

CITY OF WESLACO

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

JANUARY 6, 2021, 5:30 P.M.

**LEGISLATIVE CHAMBERS AND
VIA ZOOM**

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
DECEMBER 2, 2020**

On Wednesday, December 2, 2020, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person

The following commissioners were present:

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

Also present were; Alberto Aldana, City Engineer; 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, Commissioner Bullion was absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

Commissioner Bullion arrived at the dais.

III. APPROVAL OF MINUTES

A. November 4, 2020 Regular Meeting

Commissioner Summers made a motion to approve the minutes of November 4, 2020 with the noted corrections, seconded by Commissioner Trevino. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 1402 W Sugarcane Dr. Also being 6.06 acres out of the East 13.49 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on November 16, 2020, there were thirty-six (36) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended denial.

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

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

B. Discussion and consideration to approve rezone 1819 N. Border Ave. Also being 1 acre out East 170'-N256.23' of Farm Tract 131, Block 162, West and Adams Tract, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 district. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on November 16, 2020, there were Twenty-two (22) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Sierra Estates – being 25.00 acre of lot 15 & 16 Block 147, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northwest corner of Mile 4 West and Mile 12 North. Possible Action.

Ms. de la Fuente stated that this item is a twenty (20) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF. Staff recommended approval of the preliminary plat with the ordinance on the variance.

Commissioner Summers made the motion to approve preliminary plat with the noted changes on the drainage description statement which calls out Milanos and to update benchmarks and finish

floor elevations, the addition of the OSSF plat note and approval of the variance, seconded by Commissioner Torres. Motion carried.

B. Discussion and consideration for the Preliminary Plat for Emily Villarreal Subdivision – being 4.00 acre out of Farm Tract 711, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northeast corner of Mile 5 North Rd and Midway Rd. Possible Action.

Ms. de la Fuente stated that this item is a three (3) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6” waterline and sewer by OSSF. The property is within a Flood Zone “B”. Applicant is requesting a variance for OSSF. Staff recommended approval of the preliminary plat with the ordinance on the variance.

Commissioner Berry made the motion to approve preliminary plat with the noted changes on the city population, total acreage and plat not for OSSF, and approval of the variance seconded by Commissioner Forward. Motion carried.

C. Discussion and consideration for the Final Plat for Viridian Estates– being a 19.599-acre land out of the North 20 acres of Farm Tract 193, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1,980’ North of mile 10 North East of Mile 6 West. Possible Action.

Vice -Chairman Berry recused his vote from this item.

Ms. de la Fuente stated that this item is a thirty (30) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant has received approval on the variance request for OSSF and off-site drainage. Staff recommends approval of Final Plat.

Commissioner Summers made the motion to approve final plat with the noted change on item 25, seconded by Commissioner Bullion. Commissioner Berry abstained. Motion carried.

D. Discussion and consideration for the Final Plat for MMN # 1 – being the south 5.00 acre of the East 20 acres of Farm Tract 98, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 1/2W Rd. and Olivarez St. Possible Action.

Ms. de la Fuente stated that this item is a seven (7) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant has received approval for the variance request for OSSF. Staff recommends approval of Final Plat. Staff recommends approval of Final Plat

Commissioner Berry made the motion to approve final plat, seconded by Commissioner Summers. Motion carried.

E. Discussion and consideration for the Final Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. Possible Action.

Ms. de la Fuente stated that this item is a one (1) 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 received approval for the variance request for OSSF. Staff recommends approval of Final Plat

Commissioner Summers made the motion to approve final plat, seconded by Commissioner Berry. Motion carried.

F. Discussion and consideration on the variance request on the rear setback for Verona Subdivision– being 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.

Ms. de la Fuente stated that this item Verona Subdivision was approved by City Commission on August 18, 2020. The developer had previously proposed a 15’ rear setback and is requesting a variance to allow for a 10’ rear setback. Staff recommends compliance with the ordinance.

Commissioner Forward made the motion to approve final plat, seconded by Commissioner Treviño. Commissioner Summers abstained. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:04 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

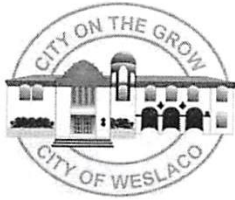
ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 6, 2021	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Tax Ranch, LLC.	
Subject/Agenda Item: Discussion and consideration to approve rezone 1630 Canyon Drive. Also being, Lot 171, Westgate Village Ph II, Hidalgo County, Texas from M-1 Mobile home subdivision district to a B-1 Neighborhood Business district. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from M-1 Mobile home subdivision district to a B-1 Neighborhood Business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 14, 2020. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on December 18, 2020.	
Staff recommendation for Commission's Action: Staff recommends approval based on surrounding land use.	
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. RE221-00004

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 171 Block _____
Subdivision Name Westgate Village PHII
Street Address 1630 Canyon Drive, Weslaco TX
Existing Zoning Residential Existing Land Use Vacant M-1
Proposed Zoning Commercial Proposed Land Use Office B-1

_____ \$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 _____ Phone 956-494-6295
Address 3910 W. Freddy Gonzalez Fax: 956-381-1176
City Edinburg State TX Zip Code 78539 E-Mail: cbrown@hicinvestments.com

OWNER

Name Tax Ranch LLC / Richard Garza Phone 956-494-6295
Address 3910 W. Freddy Gonzalez Fax: 956-381-1176
City Edinburg State TX Zip Code 78539 E-Mail: cbrown@hicinvestments.com

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

Signature [Signature] Date 11/17/20
Signature [Signature] Date 11/17/20
Signature [Signature] Date 11/17/20
Owner
Applicant
Authorized Agent

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

December 18, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 6, 2021, and the City Commission will hold a public hearing on January 19, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom 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: +1 346 248 7799; Meeting ID: 861 1686 061.

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 January 6, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Tax Ranch, LLC is requesting to rezone 1630 Canyon Drive. Also being, Lot 171, Westgate Village Ph II, Hidalgo County, Texas from M-1 Mobile home subdivision district to a B-1 Neighborhood Business district.

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

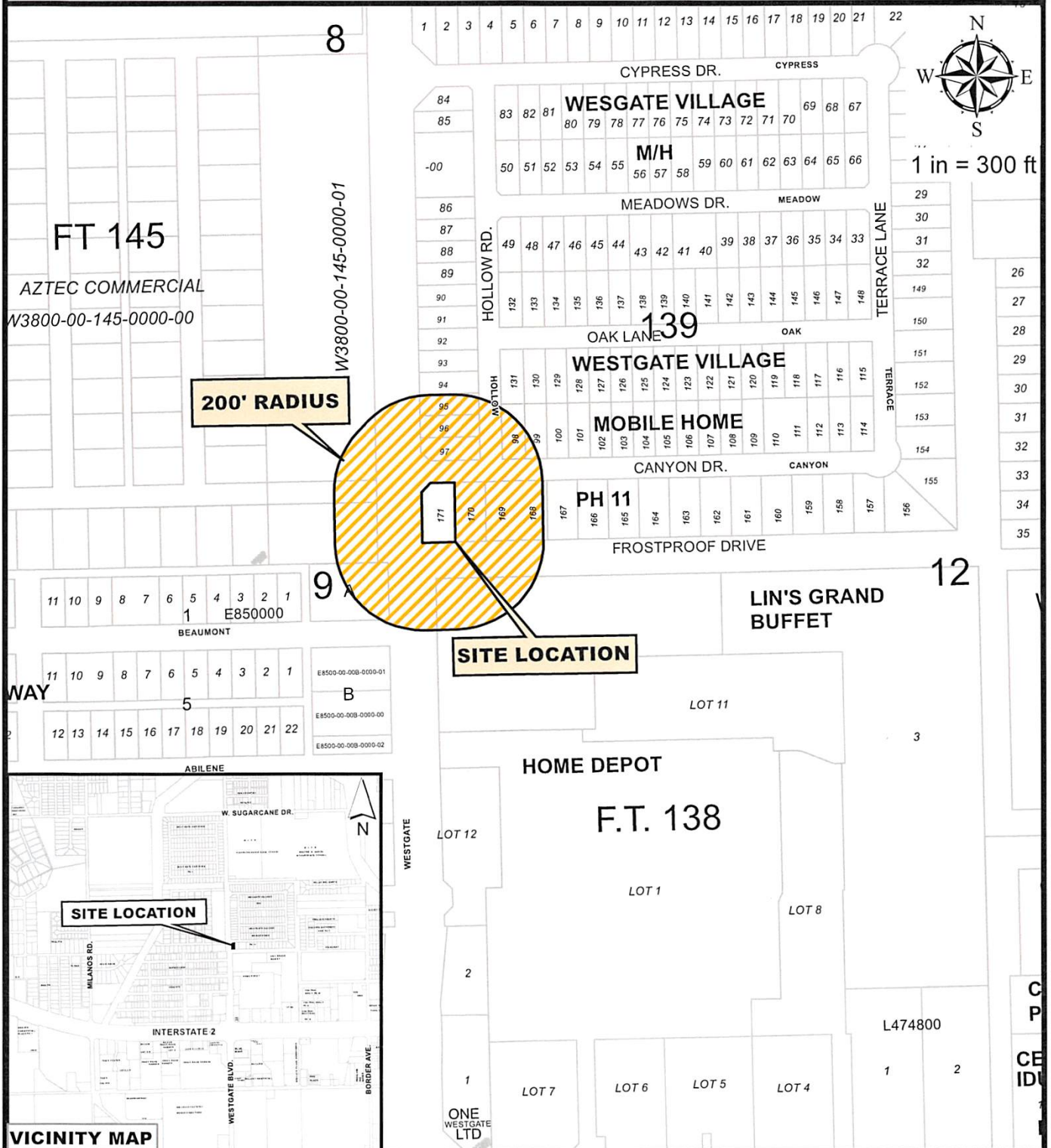
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



1630 Canyon Drive
WESTGATE VILLAGE
MOBILE HOME PH 2, LOT 171
BLOCK 162, F.T. 139, LOT 5

Existing zoning:	M-1
Existing land use:	Residential
Proposed zoning:	B-1
Proposed land use:	Commercial



City of Weslaco Code Enforcement Dept.

DEC 17, 2020

GONZALEZ ELVIDIA G 1701 N WESTGATE DR WESLACO TX 78599-4785	E8500-00-00A-0000-00 EXPRESSWAY HEIGHTS LOT A 1701 N WESTGATE DR	L: 70740 B: 47607
WESTGATE RETAIL LLC 7616 CR 2144 TAFT TX 78390-8071	H4225-00-000-0010-00 HOME DEPOT - WESLACO LOT 10 0	L: 1696118 B: 2803882
AZTEC COMMERCIAL LP C/O JERRY BOX PO BOX 3376 MCALLEN TX 78502-3376	W3800-00-145-0000-01 WEST TRACT E300.04' FT 145 9.10 AC GR 7.58 AC NET 1900 N WESTGATE DR	L: 0 B: 0
YADO HECTOR 1915 HOLLOW RD WESLACO TX 78599-3997	W3920-02-000-0094-00 WESTGATE VILLAGE M/H PH 2 LOT 94 1915 HOLLOW RD	L: 20088 B: 42429
VASQUEZ WILLIAM 1913 HOLLOW RD WESLACO TX 78599-3997	W3920-02-000-0095-00 WESTGATE VILLAGE M/H PH 2 LOT 95 1913 HOLLOW RD	L: 20088 B: 0
BOTELLO JUAN G 700 W 6TH ST WESLACO TX 78596-5806	W3920-02-000-0096-00 WESTGATE VILLAGE M/H PH 2 LOT 96 1909 HOLLOW RD	L: 20088 B: 0
PENA JAVIER 1905 HOLLOW RD WESLACO TX 78599-3997	W3920-02-000-0097-00 WESTGATE VILLAGE M/H PH 2 LOT 97 1905 HOLLOW RD	L: 20865 B: 0
DMI WESTGATE LLC 14850 MONTFORT DR STE 205 DALLAS TX 75254	W3920-02-000-0098-00 WESTGATE VILLAGE M/H PH 2 LOT 98 1617 CANYON DR	L: 13913 B: 0
GONZALEZ SUSANA 1613 CANYON DR WESLACO TX 78599-3967	W3920-02-000-0099-00 WESTGATE VILLAGE M/H PH 2 LOT 99 1613 CANYON DR	L: 18600 B: 26062
J MERCADO INVESTMENTS LLC 1616 OAK LN WESLACO TX 78599-3998	W3920-02-000-0131-00 WESTGATE VILLAGE M/H PH 2 LOT 13 1 1616 OAK LN	L: 19875 B: 41086
MOLINA MARIA I 1616 CANYON DR WESLACO TX 78599-3988	W3920-02-000-0168-00 WESTGATE VILLAGE M/H PH 2 LOT 16 8 & 169 1616 CANYON DR	L: 51030 B: 39205
MOLINA MARIA I 1620 CANYON DR WESLACO TX 78599	W3920-02-000-0169-00 WESTGATE VILLAGE M/H PH 2 LOT 16 9 1620 CANYON DR	L: 21263 B: 47725

City of Weslaco Code Enforcement Dept.

DEC 17, 2020

ZAMBRANO EFRAIN	W3920-02-000-0170-00	L: 28350
100 LA HERENCIA APT 174	WESTGATE VILLAGE M/H PH 2 LOT 17	B: 0
MERCEDES TX 78570-9699	0 1628 CANYON DR	
TAX RANCH LLC	W3920-02-000-0171-00	L: 29775
3910 W FREDDY GONZALEZ	WESTGATE VILLAGE M/H PH 2 LOT 17	B: 0
EDINBURG TX 78539-9308	1 1630 CANYON DR	



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 6, 2021	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Blake Box.	
Subject/Agenda Item: Discussion and consideration to approve rezone 515 S. Airport Drive. Also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W., Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district. Possible action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to I Industrial district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 14, 2020. Thirty-two (32) property owners within 200 feet of the applicant's property were notified by letter on December 18, 2020.	
Staff recommendation for Commission's Action: Staff recommends approval based on surrounding land use.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned: 20.91 Acres, excluding 3.57 Acres,
Lot Farm Tract 22 Block 17.01 Net Acres

Subdivision Name West Tract

Street Address N/A

Existing Zoning Ag Open Existing Land Use Row Crop Farming

Proposed Zoning Industrial Proposed Land Use Light Industrial
Warehousing

☐ \$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 Blake J. Box Phone 956-608-8790 / 956-571-0484
Address P.O. Box 3200 Fax: 956-608-1190
City McAllen State TX Zip Code 78502 E-Mail: blakejbox@aztecre.com

OWNER

Name Lynn Jones Farms, Ltd. Phone 281-799-6049
Address 1600 Bellewood Lane Fax: _____
City Canyon Lake State TX Zip Code 78133 E-Mail: realtyinvestors@bnetmail.com

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

Signature [Signature] Date 11/22/2020
Owner

Signature [Signature] Date 11-20-2020
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

December 18, 2020

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Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: +1 346 248 7799; Meeting ID: 861 1686 0611

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 January 6, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Blake Box is requesting to rezone 515 Airport Drive. Also being 18.680 acres out of Farm Tract 21 & 22, West Tract Subdivision and out of an abandoned canal R.O.W., Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district

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

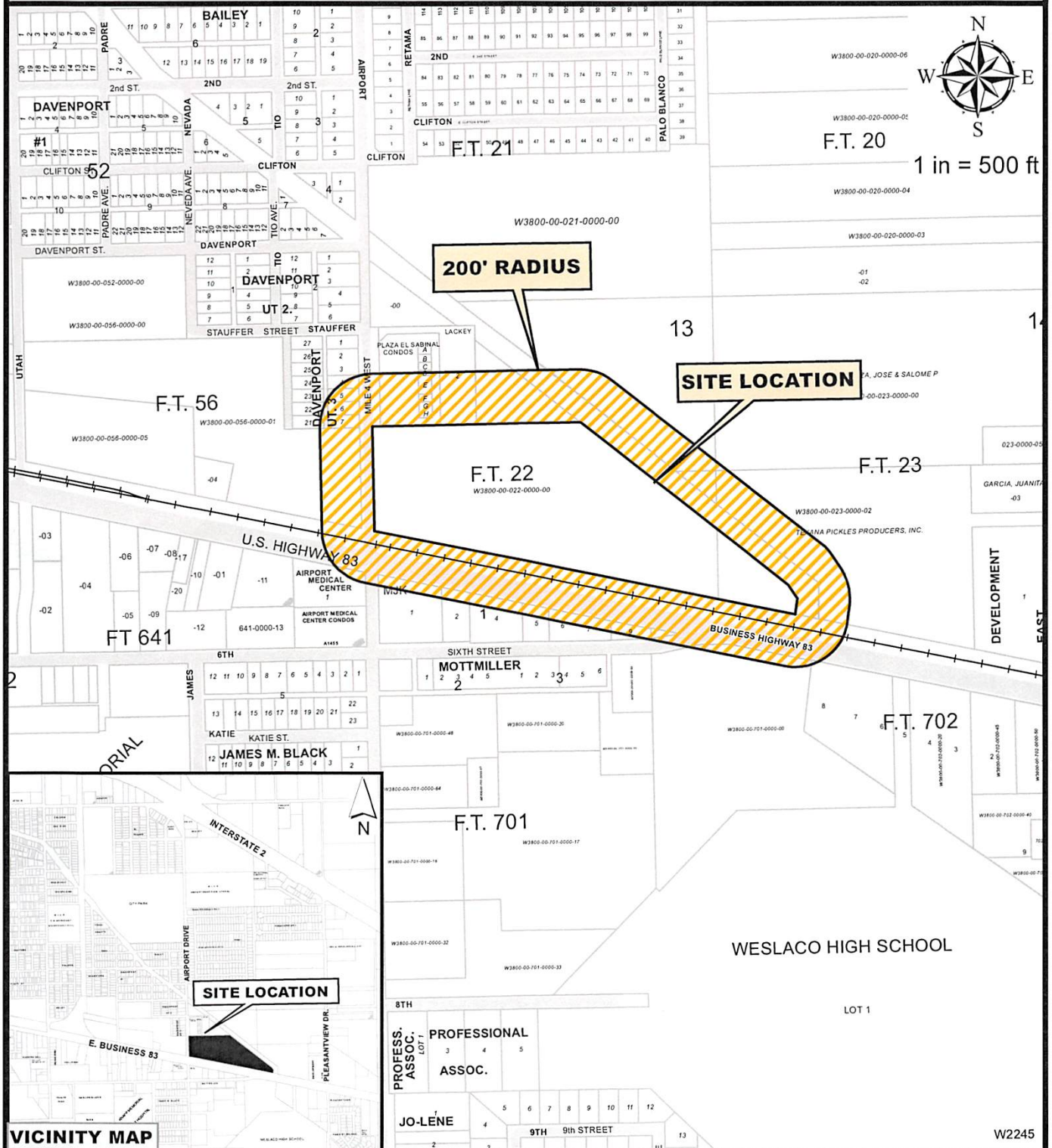
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Lynn Jones Farms, Ltd.

515 Airport Drive
WEST TRACT 20.91AC EXC N626.75'
FT 22 14.91AC GR 14.58AC NET
BLOCK 135, F.T. 22, LOT 13

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Agricultural Land
Proposed zoning: I
Proposed land use: Industrial



City of Weslaco Code Enforcement Dept.

DEC 17, 2020

ARG CKWSL TX001 LLC 405 PARK AVE 4TH FL NEW YORK NY 10022-9427	A1450-00-000-0001-00 AIRPORT MEDICAL CENTER LOT 1 1540 E BUS HWY 83	L: 323633 B: 350433
CORONADO, JOEL & LUZ 500 S AIRPORT DR WESLACO TX 78596-6528	D1000-03-001-0001-00 C DAVENPORT NO. 3 BLK 1 LOT 1 500 S AIRPORT DR	L: 18425 B: 8663
DOMINGUEZ ROSITA 506 S AIRPORT DR WESLACO TX 78596-6528	D1000-03-001-0004-00 C DAVENPORT NO. 3 BLK 1 LOT 4 506 S AIRPORT DR	L: 18425 B: 22861
GUZMAN, ERLINDA RODRIGUEZ 508 S AIRPORT DR WESLACO TX 78596-6528	D1000-03-001-0005-00 C DAVENPORT NO. 3 BLK 1 LOT 5 508 S AIRPORT DR	L: 18425 B: 31852
CERDA JESUS 1119 HONEY TREE ST WESLACO TX 78596-7247	D1000-03-001-0006-00 C DAVENPORT NO. 3 BLK 1 LOT 6 510 S AIRPORT DR	L: 18425 B: 5608
DIAZ, CARLOS 512 S AIRPORT DR WESLACO TX 78596-6528	D1000-03-001-0007-00 C DAVENPORT NO. 3 BLK 1 LOT 7 512 S AIRPORT DR	L: 18000 B: 20661
HERNANDEZ, MARIA C 413 S TIO AVE WESLACO TX 78596-6566	D1000-03-001-0021-00 C DAVENPORT NO. 3 BLK 1 LOT 21 413 TIO ST	L: 18000 B: 6845
VALLEJO RAUL JR & ANNA 2309 NORTHGATE DR WESLACO TX 78599-3838	D1000-03-001-0022-00 C DAVENPORT NO. 3 BLK 1 LOT 22 411 S TIO AVE	L: 18000 B: 4908
GONZALEZ, GUADALUPE & SYLV 803 CENTER ST PASADENA TX 77506-5303	D1000-03-001-0023-00 C DAVENPORT NO. 3 BLK 1 LOT 23 409 TIO ST	L: 18000 B: 11428
PRONTO CAR WASH INC 3001 N 10TH ST MCALLEN TX 78501-1918	M7000-00-001-0004-00 MOTTMILLER BLK 1 LT 4 1620 E BUS HWY 83	L: 176904 B: 137212
ESCOBAR ELIAZAR 1632 E BUSINESS 83 WESLACO TX 78596-6623	M7000-00-001-0005-00 MOTTMILLER BLK 1 LT 5 1626 E BUS HWY 83	L: 81342 B: 102211
ESCOBAR ELEAZAR & CARLOS 1632 E BUSINESS 83 WESLACO TX 78596-6623	M7000-00-001-0006-00 MOTTMILLER BLK 1 LTS 6,7,8 1631 E BUS HWY 83	L: 139212 B: 191551

City of Weslaco Code Enforcement Dept.

DEC 17, 2020

IGLESIA DE DIOS LA ROCA 1716 E 6TH ST WESLACO TX 78596-6610	M7000-00-001-0009-00 MOTTMILLER W 0.25 AC-S252.3' LOT 9 BLK 1 FOR BUSINESS 1723 E BUS HWY 83	L: 65340 B: 7320
ESCOBAR CARLOS & ELOY & JOSE 1632 E BUSINESS HWY 83 WESLACO TX 78596	M7000-00-001-0009-01 MOTTMILLER NORTH PART OF LOT 9 B LK 1 0.28AC GR 0.195AC NET 1634 E BUS HWY 83	L: 51042 B: 29143
ITHACA INVESTMENTS LTD PO BOX 461406 SAN ANTONIO TX 78246-1406	M7000-00-001-0009-02 MOTTMILLER BLK 1 LT TRI .051 1736 E BUS HWY 83	L: 6665 B: 0
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	P7455-00-000-000A-00 PLAZA EL SABINAL CONDOMINIUMS UN IT A 415 S AIRPORT	L: 122881 B: 167740
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	P7455-00-000-000B-00 PLAZA EL SABINAL CONDOMINIUMS UN IT B 415 S AIRPORT	L: 95284 B: 119990
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	P7455-00-000-000C-00 PLAZA EL SABINAL CONDOMINIUMS UN IT C 415 S AIRPORT	L: 92098 B: 108216
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	P7455-00-000-000D-00 PLAZA EL SABINAL CONDOMINIUMS UN IT D 415 S AIRPORT	L: 58039 B: 75530
JAIME MEDRANO PROPERTIES LLC 2804 SANTA OLIVIA MISSION TX 78572-7615	P7455-00-000-000E-00 PLAZA EL SABINAL CONDOMINIUMS UN IT E 415 S AIRPORT	L: 233138 B: 287761
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	P7455-00-000-000F-00 PLAZA EL SABINAL CONDOMINIUMS UN IT F 415 S AIRPORT	L: 77643 B: 107357
RGV VISION CARE PPLC 603 W 18TH ST WESLACO TX 78596-7808	P7455-00-000-000G-00 PLAZA EL SABINAL CONDOMINIUMS UN IT G 415 S AIRPORT	L: 99894 B: 104955
RGV VISION CARE PPLC 603 W 18TH ST WESLACO TX 78596-7808	P7455-00-000-000H-00 PLAZA EL SABINAL CONDOMINIUMS UN IT H 415 S AIRPORT	L: 99894 B: 117378
LYNN JONES FARMS 1907 MILLER AVE MISSION TX 78572-2957	W3800-00-021-0000-00 WEST TRACT S24.20AC FT 21 EXC 0. 68AC CANAL R/O/W A/K/A OUT LOT 1 301 S AIRPORT DR	L: 0 B: 0

City of Weslaco Code Enforcement Dept.

DEC 17, 2020

LYNN JONES FARMS INC 1907 MILLER AVE MISSION TX 78572-2957	W3800-00-022-0000-00 WEST TRACT 20.91AC EXC 3.57AC FT 22 17.34AC GR 17.01AC NET 501 S AIRPORT DR	L: 0 B: 0
GARZA JOSE & SALOME P GARZA 302 S PLEASANTVIEW DR WESLACO TX 78596-9119	W3800-00-023-0000-00 WEST TRACT E302.5'-N516' & W1017 .50'-N660' FT 23 19AC GR 18.34AC 302 S PLEASANTVIEW DR	L: 0 B: 0
ONION HOUSE LLC PO BOX 170 WESLACO TX 78599-0170	W3800-00-023-0000-02 WEST TRACT SW11.25AC BEING AN IR R TR FT 23 11.25AC GR 11.23AC NE 502 PLEASANT VIEW DR	L: 471660 B: 1097332
MCMANUS-WYATT HIDALGO 4202 RICHARDSON RD EDINBURG TX 78542-8211	W3800-00-056-0000-01 WEST TRACT AN IRR TR S349.8'- E5 55.2' & AN IRR TR W472.36'- E832 615 E BUS HWY 83	L: 150728 B: 10000
RST TEXAS REAL ESTATE LP 1709 E PIKE BLVD WESLACO TX 78599-5026	W3800-00-701-0000-00 WEST TRACT BLK FT 701 E 8 AC;W4. 42' LOT 5 & ALL LOTS 6,7 & 8 FT 1800 E BUS HWY 83	L: 41250 B: 20000
RGV RIVER FARM LTD 415 S AIRPORT DR STE A WESLACO TX 78596-5396	L2170-00-000-0002-00 LACKEY LOT 2 415 S AIRPORT DR	L: 208552 B: 268158
SURREY DRUG STORE 5651 LP 1CVS DR NO 5651-01 WOONSOCKET RI 2895	M4555-00-000-0001-00 MJK LOT 1 0	L: 265476 B: 1078563
CVS PHARMACY INC 1CVS DR WOONSOCKET RI 2895	M4555-00-000-0002-00 MJK LOT 2 0	L: 149630 B: 0



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 6, 2021	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of Jessica Aguilar.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, Original Townsite of Weslaco, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 21, 2020. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on December 23, 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. CUP 20-00002

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 260 S. Texas Blvd Ste. 105

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Bar + Grill

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

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

APPLICANT

Name Jessica Aguilar Phone (956) 212-5649

Address 1811 Victoria St Fax: _____

City mission State TX Zip Code 78572 E-Mail: jesikahh2102@gmail.com

OWNER

Name Jessica Aguilar Phone (956) 212-5649

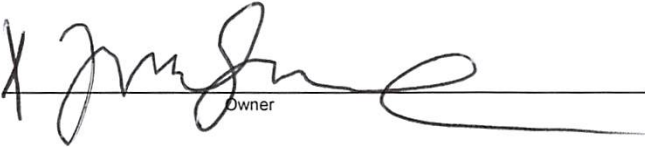
Address 1811 Victoria St Fax: _____

City mission State TX Zip Code 78572 E-Mail: jesikahh2102@gmail.com

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

Yes _____ No _____

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

Signature  Date 12/18/20
Owner
Signature _____ Date _____
Applicant
Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Date Paid _____
Notice of Public Hearing Received By _____ Date _____
200' of Proposed Site 956-968-3181
REC#: 02701760 12/22/2020 8:16 AM
OPER: NV TERM: 039
P & Z Notice of Public Hearing REF#: 20471 Date _____
PAID BY: _____
City Commission No. TRAN: 202.0000 CONDITIONAL USE PERM Date _____
in Newspaper C.U.P.
SUERTE BAR AND GRILL
101-400-1026
CONDITIONAL USE PER 300.00CR
Presented to P & Z (TENDERED: 300.00 CHECK Date _____
Approved _____ D APPLIED: 300.00-
Presented to City Commission CHANGE: 0.00 Date _____
Approved _____ Disapproved _____ Tabled _____



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

**ON-PREMISE
PREQUALIFICATION PACKET**

L-ON (12/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for:		☐ Original	☐ Add Late Hours Only	License/Permit Number	
☐ Reinstatement		☐ Reinstatement and Change of Trade Name		License/Permit Number	
☐ Change of Location		☒ Change of Location and Trade Name		License/Permit Number MB1044119	
2. Type of On-Premise License/Permit					
☐ BG	Wine and Beer Retailer's Permit	☒ LB	Mixed Beverage Late Hours Permit		
☐ BE	Beer Retail Dealer's On-Premise License	☐ MI	Minibar Permit		
☐ BL	Retail Dealer's On-Premise Late Hours License	☐ CB	Caterer's Permit		
☐ BP	Brewpub License	☐ FB	Food and Beverage Certificate		
☐ V	Wine & Beer Retailer's Permit for Excursion Boats	☒ PE	Beverage Cartage Permit		
☒ MB	Mixed Beverage Permit	☐ RM	Mixed Beverage Restaurant Permit with FB		
☐ O	Private Carrier's Permit -Brewpubs (BP) with a BG only	☐ E	Local Cartage Permit - Wine/Beer retailers (BG) Only		
3. Indicate Primary Business at this Location					
☒ Restaurant	☐ Sporting Arena, Civic Center, Hotel	☐ Bar			
☐ Grocery/Market	☐ Sexually Oriented	☐ Miscellaneous _____			
4. Trade Name of Location (Name of restaurant, bar, store, etc.) SUERTE BAR AND GRILL ON TEXAS					
5. Location Address 260 S Texas Blvd Ste. 105, Weslaco, TX 78596					
City WESLACO		County HIDALGO		State TX	Zip Code 78596
6. Mailing Address 1811 VICTORIA ST		City MISSION		State TX	Zip Code 78572
7. Business Phone No. (956)212-5649		Alternate Phone No. (956)929-2034		E-mail Address JESIKAHH210@GMAIL.COM	

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.) BUZZ ENTERTAINMENT, LLC		

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: Jessica Aguilar	Relation to Business: MEMBER
Phone (mandatory): (956)212-5649	Email (mandatory): JESIKAHH210@GMAIL.COM

TABC DATESTAMP

11. Are you, the applicant, a veteran-owned business? ☐ Yes ☒ No			
12. Are you, 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 AGUILAR	First Name JESSICA	MI Y	Title MEMBER
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			
<i>NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.</i>			
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☒ No			
If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No			
<i>NOTE: For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.</i>			
<i>NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.</i>			
<i>NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.</i>			
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			
60-DAY SIGN			
18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.		Exact Date (MM/DD/YYYY)	
ALL APPLICANTS			
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, 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.		☐ Yes ☐ No	
I have reviewed all forms to ensure they are complete.		☐ Yes ☐ No	
I have obtained all required local and state certifications (pages 3-5).		☐ Yes ☐ No	
All application packets have been notarized.		☐ Yes ☐ No	
Phone numbers and email address for contact person are up to date.		☐ Yes ☐ No	
All additional documentation as required by the application packets is attached.		☐ Yes ☐ No	
If required, out of state criminal history checks are attached (PHS #7).		☐ Yes ☐ No ☐ N/A	
Certification of publication in local newspaper has been completed (page 5).		☐ Yes ☐ No ☐ N/A	
A copy of the newspaper publication is attached (page 5).		☐ Yes ☐ No ☐ N/A	

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/Manager

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

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

PRINT
NAME

Jessica Aguilar

SIGN
HERE

[Signature]
Member

TITLE

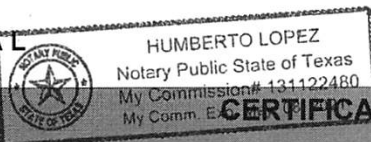
Before me, the undersigned authority, on this 17th day of December, 2020, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

[Signature]

NOTARY PUBLIC

SEAL



CERTIFICATE OF CITY SECRETARY FOR MB, BG & BE

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, 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.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB (RM)** Mixed Beverage Restaurant Permit with Food and Beverage Certificate (MB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
 - ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
 - ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License

OR

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

SIGN
HERE

City Secretary/Clerk

City

TEXAS

SEAL

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

Chapters 29 & 70 et seq.

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

- ☐ The governing body of this city has by ordinance authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

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

SIGN
HERE

City Secretary/Clerk

City

_____, TEXAS

S E A L

CERTIFICATE OF COUNTY CLERK FOR MB, BG & BE

Section 11.37 & 61.37

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

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

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB (RM)** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(FB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License

OR

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

SIGN
HERE

County Clerk

_____, COUNTY

S E A L

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT LB & BL

Chapters 29 & 70 et seq

- I hereby certify on this _____ day of _____, 20____, that one of the below are correct:
- ☐ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

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

SIGN

HERE _____ COUNTY
County Clerk

S E A L

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN

HERE _____ FIELD OFFICE _____

S E A L

PUBLISHER'S AFFIDAVIT FOR MB, LB, RM, BP, BG, BE, BL & V

Section 11.39 and 61.38

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



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

OWNERSHIP INFORMATION
Continued for Prequalification Packet

L-OIC
(12/2020)

LOCATION INFORMATION

1. Trade Name of Location
SUERTE BAR AND GRILL ON TEXAS

2. Location Address
260 S Texas Blvd Ste. 105

City
WESLACO

County
HIDALGO

State
TX

Zip Code
78596

OWNER INFORMATION

3. Type of Owner

- ☐ Individual ☐ Corporation ☐ City/County/University
☐ Partnership ☒ Limited Liability Company ☐ Other _____
☐ Limited Partnership ☐ Joint Venture
☐ Limited Liability Partnership ☐ Trust

Last Name AGUILAR	First Name JESSICA	MI Y	Title MEMEBER
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Last Name	First Name	MI	Title
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Last Name	First Name	MI	Title
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Last Name	First Name	MI	Title
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Last Name	First Name	MI	Title
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Last Name	First Name	MI	Title
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Last Name	First Name	MI	Title
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Last Name	First Name	MI	Title
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Last Name	First Name	MI	Title
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Last Name	First Name	MI	Title
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Last Name	First Name	MI	Title
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Last Name	First Name	MI	Title
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City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

December 23, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 6, 2021, and the City Commission will hold a public hearing on January 19, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom 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: +1 346 248 7799; Meeting ID: 861 1686 0611

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 January 6, 2020. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Jessica Aguilar is requesting to Conditional Use Permit to operate a bar & grill at 260 S. Texas Blvd Ste.105, also being EXC NW 98'x90', Block 18, Weslaco Original Townsite, Hidalgo County, and Texas.

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

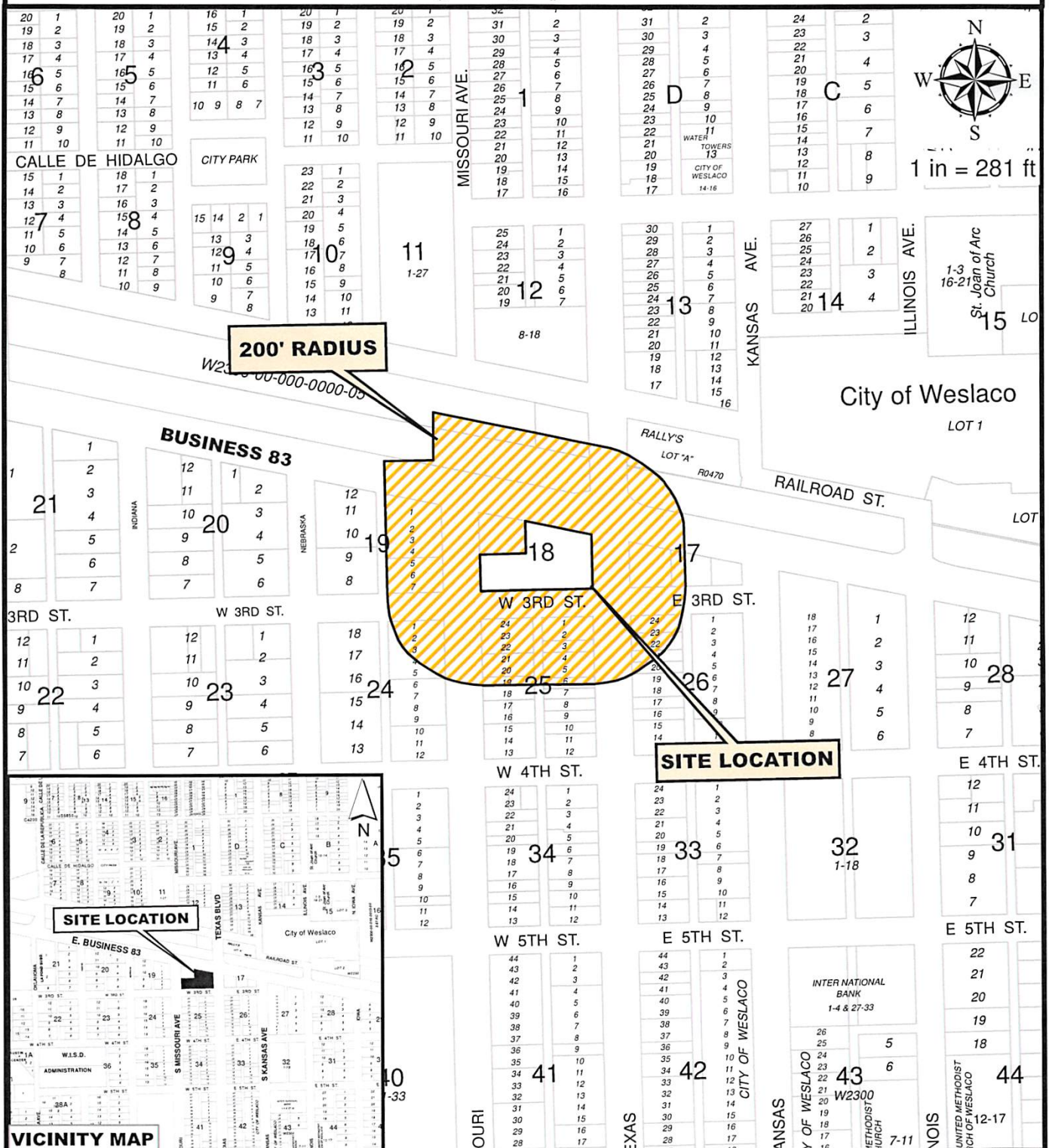
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



**260 S Texas Boulevard
WESLACO ORIGINAL TOWNSITE
BLK 18 EXC NW 98'X90' TR**

Existing zoning: B-3
Existing land use:
Proposed land use: Bar & Grill



City of Weslaco Code Enforcement Dept.

DEC 22, 2020

GREATER SOUTH TEXAS BANK 3300 N 10TH ST MCALLEN TX 78501-1928	R0470-00-000-000A-00 RALLY'S LOT A 255 N TEXAS BLVD	L: 149765 B: 238504
LOWER RIO GRANDE VALLEY 301 W RAILROAD ST WESLACO TX 78596-5104	W2300-00-000-0000-05 WESLACO ORIGINAL TOWNSITE AN IRR TR 1269.496' X 101.89' S OF RAI 205 W RAILROAD ST	L: 758064 B: 1690166
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-000-0000-21 WESLACO ORIGINAL TOWNSITE 61.43' X 51.19' N & ADJ TO RR IN ILLIN 0 WESTGATE DR	L: 11671 B: 0
LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-02 WESLACO ORIGINAL TOWNSITE BLK 17 W85' OF E150' 104 E 3RD ST	L: 40716 B: 22232
LOPEZ EDGAR 113 E 3RD ST WESLACO TX 78596-6101	W2300-00-017-0003-00 WESLACO ORIGINAL TOWNSITE BLK 17 LTS E65' OF 3-4 113 E 3RD ST	L: 20564 B: 63648
SIESTA VILLAGE INC 2924 S INTERNATIONAL BLVD WESLACO TX 78596-8420	W2300-00-018-0000-00 WESLACO ORIGINAL TOWNSITE BLK 18 EXC NW 98'X90' TR 260 S TEXAS BLVD	L: 186315 B: 527640
DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596-6191	W2300-00-018-0000-01 WESLACO ORIGINAL TOWNSITE BLK 18 NW COR 98' X 90' TR 211 W BUS HWY 83	L: 42865 B: 43892
FRIS CHKN LLC 980 HAMMOND DR STE 1100 ATLANTA GA 30328-8187	W2300-00-019-0001-00 WESLACO ORIGINAL TOWNSITE BLK 19 LTS 1,2,3,4 205 W BUS HWY 83	L: 72936 B: 178940
PARRA LOAN COMPANY 744 E WASHINGTON ST BROWNSVILLE TX 78520-5907	W2300-00-019-0005-00 WESLACO ORIGINAL TOWNSITE BLK 19 LTS 5,6,7 224 S MISSOURI AVE	L: 45469 B: 201049
WHITLEY DAVID L & BONNIE B 32 HARBOR TOWN LAGUNA VISTA TX 78578-2547	W2300-00-024-0001-00 WESLACO ORIGINAL TOWNSITE BLK 24 LTS 1-5 300 S MISSOURI AVE	L: 75781 B: 336253
RIO GRANDE VALLEY CHAMBER COMMERCE 322 S MISSOURI AVE WESLACO TX 78596-6016	W2300-00-024-0006-00 WESLACO ORIGINAL TOWNSITE BLK 24 LTS 6-9 322 S MISSOURI AVE	L: 60625 B: 231335
GONZALEZ ENRIQUE JR 420 N 11TH DONNA TX 78537-2714	W2300-00-025-0001-00 WESLACO ORIGINAL TOWNSITE BLK 25 LTS 1-2 300 S TEXAS BLVD	L: 36300 B: 243370

City of Weslaco Code Enforcement Dept.

DEC 22, 2020

ALONZO ENRIQUE 1200 N 15TH ST MCALLEN TX 78501-4408	W2300-00-025-0003-00 WESLACO ORIGINAL TOWNSITE BLK 25 LT 3 306 S TEXAS BLVD	L: 19800 B: 118985
CJ3 PROPERTY INVESTMENTS LLC PO BOX 63 WESLACO TX 78596-6108	W2300-00-025-0004-00 WESLACO ORIGINAL TOWNSITE BLK 25 LTS 4-5 & N 5' OF 6 308 S TEXAS BLVD	L: 39930 B: 160403
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-025-0018-00 WESLACO ORIGINAL TOWNSITE LT 18 & 19 BLK 25 0	L: 33000 B: 16486
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-025-0020-00 WESLACO ORIGINAL TOWNSITE BLK 25 LTS 20-21 301 S MISSOURI AVE	L: 33000 B: 16638
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-025-0022-00 WESLACO ORIGINAL TOWNSITE BLK 25 LTS 22-23-24 0	L: 40013 B: 150000
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 LTS 18,19 321 S TEXAS BLVD	L: 36300 B: 123700
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0020-00 WESLACO ORIGINAL TOWNSITE BLK 26 LT 20 0 S TEXAS BLVD	L: 19800 B: 1174
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0021-00 WESLACO ORIGINAL TOWNSITE BLK 26 LT 21 313 S TEXAS BLVD	L: 19800 B: 1615
LEMARROY LIDIA 309 S TEXAS BLVD WESLACO TX 78596-6113	W2300-00-026-0022-00 WESLACO ORIGINAL TOWNSITE BLK 26 LTS 22 & S 1/2 23 309 S TEXAS BLVD	L: 27225 B: 123442
GARCIA JOSE LUIS PO BOX 1709 WESLACO TX 78599-1709	W2300-00-026-0023-00 WESLACO ORIGINAL TOWNSITE N1/2-L T 23 & ALL LT 24 BK 26 303 S TEXAS BLVD	L: 27225 B: 199673



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

Date of Meeting: January 6, 2021	Agenda Item No. (to be assigned by PCE): V. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Dustin Moore.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Sierra Estates – being 25.00 acre of lot 15 & 16 Block 147, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northwest corner of Mile 4 West and Mile 12 North. Possible Action.	
Discussion/Overview: The proposed twenty (20) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant was granted a variance for OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. 210004

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: SIERRA ESTATES

Location: NW CORNER MILE 4 WEST & MILE 12 NORTH

Legal Description: 25.00 AC. OUT OF LOT 15 & 16 Block 147 LOT SUBD.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: -

Existing Land Use: Ag Proposed Land Use: SINGLE FAMILY RESIDENTIAL

Number of Lots Proposed: _____ Gross Acreage: _____

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: GRACIE CARLILE Telephone: 956-314-9553

Address: 366 MYSTIC SHORES Fax: _____

City: SPRING BRANCH State: TX Zip: 76070 E-mail: _____

ENGINEER INFORMATION

Name: DUSTIN MOORE Telephone: 956-245-4651

Address: 14216 PALIS DR Fax: _____

City: LA FERIA State: TX Zip: 75559 E-mail: d.moorelandsurveying@gmail.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: NWSSC
- ☐ YES ☒ NO Wastewater Provision: DSSF
- ☒ YES ☐ NO Electric Company: MUEL

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCCD 1</u>	☒ YES ☐ NO Irrigation District <u>HCCD 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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: *[Signature]* Date: 1/5/2020

Authorized Agent Printed Name: DUSTIN MOORE

THIS PAGE FOR STAFF USE ONLY

Date Received: _____

ate Paid _____

P & Z Commission Approval _____

P & Z Commission Approval _____

City Commission Approval o: _____

Preconstruction Meeting Date _____

Date Recorded: _____

General Comments: _____

CITY OF WESLACO

956-968-3181

REC#: 02689964 11/13/2020 11:34 AM

OPER: NV TERM: 039

REF#: 3165

PAID BY:

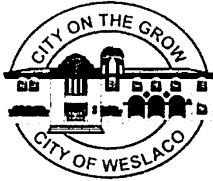
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SIERRA ESTATES
101-400-1025
SUBDIVISION INSPECT 355.00CR

TRAN: 116.0000 FIRE MARSHAL INSPECT
SIERRA ESTATES
101-400-3110
FIRE MARSHALL INSPE 75.00CR

TRAN: 203.0000 SUBDIVISION INSPECT
SIERRA ESTATES
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 485.00 CHECK
APPLIED: 485.00-

CHANGE: 0.00



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: SIERRA ESTATES

Location: NW CORNER OF MILE 17 N + MILE 4 W

Legal Description: 75 AC OUT OF BLOCK 147 1ST SUBDIVISION

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

NO SEWER LOCATED IN VICINITY OF SUBDIVISION REQUEST OSSF

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: GRACE CARLINE Telephone: 956-314-9553

Address: 366 MYSTIC SHORES Fax: _____

City: SPRING BRANCH State: TX Zip: 75070 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 1/5/2020

Authorized Agent Printed Name: Dustin Moore



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. 21-00004

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: SIERRA ESTATES

Location: MILE 12 N + MILE 4 W

Legal Description: 25 AC OUT OF BLOCK 147 WEST TRACT SUBDIVISION

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: —

Existing Land Use: AG Proposed Land Use: SINGLE FAMILY

Number of Lots Proposed: 20 Gross Acreage: 25

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: GARLIE CARLILE Telephone: 956-3149553

Address: 366 MYSTIC SHORES BLVD Fax: —

City: SPRING BRANCH State: TX Zip: 75070 E-mail: —

ENGINEER INFORMATION

Name: DUSTIN MOORE Telephone: 956-245-4651

Address: 14216 PALM DR Fax: —

City: LA FERIA State: TX Zip: 75559 E-mail: dmoore@landsurvey.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: N4WSC
- ☐ YES ☒ NO Wastewater Provision: OSSE
- ☒ YES ☐ NO Electric Company: MUCL

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCD#1</u>	☒ YES ☐ NO Irrigation District <u>HCD#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 mhinojosa@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
- ☐ 2 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: DUSTIN MOORE FOR

Owner Signature:  Date: 01/06/21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

CH#: 02669639 9/04/2020 9:26 AM
CER: NV TERM: 039
FE#: 2971
ED BY:

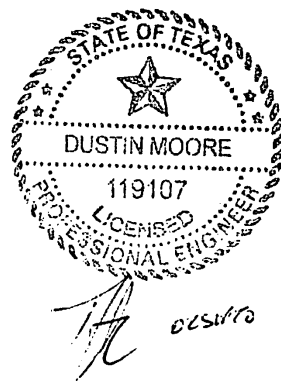
AN: 203.0000 SUBDIVISION INSPECT
SIERRA ESTATES
01-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

CHARGE: _____

DRAINAGE STATEMENT
FOR
SIERRA ESTATES

SEPTEMBER 2020



Prepared by:

Moore Land Surveying, LLC

14216 Palis Drive,
La Feria, TX 78559

(956)245-0988

TBPLS Firm No. 10194186
TBPE Firm No. 19190

DRAINAGE STATEMENT SIERRA ESTATES

02 SEPTEMBER 2020

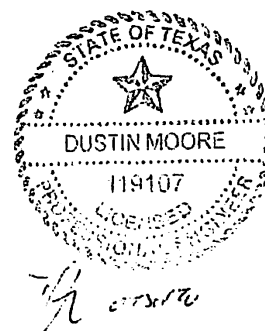
Sierra Estates is a 25.00 ac. tract of land inside the ETJ of the City of Weslaco. The property is located on the northwest corner of the intersection of Mile 4 West. and West Mile 12 North. The property is being developed into Twenty (20) single family residential lots ranging from 1.29 ac. To 0.505 ac. The property currently is undeveloped in row crop production, the time of concentration was calculated using the velocity for "Minimum Tillage" per the City of Weslaco's request because it produces a more conservative detention volume. The subdivision lies in Zone "X" according to FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Effective June 6, 2000 and Revised May 30, 2002, December 24, 2015, and October 5, 2018. Zone "X" is an "area outside the 500-year flood plain. The plat will call for the structure's finished floor elevation to be at elevation 72.50 ft. or 24" above natural ground whichever is higher in order to ensure the finished floor elevation is above the 100-year flood plain in order to mitigate flood damage.

The soils are 98.3% Willacy Find Sandy Clay Loam (70), 0.3% Racombes Sandy Clay Loam (48), and 1.5% Hidalgo Sandy Clay Loam (28), all of which are in hydrologic soil group "B" with moderate infiltration. (See excerpts from "Soil Survey of Hidalgo County, Texas")

Existing runoff of the land is by surface flow in a southeasterly direction into the borrow ditch along Mile 12 North, where it flows east into an existing HCDD No. 1 Storm Sewer, thence to the southeast into a Hidalgo County Drainage District No. 1 Ditch, thence south to the IBWC Floodway, thence to the Laguna Madre. It has an existing runoff of 7.50 CFS during the 10-year storm frequency as per the attached calculations.

The proposed drainage for Sierra Estates Lot 1-7 shall consist of allowing runoff to continue to surface flow from the rear of the lots to the front of the lots in a southerly direction and into the borrow ditch along Mile 12 North, where it flows east into an existing HCDD No. 1 Storm Sewer, thence to the southeast into a Hidalgo County Drainage District No. 1 Ditch, thence south to the IBWC Floodway, thence to the Laguna Madre. Per the City of Weslaco & HCDD 1 Drainage Policy, storage large enough to detain the post development 50-year event runoff (24.06 CFS) while discharging the pre-developed 10-year event (7.50 CFS) is required. For this site, the event that requires the largest volume to be detained is the 2 hour storm event and the increase in runoff and rate at which the storm water is detained is 16.56 CFS. Based on the attached calculations, the existing drain ditch along south and east line will be re-graded and widened which will provide 37,720 CF of detention. Lots 8-20 which front the proposed Ray Ave., will drain into the borrow ditch along Ray Ave. and will then flow east to the 24" RCP storm sewer that drains into the proposed HCDD No. 1 Drain Ditch to be excavated, which then flows south into the existing drain ditch to be widened thence across Mile 12 North into HCCDD 1 Ditch thence southeast into the IBWC Floodway, thence the Arroyo Colorado. The calculations for the 24" RCP are shown below. The excavated HCDD 1 Ditch will provide 411,840 CF of detention. The total volume of detention provided will be 449,560 CF which is more than the 120,244 CF or 2.76 Ac.-Ft of detention that is required as per the attached calculations. The volume of water detained was calculated assuming a water surface elevation of 69.00, which is assuming that the ditch is flowing full, but not overtopping the banks. Run-off and detention were calculated assuming each lot would be single family residential.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Hector Garcia</u>	<u>9/30/20</u>
H.C.D.D. NO. 1	DATE



POST DEVELOPED CALCULATIONS (DRAINAGE AREAS)

A1 = 17.32 Ac. (Residential lots GREATER than 1.00 Ac.; c=0.35)

Distance = 1095'

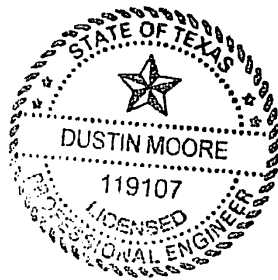
Slope = 0.07%

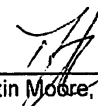
Velocity = 0.23 FPS

T_c = 1095'/0.23 FPS = 80 min

I (10yr) = 2.5 in/hr

*Q = ciA = 0.35*2.5 in/hr*17.32 ac. = 15 CFS*



By:  01/06/21
Dustin Moore, PE Date

SIERRA ESTATES
Drainage Calculations
9/2/220

25.00 AC.

Pre-developed Conditions

Area = 25.00 AC
"C" = 0.20 (10) YR
Tc = 2.8 HR 1.50 (I10)=IN/HR
Q10pre = 7.50 CFS

Developed Conditions

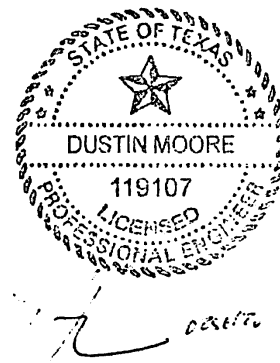
		Detention...50 year storm					
C FACTOR	STORM DURATION	DRAINAGE	INFLOW RATE	RELEASE RATE	STORAGE RATE	STORAGE REQ'D	
	T (HR)	I (IN/HR)	AREA	Q1=CIA	Qo	Q1-Qo	1/12(Q1-Qo)xT
			A (AC)	(CFS)	(CFS)	(CFS)	(AC-FT)
0.35	0.08	13.50	25.00	118.13	7.50	110.63	0.738
0.35	0.17	11.00	25.00	96.25	7.50	88.75	1.257
0.35	0.25	9.00	25.00	78.75	7.50	71.25	1.484
0.35	0.33	8.00	25.00	70.00	7.50	62.50	1.719
0.35	0.50	6.50	25.00	56.88	7.50	49.38	2.057
0.35	0.67	5.25	25.00	45.94	7.50	38.44	2.146
0.35	0.83	4.75	25.00	41.56	7.50	34.06	2.356
0.35	1.00	4.25	25.00	37.19	7.50	29.69	2.474
0.35	1.50	3.25	25.00	28.44	7.50	20.94	2.617
0.35	2.00	2.75	25.00	24.06	7.50	16.56	2.760
0.35	3.00	1.90	25.00	16.63	7.50	9.13	2.281
0.35	4.00	1.50	25.00	13.13	7.50	5.63	1.875
Detention required =		2.760 Ac.-Ft.		120,243.750 CF			

TIME OF CONCENTRATION

A) FOR OVERLAND FLOW: $T_t = \frac{1.8 * (1.1 - C) * \text{SQRT}(L)}{\text{CUBEROOT}(S)}$

$\frac{1.8 * (1.1 - .20) * \text{SQRT}(1820')}{\text{CUBEROOT}(0.07\%)}$ Tc=2.8 HR

***Run-off and detention were calculated assuming each lot would be single family residential.

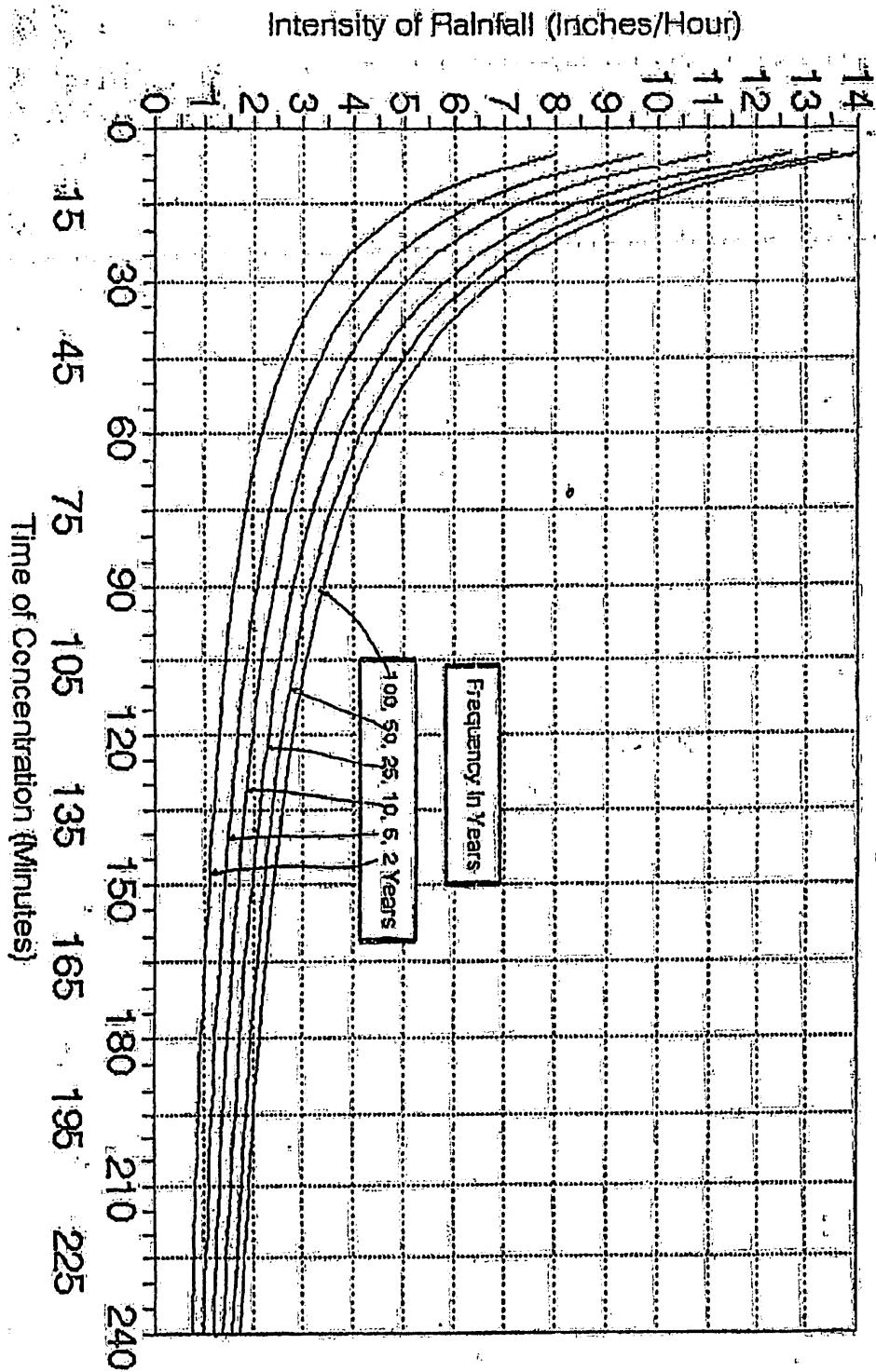


RATIONAL METHOD RUNOFF COEFFICIENTS

<u>Description of Area</u>	<u>Runoff Coefficients</u>	
Business:		
Downtown areas	0.70 to 0.95	
Neighborhood areas	0.50 to 0.70	
Residential:		
Single-family areas	0.35 to 0.50	0.35
Multi units, detached	0.40 to 0.60	
Multi units, attached	0.60 to 0.75	
Residential (1/2 acre lots or more)	0.30 to 0.45	
Apartment dwelling areas	0.50 to 0.70	
Industrial:		
Light areas	0.50 to 0.80	
Heavy areas	0.60 to 0.90	
Parks, cemeteries	0.10 to 0.25	
Playgrounds	0.20 to 0.35	
Railroad yard areas	0.20 to 0.40	
Unimproved areas	0.10 to 0.30	0.20

<u>Character of surface</u>	<u>Runoff Coefficients</u>	
Streets:		
Asphaltic	0.70 to 0.95	
Concrete	0.80 to 0.95	
Drives and Walks	0.75 to 0.85	
Roofs	0.75 to 0.95	
Lawns, Sandy Soil:		
Flat, 2%	0.05 to 0.10	
Average, 2 to 7%	0.10 to 0.15	
Steep, 7%	0.15 to 0.20	
Lawns, Heavy Soil:		
Flat, 2%	0.15 to 0.20	
Average, 2 to 7%	0.20 to 0.25	
Steep, 7%	0.25 to 0.35	

Rainfall Intensity for Hidalgo County Based on NWS Tech Paper No. 40



RAY AVE. - OUTFALL

Project Description

Friction Method

Manning Formula

Solve For

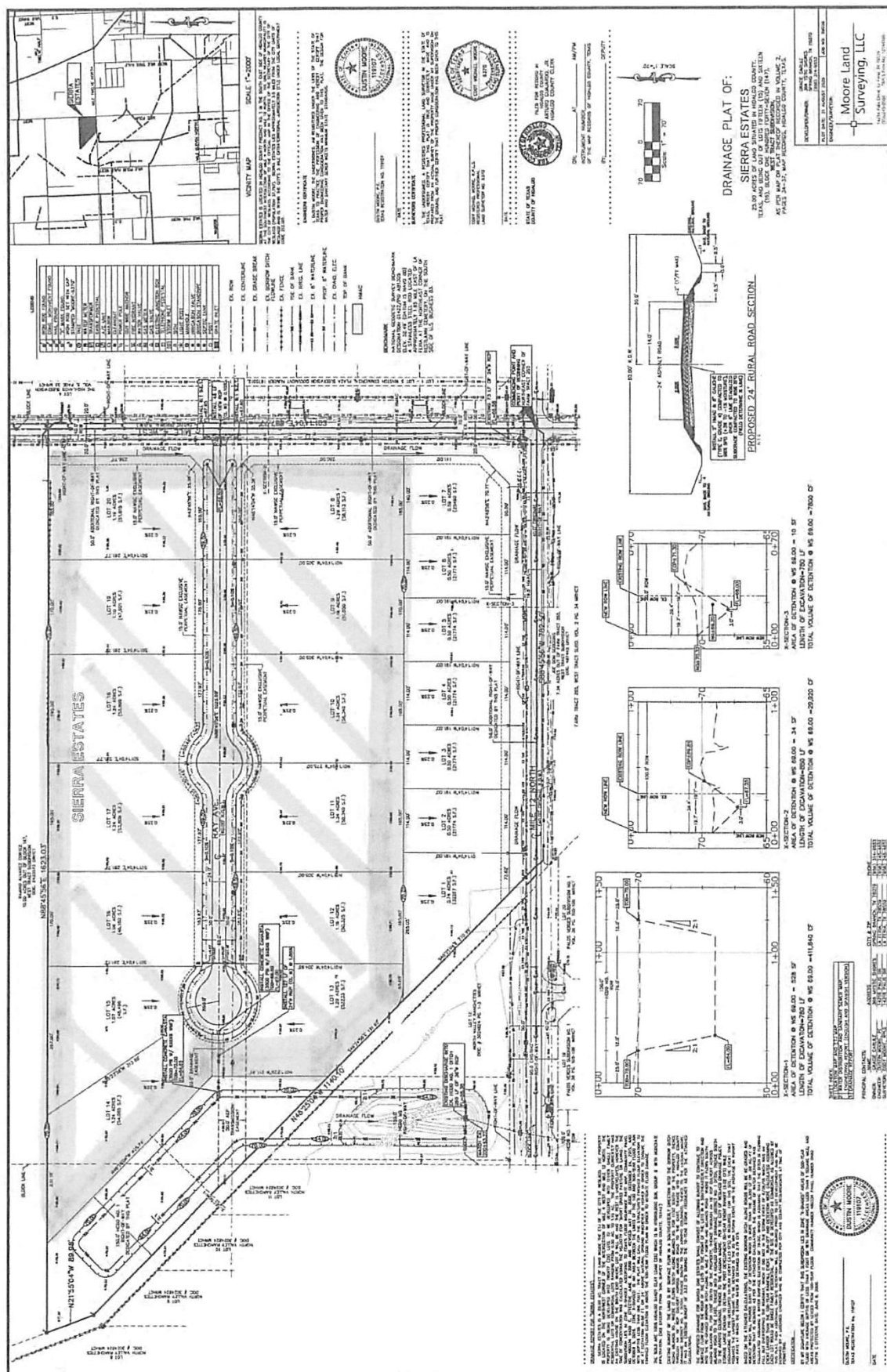
Discharge

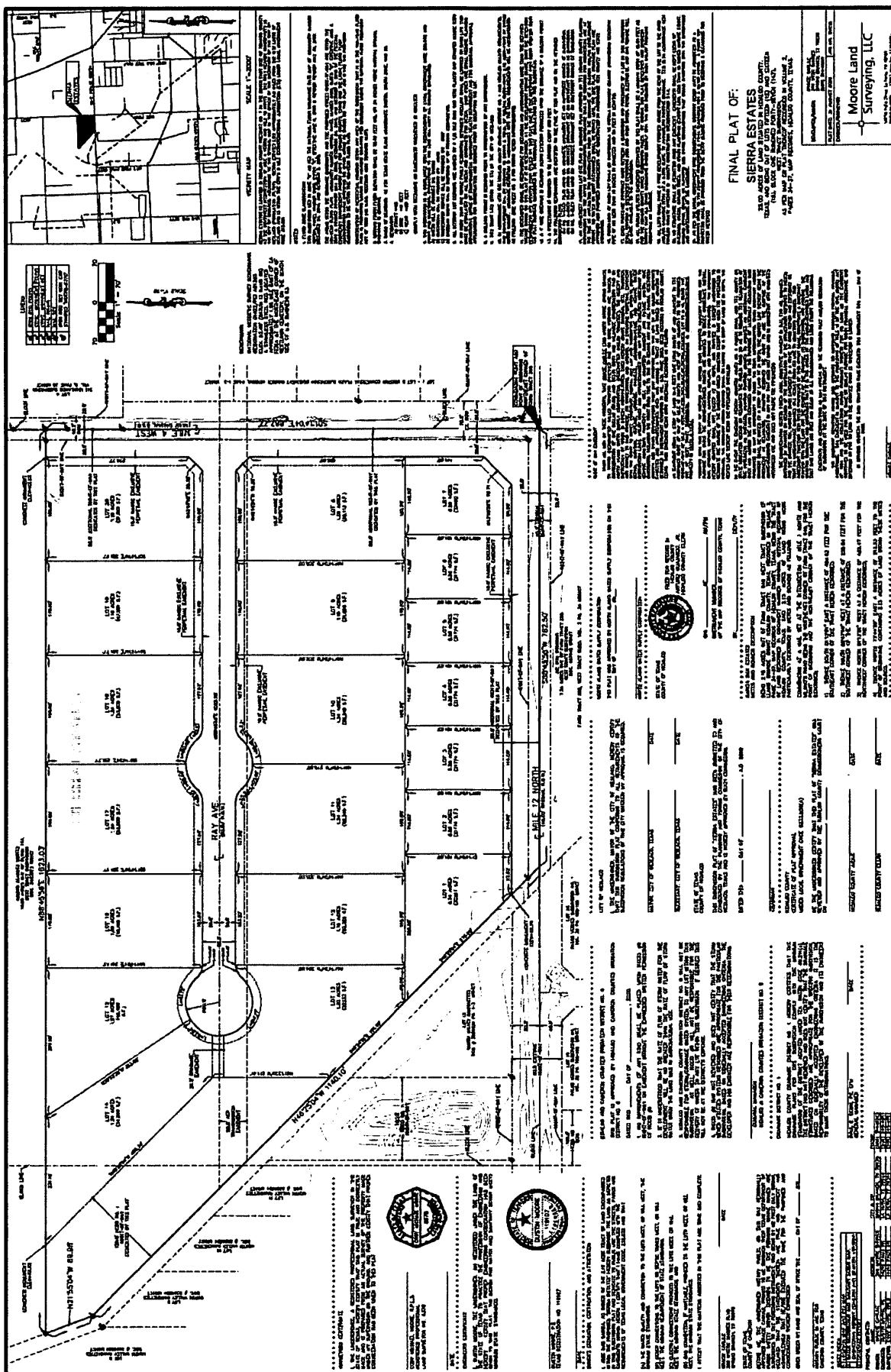
Input Data

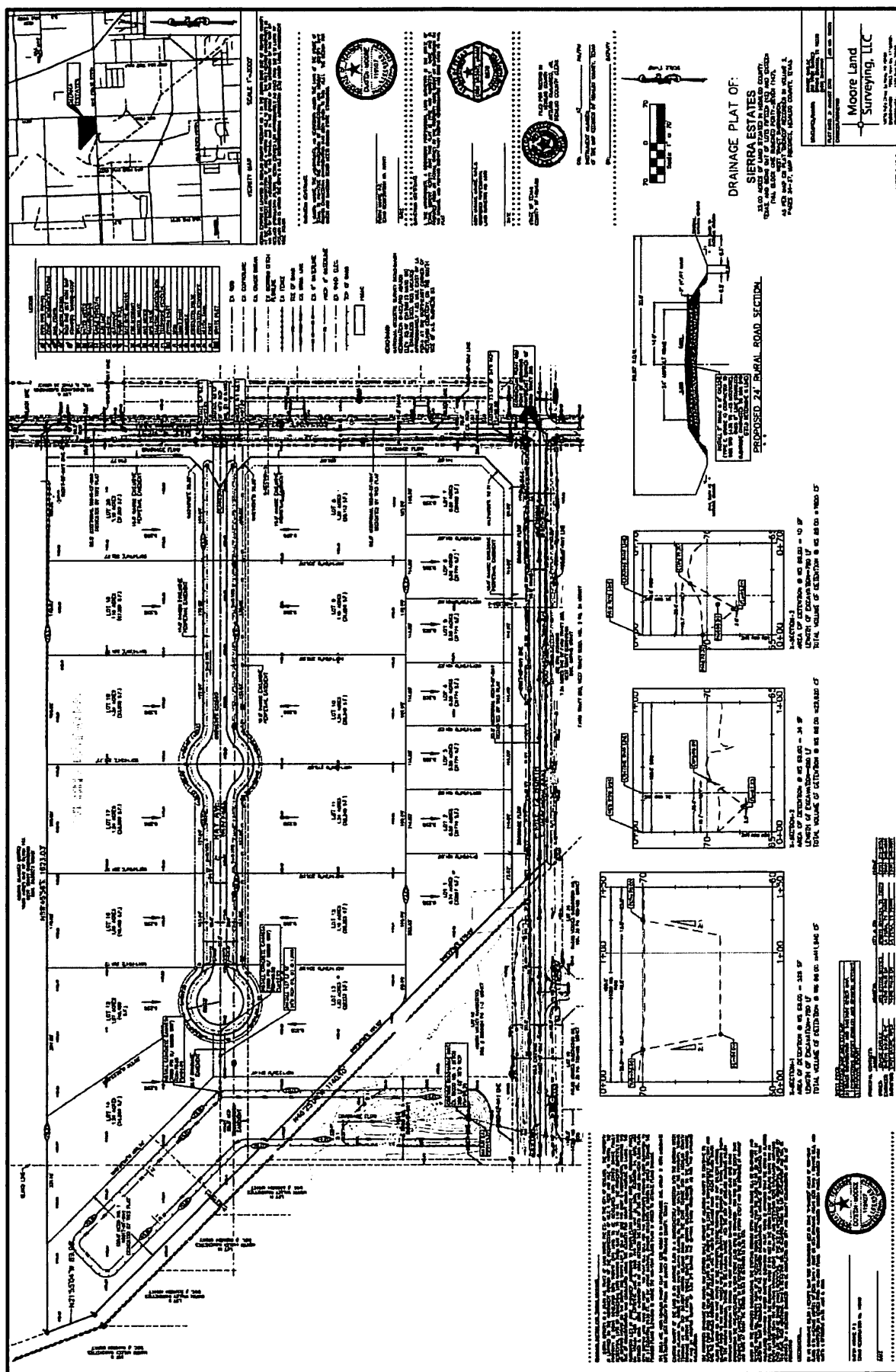
Pressure 1	2.50	feet H2O
Pressure 2	4.35	feet H2O
Elevation 1	67.00	ft
Elevation 2	64.65	ft
Length	127.00	ft
Roughness Coefficient	0.011	
Diameter	2.00	ft

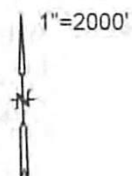
Results

Discharge	16.78	ft ³ /s
Headloss	0.50	ft
Energy Grade 1	69.94	ft
Energy Grade 2	69.44	ft
Hydraulic Grade 1	69.50	ft
Hydraulic Grade 2	69.00	ft
Flow Area	3.14	ft ²
Wetted Perimeter	6.28	ft
Velocity	5.34	ft/s
Velocity Head	0.44	ft
Friction Slope	0.00394	ft/ft



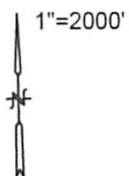






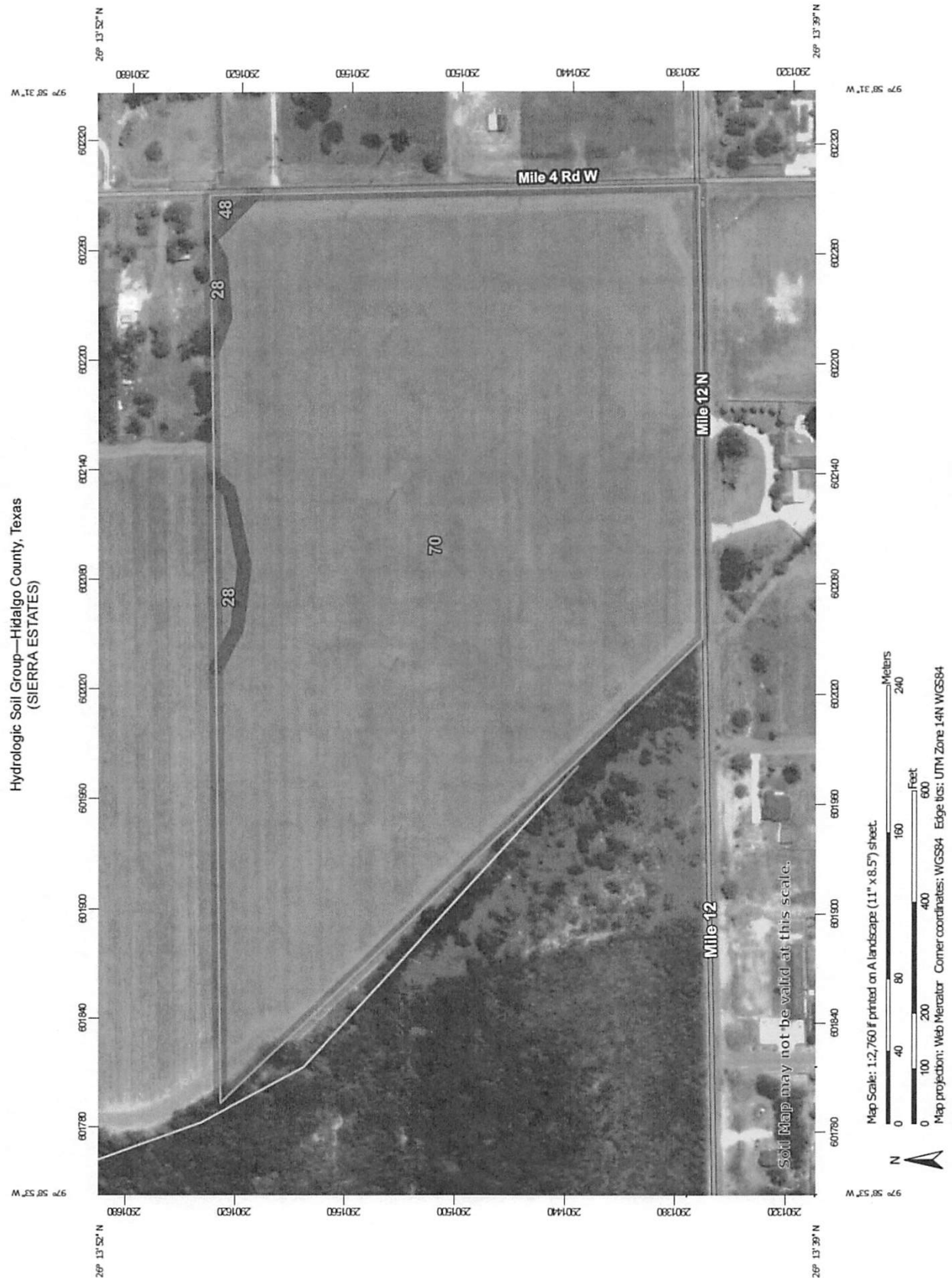
Moore Land
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190



Moore Land
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190



Hydrologic Soil Group—Hidalgo County, Texas
(SIERRA ESTATES)

MAP LEGEND

Area of Interest (AOI)		☒ C
Area of Interest (AOI)		☒ C/D
Soils		☒ D
Soil Rating Polygons		☐ Not rated or not available
☐ A		
☐ A/D		
☐ B		
☐ B/D		
☐ C		
☐ C/D		
☐ D		
☐ Not rated or not available		
Soil Rating Lines		
☐ A		
☐ A/D		
☐ B		
☐ B/D		
☐ C		
☐ C/D		
☐ D		
☐ Not rated or not available		
Soil Rating Points		
☒ A		
☒ A/D		
☒ B		
☒ B/D		

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 Date: Version 19, Jun 11, 2020

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	0.4	1.5%
48	Racombes sandy clay loam, 0 to 1 percent slopes	B	0.1	0.3%
70	Willacy fine sandy loam, 0 to 1 percent slopes	B	24.1	98.3%
Totals for Area of Interest			24.6	100.0%

Description

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

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

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

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

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

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

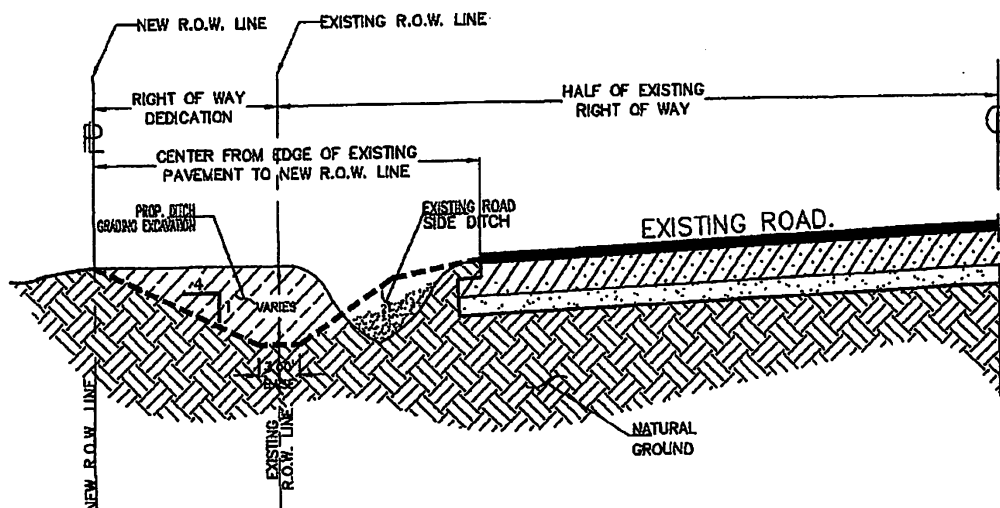
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



RECONSTRUCTION OF ROAD SIDE DITCH

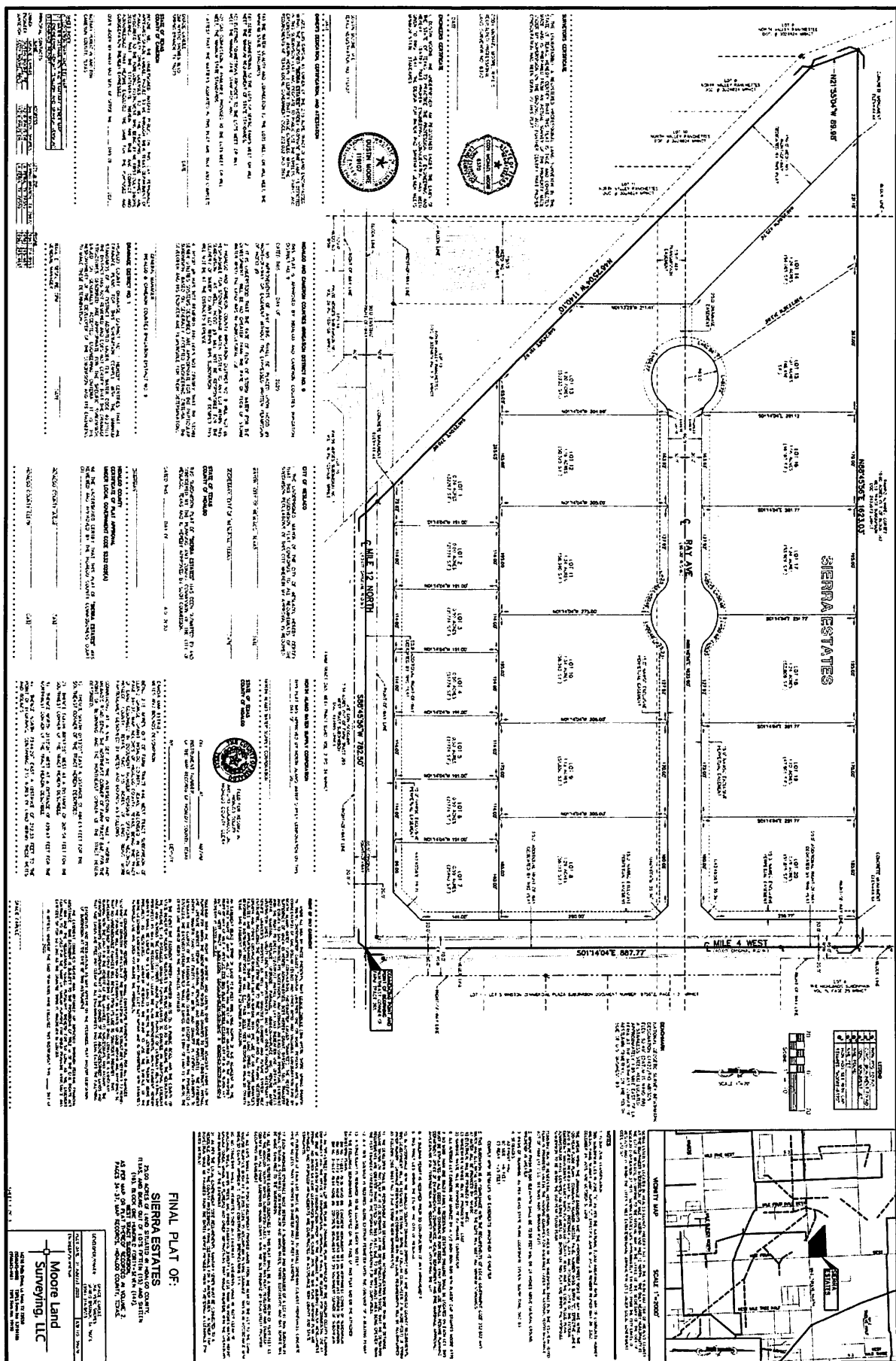


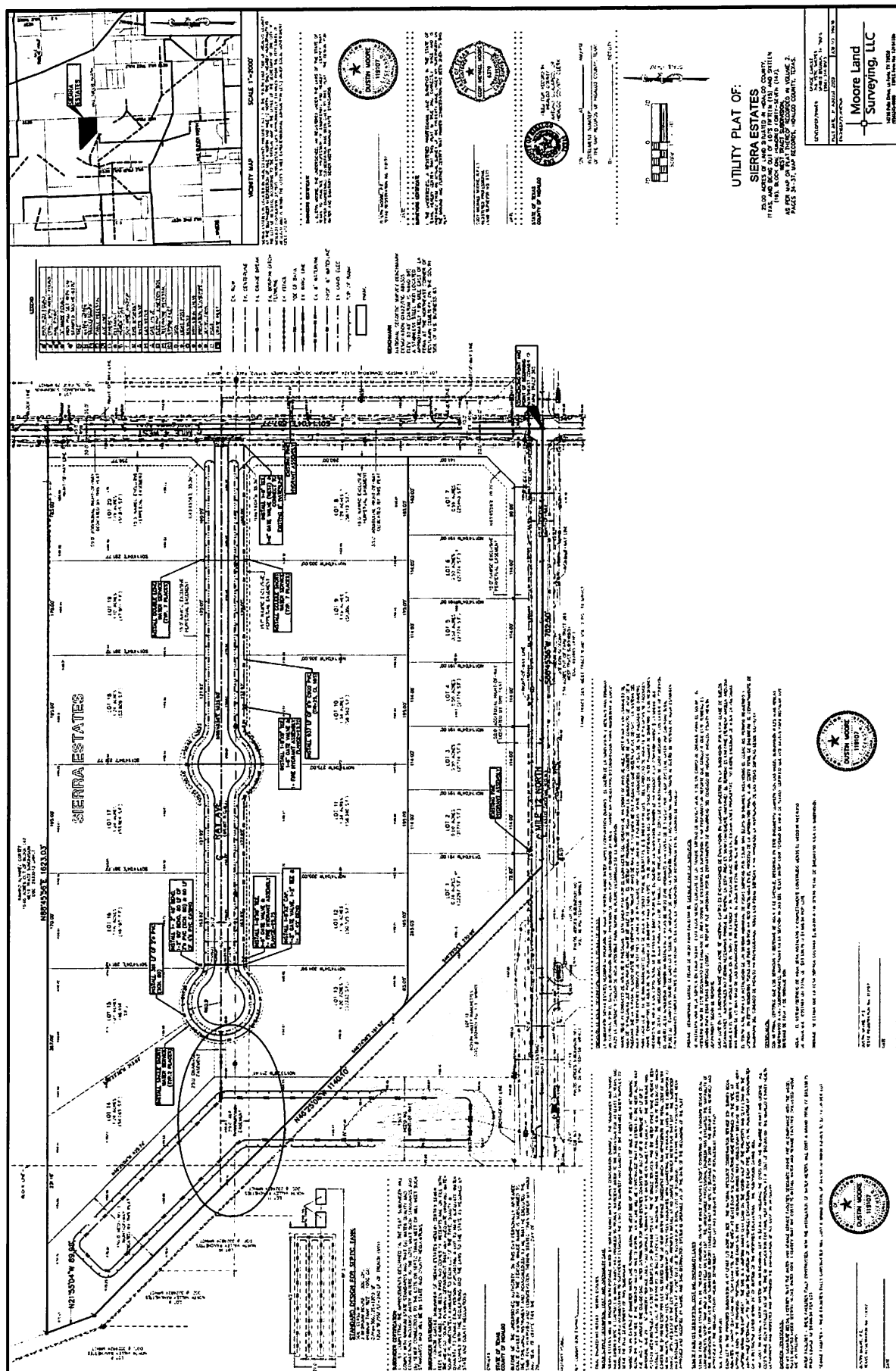
HIDALGO COUNTY PLANNING DEPARTMENT

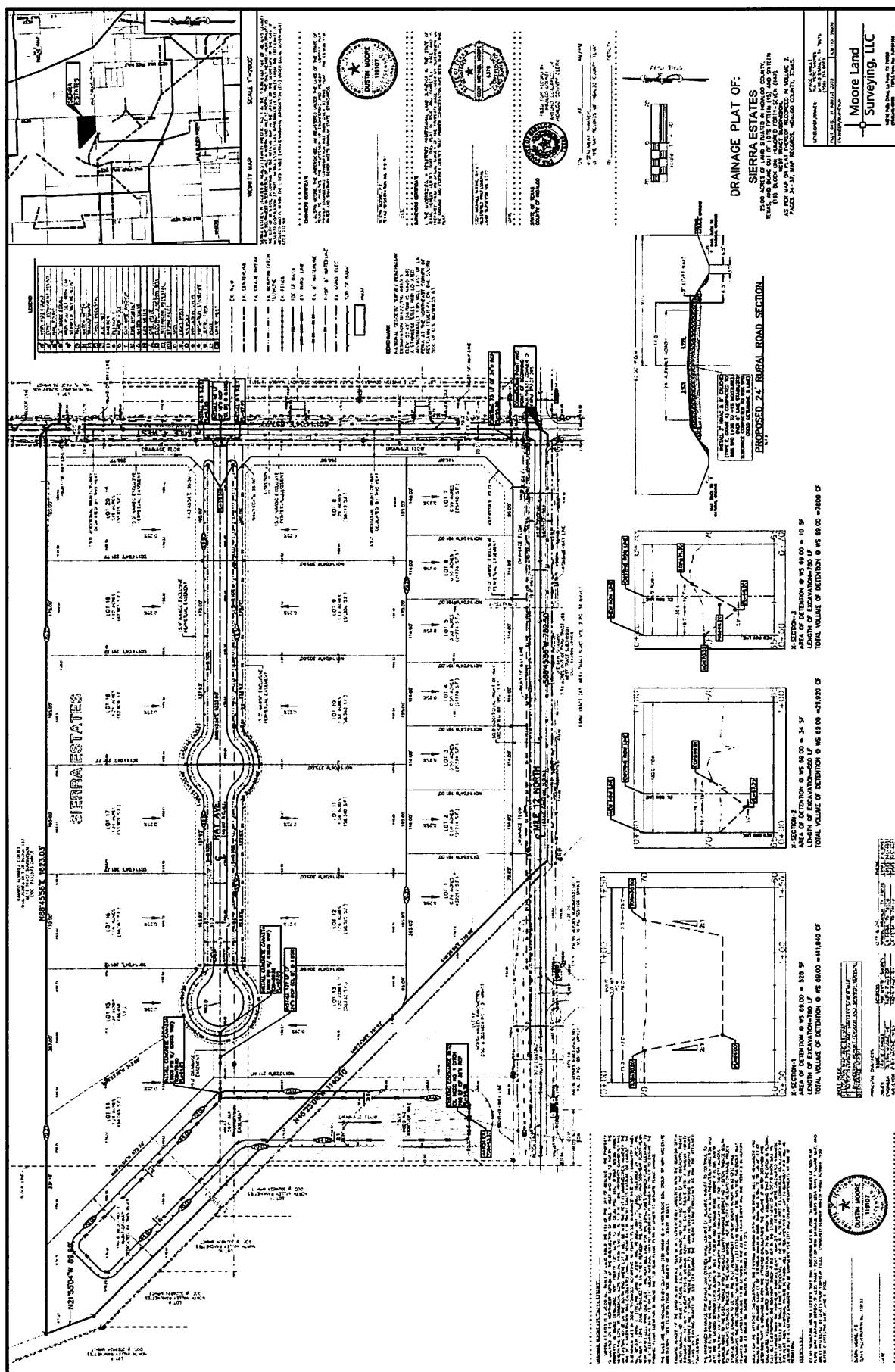
1304 S. 25 TH. STREET
EDINBURG TX, 78539
TEL: (956) 318-2840 ★ FAX: (956) 318-2844

RE CONSTRUCTION OF COUNTY ROAD SIDE DITCH

SCALE: N.T.S.	
DATE: 11-28-2016	
CHECKED BY: T.J.	
DRAWN BY: J.TOVAR	PLATE No. : 9.37







North Valley Ranchettes
Drainage Report added
for context.
-HG, HCDD1-

**DRAINAGE STATEMENT
FOR
NORTH VALLEY RANCHETTES
(31.737-ACRE RESIDENTIAL DEVELOPMENT)
HIDALGO COUNTY, TEXAS**

Prepared by

**HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
TBPE Firm Licensed No. F-10426**

2600 San Diego
Mission, Texas 78572
Tel: 956-369-0988



**JULY 23, 2018
REVISED August 27 2018
REVISED DATE: September 25, 2018**

Homero L. Gutierrez

**Drainage Statement
For
NORTH VALLEY RANCHETTES**

I. PROJECT LOCATION

North Valley Ranchettes is a 31.737-acre tract of land out of Farm Tract 317, West and Adams Tract, according to the map recorded in Volume 2, Page 34-37, Hidalgo County Map Records. The property is located at the North side of Mile 12 North Road and 1/2 Mile East of F.M. 88 and is located in the county of Hidalgo and within the 2 mile ETJ's (Extra Territorial Jurisdiction) of the City of Weslaco. Proposed development will consist of a 12-Lots, single family residential subdivision. (Refer to **Exhibit A**).

II. FLOOD PLAIN

The subject tract lies in "Zone X" unshaded, Areas determined to be outside 500-year flood plain. Community panel in accordance with Flood Insurance Rate Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to **Exhibit B**).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to **Exhibit C**) indicates the subject tract lies in an area of predominantly Hidalgo (28) (30) sandy clay loam (Willacy (70) fine sandy loam, a soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. Soil B has a moderate rate of water transmission.

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately 1% to 1½%. The existing total contributing 10-year storm water runoff is **6.36 (cfs)** from the site is by form of sheet flow runs towards the west side of this tract. (Refer to **Exhibit D**)

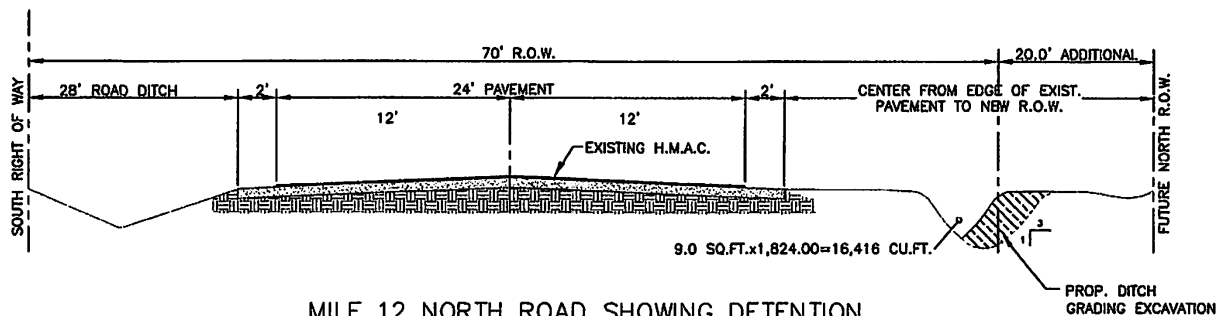
V. PROPOSED CONDITIONS

The proposed conditions for this subject tract will consist of a 12-lot, single-family residential subdivision. The detention of this subdivision will be thru the proposed detention pond constructed within the 150.00 foot Hidalgo County Drainage Ditch right-of-way dedicated by this subdivision. The detention pond shall detain 42,258.45 cubic feet (0.970 ac-ft) of storm water storage for a 25 year design frequency. The storm runoff after development will be increased 12.82 cfs for a total 19.18 cfs. Said pond shall discharge south into an existing Hidalgo County Drain Ditch via an 8" bleeder line. The drain ditch flow south then east ultimately discharging into the Mercedes Lateral. (Refer to **Exhibit D**)

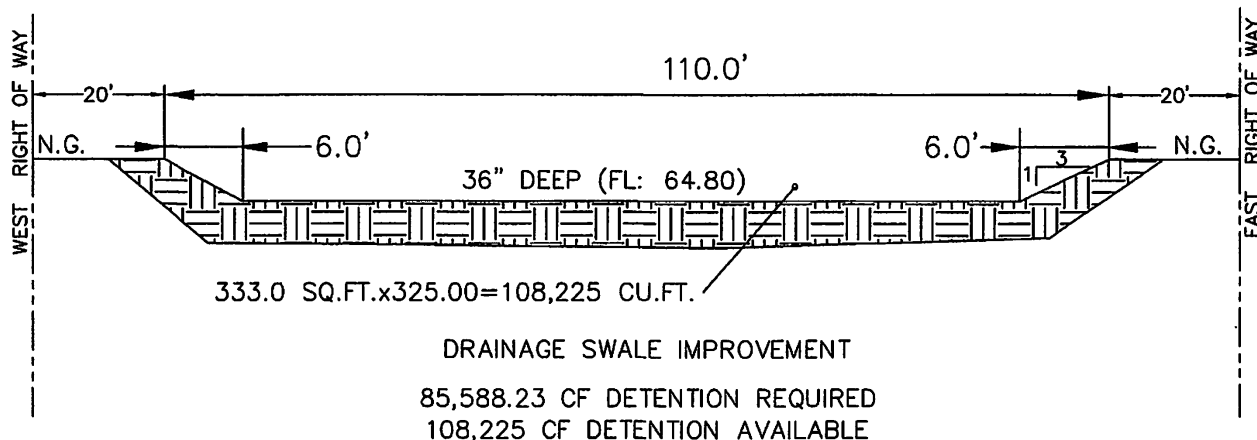
☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. <u>11/1/12</u>	DATE <u>11/1/12</u>



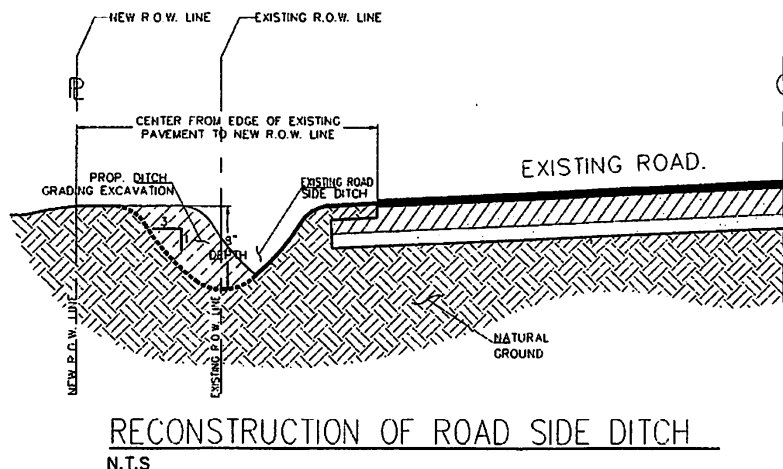
Homero L. Gutierrez

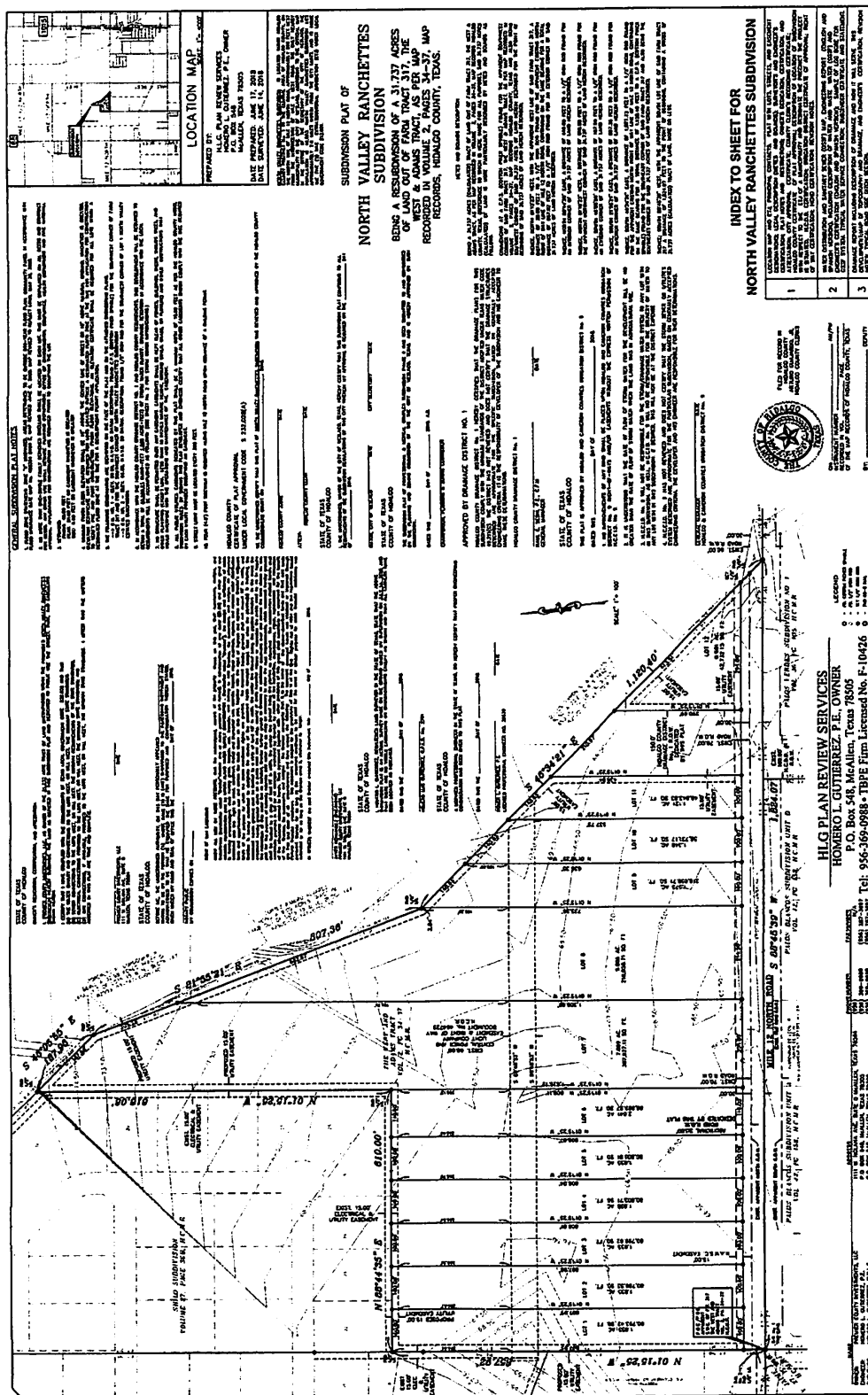


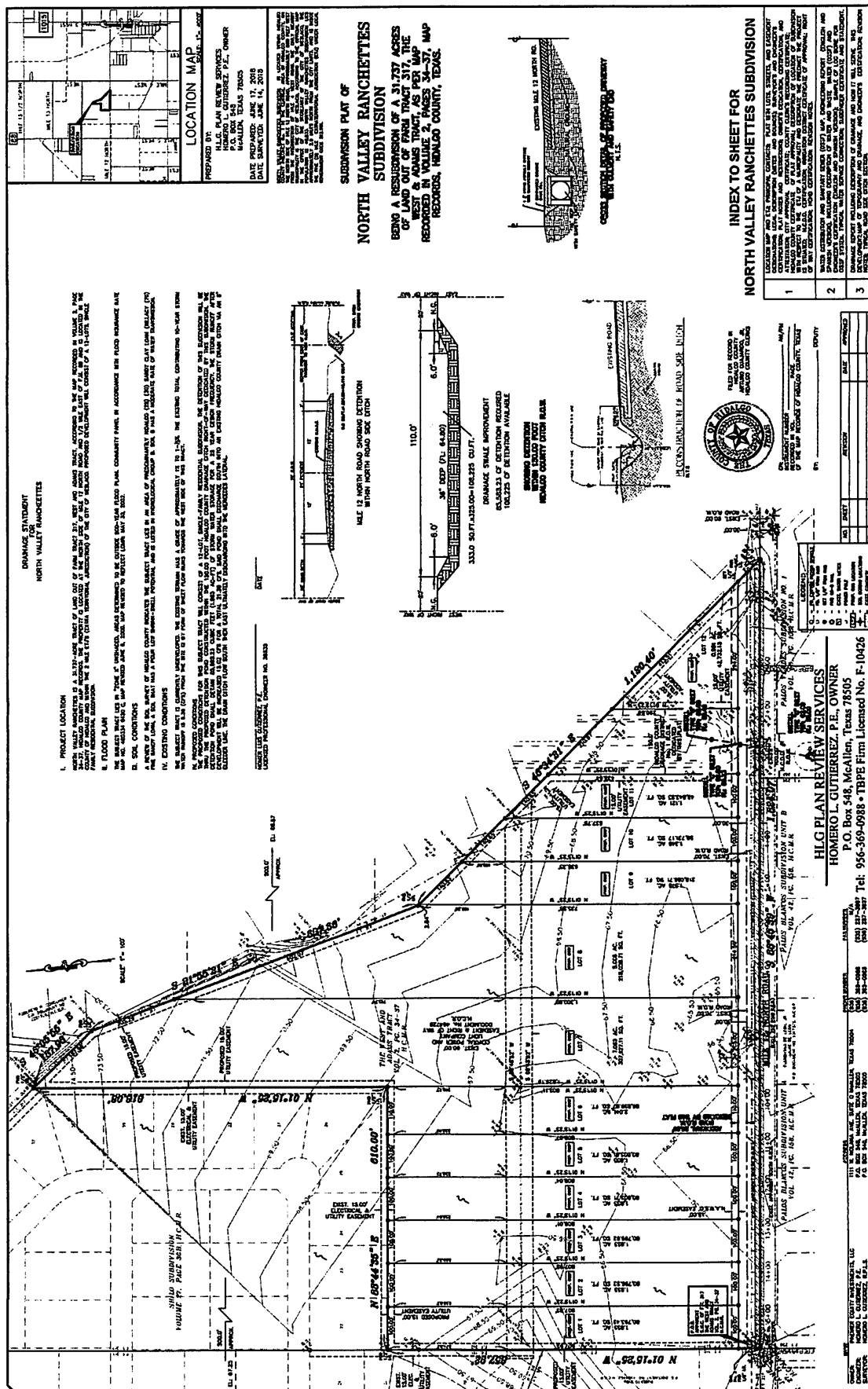
MILE 12 NORTH ROAD SHOWING DETENTION
WITHIN NORTH ROAD SIDE DITCH

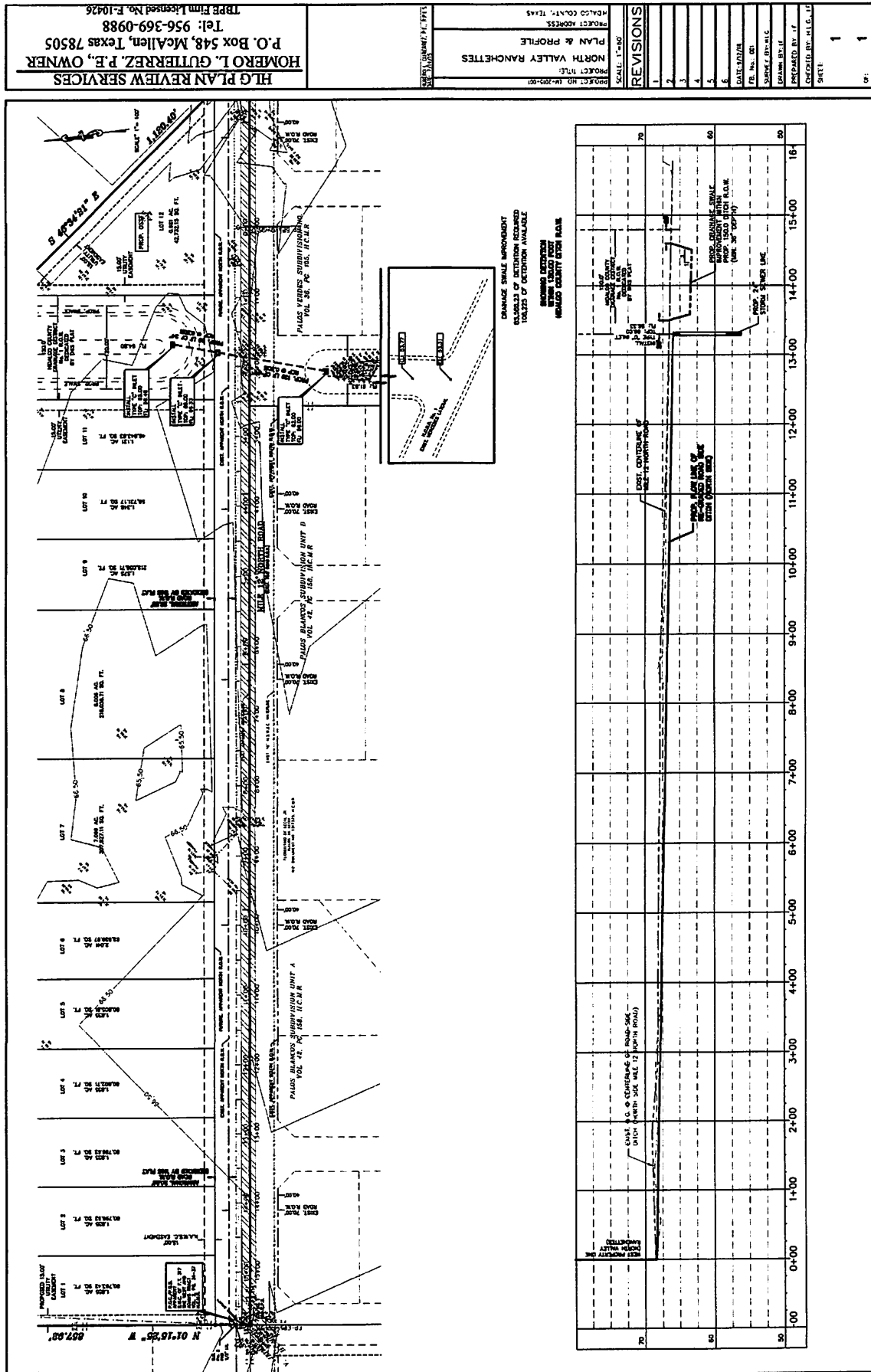


SHOWING DETENTION
WITHIN 150.00 FOOT
HIDALGO COUNTY DITCH R.O.W.











Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 6, 2021	Agenda Item No. (to be assigned by PCE): V. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Emily Villarreal Subdivision – being 4.00 acre out of Farm Tract 711, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northeast corner of Mile 5 North Rd and Midway Rd. Possible Action.	
Discussion/Overview: The proposed three (3) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "B". Applicant was granted a variance for OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Emily Villarreal Subdivision

Location: northeast corner of Mile 5 North Rd and Midway Road

Legal Description: 4.0 acres out of Farm Tract 711, West Tract Subdivision

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: n/a

Existing Land Use: open land Proposed Land Use: residential

Number of Lots Proposed: 3 Gross Acreage: 4.0

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Martin Villarreal Telephone: 956-728-3028

Address: 3830 Lagos Verdes Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: R Robles Engineering, LLC Telephone: 956-968-2422

Address: 107 W Huisache St Fax: 956-969-2011

City: Weslaco State: Tx Zip: 78596 E-mail: reyr@rroblesengineering.com

255 S. KANSAS AVE ■ WESLACO, TEXAS 78598-6285 ■ 956-447-3401 ■ (Fax) 956-873-3128 ■ WWW.WESLACOTX.GOV

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☒ YES ☐ NO Wastewater Provision: OSSF
- ☒ YES ☐ NO Electric Company: Magic Valley Elec

☒ YES ☐ NO Phone Utility <u>SWB</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

** Any revisions requested will 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: Martin Villarreal

Owner Signature: [Signature] Date: 11-5-20

_____ 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 Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Emily Villarreal Subdivision

Location: northeast corner of Mile 5 North Road and Midway Road

Legal Description: 4.00 acres of land out of Farm Tract 711, West Tract Subdivision, 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:

There is no sanitary sewer service available to the site, therefore we are proposing to service the site via septic tank systems.

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☒ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Martin Villarreal Telephone: 956-724-3028

Address: 3830 Lagos Verdes Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Martin Villarreal

Owner Signature: [Signature] Date: 11-5-20

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



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. 21000034

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: Emily Villarreal Subdivision

Location: Northeast corner of Mile 5 N. Road and Midway Road

Legal Description: 4.00 acres out of Farm Tract 711, West Tract Subdivision, Hidalgo County, Texas, Vol. 2, Pg. 34-37, H.C.M.R.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: open land Proposed Land Use: residential

Number of Lots Proposed: 3 Gross Acreage: 4.00

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Martin Villarreal Telephone: (210) 724-3028

Address: 3830 Lagos Verdes Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: Rey Robles Jr Telephone: (956) 968-2422

Address: 107 W. Huisache Street Fax: (956) 969-2011

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

☒ YES ☐ NO Electric Company: Magic Valley Electric Cooperative

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>H.C.D.D. #1</u>	☒ YES ☐ NO Irrigation District <u>H.C.C.I.D. #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 mhinojosa@weslacotx.gov & rdela Fuente@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: Martin Villarreal

Owner Signature: [Signature] Date: 10-1-20

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 9-30-20

Authorized Agent Printed Name: Rey Robles Jr.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Date Paid _____

Preliminary Subdivision Review REC#: 02689944 11/13/2020 11:03 AM

General Comments: _____ OPER: NV TERM: 039

_____ REF#: 151

_____ PAID BY: _____

TRAN: 203.0000 SUBDIVISION INSPECT
EMILY VILLARREAL
101-400-1025
SUBDIVISION INSPECT 355.00CR

TRAN: 116.0000 FIRE MARSHAL INSPECT
EMILY VILLARREAL
101-400-3110
FIRE MARSHALL INSPE 75.00CR

TRAN: 203.0000 SUBDIVISION INSPECT
EMILY VILLARREAL
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 355.00 CHECK
75.00 CHECK
55.00 CHECK

APPLIED: 485.00-

CHANGE: 0.00

255 S. KANSAS AVE ■ WESLACO

WWW.WESLACOTX.GOV

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Friday, October 30, 2020 8:53 AM
To: rey robles
Subject: RE: Emily Villarreal

Good Morning,

You project has been approved with comments, please address the comments below and submit the following items:

- Subdivision Platting Application
- \$355.00 Platting fee
- \$75.00 Fire Review Fee
- 12 sets of preliminary updated plats, utility, drainage and paving sheet
- Up to date Drainage Report
- Variance Application and Fee

Planning Approved with Comments:

- Request a variance for OSSF

Engineering approved with Comments

- The Plat Sheet is on the Location Map and the Project Site is showing up on Donna's Jurisdiction, this needs to be addressed.

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

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



From: rey robles <reyr@rroblesengineering.com>
Sent: Wednesday, October 21, 2020 2:53 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: Emily Villarreal

Good afternoon Rebekah, please see attached updated plat sheets for Emily Villarreal Subdivision.
Sincerely,
Rey Robles, Jr.

On Thu, Oct 8, 2020 at 10:38 AM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good Morning

Below are the comments for each department. Once revised email over a pdf copy of the plat sheets for re-review. After you have been cleared by all departments you will be authorized to proceed with the subdivision platting application.

Fire Marshal's Office

There are no fire hydrants shown on the utility sheet. We need a fire hydrant within 400 foot fire truck travel distance to all lots. Plus \$75.00 fire review fee

Planning Comments:

- Identify the point of commencement
- Identify the point of beginning
- Adjacent properties must be identified on all sides.
- Add Plat Note: Streetlight must be located every 300 feet
- Update Plat Note 2: Required rear setback is 20% of lot depth but need not exceed 25' . A Variance will be required for proposed rear setback
- Request a variance for OSSF
- Add Plat Note: A 4 ft. sidewalk is required along all interior 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
-

Engineering Comments:

- Show Point of Commencement and Point of Beginning on Layout and Description
- Subdivision name is misspelled, please address
- Vicinity Map shall be 1" to 1000'
- Midway Road Label shall also note (Mile 7 West Road)
- Road Label shall read as West Mile 5 North Road
- Additional ROW and Easements Labels shall note "By This Plat"
- A Concrete Monument shall be furnished at the proposed South West Corner of this subdivision as if the whole was a large block. Including Coordinates and Elevation to be noted on layout.

Sheet 2

- Ensure scale is correct
- Service Connection shall have a Brass Corp and Angle Stops

Rebekah de la Fuente, CFM

Planning & Code Enforcement Director



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

From: rey robles <reyr@rroblesengineering.com>
Sent: Wednesday, October 7, 2020 10:10 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: Emily Villarreal

Good morning Rebekah,

Sorry about that, please see attached files

On Wed, Oct 7, 2020 at 7:52 AM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Can you please send me the PDF for Emily Villarreal Subdivision

Rebekah de la Fuente, CFM

Planning & Code Enforcement Director



City of Weslaco

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Thursday, October 8, 2020 10:38 AM
To: rey robles
Subject: RE: Emily Villarreal

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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: October 2, 2020

TO: Albert Aldana/ Peter Hermida, Engineer III
Marcelo Cosme, Water Distribution Supervisor
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** comments are due on **Thursday, October 8, 2020**. Listed below is the subdivision that will be discussed:

➤ **Emily Villarreal- ETJ**

Please make every effort is made to submit your comments in writing before 12:00 p.m. on the due date. **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.



Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT

FOR

EMILY VILLARREAL SUBDIVISION

CITY OF WESLACO ETJ, HIDALGO COUNTY, TEXAS

September 15, 2020

Prepared By:



Reynaldo Robles, Jr., P.E.



Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

Index

Page 1 – Cover Sheet

Page 2 – Index

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

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14-15 – USDA Soil Report: Engineering Properties

Pages 16-18 – Subdivision Plat Sheets and Profile Sheet



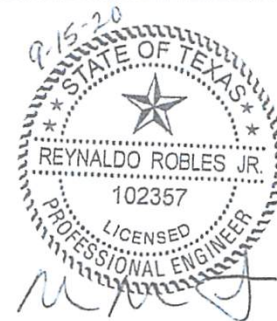
ROBLES
ENGINEERING, LLC

FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<i>Hector Garcia</i>	<i>9/30/20</i>
H.C.D.D. NO. 1	DATE

DRAINAGE STATEMENT
For
EMILY VILLARREAL SUBDIVISION
CITY OF WESLACO ETJ
HIDALGO COUNTY, TEXAS



Emily Villarreal Subdivision is located on the northeast corner of the intersection of Mile 5 N. Road and Midway Road within the City of Weslaco 1 Mile ETJ, in the County of Hidalgo, Texas and is described as follows: 4.00 acres of land out of Farm Tract 711 of the West Tract Subdivision, Hidalgo County, Texas, according to the plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "B", which is described as areas between limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0525 B, map dated January 2, 1981.

Existing Soils:

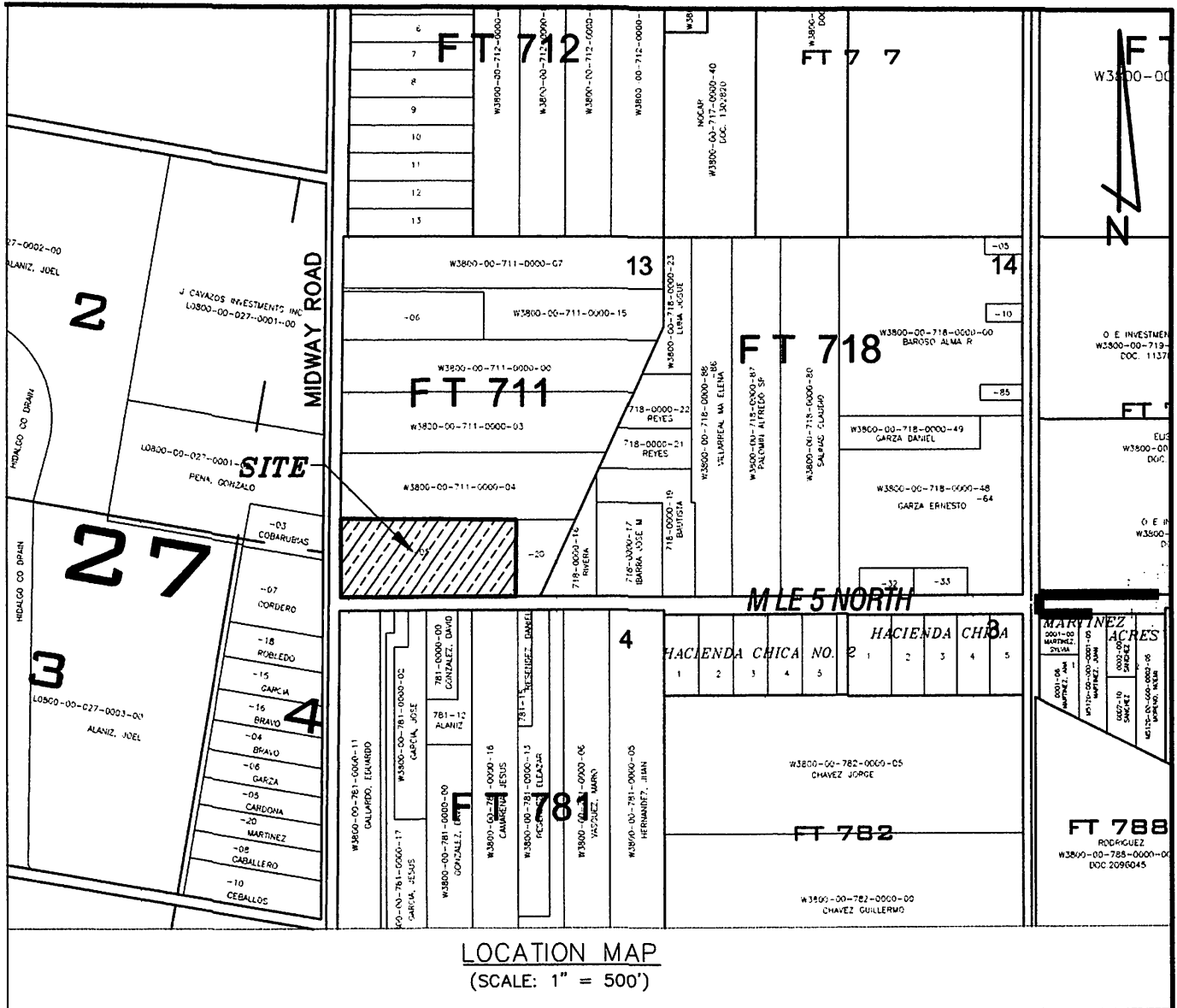
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (29), Mercedes clay (39), and Raymondville clay loam (52). Hidalgo sandy clay loam is listed in hydrologic group B, which consist of well drained soils with a moderate infiltration rate. Mercedes clay loam is listed in hydrologic group D, which consists of soils having very slow infiltration rates. Raymondville clay loam is listed in hydrologic group C, which consists of soils having a slow infiltration rate when thoroughly wet.

Pre-development Conditions:

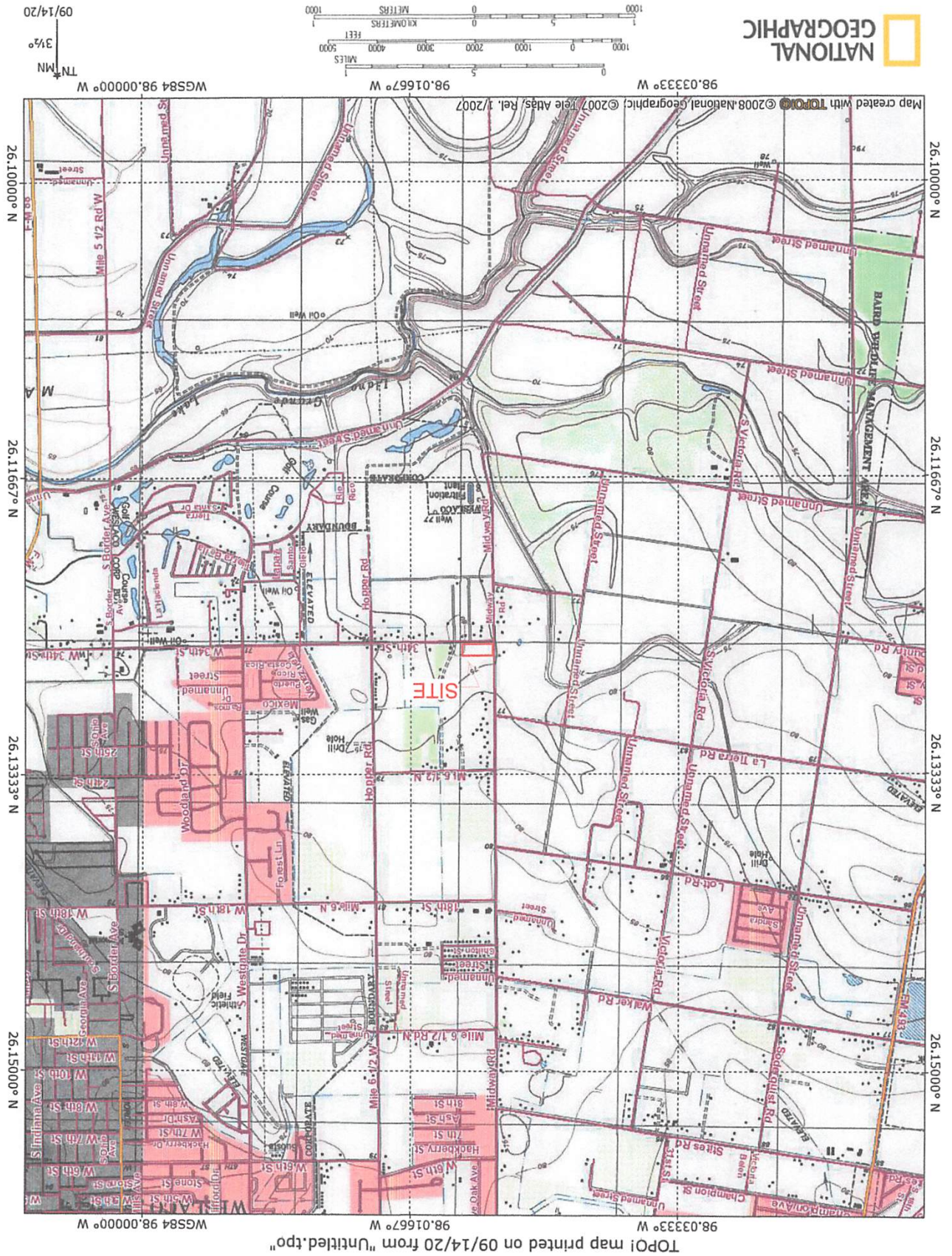
The land comprising this subdivision is currently undeveloped open land, partially covered with brush. Topographic information of the undeveloped site reveals the site is fairly level with a slope towards the west. Existing runoff makes its way into the roadside ditch along Midway Road, flows south and outfalls into the South Donna Drain, owned by the Hidalgo County Drainage District #1. Calculations reveal an estimated pre-development runoff of 3.21 CFS.

Future Conditions:

Expected future use for this subdivision will be for residential use. The development will consist of three lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 5.09 CFS, a total maximum volume of additional run-off of 12,539 cubic feet (0.288 acre-ft), and a future Q of 8.30 CFS. This runoff will be detained in existing natural low areas and flow into the regraded roadside ditch. The regraded roadside ditch will flow into an existing drainage ditch located approximately 1,100 feet south of the site. A drainage plan is to be approved by the County of Hidalgo at the time of issuance of a building permit.



EMILY VILLARREAL SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE NORTHEAST CORNER OF MIDWAY ROAD AND MILE 5 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY WESLACO (POPULATION 6,578/ 2015 CENSUS). THIS SUBDIVISION LIES APPROXIMATELY 0.5 MI. WEST OF THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.





ROBLES
ENGINEERING, LLC

FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

Detention Volume

Emily Villarreal Subdivision

Using Modified Rational Method:

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

For the existing Subdivision site:

Area = 4 ac.
Runoff Length = 640 ft
Slope = 0.5 %
Cex = 0.15
 $V = K_u K_S C^{0.5} = 0.49 \text{ ft/s}$
 $t_c = L / 60V = 21.59 \text{ min.}$
 $I = b / (t_c + d)^e = 5.34 \text{ in./hr.}$

Where $Q = CIA = 3.21 \text{ cfs}$

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

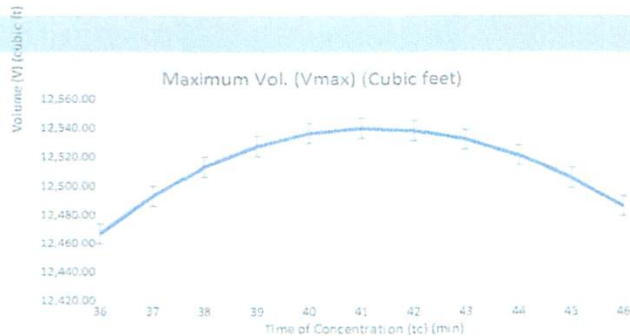
For the future developed subdivision:

	Area %	C	Weighted C
Residential	100	0.4	0.4

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

Cfut = 0.4

Tc	Qfut	Vfut	Qex	Vex	Vmax
36	8.98	19,392.73	3.21	6,926.40	12,466.34
37	8.83	19,611.38	3.21	7,116.80	12,492.58
38	8.69	19,823.93	3.21	7,311.20	12,512.73
39	8.56	20,030.66	3.21	7,503.60	12,527.07
40	8.43	20,231.86	3.21	7,696.00	12,535.87
41	8.30	20,427.79	3.21	7,888.40	12,539.39
42	8.18	20,618.67	3.21	8,080.80	12,537.87
43	8.06	20,804.73	3.21	8,273.20	12,531.53
44	7.95	20,986.19	3.21	8,465.60	12,520.59
45	7.84	21,163.24	3.21	8,658.00	12,505.25
46	7.73	21,336.08	3.21	8,850.40	12,485.68



Total Required Detention Volume: 12,539 cfs =
0.288 ac-ft

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

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

Intensity
(in./hr)

4.07 5.47 6.36 7.54 8.69 9.88

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

"1907-1908 жылғы антропологикал зерттеудің (1920) және биологиялық ерекшеліктерінің негізінде "Асыт" атты жернаманың дайындалуына ықпал етті"

[illegible]

Case	Age	Sex	Height	Weight	Initial	Final	Change
1	60.0	M	170.4	70.4	10.0	10.0	0.0
2	60.0	M	170.4	70.4	10.0	10.0	0.0
3	60.0	M	170.4	70.4	10.0	10.0	0.0
4	60.0	M	170.4	70.4	10.0	10.0	0.0
5	60.0	M	170.4	70.4	10.0	10.0	0.0
6	60.0	M	170.4	70.4	10.0	10.0	0.0
7	60.0	M	170.4	70.4	10.0	10.0	0.0
8	60.0	M	170.4	70.4	10.0	10.0	0.0
9	60.0	M	170.4	70.4	10.0	10.0	0.0
10	60.0	M	170.4	70.4	10.0	10.0	0.0
11	60.0	M	170.4	70.4	10.0	10.0	0.0
12	60.0	M	170.4	70.4	10.0	10.0	0.0
13	60.0	M	170.4	70.4	10.0	10.0	0.0
14	60.0	M	170.4	70.4	10.0	10.0	0.0
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18	60.0	M	170.4	70.4	10.0	10.0	0.0
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21	60.0	M	170.4	70.4	10.0	10.0	0.0
22	60.0	M	170.4	70.4	10.0	10.0	0.0
23	60.0	M	170.4	70.4	10.0	10.0	0.0
24	60.0	M	170.4	70.4	10.0	10.0	0.0
25	60.0	M	170.4	70.4	10.0	10.0	0.0
26	60.0	M	170.4	70.4	10.0	10.0	0.0
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28	60.0	M	170.4	70.4	10.0	10.0	0.0
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30	60.0	M	170.4	70.4	10.0	10.0	0.0
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32	60.0	M	170.4	70.4	10.0	10.0	0.0
33	60.0	M	170.4	70.4	10.0	10.0	0.0
34	60.0	M	170.4	70.4	10.0	10.0	0.0
35	60.0	M	170.4	70.4	10.0	10.0	0.0
36	60.0	M	170.4	70.4	10.0	10.0	0.0
37	60.0	M	170.4	70.4	10.0	10.0	0.0
38	60.0	M	170.4	70.4	10.0	10.0	0.0
39	60.0	M	170.4	70.4	10.0	10.0	0.0
40	60.0	M	170.4	70.4	10.0	10.0	0.0
41	60.0	M	170.4	70.4	10.0	10.0	0.0
42	60.0	M	170.4	70.4	10.0	10.0	0.0
43	60.0	M	170.4	70.4	10.0	10.0	0.0
44	60.0	M	170.4	70.4	10.0	10.0	0.0
45	60.0	M	170.4	70.4	10.0	10.0	0.0
46	60.0	M	170.4	70.4	10.0	10.0	0.0
47	60.0	M	170.4	70.4	10.0	10.0	0.0
48	60.0	M	170.4	70.4	10.0	10.0	0.0
49	60.0	M	170.4	70.4	10.0	10.0	0.0
50	60.0	M	170.4	70.4	10.0		

© 2015, at the University of Illinois at Urbana-Champaign, 601 South Mathews Avenue, Urbana, IL 61801-2901

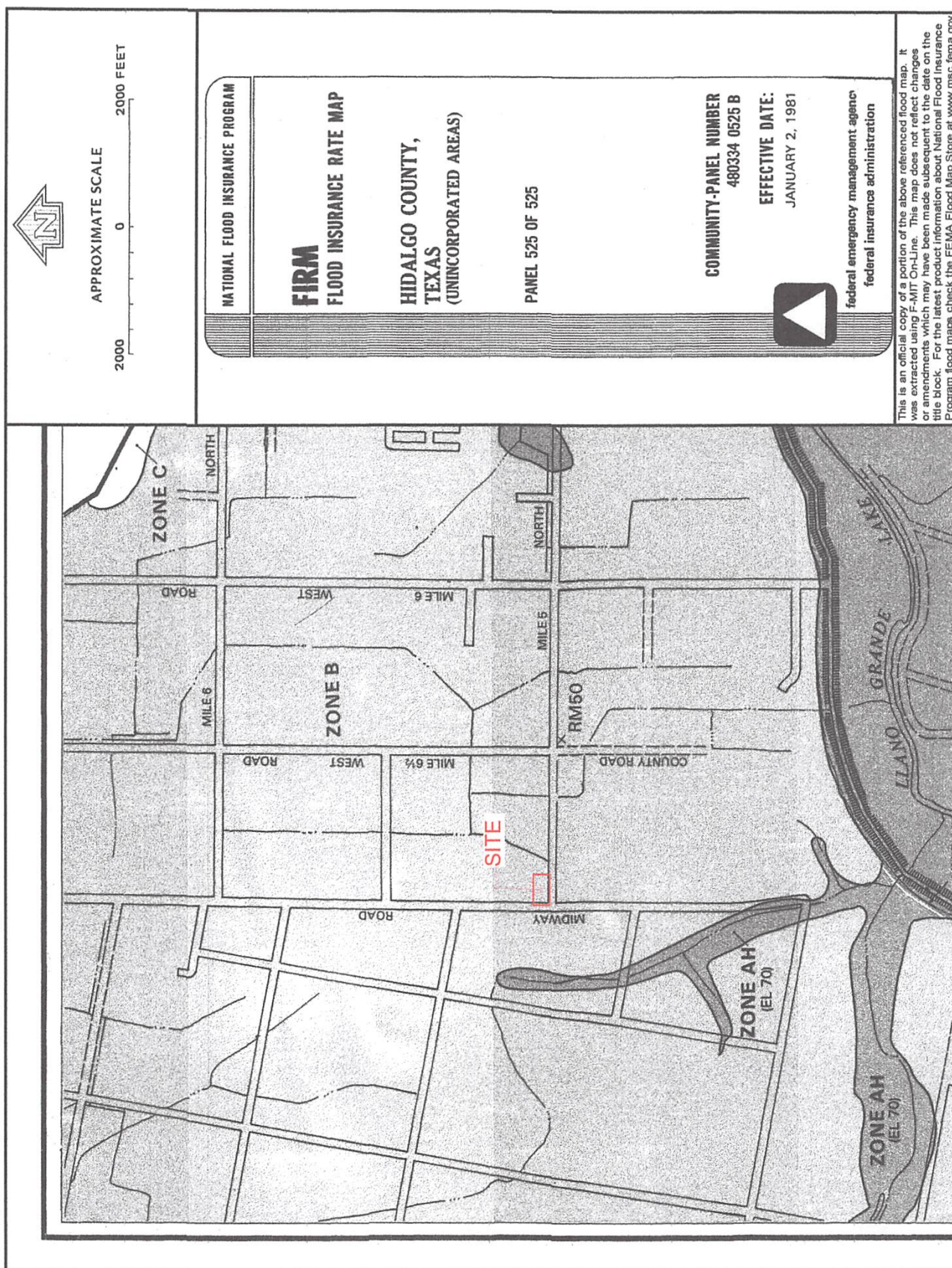
1919

09/6/64

10

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

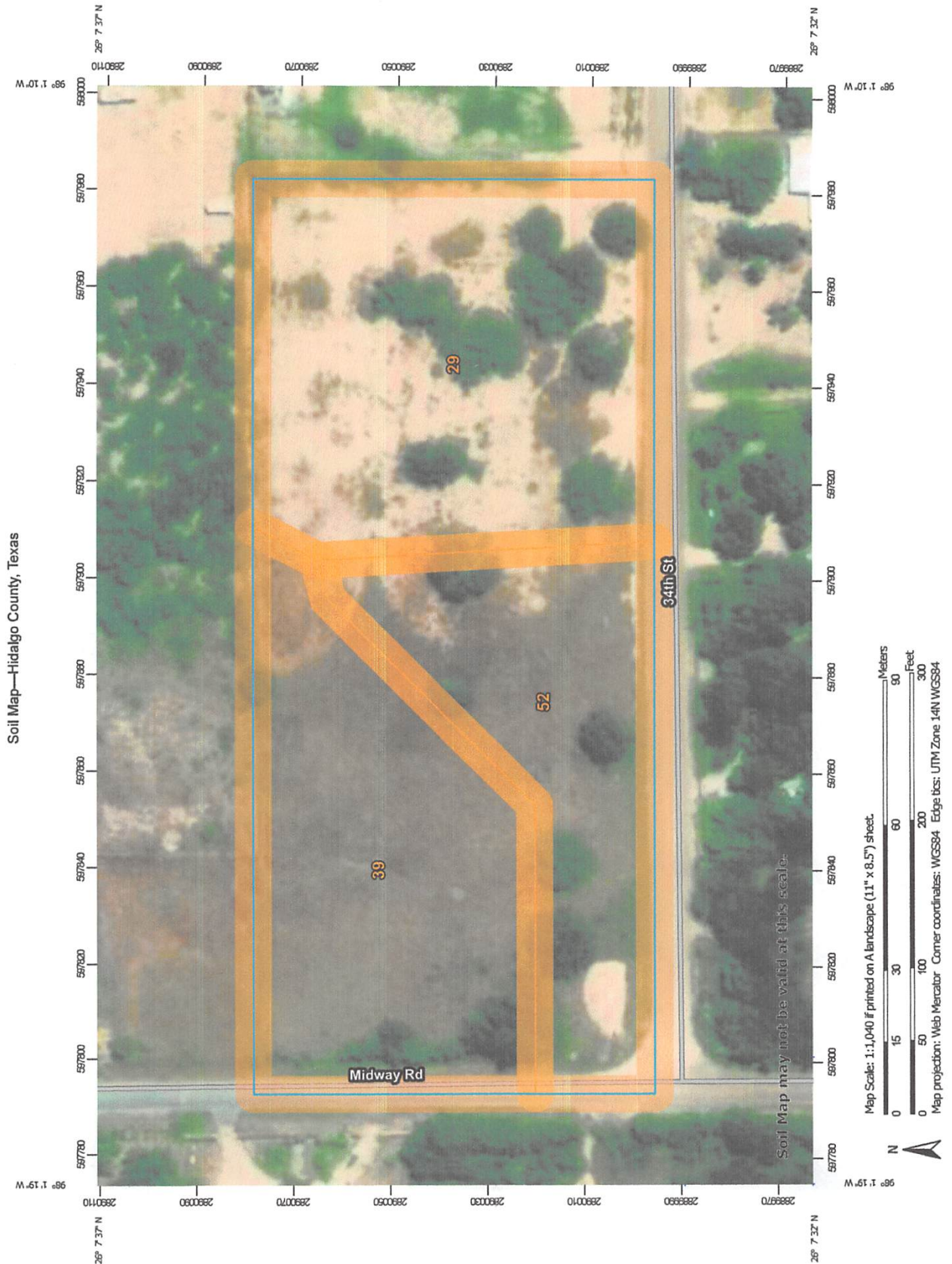
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Apartment dwelling areas	0.50 - 0.70
Industrial	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Recreation	
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns	
Sandy soil, flat, 2% slope	0.05 - 0.10
Sandy soil, average 2 - 5% slope	0.10 - 0.15
Sandy soil, steep, 5% slope	0.15 - 0.20
Heavy soil, flat, 2% slope	0.15 - 0.17
Heavy soil, average 2 - 5% slope	0.15 - 0.25
Heavy soil, steep, 5% slope	0.25 - 0.35
Streets	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	
Drives and walks	0.75 - 0.85
Roofs	
Roofs	0.75 - 0.95
Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	



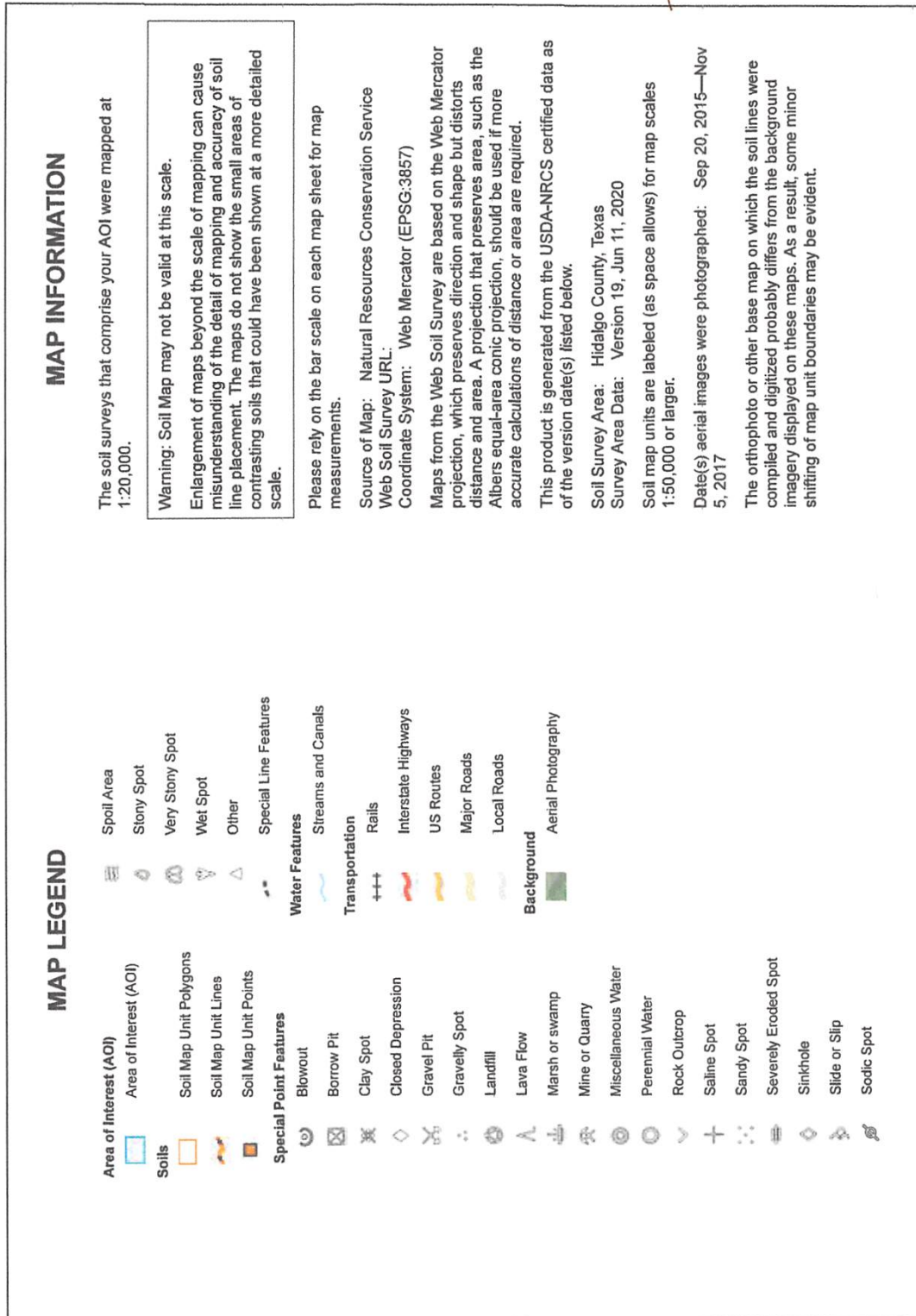
River Mile • M1.5 ** Referenced to the National Geodetic Vertical Datum of 1929 * EXPLANATION OF ZONE DESIGNATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">ZONE</th> <th style="width: 90%;">EXPLANATION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Areas of 100-year flood; base flood elevations and flood hazard factors not determined.</td> </tr> <tr> <td>A0</td> <td>Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.</td> </tr> <tr> <td>AH</td> <td>Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.</td> </tr> <tr> <td>A1-A30</td> <td>Areas of 100-year flood; base flood elevations and flood hazard factors determined.</td> </tr> <tr> <td>A99</td> <td>Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.</td> </tr> <tr> <td>B</td> <td>Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)</td> </tr> <tr> <td>C</td> <td>Areas of minimal flooding. (No shading)</td> </tr> <tr> <td>D</td> <td>Areas of undetermined, but possible, flood hazards.</td> </tr> <tr> <td>V</td> <td>Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.</td> </tr> <tr> <td>V1-V30</td> <td>Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.</td> </tr> </tbody> </table> NOTES TO USER Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures. This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas. For adjoining map panels, see separately printed Index To Map Panels.	ZONE	EXPLANATION	A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.	A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.	AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.	A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.	B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)	C	Areas of minimal flooding. (No shading)	D	Areas of undetermined, but possible, flood hazards.	V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.	V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.	APPROXIMATE SCALE 2000 0 2000 FEET NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS) PANEL 525 OF 525 COMMUNITY-PANEL NUMBER 480334 0525 B EFFECTIVE DATE: JANUARY 2, 1981 federal emergency management agency federal insurance administration
ZONE	EXPLANATION																						
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.																						
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V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.																						

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

INITIAL IDENTIFICATION:
MAY 23, 1978



Soil Map—Hidalgo County, Texas



DEFENSE

(IOA) percent to error

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Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Hidalgo sandy clay loam, 1 to 3 percent slopes	1.6	40.4%
39	Mercedes clay, 0 to 1 percent slopes	1.3	33.3%
52	Raymondville clay loam, 0 to 1 percent slopes	1.0	26.4%
Totals for Area of Interest		3.9	100.0%

Report—Engineering Properties

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

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	
29—Hidalgo sandy clay loam, 1 to 3 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	90-95-100	36-46-55	11-16-20	
			17-28	Sandy clay loam, clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	90-95-100	36-58-80	11-16-20	
			28-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	90-95-100	80-90-100	75-87-99	44-62-80	11-17-23	
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	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	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	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 19, Jun 11, 2020

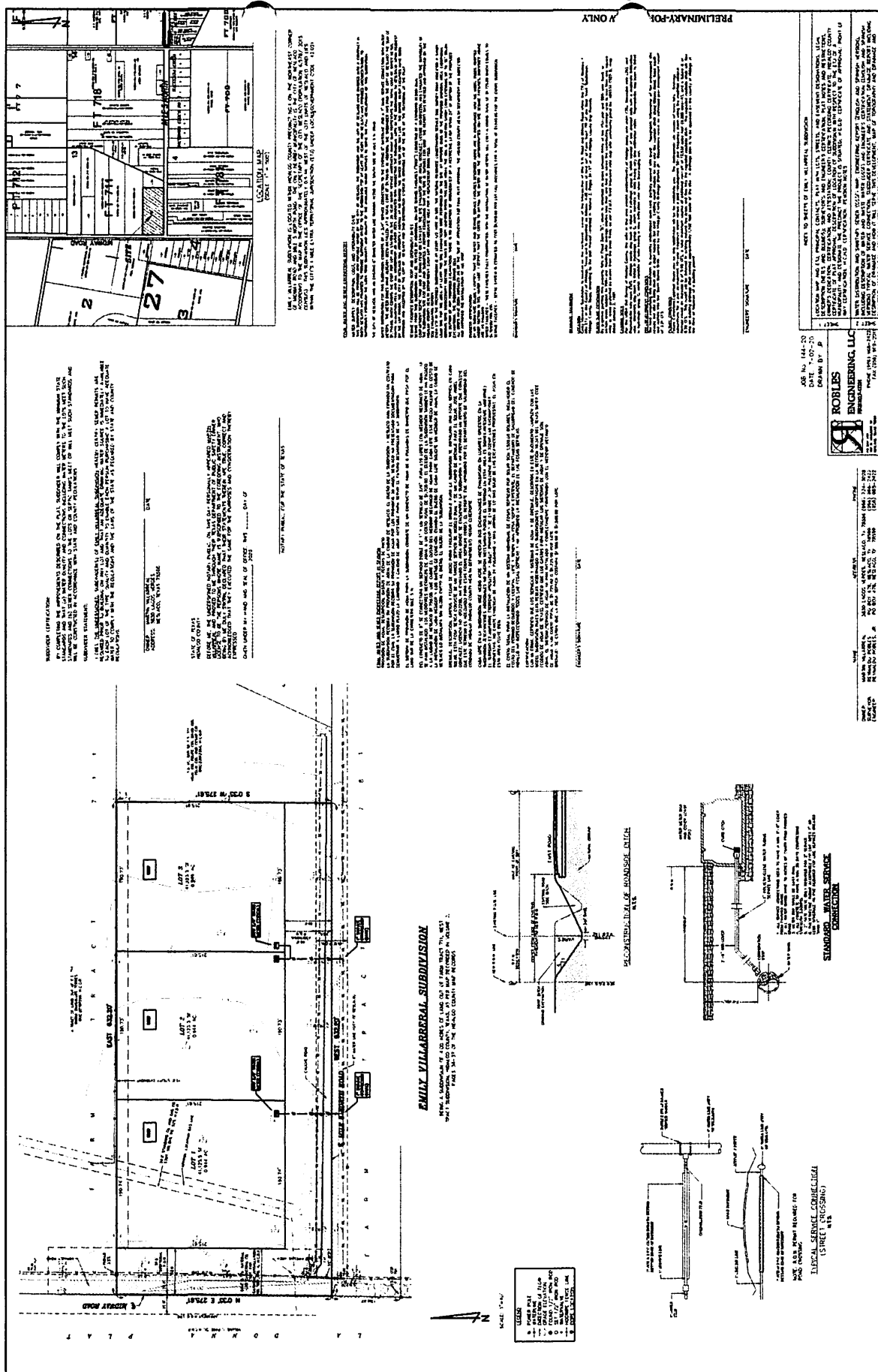


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DATE 9-02-70
CHANG, D. J.
PERSONAL AND SUPPLEMENTS

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FOR FURTHER INFORMATION AND ASSISTANCE, CONTACT YOUR
AUTHORITY DEPARTMENT



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

Date of Meeting: January 6, 2021	Agenda Item No. (to be assigned by PCE): V. C.
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 for the Final Plat for San Jacinto Estates No10. Phase II Subdivision – being 13.49-acre tract of land out of Farm Tract 94, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 10 North Road and Mile 4 West Road. Possible Action.	
Discussion/Overview: The proposed forty-eight (48) lot subdivision outside the City of Weslaco city limits. Final Plat approval is set to expire on January 21, 2021. Notice to proceed has been issued for the development and is currently under construction.	
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 six-month extension.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): 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

December 28, 2020

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

Re: San Jacinto Estates No. 10 Phase II

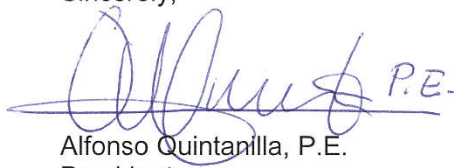
Dear Ms. de la Fuente:

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

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

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

Sincerely,



P.E.

Alfonso Quintanilla, P.E.
President



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

Date of Meeting: January 6, 2021	Agenda Item No. (to be assigned by PCE): V. D.
From: Rebekah de la Fuente, Planning Director, on behalf of Eddie Garcia.	
Subject/Agenda Item: Discussion and consideration for a six-month extension for the Final Plat for San Pedro Estates Subdivision – being 20 acre tract of land out of Farm Tract 647, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 2,964 ft. North of the Intersection of 18 th and Milanos Rd. Possible Action.	
Discussion/Overview: The proposed sixteen (16) lot subdivision outside the City of Weslaco city limits. Final Plat approval is set to expire on January 21, 2021. Notice to proceed has been issued for this development and is currently under construction.	
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 six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Moore Land Surveying, LLC

14216 Palis Drive
La Feria, TX 78559

(956)245-0988
(956)245-4651

TBPLS Firm No. 10194186
TBPE Firm No. 19190

Mr. Rebekah de la Fuente
Director of Planning
Weslaco Planning Department
City of Weslaco
255 S. Kansas Ave
Weslaco, TX 78596

December 31, 2020

Re: SAN PEDRO ESTATES APPROVAL EXTENSION

Ms. de la Fuente:

In regards to the extension approval of San Pedro Estates, we would like to request a 6 month extension for the referenced subdivision. Due to COVID concerns in March of this year the client put the project on hold, but has since re-started it and is currently in the middle of construction for the water, sewer and drainage improvements. Construction should be completed within the month and the mylar is currently at the HCCID No. 9 for signature, and all work and signatures should be complete in the next 6 months.

If you have any questions please feel free to contact myself at 956-245-4651.

Respectfully,



Dustin Moore, PE
Moore Land Surveying, LLC