

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**NOVEMBER 6, 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
OCTOBER 2, 2019**

On Wednesday the 2nd day of October 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:

David Hernandez	Chairman
Jose Treviño	Commissioner
Randy Summers	Commissioner
Miles Bullion	Commissioner
Jim Forward	Commissioner
Rebekah de la Fuente	Assistant Planning Director
Kayla A. Arevalo	Planning Secretary

Also present were: Mike Swinnea, Assistant Fire Marshall; Peter Hermida, Engineering Technician III; and citizens.

I. CALL TO ORDER:

Chairman Hrenandez 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 Vice-Chairman Berry and Commissioner Torres were absent at the time of roll, a quorum was established.

II. APPROVAL OF MINUTES

A. September 4, 2019 Regular Meeting

Commissioner Bullion made a motion to approve the minutes of September 4, 2019, with the noted change, seconded by Commissioner Treviño Motion carried.

III. PUBLIC HEARINGS

A. Discussion and consideration to approve 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. Possible Action.

Ms. de la Fuente stated that there were twenty (20) 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 Forward. Motion carried.

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

B. 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.

Ms. de la Fuente stated that there were thirty-seven (37) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended denial based on compliance with the 2040 land use map.

Joe Olivarez stated, he owns several properties in the area that are apartments and duplexes. There are currently five (5) homes on the property that will be removed.

Gail Weigel Ortiz, stated there is a petition signed by of the Parishoners of Grace Episcopal Church that is located on 701 S. Missouri.

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

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

IV. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat of 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.

Ms. de la Fuente stated that this item is a 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”. Staff recommends approval.

Commissioner Bullion made the motion to approve the Preliminary Plat, with the stipulation a turn around be provided between lot 4 & 6 for fire access, the water line must be looped and the access easement dedicating right of way, seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration for the 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 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". Staff recommends approval.

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

V. ADJOURNMENT

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

Planning and Zoning Commission

David Hernandez, Chairman

Absent
Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Absent
Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 6, 2019	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Yanai Renteria.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an event center at 1320 Dolores Huerta, also being Lot 1, Saltillo Plaza Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate an event center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on October 21, 2019. Four (4) property owners within 200 feet of the applicant's property were notified by letter on October 25, 2019.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. REZ 20-00001

RECEIVED

OCT 02 2019

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot 1 Block _____

Subdivision Name Saltillo Plaza

Street Address #1320 Dolores Huerta Ave.

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Event Center

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

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

APPLICANT

Name Yanciel Renteria Phone (956) 929-2605

Address _____ Fax: _____

City _____ State _____ Zip Code _____ E-Mail: _____

OWNER

Name Yanciel Renteria Phone (956) 929-2605

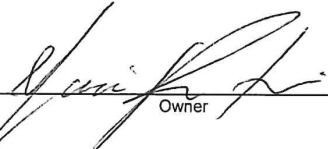
Address _____ Fax: _____

City _____ State _____ Zip Code _____ E-Mail: Elreino101@hotmail.com

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

Yes _____ No _____

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

Signature  Date 10/2/19.
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
in Newspaper Date _____

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

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

CITY OF WESLACO

956-968-3181

***** R E P R I N T R E C E I P T*****

REC#: 02556049 10/02/2019 2:25 PM

OPER: NV TERM: 039

REF#: 1003

PAID BY:

TRAN: 202.0000 CONDITIONAL USE PERM

Yanai Renteria

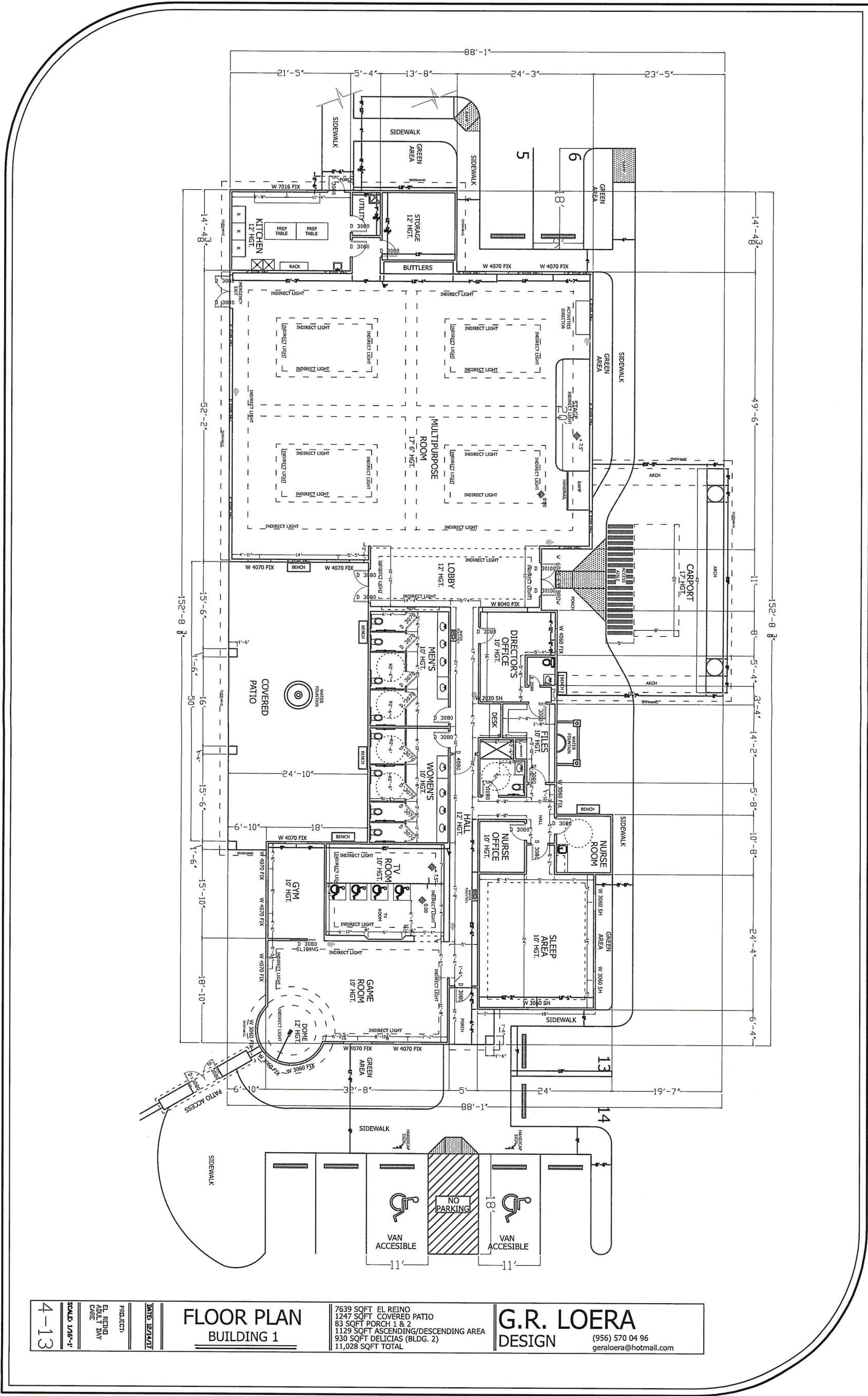
101-400-1026

CONDITIONAL USE PER 305.00CR

TENDERED: 305.00 CHECK

APPLIED: 305.00-

CHANGE: 0.00



4-13

DANIEL BENNETT

PROJECT

EL REINO

1129 S. 1ST AVE

CASE

FLOOR PLAN

BUILDING 1

7639 SQFT EL REINO

1247 SQFT COVERED PATIO

83 SQFT PORCH 1 & 2

1129 SQFT ASCENDING/DSCENDING AREA

930 SQFT DELICIAS (BLDG. 2)

11,028 SQFT TOTAL

G.R. LOERA

DESIGN

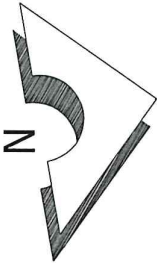
(956) 570 04 96

geraloera@hotmail.com

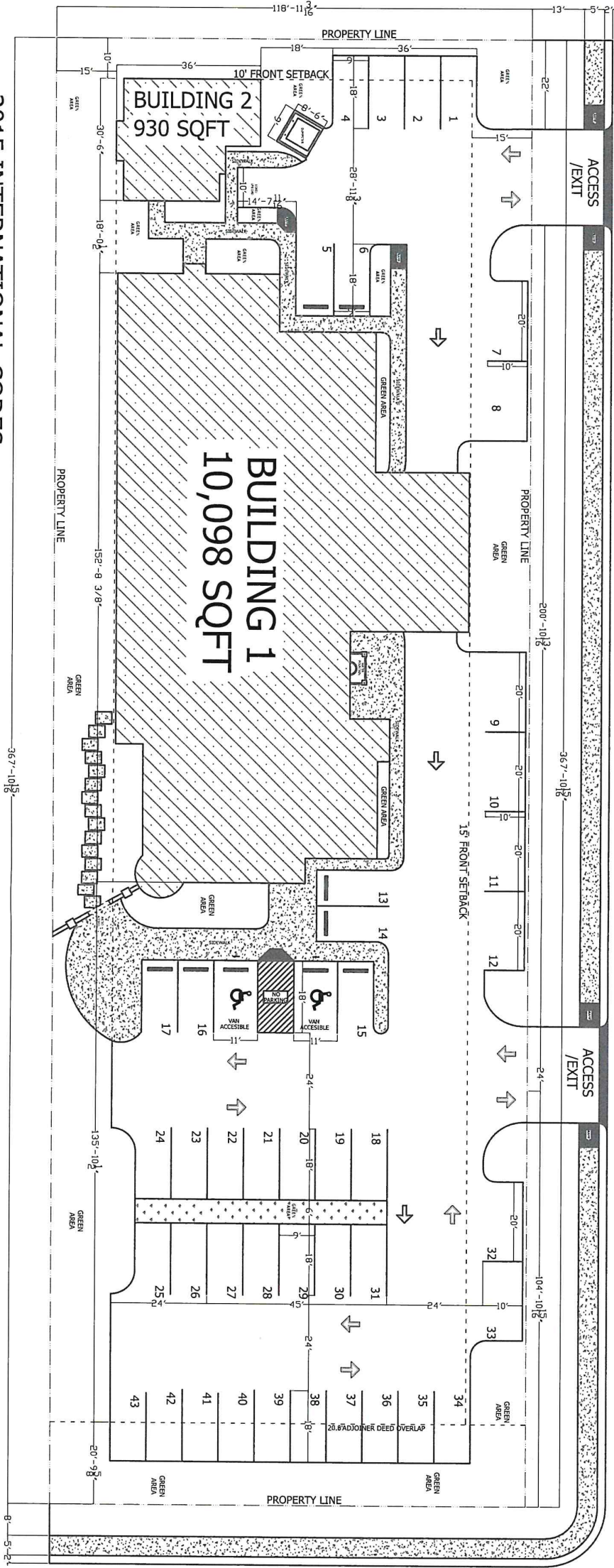
WESLACO, TX.

DOLORES HUERTA AVE.

LOT SQ.F.T. = 43,755
GREEN AREA SQ.F.T. = 11,244
GREEN AREA % = 25.69%
PARKING PROVIDED= 39
H.C. PARKING PROVIDED= 2



DOLORES HUERTA AVE.



2015 INTERNATIONAL CODES
SECTION 1004 OCCUPANT LOAD (TABLE 1004.1.2)
FUNCTION SPACE: DAY CARE
OCCUPANT LOAD FACTOR: 35 sqft NET
7639 SQFT/35 = 218 MAX.

2-13

SCALE N.T.S.

EL. REINO
DAY CARE

PROJECT
DATE 12/14/17

SITE PLAN

7639 SQFT EL REINO
1247 SQFT COVERED PATIO
83 SQFT PORCH 1 & 2
1129 SQFT ASCENDING/DESCENDING AREA
930 SQFT DELICIAS (BLDG. 2)
11,028 SQFT TOTAL

G.R. LOERA
DESIGN

(956) 570 04 96
geraloera@hotmail.com

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

October 25, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 6, 2019, for the Planning and Zoning Commission and on or before November 19, 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:

Yanai Renteria is requesting a Conditional Use Permit to operate an event center at 1320 Dolores Huerta, also being Lot 1, Saltillo Plaza 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.

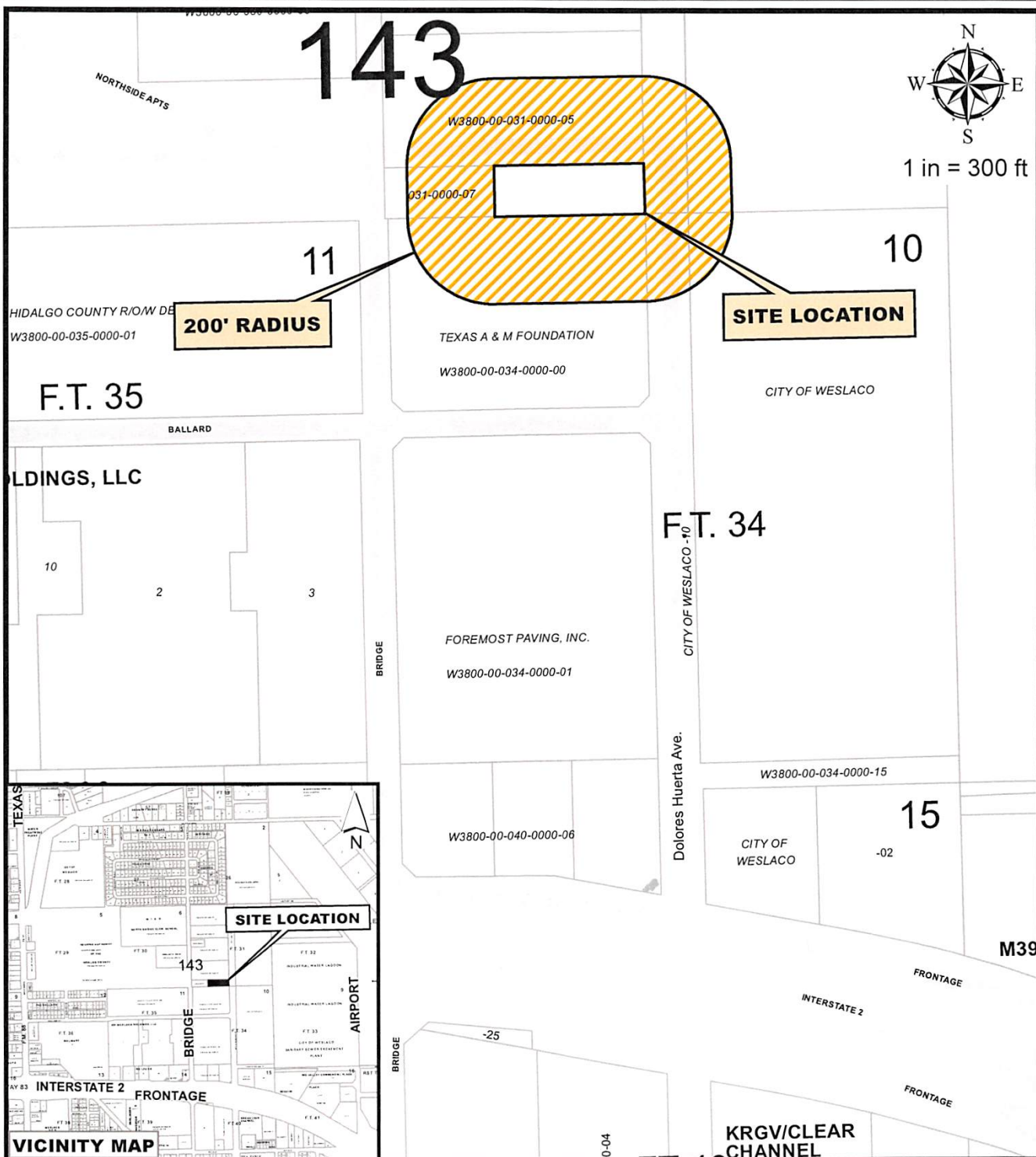
Sincerely,

Rebekah de la Fuente, CFM
Assistant Planning Director

Engineering

CITY OF WESLACO

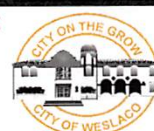
Engineering



Yanai Renteria
1320 Dolores Huerta Ave.
West Tract E347.24'-W629.50'-S118.93'
FT 31 0.95 AC GR 0.88 AC NET

Purpose for the Conditional Use Permit request

Existing zoning: B-1 - Neighborhood Business District
Existing land use: Nursing Home
CUP request: Event Center



City of Weslaco Code Enforcement Dept.

OCT 23, 2019

TEXAS REGIONAL BANK	W3800-00-031-0000-05	L: 220860
PO BOX 5555	WEST TRACT W650.3'-S422.39' FT 3	B: 0
MCALLEN TX 78502-5555	1 EXC W282.26'-S118.93' EXC N80'	
	1800 N BRIDGE AVE	
LOWE'S HOME CENTERS INC	W3800-00-034-0000-00	L: 2065800
1000 LOWES BLVD	WEST TRACT N791'-W629' FT 34 11.	B: 0
MOORESVILLE NC 28117-8520	42AC GR 10.88AC NET	
	1402	
SALAS EDNA	W3800-00-031-0000-07	L: 75084
PO BOX 146	WEST TRACT E257.26'-W282.26'-S11	B: 0
WESLACO TX 78599-0146	8.93' FT 31 0.70AC NET	
	1700 N BRIDGE AVE	
SALTILLO DEVELOPERS LLC	W3800-00-031-0000-25	L: 75000
1804 N 23RD ST	WEST TRACT E347.24'-W629.50'-S11	B: 0
MCALLEN TX 78501-6122	8.93' FT 31 0.95 AC GR 0.88 AC N	



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

Date of Meeting: November 6, 2019	Agenda Item No. (to be assigned by PCE): V. A.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Sharyland Investors, Ltd.	
Subject/Agenda Item: Discussion and consideration for the Final 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. Stipulations included a turnaround be provided between lot 4 & 6 for fire access, the water line must be looped and the access easement dedicating right of way.	
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 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, 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: 6 (956) 381-0981

Address: 305A N. Sham 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. McInture 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
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Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HARD#1</u>	☒ YES ☐ NO Irrigation District <u>Excluded</u>
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Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: 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, VBMT 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: 956(956) 381-0981
Address: 305A N. Shary Road Fax: _____
City: Mission State: TX Zip: 78572 E-mail: mario@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

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

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

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 SUBDIVISION REVIEW

- ☒ Seven (7) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafrante@weslacotx.gov
- ☒ \$55.00 Subdivision 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
- ☒ Trip Generation Worksheet

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: 8.6.19

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

Authorized Agent Signature:  Date: 8-6-19

Authorized Agent Printed Name: Mario 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-ONLI 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: M. A. Reyna 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. A. Reyna
8-9-19

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	
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	
Drives and walks	0.75-0.85
Roofs	
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				
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				
Lawns			0.000	0.000
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				
Streets			0.000	0.000
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				
Drives and walks	0.85	277288	6.366	5.411
Roofs				
Roofs	0.95	162760	3.736	3.550
Total:				
Total:		569,048	13.064	9.405
Weighted "c":				
Weighted "c":			0.720	

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

C_W = Weighted Runoff Coefficient (Composite Coefficient)

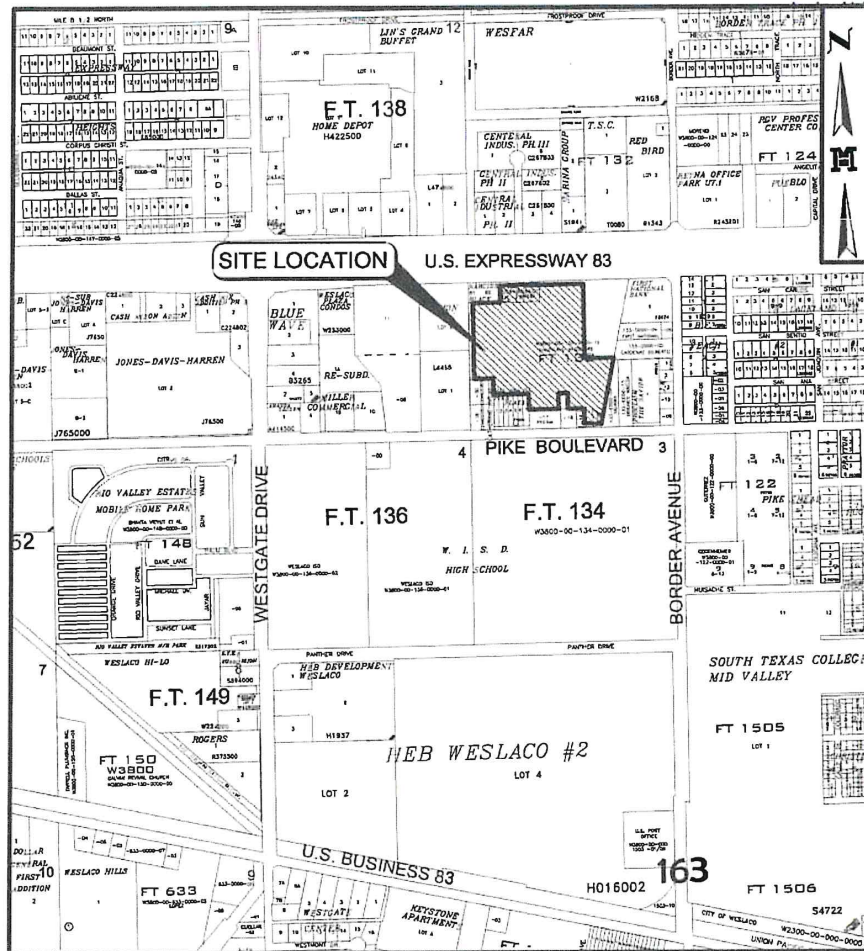
C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

LOCATION MAP



SCALE: 1" = 1000'

MAP OF **SOUTH POINT SUBDIVISION**

BEING A RESUBDIVISION OF 12.34 ACRES

BEING ALL OF LOT 2,

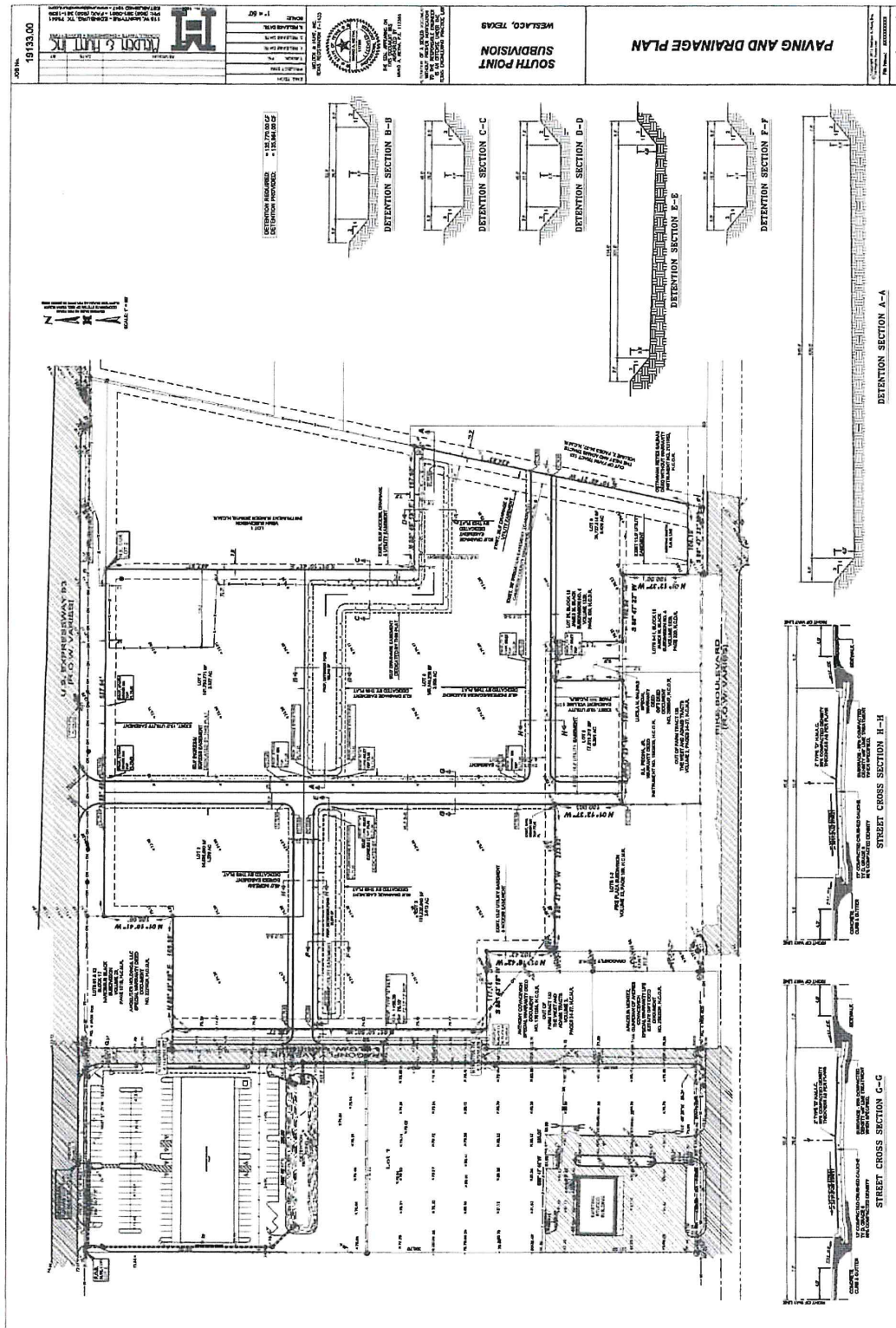
VBMH SUBDIVISION

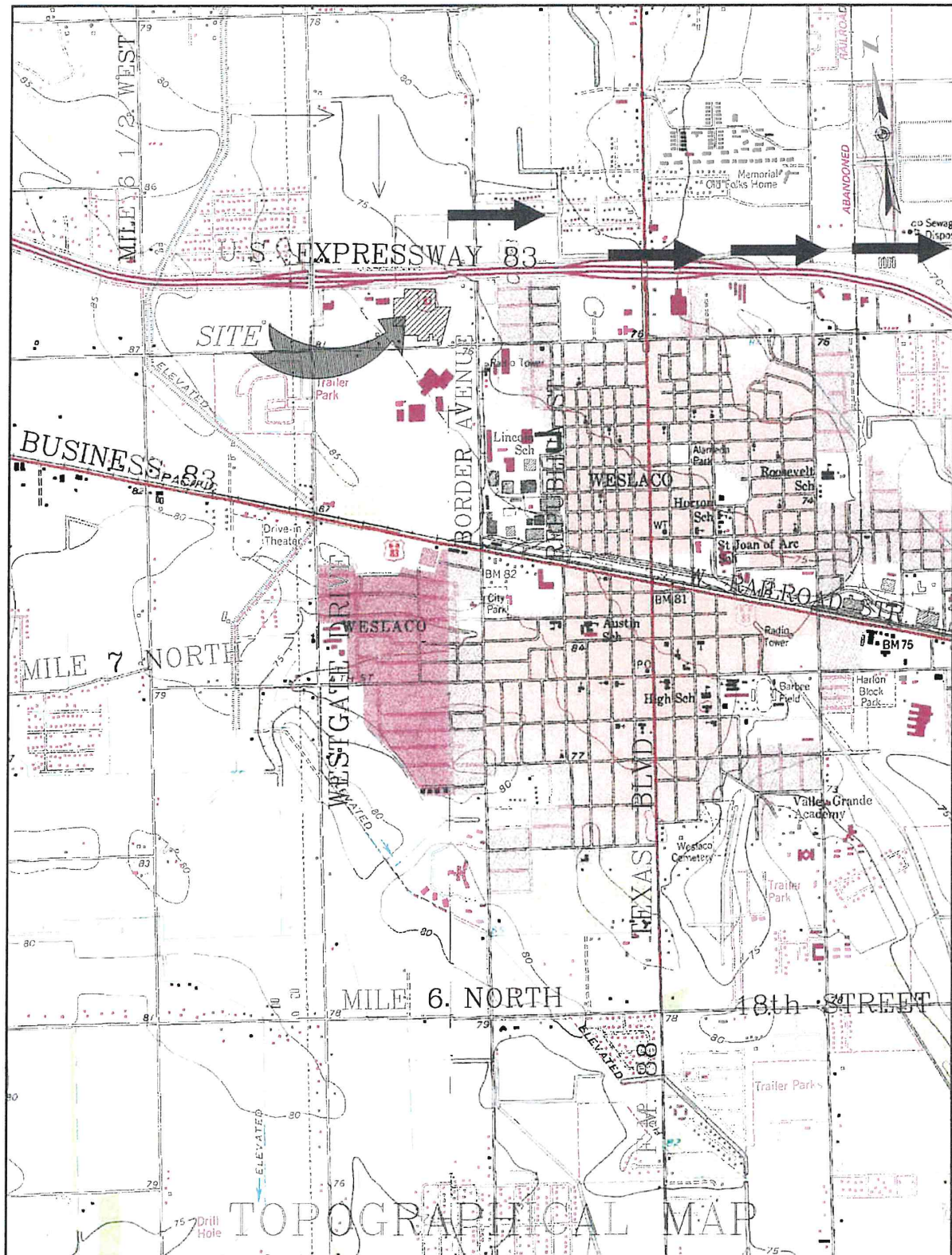
INSTRUMENT No.2936410 H.C.M.R.

CITY OF WESLACO

HIDALGO COUNTY, TEXAS

[illegible]





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"

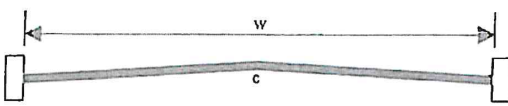
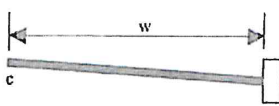
TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

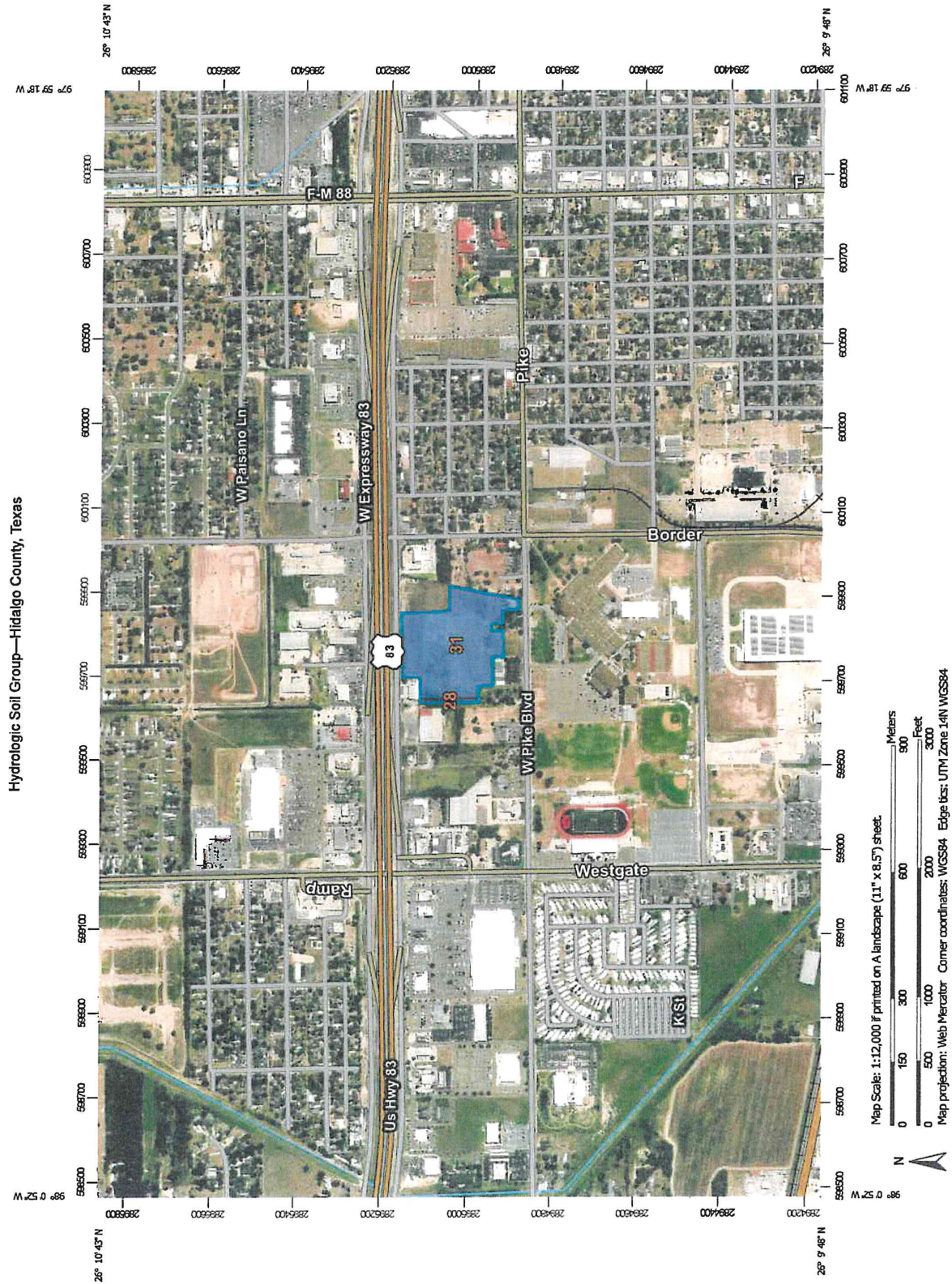
71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	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

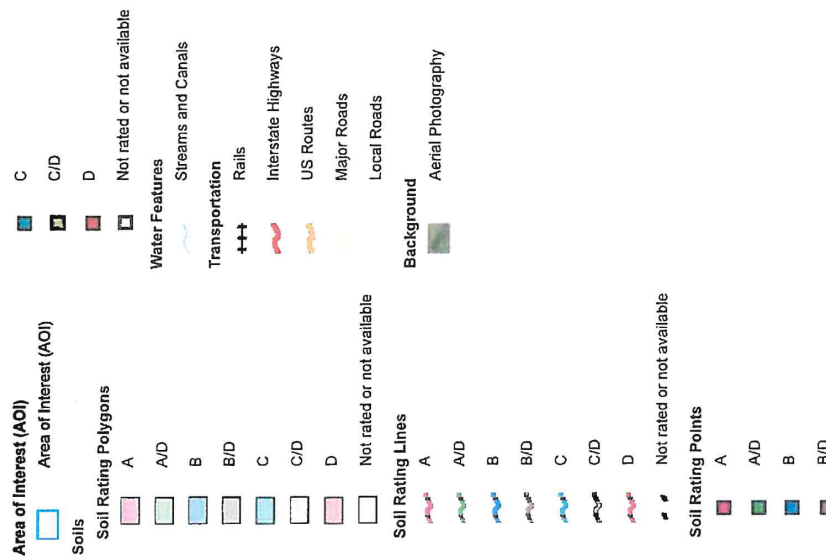
7/10/2019
Page 1 of 4

Web Soil Survey
National Cooperative Soil Survey

Natural Resources
Conservation Service

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:
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:

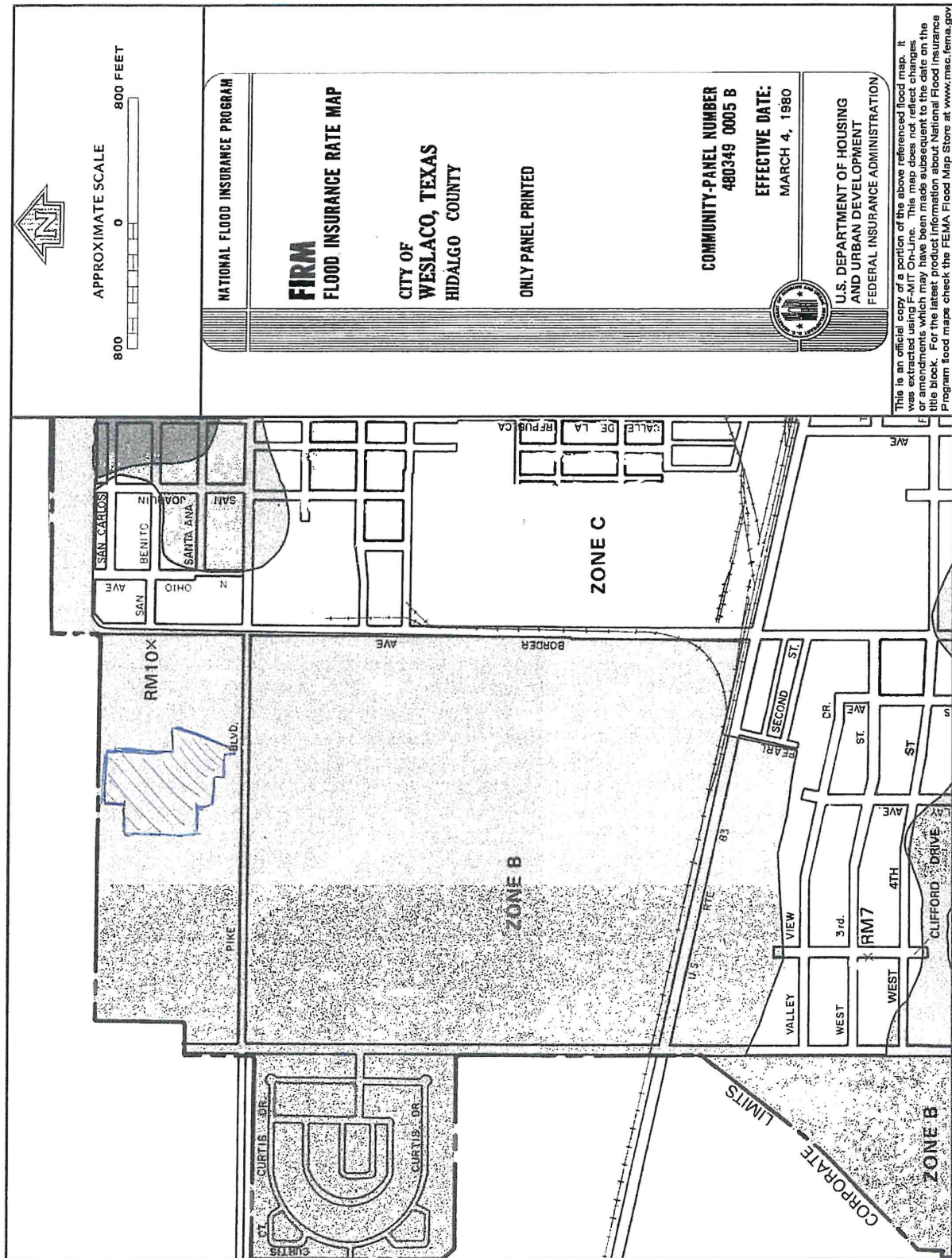
Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

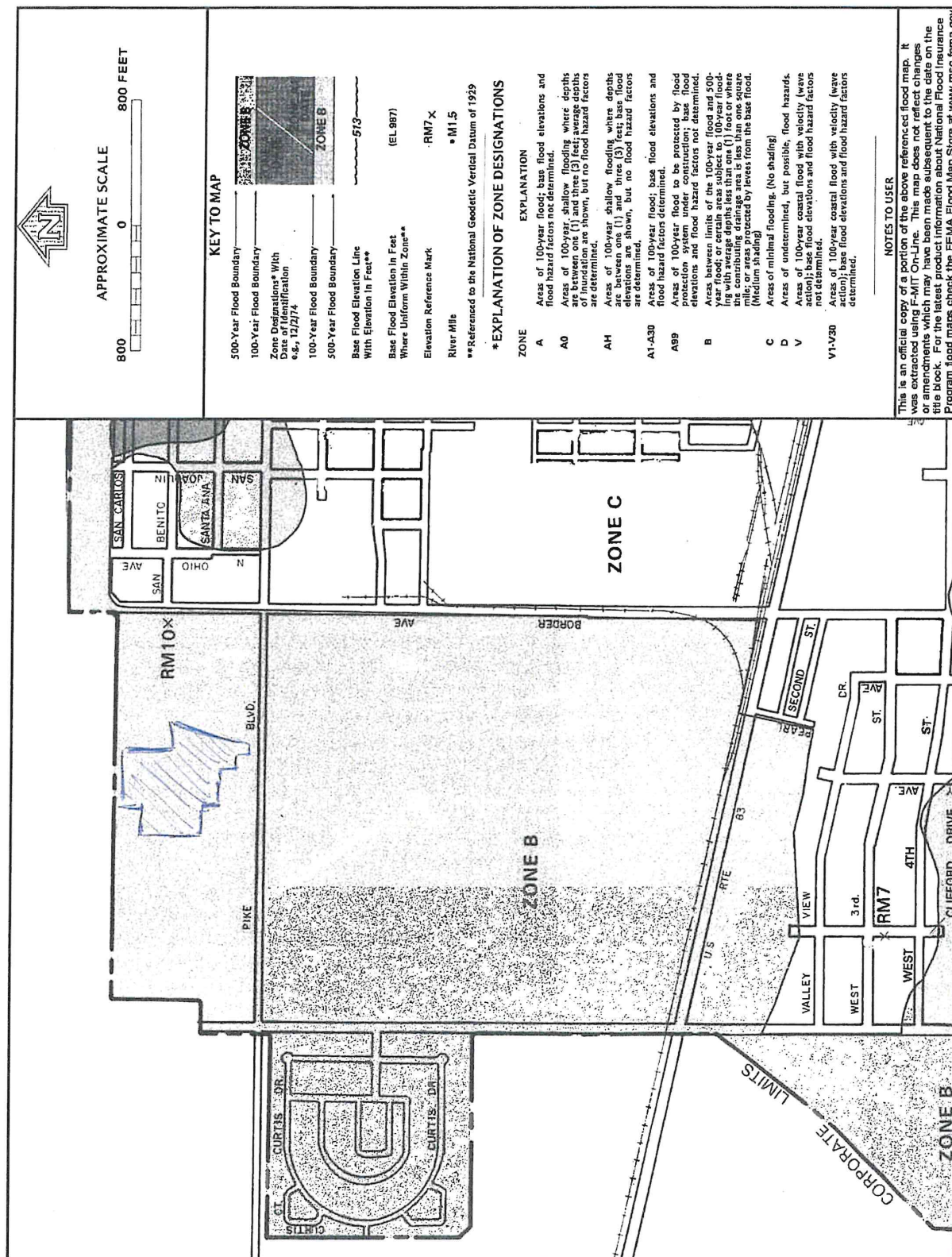
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

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.







Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 6, 2019	Agenda Item No. (to be assigned by PCE): V. B.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Miguel Kamel.	
Subject/Agenda Item: Discussion and consideration for a six month extension of the Final Plat for Maria Bonita Townhouse Subdivision – being a 2.081 acres land out of Lots 9 -12, Bonita Homes Subdivision, Weslaco, Hidalgo County, Texas located south of 20 th Street, approximately 910 feet east of Mile 4 ½ West Road. Final plat was approved by City Commission 5/15/2018.	
Discussion/Overview: The proposed thirty (30) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 6” waterline and sewer 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.	
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.	

October 28, 2019

Ms. Rebekah de la Fuente, CFM
City of Weslaco
255 S. Kansas Avenue
Weslaco, Texas 78596

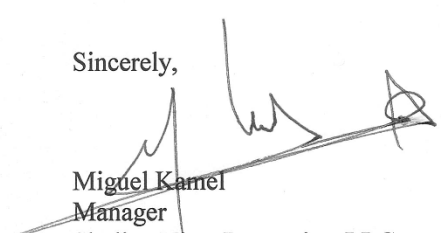
Re: Maria Bonita Subdivision

Dear Ms. De la Fuente,

Please accept this letter as a request for a six month extension of Maria Bonita Subdivision.

Please review this request and let us know if you have any questions.

Sincerely,



Miguel Kamel
Manager
Skyline View Properties, LLC