

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**October 2, 2019, 5:30 P.M.
LEGISLATIVE CHAMBERS
255 S. KANSAS AVENUE**

***David Hernandez, Chairman
Lonnie Berry, Vice-Chairman
Milles Bullion, PZ Commissioner
Randy Summers, PZ Commissioner
Adrian Torres, PZ Commissioner
Jose Treviño, PZ Commissioner
Jim Forward, PZ Commissioner***

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 4, 2019**

On Wednesday the 4th day of August 2019, at 5:30 p.m., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session at the Weslaco City Hall Legislative Chambers, located at 255 South Kansas Avenue.

The following commissioners were present:

Lonnie Berry	Vice-Chairman
Jose Treviño	Commissioner
Randy Summers	Commissioner
Adrian Torres	Commissioner
Miles Bullion	Commissioner
Jim Forward	Commissioner
Rebekah de la Fuente	Assistant Planning Director
Kayla A. Arevalo	Planning Secretary

Also present were: Celestino Mejia III, Fire Inspector; Zenaida Guerrero, Engineer I; and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Ms. de la Fuente called the roll noting that Chairman Hernandez and Commissioner Bullion were absent at the time of roll, a quorum was established.

II. APPROVAL OF MINUTES

A. August 7, 2019 Regular Meeting

Commissioner Summers made a motion to approve the minutes of August 7, 2019, seconded by Commissioner Forward. Motion carried.

III. PUBLIC HEARINGS

A. Discussion and consideration to rezone 2949 & 2941 N. Texas. Also being Lot C1& C2, Apostolic Assembly Church Amended Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary highway business district. Possible Action.

Ms. de la Fuente stated that there were twenty-five (25) 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 Treviño. Motion carried.

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

B. Discussion and consideration to approve Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., Also being Lot 6 and 7, Ro-Ellen Addition UT. No. 2, Weslaco, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that there were twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Bullion arrived at the dias 5:32 pm.

Hector Zuniga stated the anticipated occupancy would be approximately 58 young children/ pregnant girls age 14-17. There will be security 24/7 and 100-110 staff members.

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

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

C. Discussion and consideration to Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 400 S Kansas Ave, Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that there were nineteen (19) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

IV. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Final Plat for San Jacinto Estates No. 10 – being a 42.25 acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas. Possible Action.

Ms. de la Fuente stated that this item is a one hundred forty-four (144) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "X". Owner is requesting an off-site drainage

variance and Annexation variance. Staff recommends approval and compliance with the ordinance on the variances.

Alfonso Quintanilla of Quintanilla, Headley & Associates Inc., stated because the property is located outside city limits and is serviced by North Alamo the owner would like a variance for annexation.

Jacinto Garza owner of property, stated they had problems working with the city on a previous subdivision in the vicinity.

Rolando Gonzalez Chief Building Official, stated homes were trying to be moved in that did not meet code.

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

B. Discussion and consideration for the Final Plat for Tejas Cuatro Phase II Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North of the intersection of W. Sugar Cane Dr. & Mile 5 ½ WestPossible Action.

Ms. de la Fuente stated that this item is a sixty-four (64) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “X”. Owner was granted the drainage variance. Staff recommends approval.

Commissioner Summers made the motion to approve the Final Plat, seconded by Commissioner Bullion. Motion carried.

C. Discussion and consideration for the Final Plat for Garcia Oak Estates Subdivision – being a 2.15 acre tract of land out of Farm Tract 646, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 3055 ft South of Bus 83 along Milanos RdPossible Action.

Ms. de la Fuente stated that this item is a five (5) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 12” waterline and sewer by the City of Weslaco through an 12” sewer line. The property is within a Flood Zone “X”. Staff recommends approval.

Commissioner Summers made the motion to approve the Final Plat, seconded by Commissioner Bullion. Motion carried.

D. Discussion and consideration for the Final Plat of Westwood Gardens Subdivision - being a 29 acres out of Farm Tract No. 655, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the Southwest corner of Mile 6 ½ West Road and Mile 7 North. Possible Action.

Ms. de la Fuente stated that this item is a one hundred seven (107) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "X". Staff recommends approval.

Commissioner Bullion made the motion to approve the Final Plat, seconded by Commissioner Summers. Motion carried.

E. Discussion and consideration to approve the Voluntary Annexation of Garcia Oak Estates Subdivision – being a 2.15 acre tract of land out of Farm Tract 646, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 3055 ft South of Bus 83 along Milanos Rd.

Ms. de la Fuente stated that this item is a five (5) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 12" waterline and sewer by the City of Weslaco through an 12" sewer line. The property is within a Flood Zone "X". Staff recommends approval.

Commissioner Forward made the motion to approve the Voluntary Annexation request, seconded by Commissioner Bullion. Motion carried.

F. Discussion and consideration for a six month extension of the Final Plat for Ramos Commercial Plaza – being a 2.042 acre out of Farm Tract 124, Block 162, West Tract Addition, Weslaco, Hidalgo County, Texas located, approximately 600 feet North of W Expressway 83. Possible Action

Ms. de la Fuente stated that this item is a one (1) lot subdivision located inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 12" waterline and sewer services through a 15" sewer line. The property is within a Flood Zone "X". Staff recommended approval.

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

V. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 6:02 p.m.

Planning and Zoning Commission

Absent

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

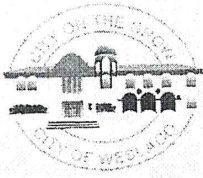
ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 2, 2019	Agenda Item No. (to be assigned by PCE): III. A.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of Miguel Angel Vicencio.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain Mixed Beverage Permit and Food and Beverage Certificate at 2708 N. Texas Blvd., also being 0.76 acres S150'-N711'-E220'-W250 out of Farm Tract 107, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain Mixed Beverage Permit and Food and Beverage Certificate. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on September 16, 2019. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on September 20, 2019.	
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. CUP19-00015

PROPOSED PROJECT

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

Lot N/A Block N/A
Subdivision Name West Tract - S150' - N711' - E220' - W250' FE 107 0.76 AC NET
Street Address 2708 N. Texas Blvd., Weslaco, TX 78599
Existing Zoning B-2 Secondary & Hwy Bus Existing Land Use Restaurants
Purpose for the Conditional Use Permit Request Mixed Beverage Permit, Food & Beverage Certificate

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

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

APPLICANT

Name Miguel Angel Vicencio Phone 956 532 3004
Address 9200 Vista Ridge Fax: _____
City Aliso State TX Zip Code 78543 E-Mail: _____

OWNER

Name Licon Almada Family Limited Partnership Phone 956-585-0832
Address 1800 E. Bus. 83 Fax: _____
City MISSION State TX Zip Code 78572 E-Mail: _____

Yes ✓ No

Signature  Date 8-23-2019
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

Accepted By _____ Payment Received By _____ Date Paid _____

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

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 _____

Hidalgo CAD

Property Search > 324424 LICON ALMADA FAMILY LIMITED PARTNERSHIP for Year 2019 Tax Year: 2019

Property

Account

Property ID:	324424	Legal Description:	WEST TRACT-S150'-N711'-E220'-W250' FT 107 0.76AC NET
Geographic ID:	W3800-00-107-0000-00	Zoning:	CO
Type:	Real	Agent Code:	
Property Use Code:	23.01e		
Property Use Description:	ARB METHOD ONE YEAR		

Location

Address:	2708 N TEXAS BLVD WESLACO, TX	Mapsc:	
Neighborhood:	WEST TRACT	Map ID:	CWL
Neighborhood CD:	W380000		

Owner

Name:	LICON ALMADA FAMILY LIMITED PARTNERSHIP	Owner ID:	623762
Mailing Address:	3530 PLAZAS DEL LAGO DR EDINBURG, TX 78539-7700	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$97,844	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$165,525	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$263,369	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$263,369	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$263,369	

Taxing Jurisdiction

Owner: LICON ALMADA FAMILY LIMITED PARTNERSHIP

% Ownership: 100.000000000000%

Total Value: \$263,369

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$263,369	\$263,369	\$0.00
CWL	CITY OF WESLACO	0.666700	\$263,369	\$263,369	\$1,755.88
DR1	DRAINAGE DISTRICT #1	0.095100	\$263,369	\$263,369	\$250.46
GHD	HIDALGO COUNTY	0.580000	\$263,369	\$263,369	\$1,527.54
JCC	SOUTH TEXAS COLLEGE	0.178000	\$263,369	\$263,369	\$468.80
RO2	ROAD DIST 02	0.000000	\$263,369	\$263,369	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$263,369	\$263,369	\$129.58
SWL	WESLACO ISD	1.159700	\$263,369	\$263,369	\$3,054.29
Total Tax Rate:		2.728700			
Taxes w/Current Exemptions:					\$7,186.55
Taxes w/o Exemptions:					\$7,186.55

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 5796.0 sqft Value: \$97,844

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RST	RESTAURANT	61 - DAV	STU	1980	5796.0
CAN	CANOPY	*		1980	24.0
CON3	CONCRETE 3	* - DAV		1994	22445.0
CDRF	CEDAR FENCE	* - DAV		1994	414.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: 1942.0 sqft Value: \$0

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BAR2	BAR/LOUNGE/TAVERN 2ND FL	46 - DAV	DSTU	1994	1942.0
BAL	BALCONY	*		0	187.5
BAL	BALCONY	*		0	24.0
HC	HIGH CEILING	*		1994	80.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.7600	33105.00	0.00	0.00	\$165,525	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$97,844	\$165,525	0	263,369	\$0	\$263,369
2018	\$146,748	\$165,525	0	312,273	\$0	\$312,273
2017	\$157,230	\$165,525	0	322,755	\$0	\$322,755
2016	\$160,317	\$165,525	0	325,842	\$0	\$325,842
2015	\$179,173	\$165,525	0	344,698	\$0	\$344,698
2014	\$179,173	\$165,525	0	344,698	\$0	\$344,698
2013	\$254,181	\$69,292	0	323,473	\$0	\$323,473

2012	\$298,667	\$69,292	0	367,959	\$0	\$367,959
2011	\$298,667	\$69,292	0	367,959	\$0	\$367,959
2010	\$178,655	\$56,279	0	234,934	\$0	\$234,934
2009	\$178,656	\$56,279	0	234,935	\$0	\$234,935
2008	\$178,656	\$56,279	0	234,935	\$0	\$234,935
2007	\$178,656	\$56,279	0	234,935	\$0	\$234,935
2006	\$177,336	\$56,279	0	233,615	\$0	\$233,615
2005	\$206,580	\$44,692	0	251,272	\$0	\$251,272

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/24/2006	SWD	SPEC. W/D	LICON SERGIO & SANDRA A	LICON ALMADA FAMILY LIMITED PARTNERSHIP			1570086
2	4/4/1997	AWD	ASSUMP W/D	ARREOLA GABRIEL	LICON SERGIO & SANDRA A			588822
3	6/16/1994	CONV	CONVERSION	COMBS JOHN W	ARREOLA GABRIEL			392449

Tax Due

Property Tax Information as of 08/04/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
State Licensing, Regulation & Enforcement

71,764
ON-PREMISE PREQUALIFICATION PACKET

L-ON
(12/2017)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13

Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number			
☐ Reinstatement		License/Permit Number	
☐ Change of Licensed Location		License/Permit Number	
2. Type of On-Premise License/Permit			
☐ BG Wine and Beer Retailer's Permit	☐ LB Mixed Beverage Late Hours Permit		
☐ BE Beer Retail Dealer's On-Premise License	☐ MI Minibar Permit		
☐ BL Retail Dealer's On-Premise Late Hours License	☐ CB Caterer's Permit		
☐ BP Brewpub License	☒ FB Food and Beverage Certificate		
☐ V Wine & Beer Retailer's Permit for Excursion Boats	☐ PE Beverage Cartage Permit		
☐ Y Wine & Beer Retailer's Permit for Railway Dining Car	☐ RM Mixed Beverage Restaurant Permit with FB		
☒ MB Mixed Beverage Permit			
☐ O Private Carrier's Permit – For Brewpubs (BP) with a BG only			
3. Indicate Primary Business at this Location			
☒ Restaurant	☐ Sporting Arena, Civic Center, Hotel	☐ Bar	
☐ Grocery/Market	☐ Sexually Oriented	☐ Miscellaneous _____	
4. Trade Name of Location Don Pedro			
5. Location Address 2708 N. Texas Blvd			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
6. Mailing Address 9200 Vista Ridge Dr	City Weslaco	State TX	Zip Code 78596
7. Business Phone No. 956-532-3004	Alternate Phone No.	E-mail Address	

OWNER INFORMATION

8. Type of Owner		
☐ Individual	☐ Corporation	☐ City/County/University
☐ Partnership	☒ Limited Liability Company	☐ Other _____
☐ Limited Partnership	☐ Joint Venture	
☐ Limited Liability Partnership	☐ Trust	
9. Business Owner/Applicant Miguel Vicencio		
10. Are you, the applicant a veteran-owned business? ☐ Yes ☒ No		
11. Are you, the applicant a Historically Underutilized Business (HUB)? ☐ Yes ☒ No		

12. As indicated on the chart, enter the individuals that pertain to your business type: <i>(For additional space, use Form L-OIC)</i>			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION Section 109.31 et seq.	
13. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No	
<i>NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.</i>	
14. Will your business be located within 300 feet of any private/public school, day care center or child care facility? ☐ Yes ☒ No If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No	
<i>NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.</i>	
<i>NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.</i>	
<i>NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.</i>	
15. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No	
16. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	
60-DAY SIGN	
17. As required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.	Exact Date (MM/DD/YYYY)
ALL APPLICANTS	
18. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city and therefore all city certificates are not required.	

WARNING AND SIGNATURE	IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
	Proprietorship	Individual Owner
	Partnership	Partner
	Corporation	Officer
	Limited Partnership	General Partner
	Limited Liability Partnership	General Partner
	Limited Liability Company	Officer/Manager

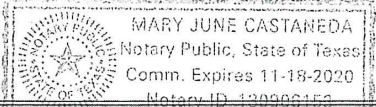
WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT NAME <u>Miguel Angel Vicencio</u>	SIGN HERE <u>Miguel</u>
TITLE <u>Owner</u>	

Before me, the undersigned authority, on this 20th day of August, 2019, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE Mary June Castaneda
NOTARY PUBLIC



SEAL

CERTIFICATE OF CITY SECRETARY (FOR MB, RM, V & Y)
Section 11.37

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

SIGN HERE _____, TEXAS
City Secretary/Clerk City

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)
Section 11.37 & 61.37

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

Election for given location was held for:

☐ legal sale of all alcoholic beverages

☐ legal sale of all alcoholic beverages except mixed beverages

☐ legal sale of all alcoholic beverages including mixed beverages

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

☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per Section 25.14 or Section 69.17 of the TABC Code. One for beer and wine off-premise and one for mixed beverage.

☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

☐ legal sale of mixed beverages

OR

☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders (applicant must apply for FB with BG or BE)

SIGN HERE _____, TEXAS
City Secretary/Clerk City

SEAL

**CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT
(LB & BL)**

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 has by ordinance authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of **beer** 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 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN
HERE

City Secretary/Clerk

City

_____, TEXAS

SEAL

CERTIFICATE OF COUNTY CLERK (FOR MB, RM, V & Y)

Section 11.37

I hereby certify on this 21 day of August, 2019, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN
HERE

ARTURO GUAJARDO, JR.

County Clerk

Hidalgo

_____, COUNTY

SEAL



CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG or BE)

SIGN
HERE

County Clerk

_____, COUNTY

SEAL

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT (LB & BL) Chapters 29 & 70 et seq	
I hereby certify on this _____ day of _____, 20____, that one of the below are correct: ☐ The Commissioner's Court of the county has by order authorized the sale of mixed beverages between midnight and 2:00 A.M.; or ☐ The Commissioner's Court of the county has by order authorized the sale of beer 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 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).	
SIGN	_____
HERE	_____ COUNTY
County Clerk	
SEAL	

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE 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.	
Sales Tax Permit Number _____	Outlet Number _____
Print Name of Comptroller Employee _____	
Print Title of Comptroller Employee _____	
SIGN	_____
HERE	FIELD OFFICE _____
SEAL	

PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL, V & Y) Section 11.39 and 61.38	
Name of newspaper	The Monitor
City, County	McAllen, Hidalgo
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	8/20/19 & 8/21/19
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.	
Signature of publisher or designee	V. Quasa
Sworn to and subscribed before me on this date (MM/DD/YYYY)	8/21/2019
Signature of Notary Public	[Signature]
ELIZABETH D. FLORES Notary ID #2364934 My Commission Expires September 29, 2021	LEGAL NOTICE APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE PERMIT AND FOOD AND BEVERAGE CERTIFICATE BY MAVF INVESTMENTS, LLC DOING BUSINESS AS DON PEDRO, TO BE LOCATED AT 2708 N. TEXAS BLVD., WESLACO, HIDALGO COUNTY, TEXAS. OWNER OF SAID CORPORATION IS MIGUEL VICENCIO, OWNER.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 20, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 2, 2019, for the Planning and Zoning Commission and on or before October 15, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

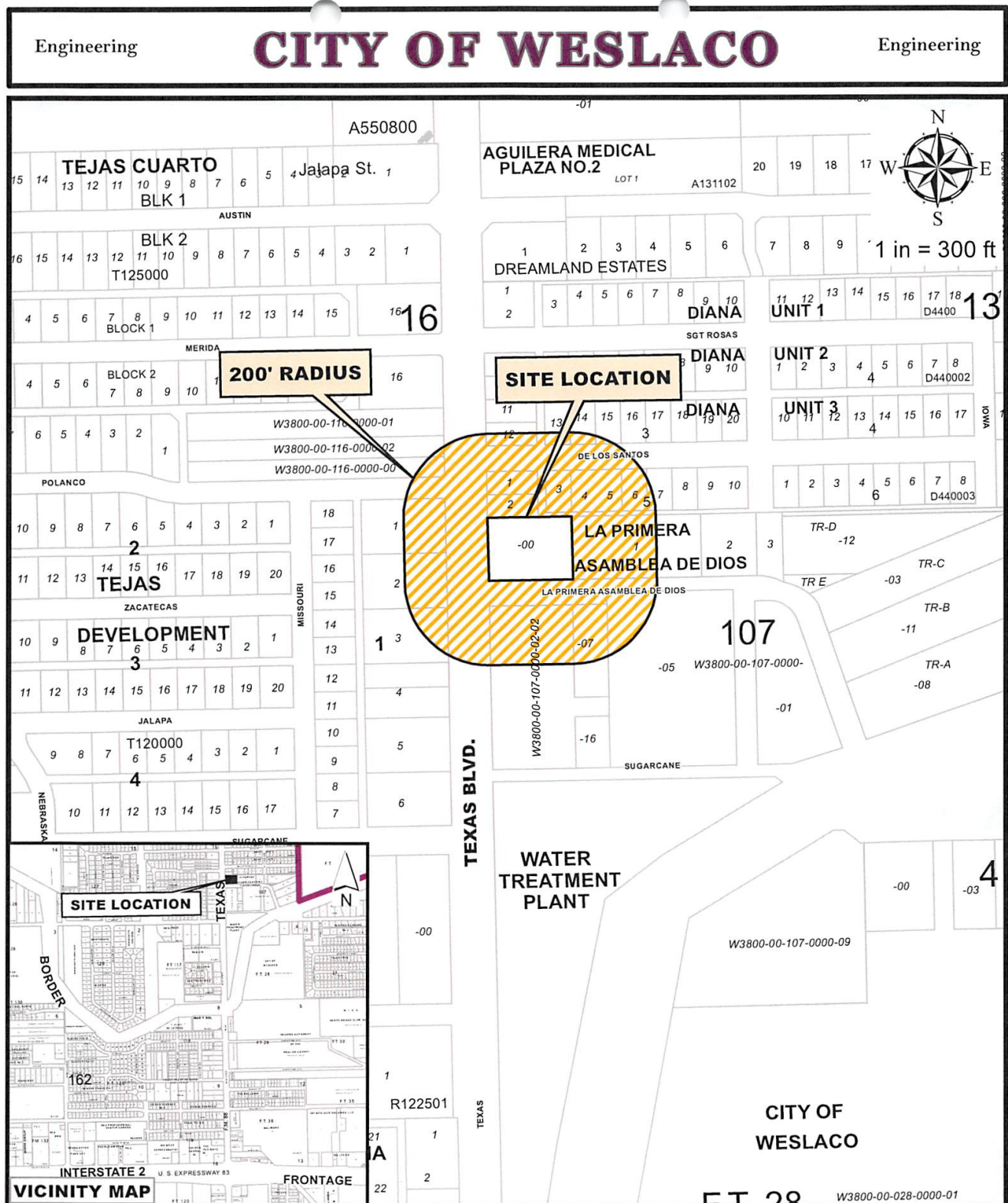
Miguel Angel Vicencio is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit and Food and Beverage Certificate at 2708 N. Texas Blvd., also being 0.76 acres S150'-N711'-E220'-W250 out of Farm Tract 107, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

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.

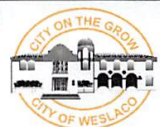
Sincerely,

Rebekah de la Fuente, CFM
Assistant Planning Director



Miguel Angel Vicencio
2708 North Texas Blvd.
West Tract-150'-N711'-E220'-W250' FT
107 0.7 AC Net

Purpose for the Conditional Use Permit request
Existing zoning: B-2 - Secondary & Highway District
Existing land use: Restaurant
CUP request: Mixed Beverage Permit
Food and Beverage Certificate



City of Weslaco Code Enforcement Dept.

SEP 16, 2019

RODRIGUEZ VERONCIA 504 W MERIDA ST WESLACO TX 78599-3858	D4400-03-003-0012-00 DIANA UT NO. 3 BLK 3 LOT 12	L: 33000 B: 0
JIMENEZ EUGENE 1921 BUNTING LN MISSION TX 78572-4986	D4400-03-003-0013-00 DIANA UT NO. 3 BLK 3 LOT 13	L: 11400 B: 20908
FLORES SANTOS G & MARIA B 201 E 2ND ST SAN JUAN TX 78589-3009	D4400-03-003-0014-00 DIANA UT NO. 3 BLK 3 LOT 14 121 DE LOS SANTOS ST	L: 11400 B: 20033
REYES RAMIRO 125 DE LOS SANTOS AVE WESLACO TX 78599-4024	D4400-03-003-0015-00 DIANA UT NO. 3 BLK 3 LOT 15 216 DE LOS SANTOS ST	L: 11400 B: 22030
ROMO AURORA 125 S GUERRA AVE WESLACO TX 78596-6327	D4400-03-005-0001-00 DIANA UT NO. 3 BLK 5 LOT 1	L: 45000 B: 25605
ROMO AURORA 125 S GUERRA AVE WESLACO TX 78596-6327	D4400-03-005-0002-00 DIANA UT NO. 3 BLK 5 LOT 2	L: 33000 B: 0
SALAZAR, PABLO, JR 118 DE LOS SANTOS AVE WESLACO TX 78596-4025	D4400-03-005-0003-00 DIANA UT NO. 3 BLK 5 LOT 3	L: 11514 B: 12868
AMADOR, RAMON & HERLINDA 122 DE LOS SANTOS AVE WESLACO TX 78596-4025	D4400-03-005-0004-00 DIANA UT NO. 3 BLK 5 LOTS 4 & 5 122 DE LOS SANTOS ST	L: 27270 B: 32207
REYES DOLORES 125 DE LOS SANTOS AVE WESLACO TX 78599-4024	D4400-03-005-0006-00 DIANA UT NO. 3 BLK 5 LOT 6 125 DE LOS SANTOS ST	L: 13635 B: 11637
RODRIGUEZ HERMAN 210 DE LOS SANTOS AVE WESLACO TX 78599-4023	D4400-03-005-0007-00 DIANA UT NO. 3 BLK 5 LOT 7 210 DE LOS SANTOS ST	L: 11514 B: 13099
FIRST SPANISH ASSM OF GOD 606 ELMA ST WESLACO TX 78596-4932	L1750-00-001-0001-00 LA PRIMERA ASAMBLEA DE DIOS LOT 1 BLK 1 0 SUGARCANE DR	L: 82620 B: 211169
TEJAS BUILDING & DEV INC 2623 N TEXAS BLVD WESLACO TX 78599-4039	T1200-00-001-0001-00 TEJAS DEVELOPMENT LOT 1 BLK 1 2707 N TEXAS BLVD	L: 130000 B: 91698

City of Weslaco Code Enforcement Dept.

SEP 16, 2019

TEJAS DEVELOPMENT 2623 N TEXAS BLVD WESLACO TX 78599-4039	T1200-00-001-0002-00 TEJAS DEVELOPMENT LOT 2 BLK 1 2623 N TEXAS BLVD	L: 120292 B: 56499
S-U-NIK HOME BUILDERS LLC 105 E MILE 11 N RD WESLACO TX 78599-5559	T1200-00-001-0003-00 TEJAS DEVELOPMENT LOT 3 BLK 1 2611 N TEXAS BLVD	L: 130000 B: 544558
LICON ALMADA FAMILY LIMITED 3530 PLAZAS DEL LAGO DR EDINBURG TX 78539-7700	W3800-00-107-0000-00 WEST TRACT-S150'-N711'-E220'-W25 0' FT 107 0.76AC NET 2708 N TEXAS BLVD	L: 165525 B: 146748
GUERRA FUNERAL HOME OF PO BOX 72 WESLACO TX 78599-0072	W3800-00-107-0000-02 WEST TRACT S389'-W268.80' FT 107 2.40AC GR 1.90AC NET 201 WATER ST	L: 413820 B: 282005
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W3800-00-107-0000-05 WEST TRACT E2.885-SW5.425AC FT 1 07 2.885AC NET	L: 223232 B: 31484
GUERRA GEORGE & YOLANDA 202 E SUGAR CANE DR WESLACO TX 78599-4028	W3800-00-107-0000-07 WEST TRACT E81.20'-W299.20'-N220 .40'-S389' FT 107 0.41AC NET 0	L: 31568 B: 110930
SALINAS DANIELLE R & MAYRA A PO BOX 164 WESLACO TX 78599-0164	W3800-00-116-0000-00 WEST TRACT S0.75-NE1.50-S30AC FT 116 2713 N TEXAS BLVD	L: 88209 B: 15445
SAN MIGUEL JUAN A & YOLANDA G 820 W MILE 10 N WESLACO TX 78599-3095	W3800-00-116-0000-02 WEST TRACT S49.5'-N413.5'-E660' FT 116 0.75AC GR 0.70AC NT 2715 N TEXAS BLVD	L: 152460 B: 15403



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 2, 2019	Agenda Item No. (to be assigned by PCE): III. B.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of Joe Olivarez	
Subject/Agenda Item: Discussion and consideration to rezone 710 S. Missouri. Also being Lot 3, 4, 5, 6, and 7, blk 56, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district. Possible action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on September 16, 2019. Thirty-seven (37) property owners within 200 feet of the applicant's property were notified by letter on September 20, 2019.	
Staff recommendation for Commission's Action: Staff recommends denial based on 2040 land use map. Property across the street has been identified for future commercial growth.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RECEIVED

SEP 10 2019

Planning &
Code Enforcement Dept.

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. REZ-19-00020

Sept 10, 2019

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 3-4-5-6-7 Block 56
Subdivision Name ORIGINAL TOWNSITE OF WESLACO
Street Address 710 S. Mission
Existing Zoning R-1 Existing Land Use Rental Homes
Proposed Zoning R-2 Proposed Land Use Duplexes

_____ \$300.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Joe Oliver Phone 956-463-5656
Address 614 N. TX Fax: 968-7341
City Weslaco State TX Zip Code 78596 E-Mail: Joe@LNR Apts.com

OWNER

Name Joe Oliver Phone 956-463-5656
Address 614 N. TX Fax: 968-7341
City Weslaco State TX Zip Code 78596 E-Mail: Joe@LNR Apts.com

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

Signature [Signature] Date 9-10-19
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners within
200' of Proposed Site

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____

CITY OF WESLACO
956-968-3181

REC#: 02548451 9/10/2019 12:01 PM
OPER: 1br10 TERM: 003
REF#: 1397
PAID BY:

TRAN: 235.1000 PROCESSING FEE
JOE OLIVAREZ
101-400-3200
PROCESSING FEE-ONLI 5.00CR

TRAN: 204.0000 REZONING APPL FEE
JOE OLIVAREZ
101-400-1027
REZONING APPLICATIO 300.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

September 20, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 2, 2019, for the Planning and Zoning Commission and on or before October 15, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Joe Olivarez is requesting to rezone 710 S. Missouri. Also being Lot 3, 4, 5, 6, and 7, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

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

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

Sincerely,

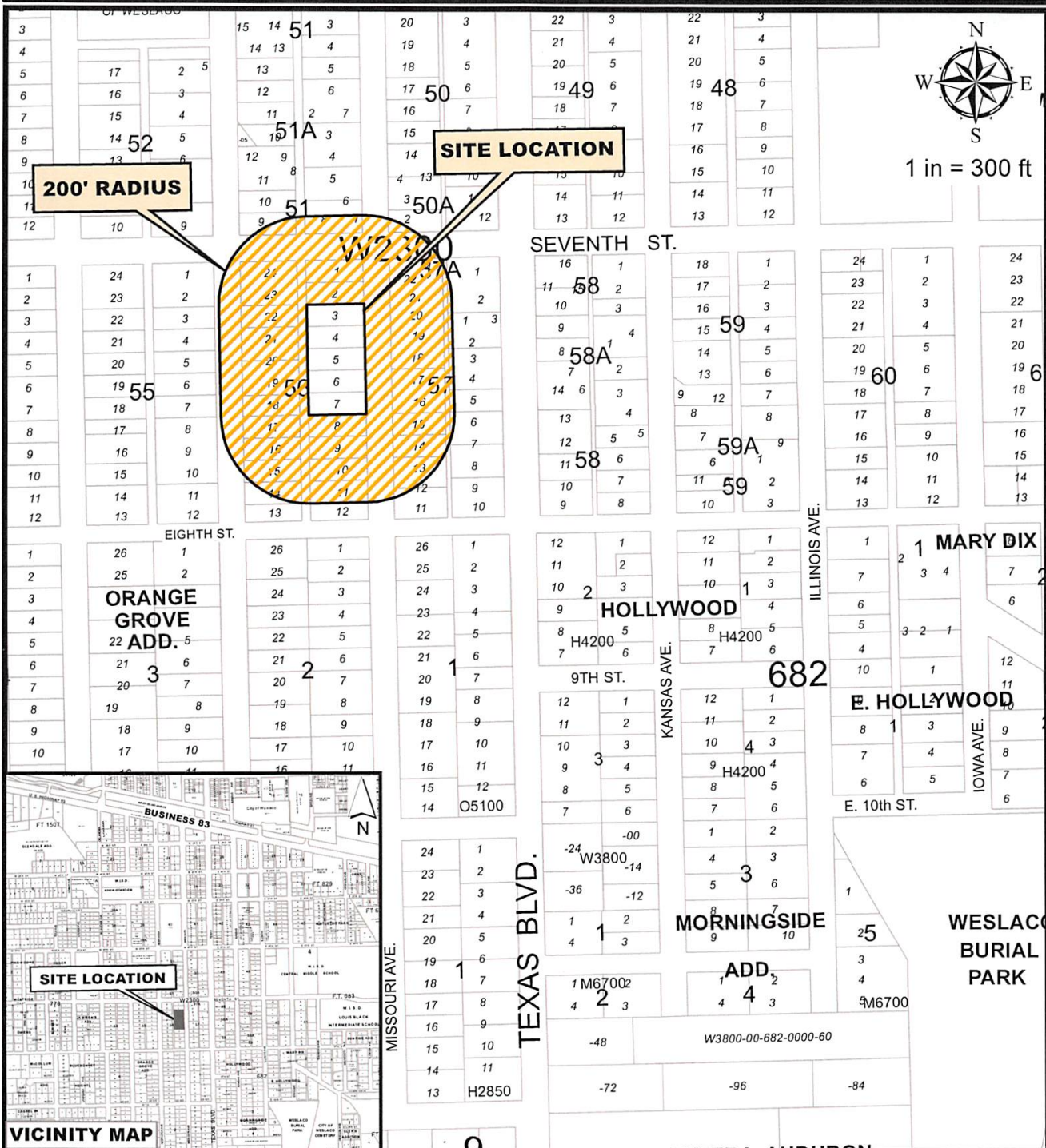
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente", with a long horizontal flourish extending to the right.

Rebekah de la Fuente, CFM
Assistant Planning Director

Engineering

CITY OF WESLACO

Engineering



Joe Alvarez

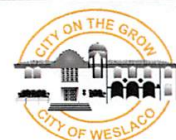
176, 708, 710, 712 and 714 South Missouri Ave.

Weslaco Original Townsite

Lots 3, 4, 5, 6 and 7 Block 56

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Rental Homes
Proposed zoning: R-2
Proposed land use: Duplexes



City of Weslaco Code Enforcement Dept.

SEP 17, 2019

CASTRO DANIEL 623 S MISSOURI AVE WESLACO TX 78596-6939	W2300-00-050-0011-01 WESLACO ORIGINAL TOWNSITE BLK 50 A-CANAL LT 2-CANAL 623 S MISSOURI AVE	L: 20100 B: 17329
HOLLEY STEVE N & THELMA 622 S MISSOURI AVE WESLACO TX 78596-6940	W2300-00-051-0008-01 WESLACO ORIGINAL TOWNSITE S 25-6 , ALL-7, S 75'-8 BLK 51, 51A CAN 622 S MISSOURI AVE	L: 32663 B: 51549
VELA LUISA V 623 S NEBRASKA AVE WESLACO TX 78596-6923	W2300-00-051-0009-00 WESLACO ORIGINAL TOWNSITE LOT 9 BLK 51 623 S NEBRASKA	L: 21775 B: 30443
HERNANDEZ JUAN R 700 S MISSOURI AVE WESLACO TX 78596-6942	W2300-00-056-0001-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 1 700 S MISSOURI AVE	L: 21775 B: 27004
RODRIGUEZ, ISAAC D & ROSALINDA 225 S TEXAS BLVD WESLACO TX 78596-610	W2300-00-056-0002-00 WESLACO ORIGINAL TOWNSITE LOT BLK 56 706 S MISSOURI AVE	L: 11375 B: 24008
CARDOZA SILVIO H & ANGELICA 2710 N WESTGATE DR WESLACO TX 78599-3875	W2300-00-056-0002-01 WESLACO ORIGINAL TOWNSITE - LOT 2 BLK 56 704 S MISSOURI AVE	L: 21775 B: 44301
RODRIGUEZ ISAAC D & ROSALINDA 225 S TEXAS BLVD WESLACO TX 78596-6105	W2300-00-056-0003-01 WESLACO ORIGINAL TOWNSITE - LOT 3 BLK 56 706 S MISSOURI AVE	L: 21775 B: 24222
RODRIGUEZ ISAAC D & JOE DANIEL 225 S TEXAS BLVD WESLACO, TX 78596-6105	W2300-00-056-0004-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 4 708 S MISSOURI AVE	L: 21775 B: 20885
OLIVAREZ JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W2300-00-056-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 BLOCK 56 710 S MISSOURI AVE	L: 21775 B: 20846
OLIVAREZ JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W2300-00-056-0006-00 WESLACO ORIGINAL TOWNSITE LOT 6 BLOCK 56 712 S MISSOURI AVE	L: 21775 B: 13168
OLIVAREZ, JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W2300-00-056-0007-00 WESLACO ORIGINAL TOWNSITE LOT 7 BLOCK 56 714 S MISSOURI AVE	L: 21775 B: 16842
GONZALEZ, JUAN M & ROSA H 716 S MISSOURI AVE WESLACO TX 78596-6942	W2300-00-056-0008-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 8 716 S MISSOURI AVE	L: 21775 B: 57562

City of Weslaco Code Enforcement Dept.

SEP 17, 2019

GONZALEZ JUAN M & ROSA HILDA 716 S MISSOURI AVE WESLACO TX 78596-6942	W2300-00-056-0009-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 9 718 S MISSOURI AVE	L: 21775 B: 28197
CARDENAS LAZARO JR & ALICIA 1011 W 4TH ST WESLACO TX 78596-5708	W2300-00-056-0010-00 WESLACO ORIGINAL TOWNSITE LOT 10 BLK 56 720 S MISSOURI AVE	L: 16750 B: 27862
MATHEWS BETTY S & JOSEPH 722 S MISSOURI AVE WESLACO TX 78596-6942	W2300-00-056-0011-00 WESLACO ORIGINAL TOWNSITE BK 56 LTS 11 & 12 722 S MISSOURI AVE	L: 43550 B: 74320
ORTIZ, JULIE ROBLES 723 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0013-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 13 123 S NEBRASKA	L: 21775 B: 40767
GONZALEZ PEDRO (DECEASED) 721 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0014-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 14 721 S NEBRASKA	L: 21775 B: 30861
FLORES, DANIEL & MARIA L 719 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0015-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 15 719 S NEBRASKA	L: 21775 B: 22785
DELGADO MOSES 717 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0016-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 16 717 S NEBRASKA	L: 21775 B: 21333
OLIVAREZ MARTIN PO BOX 22 WESLACO TX 78599-0022	W2300-00-056-0017-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 17 715 S NEBRASKA	L: 21775 B: 21159
OLIVAREZ MARTIN & YVONNE PO BOX 22 WESLACO TX 78599-0022	W2300-00-056-0018-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 18 713 S NEBRASKA	L: 21775 B: 28294
OLIVAREZ, JOE DANIEL PO BOX 1667 WESLACO TX 78599-1667	W2300-00-056-0019-00 WESLACO ORIGINAL TOWNSITE BLK 56 LTS 19,S 1/2-20 711 S NEBRASKA	L: 32663 B: 50440
ZAVALA GILBERTO & CELIA 707 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0020-00 WESLACO ORIGINAL TOWNSITE BLK 56 LTS N 1/2-20, ALL 21 707 S NEBRASKA	L: 32663 B: 52628
MONTANO, AURORA P 705 S NEBRASKA AVE WESLACO TX 78596-6925	W2300-00-056-0022-00 WESLACO ORIGINAL TOWNSITE BLK 56 LT 22 705 S NEBRASKA	L: 21775 B: 46163

City of Weslaco Code Enforcement Dept.

SEP 17, 2019

SPANISH CENTRAL DISTRICT 207 W 7TH ST WESLACO TX 78596-6901	W2300-00-056-0023-00 WESLACO ORIGINAL TOWNSITE LOTS 2 3 & 24 BLK 56 207 W 7TH ST	L: 63050 B: 136420
BH GROUP LIMITED LIABILITY 2414 E GRIFFIN PKWY MISSION TX 78572-3302	W2300-00-057-0000-00 WESLACO ORIGINAL TOWNSITE N45' L OT 1 BLK 57 & ALL LOTS 1 & 2 BLK 702 S TEXAS BLVD	L: 91296 B: 122012
SHEPARD STEPHEN P 2022 E HARRISON AVE HARLINGEN TX 78550-7312	W2300-00-057-0001-00 WESLACO ORIGINAL TOWNSITE S50' L OT 1, N30.7' LOT 2 BLK 57 & ALL 704 S TEXAS BLVD	L: 58104 B: 52005
MOLINA JUAN R PO BOX 190 WESLACO TX 78599-0190	W2300-00-057-0003-00 WESLACO ORIGINAL TOWNSITE ALL LO T 3, S8.4' LOT 2 & ALL LOT 4 BLK 710 S TEXAS BLVD	L: 67248 B: 67219
CARDENAS WILBERT 714 S TEXAS BLVD WESLACO TX 78596-7052	W2300-00-057-0005-00 WESLACO ORIGINAL TOWNSITE BLK 57 LT 5 714 S TEXAS BLVD	L: 25740 B: 47531
SEPULVEDA ELOY 716 S TEXAS BLVD WESLACO TX 78596-7052	W2300-00-057-0006-00 WESLACO ORIGINAL TOWNSITE BLK 57 LTS 6, N 1/2-7 716 S TEXAS BLVD	L: 59400 B: 87691
ALDANA ALBERT & MARIA T 5832 N FM 88 WESLACO TX 78599-5537	W2300-00-057-0007-00 WESLACO ORIGINAL TOWNSITE BLK 57 LTS S 1/2 LOT 7 & ALL LOT 8 720 S TEXAS BLVD	L: 59400 B: 92473
B-S INVESTMENTS 614 N TEXAS BLVD WESLACO TX 78596-4804	W2300-00-057-0011-00 WESLACO ORIGINAL TOWNSITE LOT 11 & S 30' LOT 12 BLK 57 104 W 8TH ST	L: 40800 B: 40828
CUELLAR AMY 721 S MISSOURI AVE WESLACO TX 78596-6941	W2300-00-057-0011-01 WESLACO ORIGINAL TOWNSITE ALL LO T 13 & N 20' LOT 12 BLK 57 721 MISSOURI AVE	L: 28140 B: 54005
GONZALEZ LUIS M & ESPERANZA 802 S MISSOURI AVE WESLACO TX 78596-6944	W2300-00-057-0014-00 WESLACO ORIGINAL TOWNSITE BLK 57 LT 14 719	L: 20100 B: 14669
GONZALEZ LUIS M & ESPERANZA 802 S MISSOURI AVE WESLACO TX 78596-6944	W2300-00-057-0015-00 WESLACO ORIGINAL TOWNSITE BLK 57 LT 15 717 MISSOURI AVE	L: 20100 B: 17054
TRUSTEES OF THE DIOCESES OF 701 S MISSOURI AVE WESLACO TX 78596-6941	W2300-00-057-0018-00 WESLACO ORIGINAL TOWNSITE LOTS 1 8-22 BLK 57 & LOT 4 BLK 57A 0	L: 140940 B: 222555

City of Weslaco Code Enforcement Dept.

SEP 17, 2019

TRUSTEEES OF THE DIOCESE OF	W2300-00-057-0016-00	L: 58200
701 S MISSOURI AVE	WESLACO ORIGINAL TOWNSITE LOTS 1	B: 76325
WESLACO TX 78596-6941	6-17 BLK 57	
	0	



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

Date of Meeting: October 2, 2019	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of Sharyland Investors, Ltd.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for South Point Subdivision – being a 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83. Possible Action.	
Discussion/Overview: The proposed six (6) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “B”.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor’s Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: South Point Subdivision
Location: E. Expressway 83 frontage - between N. Westgate Dr. & Border Ave.
Legal Description: Approximately 12.34 acres being all of Lot 2
VBMH Subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 Secondary & Highway District

Existing Land Use: Vacant Proposed Land Use: Commercial use

Number of Lots Proposed: 6 Gross Acreage: 12.34

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Shanland Investors, Ltd. Telephone: 956 (956) 381-0981

Address: 305A N. Shary Road Fax: _____

City: Mission State: Tx Zip: 78572 E-mail: cmario@meldenandhunt.com

ENGINEER INFORMATION

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

Address: 115 W. McIntyre St. Fax: _____

City: Edinburg State: Tx Zip: 78541 E-mail: mario@meldenandhunt.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>H2000#1</u>	☒ YES ☐ NO Irrigation District <u>Excluded</u>
--	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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- ☒ 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: Shamland Investors, Ltd.

Owner Signature: (owner's authorization) Date: _____

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature: [Signature] Date: 9-19-19

Authorized Agent Printed Name: Mario A. Reyna, 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: _____



115 W. McINTYRE
EDINBURG, TX 78541
OFF: (956) 381-0981
FAX: (956) 381-1839

VANTAGE BANK TEXAS
Rio Grande Valley
ABA R/T 1149-1527-2
956-664-8401
88-1527/1149

032574
DATE

September 20, 2019

PAY

Three Hundred Fifty Five and 00/100 Dollars

AMOUNT

TO THE
ORDER
OF

City of Weslaco
500 S. Kansas Ave
Weslaco, TX

355.00
MELDEN & HUNT INC.

MP
AUTHORIZED SIGNATURE

⑈032574⑈ ⑆114915272⑆ 107852965⑈

MELDEN & HUNT INC.

115 W. McINTYRE
EDINBURG, TX 78541

OFF: (956) 381-0981
FAX: (956) 381-1839

032574

Check Date: 9/20/2019

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
South Point	9/20/2019	0034746	355.00			355.00
City of Weslaco		TOTAL	355.00			355.00
Vantage Acct Payable #2965 9		WESLACO CITY OF				



SUBDIVISION REVIEW 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. SRV19-00016

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.

GENERAL INFORMATION

Name of Subdivision: South Point Subdivision

Location: E. Exp 83 Frontage, between N. Westgate Dr. & N. Border Ave.

Legal Description: Approximately 12.34 acres being all of Lot 2, VBMH subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 Secondary & Highway District

Existing Land Use: vacant Proposed Land Use: commercial use

Number of Lots Proposed: 6 Gross Acreage: 12.34

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Shamland Investors Ltd Telephone: 409(956) 381-0981

Address: 305A N. Shary Road Fax:

City: Mission State: TX Zip: 78572 E-mail: cmario@meldenandhunt.com

ENGINEER INFORMATION

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

Address: 115 W. Mc Intyre Fax:

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

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

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Will proposed subdivision connect to:

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

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>Academy</u>	☒ YES ☐ NO Irrigation District <u>Excluded</u>
--	---

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

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- ☒ \$55.00 Subdivision Review fee
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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: [Signature] Date: 8.6.19

Marro A. Reyna, P.E. is the authorized agent

Authorized Agent Signature: [Signature] Date: 8-6-19

Authorized Agent Printed Name: Marro A. Reyna

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

RECEIVED
AUG 06 2019
Planning &
Code Enforcement Dept.

CITY OF WESLACO
956-968-3181

REC#: 02536661 8/06/2019 3:24 PM
OPER: KE TERM: 036
REF#: 032356
PAID BY:

TRAN: 235.1000 PROCESSING FEE
MELDEN & HUNT
#16118
101-400-3200
PROCESSING FEE-ONLY 5.00CR

TRAN: 203.0000 SUBDIVISION INSPECT
#16188
101-400-1025
SUBDIVISION INSPECT 50.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

CHA



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERT TAMEZ

DRAINAGE STATEMENT
SOUTH POINT SUBDIVISION
Project No.: 19133.00 Date: August 7, 2019

SOUTH POINT SUBDIVISION is a tract of land containing 12.34 acres situated in the City of Weslaco, Hidalgo County, Texas, being all of Lot 2, VBMH Subdivision, Instrument Number 2936410, Hidalgo County Map Records. The property is located approximately 2,957 feet west of the intersection of F.M. 88 (Texas Boulevard) and US Expressway 83. The property will be subdivided for commercial use. This property is located in Zone "B" in FEMA's Flood Insurance Rate Map, Community Panel No. 480349 0005 B, March 4, 1980. Zone "B" is an "area between limits of the 100-year flood and 500-year flood; or certain acres subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than one square mile; and areas protected by levees from a base flood". (medium shading)

The soils are (28) Hidalgo sandy clay loam, and (31) Hidalgo-Urban land complex which are in Hydrologic Group "B". Soil Group "B" is moderately pervious with a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff that flows north, flows into the frontage road and discharge into an existing TxDot curb inlet on the east bound frontage road on Expressway 83 and has a runoff of 5.78 c.f.s. during the 10-year storm frequency as per the attached calculations. The proposed development will increase runoff by 35.44 c.f.s to a total of 41.22 c.f.s.

The proposed drainage for **SOUTH POINT SUBDIVISION** consists of surface runoff from a proposed parking lot into a detention pond discharging with a 8" bleeder line into an existing TxDot curb inlet on the east bound frontage road on Expressway 83. The TxDot curb inlet discharges into city of Weslaco Drain Ditch 18B which flows northwest ultimately discharging into the Weslaco North Lateral.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the improvements in this subdivision. Therefore, as per attached calculations, 135,770 cubic feet of detention will be required within this subdivision. 2 regional ponds located on lots 3 and 4 will have a capacity of 135,984 cubic feet. The drainage and detention plan will be reviewed by the City prior to the issuance of the building permit by the City.

By:  8-7-19
Mario A. Reyna, P.E.
Vice President

DATE



DRAINAGE REPORT

PROJECT NAME: **SOUTH POINT SUBDIVISION**
PROJECT NUMBER: **19133.00**
DATE: **August 7, 2019**

I. Existing Condition

Ex. Area: **569048** sf
13.06 ac
Imp. Area: **0** sf
% Imp. : **0.00**
Slope : **0.15** %
tc : **103.00** min
Rainfall Intensity (10yr) **2.211** in/hr
c factor **0.200**
Q peak existing condition: **5.78** cfs

II. Future Condition

Future area: **569048** sf
13.06 ac
Estimated Imp. Area: **440,048** sf
% Imp. : **0.77**
Slope : **0.20** %
tc : **55.00** min
Rainfall Intensity (50yr) **4.383** in/hr
c factor **0.720**
Q future cond. = $Aci = i^*$ = **41.22** * **0.72**
9.404656 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	127.62	38286	5.78	1733	36553
10	0.17	10.83	101.81	61083	5.78	3466	57617
15	0.25	9.10	85.60	77041	5.78	5199	71842
20	0.33	7.91	74.37	89246	5.78	6933	82314
25	0.42	7.03	66.07	99102	5.78	8666	90436
30	0.50	6.34	59.65	107377	5.78	10399	96978
35	0.58	5.80	54.52	114489	5.78	12132	102357
40	0.67	5.35	50.31	120756	5.78	13865	106891
45	0.75	4.98	46.80	126353	5.78	15598	110755
50	0.83	4.66	43.81	131421	5.78	17332	114089
60	1.00	4.14	38.97	140302	5.78	20798	119505
90	1.50	3.16	29.76	160684	5.78	31197	129487
120	2.00	2.60	24.41	175784	5.78	41596	134189
180	3.00	1.95	18.35	198164	5.78	62394	135770
240	4.00	1.59	14.93	214923	5.78	83191	131731

Storage Required: **135770** cf
Storage Required: **3.117** Ac.-Ft.
w/ release rate of: **5.78** cfs



M. Reyna
8-7-19

Runoff Coefficients	
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

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Business				
Downtown Areas	0.7	0	0.000	0.000
Neighborhood Areas	0.5	0	0.000	0.000
Residential				
Single-family areas	0.3	0	0.000	0.000
Multi-units, detached	0.4	0.00	0.000	0.000
Multi-units, attached	0.6	0	0.000	0.000
Suburban	0.25	0	0.000	0.000
Apartment dwelling areas	0.5	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Playgrounds	0.2	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Unimproved Areas	0.1	0	0.000	0.000
Lawns				
Sandy soil, flat, 2%	0.05	0	0.000	0.000
Sandy soil, average, 2% - 7%	0.1	0	0.000	0.000
Sandy soil, steep, 7%	0.15	0	0.000	0.000
Heavy soil, flat, 2%	0.15	129000	2.961	0.444
Heavy soil, average, 2% - 7%	0.18	0	0.000	0.000
Heavy soil, steep, 7%	0.25	0	0.000	0.000
Streets				
Asphaltic	0.95	0	0.000	0.000
Concrete	0.8	0	0.000	0.000
Brick	0.7	0	0.000	0.000
Drives and walks	0.85	277288	6.366	5.411
Roofs	0.95	162760	3.736	3.550
Total:		569,048	13.064	9.405
Weighted "c":			0.720	

$$C_w = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{total}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

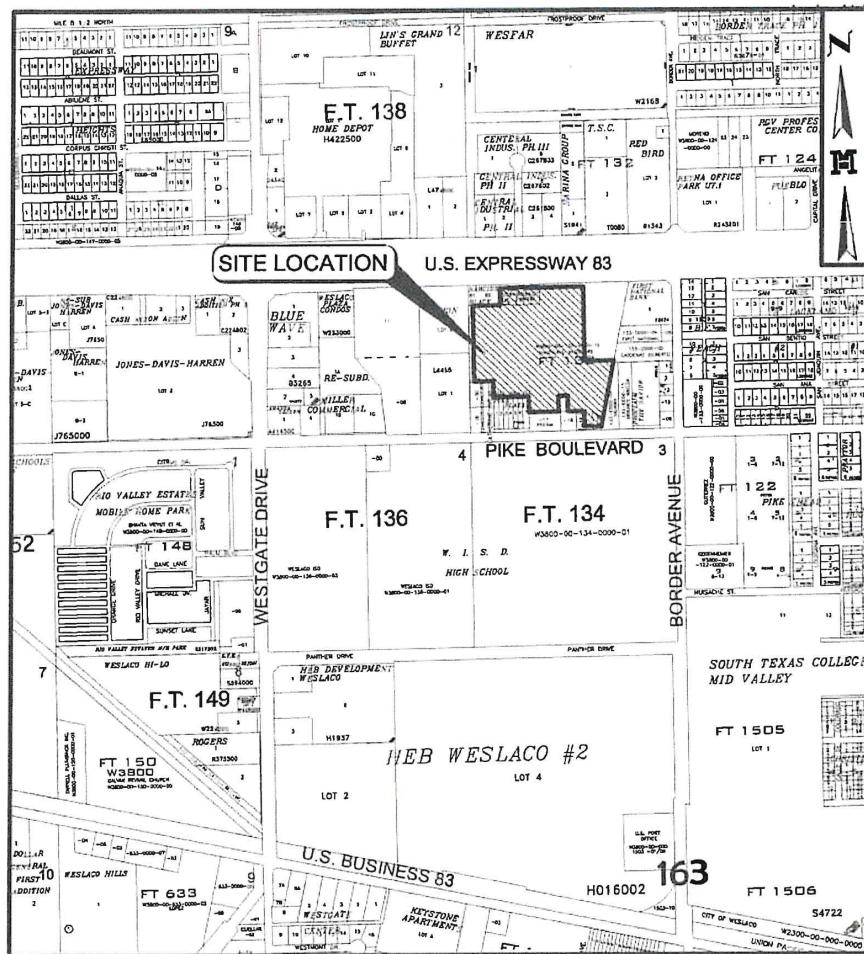
C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

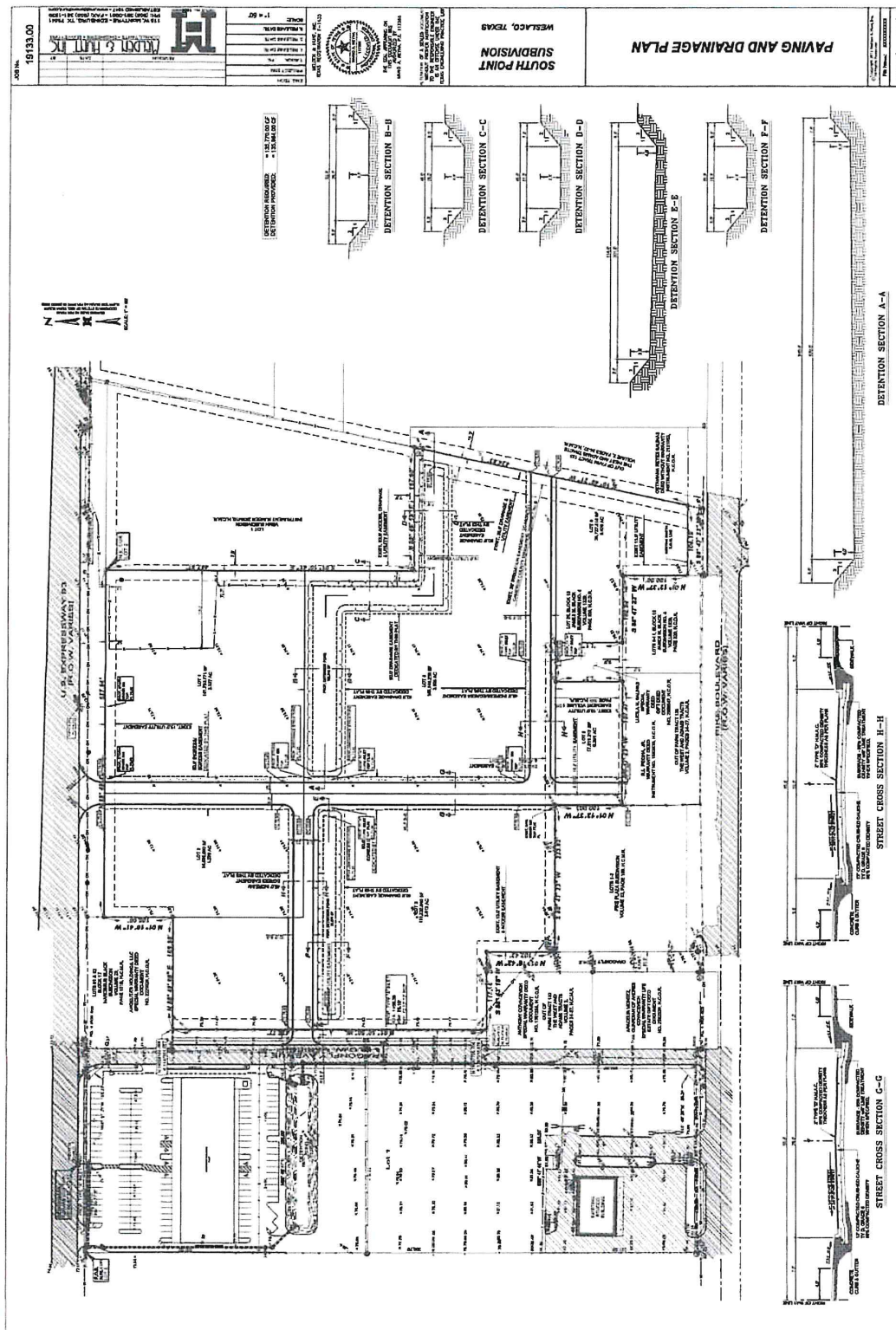
LOCATION MAP

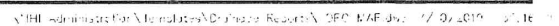


SCALE: 1" = 1000'

MAP OF **SOUTH POINT SUBDIVISION**

BEING A RESUBDIVISION OF 12.34 ACRES
BEING ALL OF LOT 2,
VBMH SUBDIVISION
INSTRUMENT No.2936410 H.C.M.R.
CITY OF WESLACO
HIDALGO COUNTY, TEXAS





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.
------	-------	--------	--------	--------

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 (cont.)

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

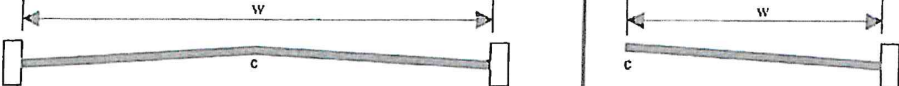
TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	2.598	3.020	3.370
83	2.193	2.576	2.995	3.342
84	2.175	2.555	2.970	3.315
85	2.156	2.533	2.946	3.289
86	2.138	2.513	2.922	3.263
87	2.121	2.492	2.899	3.238
88	2.103	2.472	2.876	3.213
89	2.086	2.453	2.853	3.188
90	2.069	2.434	2.831	3.164
91	2.053	2.415	2.809	3.140
92	2.037	2.396	2.788	3.117
93	2.021	2.378	2.767	3.094
94	2.005	2.360	2.746	3.072
95	1.990	2.342	2.726	3.050
96	1.975	2.325	2.706	3.028
97	1.960	2.308	2.686	3.007
98	1.946	2.291	2.667	2.986
99	1.931	2.275	2.648	2.965
100	1.917	2.258	2.629	2.944
101	1.904	2.242	2.610	2.924
102	1.890	2.227	2.592	2.905
103	1.876	2.211	2.574	2.885
104	1.863	2.196	2.557	2.866
105	1.850	2.181	2.540	2.847

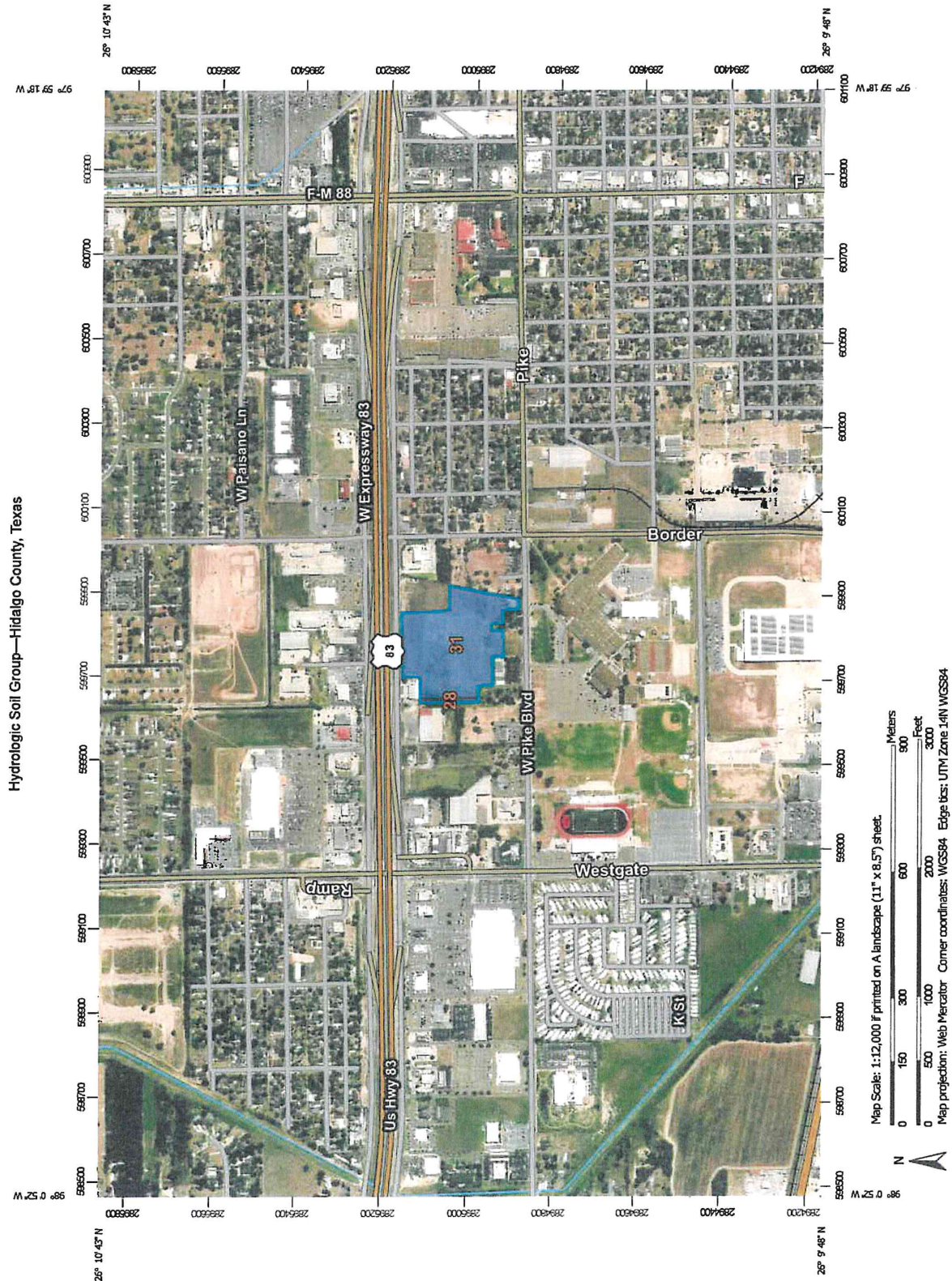
TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

106	1.838	2.166	2.523	2.829
107	1.825	2.152	2.506	2.811
108	1.813	2.137	2.489	2.793
109	1.800	2.123	2.473	2.775
110	1.788	2.109	2.457	2.757
110	1.788	2.109	2.457	2.757
112	1.765	2.082	2.426	2.723
113	1.753	2.069	2.410	2.707
114	1.742	2.056	2.395	2.690
115	1.731	2.043	2.380	2.674
116	1.720	2.030	2.366	2.658
117	1.709	2.018	2.351	2.642
118	1.698	2.006	2.337	2.626
119	1.688	1.993	2.323	2.611
120	1.677	1.981	2.309	2.596
125	1.628	1.924	2.242	2.523
130	1.581	1.870	2.180	2.455
135	1.537	1.819	2.122	2.391
140	1.496	1.771	2.067	2.331
145	1.457	1.727	2.015	2.274
150	1.421	1.684	1.966	2.220
155	1.386	1.644	1.919	2.169
160	1.354	1.606	1.876	2.121
165	1.323	1.570	1.834	2.075
170	1.293	1.536	1.794	2.032
175	1.265	1.504	1.757	1.990
180	1.239	1.473	1.721	1.951
185	1.213	1.443	1.686	1.913
190	1.189	1.415	1.654	1.877
195	1.166	1.388	1.622	1.842
200	1.144	1.362	1.592	1.809
210	1.102	1.313	1.536	1.747
220	1.063	1.268	1.484	1.690
230	1.028	1.227	1.436	1.637
240	0.995	1.189	1.392	1.587

Appendix 3.0
Street Velocities and Capacities Flowing Curb Full
Manning's n = 0.018

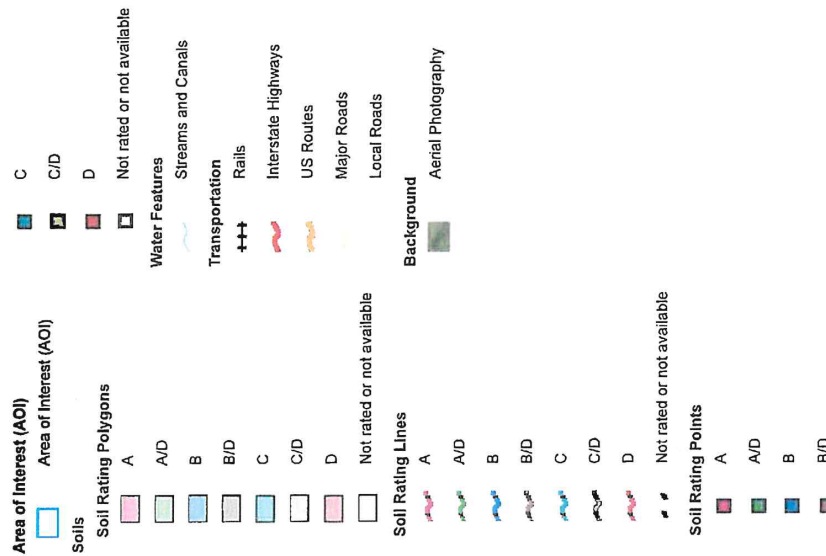


	Local Street w = 30'		Local Street w = 40'		Collector Street w = 44'		Secondary Street (half-section) w = 24'		Primary Street (half-section)	
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	24.90	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70



Hydrologic Soil Group—Hidalgo County, Texas

MAP LEGEND



MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.sc.egov.usda.gov>
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 17, Sep 15, 2018

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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.

Hydrologic Soil Group—Hidalgo County, Texas

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	0.3	2.6%
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	B	12.5	97.4%
Totals for Area of Interest			12.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

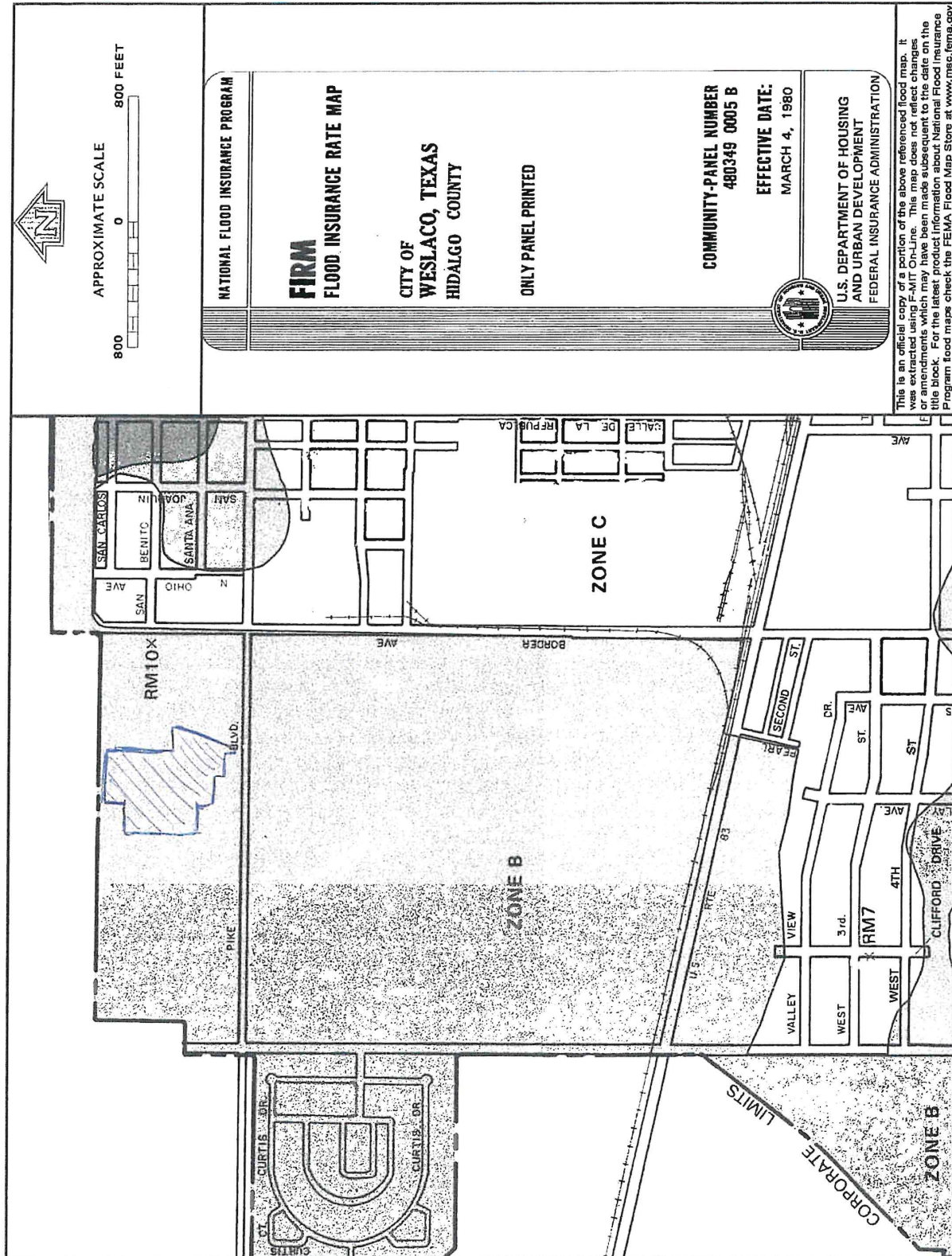
Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

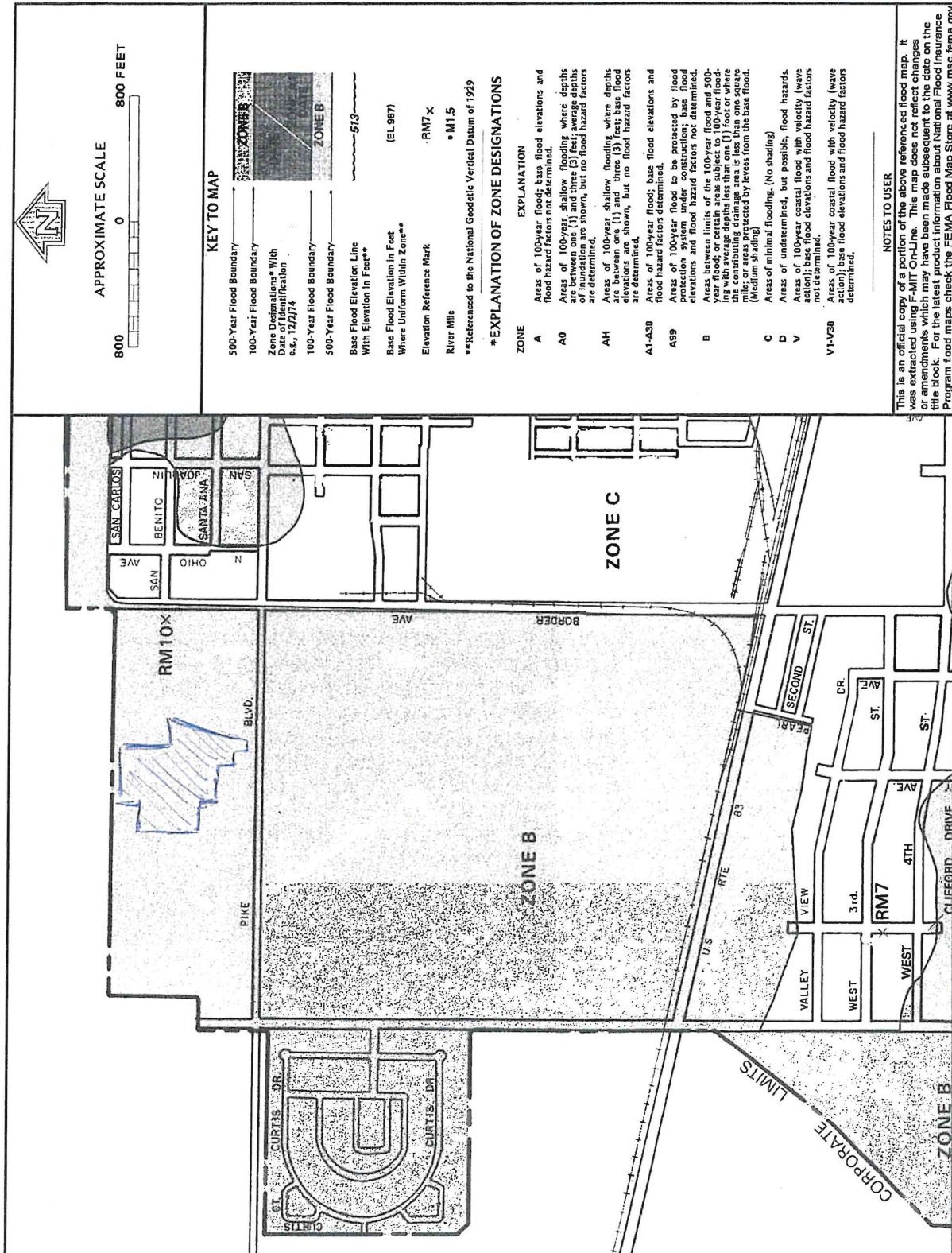
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

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

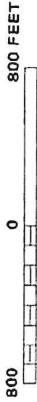
Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over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

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.





APPROXIMATE SCALE



KEY TO MAP

- 500-Year Flood Boundary
- 100-Year Flood Boundary
- Zone Designations* With Date of Identification
e.g., 12/17/74
- 100-Year Flood Boundary
- 500-Year Flood Boundary
- Base Flood Elevation Line With Elevation In Feet**
- Base Flood Elevation In Feet Where Uniform Within Zone**
- Elevation Reference Mark
- River Mile
- *M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

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

NOTES TO USER

This is an official copy of a portion of the above referenced flood map. It was extracted using FEMA's Flood Map Services Center (FMS) software. Flood map data does not reflect changes or amendments which may have been made to the flood map since the date of the map. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 2, 2019	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Assistant Planning Director on behalf of Mike Patel.	
Subject/Agenda Item: Discussion and consideration for a six month extension of the Final Plat for Rangila Subdivision—being a 1.878 acres out of Farm Tracts 29, West Tract Subdivision Vol. 2, Weslaco, Hidalgo County, Texas located, approximately 1900 ft. North of West Frontage Road. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is inside city limits. This subdivision is being serviced with water by the City of Weslaco through a 20" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval. City Commission approval expires Oct 16, 2019.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.
Texas Registered Engineering Firm F-8017

2020 E. EXPRESSWAY 83
MERCEDES, TX 78570

PHONE: (956) 565-4637
FAX: (956) 565-4636

September 26, 2019

Rebekah de la Fuente, CFM
Assistant Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596

Re: P891 - Rangila Subdivision Plat

Dear Ms. De la Fuente:

The purpose of this letter is to request a 6 months extension for the Rangila Subdivision project as per your email dated September 24, 2019. Thank you for your notice and concern. Please provide us with the new expiration date.

If you have any questions, or require additional information, please do not hesitate to contact us.

Sincerely,

Rodolfo Montero
Sr. Project Manager
Guzman & Muñoz Engineering and Surveying, Inc.