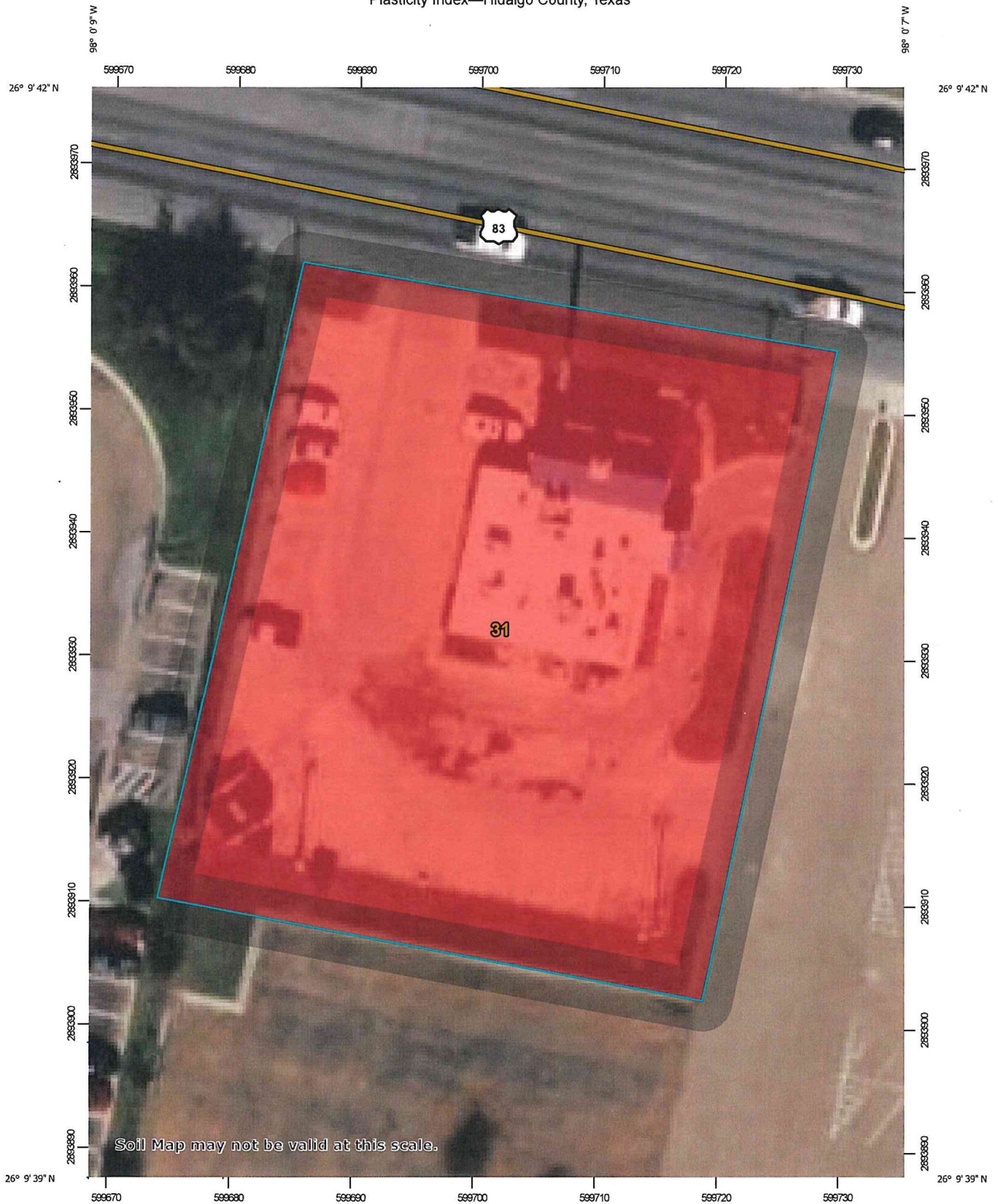
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

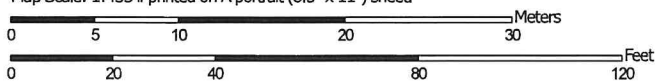
*Interpret Nulls as Zero:* No

*Layer Options (Horizon Aggregation Method):* All Layers (Weighted Average)

Plasticity Index—Hidalgo County, Texas



Map Scale: 1:433 if printed on A portrait (8.5" x 11") sheet.



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



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

8/6/2024  
Page 1 of 3



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 = 16.6

 Not rated or not available

#### Soil Rating Lines

 = 16.6

 Not rated or not available

#### Soil Rating Points

 = 16.6

 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 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.

## Plasticity Index

| Map unit symbol             | Map unit name                                     | Rating (percent) | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------------------|------------------|--------------|----------------|
| 31                          | Hidalgo-Urban land complex, 0 to 1 percent slopes | 16.6             | 0.6          | 100.0%         |
| Totals for Area of Interest |                                                   |                  | 0.6          | 100.0%         |

## Description

Plasticity index (PI) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is defined as the numerical difference between the liquid limit and plastic limit of the soil. It is the range of water content in which a soil exhibits the characteristics of a plastic solid.

The plastic limit is the water content that corresponds to an arbitrary limit between the plastic and semisolid states of a soil. The liquid limit is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state.

Soils that have a high plasticity index have a wide range of moisture content in which the soil performs as a plastic material. Highly and moderately plastic clays have large PI values. Plasticity index is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

## Rating Options

*Units of Measure:* percent

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

*Interpret Nulls as Zero:* No

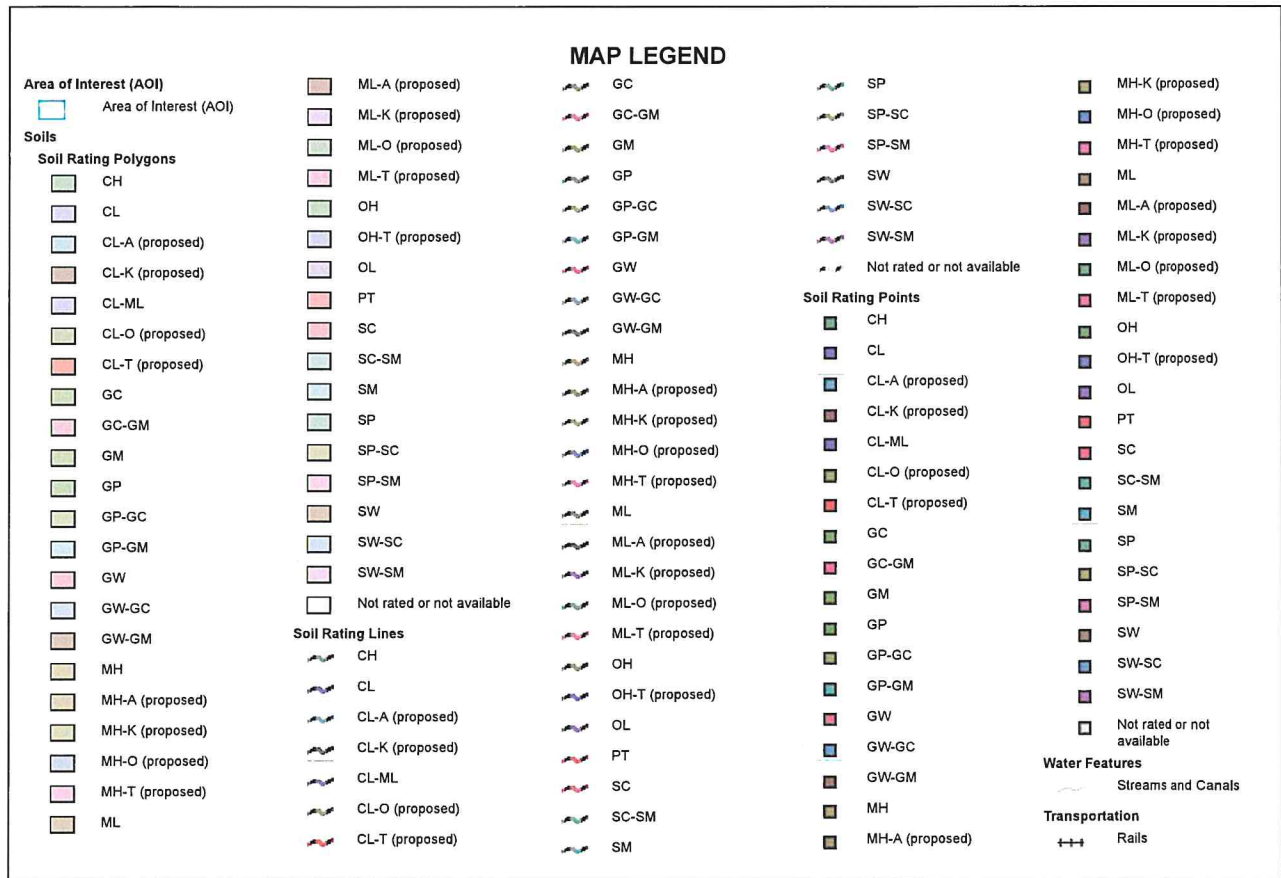
*Layer Options (Horizon Aggregation Method):* All Layers (Weighted Average)



Unified Soil Classification (Surface)—Hidalgo County, Texas



# Unified Soil Classification (Surface)—Hidalgo County, Texas





Unified Soil Classification (Surface)—Hidalgo County, Texas

## MAP INFORMATION

-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
  -  Aerial Photography

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.

## Unified Soil Classification (Surface)

| Map unit symbol                    | Map unit name                                     | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---------------------------------------------------|--------|--------------|----------------|
| 31                                 | Hidalgo-Urban land complex, 0 to 1 percent slopes | CL     | 0.6          | 100.0%         |
| <b>Totals for Area of Interest</b> |                                                   |        | <b>0.6</b>   | <b>100.0%</b>  |

### Description

The Unified soil classification system classifies mineral and organic mineral soils for engineering purposes on the basis of particle-size characteristics, liquid limit, and plasticity index. It identifies three major soil divisions: (i) coarse-grained soils having less than 50 percent, by weight, particles smaller than 0.074 mm in diameter; (ii) fine-grained soils having 50 percent or more, by weight, particles smaller than 0.074 mm in diameter; and (iii) highly organic soils that demonstrate certain organic characteristics. These divisions are further subdivided into a total of 15 basic soil groups. The major soil divisions and basic soil groups are determined on the basis of estimated or measured values for grain-size distribution and Atterberg limits. ASTM D 2487 shows the criteria chart used for classifying soil in the Unified system and the 15 basic soil groups of the system and the plasticity chart for the Unified system.

The various groupings of this classification correlate in a general way with the engineering behavior of soils. This correlation provides a useful first step in any field or laboratory investigation for engineering purposes. It can serve to make some general interpretations relating to probable performance of the soil for engineering uses.

For each soil horizon in the database one or more Unified soil classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

### Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

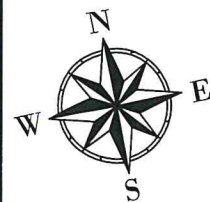
*Tie-break Rule:* Lower

*Layer Options (Horizon Aggregation Method):* Surface Layer (Not applicable)





## EXHIBITS



**U.S. BUSINESS HIGHWAY NO. 83  
(110.0' R.O.W.)**

EXIST. CURB INLET  
TOP.: 83.67'  
FL.: 80.16'

TOP OF CURB: 83.77'

TOP OF CURB: 83.94'

174.0'

S77°37'30"E - 130.00'

SHALLOW CONCENTRATED FLOW  
60.0' @ 0.40%

N12°22'30"E - 150.00'

OVERLAND FLOW  
100.0' @ 0.40%

S12°22'30"W - 150.00'

KEYSTONE APARTMENTS SUBDIVISION  
LOT A  
VOLUME 33, PAGE 20  
H.C.M.R.

LOJON PROPERTY 71 LLC  
0.45 ACRES  
DOCUMENT NUMBER: 3046453  
O.R.H.C.

N77°37'30"W - 130.00'

THE FAMILY CHURCH OF MCALLEN  
6.36 ACRES  
DOCUMENT NUMBER: 2577325  
O.R.H.C.

**PRE-DEVELOPMENT STORM RUNOFF**

N.T.S.



**SAM Engineering & Surveying**

200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880  
MCALLEN, TEXAS 78501 FAX: (956) 702-8883

SURVEY FIRM REG. No. 101416-00





**U.S. BUSINESS HIGHWAY NO. 83  
(110.0' R.O.W.)**

EXIST. CURB INLET  
TOP.: 83.67'  
FL.: 80.16'

TOP OF CURB: 83.77'

TOP OF CURB: 83.93'

174.0'

S77°37'30"E - 130.00'

SHALLOW CONCENTRATED FLOW  
60.0' @ 0.40%

N12°22'30"E - 150.00'

OVERLAND FLOW  
100.0' @ 0.40%

S12°22'30"W - 150.00'

KEYSTONE APARTMENTS SUBDIVISION  
LOT A  
VOLUME 33, PAGE 20  
H.C.M.R.

LOJON PROPERTY 71 LLC  
0.45 ACRES  
DOCUMENT NUMBER: 3046453  
O.R.H.C.

N77°37'30"W - 130.00'

THE FAMILY CHURCH OF MCALLEN  
6.36 ACRES  
DOCUMENT NUMBER: 2577325  
O.R.H.C.

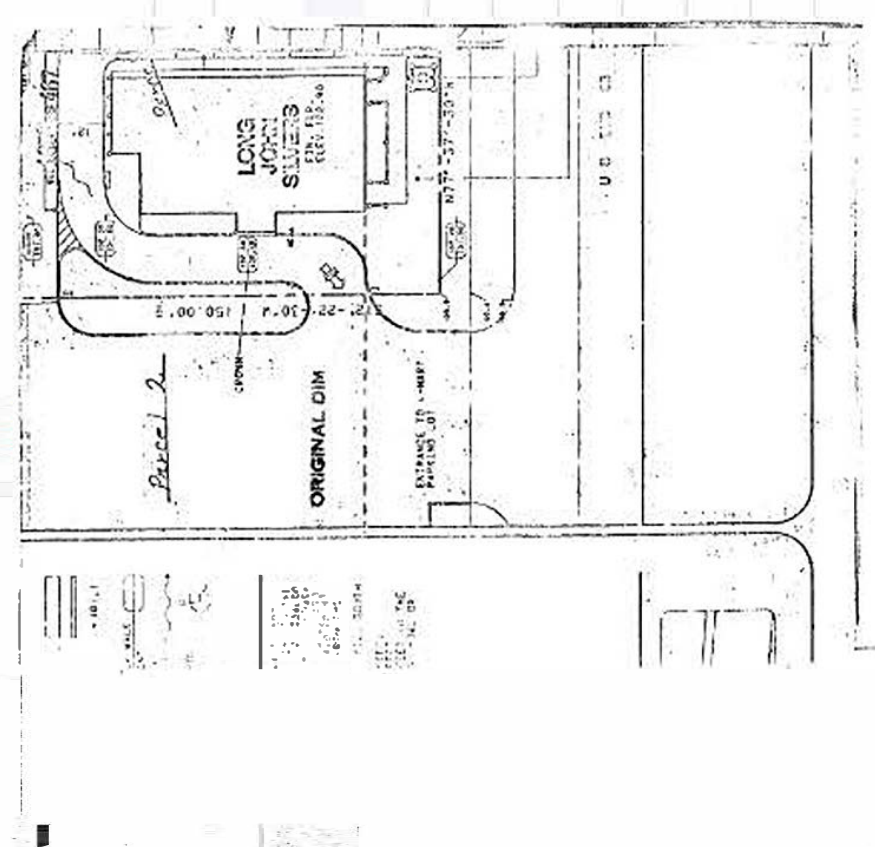
**POST-DEVELOPMENT STORM RUNOFF**  
N.T.S.



**SAM Engineering & Surveying**

200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880  
MCALLEN, TEXAS 78501 FAX: (956) 702-8883

SURVEY FIRM REG. No. 101416-00



EASEMENT

Document Number: 1983-27819

Book/Volume/Page: OR/1857/454

Number of Pages: 16

Instrument Date: 07/14/1983

Recorded Date: 7/29/1983 0:00 AM

Consideration: 50.00

Parties

|                         |         |
|-------------------------|---------|
| LONG JOHN SILVERS INC   | GRANTOR |
| TWO MIRA MESA ASSOC P/S | GRANTOR |
| K MART CORP             | GRANTOR |
| DAMON RAIKE&CO          | GRANTOR |
| DOMON RAIKE&CO          | GRANTEE |
| LONG JOHN SILVERS INC   | GRANTEE |
| TWO MIRA MESA ASSOC P/S | GRANTEE |
| K MART CORP             | GRANTEE |

Legal Description

SEE INSTRUMENT



## EXHIBIT A

### LEGAL DESCRIPTION

#### TRACT 1: (FEE SIMPLE)

A TRACT OF LAND CONTAINING 0.45 ACRES OUT OF FARM TRACT 1502, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF RECORD IN VOLUME 2, PAGE 34, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF FARM TRACT 1502, AND THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 83, SAID POINT BEING SOUTH 77 DEGREES 37 MINUTES 30 SECONDS EAST, A DISTANCE OF 65.5 FEET FROM THE NORTHWEST CORNER OF FARM TRACT 1502;

THENCE WITH AND ALONG THE NORTH LINE OF FARM TRACT 1502, SOUTH 77 DEGREES 37 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.0 FEET;

THENCE SOUTH 12 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 150.0 FEET;

THENCE NORTH 77 DEGREES 37 MINUTES 30 SECONDS WEST, A DISTANCE OF 130.0 FEET;

THENCE NORTH 12 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.45 ACRES, MORE OR LESS.

#### TRACT 2: (EASEMENT)

EASEMENT ESTATE ONLY, CREATED IN GRANT OF EASEMENT GRANTED BY MORA MESA ASSOCIATES TO CLARK DEVELOPMENT COMPANY, A TEXAS CORPORATION, BY INSTRUMENT DATED JULY 6, 1983, RECORDED IN VOLUME 1855, PAGE 428, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AFFECTING:

A TRACT OF LAND CONTAINING 0.07 ACRES OUT OF F.T. 638 AND F.T. 1502, WEST AND ADAMS SUBDIVISION, CITY OF WESLACO, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN THE SOUTHWEST CORNER OF A 0.45 ACRE TRACT OUT OF F.T. 1502, SAID POINT BEING SOUTH 77 DEGREES 37 MINUTES 30 SECONDS EAST, A DISTANCE OF 65.5 FEET AND SOUTH 12 DEGREES 22 MINUTES 30 SECONDS WEST A DISTANCE OF 150.0 FEET FROM THE NORTHWEST CORNER OF F.T. 1502 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 77 DEGREES 37 MINUTES 30 SECONDS EAST, A DISTANCE OF 10.0 FEET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 12 DEGREES 22 MINUTES 30 SECONDS WEST, AT A DISTANCE OF 194.11 FEET PASS THE WEST LINE OF F.T. 1502, THE SAME BEING THE EAST LINE OF F.T. 638, A TOTAL DISTANCE OF 291.2 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 81 DEGREES 28 MINUTES WEST, A DISTANCE OF 10.71 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 12 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 146.53 FEET PASS THE EAST LINE OF F.T. 638, THE SAME BEING THE WEST LINE OF F.T. 1502, A TOTAL DISTANCE OF 295.04 FEET TO THE PLACE OF BEGINNING, SAID TRACT CONTAINING 0.07 ACRES, MORE OR LESS.









## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Date of Meeting:</b><br><b>November 6, 2024</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Agenda Item No. (to be assigned by PCE):</b><br><b>V.D.</b> |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC-Omar Cano, P.E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for three-month extension of Pleasantview Terrace Subdivision being 27.498 acre out North 100 feet of the South 280 feet of South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr. Possible Action.                                                                                                                                                                                                                                            |                                                                |
| <b>Discussion/Overview:</b><br>The proposed eighty-five (85) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on September 6, 2024. This is the 1 <sup>st</sup> extension. Project is about 85% completed. Pending sewer main connection, asphalt, cores, entrances and BacT testing. Engineering has provided an email.                                                                                                                                                                                                                                                                        |                                                                |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of the three-month extension.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                |
| <b>Additional Action Prompted:</b><br><div style="display: flex; flex-wrap: wrap; padding-left: 20px;"> <div style="margin-right: 20px;"><input checked="" type="checkbox"/> Mayor's Signature</div> <div style="margin-right: 20px;"><input type="checkbox"/> Public Hearing</div> <div style="margin-right: 20px;"><input type="checkbox"/> Budget Amendment</div> <div style="margin-right: 20px;"><input type="checkbox"/> Resolution</div> <div style="margin-right: 20px;"><input type="checkbox"/> Ordinance – First Reading</div> <div style="margin-right: 20px;"><input type="checkbox"/> Ordinance – Final Reading</div> </div> |                                                                |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                |
| <b>Attachments, (if any):</b><br>Extension letter and email from Engineering.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                |

# Supreme Engineering, PLLC

Consulting Engineers  
135 Paseo Del Prado Suite #7  
Edinburg, TX 78539

October 3, 2024

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

Re: Pleasantview Terrace Subdivision 90-day Extension Request

Dear Ms. De La Fuente,

Supreme Engineering, Agent and Engineer on record for the aforementioned subdivision, is requesting an extension of 90 days to complete the public improvements. As of today, all utilities have been installed and the paving section is under construction. We foresee, completing the final flexible base (caliche) layer within the next two weeks and complete paving the roads within a couple of months from today. We need the additional month to record the Plat.

Respectfully Submitted,



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Omar Cano, P.E., CFM  
President





**From:** [Joe Mondragon](#)  
**To:** [Flor Acuna](#)  
**Cc:** [Rebekah M. De La Fuente](#); [Alberto J. Aldana](#); [Arlene Lara](#); [Jeremy Anciso](#)  
**Subject:** RE: Extension request  
**Date:** Thursday, October 10, 2024 12:02:08 PM  
**Attachments:** [image001.png](#)

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Good Afternoon,

This Email is for the Extension Request for the project Pleasant view Terrace Subdivision. This project is about 85% completed the only things pending are the sewer main connection, asphalt and cores, entrances, and BacT testing.

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**From:** Flor Acuna <facuna@weslacotx.gov>  
**Sent:** Thursday, October 10, 2024 11:22 AM  
**To:** Joe Mondragon <jmondragon@weslacotx.gov>  
**Cc:** Jeremy Anciso <janciso@weslacotx.gov>  
**Subject:** Extension request

Good morning, please see attached. Could you please provide me what is pending for final.

Thank you in advance,

*Flor E. Acuña*

*General Service Coordinator*

*City of Weslaco*

*255 S Kansas Ave.*

*Weslaco, Tx 78596*

***Ph. 956-447-3403***

***Fax 956-973-3128***



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

|                                                                                                                                                                                                                                                                                                                                          |                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Date of Meeting:</b><br><b>November 6, 2024</b>                                                                                                                                                                                                                                                                                       | <b>Agenda Item No. (to be assigned by PCE):</b><br><b>V.E.</b> |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Joel Pena Jr.                                                                                                                                                                                                                                                      |                                                                |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for six-month extension of J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of Cypress and North Border Ave. Possible Action. |                                                                |
| <b>Discussion/Overview:</b><br>The proposed four (4) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on August 13, 2024. This is the 1 <sup>st</sup> extension. Project has not been started, but has been issued a Notice to Proceed. Engineering has provided and email.                   |                                                                |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                        |                                                                |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of the Preliminary and Final Plat.                                                                                                                                                                                                                     |                                                                |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading               |                                                                |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                         |                                                                |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                         |                                                                |
| <b>Attachments,(if any):</b><br>Extension letter and email from Engineering.                                                                                                                                                                                                                                                             |                                                                |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                               |                                                                |



**Joel Pena Jr.**  
**J&P Estates**  
**1901 N. Border Ave.**  
**Weslaco, Tx, 78599**

**City of Weslaco**

**255 S Kansas Ave,**  
**Weslaco, TX 78596**

I hope this letter finds you well. I am writing to formally request a six-month extension for the J&P Estates subdivision project, originally scheduled for completion by Fall of 2024.

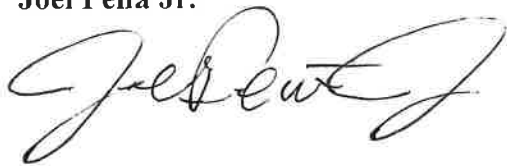
Due to unforeseen circumstances, we have not been able to complete utilities construction. However, we now have a construction date set for October 27, 2024 with our new contactor, TKC Construction and expect the project to be completed before the end of the month.

We appreciate your consideration of this request and are committed to maintaining open communication with the city throughout this extended period.

Thank you for your attention to this matter. We look forward to your positive response.

Sincerely,

**Joel Pena Jr.**

A handwritten signature in black ink, appearing to read 'Joel Pena Jr.', written in a cursive style.

**J&P Estates**

**From:** [Jeremy Anciso](#)  
**To:** [Flor Acuna](#)  
**Date:** Wednesday, October 16, 2024 4:46:28 PM  
**Attachments:** [J&P Extension.pdf](#)

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Good Afternoon

I hope this message finds you well. I

wanted to provide you with an update on the project. We have received the extension request for the engineering side. however, the team has not started the work yet, as they are currently waiting to hear from us. thank you