

CITY OF WESLACO

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

SEPTEMBER 2, 2020, 5:30 P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman
Lonnie Berry, Vice-Chairman
Miles 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
AUGUST 5, 2020**

On Wednesday, August 5, 2020, at 3:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session VIA ZOOM MEETING

The following commissioners were present:

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

Also present were Rolando Gonzalez Building Official; and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Ms. de la Fuente called the roll call noting that, Vice- Chairman Berry, Commissioner Torres and Commissioner Treviño were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. July 20, 2020 Regular Meeting

Commissioner Summers made a motion to approve the minutes of July 20, 2020 with the noted change, seconded by Commissioner Forward. Motion carried.

IV. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for Milanos Estates 2 Subdivision– being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road. Possible Action.

Ms. de la Fuente stated that this item is an eighty-two (82) lot subdivision located outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B". Applicant must request a variance for off-site drainage and is pending letter of support from the Driange District and the Irrigation District.

Commissioner Summers made the motion to approve preliminary plat, with no action on variance request, seconded by Commissioner Bullion. Motion carried.

B. Discussion and consideration for the Final Plat Verona subdivision- being a 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of mile 8 on FM 1015. Possible Action

Ms. de la Fuente stated that this item is a fifty (50) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 12" waterline and sewer by the City of Weslaco services through a 6" sewer line. The property is within a Flood Zone "X". Owner is requesting off-site drainage detention variance. Developer has provided letters of support and is excavating ditch for 205,000 cfs.

Commissioner Summers made the motion to approve Final plat and the variance request, with the noted change regarding lot size, seconded by Commissioner Forward. Motion carried.

C. Discussion and consideration for the Final Plat for Moonlight Subdivision– being 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330' north of Mile 10N along the Westside of F.M. 88. Possible Action.

Ms. de la Fuente stated that this item is a two (2) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 4" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant has requested variance for OSSF and was granted the variance at the last meeting.

Commissioner Treviño arrived at the dias.

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

D. Discussion and consideration for the Final Plat for Professional & Medical ph. 2 Subdivision– being 5.474 acres out of Farm Tract 17, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 420' South of U.S Expressway 83 on Professional Drive. Possible Action.

Ms. de la Fuente stated that this item is a two (2) lot subdivision is inside 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 6" sewer line. The property is within a Flood Zone "X". Staff recommends approval.

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

E. Discussion and consideration for the Final Plat for Villa Event Center Subdivision being a 3.11 acre tract of land of Farm Tract 31, West and Adams Subdivision, Hidalgo County, and Texas located on the Northeast corner of Bridge and Dolores Huerta. Possible Action.

Ms. de la Fuente stated that this item is one (1) lot subdivision is inside 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 services through an 8" sewer line. The property is within a Flood Zone "B".

Commissioner Summers made the motion to approve Final plat, and the variance request, seconded by Commissioner Treviño. Motion carried.

V. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 3:42 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Absent
Adrian Torres, Commissioner

Jim Forward, Commissioner

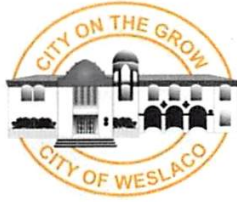
ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 20, 2020	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Ezequiel Reyna Jr.	
Subject/Agenda Item: Discussion and consideration to approve rezone 3702 S. Westgate. Also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.	
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 August 17, 2020. Forty (40) property owners within 200 feet of the applicant's property were notified by letter on August 21, 2020.	
Staff recommendation for Commission's Action: Staff recommends denial based on 2040 land use map.	
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 rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. 20-00008

PROPOSED PROJECT

Legal Description of Property to be rezoned: 790.12.27 AC GR 11.92 AC NET

Lot WQA Tract E 1065-S501.974 Block _____

Subdivision Name _____

Street Address 3702 Westgate Dr. TX

Existing Zoning R1 Single Existing Land Use _____

Proposed Zoning R2 Multi Proposed Land Use _____

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Ezequiel Reyna Jr. Phone (956) 968-2829

Address 702 W. Expressway 83 Fax: (956) 969-9634

City Weslaco State TX Zip Code 78599 E-Mail: serica.reynafnp@gmail.com

OWNER

Name Ezequiel Reyna Jr. Phone (956) 968-2829

Address 702 W. Expressway 83 Fax: (956) 969-9634

City Weslaco State TX Zip Code 78599 E-Mail: serica.reynafnp@gmail.com

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

Signature _____ Date 10/11/2020
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 Date _____
Approved _____ Disapproved _____ Tabled _____

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

Ordinance No. _____

CITY OF WESLACO
956-968-3181

REC#: 02642760 6/12/2020 10:25 AM
OPER: vm TERM: 041
REF#: 2325
PAID BY:

TRAN: 204.0000 REZONING APPL FEE
EZEQUIEL REYNA JR
WESTGATE DR
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CH#

PLANNING DEPARTMENT

August 21, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 2, 2020, at 5:30pm and the City Commission will also hold a public hearing on September 15, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877-853-5247; Meeting ID: 994 4945 3615

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on September 2, 2020. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Juan Gonzalez is requesting to rezone 3702 S. Westgate. Also being West Tract E1065'-S501.97' Farm Tract 790 being 12.27 AC GR 11.92 AC NET Hidalgo County, and Texas 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 and the City Commission.

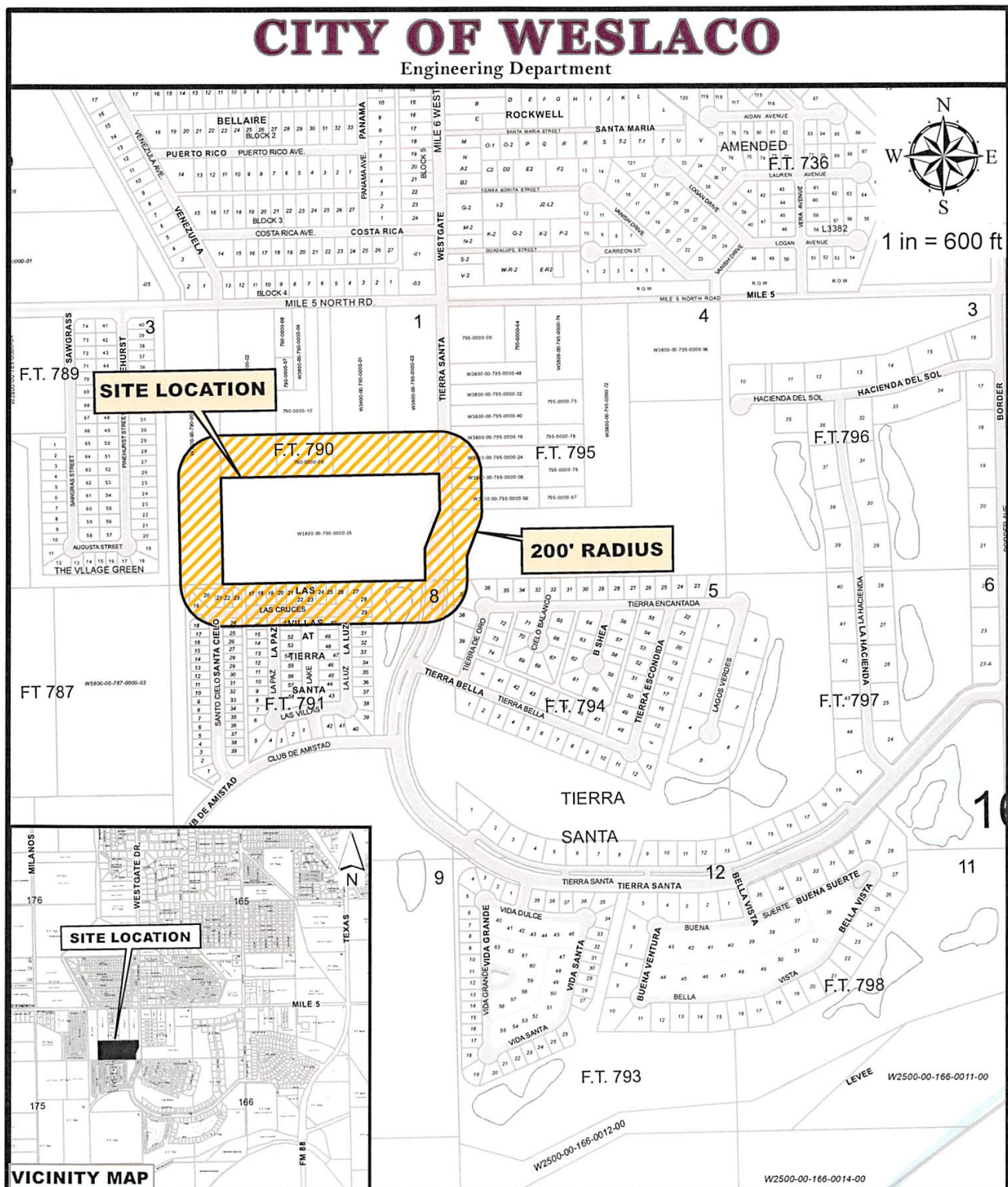
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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 stylized flourish at the end.

Rebekah de la Fuente, CFM
Planning Director



Ezequiel Reyán Jr.
3702 South Westgate Drive
WEST TRACT E1065'-S501.97' FT 790
12.27 AC GR 11.92 AC NET
LOT 1, BLOCK 175, F.T. 790

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Vacant Lot
Proposed zoning: R-2
Proposed land use: Multifamily



City of Weslaco Code Enforcement Dept.

AUG 18, 2020

LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0016-00 LAS VILLAS AT TIERRA SANTA LOT 1 6 BLK 2 0 LA PAZ	L: 10759 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0017-00 LAS VILLAS AT TIERRA SANTA LOT 1 7 BLK 2 0 LAS CRUCES	L: 11297 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0018-00 LAS VILLAS AT TIERRA SANTA LOT 1 8 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0019-00 LAS VILLAS AT TIERRA SANTA LOT 1 9 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0020-00 LAS VILLAS AT TIERRA SANTA LOT 2 0 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0021-00 LAS VILLAS AT TIERRA SANTA LOT 2 1 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0022-00 LAS VILLAS AT TIERRA SANTA LOT 2 2 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0023-00 LAS VILLAS AT TIERRA SANTA LOT 2 3 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0024-00 LAS VILLAS AT TIERRA SANTA LOT 2 4 BLK 2 0 LAS CRUCES	L: 10018 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0025-00 LAS VILLAS AT TIERRA SANTA LOT 2 5 BLK 2 0 LAS CRUCES	L: 10209 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0026-00 LAS VILLAS AT TIERRA SANTA LOT 2 6 BLK 2 0 LAS CRUCES	L: 9683 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0027-00 LAS VILLAS AT TIERRA SANTA LOT 2 7 BLK 2 0 LAS CRUCES	L: 12080 B: 0

City of Weslaco Code Enforcement Dept.

AUG 18, 2020

LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0028-00 LAS VILLAS AT TIERRA SANTA LOT 2 8 BLK 2 0 LA LUZ	L: 12497 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0029-00 LAS VILLAS AT TIERRA SANTA LOT 2 9 BLK 2 0 LA LUZ	L: 7716 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0030-00 LAS VILLAS AT TIERRA SANTA LOT 3 0 BLK 2 0 LA LUZ	L: 9703 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0050-00 LAS VILLAS AT TIERRA SANTA LOT 5 0 BLK 2 0 LA LUZ	L: 12180 B: 0
LAS VILLAS AT TIERRA SANTA 5221 N MCCOLL RD MCALLEN TX 78504-2202	L3394-00-002-0051-00 LAS VILLAS AT TIERRA SANTA LOT 5 1 BLK 2 0 LA PAZ	L: 12180 B: 0
HANDY MODESTO & PRISCILLA K 3802 TIERRA DE ORO WESLACO TX 78596-8551	T5438-01-003-0037-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 37 BLK 3 3802 TIERRA DE ORO	L: 37206 B: 231924
REYNA EZEQUIEL JR 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599-4379	T5438-01-003-0038-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 38 BLK 3 3806 TIERRA DE ORO	L: 17665 B: 0
RAMIREZ ANA LIZA 20003 MASON CREEK DR KATY TX 77449-2203	T5438-01-02A-0018-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 18 BLK 2A 3806 SANTO CIELO	L: 11078 B: 127955
ORTEGON JAY R 2018 LAS CRUCES AVE WESLACO TX 78596-8513	T5438-01-02A-0019-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 19 BLK 2A 2018 LAS CRUCES AVE	L: 16626 B: 118328
GONZALEZ MARISELA 2014 LAS CRUCES ST WESLACO TX 78596	T5438-01-02A-0020-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 20 BLK 2A 2014 LAS CRUCES AVE	L: 18627 B: 101001
GONZALEZ MARIA N 306 LAKEWAY DR WESLACO TX 78596-1865	T5438-01-02A-0021-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 21 & 22 BLK 2A 2010 LAS CRUCES AVE	L: 14616 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-02A-0022-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 22 BLK 2A 2006 LAS CRUCES AVE	L: 7308 B: 0

City of Weslaco Code Enforcement Dept.

AUG 18, 2020

BREMONT ALICIA LIZETH J 1901 CLUB DE AMISTAD WESLACO TX 78596-8576	T5438-01-02A-0023-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 23 BLK 2A 2002 LAS CRUCES AVE	L: 10513 B: 0
ARAUJO JUAN M GANTE 1601 TRAILER LN LOT 121 IRONDALE AL 35210	T5438-01-02A-0024-00 TIERRA SANTA GOLF CLB & COMMUNIT Y PH 1 LOT 24 BLK 2A 3805 SANTO CIELO	L: 12725 B: 0
MORENO HECTOR MANUEL SOBRON 313 E COMA AVE STE 579 HIDALGO TX 78557-2506	W3800-00-790-0000-00 WEST TRACT W 255' FT 790 7.73 GR 7.61AC NET 2029 W MI 5 N RD	L: 72295 B: 0
CABRERA FRANCISCO 1725 MILE 5 NORTH WESLACO TX 78596	W3800-00-790-0000-01 WEST TRACT W266'-E532'-N818.03'- FT 790 5.00AC GR 4.88AC NET 0	L: 65758 B: 49340
LA CASA DE ORACION 1917 W MILE 5 N WESLACO TX 78596-5057	W3800-00-790-0000-02 WEST TRACT W267'-E1065'-N818.03' FT 790 5.01AC GR 4.89AC NET 1919 W MI 5 N RD	L: 108641 B: 0
GARCIA JULIO & MARYSOL 3402 S WESTGATE DR WESLACO TX 78596-4480	W3800-00-790-0000-03 WEST TRACT E266'-N818.03' FT 790 5.01AC GR 4.52AC NET 3402 S WESTGATE DR	L: 60907 B: 99754
COTTONFIELDS, LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	W3800-00-790-0000-05 WEST TRACT E1065'-S501.97' FT 79 0 12.27 AC GR 11.92 AC NET 3700 S WESTGATE DR	L: 0 B: 0
ABELDANO PABLO & ALICE 1801 W MILE 5 N WESLACO TX 78596-9518	W3800-00-790-0000-09 WEST TRACT W266'-E798'-S204.5'-N 818.03' & W60'-E592'-N613.5' FT 1801 W MILE 5 RD	L: 44381 B: 32989
CARRIZALES RAYMUNDO 1805 W MILE 5 N WESLACO TX 78596-9518	W3800-00-790-0000-10 WEST TRACT W206'-E798'-S204.5'-N 613.5' & W60'-E652'-N613.5' FT 7 1805 W MILE 5 RD	L: 40379 B: 81332
REYNA, EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	W3800-00-791-0000-00 WEST TRACT 15.67AC BNG 2 IRR TRS FT 791 GOLF COURSE	L: 124106 B: 569416
REYNA, EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	W3800-00-794-0000-00 WEST TRACT 11.89AC-FT 794 GOLF C OURSE 0 TIERRA SANTA BLVD	L: 56501 B: 33000
GARZA, JOSE 4920 SHERMAN ST HOUSTON TX 77011-3138	W3800-00-795-0000-08 WEST TRACT W440'-S99'-N891' FT 7 95 1AC GR 0.93AC NET 0 MILE 5 NORTH	L: 27555 B: 0

City of Weslaco Code Enforcement Dept.

AUG 18, 2020

GARCIA ISMAEL & NELDA G 3605 S WESTGATE DR WESLACO TX 78596-9479	W3800-00-795-0000-16 WEST TRACT W440'-S99'-N693' FT 7 95 1AC GR 0.93AC NET 0 S WESTGATE DR	L: 27555 B: 83144
LOPEZ MELECIO 1005 MARITZA ST WESLACO TX 78596-2078	W3800-00-795-0000-24 WEST TRACT W440'-S99'-N792' FT 7 95 1AC GR 0.93AC NET 3609 S WESTGATE DR	L: 27555 B: 0
GARZA AMERICO & ARISTEO 3621 S WESTGATE DR WESLACO TX 78596-9479	W3800-00-795-0000-56 WEST TRACT W440'-S99'-N990' FT 7 95 1AC GR 0.93AC NET 3621	L: 27555 B: 8388
COTTONFIELDS, LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	W3800-00-795-0000-80 WEST TRACT S330' & E440'-S495'-N 990' FT 795 15 AC GR 14.77 AC NE 0 S WESTGATE DR	L: 23750 B: 72106



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 2, 2020	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Juan Gonzalez.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an indoor shooting range at 2949 N. Texas Blvd., also being Lot C-1, Amended Apostolic Assembly Church Subdivision, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate an indoor shooting range. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on August 17, 2020 Seventeen (17) property owners within 200 feet of the applicant's property were notified by letter on August 21, 2020	
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

CUP
FILE NO. 20-00009

PROPOSED PROJECT

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

Lot C-1 Block _____
Subdivision Name 2949 APOSTOLIC ASSEMBLY CHURCH SUBDIVISION
Street Address 2941 NORTH TEXAS
Existing Zoning B-1 Existing Land Use VACANT
Purpose for the Conditional Use Permit Request CONSTRUCTION OF INDOOR SHOOTING RANGE

What, if anything, is planned to minimize the impact on the surrounding land uses: INDOOR SHOOTING RANGE WILL MEET OR EXCEEDS ALL NIOSH, OSHA/NRA LEAD SAFETY STANDARDS

- ☐ \$300.00 non-refundable filing fee, plus a \$5.00 processing 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 JUAN/NELDA GONZALEZ Phone 956-314-2575
Address 3308 ROSEWOOD DRIVE Fax: _____
City WESLACO State TX Zip Code 78599 E-Mail: Nelda027@yahoo.com

OWNER

Name JUAN/NELDA GONZALEZ Phone 956-314-2575
Address 3308 ROSEWOOD DRIVE Fax: _____
City WESLACO State TX Zip Code 78599 E-Mail: Nelda027@yahoo.com

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

Yes _____ No ✓

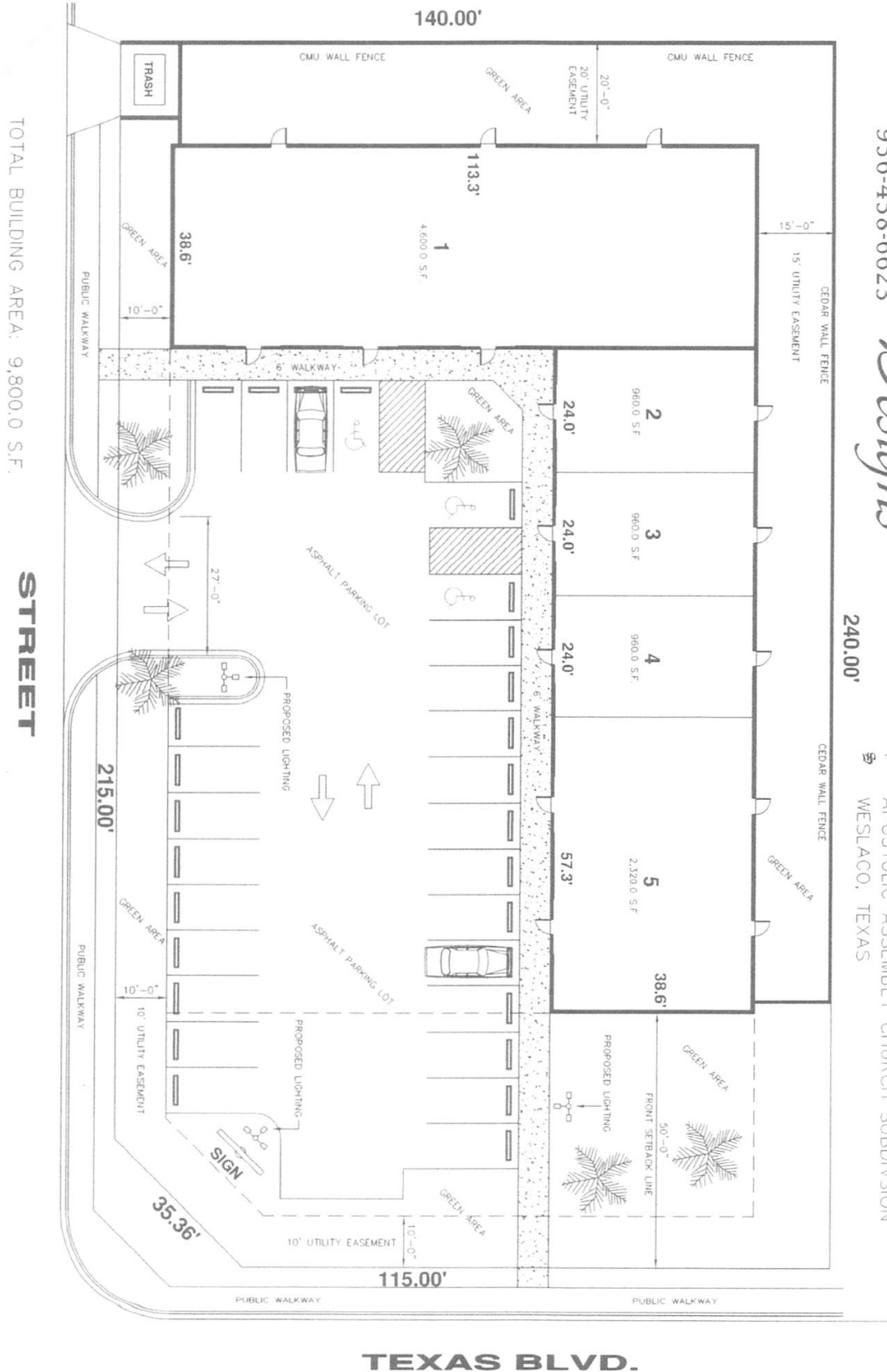
I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 07/27/2020
Owner

Signature _____ Date 07/27/2020
Applicant

Signature _____ Date 07/27/2020
Authorized Agent

Accepted By _____	CITY OF WESLACO 956-968-3181 REC#: 02656324 7/29/2020 8:50 AM OPER: VM TERM: 041 REF#: PAID BY: ACCT #: XXXX-XXXX-XXXX-2951 AUTH #: 00398D TRAN #: 000000001960 TYPE: PURCHASE TRAN: 202.0000 - CONDITIONAL USE PERM JUAN/NELDA GONZALEZ 2941 N TEXAS 101-400-1026 CONDITIONAL USE PER 305.00CR TENDERED: 305.00 CREDIT CARD APPLIED: 305.00- CHANGE: 0.00	Date Paid _____
Notice of Public Hearing 200' of Proposed Site		Date _____
P & Z Notice of Public Hearing		Date _____
City Commission Notice in Newspaper		Date _____
Presented to P & Z Commission Approved _____ Disapproved _____		Date _____
Presented to City Commission Approved _____ Disapproved _____		Date _____



PLANNING DEPARTMENT

August 21, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 2, 2020, at 5:30pm and the City Commission will also hold a public hearing on September 15, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

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CONDITIONAL USE PERMIT REQUEST:

Juan Gonzalez is requesting a Conditional Use Permit to operate an indoor shooting range at 2949 N. Texas Blvd., also being Lot C-1, Amended Apostolic Assembly Church Subdivision, Hidalgo County, and Texas. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission.

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.

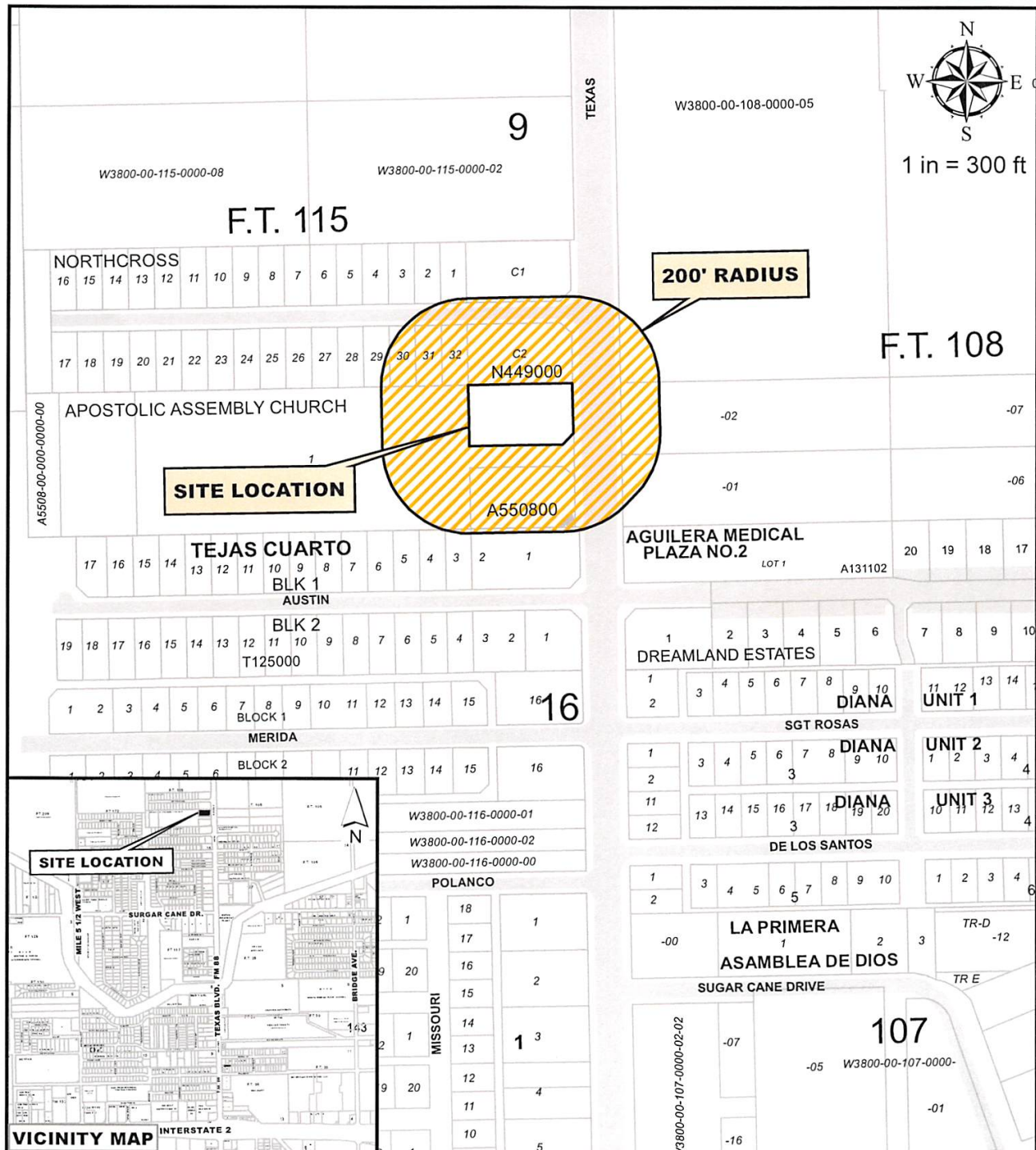
Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', is written over a horizontal line.

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Juan / Nelda Gonzalez
2949 North Texas Blvd.
APOSTOLIC ASSEMBLY CHURCH, LOT C1
LOT 9, BLOCK 161, F.T. 115

Purpose for the Conditional Use Permit request

Existing zoning: B-1
Existing land use: Vacant
CUP request: Indoor Shooting Range



City of Weslaco Code Enforcement Dept.

AUG 18, 2020

OCANAS JOSE G & MARIA 2921 N TEXAS BLVD WESLACO TX 78599-9696	T1250-00-001-0001-00 TEJAS CUATRO LOT 1 & LOT 2 BLK 1 2921 N TEXAS BLVD	L: 95392 B: 112301
CARR JOHN L & LINDA K 202 AUSTIN ST WESLACO TX 78599-9785	T1250-00-001-0003-00 TEJAS CUATRO LOT 3 BLK 1 202 AUSTIN ST	L: 22680 B: 105258
JUAREZ JULIO C & MARIA S 206 AUSTIN ST WESLACO TX 78599-9785	T1250-00-001-0004-00 TEJAS CUATRO LOT 4 BLK 1 206 AUSTIN ST	L: 22680 B: 48574
GARZA CARLOS I PO BOX 6105 MCALLEN TX 78502-6105	W3800-00-108-0000-01 WEST TRACT-E660'-N165'-S495' FT 108 2.50AC	L: 0 B: 0
COLUMBUS CLUB OF WESLACO 850 S IOWA AVE WESLACO TX 78596-7038	W3800-00-108-0000-02 WEST TRACT-THE WEST 2.5 ACRES OF THE NORTH 5 ACRES OF THE SOUTH	L: 20500 B: 82780
RODOLODO LTD 420 MALONE ST HOUSTON TX 77007-7115	W3800-00-108-0000-05 WEST TRACT-THE WEST 10.0ACRES OF THE NORTH 20.0ACRES OF FARM TRA 0	L: 410000 B: 0
APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS PO BOX 1894 WESLACO TX 78599-1894	A5508-00-000-0001-00 APOSTOLIC ASSEMBLY CHURCH LOT 1 2941 N TEXAS BLVD	L: 165165 B: 0
FISCAL ALMA DELIA 200 NORTHCROSS LN WESLACO TX 78599-8723	N4490-00-000-0001-00 NORTHCROSS LOT 1	L: 22680 B: 79820
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0002-00 NORTHCROSS LOT 2	L: 22680 B: 0
SCOTT STEVEN 207 NORTHCROSS AVE WESLACO TX 78599-8724	N4490-00-000-0029-00 NORTHCROSS LOT 29	L: 22680 B: 73770
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0030-00 NORTHCROSS LOT 30	L: 22680 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0031-00 NORTHCROSS LOT 31	L: 22680 B: 0

City of Weslaco Code Enforcement Dept.

AUG 18, 2020

VALERO ORLANDO & NANCY A 201 NORTHCROSS LN WESLACO TX 78599-8724	N4490-00-000-0032-00 NORTHCROSS LOT 32	L: 22680 B: 78012
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-00C1-00 NORTHCROSS LOT C1	L: 166440 B: 0
GARCIA JUAN M DBA JJ HOME 2025 W MILE 11 N WESLACO TX 78599-1685	N4490-00-000-00C2-00 NORTHCROSS LOT C2	L: 99864 B: 0
APOSTOLIC ASSEMBLY OF THE PO BOX 1894 WESLACO TX 78599-1894	A5508-00-000-00C1-00 APOSTOLIC ASSEMBLY CHURCH LOT C1	L: 166399 B: 0
APOSTOLIC ASSEMBLY OF THE PO BOX 1894 WESLACO TX 78599-1894	A5508-00-000-00C2-00 APOSTOLIC ASSEMBLY CHURCH LOT C2	L: 166399 B: 0



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 2, 2020	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of Cynthia Villa.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Beer Retailer's Off-Premise Permit at 501 W. Pike Blvd., also being Block 1, Lot 1-4, Hughes Subdivision, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Beer Retailer's Off-Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on August 17, 2020 Twenty-seven (27) property owners within 200 feet of the applicant's property were notified by letter on August 21, 2020	
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. 20-00010

PROPOSED PROJECT

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

Lot 1-4 Block 1

Subdivision Name Hughes Lots

Street Address 501 W Pike Blvd

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Off Premise beer and wine sales

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

- _____ \$300.00 non-refundable filing fee, plus a \$5.00 processing 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 Cynthia F Villa Phone 956-363-3473

Address 401 Amber Dr. Fax: 956-968-8417

City Weslaco State TX Zip Code 78596 E-Mail: Cyndann25@yahoo.com

OWNER

Name Cynthia F Villa Phone 956-363-3473

Address 401 Amber Dr. Fax: 956-968-8417

City Weslaco State TX Zip Code 78596 E-Mail: Cyndann25@yahoo.com

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

Yes _____ No ✓

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

Signature Cynthia F. Vella Date 8/10/20
Owner

Signature Cynthia F. Vella Date 8/10/20
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 _____

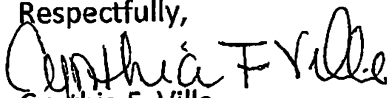
Presented to P & Z Commission Date _____
Approved _____ Disapproved _____ Tabled _____

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

August 10, 2020

My name is Cynthia F. Vila. I am the owner of The Panthers Den Located 501 W. Pike Blvd,, Weslaco, Texas 78596. I am seeking An off premise beer and wine license. I am asking for a approval Of a conditional use permit for the above stated purpose. Beverages Will be on a to go basis only. We are a drive thru. The hours of operation will Be from Monday-Friday 12:00-10:00 pm. Saturday and Sunday from 12:00-11:00 pm. Due to the current situation, I am seeking to increase Our revenue through additional sales.

Respectfully,



Cynthia F. Villa

The Panthers Den
(956) 363-3473



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

OFF-PREMISE PREQUALIFICATION PACKET

L-OFF (12/2019)

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
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			
☐ Reinstatement		☐ Reinstatement and Change of Trade Name License/Permit Number _____	
☐ Change of Location		☐ Change of Location and Trade Name License/Permit Number _____	
2. Type of Off-Premise License/Permit			
☒ BQ Wine and Beer Retailer's Off-Premise Permit		☐ LP Local Distributor's Permit	
☐ BF Beer Retail Dealer's Off-Premise License		☐ E Local Cartage Permit	
☐ P Package Store Permit		☐ ET Local Cartage Transfer Permit	
☐ Q Wine Only Package Store Permit		☐ PS Package Store Tasting Permit	
3. Indicate Primary Business at this Location			
☐ Grocery/Market		☐ Convenience Store without Gas	
☐ Liquor Store		☒ Miscellaneous <u>Concession stand sno-cones</u>	
☐ Convenience Store with Gas			
4. Trade Name of Location (Name of store, business, etc.) <u>The Panthers Den Bagpa Stand</u>			
5. Location Address <u>501 W. Pike Blvd</u>			
City <u>Weslaco TX.</u>	County <u>Hidalgo</u>	State <u>TX</u>	Zip Code <u>78596</u>
6. Mailing Address <u>821 N. Republic</u>	City <u>Weslaco</u>	State <u>TX</u>	Zip Code <u>78596</u>
7. Business Phone No. <u>956-363-3473</u>	Alternate Phone No.	E-mail Address <u>Cyndann25@yahoo.com</u>	

OWNER INFORMATION

8. Type of Owner		
☒ Individual	☐ Corporation	☐ City/County/University
☐ Partnership	☐ Limited Liability Company	☐ Other _____
☐ Limited Partnership	☐ Joint Venture	
☐ Limited Liability Partnership	☐ Trust	
9. Owner of Business /Applicant (Name of Corporation, LLC, etc.) <u>Cynthia F. Villa</u>		

PRIMARY CONTACT PERSON

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

10. Contact Person: <u>Cynthia F. Villa</u>	Relation to Business: <u>Owner</u>
Phone (mandatory): <u>956 363-3473</u>	Email (mandatory): <u>Cyndann25@yahoo.com</u>

TABC DATESTAMP

11. Is the applicant, a veteran-owned business? ☐ Yes ☒ No			
12. Is the applicant, a Historically Underutilized Business (HUB)? ☐ Yes ☒ No			
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name	First Name	MI	Title
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.	
14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No	
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.	
15. Will your business be located within 300 feet of any private/public school? ☐ Yes ☒ No	
NOTE: For private/public schools measure in a direct line from the nearest property line of the school to the nearest property line of the place of business, and in a direct line across intersections.	
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.	
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No	
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	
PACKAGE STORE ACQUISITIONS ONLY	
18. Has the business being acquired been in operation in the same county for more than one year before the acquisition? ☒ Yes ☐ No	
If Yes, provide permit number for existing package store: _____	
If No, this does not qualify as an acquisition, and will be considered a new location.	

ALL APPLICANTS	
19. CHECK HERE IF NOT IN CITY LIMITS ☐	
I, the applicant, have confirmed the location is not located within city limits, therefore city certifications are not required.	
COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION	
Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.	
All required forms have been completed. I have reviewed all forms to ensure they are complete. I have obtained all required local and state certifications (pages 3-4). All application packets have been notarized. Phone numbers and email address for Contact Person are up to date. All additional documentation as required by the application packets is attached If required, out of state criminal history checks are attached (PHS #7). Certification of publication in local newspaper has been completed (page 4). A copy of the newspaper publication is attached (page 4).	☒ Yes ☐ No ☒ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ N/A ☐ Yes ☐ No ☐ N/A ☐ Yes ☐ No ☐ N/A

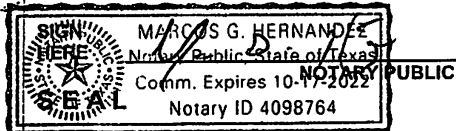
WARNING AND SIGNATURE	If Applicant Is/ Must Sign	
	Individual/Individual Owner	Corporation/Officer
	Partnership/Partner	Limited Liability Company/Officer or Manager
	Limited Partnership/General Partner	

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

BY SIGNING YOU ARE SWEARING TO ALL INFORMATION AND ATTACHMENTS TO THIS PACKET.

PRINT NAME Cynthia F. Villa SIGN HERE Cynthia F. Villa
TITLE Owner

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



CERTIFICATE OF CITY SECRETARY (FOR P, Q, BF & BQ)

Sections 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.

SIGN HERE _____, TEXAS
City Secretary/Clerk City

SEAL

CERTIFICATE OF COUNTY CLERK (FOR P, Q & BF)

Sections 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 for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN HERE _____ COUNTY
County Clerk

SEAL

PLANNING DEPARTMENT

August 21, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 2, 2020, at 5:30pm and the City Commission will also hold a public hearing on September 15, 2020 at 5:30 p.m. VIA ZOOM MEETING to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877-853-5247; Meeting ID: 994 4945 3615

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on September 2, 2020. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Cynthia Villa is requesting a obtain a Wine and Beer Retailer's Off-Premise Permit at 501 W. Pike Blvd., also being Block 1, Lot 1-4, Hughes Subdivision, Hidalgo County, and Texas.. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission.

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.

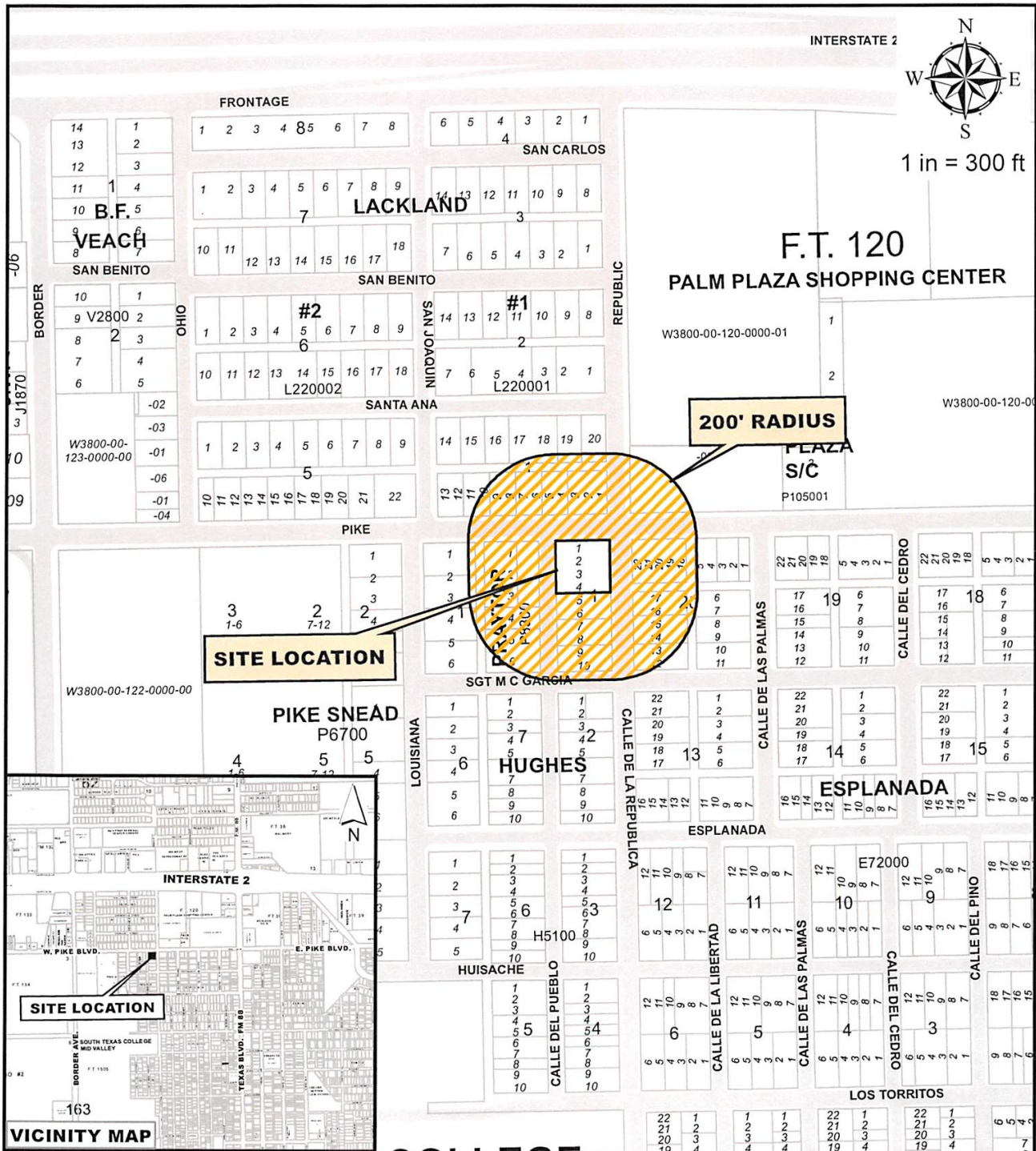
Sincerely,



Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Cynthia F. Villa
501 West Pike Blvd.
HUGHES LOTS 1-4, BLK 1
LOT 2, BLOCK 163, F.T. 122

Purpose for the Conditional Use Permit request

Existing zoning: B-1

Existing land use: Drive Thru Pick-up

CUP request: Off Premises Beer and Wine Sales



City of Weslaco Code Enforcement Dept.

AUG 18, 2020

MARTINEZ, CATARINO, Jr 407 W PIKE BLVD WESLACO TX 78596-4750	E7200-00-020-0004-00 ESPLANADA BLK 20 LTS 4-5 407 W PIKE BLVD	L: 17500 B: 59305
GARZA, MARIA ESTELLA 811 N PALMAS ST WESLACO TX 78596-4742	E7200-00-020-0006-00 ESPLANADA BLK 20 LTS 6-7 811 N PALMAS	L: 26250 B: 15725
PENA, JUAN & BASILISA GARZ 800 N REPUBLIC ST WESLACO TX 78596-4767	E7200-00-020-0012-00 ESPLANADA BLK 20 LTS 12-13 800 N REPUBLIC ST	L: 26250 B: 8563
GARCIA, ELOY & MARIA H 806 N REPUBLIC ST WESLACO TX 78596-4767	E7200-00-020-0014-00 ESPLANADA BLK 20 LTS 14-15 & S 5 ' OF 16 806 N REPUBLIC ST	L: 28438 B: 18591
LUCIO, CRISELDA 810 N REPUBLIC ST WESLACO TX 78596-4767	E7200-00-020-0016-00 ESPLANADA BLK 20 - N 25' OF LT 1 6 & ALL 17 810 N REPUBLIC ST	L: 24063 B: 12407
WILSON CHARLES A & MARIA M 2305 SILVERADO N MISSION TX 78573-8470	E7200-00-020-0018-00 ESPLANADA BLK 20 LTS 18-19-20-21 -22 413 W PIKE BLVD	L: 68750 B: 227503
RODRIGUEZ, DAVID DBA LEGACY BUILDERS 1014 N TEXAS BLVD STE 20-A WESLACO TX 78596	E7200-00-020-0021-00 ESPLANADA BLK 20 LTS 21-22	L: 17500 B: 0
FLORES, AVELINA R ETAL 821 N REPUBLIC ST WESLACO TX 78596-4766	H5100-00-001-0001-00 HUGHES LOTS 1-4 BLK 1 821 N REPUBLIC ST	L: 53235 B: 31193
SANCHEZ JUAN & CONSUELO 817 N REPUBLIC ST WESLACO TX 78596-4766	H5100-00-001-0005-00 HUGHES LOTS 5-6 BLK 1 817 N REPUBLIC ST	L: 25350 B: 16484
SIFUENTES ANTONIO & ADELA 815 N REPUBLIC ST WESLACO TX 78596-4766	H5100-00-001-0007-00 HUGHES LOTS 7-8 BLK 1 807 N PUEBLO ST	L: 25350 B: 60857
CAVAZOS, DANIEL 801 N REPUBLIC ST WESLACO TX 78596-4766	H5100-00-001-0009-00 HUGHES LOTS 9-10 BLK 1 801 N REPUBLIC ST	L: 25350 B: 14272
SALAZAR LEONEL R 110 S 29TH DONNA TX 78537-3635	L2200-01-001-0002-00 COLONIA M. P. (BUD) LACKLAND ALL OF LOTS 1, 2 & 3 BLK 1 500 W PIKE BLVD	L: 49500 B: 84509

City of Weslaco Code Enforcement Dept.

AUG 18, 2020

SALAZAR LEONEL & EMMA 110 S 29TH ST DONNA TX 78537-3635	L2200-01-001-0004-00 COLONIA M. P. (BUD) LACKLAND LOT S 4 & 5 BLK 1 502 W PIKE BLVD	L: 33000 B: 101389
CARREON ROEL 2008 WESTHAVEN DR WESLACO TX 78599-3017	L2200-01-001-0006-00 COLONIA M. P. (BUD) LACKLAND LOT S 6 & 7 BLK 1 510 W PIKE BLVD	L: 18300 B: 8421
LOPEZ JOSE RAFAEL 16660 E WESTBY DR APT B FOUNTAIN HILLS AZ 85268-8745	L2200-01-001-0008-00 COLONIA M. P. (BUD) LACKLAND LOT S 8 & 9 BLK 1 516 W PIKE BLVD	L: 18300 B: 16217
LOPEZ, JUAN M & EMMA A 520 W PIKE BLVD WESLACO TX 78596-4616	L2200-01-001-0010-00 COLONIA M. P. (BUD) LACKLAND LOT S 10 & 11 BLK 1 520 W PIKE BLVD	L: 18300 B: 10802
REGALADO ISMAEL & NORA 505 SANTA ANNA ST WESLACO TX 78596-4317	L2200-01-001-0017-00 COLONIA M. P. (BUD) LACKLAND LOT S 17 & 18 BLK 1 505 SANTA ANNA ST	L: 36920 B: 10147
MARTINEZ, CATARINO 503 SANTA ANNA ST WESLACO TX 78596-4317	L2200-01-001-0019-00 COLONIA M. P. (BUD) LACKLAND LOT 19 BLK 1 503 SANTA ANNA ST	L: 18460 B: 15575
ROBLEDO, ANTONIO & CONCEPC 501 SANTA ANNA ST WESLACO TX 78596-4317	L2200-01-001-0020-00 COLONIA M. P. (BUD) LACKLAND LOT 20 BLK 1 501 SANTA ANNA ST	L: 18493 B: 12563
OLGUIN, SANDRA J 810 N LOUISIANA AVE WESLACO TX 78596-4614	P6700-00-001-0001-00 PIKE SNEAD BLK 1 LTS 1 & N 1/2-2 810 N LOUISIANA AVE	L: 27000 B: 80094
GARCIA MARIA 2811 TORREON ST HIDALGO TX 78557	P6700-00-001-0002-00 PIKE SNEAD BLK 1 LTS S 1/2-2, AL L 3 806	L: 27000 B: 25164
CANTU, ROGELIO L & MARIA V 804 N LOUISIANA AVE WESLACO TX 78596-4614	P6700-00-001-0004-00 PIKE SNEAD BLK 1 LTS 4, N 1/2-5 804 N LOUISIANA	L: 27000 B: 45570
SALAZAR, LEONEL R & EMMA Q 110 S 29TH DONNA TX 78537-3635	P8300-00-008-0001-00 PRAYTOR BLK 8 LTS W 75'-1-2-3 553 W PIKE BLVD	L: 61875 B: 70513
SALAZAR, LEONEL R & EMMA Q 110 S 29TH DONNA TX 78537-3635	P8300-00-008-0003-00 PRAYTOR BLK 8 LTS E50' OF LOTS 1 , 2, & 3	L: 41250 B: 15750

City of Weslaco Code Enforcement Dept.

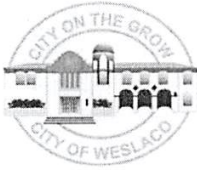
AUG 18, 2020

HINOJOSA, MIGUEL A PO BOX 1152 WESLACO TX 78599-1152	P8300-00-008-0004-00 PRAYTOR BLK 8 LTS N 50'-S150'-4 801 N PUEBLO ST	L: 20313 B: 17306
PERALES ADAN 10339 N FM 88 WESLACO TX 78599-8547	P8300-00-008-0005-00 PRAYTOR BLK 8 LT S 100'-5-6 801	L: 40625 B: 17008
WESLACO PALM PLAZA LTD 4515 SAN PEDRO AVE SAN ANTONIO TX 78212-1410	W3800-00-120-0000-02 WEST TRACT S175.2'-W381'-FT 120 A/K/A SW PART OF TR A-2 1.53AC G 310 PIKE BLVD	L: 413528 B: 394717



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

Date of Meeting: September 2, 2020	Agenda Item No. (to be assigned by PCE): V. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Ivan Garcia P.E.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Milanos Estates 2 Subdivision– being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road. Possible Action.	
Discussion/Overview: The proposed eighty-two (82) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B". Applicant has requested a variance for lot size and setbacks. Applicant must request a variance for off-site drainage and provide letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends denial.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. 20-00005

GENERAL INFORMATION

Name of Subdivision: MILANOS ESTATES PHASES 1, 2 AND 3

Location: INTERSECTION OF MILE 5 1/2 WEST AND MILE 6 1/2 ROAD

Legal Description: BEING A 76.95 ACRES TRACT OF OUT OF FARM TRACT 721 AND 720, WEST TRACT SUBDIVISION

HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Would like to reduce setbacks to the following: front to 20' or easement (whichever is greater) and rear to 10' or easement (whichever is greater)
so that the biggest mobile home available 76 feet long can fit within the lots, which is in compliance with Hidalgo County requirements.

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☒ YES ☐ NO

Describe in detail the reason for the variance request:

LOTS LESS THAN 6000 SF

MINIMUM LOT SIZE 5000 SF

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☒ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: VICTOR J. DANIEC Telephone: 956-821-7108

Address: P.O. BOX 2604 Fax: _____

City: EDINBURG State: TX Zip: 78536 E-mail: Victordaniec@hotmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: VICTOR J. DANIEC

Owner Signature:  Date: 9/8/20

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

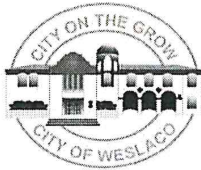
CITY OF WESLACO
956-968-3181

REC#: 02632439 5/11/2020 10:48 AM
JPER: NV TERM: 039
REF#: 11457
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
MILANOS ESTATES
101-400-1025
SUBDIVISION INSPECT 50.00CR

TENDERED: 50.00 CHECK
APPLIED: 50.00-

CHA



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. 20-00008

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: MILANOS ESTATES PHASE I SUBDIVISION

Location: INTERSECTION OF MILE 5 1/2 WEST AND MILE 6 1/2 ROAD

Legal Description: BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: AGRICULTURAL Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 88 Gross Acreage: 26.43

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: VICTOR J. DANIEC Telephone: _____

Address: P.O. BOX 2604 Fax: _____

City: EDINBURG State: TX Zip: 78536 E-mail: _____

ENGINEER INFORMATION

Name: IVAN GARCIA P.E. Telephone: (956) 380-5152

Address: 921 S. 10TH AVE. Fax: (956) 380-5152

City: EDINBURG State: TX Zip: 78539 E-mail: RIODELTA2004@YAHOO.COM

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

signed by Victor J. Davis
Paul J. Davis

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

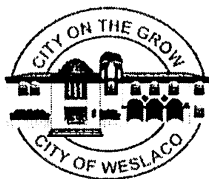
- _____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

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



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. _____

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: MILANOS ESTATES PHASE I SUBDIVISION

Location: INTERSECTION OF MILE 5 1/2 WEST AND MILE 6 1/2 ROAD

Legal Description: BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26/43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF GARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: AGRICULTURAL Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 88 Gross Acreage: 26.43

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: VICTOR J. DANIEC Telephone: _____

Address: P.O. BOX 2604 Fax: _____

City: EDINBURG State: TX Zip: 78536 E-mail: _____

ENGINEER INFORMATION

Name: IVAN GARCIA P.E. Telephone: (956) 380-5152

Address: 921 S. 10TH AVE. Fax: (956) 380-5083

City: EDINBURG State: TX Zip: 78539 E-mail: RIODELTA2004@YAHOO.COM

255 S. KANSAS AVE ■ WESLACO, TEXAS 78586-6285 ■ 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: MAGIC VALLEY ELECTRIC COOP.

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to rhinojosa@weslacotx.gov & rdelafuente@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: Victor Davila

Owner Signature: [Signature] Date: 4/8/2020

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 4/8/2020

Authorized Agent Printed Name: Ivan Garcia

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02623599 4/09/2020 3:19 PM
OPER: UBTMP TERM: 006
REF#: 1444
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
RIO DELK ENGIN
MILANDS ESTATES
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

255 S. KANSAS AVE ■ W

Revised Form December 6, 2016

CHAN

8 ■ WWW.WESLACOTX.GOV

Please do not alter this application.

Page 3

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

DATE: 4/14/20 OCCU: Subdivision
FACILITY NAME: Milano's Estates All Phases
PHYSICAL & MAILING ADDRESS: Mile 6 1/2 West by Mile 5 1/2 North

PLAN REVIEW – CHECK OFF LIST

PHONE #: _____ OWNER/MANAGER: _____

X		Approved as submitted	X	with notes		
X	X	Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.				
X	X	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).				
X	X	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)				
X	X	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically. If gated				
X	X	Shall pay appropriate fees for the following:	X	Plan review (\$75.00)	Fire alarm plan review	Fire alarm trip test
		Sprinkler system plan review		Aboveground hydro test	Underground hydro test	Suppression system trip test

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Thursday, April 23, 2020 9:36 AM
To: RIO DELTA ENGINEERING
Subject: RE: Milanos Estates Phase I
Attachments: Milanos Estates Phase I Subdivision.doc

Good Morning

Below and attached are the comments for the subdivision review. Once you have addressed all the comments please email me a revised pdf copy of the plat sheets. After all the departments have cleared the subdivision we will be able to proceed with Subdivision platting.

Fire Comments: (See attached)
Approved with comments. Please add \$75.00 fire plan review fee.

Planning Comments:

- Identify the point of commencement
- Metes and bounds description must match plan view as provided. Fix Minor Corrections on measurements
- Indicate location and size of sidewalk on paving sheet
- FYI- A Stormwater Pollution Prevention Plan (SW3P) must be submitted prior to the issuance of a notice to proceed.
- Add Plat Note: Streetlight must be located every 300 feet
- Proposed street names need to be aligned with existing streets.- submit street names to 911 addressing for approval
- All residential lots must have 6000sqft with a minimum lot width of 50 feet and a depth of no less than 100 feet.
- Add Plat Note: No permanent structures are permitted over any easements.
- Minimum Building Setback lines shall be as follows: Rear: 20 percent of the depth of the lot, but such depth need not be more than 25 feet. Proposed rear setback would require a variance request.
- Update Plat Note 15: A 5ft. sidewalk is required along exterior perimeter upon the issuance of a notice to proceed.
- Add Plat Note: A 4 ft. sidewalk is required along all streets upon the issuance of a building permit. On corner lots, the owner shall be responsible for the sidewalk along all streets adjoining the lot
- Add Plat Note: Corners lot driveways should be constructed at furthest possible point from intersections and in compliance with access management ordinance.
- Remove Plat Notes that reference OSSF, development will be tying into City Sanitary Sewer

Engineering Comments:

Plat:

- Show Phasing Breakline
- Show POC on Plat Map
- All Block Corners shall have a concrete monument, exterior block corners shall note Elevations and Coordinates.

General P&Ps

- Off-Site Water Line Callouts only show a total LF. We would like to see lengths per sheet once Construction Plans are to be released.

Sheet 4:

- Missing NG on a section around STA 19+00

- SS MH STA 10+00 does not have a call out on plan. Is this existing or proposed?

Sheet 6:

- Missing Gas Line Crossing STA 40+00
- MH Spacing to be up to 500 LF

Sanitary Sewer Layout On-Site

- Ensure SS MHs are to the top of the proposed road centerline

Storm Sewer Layout

- Ensure that any Storm Lines underneath roads are RCP and are labeled appropriately.

Public Works Comments

Missing water service details and sewer service and manhole details. DFW meter boxes with blue lids with antenna hole must be installed , composite manhole covers to be used. All valves and Hydrants must be Mueller.

Rebekah de la Fuente, CFM
Planning Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: RIO DELTA ENGINEERING <riodelta2004@yahoo.com>
Sent: Monday, April 13, 2020 10:56 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: Milanos Estates Phase I

Good morning, attached are the set of plans and drainage report. Please let us know if you need anything else.
Thanks.

Edwin Pena
Rio Delta Engineering
921 South 10th Avenue
Edinburg, TX 78539
(956) 380-5152 (phone)
(956) 380-5083 (fax)

117 Rio Vista Boulevard
Rio Grande City, TX 78582
(956) 263-1041 (phone)
(956) 263-1112 (fax)

16607 Blanco Road, Suite #1403
San Antonio, TX 78232
(210) 462-1365 (phone)

On Monday, April 13, 2020, 08:36:14 AM CDT, Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good Morning,

We are in receipt of your submittals, please submit PDF copies of the plats sheets and drainage report so we can began to route for review.

Thank you

Rebekah de la Fuente, CFM

Planning Director



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

WESLACO FIRE MARSHAL'S OFFICE
255 S. Kansas
Weslaco, Texas 78596
(956) 447-3415 Fax (956) 969-4921

DATE: 4/14/20 OCCU. CLASS: Subdivision
FACILITY NAME: Milano's Estates Phase I
PHYSICAL & MAILING ADDRESS: Mile 6 1/2 West by Mile 5 1/2 North
PHONE #: _____ OWNER/MANAGER: _____

PLAN REVIEW – CHECK OFF LIST

X		Approved as submitted	X	with notes
X	X	Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.		
X	X	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).		
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X	X	Shall pay appropriate fees for the following:	X	Plan review (\$75.00)
		Sprinkler system plan review		Aboveground hydro test
				Fire alarm plan review
				Underground hydro test
				Fire alarm trip test
				Suppression system trip test

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: April 13, 2020

TO: Albert Aldana/ Peter Hermida, Engineer III
Pete Garcia, Public Works Director/ Marcelo Cosme
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

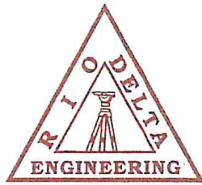
SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on Thursday, April 23, 2020 in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ **Milanoses Estates Phase I**

Please make every effort to attend or send a representative, if you or a representative is unable to attend, submit your comments in writing. Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.

Should you have any questions, please call 447-3401.



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

MILANOS ESTATES PHASE I SUBDIVISION DRAINAGE REPORT

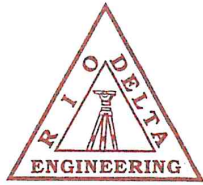
Prepared By:
Ivan Garcia P.E., R.P.L.S.

Date:
August 12, 2020



INDEX SHEET

1. COVER SHEET
2. INDEX SHEET
3. DRAINAGE REPORT
4. PROJECT LOCATION MAP
5. HYDRAULIC CALCULATIONS
6. "C" VALUES FOR METHOD
7. RAINFALL INTENSITY FOR HIDALGO COUNTY
8. FLOOD PLAIN
9. SOIL SURVEY
10. PRELIMINARY PLAT AND UTILITY & DRAINAGE LAYOUT



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT
Milanos Estates Phase I Subdivision
Master Plan
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase I Subdivision is proposed 88 lot Residential Subdivision, same being a 26.43 acres tract of land out of Farm Tracts 720 and 721, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

The subdivision is in zone "B" of the flood insurance rate, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0525 B dated: January 2, 1981.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 21.9% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 40.8% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 37.3% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

This area has been identified by Hidalgo County as having flooding issues, that will need to be addressed in order to allow this site to be developed. After careful evaluation of the existing topography and features of the site, it was determined that the existing ponding issues within the southern area of the property are caused because of the lack of an outfall or connection to the existing ditch. It is assumed that this was done on purpose with the intent of capturing as much water as possible for irrigation of the lands which are used for farming. The average existing natural ground elevation of the site along the south side of the property is 74.50, which is only 1 foot below the existing average top of ditch elevation of 75.50. The average existing centerline elevation of Mile 6 ½ West Road (Milanos/Hopper Road) at the intersection between the said drain ditch and Mile 6 ½ West Road (Milanos/Hopper Road) is also 75.50, which is the lowest point along the profile of Mile 6 ½ West Road (Milanos/Hopper Road) for this specific area between E Mile 5 North Road and W 18th Street. This small difference in elevation and the lack of an outfall/connection into the existing drain ditch along the south side of the site is enough for water to potentially pond as shown on the pictures provided to us by Hidalgo County. There are not any low areas within the site and all runoff naturally sheet flows overland in a southwesterly direction.

In addition, the site appears to be at the farthest upstream end of the existing drainage system. A connection will be made as part of this development to allow the water to drain into the existing ditch, and the potential ponding issue will most likely be completely eliminated without any risk of water backing up into the site. The existing ditch flows from east to west, and the terrain elevation also drops naturally to the west.

Finally, and in order to mitigate any potential risk of flooding for any future structures within the lots, the following general note will be added to the subdivision plat: minimum finished floor elevation shall be 6" above the center line of Mile 6 ½ West Road or 18" above top of curb in front of the center-point of the lot, whichever is greater.

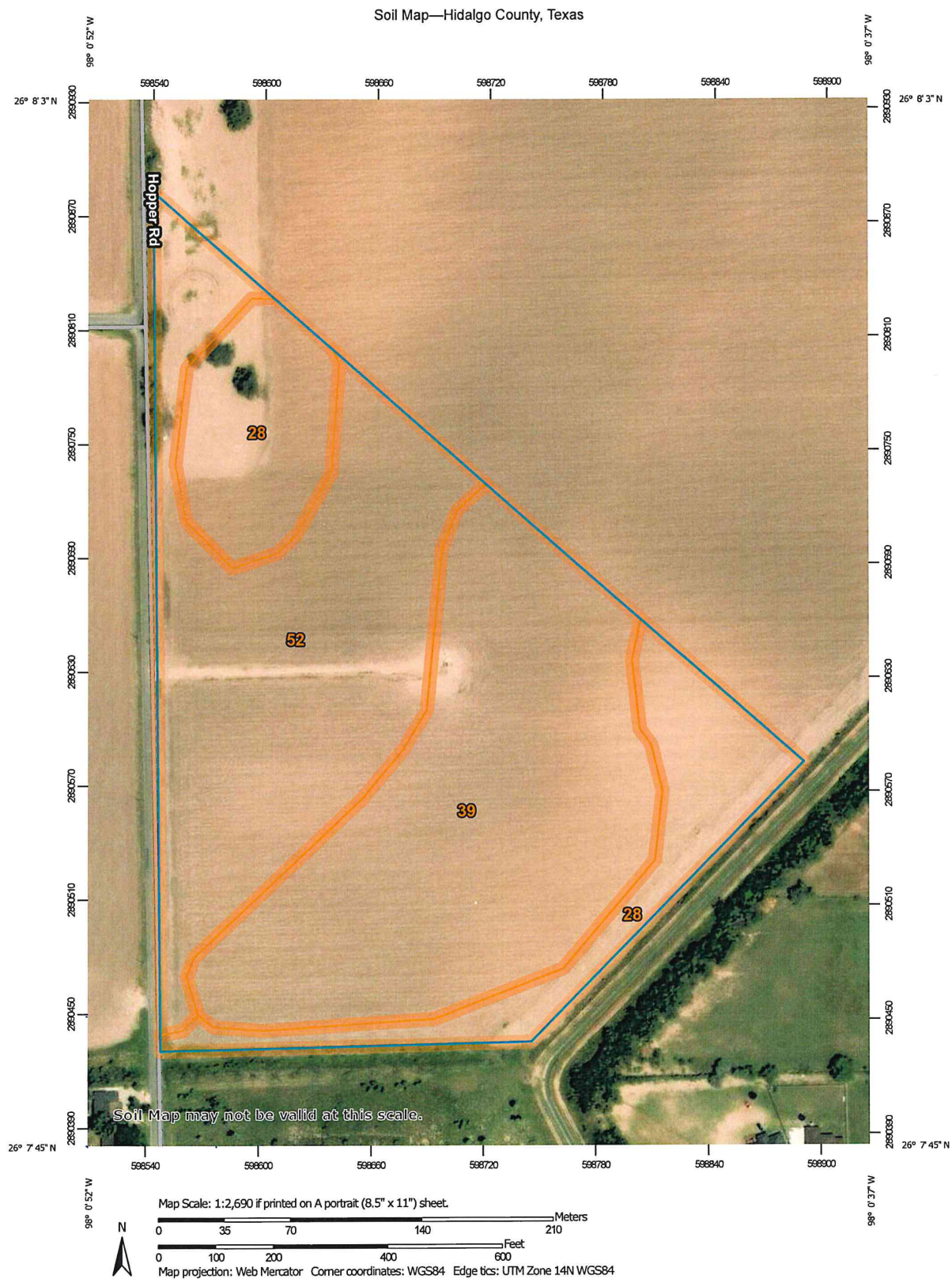
Existing runoff sheet flows overland in a southerly direction to follow the existing drainage patterns of the area in an southerly direction with outfall to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) along the south boundary of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre.

All runoff and detention for this subdivision were already accounted for in the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report approved August 12, 2020 (attached). The required detention volume for Phase I is 99,853 CF or 2.29 AC-FT as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report.

Linear detention will be provided for Phases I, II, II, and IV by improving the existing 39EXTA drain ditch section as required during the construction of Phase I as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report. Storm waters will be collected by an on-site collection system and routed to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) along the south boundary of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
<u>Hector Garcia</u>	<u>8/14/20</u>
H.C.D.D. NO. 1	DATE



Soil Map—Hidalgo County, Texas

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

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

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019

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.

Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	5.0	21.9%
39	Mercedes clay, 0 to 1 percent slopes	9.3	40.8%
52	Raymondville clay loam, 0 to 1 percent slopes	8.5	37.3%
Totals for Area of Interest		22.8	100.0%

Map Unit Description

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

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

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

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

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

Map Unit Description---Hidalgo County, Texas

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxxv1

Elevation: 20 to 500 feet

Map Unit Description---Hidalgo County, Texas

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces

Map Unit Description---Hidalgo County, Texas

Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Racombes

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

Willacy

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

39—Mercedes clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dblk
Elevation: 10 to 150 feet
Mean annual precipitation: 24 to 34 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Mercedes

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 19 inches: clay
H2 - 19 to 57 inches: clay
H3 - 57 to 65 inches: clay

Map Unit Description---Hidalgo County, Texas

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Gypsum, maximum in profile: 10 percent
Salinity, maximum in profile: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 12.0
Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: Saline Clay (R083DY015TX)
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Raymondville

Setting

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

Map Unit Description---Hidalgo County, Texas

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam

H2 - 15 to 43 inches: clay loam

H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 10 percent

Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 8.0

Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: Clay Loam (R083DY025TX)

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 18, Sep 12, 2019

Component Legend---Hidalgo County, Texas

Component Legend

This report presents general information about the map units and map unit components in the selected area. It shows map unit symbols and names and the components in each map unit. It also shows the percent of the components in the map units, the kind of component, and the slope range of each component.

Report—Component Legend

Component Legend—Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0
39—Mercedes clay, 0 to 1 percent slopes	9,471						
		85	Mercedes	Series	0.0	0.5	1.0
52—Raymondville clay loam, 0 to 1 percent slopes	37,287						
		85	Raymondville	Series	0.0	0.5	1.0

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019

Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References:

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

Engineering Properties---Hidalgo County, Texas

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

Report—Engineering Properties

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

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>											
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85 B		0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	85 D		0-19	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	55-66-76	32-41-49
			19-57	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	50-63-76	32-41-49
			57-65	Clay	CH, CL	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	48-62-76	32-41-49

Engineering Properties—Hidalgo County, Texas

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

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019

Physical Soil Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Physical Soil Properties---Hidalgo County, Texas

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

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

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

Reference:

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

Physical Soil Properties—Hidalgo County, Texas

Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5- 2.7- 5.0	1.0-1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	0-19	-22-	-28-	40-50- 60	1.35-1.45 -1.55	0.01-0.21-0.42	0.12-0.15-0.18	9.0-17.0-25.0	1.0-2.0- 3.0	.17	.17	5	4	86
	19-57	-18-	-29-	45-53- 60	1.35-1.48 -1.60	0.01-0.21-0.42	0.09-0.12-0.15	9.0-17.0-25.0	0.1- 0.6- 1.0	.24	.24			
	57-65	-22-	-28-	40-50- 60	1.40-1.55 -1.70	0.01-0.21-0.42	0.06-0.13-0.20	9.0-17.0-25.0	0.1- 0.6- 1.0	.24	.24			



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/3/2020
Page 4 of 5

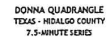
Physical Soil Properties—Hidalgo County, Texas

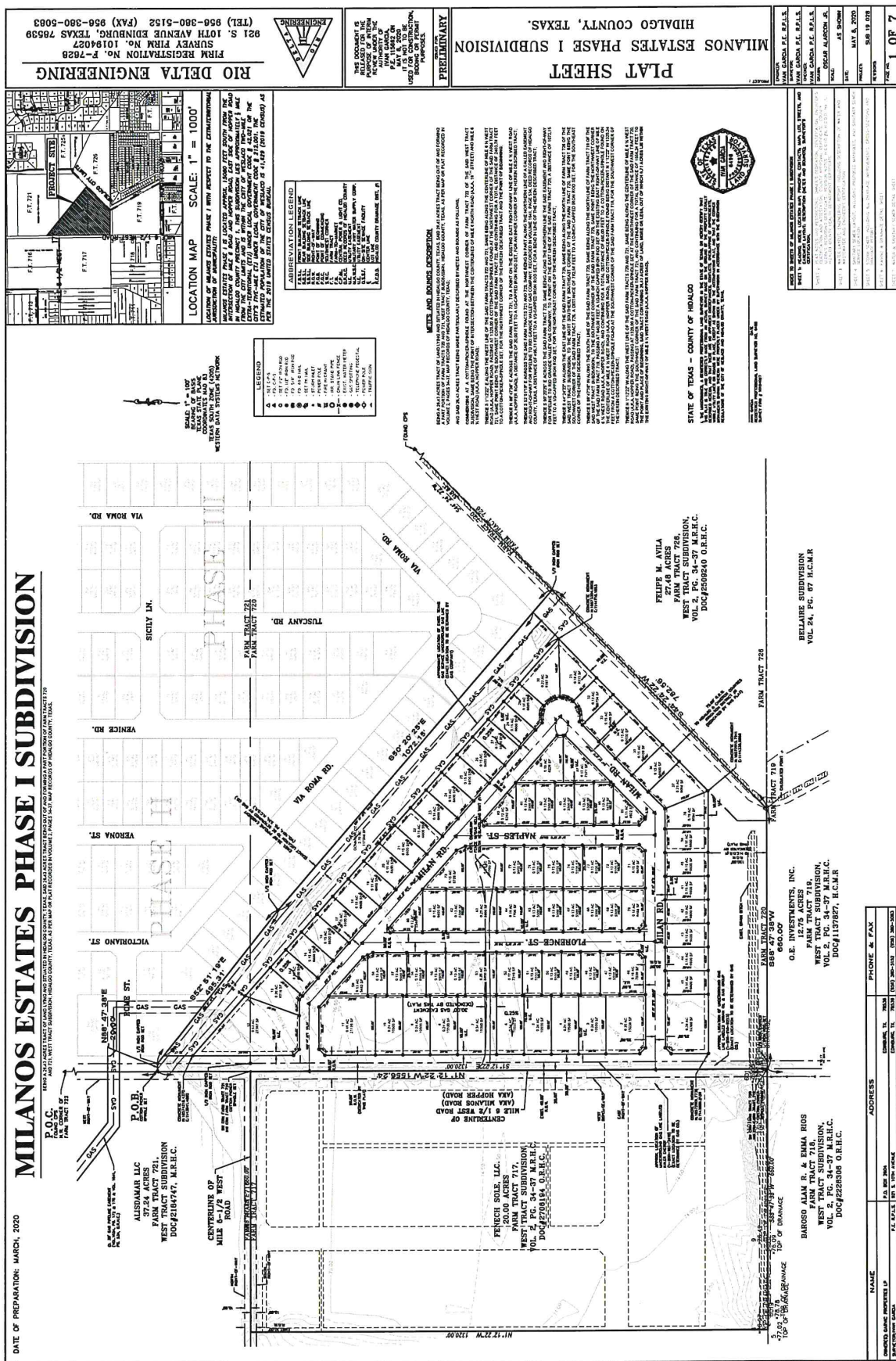
Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
52— Raymondville clay loam, 0 to 1 percent slopes	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0. 18	6.0- 7.5- 8.9	1.0- 2.0- 3.0	.28	.28	5	4	86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.5- 0.8- 1.0	.28	.28			
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.1- 0.3- 0.5	.28	.28			

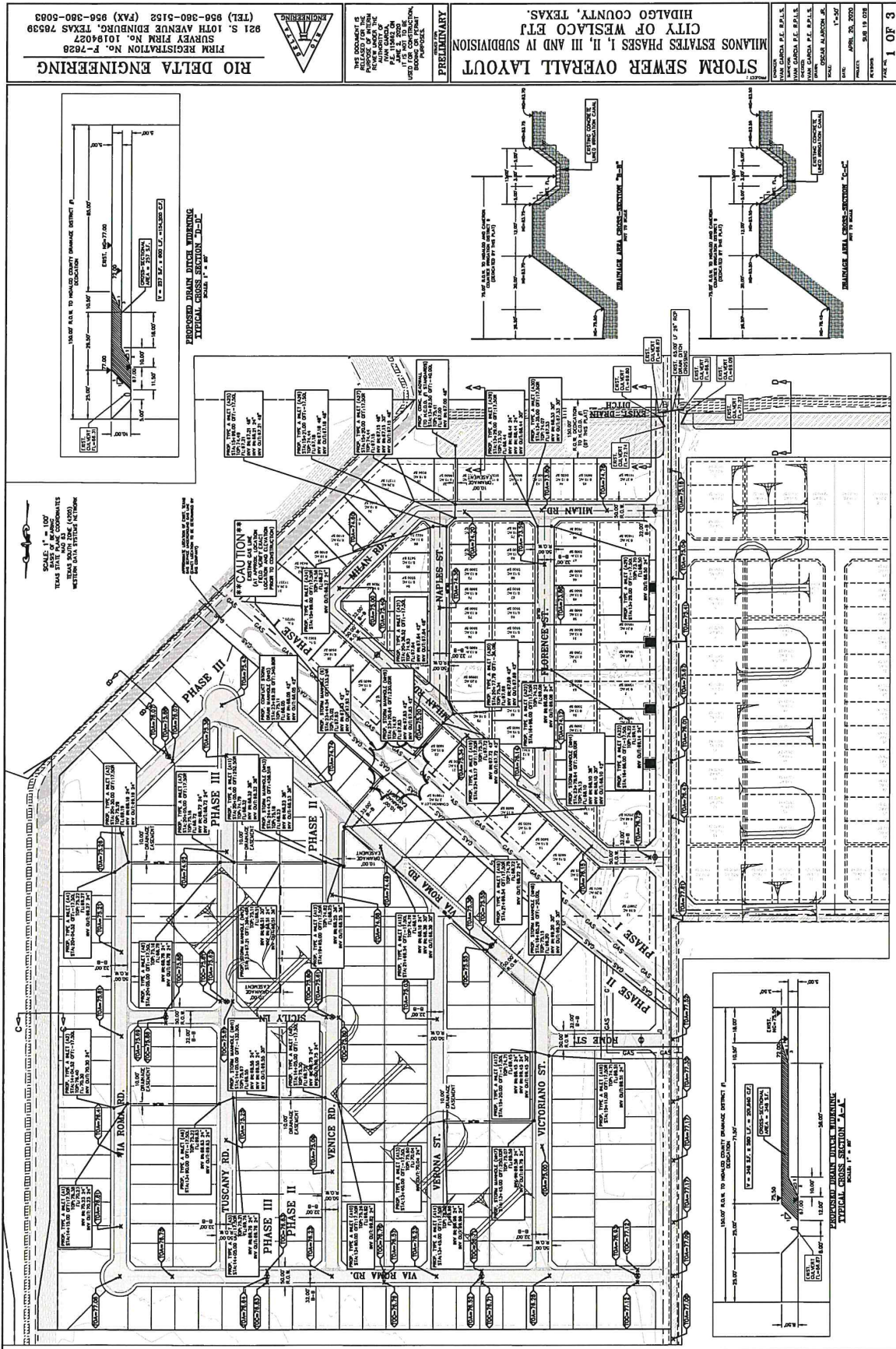
Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019











Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 2, 2020	Agenda Item No. (to be assigned by PCE): V. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Meldan & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Airport Heights being 27.080 acre Tract of land of Farm Tract 21 & 22, Block 135, West and Adams Tract Subdivision, Hidalgo County, and Texas located approximately on the North corner of Airport and Business 83. Possible Action.	
Discussion/Overview: The proposed seventy-two (72) lot subdivision is inside 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 services through an 8" sewer line. The property is within a Flood Zone "X". Owner was granted a setback variance to allow a 10 ft rear setback. Applicant is requesting a variance for off-site drainage, and we have received letters of support from HCCID and HCDD.	
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.	



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: AIRPORT HEIGHTS SUBDIVISION

Location: Just North of Hwy. 83 and East of Airport Drive, Weslaco, Texas

Legal Description: 27.080 Ac of land, being part of Farm Tracts 21 & 22, Bk 135 of the West of Adams Tracts conveyed to Lynn Jones Farms, Inc. in Warranty Deed recorded in Vol. 2328, Pg. 673, Hidalgo County Map

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Request a rear yard variance from the required minimum of 20 feet from alley for carport to a 10-foot variance.

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Off-site Drainage

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Lynn Jones Farms, Inc. Telephone: 956.571.0484 Blake J. Box
Address: 1600 Bellewood Lane Fax: _____
City: Canyon Lake State: Texas Zip: 78133 E-mail: blakejbox@aztecre.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Gregory L. Jones

Owner Signature:  Date: 6/26/2020

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

August 21, 2020

Mike R. Perez
City Manager
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: AIRPORT HEIGHTS SUBDIVISION

Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Airport Heights Subdivision, Fred Kurth, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCCID No. 9 ditch. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing drainage ditch along the north of the subdivision and dedicating 75.0 feet of right of way from the centerline of the drain.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

A blue ink signature of Omar Cano, written in a cursive style.

Omar Cano, PE, SIT, CFM
District Engineer III

CC: Mr. Raul E. Segin, PE CFM – Hidalgo County Drainage District General Manager

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9general@hccid9.org



RANDALL WINSTON P.E.
General Manager

JUDY BEALL
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

August 24th, 2020

Mr. Fred Kurth, P.E.
Melden & Hunt, Inc.
115 West McIntyre
Edinburg, Texas 78541

RE: Airport Heights Subd. Drainage and Detention

Good morning Mr. Kurth:

I have received your revised cross sections and calculations dated 8/24/2020 for the Airport Heights Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

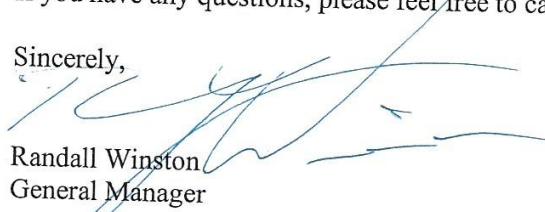
HCCID #9 does not object to storing the mandated 50 year detention within the Proposed ditch as shown on the cross sections. This Ditch will require the following:

1. The Eastern properties will be required to dedicate the additional 75' ROW for drainage prior to discharging.
2. The Proposed Ditch will require outlet controls going into the existing ditch North of the Proposed Subd.
3. Discharge permit will be required.

The maintenance of this section is within the City Limits of Weslaco and will be by their personnel. Please verify final design of with Mr. Albert Adana, P.E., City Engineer with the City of Weslaco.

If you have any questions, please feel free to call.

Sincerely,


Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

DRAINAGE STATEMENT

Airport Heights Subdivision

Job No.: 20068.00

Date: June 10, 2020

Revised: June 24, 2020

Airport Heights Subdivision is a subdivision of 27.080 acres out of Farm Tracts 21 and 22, Block 135 of the West and Adams Tracts and out of an abandoned canal right-of-way of Llano Grande Grant, City of Weslaco, Hidalgo County, Texas. The property is located along the east side of S. Airport Drive and approximately 774 feet north of Business Highway 83. This property is being proposed as a 73-Lot subdivision as a four-plex development. The property is currently open and is located in Zone "X" Unshaded in FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Map Revised June 6, 2000. Zone "X" Unshaded is defined as "areas determined to be outside 500-year floodplain." The property is also located in Zone "C" in FEMA's Flood Insurance Rate Map, Community Panel No. 480349 0005 B, Map Revised March 4, 1980. Zone "C" is defined as "areas of minimal flooding."

The soil is (28) Hidalgo sandy clay loam, (48) Racombes sandy clay loam, (70) Willacy fine sandy loam, and (72) Willacy-Urban land complex, which are all 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 is by surface flow in a southeasterly direction and has a runoff of 9.61 c.f.s. during the 10-year storm frequency, as per the attached calculations. Proposed runoff after development is 66.63 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 57.02 c.f.s.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in the subdivision will not be increased from the 10-year rainfall event during the 50-year rainfall event due to the improvements in this subdivision. Therefore, as per attached calculations, the required 222,952 cubic feet (5.118 Ac.-Ft.) of detention will be provided within a proposed detention ditch with a design capacity of 228,150 cubic feet (5.237 Ac.-Ft.). The proposed drainage system shall consist of surface runoff into a proposed drainage system with storm pipe sizes ranging from 24" to 30" that will discharge into a proposed 55.0' wide detention ditch that will ultimately discharge into a canal owned and maintained by Hidalgo County and Cameron Irrigation District No. 9. The drainage and detention plan will be reviewed by the City of Weslaco Planning Department prior to issuance of the building permit.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☒ OTHER	
H.C.D. NO. <u>HCCID9</u>	
DATE <u>6/30/20</u>	

By:

Fred L. Kurth, P.E.
President

Date



DRAINAGE REPORT

PROJECT NAME: **Airport Heights**
PROJECT NUMBER: **20068**
DATE: **June 3, 2020**

I. Existing Condition

Ex. Area: **1179589.53 sf**
27.08 ac
Imp. Area: **0 sf**
% Imp. : **0.00**
Slope : **0.51 %**
tc : **139.67 min**
Rainfall Intensity (10yr) **1.774 in/hr**
c factor **0.200**
Q peak existing condition: **9.61 cfs**

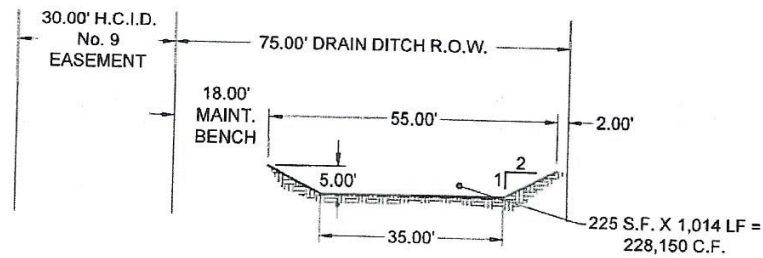
II. Future Condition

Future area: **1179589.53 sf**
27.08 ac
Estimated Imp. Area: **94360 sf**
% Imp. : **0.08**
Slope : **1.00 %**
tc : **56.73 min**
Rainfall Intensity (50yr) **4.297 in/hr**
c factor **0.573**
Q future cond. = $Aci = i * = 66.63 * 0.57$
15.50704 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	210.43	63129	9.61	2883	60246
10	0.17	10.83	167.86	100718	9.61	5766	94952
15	0.25	9.10	141.15	127031	9.61	8649	118381
20	0.33	7.91	122.63	147156	9.61	11533	135623
25	0.42	7.03	108.94	163405	9.61	14416	148990
30	0.50	6.34	98.36	177050	9.61	17299	159751
35	0.58	5.80	89.89	188778	9.61	20182	168596
40	0.67	5.35	82.96	199110	9.61	23065	176045
45	0.75	4.98	77.16	208340	9.61	25948	182392
50	0.83	4.66	72.23	216695	9.61	28832	187864
60	1.00	4.14	64.26	231340	9.61	34598	196742
90	1.50	3.16	49.06	264947	9.61	51897	213050
120	2.00	2.60	40.26	289845	9.61	69196	220649
180	3.00	1.95	30.25	326746	9.61	103794	222952
240	4.00	1.59	24.61	354379	9.61	138392	215987

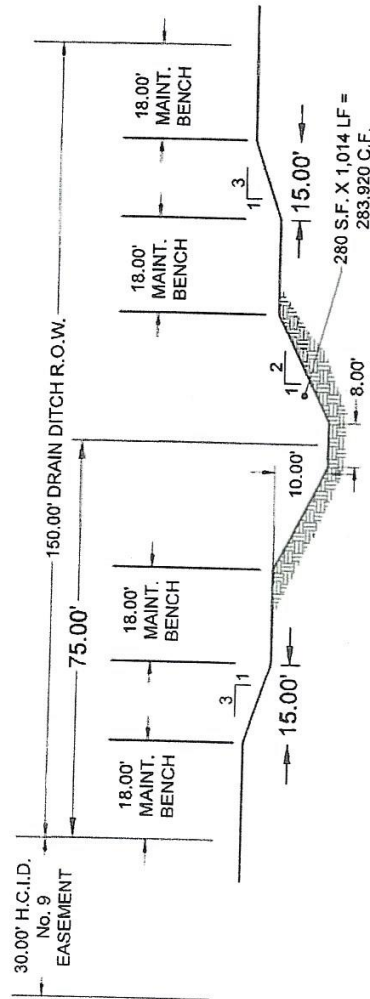
Storage Required: **222952 cf**
Storage Required: **5.118 Ac.-Ft.**
w/ release rate of: **9.61 cfs**
Storage per lot: **222952 cf per lot**
Storage / Ac. Development: **0.189 Ac.Ft. per Ac.**





GENERAL DETENTION DITCH CROSS SECTION
SCALE: 1" = 30'

Y:\Land Development\Residential\Weslaco\20058 - Airport Heights Subd (Crickson Construction)\Aulicad files\Airport Heights.dwg, 10-Storm, 8/21/2020 2:54:01 PM, Reyes



FUTURE DITCH CROSS SECTION
SCALE: 1" = 30'



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: AIRPORT HEIGHTS SUBDIVISION

Location: Just North of Hwy. 83 and East of Airport Drive, Weslaco, Texas

Legal Description: 27.080 Ac of land, being part of Farm Tracts 21 & 22, Bk 135 of the West of Adams Tracts conveyed to Lynn Jones Farms, Inc. in Warranty Deed recorded in Vol. 2328, Pg. 673, Hidalgo County Map Records, Hidalgo County, Texas.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 One Family Dwelling

Existing Land Use: Open Space/Agriculture Proposed Land Use: R-2 Duplex & Apartments

Number of Lots Proposed: 72 Gross Acreage: 27.080 Ac

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Lynn Jones Farms, Inc. Telephone: 956.571-0484 Blake J. Box

Address: 1600 Bellewood Lane

Fax: _____

City: Canyon Lake State: Texas Zip: 78133 E-mail: blakejbox@aztecre.com

ENGINEER INFORMATION

Name: Fred Kurth, P.E., R.P.L.S. - Melden and Hunt, Inc. Telephone: 956.381.0981

Address: 115 W. McIntyre Street

Fax: 956.381.1839

City: Edinburg State: Texas Zip: 78541 E-mail: fkurth@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 <u>TBD</u>	☒ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility
--	---	---

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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: Lynn Jones Farms Inc.

Owner Signature: [Signature] Date: 6/5/2020

Fred L. Kurth with Melden and Hunt, Inc. is the authorized agent

Authorized Agent Signature: [Signature] Date: _____

Authorized Agent Printed Name: Fred L. Kurth

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: _____

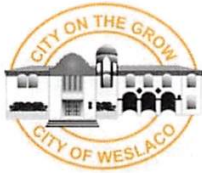
City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

Rcpt # 2651775



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: AIRPORT HEIGHTS SUBDIVISION

Location: Just North of Hwy. 83 and East of Airport Drive, Weslaco, Texas

Legal Description: 27.080 Ac of land, being part of Farm Tracts 21 & 22, Bk 135 of the West of Adams Tracts conveyed to Lynn Jones Farms, Inc. in Warranty Deed recorded in Vol. 2328, Pg. 673, Hidalgo County Map

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Request a rear yard variance from the required minimum of 20 feet from alley for carport to a 10-foot variance.

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Lynn Jones Farms, Inc. Telephone: 956.571.0484 Blake J. Box

Address: 1600 Bellewood Lane Fax: _____

City: Canyon Lake State: Texas Zip: 78133 E-mail: blakejbox@aztecre.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Gregory L. Jones

Owner Signature:  Date: 6/26/2020

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02649701 7/06/2020 11:55 AM
OPER: vm TERM: 041
REF#: 16417
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
AIRPORT HEIGHTS
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

CHANGE: 0.00

*Approved
mailed to
Rebekah
7-1-2020*

FIRM NAME: MELDEN & HUNT, INC. – #F1435

TITLE: AIRPORT HEIGHTS SUBDIVISION

PREPARED BY: FRED L. KURTH, P.E.

DATE: June 10, 2020 Revised: June 24, 2020



*Fred L. Kurth
6-24-20*

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Weighted “C” Calculation**
- 4. Runoff Coefficients**
- 5. Location Map**
- 6. Subdivision Plat**
- 7. Drainage Layout**
- 8. USGS Topographical Map**
- 9. Rainfall Intensity Table**
- 10. Street Velocities & Capacities Flowing Curb Full Table**
- 11. USDA Soils Map**
- 12. USDA Soils Legend & Description**
- 13. FEMA FIRM with site location**



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

DRAINAGE STATEMENT

Airport Heights Subdivision

Job No.: 20068.00

Date: June 10, 2020

Revised: June 24, 2020

Airport Heights Subdivision is a subdivision of 27.080 acres out of Farm Tracts 21 and 22, Block 135 of the West and Adams Tracts and out of an abandoned canal right-of-way of Llano Grande Grant, City of Weslaco, Hidalgo County, Texas. The property is located along the east side of S. Airport Drive and approximately 774 feet north of Business Highway 83. This property is being proposed as a 73-Lot subdivision as a four-plex development. The property is currently open and is located in Zone "X" Unshaded in FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Map Revised June 6, 2000. Zone "X" Unshaded is defined as "areas determined to be outside 500-year floodplain." The property is also located in Zone "C" in FEMA's Flood Insurance Rate Map, Community Panel No. 480349 0005 B, Map Revised March 4, 1980. Zone "C" is defined as "areas of minimal flooding."

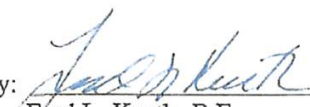
The soil is (28) Hidalgo sandy clay loam, (48) Racombes sandy clay loam, (70) Willacy fine sandy loam, and (72) Willacy-Urban land complex, which are all in Hydrologic Group "B". Soil Group "B" is moderately pervious with a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is by surface flow in a southeasterly direction and has a runoff of 9.61 c.f.s. during the 10-year storm frequency, as per the attached calculations. Proposed runoff after development is 66.63 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 57.02 c.f.s.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in the subdivision will not be increased from the 10-year rainfall event during the 50-year rainfall event due to the improvements in this subdivision. Therefore, as per attached calculations, the required 222,952 cubic feet (5.118 Ac.-Ft.) of detention will be provided within a proposed detention ditch with a design capacity of 228,150 cubic feet (5.237 Ac.-Ft.). The proposed drainage system shall consist of surface runoff into a proposed drainage system with storm pipe sizes ranging from 24" to 30" that will discharge into a proposed 55.0' wide detention ditch that will ultimately discharge into a canal owned and maintained by Hidalgo County and Cameron Irrigation District No. 9. The drainage and detention plan will be reviewed by the City of Weslaco Planning Department prior to issuance of the building permit.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☒ OTHER	
H.C.D.D. NO. <u>HCCID9</u>	
DATE <u>6/30/20</u>	

By:


Fred L. Kurth, P.E.
President

Date

6-24-20



DRAINAGE REPORT

PROJECT NAME: **Airport Heights**
PROJECT NUMBER: **20068**
DATE: **June 3, 2020**

I. Existing Condition

Ex. Area: **1179589.53** sf
27.08 ac
Imp. Area: **0** sf
% Imp. : **0.00**
Slope : **0.51** %
tc : **139.67** min
Rainfall Intensity (10yr) 1.774 in/hr
c factor 0.200
Q peak existing condition: 9.61 cfs

II. Future Condition

Future area: 1179589.53 sf
27.08 ac
Estimated Imp. Area: **94360** sf
% Imp. : **0.08**
Slope : **1.00** %
tc : **56.73** min
Rainfall Intensity (50yr) 4.297 in/hr
c factor 0.573
Q future cond. = $Aci = i^*$ = 66.63 * 0.57
15.50704 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	210.43	63129	9.61	2883	60246
10	0.17	10.83	167.86	100718	9.61	5766	94952
15	0.25	9.10	141.15	127031	9.61	8649	118381
20	0.33	7.91	122.63	147156	9.61	11533	135623
25	0.42	7.03	108.94	163405	9.61	14416	148990
30	0.50	6.34	98.36	177050	9.61	17299	159751
35	0.58	5.80	89.89	188778	9.61	20182	168596
40	0.67	5.35	82.96	199110	9.61	23065	176045
45	0.75	4.98	77.16	208340	9.61	25948	182392
50	0.83	4.66	72.23	216695	9.61	28832	187864
60	1.00	4.14	64.26	231340	9.61	34598	196742
90	1.50	3.16	49.06	264947	9.61	51897	213050
120	2.00	2.60	40.26	289845	9.61	69196	220649
180	3.00	1.95	30.25	326746	9.61	103794	222952
240	4.00	1.59	24.61	354379	9.61	138392	215987

Storage Required: 222952 cf
Storage Required: 5.118 Ac.-Ft.
w/ release rate of: 9.61 cfs
Storage per lot: **222952** cf per lot
Storage / Ac. Development: 0.189 Ac.Ft. per Ac.



Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	750695.75	17.234	9.478
Business Districts:	0.75	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	110161.76	2.529	0.759
Grassland	0.25	88159.06	2.024	0.506
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.9	230572.96	5.293	4.764
Concrete	0.75	0	0.000	0.000
Drives and walks	0.9	0	0.000	0.000
Total:		1,179,590	27.080	15.507
Weighted "c":			0.573	

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

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)

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

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)

H.C.D.D. No. 1 "c" values for Rational Method	
Type of Drainage Area	Runoff Coefficient "c"
Residential	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.3
Single Family (Lots greater than 1/2 acre)	0.25
Multi-Family (Less than 20 DU / AC)	0.45
Multi-Family (Greater than 20 DU / AC)	0.55
Business Districts:	0.7
Industrial	
Light areas	0.5
Heavy areas	0.6
Railroad yard areas	0.2
Parks, cemeteries	0.1
Unimproved Areas	
Bare Surface	0.3
Grassland	0.25
Cultivated	0.2
Woodlands	0.15
Streets	
Asphalt	0.7
Concrete	0.75
Drives and walks	0.75

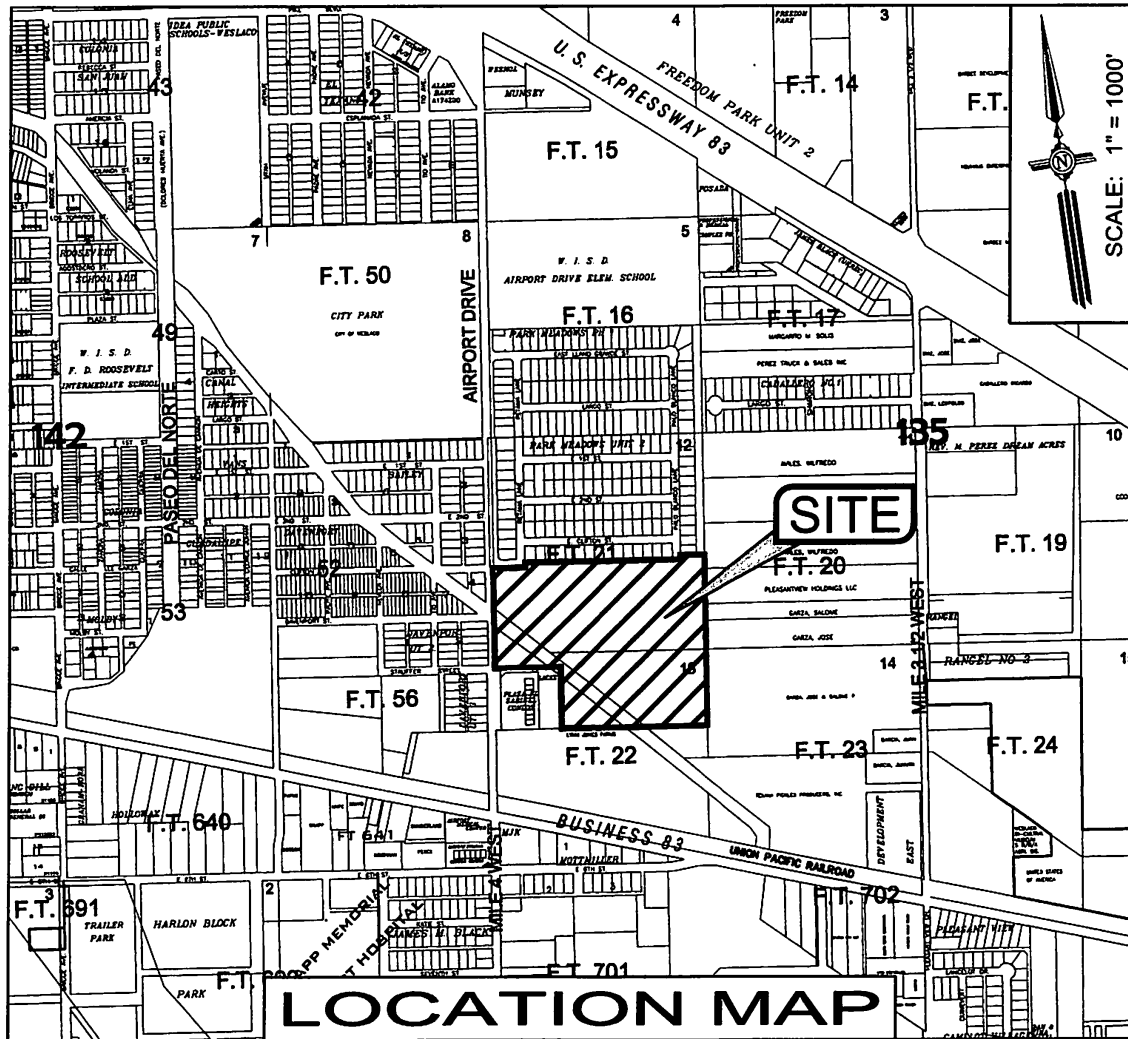
$$C_w = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{total}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

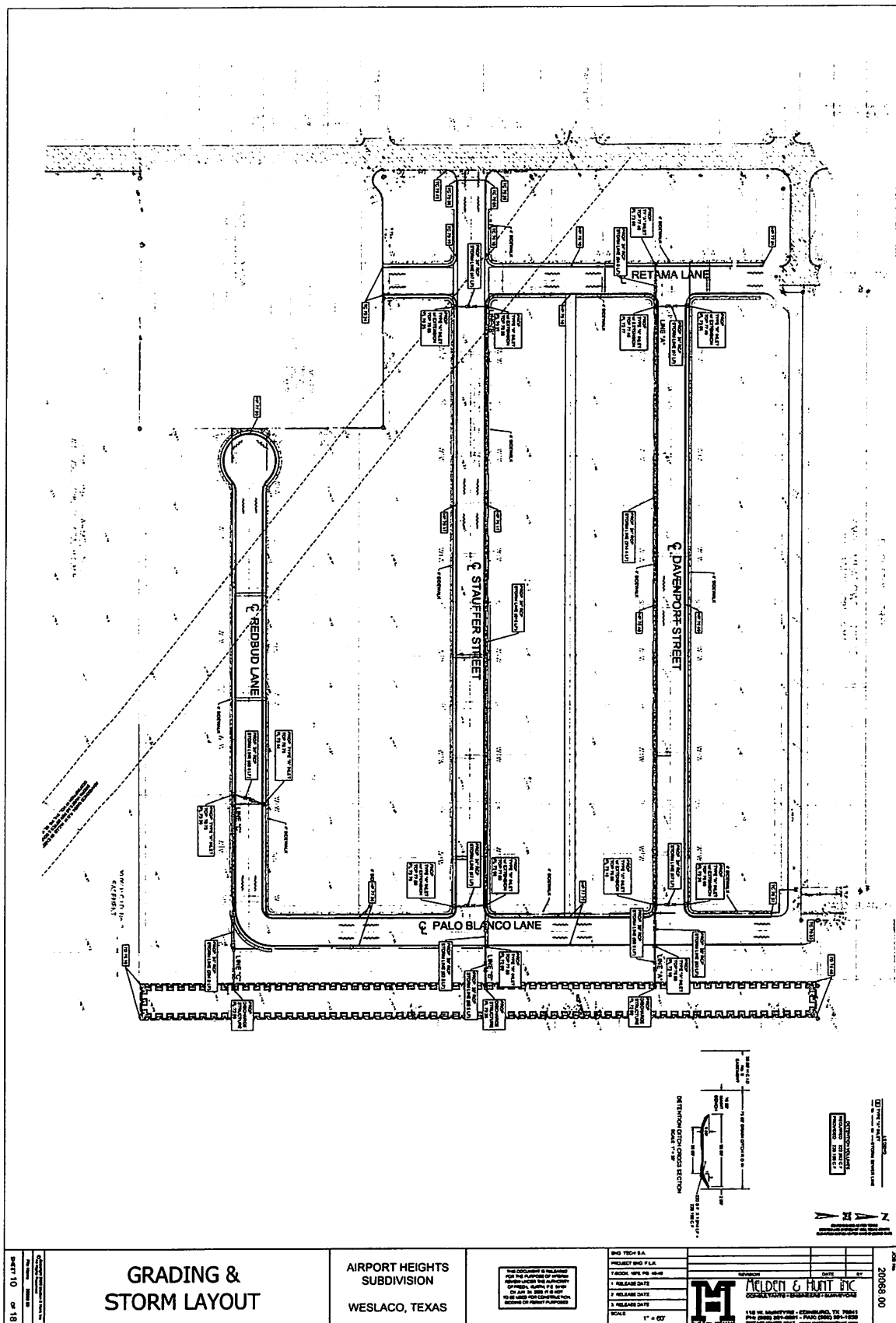
C_n = Runoff Coefficient n-th term

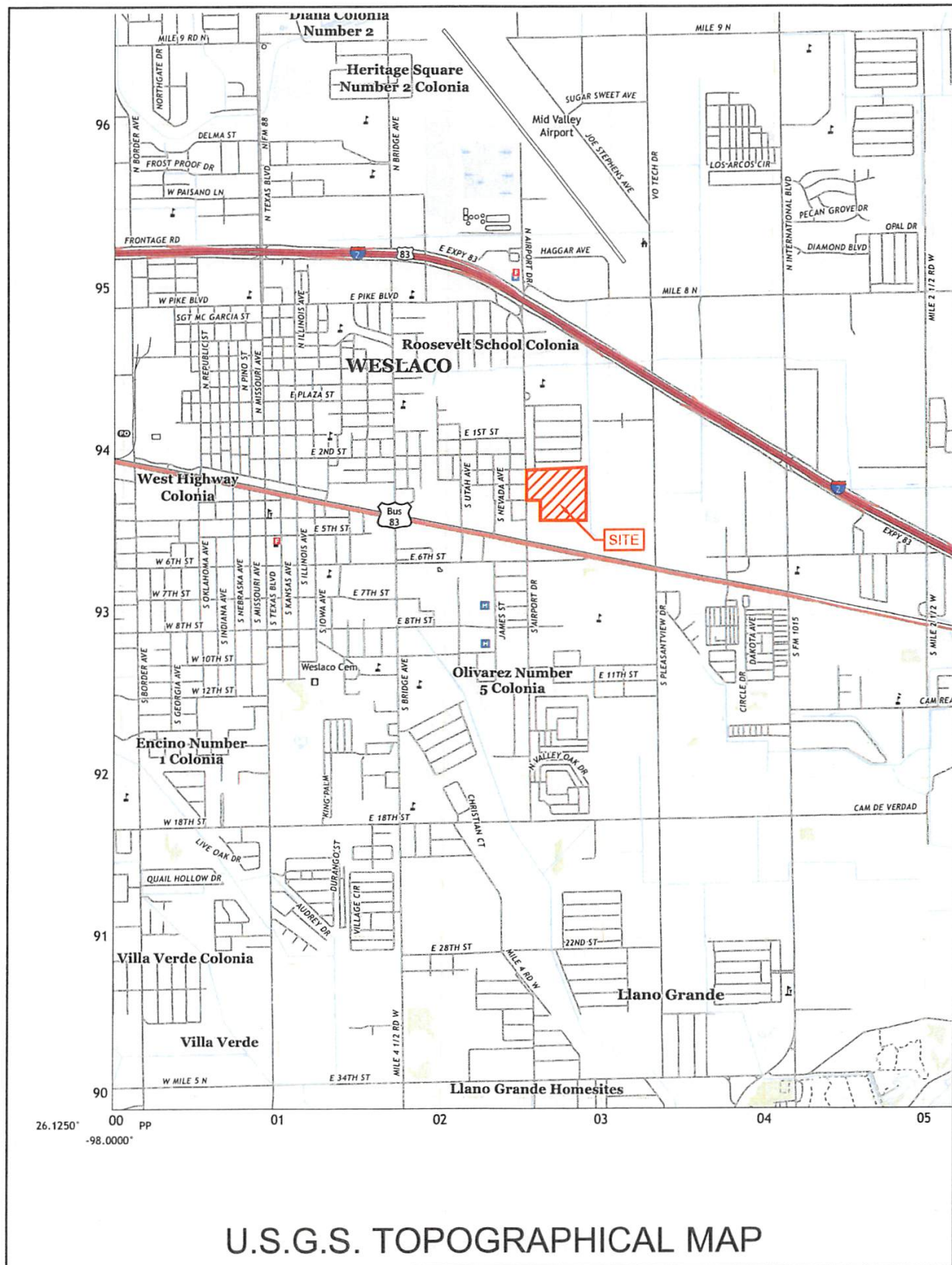
A_n = Area of n-th term

A_{total} = Total Area (acres)



AIRPORT HEIGHTS SUBDIVISION





Appendix 1.0 **HIDALGO COUNTY RAINFALL INTENSITY TABLES**

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

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

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.	TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952	36	3.095	3.866	4.486	5.189	5.701	6.098
2	9.653	11.721	13.281	15.215	16.210	16.793	37	3.040	3.799	4.410	5.103	5.608	6.001
3	9.012	10.950	12.426	14.244	15.204	15.797	38	2.986	3.735	4.337	5.019	5.519	5.908
4	8.458	10.286	11.687	13.405	14.333	14.929	39	2.935	3.673	4.267	4.939	5.433	5.817
5	7.974	9.706	11.042	12.671	13.570	14.165	40	2.886	3.614	4.199	4.861	5.350	5.730
6	7.546	9.194	10.472	12.023	12.895	13.487	41	2.838	3.557	4.134	4.786	5.270	5.646
7	7.167	8.740	9.966	11.447	12.294	12.881	42	2.793	3.501	4.071	4.714	5.193	5.565
8	6.827	8.334	9.512	10.930	11.755	12.336	43	2.748	3.448	4.010	4.644	5.118	5.487
9	6.520	7.968	9.103	10.464	11.268	11.841	44	2.706	3.396	3.951	4.577	5.046	5.411
10	6.243	7.636	8.732	10.042	10.825	11.391	45	2.665	3.346	3.895	4.511	4.976	5.337
11	5.990	7.334	8.394	9.656	10.421	10.979	46	2.625	3.298	3.840	4.448	4.908	5.266
12	5.758	7.058	8.084	9.303	10.051	10.601	47	2.586	3.251	3.786	4.387	4.843	5.197
13	5.546	6.804	7.799	8.978	9.710	10.252	48	2.549	3.206	3.735	4.328	4.779	5.130
14	5.350	6.569	7.536	8.678	9.395	9.928	49	2.513	3.162	3.685	4.270	4.717	5.065
15	5.169	6.353	7.293	8.400	9.102	9.628	50	2.477	3.120	3.636	4.215	4.658	5.002
16	5.000	6.151	7.067	8.142	8.831	9.348	51	2.443	3.078	3.589	4.161	4.600	4.941
17	4.843	5.964	6.856	7.902	8.577	9.087	52	2.410	3.038	3.543	4.108	4.543	4.881
18	4.697	5.789	6.659	7.677	8.340	8.842	53	2.378	2.999	3.499	4.057	4.488	4.824
19	4.560	5.625	6.475	7.466	8.117	8.612	54	2.347	2.962	3.456	4.007	4.435	4.767
20	4.432	5.472	6.302	7.268	7.908	8.396	55	2.317	2.925	3.414	3.959	4.383	4.713
21	4.311	5.327	6.139	7.082	7.711	8.192	56	2.288	2.889	3.373	3.912	4.333	4.659
22	4.198	5.191	5.985	6.906	7.525	8.000	57	2.259	2.854	3.333	3.867	4.284	4.608
23	4.090	5.062	5.840	6.740	7.349	7.817	58	2.231	2.821	3.295	3.822	4.236	4.557
24	3.989	4.941	5.703	6.583	7.183	7.644	59	2.204	2.788	3.257	3.779	4.189	4.508
25	3.893	4.825	5.572	6.434	7.025	7.480	60	2.178	2.756	3.220	3.737	4.144	4.460
26	3.802	4.716	5.449	6.293	6.875	7.324	65	2.056	2.607	3.050	3.541	3.933	4.237
27	3.715	4.612	5.331	6.158	6.732	7.176	70	1.948	2.475	2.899	3.368	3.745	4.038
28	3.633	4.513	5.220	6.030	6.596	7.034	75	1.852	2.358	2.765	3.212	3.577	3.860
29	3.554	4.419	5.113	5.908	6.467	6.899	80	1.765	2.252	2.643	3.073	3.426	3.699
30	3.480	4.329	5.011	5.792	6.343	6.769	85	1.688	2.156	2.533	2.946	3.289	3.554
31	3.408	4.244	4.914	5.680	6.224	6.646	90	1.617	2.069	2.434	2.831	3.164	3.421
32	3.340	4.161	4.821	5.574	6.111	6.527	95	1.552	1.990	2.342	2.726	3.050	3.299
33	3.275	4.083	4.732	5.472	6.002	6.413	100	1.493	1.917	2.258	2.629	2.944	3.187
34	3.212	4.008	4.646	5.374	5.897	6.304	105	1.439	1.850	2.181	2.540	2.847	3.083
35	3.152	3.935	4.564	5.280	5.797	6.199	110	1.389	1.788	2.109	2.457	2.757	2.988

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

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.) **HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)**

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

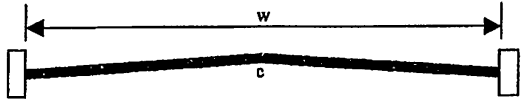
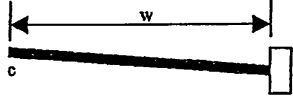
$$\text{formula } I = b/(t_c + d)^e$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.	TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898	290	0.647	0.860	1.031	1.209	1.384	1.514
120	1.299	1.677	1.981	2.309	2.596	2.815	295	0.639	0.849	1.018	1.193	1.367	1.496
125	1.259	1.628	1.924	2.242	2.523	2.737	300	0.630	0.838	1.005	1.178	1.350	1.478
130	1.221	1.581	1.870	2.180	2.455	2.665	305	0.622	0.828	0.992	1.164	1.334	1.460
135	1.186	1.537	1.819	2.122	2.391	2.596	310	0.614	0.817	0.980	1.150	1.319	1.444
140	1.153	1.496	1.771	2.067	2.331	2.532	315	0.606	0.807	0.969	1.136	1.303	1.427
145	1.122	1.457	1.727	2.015	2.274	2.471	320	0.598	0.797	0.957	1.123	1.288	1.411
150	1.093	1.421	1.684	1.966	2.220	2.413	325	0.591	0.788	0.946	1.110	1.274	1.395
155	1.065	1.386	1.644	1.919	2.169	2.359	330	0.583	0.779	0.935	1.097	1.260	1.380
160	1.039	1.354	1.606	1.876	2.121	2.307	335	0.576	0.770	0.924	1.085	1.246	1.365
165	1.014	1.323	1.570	1.834	2.075	2.258	340	0.570	0.761	0.914	1.073	1.233	1.351
170	0.991	1.293	1.536	1.794	2.032	2.211	345	0.563	0.752	0.904	1.061	1.220	1.337
175	0.968	1.265	1.504	1.757	1.990	2.167	350	0.556	0.744	0.894	1.050	1.207	1.323
180	0.947	1.239	1.473	1.721	1.951	2.124	355	0.550	0.736	0.885	1.039	1.195	1.309
185	0.927	1.213	1.443	1.686	1.913	2.084	360	0.544	0.728	0.875	1.028	1.182	1.296
190	0.907	1.189	1.415	1.654	1.877	2.045	365	0.538	0.720	0.866	1.017	1.171	1.284
195	0.889	1.166	1.388	1.622	1.842	2.008	370	0.532	0.713	0.857	1.007	1.159	1.271
200	0.871	1.144	1.362	1.592	1.809	1.972	375	0.526	0.705	0.849	0.997	1.148	1.259
205	0.854	1.122	1.337	1.564	1.778	1.938	380	0.521	0.698	0.840	0.987	1.137	1.247
210	0.838	1.102	1.313	1.536	1.747	1.906	385	0.515	0.691	0.832	0.977	1.126	1.235
215	0.823	1.082	1.290	1.510	1.718	1.874	390	0.510	0.684	0.824	0.968	1.115	1.224
220	0.808	1.063	1.268	1.484	1.690	1.844	395	0.504	0.677	0.816	0.958	1.105	1.212
225	0.793	1.045	1.247	1.460	1.663	1.815	400	0.499	0.671	0.808	0.949	1.095	1.201
230	0.780	1.028	1.227	1.436	1.637	1.787	405	0.494	0.664	0.800	0.940	1.085	1.191
235	0.766	1.011	1.207	1.413	1.611	1.759	410	0.489	0.658	0.793	0.932	1.075	1.180
240	0.754	0.995	1.189	1.392	1.587	1.733	415	0.485	0.652	0.786	0.923	1.066	1.170
245	0.741	0.979	1.170	1.370	1.564	1.708	420	0.480	0.646	0.779	0.915	1.056	1.160
250	0.729	0.964	1.153	1.350	1.541	1.684	425	0.475	0.640	0.772	0.907	1.047	1.150
255	0.718	0.950	1.136	1.330	1.519	1.660	430	0.471	0.634	0.765	0.899	1.038	1.140
260	0.707	0.936	1.119	1.311	1.498	1.637	435	0.466	0.628	0.758	0.891	1.029	1.131
265	0.696	0.922	1.103	1.293	1.477	1.615	440	0.462	0.623	0.751	0.883	1.021	1.121
270	0.686	0.909	1.088	1.275	1.458	1.594	445	0.458	0.617	0.745	0.876	1.012	1.112
275	0.676	0.896	1.073	1.257	1.438	1.573	450	0.454	0.612	0.739	0.869	1.004	1.103
280	0.666	0.884	1.059	1.241	1.420	1.553	455	0.450	0.607	0.733	0.861	0.996	1.094
285	0.657	0.872	1.045	1.224	1.402	1.533	460	0.446	0.602	0.726	0.854	0.988	1.086

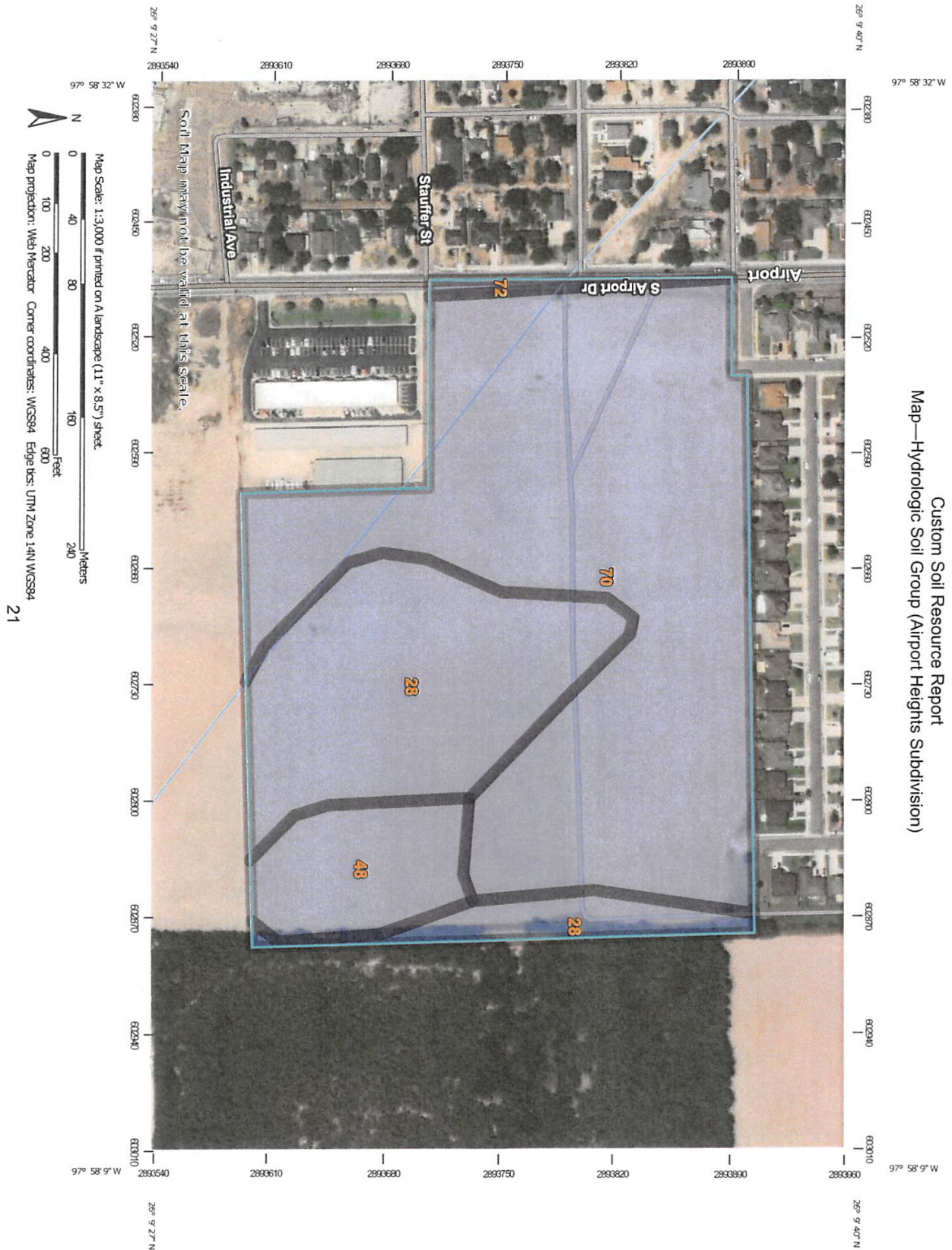
where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

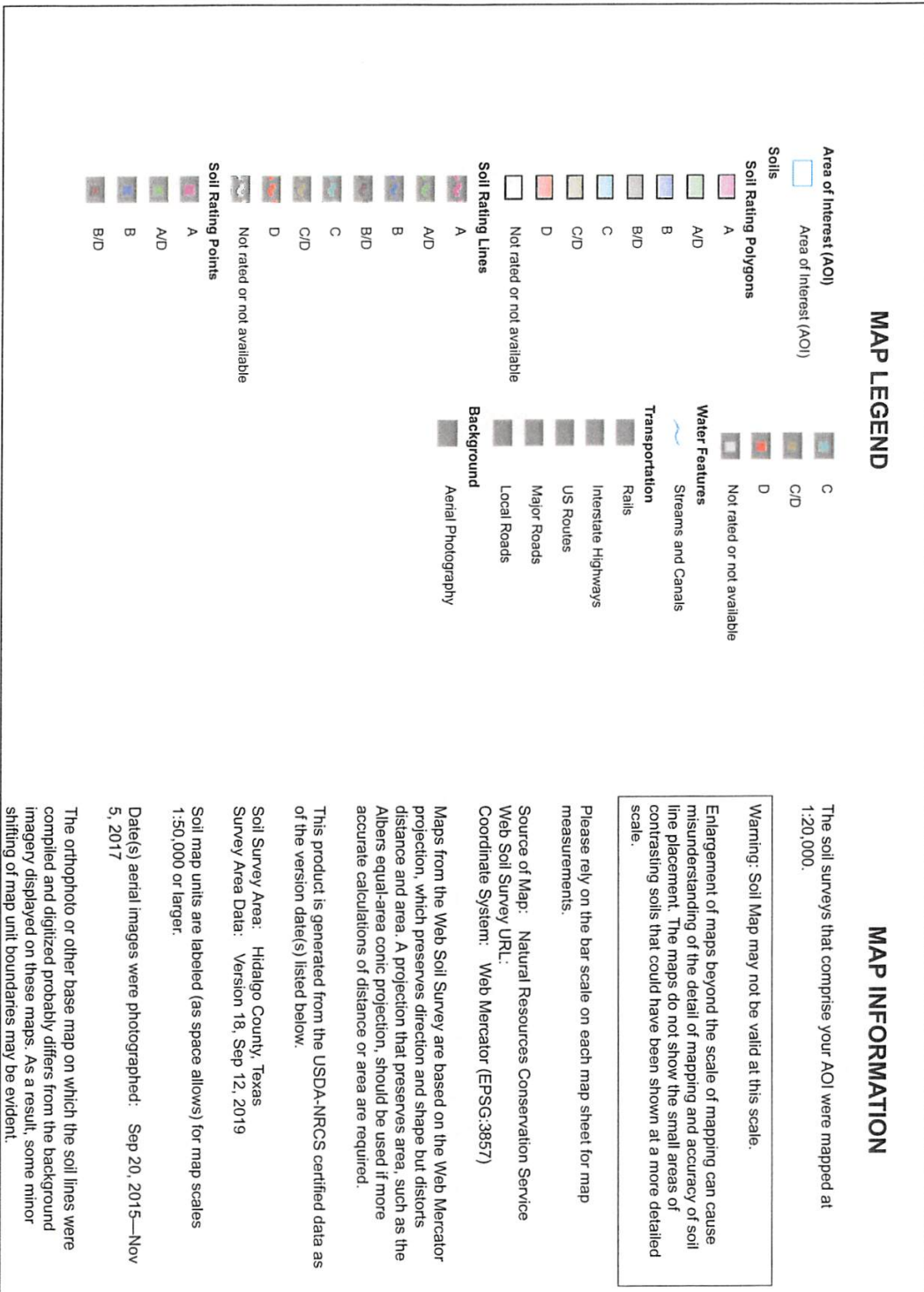
Appendix 3.0
Street Velocities and Capacities Flowing Curb Full
Manning's $n = 0.018$

											
	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)		
	w = 30'		w = 40'		w = 44'		w = 24'				
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	

Custom Soil Resource Report
Map—Hydrologic Soil Group (Airport Heights Subdivision)



Custom Soil Resource Report



Custom Soil Resource Report

Table—Hydrologic Soil Group (Airport Heights Subdivision)

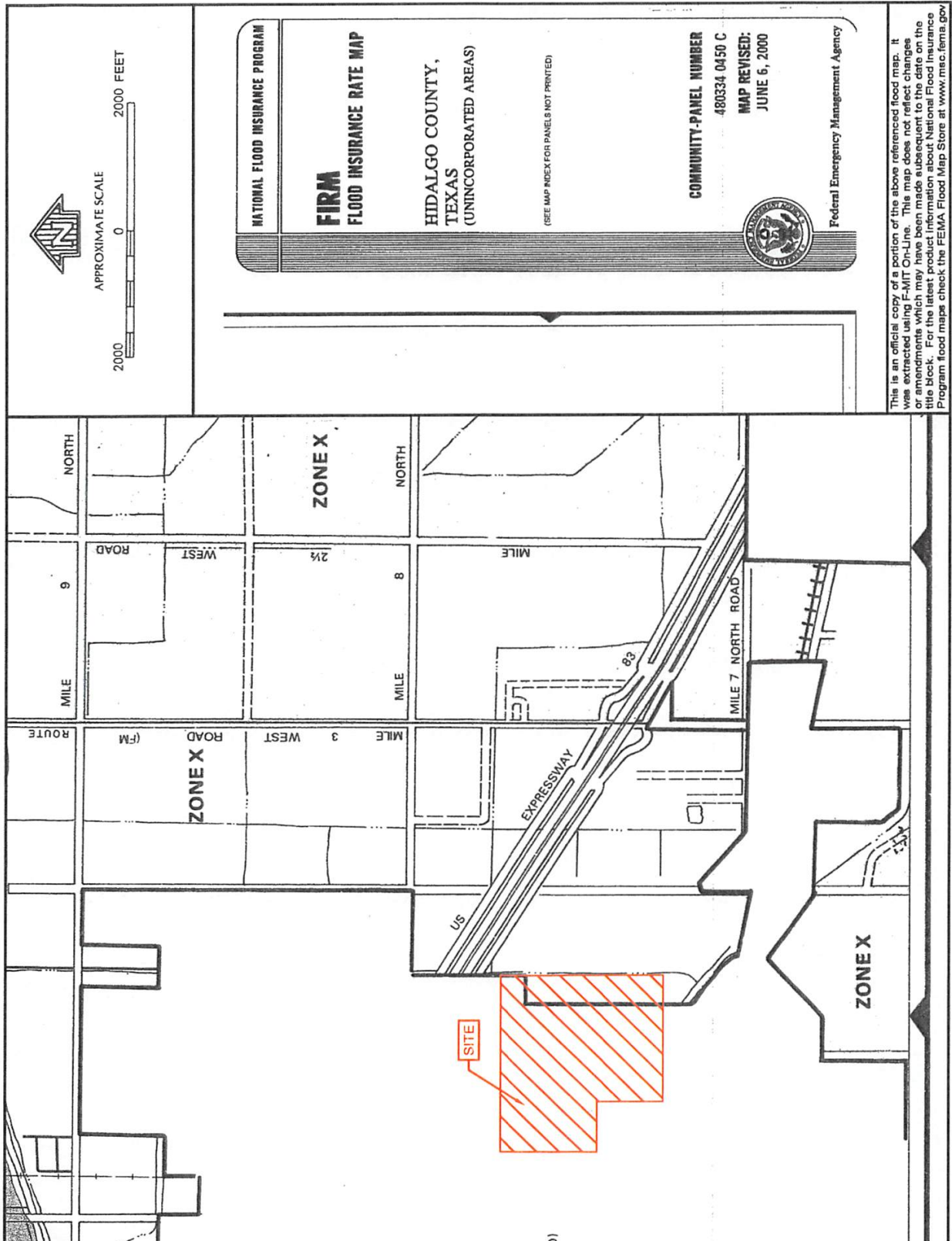
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	7.7	28.6%
48	Racombes sandy clay loam, 0 to 1 percent slopes	B	2.4	8.7%
70	Willacy fine sandy loam, 0 to 1 percent slopes	B	16.7	61.8%
72	Willacy-Urban land complex, 0 to 3 percent slopes	B	0.2	0.9%
Totals for Area of Interest			27.1	100.0%

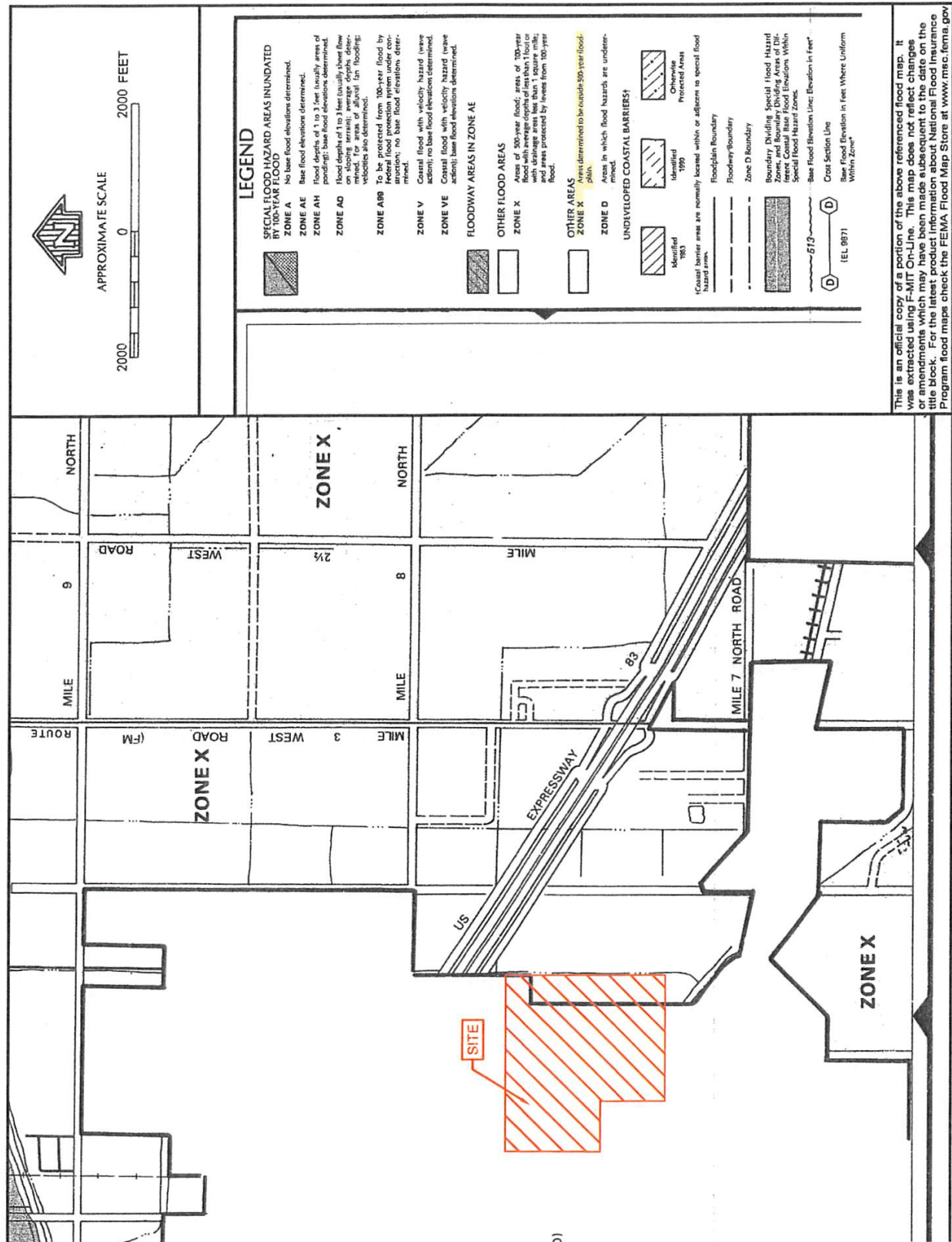
Rating Options—Hydrologic Soil Group (Airport Heights Subdivision)

Aggregation Method: Dominant Condition

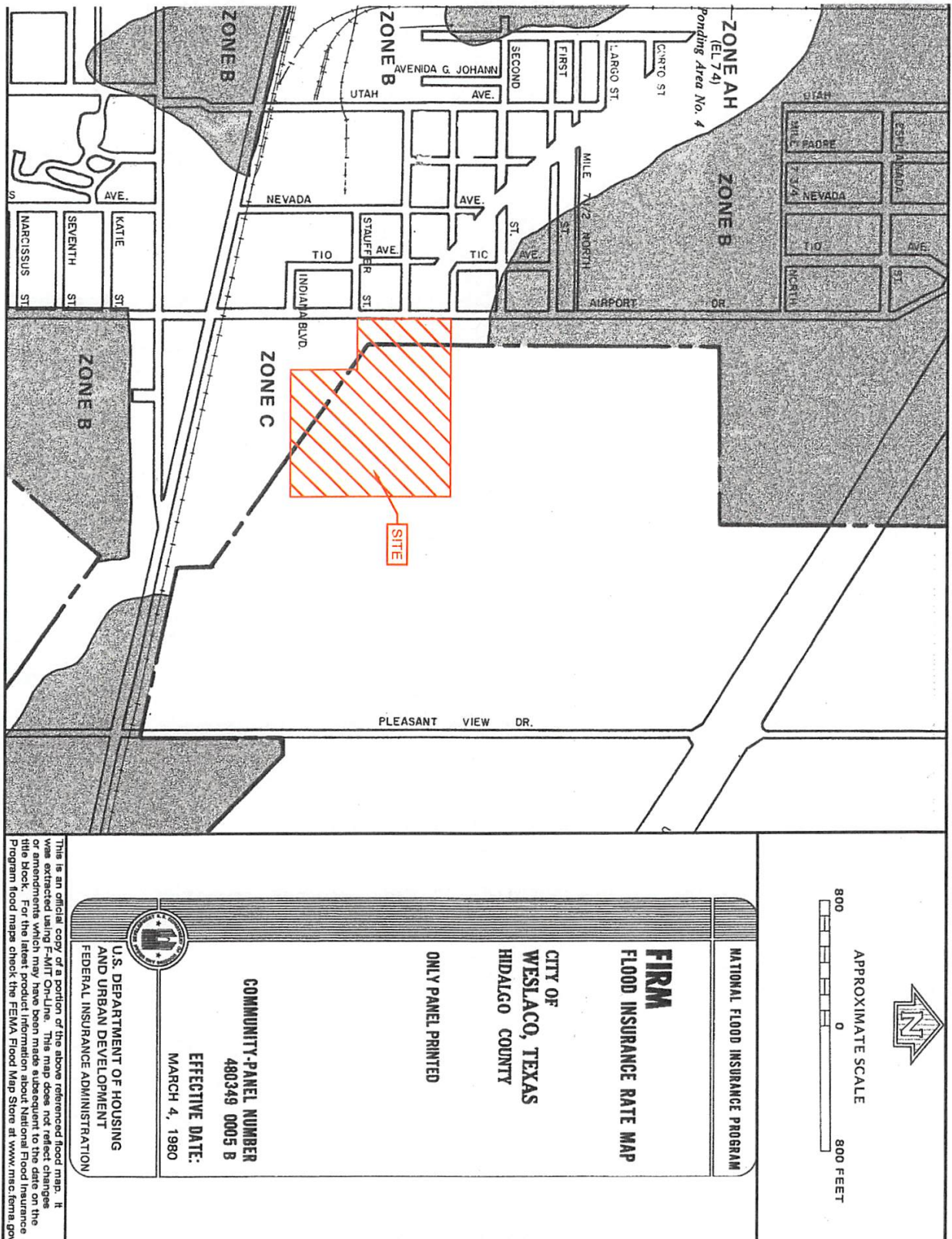
Component Percent Cutoff: None Specified

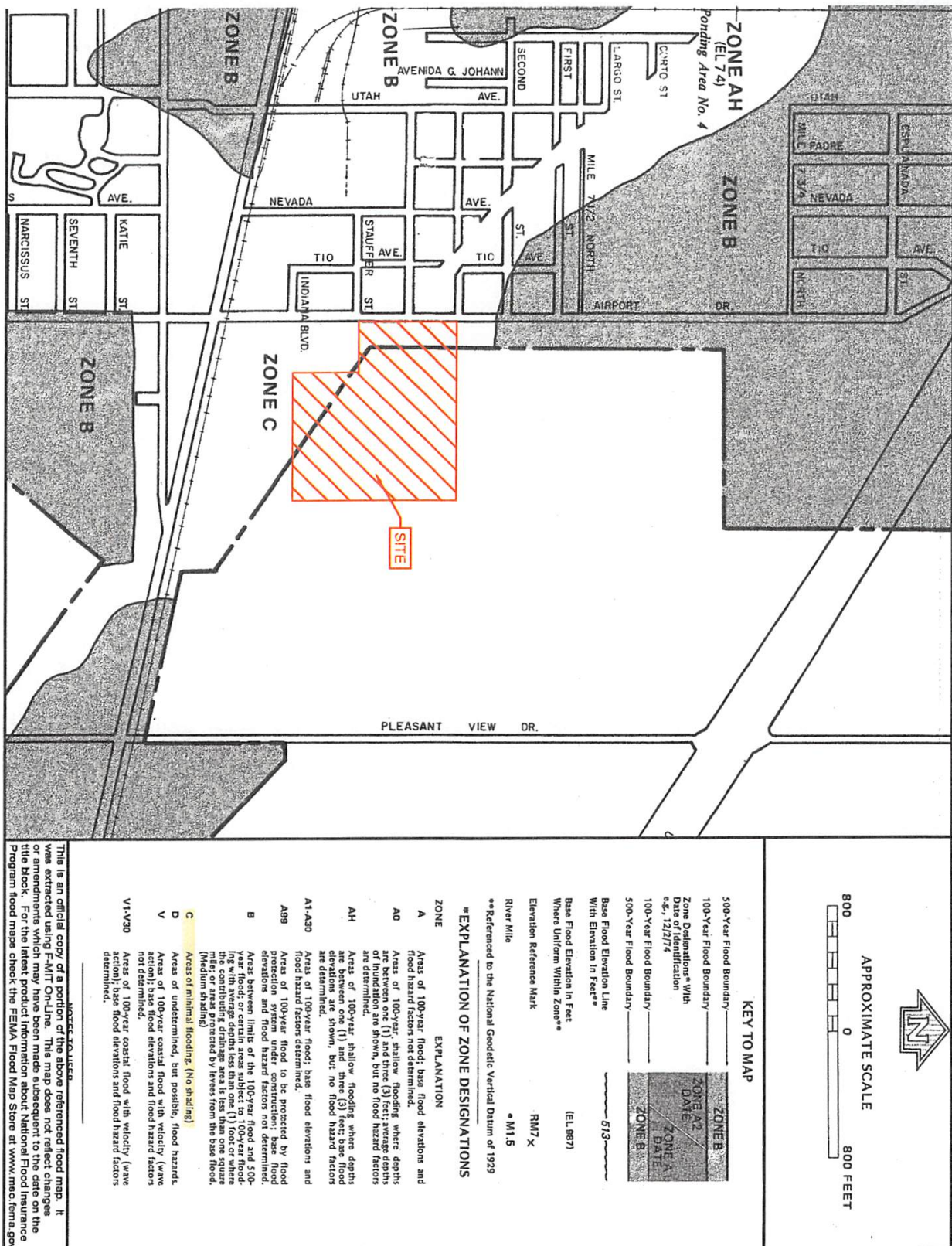
Tie-break Rule: Higher





This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov







Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 2, 2020	Agenda Item No. (to be assigned by PCE): V. C.
From: Rebekah de la Fuente, Planning Director, on behalf of Tejas Building and Development Co.	
Subject/Agenda Item: Discussion and consideration for a six-month extension of 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. along Mile 5 ½ West. Possible Action.	
Discussion/Overview: The proposed sixty-four (64) lot subdivision is outside the City of Weslaco city limits. Final Plat approval is set to expire on September 17, 2020.	
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.	



ALTEX ENGINEERING

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

August 18, 2020

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

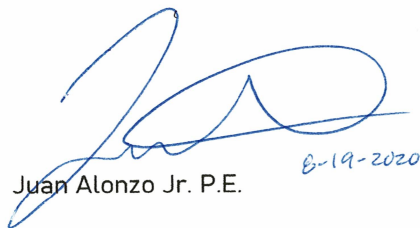
Re: **Extension Request**
Tejas Cuatro Phase III Subd
Weslaco, Texas

Ms. de la Fuente,

This letter is to formally request a Six (6) month extension on the Tejas Cuatro Phase III Subdivision located along Mile 5 ½ W Road in Weslaco. The construction of the subdivision improvements is ongoing and should be nearing completion in the next coming months.

Please do not hesitate to call us at (956)294-1241 if you have any questions, comments, or concerns.

Respectfully,



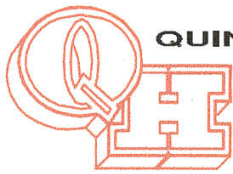
8-19-2020

Juan Alonzo Jr. P.E.



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 2, 2020	Agenda Item No. (to be assigned by PCE): V. D.
From: Rebekah de la Fuente, Planning Director, on behalf of San Jacinto Enterprises, LLC.	
Subject/Agenda Item: Discussion and consideration for a six-month extension of the Final Plat for San Jacinto Estates No. 10 Phase I – 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.	
Discussion/Overview: The proposed one hundred forty-four (144) lot subdivision is outside the City of Weslaco city limits. Final Plat approval is set to expire on September 17, 2020.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

August 18, 2020

Ms. Rebekah de la Fuente
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: San Jacinto Estates No. 10 Phase I

Dear Ms. de la Fuente,

I am requesting a time extension of 6 months for the approval of San Jacinto Estates No.10 Phase I.

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

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

Respectfully,

Alfonso Quintanilla, P.E.
President