

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

MAY 1, 2024, 5:30P.M.

PCE CONFERENCE ROOM

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, 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
APRIL 3, 2024**

On Wednesday, April 3, 2024, 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
Randy Summers	Commissioner
Adrian Torres	Commissioner
Jose Treviño	Commissioner
Jim Forward	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

Also, present were Mike Swinnea, Assistant Fire Marshall, Marcelo Cosme, Water & Sewer Superintendent, Salvador Ayar, Assistant Engineer Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Mrs. Arevalo called the roll call noting that, Vice-Chairman Berry, Commissioner Summers and Commissioner Crockett were absent at the time of roll, a quorum was established. Commissioner Summers arrived at 5:31pm.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. March 6, 2024, Regular Meeting

Commissioner Summers made a motion to approve the minutes of March 6, 2024, seconded by Commissioner Forward. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 1501 N International Blvd., also being Adams Tract N414'-S517.39'-E526.09'FT 1038 5.00 AC Net, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

Mrs. Arevalo stated that notice appeared in the Monitor on March 13, 2024, there were twenty-eight (28) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

B. Discussion and consideration to rezone 3208 N Westgate Dr., also being Lot 1, Jeshua Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

Mrs. Arevalo stated that notice appeared in the Monitor on March 13, 2024, there were thirteen (13) property owners notified within the 200-foot radius, four letters against the item were received which meets the 20% that would require a super majority vote. Staff recommended approval based on the 2045 Future Land Use Map.

Mr. Ramon Montalvo stated he owns a property at 3205 Fern Dr. which is located towards the rear of the proposed rezone property and was concerned that the proposed rezone would affect the properties around with afterhours disturbances.

Mr. Brandon Brown owner of the property stated he was proposing a small event center in the future but is willing to start out with offices in the existing house.

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

Commissioner Summers made a motion to table the rezone and requested that the property owner consider only rezoning the front half for the property which would be in line with the commercially zoned areas to the North, seconded by Commissioner Treviño. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for E 6 Ranch Subdivision being 2.89 acres out of Farm Tracts 112, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately a ½ mile North from the intersection of Mile 10 North Rd and Mile 5 West Rd.

Mrs. Arevalo stated the proposed development is a one (1) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by OSSF. The developer is requesting a variance for OSSF and off-site drainage and has submitted the letters of support. Staff recommends approval of the Preliminary Plat.

Commissioner Torres made a motion to approve the Preliminary plat and variance requests, with the stipulation a plat note be added that a buffer fence will be installed around the detention area by the developer, seconded by Commissioner Treviño. Motion carried.

B. Discussion and consideration for the Final Plat for Texas Heights Phase II Subdivision being 17.518 acres out of Farm Tracts 108 and 109, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on Texas Blvd & Northcross Avenue.

Mrs. Arevalo stated the proposed one hundred (100) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by the City of Weslaco. The variance requests were approved at the last P&Z meeting. Staff recommends approval of the Final Plat.

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

C. Discussion and consideration for the Annexation of West and Adams Tract Subdivision– being a 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision, Hidalgo County, Texas. Located approximately 765ft south of E Mile 5 ½ N.

Mrs. Arevalo stated the proposed development is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The proposed development is contiguous to the city limits. Staff recommends approval.

Commissioner Torres made a motion to approve the annexation, seconded by Commissioner Treviño. Motion carried.

D. Discussion and consideration to amend ordinance number 2018-02, to create new zoning Districts, the city of Weslaco zoning ordinance; codified as chapter 150 of the Weslaco code of ordinances, adopting new regulations; and ordaining other matters with respect to the subject matter hereof.

Commissioner Forward made a motion for recommendation to approval of the proposed amendment to the zoning ordinance, seconded by Commissioner Treviño. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:00p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Absent

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent

Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 1, 2024	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Marisol Puente.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to operate a daycare in a residential area at 3005 Thicket Dr., also being Lot 50, Quail Hollow North Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate a daycare in a residential area. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 10, 2024. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on April 19, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED

MAR 15 2024

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 30 days prior to the meeting.

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

FILE NO. USE-000611-2024

PROPOSED PROJECT

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

Lot 50 Block _____

Subdivision Name Quail Hollow North

Street Address 3005 Thicket Dr.

Existing Zoning R.1. Existing Land Use Residential home

Purpose for the Conditional Use Permit Request _____

Residential home Daycare

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

N/A

_____ \$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 Marisol Puente Phone 956-438-9482

Address 3005 Thicket Dr. Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: mpuente2313@gmail.com

OWNER

Name Marisol Puente Phone 956-438-9482

Address 3005 Thicket Dr. Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: mpuente2313@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 Marisol Puente Date 3/14/2024
Owner
Signature Marisol Puente Date 3/14/2024
Applicant
Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Pay _____ Date _____

Notice of Public Hearing Sent to _____
200' of Proposed Site

CITY OF WESLACO
956-968-3181
***** REPRINT RECEIPT*****

P & Z Notice of Public Hearing REC#: 03149633 3/15/2024 2:47 PM

OPER: LES TERM: 039

City Commission Notice of Public Hearing in Newspaper PAID BY: _____

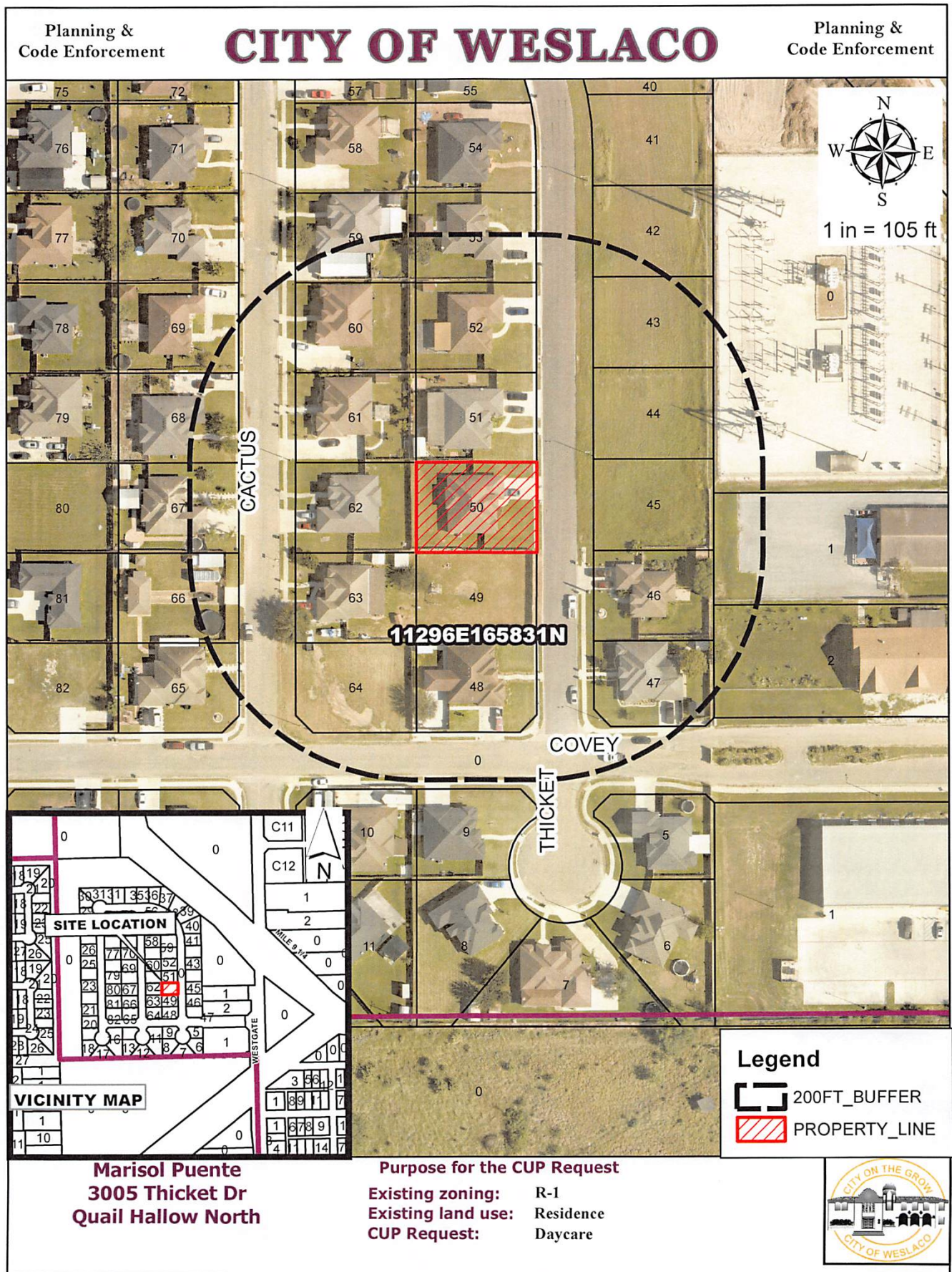
Presented to P & Z Commission Approved _____ Disapproved _____

TRAN: 800.0000 ENERGY PAYMENT
INV-00017849 305.00CR
PUENTE, MARISOL
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

Presented to City Commission Approved _____ Disapproved _____

TENDERED: 305.00 CASH
APPLIED: 305.00-

CHANGE: 0.00



City of Weslaco Code Enforcement Dept.

APR 15, 2024

GBB RENTALS LTD 5310 GARRETT RD HARLINGEN TX 78552	Q0952-00-000-0001-00 QUAIL HOLLOW NORTH LOT 1 3007 N WESTGATE DR	L: 111472 B: 214468
RODRIGUEZ HILDA B DBA MI HACIENDA ADULT DAY CARE PO BOX 1031 WESLACO TX 78599	Q0952-00-000-0002-00 QUAIL HOLLOW NORTH LOT 2 2917 N WESTGATE DR	L: 115670 B: 234383
SOUTH TEXAS ELECTRIC PO BOX 119 NURSERY TX 77976	Q0952-00-000-0042-00 QUAIL HOLLOW NORTH LOT 42 3100 THICKET DR	L: 30828 B: 0
SOUTH TEXAS ELECTRIC PO BOX 119 NURSERY TX 77976	Q0952-00-000-0043-00 QUAIL HOLLOW NORTH LOT 43 3012 THICKET DR	L: 30828 B: 0
SOUTH TEXAS ELECTRIC PO BOX 119 NURSERY TX 77976	Q0952-00-000-0044-00 QUAIL HOLLOW NORTH LOT 44 3008 THICKET DR	L: 36268 B: 0
SOUTH TEXAS ELECTRIC PO BOX 119 NURSERY TX 77976	Q0952-00-000-0045-00 QUAIL HOLLOW NORTH LOT 45 3004 THICKET DR	L: 36268 B: 0
GONZALEZ ENRIQUE 3000 THICKET DR WESLACO TX 78599	Q0952-00-000-0046-00 QUAIL HOLLOW NORTH LOT 46 3000 THICKET DR	L: 36268 B: 146118
RODRIGUEZ RODOLFO L & JULISSA 2908 THICKET DR WESLACO TX 78599	Q0952-00-000-0047-00 QUAIL HOLLOW NORTH LOT 47 2908 THICKET DR	L: 45582 B: 205509
CONFIDENTIAL 2917 THICKET DR WESLACO TX 78599	Q0952-00-000-0048-00 QUAIL HOLLOW NORTH LOT 48 2917 THICKET DR	L: 35335 B: 206005
HERNANDEZ DAVID & JUDY CUEVAS 3000 CACTUS DR WESLACO TX 78599	Q0952-00-000-0049-00 QUAIL HOLLOW NORTH LOT 49 3001 THICKET DR	L: 35814 B: 0
PUENTE JUAN ANDRES 3005 THICKET DR WESLACO TX 78599	Q0952-00-000-0050-00 QUAIL HOLLOW NORTH LOT 50 3005 THICKET DR	L: 35814 B: 179413
LA TORRE HELEN 3009 THICKET DR WESLACO TX 78599	Q0952-00-000-0051-00 QUAIL HOLLOW NORTH LOT 51 3009 THICKET DR	L: 35814 B: 248888

City of Weslaco Code Enforcement Dept.

APR 15, 2024

ZEPEDA ESTEBAN & FEBE G 3013 THICKET DR WESLACO TX 78599	Q0952-00-000-0052-00 QUAIL HOLLOW NORTH LOT 52 3013 THICKET DR	L: 35814 B: 189953
GARCIA CHARLIE 3101 THICKET DR WESLACO TX 78599	Q0952-00-000-0053-00 QUAIL HOLLOW NORTH LOT 53 3101 THICKET DR	L: 35814 B: 177916
HERNANDEZ FABIAN G 3100 CACTUS DR WESLACO TX 78599	Q0952-00-000-0059-00 QUAIL HOLLOW NORTH LOT 59 3100 CACTUS DR	L: 35814 B: 215651
HERNANDEZ TOMAS E & CLARITA 3012 CACTUS DR WESLACO TX 78599	Q0952-00-000-0060-00 QUAIL HOLLOW NORTH LOT 60 3012 CACTUS DR	L: 35814 B: 210154
AGUILAR ABEL JR 3008 CACTUS DR WESLACO TX 78599	Q0952-00-000-0061-00 QUAIL HOLLOW NORTH LOT 61 3008 CACTUS DR	L: 36236 B: 166860
PERALEZ MANUEL JR 3004 CACTUS DR WESLACO TX 78599	Q0952-00-000-0062-00 QUAIL HOLLOW NORTH LOT 62 3004 CACTUS DR	L: 35814 B: 191985
CUEVAS JOSE 642 BEVERLY DR LAKE WALES FL 33853	Q0952-00-000-0063-00 QUAIL HOLLOW NORTH LOT 63 3000 CACTUS DR	L: 35814 B: 181663
GUERRERO SALOMON 2117 LOPEZ DR WESLACO TX 78599	Q0952-00-000-0064-00 QUAIL HOLLOW NORTH LOT 64 2908 CACTUS DR	L: 35335 B: 0
SERNA JOSE DANIEL & EDITH 2917 CACTUS DR WESLACO TX 78599	Q0952-00-000-0065-00 QUAIL HOLLOW NORTH LOT 65 2917 CACTUS DR	L: 35335 B: 201326
SERNA JOSE DANIEL & EDITH ADRIANA PECINA TORRES 2917 CACTUS DR WESLACO TX 78599	Q0952-00-000-0066-00 QUAIL HOLLOW NORTH LOT 66 3001 CACTUS DR	L: 35814 B: 11586
TREVINO JOSE CARLOS 3005 CACTUS DR WESLACO TX 78599	Q0952-00-000-0067-00 QUAIL HOLLOW NORTH LOT 67 3005 CACTUS DR	L: 35814 B: 195330
RIVERA JOSE LUIS 3009 CACTUS DR WESLACO TX 78599	Q0952-00-000-0068-00 QUAIL HOLLOW NORTH LOT 68 3009 CACTUS DR	L: 35814 B: 203756

City of Weslaco Code Enforcement Dept.

APR 15, 2024

TORRES DERRICK ANTHONY	Q0952-00-000-0069-00	L: 35814
3013 CACTUS DR	QUAIL HOLLOW NORTH LOT 69	B: 178469
WESLACO TX 78599	3013 CACTUS DR	
SOUTH TEXAS ELECTRIC	W3800-00-210-0000-10	L: 54413
PO BOX 119	WEST TRACT 2.47AC BEING AN IRR T	B: 35106
NURSERY TX 77976-0119	R-380' X 469.34' FT 210 2.47AC N	

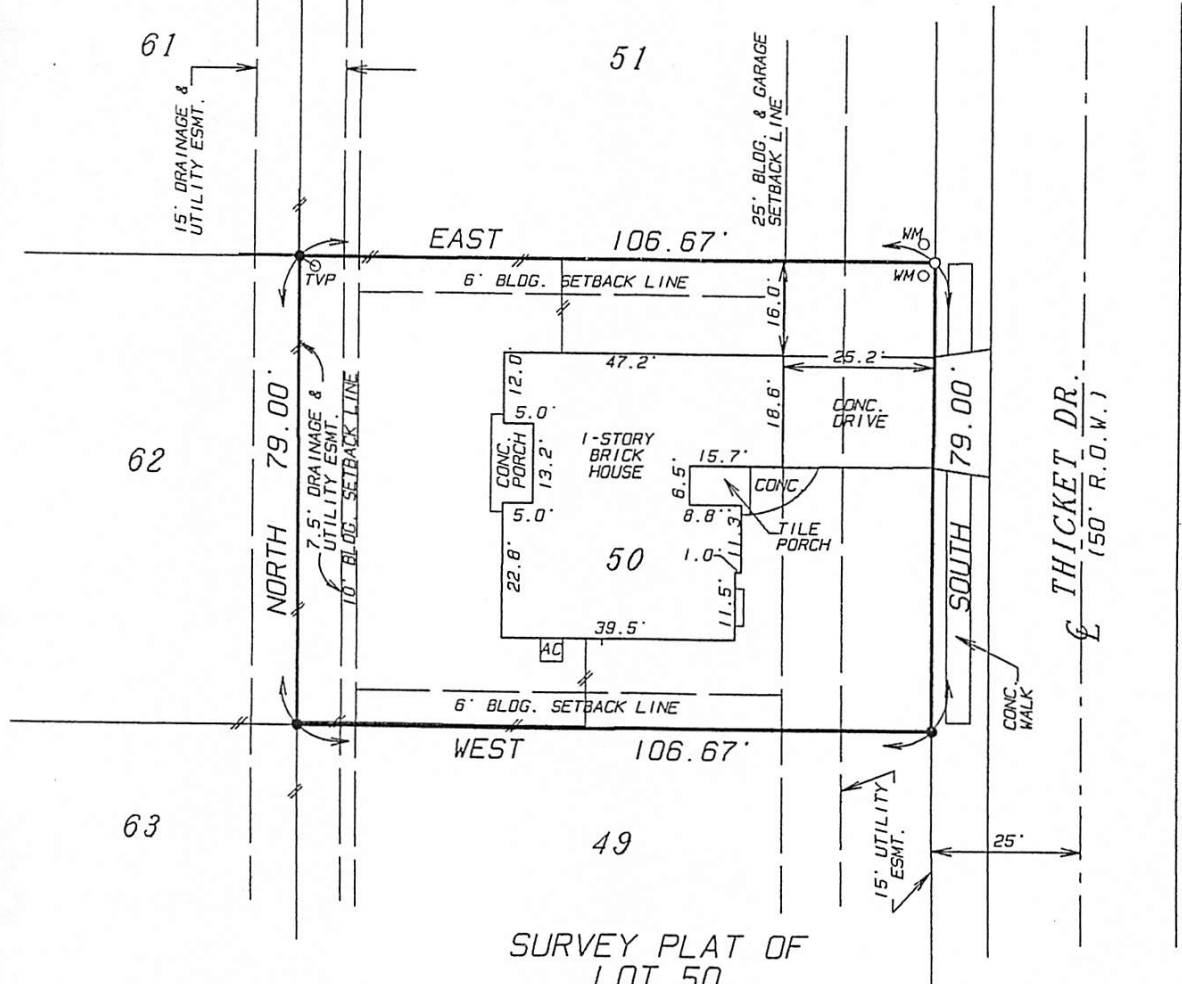
NOTE: EASEMENTS (PER SCHEDULE B)
10b. EASEMENT IN FAVOR OF NORTH ALAMO WATER SUPPLY CORPORATION PER MAP RECORDED IN VOLUME 49, PAGES 99-101 (AFFECTS SUBJECT PROPERTY-BLANKET)
10c. A FIFTEEN FOOT UTILITY EASEMENT ALONG THE FRONT PER MAP RECORDED IN VOLUME 49, PAGES 99-101 (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
10d. A SEVEN AND ONE HALF FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE WEST PER MAP RECORDED IN VOLUME 49, PAGES 99-101 (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
10e. EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT No. 9 (AFFECTS SUBJECT PROPERTY-BLANKET)
10f. EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT OF PUBLIC RECORD (NONE KNOWN TO THE SURVEYOR AT TIME OF SURVEY)
10g. A TWENTY FIVE FOOT MINIMUM SETBACK LINE ALONG THE FRONT PER MAP RECORDED IN VOLUME 49, PAGES 99-101 (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
10h. A TEN FOOT MINIMUM SETBACK LINE ALONG THE REAR PER MAP RECORDED IN VOLUME 49, PAGES 99-101 (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
10i. A SIX FOOT MINIMUM SETBACK LINE ALONG THE SIDES PER MAP RECORDED IN VOLUME 49, PAGES 99-101 (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
10j. A TWENTY FIVE FOOT GARAGE SETBACK LINE PER MAP RECORDED IN VOLUME 49, PAGES 99-101 (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
10k. OIL AND GAS LEASE PER DEED RECORDED IN VOLUME 363, PAGE 691 (AFFECTS SUBJECT PROPERTY-BLANKET)
10l. ALL OIL, GAS AND OTHER MINERALS PER DEED RECORDED UNDER DOC. #907475 (AFFECTS SUBJECT PROPERTY-BLANKET)

17222

17222
BASIS OF BEARINGS:
EAST LINE OF
LOTS 49 THRU 51

LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "R&A"
- # Wood fence
- TVPO Television pedestal
- WMO Water meter



SURVEY PLAT OF
LOT 50
QUAIL HOLLOW NORTH
AN ADDITION TO THE CITY OF WESLACO
HIDALGO COUNTY, TEXAS
PER MAP RECORDED IN VOLUME 49, PAGES 99-101, H.C.M.R.

PROPERTY ADDRESS: 3005 THICKET DR.
WESLACO, TX. 78596

PREPARED FOR: JUAN ANDRES PUENTE

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION THAT THERE ARE NO VISIBLE ENCROACHMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN, AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN OF FIRM COMMUNITY PANEL No. 480334 0450 C. MAP REVISED TO REFLECT LOMR DATED MAY 30, 2002)

Reynaldo Robles
REYNALDO ROBLES, R.P.L.S. #4032

RA ROBLES AND ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596

PHONE (956) 968-2422
FAX (956) 968-2011

SURVEYED: 09-17-09

DRAWN BY: LD/09-17-09

SCALE: 1"=30'

JOB No. 17222

TITLE COMMITMENT No. 3136469

REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.

© COPYRIGHT 2009

THIS SURVEY WAS PREPARED WITH THE USE OF A TITLE COMMITMENT PREPARED BY OTHERS ROBLES & ASSOCIATES, NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.



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

Date of Meeting: May 1, 2024	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Guzman & Munoz Engineering & Surveying.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for E 6 Ranch Subdivision being 2.89 acres out of Farm Tracts 112, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately a ½ mile North from the intersection of Mile 10 North Rd and Mile 5 West Rd. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". The variance request were approved at the last P&Z meeting.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000w16-2024



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. _____

BY: _____

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: E 6 Ranch Subdivision

Location: 2430 Feet North of Mile 10 N. & Texas blvd. intersection

Legal Description: 2.89 Acre tract of land out of Farm Tract 116, The West & Adams Tracts Subdivision, Vol. 2 Pg 34, M.F.H.C.T.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Agricultural Proposed Land Use: Residential

Number of Lots Proposed: 1 Gross Acreage: 2.89 Ac

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Antonio Garcia Sr. Telephone: (956) 463-6645

Address: 4412 Renee Way Fax: _____

City: Weslaco State: Tx Zip: 78599 E-mail: ericagarcia@yahoo.com

ENGINEER INFORMATION

Name: Guzman & Munoz Engineering & Surveying, Inc. Telephone: (956) 565-4637

Address: 2020 E. Expressway 83 Fax: _____

City: Mercedes State: Tx Zip: 78570 E-mail: gmunoz@gmx.biz

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: NAWS C
☒ YES ☐ NO Wastewater Provision: OSSF
☒ YES ☐ NO Electric Company: MVEC / AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
 _____ PDF copy of all documents submitted (emailed or USB)
 _____ \$355.00 Planning Review fee, \$100.00 Fire Review fee
 _____ One 11" X 17" reduced copy of plat
 _____ Plat Layout
 _____ Existing & Proposed Easements
 _____ Existing & Proposed ROW
 _____ Existing & Proposed Drainage Easements
 _____ Contours
 _____ Flood Zones
 _____ Adjoiners
 _____ Existing street names
 _____ Drainage plans and calculations with engineer's seal
 _____ Elevations
 _____ Flood directional arrows
 _____ Detention areas
 _____ Street names
 _____ Proof of ownership of the property
 _____ If septic tank system required, submit soil evaluation report
 _____ Water Rights associated with the property
 _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____ Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
 _____ PDF copy of all documents submitted (emailed or USB)
 _____ \$355.00 Planning Review fee, \$100.00 Fire Review fee
 _____ One 11" X 17" reduced copy of plat
 _____ Plat Layout
 _____ Existing & Proposed Easements
 _____ Existing & Proposed ROW

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Enca R Garcia

Owner Signature: [Signature] Date: _____

_____ 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

VAR-000617-2024

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: E 6 RANCH SUBDIVISION

Location: APPROXIMATELY 1/2 MILE NORTH FROM MILE 10 NORTH RD AND MILE 5 WEST RD INTERSECTION

Legal Description: A 2.89 ACRE TRACT OF LAND BEING PORTIONS OUT OF FARM TRACT 112, THE WEST AND ADAMS TRACTS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, M.R.H.C.T.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

SUBDIVISION WILL BE SEVED BY OSSF (SEPTIC TANK). THERE IS NO SANITARY SEWER SYSTEM NEARBY.

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

THE PROPERTY WILL BE SERVED BY AN ON-SITE DRAINAGE LINEAR DETENTION AT THE NORTHEAST SIDE OF THE LOT. THE DRAINAGE REPORT HAS BEEN APPROVED BY THE HCDD#1, AND LETTERS OF SUPPORT FROM THEM AND THE IRRIGATION DISTRICT # 9 HAVE BEEN PROVIDED TO THE CITY.

☐ 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: ANTONIO GARCIA JR. Telephone: (956) 463-6645
Address: 4412 RENEE WAY Fax: _____
City: WESLACO State: TX Zip: 78599 E-mail: ericagarcia@yahoo.com

Application fees

\$50.00 Application fee per variance, plus a \$5.00 processing fee

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: ANTONIO GARCIA JR.

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 01/05/2024

Authorized Agent Printed Name: JOSE R. GUAJARDO, PE
GUZMAN & MUÑOZ ENGINEERING & SURVEYING, INC



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sesin, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

December 28, 2023

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: Guzman & Muñoz Engineering and Surveying, Inc – E 6 Ranch Subdivision

This letter is in response to a request from the Engineer of record for E 6 Ranch Subdivision, Jose R. Guajardo, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

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

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in blue ink, appearing to read "Yvette Barrera".

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Sesin, PE, CFM – District General Manager, HCDD1
Omar Anzaldúa, PE, CFM –Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT
Gilberto Aguirre, EIT
Esther Mireles

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

Date: 01/03/2024

Jose R. Guajardo P.E.
Guzman & Munoz Engineering & Surveying Inc.
2020 East Expressway
Mercedes, Texas 78570

RE: **E6 RANCH** Subd. Drainage and Detention

Good Morning Mr. Guajardo:

I have received your revised cross section and calculations dated 11/27/2023 for the **E6 Ranch** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch.
2. Discharge Permit will be required.

The maintenance of this section is within the City Limits of Weslaco and will be completed by their personnel. Please verify final designs with Mr. Albert A. Aldana, P.E., City engineer with the City of Weslaco.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

Drainage Report
for
E 6 Ranch Subdivision
Weslaco Tx,

Prepared by:

GUZMAN & MUNOZ ENGINEERING & SURVEYING, INC.

October 31, 2023

Office Location:

2020 E. Expressway 83

Mercedes, Texas 78570

(956) 565-4637

Presented to:
Hidalgo County Drainage District #1



11-7-2023



GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.

Firm No: F-8017

Table of Contents

- I. Project Location
- II. Project Description
- III. Flood Zone
- IV. Soil Conditions
- V. Existing Conditions
- VI. Proposed Improvements

Attachments:

Attachment "A" – Project Location (USGS)

Attachment "B" – Rainfall Intensity Duration Frequency Coefficients

Attachment "C" – "C" Values for Rational Method

Attachment "D" – Pre-Development Runoff Map

Attachment "E" – Rational Method for Pre-Development Conditions

Attachment "F" – Post-Development Runoff Map

Attachment "G" – Rational Method for Post-Development Conditions

Attachment "H" – Detention Pond Calculations

Attachment "I" – FEMA Flood Insurance Rate Map

Attachment "J" – NRCS Soil Report



**DRAINAGE REPORT
FOR
E 6 RANCH SUBDIVISION
26° 12'21.77"N, 97°59'27.93"W
WESLACO, TEXAS**

I. Project Location

The project, E 6 Ranch Subdivision, is a 2.89-acre tract of land out of farm tract 112, the West & Adams Tracts Subdivision. The site is located approximately 2,550 ft north of the intersection of Mile 10 N. Rd and Mile 5 W. Rd (F.M. 88), along Mile 5 W. Rd. The property lies within the City of Weslaco Extraterritorial Jurisdiction within Hidalgo County, Texas.

II. Project Description

The project site is 2.89-acres of primarily undeveloped land. The property developer intends to plat the property as one lot for residential use. The intent is to develop a small (metal type) building and leave the remaining property as undeveloped property.

III. Flood Zone

The project site is situated inside Flood Zone 'X' as depicted on the Hidalgo County, FEMA Flood Insurance Rate Map, Community-Panel No. 480334 0450 C, effective date May 30, 2002.

Flood Zone 'X' is defined as an area determined to be outside the 500-yr floodplain.

IV. Soil Conditions

Based on the NRCS Custom Soil Resource Report for Hidalgo County, Texas, the project consists roughly 75% of Hidalgo Fine Sandy Loam with ranging slopes of 0 to 1 percent (Map Unit Symbol 25) as well as 25% Hidalgo Sandy Clay with ranging slopes of 0 to 1 percent (Map Unit Symbol 28). Hidalgo Fine Sandy Loam soil type falls into the SCS hydrologic soil group B, indicating moderately low runoff potential when thoroughly wet. Hidalgo Sandy Clay type falls into the SCS hydrologic soil group B, indicating low runoff potential, when thoroughly wet.

V. Existing Conditions

The 2.89-acre tract is currently undeveloped and was previously used for agricultural purposes. The ground cover is mostly short grass with light brushes on the east end of the property. Natural ground elevations are mainly flat with higher elevations on the west side of the property and lower elevations to the far east, with an average 0.23% slope across the tract. The overall drainage pattern shall remain. The existing drainage is provided by a drainage ditch named 7J2, labeled by HCDD#1 as UID 0401.

VI. Proposed Improvements

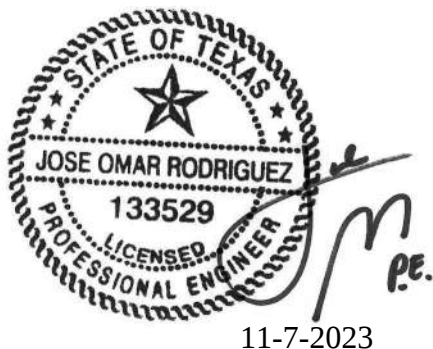
Out of the 125,888 square feet available, 9,478 square feet will be developed, with the remaining 116,410 square feet of property remaining undeveloped/natural green space. The proposed development of 9,478 square feet shall include caliche driveway surface and building roof cover. Using the rational method, the total developed runoff for this subdivision was calculated to be approximately 2.89 cubic feet per second for a 50-year storm. The pre-developed runoff with respect to a 10-year storm was calculated to be 1.35, resulting in an increased runoff of 1.54 cubic feet per second. The increase in runoff results in an increased required detention volume of approximately 2,879 cubic feet of capacity.

The detention volume shall be detained via a proposed onsite linear swale detention, approximately 305 linear feet in length 10 feet wide located at the rear of the tract. The discharge will be to drainage ditch UID 0401 via a 24-inch reinforced concrete pipe with a concrete choke to 6-inch discharge.

The following table shows a summary of the runoff calculations:

Table 1: E 6 Ranch Subdivision Runoff Calculations

	Area (ac)	Weighted Runoff Coefficient	Q (cfs)
Pre-Development (10-year Storm)	2.89	0.17	1.35
Post-Development (50-Year Storm)	2.89	0.22	2.89
Increased Flow			1.54



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

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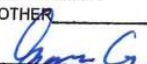
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Increased Flow			1.54



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
	
H.C.D.D. NO. 1	DATE 11-27-23

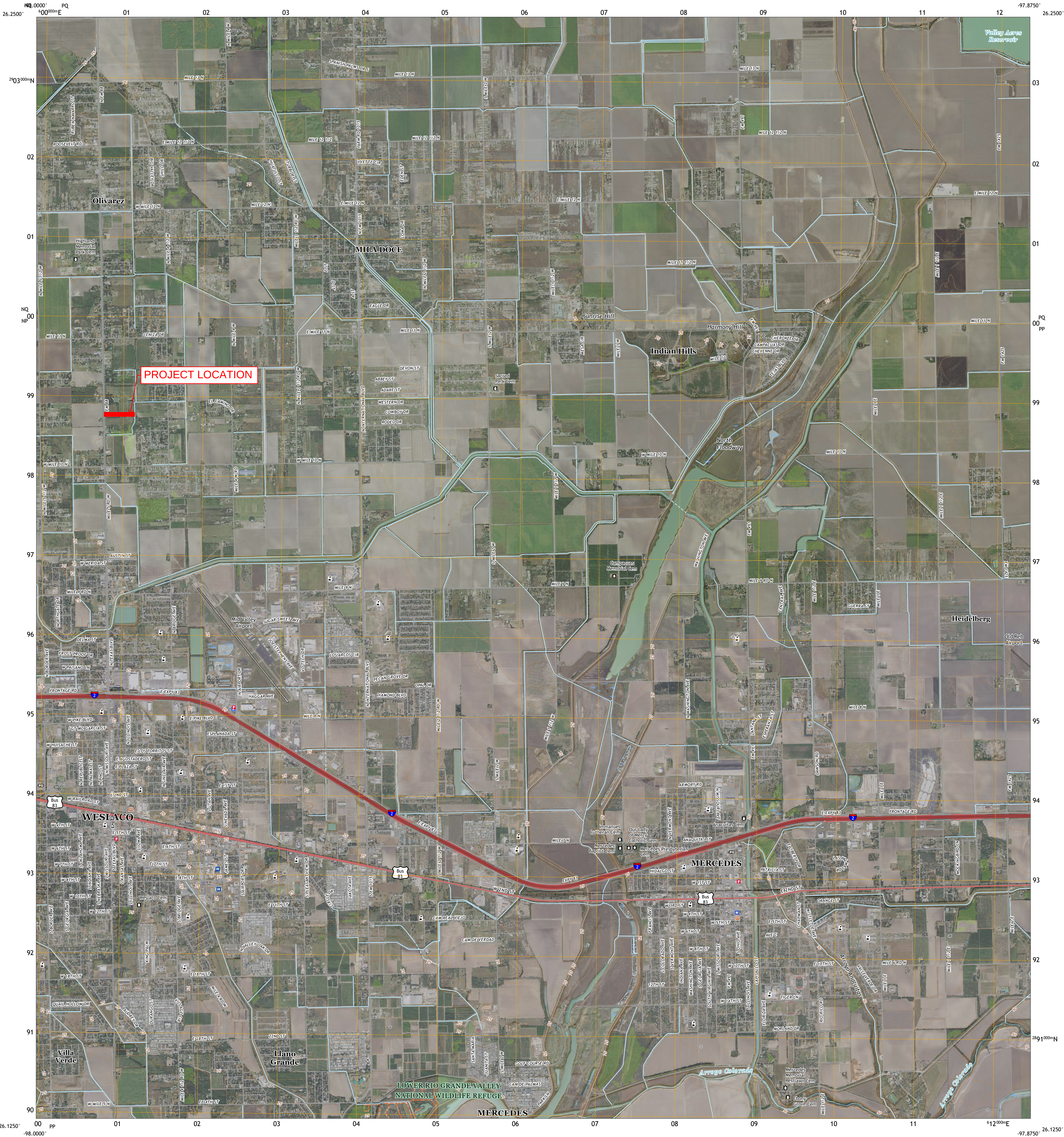
ATTACHMENT ‘A’ – PROJECT LOCATION (USGS)



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

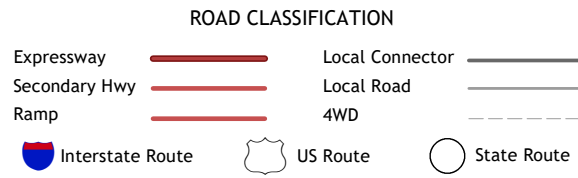
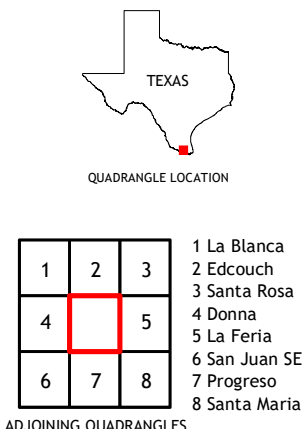
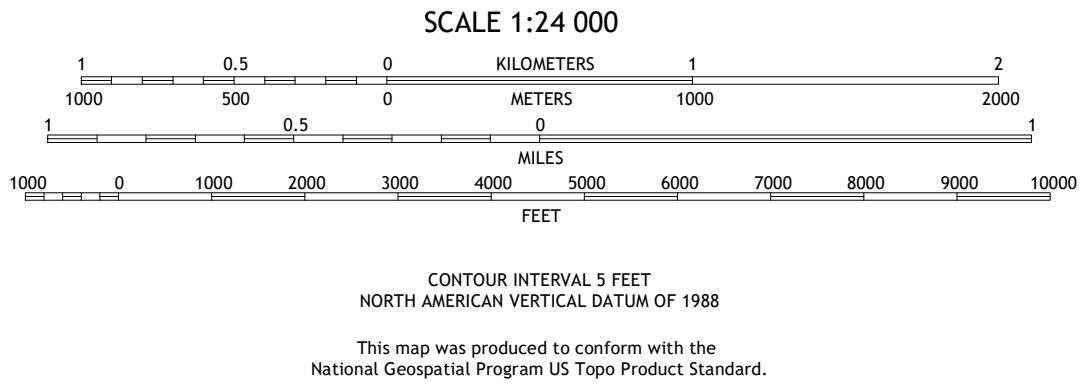
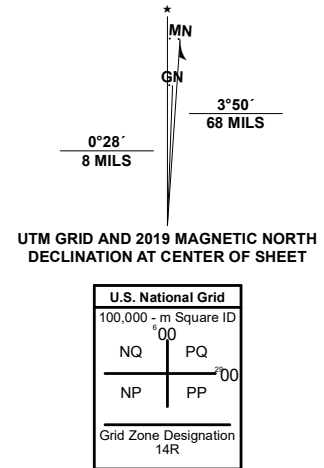


MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1000-meter grid/Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

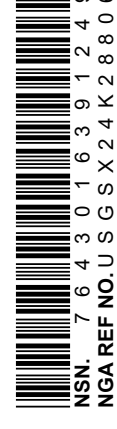
Imagery.....NAIP, November 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Wetlands.....FWS National Wetlands Inventory Not Available



1	2	3
4	5	6
7	8	9

- 1 La Blanca
- 2 Edouch
- 3 Santa Rosa
- 4 Donna
- 5 La Feria
- 6 San Juan SE
- 7 Progress
- 8 Santa Maria

MERCEDES, TX
2022



ATTACHMENT 'B' – RAINFALL INTENSITY DURATION FREQUENCY COEFFICIENTS

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

English

2. Select or Enter a County

Hidalgo

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

ATTACHMENT ‘C’ – “C” VALUES FOR RATIONAL METHOD

C Coefficient

DESCRIPTION OF AREA	RUNOFF COEFFICIENT
Business	
Downtown	0.70 - 0.95
Neighborhood	0.50 - 0.70
Residential	
Single-family	0.30 - 0.50
Multiunits, detached	0.40 - 0.60
Multiunits, attached	0.60 - 0.75
Residential (suburban)	0.25 - 0.40
Apartment	0.50 - 0.70
Industrial	
Light	0.50 - 0.80
Heavy	0.60 - 0.90
Parks, Cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard	0.20 - 0.35
Unimproved	0.10 - 0.30
CHARACTER OF SURFACE	
Pavement	
Asphaltic and concrete	0.70 - 0.95
Brick	0.70 - 0.85
Roofs	0.75 - 0.95
Lawns, sandy soil	
Flat, 2%	0.05 - 0.10
Average, 2-7 %	0.10 - 0.15
Steep, 7%	0.15 - 0.20
Lawns, heavy soil	
Flat, 2%	0.13 - 0.17
Average, 2-7 %	0.18 - 0.22
Steep, 7%	0.25 - 0.35

Business Downtown, **0.70-0.95**
Business Neighborhood, **0.50-0.70**
Residential Single-Family, **0.30-0.50**
Residential Multiunits, detached, **0.40-0.60**
Residential Multiunits, attached, **0.6-0.75**
Residential Suburban, **0.25-0.40**
Apartment, **0.50-0.70**
Industrial Light, **0.50-0.80**
Industrial Heavy, **0.60-0.90**
Parks, Cemetery, **0.10-0.30**
Playgrounds, **0.20-0.35**
Railroad yard, **0.20-0.35**
Unimproved, **0.10-0.30**
Pavement Asphalt, Concrete, **0.70-0.95**
Pavement, Brick, **0.70-0.85**
Roofs, **0.75-0.95**
Lawns, sandy soil Flat, 2%, **0.05-0.10**
Lawns, sandy soil Average, 2-7%, **0.10-0.15**
Lawns, sandy soil Steep, 7%, **0.15-0.20**
Lawns, heavy soil Flat, 2%, **0.13-0.17**
Lawns heavy soil Average, 2-7%, **0.18-0.22**
Lawns heavy soil Steep, 7%, **0.25-0.35**

ATTACHMENT 'D' – PRE-DEVELOPMENT RUNOFF MAP



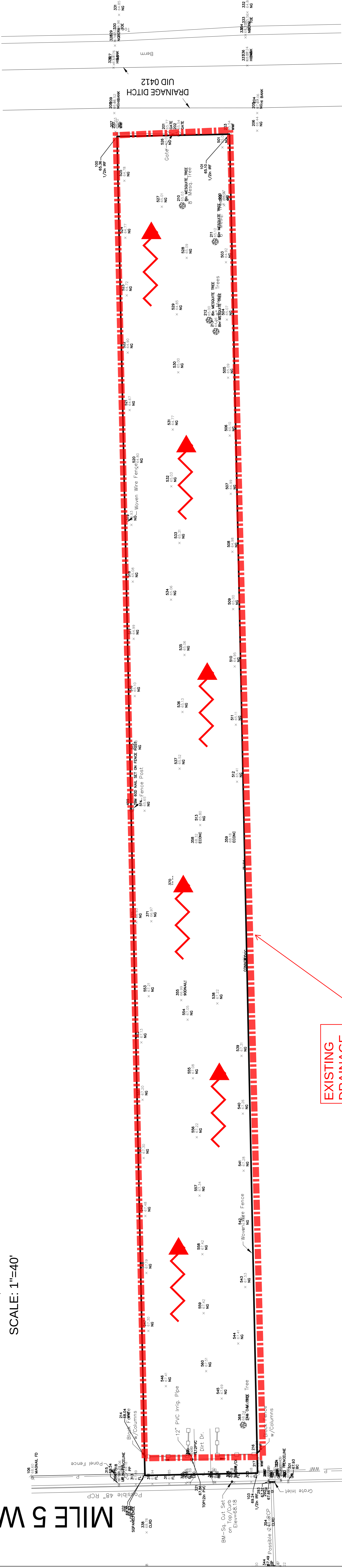
SCALE: 1"=40'

MILE 5 W ROAD

LEGEND



DRAINAGE SHEET FLOW



EXISTING
DRAINAGE
AREA
BOUNDARY

E 6 RANCH
SUBDIVISION
PRE-DEVELOPMENT

EXHIBIT
AUGUST 2023

ATTACHMENT 'E' – RATIONAL METHOD FOR PRE- DEVELOPMENT CONDITIONS

DETENTION VOLUME CALCULATION

Project No. p976
Name: E 6 Ranch Subdivision
Location: Weslaco, Texas

EOR J. Munoz
Design Engineer J. Pequeno

Data Date: 8/21/2023

Rational Method

PRE - DEVELOPED RUNOFF - 10 Year Storm

Runoff Coefficient		Area (sf)	Acres	Surface type	Coefficient	A x C
1		125,888	2.89	Unimproved, 0.10-0.30	0.17	0.48
2						
3						
4						
Totals:		125,888	2.89			
Weighted Runoff Coefficient =			0.17			0.48

Pre-developed Conditions: $t_c = 60.71$ min

	2 yr	5 yr	10 yr	25 yr	50 yr	100 yr
Intensity (in/hr):	1.71	2.33	2.83	3.51	4.05	4.63
Q (cfs):	0.81	1.11	1.35	1.67	1.93	2.21

Coefficients:

e	0.8385	0.8215	0.8123	0.8022	0.7952	0.7888
b	62.3356	79.1505	92.2303	109.9653	123.4681	137.9853
d	12.3218	12.2329	12.3289	12.6024	12.8577	13.3182



11-7-2023

Time of Concentration: t_c

Surface type:	Sheet Flow Calculation	n_{al} coefficient	Length, ft	Slope, ft/ft	t_{sh}
Grass: Bermuda, 0.41					
Fallow (no residue), 0.05					
Grass: Short grass prairie, 0.15		0.15	300	0.003	45.59
Range(natural), 0.13					

$t_{sh} = 45.59$

Surface type:	Shallow Concentrated Flow	K, coefficient	Length, ft	Slope, ft/ft	t_{sc}
Paved, K=16.13					
Unpaved, K=20.32		20.32	884	0.002	15.119

$t_{sc} = 15.119$

Time of Concentration:

$t_c =$	60.71 min
so	
$t_c =$	60.71 min

IDF equation:

$$I = \frac{b}{(t_c + d)^e}$$

Note: If $t_c < 10$ min, then $t_c = 10$ min.

ATTACHMENT ‘F’ – POST-DEVELOPMENT RUNOFF MAP

DRAINAGE SHEET FLOW



SCALE: 1"=40'



**EXHIBIT
AUGUST 2023**

ATTACHMENT ‘G’ – RATIONAL METHOD FOR POST- DEVELOPMENT CONDITIONS

DETENTION VOLUME CALCULATION

Project No. P961
Name: E 6 Ranch Subdivision
Location: Weslaco, Texas

Design Engineer J. Pequeno

EOR J. Munoz

Data Date: 8/22/2023

Rational Method

POST - DEVELOPED RUNOFF - 50 Year Storm

Time of Concentration: t_c

4

Runoff Coefficient					
Sub-area	Area (sf)	Acres	Surface type	Coefficient	A x C
1	111,888	2.68	Unimproved, 0.10-0.30	0.17	0.46
	5,439	0.12	Roofs, 0.75-0.95	0.85	0.11
	4,039	0.09	Pavement, Brick, 0.70-0.85	0.70	0.06
Totals:	111,888	2.89			
Weighted Runoff Coefficient =			0.22		0.62

Sheet Flow Calculation					
Surface type:		n_a , coefficient	Length, ft	Slope, ft/ft	t_{sh}
Smooth Surfaces (concrete, asphalt, gravel, or bare fallow (no residue), 0.05		0.011	300	0.003	6.06
Cultivated Soils: residue cover <20%, 0.06					
Range(natural), 0.13					
$t_{sh} =$					6.06

Shallow Concentrated Flow					
Surface type:		K, coefficient	Length, ft	Slope, ft/ft	t_{sc}
Paved, K=16.13		16.13		0.003	0.000
Unpaved, K=20.32		20.32	800	0.0002	43.266
$t_{sc} =$					43.266

Post-developed Conditions: $t_c = 49.33 \text{ min}$

	2 yr	5 yr	10 yr	25 yr	50 yr	100 yr
Intensity (in/hr):	1.97	2.68	3.24	4.02	4.63	5.28
Q (cfs):	1.23	1.67	2.02	2.51	2.89	3.29

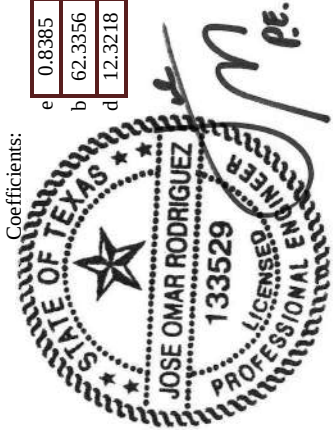
Time of Concentration:

$t_c =$	49.33 min
so	
$t_c =$	49.33 min

IDF equation:

$$I = \frac{b}{(t_c + d)^e}$$

Note: If $t_c < 10 \text{ min}$, then $t_c = 10 \text{ min}$.



11-7-2023

ATTACHMENT 'H' – DRAINAGE & DETENTION POND CALCULATIONS

Guzman and Munoz Engineering and Surveying, Inc.

DETENTION VOLUME CALCULATION

Project No: P976	Checked by: J. Munoz
Name: E 6 Ranch Subdivision	E.I.T.: J. Pequeno
Location: Weslaco, Texas	
	Data Date: 8/1/2023

Modified Rational Method

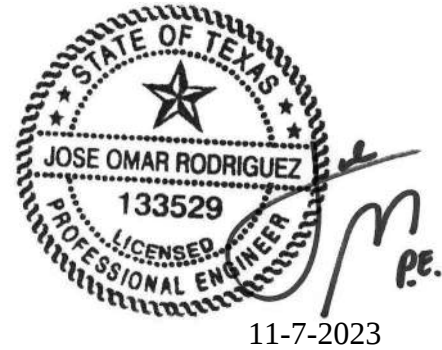
Stomwater runoff generated from the developed property, shall be detained for a 50-year frequency storm event and released into the receiving downstream system at the pre-developed, peak discharge rate for a 10-year frequency storm event.

Data:		
Area (A)	2.89 acres	
tc	60.71 min	existing
tc	49.33 min	proposed
"C" Value	0.17	existing
"C" Value	0.22	proposed
Q (release rate)	1.91 cfs	existing
Q	2.88 cfs	proposed

Recurrence Interval (Years)	IDF Coefficients (Hidalgo County)			
	e	B	d	I (in/hr)
2	0.8385	62.3356	12.3218	1.97
5	0.8215	79.1505	12.2329	2.68
10	0.8123	92.2303	12.3289	3.24
25	0.8022	109.9653	12.6024	4.02
50	0.7952	123.4681	12.8577	4.63
100	0.7888	137.9853	13.3182	5.28

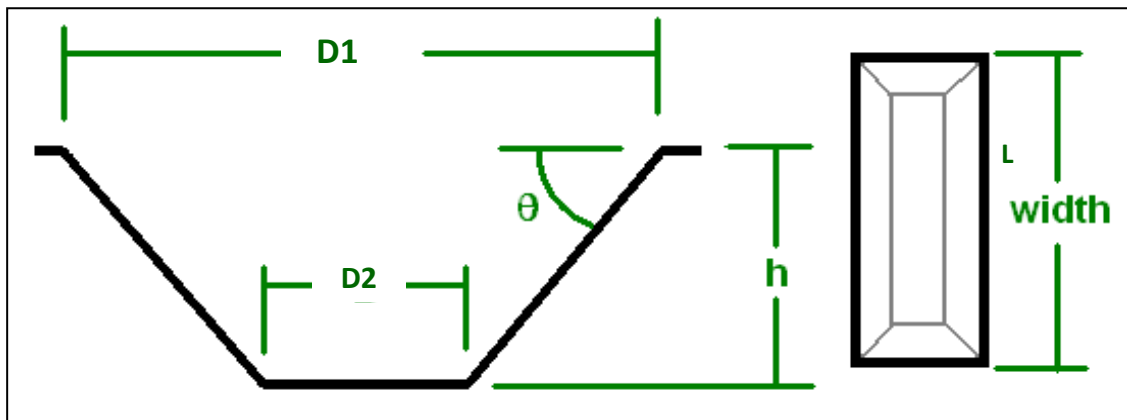
4.01

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Time (min)	I (in/hr)	Qin (cfs)	Vin (cf)	Qout (cfs)	Vout (cf)	Storage (cf)	Storage (ac-ft)
10	10.25	6.39	3,834	1.91	3,404	430	0.01
20	7.68	4.79	5,746	1.91	3,977	1,768	0.04
30	6.22	3.88	6,977	1.91	4,551	2,426	0.06
40	5.26	3.28	7,874	1.91	5,124	2,749	0.06
50	4.59	2.86	8,575	1.91	5,698	2,877	0.07
60	4.08	2.54	9,150	1.91	6,272	2,879	0.07
70	3.68	2.29	9,638	1.91	6,845	2,792	0.06
80	3.36	2.10	10,060	1.91	7,419	2,641	0.06
90	3.10	1.93	10,434	1.91	7,993	2,441	0.06
100	2.88	1.79	10,769	1.91	8,566	2,202	0.05
110	2.69	1.68	11,072	1.91	9,140	1,932	0.04
120	2.53	1.58	11,350	1.91	9,714	1,636	0.04
130	2.39	1.49	11,606	1.91	10,287	1,319	0.03
140	2.26	1.41	11,844	1.91	10,861	984	0.02
150	2.15	1.34	12,067	1.91	11,435	632	0.01
160	2.05	1.28	12,276	1.91	12,008	267	0.01
170	1.96	1.22	12,472	1.91	12,582	(110)	(0.00)
180	1.88	1.17	12,659	1.91	13,156	(497)	(0.01)
200	1.74	1.08	13,004	1.91	14,303	(1,299)	(0.03)
220	1.62	1.01	13,318	1.91	15,450	(2,132)	(0.05)
240	1.52	0.94	13,607	1.91	16,597	(2,990)	(0.07)
280	1.35	0.84	14,126	1.91	18,892	(4,767)	(0.11)
320	1.22	0.76	14,581	1.91	21,187	(6,606)	(0.15)
360	1.11	0.69	14,988	1.91	23,481	(8,493)	(0.19)



Dimensional Sizing: 50 Year Storm

TRAPEZOID POND SUMMARY



Ditch Section 1

Input

LINEAR DETENTION

D1	10
D2	3
L	305
H	1.5

$$V = \left[\frac{A1+A2}{2} \cdot h \right] * L$$

VOLUME 2973.75

Output

Sum Vol. = 2,974 > Req. Vol = 2,879 CF



GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.

Texas Registered Engineering Firm F-8017

2020 E. Expressway 83
Mercedes, Texas 78570

Ph: 956-565-4637
Fax: 956-565-4636

Outfall Sizing

$$Q = C_d A \sqrt{2gh}$$

Q = 10 yr Discharge Rate (cfs)

1.35

C_d = Coefficient of Discharge

0.8

g = Gravity (ft/s^2)

32.2

h = Head (ft)

1.5

$$A = \left[\frac{Q}{C_d \sqrt{2gh}} \right]$$

A = Orifice Area (ft^2)

0.171

$$D = \sqrt{\frac{4A}{\pi}} * 12$$

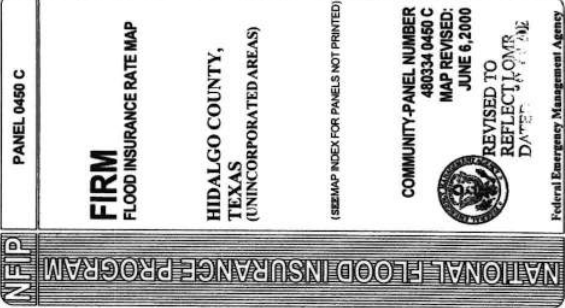
D = Orifice Diameter Calculated (in)

6

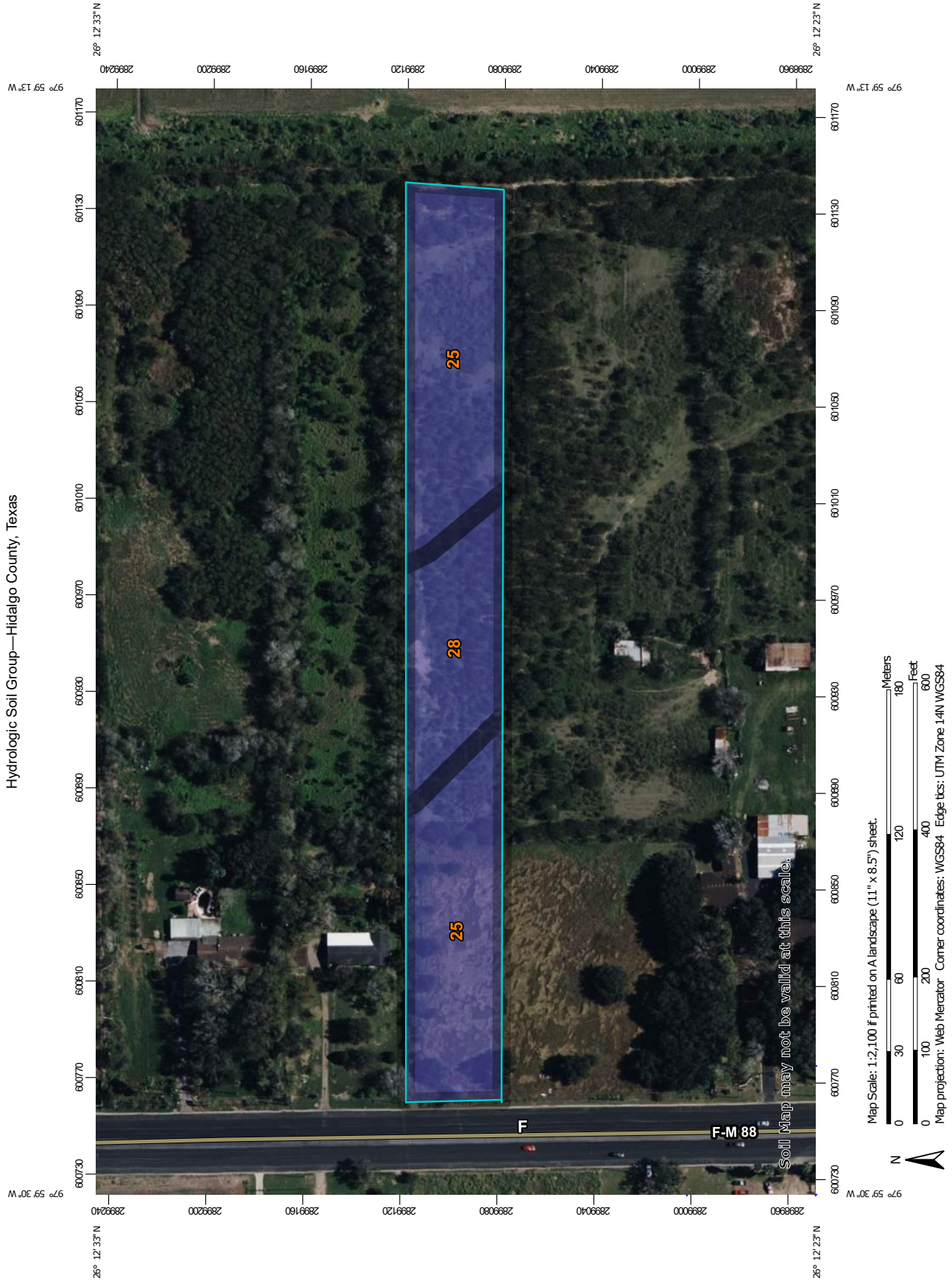
D = Designed Orifice Diameter (in)

6

ATTACHMENT 'I' – FEMA FLOOD INSURANCE RATE MAP



ATTACHMENT 'J' – NRCS SOIL REPORT



MAP LEGEND

MAP INFORMATION

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

C

C/D

D

Not rated or not available

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 21, Aug 24, 2022

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	2.8	74.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	1.0	25.4%
Totals for Area of Interest			3.8	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

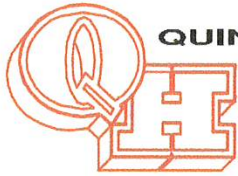
Component Percent Cutoff: None Specified

Tie-break Rule: Higher



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

Date of Meeting: May 1, 2024	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Quintanilla, Headley & Associates, Inc.	
Subject/Agenda Item: Discussion and consideration for six-month extension of the Vittoria Subdivision being 42.18-acre out of Farm Tract 165 and 166, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southeast corner of Midway and Interstate 2. Possible Action.	
Discussion/Overview: The proposed eighty (80) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on June 20, 2024. This is the 1 st extension. Project is about 65% completed. Pending testing for compactions, pressure testing and mandrel as well as roadways. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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

April 18, 2024

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

Re: Vittoria Subdivision

Dear Ms. de la Fuente:

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

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

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

Sincerely,

Alfonso Quintanilla, P.E., R.P.L.S.
President

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#)
Subject: Vittoria Subdivision Extension
Date: Tuesday, April 23, 2024 10:18:11 AM
Attachments: [image001.png](#)

Good Morning,

This E Mail is to respond to the Extension request for the Project of Vittoria Subdivision. This project is about maybe 65% completed. Still needs testing for compactions, Pressure testing, Mandrel testing and roadways as well. If you have any questions or concerns, please feel free to contact.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



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

Date of Meeting: May 1, 2024	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Dustin Moore.	
Subject/Agenda Item: Discussion and consideration for six-month extension of Rock Ridge – being 15.092 acres out of Farm Tract 631 & 633, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 500 ft west of Bus. 83 and Westgate on the south side of Bus. 83. Possible Action.	
Discussion/Overview: The proposed three (3) lot subdivision is inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on April 5, 2024. This is the 2 nd extension. Project is about 96% completed. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

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

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

April 18, 2024

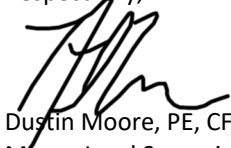
RE: ROCK RIDGE ESTATES – APPROVAL EXTENSION

Ms. de la Fuente:

I, Dustin Moore, PE, on behalf of our client, Brandon Buxbaum, the owner of Rock Ridge Estates request the City of Weslaco consider a request to extend the approval of Rock Ridge Estates another 6 months. The sewer line and services have all been completed and tested, and waterline has been completed and services installed, and all drainage improvements have been made as well. The contractor is currently working on the City's punchlist..

Should you have any questions, please feel free to contact myself at 956-245-4651 or d.moorelandsurveying@gmail.com.

Respectfully,



Dustin Moore, PE, CFM
Moore Land Surveying, LLC

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#)
Subject: Rock Ridge Estates extension
Date: Tuesday, April 23, 2024 9:41:18 AM
Attachments: [image001.png](#)

Good Morning,

This e-mail is to respond to Extension request for the project of Rock Ridge Estates. This project has indeed done all testing requirements and is only pending some items on checklist. This project is about 96% finished and will soon be done when all items are met. If you have any questions or concerns, please feel free to contact me.

_Thank you,

Joe Mondragon

*Construction Inspector
Engineering Department*

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Ph: (956) 973-4002 Ext. 6675

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jmondragon@weslacotx.gov