

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

FEBRUARY 04, 2026 5:30P.M.

PCE CONFERENCE ROOM

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jim Forward, PZ Commissioner

Carolina Crockett, PZ Commissioner

Richard Valdez, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 7, 2026**

On Wednesday, January 7, 2026, at 5:30 pm, the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Carolina Crockett	Commissioner
Jim Forward	Commissioner
Richard Valdez	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:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. January 7, 2026, Regular Meeting

Commissioner Summers made a motion to approve the minutes of December 3, 2025, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 320 S Pleasantview Drive. Also being Lots 1-85 Pleasantview Terrace Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District.

Mrs. Arevalo stated that notice appeared in the Monitor on December 17, 2025, there were twenty-six (26) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

B. Discussion and consideration to rezone 414 E 18th St., also being 1.14 acres out of Farm Tract 751 and 752, Lot 3, Blk 140, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

Mrs. Arevalo stated that notice appeared in the Monitor on December 17, 2025, there were fifteen (15) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

C. Discussion and consideration to rezone 2823 S Bridge Ave., also being 11.327 acres of land out of Farm Tract 758, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District.

Mrs. Arevalo stated that notice appeared in the Monitor on December 17, 2025, there were thirteen (13) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

D. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premises Permit, at 1311 W IH 2 Ste G, also being all of Lot 1, Weslaco Plaza Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on December 17, 2025, there were seven (7) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Amareli Murillo representative stated that the use would remain the same, only the ownership and restaurant name would change.

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

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

V. DISCUSSION AND CONSIDERATION

- A. **Discussion and consideration for the Preliminary Plat for Joy Subdivision being a 2.08-acre plat consisting of all of Lot 3, Block 1, Ro-Ellen Addition No. 3, and all of Lot 3, Ro-Ellen Addition Unit No. 2, Weslaco, Hidalgo County, Texas. Located on the East side of James Street (1001 James St.) across from and east of 10th St.**

Mrs. Arevalo stated the proposed development is a two (2) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. Staff recommends approval of Preliminary Plat.

Commissioner Berry made a motion to approve the Preliminary Plat with the stipulation of clarification on the utility easement running behind lot two, seconded by Commissioner Summers. Motion carried.

- B. **Discussion and consideration for six-month extension of 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.**

No action taken.

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

Mrs. Arevalo stated proposed three (3) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on January 16, 2026. This is the 2nd extension. The project is about 95% completed and is pending the construction of the concrete collars around the manholes. The Engineering Department has provided an email. Staff recommends approval of the extension.

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

- D. **Discussion and consideration to be granted a waiver to the moratorium for 1015 W 6th St., also being E112.1 of Lot 7, FT671, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 820ft west of S Border Ave. on the south side of 6th St.**

Mrs. Arevalo stated the applicant is requesting a wavier to the moratorium in order to submit a rezone request application from B-2 Secondary and Highway District to R-2 Duplex and Apartments. A letter for request was received.

Ms. De La Fuente stated the property owner previously requested a zoning verification form, and based on the official zoning map, the property was identified as being zoned R-2 Apartment/Duplex District. Relying on this information, the owner proceeded with hiring a designer and engineer to prepare plans for the development of five (5) duplexes. In early December, Planning staff received a phone call from a surrounding property owner questioning the zoning designation and stating that a rezoning request submitted in 2003 had been withdrawn by

the property owner. Planning staff researched the City's archives and confirmed that the rezoning request was, in fact, withdrawn and that the property was never rezoned to the R-2 Apartment/Duplex District. As the zoning map was inaccurate and the property owner has already incurred costs based on the City-provided information, the owner is requesting a waiver to the moratorium in order to proceed with a rezoning request for duplex development.

Commissioner Forward made a motion to approve the waiver request, seconded by Commissioner Valdez. Motion carried.

VI. ADJOURNMENT

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

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Absent
Adrian Torres, Commissioner

Jim Forward, Commissioner

Richard Valdez, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Tim Llaoa.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit at 102 W IH 2. also being E225'-N151.31'-S421.31' FT 119 0.78AC GR 0.56AC Net, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 14, 2026. Six (6) property owners within 200 feet of the applicant's property were notified by letter on January 23, 2026.	
Staff recommendation for Commission's Action: Staff recommends approval of the Conditional Use permit.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000965-2025

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 WEST TRACT Block _____

Subdivision Name W380000 - WEST TRACT - SWL

Street Address 102 W EXPWY 83 Weslaco TX

Existing Zoning CO Existing Land Use Convenience Store with Gas and Laredo Taco

Purpose for the Conditional Use Permit Request Going from a BQ permit to a BG permit
for existing Stripe Store #40723H

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

_____ \$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 Tim Ilaoa Phone 972-901-8788

Address 217 E. Main Street #819 Fax: _____

City Royse City State TX Zip Code 75189 E-Mail: tim@texaslicensing.net

OWNER

Name 7-Eleven Inc Phone 855-711-0711

Address PO Box 139044 Attn: Licensing Fax: _____

City Dallas State TX Zip Code 75313 E-Mail: electronicrenewals@7-11.com

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

Yes _____ No X _____

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

Signature



Owner

Date

5/20/24

Signature

Applicant

Date

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.) Stripes Store 40723H			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) 7-Eleven New SSP Beverage LLC			
3. Type of Owner ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 102 W. Expressway 83			
City Weslaco	County Hidalgo	State TX	Zip Code 78599
5. Mailing Address P.O. Box 139044			
City Dallas	County Dallas	State TX	Zip Code 75313-9044
6. Business Telephone Number pending		Alternate Telephone Number 972-828-6265	E-mail Address shantelle.grier-green@7-11.com
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number _____	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number _____	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit: ☐ BF Retail Dealer's Off-Premise License ☐ E Local Cartage Permit ☐ P Package Store Permit ☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit ☐ ET Third-Party Local Cartage Permit ☐ Q Wine Only Package Store ☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit ☐ BE Retail Dealer's On-Premise License ☐ E Local Cartage Permit ☐ MB Mixed Beverage ☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit ☐ FB Food and Beverage Certificate ☐ WP Waterpark Permit ☐ BP Brewpub License ☐ LH Late Hours Certificate			
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit ☐ BB General Distributor's License ☐ D Distillers and Rectifiers Permit - allows on-premise consumption ☐ S Nonresident Seller's Permit ☐ BC Branch Distributor's License ☐ DS Out-of-State Winery Direct Shipper's Permit ☐ SD Brewer's Self-Distribution License ☐ BN Nonresident Brewer's License ☐ G Winery - allows on-premise consumption ☐ W Wholesaler's Permit ☐ BW Brewer's License ☐ J Bonded Warehouse ☐ X General Class B Wholesaler Permit ☐ JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Trade Name: _____ Stripes Store 40723H _____

Location Address: 102 W. Expressway 83 City: Weslaco County: Hidalgo

Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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

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

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

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

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

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Stripes Store 40723H

Location Address: 102 W. Expressway 83 City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

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

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

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BW & D

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

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

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

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

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

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

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

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: _____ Stripes Store 40723H

Location Address: 102 W. Expressway 83 City: Weslaco County: Hidalgo

Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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

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

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

SIGN
HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the 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:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN
HERE _____, _____ County
County Clerk

SEAL

Certification for Late Hours Certificate (LH)

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

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

SIGN
HERE _____, _____ County
County Clerk

SEAL

Trade Name: Stripes Store 40723H

Location Address: 102 W. Expressway 83 City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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

Certificate of County Clerk for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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

SIGN
HERE _____, _____ County
County Clerk

S E A L

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

S E A L

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

S E A L

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

S E A L

Trade Name: Stripes Store 40723H

Location Address: 102 W. Expressway 83 City: Weslaco County: Hidalgo

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

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

**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**

Trade Name: Stripes Store 40723H

Location Address: 102 W. Expressway 83

City: Weslaco

County: Hidalgo

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

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

Comptroller of Public Accounts Certificate for All Applicants

TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this 5th day of February, 2024, 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 32065951827

Outlet Number 00129

Print Name of Comptroller Employee Jamie Moxley

Print Title of Comptroller Employee Enforcement Officer

SIGN HERE Jamie Moxley FIELD OFFICE 2153 Dallas SW SEAL



City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Pete Garcia, Jr., Mayor Pro-Tem, 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
Adrian Farias, Commissioner District 4

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager

PLANNING DEPARTMENT

January 23, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 4, 2026, and the City Commission will hold a public hearing on February 18, 2026, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 4, 2026. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Tim Llaoa is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit at 102 W IH 2. also being E225'-N151.31'-S421.31' FT 119 0.78AC GR 0.56AC Net, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

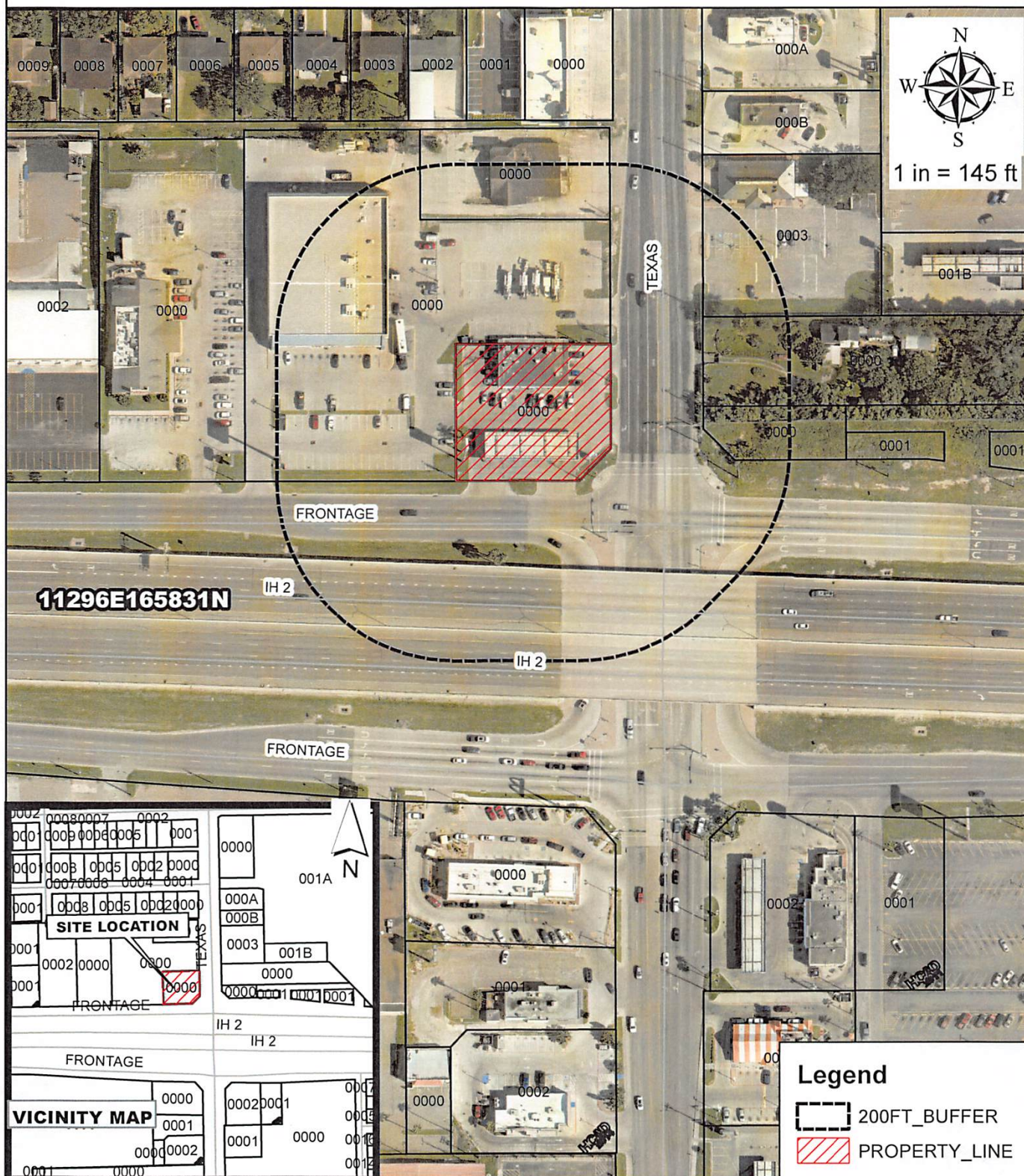
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Planning & Code Enforcement



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



City of Weslaco Code Enforcement Dept.

JAN 15, 2026

RE WESLACO LLC 1 PRESIDENTIAL BLVD BALA CYNWYD PA 19004	T3640-02-000-0000-05 THE PEP BOYS NO.2 ALL EXC S380'-W25' 1501 N TEXAS BLVD	L: 1594522 B: 1487284
PIZZA HUT OF SOUTH VALLEY INC PO BOX 96 CUNNINGHAM TX 75434-0096	W0256-00-001-0003-00 WAL-MART BLK 1 LOT 3 - AMENDED 1302 N TEXAS BLVD	L: 540000 B: 481767
NODROG O T 1500 N TEXAS BLVD WESLACO TX 78599-4214	W3800-00-037-0000-02 WEST TRACT BLK FT 37 S1.80 AC 1500 N TEXAS BLVD	L: 1176120 B: 101726
MOST REVEREND DANIEL E FLORES 700 N VETERANS BLVD SAN JUAN TX 78589-3225	W3800-00-038-0000-06 WEST TRACT FT 38 NW0.28AC 0 TEXAS BLVD/ FRNTG N EXPW	L: 19454 B: 0
PAYNE ED & PAYNE ESTATES LLC ATTN: JERRY GARZA 2401 E BUSINESS 83 WESLACO TX 78596-8344	W3800-00-119-0000-03 WEST TRACT E264'-S100'-N760'-FT 119 AC NET 1505 N TEXAS BLVD	L: 316950 B: 251119
LIU WILLIAM & CHIALING TRUSTEES WILLIAM & CHIALING FAMILY TRUST 10031 WILBUR AVE NORTHRIDGE CA 91324-1535	W3800-00-119-0000-05 WEST TRACT E225'-N151.31'-S421.31' FT R 0.56AC NET 119 W EXPRWY 83	L: 440658 B: 214571

To Whom It May Concern,

Our Team at 7-11 is currently expanding our Laredo Taco Margarita concept throughout South Texas. During this expansion, we have selected three stores in the City of Weslaco. To comply with Texas ABC requirements, we have applied for an on-premises BG permit. We will legally be allowed to serve for on-premises consumption, but we have found that most of our consumers purchase this with the intention of consumption at home.

The “Margarita” is a wine-based product distributed by L&F Distributors and manufactured by MPACT Beverages out of Houston. This is a Texas made product. This wine based ready-to-drink product has a 10.5% ABV for Strawberry and a 9.5% ABV for Classic. This product has already rolled out in several communities quite successfully.

Employees will complete Texas ABC training that includes age verification & safe serving recommendations. As a responsible retailer, we have also set up age verifications prompts at our point of sales to require age verification for every purchase.

Thanks,

Adrian Poulisse

Senior Store Innovation Analyst

Cypress Waters | 3200 Hackberry Road | Irving, Texas | 75063
W 972.828.1820 | C 615.306.8615 | Adrian.Poulisse@7-11.com





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Tim Llaoa.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit at 1919 W Bus 83 also being 0.86AC-W250'-E823.79'-N150' FT 633, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 14, 2026. Eight (8) property owners within 200 feet of the applicant's property were notified by letter on January 23, 2026.	
Staff recommendation for Commission's Action: Staff recommends approval of the Conditional Use permit.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000967-2025

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 _____ Block _____

Subdivision Name WEST TRACT 0.86AC-W250'-E823.79'-N150' FT 633

Street Address 1919 W HWY 83, Weslaco, TX. 78596

Existing Zoning R Existing Land Use Convenience Store

Purpose for the Conditional Use Permit Request Going from a BQ permit to a BG permit for existing Stripe Store #40611H.

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

- ☐ \$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 Tim Ilaoa Phone 972-901-8788

Address 217 E. Main Street #819 Fax: _____

City Royse City State TX Zip Code 75189 E-Mail: tim@texaslicensing.net

OWNER

Name 7-Eleven Inc. Phone 855-711-0711

Address PO Box 139044 Attn: Licensing Fax: _____

City Dallas State TX Zip Code 75189 E-Mail: electronicrenewals@7-11.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 *Tim Stan* Date 3/6/25
Owner

Signature *Tim Stan* Date 3/6/25
Applicant

Signature *Tim Stan* Date 3/6/25
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published
in Newspaper Date _____

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

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



**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.) Stripes Store 40611H			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) 7-Eleven New TND Beverage, LLC			
3. Type of Owner ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 1919 W. Business 83			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
5. Mailing Address P.O. Box 139044			
City Dallas	County Dallas	State TX	Zip Code 75313-9044
6. Business Telephone Number pending	Alternate Telephone Number 972-828-6265	E-mail Address shantelle.grier-green@7-11.com	
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number _____	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number _____	☐ Change of Location and Trade Name
License/Permit Number _____			
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☐ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☒ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Trade Name: _____ Stripes Store 40611H

Location Address: 1919 W. Business 83 City: Weslaco County: Hidalgo

Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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

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

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

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

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

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Stripes Store 40611H

Location Address: 1919 W. Business 83 City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

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

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

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BW & D

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

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

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

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

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

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

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Stripes Store 40611H

Location Address: 1919 W. Business 83

City: Weslaco

County: Hidalgo

Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

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SIGN

HERE _____, _____ County
County Clerk

SEAL

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Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

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*Mark box on right for BE and/or BE/FB	
☐ greater than 5% alcohol by volume	
OR	
☐ 5% or less alcohol by volume	
*Mark box on right for any of the following license or permit types	
BG, BG/FB	
BE, BE/FB	
Election for given location was held for:	
☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999	
OR	
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SIGN

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County Clerk

SEAL

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SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: Stripes Store 40611H

Location Address: 1919 W. Business 83 City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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Certificate of County Clerk for: J

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County Clerk

S E A L

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OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BW & D

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

S E A L

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

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HERE _____, _____ County
County Clerk

S E A L

Trade Name: _____ Stripes Store 40611H _____

Location Address: 1919 W. Business 83 _____ City: Weslaco _____ County: Hidalgo _____

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

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Pete Garcia, Jr., Mayor Pro-Tem, 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
Adrian Farias, Commissioner District 4

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager

PLANNING DEPARTMENT

January 23, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 4, 2026, and the City Commission will hold a public hearing on February 18, 2026, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 4, 2026. A staff member will contact you with instructions via phone call to address your public comment.

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Tim Llaoa is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit at 1919 W Bus 83 also being 0.86AC-W250'-E823.79'-N150' FT 633, 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

Planning & Code Enforcement



City of Weslaco Code Enforcement Dept.

JAN 15, 2026

GALVAN REVIVAL CHURCH 2731 IRWIN DR SAN ANTONIO TX 78222-1327	W3800-00-150-0000-00 WEST TRACT BLK FT 150 E9.79-11.79 AC 0 US BUS 83	L: 342650 B: 790556
VARGAS JUAN & ALICIA 197 LAS PALMAS DR MERCEDDES TX 78570-4307	W3800-00-633-0000-03 WEST TRACT 0.34AC 1729 W BUS HWY 83	L: 88860 B: 103447
CASTILLO JOHN L 1813 W BUS 83 WESLACO TX 78596-5660	W3800-00-633-0000-05 WEST TRACT E100'-W450.81'-N150' FT 633 0 US HWY 83	L: 88860 B: 46313
CASTELLANOS JORGE & ANGEL 1604 RICARDO ST WESLACO TX 78599-5516	W3800-00-633-0000-06 WEST TRACT 0.38AC FT 633 1901 W BUS HWY 83	L: 99318 B: 221255
MDC COAST 9 LLC ATTN PM #5987 C/O 7-ELEVEN, INC IRVING TX 75063-0131	W3800-00-633-0000-07 WEST TRACT 0 US HWY 83	L: 213533 B: 213589
FOUR RIGHT INVESTMENT 3255 WILSHIRE BLVD STE 1034 LOS ANGELES CA 90010-1414	R3483-00-000-0001-00 ROCK RIDGE ESTATES LOT 1 1715 E BUS HWY 83	L: 155645 B: 0
WESLACO HILLS APARTMENTS LP 9907 MOORBERRY LN HOUSTON TX 77080-6403	W2246-00-001-0001-00 WESLACO HILLS LOT 1 BLK 1 2101 W BUS HWY 83	L: 727452 B: 14720815
FOUR RIGHT INVESTMENT 3255 WILSHIRE BLVD STE 1034 LOS ANGELES CA 90010-1414	R3483-00-000-0002-00 ROCK RIDGE ESTATES LOT 2 1723 E BUS HWY 83	L: 1002456 B: 0

To Whom It May Concern,

Our Team at 7-11 is currently expanding our Laredo Taco Margarita concept throughout South Texas. During this expansion, we have selected three stores in the City of Weslaco. To comply with Texas ABC requirements, we have applied for an on-premises BG permit. We will legally be allowed to serve for on-premises consumption, but we have found that most of our consumers purchase this with the intention of consumption at home.

The “Margarita” is a wine-based product distributed by L&F Distributors and manufactured by MPACT Beverages out of Houston. This is a Texas made product. This wine based ready-to-drink product has a 10.5% ABV for Strawberry and a 9.5% ABV for Classic. This product has already rolled out in several communities quite successfully.

Employees will complete Texas ABC training that includes age verification & safe serving recommendations. As a responsible retailer, we have also set up age verifications prompts at our point of sales to require age verification for every purchase.

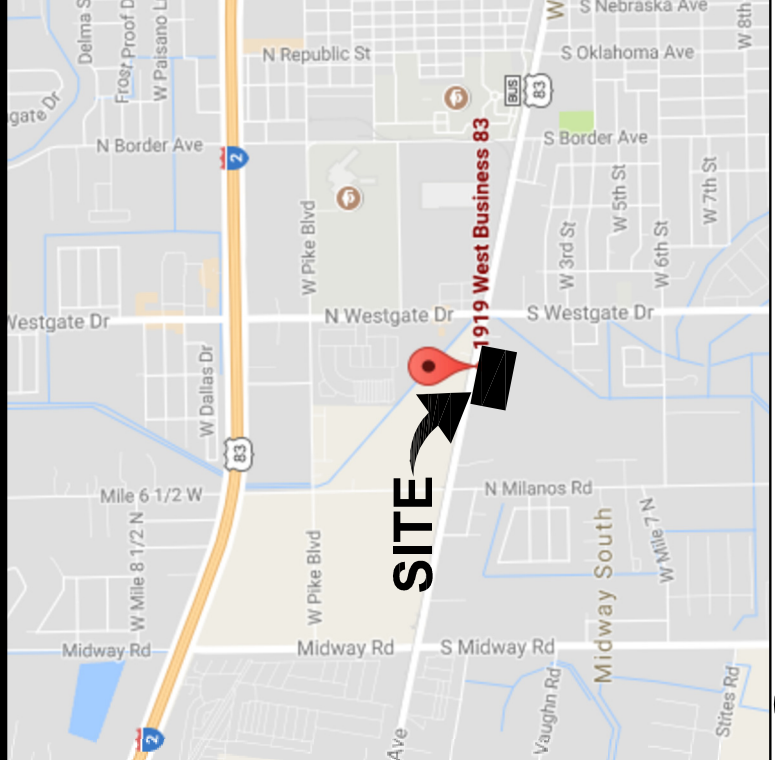
Thanks,

Adrian Poulisse

Senior Store Innovation Analyst

Cypress Waters | 3200 Hackberry Road | Irving, Texas | 75063
W 972.828.1820 | C 615.306.8615 | Adrian.Poulisse@7-11.com





SITE

1919 West Business 83

VICINITY MAP

NOT TO SCALE

millman

National Land Services

Transforming the Industry

Surveying

Zoning

Environmental

Real Support - Title Review

Millman Surveying, Inc.

Corporate Headquarters

4111 Bradley Circle NW

Canton, OH 44718

Phone: 800-520-1010

Fax: 330-342-0834

www.millmanland.com

landsurveyors@millmanland.com

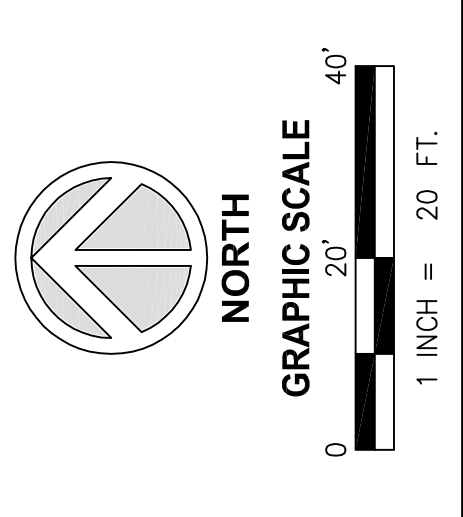
SYMBOL LEGEND	
R/W	Right-of-Way
P/L	Adjoiner Property Line
—	Canteline
—	5/8" Iron Pipe
—	5/8" Iron Pipe
—	Stamped "MILLMAN 3303420723"
—	No. of Regular Parking Spaces
—	No. of Handicap Parking Spaces
—	Electric Meter
—	Telephone Pedestal
—	Monitoring Well
—	Ballard Post
—	Sign
—	Handicap Space
—	Light Pole
—	Utility Pole
—	Air Pump
—	Gas Pump
—	Canopy Support Post
—	Fence (As Noted)
—	Wood Fence (As Noted)
—	Overhead Utilities
—	No Parking Area
—	Concrete Area
—	Building Area

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

7-ELEVEN, INC.

3200 Hackberry Road
Irving, TX 75063

7-Eleven #40611
Sunoco #867
1919 West Business 83
City of Weslaco
County of Hidalgo
State of Texas



NORTH

GRAPHIC SCALE

0 20' 40'

1 INCH = 20 FT.



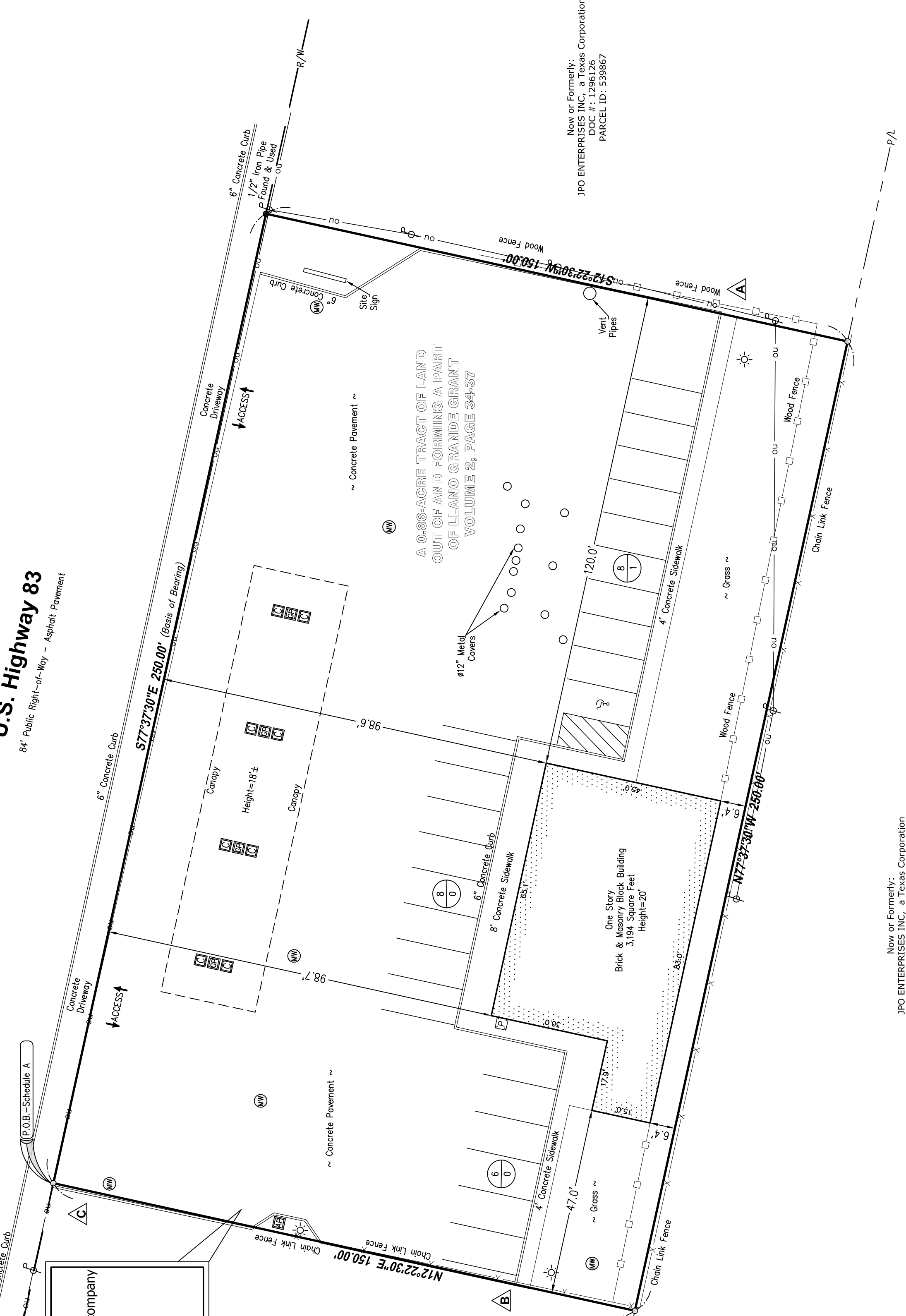
Surveyor's Seal

Sheet No. 1 of 1	
MSI Project No. 40803	PC: CLA
EPS	PM: Drafter: MAS

U.S. Highway 83
84' Public Right-of-Way - Asphalt Pavement

VESTED IN:
Stripes LLC, a Texas limited liability company
DOC #: 1398585
PARCEL ID: 539868

TOTAL LAND AREA:
37,500 Square Feet
0.8609 Acres



Now or Formerly:
JPO ENTERPRISES INC., a Texas Corporation
DOC #: 1296126
PARCEL ID: 539867

Now or Formerly:
JPO ENTERPRISES INC., a Texas Corporation
DOC #: 2793613
PARCEL ID: 539870

STEWART TITLE GUARANTY COMPANY

COMMITMENT NO. 17000331475 - SCHEDULE A:

0.86-acre tract of land out of and forming a part of LLANO GRANDE GRANT in Hidalgo County, Texas, and also being a part of and forming a part of WEST TRACT SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34 of the Map Records, Hidalgo County, Texas, more particularly described as follows:

BEGINNING at a point on iron pipe on the North boundary line of Farm Tract 6.33, Block 178, of the West Tract Subdivision, a distance of 573.79 feet, North 77 degrees 37'-1/2 minutes West of Northeast corner of said Farm Tract, for the Northeast corner of this particular piece of parcel of land;

THENCE of right angle to the North line, South 12 degrees 22'-1/2 minutes West, a distance of 150.00 feet to an iron pipe for the Southeast corner;

THENCE, to the right, through an angle of 90 degrees-North 77 degrees, 37'-1/2 minutes West, a distance of 250.0 feet to an iron pipe of the Southwest corner;

THENCE, to the right, through an angle of 90 degrees-North 12 degrees 22'-1/2 minutes East, a distance of 150.00 feet to an iron pipe on the North boundary line for the Northwest corner;

THENCE, South 77 degrees 37'-1/2 minutes East, a distance of 250.00 feet along the North boundary line for the POINT OF BEGINNING, containing 0.86 acre of land, more or less.

STEWART TITLE GUARANTY COMPANY

COMMITMENT NO. 17000331475 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
 - VOLUME 803, PAGE 194, DEED RECORDS, HIDALGO COUNTY, TEXAS. (Omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, marital status or national origin) (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)
 - The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - Easement and Right of Way dated March 21, 1947, recorded in Volume 598, Page 802, Deed Records, Hidalgo County, Texas. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

MISCELLANEOUS NOTES:

- There is direct access to the subject property via US HWY 83, being public right-of-way which abuts and is contiguous with the subject property.
- With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Locating excavation, the exact location of pipes, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
- The posted address on site is 1919 West Business 83, Weslaco, Texas.
- At the time of this survey, there was no observable surface evidence of earth moving work, building foundations, or other structures on the subject property.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment No. 17000331475 with an effective date of May 15, 2017.
- Table A Item 21(c). Appurtenant easements as referenced in Schedule B of the Title Commitment are shown on the survey (where applicable) and are not shown on the map.
- The improvements shown on the survey (where applicable) are not shown on the map.
- All walls are plumb and do not extend over the boundary line.

BASIS OF BEARING:

The basis for all bearings shown hereon is the Northeastly Property Line, known as being S77°37'30"E, per ALTA/ACSM Land Title Survey Prepared by International Land Services, Inc. (Doc No. 00-12-17-021) of the Hidalgo County records.

SURVEYOR'S OBSERVATIONS:

- Subject's 6" Concrete Curb appears to lie a maximum distance of 0.5 feet over the Southerly property line.
- Subject's 6" Concrete Curb appears to lie a maximum distance of 0.3 feet over the Westerly property line.
- Subject's 6" Concrete Curb appears to lie a maximum distance of 1.1 feet over the Westerly property line.

ZONING:

Hidalgo County, Texas does not regulate zoning
Source: This zoning information is taken from a zoning report compiled by Millman National Land Services under MZ#: 13826, dated August 3, 2017.

FLOOD ZONE:

By solid map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (floods determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Hidalgo, State of Texas, Community Panel No. 4803340450C, Effective Date June 06, 2000.

TOTAL LAND AREA:

37,500 Square Feet
0.8609 Acres

PARKING:

22 Parking Spaces
1 Handicap Spaces
23 Total Parking Spaces

REVISION HISTORY

BY:	DATE:	COMMENT:
MAP	10/19/2017	CLIENT COMMENTS
SHS	01/25/2018	CERTIFICATION
CA	02/06/2018	REVISED TITLE



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Tim Llaoa.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit at 3302 E Bus 83 also being Lot 1, Crenshaw Center UT NO. 3 Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On- Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 14, 2026. Eight (8) property owners within 200 feet of the applicant's property were notified by letter on January 23, 2026.	
Staff recommendation for Commission's Action: Staff recommends approval of the Conditional Use permit.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

USE-000966-2025
FILE NO. _____

PROPOSED PROJECT

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

Lot 1 Block _____

Subdivision Name Crenshaw Center

Street Address 3302 E HWY 83 Weslaco, TX. 78596

Existing Zoning R Existing Land Use Convenience Store

Purpose for the Conditional Use Permit Request Going from a BQ permit to a BG permit for existing Stripe Store #40714H.

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

- _____ \$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 Tim Ilaoa Phone 972-901-8788

Address 217 E. Main Street #819 Fax: _____

City Royse City State TX Zip Code 75189 E-Mail: tim@texaslicensing.net

OWNER

Name 7-Eleven Inc. Phone 855-711-0711

Address PO Box 139044 Attn: Licensing Fax: _____

City Dallas State TX Zip Code 75189 E-Mail: electronicrenewals@7-11.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 *Tom Stan* Date 3/6/25
Owner

Signature *Tom Stan* Date 3/6/25
Applicant

Signature *Tom Stan* Date 3/6/25
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published
in Newspaper Date _____

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

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



**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.) Stripes Store 40714H			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) 7-Eleven New SSP Beverage, LLC			
3. Type of Owner ☐ Corporation ☐ Limited Partnership ☒ Limited Liability Company ☐ Limited Liability Partnership ☐ Partnership ☐ Other: _____			
4. Location Address 3302 E. Business 83			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
5. Mailing Address P.O. Box 139044			
City Dallas	County Dallas	State TX	Zip Code 75313-9044
6. Business Telephone Number pending	Alternate Telephone Number 972-828-6265	E-mail Address shantelle.grier-green@7-11.com	
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☐ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☒ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Trade Name: _____ Stripes Store 40714H

Location Address: 3302 E. Business 83 City: Weslaco County: Hidalgo

Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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

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

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

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

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

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Stripes Store 40714H

Location Address: 3302 E. Business 83

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

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

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

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BW & D

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

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

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

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

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

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

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

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Stripes Store 40714H

Location Address: 3302 E. Business 83

City: Weslaco

County: Hidalgo

Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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

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

OR

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

SIGN

HERE _____, _____ County Clerk _____ County

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the 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:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	
☐ greater than 5% alcohol by volume	
OR	
☐ 5% or less alcohol by volume	
*Mark box on right for any of the following license or permit types	
BG, BG/FB	
BE, BE/FB	
Election for given location was held for:	
☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999	
OR	
☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999	

SIGN

HERE _____, _____ County Clerk _____ County

SEAL

Certification for Late Hours Certificate (LH)

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

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

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

SIGN

HERE _____, _____ County Clerk _____ County

SEAL

Trade Name: Stripes Store 40714H

Location Address: 3302 E. Business 83

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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

Certificate of County Clerk for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for Winery (G) Applicants

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

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

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for: BW & D

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

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

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

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

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

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

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

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: Stripes Store 40714H

Location Address: 3302 E. Business 83 City: Weslaco County: Hidalgo

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

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Pete Garcia, Jr., Mayor Pro-Tem, 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
Adrian Farias, Commissioner District 4

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager

PLANNING DEPARTMENT

January 23, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 4, 2026, and the City Commission will hold a public hearing on February 18, 2026, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 4, 2026. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Tim Llaoa is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit at 3302 E Bus 83 also being Lot 1, Crenshaw Center UT NO. 3 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.

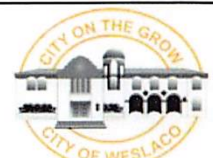
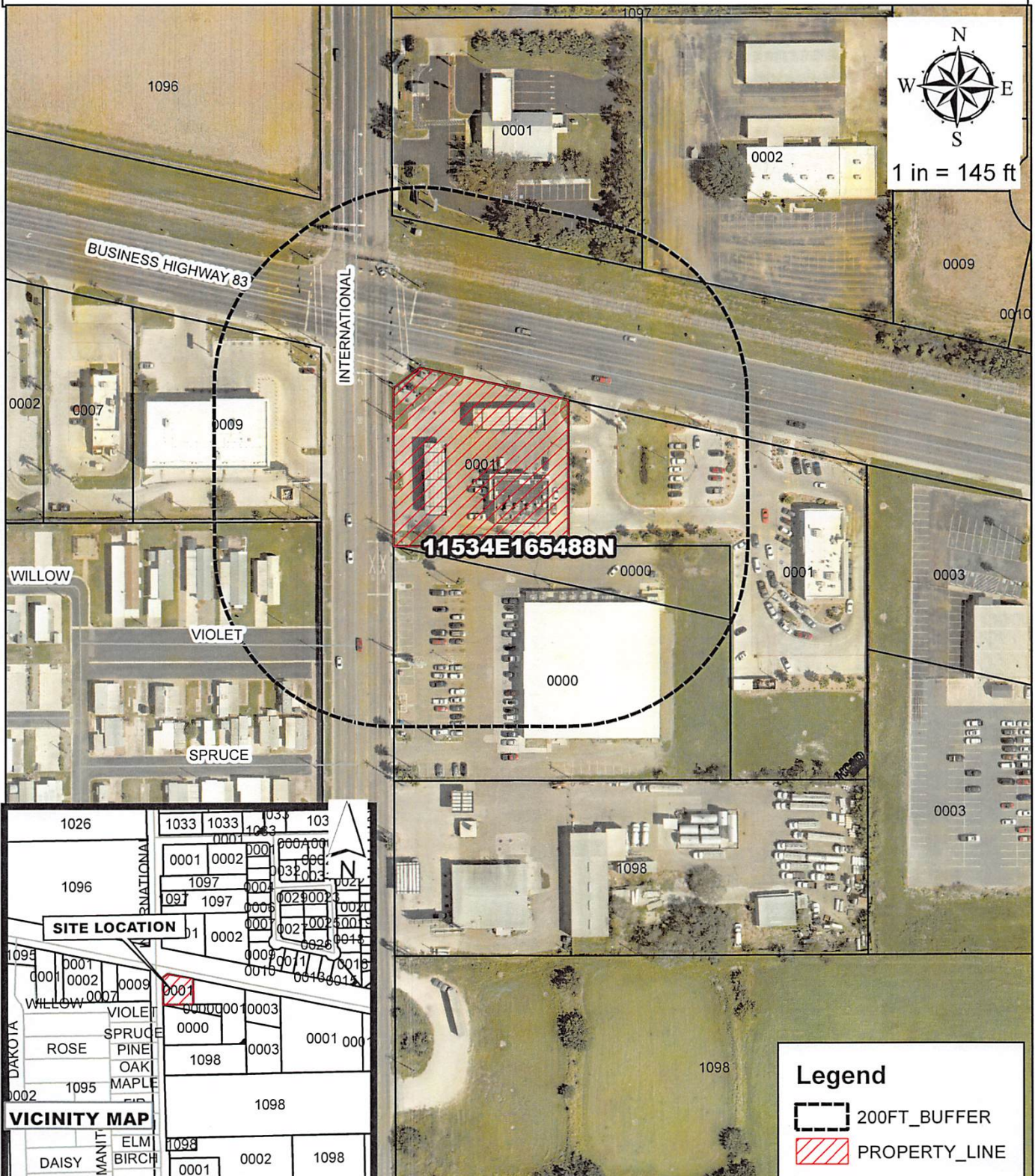
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



City of Weslaco Code Enforcement Dept.

JAN 15, 2026

MANTEX HOLDING CO INC 802 S INTERNATIONAL BLVD WESLACO TX 78596-8630	A0800-00-000-1095-00 ADAMS TRACT FT 1095 AN IRR TR XC N416.96'-E777.51' FT 1095 33.88 AC 802 S FM 1015	L: 1304380 B: 2590900
TEXAS NATIONAL BANK PO BOX 4650 EDINBURG TX 78540	B3660-00-000-0001-00 BORDER LOT 1 621 INTERNATIONAL BLVD	L: 417912 B: 815046
GALLIER/DAVIS LTD C/O RICHARD B GALLIER PO BOX 128 MIDLOTHIAN VA 23113-0128	B3660-00-000-0002-00 BORDER LOT 2	L: 283686 B: 563082
MDC COASTAL 20 LLC 11995 EL CAMINO REAL SAN DIEGO CA 92130-2539	C9370-00-000-0000-00 CRENSHAW CENTER NO.40AC IN 3302 E BUS HWY 83	L: 51401 B: 6326
REALTY INCOME U S CORE PLUS TX 11995 EL CAMINO REAL SAN DIEGO CA 92130	C9370-00-000-0000-01 CRENSHAW CENTER S1.84AC 701 S INTERNATIONAL BLVD	L: 236443 B: 1086984
JIM & MARY KAY MOFFITT FAMILY 1128 PECAN BLVD MCALLEN TX 78501-7872	C9370-03-000-0001-00 CRENSHAW CENTER UT NO. 3 LOT 1 3302 E BUS HWY 83	L: 265140 B: 244752
FIRST CASH LTD PO BOX 260888 PLANO TX 75026-0888	M1730-00-000-0009-00 DALE MAULDIN (R/S LOT 2) LOT 9 3220 E BUS HWY 83	L: 338048 B: 737688
MCDONALD'S REAL ESTATE D/B/A (DELAWARE) MCDONALD'S US LEGAL DEPT (L/C 042-1615) OAK BROOK IL 60523-1911	M2933-00-000-0001-00 MCDONALD'S 42-1615 WESLACO LOT 1	L: 466789 B: 1001896

To Whom It May Concern,

Our Team at 7-11 is currently expanding our Laredo Taco Margarita concept throughout South Texas. During this expansion, we have selected three stores in the City of Weslaco. To comply with Texas ABC requirements, we have applied for an on-premises BG permit. We will legally be allowed to serve for on-premises consumption, but we have found that most of our consumers purchase this with the intention of consumption at home.

The “Margarita” is a wine-based product distributed by L&F Distributors and manufactured by MPACT Beverages out of Houston. This is a Texas made product. This wine based ready-to-drink product has a 10.5% ABV for Strawberry and a 9.5% ABV for Classic. This product has already rolled out in several communities quite successfully.

Employees will complete Texas ABC training that includes age verification & safe serving recommendations. As a responsible retailer, we have also set up age verifications prompts at our point of sales to require age verification for every purchase.

Thanks,

Adrian Poulisse

Senior Store Innovation Analyst

Cypress Waters | 3200 Hackberry Road | Irving, Texas | 75063
W 972.828.1820 | C 615.306.8615 | Adrian.Poulisse@7-11.com





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Ismael Zuniga.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, at 1001 Town Center Blvd. Ste. 6, also being Lot 9, Town Center Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Mixed Beverage Permit On-Premises. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 14, 2026. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on January 23, 2026.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO USE-000976-
2025

PROPOSED PROJECT

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

Lot 9 Block _____

Subdivision Name TOWN CENTER SUBDIVISION

Street Address 1001 TOWN CENTER BLVD, SUITE 6

Existing Zoning COMMERCIAL Existing Land Use COMMERCIAL

Purpose for the Conditional Use Permit Request RESTAURANT AND BAR

OPERATIONS WITH MIXED BEVERAGE + LATE HOURS TABL PERMIT FOR ALCOHOL CONSUMPTION

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

COMPLY WITH ZONING REGULATIONS

- ☒ \$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 ISMAEL ZUNIGA Phone 214-621-4468

Address P.O. BOX 577 Fax: _____

City ALAMO State TX Zip Code 78516 E-Mail: mileszuniga@gmail.com

OWNER

Name FRATELLI BC SERIES, LLC / ROBERT ACOSTA Phone 956-450-9223

Address P.O. BOX 577 Fax: _____

City ALAMO State TX Zip Code 78516 E-Mail: bobbyacosta89@gmail.com

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

Yes _____ No ✓

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

Signature _____

[Signature]
Owner

Date _____

12/31/2025

Signature _____

[Signature]
Applicant

Date _____

12-31-2025

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 _____

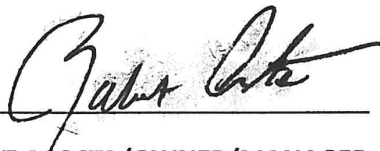
Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

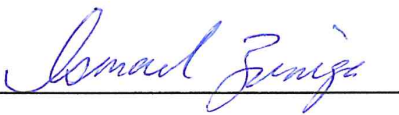
Request for Conditional Use Permit

This Request is for a Conditional Use Permit for the property located at 1001 Town Center Blvd, Suite 6, Weslaco, TX 78596, for Costa Messa Restaurant Weslaco, LLC dba Costa Messa Restaurant Weslaco to operate Restaurant and Bar operations. Business Hours will be from 7am to 12am Sunday through Thursday and 7am to 2am Fridays and Saturdays. The Conditional Use Permit will allow Costa Messa Restaurant Weslaco to serve alcoholic beverages for Customer consumption on premises with Late Hours permit as permitted with City and State Regulation/TABC Regulations. TABC requires Certification by the City Secretary in order to complete the TABC Application process and that is the reason for this Request.



ROBERT ACOSTA/OWNER/MANAGER
FRATELLI BC SERIES, LLC
COSTA MESSA RESTAURANT WESLACO, LLC

12/31/2025



ISMAEL ZUNIGA/CONTROLLER
FRATELLI BC SERIES, LLC
COSTA MESSA RESTAURANT WESLACO, LLC

12-31-2025



Document reference ID : 565918

Licensing Application Summary

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

Application ID: 565918
Applicant Name: Costa Messa Restaurant Weslaco, LLC
License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 992873874
Member Managed or Manager Managed: Manager Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 805535569
Date Filed: 7/11/2024
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Ismael
Legal Middle Name: Zuniga
Email Address: mileszuniga@gmail.com
Phone Number: 214-621-4468

Initial Application Information

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

Prefix: Mr

Legal First Name: Ismael

Legal Last Name: Zuniga

Email Address: mileszuniga@gmail.com

Phone Number: 214-621-4468

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
Costa Messa Restaurant Weslaco, LLC	Robert Acosta	Manager and/or Officer	50	Added
Costa Messa Restaurant Weslaco, LLC	CHRISTOPHER GONZALEZ ACOSTA	Manager and/or Officer, Manager and/or Officer	50	Added

Basic Business information

Business/Trade Name: Costa Messa Restaurant Weslaco
Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-351-5472
Alternate Phone Number 956-351-5513

Location Address

Address: 1001 Town Center Blvd, Suite 6, Weslaco, TX, United States,
Hidalgo 78596
Is your location within city limits? Yes

Mailing Address Information

Address: 1715 N 11th 1/2 St, McAllen, TX, United States, Hidalgo 78501

Measurement Information

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

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

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type

Building

Property Ownership Type

Lessor

Entity Name

Fratelli BC Series, LLC

Location Diagram

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



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

Section 11.37 & 61.37

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

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

MB Mixed Beverage Permit

MB/FB Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)

BG/FB Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)

BG Wine and Beer Retailer's Permit - **Election for given location was held for:**
legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

BE Beer Retail Dealer's On-Premise License

BE/FB Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

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

SIGN HERE



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

Section 11.37 & 61.37

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

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

MB Mixed Beverage Permit

MB/FB Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate

BG/FB Wine and Beer Retailer's Permit with Required Food and Beverage Certificate

BG Wine and Beer Retailer's Permit - **Election for given location was held for:**

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

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BE Beer Retail Dealer's On-Premise License

BE/FB Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

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

SIGN HERE

County Clerk

County

SEAL



COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this 31st day of December, 2025, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number

32094959530

Outlet Number

00001

Print Name of Comptroller Employee

Abigail Cuellar

Print Title of Comptroller Employee

Enforcement Officer

SIGN HERE

Abigail Cuellar
Comptroller Representative

Brownsville, TEXAS
City





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

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Pete Garcia, Jr., Mayor Pro-Tem, 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
Adrian Farias, Commissioner District 4

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager

PLANNING DEPARTMENT

January 23, 2026

Legal Notice

Dear Occupant:

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CONDITIONAL USE PERMIT REQUEST:

Ismael Zuniga is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, at 1001 Town Center Blvd. Ste. 6, also being Lot 9, Town Center 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.

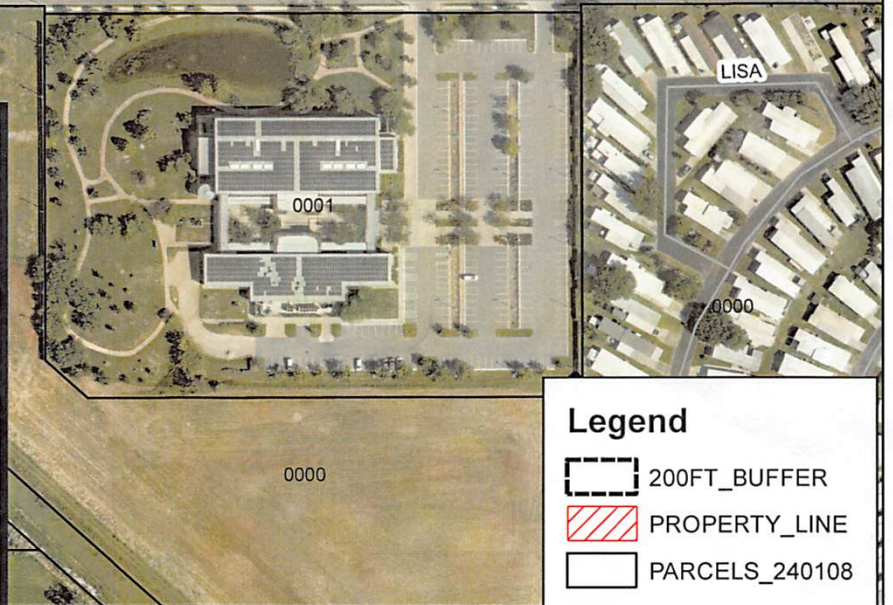
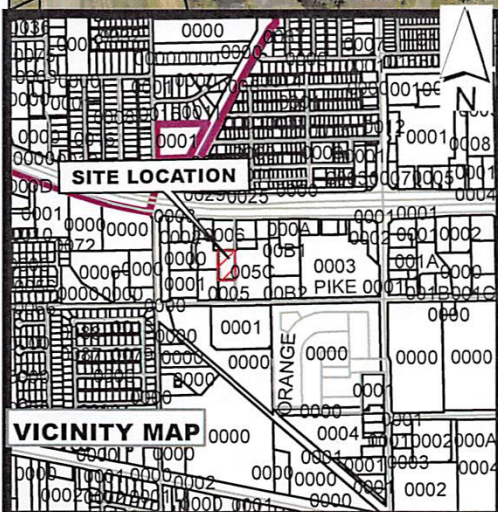
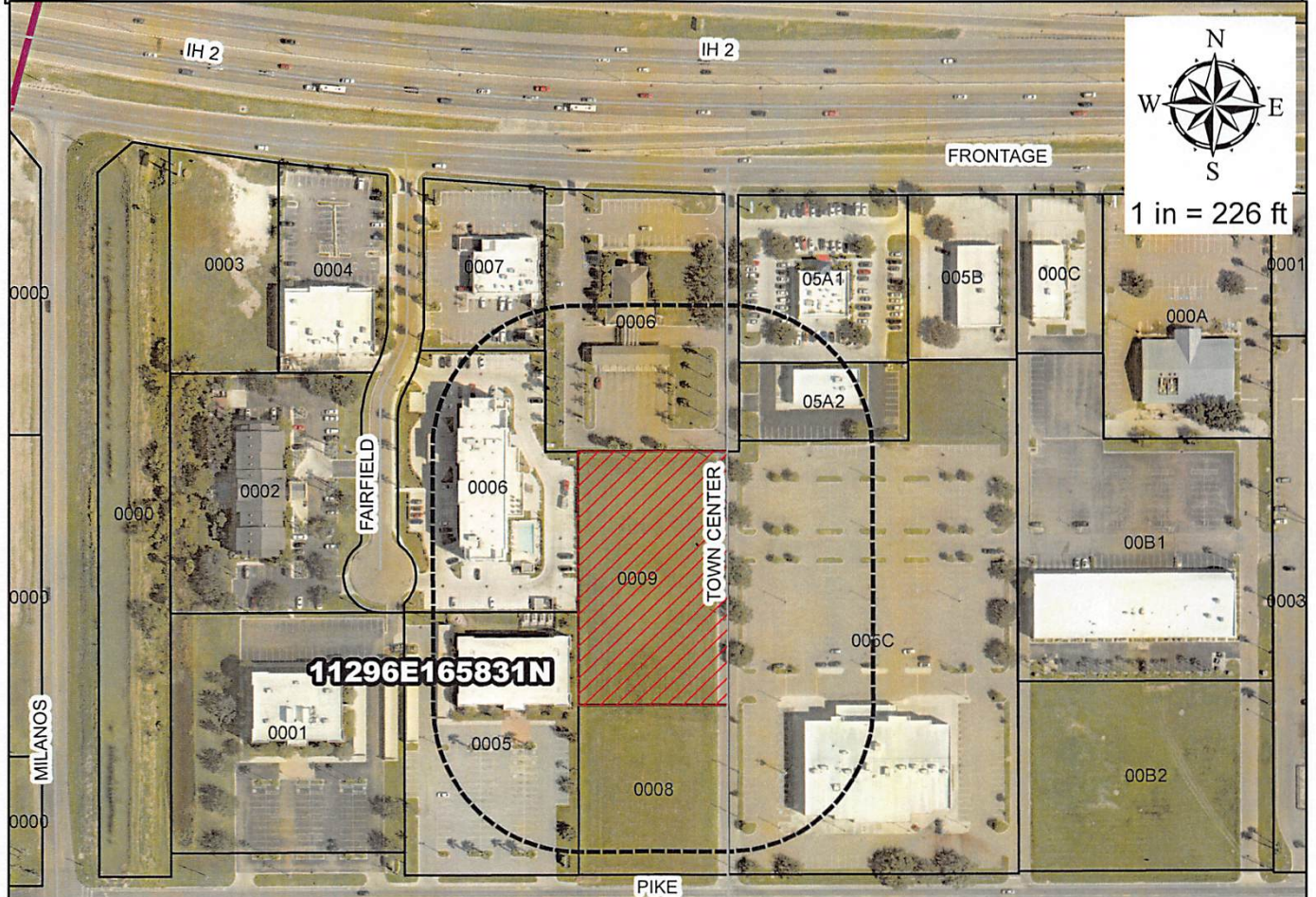
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



Legend

- 200FT_BUFFER
- PROPERTY_LINE
- PARCELS_240108

7-Eleven Inc
1001 Town Center Blvd Ste 6
TOWN CENTER

Purpose for the Conditional Use Request

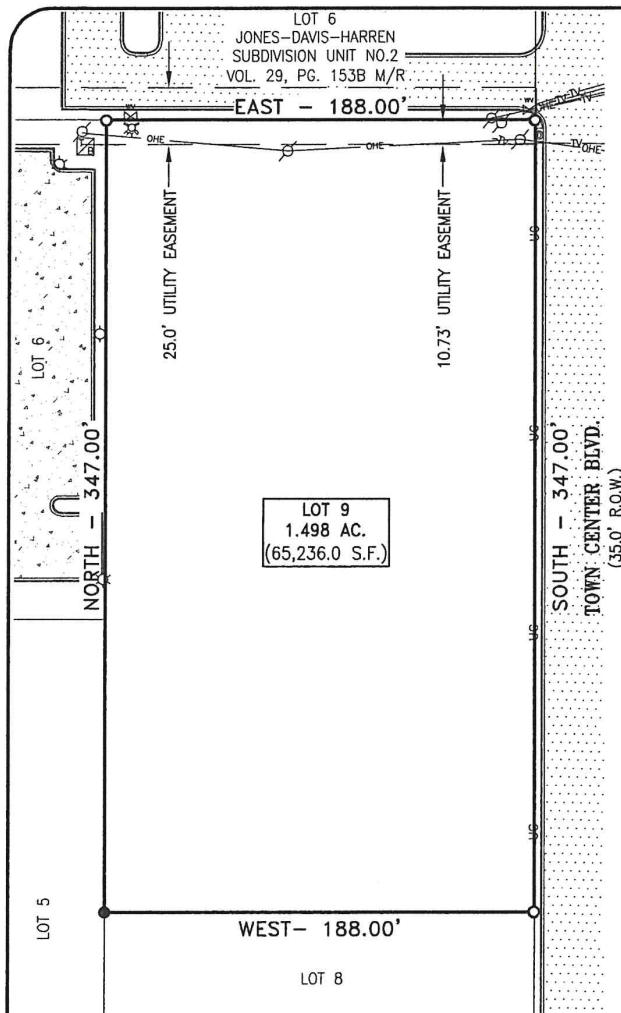
Existing zoning: B-2
Existing land use: Commercial
CUP Request: TABC



City of Weslaco Code Enforcement Dept.

JAN 15, 2026

TEXAS STATE BANK C/O DIANA SEALE 300 FIFTH AVENUE 21ST FLOOR, PITTSBURGH PA 15222	J7650-02-000-0006-00 JONES-DAVIS-HARREN UT NO. 2 LOT 6 2301 W EXPRWY 83	L: 1414111 B: 653156
CINEMARK USA INC 3900 DALLAS PKWY STE 500 PLANO TX 75093-7865	J7650-02-000-005C-00 JONES-DAVIS-HARREN UT NO. 2 LOT 5-C 2113 W EXPRWY 83	L: 3044400 B: 3022500
Haidar Properties LLC 1601 South Cage Blvd Suite B Pharr TX 78577-5574	J7650-02-000-05A1-00 JONES-DAVIS-HARREN UT NO. 2 LOT 5A-1 0 W PIKE BLVD	L: 847519 B: 647217
DAVIS NET LEASE NO 4 LP 2300 W PIKE BLVD STE 101 WESLACO TX 78596-5656	J7650-02-000-05A2-00 JONES-DAVIS-HARREN UT NO. 2 LOT 5A-2 1010 N TOWN CENTER BLVD	L: 174517 B: 219831
TOWN CENTER TOWER EAST LP 2300 W PIKE BLVD STE 101 WESLACO TX 78596-5656	T6355-00-000-0005-00 TOWN CENTER LOT 5 2209 FAIRFIELD BLVD	L: 518400 B: 1981600
VASUDEVA & FAMILY LLC 1004 FAIRFIELD BLVD WESLACO TX 78596-3904	T6355-00-000-0006-00 TOWN CENTER LOT 6 1004 FAIRFIELD BLVD	L: 476718 B: 7817934
EGD PROPERTIES LLC 905 KEETON AVE MCALLEN TX 78503	T6355-00-000-0007-00 TOWN CENTER LOT 7 2303 EXPRWY 83	L: 605159 B: 846459
LEAM STRONGHOLD INVESTMENT 3533 MORELAND DR STE A WESLACO TX 78596-9132	T6355-00-000-0008-00 TOWN CENTER LOT 8 2190 W PIKE BLVD	L: 261354 B: 0
FRATELLI BC SERIES LLC PO BOX 577 ALAMO TX 78516-0577	T6355-00-000-0009-00 TOWN CENTER LOT 9 1001 N TOWN CENTER BLVD	L: 391416 B: 0



NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF TOWN CENTER SUBDIVISION.
2. THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE COMMUNITY-PANEL NUMBER 480334 0450 C, REVISED DATE JUNE 6, 2000. FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY. SOUTHPPOINT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
3. THIS SURVEY WAS PREPARED WITH WESTCOR LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 20230308, EFFECTIVE DATE JANUARY 30, 2024.

LEGEND

○	1/2" IRON ROD FOUND
●	1/2" IRON ROD SET W/CAP STAMPED "STS 5974"
⊠	ELECTRIC TRANSFORMER BOX
⊙	POWER POLE
☆	LIGHT POLE
⊕	STORM DRAIN MANHOLE
⊗	WATER VALVE
⊞	FIRE HYDRANT
—OHE—	OVERHEAD ELECTRIC
—UG—	UNDER GROUND GAS
—TV—	UNDERGROUND CABLE

SCHEDULE B, ITEM 10

10g) STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.

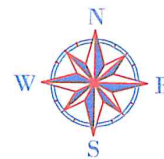
10h) ANY AND ALL EASEMENTS, BUILDING LINES, AND CONDITIONS, COVENANTS, AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED UNDER VOLUME 35, PAGE 147, MAP OR PLAT RECORDS OF HIDALGO COUNTY, TEXAS.

I, R. MICHAEL WOOD, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT, SHOWS ALL IMPROVEMENTS LOCATED ON THE PROPERTY, WAS PREPARED USING INFORMATION OBTAINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT SHOWN HEREON.


R. MICHAEL WOOD, RPLS



4/02/2024



60 30 0 60
1"=60'

PROJECT No. 2445

LOT 9,
TOWN CENTER SUBDIVISION,
AN ADDITION TO THE CITY OF WESLACO
VOLUME 35, PAGE 147, MAP RECORDS
HIDALGO COUNTY, TEXAS


Southpoint
Texas Surveying, LLC

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

SURVEYED FOR: FRATELLI BC SERIES, LLC



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

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of AEC Engineering, LLC.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for The Harbor Subdivision being a 8.44-gross acres, more or less out of Farm Tract 1030, The West Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas. Located on the Southeast corner of the intersection of North International Blvd. and Mile 8 North Road. Possible Action.	
Discussion/Overview: The proposed three (3) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through a 8" waterline and sewer by City of Weslaco through a 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

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: The Harbor

Location: Southeast corner of Mile 8 N. Road (E. Pike Blvd.) & FM 1015

Legal Description: 8.44 acres, more or less, out of Farm Tract 1030, West And Adams Tract
Subdivision, according to the Map or Plat recorded in Vol. 2, Pages 34-37, H.C.M.R.

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-1 (Lots 2 and 3) and R-2 (Lot 1)

Existing Land Use: VACANT Proposed Land Use: Commercial & Multifamily

Number of Lots Proposed: 3 Gross Acreage: 8.44

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Miguel Brito Telephone: 956-540-5557

Address: 2015 N. Shary Rd- Ste 2

Fax: _____

City: Mission State: TX Zip: 78572 E-mail: info@britoconstruction.com

ENGINEER INFORMATION

Name: AEC Engineering, LLC Telephone: 956-380-6558

Address: 1116 S. 10th Ave.

Fax: 956-380-6110

City: Edinburg State: TX Zip: 78539 E-mail: carlos@aecengineering.net

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: _____

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>1</u>	☒ YES ☐ 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 & rdelafuente@weslacotx.gov

_____ **\$355.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Miguel Brito

Owner Signature: _____ Date: 01-13-26

_____ is the authorized agent
Authorized Agent Signature:  _____ Date: 01-13-26

Authorized Agent Printed Name: Carlos Garza, P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

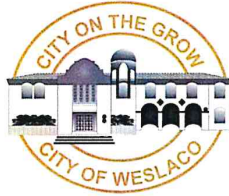
Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Pete Garcia, Jr., Mayor Pro-Tem 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
Adrian Farias, Commissioner District 4

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager

1/8/2026

Carlos Garza, P.E.
AEC Engineering, LLC.
1116 S 10th Avenue
Edinburg, Tx 78539

Re: **Approval for Detention Pond Design – The Harbor**
Project Location: SE Corner of E. Pike Bld. and F.M. 1015
City Project/Permit No.: PAR-000889-2025

Dear Mr. Garza,

After reviewing the submitted drainage report and site plans for the above-referenced project, the City of Weslaco has determined that the proposed reduced detention areas with existing outfall are acceptable, subject to the conditions noted below. Based on the analyses provided, project meets the overall performance objectives outlined in the City of Weslaco. The City is granting approval for this design approach contingent upon the following:

1. **Permanent Storage Capacity**
The detention pond volumes will provide a minimum storage volume of 11,600 cubic feet (cf), as documented in the approved civil plans.
2. **Maintenance Responsibility**
Long-term operation and maintenance of the detention pond shall be the responsibility of the lot owner, as noted on the final plat and included in the maintenance covenant recorded with the County.
3. **No Off-Site Discharge**
The system shall operate as a fully detained facility and will be checked during the building permit process. The certificate of occupancy shall not be released until the proposed detention facilities are in place.

This approval applies only to the drainage design as submitted on 1/7/2026 and does not waive any other applicable City codes, ordinances, or permitting requirements. Any field changes or deviations must be resubmitted for review.

If you have any questions or require additional clarification, please contact the Engineering Department.


Sincerely,
Peter Hermida, P.E.
City Engineer
City of Weslaco



PLAN CORRECTIONS REPORT PAR-000889-2025 FOR CITY OF WESLACO

PLAN ADDRESS: The Harbor
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 07/22/2025

SQUARE FEET: 0.00

DESCRIPTION: THE HARBOR

EXPIRATION DATE: 07/22/2026

VALUATION: \$0.00

CONTACTS

Name

Company

Address

Engineer

AEC ENGINEERING, LLC

S 1116 10Th St
Edinburg, TX 78539

Owner

MIGUEL BRITO

BRITO CONSTRUCTION CORP

3511 Los Indios Park, Ste 2
Mission, TX 78572

Pre-Application Subdivision Review

REVIEW ITEM

STATUS

REVIEWER

Building Review - Planning v.1
Building Review - Planning

Approved

Felix Salazar email: fsalazar@weslacotx.gov

Engineering v.1
Review conducted by the engineering department

Requires Re-submit

Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov

Engineering v.2
Review conducted by the engineering department

Requires Re-submit

Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov

Engineering v.3
Review conducted by the engineering department

Approved with
Comments

Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov

Fire Review v.1
Review by the fire department

Requires Re-submit

Mike Swinnea email: mswinnea@weslacotx.gov

Fire Review v.2
Review by the fire department

Requires Re-submit

Mike Swinnea email: mswinnea@weslacotx.gov

Fire Review v.3
Review by the fire department

Approved with
Comments

Mike Swinnea email: mswinnea@weslacotx.gov

Planning/Zoning v.1
Review conducted by the planning and zoning department

Requires Re-submit

Kayla Arevalo email: karevalo@weslacotx.gov

Planning/Zoning v.2
Review conducted by the planning and zoning department

Requires Re-submit

Kayla Arevalo email: karevalo@weslacotx.gov

Planning/Zoning v.3
Review conducted by the planning and zoning department

Approved with
Comments

Kayla Arevalo email: karevalo@weslacotx.gov

Police v.1
Review conducted by the police department

Not Required

System Administrator Ph: 444 email: admin@energov.com

Public Works v.1
Public Works

Requires Re-submit

Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

Public Works v.2
Public Works

Approved with
Comments

Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

PLAN CORRECTIONS REPORT (PAR-000889-2025)

CONDITION(S) Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). - Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).

Comment: These widths are actual road driving surfaces.

Engineering review 4 - Engineering review 4

Comment: 1. Various Access Easements have the Utility aspect removed, ensure this is complete so that the Water Becomes Private
2. Any inlet along main roads need protection
3. Only 1 construction entrance within the project. Multiple entrances shall not be allowed and must be relocated when changing scope of project meeting construction entrance details.
4. Missing Spoils and trash dumpsters please show on layout
5. Adjust Sidewalk to be 2LF from property line
6. Provide Detail of Meter Vault, may need to be a DMCCOH8 as the waterline inside is an 8" Waterline
7. Pages 6 and 9 update to newer layout detailing the dumpsters further inside.

General Condition - Public Works approved w/comments

Comment: Tap on 12in must be a wet tap with stainless steel tapping sleeve and stainless-steel nuts and bolts
All hydrants and valves to be Muller
Meter boxes to be DFW 1300 with blue lids
Manhole covers to be Super cover composite covers

All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. - All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.

Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet. - Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.

Comment: Throughout

General Condition - planning approved w/comments

Comment: 1. Submit a trip test generation worksheet
2. Must update plat sheet to show detention area
Clarify which property line will be the front of lot 1. Will it be 1015 or Pike.

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: General Note



January 12, 2026

To: Rebekah de la Fuente, CMF
City of Weslaco Planning & Code Enforcement Director

Re: The Harbor – Plan Corrections Report PAR-000889-2025 for City of Weslaco

Weslaco's comments appear in black, **AEC Engineering responses in red.**

CONDITION(S) Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).

Comment: These widths are actual road driving surfaces.

Proposed fire hydrants 1 and 2 meet the requirements. Roads for Lot 1 (multifamily development) were adjusted to meet the minimum 26' with hydrant unobstructed (see sheets C7 of 24 and C8 of 24)).

Engineering review 4

Comment: 1. Various Access Easements have the utility aspect removed, ensure this is complete so that the Water Becomes Private.

Plat has been updated with all accesses labeled as "Shared Access & Utility Easement".

2. Any inlet along main roads needs protection.

All inlets along main roads are indicated to include inlet protection (see sheet C5 of 24)

3. Only 1 construction entrance within the project. Multiple entrances shall not be allowed and must be relocated when changing scope of project, meeting construction entrance details.

The only Construction Entrance proposed at this time is located on Pike Blvd. (Mile 8 N. Rd.). If construction were to occur simultaneously on all three lots, the construction access would continue to be provided exclusively though Pike Blvd. When the access point on FM 1015 is eventually constructed, it will not be used as a construction entrance (see sheet C5 of 24).

4. Missing Spoils and trash dumpsters, please show on layout.

See sheet C5 of 24.

5. Adjust sidewalk to be 2LF from property line

As per TxDOT requirements (applicable to FM 1015): "If in a curb and gutter section, the edge of the proposed sidewalk shall be placed 2.0 feet from the back of curb. The edge of the sidewalk nearest the curb shall be placed a minimum of one inch (1") above the top of curb. The proposed sidewalk shall have a minimum slope of 1/4" per foot upward toward the right of way line. The surface of future widened sidewalk shall be the same elevation as the top of the existing curb.

Mile 8 North Road (Pike Boulevard): The existing sidewalk, as required by the City of Weslaco for The Coves, was placed against the existing back of curb. The existing sidewalk at the intersection of Pike Boulevard and FM 1015 is against the existing back of curb.

6. Provide Detail of Meter Vault, may need to be a DMCCOH8 as the water line inside is a 8" water line.

See sheet C8 of 24. Meter Vault detail was provided by Peter Hermida.

7. Pages 6 and 9 update to newer layout detailing the dumpsters further inside.

Sheets 6 and 9 show the new location of the dumpsters.

General Condition -Public Works approved w/comments

Comment: Tap on 12in must be a wet tap with stainless-steel tapping sleeve and stainless-steel nuts and bolts.

All hydrants and valves to be Muller.

Meter boxes to be DFW 1300 with blue lids.

Manhole covers to be Super Cover composite covers.

See Notes at the lower right corner of sheet C8 of 24, and note 1 under SHEET HIGHLIGHTS/RESTRICTIONS on sheet C9 of 24.

-These comments had been addressed since the previous review-

All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.

See notes on updated Sheet C7 of 23 under SHEET HIGHLIGHTS/RESTRICTIONS.

Shall provide fire lane painted with 6" red striping, with lettering 4"x3/4" stroke to read "NO PARKING FIRE LANE" spaced every 10 to 12 feet.

See notes on updated Sheet C7 of 23 under SHEET HIGHLIGHTS/RESTRICTIONS, and TYPICAL FIRE LANE MARKING DETAIL included at the bottom of the sheet.

-These comments had been addressed since the previous review-

General Condition – Planning approved w/comments

Comment: 1. Submit a trip Generation Worksheet

See attached Trip Generation Count

2. Must update plat sheet to show detention area

See updated subdivision plat

Clarify which property line will be the front of Lot 1, will it be 1015 or Pike?

Since the main access to Lot 1 (multifamily development) is along Pike Blvd., the property line will be along said blvd.

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.

Proposed fire hydrants meet the required the minimum 400 feet of separation from each other.

All other requirements for the proposed fire hydrants meet the city of Weslaco's regulations (see updated sheet C8 of 24).

If you have any questions or comments, please call me at 956-457-8581 or 956-607-1372

Respectfully,

A handwritten signature in black ink, appearing to read 'Carlos Garza', with a stylized flourish at the end.

Carlos Garza, P.E. No. 92602

Convenience Store/Gas Station - GFA (2-4k) (945)

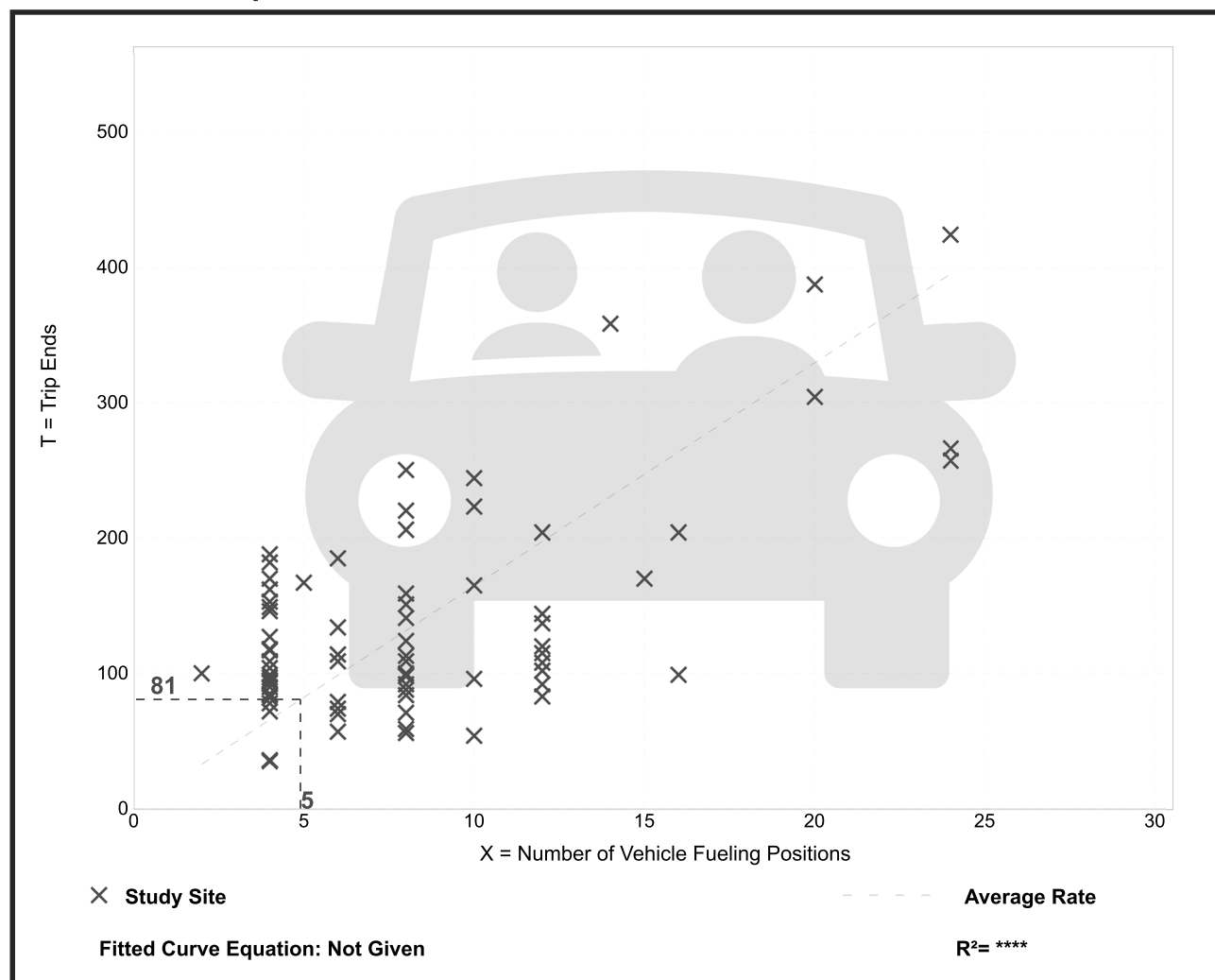
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 77
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
16.46	5.40 - 50.00	8.75

Data Plot and Equation



Convenience Store/Gas Station - GFA (2-4k) (945)

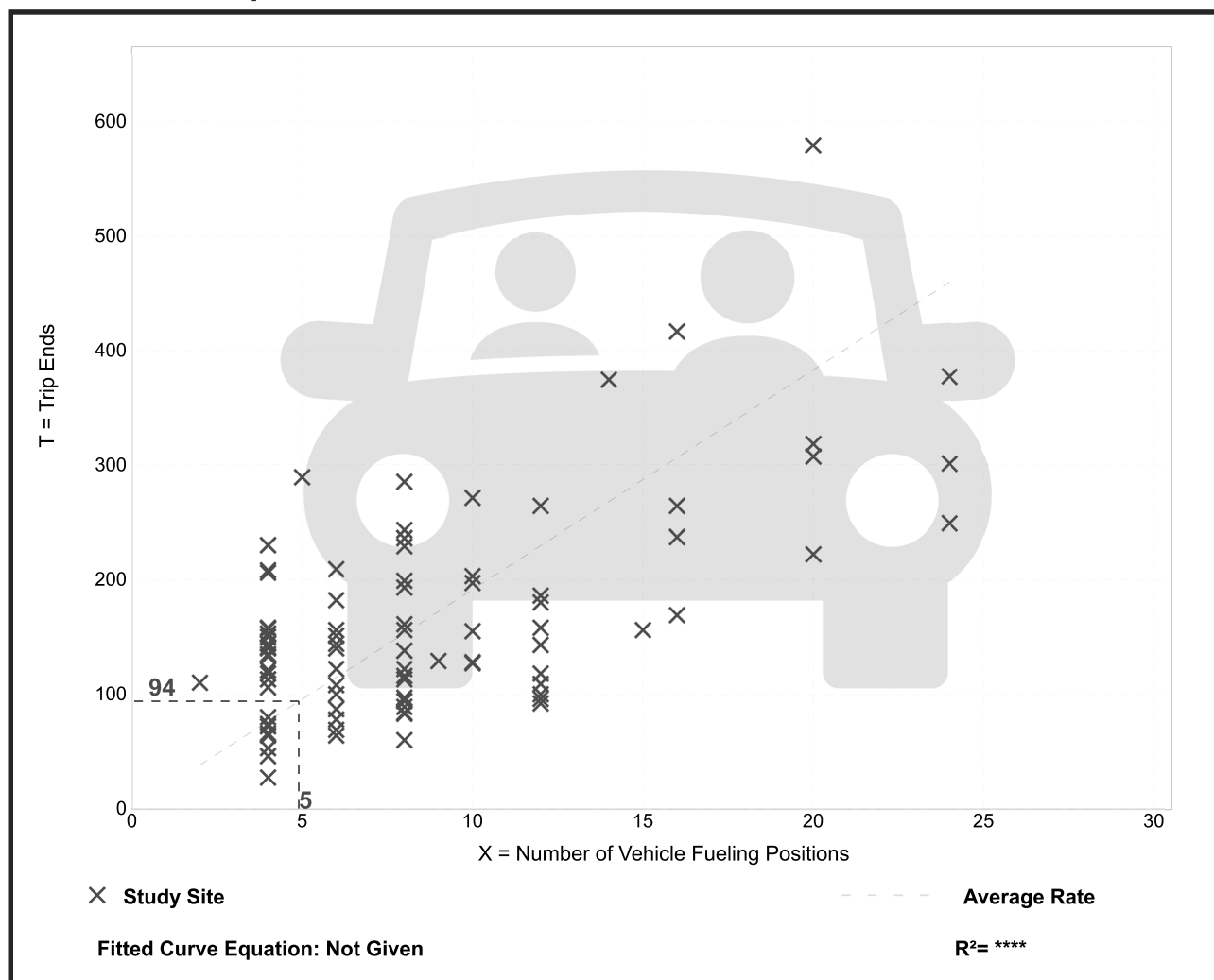
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 93
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
19.13	6.75 - 57.80	10.15

Data Plot and Equation



Convenience Store/Gas Station - GFA (2-4k) (945)

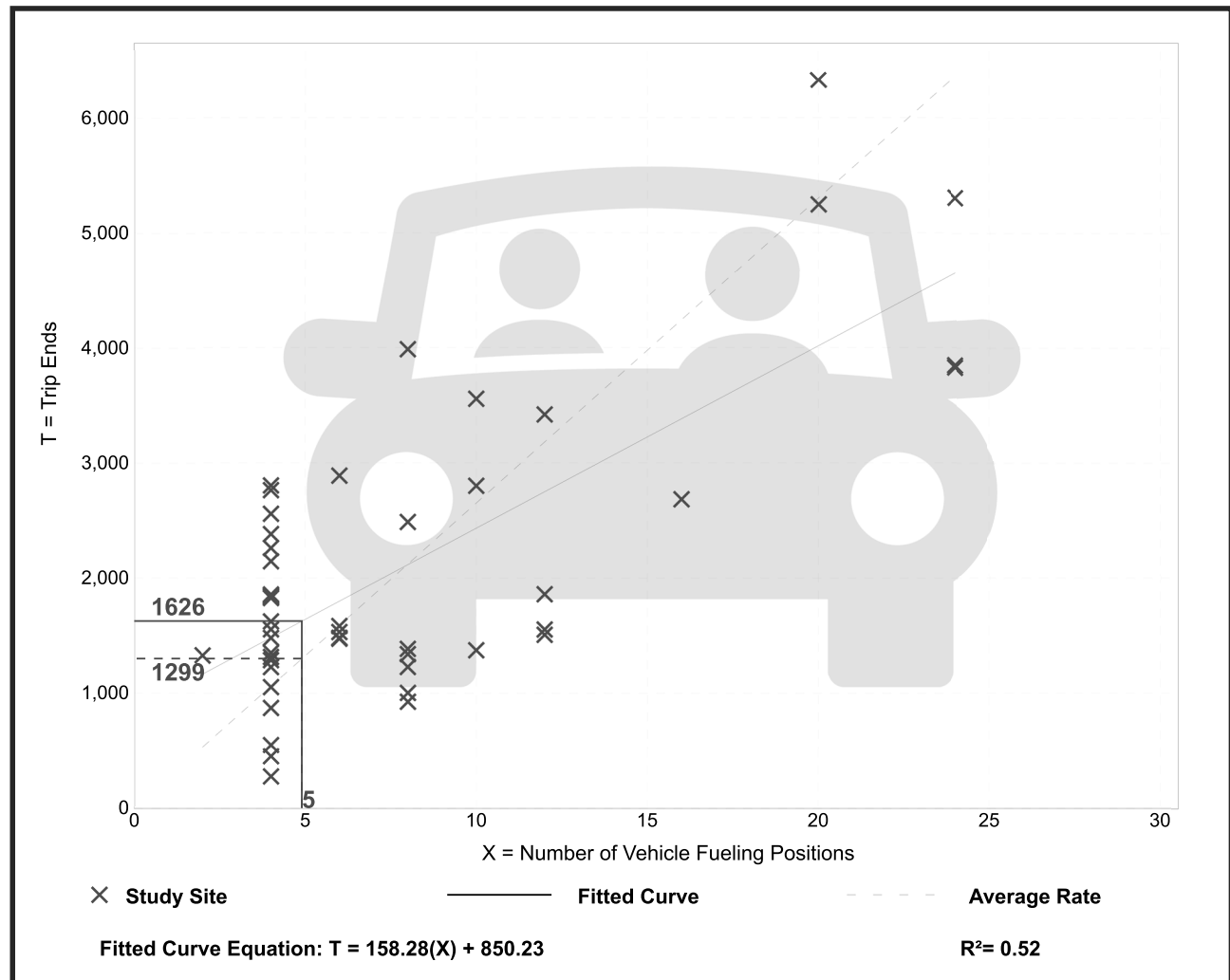
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
265.12	68.50 - 701.00	142.37

Data Plot and Equation



Convenience Store/Gas Station - GFA (4-5.5k) (945)

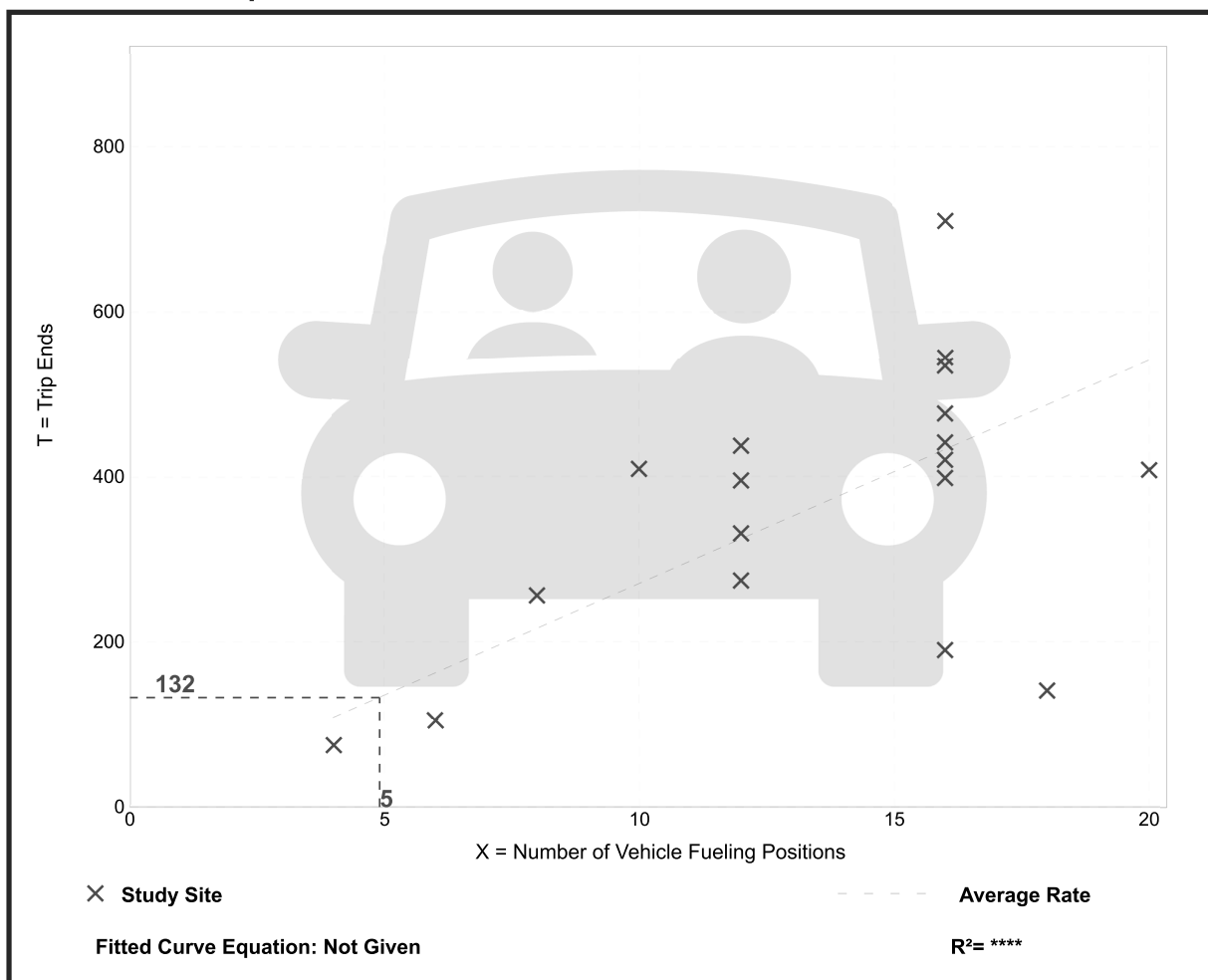
Vehicle Trip Ends vs: Vehicle Fueling Positions
 On a: Weekday,
 AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 18
 Avg. Num. of Vehicle Fueling Positions: 13
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
27.04	7.83 - 44.38	9.87

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Convenience Store/Gas Station - GFA (4-5.5k) (945)

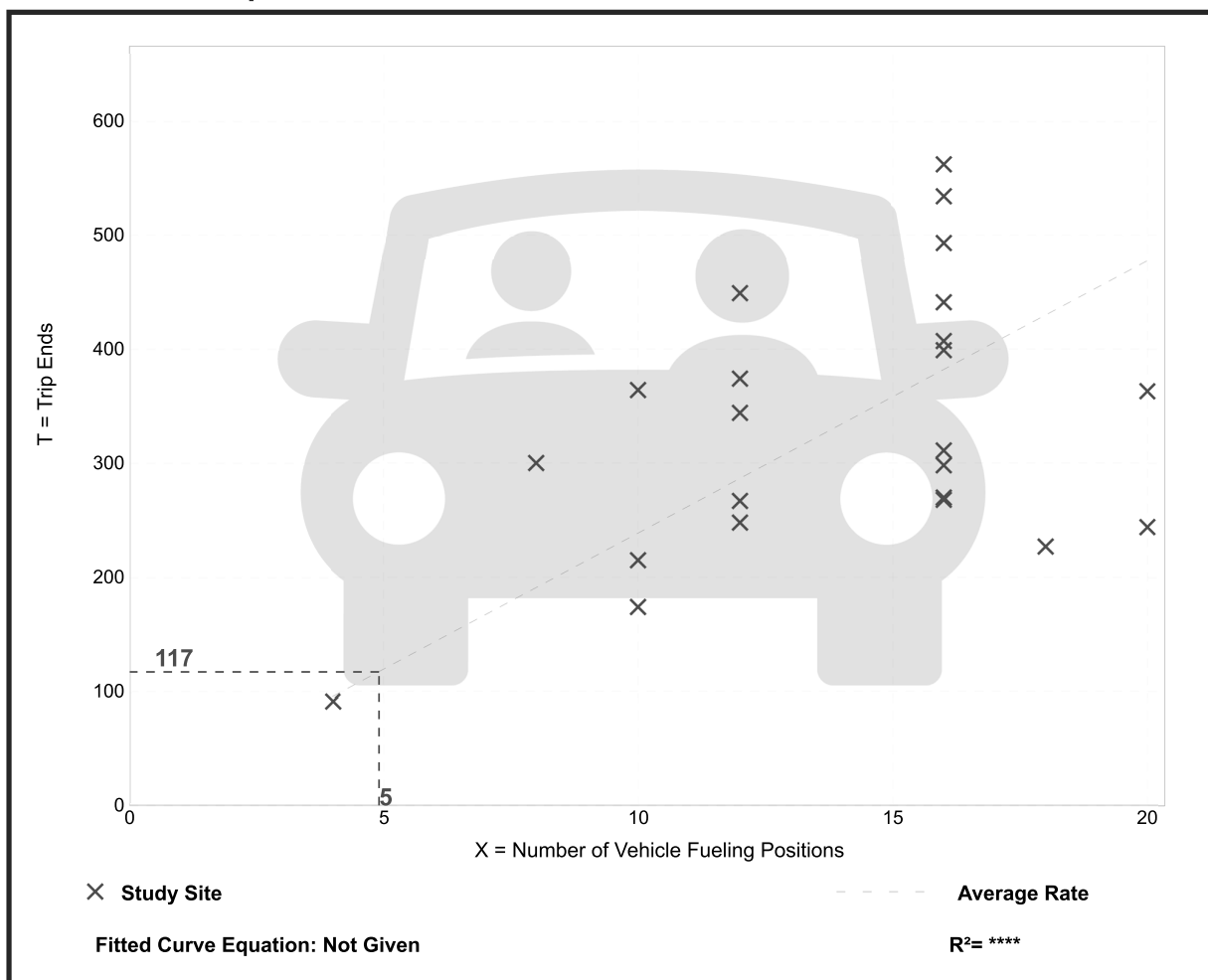
Vehicle Trip Ends vs: Vehicle Fueling Positions
 On a: Weekday,
 PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 23
 Avg. Num. of Vehicle Fueling Positions: 14
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
23.88	12.20 - 37.50	7.95

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Convenience Store/Gas Station - GFA (4-5.5k) (945)

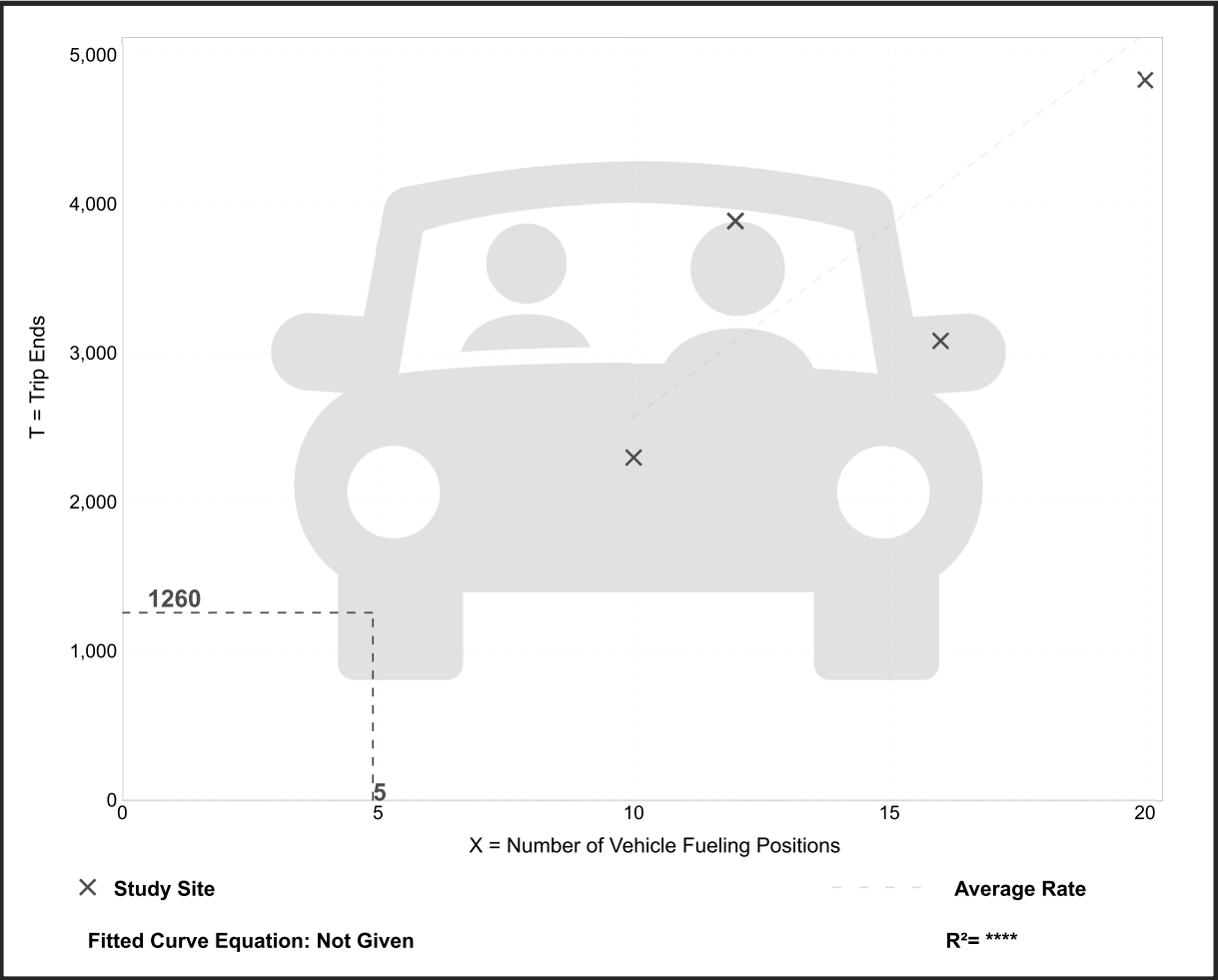
Vehicle Trip Ends vs: Vehicle Fueling Positions
 On a: Weekday

Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. Num. of Vehicle Fueling Positions: 14
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
257.13	193.00 - 324.17	57.53

Data Plot and Equation
 Caution – Small Sample Size



Variety Store (814)

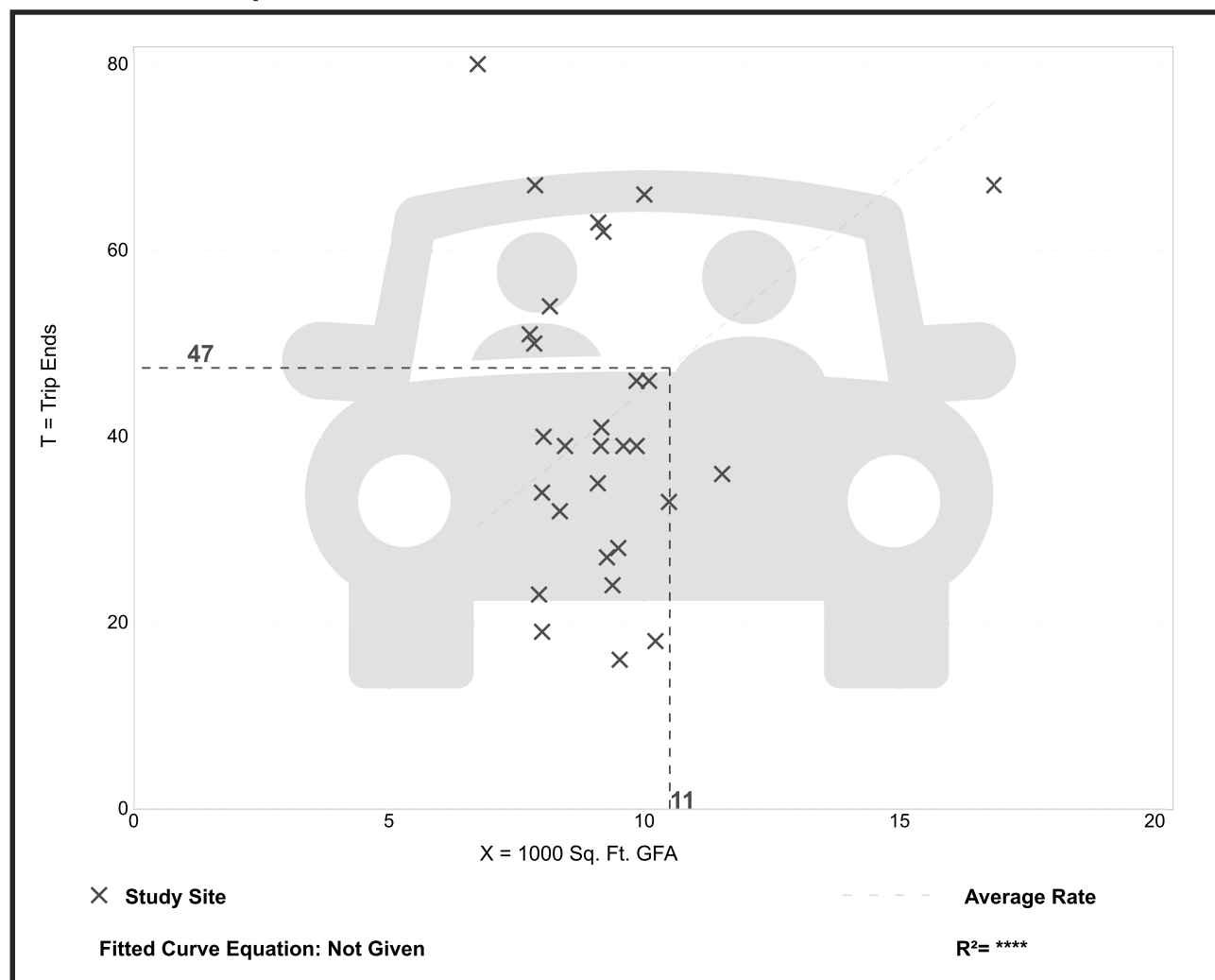
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.51	1.68 - 11.87	2.04

Data Plot and Equation



Variety Store (814)

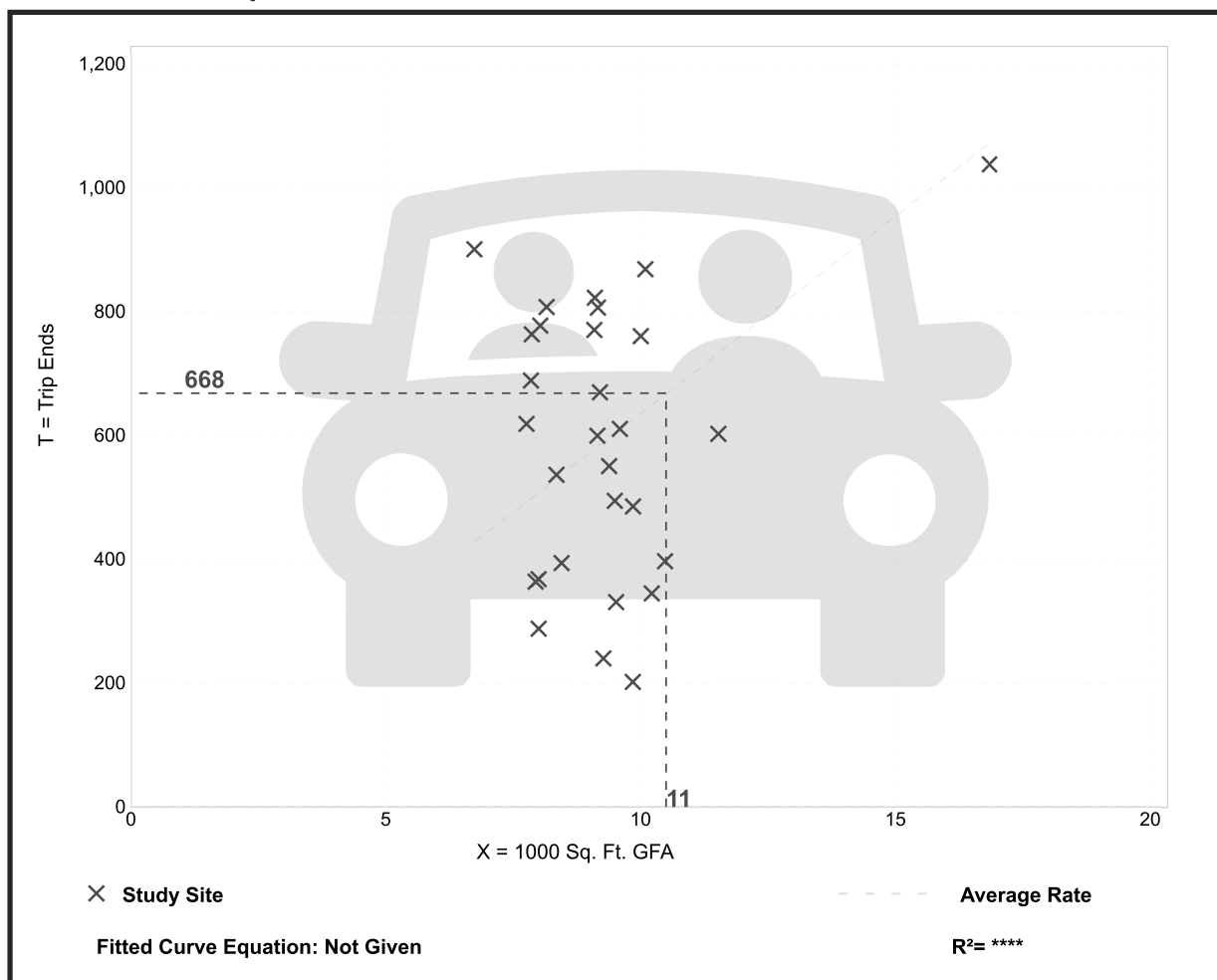
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
63.66	20.51 - 133.68	25.23

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Variety Store (814)

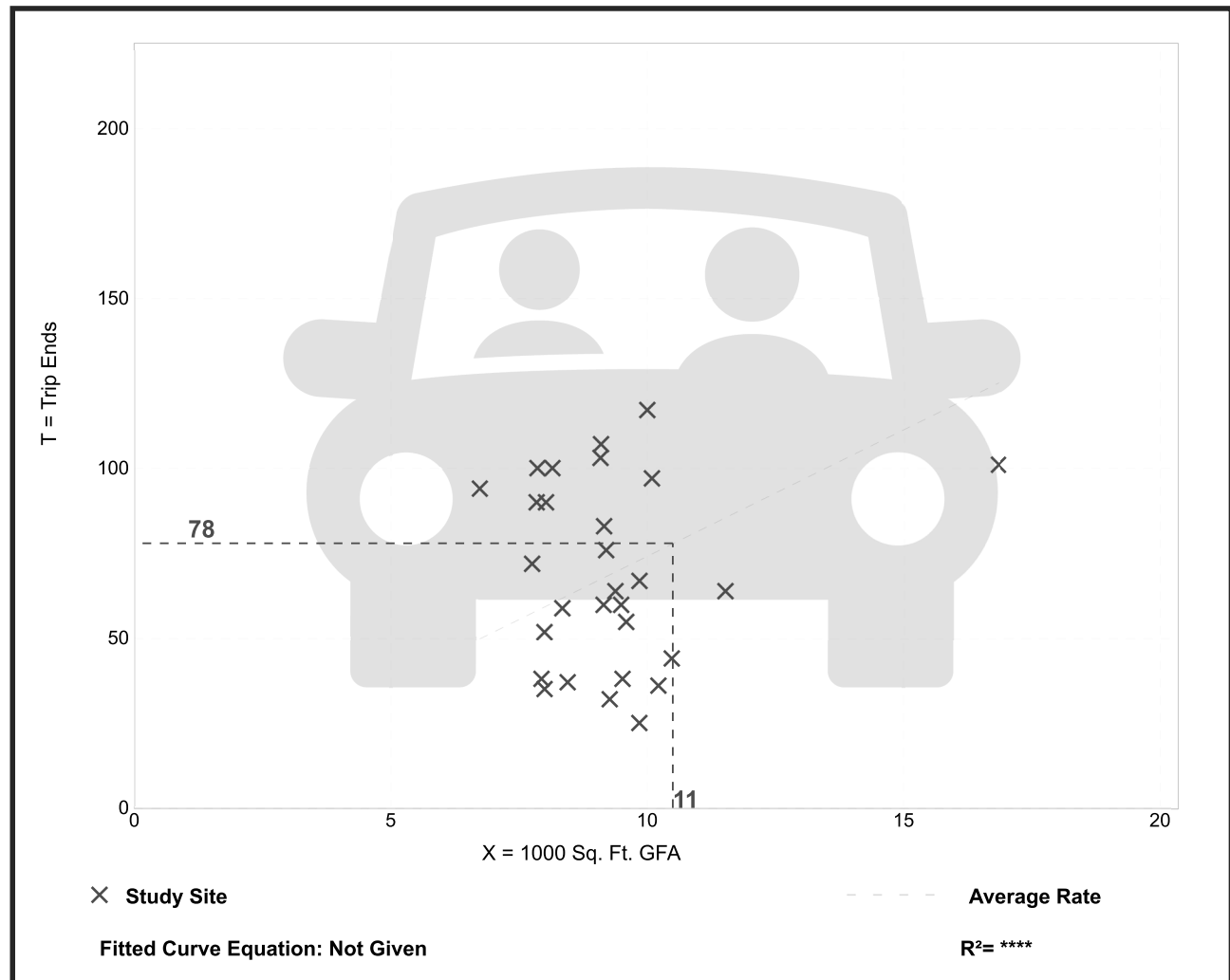
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.42	2.54 - 13.95	3.19

Data Plot and Equation



THE HARBOR

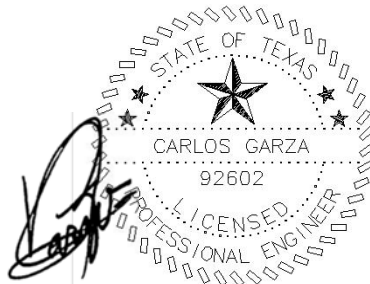
Site Location: southeast corner of the intersection of Mile 8 North Road and International Boulevard (FM 1015), in the City of Weslaco, County of Hidalgo, Texas.

Prepared By



On: October 1, 2025, Revised December 08, 2025

PROJECT # 1281.007



12-08-2025

Carlos Garza, P.E., P.G., SIT, CAPM, CFM, CESSWI
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Texas Board of Professional Geoscientists # 50190
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- IV. USGS Map with Project Location
- V. Soil Survey Resource Report
- VI. Set of Plans.

SECTION I
Drainage Statement and Report
with Hydraulic Calculations



**Drainage Statement for:
THE HARBOR**

**Southeast Corner of N. International Blvd. (FM 1015) & Mile 8 N. Road (E. Pike Blvd.)
In the City of Weslaco, County of Hidalgo, Texas
October 10, 2025, Revised December 08, 2025**

Project Location and Description

The proposed subdivision, **THE HARBOR**, encompasses an area of 8.44 gross acres (7.16 acres net), more or less, situated in the City of Weslaco, County of Hidalgo, Texas, out of and forming a part or portion of Farm Tract 1030, "THE WEST ADAMS TRACTS SUBDIVISION", Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. This subdivision is located at the southeast corner of the intersection of North International Boulevard (FM 1015), and Mile 8 N. Road (E. Pike Boulevard).

Floodplain (FEMA Information)

This tract of land is currently vacant and designated for future commercial and multifamily development. According to FEMA FIRM Panel 480334 0450 C, effective January 6, 2000, the site is located within Flood Zone X (no shading). Zone X is defined as areas determined to be outside 500-year floodplain.

Soils Information

According to the USDA NRCS Soils Survey of Hidalgo County, Texas, the soils in this site are labeled as 52 and 28, which are in Hydrologic Groups C and B, respectively. Group C Soils have 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 B Soils have 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.

Drainage Pattern Determination

The topography in this site indicates that stormwater runoff flows generally in a northerly direction.

As per engineered calculations, this proposed 8.44-acre (7.16-acre net) development requires the detention of no less than 57,148 cubic feet (1.31 ac-ft) of stormwater, which will be discharged into an existing H.C.C.I.D. No. 9 drain ditch located approximately 725 feet south of this proposed development. Said drain ditch was re-excavated within an area that measures 610 feet by 77 feet dedicated to the city of Weslaco by The Coves subdivision (recorded in Instrument No. 3532464, H.C.M.R.). The re-excavation provided a stormwater detention capacity of 301,990 c.f.

The volume required for this subdivision was obtained using the weighed C values as noted on the attached calculations. The finished floor elevation for the proposed buildings has been established at elevation 68.85, which is approximately 1.6 feet above the top of curb elevation of N. International Boulevard (FM 1015). The required 57,148 cubic feet of stormwater runoff will be conveyed into said H.C.C.I.D. No. 9 drain ditch via three (3) - Type CC Grated Inlets, two (2) - 60"x60" Grated Inlets, and one (1) 60" diameter Storm Sewer Manhole. As well as RCP of different sizes (see approximate lengths below):

- 566 linear feet of 24"
- 338 linear feet of 30"
- 23 linear feet of 36"

The Stormwater System for this subdivision discharges into an existing 60-inch diameter storm sewer manhole, which was installed by "The Coves" to accommodate this development.

See below a concise overview of the detention information:

- H.C.C.I.D. No. 9 Drain Ditch re-excavation: 301,990 cubic feet.
- Stormwater detention required for The Coves: 92,381 cubic feet. The H.C.D.D. No. 1 approved the Drainage Report for The Coves on 8/22/22.
- Stormwater detention for The Harbor: 57,148 cubic feet.
- Stormwater surplus (after The Coves and The Harbor): 152,461 cubic feet.

The development known as "The Coves" and this proposed subdivision are under common ownership. The stormwater detention requirements for this subdivision have been addressed through the re-excavation of the H.C.C.I.D. No. 9 drain ditch. This facility was re-excavated, designed and sized to accommodate the cumulative runoff generated by both developments, ensuring compliance with hydrologic and hydraulic criteria.

Stormwater runoff from Commercial Lots 2 and 3 will be discharged into two existing curb inlets located on the east side of N. International Boulevard (FM 1015) via 8" PVC "bleeder" lines, as required by TxDOT. The Stormwater system in said N. International Boulevard (FM 1015) discharges into the same H.C.C.I.D. No. 9 drain ditch, which was re-excavated by The Coves (see Storm Drainage Areas plan).

Necessary Detention Quantification

As per the City of Weslaco, and Hidalgo County Drainage District No. 1 policies, the difference in volume between pre-development and post-development conditions, based on a 50-year storm event with a pre-development release rate as indicated below.

As per the attached Engineered Calculations, this subdivision requires no less than 57,148 c.f. of stormwater detention cumulatively for the 8.44-acre tract of land. See quantifications below:

Pre-Development Quantifications

Site is currently Unpaved (shallow concentrated flow)

Q = 9.79 cfs
I = 4.61 in/hr
Tc = 34.43 min

Post Development Quantifications

Upon site development, this will be a 3-lot (2 commercial and 1 multifamily) subdivision.

Q = 30.46 cfs
I = 5.51 in/hr
Tc = 38.10 min

The pre-development flow rate averages 9.79 cfs while the post-development flow rate averages 30.46 cfs; creating an incremental average flow rate of 20.67 cfs. The incremental flow rate will be handled by storm sewer improvements as previously described. Site drainage and detention improvements for the proposed development will conform to current **Hidalgo County Drainage District No. 1** ordinances and/or policies and approved by the **City of Weslaco, and Hidalgo County** at the time of issuance of building permit.

The information provided on this Drainage Report is information prepared under the direction and supervision of Carlos Garza, P.E., P.G.

Prepared by: AEC Engineering, LLC
Authorized by: Carlos Garza, P.E., P.G.
Contact: 956-380-6558
carlos@aecenineering.net



AEC ENGINEERING, LLC. DRAINAGE REPORT/STATEMENT

Version: 03-10-23

PROJECT NAME: **The Harbor**
PROJECT NUMBER: **1281.007**
DATE: **December 8, 2025**
PREPARED BY: **Jorge G. de Zenea**
PHONE NUMBER: **(956) 380-6558**

COUNTY: **Hidalgo**
CITY: **Weslaco**
Number of Lots: **3**
Analysis Method: **Rational Method**

I. Pre Development (Existing) Conditions

Storm Frequency: **10-year**
Existing Area: **367,780.00 ft²**
Existing Area: **8.44 ac**

Existing Surface Conditions: **Unpaved**
Intercept Coefficient "k": **0.491 ft/sec**
Ku=3.28 (constant)
Hydraulic Length (L): **815.00 ft**
Ruoff Velocity "v": **0.39 ft/sec**

Existing Slope : **0.06 %**

Time of Concentration: **34.43 min**
Rainfall Intensity: **4.61 in/hr** based on frequency of **10-year**
Type of Drainage Area: **Unpaved**
Runoff Coeff (c factor): **0.25**
Q peak existing condition: **9.79 cfs**

$$v = K_u k S_p^{0.5}$$

II. Post Development (Future) Conditions

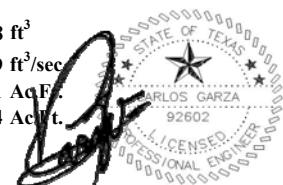
Storm Frequency: **50-year**
Future development area: **367,780.00 ft²**
Future development area: **8.44 ac**

Proposed Slope (s) : **2.00 %**
Time of Concentration: **38.10 min**
Rainfall Intensity (i)= **5.51 in/hr** based on frequency of **50-year**
Type of Drainage Area: **Concrete**
Runoff Coeff (c factor): **0.65**
Q future conditon (ciA)= **30.46 cfs**

Time (min)	Time (sec)	I (in/hr)	Post Development		Pre Development		Required Storage Volume ft ³
			Flow (Q) ft ³ /sec	Volume (V) ft ³	Flow (Q) ft ³ /sec	Volume (V) ft ³	
38.10	2,286.05	5.51	30.46	69,639	9.79	22,373	47,266
48.10	2,886.05	4.77	26.39	76,152	9.79	25,309	50,844
58.10	3,486.05	4.23	23.39	81,543	9.79	28,245	53,299
68.10	4,086.05	3.81	21.09	86,158	9.79	31,181	54,978
78.10	4,686.05	3.48	19.25	90,204	9.79	34,117	56,088
88.10	5,286.05	3.21	17.75	93,815	9.79	37,053	56,763
98.10	5,886.05	2.98	16.49	97,083	9.79	39,989	57,095
108.10	6,486.05	2.79	15.43	100,073	9.79	42,924	57,148
118.10	7,086.05	2.62	14.51	102,832	9.79	45,860	56,972
128.10	7,686.05	2.48	13.71	105,397	9.79	48,796	56,601
138.10	8,286.05	2.35	13.01	107,796	9.79	51,732	56,064
148.10	8,886.05	2.24	12.38	110,052	9.79	54,668	55,384
158.10	9,486.05	2.14	11.83	112,183	9.79	57,604	54,579
168.10	10,086.05	2.05	11.32	114,203	9.79	60,540	53,663
178.10	10,686.05	1.97	10.87	116,125	9.79	63,476	52,649

Storage Required:
w/ release rate of:
Storage Required for Development:
Storage Required per Lot:

57,148 ft³
9.79 ft³/sec
1.31 AqF
0.44 Aq ft.



PRE-DEVELOPMENT	POST-DEVELOPMENT
<i>Asphalt Areas</i> $\frac{0.83}{8.44} \times 0.69 = 0.07$ <i>Roof Areas</i> $\frac{0.85}{8.44} \times 0.00 = 0$ <i>Green Areas</i> $\frac{0.20}{8.44} \times 7.75 = 0.18$ <i>Concrete Areas</i> $\frac{0.83}{8.44} \times 0.00 = 0.00$ TOTAL 0.25	<i>Asphalt Areas</i> $\frac{0.83}{8.44} \times 0.69 = 0.067831$ <i>Roof Areas</i> $\frac{0.85}{8.44} \times 1.45 = 0.15$ <i>Green Areas</i> $\frac{0.20}{8.44} \times 2.39 = 0.06$ <i>Concrete Areas</i> $\frac{0.83}{8.44} \times 3.91 = 0.38$ TOTAL 0.65

Pre Development

Total Area	8.44	ac
Roof Areas	0	ac
Green Area	7.75	ac
Concrete Pavement	0	ac
Asphalt Pavement	0	ac

Post Development

Total Area	8.44	ac
Roof Areas	1.45	ac
Green Area	2.39	ac
Concrete Pavement	3.91	ac
Asphalt Pavement	0	ac

C values		
Asphalt		0.83
Roof Areas		0.85
Green		0.20
Concrete		0.83

Table 3.24 (pg 84-85 Design Hydrology and Sedimentology for Small Catchments)
Values of Runoff Coefficient (C) for Rational Formula
(Used in $Q=ciA$)

Land Use	C
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
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
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, avg., 2-7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, avg., 2-7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Agricultural land:	
<i>Bare packed soil</i>	
*Smooth	0.30 - 0.60
*Rough	0.20 - 0.50
<i>Cultivated rows</i>	
*Heavy soil, no crop	0.30 - 0.60
*Heavy soil, with crop	0.20 - 0.50
*Sandy soil, no crop	0.20 - 0.40
*Sandy soil, with crop	0.10 - 0.25
<i>Pasture</i>	
*Heavy soil	0.15 - 0.45
*Sandy soil	0.05 - 0.25
Woodlands	0.05 - 0.25
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Unimproved areas	0.10 - 0.30
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

	Development Area	Calculated c Factor
Enter the Pre-Development c factor:	Unpaved	0.25
Enter the Post-Development c factor:	Concrete	0.65

Pre-Development Conditions						
Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.491	0.060	0.39	815.00	34.43
2	3.28	0.491	0.650	1.30	0.00	0.00
3	3.28	0.491	0.650	1.30	0.00	0.00
4	3.28	0.491	0.650	1.30	0.00	0.00
5	3.28	0.491	0.650	1.30	0.00	0.00
6	3.28	0.491	0.650	1.30	0.00	0.00
7	3.28	0.491	0.650	1.30	0.00	0.00
8	3.28	0.491	0.650	1.30	0.00	0.00
9	3.28	0.491	0.650	1.30	0.00	0.00
10	3.28	0.491	0.650	1.30	0.00	0.00
Total Results					815.00	34.43

$$v = K_u k S_p^{0.5}$$

$$t_c = \frac{L}{v}$$

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

The total Time of Concentration considered for these calculations is 15.08 minutes, representing the duration required for runoff to travel from the most distant point in the drainage area to the discharge point at the existing storm sewer manhole.

Drainage Areas Q (c.f.s.) and Pipe Diameter Required					
Drainage Area #	Area (Acres)	Runoff Coef (c factor)	Rainfall Int	Q (c.f.s.)	Pipe Dia. (d) in inches
<u>The Harbor</u>					
1	1.24				
1 into 2	1.24	0.65	5.51	4.47	17.59
2	1.13				
1-2 into 4	2.37	0.65	5.51	8.55	23.72
3	1.08				
3 into 4	1.08	0.65	5.51	3.90	16.70
1-3 into 4	3.45	0.65	5.51	12.45	27.30
4	0.98				
1-4 into Exist MH	4.43	0.65	5.51	15.98	29.99
<u>The Coves</u>					
1	1.72				
1 into 2	1.72	0.50	6.10	5.25	18.67
2	1.72				
1-2 plus The Harbor into 3	7.87	0.50	6.10	24.00	33.02
3	1.72				
1-3 plus The Harbor into 4	9.59	0.50	6.10	29.25	35.56
4	1.72				
1-4 plus The Harbor into 5	11.31	0.50	6.10	34.50	37.83
5	1.53				
1-5 plus The Harbor into exist. drain ditch	12.84	0.50	6.10	39.16	41.96
Formula: $d = \left[\frac{3.208 \cdot (n/K_n) \cdot Q_p}{(S_o^{0.5})} \right]^{\frac{3}{8}}$					

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties- Pre Development

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

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Hidalgo	b	74	80	87	98	99	103
Hill	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Hockley	Intensity (in/hr)*	3.19	3.98	4.61	5.33	5.85	6.26
Hood							
Hopkins							
Houston							
Howard							
	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	80.93	100.99	117.11	135.44	148.68	158.96

* for time of Concentration = **34.43** mins

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties- Post Development

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

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Hidalgo	b	74	80	87	98	99	103
Hill	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Hockley	Intensity (in/hr)*	2.98	3.73	4.33	5.01	5.51	5.90
Hood							
Hopkins							
Houston							
Howard							
	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	75.72	94.71	109.98	127.27	139.96	149.82

* for time of Concentration = **38.10** mins

Pre-Development Conditions

Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.491	0.1000	0.51	1,203.00	39.37
Total Results					1,203.00	39.37

$$v = K_u k S_p^{0.5}$$

$$t_c = \frac{L}{v}$$

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

Post-Development Conditions						
Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.491	0.500	1.14	65.00	0.95
2	3.28	0.491	0.500	1.14	183.00	2.68
3	3.28	0.619	1.000	2.03	143.50	1.18
4	3.28	0.619	0.174	0.85	246.00	4.84
5	3.28	0.619	0.129	0.73	246.00	5.62
6	3.28	0.619	0.101	0.65	246.00	6.35
7	3.28	0.619	0.101	0.65	123.00	3.18
8	3.28	0.619	0.101	0.65	123.00	3.18
9	3.28	0.619	0.069	0.53	130.80	4.09
Total Results					391.50	32.07

Hidalgo

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties- Pre Development

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

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Harrison	b	74	80	87	98	99	103
Hartley	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Haskell	Intensity (in/hr)*	2.92	3.65	4.24	4.91	5.40	5.78
Hays							
Hemphill							
Henderson							
Hidalgo							
	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	74.09	92.74	107.74	124.70	137.21	146.94

* for time of Concentration = **39.37** mins

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties- Post Development

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

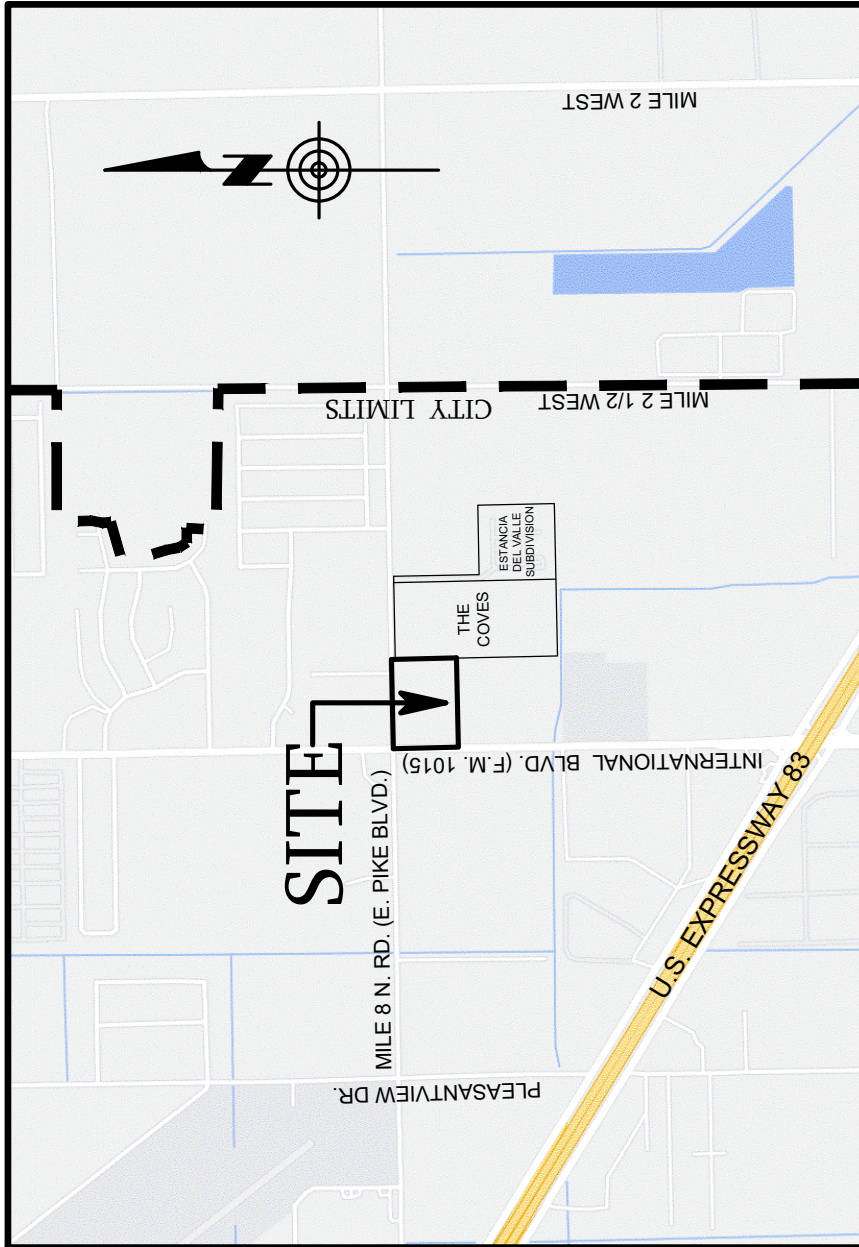
County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Cameron	b	74	80	87	98	99	103
Camp	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Carson	Intensity (in/hr)*	3.34	4.16	4.81	5.57	6.10	6.52
Cass							
Castro							
Chambers							
Cherokee							
	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	84.73	105.56	122.30	141.39	155.02	165.59

* for time of Concentration = **32.07** mins

SECTION II

Project Location Map

LOCATION MAP N.T.S.

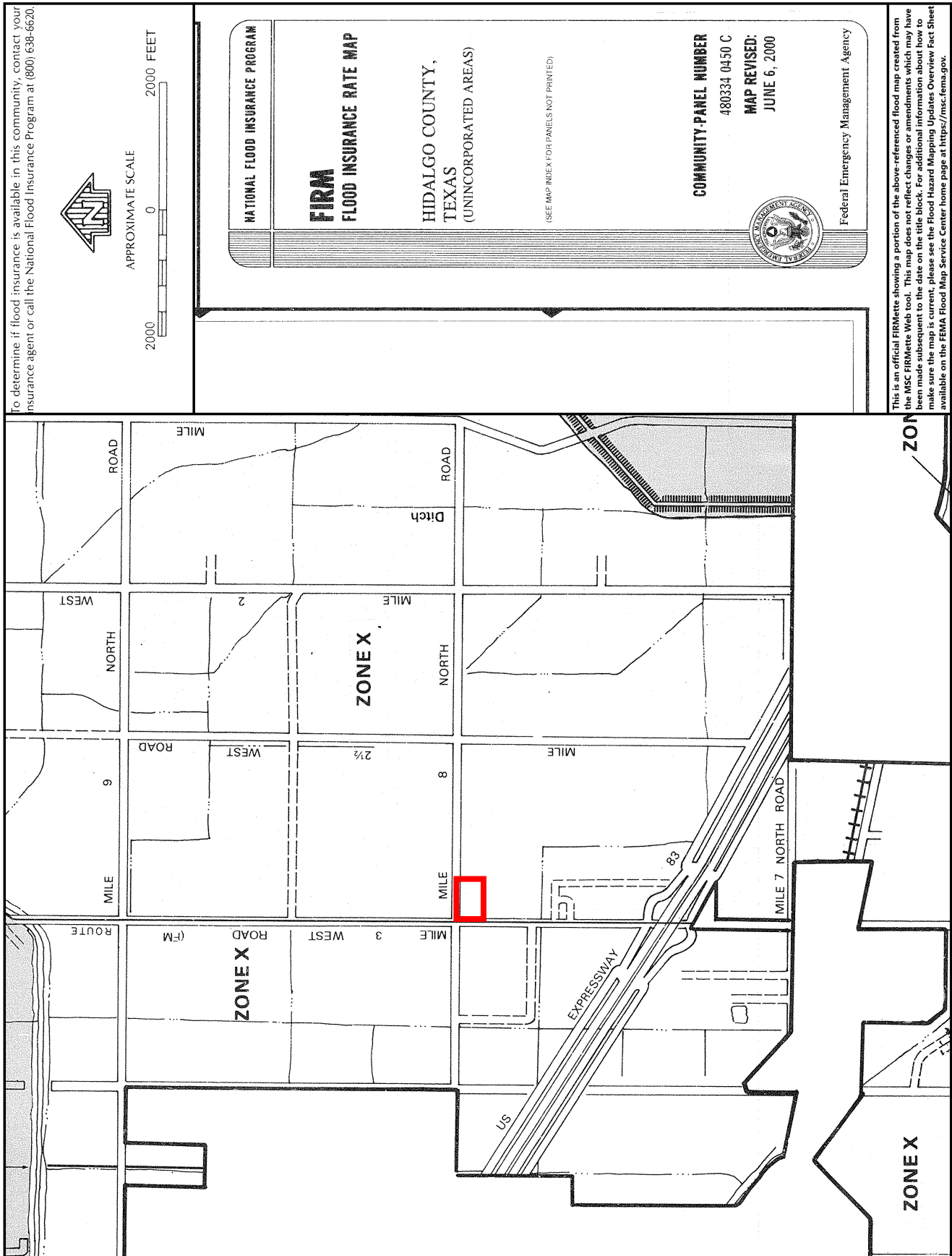


THE HARBOR

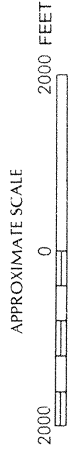
BEING A RESUBDIVISION OF 8.44 ACRES OF LAND, MORE OR LESS,
SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS,
OUT OF FARM TRACT 1030, WEST AND ADAMS TRACTS SUBDIVISION,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2,
PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SECTION III

Flood Plain Information



To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620

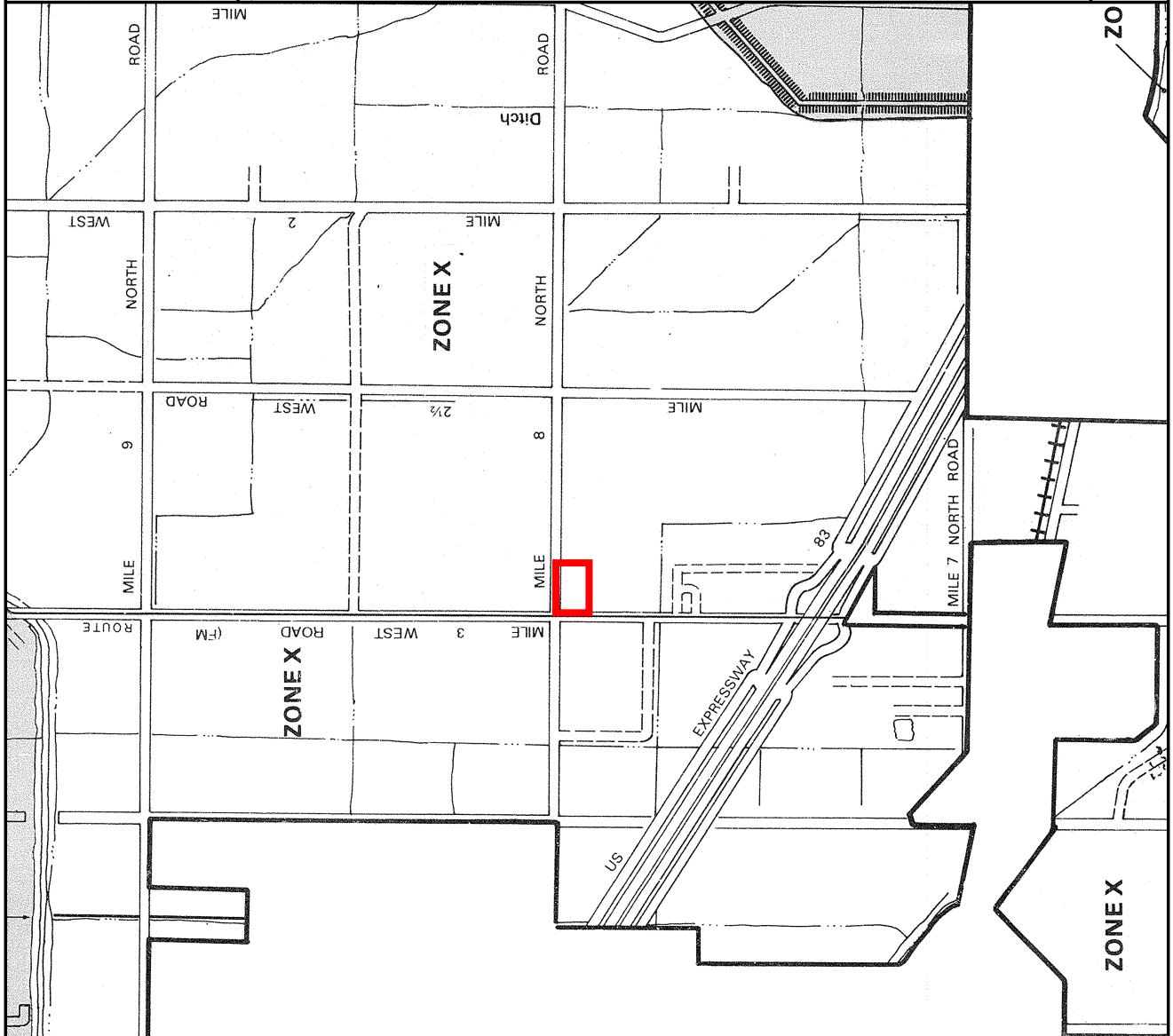


LEGEND

	SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD 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 elevation determined.
	FLOODWAY AREAS IN ZONE AE
	OTHER FLOOD AREAS Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or areas of 100-year flood with average depths of 1 to 3 feet; and areas protected by levees from 100-year flood.
	OTHER AREAS ZONE X Areas determined to be outside 500-year floodplain.
	ZONE D Areas in which flood hazards are undetermined.
	UNDEVELOPED COASTAL BARRIERS¹
	Identified 1993
	Identified 1990
	Otherwise Projected Areas
	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 Reference Mark
	River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

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>.



SECTION IV

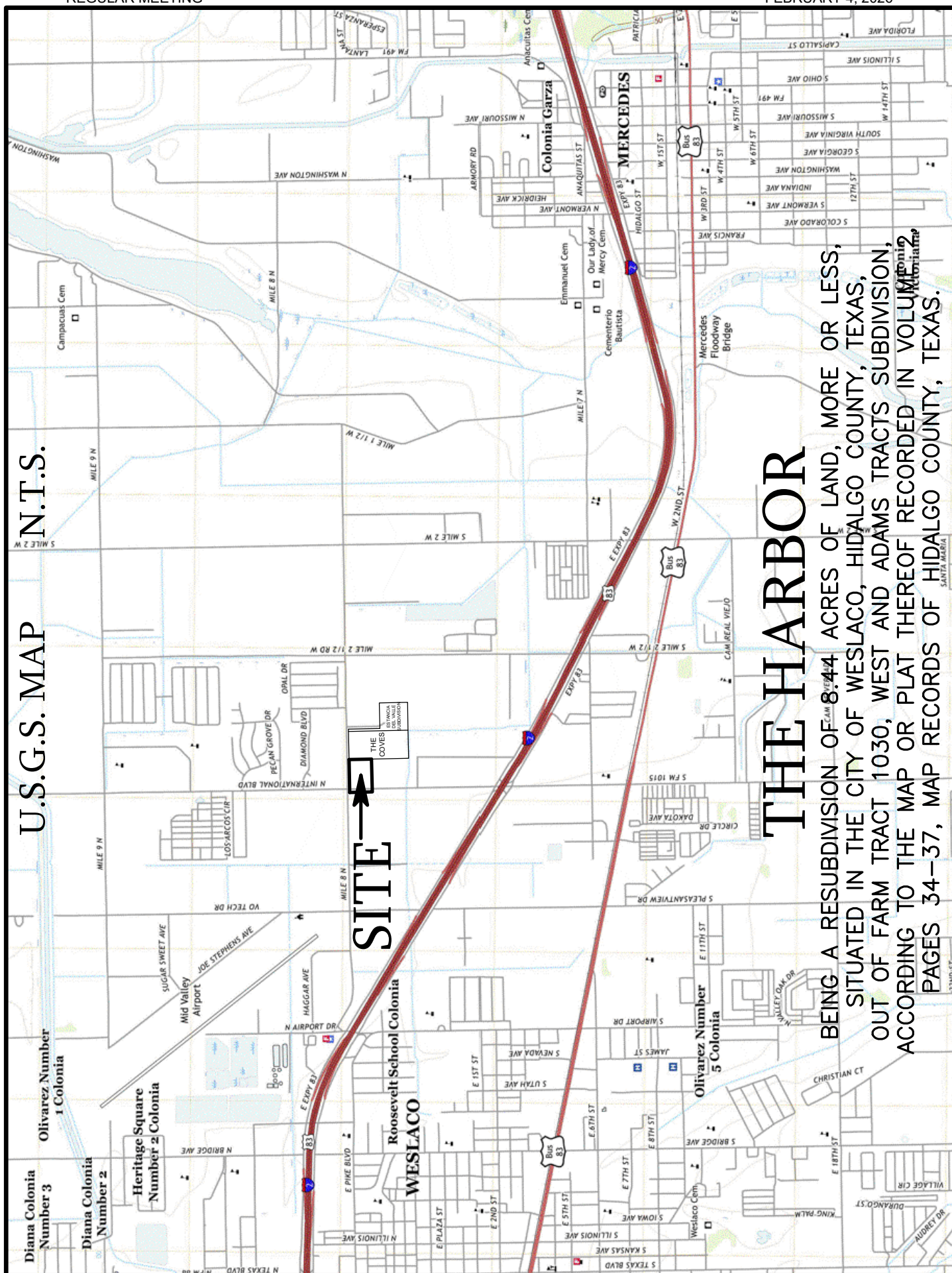
USGS Map with Project Location

NT.S:

SITE-

THE HARBOR

BEING A RESUBDIVISION OF 8.44 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 101, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SECTION V

Soil Survey Resource Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Hidalgo County, Texas

The Harbor



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Map Unit Legend.....	8
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Hidalgo County, Texas.....	10
28—Hidalgo sandy clay loam, 0 to 1 percent slopes.....	10
52—Raymondville clay loam, 0 to 1 percent slopes.....	11
References	13

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



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

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

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 24, Sep 4, 2025

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

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

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

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	5.3	70.0%
52	Raymondville clay loam, 0 to 1 percent slopes	2.3	30.0%
Totals for Area of Interest		7.6	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Custom Soil Resource Report

Minor Components

Raymondville

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

Racombes

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

Willacy

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear

Custom Soil Resource Report

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam

H2 - 15 to 43 inches: clay loam

H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 8.0

Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

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Custom Soil Resource Report

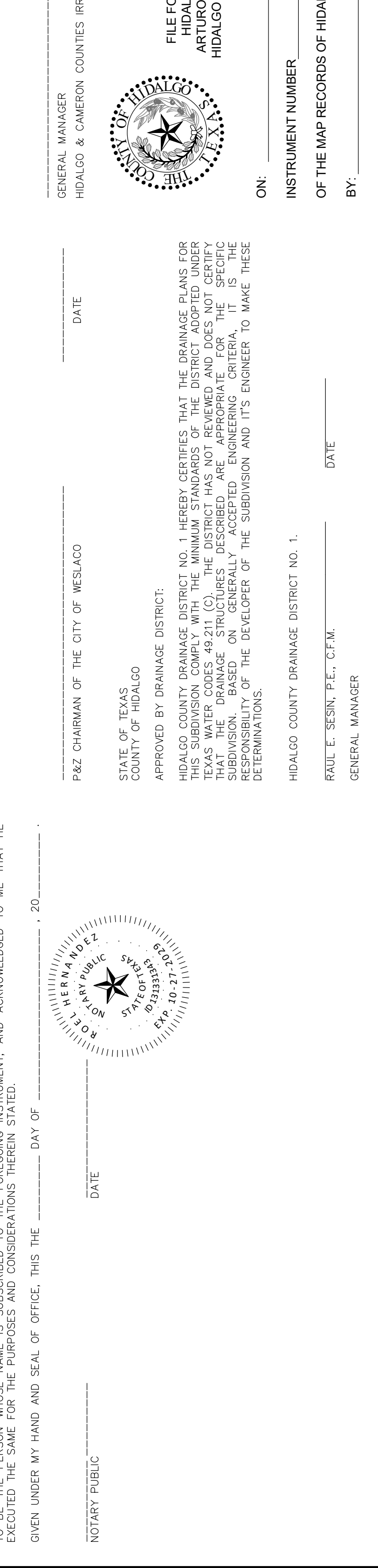
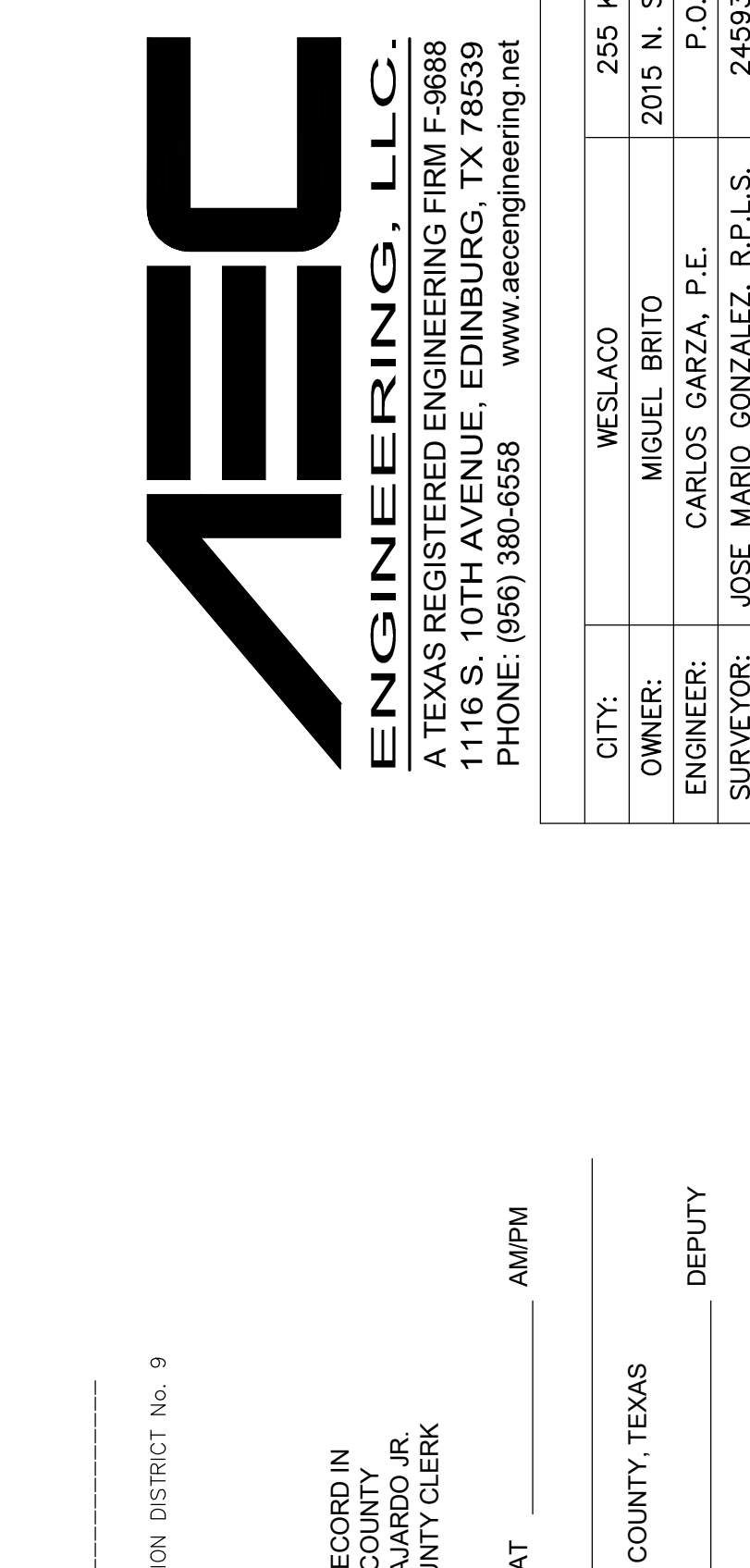
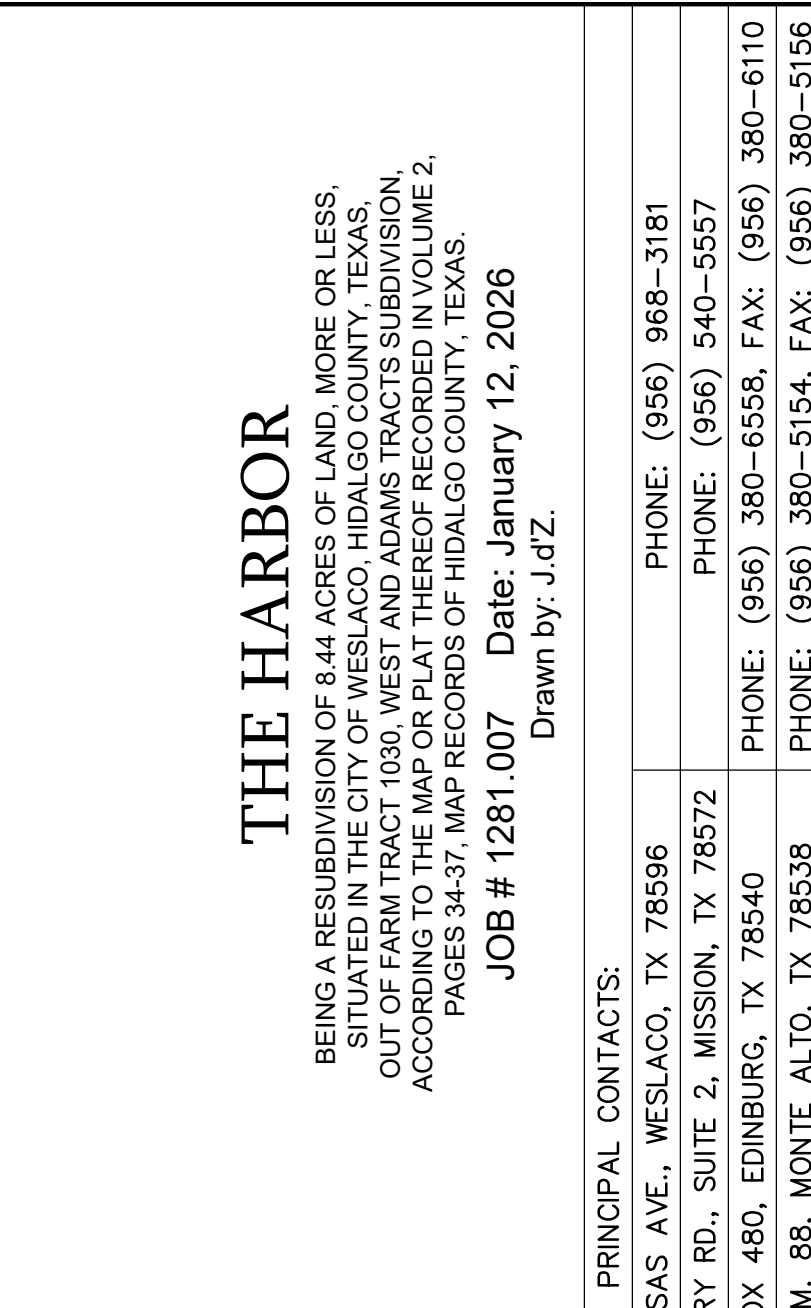
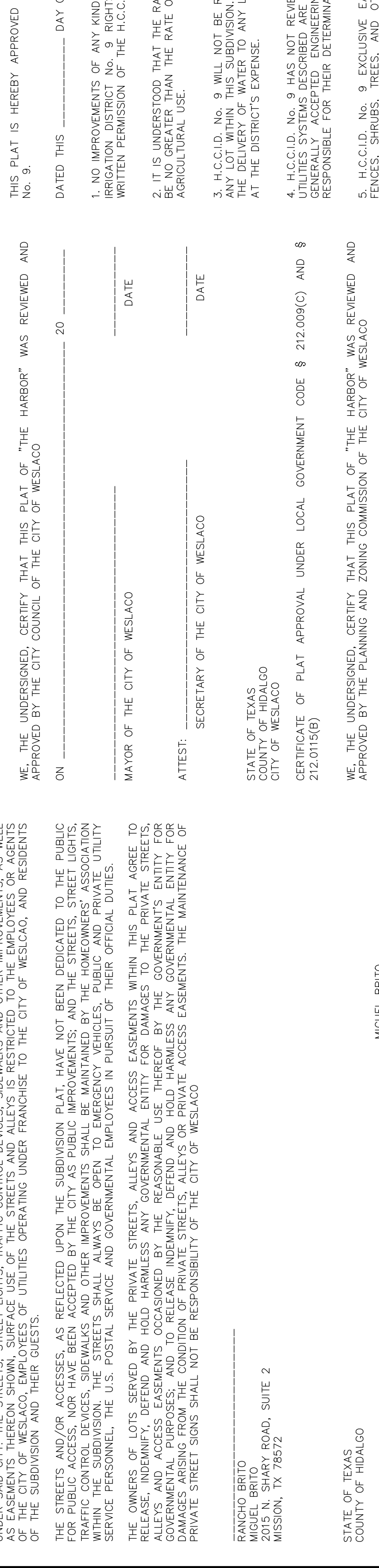
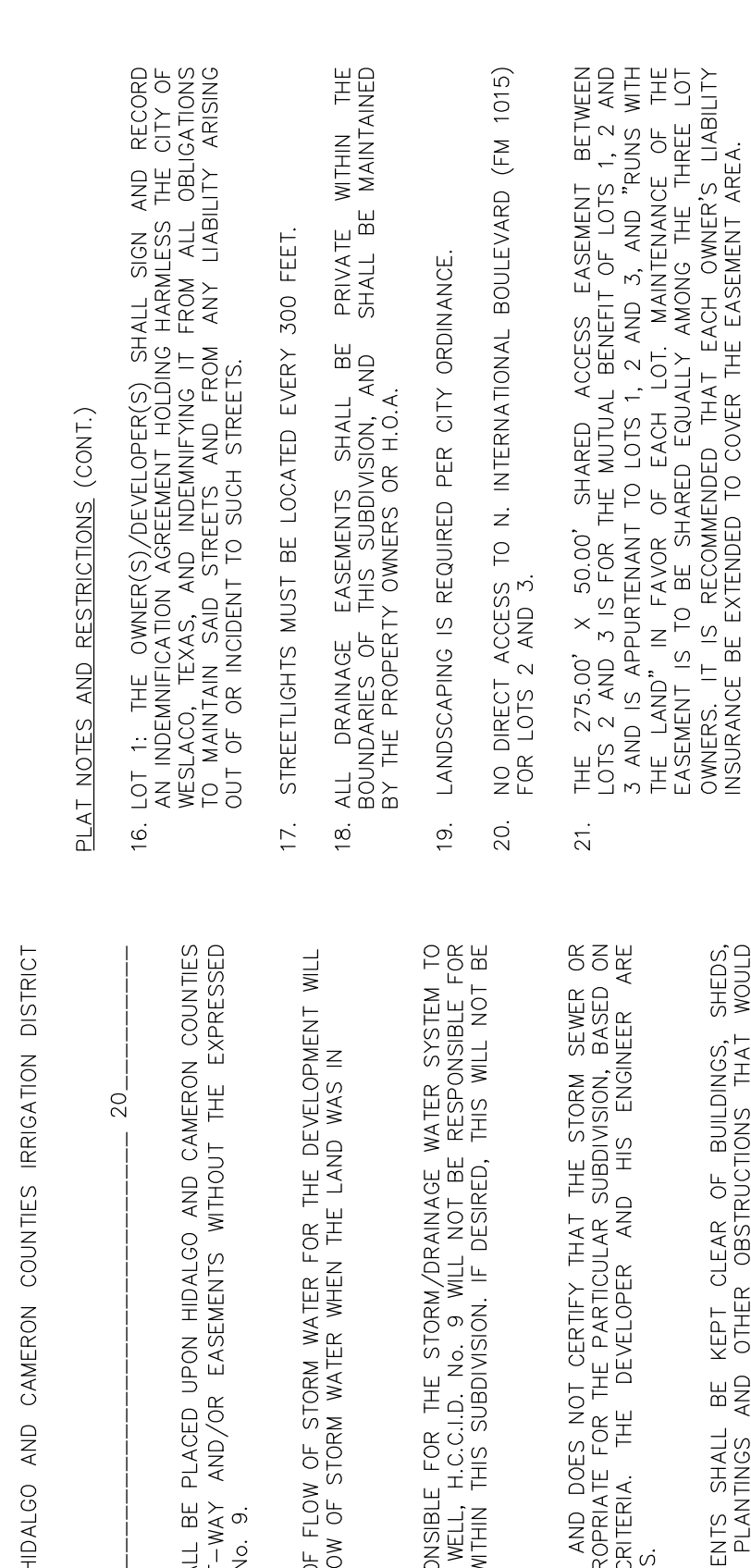
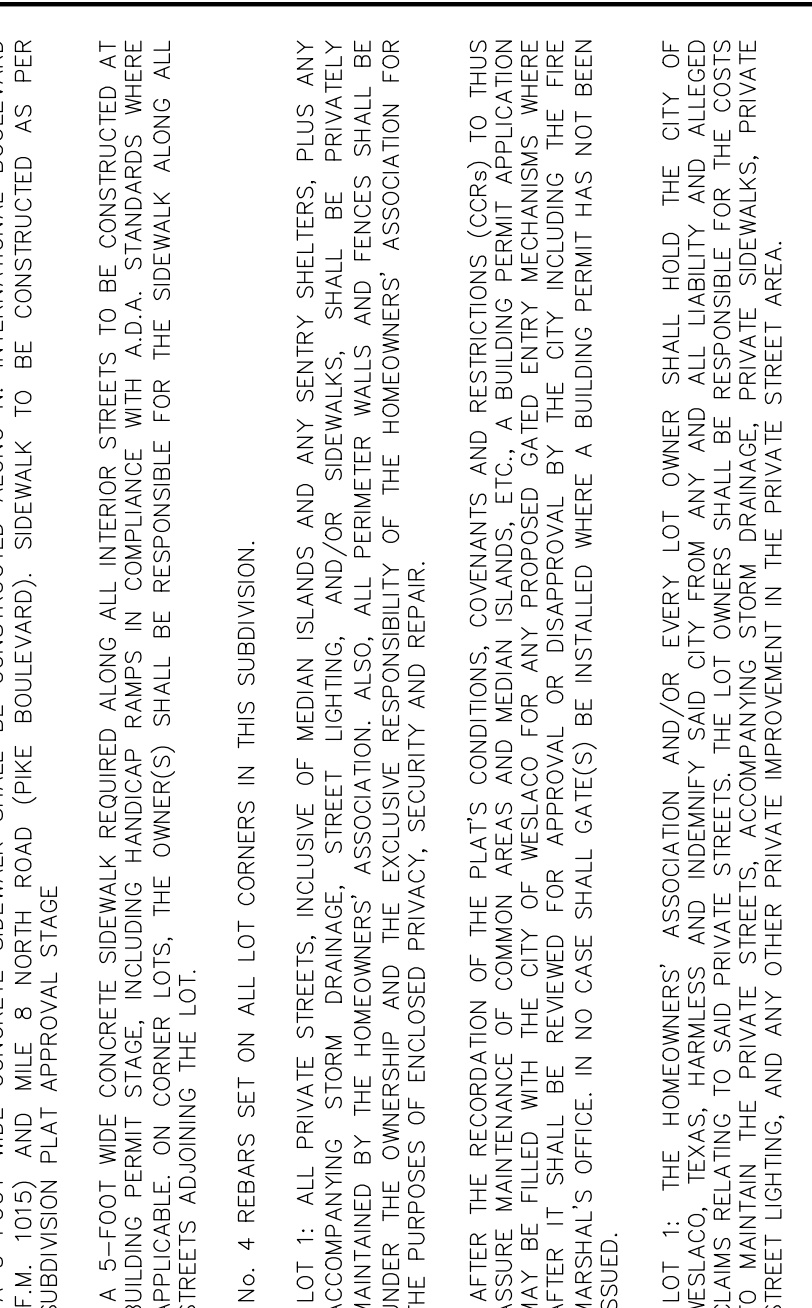
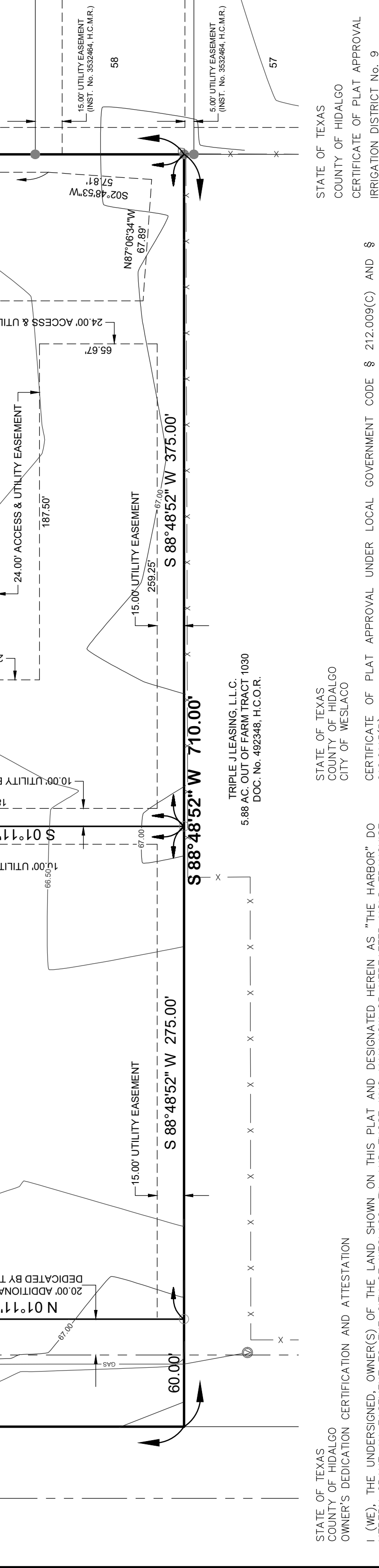
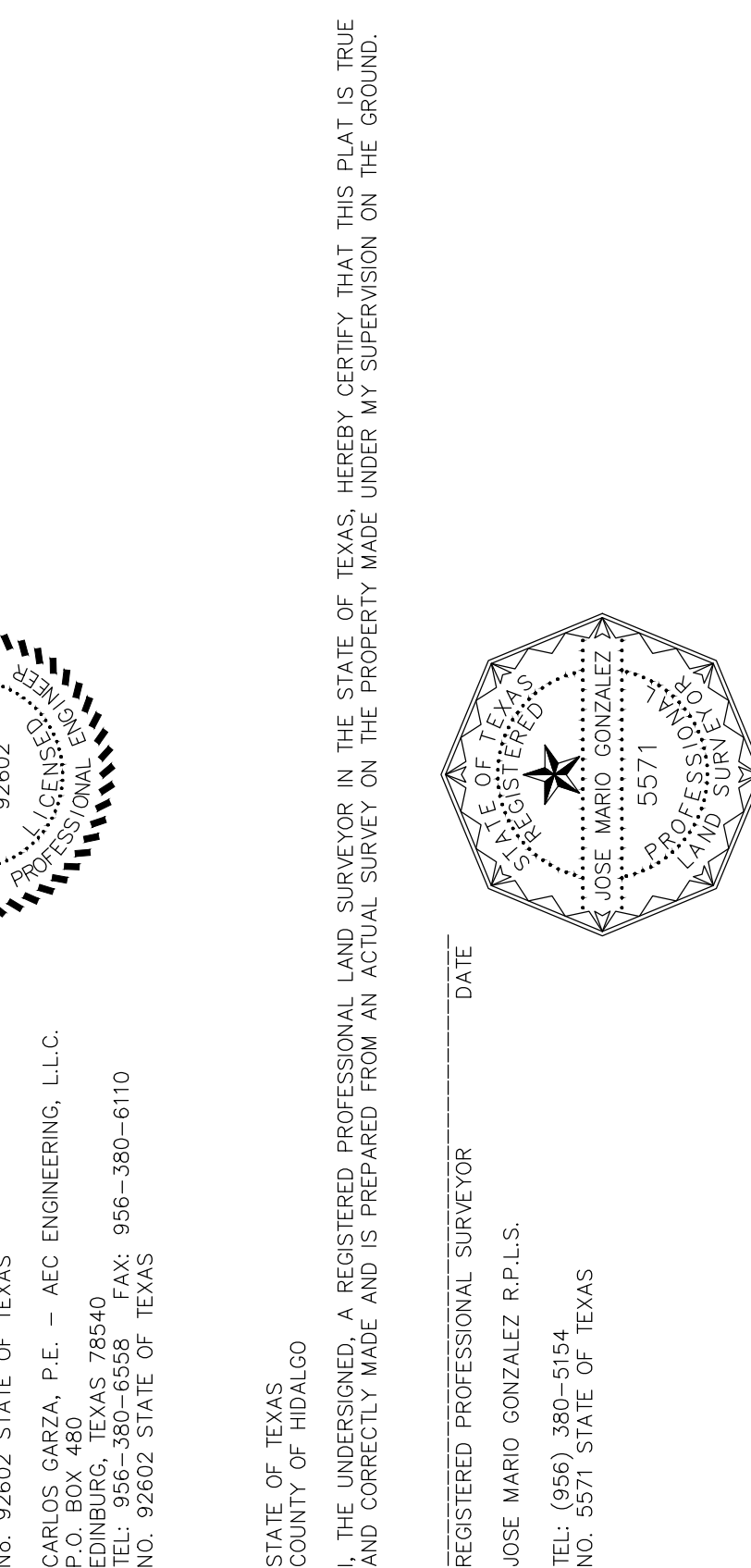
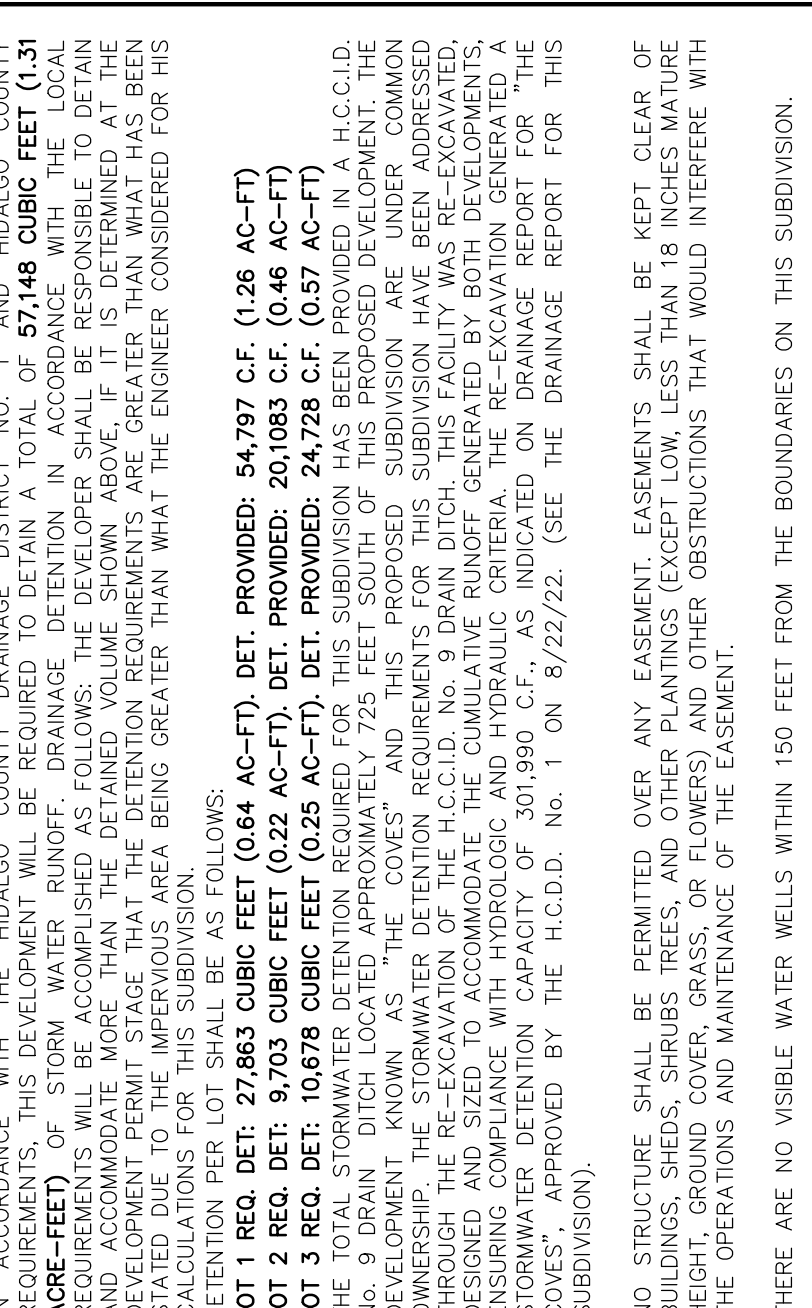
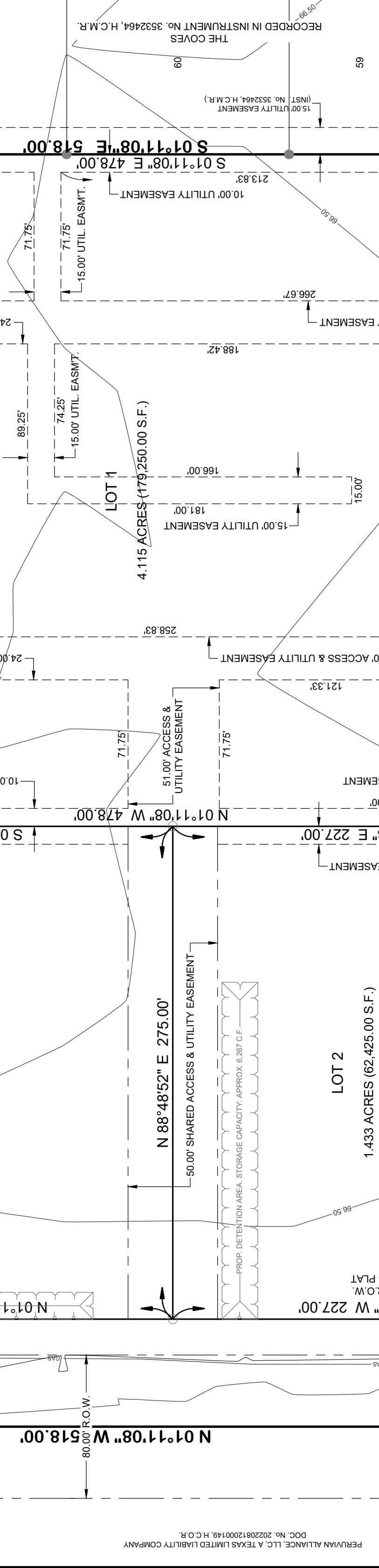
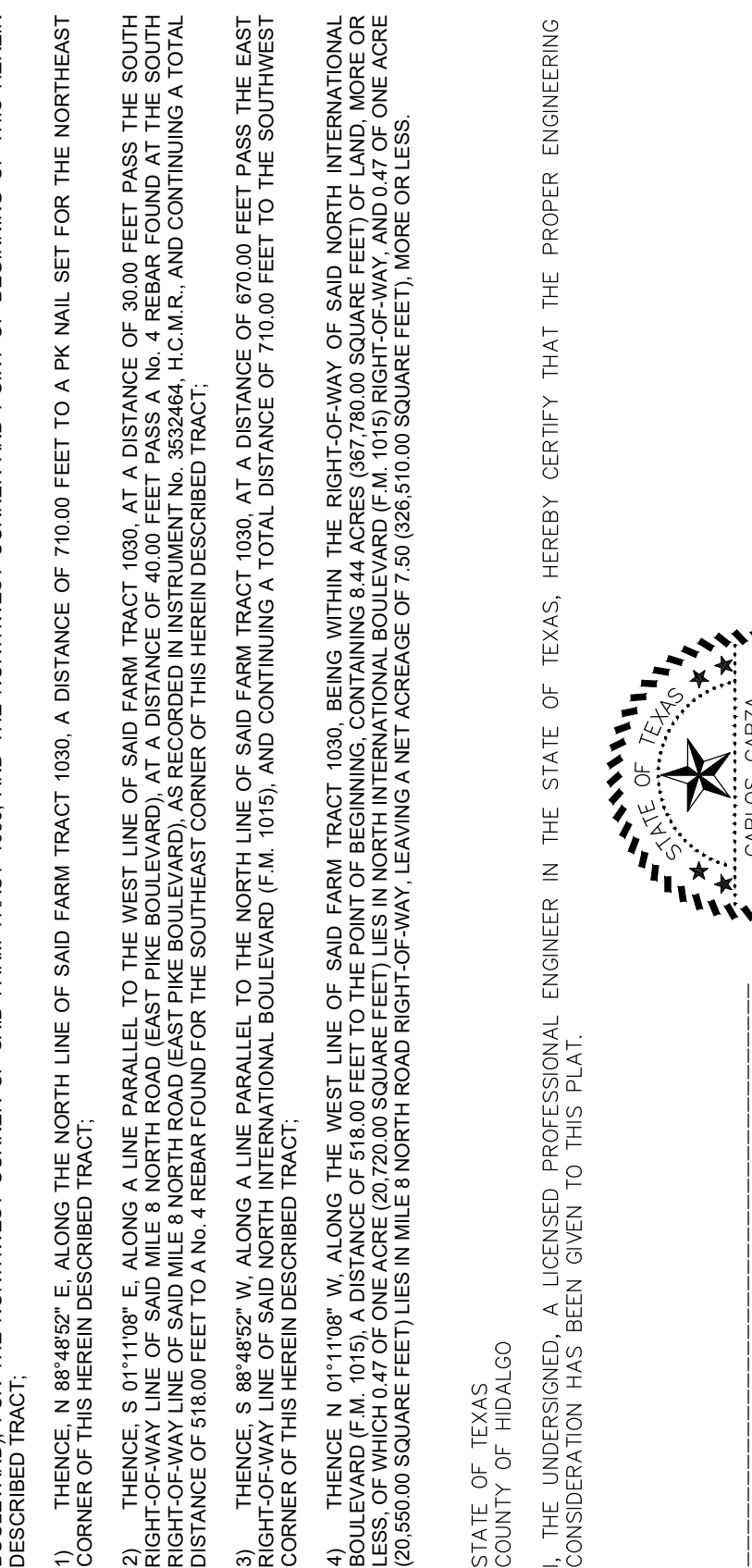
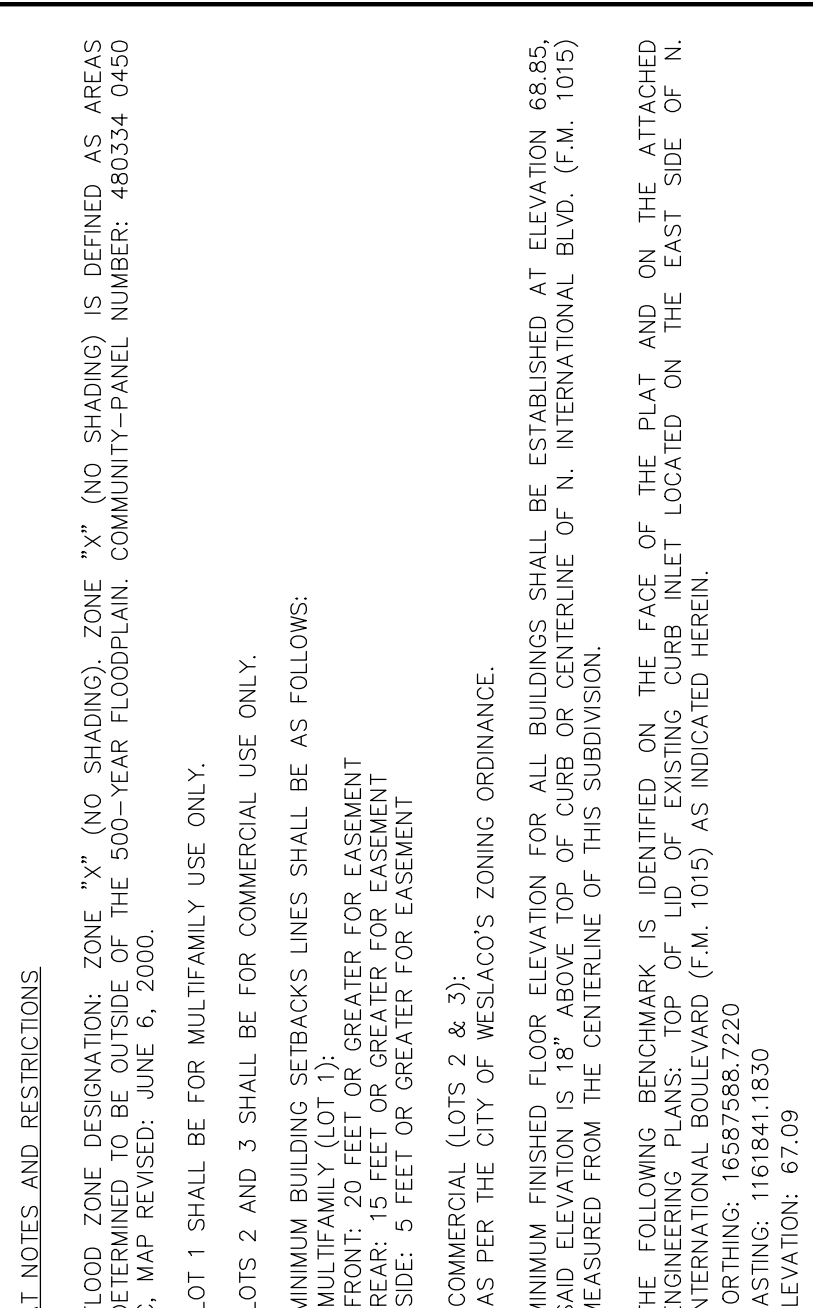
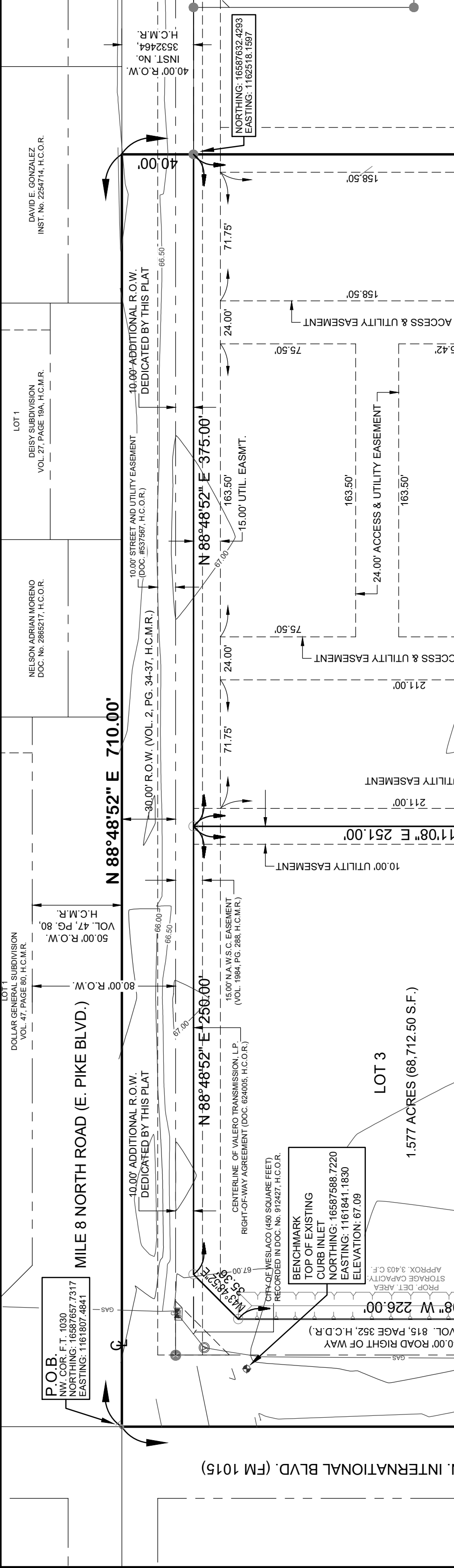
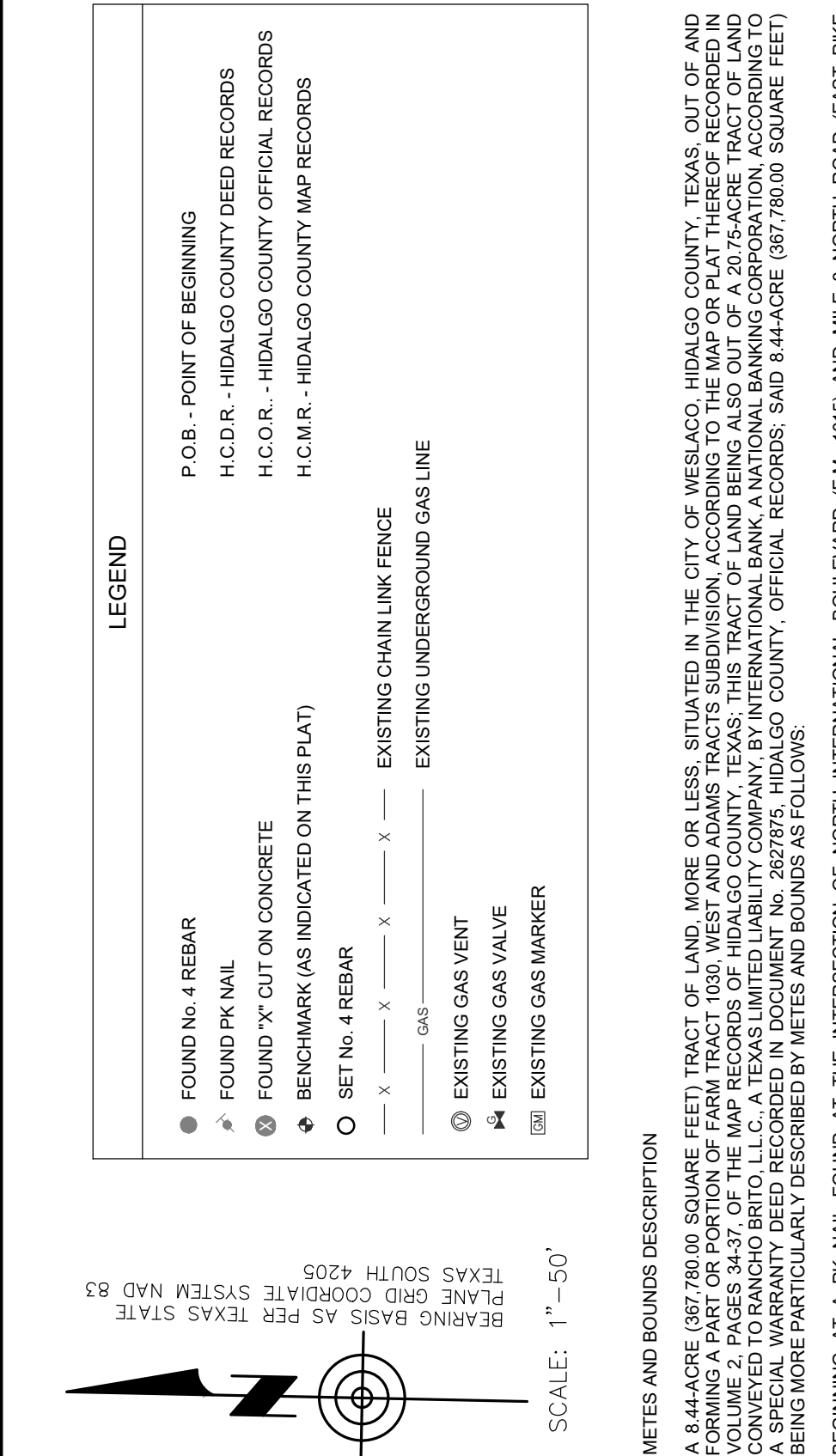
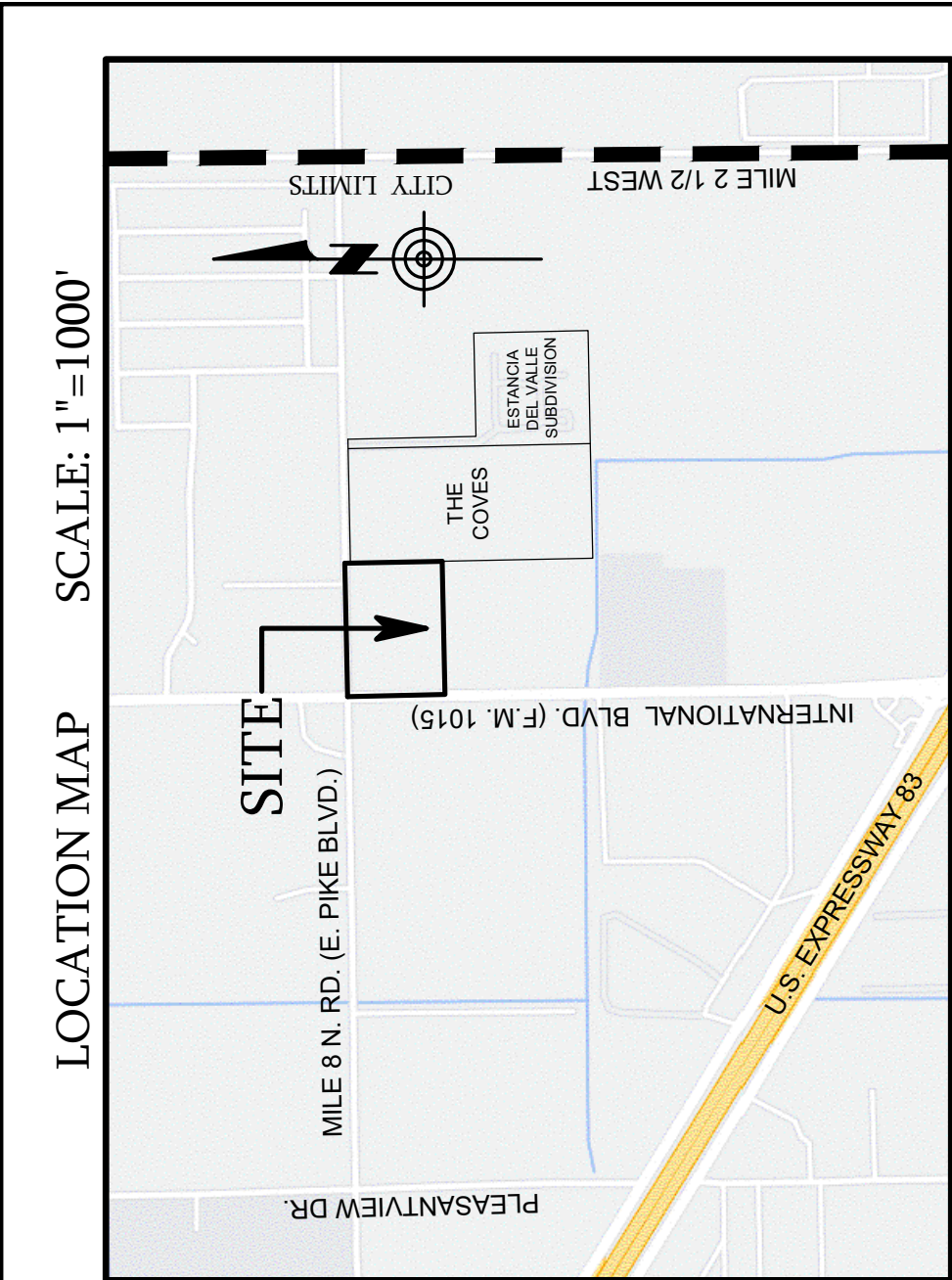
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SECTION VI

Set of Plans



PROJECT INFORMATION:	THE HARBOR WESLACO, TEXAS BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot
----------------------	---

TEXAS

Know what's below.
Call before you dig.

811

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

STORMWATER DETENTION PROVIDED BY LOT 1 (MULTIFAMILY) :

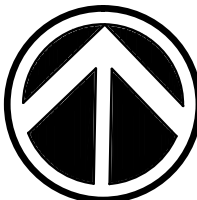
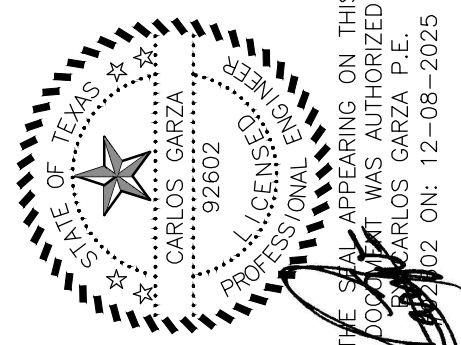
PARTICIPANTS REQUEST
48 HOURS NOTICE
STOP AND CALL
DRILL OR BLAST -
CONSTRUCTION

SEAL OF THE STATE OF TEXAS
PROPOSED PROJECT
CARLOS GARZA
127602
I HAVE APPEARED ON THIS DOCUMENT AS AUTHORIZED REPRESENTATIVE OF CARLOS GARZA P.E.
002-01-12-0026

[illegible]

SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD 1E, PIKE BLVD.) AND INTERNATIONAL BOULEVARD (F.M. 1015).
CITY
WESLACO
STATE
TEXAS
COUNTY
HIDALGO

SHEET DESIGNATION: OVERALL PAVING AND STORM DRAINAGE LAYOUT	SHEET NUMBER: C13 of 24
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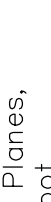
PROJECT INFORMATION:		THE HARBOR WESLACO, TEXAS	
BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot		 GRAPHIC SCALE 0 30 60 90 120 150 180 1 inch = 60 ft.	
CALL BEFORE YOU DIG!  PARTICIPANTS REQUEST UTILITY LOCATIONS BEFORE YOU DIG, DRILL, OR BLAST – CALL 811 FOR CONSTRUCTION KNOW WHAT'S BELOW. Call before you dig. 811		THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344	
PROJECT INFORMATION: www.aecengineering.net PHONE: (956) 380-6558 1116 S. 10TH AVENUE, EDINBURG, TX 78839 A TEXAS REGISTERED ENGINEERING FIRM F-96888 ENGINEERING, LLC.		 THIS DOCUMENT IS ON THIS STATEMENT WAS AUTHORIZED BY CARLOS GARZA P.E. DATE: 02/02/2025 ON: 12-08-2025 FOR REVIEW ALTERNATE ENGINEER/CONSULTANT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN UNLAWFUL VIOLATION OF THE ENGINEERING PRACTICE LAW	
BY		DESCRIPTION	
DATE		REV	
DESIGN INFORMATION		DESIGN INFORMATION	
Job Type		CIVIL	
Job No.		1281.007	
Prep. Date		DECEMBER 08, 2025	
Designed/Drawn		J. d' Z.	
Checked		CARLOS GARZA, P.E.	
Approved		CARLOS GARZA, P.E.	
PLANT SCALE: AS SHOWN		PROJECT ADDRESS OR NEAREST INTERSECTION	
SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (W. 1015).		CITY	
WESLACO		STATE	
TEXAS		COUNTY	
HIDALGO		SHEET NUMBER:	
STORM DRAINAGE AREAS			

PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes,
Central Zone, US Foot



GRAPHIC SCALE

0 20 30 40 60

1 inch = 20 ft.

ALL BEFORE YOU BUILD

CALL BEFORE YOU DIG!

TEXAS811

Know what's below.
Call before you dig.

811

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

PARTICIPANTS REQUEST
48 HOURS NOTICE
BEFORE YOU DIG.
STOP AND CALL -
CONSTRUCTION

TEXAS811
800-669-8344
WWW.TX811.COM

SEAL OF THE STATE OF TEXAS
OFFICE OF THE ATTORNEY GENERAL
JANIS P. CRENSHAW
126002

STATE ATTORNEY ON THIS
MATTER WAS AUTHORIZED
BY CARLOS GARZA P.E.
007 001-12-0206

[illegible]

PROJECT INFORMATION	Job Type	CIVIL
	Job No.	1281.007
	Prep. Date	JANUARY 12, 2026
	Designed/Drawn	J. d' Z.
	Checked	CARLOS GARZA, P.E.
	Approved	CARLOS GARZA, P.E.
	Plan Scale:	AS SHOWN
PROJECT ADDRESS OR NEAREST INTERSECTION	SOUTHEAST CORNER OF THE INTERSECTION OF LAKE 8 AND INTERNATIONAL BOULEVARD (F.W. 1015).	
CITY	WESLACO	
STATE	TEXAS	
COUNTY	HIDALGO	

SHEET DESIGNATION:	GRADING PLAN (1)	SHEET NUMBER:	C14 of 24
--------------------	-------------------------	---------------	------------------

THE HARBOR

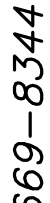
WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes,
Central Zone, US Foot

GRAPHIC SCALE
0 20 30 40 60
1 inch = 20 ft.

AEC
REGISTERED ENGINEERING FIRM

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AT 1-800-669-8344

PARTICIPANTS REQUEST
48 HOURS NOTICE
BEFORE YOU DIG,
DRILL OR BLAST –
WE’LL BE THERE TO
CONSTRUCT
YOUR PROJECT.



CARLOS GARZA
92602
LISENCE #0A638367
REGISTERED PROFESSIONAL ENGINEER

THIS DOCUMENT IS UNOFFICIAL
CARLOS GARZA P.E.
007 - 01-12-2026

[illegible]

DESIGN INFORMATION	
Job Type	CIVIL
Job No.	1281.007

Prep. Date	JANUARY 12, 2026
------------	------------------

Designed/Drawn	J. d' Z.
----------------	----------

Checked	CARLOS GARZA, P.E.
---------	--------------------

Approved **CARLOS GARZA, P.E.**

PLAN SCALE: AS SHOWN
PROJECT ADDRESS OR

NEAREST INTERSECTION

SOUTHEAST CORNER OF THE
INTERSECTION OF MILE 8
NORTH ROAD / FIVE OAKS

NORTH ROAD (E. PIKE BLVD.)
AND INTERNATIONAL
BOULEVARD (F.M. 1015.).

100

CITY

WESLACO

STATETEXAS
COUNTYHIDALGOSHEET NUMBER:

C15 of 24

MAP LEGEND

- FOUND NO. 4 REBAR
- ⊗ FOUND "X" CUT ON CONCRETE
- SET NO. 4 REBAR
- * FOUND PK NAIL
- BENCHMARK (AS INDICATED ON THIS PLAN)
- ∅ EXIST. POWER POLE
- ONE — ONE —
- ⊕ EXIST. OVERHEAD POWER LINE
- ⊙ EXIST. TRAFFIC LIGHT POLE
- ⊠ EXIST. TRAFFIC CONTROL BOX
- ⊡ EXIST. AEP & MVE CONTROL BOXES
- ▢ EXISTING UNDERGROUND CABLE MARKER
- TEL — TEL —
- GAS — GAS —
- WTR — WTR —
- 12" WTR — 12" WTR —
- 6" WTR — 6" WTR —
- 6" GAS — 6" GAS —
- 6" SANITARY SEWER LINE — 6" SANITARY SEWER LINE —
- PROPOSED FENCE — PROPOSED FENCE —
- PROP. CONDUITS (3-1" & 1-4" TYP. AS SHOWN) — PROP. CONDUITS (3-1" & 1-4" TYP. AS SHOWN) —
- EXISTING ASPHALT PAVED AREAS
- EXISTING GREEN AREAS
- PROPOSED ASPHALT PAVED AREAS
- PROPOSED GREEN AREAS

SHEET DESIGNATION:

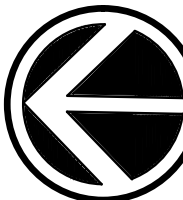
GRADING PLAN (2)

PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes,
Central Zone, US Foot



GRAPHIC SCALE

0 20 30 40 60

1 inch = 20 ft.

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CONSTRUCTION

TEXAS811
800-669-8344
WWW.TX811.COM

SEAL OF THE STATE OF TEXAS
OFFICE OF THE ATTORNEY GENERAL
JANIS P. CRENSHAW
126002

STATE ATTORNEY ON THIS
MATTER WAS AUTHORIZED
BY CARLOS GARZA P.E.
007 001-12-0206

REV	DATE	DESCRIPTION	BY

CIVIL		1281.007	
Job Type	Job No.	Prep. Date	Design/Drawn
		JANUARY 12, 2028	J. d' Z.
Checked	Approved	PLAIN SCALE: AS SHOWN	
		CARLOS GARZA, P.E.	
PROJECT ADDRESS OR NEAREST INTERSECTION			
SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (P.M. 1015).			
CITY			
WESLACO			
STATE			
TEXAS			
COUNTY			
HIDALGO			

SHEET DESIGNATION:

GRADING PLAN (3)

SHEET NUMBER:

C16 of 24

MAP LEGEND	
● FOUND NO. 4 REBAR	EXIST. POWER POLE
⊙ FOUND "X" CUT ON CONCRETE	EXIST. OVERHEAD POWER LINE
○ SET NO. 4 REBAR	EXIST. TRAFFIC LIGHT POLE
⊙ FOUND PK NAIL	EXIST. TRAFFIC CONTROL BOX
⬇ BENCHMARK (AS INDICATED ON THIS FLAN)	EXIST. AEP & MVEC CONTROL BOXES
⌀ EXIST. POWER POLE	EXISTING UNDERGROUND CABLE MARKER
— ONE — ONE —	EXISTING UNDERGROUND CABLE MARKER
— ONE — ONE —	EXIST. SIGN
— ONE — ONE —	EXIST. GAS VENT
— ONE — ONE —	EXIST. GAS VALVE
— ONE — ONE —	EXIST. GAS MARKER
— ONE — ONE —	EXISTING UNDERGROUND GAS
— ONE — ONE —	EXIST. CHAIN LINK FENCE
— ONE — ONE —	EXIST. 8" WATER LINE (CITY OF WELAÇO)
— ONE — ONE —	EXISTING 12" WATER LINE (CITY OF WELAÇO)
— ONE — ONE —	EXISTING WATER VALVE
— ONE — ONE —	EXISTING SEWER MANHOLE
— ONE — ONE —	EXISTING 8" SANITARY SEWER LINE
— ONE — ONE —	PROPOSED FENCE
— ONE — ONE —	PROP. CONDUITS (3-1" & 1-4" TYP. AS SHOWN)
— ONE — ONE —	EXISTING ASPHALT PAVED AREAS
— ONE — ONE —	PROPOSED GREEN AREAS

PROJECT INFORMATION:

THE HARBOR
WESLACO, TEXAS

CALL BEFORE YOU DIG!

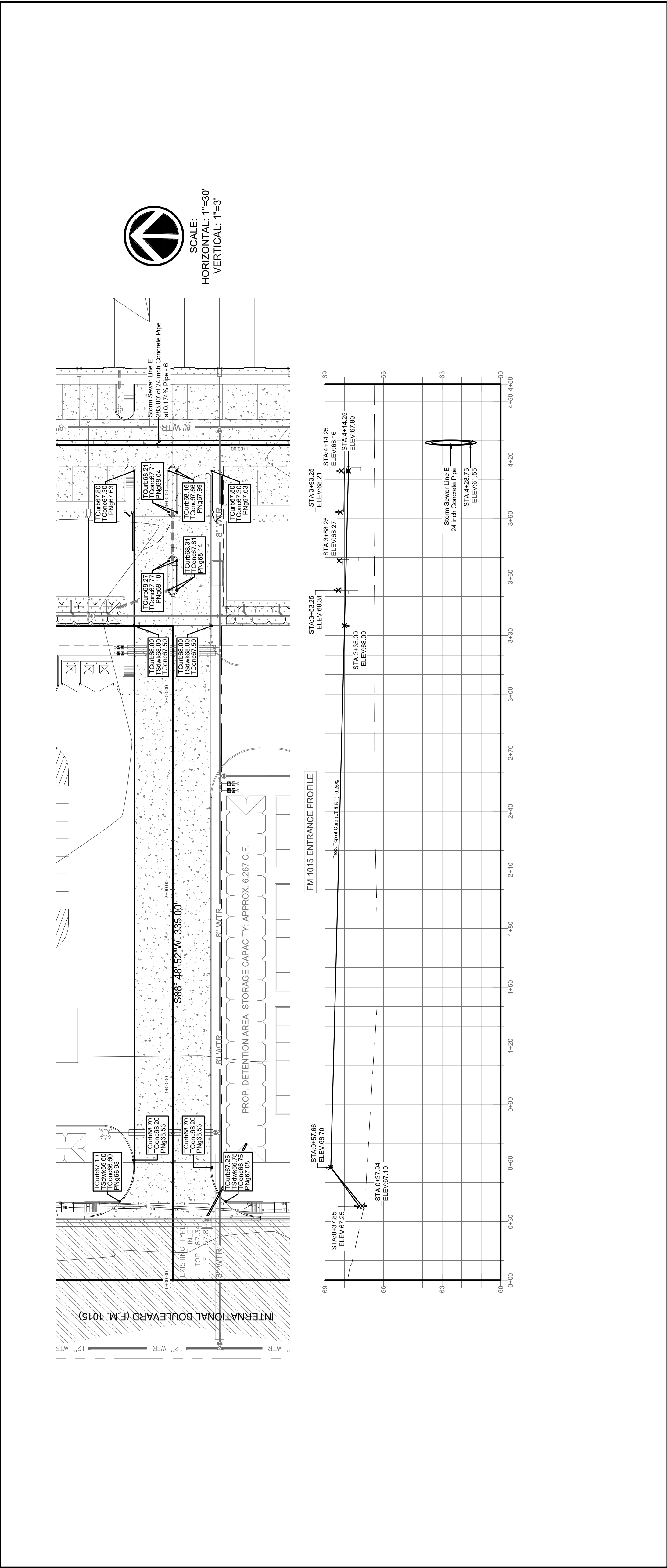
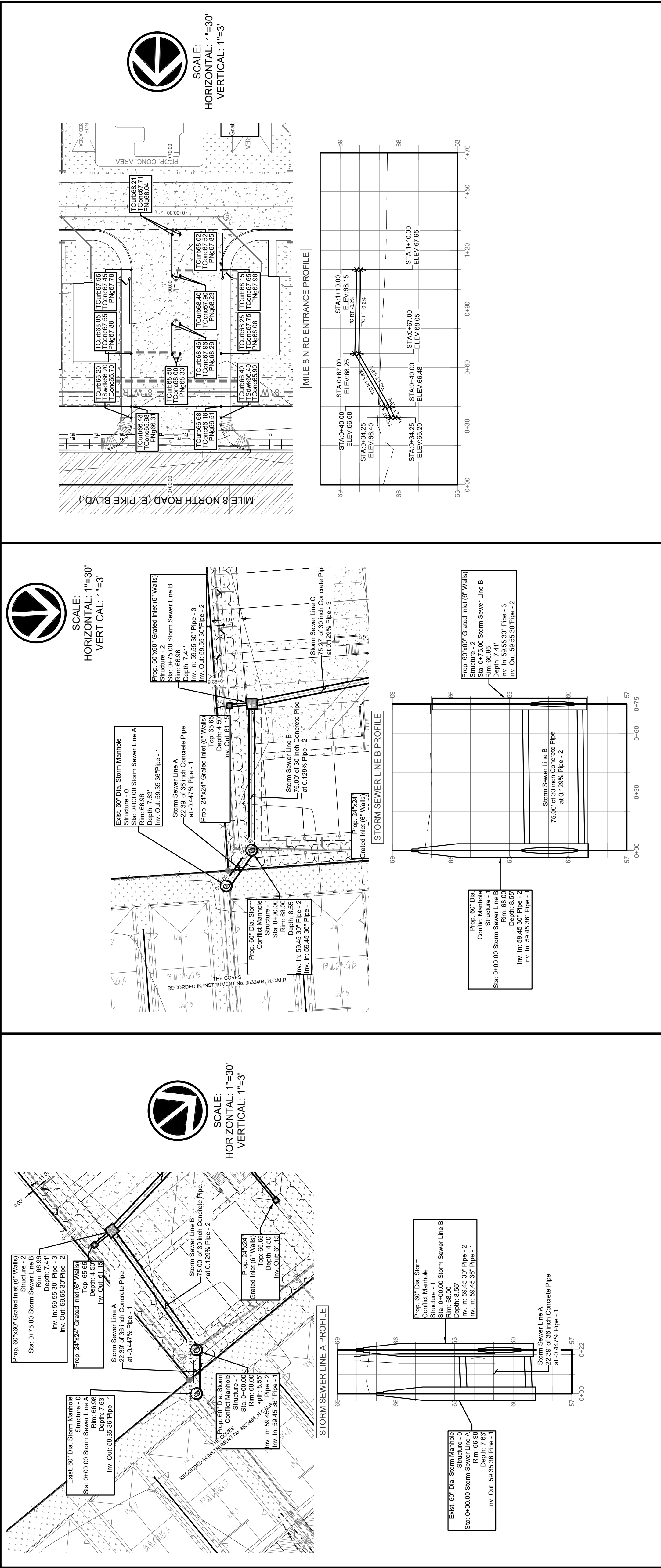
★Texas811

Participants Request
48 Hours Notice
Call Before You Dig
Drill, or Blast -
Stop and Call
811
Know what's below.
Call before you dig.

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

MAP LEGEND	
● FOUND NO. 4 REBAR	○ ONE
⊗ FOUND X CUT ON CONCRETE	— ONE
⊙ SET NO. 4 REBAR	
⊕ FOUND PK	
⚡ EMBARKMENT (AS INDICATED ON THIS PLAN)	
⌀ EXIST. POWER POLE	
⊕ EXIST. OVERHEAD POWER LINE	
⊕ EXIST. TRAFFIC LIGHT POLE	
⊕ EXIST. TRAFFIC CONTROL BOX	
⊕ EXIST. AEP & MISC. CONTROL BOXES	
▢ EXISTING UNDERGROUND CABLE MARKER	
— TEL — TEL —	
— GAS —	
— GAS — X — X —	
— 8" WTR —	
— 8" WTR —	
— 12" WTR —	
— EXIST. WATER LINE (CITY OF WESLACO) —	
⊙ EXISTING WATER VALVE	
③ SANITARY SEWER MANHOLE	
— 8" SS —	
— 8" SS —	
— PROPOSED FENCE —	
EXISTING ASPHALT PAVED AREAS	
PROPOSED CONCRETE PAVED AREAS	
PROPOSED GREEN AREAS	

SHEET DESIGNATION:
MILE 8 N. RD. & F.M. 1015
ENTRANCES, PLUS
STORM LINES A & B,
PLAN AND PROFILE



PROJECT INFORMATION:

THE HARBOR
WESLACO, TEXAS

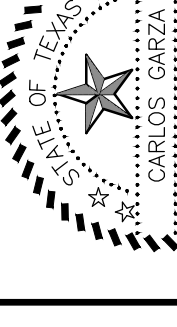
CALL BEFORE YOU DIG!

★Texas811

Participants Request
48 Hours Notice
Stop and Call
Drill, or Blast -
Call 811

Know what's below.
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THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344


 APPEARING ON THIS
 STATE HAS ATTENDED
 OFFENSE UNDER THE TEXAS
 ENGINEERING PRACTICE LAW
 02 ON: 01-12-2026
FOR PERMITTING
 ALTERATION OF A SEALED DOCUMENT
 WITHOUT PROPER NOTIFICATION TO THE
 BOARD OF ENGINEERING EXAMINERS

REV	DATE	DESCRIPTION	BY

CIVIL	PROPOSED PROJECT INFORMATION
Job Type _____	Job No. _____
Designed/Drawn _____	Date _____
Checked _____	Approved _____
Project Address or Nearest Intersection _____	Plan Scale: AS SHOWN
SOUTHEAST CORNER OF THE INTERSECTION OF NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (F.M. 1015).	
CITY	WESLACO
STATE	TARRANT
COUNTY	HIDALGO

EXISTING UNDERGROUND UTILITIES:

- ☐ EXIST. GAS VENT
- ☐ EXIST. GAS MAIN
- ☒ EXIST. GAS VALVE
- ☐ EXIST. WATER MAIN
- ☐ EXIST. SEWER MAIN
- ☐ EXIST. CHAIN LINK FENCE
- ☐ EXIST. 8" WATER LINE
- ☐ CITY OF WESLACO
- ☒ EXIST. WATER VALVE
- ☒ EXISTING SEWER MANHOLE
- ☐ EXISTING 8" SANITARY SEWER LINE
- ☐ PROPOSED FENCE

PROPOSED GREEN AREAS:

- ☐ EXISTING ASPHALT PAVED AREAS
- ☐ PROPOSED CONCRETE PAVED AREAS
- ☐

SHEET DESIGNATION: CENTER OF EAST and WEST DRIVES, PLUS STORM LINES C & E, PLAN AND PROFILE	SHEET NUMBER: C19 of 24
---	---

PROJECT INFORMATION:

THE STATE OF TEXAS
COUNTY OF GARZA
25002
JULIEN S. GARCIA
SUPERVISOR
JULIEN S. GARCIA
SUPERVISOR

THE SIGNATURE APPEARING ON THIS
DOCUMENT WAS AUTHORIZED
BY CARLOS GARZA P.E.
DATE: 01-12-2026

FOR PERMITTING
ALTERNATE ENGINEER
RESPONSIBLE ENGINEER IS AN
EMPLOYEE OF THE STATE OF TEXAS
ENGINEERING PRACTICE LAW

[illegible]

DESIGN INFORMATION		CIVIL
BOXES	JOB No.	1281 007
EXISTING UNDERGROUND	Prep. Date	JANUARY 12, 2028
CABLE MARKER	Job No.	J. d. 'Z.
EXISTING COMMUNICATIONS LINE (UNDERGROUND)	Designed/Drawn	CARLOS GARZA, P.E.
TEL _____ TEL _____	Checked	CARLOS GARZA, P.E.
EXIST. SIGN	Approved	CARLOS GARZA, P.E.
☐ EXIST. GAS VALVE ☒ EXIST. GAS VALVE ☐ EXIST. GAS MARKER	PLAN SCALE: AS SHOWN	PROJECT ADDRESS OR NEAREST INTERSECTION
EXISTING UNDERGROUND GAS LINE _____ GAS _____		SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 ROAD AND INTERNATIONAL AVENUE (M. 1015), BOULEVARD (F.M. 1015).
EXIST. CHAIN LINK FENCE _____ x _____		
EXISTING WATER LINE _____ 8" WTR _____		
EXISTING WATER VALVE _____ 12" WTR _____		
☒ EXISTING WATER VALVE ☐ SANITARY SEWER MAIN ☐ SEWER LINE		
PROPOSED FENCE _____		
EXISTING ASPHALT PAVED AREAS	CITY	WESLACO
PROPOSED CONCRETE PAVED AREAS	STATE	TEXAS
PROPOSED GREEN AREAS	COUNTY	HIDALGO

SHEET DESIGNATION: CENTER OF NORTH & SOUTH DRIVES, PLUS STORM LINE D, PLAN AND PROFILE	SHEET NUMBER: C20 of 24
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**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Diamante Negro Estates Subdivision being a 3.51-acre tract of land out of Farm Tract 216, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 770ft South of Mile 10 Northwest of Mile 6 ½ West Rd. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through a 16" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on variance request.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000980-2026

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. _____

JAN 20 2026

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: Diamante Negro Estates

Location: Approx. 770' S. of Mi. 10 N. on W. Side of Mile 6 1/2 W. Road

Legal Description: A 3.51 Gross Acre Tract o/o F.T. 216, West and Adams Tract Subd.

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: Not Zoned

Existing Land Use: Residential Proposed Land Use: Residential

Number of Lots Proposed: 2 Gross Acreage: 3.51

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Esmeralda Silva-Calderon Telephone: 956-778-0089

Address: 6123 Lockend St. Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: esmeralda1231@msn.com

ENGINEER INFORMATION

Name: David Salinas (Salinas Eng. & Assoc.) Address: 2221 Daffodil Ave.

956-682-9081 Fax: _____

City: McAllen, Texas Zip: 78501 E-mail: dsalinas@salinasengineering.com/
msalinas@salinasengineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☐ YES ☒ NO Wastewater Provision: Septic System

☒ YES ☐ NO Electric Company: MVEC

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

PDF copy of all documents submitted (emailed or USB)

Planning Review fee \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01 - 10 acres, \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment., Fire Review fee \$100.00

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

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

☒ **Planning Review fee \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01 - 10 acres, \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment., Fire Review fee \$100.00**

☒ One 11" X 17" reduced copy of plat

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

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

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.
- ☐ Material Testing are obtained by the city, developer will pay the full cost of the proposal
- ☐ \$85.00 per hour inspection fee to be billed monthly
- ☐ 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
- ☐ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- ☐ Tax certificates
- ☐ Memo from engineering inspector releasing subdivision
- ☐ Water Rights shall be paid prior to recordation at \$2,896.81 per acre ft
- ☐ 30 Year Water and 30 Year Sewer Service Agreements
- ☐ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: DAVID SALINAS Date: 1-19-26

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Diamante Negro Estates

Location: Approx. 770' South of Mile 10 North Rd. on the West side of Mile 6 1/2 West

Legal Description: A 3.51 Gross Acre Tract of Land, Forming Out of a Part of Farm Tract 216, West Tract Subdivision, H.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:

Nearest Sanitary Sewer Lift Station is Over 700' South of the Proposed Subdivisions Southern Boundary Line

☐ 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 _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Esmeralda Silva-Calderon Telephone: 616-550-5785

Address: 3821 N Mile 6 1/2 W. Rd. Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

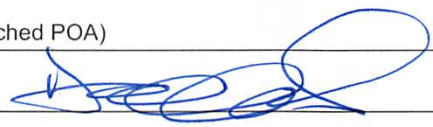
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: _____

Owner Signature: _____ Date: _____

David Omar Salinas (See Attached POA) is the authorized agent

Authorized Agent Signature:  Date: 10-29-25

Authorized Agent Printed Name: David Omar Salinas

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, November 17, 2025 8:38 AM
To: Mickael Salinas
Subject: RE: Diamante Negro Estates
Attachments: subdivision review report.pdf

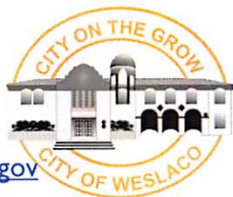
Good morning,

Attached is the subdivision review report, your project has been approved with comments. Please submit the following documents to be placed on the next available agenda:

- Subdivision Platting application
- \$355.00 application fee
- \$100.00 Fire review fee
- 12 plats (plat, drainage, utility, paving sheets only)
- Approved/ most up to date drainage report

Rebekah de la Fuente, CFM, CPM
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



From: Mickael Salinas <msalinas@salinasengineering.com>
Sent: Wednesday, November 12, 2025 1:23 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Diamante Negro Estates

Good Afternoon Rebekah,

Please find attached the latest PDF's of the plans for this subdivision. Included also is the variance that will be submitted this week along with the fee of \$55 for the septic system. Let me know if anything else will be needed, thank you.

Thanks!

Mick Salinas

Salinas Engineering and Associates



PLAN CORRECTIONS REPORT PAR-000751-2024
FOR CITY OF WESLACO

PLAN ADDRESS: Diamante Negro Estates
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 12/09/2024

SQUARE FEET: 0.00

DESCRIPTION: DIAMANTE NEGRO ESTATES

EXPIRATION DATE: 12/09/2025

VALUATION: \$0.00

CONTACTS

Name

DAVID SALINAS

Company

Address

2221 Daffodil Ave
McAllen, TX 78501

Owner

ESMERALDA SILVA-CALDERON

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

CONDITION(S) General Condition - Planning approved w/comments
Comment: Add plat note : Streetlight must be located every 300 feet



PLAN CORRECTIONS REPORT PAR-000751-2024 FOR CITY OF WESLACO

PLAN ADDRESS: Diamante Negro Estates
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 12/09/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** DIAMANTE NEGRO ESTATES

EXPIRATION DATE: 12/09/2025 **VALUATION:** \$0.00

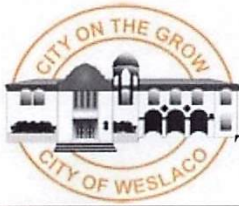
CONTACTS	Name	Company	Address
Engineer	DAVID SALINAS		2221 Daffodil Ave McAllen, TX 78501
Owner	ESMERALDA SILVA-CALDERON		

Pre-Application Subdivision Review

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

CONDITION(S) General Condition - Planning revisions required

- Comment: 1. Streetlight must be located every 300 feet
2. Must update plat sheet to show detention area
3. Identify utility easements.
4. Add plat note: All drainage easements shall be private within the property lines and maintained by property owners/HOA.
5. Add plat note: Drainage Outparcels cannot be re-subdivided for future development
6. Update plat note1:
Rear: 20% of lot depth not to exceed 25'
(otherwise must apply for a variance)
7. Update plat note 13 to include upon the issuance of a notice to proceed
8. Add plat note: Landscaping is required per city ordinance.
9. Update plat note 16: ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AND OSSF ON ALL LOTS.
- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
- B. EACH LOT ON THE PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS BE SO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITBLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIC OCCUPYING A LOT.
10. Applicant must apply for a variance for OSSF.



**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: Diamante Subdivision
Location: 770' N. of Mile 10 N. along west side of Mile 6 1/2 W.
Applicant: David Omar Salinas, P.E. ☐ Owner ☒ Agent
Address: 2221 Daffodil Ave., McAllen, Tx 78501 Phone Number: 682-9081

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	Single Family	3.51		2	13.45	3.41	8.59

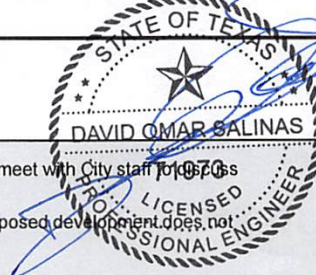
Comments: _____
Prepared by: David Omar Salinas, P.E. Date: _____
Address: 2221 Daffodil Ave., McAllen, Tx., 78501 Phone Number: 682-9081

(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#: _____



POWER OF ASSIGNMENT

MAY 29, 2024

TO WHOM IT MAY CONCERN:

RE: DIMANTE NEGRO SUBDIVISION, WESLACO ETJ, H.C.T.

I, ESMERALDA SILVA-CALDERON, AM THE OWNER ALL OF THOSE LANDS BEING DESCRIBED AND BEING PLATTED AS DIAMANTE NEGRO SUBDIVISION, HIDALGO COUNTY, TEXAS, LOCATED ALONG THE WEST SIDE OF MILE 6 ½ WEST ROAD APPROXIMATELY 700.0 FEET SOUTH OF MILE 10 NORTH ROAD IN THE ETJ OF THE CITY OF WESLACO.

I GRANT, MR. DAVID OMAR SALINAS, PE, ENGINEER, OF THE FIRM OF SALINAS ENGINEERING & ASSOCIATES, PERMISSION TO REPRESENT ME AND THIS PLAT THROUGH THE PLATTING PROCESS OF CITY OF WESLACO, HCID NO. 9, HCDD NO. 1, THE NAWSC AND THE COUNTY OF HIDALGO THAT INCLUDES PROVIDING FOR ALL SUBMITTALS SIGNATURES WHERE APPROPRIATE.



SIGNED: ESMERALDA SILVA-CALDERON
SUBDIVIDER

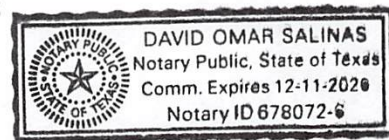
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO BEFORE ME by the said ESMERALDA SILVA-CALDERON, on this ____ day of May, 2024.



NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires on:



DRAINAGE REPORT

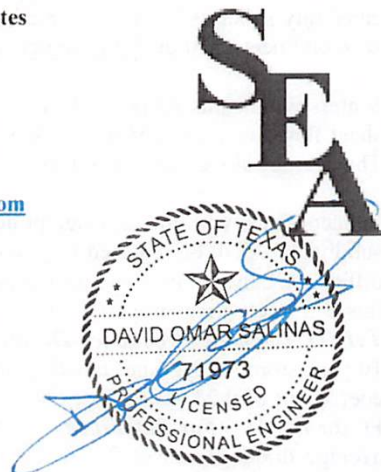
DIAMANTE NEGRO ESTATES SUBDIVISION

CITY OF WESLACO ETJ, 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

MARCH 18, 2025



INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrograph: Dated 03/18/25 Attached
- B. Plat reduction of Diamante Negro Estates Subdivision, City of Weslaco ETJ
- C. Copy of FIRM – CPN 480334 0450 C dated June 06, 2000, Revised to Reflect LOMR dated May 30, 2002
- D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Diamante Negro Estates Subdivision is a 2 - lot residential plat containing 3.27 Net Acre tract out of Farm Tract 216, 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, and, located along the east side of Mile 6 ½ West Road approximately 770.0 feet south of Mile 10 North Road. There is an existing residential home on proposed Lot 2 – which will be sold, and, a new residential home is being proposed on Lot 1 – currently vacant and never been used. The subdivision is located in Zone “X” (unshaded) as per the FIRM Community Panel No. 480334 0450 C, Map dated June 06, 2000, and, revised to reflect a LOMR dated May 30, 2002. Zone “X” (unshaded) areas are defined as “Areas determined to be outside the 500-year flood. Mile 6 ½ West Road is absent curb & gutter along either side of the paved roadway and bar ditches are non-existent.

This site is bound on the east side by Mile 6 1/2 West Road and un-platted lands to the north and west. Lands to the south consist of Sienna Ridge Subdivision – a residential subdivision and one residential home located at the immediate SEC of this proposed plat. The site has a total of 133.43 feet of frontage along Mile 6 ½ North and variable lot depths (irregular shaped).

Soils of this proposed plat consist of, in part, a Hidalgo fine sandy loam complex (Map Unit No. 25)(Group B) with slopes between 0 and 1 percent – these soils are well drained with slow surface runoff and moderate permeabilities. The site also consists in part of a Hidalgo sandy clay loam soil complex (Map Unit No. 28)(Group B) with slopes between 0 and 1 percent – these soils are also well drained with slow surface runoff and moderate permeabilities. Both soils are in capability subclass IIc non-irrigated and in class I irrigated, Gray sandy loam range - and can be seen on Sheet 97 of the Soil Survey of Hidalgo County, Texas.

Waters within this property flow via sheet flow in a general west direction over said lands via sheet flow away from Mile 6 ½ West Road. Waters along Mile 6 ½ West Road flow northerly. The average slope over this tract of land is 0.80% over a drainage of 250.0 feet.

In accordance with the drainage policies of the City of Weslaco and the County of Hidalgo, this subdivision shall be required to provide for storage of drainage waters in an amount equal to the difference between pre- and post-construction, or, waters CREATED by the post-development of this 3.27 Net acre property. Using the Modified Rational Method (MRM)(*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.23 (using an existing impervious area of 1,600 Sq. Ft. for Lot 2 and 1,500.0 Sq. Ft. for Lot 1) – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 250.0 feet and an average slope of 0.80%, it was computed that the

improved condition would produce an additional 50-year storm event volume of 2,770.29 Cubic Feet, or, 0.064 Acre-Feet. This development shall increase runoff from 3.44 CFS (10-Year) to 5.10 CFS (50-year) – an increase of 1.66 CFS. This volume of water is equivalent to a layer of water 0.76 inches deep if spread out evenly over the entire 3.27 Net acre tract.

A profile of the center line and bar ditch for a distance of 1,500.0 has been performed, mapped and provided as part of this drainage report.

Additionally, there will be a dedication of an additional 20.0 feet of right-of-way for Mile 6 1/2 West Road. The minimum detained volume of 2,770.29 Cu. Ft. of water shall be accomplished by the detention and discharge of drainage waters via ditches located inside each lot. The pro-rata detention volume for each lot is determined as follows:

Lot 1: $(0.66 \text{ Ac./}3.38\text{Ac.}) \times 2,770.29 \text{ Cu. Ft.} = 540.94 \text{ Cu. Ft., Min.}$
Lot 2: $(2.27 \text{ Ac./}3.38 \text{ Ac.}) \times 2,770.29 \text{ Cu. Ft.} = 2,229.35 \text{ Cu. Ft.}$

Waters shall be bled into the Mile 6 1/2 West right-of-way via an 8" drainage line from each swale into the ROW at a combined rate not to exceed the total 10-year storm water flow rate – 3.44 CFS.

Each lot shall have a swale with an 8" bleeder line that will run from the swale to the Mile 6 1/2 West bar ditch. The flow line of each bleeder line shall be 0.50 feet above the flow line of the swale. The swales shall provide for the minimum detention volume. Swale easements shall be provided for on each lot sized to accommodate each respective swale. No additional paving improvements to the west side of Mile 6 1/2 West are being proposed at this time except that the bar ditch along the frontage of this plat shall be lowered slightly to accommodate the bleeder lines from each swale, and, the bar ditch shall be regraded (see 1,500 bar ditch profile for areas to be regraded) to promote positive drainage away from this subdivision. The finished floor elevation for new construction shall be not less than 18" above the top of the center of Mile 6 1/2 West Road as measured at the center of the respective lot, or, 82.50, whichever is greater.

Date: March 18, 2025

David Omar Salinas, P.E.

Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\diamantenegrostates\sub\drainage\report\031825



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
H.C.D.D. NO. 1	DATE 4-3-25

3/19/2025
jag

Detention Calculations
DIAMANTE NEGRO ESTATES Subdivision

RM	Pre	250	RM	Length	Post	250
Length	Sp	0.80	Sp	0.80	0.80	0.80
K	K	3.28	K	K	3.28	3.28
k	k	0.213	k	k	0.619	0.619
V	V	0.624883	V	V	1.815973	1.815973
Tc	Tc	6.667919	Tc	Tc	2.294454	2.294454

The FAA equation was developed by the Federal Aviation Authority. It is based on data from airfield drainage and is most valid for small watersheds where sheet flow and overland flow predominate. The FAA equation is shown below for both U.S. and S.I. units.

For U.S. units: $t = 1.8(1.1 - C)L^{0.5}/S^{0.33}$

Where: L = length of flow path in ft

S = surface slope %

C = Rational Method runoff coefficient

t = travel time (time of concentration) in min



Existing LAND CHARACTER	Developed	Undeveloped
0.09 acres	0.9	0.20
3.18 acres	0.20 C (composite, developed)	

Accumulated Runoff Calculations: 50 year storm

LIMIT OUTFLOW 3.44

L _s	Intensity (in/hr)	Peak Disch (cfs)	Acc Runoff (in/hr)	Runoff difference	Acc Disch	Net Storage
10	10.83	8.14	0.112	0.1121	0.087	0.025
20	7.91	5.95	0.164	0.0517	0.111	0.053
30	6.34	4.77	0.197	0.0333	0.134	0.053
40	5.35	4.02	0.222	0.0246	0.158	0.064
50	4.66	3.50	0.241	0.0196	0.182	0.059
60	4.14	3.12	0.258	0.0163	0.205	0.052
70	3.75	2.82	0.272	0.0140	0.229	0.042
80	3.43	2.58	0.284	0.0124	0.253	0.031
90	3.16	2.38	0.295	0.0111	0.277	0.018
100	2.94	2.21	0.305	0.0100	0.300	0.005
110	2.76	2.07	0.314	0.0092	0.324	-0.010
120	2.60	1.95	0.323	0.0085	0.348	-0.025
130	2.45	1.85	0.331	0.0079	0.372	-0.041
140	2.33	1.75	0.338	0.0074	0.395	-0.057
150	2.22	1.67	0.345	0.0070	0.419	-0.074
160	2.12	1.60	0.352	0.0065	0.443	-0.091
170	2.03	1.53	0.358	0.0062	0.466	-0.109
180	1.95	1.47	0.364	0.0059	0.490	-0.126
190	1.88	1.41	0.369	0.0057	0.514	-0.144
200	1.81	1.36	0.375	0.0054	0.537	-0.163
210	1.75	1.31	0.380	0.0052	0.561	-0.181
220	1.69	1.27	0.385	0.0050	0.585	-0.200
230	1.64	1.23	0.390	0.0048	0.609	-0.219
240	1.59	1.19	0.395	0.0047	0.632	-0.238
250	1.54	1.16	0.399	0.0045	0.656	-0.257
260	1.50	1.13	0.403	0.0044	0.680	-0.276
270	1.46	1.10	0.408	0.0042	0.703	-0.296
280	1.42	1.07	0.412	0.0041	0.727	-0.315
290	1.38	1.04	0.416	0.0040	0.751	-0.335
300	1.35	1.02	0.420	0.0039	0.775	-0.355
310	1.32	0.99	0.423	0.0038	0.798	-0.375
320	1.29	0.97	0.427	0.0037	0.822	-0.395
330	1.26	0.95	0.431	0.0036	0.846	-0.415
340	1.23	0.93	0.434	0.0035	0.869	-0.435
350	1.21	0.91	0.438	0.0034	0.893	-0.456

Area	3.27	acres
Length of Basin	250.00	ft
Avg Basin Slope (Und)	0.80	%
Undeveloped L _c	27.59	6.668
Developed L _c	26.67	2.294

2004

Undeveloped Calculations

County HIDALGO COUNTY, TEXAS

2-year

OUTFLOW

(Undeveloped)

Q₂₅= 2.40

5-year

(Undeveloped)

Q₅= 2.98

10-year

(Undeveloped)

Q₁₀= 3.44

25-year

(Undeveloped)

Q₂₅= 3.98

50-year

(Undeveloped)

Q₅₀= 4.35

100-year

(Undeveloped)

Q₁₀₀= 4.64

post dev FAA

tc 26.67258

i 6.78

Q 5.10

post dev RM

tc 10

i 10.83

Q 8.14

Alt IDF

Table 3-1. Runoff Coefficients for Rational Formula.⁽¹⁴⁾	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
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
Industrial:	
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
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives 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.	

HIDALGO COUNTY RAINFALL INTENSITY TABLES

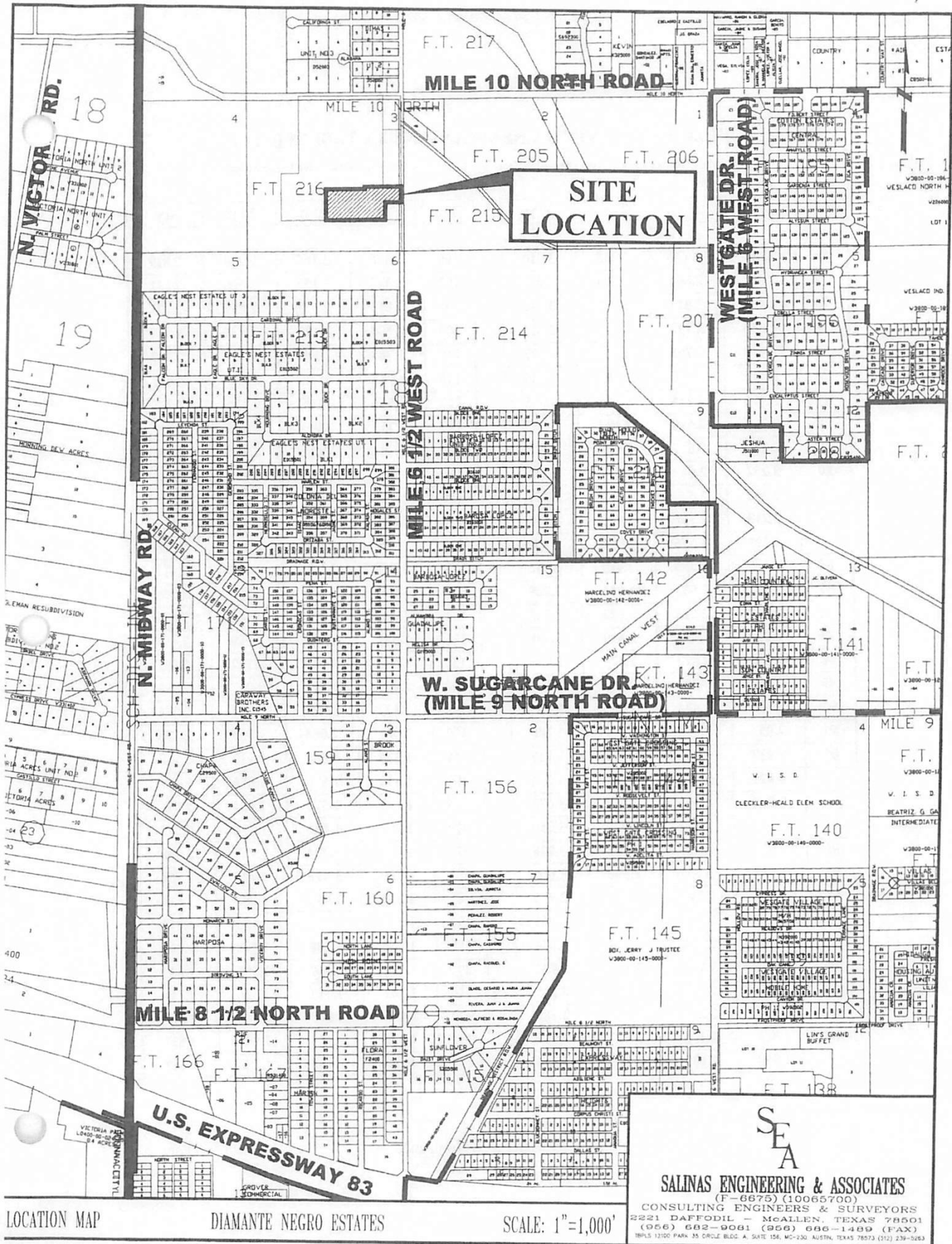
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

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

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

TIME	5 yr.	10 yr.	25 yr.	50 yr.	TIME	5 yr.	10 yr.	25 yr.	50 yr.
71	2.451	2.871	3.335	3.710	106	1.838	2.166	2.523	2.829
72	2.427	2.844	3.303	3.676	107	1.825	2.152	2.506	2.811
73	2.403	2.817	3.272	3.642	108	1.813	2.137	2.489	2.793
74	2.380	2.790	3.242	3.610	109	1.800	2.123	2.473	2.775
75	2.358	2.765	3.212	3.577	110	1.788	2.109	2.457	2.757
76	2.336	2.739	3.183	3.546	110	1.788	2.109	2.457	2.757
77	2.314	2.715	3.155	3.515	112	1.765	2.082	2.426	2.723
78	2.293	2.690	3.127	3.485	113	1.753	2.069	2.410	2.707
79	2.272	2.667	3.099	3.455	114	1.742	2.056	2.395	2.690
80	2.252	2.643	3.073	3.426	115	1.731	2.043	2.380	2.674
81	2.232	2.620	3.046	3.398	116	1.720	2.030	2.366	2.658
82	2.213	2.598	3.020	3.370	117	1.709	2.018	2.351	2.642
83	2.193	2.576	2.995	3.342	118	1.698	2.006	2.337	2.626
84	2.175	2.555	2.970	3.315	119	1.688	1.993	2.323	2.611
85	2.156	2.533	2.946	3.289	120	1.677	1.981	2.309	2.596
86	2.138	2.513	2.922	3.263	125	1.628	1.924	2.242	2.523
87	2.121	2.492	2.899	3.238	130	1.581	1.870	2.180	2.455
88	2.103	2.472	2.876	3.213	135	1.537	1.819	2.122	2.391
89	2.086	2.453	2.853	3.188	140	1.496	1.771	2.067	2.331
90	2.069	2.434	2.831	3.164	145	1.457	1.727	2.015	2.274
91	2.053	2.415	2.809	3.140	150	1.421	1.684	1.966	2.220
92	2.037	2.396	2.788	3.117	155	1.386	1.644	1.919	2.169
93	2.021	2.378	2.767	3.094	160	1.354	1.606	1.876	2.121
94	2.005	2.360	2.746	3.072	165	1.323	1.570	1.834	2.075
95	1.990	2.342	2.726	3.050	170	1.293	1.536	1.794	2.032
96	1.975	2.325	2.706	3.028	175	1.265	1.504	1.757	1.990
97	1.960	2.308	2.686	3.007	180	1.239	1.473	1.721	1.951
98	1.946	2.291	2.667	2.986	185	1.213	1.443	1.686	1.913
99	1.931	2.275	2.648	2.965	190	1.189	1.415	1.654	1.877
100	1.917	2.258	2.629	2.944	195	1.166	1.388	1.622	1.842
101	1.904	2.242	2.610	2.924	200	1.144	1.362	1.592	1.809
102	1.890	2.227	2.592	2.905	210	1.102	1.313	1.536	1.747
103	1.876	2.211	2.574	2.885	220	1.063	1.268	1.484	1.690
104	1.863	2.196	2.557	2.866	230	1.028	1.227	1.436	1.637
105	1.850	2.181	2.540	2.847	240	0.995	1.189	1.392	1.587



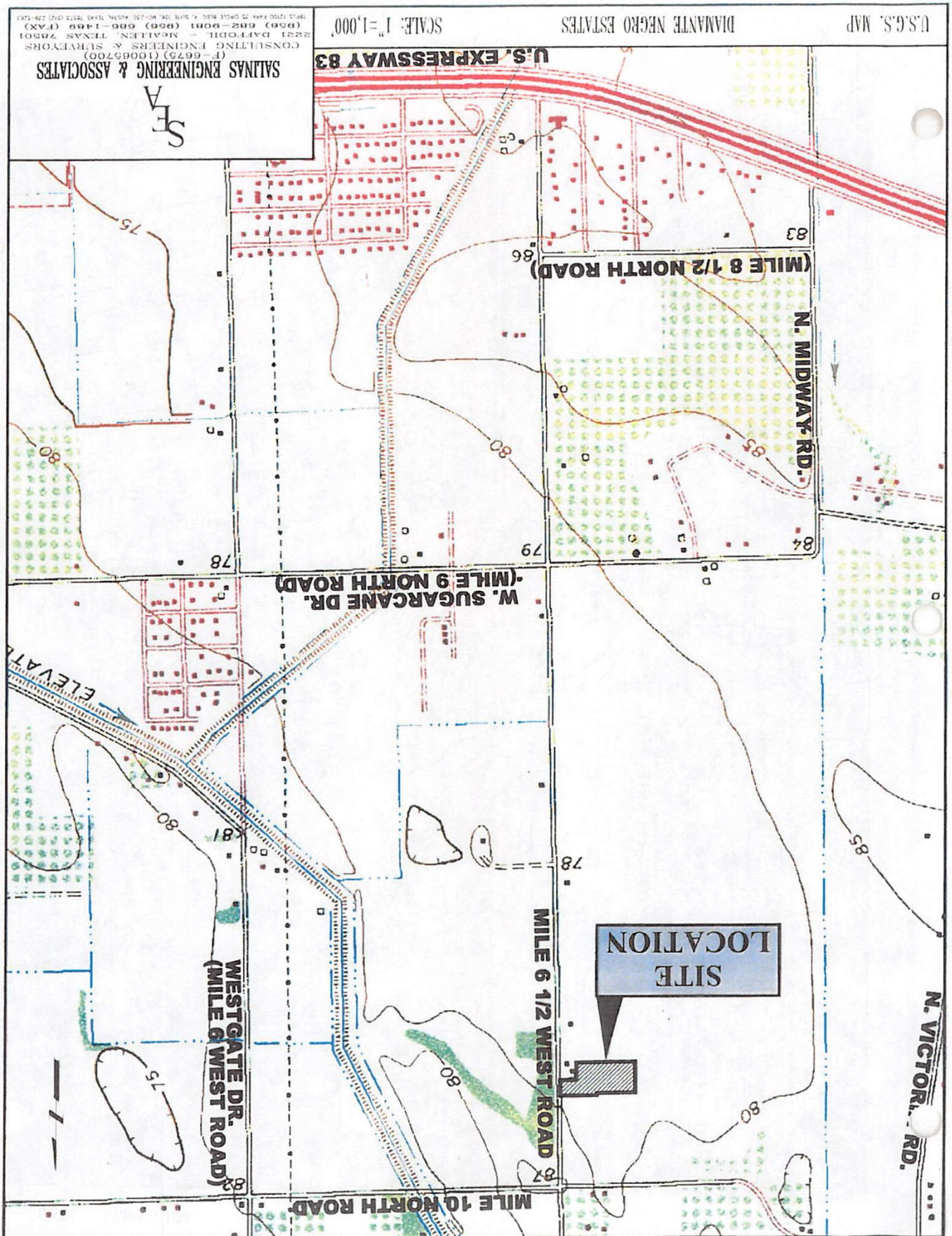
LOCATION MAP

DIAMANTE NEGRO ESTATES

SCALE: 1"=1,000'

SEA
SALINAS ENGINEERING & ASSOCIATES

(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TRPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230 AUSTIN, TEXAS 78733 (512) 239-5263



15 — SHEET NUMBER 104



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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
45,* 46,* 47.* Pits										
48, 49----- Racombes	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 11-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51:* Randado-----	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54:* Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land.										
55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57:* Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

See footnote at end of table.

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Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13.* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
----- Randado	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
----- Ralfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21.* Harlingen----- Urban land.	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
22, 23, 24----- Hebronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31.* Hidalgo----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
32.* Jilene-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

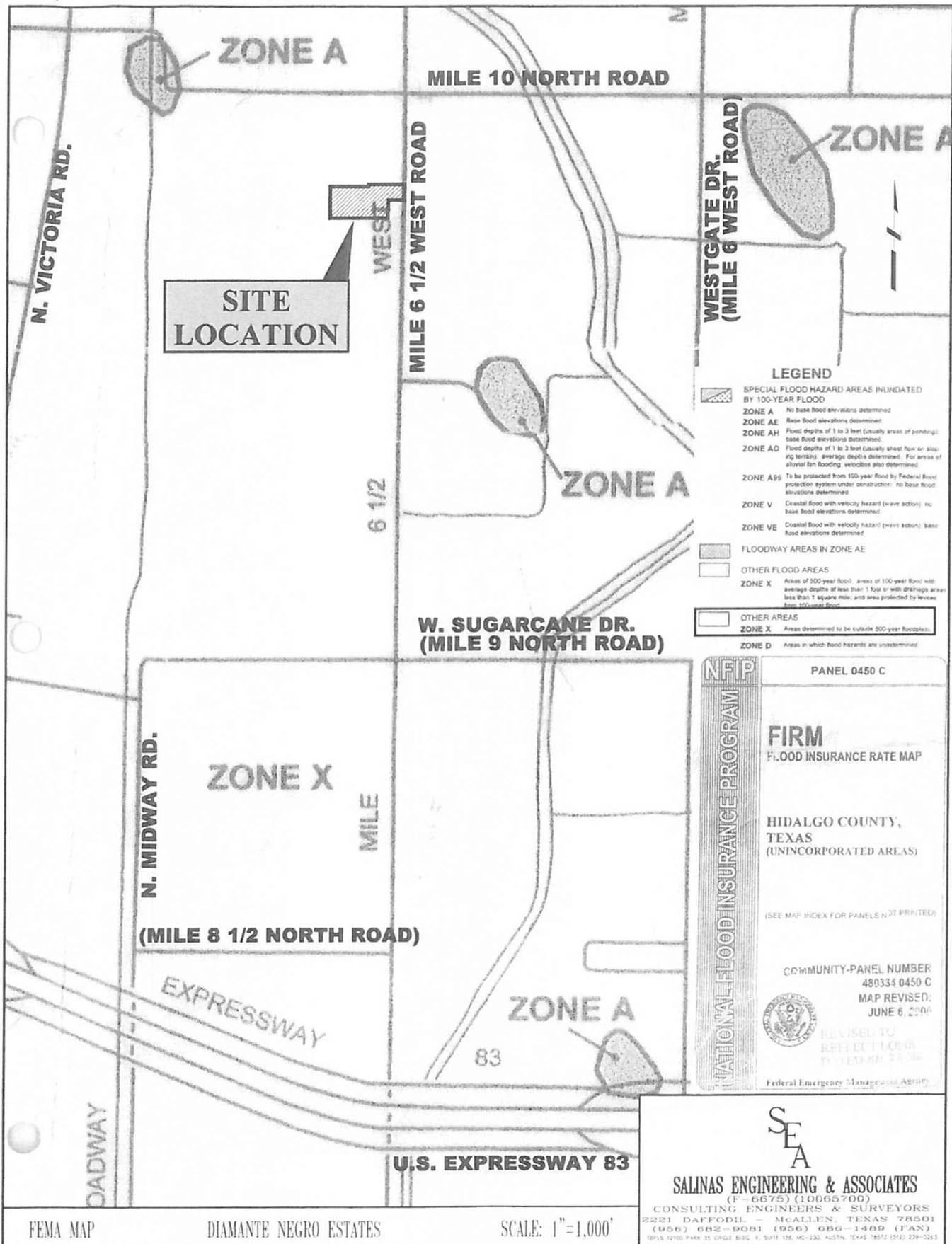
Hidalgo County, Texas

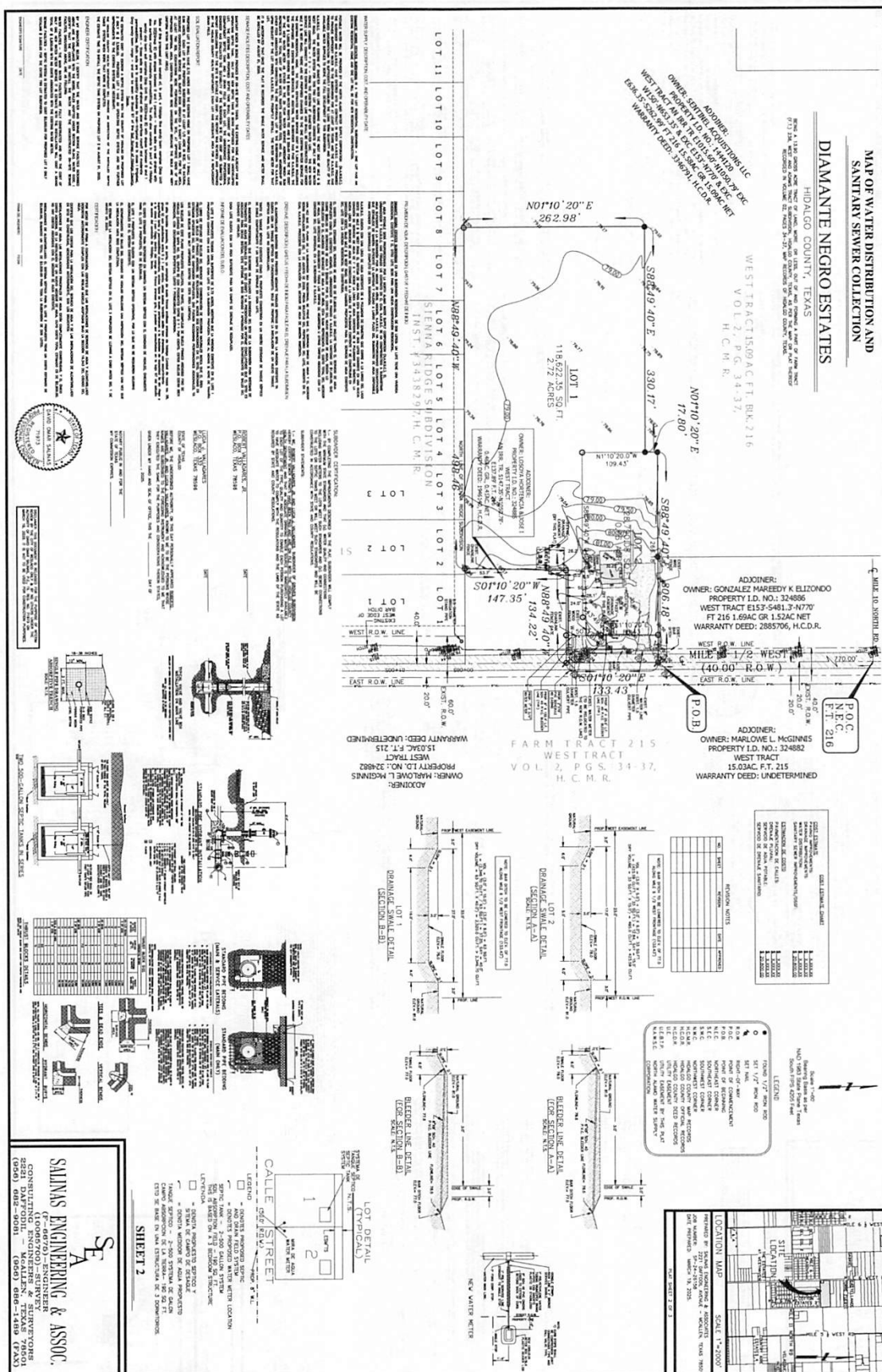
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TABLE 18.--SOIL AND WATER FEATURES--Continued

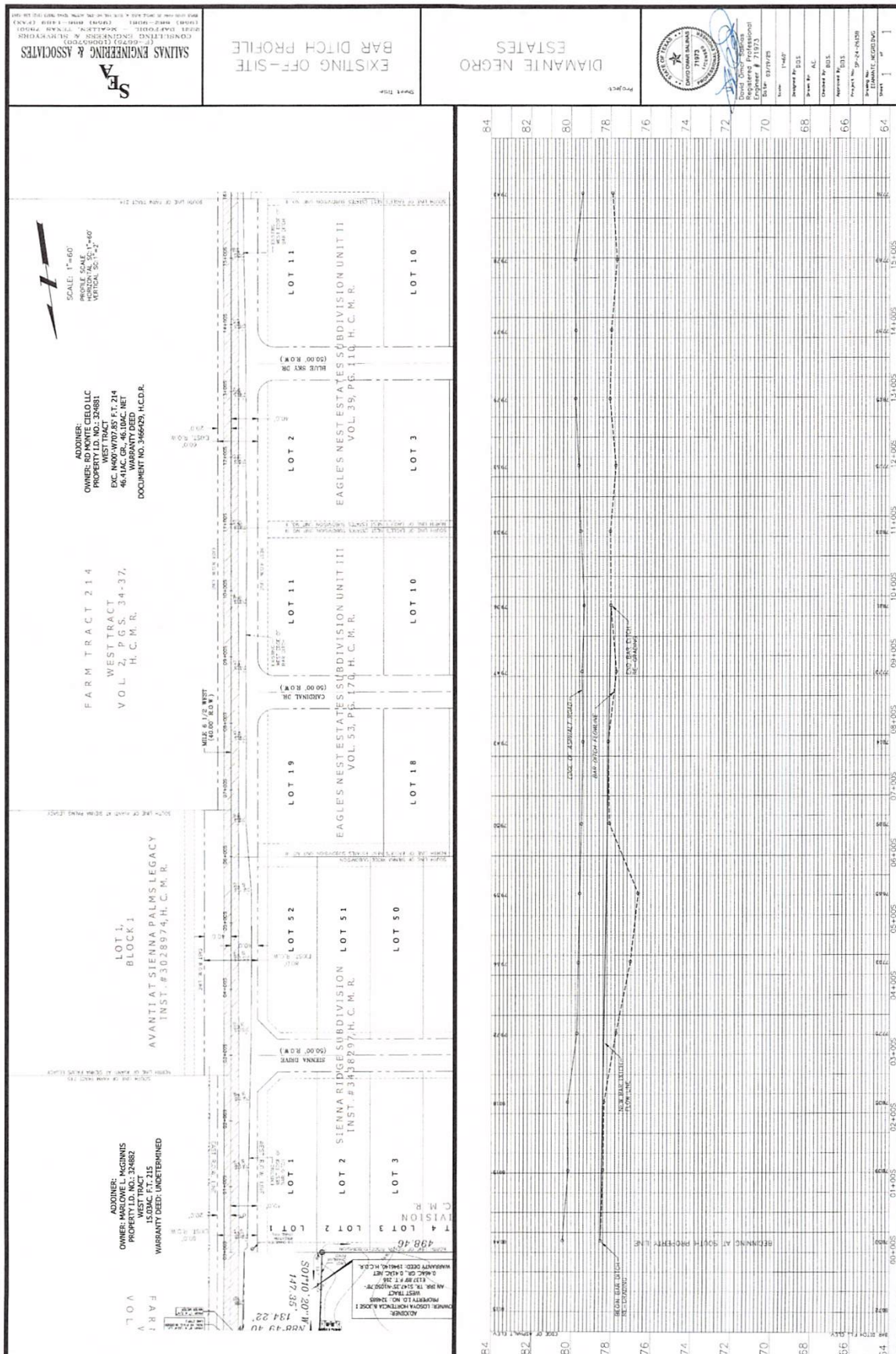
p symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	Uncoated steel	Concrete
					Ft			In			
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38---- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombe	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombe	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
58**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59**-----	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

See footnotes at end of table.





[illegible]





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

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Joy Subdivision being a 2.08-acre plat consisting of all of Lot 3, Block 1, Ro- Ellen Addition No. 3, and all of Lot 3, Ro-Ellen Addition Unit No. 2, Weslaco, Hidalgo County, Texas. Located approximately 50ft Southeast of 10 th Street & James. Possible Action.	
Discussion/Overview: 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 a 8" waterline and sewer by City of Weslaco through a 8" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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: JOE SUBDIVISION

Location: 1001 JAMES ST. WESLACO TX 78596

Legal Description: A 2.08 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 1, RO-ELEN ADDITION UNIT NO. 3 & ALL OF LOT 3, RO-ELEN ADDITION UNIT NO. 2

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-1 NEIGHBORHOOD BUSINESS DISTRICT

Existing Land Use: COMMERCIAL Proposed Land Use: COMMERCIAL

Number of Lots Proposed: 2 Gross Acreage: 2.08

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: JANE HERNANDEZ Telephone: 956-793-3857

Address: 8100 N. SPARTAN RD. Fax: _____

City: MISSION State: TX Zip: 78573 E-mail: _____

ENGINEER INFORMATION

Name: DAVID SALINAS, SALINAS ENG + ASOC. Telephone: 956-682-9081

Address: 2221 DAFFODIL AVE. Fax: MSALINAS@SALINASENGINEERING.COM

City: MCALLEN State: TX Zip: 78701 E-mail: DSALINAS@SALINASENGINEERING.COM

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: WESLACO

☒ YES ☐ NO Wastewater Provision: WESLACO

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ **Two (2) sets of plats folded and stapled (24 x 36)** and forward a copy in PDF format to 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
- ☒ 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
- ☒ 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

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: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 11-25-25

Authorized Agent Printed Name: DAVID SUNAK

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: _____

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Tuesday, September 2, 2025 3:36 PM
To: David Salinas
Cc: Mickael Salinas; Monica Guerra; JAIME HERNANDEZ
Subject: RE: Joy Subd. - Revisions attached. Please advise what else you might need to get this on the agenda.
Attachments: subdivision review report.pdf

Good afternoon

Attached is the subdivision review report, your project has been approved with comments. Please submit the following item for P&Z Commission consideration:

- Platting Application
- \$355.00 Application fee
- \$100.00 Fire review fee
- Approved/ up to date drainage report
- 12 sets of plats (plat, utility drainage sheets only)

Rebekah de la Fuente, CFM, CPM
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



From: David Salinas <dsalinas@salinasengineering.com>
Sent: Thursday, August 21, 2025 2:09 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Mickael Salinas <msalinas@salinasengineering.com>; Monica Guerra <mguerra@salinasengineering.com>; JAIME HERNANDEZ <jaimhrndz@aol.com>
Subject: Joy Subd. - Revisions attached. Please advise what else you might need to get this on the agenda.

David Omar Salinas, P.E., RPLS, MSEE, CFM

SALINAS ENGINEERING & ASSOCIATES

2221 Daffodil Ave.



PLAN CORRECTIONS REPORT PAR-000830-2025 FOR CITY OF WESLACO

PLAN ADDRESS: Joy Subdivision
Weslaco 78573

PARCEL:

APPLICATION DATE: 04/17/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** JOY SUBDIVISION

EXPIRATION DATE: 04/17/2026 **VALUATION:** \$0.00

CONTACTS

Name	Company	Address
Engineer DAVID SALINAS	SALINAS ENGINEERING	2221 Daffodil Ave McAllen, TX 78501

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning		
Engineering v.1	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Review conducted by the engineering department		
Engineering v.2	Approved	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Review conducted by the engineering department		
Fire Review v.1	Approved	Mike Swinnea email: mswinnea@weslacotx.gov
Review by the fire department		
Planning/Zoning v.1	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Planning/Zoning v.2	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Planning/Zoning v.3	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Police v.1	Not Required	System Administrator Ph: 444 email: admin@energov.com
Review conducted by the police department		
Public Works v.1	Approved	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works		

CONDITION(S) General Condition - Planning approved w/comments
 Comment: 1. Must update plat sheet to show detention area
 2. Include all appropriate signature lines. Missing Irrigation District and Mayor



PLAN CORRECTIONS REPORT PAR-000830-2025 FOR CITY OF WESLACO

PLAN ADDRESS: Joy Subdivision
Weslaco 78573

PARCEL:

APPLICATION DATE: 04/17/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** JOY SUBDIVISION

EXPIRATION DATE: 04/17/2026 **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Engineer	DAVID SALINAS	SALINAS ENGINEERING	2221 Daffodil Ave McAllen, TX 78501

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning		
Engineering v.1	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Review conducted by the engineering department		
Engineering v.2	Approved	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Review conducted by the engineering department		
Fire Review v.1	Approved	Mike Swinnea email: mswinnea@weslacotx.gov
Review by the fire department		
Planning/Zoning v.1	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Planning/Zoning v.2	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Police v.1	Not Required	System Administrator Ph: 444 email: admin@energov.com
Review conducted by the police department		
Public Works v.1	Approved	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works		

CONDITION(S) General Condition - Planning 2nd revisions

Comment: Confirm if West portion of Ro-Ellen Addition Unit No 3, lot 3, block 1, is a Detention Pond for the subdivision or the current development on lot 3. If area is a detention pond it must be maintain as such or relocated.

1. Because a portion of Ro-Ellen Addition Unit No 3, lot 3, block 1 is part of the subdivision the remaining portion of the lot must be included on this subdivision plat as lot 2
2. Identify benchmark on plat
3. Must update plat sheet to show detention area
4. Include all appropriate signature lines. Missing Irrigation District



**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: Joy Subdivision

Location: 1001 James Street

Applicant: David Omar Salinas, P.E. ☐ Owner ☒ Agent

Address: 2221 Daffodil Ave., McAllen, Tx, 78501 Phone Number: 956-682-9081

B. Trip Generation Calculation

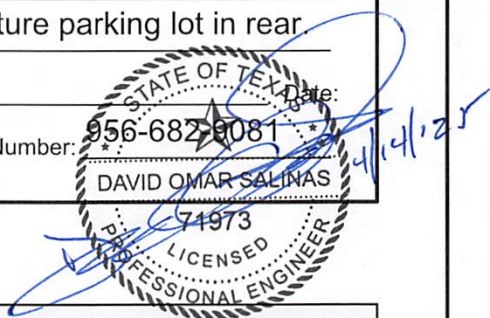
The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
630	Clinic	1.43	9600	1	32.26	27.25	

Comments: Existing use is doctor's office. Proposed future parking lot in rear.

Prepared by: David Omar Salinas, P.E.

Address: 2221 Daffodil Ave., McAllen, Tx, 78501 Phone Number: 956-682-9081



(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#: _____

DRAINAGE REPORT

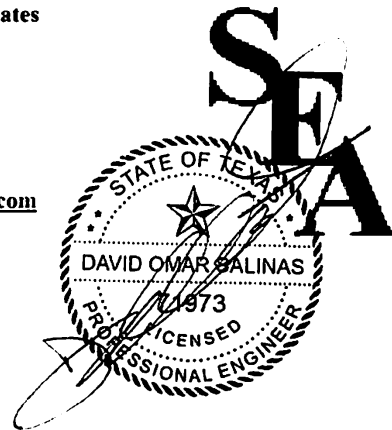
REVISED
JOY SUBDIVISION

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

April 14, 2025
August 21, 2025



INDEX

Drainage Report Narrative: Page 2.-5.

- A. Hydrograph: 10 and 50 -Year Storm Events Dated 8/21/25 attached
- B. Plat reduction of Joy Subdivision, Weslaco
- C. Copy of FIRM – Zone “B” CPN 480349 0005 B, dated 03/04/1980
- D. Other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Joy Subdivision is a one commercial lot 2.08 Acre plat consisting of all of Lot 3, Ro-Ellen Addition No. 3, and, all of Lot 3, Ro-Ellen Addition Unit No. 2, Weslaco, Hidalgo County, Texas, located along the east side of James Street (1001 James Street) across from and east of Tenth Street in Weslaco, Hidalgo County, Texas, and, along the west side of Airport Blvd. This tract has 150.0 feet of frontage along the east side of James Street and a total depth of 605.0 feet. Adjacent lands to the north and south are commercial (medical areas), and, along Airport Blvd. is a children's day care. The lands being platted are located in Zone “B” as per the FIRM Community Panel No. 480349 00005 B, dated 03/04/1980. Zone “B” 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.”

There are two existing building – one medical building complete with parking, driveways, etc. inside Lot 3, Ro-Ellen Addition No. 3 and a children's day care building complete with parking and driveway entrances to Airport Blvd. inside of Lot 3, Ro-Ellen Addition Unit No. 2. This subdivision plat is being filed for the future construction of a parking area inside the West 114.0 feet of Lot 3, Ro-Ellen Addition No. 2 purchased from the land owner of Lot 3, Ro-Ellen Addition No. 3. BECAUSE the property owner of the medical building (inside of Lot 3, Ro-Ellen Addition No. 3) purchased a part of a recorded lot (the West 114.0 feet of Lot 3, Ro-Ellen Addition No. 2), the City of Weslaco required that the balance of Lot 3, Ro-Ellen Addition No. 2 be also included in the plat thus making this a 2-lot replat.

Both James Street and Airport Blvd. are city streets completed curb & gutter, pavement and storm sewer improvements. The only new improvement will be to provide for a future parking area along the West 114.0 feet of Lot 3, Ro-Ellen Addition No. 2. Each “new” lot has access to and from both James Street and Airport Blvd. t the east side of the site with access to and from James Street along the north side of the existing building.

Soils of this proposed plat consist of, in part, a Group B Willacy-Urban land complex (Map Unit No. 72) – these Group B soils have a high potential for urban uses and this map unit was not assigned to a capability subclass or to a range site and can be see on Sheet 105 of the Soil Survey of Hidalgo County, Texas.

Cross section elevations reveal that these lands generally have a slope westerly toward James Street via sheet flow over an average overland slope of 0.17% over an average drainage run of 350.0 feet, and; there is also some sheet flow from the day care area east to Airport Blvd. Both are existing conditions. The area for the proposed parking (within the West 114.0 feet of Lot 3, Ro-Ellen Addition Unit No. 2) is low but will be filled it to provide for future parking lot. The

low area results from dirt being borrowed to raise neighboring lands for other parking. When the owner decides to construct a parking area at this location the low area inside the 114.0 foot area will be backfilled and brought to grade. Currently at this time there are no plans for any further development to this 2.08 acre site – the future parking area will complete available areas for improvements (i.e. with the future parking no other areas will be available for improvement).

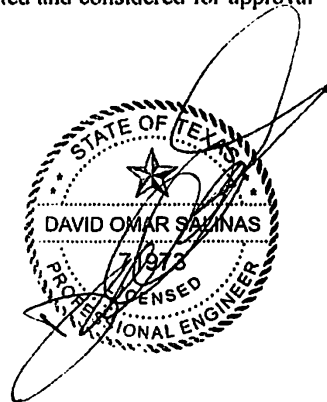
In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provide for the detention of drainage waters created by the improvement to this 1.43 acre property. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10 and 50 Year storm event. – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, and, using an existing drainage coefficient of 0.66 (computed using the existing impervious improvements to site) and a future developed drainage coefficient of 0.83, the attached hydrograph using a slope of 0.17% over an average drainage run of 350.0 feet shows that the improved condition shall create the need for on-site total storage of not less than 9,947.99 Cu. Ft., or, 0.228 Ac. Ft.. Runoff of the future improved condition shall increase from a 10-year flow of 7.08 CFS to a 50-year flow of 14.58 CFS – this is an increase of 7.50

The City of Weslaco shall require as part of the building permit process for the parking area to show how these commercial tracts of lands shall detain their respective volumes of water and show how they will limit any offsite discharge to a combined flow rate not greater than 7.08 CFS – the current drainage condition.

Future minimum finished floor elevations shall be not less than 18" above the top of curb, or, as determined by the grading plan for the future parking area submitted and considered for approval by the City of Weslaco.

David Omar Salinas, P.E.
Plat Engineer.

Date: August 21, 2025, 2025
Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\joy.sub\drainagereport.082125



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
Alexis Lozano	9/8/25
H.C.D.D. NO. 1	DATE

02/12/2025
jag

Detention Calculations
Joy Subdivision

RM	Pre	400	Post	400
Length				
Sp	0.17		0.17	
K	3.28		3.28	
k	0.213		0.213	
V	0.288057		0.837122	
Tc	23.1436		7.96379	

The FAA equation was developed by the Federal Aviation Authority. It is based on data from airfield drainage and is most valid for small watersheds where sheet flow and overland flow predominate. The FAA equation is shown below for both U.S. and S.I. units.

For U.S. units: $t = 1.8(1.1 - C)L^{0.4}/S^{0.58}$

Where:
L = length of flow path in ft
S = surface slope %
C = Rational Method runoff coefficient
t = travel time (time of concentration) in min

Existing	LAND CHARACTER
1.69 acres	0.33 Developed
0.39 acres	0.20 Undeveloped
0.56 C (composite, developed)	

Proposed	LAND CHARACTER
1.69 acres	0.33 Developed
0.39 acres	0.20 Undeveloped
0.56 C (composite, developed)	

Accumulated Runoff Calculations: 50 year storm 8.95
LIMIT OUTFLOW: 7.03

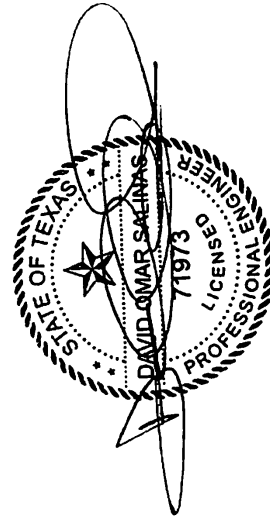
t (min)	Intensity (in/hr)	Peak Disch. (cfs)	Acc. Runoff (in)	Runoff difference (in)	Acc. Disch. (cfs)	Net Storage (ac-ft)
10	10.83	18.69	0.257	0.2574	0.134	0.123
20	7.91	13.65	0.376	0.1187	0.183	0.103
30	6.34	10.96	0.452	0.0784	0.232	0.221
40	5.35	9.24	0.509	0.0584	0.281	0.228
50	4.66	8.04	0.554	0.0449	0.329	0.225
60	4.14	7.15	0.591	0.0374	0.378	0.213
70	3.75	6.47	0.623	0.0322	0.427	0.197
80	3.43	5.91	0.652	0.0284	0.475	0.176
90	3.16	5.46	0.677	0.0254	0.524	0.153
100	2.94	5.09	0.700	0.0230	0.573	0.127
110	2.76	4.76	0.721	0.0211	0.622	0.100
120	2.60	4.48	0.741	0.0195	0.670	0.070
130	2.45	4.24	0.759	0.0181	0.719	0.040
140	2.33	4.02	0.776	0.0170	0.768	0.008
150	2.22	3.83	0.792	0.0160	0.817	-0.025
160	2.12	3.66	0.807	0.0151	0.865	-0.058
170	2.03	3.51	0.821	0.0143	0.914	-0.093
180	1.95	3.37	0.835	0.0137	0.963	-0.128
190	1.88	3.24	0.848	0.0130	1.012	-0.164
200	1.81	3.12	0.861	0.0125	1.060	-0.200
210	1.75	3.02	0.873	0.0120	1.109	-0.237
220	1.69	2.92	0.884	0.0115	1.158	-0.274
230	1.64	2.83	0.895	0.0111	1.207	-0.312
240	1.59	2.74	0.906	0.0107	1.255	-0.350
250	1.54	2.66	0.916	0.0103	1.304	-0.388
260	1.50	2.59	0.926	0.0100	1.353	-0.427
270	1.46	2.52	0.936	0.0097	1.402	-0.466
280	1.42	2.45	0.945	0.0094	1.450	-0.505
290	1.38	2.39	0.954	0.0091	1.499	-0.545
300	1.35	2.33	0.963	0.0089	1.548	-0.585
310	1.32	2.28	0.972	0.0087	1.597	-0.625
320	1.29	2.22	0.980	0.0084	1.645	-0.665
330	1.26	2.18	0.989	0.0082	1.694	-0.705
340	1.23	2.13	0.997	0.0080	1.743	-0.746
350	1.21	2.08	1.005	0.0078	1.792	-0.787

Area:	2.08 acres
Length of Basin:	400.00 ft
FAA-2 RM-1	0.17 %
Undeveloped L:	28.59 min
Developed L:	17.55 min

Undeveloped Calculations
County: HIDALGO COUNTY, TEXAS

Year	a	b	d	L _u (in/hr)	OUTFLOW (Undeveloped)
2-year	0.77	74	9.6	3.59	Q _u = 4.92
5-year	0.77	74	9.2	4.46	Q _u = 6.12
10-year	0.77	74	9.2	5.16	Q _u = 7.03
25-year	0.77	74	9.2	5.96	Q _u = 8.18
50-year	0.77	74	9.2	6.52	Q _u = 8.95
100-year	0.77	74	9.6	6.95	Q _u = 9.54

post dev FAA	17.54621	10
Q	14.58	Q 18.69



4/14/2025
pg

Detention
Joey S

Runoff Ca
s

Area	1.43 acres
Length of Basin	350.00 ft
Avg Basin Slope (Und.)	0.17 %
Undeveloped t_c	26.75 min
Developed t_c	16.41 min
2004	18.41 min
FAA-0 (RM-1)	26.75 min
FAA-0 (RM-1)	18.41 min

Undeveloped Calculations County: HIDALGO COUNTY, TEXAS

2-year	b	d	t_c (min)	OUTFLOW
0.831	74	9.6	3.74	$Q_{10} = 3.53$
5-year	b	d	t_c (min)	(Undeveloped)
0.795	80	9.2	4.64	$Q_{10} = 4.39$
10-year	b	d	t_c (min)	(Undeveloped)
0.778	87	9.2	5.36	$Q_{10} = 5.06$
25-year	b	d	t_c (min)	(Undeveloped)
0.771	98	9.2	6.19	$Q_{10} = 5.84$
50-year	b	d	t_c (min)	(Undeveloped)
0.749	99	9.2	6.77	$Q_{10} = 6.39$
100-year	b	d	t_c (min)	(Undeveloped)
0.74	103	9.6	7.21	$Q_{10} = 6.81$

post dev FAA	16.41298
t_c	10
Q	10.35
Alt IDF	Q

Proposed	Existing
LAND CHARACTER	LAND CHARACTER
1.18 acres	0.93 acres
0.23 acres	0.50 acres
0.83 C (composite, undeveloped)	0.56 C (composite, developed)

Accumulated Runoff Calculations: 50 year storm
LIMIT OUTFLOW 5.06

t_c (min)	Intensity (in/hr)	Peak Disch (cfs)	Acc. Runoff (acre ft)	Runoff difference (acre ft)	Acc. Disch (cfs)	Net Storage (acre ft)
10	10.83	12.85	0.177	0.177	0.177	0.085
20	7.91	9.39	0.259	0.086	0.127	0.132
30	6.34	7.53	0.311	0.052	0.162	0.149
40	5.35	6.35	0.350	0.038	0.197	0.153
50	4.66	5.53	0.381	0.030	0.231	0.149
60	4.14	4.92	0.406	0.025	0.266	0.140
70	3.75	4.45	0.429	0.021	0.301	0.128
80	3.43	4.07	0.448	0.018	0.336	0.112
90	3.16	3.76	0.466	0.015	0.371	0.095
100	2.94	3.49	0.481	0.013	0.406	0.076
110	2.76	3.27	0.496	0.011	0.440	0.055
120	2.60	3.08	0.509	0.010	0.475	0.034
130	2.45	2.91	0.522	0.009	0.510	0.012
140	2.33	2.77	0.533	0.008	0.545	-0.012
150	2.22	2.64	0.544	0.007	0.580	-0.035
160	2.12	2.52	0.555	0.006	0.615	-0.060
170	2.03	2.41	0.565	0.005	0.650	-0.085
180	1.95	2.32	0.574	0.004	0.684	-0.110
190	1.88	2.23	0.583	0.003	0.719	-0.136
200	1.81	2.15	0.592	0.002	0.754	-0.162
210	1.75	2.07	0.600	0.002	0.789	-0.189
220	1.69	2.01	0.608	0.001	0.824	-0.216
230	1.64	1.94	0.615	0.001	0.859	-0.243
240	1.59	1.88	0.623	0.000	0.893	-0.271
250	1.54	1.83	0.630	0.000	0.928	-0.298
260	1.50	1.78	0.637	0.000	0.963	-0.326
270	1.46	1.73	0.643	0.000	0.998	-0.355
280	1.42	1.69	0.650	0.000	1.033	-0.383
290	1.38	1.64	0.656	0.000	1.068	-0.411
300	1.35	1.60	0.662	0.000	1.103	-0.440
310	1.32	1.56	0.668	0.000	1.137	-0.469
320	1.29	1.53	0.674	0.000	1.172	-0.498
330	1.26	1.50	0.680	0.000	1.207	-0.527
340	1.23	1.46	0.685	0.000	1.242	-0.557
350	1.21	1.43	0.691	0.000	1.277	-0.586

The FAA equation was developed by the Federal Aviation Authority. It is based on data from airfield drainage and is most valid for small watersheds where sheet flow and overland flow predominate. The FAA equation is shown below for both U.S. and S.I. units.

$$\text{For U.S. units: } t = 1.8(1.1 - C)L^{0.5}/S^{0.33}$$

Where:
L = length of flow path in ft
S = surface slope %
C = Rational Method runoff coefficient
t = travel time (time of concentration) in min

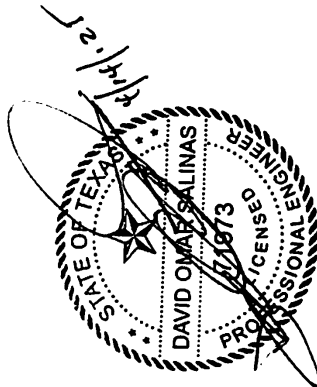


Table 3-1. Runoff Coefficients for Rational Formula.⁽¹⁴⁾	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
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
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives 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.	

Prepared by Melden & Hunt, Inc. Page 1

TIME	5 yr.	10 yr.	25 yr.	50 yr.
1	12.626	14.283	16.353	17.386
2	11.721	13.281	15.215	16.210
3	10.950	12.426	14.244	15.204
4	10.286	11.687	13.405	14.333
5	9.706	11.042	12.671	13.570
6	9.194	10.472	12.023	12.895
7	8.740	9.966	11.447	12.294
8	8.334	9.512	10.930	11.755
9	7.968	9.103	10.464	11.268
10	7.636	8.732	10.042	10.825
11	7.334	8.394	9.656	10.421
12	7.058	8.084	9.303	10.051
13	6.804	7.799	8.978	9.710
14	6.569	7.536	8.678	9.395
15	6.353	7.293	8.400	9.102
16	6.151	7.067	8.142	8.831
17	5.964	6.856	7.902	8.577
18	5.789	6.659	7.677	8.340
19	5.625	6.475	7.466	8.117
20	5.472	6.302	7.268	7.908
21	5.327	6.139	7.082	7.711
22	5.191	5.985	6.906	7.525
23	5.062	5.840	6.740	7.349
24	4.941	5.703	6.583	7.183
25	4.825	5.572	6.434	7.025
26	4.716	5.449	6.293	6.875
27	4.612	5.331	6.158	6.732
28	4.513	5.220	6.030	6.596
29	4.419	5.113	5.908	6.467
30	4.329	5.011	5.792	6.343
31	4.244	4.914	5.680	6.224
32	4.161	4.821	5.574	6.111
33	4.083	4.732	5.472	6.002
34	4.008	4.646	5.374	5.897
35	3.935	4.564	5.280	5.797

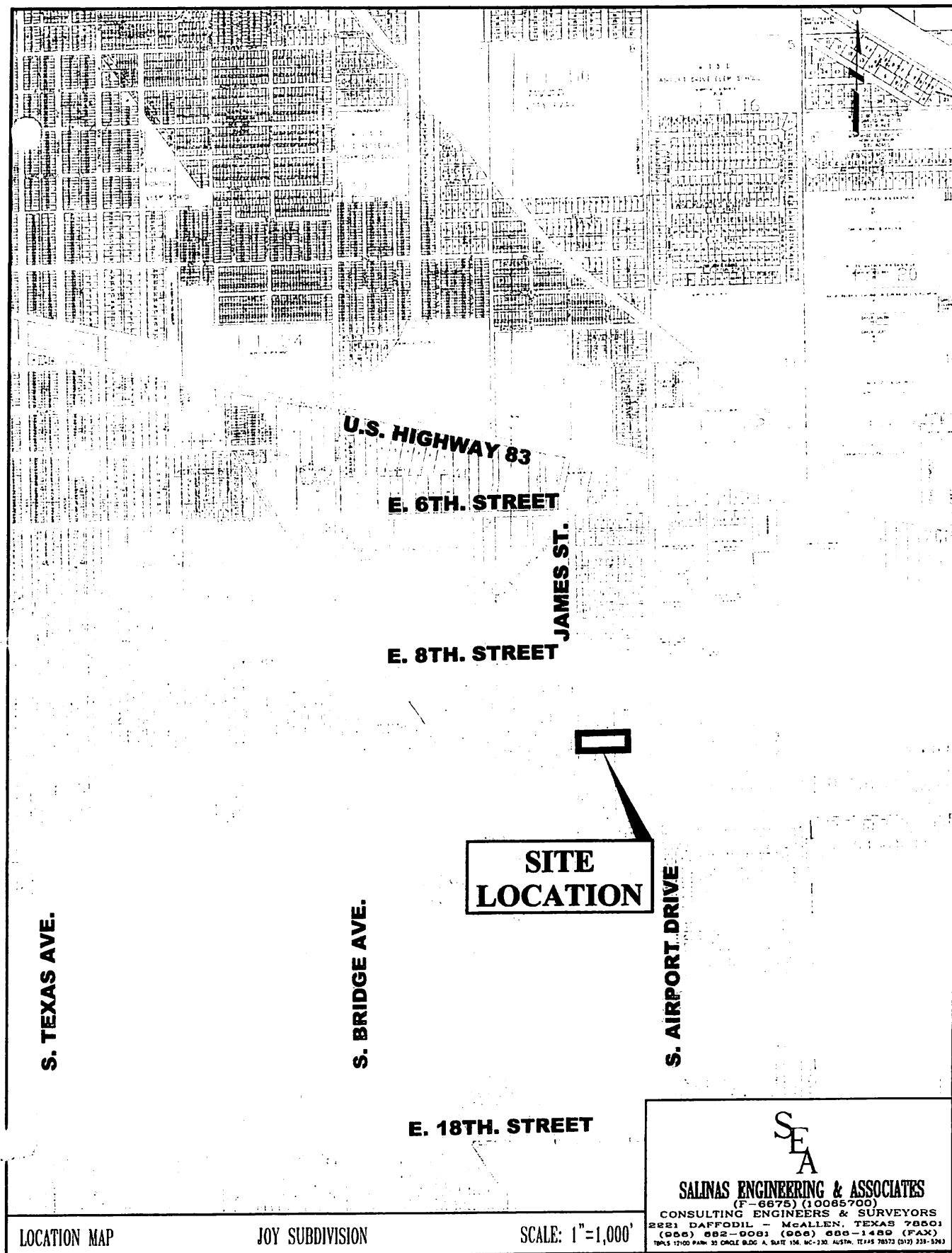
TIME	5 yr.	10 yr.	25 yr.	50 yr.
36	3.866	4.486	5.189	5.701
37	3.799	4.410	5.103	5.608
38	3.735	4.337	5.019	5.519
39	3.673	4.267	4.939	5.433
40	3.614	4.199	4.861	5.350
41	3.557	4.134	4.786	5.270
42	3.501	4.071	4.714	5.193
43	3.448	4.010	4.644	5.118
44	3.396	3.951	4.577	5.046
45	3.346	3.895	4.511	4.976
46	3.298	3.840	4.448	4.908
47	3.251	3.786	4.387	4.843
48	3.206	3.735	4.328	4.779
49	3.162	3.685	4.270	4.717
50	3.120	3.636	4.215	4.658
51	3.078	3.589	4.161	4.600
52	3.038	3.543	4.108	4.543
53	2.999	3.499	4.057	4.488
54	2.962	3.456	4.007	4.435
55	2.925	3.414	3.959	4.383
56	2.889	3.373	3.912	4.333
57	2.854	3.333	3.867	4.284
58	2.821	3.295	3.822	4.236
59	2.788	3.257	3.779	4.189
60	2.756	3.220	3.737	4.144
61	2.724	3.185	3.696	4.099
62	2.694	3.150	3.656	4.056
63	2.664	3.116	3.617	4.014
64	2.635	3.083	3.578	3.973
65	2.607	3.050	3.541	3.933
66	2.579	3.019	3.505	3.894
67	2.552	2.988	3.469	3.855
68	2.526	2.958	3.435	3.818
69	2.500	2.928	3.401	3.781
70	2.475	2.899	3.368	3.745

HIDALGO COUNTY RAINFALL INTENSITY TABLES
Based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

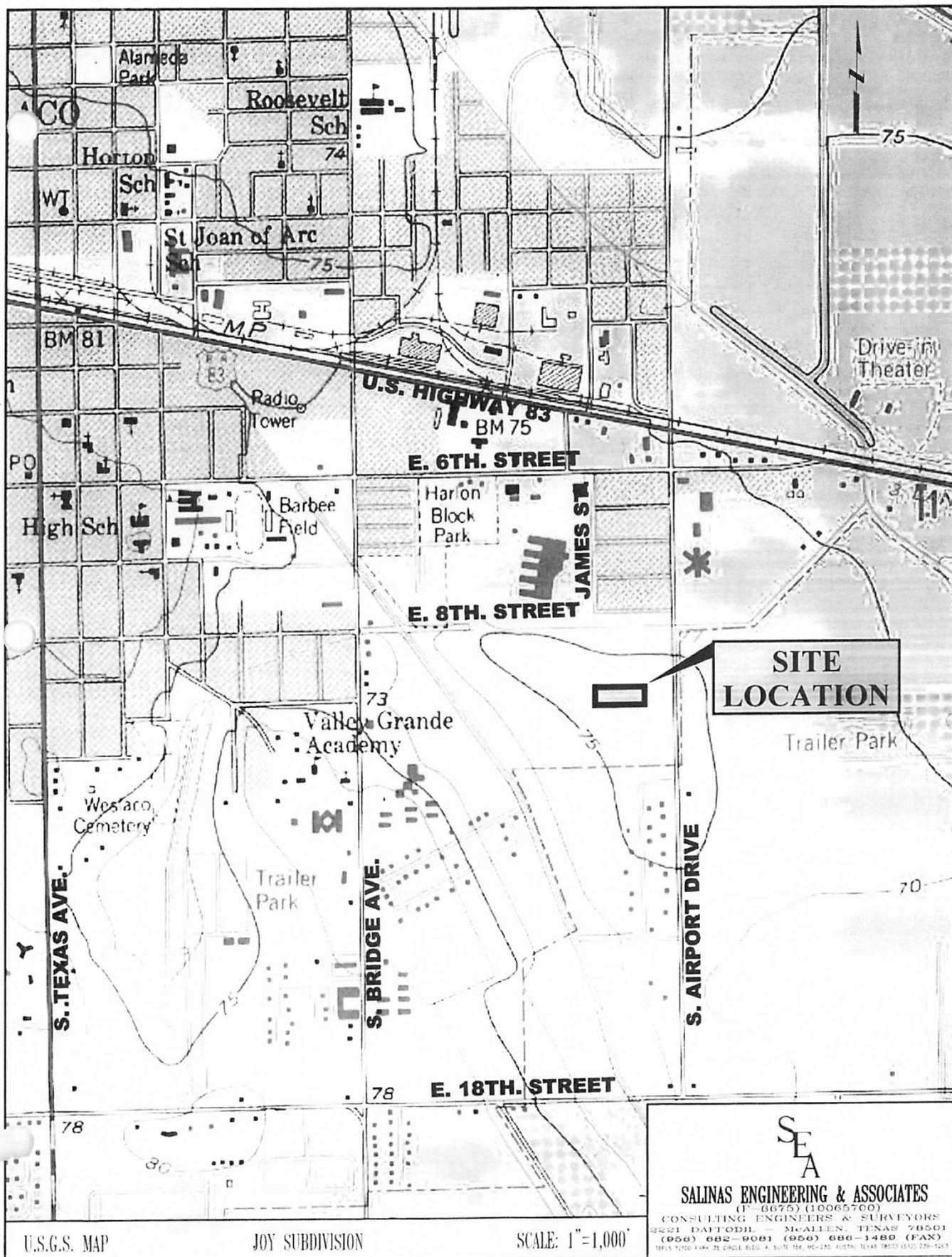
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

TIME	5 yr.	10 yr.	25 yr.	50 yr.	TIME	5 yr.	10 yr.	25 yr.	50 yr.
71	2.451	2.871	3.335	3.710	106	1.838	2.166	2.523	2.829
72	2.427	2.844	3.303	3.676	107	1.825	2.152	2.506	2.811
73	2.403	2.817	3.272	3.642	108	1.813	2.137	2.489	2.793
74	2.380	2.790	3.242	3.610	109	1.800	2.123	2.473	2.775
75	2.358	2.765	3.212	3.577	110	1.788	2.109	2.457	2.757
76	2.336	2.739	3.183	3.546	110	1.788	2.109	2.457	2.757
77	2.314	2.715	3.155	3.515	112	1.765	2.082	2.426	2.723
78	2.293	2.690	3.127	3.485	113	1.753	2.069	2.410	2.707
79	2.272	2.667	3.099	3.455	114	1.742	2.056	2.395	2.690
80	2.252	2.643	3.073	3.426	115	1.731	2.043	2.380	2.674
81	2.232	2.620	3.046	3.398	116	1.720	2.030	2.366	2.658
82	2.213	2.598	3.020	3.370	117	1.709	2.018	2.351	2.642
83	2.193	2.576	2.995	3.342	118	1.698	2.006	2.337	2.626
84	2.175	2.555	2.970	3.315	119	1.688	1.993	2.323	2.611
85	2.156	2.533	2.946	3.289	120	1.677	1.981	2.309	2.596
86	2.138	2.513	2.922	3.263	125	1.628	1.924	2.242	2.523
87	2.121	2.492	2.899	3.238	130	1.581	1.870	2.180	2.455
88	2.103	2.472	2.876	3.213	135	1.537	1.819	2.122	2.391
89	2.086	2.453	2.853	3.188	140	1.496	1.771	2.067	2.331
90	2.069	2.434	2.831	3.164	145	1.457	1.727	2.015	2.274
91	2.053	2.415	2.809	3.140	150	1.421	1.684	1.966	2.220
92	2.037	2.396	2.788	3.117	155	1.386	1.644	1.919	2.169
93	2.021	2.378	2.767	3.094	160	1.354	1.606	1.876	2.121
94	2.005	2.360	2.746	3.072	165	1.323	1.570	1.834	2.075
95	1.990	2.342	2.726	3.050	170	1.293	1.536	1.794	2.032
96	1.975	2.325	2.706	3.028	175	1.265	1.504	1.757	1.990
97	1.960	2.308	2.686	3.007	180	1.239	1.473	1.721	1.951
98	1.946	2.291	2.667	2.986	185	1.213	1.443	1.686	1.913
99	1.931	2.275	2.648	2.965	190	1.189	1.415	1.654	1.877
100	1.917	2.258	2.629	2.944	195	1.166	1.388	1.622	1.842
101	1.904	2.242	2.610	2.924	200	1.144	1.362	1.592	1.809
102	1.890	2.227	2.592	2.905	210	1.102	1.313	1.536	1.747
103	1.876	2.211	2.574	2.885	220	1.063	1.268	1.484	1.690
104	1.863	2.196	2.557	2.866	230	1.028	1.227	1.436	1.637
105	1.850	2.181	2.540	2.847	240	0.995	1.189	1.392	1.587

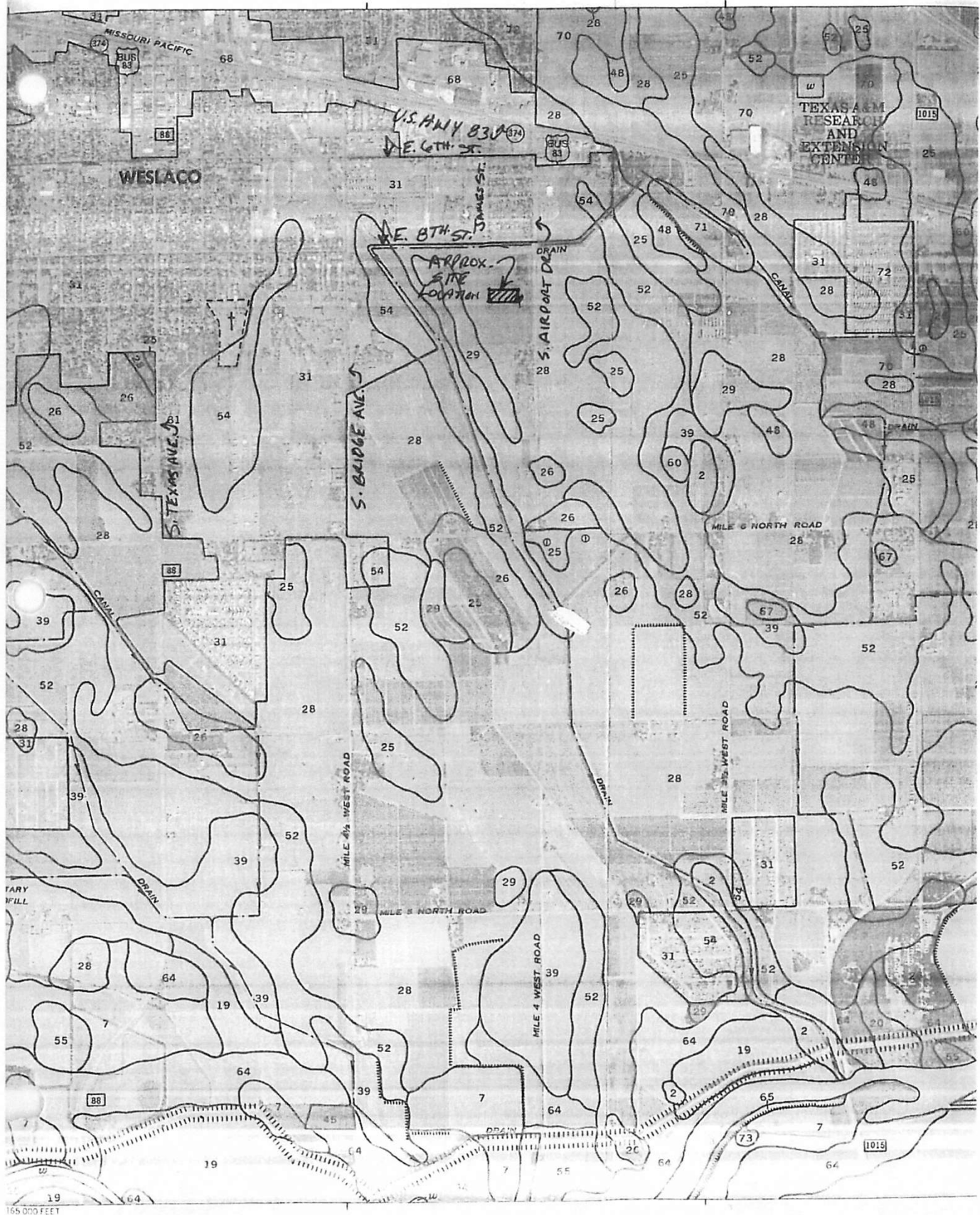


**SITE
LOCATION**

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(682) 682-8081 (682) 682-1489 (FAX)
1945 12100 PARK 32 CIRCLE BLDG. A, SUITE 106, MC-230 ALSTON, TEXAS 78073 (512) 238-6243



HIDALGO COUNTY, TEXAS — SHEET NUMBER 112



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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

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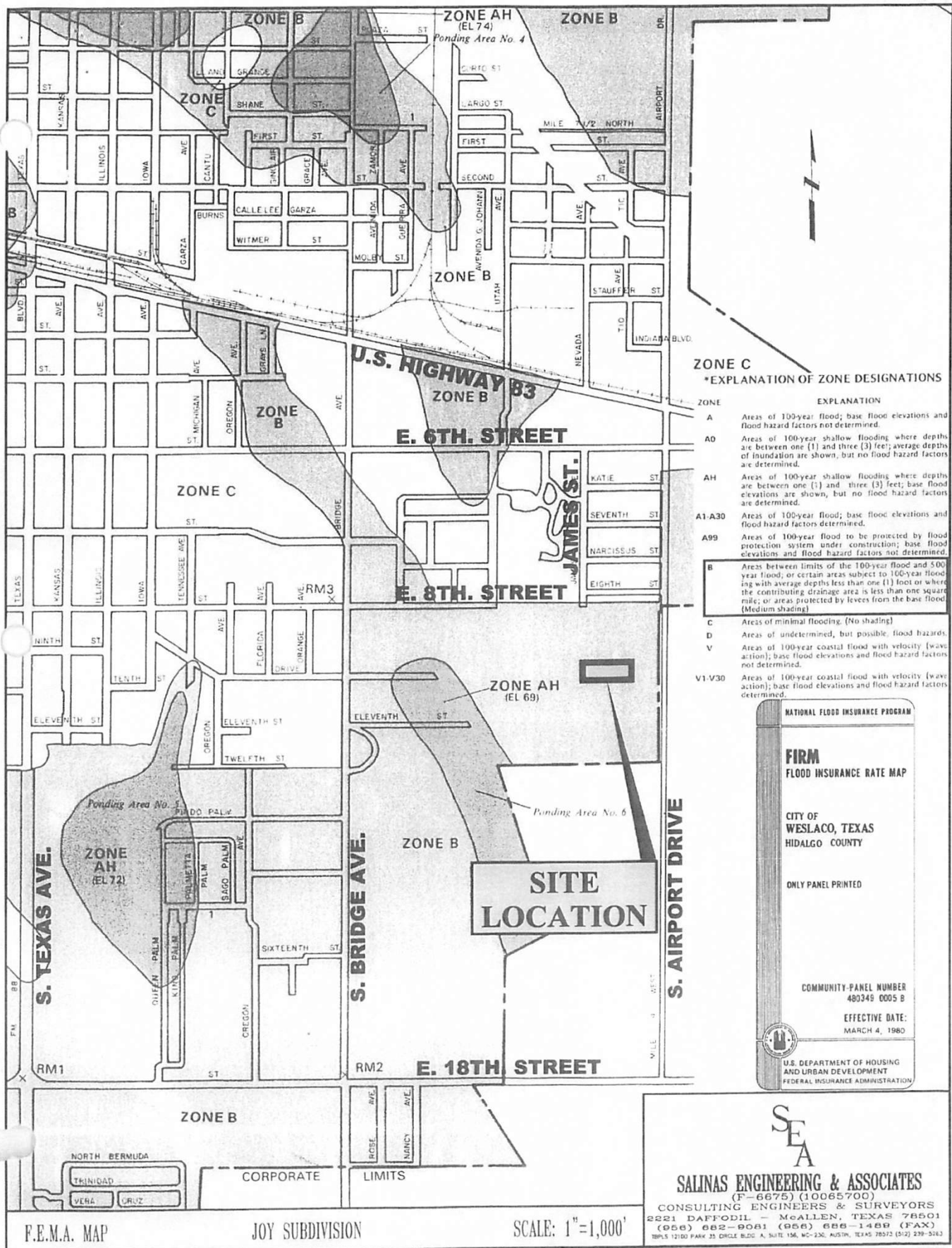
Soil survey

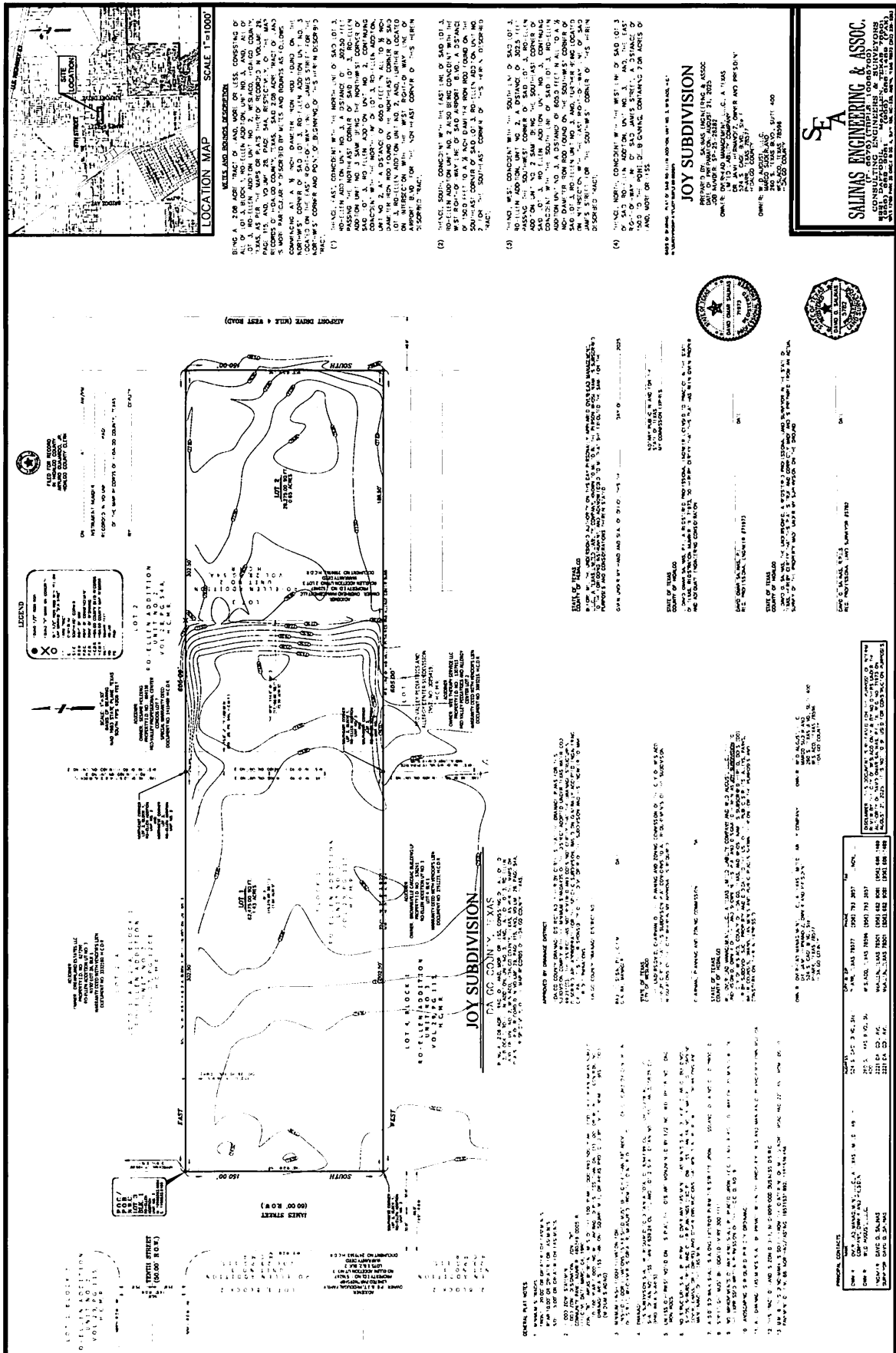
TABLE 18.--SOIL AND WATER FEATURES

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

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

See footnotes at end of table.





[illegible]



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

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final 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.	
Discussion/Overview: The proposed eighteen (18) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on January 21, 2026. This is the 1 st extension. The project is about 90% completed. Pending drainage inspection. The Engineering Department has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

David Omar Salinas, P.E., RPLS
Masters of Environmental Engineering

January 13, 2026

City of Weslaco
(Via Hand Delivery on 01/13/26)

RE: South Bridge Ranchettes

To Whom It May Concern:

On behalf of the subdivider for South Bridge Ranchettes, a request is made to the City to extend the approval for this subdivision.

If you have any questions, please let me know. Thank you.

Sincerely,
SALINAS ENGINEERING & ASSOCIATES
Consulting Engineers & Surveyors



David Omar Salinas, P.E.
Plat Engineer

Xc: file

2221 Daffodil Ave., McAllen, Texas, 78501
(956) 682-9081 - (956) 686-1489 FAX
dsalinas@salinasengineering.com

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Peter Hermida](#); [Rebekah M. De La Fuente](#); [Kayla A. Arevalo](#); [Jeremy Anciso](#); [Arlene Lara](#)
Subject: Re: South Bridge Ranchettes Subd.
Date: Tuesday, January 13, 2026 3:36:08 PM
Attachments: [image002.png](#)

South Bridge Ranchettes is about 90% completed it has its water services and Hydrants connected to the existing main line and they are using sewer septic tanks that do not pertain to us, still need to inspect drainage but will get with contractor to get that inspected and ready to proceed forward. If you have any questions or concerns, feel free to ask. Thank You.

From: Flor Acuna <facuna@weslacotx.gov>
Sent: Tuesday, January 13, 2026 10:40 AM
To: Joe Mondragon <jmondragon@weslacotx.gov>; Jeremy Anciso <janciso@weslacotx.gov>
Cc: Arlene Lara <alara@weslacotx.gov>
Subject: South Bridge Ranchettes Subd.

Good morning, please see attached, could you please provide status on this project.

Thank you in advance.

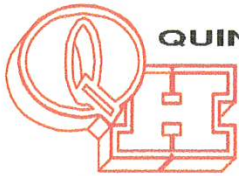
Flor E. Acuña
General Service Coordinator
City of Weslaco
255 S Kansas Ave.
Weslaco, Tx. 78596
Ph. 956-447-3403
Fax 956-973-3128





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

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Quintanilla, Headley & Associates, Inc.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Villas on Sugar Cane Subdivision being 2.349 acre out of Farm Tract 57, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 9 North Road, approximately 500ft west of Mile 4 ½ West Road. Possible Action.	
Discussion/Overview: The proposed eighteen (18) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on February 6, 2026. This is the 3 rd extension. The project is about 60% completed. Pending CMT compaction for both the water and sewer lines along with installation of the associated meter boxes and road construction has not yet been started. The Engineering Department has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

January 15, 2026

Ms. Rebekah de la Fuente
Senior Planner
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Villas on Sugar Cane Subdivision

Dear Ms. de la Fuente:

I am requesting a time extension of six months for the approval of this subdivision.

Please review this request and present it to the Planning and Zoning Commission and the City Commission for their consideration.

Should you have any questions, please feel free to call me at 381-6480.

Sincerely,

Eulalio Ramirez, P.E.
Project Engineer

From: [Jeremy Anciso](#)
To: [Flor Acuna](#)
Subject: Status on Villas On Sugarcane project.
Date: Friday, January 16, 2026 11:00:11 AM

Good morning,

I would like to provide a detailed status update on the Villas on Sugarcane project.

At present, the project is approximately 60% complete. The remaining scope of work includes CMT compaction for both the water and sewer lines, along with the installation of the associated meter boxes.

There are also several outstanding items that still need to be finalized. Most notably, the road construction has not yet commenced, as works have not progressed to that section of the project. Once the underground services and required compactions are completed, we will be in a position to proceed with the road works.

We will continue to monitor progress closely and provide further updates as milestones are achieved. Please do not hesitate to contact me should you require any additional information or clarification.

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

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Guillermo Arrati.	
Subject/Agenda Item: Discussion and consideration to be granted a waiver to the water rights fee for Pena Shelton Ranch Subdivision, also being 3.4 acres out of Farm Tracts 772, Blk. 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the West side of S. Pleasantview Dr. approximately 384' south of Mile 5 ½ North Road. Possible Action.	
Discussion/Overview: Applicant is requesting a waiver to the water rights fee. The water right fee was not anticipated in the development budget. A letter for request was received.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends denial.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Letter	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

December 22, 2025

Via Electronic Mail to:

agonzalez@weslacotx.gov, afarias@weslacotx.gov, gkerr@weslacotx.gov, igonzalez@weslacotx.gov,
josh.pedraza@weslacotx.gov, letty.lopez@weslacotx.gov, jprodriguez@weslacotx.gov,
mgarza@weslacotx.gov

City Commission
Weslaco City Hall
255 South Kansas Avenue
Weslaco, Texas 78504

Re: Request for Waiver Water Rights Fee – Pena-Shelton Ranch Subdivision

Dear Commission:

I am the owner of the property being subdivided as named above and described as:

Lot 1, PENA-SHELTON RANCH SUBDIVISION

This subdivision is in the ETJ of the city and has already been approved by the City of Weslaco and is currently in the final stages of completion, pending recordation. The only outstanding matter is the exclusion of water rights from the subdivision approval.

As part of the subdivision process, the City's application materials require either:

1. Conveyance of proportional irrigation water rights to the City / municipal water supplier pursuant to **Texas Water Code § 49.505**, or
2. Payment of the equivalent in-lieu fee of **\$2,896.81 per acre-foot** prior to recordation.

Please be advised that the irrigation water rights appurtenant to the above-described property will be **expressly excluded and reserved** by the undersigned and has already been submitted prior to plat recordation. Attached please see the 'Exclusion / Reservation of Irrigation Water Rights. Accordingly, no irrigation water rights will remain attached to the land being subdivided, nor will any be available for transfer to the City.

In light of this exclusion and reservation, I respectfully request that the **City of Weslaco waive the assessment of the water rights in-lieu fee** for this subdivision. The exclusion of irrigation rights will be recorded in the chain of title, and documentation from the applicable irrigation district will be provided to verify that the property is not subject to irrigation assessments following exclusion.

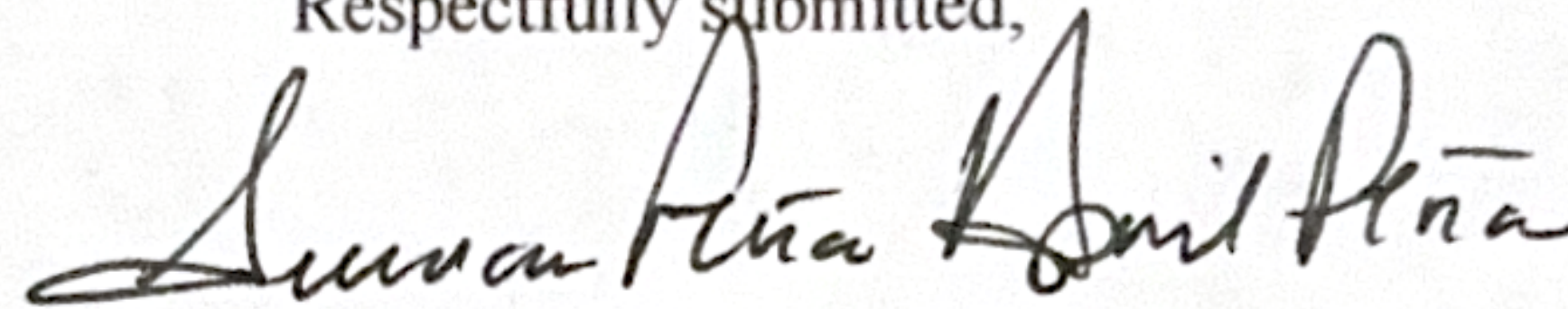
We respectfully ask the City for this waiver and to take into consideration our reasons, as follows:

1. **Unanticipated Expense** – The water rights fee was not anticipated in our development budget and has come as a significant surprise to us during the subdivision process.
2. **Limited Impact** – This is a one-lot subdivision that only affects our existing home and is not for the purpose of resale or commercial development.
3. **Financial Strain** – Imposing the fee at this stage will place a financial strain on the subdivision process, potentially delaying progress and burdening advancement when resources and costs have already been committed.

The subdivision will, of course, be required to and will enter into a **30-year water service agreement** with the City to ensure long-term potable water supply for all future residents.

I appreciate your consideration of this request and your assistance in processing the subdivision application. Please contact me if additional information, affidavits, or supporting documentation are required.

Respectfully submitted,



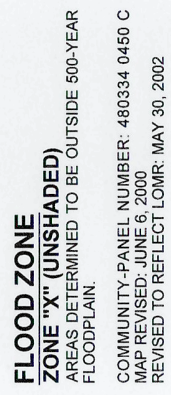
Severiano Pena and April Michelle Pena

Cc: Edna Silva, Local Registrar / esilva@weslacotx.gov
Norma A. Cantu, City Secretary / ncantu@weslacotx.gov
Rebekah De La Fuente, Planning & Code Enforcement Director / rdelfuente@weslacotx.gov
Guillermo Arratia, Engineer for Premier Partnership, LLC / nainengineering@yahoo.com



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

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): V.G.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration for the annexation of a portion of Mile 11 between N. Texas Blvd & N Mile 5 1/2 West Road pursuant to SB 374 for the future annexation of Gilberto Subdivision. Located on the North side of Mile 11 North Road. Possible Action.	
Discussion/Overview: The proposed subdivision will be for four hundred and four (404) lots. The subdivision will be for single family homes and is located just outside the City of Weslaco city limits, located north side of Mile 11 North Road. The location will be provided with water by NAWSC and sanitary sewer by the City of Weslaco through an 8" sewer line. The City has received the petition for annexation for this development. However, pursuant to Senate Bill 374, the City must first obtain the portion of Mile 11 North Road from the current city limits line to the adjacent to this development from County. This request for annexation of the right-of-way from the County, which will make the proposed development contiguous to the current city limits.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Annexation request letter and plat.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



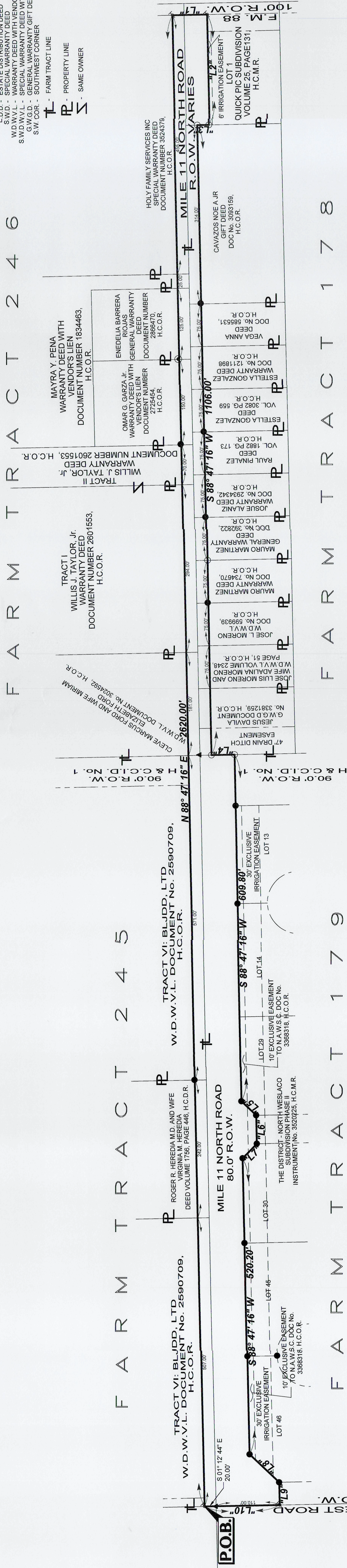
Line Table		
Line #	Direction	Length
"1.1"	S 01° 12' 44" E	60.00
"1.2"	S 88° 47' 16" W	194.00
"1.3"	N 01° 12' 44" W	20.00
"1.4"	S 01° 12' 44" E	40.00
"1.5"	S 43° 47' 16" W	35.36
"1.6"	S 88° 47' 16" W	50.00
"1.7"	N 46° 12' 44" W	35.36
"1.8"	S 43° 47' 16" W	70.71
"1.9"	S 88° 47' 16" W	40.00
"1.10"	N 01° 12' 44" W	190.00

LEGEND

- FOUND IN A REBAR
- SET NAIL
- SP. # OF REINFORCED NAILING
- SP. # OF REINFORCED NAILING

R.O.W. - RIGHT OF WAY
H.C.M.R. - HAWAIIAN COUNTY MAP RECORDS
H.C.P.R. - HAWAIIAN COUNTY PLAT RECORDS
H.H.A.L.G.O. - HAWAIIAN LAND GRANT OFFICIAL RECORDS
H&C.D.I.D. - HAWAIIAN C&M CAMERON COUNTY IRRIGATION DISTRICT
P.O.B. - POINT OF BEGINNING
E.D.D. - ESTATE DISTRIBUTION DEED
S.W.D. - SPECIAL WARRANTY DEED
W.D.W.V. - WIDOW'S VENDOR'S LIEN
G.W.G.D. - GENERAL WARRANTY DEED WITH VENDORS LIEN
S.W.COR. - SOUTHWEST CORNER

TL - FARM TRACT LINE
PL - PROPERTY LINE
PR - SAME OWNER



**PLAT SHOWING
3.825 ACRES OUT OF FARM TRACTS 178, 179, 245, AND 246,
WEST AND ADAMS TRACT SUBDIVISION
VOLUME 2, PAGES 34-37 H.C.M.R.
HIDALGO COUNTY, TEXAS**

NOTES: SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

1. BEARING BASIS IS FROM THE NAIL FOUND AT THE SOUTHWEST CORNER OF FARM TRACT 245 AND THE NAIL SET AT THE NORTHWEST CORNER OF THIS TRACT.
2. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4228 GRID COORDINATES.
3. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE PARTIES TO THIS PLAN THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
- 4.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 10/20/2025 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 12/31/2015

JOB NO	25581.08				
DRAWING DATE:	12/31/2025				
DRAWN BY:	J.R.C.				
File Name:	25581.00 ADTL				
T-1277, PG.	18-25				
		REVISION	DATE	BY	
115 W. MCINTYRE - EDINBURG, TX 78841 TEL: 281.486.8800 FAX: 281.486.8801 ESTABLISHED 1947 • www.meldenandhunt.com					
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18PCLTS No. 10039000					

December 31, 2025

METES AND BOUNDS DESCRIPTION
3.825 ACRES OUT OF FARM TRACTS 178, 179, 245, AND 246
WEST AND ADAMS TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS

A tract of land containing 3.825 acres situated in the County of Hidalgo, Texas, being a part or portion out of Farm Tracts 178, 179, 245, and 246, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 3.825 acres is out of certain tracts conveyed to BLJDD, LTD by virtue of a Warranty Deed With Vendor's Lien recorded under Document Number 2590709, Hidalgo County Official Records, out of a certain tract conveyed to Roger R. Heredia M.D. and Wife Virginia M. Heredia by virtue of a deed recorded under Volume 1756, Page 446, Hidalgo County Deed Records, out of a certain tract conveyed to Cleve Marcus Ford and Wife Miriam Elizabeth Ford, by virtue of a Warranty Deed With Vendor's Lien recorded under Document Number 3024592, Hidalgo County Official Records, out of a certain tract conveyed to Willis J. Taylor, Jr by virtue of a Warranty Deed recorded under Document Number 2601553, Hidalgo County Official Records, out of a certain tract conveyed to Omar G. Garza Jr. by virtue of a Warranty Deed With Vendor's Lien recorded under Document Number 2725454, Hidalgo County Official Records, out of a certain tract conveyed to Enedelia Barrera Riojas by virtue of a General Warranty Deed recorded under Document Number 2866470, Hidalgo County Official Records, out of a certain tract conveyed to Holy Family Services INC., by virtue of a Special Warranty Deed recorded under Document Number 3524379, Hidalgo County Official Records, out of a certain tract conveyed to Cavazos Noe A. Jr. by virtue of a Gift Deed recorded under Document Number 3093159, Hidalgo County Official Records, out of a certain tract conveyed to Vega Anna, by virtue of a Deed recorded under Document Number 585531, Hidalgo County Official Records, out of a certain tract conveyed to Estella Gonzalez, by virtue of a Deed recorded under Document Number 1211898, Hidalgo County Official Records, out of a certain tract conveyed to Estella Gonzalez, by virtue of a Deed recorded in Volume 3082, Page 559, Hidalgo County Official Records, out of a certain tract conveyed to Raul Pinalez, by virtue of a Deed recorded in Volume 1882, Page 173, Hidalgo County Official Records, out of a certain tract conveyed to Josue Alaniz by virtue of a Warranty Deed recorded under Document Number 2934342, Hidalgo County Official Records, out of a certain tract conveyed to Mauro Martinez, by virtue of a General Warranty Deed recorded under Document Number 392822, Hidalgo County Official Records, out of a certain tract conveyed to Mauro Martinez, by virtue of a Warranty Deed recorded under Document Number 734670, Hidalgo County Official Records, out of a certain tract conveyed to Jose L. Moreno, by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 599939, Hidalgo County Official Records, out of a certain tract conveyed to Jose Luis Moreno and wife Adalina Moreno, by virtue of a Warranty Deed with Vendor's Lien recorded in Volume 2348, Page 51, Hidalgo County Official Records, out of a certain tract conveyed to Jesus Davila, by virtue of a General Warranty Gift Deed recorded under Document Number 3381259, Hidalgo County Official Records, said 3.825 acres also being more particularly described as follows:

BEGINNING at a Nail set at the Northwest corner of this tract, from which a Nail Found at the Southwest corner of said Farm Tract 245 bears S 01° 12' 44" E a distance of 20.00 feet;

1. THENCE, N 88° 47' 16" E along the existing North right-of-way line of said Mile 11 North Road, at a distance of 507.00 feet pass an inside line of said BLJDD, LTD, and the West line of said Roger R. Heredia M.D. and Wife Virginia M. Heredia, at a distance of 749.00 feet pass the East line of said Roger R. Heredia M.D. and Wife Virginia M. Heredia and an inside line of said BLJDD, LTD, at a distance of 1,320.00 feet pass the East line of Farm Tract 245 and the West line of Farm Tract 246, and the East line of Said BLJDD, LTD and the West line of said Cleve Marcus Ford and Wife Miriam Elizabeth Ford, at a distance of 1,501 feet pass the East line of said Cleve Marcus Ford and Wife Miriam Elizabeth Ford, and the West line of said Willis J. Taylor, Jr., at a distance of 1,795.00 feet pass the East line of said Willis J. Taylor, Jr. and the West line of said Willis J. Taylor, Jr., at a distance of 1,865.00 feet pass the East line of said Willis J. Taylor, Jr. and the West line of said Omar G. Garza Jr., at a distance of 2,015 feet pass the East line of said Omar G. Garza Jr. and the West line of said Enedelia Barrera Riojas, at a distance of 2,140 feet pass the East line of said Enedelia Barrera Riojas and an inside line of said Mayra Y. Pena, at a distance of 2,165 feet pass the East line of said Mayra Y. Pena and the West line of said Holy Family Services INC, continuing a total distance of 2,620.00 feet to a No. 4 rebar set at the existing West right-of-way line of said F.M. 88 Road, for the Northeast corner of this tract;
2. THENCE, S 01° 12' 44" E along the existing West right-of-way line of said F.M. 88 Road, to a No. 4 rebar set for the Southeast corner of said tract;
3. THENCE, S 88° 47' 16" W along the existing South right-of-way line of said Mile 11 North road, a distance of 194.00 feet to a No. 4 rebar set for an outside corner of this tract;
4. THENCE, N 01° 12' 44" W a distance of 20.00 feet to a No. 4 rebar set for an inside corner of this tract;
5. THENCE, S 88° 47' 16" W, along the existing South right-of-way line of said Mile 11 North Road, at a distance of 314.00 feet pass the West line of said Cavazos Noe A. Jr., and the West line of said Vega Anna, at a distance of 389.00 feet pass the West line of said Vega Anna and the East line of said Estella Gonzalez, at a distance of 464.00 feet pass the West line of said Estella Gonzalez and the East line of said Estella Gonzalez, at a distance of 539.00 feet pass the West line of said Estella Gonzalez and the East line of said Raul Pinaldez, at a distance of 614.00 feet pass the West line of said Raul Pinaldez and the East line of said Josue Alaniz, at a distance of 689.00 feet pass the West line of said Josue Alaniz and the East line of said Mauro Martinez, at a distance of 764.00 feet pass the West line of said Mauro Martinez and the East line of said Mauro Martinez, at a distance of 839.00 feet pass the West line of said Mauro Martinez and the East line of said Jose L. Moreno, at a distance of

914.00 feet pass the West line of said Jose L. Moreno and the East line of said Jose Luis Moreno and Wife Adalina Moreno, at a distance of 989.00 feet pass the West line of said Jose Luis Moreno and Wife Adalina Moreno, and the East line of said Jesus Davila, continuing a total distance of 1,106.00 feet to a No.4 rebar set along the West line of Farm Tract 178 and the East line of Farm Tract 179 for a inside corner of this tract;

6. THENCE, S 01° 12' 44" E along the West line of Farm Tract 178 and the East line of Farm Tract 179, a distance of 20.00 feet to a No. 4 rebar set for an outside corner of this tract;
7. THENCE, S 88° 47' 16" W along the existing South right-of-way line of said Mile 11 North Road and the north line of The District - North Weslaco Subdivision Phase II recorded under Instrument Number 3520225, Hidalgo County Map Records, a distance of 609.80 feet, to a No. 4 rebar found for an inside corner of this tract;
8. THENCE, S 43° 47' 16" W along the existing South right-of-way line of said Mile 11 North Road and the North line of said District - North Weslaco Subdivision Phase II, a distance of 35.36 feet to a No. 4 rebar found for an outside corner of this tract;
9. THENCE, S 88° 47' 16" W along the existing South right-of-way line of said Mile 11 North Road and the North line of said District - North Weslaco Subdivision Phase II, a distance of 50.00 feet to a No. 4 rebar found for an outside corner of this tract;
10. THENCE N 46° 12' 44" W along the existing South right-of-way line of said Mile 11 North Road and the North line of said District - North Weslaco Subdivision Phase II, a distance of 35.36 feet to a No. 4 rebar found for an inside corner of this tract;
11. THENCE, S 88° 47' 16" W along the existing South right-of-way line of said Mile 11 North Road and the North line of said District - North Weslaco Subdivision Phase II, a distance of 520.20 feet to a No. 4 rebar found for an inside corner of this tract;
12. THENCE, S 43° 47' 16" W along the existing South right-of-way line of said Mile 11 North Road and the North line of said District - North Weslaco Subdivision Phase II, a distance of 70.71 feet to a No. 4 rebar found for an outside corner of this tract;
13. THENCE, S 88° 47' 16" W a distance of 40.00 feet to a Nail set at the West line of said Farm Tract 179, and within the existing right-of-way of Mile 5 1/2 West Road for the Southwest corner of this tract;

14. THENCE N 01° 12' 44" W at a distance of 110.00 feet pass the Northwest corner of Farm Tract 179 and the Southwest corner of Farm Tract 245, continuing a total distance of 130.00 feet to the POINT OF BEGINNING and containing 3.825 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/20/2025 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238 ^{12/31/2025} DATE:





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

Date of Meeting: February 4, 2026	Agenda Item No. (to be assigned by PCE): V.H.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC-Omar Cano, P.E.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Re-Plat of Pleasantview Terrace Subdivision being 25.54 acres out of Lots 1-85, of Pleasantview Terrace Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr. Possible Action.	
Discussion/Overview: The proposed one hundred and sixty-nine (169) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	