



CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION MAY 1, 2019, 5:30 P.M. LEGISLATIVE CHAMBERS 255 S. KANSAS AVENUE

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

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 3, 2019**

On Wednesday the 3th day of April 2019, at 5:30 p.m., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session at the Weslaco City Hall Legislative Chambers, located at 255 South Kansas Avenue.

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Jose Treviño	Commissioner
Randy Summers	Commissioner
Adrian Torres	Commissioner
Miles Bullion	Commissioner

Rebekah de la Fuente	Senior Planner
Kayla A. Arevalo	Planning Secretary

Also present were: Jesse Valderas, Fire Inspector Investigator; Zenaida Guerrero, Engineer I; Rolando Gonzalez, Building Official; Joe Pedraza, Health Official; and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. APPROVAL OF MINUTES

A. March 6, 2019 Regular Meeting

Commissioner Berry made a motion to approve the minutes of March 6, 2019, seconded by Commissioner Summers. Motion carried.

III. PUBLIC HEARINGS

A. Discussion and consideration rezone 416 W. Austin. Also being 1.326 acre tract out of Lot 2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary highway business district. Possible action.

Ms. de la Fuente stated that there were thirty-two (32) property owners notified within the 200 foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Bullion arrived at the dias at 5:31pm.

Mr. Felipe Torres property owner, stated the proposed use of the property was to build a cabinet shop. He was under the assumption that the property was zoned commercial at the time of purchase.

Commissioner Treviño made a motion to close the Public Hearing, seconded by Commissioner Berry.

Commissioner Berry made a motion to deny the Rezone, seconded by Commissioner Bullion. Motion carried.

B. Discussion and consideration to rezone 3520 N. Milano Rd. Also being a 6.13 acre tract of Farm Tract 125, Lot 1, Blk 1, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district. Possible action.

Ms. de la Fuente stated that there were zero (0) property owners notified within the 200 foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Berry made a motion to approve the Rezone, seconded by Commissioner Treviño. Motion carried.

C. Discussion and consideration to rezone 413 N. Kansas Ave. also being Lot 14-15, Blk 4, Gonzalez Addition, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 Neighborhood Business district. Possible action.

Ms. de la Fuente stated that there were twenty-three (23) property owners notified within the 200 foot radius, no letters for or against the item were received. Staff recommended approval based on surrounding property.

Commissioner Berry made a motion to close the Public Hearing, seconded by Commissioner Treviño.

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

D. Discussion and consideration to approve Conditional Use Permit to operate an event center at 108 E. Bus 83, Also being a 0.1632-acre tract of land being the W90' of Lot 1, Blk 17, Weslaco Original Townsite Subdivision, Weslaco,

Hidalgo County, and Texas, approximately 115 ft. East of Texas Blvd. on Bus 83. Possible action.

Ms. de la Fuente stated that there were fifteen (15) property owners notified within the 200 foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Berry made a motion to close the Public Hearing, seconded by Commissioner Bullion.

Commissioner Berry made a motion to approve the Conditional Use Permit, seconded by Commissioner Treviño, with the conditions that one security guard be on duty if there is consumption of alcohol and all fire requirements are met, seconded by Commissioner Torres. Motion carried. Motion carried.

IV. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Final Plat for Pleasant View Heights Subdivision– being a 20.33 acres out of Re- Subdivision of Lots 3 & 4, Rev M. Perez Dream Acres Subdivision, Weslaco, Hidalgo County, Texas located approximately 1500 ft. South of Interstate 2 along Pleasantview Dr. Possible Action

Ms. de la Fuente stated that this item is a twenty-five (25) lot Subdivision located inside the City of Weslaco city limits. It is serviced with water by City of Weslaco through an 8” waterline and sewer services through an 8” sewer line. The property is under Flood Zone “X”. Staff recommended approval.

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

B. Discussion and consideration for the Final Plat for Mira Vista Subdivision– being a 19.85 acres out of Farm Tract 102 and 9.72 acres out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 2575ft. South of Bus. 83 along International Blvd. Possible Action.

Ms. de la Fuente stated that this item is a seventy-four (74) lot Subdivision located inside the City of Weslaco city limits. It is serviced with water by City of Weslaco through an 8” waterline and sewer services through a 10” sewer line. The property is under Flood Zone “B”. Staff recommended denial based on email from Irrigation District no. 9.

Commissioner Bullion made a motion to deny the Final Plat, seconded by Commissioner Summers. Motion carried Commissioner Berry opposed.

C. Discussion and consideration six month extension for the Final Plat for Saltillo Plaza Subdivision – being a 1.66-acre tract out of the West 10 acres of the South 20 acres of Farm Tract 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southeast corner of N. Bridge Avenue and Dolores Huerta

Ms. de la Fuente stated that this item is a one (1) lot Subdivision located outside city limits. It is serviced with water by City of Weslaco through an 18” waterline and sewer services through a 8” sewer line. The property is under Flood Zone “X”. Staff recommended approval.

Commissioner Torres made a motion to approve the 6 month extension, seconded by Commissioner Berry. Motion carried.

V. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:27 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

Absent
Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 1, 2019	Agenda Item No. (to be assigned by PCE): III. A.
From: Rebekah de la Fuente, Senior Planner, on behalf of Amrita Trejo.	
Subject/Agenda Item: Discussion and consideration to rezone 723 N. Padre Ave. Also being Lot 1 & 2, Blk 4, El Texano Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood Business district. Possible action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to B-1 Neighborhood Business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on April 15, 2019. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on April 18, 2019.	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
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

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. REZ19-00013

RECEIVED

MAR 19 2019

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 + 2 Block 4

Subdivision Name E1 TEXANO

Street Address 723 N. Padre Ave. Weslaco, TX 78596

Existing Zoning R-1 Existing Land Use _____

Proposed Zoning R-2 B-1 Proposed Land Use _____

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

APPLICANT

Name Amirita L. Trejo Phone 956 647 5262

Address 321 Samoa Dr. Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: amirita.332live.com

OWNER

Name SAME Amirita L. Trejo Phone 956-332-4695

Address 321 Samoa Dr. Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: amirita.332live.com

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

Signature _____ Date _____
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent



City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

April 18 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 1, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, May 7, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

REZONE REQUEST:

Amirta Trejo is requesting to rezone 723 N. Padre Ave. Also being Lot 1 & 2, Blk 4, El Texano Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to 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 black ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Senior Planner

Engineering

CITY OF WESLACO

Engineering



1 in = 200 ft

KRGV/CLEAR
CHANNEL

F.T. 41

Expressway 83

1

040-0000-13

200' RADIUS

041-0000-03

041-0000-02

041-0000-01

041-0000-06

041-0000-00

-10

2

K8630

ANDERSON

1 2 3 4 5 6
A5200

SITE LOCATION

PIKE BLVD

PIKE BLVD

IDEA PUBLIC
SCHOOLS-WESLACO

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NEVADA AVE.

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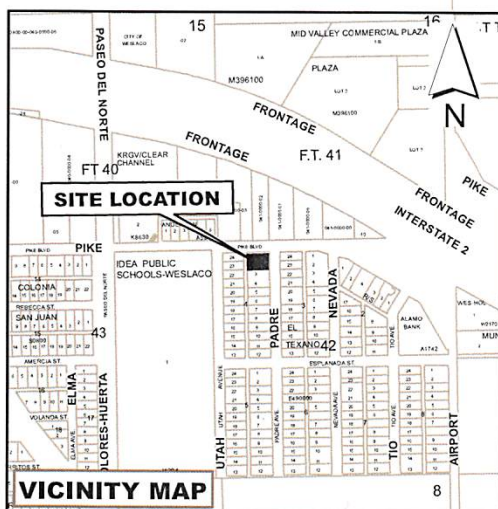
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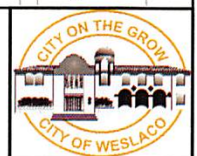


SITE LOCATION

VICINITY MAP

Amirta L. Trejo
723 N. Padre
Lot 1 & 2 & Block 4

Purpose for the rezone request
Existing zoning: R-1
Existing land use: R-1
Prop zone: B-1



City of Weslaco Code Enforcement Dept.

APR 15, 2019

RUBIO BERTHA 1311 E PIKE BLVD WESLACO TX 78596-5013	A5200-00-000-0006-00 ANDERSON LT 6 1311 E PIKE BLVD	L: 18000 B: 21331
CAVAZOS MIGUEL P 712 N PADRE AVE WESLACO TX 78596-5012	E4900-00-003-0019-00 EL TEXANO LT 19 & 20 BLK 3 712 N PADRE AVE	L: 37500 B: 42207
LEAL GUADALUPE 716 N PADRE AVE WESLACO TX 78596-5012	E4900-00-003-0021-00 EL TEXANO BLK 3 LT 21 716 N PADRE AVE	L: 18750 B: 22245
RIVERA GUADALUPE V I 716 N PADRE AVE WESLACO TX 78596-5012	E4900-00-003-0022-00 EL TEXANO BLK 3 LT 22 716 N PADRE AVE	L: 18750 B: 1921
CASTILLO ROSA ELENA 720 N PADRE AVE WESLACO TX 78596-5012	E4900-00-003-0023-00 EL TEXANO LOT 23 BLK 3 720 N PADRE AVE	L: 18750 B: 24336
TREJO AMIRTA L 321 SAMOA DR WESLACO TX 78599-5541	E4900-00-003-0024-00 EL TEXANO BLK 3 LT 24 722 N PADRE AVE	L: 18750 B: 0
MARTINEZ MARGARITO & SULEMA 717 N PADRE AVE WESLACO TX 78596-5011	E4900-00-004-0003-00 EL TEXANO BLK 4 LTS 3 & 4 717 N PADRE AVE	L: 37500 B: 28786
VILLEZCAS SILVIA IRENE ET AL 715 N PADRE AVE WESLACO TX 78596-5011	E4900-00-004-0005-00 EL TEXANO BLK 4 LT 5 715 N PADRE AVE	L: 18750 B: 13981
MORIN LILEA 713 N PADRE AVE WESLACO TX 78596-5011	E4900-00-004-0006-00 EL TEXANO BLK 4 LT 6 713 N PADRE AVE	L: 18750 B: 18931
GARCIA JOSE ALFONSO 715 N NEVADA AVE WESLACO TX 78596-5007	E4900-00-004-0019-00 EL TEXANO BLK 4 LT 19 712 N UTAH AVE	L: 18000 B: 27651
LYNCH, HORTENCIA B 714 N UTAH AVE WESLACO TX 78596-5022	E4900-00-004-0020-00 EL TEXANO BLK 4 LT 20 714 N UTAH AVE	L: 18000 B: 35087
REYES JOSE ABEL 718 N UTAH AVE WESLACO TX 78596-5022	E4900-00-004-0021-00 EL TEXANO BLK 4 LOT 21 & 22 716 N UTAH AVE	L: 36000 B: 53499

City of Weslaco Code Enforcement Dept.

APR 15, 2019

GONZALEZ FELICITAS CAMARILLO 720 N UTAH AVE WESLACO TX 78596-5022	E4900-00-004-0023-00 EL TEXANO BLK 4 LT 23 720 N UTAH AVE	L: 18000 B: 17764
IGLESIA DE DIOS PENTECOSTAL MOVIMIENTO INTERNACIONAL PO BOX 431722 HOUSTON TX 77243-1722	E4900-00-004-0024-00 EL TEXANO LOT 24 BLK 4 722 N UTAH AVE	L: 24000 B: 70237
DOS LOGISTICS INC 1002 E EXPRESSWAY 83 WESLACO TX 78596-4523	W3800-00-041-0000-01 WEST TRACT AN IRR TR W140.27'-E2 90.40'-S387.48' FT 41 1.15AC 1.0 1002 E EXPRWY 83	L: 464650 B: 318947
MORAN RAFAEL SR & CATALINA 1000 E EXPRESSWAY 83 WESLACO TX 78596-4523	W3800-00-041-0000-02 WEST TRACT 0.86AC-W5.223AC-S10AC FT 41 1000 E EXPRWY 83	L: 486993 B: 63007
RIOS ROLANDO 2370 N EXPRESSWAY STE 1238 BROWNSVILLE TX 78521-1206	W3800-00-041-0000-03 WEST TRACT AN IRR TR W195'-S425. 77' FT 41 1.91AC NET 1401 E PIKE BLVD	L: 381658 B: 16965
SSS CAPITAL PROPERTIES LLC 1416 E EXPRESSWAY 83 WESLACO TX 78596-4530	W3800-00-041-0000-06 WEST TRACT AN IRR TR E162.48'- W 593.15'- S323.94' FT 41 1.04AC N 1416 E EXPRESSWAY 83	L: 358928 B: 191201
IDEA PUBLIC SCHOOLS INC 505 ANGELITA DR STE 9 WESLACO TX 78599-8694	I1204-00-000-0001-00 IDEA PUBLIC SCHOOLS - WESLACO LO T 1 1000 E PIKE BLVD	L: 716998 B: 8500000



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

Date of Meeting: May 1, 2019	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Senior Planner, on behalf of Dreamland Estates.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Citrus 674 Subdivision– being a 8.46 acre tract being a portion of Farm Tract 674, Blk 164, West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast Corner of Border Ave and 18th St. Possible Action	
Discussion/Overview: The proposed thirty-four (35) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 6” waterline and sewer by the City of Weslaco services through a 6” sewer line. The property is within a Flood Zone “B”. Owner is requesting a right of way dedication variance.	
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 with compliance of the ordinance on the variance.	
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. SUB19-00013

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: Citrus 674 Subdivision

Location: Northeast corner of S. Border and W. 18th St.

Legal Description: 8.46 acres being a part of Farm Tract 674, Block 164, West & Adams 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: R-1

Existing Land Use: R-1 Proposed Land Use: Single Family Residential

Number of Lots Proposed: 35 Gross Acreage: 8.46

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Dreamland Estates, LLC Telephone: 956-447-2000

Address: 2900 N. Texas Blvd.

Fax: _____

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

ENGINEER INFORMATION

Name: Craig Gonzalez, P.E. Telephone: 956-464-4710

Address: 1704 E. Roberts Ave. Fax: 56-464-4711

City: Donna State: TX Zip: 78537 E-mail: cgonzalez@uigtexas.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility <u>AT&T</u>	☐ YES ☐ NO Gas Utility	☐ YES ☐ NO Cable Utility
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Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No. 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 rhinojosa@weslacotx.gov & rdela Fuente@weslacotx.gov

\$350.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

x Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to rhinojosa@weslacotx.gov & rdela Fuente@weslacotx.gov

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

x One 11" X 17" reduced copy of plat

x Plat Layout

x Existing & Proposed Easements

x Existing & Proposed ROW

x Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 4/22/19

Authorized Agent Printed Name: Craig Gonzalez, P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

DRAINAGE REPORT

CITRUS 674
SUBDIVISION

WESLACO, TEXAS

PREPARED FOR:

Jorge Gonzalez
Dreamland Estates, LLC
509 E. Pike Blvd., Suite A
Weslaco, Texas 78596



PREPARED BY:



URBAN
INFRASTRUCTURE
GROUP, INC.

1704 E ROBERTS AVE.
PO BOX 729
DONNA, TEXAS 78537
(956) 464-4710

TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM

Revised 4-1-19

UIG JOB No. 121100

**Citrus 674 Subdivision
Drainage Report**

Table of Contents

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Attachment A – Location Map & Quad Map

Attachment B – FEMA Panel No. 4803490005B

Attachment C – Web Soil Survey

Attachment D – Stormwater Peak Flow Calculations

Attachment E – Preliminary Plat & Proposed Drainage Improvements

**Citrus 674 Subdivision
Drainage Report**

Urban Infrastructure Group, Inc.

INTRODUCTION

The Citrus 674 Subdivision includes three-two (34) residential lots on a gross 8.46-acre tract of land being a portion of Farm Tract 674, West Adams Tract Subdivision in Hidalgo County, Texas, as per map thereof recorded in Volume 2 page 34-37 of the map records. The property is located on the northeast corner of E. 18th Street and S. Border Avenue intersection. The property is within the City of Weslaco City Limits. A location map is provided in **Attachment A**.

FLOODPLAIN INFORMATION

The property does not contain Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas (SFHA). The Citrus 674 Subdivision is located within FEMA Community Panel No. 4803490005 B map dated March 4, 1980. A FEMA map showing the property is provided in **Attachment B**. The attached maps show that the property is located within a FEMA Zone B, defined as 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).

SOIL SURVEY

The soil on the property is 91.6% Hidalgo Sandy Clay Loam, 0 to 1 percent slopes (Map Symbol 28), and 8.4% Hidalgo Find Sandy Loam, 1 to 3 percent slopes (Map Symbol 26), as indicated in the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey. The soil hydrologic group for Sandy Clay Loam and Hidalgo Find Sandy Loam is group B for both. The Soil Report is provided in **Attachment C**.

HYDROLOGY

The existing 8.46-acre property is currently used as a citrus orchard. The land is generally flat with irrigation berms running east west. The entirety of the land has been used for agriculture.

The proposed subdivision will be developed with 34 single-family residential lots. Improvements will include a new private road with curb and gutter, drainage piping, and sidewalks. It is

**Citrus 674 Subdivision
Drainage Report**

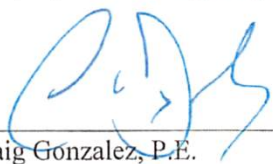
Urban Infrastructure Group, Inc.

expected that the proposed lots will have approximately 3,000 sf of rooftops and about 650 sf of concrete. The Rational Method was used to calculate the existing 10-year peak flowrate and post-development 50-year stormwater peak flow rate in accordance with the latest City of Weslaco drainage requirements. Runoff coefficients, "C" values, were determined based on the Texas Department of Transportation (TxDOT) *Hydraulic Design Manual*, dated July 2016. The composite "C" value for the existing conditions is 0.20, and the composite "C" value for the post-development conditions is 0.41. The existing peak 10-year flow rate is approximately 3.57 cfs, and the proposed peak 50-year flow rate is approximately 10.87; that is an increase of 7.30 cfs. The calculated "C" values and peak flow rates are found in **Attachment D**.

DETENTION

The required detention volume to contain the 50-year frequency storm event with the proposed improvements while releasing at the existing 10-year frequency storm event is approximately 40,214 cf or 0.92 acre-foot. The proposed pond will be connected by drainage pipe to the existing City of Weslaco drainage system.

The proposed drainage improvements are found in **Attachment E**.



Craig Gonzalez, P.E.
Firm No. F-13094



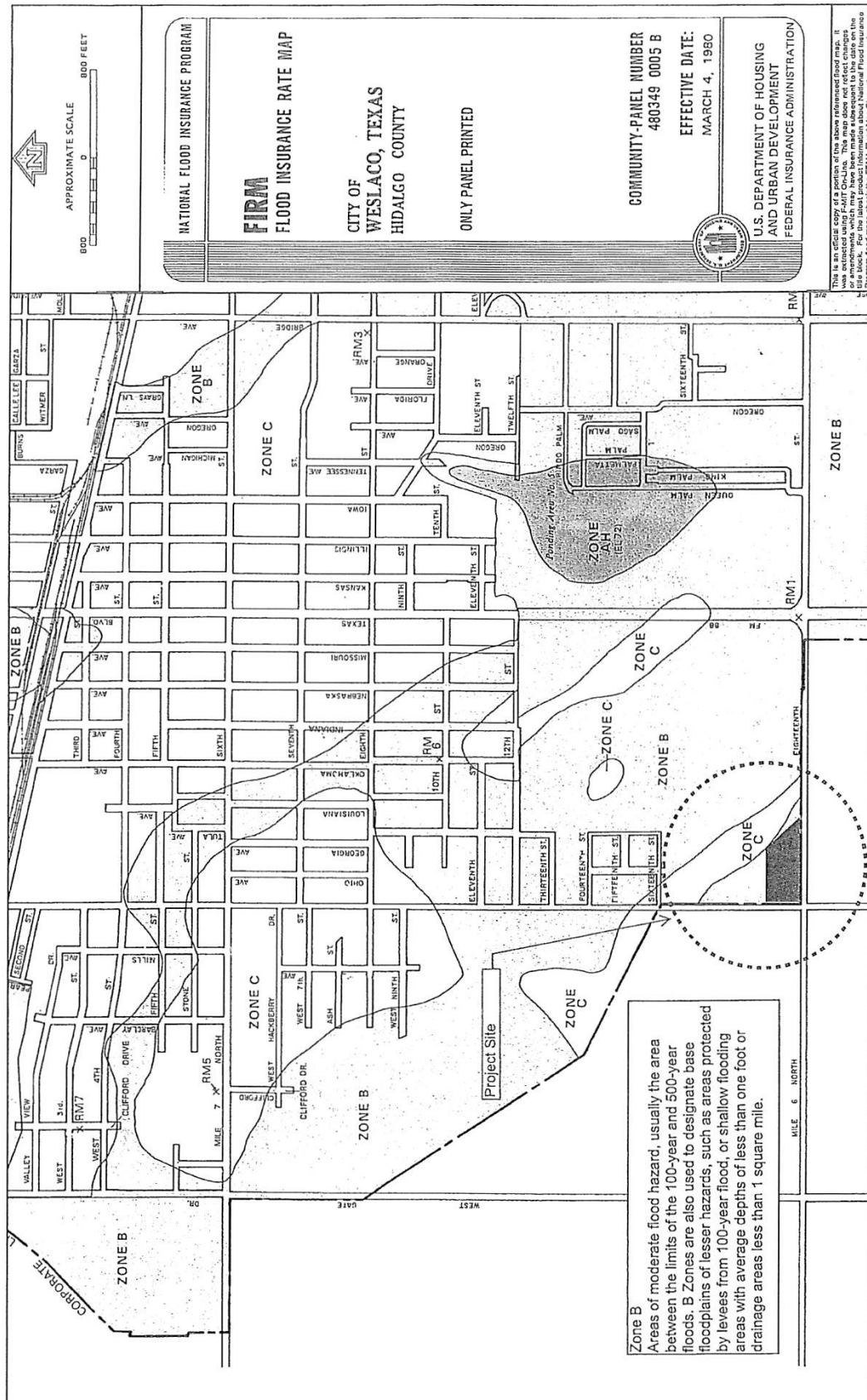
Attachment A

Location Map & Quad Map



Attachment B

FEMA Panel No. 4803490005B



Attachment C

Web Soil Survey



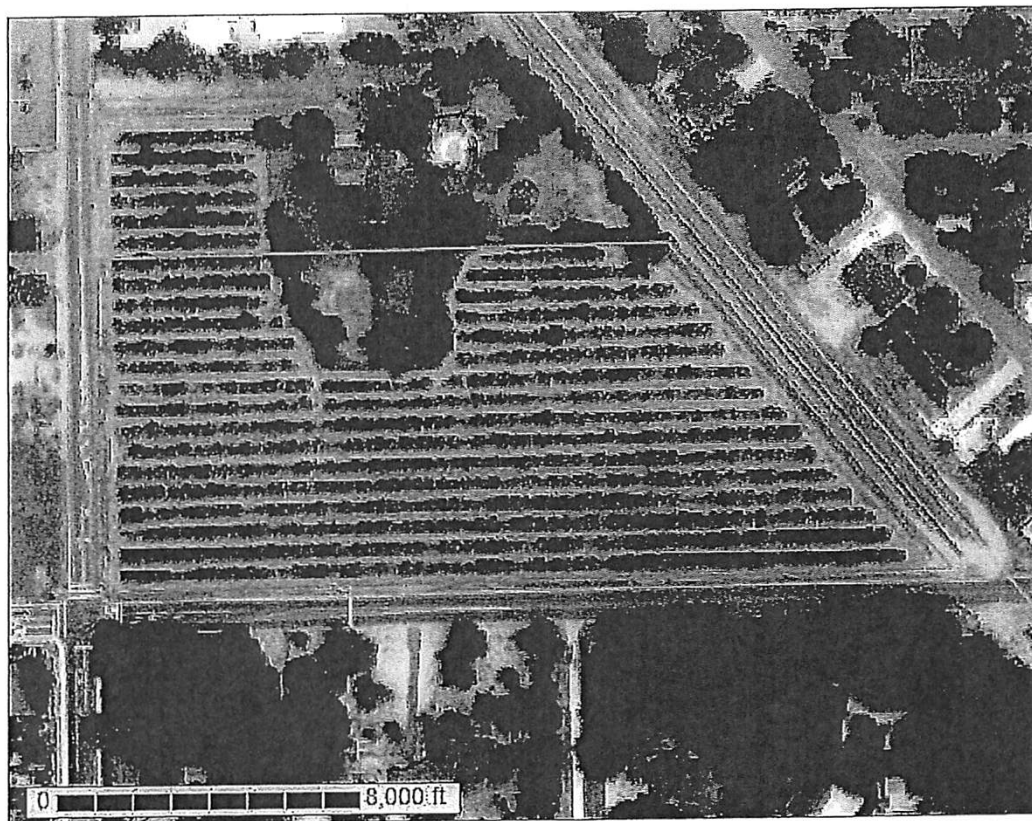
United States
Department of
Agriculture

NRCS

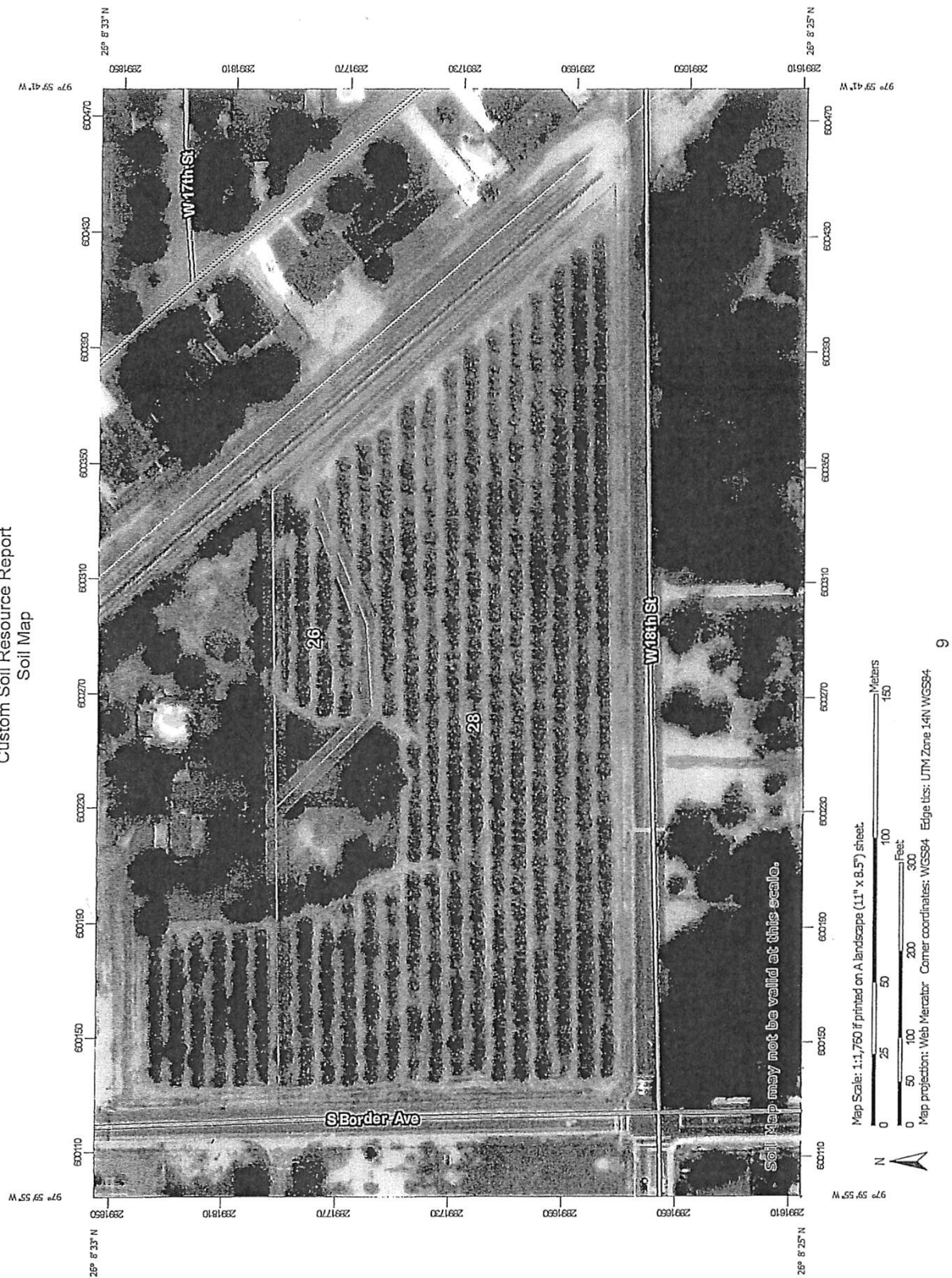
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Hidalgo County, Texas**



October 5, 2018



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	0.7	8.4%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	7.4	91.6%
Totals for Area of Interest		8.1	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

26—Hidalgo fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2sxvp
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 35 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

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

Custom Soil Resource Report

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: Sandy Loam (R083EY023TX)
Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 2sxxv
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Custom Soil Resource Report

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Clay Loam (R083DY025TX)
Hydric soil rating: No

Racombes

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

Willacy

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

Custom Soil Resource Report

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—				
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200	Liquid limit
26—Hidalgo fine sandy loam, 1 to 3 percent slopes			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
Hidalgo	85	B	0-17	Fine sandy loam	CL, SC-SM, SM, SC	A-4, A-2.4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7.6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7.6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-66-81	30-38-44
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7.6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44
28—Hidalgo sandy clay loam, 0 to 1 percent slopes													
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7.6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7.6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-66-81	30-38-44
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7.6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44

Custom Soil Resource Report

Particle Size and Coarse Fragments-Hidalgo County, Texas										
Map symbol and soil name	Horizon	Depth	Sand	Silt	Clay	Total fragments	Fragments 2-74 mm	Fragments 75-249 mm	Fragments 250-599 mm	Fragments >=600 mm
		In	L-RV/H Pct	L-RV/H Pct	L-RV/H Pct	RV Pct	RV Pct	RV Pct	RV Pct	RV Pct
26-Hidalgo fine sandy loam, 1 to 3 percent slopes										
Hidalgo	Ap	0-17	53-63-75	5-19-35	5-18-20	2	2	—	—	—
	Bk1	17-28	25-48-70	10-25-50	23-27-35	1	1	—	—	—
	Bk2	28-38	25-35-70	10-35-50	23-30-35	3	3	—	—	—
	Ck	38-80	25-30-70	10-40-50	23-30-35	3	3	—	—	—
28-Hidalgo sandy clay loam, 0 to 1 percent slopes										
Hidalgo	Ap	0-17	45-55-70	5-18-28	20-27-30	1	1	—	—	—
	Bk1	17-28	25-48-70	10-25-50	23-27-35	1	1	—	—	—
	Bk2	28-38	25-35-70	10-35-50	23-30-35	3	3	—	—	—
	Ck	38-80	25-30-70	10-40-50	23-30-35	3	3	—	—	—

Attachment D
Stormwater Peak Flow Calculations

Cirrus 674 subdivision
Wichita, Texas

NRCS and Rational Methods		Sheet Flow										Shallow Concentrated Flow										Channel Flow									
Drainage Area	Sf	Acres	L	n	2-year, 1 day rainfall	Slope	Tch	L	K	Slope	Tsc	L	n	Sectional Area	Wetted Perimeter	Slope	Tch	Tc	C	Intensity (in/hr)	10-year	50-year	30-year	50-year	Peak Q (cfs)						
Existing	368.517	8.46	300	0.30	3.4	0.002	100.1	435	16.13	ft/ft	0.002	10.1	0.0	0.0	0.0	ft/ft	0.0	110.2	0.20	2.11	2.78	3.57	4.56	3.57	4.56	10.87					
Proposed	368.517	8.46	300	0.24	3.4	0.002	83.7	435	20.32	0.002	8.0	0.0	0.0	0.0	0.0	0.0	0.0	91.7	0.41	2.40	3.12	3.57	4.56	3.57	4.56	10.87					

Calculations performed in accordance with TxDOT's Hydraulic Design Manual (July 2016).

Calculations performed in accordance with TxDOT's Hydraulic Design Manual (July 2016).

Duration	1 (h-y)	Q in	V in	Q out	V out	Storage	Event	Intensity	10-Year	50-Year
5	13.57	47.23	14.169	9.57	1.070	13.659	10-year	0.778	87	9.2
10	10.83	37.68	22.606	9.57	2.139	20.467	50-year	0.749	99	9.2
15	9.10	31.68	28.513	9.57	3.209	25.304				
20	7.91	27.57	33.028	9.57	4.279	29.750				
25	7.03	24.45	36.676	9.57	5.348	31.328				
30	6.34	22.08	39.735	9.57	6.418	33.347				
35	5.80	20.18	42.371	9.57	7.487	34.884				
40	5.35	18.62	44.689	9.57	8.557	36.132				
45	4.98	17.32	46.760	9.57	9.627	37.139				
50	4.66	16.21	48.633	9.57	10.696	37.936				
55	4.38	15.26	50.344	9.57	11.766	38.578				
60	4.14	14.42	51.920	9.57	12.836	39.085				
65	3.93	13.69	53.363	9.57	13.905	39.478				
70	3.75	13.04	54.749	9.57	14.975	39.775				
75	3.59	12.45	56.031	9.57	16.044	39.987				
80	3.43	11.92	57.239	9.57	17.114	40.125				
85	3.29	11.45	58.382	9.57	18.184	40.199				
90	3.16	11.01	59.468	9.57	19.253	40.214				
95	3.05	10.61	60.502	9.57	20.323	40.179				

Total Required Detention Volume =

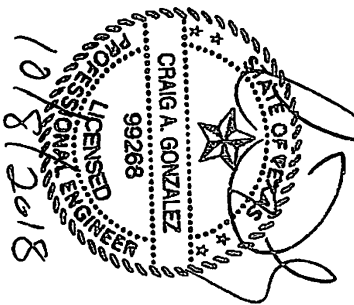
40.214

cubic feet

0.92

acre-feet with a controlled release of

3.57 cubic feet per second.



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TBE Firm No. 13094

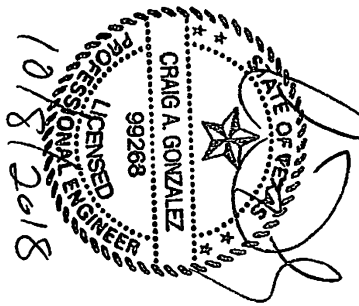
Citrus 674 Subdivision
Westlake, Texas

NRCS and Rational Methods		Sheet Flow										Shallow Concentrated Flow										Channel Flow																			
		L	n	2-year, 1 day rainfall	Slope	Tch	L	K	Slope	Tch	L	n	Cross-Sectional Area	Wetted Perimeter	Slope	Tch	Tc	C	Intensity (in/hr)	10-year	50-year	10-year	50-year	10-year	50-year	10-year	50-year	10-year	50-year												
Drainage Area	SF	Acres	ft	in	ft/ft	min	ft		ft/ft	min	ft		sq ft	ft	ft/ft	min	min	min	0.20	2.11	2.75	3.57	4.56	3.57	4.56	3.57	4.56	3.57	4.56												
Existing	368,517	8.46	300	0.30	0.002	100.1	455	16.13	0.002	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.41	2.40	3.12	8.36	10.87	8.36	10.87	8.36	10.87	8.36	10.87													
Proposed	368,517	8.46	300	0.24	0.002	83.7	435	20.32	0.002	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.41	2.40	3.12	8.36	10.87	8.36	10.87	8.36	10.87	8.36	10.87													
Calculations performed in accordance with TxDOT's Hydraulic Design Manual (July 2016).																																									

Calculations performed in accordance with TxDOT's Hydraulic Design Manual (July 2016).

Hidale County Rainfall Intensity IDF Coefficients									
Duration		Q _{in}		Q _{out}		V _{out}		Storage	
min	hr	cfs	ft ³ /s	cfs	ft ³ /s	cfs	ft ³ /s	ft ³	ft ³
5	15.57	47.23	14.169	3.57	1.070	13.099	20.467	10-year	0.778
10	10.89	37.68	22.605	3.57	2.139	20.467	20.467	50-year	0.749
15	9.10	31.68	28.513	3.57	3.209	25.504	28.750		
20	7.91	27.52	33.028	3.57	4.279	28.750	34.328		
25	7.03	24.45	36.676	3.57	5.348	31.317	39.317		
30	6.54	22.08	39.735	3.57	6.418	34.884	44.884		
35	5.80	20.18	42.971	3.57	7.487	38.132	50.132		
40	5.35	18.62	44.689	3.57	8.557	36.132	55.132		
45	4.98	17.32	46.760	3.57	9.627	37.113	59.936		
50	4.66	16.21	48.633	3.57	10.696	37.936	64.578		
55	4.38	15.26	50.344	3.57	11.766	38.578	69.085		
60	4.14	14.42	51.920	3.57	12.836	39.085	73.478		
65	3.93	13.69	53.363	3.57	13.905	39.478	77.775		
70	3.75	13.04	54.749	3.57	14.975	39.775	81.987		
75	3.58	12.45	56.091	3.57	16.044	39.987	86.115		
80	3.43	11.92	57.289	3.57	17.114	40.125	90.159		
85	3.29	11.45	58.362	3.57	18.184	40.199	94.119		
90	3.16	11.01	59.468	3.57	19.253	40.214	97.994		
95	3.05	10.61	60.502	3.57	20.323	40.179	101.79		

Total Required Detention Volume = 40,216 cubic feet 0.92 acre-feet with a controlled release of 3.57 cubic feet per second.



Chapter 4 — Hydrology

Section 12 — Rational Method

Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soils, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15
Steep grassed slopes	0.70
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

Chapter 4 — Hydrology

Section 12 — Rational Method

Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Heavy soil, steep 7%	0.25-0.35
Streets:	
Asphaltic	0.85-0.95
Concrete	0.90-0.95
Brick	0.70-0.85
Drives and walks	0.75-0.95
Roofs	0.75-0.95

Rural and Mixed-Use Watershed

Table 4-11 shows an alternate, systematic approach for developing the runoff coefficient. This table applies to rural watersheds only, addressing the watershed as a series of aspects. For each of four aspects, the designer makes a systematic assignment of a runoff coefficient “component.” Using Equation 4-22, the four assigned components are added to form an overall runoff coefficient for the specific watershed segment.

The runoff coefficient for rural watersheds is given by:

$$C = C_r + C_i + C_v + C_s$$

Equation 4-22.

Where:

C = runoff coefficient for rural watershed

C_r = component of coefficient accounting for watershed relief

C_i = component of coefficient accounting for soil infiltration

C_v = component of coefficient accounting for vegetal cover

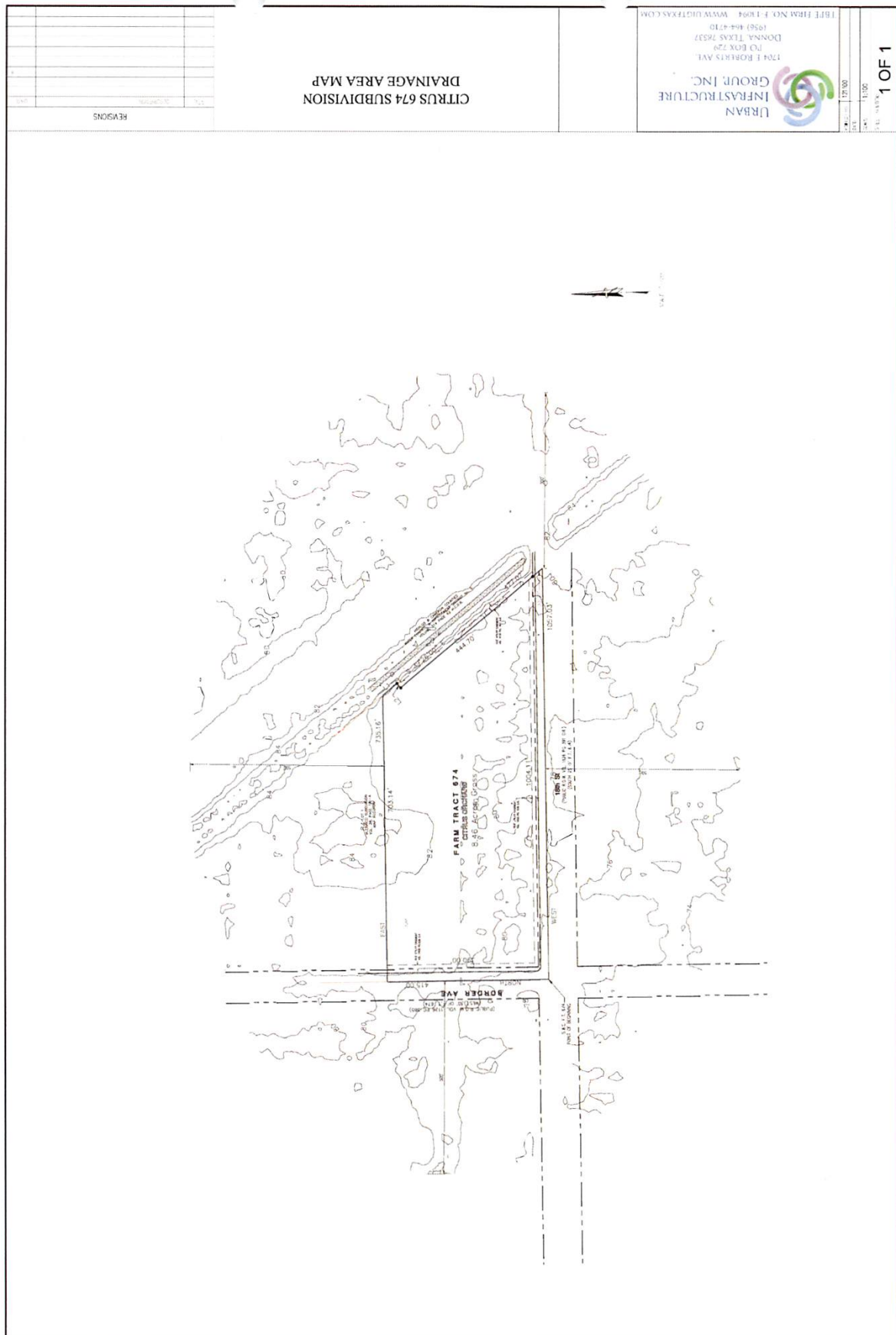
C_s = component of coefficient accounting for surface type

The designer selects the most appropriate values for C_r , C_i , C_v , and C_s from Table 4-11.

Attachment E

Preliminary Plat & Proposed Drainage Improvements







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

Date of Meeting: May 1, 2019	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Senior Planner, on behalf of Dreamland Estates.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Citrus 674 Subdivision– being a 8.46 acre tract being a portion of Farm Tract 674, Blk 164, West Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast Corner of Border Ave and 18th St. Possible Action	
Discussion/Overview: The proposed thirty-four (35) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 6” waterline and sewer by the City of Weslaco services through a 6” sewer line. The property is within a Flood Zone “B”. Owner is requesting a right of way dedication variance.	
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 with compliance of the ordinance on the variance.	
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.	



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

Date of Meeting: May 1, 2019	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Senior Planner, on behalf of Red Rock Real Estate Development Group, LTD.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Mira Vista Subdivision– being a 19.85 acres out of Farm Tract 102 and 9.72 acres out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 2575ft. South of Bus. 83 along International Blvd. Possible Action.	
Discussion/Overview: The proposed seventy-four (74) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through a 10" sewer line. The property is within a Flood Zone "B". Owner is requesting a variance to detain off-site.	
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 with compliance of the ordinance on the variance.	
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. SUB19-00012

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: Mira Vista Subdivision

Location: Southeast Corner of FM 1015 & Camino Real Viejo Rd

Legal Description: A 19.85 acre tract of land being all of Farm Tract 1020 and 9.72 acres out of Lots 11 and 12, Block 113, West and Adams Tracts Subdivision, Hidalgo County, Texas.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Residential

Existing Land Use: Agricultural Proposed Land Use: R-1, B-2, R-2

Number of Lots Proposed: 74 Gross Acreage: 19.85

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Esponjas Development, LTD. Telephone: (956) 800-1333

Address: 2912 S. Jackson Road Fax: _____

City: McAllen State: TX Zip: 78503 E-mail: cruzcantuiiii@aol.com

ENGINEER INFORMATION

Name: Quintanilla, Headley & Associates, Inc. Telephone: (956) 381-6480

Address: 124 E. Stubbs St. Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@qha-eng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

\$350.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

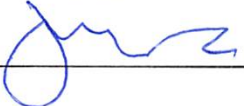
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: MANUEL CANTU

Owner Signature:  Date: 4/8/19
_____ 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: _____

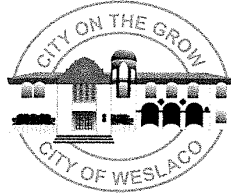
Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO PUBLIC WORKS DEPARTMENT

DATE: April 12, 2019

TO: Benjamin L. Worsham, P.E., PTOE, City Engineer

FROM: Pete Garcia, Public Works Director 

SUBJECT: Proposed Mira Vista Subdivision

Cc: Olga Garza, Assistant Public Works Director
Zenaida Guerrero, Engineer I

As stated in the letter from Mr. Randall Winston to Mr. Eulalio Ramirez, dated April 8, 2019, the maintenance of this section of the ditch is within the City Limits of Weslaco and will be by city personnel.

This memo is to confirm that the City of Weslaco Public Works Dept. will be responsible to maintain the section of the ditch located South of the proposed Mira Vista Subdivision.

PG; og

CITY OF WESLACO

PLANNING AND CODE ENFORCEMENT DEPARTMENT

SUBDIVISION REVIEW MEETING

NAME OF SUBDIVISION: MIRA VISTA 02/19/2019

SIGN IN FORM

1	Name	Company	Phone #
2	Rebekah de la Fuente	COW	447-3401
3	CRUZ CANTU #	RED ROCK R/E Dev.	648-8536
4	Manuel Cantu	Red Rock R.E. Dev	821-9190
5	LAZO Ramirez	PHA	381-6480
6	Eric Hernandez	PD	778-3417
7	Zenaida Guerrero	city of weslaco	417-3401
8	Rafael Garza	City of Weslaco	447-3401
9	Mike Swinno	Weslaco FMO	447-3415
10	Jeremy Anciso	COW	956-351-169
11			
12			
13			
14			
15			
16			
17			

City of Weslaco

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Leo Muñoz, Commissioner, District 1
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Gerardo "Jerry" Tafolla, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

February 15, 2019

Quintanilla, Headley & Associates, Inc.
124 East Stubbs St
Edinburg, Texas 78539

Re: Mira Vista Subdivision

Dear Applicant:

As per the plan set received, please find below general comments that need to be addressed for the above-mentioned subdivision:

1. Identify the point of commencement ✓
2. Identify the point of beginning ✓
3. Amend Plat Note 4 to reflect appropriate lots and elevations ✓
4. Include legend for the plat ✓
5. Adjacent properties must be identified on all sides.- Identify property owner to the eastside ✓
6. Provide a list of proposed street names to be sent to PD and 911 addressing for approval
7. Setbacks for R-2

Front: 20 ft.

Rear: 15'

Side: 5'

Cul-da-sac: 15ft

Setback for B-2:

Front yard. There shall be a front yard along the front line of the lot.

i. Corridors identified on the Hidalgo County Thoroughfare Map: The minimum depth of a front yard one foot back from property line for each two feet in building height, not to exceed one-half of the width of the abutting dedicated right-of-way or in line with the majority setback of existing structures along the same block, whichever is greater.

ii. All other corridors: the minimum lot depth shall be 20 feet.

Side yards.. There shall be a side yard of not less than 5 feet, except that on a corner lot, the side yard on a street side shall be 10 feet.

Rear yard. The rear yard setback shall be 10 feet.

8. A 5 ft. sidewalk is required along exterior perimeter upon the issuance of a building permit for Lot 1 Block 1 and Block 3

9. Add plat note: Landscaping is required per city ordinance. ✓

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

DATE: 2/13/19

OCCUPANCY CLASS: Subdivision

FACILITY NAME: Mira Vista Subdivision

PHYSICAL & MAILING ADDRESS: Camino Real Viejo by FM 1015

PLAN REVIEW – CHECK OFF LIST

PHONE #: _____

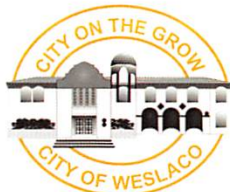
OWNER/MANAGER: _____

X	Approved as submitted	X	with notes
A	Illuminated exit signs and emergency lighting shall be combination with 90-minute battery pack back-up.		
B	All restrooms shall have emergency lighting with 90-minute battery pack back-up.		
C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 75' intervals, annually inspected & tagged by a licensed agency and mounted no higher than 48" from top to ground. NFPA 10, Latest Edition & IFC 2015 Edition, Section 906.		
D	Shall have fire alarm company submit plans for proposed fire alarm.		
E	Shall have fire alarm system installed in accordance with the latest editions of NFPA 70 & 72, by a licensed agency and monitored 24/7 by an outside agency. Shall call our office 24 hours in advance for trip test. NFPA 101, Life Safety Code, 2015 Edition		
F	Shall have fire alarm system tied into the sprinkler system to monitor flow and tamper switches. Shall also be tied into the suppression system for the kitchen hood. NFPA 101, Life Safety Code, 2015 Edition.		
G	Shall have automatic sprinkler system installed by a licensed agency and in accordance with the latest edition of NFPA 13. Sprinkler company shall submit plans to our office and ISO for review. Shall contact our office 24 hours in advance for underground & aboveground hydrostatic tests. IFC, 2015 Edition, Section 903 & 912 and latest edition of NFPA 13. No ceiling shall be in place until aboveground hydrostatic test has been approved.		
H	If cooking that releases grease latent vapors, shall provide hood suppression system installed by a licensed agency; hood shall vent to exterior of building. NFPA 96, Latest edition. An approved method shall be provided that will ensure that the appliance(s) is returned to an approved design location, NFPA 96, Section 12.1.2.3.1 Shall call our office 24 hours in advance for trip test. IFC, 2015 Edition, Section 904.		
I	Shall have 1 – K extinguisher for kitchen annually inspected by a licensed agency. IFC, 2015 Edition, Section 904.11.5		
X	J	Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc. Water lines for hydrants shall be looped.	
	K	Fire department connection shall be free-standing, away from the building, minimum 1 ½ times the building height, out of the collapse zone, and within 100' of a fire hydrant. FDC shall be protected from impact with 4" diameter concrete filled bollards, cemented 4' into the ground with 3' above ground. Shall be spaced 3' apart. Shall have a reflective sign indicating "FDC" with 6" high letters, ½" wide. IFC, 2015 Edition, Section 903.3.7 and all of section 912, IFC, 2015 Edition, and latest edition of NFPA 13. The FDC connection shall be the 5-inch storz with a 30 to 40-degree downward deflection angle adapter. Tamper protection for backflow preventer shall be of an approved type and approved by Authority Having Jurisdiction.	
X	L	Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).	
X	M	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)	
	N	Shall have evacuation routes, with primary & secondary exits marked, in place. IFC, 2015 Edition, Section 404.	
	O	Shall maintain a clear path for means of egress in the following areas:	
	P	Shall have all exit doors open in the direction of egress travel. If equipped with a locking device, it shall be of an approved type.	
	Q	Every room or space that is an Assembly occupancy shall have the occupant load posted in a conspicuous place.	
	R	Shall maintain 44" clearance between aisles.	
X	S	All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.	
	T	Shall post address in front of building plainly visible from the street with 6" x ½" stroke letters or numbers.	
	U	Shall have Knox Box, 3200 Series, with hinged door, installed for fire department access. www.KnoxBox.com	
	V	Shall have Knox FDC 5-inch Storx Caps in place. www.KnoxBox.com	
	W	Shall have an exterior door to Riser Room. Shall label Riser Room with a white reflective sign to read "Riser Room" with 6" x ¾" stroke red letters.	
	X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x ¾" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.	
	Y	Shall submit a complete set of plans for construction to my office for further requirements.	
	Z	Shall pay appropriate fees for the following:	
		Plan review	Fire alarm plan review
		Sprinkler system plan review	Aboveground hydro test
			Underground hydro test
			Suppression system trip test

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

February 19, 2019

Quintanilla, Headley & Associate's Inc.
124 E. Stubbs St
Edinburg, TX 78539
Engineering Firm No. F-1513

Re: Subdivision Review for Mira Vista

Marco Gonzalez

Please find below comments to the above-mentioned project:

Plat Sheet

1. Must provide North Arrow
2. Must provide existing elevations and contours
3. ROW on 1015 must be dimensioned properly
4. Entrance to Block 3 must show corner clips
5. Plat Note #6 must be filled

Water

6. All easement dimensions must
7. Additional Gate Valves are needed
8. Water system must be looped
9. Existing 8' WL on Camino must be shown to scale
10. Bar scale needed
11. Services must be 1" minimum

Sewer

12. Field Verify for existing SS manhole on South side of property to connect to

Drainage

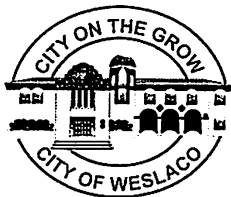
13. Minimum pipe size to be 24"
14. On-site detention must be provided
15. SW inlet must be shown
16. TXDOT permit must be obtained prior to west entrance inlet
17. Valley gutters are needed at each entrance

Erosion Control

18. Silt fence must be provided on North side of ditch
19. Construction entrance must

City of Weslaco

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Gerardo "Jerry" Tafolla, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: February 12, 2019

TO: Benjamin Worsham, City Engineer
Efrain Tafolla, Construction Insp./CADD Supervisor
Zenaida Guerrero, Engineer I
Pete Garcia, Public Works Director/ Marcelo Cosme
Chris Sanchez, Fire Marshal/Mike Swinnea
Rolando Gonzalez, Building Official
Police Chief Joel Rivera, Police Department/ Eric Hernandez

FROM: Rebekah de la Fuente, Senior Planner 

SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on Tuesday, February 19, 2019 in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ Mira Vista Subdivision- 9:30 a.m.

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

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

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1 Drainage Report MIRA VISTA Hidalgo County, Texas

Prepared By:



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

124 E. Stubbs St. Edinburg, Texas 78539

Phone: (956) 381-6480 Fax: (956) 381-0527

Email: alfonsoq@qha-eng.com

April 8, 2019



Handwritten signature in blue ink: Marco A. Gonzalez
4-8-19

Cover Sheet	1
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Drainage Report	3
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"C" Values for Rational Method	5
Rainfall Intensity for Hidalgo County	6
Location Map	7
Flood Plain Attachments	8-10
Soil Condition Attachment	11-20
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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

**DRAINAGE REPORT FOR
MIRA VISTA SUBDIVISION**

A 19.85 acre tract of land out of Farm Tract 1020 and out of Lot 12, Block 113, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the plat of map thereof recorded in volume 2, pages 34-37, map records Hidalgo County, Texas, and according to warranty deed recorded under county clerk's document number 1631125 and 17556394, official records, Hidalgo County, Texas. This subdivision is located on the southeast corner of the intersection of Camino Real Viejo Road and F.M. 1015 Road. The site is currently open land. The proposed subdivision will consist of one commercial lot, 56 single-family lots, and 18 multi-family lots.

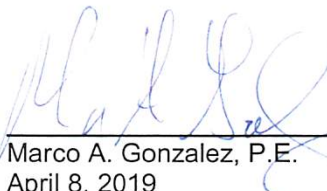
The tract is Zone "B", areas between limits of the 100-year flood and 500-year flood: or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile: or areas protected by levees from the base flood.(Medium Shading), as per FEMA Flood Insurance Rate Map Community Panel No. 480334 0525 B dated January 2, 1981.

The majority of the soil is Hidalgo (25 & 28), and Racombes (48), Rio (60) & Willacy (70) and is in soil group "B" and "D". It is Fine Sandy Loam (SM-SC), Sandy Clay Loam (SC), and Clay Loam(CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-32. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southerly direction with an approximate 1% slope. The existing runoff for the proposed subdivision is $Q=13.94$ cubic feet per second based on a 10-year storm and flows into the existing Hidalgo Cameron County Irrigation District No. 9 Drain Ditch located on the south side of the property.

After development the runoff will be $Q=126.78$ cubic feet per second for an increase of $Q=112.84$ cubic feet per second (50 year storm). Detention will be 153,884.00 cubic feet (3.53 acre feet) and will be accomplished by excavating the existing Hidalgo Cameron County Irrigation District No. 9 drain ditch located on the south side of the subdivision. In addition, the developer is proposing to install a storm sewer system consisting of 18", 24", and 30" storm pipes and Type "A" inlets that will collect the runoff from the roads and will outfall in the existing drain ditch. 75.00 feet of Drain Ditch Right of Way to Hidalgo Cameron County Irrigation District No. 9 is being dedicated by this plat.

Drainage calculations are attached.


Marco A. Gonzalez, P.E.
April 8, 2019



Mira Vista

Drainage Area Calculations

4/4/2019

EXISTING DATA

Total Area	19.850 ac
Existing Runoff Coefficient - "C"	0.20
Overland Flow Length - "L"	667.00 ft
Overland Slope - "S"	0.50 %
Existing Time of Concentration - "T"	53 min. **
Intensity of Rainfall - "I"	3.51 in/hr (10 year event)
Existing - "Q"	13.94 cfs

DATA FOR PROPOSED IMPROVEMENTS

Proposed Runoff Coefficient - "C"	0.59 Rational Method Runoff Coefficients ***
Proposed Time of Concentration - "T"	10 min.
Proposed "I"	10.83 in/hr (50 year event)
Proposed - "Q"	126.78 cfs

Time		I	Q in	V in	Q out	V out	Req'd V	Req'd V
min	hr	in/hr	cfs	cf	cfs	cf	cf	ac-ft
10.00	0.17	10.08	118.02	70811	13.94	8365	62446	1.43
20.00	0.33	7.66	89.74	107690	13.94	12547	95143	2.18
30.00	0.50	6.23	72.93	131267	13.94	16729	114537	2.63
40.00	0.67	5.27	61.70	148091	13.94	20912	127179	2.92
50.00	0.83	4.58	53.65	160950	13.94	25094	135855	3.12
60.00	1.00	4.06	47.57	171247	13.94	29277	141971	3.26
70.00	1.17	3.65	42.80	179777	13.94	33459	146318	3.36
80.00	1.33	3.33	38.96	187025	13.94	37641	149383	3.43
90.00	1.50	3.06	35.80	193306	13.94	41824	151482	3.48
100.00	1.67	2.83	33.14	198836	13.94	46006	152830	3.51
110.00	1.83	2.64	30.87	203769	13.94	50188	153580	3.53
120.00	2.00	2.47	28.92	208215	13.94	54371	153844	3.53
130.00	2.17	2.32	27.21	212259	13.94	58553	153706	3.53
140.00	2.33	2.20	25.71	215967	13.94	62736	153231	3.52
150.00	2.50	2.08	24.38	219387	13.94	66918	152469	3.50
160.00	2.67	1.98	23.18	222561	13.94	71100	151461	3.48

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" C " - VALUES FOR RATIONAL METHOD

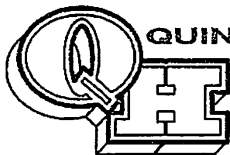
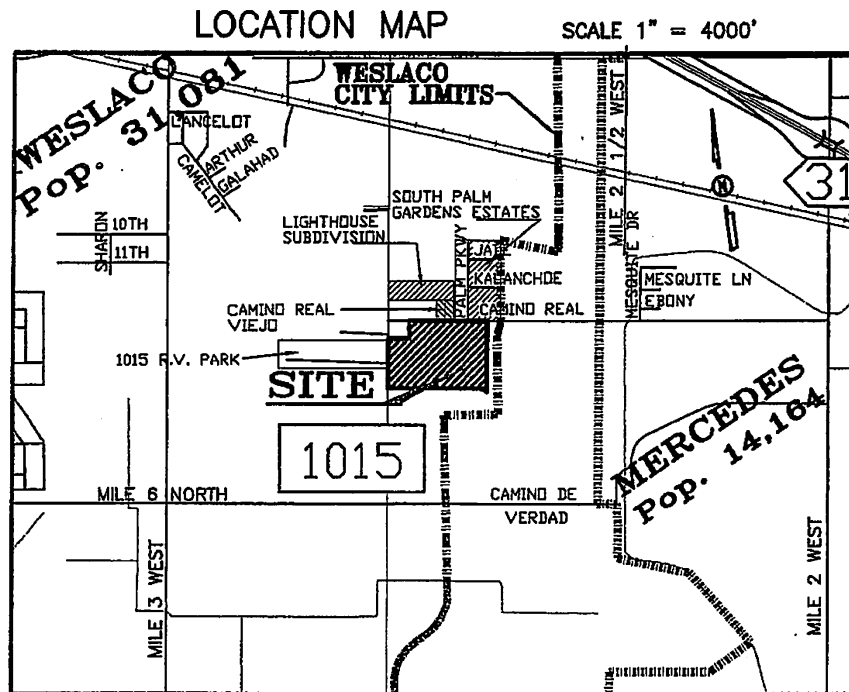
Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.30
Single Family (Lots greater than 1/2 acre)	0.25
Multi - Family (Less than 20 DU / AC)	0.45
Multi - Family (Greater than 20 DU / AC)	0.55
Business District:	0.70
Industrial Districts:	
Light Areas	0.50
Heavy Areas	0.60
Railroad Yard Areas:	0.20
Parks:	0.10
Unimproved Areas:	
Bare Surface	0.30
Grassland	0.25
Cultivated	0.20
Woodlands	0.15
Streets:	
Asphalt	0.70
Concrete	0.75
Caliche	0.70
Drives & Walks:	
Concrete	0.75
Rooftop	0.75

MIRA VISTA SUBDIVISION

RAINFALL INTENSITY FOR HIDALGO COUNTY								
TIME (Min)	10 YEAR (In/Hr)	50 YEAR (In/Hr)	TIME (Min)	10 YEAR (In/Hr)	50 YEAR (In/Hr)	TIME (Min)	10 YEAR (In/Hr)	50 YEAR (In/Hr)
1	14.283	17.386	31	4.913	6.224	61	3.184	4.099
2	13.28	16.210	32	4.820	6.111	62	3.149	4.056
3	12.425	15.204	33	4.731	6.002	63	3.115	4.014
4	11.687	14.333	34	4.646	5.897	64	3.082	3.973
5	11.041	13.570	35	4.584	5.797	65	3.050	3.933
6	10.472	12.895	36	4.485	5.701	66	3.018	3.894
7	9.965	12.294	37	4.409	5.608	67	2.987	3.855
8	9.512	11.755	38	4.337	5.519	68	2.957	3.818
9	9.102	11.268	39	4.266	5.433	69	2.928	3.781
10	8.731	10.825	40	4.199	5.350	70	2.890	3.745
11	8.393	10.421	41	4.134	5.270	71	2.871	3.710
12	8.084	10.051	42	4.071	5.193	72	2.843	3.676
13	7.799	9.710	43	4.010	5.118	73	2.818	3.642
14	7.536	9.395	44	3.951	5.046	74	2.700	3.610
15	7.293	9.102	45	3.894	4.976	75	2.784	3.577
16	7.068	8.831	46	3.839	4.908	76	2.730	3.546
17	6.856	8.577	47	3.786	4.843	77	2.714	3.515
18	6.659	8.340	48	3.734	4.779	78	2.890	3.485
19	6.474	8.117	49	7.684	4.717	79	2.666	3.455
20	8.301	7.908	50	3.636	4.658	80	2.643	3.426
21	8.138	7.711	51	3.589	4.600	81	2.620	3.398
22	5.985	7.525	52	3.543	4.543	82	2.598	3.370
23	5.839	7.349	53	3.499	4.488	83	2.576	3.342
24	5.702	7.183	54	3.455	4.435	84	2.554	3.315
25	5.572	7.025	55	3.413	4.383	85	2.533	3.289
26	5.448	6.875	56	3.373	4.333	90	2.434	3.164
27	5.331	6.732	57	3.333	4.284	100	2.258	2.944
28	5.219	6.596	58	3.294	4.236	120	1.981	2.596
29	5.112	6.467	59	3.257	4.189	180	1.473	1.951
30	5.011	6.343	60	3.220	4.144	210	1.313	1.747

MIRA VISTA

A 19.85 ACRE TRACT OF LAND OUT OF FARM TRACT 1020, AND OUT OF LOT 12, BLOCK 113, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1631125 AND 1756394, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

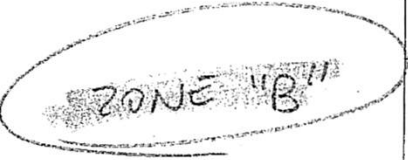
CONSULTING ENGINEERS

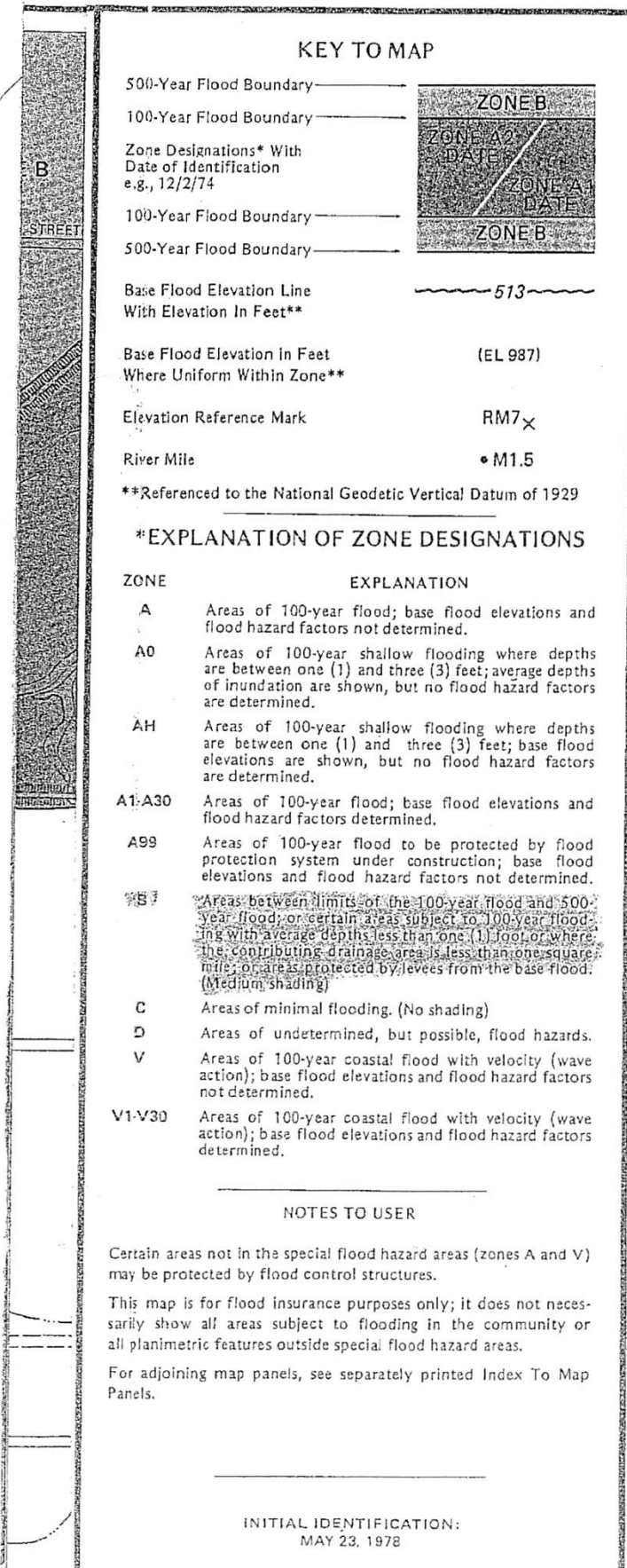
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

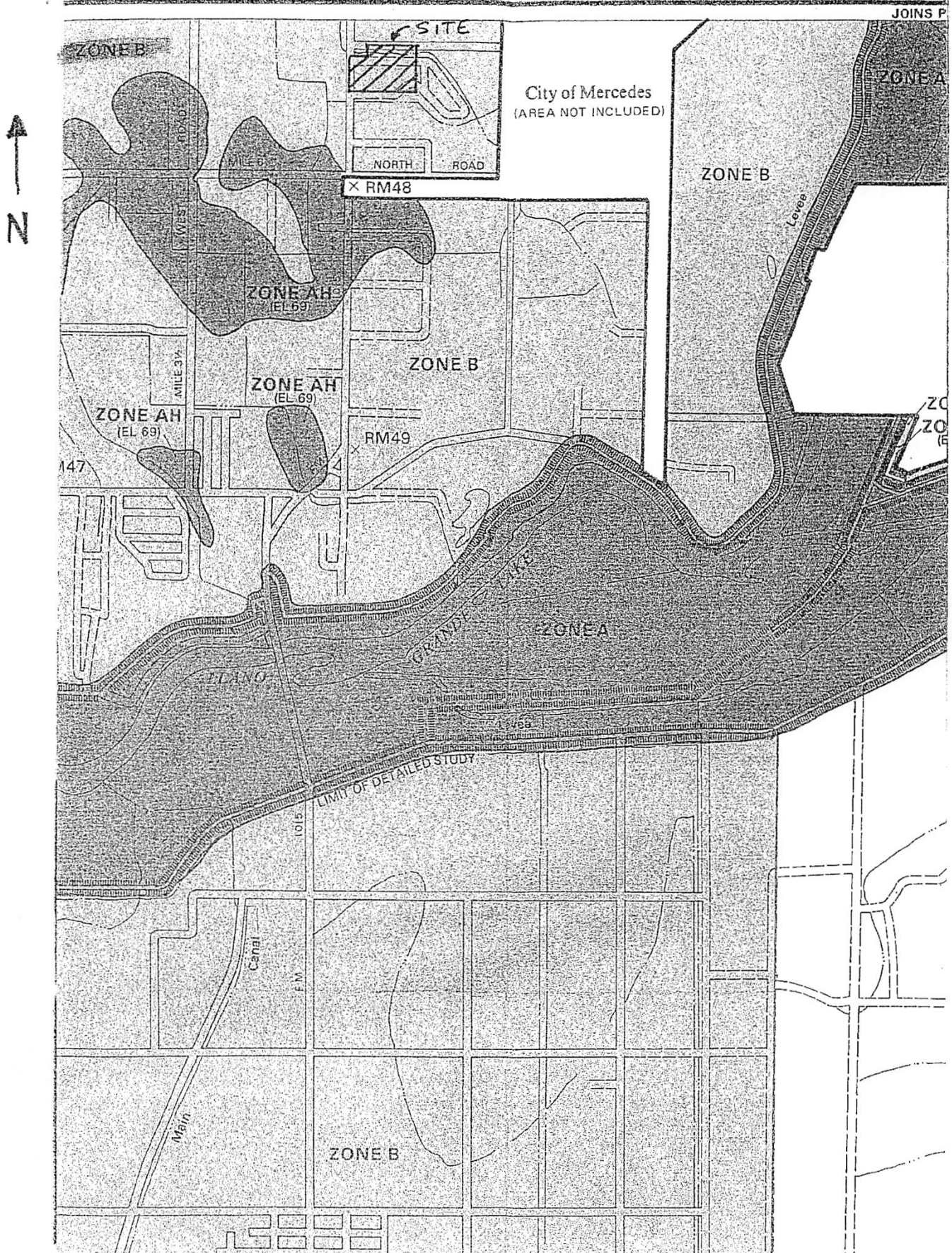
LAND SURVEYORS

PHONE 956-381-8480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

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



FEMA MAP



EXAS - SHEET NUMBER 112

SOIL MAP



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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pot	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----										
Falfurrias	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15-----										
Grulla	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----										
Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20-----										
Harlingen	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24-----										
Hebbronville	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27-----										
Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-2-4	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-80	30-49	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	95-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30-----										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-80	30-49	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	95-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
45,* 46,* 47.* Pits										
48,* 49----- Recombos	10-13 13-49	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-7 A-6, A-7	100 100	100 95-100	85-100 80-100	45-65 45-65	27-35 34-43	8-19 13-22
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51:* Randado-----	0-9 9-16	Fine sandy loam Fine sandy loam, sandy clay loam.	SM, SM-SC SC, SM-SC, GC	A-2-4 A-2-4, A-2-6, A-4, A-6	75-100 65-100	70-100 60-100	70-100 60-100	20-35 25-50	<25 25-34	NP-7 7-14
16-60	Cemented-----		---	---	---	---	---	---	---	---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54:* Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land.										
55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57:* Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

See footnote at end of table.

Hidalgo County, Texas

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
60, 61----- Rio	0-12 12-38 38-63	Clay loam----- Clay loam, clay Clay loam, sandy clay, sandy clay loam.	CL CL, CH CL	A-6, A-7 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	70-80 75-95 55-80	35-45 43-57 41-50	15-22 21-32 20-27
62----- Rio Grande	0-8 8-65	Silt loam----- Stratified silt loam to loamy very fine sand.	CL, CL-ML CL, CL-ML	A-4, A-6 A-4, A-6	100 100	100 100	95-100 95-100	70-95 70-100	20-30 20-33	4-12 4-12
63----- Rio Grande	0-8 8-65	Silty clay loam Stratified silt loam to loamy very fine sand.	CL CL, CL-ML	A-6, A-7 A-4, A-6	100 100	100 100	95-100 95-100	80-100 70-100	30-43 20-33	11-18 4-12
64, 65----- Runn	0-55 55-65	Silty clay----- Silty clay, silty clay loam, silt loam.	CH, CL CH, CL, CL-ML	A-7-6 A-6, A-7-6, A-4	100 100	100 95-100	95-100 90-100	85-98 70-98	43-62 21-62	21-36 4-36
66----- Sarita	0-48 48-80	Fine sand----- Sandy clay loam, fine sandy loam.	SM-SC, SP-SM, SM SC	A-2-4, A-3 A-2-6, A-6	100 100	100 100	65-100 80-100	9-35 30-50	<25 28-40	NP-7 11-22
67----- Tiocano	0-65	Clay-----	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70, 71----- Willacy	0-14 14-80	Fine sandy loam Sandy clay loam, fine sandy loam.	SC, SM-SC SC, CL	A-2-4, A-4 A-4, A-6	100 95-100	100 90-100	95-100 90-100	30-45 36-65	20-30 28-40	5-10 9-20
72.* Willacy-----	0-14 14-80	Fine sandy loam Sandy clay loam, fine sandy loam.	SC, SM-SC SC, CL	A-2-4, A-4 A-4, A-6	100 95-100	100 90-100	95-100 90-100	30-45 36-65	20-30 28-40	5-10 9-20
Urban land.										
73----- Zalla	0-9 9-65	Loamy fine sand Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC SP-SM, SM, SM-SC	A-2-4 A-2-4	95-100 95-100	95-100 95-100	70-85 70-85	10-25 10-25	<25 <25	NP-7 NP-7
74----- Zalla	0-9 9-65	Silt loam----- Loamy fine sand, fine sand, sand.	CL, CL-ML SP-SM, SM, SM-SC	A-4, A-6 A-2-4	100 95-100	100 95-100	90-100 70-85	70-80 10-25	<30 <25	NP-11 NP-7

* See description of the map unit for composition and behavior characteristics of the map unit.

Hidalgo County, Texas

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TABLE 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

Map symbol and soil name	Depth In	Clay Pct	Permeability In/hr	Available water capacity In/in	Soil reaction pH	Salinity Mmhos/cm	Shrink-swell potential	Erosion factors		Organic matter Pct
								K	T	
22, 23, 24----- Hebbronville	0-17 17-58 58-65	8-15 12-18 10-17	2.0-6.0 2.0-6.0 2.0-6.0	0.07-0.14 0.11-0.17 0.11-0.17	6.6-7.8 6.6-8.4 7.9-8.4	<2 <2 <2	Low----- Low----- Low-----	0.20 0.24 0.24	5	<1
25, 26, 27----- Hidalgo	0-17 17-28 28-80	15-20 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.15 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Low----- Moderate----- Moderate-----	0.24 0.32 0.32	5	1-3
28, 29----- Hidalgo	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.17 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
30----- Hidalgo	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.01-0.13 0.01-0.13 0.01-0.15	7.9-8.4 7.9-8.4 7.9-9.0	4-16 4-16 4-16	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
31: * Hidalgo-----	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.17 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
Urban land.										
32: * Jimenez-----	0-8 8-10 10-60	12-24 --- ---	0.6-2.0 --- ---	0.05-0.10 --- ---	7.9-8.4 --- ---	<2 --- ---	Low----- --- ---	0.10 --- ---	1	1-3
Quemado-----	0-6 6-12 12-18 18-60	10-18 18-27 --- ---	0.6-2.0 0.6-2.0 --- ---	0.09-0.13 0.05-0.10 --- ---	6.1-7.8 6.6-7.8 --- ---	<2 <2 --- ---	Low----- Low----- --- ---	0.10 0.10 --- ---	1	<1
33----- Laredo	0-14 14-65	12-35 18-35	0.6-2.0 0.6-2.0	0.15-0.22 0.13-0.20	7.9-8.4 7.9-8.4	<2 <4	Moderate----- Moderate-----	0.37 0.43	5	1-3
34----- Matamoros	0-65	35-55	0.06-0.2	0.14-0.19	7.9-8.4	<4	Very high----	0.32	5	0.5-1
35, 36, 37, 38--- McAllen	0-14 14-72	14-25 20-31	0.6-2.0 0.6-2.0	0.11-0.16 0.09-0.18	7.9-8.4 7.9-8.4	<2 <4	Low----- Low-----	0.24 0.28	5	0.5-1
39----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.12-0.18 0.09-0.15 0.06-0.20	7.9-8.4 7.9-9.0 7.9-9.0	<4 <8 >4	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
40----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.02-0.12 0.02-0.09 0.02-0.07	7.9-9.0 7.9-9.0 7.9-9.0	>4 >8 >8	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
41----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.12-0.18 0.09-0.15 0.06-0.20	7.9-8.4 7.9-9.0 7.9-9.0	<4 <8 >4	Very high---- Very high---- Very high----	0.32 0.32 0.32	5	1-3
42----- Nueces	0-29 29-72	2-12 18-34	2.0-5.0 0.2-0.6	0.05-0.10 0.12-0.17	6.1-7.3 6.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	<1
43: * Nueces-----	0-29 29-72	2-12 18-34	2.0-6.0 0.2-0.6	0.05-0.10 0.12-0.17	6.1-7.3 6.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	<1
Sarita-----	0-48 48-80	1-10 18-35	6.0-20 2.0-6.0	0.05-0.10 0.13-0.19	6.1-7.3 5.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	0.5-1
44----- Olmito	0-47 47-65	35-55 35-55	0.2-0.6 0.06-0.2	0.13-0.18 0.06-0.18	7.9-8.4 7.9-8.4	<4 >4	Very high---- Very high----	0.32 0.32	5	1-3

45, * 46, * 47. *
Pits

See footnote at end of table.

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Soil survey

TABLE 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

Map symbol and soil name	Depth		Clay	Permeability	Available water capacity		Soil reaction pH	Salinity	Shrink-swell potential	Erosion factors		Organic matter
	In	Pct			In/hr	In/in				K	T	
48----- Racombe	0-13 13-49 49-72	16-28 25-34 25-34	0.6-2.0 0.6-2.0 0.6-2.0	0.14-0.19 0.15-0.20 0.15-0.20	6.6-7.8 6.6-8.4 7.9-8.4	<2 <4 <4	Low Moderate Low	0.28 0.32 0.32	5		1-3	
49----- Racombe	0-13 13-49 49-72	16-28 25-34 25-34	0.6-2.0 0.6-2.0 0.6-2.0	0.04-0.12 0.04-0.13 0.04-0.13	6.6-7.8 6.6-8.4 7.9-8.4	4-16 4-16 >4	Low Moderate Moderate	0.28 0.32 0.32	5		1-3	
50----- Ramadero	0-21 21-65	16-34 25-34	0.6-2.0 0.6-2.0	0.14-0.19 0.15-0.20	6.6-8.4 6.6-8.4	<2 <4	Moderate Moderate	0.28 0.32	5		1-3	
51: * Randado	0-9 9-16 16-60	8-18 15-25 ---	0.6-2.0 0.6-2.0 ---	0.10-0.14 0.12-0.16 ---	6.6-7.8 6.6-7.8 ---	<2 <2 ---	Low Low ---	0.24 0.28 ---	1		<1	
Cuevitas	0-8 8-60	7-18 ---	0.6-2.0 ---	0.10-0.14 ---	6.6-7.8 ---	<2 ---	Low ---	0.20 ---	1		0.5-1	
52----- Raymondville	0-15 15-43 43-65	32-42 35-50 35-45	0.2-0.6 0.06-0.2 0.06-0.2	0.12-0.18 0.10-0.18 0.10-0.18	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	High High High	0.32 0.32 0.32	5		1-3	
53----- Raymondville	0-15 15-43 43-65	32-42 35-50 35-45	0.2-0.6 0.06-0.2 0.06-0.2	0.04-0.11 0.04-0.11 0.04-0.11	7.9-8.4 7.9-8.4 7.9-8.4	4-16 4-16 >4	High High High	0.28 0.28 0.32	5		1-3	
54: * Raymondville	0-15 15-43 43-65	32-42 35-50 35-45	0.2-0.6 0.06-0.2 0.06-0.2	0.12-0.18 0.10-0.18 0.10-0.18	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	High High High	0.32 0.32 0.32	5		1-3	
Urban land.												
55----- Reynosa	0-15 15-48 48-65	15-30 18-35 18-35	0.6-2.0 0.6-2.0 0.6-2.0	0.18-0.24 0.15-0.24 0.12-0.22	7.9-8.4 7.9-8.4 7.9-8.4	<2 <4 <4	Moderate Moderate Low	0.37 0.43 0.43	5		0.5-1	
56----- Reynosa	0-15 15-48 48-65	15-30 18-35 18-35	0.6-2.0 0.6-2.0 0.6-2.0	0.05-0.15 0.04-0.14 0.04-0.14	7.9-8.4 7.9-8.4 7.9-8.4	4-16 4-16 4-16	Moderate Moderate Low	0.37 0.43 0.43	5		0.5-1	
57: * Reynosa	0-15 15-48 48-65	15-30 18-35 18-35	0.6-2.0 0.6-2.0 0.6-2.0	0.18-0.24 0.15-0.24 0.12-0.22	7.9-8.4 7.9-8.4 7.9-8.4	<2 <4 <4	Moderate Moderate Low	0.37 0.43 0.43	5		0.5-1	
Urban land.												
58----- Rio	0-12 12-38 38-63	12-20 35-50 30-40	2.0-6.0 0.06-0.2 0.2-0.6	0.14-0.18 0.13-0.18 0.12-0.17	6.6-7.8 7.4-8.4 7.9-8.4	<4 <4 <4	Low Moderate Moderate	0.24 0.32 0.32	5		1-3	
59----- Rio	0-12 12-38 38-63	12-20 35-50 30-40	2.0-6.0 0.06-0.2 0.2-0.6	0.04-0.12 0.04-0.11 0.04-0.10	6.6-7.8 7.4-8.4 7.9-8.4	4-16 4-16 >4	Low Moderate Moderate	0.24 0.32 0.32	5		1-3	
60----- Rio	0-12 12-38 38-63	20-35 35-50 30-40	0.6-2.0 0.06-0.2 0.2-0.6	0.15-0.20 0.13-0.18 0.12-0.17	6.6-7.8 7.4-8.4 7.9-8.4	<4 <4 <4	Moderate Moderate Moderate	0.32 0.32 0.32	5		1-3	
61----- Rio	0-12 12-38 38-63	20-35 35-50 30-40	0.6-2.0 0.06-0.2 0.2-0.6	0.04-0.12 0.04-0.11 0.04-0.10	6.6-7.8 7.4-8.4 7.9-8.4	4-16 4-16 >4	Moderate Moderate Moderate	0.32 0.32 0.32	5		1-3	
62----- Rio Grande	0-8 8-65	9-18 9-18	2.0-6.0 2.0-6.0	0.13-0.24 0.13-0.24	7.9-8.4 7.9-8.4	<4 <4	Low Low	0.49 0.49	5		0.5-1	

See footnote at end of table.

Hidalgo County, Texas

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TABLE 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

Map symbol and soil name	Depth	Clay	Permeability	Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors		Organic matter
								K	T	
	In	Pct	In/hr	In/in	pH	Mmhos/cm				Pct
63----- Rio Grande	0-8 8-65	28-35 9-18	0.6-2.0 2.0-6.0	0.18-0.24 0.13-0.24	7.9-8.4 7.9-8.4	<4 <4	Moderate----- Low-----	0.49 0.49	5	0.5-1
64----- Runn	0-55 55-65	36-55 24-55	0.06-0.2 0.2-0.6	0.13-0.20 0.09-0.20	7.9-8.4 7.9-8.4	<4 <8	High----- Moderate-----	0.32 0.37	5	0.5-1
65----- Runn	0-55 55-65	36-55 24-55	0.06-0.2 0.2-0.6	0.03-0.15 0.03-0.15	7.9-8.4 7.9-8.4	4-16 4-16	High----- Moderate-----	0.32 0.37	5	0.5-1
66----- Sarita	0-48 48-80	1-13 18-35	6.0-20 2.0-6.0	0.05-0.10 0.13-0.19	6.1-7.3 5.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	0.5-1
67----- Tiocano	0-65	40-60	<0.06	0.12-0.18	7.4-8.4	<4	Very high----	0.32	5	1-3
68.* Urban land										
69.* Ustorthents										
70.* Willacy	0-14 14-80	12-22 18-27	2.0-6.0 0.6-2.0	0.14-0.18 0.14-0.18	6.6-7.8 7.4-8.4	<4 <4	Low----- Low-----	0.24 0.32	5	1-3
72.* Willacy	0-14 14-80	12-22 18-27	2.0-6.0 0.6-2.0	0.14-0.18 0.14-0.18	6.6-7.8 7.4-8.4	<4 <4	Low----- Low-----	0.24 0.32	5	1-3
Urban land.										
73----- Zalla	0-9 9-65	2-14 2-14	6.0-20 6.0-20	0.05-0.09 0.05-0.09	7.8-8.4 7.8-8.4	<2 <2	Low----- Low-----	0.17 0.17	5	<.5
74----- Zalla	0-9 9-65	8-18 2-14	2.0-6.0 6.0-20	0.13-0.20 0.05-0.09	7.8-8.4 7.8-8.4	<2 <2	Low----- Low-----	0.17 0.17	5	<.5

* See description of the map unit for composition and behavior characteristics of the map unit.

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Soil survey

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13.* Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
----- Randado	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15.* Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21.* Harlingen	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
----- Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31.* Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
----- Urban land.											
32.* Jimenez	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

Hidalgo County, Texas

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TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	Uncoated steel	Concrete
					Ft			In			
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38----- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville----- Urban land.	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
58**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

See footnotes at end of table.

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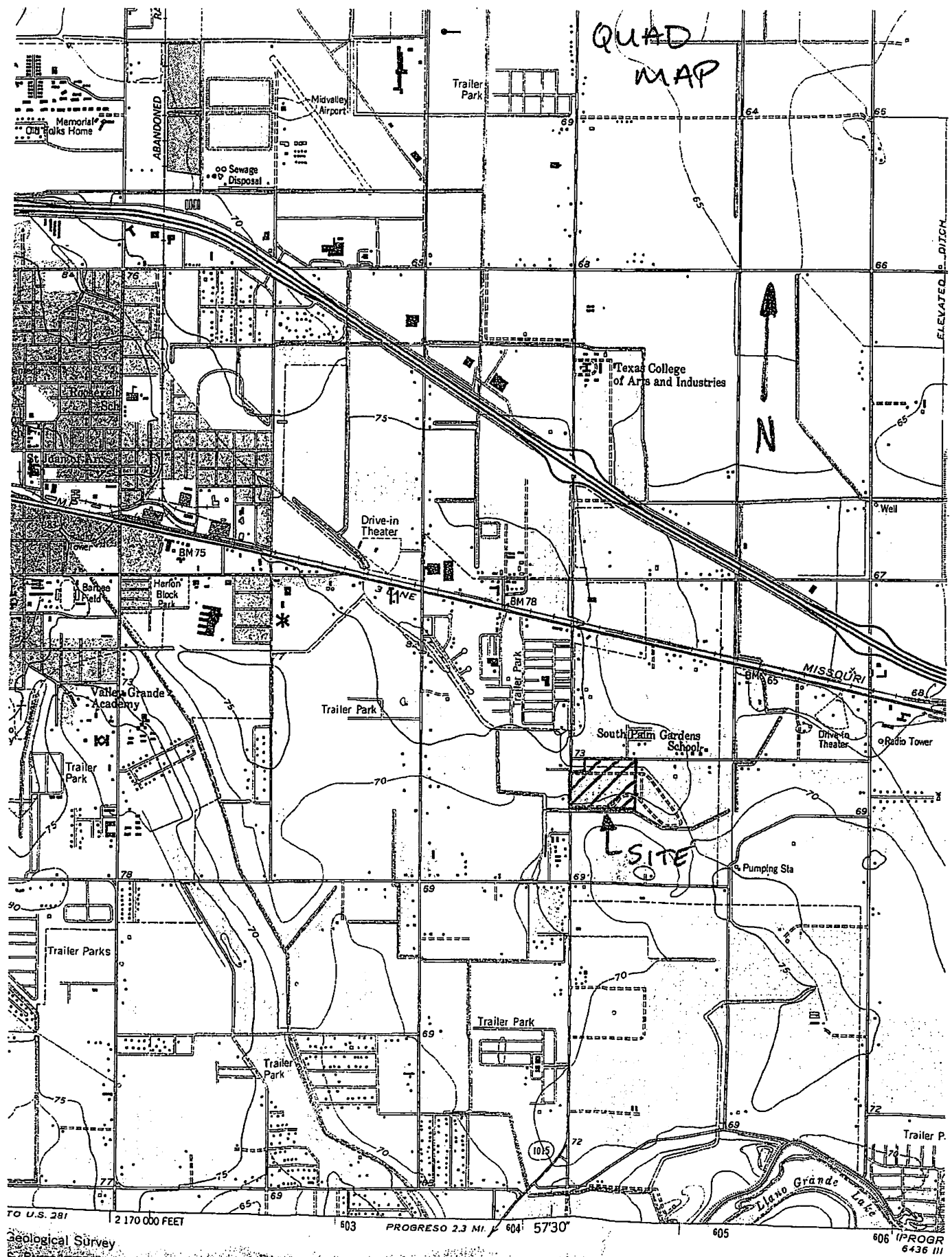
Soil survey

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	Uncoated steel	Concrete
					Ft			In			
60**----- Rio	D	Frequent----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
61**----- Rio	D	Frequent----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63----- Rio Grande	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64----- Runn	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
65----- Runn	D	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66----- Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
67**----- Tiocano	D	Frequent----	Long-----	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71----- Willacy	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
72.* Willacy	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Urban land.											
73----- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74----- Zalla	A	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

* See description of the map unit for composition and behavior characteristics of the map unit.

** In the "High water table--Depth" column, a plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first numeral in the range indicates how high the water rises above the surface. The second numeral indicates the depth below the surface.





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

Date of Meeting: May 1, 2019	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Senior Planner, on behalf of Red Rock Real Estate Development Group, LTD.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Mira Vista Subdivision– being a 19.85 acres out of Farm Tract 102 and 9.72 acres out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 2575ft. South of Bus. 83 along International Blvd. Possible Action.	
Discussion/Overview: The proposed seventy-four (74) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco services through a 10” sewer line. The property is within a Flood Zone “B”. Owner is requesting a variance to detain off-site.	
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 with compliance of the ordinance on the variance.	
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.	



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 1, 2019	Agenda Item No. (to be assigned by PCE): IV. E.
From: Mardoqueo Hinojosa, P.E., Planning Director/City Engineer, on behalf of Heriberto Bocanegra.	
Subject/Agenda Item: Discussion and consideration for a six month extension of the Final Plat for Bocanegra Solis Subdivision – being a 5.00 acre tract of land being the west 5.00 acres of the east 12.00 acres of the south 33.75 acres of Farm Tract 625, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the north side of Mile 7 North Road, 699.78 feet east of Midway Road.	
Discussion/Overview: The proposed two (2) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by N.A.W.S.C. through a 3" water line and sewer service through OSSF. The property is within a Flood Zone "X".	
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.	

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-90050

April 08, 2019

To: Rebekah de la Fuente
City of Weslaco

Re: **BOCANEGRA SOLIS SUBDIVISION**

Dear Ms. De La Fuente

As agent for the owner of the above reference subdivision, I hereby request an extension for the subdivision process. The owner is moving very slow.


Guillermo A. Arratia, P.E.



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 1, 2019	Agenda Item No. (to be assigned by PCE): IV. F.
From: Rebekah de la Fuente, Senior Planner, on behalf of Miguel Kamel.	
Subject/Agenda Item: Discussion and consideration for a six month extension of the Final Plat for Maria Bonita Townhouse Subdivision – being a 2.081 acres land out of Lots 9 -12, Bonita Homes Subdivision, Weslaco, Hidalgo County, Texas located south of 20 th Street, approximately 910 feet east of Mile 4 ½ West Road.	
Discussion/Overview: The proposed thirty (30) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 6" waterline and sewer services through an 8" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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

Re: **Maria Bonita Subdivision**

Dear Ms. De la Fuente,

Please accept this letter as a request for an extension of Maria Bonita Subdivision. We have been coordinating with Hidalgo County Drainage District No. 1 for the approval of the Drainage Statement.

Once we receive approval, we will forward the approved Drainage Statement and Public Improvement Plan for final review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Garcia", is written over a light blue rectangular background.

Mariano Garcia, P.E.
President
M Garcia Engineering, LLC

M GARCIA ENGINEERING, LLC

TBPE Reg. # F-9828

400 NOLANA SUITE H2
McALLEN, TX 78504
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