

CITY OF WESLACO

**A REGULAR MEETING OF THE
PLANNING & ZONING
COMMISSION AUGUST 7, 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
JULY 3, 2019**

On Wednesday the 3rd day of July 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:

Lonnie Berry	Vice-Chairman
Jose Treviño	Commissioner
Randy Summers	Commissioner
Jim Forward	Commissioner
Miles Bullion	Commissioner

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

Also present were: Jesse Valderas, Fire Inspector; Benjamin Worsham, Planning & Code Enforcement Director/City Engineer; Zenaida Guerrero, Engineer I; 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 Chairman Hernandez and Commissioner Torres were absent at the time of roll, a quorum was established.

II. APPROVAL OF MINUTES

A. June 5, 2019 Regular Meeting

Commissioner Summers made a motion to approve the minutes of June 5, 2019, seconded by Commissioner Bullion. Motion carried.

III. PUBLIC HEARINGS

A. Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 3700 E Expressway 83, Also being Lot 5, Redbird Subdivision #2, Weslaco, Hidalgo County, and Texas.

Ms. de la Fuente stated that there were eight (8) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Treviño made a motion to approve the Conditional Use permit, with the condition that one (1) security be on duty during late hours, seconded by Commissioner Bullion. Motion carried.

IV. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for Lockheart Subdivision– being a 2.12-acre tract of land being a portion of Farm Tract 284 a West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 310ft. South of Orlando Tijerina Rd. along Martin Morales Rd.

Ms. de la Fuente stated that this item is a two (2) lot Subdivision located outside the City of Weslaco city limits. It is serviced with water by North Alamo Water Supply through an 4” waterline and sewer services by OSSF. The property is under Flood Zone “X”. Owner is requesting OSSF and drainage variance. Staff recommends approval and compliance with the ordinances on the variances.

Mr. Raul Garcia of R.E. Garcia & Associates, stated the drainage district will not allow on-site drainage detention within in the county. The County will not approve the plat if the variance is denied, they are requesting for the bar ditch running along side the roadway to be widened.

Ms. de la Fuente, stated the additional 37.50 ft is being dedicatied to the widening of the existing bar ditch.

Commissioner Summers made the motion to approve the Preliminary Plat and variance requests, seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration for the Final Plat for La Plazita Subdivision Phase II– being a 2.575 acre tract of land out of Farm Tract 1068, West and Adams Tract Subdivision, and a portion of Lot 4, La Plazita Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 and Mile 10 ¼ North.

Ms. de la Fuente stated that this item is a four (4) lot Subdivision located inside the City of Weslaco city limits. It is serviced with water by North Alamo Water Supply through an 2” waterline and sewer services by OSSF. The property is under Flood Zone “X”. North Alamo Water Supply did supply an email stating that they would not allow for the installation of a fire hydrant on a 2” waterline. Staff recommended approval of the Final plat and compliance with the ordinance for the variance request.

Commissioner Bullion made the motion to approve the Final Plat and variance requests, seconded by Commissioner Forward. Motion carried.

V. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 6:58 p.m.

Planning and Zoning Commission

Absent

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Absent

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): III. A.
From: Rebekah de la Fuente, Senior Planner, on behalf of Albert Hanks.	
Subject/Agenda Item: Discussion and consideration to rezone 2701 W. Bus Hwy 83. Also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, and Texas from R-2 Duplex and apartment district to B-2 Secondary highway business district. Possible action.	
Discussion/Overview: The applicant is requesting to rezone property from R-2 Duplex and apartment district to B-2 Secondary highway business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on July 22, 2019. Eleven (11) property owners within 200 feet of the applicant's property were notified by letter on July 26, 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. Re 219-00018

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 Block _____

Subdivision Name Las Villas Apartments

Street Address 2701 W Business Hwy 83

Existing Zoning R-2 Existing Land Use Vacant

Proposed Zoning B-2 Proposed Land Use Commercial plaza

_____ \$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 Albert Hanks / O.A. Management Phone 956-638-0216

Address 502 E. Expressway 83 SE-61 Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: hanksaj@yahoo.com

OWNER

Name _____ Phone _____

Address _____ Fax: _____

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

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 [Signature] Date 7/15/19

Authorized Agent

1

RECEIVED

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

JUL 10 2019

CITY OF WESLACO LEGAL NOTICE

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a Public Hearing on Tuesday, August 20, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

Si desea informacion en español, llame al departamento de Planeación de la Ciudad de Weslaco, (956) 447-3403.

Mario Mendiola is requesting a Conditional Use Permit to have live music at 111 E. 5th , Also being Lot 1-4, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas

Rodolfo Rodriguez is requesting a Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B , Also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, and Texas.

Albert Hanks is requesting to rezone 2701 W. Bus Hwy 83. Also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, and Texas from R-2 Duplex and apartment district to B-2 Secondary highway business district.

Weslaco Bingo, LLC is requesting a Conditional Use Permit to operate a Bingo Hall at 2411 N. Texas Blvd. Also being Lot 1&2, Raq-Lin Subdivision Phase I, Weslaco, Hidalgo County, and Texas.

The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before August 7, 2019, for the Planning and Zoning Commission and on or before August 20, 2019, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403

/S/ REBEKAH DE LA FUENTE
Senior Planner

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
, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 26, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 20, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Albert Hanks is requesting to rezone 2701 W. Bus Hwy 83. Also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, and Texas from R-2 Duplex and apartment district to B-2 Secondary highway 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,

Rebekah de la Fuente
Senior Planner



Existing zoning: R-2
Existing land use: Vacant
Proposed zoning: B-2
Proposed land use: Commercial Plaza

City of Weslaco Code Enforcement Dept.

JUL 25, 2019

MID VALLEY CHEMICALS INC 3005 ROCKY MOUNTAIN AVE LOVELAND CO 80538-9001	W3800-00-163-0000-03 WEST TRACT FT 163 6.12-W 8.62-S 16.29 AC 0	L: 125460 B: 0
VILLA ANTONIO & ELISA E 2656 ALEJANDRO ST DONNA TX 78537-0589	W3800-00-627-0000-01 WEST TRACT AN IRR TR W170.21'-E1 020.58'-FT 627 2.66 AC GR 2.46AC 2745 W BUS HWY 83	L: 190677 B: 0
CAVAZOS GORGE 3110 S MIDWAY RD WESLACO TX 78596-5095	W4350-00-001-0007-00 WESTVIEW ESTATES LOT 7 BLK 1 2721 W BUS HWY 83	L: 113124 B: 30243
CASTILLO ESMERALDA 2714 BLUEJAY ST WESLACO TX 78596-8557	W4350-00-001-0008-00 WESTVIEW ESTATES LOT 8 BLK 1 2714 BLUE JAY DR	L: 25321 B: 71555
GOMEZ-HERMOSILLO JORGE A & 2719 TESORO DR WESLACO TX 78596-9359	W4350-00-002-0001-00 WESTVIEW ESTATES LOT 1 BLK 2 2729 W BUS HWY 83	L: 117995 B: 0
SANCHEZ MARIA V 217 MEADOW LARK DR WESLACO TX 78596-9527	W4350-00-002-0002-00 WESTVIEW ESTATES LOT 2 BLK 2 217 MEADOW LARK CIR	L: 25326 B: 63624
HERRERA JOSE RICARDO 209 MEADOW LARK DR WESLACO TX 78596-9527	W4350-00-002-0003-00 WESTVIEW ESTATES LOT 3 BLK 2 209 MEADOW LARK CIR	L: 22680 B: 63425
SUMMERS JOHN Jr 205 MEADOW LARK DR WESLACO TX 78596-9527	W4350-00-002-0004-00 WESTVIEW ESTATES LOT 4 BLK 2 205 MEADOW LARK CIR	L: 22680 B: 20352
VILLARREAL JOSE L & GRACIELA B 2801 W BUSINESS 83 WESLACO TX 78596-9395	V3671-00-000-0001-00 VILLA-REAL LOT 1 2803 W BUS HWY 83	L: 108965 B: 198947
VILLARREAL JOSE L & GRACIELA B 2801 W BUSINESS 83 WESLACO TX 78596-9395	V3671-00-000-0002-00 VILLA-REAL LOT 2 & 3 2801 W BUS HWY 83	L: 16335 B: 50542
VILLARREAL JOSE L & GRACIELA B 2801 W BUSINESS 83 WESLACO TX 78596	V3671-00-000-0003-00 VILLA-REAL LOT 3 0 W BUS HWY 83	L: 0 B: 3420



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): III. B.
From: Rebekah de la Fuente, Senior Planner, on behalf of Rodolfo Rodriguez.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B , Also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, and Texas, approximately 2340ft. North of pike blvd along international blvd. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to an event center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on July 15, 2019. Twenty-nine (29) property owners within 200 feet of the applicant's property were notified by letter on July 25, 2019.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. _____

CUP 9-00009

RECEIVED

JUN 17 2019

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot 4 Block 2

Subdivision Name La Hacienda North P.U.D.

Street Address 1609 N. International Blvd. Ste. A & B, Weslaco, TX 78596

Existing Zoning Commercial Office Existing Land Use Commercial Office

Purpose for the Conditional Use Permit Request Event Center

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

_____ \$300.00 non-refundable filing fee.

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

N/A Survey and metes and bounds if the legal description is a portion of a lot.

X City and school tax receipts attached.

_____ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Rodolfo Rodriguez Phone 9567896337

Address 3525 Magnolia Pt. Fax: _____

City Weslaco State Tx. Zip Code 78599 E-Mail: dr.jorge.rodriguez1@gmail.com

OWNER

Name RST Texas Real Estate, LLC Phone 956-447-4115

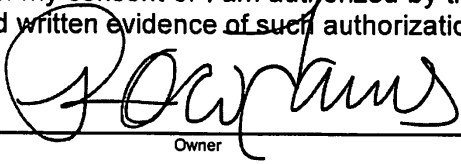
Address 1709 E. Pike Blvd. Fax: 956-447-4119

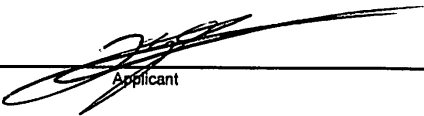
City Weslaco State TX Zip Code 78599 E-Mail: rociotanus@rstig.com

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

Yes _____ No X

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

Signature  Date 6/7/2019
Owner

Signature  Date 6/7/2019
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site Date _____

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

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Rodolfo Rodriguez is requesting a Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B , Also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, and Texas.

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/S/ REBEKAH DE LA FUENTE

Senior Planner

City of Weslaco

"The City on the Grow"



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Greg Kerr, Mayor Pro-Tem, District 2
Leo Muñoz, Commissioner, District 1
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, Commissioner, District 4
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Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 26, 2019

Legal Notice

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CONDITIONAL USE PERMIT REQUEST:

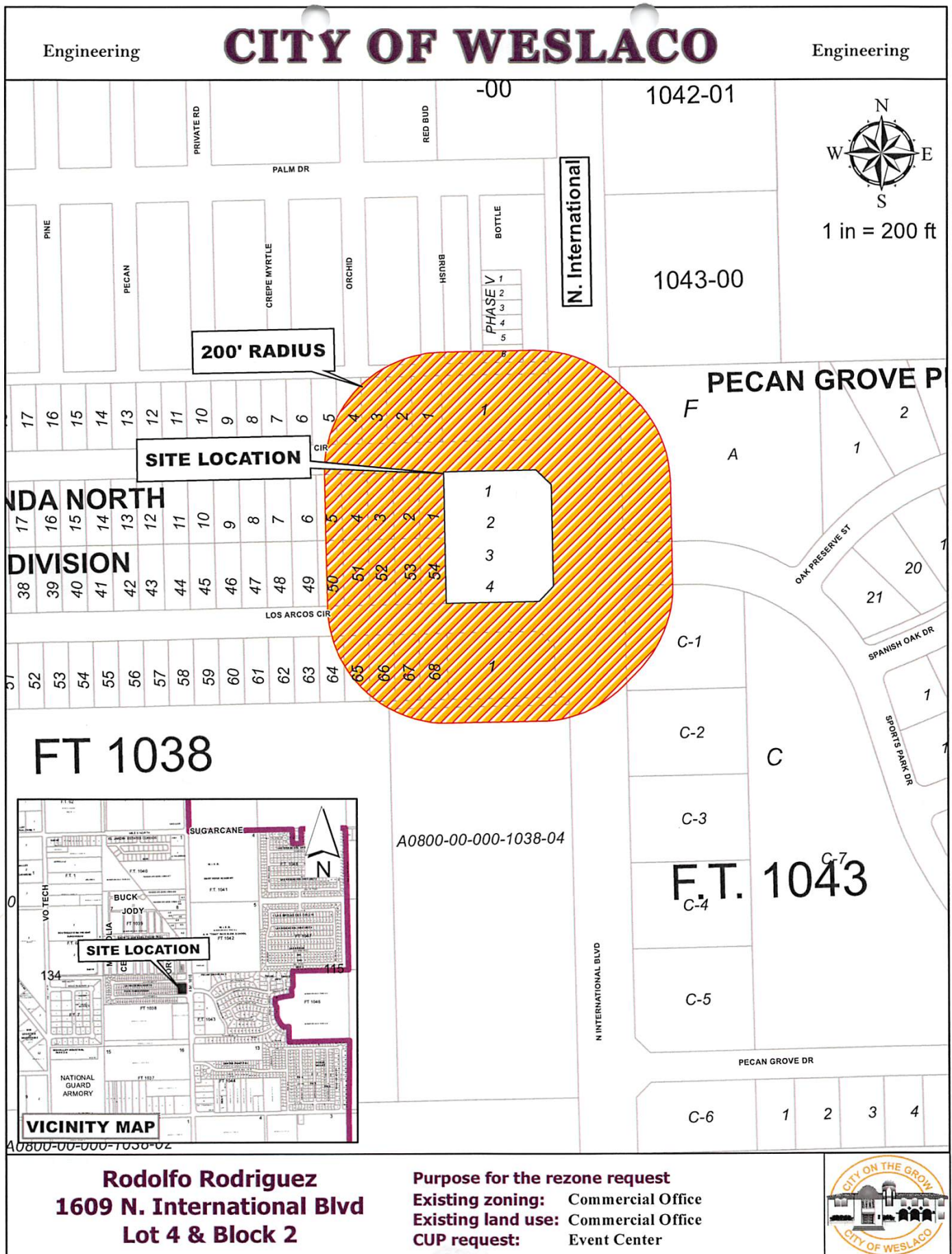
Rodolfo Rodriguez is requesting a Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B , Also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, and Texas

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

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

Sincerely,

Rebekah de la Fuente
Senior Planner



City of Weslaco Code Enforcement Dept.

JUL 23, 2019

CATHOLIC WAR VETERANS 1501 N INTERNATIONAL BLVD WESLACO TX 78599-9196	A0800-00-000-1038-03 ADAMS TRACT N25AC-S28.84AC FT 10 38 EXC S660'-E330 20AC NET 1501 N INTERNATIONAL BLVD	L: 0 B: 0
CATHOLIC WAR VETERANS 1501 N INTERNATIONAL BLVD WESLACO TX 78599-9196	A0800-00-000-1038-04 ADAMS TRACT S660'-E330'-N25AC-S2 8.84AC FT 1038 5AC NET 1501 N INTERNATIONAL BLVD	L: 88000 B: 705197
MHC SNOW TO SUN (TX) LLC 31200 NORTHWESTERN HIGHWAY FARMINGTON HILLS MI 48334-5900	A0800-00-000-1039-06 ADAMS TRACT ALL FT 1039 55.12 AC GR 54.06 AC NET	L: 2354854 B: 2670990
RST TEXAS REAL ESTATE LP 1709 E PIKE BLVD WESLACO TX 78599-5026	L1063-00-001-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BL K 1 0 N FM 1015	L: 62195 B: 4594
RST TEXAS REAL ESTATE LP 1709 E PIKE BLVD WESLACO TX 78599-5026	L1063-00-002-0001-00 LA HACIENDA NORTH P.U.D LOT 1 TH RU 4 BLK 2 1609 N INT'L BLVD	L: 155928 B: 535724
RST TEXAS REAL ESTATE LP 1709 E PIKE BLVD WESLACO TX 78599-5026	L1063-00-003-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BL K 3 0 N FM 1015	L: 62195 B: 4594
VENEGAS, MIGUEL A & MARIA 1323 DELLBROOK DR HOUSTON TX 77038-2105	L1063-00-004-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BL K 4 3338 LOS ARCOS CIR	L: 18096 B: 51620
DURAN JOSE A & SARA ALICIA 3243 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-004-0002-00 LA HACIENDA NORTH P.U.D LOT 2 & 3 BLK 4 3336 LOS ARCOS CIR	L: 30147 B: 0
DURAN JOSE A & SARA ALICIA 3243 LOS ARCOS CIR WESLACO TX 78599-9046	L1063-00-004-0003-00 LA HACIENDA NORTH P.U.D LOT 3 BL K 4 3334 LOS ARCOS CIR	L: 15074 B: 0
CANDERLARIA, MATHIU & MARI 3332 LOS ACOS CIR WESLACO TX 78596	L1063-00-004-0004-00 LA HACIENDA NORTH P.U.D LOT 4 BL K 4 3332 LOS ARCOS CIR	L: 15074 B: 43205
SOUTH TEXAS ECONOMIC DEV C 1800 N TEXAS BLVD WESLACO TX 78596-4034	L1063-00-004-0005-00 LA HACIENDA NORTH P.U.D LOT 5 BL K 4 3330 LOS ARCOS CIR	L: 15074 B: 48676
ORANDAY, ROSABEL 3210 LOS ARCOS CIR WESLACO TX 78596-9045	L1063-00-004-0064-00 LA HACIENDA NORTH P.U.D LOT 64 B LK 4 3210 LOS ARCOS CIR	L: 15074 B: 32431

City of Weslaco Code Enforcement Dept.

JUL 23, 2019

MORALES, EUGENIO 3208 LOS ARCOS CIR WESLACO TX 78596-9045	L1063-00-004-0065-00 LA HACIENDA NORTH P.U.D LOT 65 B LK 4 3208 LOS ARCOS CIR	L: 15074 B: 28085
RODRIGUEZ, RICARDO ET UX 3206 LOS ARCOS CIR WESLACO TX 78596-9045	L1063-00-004-0066-00 LA HACIENDA NORTH P.U.D LOT 66 B LK 4 3206 LOS ARCOS CIR	L: 15074 B: 29143
NGUYEN, TAM THI PO BOX 763 WESLACO TX 78599-0763	L1063-00-004-0067-00 LA HACIENDA NORTH P.U.D LOT 67 B LK 4 3204 LOS ARCOS CIR	L: 15074 B: 38067
MARES, REYES & SYLVIA 3202 LOS ARCOS CIR WESLACO TX 78596-9045	L1063-00-004-0068-00 LA HACIENDA NORTH P.U.D LOT 68 B LK 4 3202 LOS ARCOS CIR	L: 17079 B: 38165
ALVAREZ IRINEO CAPETILLO & SYLVIA L MAYA 310 WIMBLEDON DR WESLACO TX 78596	L1063-00-005-0001-00 LA HACIENDA NORTH P.U.D LOT 1 BL K 5 3307 LOS ARCOS CIR	L: 15074 B: 64331
SOLIS, MARTA 3305 LOS ARCOS CIR WESLACO TX 78596-1053	L1063-00-005-0002-00 LA HACIENDA NORTH P.U.D LOT 2 BL K 5 3305 LOS ARCOS CIR	L: 15434 B: 60149
REYES, SANTIAGO 3303 LOS ARCOS CIR WESLACO TX 78596	L1063-00-005-0003-00 LA HACIENDA NORTH P.U.D LOT 3 BL K 5 3303 LOS ARCOS CIR	L: 15434 B: 55975
SOUTH TEXAS ECONOMIC DEV C 1800 N TEXAS BLVD WESLACO TX 78596-4034	L1063-00-005-0004-00 LA HACIENDA NORTH P.U.D LOT 4 BL K 5 3301 LOS ARCOS CIR	L: 15434 B: 65296
DE LA ROSA, ANGELINA 3299 LOS ARCOS CIR WESLACO TX 78596-9046	L1063-00-005-0005-00 LA HACIENDA NORTH P.U.D LOT 5 BL K 5 3299 LOS ARCOS CIR	L: 15434 B: 43844
HOOKS, ANDY & JUANITA 3209 LOS ARCOS CIR WESLACO TX 78596-9046	L1063-00-005-0050-00 LA HACIENDA NORTH P.U.D LOT 50 B LK 5 3209 LOS ARCOS CIR	L: 15434 B: 37718
CAVAZOS, ISABEL III, III 820 S INDIANA AVE WESLACO TX 78596-6922	L1063-00-005-0051-00 LA HACIENDA NORTH P.U.D LOT 51 B LK 5 3207 LOS ARCOS CIR	L: 15434 B: 32431
RODRIGUEZ, JORGE L 3205 LOS ARCOS CIR WESLACO TX 78596-9046	L1063-00-005-0052-00 LA HACIENDA NORTH P.U.D LOT 52 B LK 5 3205 LOS ARCOS CIR	L: 15434 B: 45090

City of Weslaco Code Enforcement Dept.

JUL 23, 2019

LOPEZ, FRANCISCO & LUCY 11851 GADSTONE SYLMAR CA 91342	L1063-00-005-0053-00 LA HACIENDA NORTH P.U.D LOT 53 B LK 5 3203 LOS ARCOS CIR	L: 15434 B: 27863
GARZA, ARGELIA & ROLANDO 3201 LOS ARCOS CIR WESLACO TX 78596	L1063-00-005-0054-00 LA HACIENDA NORTH P.U.D LOT 54 B LK 5 3201 LOS ARCOS CIR	L: 15074 B: 37851
LOPEZ ARTURO DDS 308 CARDINAL ST MCALLEN TX 78504-2739	P5005-01-00C-00C1-00 PECAN GROVE PH 1 LOT C1 BLK C 0 INT'L BLVD	L: 95906 B: 0
FRERKING ERNEST G & VIRINIA R 3708 RANCH CREEK DR AUSTIN TX 78730-3704	P5005-01-00F-000A-00 PECAN GROVE PH 1 LOT A BLK F 1610 N INTERNATIONAL BLVD	L: 102299 B: 1663
SUN TEXAS POOL LIMITED PAR 27777 FRANKLIN RD STE 200 SOUTHFIELD MI 48034-8205	S3971-05-000-0006-00 SNOW TO SUN M/H PARK PH 5 LOT 6 1701 N INT'L BLVD	L: 10110 B: 0



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): III. C.
From: Rebekah de la Fuente, Senior Planner, on behalf of Mario Mendiola.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to have live music at 400 S. Kansas Ave., Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas, approximately 560 ft. South of Bus 83 on Kansas Ave. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to an event center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on July 15, 2019. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on July 25, 2019.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. CUP19-00010

PROPOSED PROJECT

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

Lot Lots 1-6 Block 33

Subdivision Name WESLACO ORIGINAL TOWNSITE

Street Address 111 E. 5th

Existing Zoning CO Existing Land Use PARKING LOT-Commercial

Purpose for the Conditional Use Permit Request Live music

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

Downtown Weslaco - Commercial area / surrounded by commercial buildings

☐ \$300.00 non-refundable filing fee.

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

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

☐ City and school tax receipts attached.

☐ I have received a copy of "CUP Application Instructions"

APPLICANT

Name The Eatery - Downtown Weslaco Phone (956) 246-8812

Address 111 E. 5th Street Fax: _____

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

OWNER

Name MARIO MENDIOLA Phone (956) 246-8812

Address 1506 VIDA DULCE Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: mario.mendiola@yahoo.com

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

Yes _____ No ✓

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

Signature [Signature] Date 7/5/2019
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners Within
200' of Proposed Site Date _____

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published
in Newspaper Date _____

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

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

City of Weslaco

"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
, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 26, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 20, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Mario Mendiola is requesting a Conditional Use Permit to have live music at 400 S. Kansas, Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

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

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

Sincerely,

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

Rebekah de la Fuente
Senior Planner

CITY OF WESLACO
LEGAL NOTICE

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a Public Hearing on Tuesday, August 20, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

Si desea informacion en español, llame al departamento de Planeación de la Ciudad de Weslaco, (956) 447-3403.

Mario Mendiola is requesting a Conditional Use Permit to have live music at 400 S Kansas Ave, Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

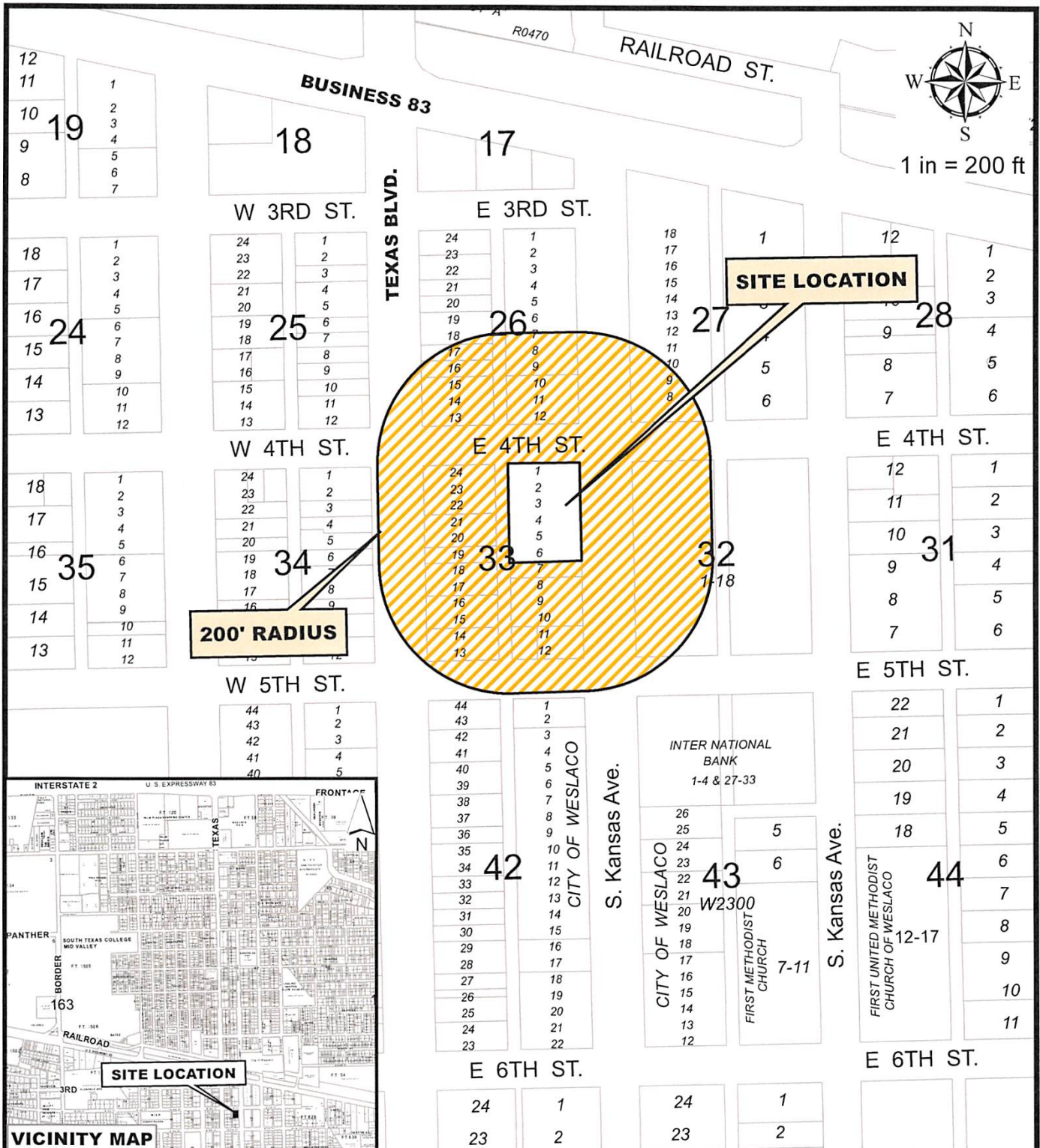
The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before August 7, 2019, for the Planning and Zoning Commission and on or before August 20, 2019, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403.

/s/ REBEKAH DE LA FUENTE
Senior Planner

Engineering

CITY OF WESLACO

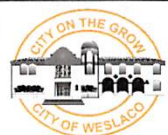
Engineering



The Eatery - Downtown Weslaco
400 South Kansas Ave.
Weslaco, TX. 78596

Purpose for the Conditional Use Permit request

Existing zoning: Commercial
Existing land use: Parking Lot-Commercial
CUP request: Live Music



City of Weslaco Code Enforcement Dept.

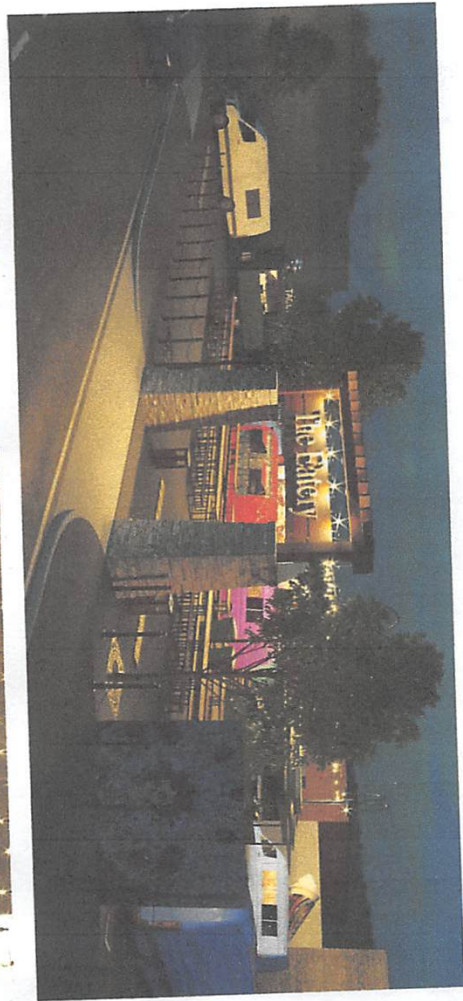
JUL 23, 2019

DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596-6191	W2300-00-026-0001-10 WESLACO ORIGINAL TOWNSITE LOTS 1 THRU 9 BLK 26 107 E 3RD ST	L: 107663 B: 34577
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-026-0010-10 WESLACO ORIGINAL TOWNSITE LOTS 1 0-12 BLK 26 0 E 4TH ST	L: 40013 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-026-0013-00 WESLACO ORIGINAL TOWNSITE BLK 26 LTS 13,14,15 345 S TEXAS BLVD	L: 54450 B: 295566
PHOENIX DBD LLC 615 W 18TH ST WESLACO TX 78596-7808	W2300-00-026-0016-00 WESLACO ORIGINAL TOWNSITE BLK 26 LT 16 337 S TEXAS BLVD	L: 19800 B: 109003
ARJONA HUGO A & MARIA G 331 S TEXAS BLVD WESLACO TX 78596-6113	W2300-00-026-0017-00 WESLACO ORIGINAL TOWNSITE BLK 26 LT 17 331 S TEXAS BLVD	L: 19800 B: 93394
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 LTS 18,19 321 S TEXAS BLVD	L: 36300 B: 123700
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596-8337	W2300-00-027-0007-00 WESLACO ORIGINAL TOWNSITE BLK 27 LTS 7-18 & TRK NORTH BETWEEN 3R 203 E BUS HWY 83	L: 221118 B: 338523
RGV WORD PROPERTIES LLC 401 S KANSAS AVE STE D WESLACO TX 78596-6214	W2300-00-032-0007-00 WESLACO ORIGINAL TOWNSITE LOTS 7 THRU 18 BLK 32 401 S KANSAS AVE	L: 163125 B: 517055
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596-9519	W2300-00-033-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 -6 BLK 33 111 E 5TH ST	L: 80025 B: 31379
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	W2300-00-033-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 & 4 BLK 33	L: 22000 B: 4125
INTER NATIONAL BANK C/O CARLOS GARZA PO BOX 1700 MCALLEN TX 78505-1700	W2300-00-033-0005-00 WESLACO ORIGINAL TOWNSITE LOTS 5 & 6 BLK 33	L: 22000 B: 4125
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596-9519	W2300-00-033-0007-00 WESLACO ORIGINAL TOWNSITE BLK 33 LT 7 0 S KANSAS AVE	L: 16500 B: 3300

City of Weslaco Code Enforcement Dept.

JUL 23, 2019

CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-033-0008-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS 8,9,10 410 S KANSAS AVE	L: 40013 B: 77449
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-033-0011-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS E71' OF 11 & 12 500 S KANSAS AVE	L: 21300 B: 70941
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W2300-00-033-0011-01 WESLACO ORIGINAL TOWNSITE BLK 33 LTS W39' OF 11-12 111 E 5TH ST	L: 11700 B: 66592
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-033-0013-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS 13-14 447 S TEXAS BLVD	L: 36300 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599-8097	W2300-00-033-0015-00 WESLACO ORIGINAL TOWNSITE BLK 33 LTS 15-16 431 S TEXAS BLVD	L: 36300 B: 190696
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596-9519	W2300-00-033-0017-00 WESLACO ORIGINAL TOWNSITE LOTS 1 7 & 18 BLK 33 0 S TEXAS BLVD	L: 36300 B: 183262
OLVERA ROGELIO & MARIA PO BOX 5537 HOUSTON TX 77262-5537	W2300-00-033-0019-00 WESLACO ORIGINAL TOWNSITE BLK 33 LT 19 419 S TEXAS BLVD	L: 19800 B: 145576
KIMBERLIN TROY 2711 S WESTGATE DR WESLACO TX 78596-3737	W2300-00-033-0020-00 WESLACO ORIGINAL TOWNSITE LOTS 2 0 & 21 BLK 33 415 S TEXAS BLVD	L: 36300 B: 164399
AMIGO STORES INC 1521 BEAUMONT AVE MCALLEN TX 78501-5143	W2300-00-033-0022-00 WESLACO ORIGINAL TOWNSITE LOT 22 -24 BLK 33 401 S TEXAS BLVD	L: 54450 B: 259371



The Eatery
400 E. 4th St
Weslaco, Texas

WEBSITE:
theidealdesign.com

THE IDEAL DESIGN



the EATERY

400 E. 4th St
Meslaco, Texas



APPLICABLE CODES IN EFFECT FOR THE CITY/COUNTY OF
WESLACO, TEXAS

CODE	ADOPTED EDITION
THE INTERNATIONAL BUILDING CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL MECHANICAL BUILDING CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL PLUMBING CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL FIRE CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL ELECTRICAL CODE	2014 EDITION W/ AMENDMENTS
THE INTERNATIONAL ENERGY CONSERVATION CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL FUEL GAS CODE	2015 EDITION W/ AMENDMENTS
AMERICAN WITH DISABILITIES ACT	ADA & ADA

CHAPTER 3: USE OR OCCUPANCY	
SECTION	DESCRIPTION
304.1	ASSEMBLY GROUP A-2 1,346 SF FOOD COURT DINING AREA

BUILDING AREA CALCULATIONS (GROSS)

2.500 501

OCCUPANT LOAD

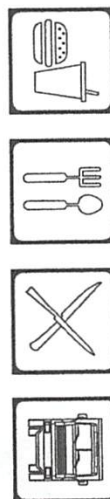
872

EGRESS WIDTH

MAXIMUM NUMBER OF OCCUPANTS: 173
FOREST WIDTH PER OCCUPANT: 0.2 (1005.3.2)
EXITS REQUIRED: 1
EXITS PROVIDED: 2

FIXTURES

(OCCUPANCY-A2 GROUP)		REQUIRED PROTECTIVE		TOTAL PROTECTIVE	
WC		WC	4	WC	4
LAV		LAV	2	LAV	2

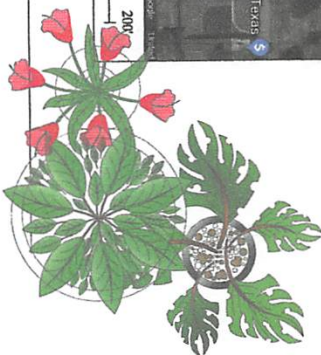


LOCATION MAP

0' 200'

INDEX

SHEET	PAGE	TITLE
1.	CP	COVER PAGE
2.	ADA.0	ADA NOTES
3.	ADA.1	ADA NOTES
4.	ADA.2	ADA DETAILS
5.	A1.0	SITE PLAN
6.	A2.0	FLOOR PLAN
7.	A3.0	ELEVATION, DETAILS, AND WALL SECTIONS
8.	A3.1	RENDERS
9.	A4.0	FOUNDATION PLAN
10.	A5.0	MECHANICAL PLAN
11.	A6.0	ELECTRICAL PLAN
12.	A7.0	PLUMBING PLAN



THE IDEAL DESIGN



WWW.JJTHEIDEALDESIGN.COM
ideal@ideajournal.com

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DESIGNED BY: JJA

DRAWN BY: JJA

PROJECT DESIGNED FOR:

PROJECT INFORMATION

EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

Food Truck Area	5,650
Restrooms	200
Dining Area	2,550
Stage Area	420
Miscellaneous/Dine Aisle	7,534
TOTAL -	16,350

COVER PAGE

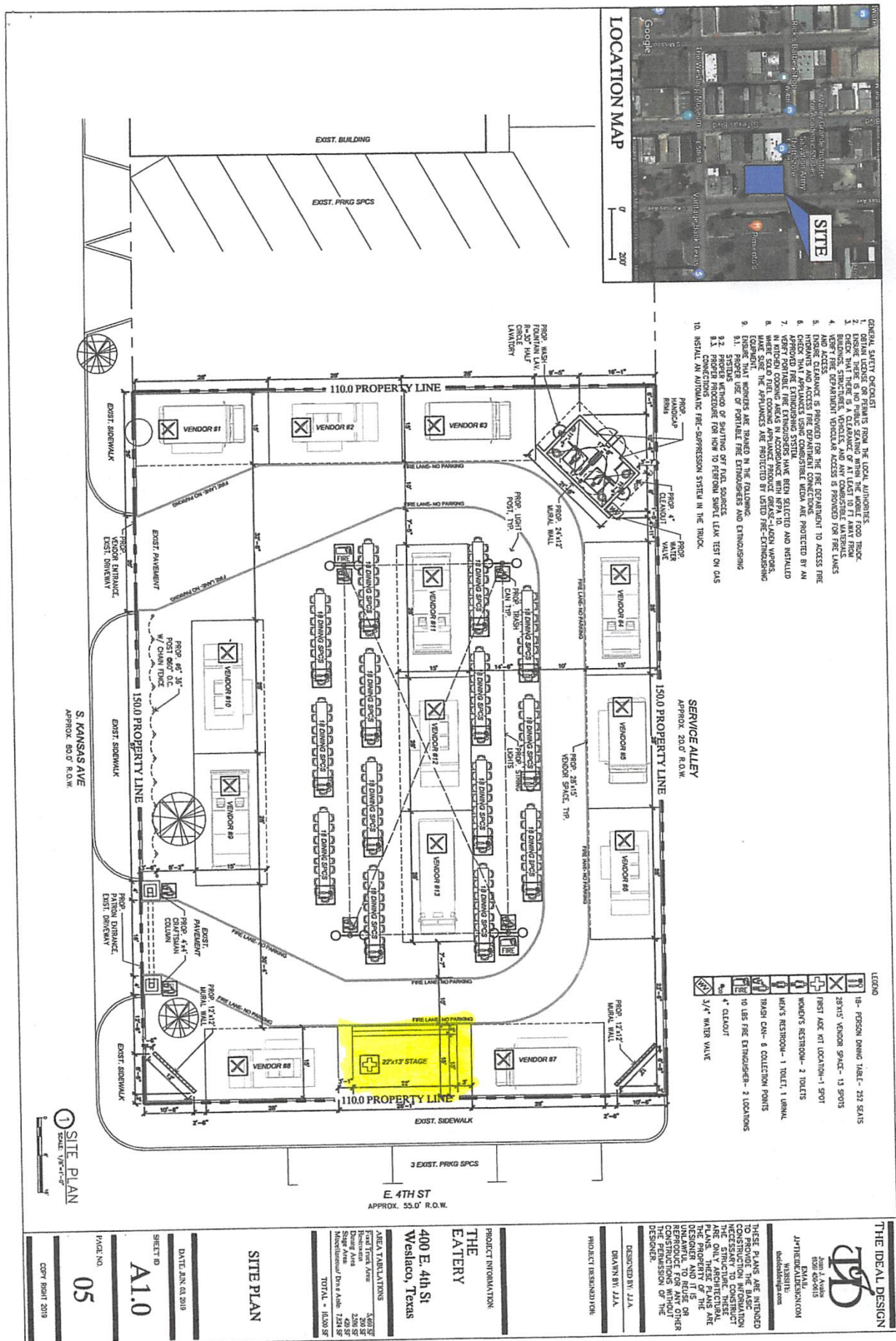
DATE: JUN. 03, 2015

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PAGE NO.

01

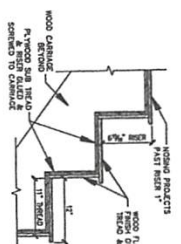
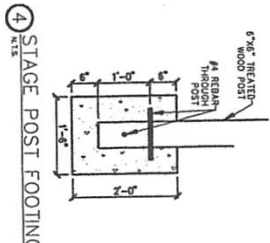
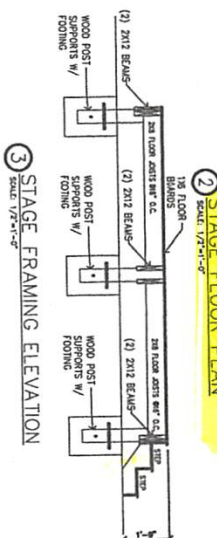
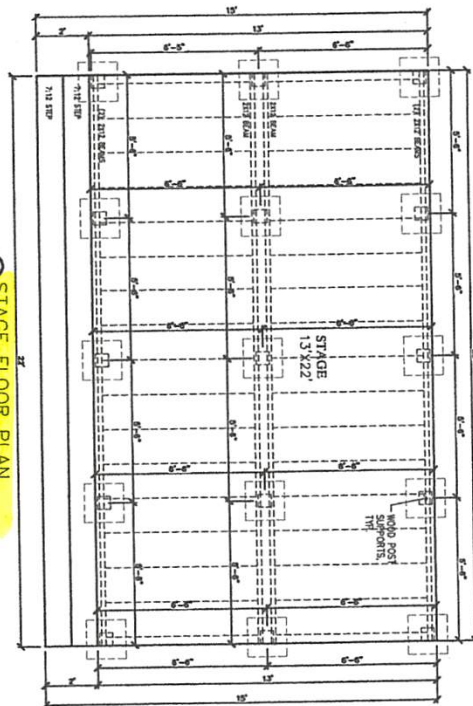
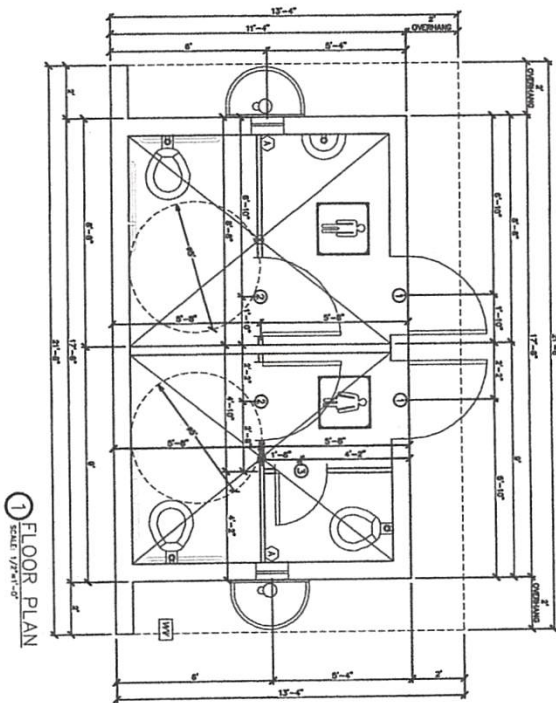
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FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. EXTERIOR WALLS = OUTSIDE FACE OF FOUNDATION.
3. ALL INTERIOR WALLS = CENTERLINE UNLESS NOTED OTHERWISE.
4. UNLESS SHOWN OTHERWISE, USE 2"x4" FRAMING.
5. ALL CEILING SHALL BE 8'-0" UNLESS NOTED OTHERWISE.
6. ALL FLOOR SHALL BE 4" RIGID, RIGID PANELS, EXTENSION GRADE. ALL INT. DOORS SHALL BE WOOD HOLLOW WITH RIGID PANELS.
7. ALL WINDOWS SHALL BE ALUMINUM FRAME, LOW E, DOUBLE PANE.

QTY	SIZE	TYPE	REMARK	QTY
DOOR SCHEDULE				
1	3'-0"	EXT. DOOR	STEEL, 1/2" THK.	1
2	3'-0"	INT. DOOR	WOOD, 1/2" THK.	2
3	3'-0"	INT. DOOR	WOOD, 1/2" THK.	1
WINDOW SCHEDULE				
1	1'-0"	WIND.	1/2" THK. WOOD	2



STAIRWAYS SHALL NOT BE LESS THAN 36" WIDE OVER THE ENTIRE STAIRWAY. STAIRWAYS SHALL NOT BE LESS THAN 48" WIDE OVER THE ENTIRE STAIRWAY. STAIRWAYS SHALL NOT BE LESS THAN 48" WIDE OVER THE ENTIRE STAIRWAY. STAIRWAYS SHALL NOT BE LESS THAN 48" WIDE OVER THE ENTIRE STAIRWAY.

THE IDEAL DESIGN

John J. Aichele
603-664-015
JPA@IDEALDESIGN.COM
www.ideal-design.com

DESIGNED BY: JJA
DRAWN BY: JJA
PROJECT: 18-00000000

PROJECT INFORMATION

THE EATERY

400 E. 4th St
Westaco, Texas

AREA TABULATIONS

Food Prep Area	3,600 SF
Restrooms	2,000 SF
Stage Area	2,400 SF
Mezzanine/Drive Area	7,200 SF
TOTAL	15,200 SF

FLOOR PLAN: RESTROOMS & STAGE

SHEET **A2.0**

DATE: JAN. 03, 2019

PAGE NO. **06**

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W185175
david@ddc.org

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2013/01/01

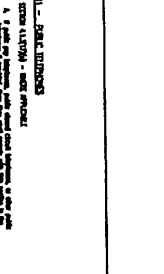
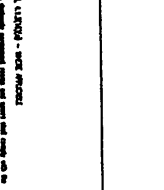
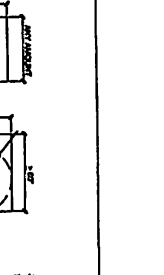
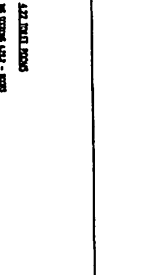
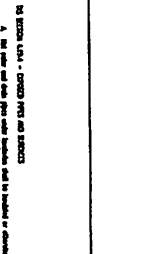
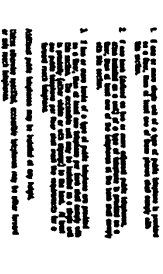
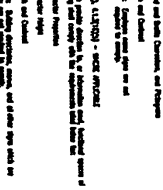
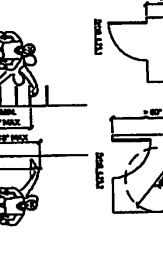
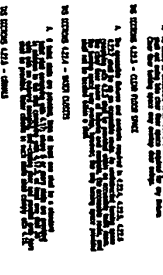
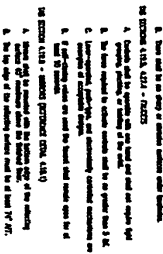
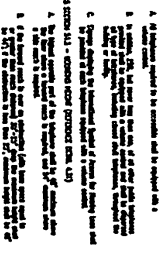
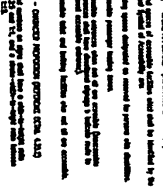
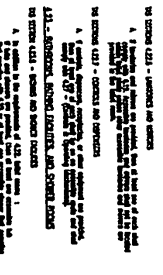
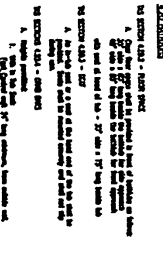
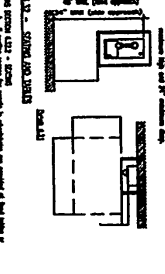
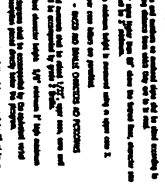
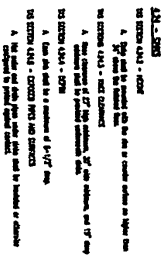
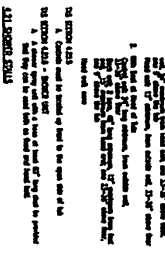
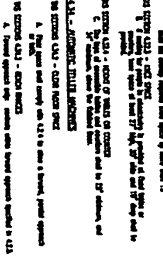
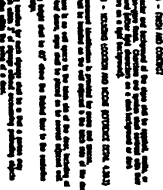
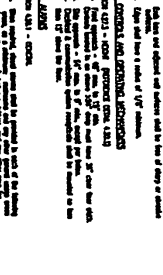
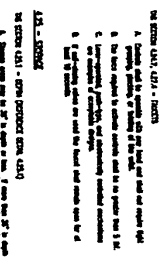
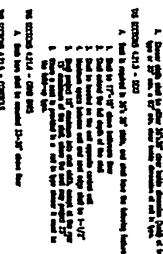
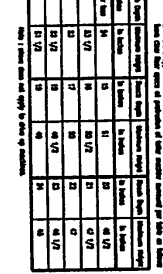
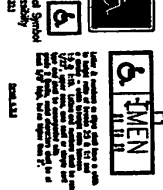
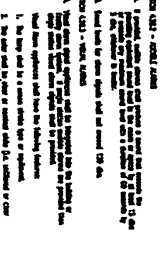
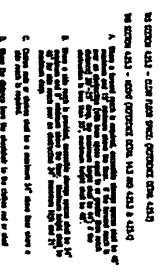
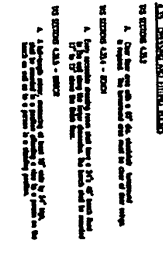
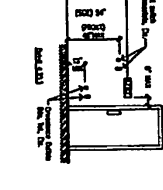
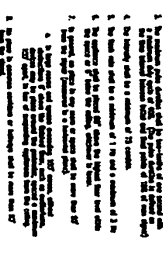
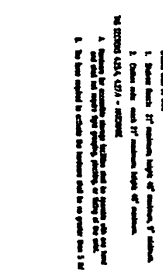
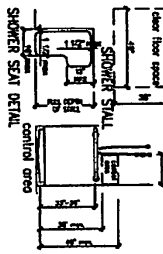
EATERY

**400 E. 4th St
Weslaco, Texas**

AREA TABULATIONS	
Fed Truck Area	3,461
Restrooms	20
Dining Area	2,399
Sage Area	42
Northeast Drive Area	7,221
TOTAL = 13,103	

**SELF
ADA.0**

PAGE NO. 02



ACCESSIBILITY GUIDELINES (TAS) (2012)

THE IDEAL DESIGN

400 E. 4th St
Wichita, KS 67202

ADA NOTES

DATE: JAN. 03, 2019

SHEET: 03

PROJECT: 03

DATE: 2019

THE IDEAL DESIGN

400 E. 4th St
Wichita, KS 67202

ADA NOTES

DATE: JAN. 03, 2019

SHEET: 03

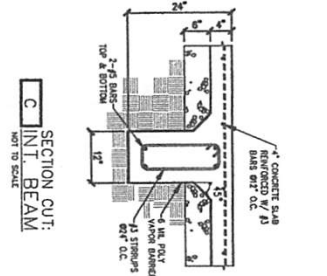
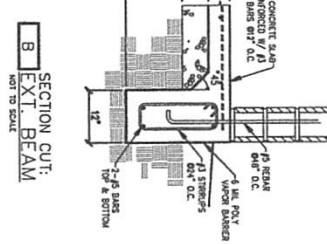
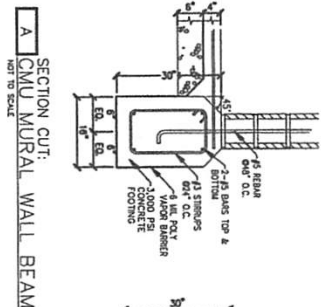
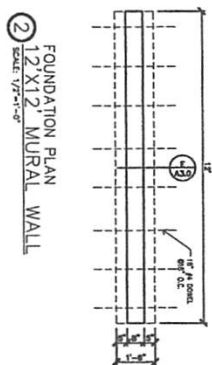
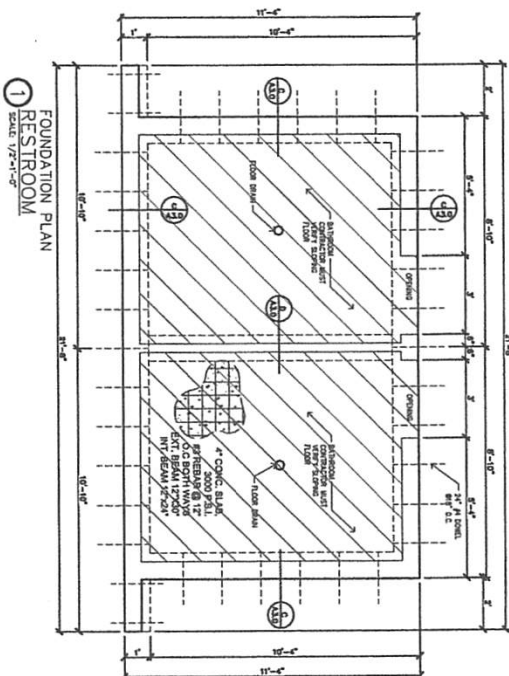
PROJECT: 03

DATE: 2019



GENERAL NOTES

DIMENSIONS ON ALL DRAWINGS HAVE PREFERENCE OVER ACTUAL SCALE ON PLAN.
TOP OF FOUNDATION ELEVATION SHALL BE AT LEAST 1' ABOVE THE HIGHEST EDGE
OF ADJACENT ELEVATION FROM THE ADJACENT PROPERTY. ALL SHALL COVER FOR A
MINIMUM OF 1' ABOVE THE HIGHEST EDGE OF ADJACENT ELEVATION.
ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI
AND SHALL BE TESTED ACCORDINGLY. TESTING TO MEET COMPRESSION STRENGTH SHALL
CONSTITUTE SUFFICIENT EVIDENCE FOR NOT ACCEPTING WORK AND FOR WITHSTANDING
BUILT ON THE EXISTING FOUNDATION. THE FOUNDATION SHALL BE REINFORCED WITH
ALL STEEL REINFORCEMENT SHALL HAVE A MINIMUM #4 CONCRETE COVER. REINFORCING
CHAINS FOR PRECAST READY COVER AND PLACEMENT. ALL NON-CONCRETE SHALL
BE LAYED A MINIMUM OF 48 INCHES.
PLUMBING ANY CROSS BEAMS NOT BE PLACED IN SLAB. SANITARY SEWER LINES
SHALL BE AT LEAST 1' FROM ANY WATER LINES AS PER THE GOVERNING
REGULATIONS.
SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING
OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT
ON COMMENCEMENT OF WORK.
SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS FROM TO DETERMINE OF
ANY DISCREPANCIES.
SUBCONTRACTORS SHALL COMPLY TO RELATED STANDARDS AND SPECIFICATIONS. ANY
DEVIATION FROM THE STANDARDS AND SPECIFICATIONS SHALL BE REPORTED TO THE
ARCHITECT. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
ANY ITEM OF WORK NOT SPECIFICALLY COVERED IN THE DRAWINGS & SPECIFICATIONS
SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
REFER TO OTHER PLAN FOR FLOORING INSTALLATION.
WITHIN CONCRETE SLAB SHALL BE A MINIMUM OF 12 INCHES INTO UNDISTURBED SOIL.
SLAB SHALL BE AT LEAST 1' FROM UNDISTURBED SOIL.
WOOD SHALL BE TREATED AGAINST TERMITES BY LATHING TREATED WOOD ON
WOOD MEMBERS IN CLOSE CONTACT WITH SOIL AND COATED WITH BORATE SHALL
WOOD MEMBERS.



THE IDEAL DESIGN

JAY B. ALLEN, ARCHITECT

400 E. 4th St
Weslaco, Texas

DESIGNED BY: J.A.A.

DRAWN BY: J.A.A.

PROJECT DESIGNED FOR:

PROJECT INFORMATION:

THE EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

FOOTPRINT AREA	1,000 SF
FOUNDATION AREA	1,000 SF
Slab Area	2,500 SF
Foundation Area	1,500 SF
TOTAL	1,000 SF

DATE: JUN. 2019

SHEET ID: A4.0

PAGE NO. 09

COPY RIGHT 2019

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION FOR THE STRUCTURE. THESE ARE ONLY ARCHITECTURAL DRAWINGS AND IT IS THE RESPONSIBILITY OF THE DESIGNER AND IT IS NOT THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE THE PERMITS OR THE CONSTRUCTION OF THE STRUCTURE.

JAY B. ALLEN, ARCHITECT

400 E. 4th St
Weslaco, Texas

DESIGNED BY: J.A.A.

DRAWN BY: J.A.A.

PROJECT DESIGNED FOR:

PROJECT INFORMATION:

THE EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

FOOTPRINT AREA	1,000 SF
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Slab Area	2,500 SF
Foundation Area	1,500 SF
TOTAL	1,000 SF

DATE: JUN. 2019

SHEET ID: A4.0

PAGE NO. 09

COPY RIGHT 2019



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): III. D.
From: Rebekah de la Fuente, Senior Planner, on behalf of Weslaco Bingo, LLC.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate a Bingo hall at 2411 Texas Blvd. Also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate a Bingo Hall. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on July 15, 2019. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2019.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

CUP 19-00012

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. _____

PROPOSED PROJECT

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

Lot 1 and 2 Block _____

Subdivision Name RAQ=LIN SUBDIVISION, PHASE 1

Street Address 2411 N. TEXAS BLVD

Existing Zoning B-2 Highway Business District Existing Land Use Building Not Currently Used

Purpose for the Conditional Use Permit Request Request for Bingo Hall use on a unoccupied building.

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

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

APPLICANT

Name JERRY BENAVIDES, EIT Phone 956-380-6558

Address P.O. BOX 480 Fax: 956-380-6110

City EDINBURG State TX Zip Code 78540 E-Mail: JERRY@AECENGINEERING.NET

OWNER

Name WESLACO BINGO, LLC Phone 210-424-8081

Address 4629 MACRO DR. Fax: _____

City SAN ANTONIO State TX Zip Code 78218 E-Mail: GVALDES@CBGCRE.COM

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

Yes _____ No X

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

Signature _____ Date _____

Signature _____ Date 07/17/19

Signature _____ Date 07/17/19

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing Sent to Property Owners Within
200' of Proposed Site Date _____

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published
in Newspaper Date _____

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

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

AEC ENGINEERING, LLC.

Agricultural * Environmental * Civil

July 17, 2019

City of Weslaco
Planning and Zoning Department
c/o Rebekah de la Fuente
255 S. Kansas Ave.
Weslaco, TX 78596

Re: Conditional Use Permit – 2411 N. Texas Blvd., Weslaco TX 78596

Dear Ms. De La Fuente:

AEC Engineering, LLC., on behalf of Jamal Tawil and Golden Bingo Family, is respectfully requesting a conditional use permit for an existing, unoccupied building located at 2411 N. Texas Blvd., to serve as a Bingo Hall for recreational and entertainment purposes.

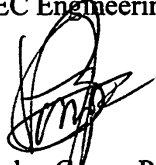
Based on previous conversations between Ms. De La Fuente and AEC Engineering LLC., a rezoning of property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District was required before applying for this permit. The City Commission of City of Weslaco unanimously approved this zone change at their regular meeting on July 2, 2019.

The owner of this facility is Jamal Tawil and the operators are Golden Bingo Family from San Antonio Texas. Operator contact information is available upon further request. The hours of operation of this facility are not determined at this moment but it is assured that 4 hours will be the maximum amount of time open during any given day as per state regulatory requirements. Alcoholic beverages will NOT be sold in this facility. The site will comply with all City of Weslaco requirements.

If there are any questions or concerns, please feel free to reach me at carlos@aecengineering.net or at 956-380-6558.

Best regards,

AEC Engineering, LLC.



Carlos Garza, P.E. P.G., SIT, CAPM, CFM, CESSWI, IAC
President

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
, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 26, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, August 20, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Weslaco Bingo, LLC is requesting a Conditional Use Permit to operate a Bingo hall at 2411 Texas Blvd. Also being Lots 1&2, Raq=Lin Subdivision Phase I, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

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

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

Sincerely,

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

Rebekah de la Fuente
Senior Planner

CITY OF WESLACO LEGAL NOTICE

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a Public Hearing on Tuesday, August 20, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

Si desea informacion en español, llame al departamento de Planeación de la Ciudad de Weslaco, (956) 447-3403.

Mario Mendiola is requesting a Conditional Use Permit to have live music at 111 E. 5th , Also being Lot 1-4, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas

Rodolfo Rodriguez is requesting a Conditional Use Permit to operate an event center at 1609 N. International Blvd. Ste. A & B , Also being Lot 4, Blk 2, La Hacienda North P.U.D. Subdivision, Weslaco, Hidalgo County, and Texas.

Albert Hanks is requesting to rezone 2701 W. Bus Hwy 83. Also being Lot 1, Las Villas Apartments, Weslaco, Hidalgo County, and Texas from R-2 Duplex and apartment district to B-2 Secondary highway business district.

Weslaco Bingo, LLC is requesting a Conditional Use Permit to operate a Bingo Hall at 2411 N. Texas Blvd. Also being Lot 1&2, Raq-Lin Subdivision Phase I, Weslaco, Hidalgo County, and Texas.

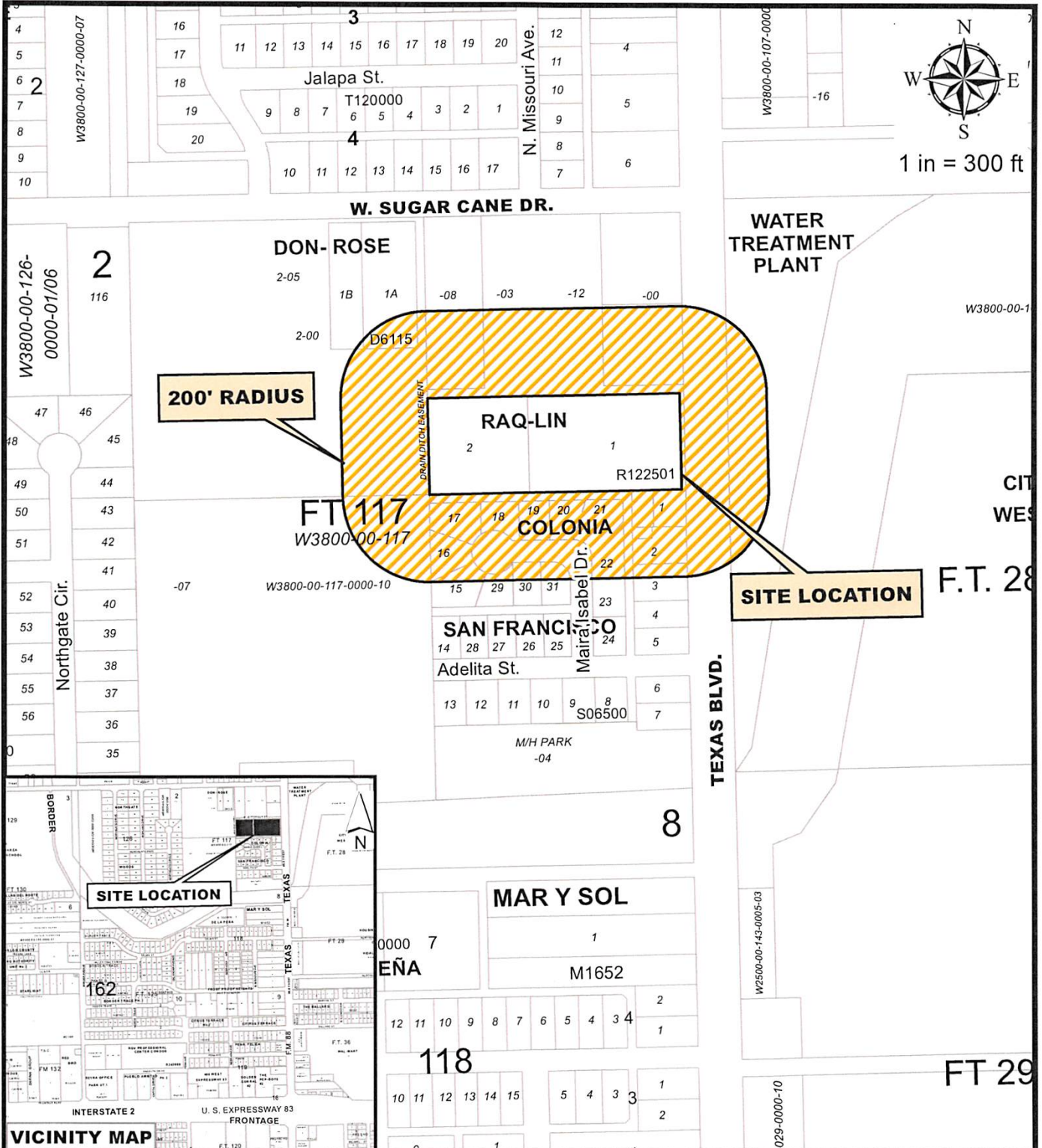
The public is invited to attend and express support for or opposition to these applications. You may also file written support or opposition on or before August 7, 2019, for the Planning and Zoning Commission and on or before August 20, 2019, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403

/S/ REBEKAH DE LA FUENTE
Senior Planner

Engineering

CITY OF WESLACO

Engineering



Jerry Benavides
2411 N. Texas Blvd.
RAQ=Lin Subdivision Ph.1, Lot 1 and 2

Purpose for the Conditional Use Permit request

Existing zoning: B-2 Highway Business District
Existing land use: Building Not Currently Used
CUP request: Bingo Hall



City of Weslaco Code Enforcement Dept.

JUL 23, 2019

BOUTIN SANDRA A ETAL 2174 REDWOODS CRST SAN ANTONIO TX 78232-3905	D6115-00-000-001A-00 DON-ROSE LOT 1A 301 W SUGAR CANE DR	L: 36750 B: 33772
RODRIGUEZ ESMERALDA & 223 W SUGAR CANE DR WESLACO TX 78599-4428	D6115-00-000-001B-00 DON-ROSE LOT 1B 223 W SUGAR CANE DR	L: 42000 B: 89896
PALACIOS OSCAR & RAQUENEL V 1899 N CAGE BLVD STE A PHARR TX 78577-2563	R1225-01-000-0001-00 RAQ=LIN PH 1 LOT 1 2411 N TEXAS BLVD	L: 388500 B: 336497
PALACIOS OSCAR & RAQUENEL V 1899 N CAGE BLVD STE A PHARR TX 78577-2563	R1225-01-000-0002-00 RAQ=LIN PH 1 LOT 2 215 W JEFFERSON ST	L: 114885 B: 0
PEREZ MARIA DEL CARMEN 5 W HAWTHORN AVE BROWNSVILLE TX 78520-7845	S0650-00-000-0001-00 SAN FRANCISCO ALL LOTS 1 & 2 2219 N TEXAS BLVD	L: 106250 B: 205299
FAD PROPERTIES LLC 120 W CORAL SOUTH PADRE ISLAND TX 78597	S0650-00-000-0001-01 SAN FRANCISCO E75'-LOT 1 0 FM 88	L: 31875 B: 98077
FAD PROPERTIES LLC 120 W CORAL SOUTH PADRE ISLAND TX 78597	S0650-00-000-0002-00 SAN FRANCISCO N26'-W46' OF LOT 2	L: 5980 B: 0
OLIVAREZ JOE D PO BOX 1667 WESLACO TX 78599-1667	S0650-00-000-0003-00 SAN FRANCISCO LT 3 2209 N TEXAS BLVD	L: 53125 B: 13853
LEOS NORA 1914 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0015-00 SAN FRANCISCO LT 15 1914 MARIA ISABEL DR	L: 14553 B: 102036
RODRIGUEZ NATILISA I 1916 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0016-00 SAN FRANCISCO LT 16 1916 MARIA ISABEL DR	L: 14553 B: 12237
LOPEZ DIANA 1915 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0017-00 SAN FRANCISCO LT 17 1915 MARIA ISABEL DR	L: 14553 B: 39830
RODRIGUEZ APOLINAR & ELISVIA 801 E 27TH ST WESLACO TX 78596-8130	S0650-00-000-0018-00 SAN FRANCISCO LT 18 1913 MARIA ISABELA DR	L: 14553 B: 0

City of Weslaco Code Enforcement Dept.

JUL 23, 2019

CAVAZOS DOMINGO JR & SANDRA 1911 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0019-00 SAN FRANCISCO LT 19 1911 MARIA ISABEL DR	L: 13230 B: 71326
MDQ INVESTMENTS LLC 54 3RD ST PRESQUE ISLE ME 04769-2649	S0650-00-000-0020-00 SAN FRANCISCO LOTS 20-23 1909 MARIA ISABEL DR	L: 85142 B: 606980
GILL EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0021-00 SAN FRANCISCO LT 21 0	L: 21483 B: 135324
MDQ INVESTMENTS LLC 54 3RD ST PRESQUE ISLE, ME 04769-2649	S0650-00-000-0022-00 SAN FRANCISCO LT 22 1907 MARIA ISABEL DR	L: 21483 B: 126246
GILL, EDWARD T & EDITH A 3207 MABURY RD SAN JOSE CA 95127	S0650-00-000-0023-00 SAN FRANCISCO LT 23 1905 MARIA ISABEL DR	L: 20693 B: 266507
ESTRADA EDUARDO R & EMMA L 1910 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0029-00 SAN FRANCISCO LT 29 1912 MARIA ISABEL DR	L: 14553 B: 0
RODRIGUEZ EDUARDO E & EMMA L 1910 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0030-00 SAN FRANCISCO LT 30 1910 MARIA ISABEL DR	L: 13306 B: 30636
SALAS MARIA DEL CARMEN & JESUS 1908 MARIA ISABEL DR WESLACO TX 78599-4410	S0650-00-000-0031-00 SAN FRANCISCO LT 31 1908 MARIA ISABEL DR	L: 13929 B: 47615
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W3800-00-028-0000-01 WEST TRACT FT 28 23.36AC EXC NW. 92AC & NE 1.02AC 21.42AC GR 20.3	L: 1472327 B: 372121
GARCO LTD 3910 W FREDDY GONZALEZ DR EDINBURG TX 78539-9308	W3800-00-117-0000-00 WEST TRACT N394'- E184' FT 117 101 W SUGARCANE DR	L: 233045 B: 7106
GARCIA FERNANDO 310 N TEXAS BLVD WESLACO TX 78596	W3800-00-117-0000-03 WEST TRACT W132'-E528'-N396' FT 117 1.20 AC NET 0 W SUGAR DR	L: 54864 B: 0
REYES RAMIRO ADRIAN 219 W SUGAR CANE DR WESLACO TX 78599	W3800-00-117-0000-08 WEST TRACT W132'-E792'-N396' FT 117 1.20AC GR 1.08AC NET 219 W SUGAR CANE DR	L: 49378 B: 47182

City of Weslaco Code Enforcement Dept.

JUL 23, 2019

WILSON FAMILY TRUST	W3800-00-117-0000-10	L:	0
121 W SUGAR CANE DR	WEST TRACT E10.18AC-W22.82AC FT	B:	0
WESLACO TX 78599-4426	117 10.18AC		
	0 FM 88		
WILSON FRANCES H	W3800-00-117-0000-12	L:	38950
121 W SUGAR CANE DR	WEST TRACT W212'-E396'-N396' FT	B:	31414
WESLACO TX 78599-4426	117 1.90AC		
	121 W SUGAR CANE DR		



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

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Senior Planner, on behalf of San Jacinto Enterprises, LLC.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for San Jacinto Estates No. 10 Phase I – being a 42.25 acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The proposed one hundred forty-four (144) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "X". Owner is requesting a drainage 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 and compliance with 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

RECEIVED
JUL 29 2019
Planning &
Code Enforcement Dept.

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. SUB19-00019

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: San Jacinto Estates No. 10

Location: Northwest corner of Mile 10 North Road and Mile 4 West Road

Legal Description: A 42.25 acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Agricultural Proposed Land Use: Residential

Number of Lots Proposed: 144 Gross Acreage: _____

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: San Jacinto Enterprises, LLC Telephone: (956) 565-9813

Address: 2100 W. Expressway 83 Fax: _____

City: Mercedes State: TX Zip: 78570 E-mail: _____

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: NAWSC
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☒ YES ☐ NO Electric Company: MVEC

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$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 1/2 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: San Jacinto Enterprises LLC

Owner Signature: [Signature] Date: 4/26/19

_____ 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: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. VAR19-00036

GENERAL INFORMATION

Name of Subdivision: San Jacinto Enterprises, LLC

Location: Northwest corner of Mile 10 North Road and Mile 4 West Road

Legal Description: A 42.25 acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tracts Subdivision, Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Drainage detention on off-site ditch excavation in lieu of on-site detention pond. HCDD #1 does not allow on-site detention ponds.

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

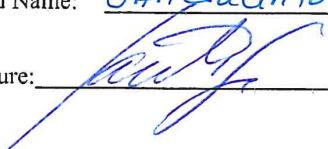
Owner's Name: San Jacinto Enterprises, LLC Telephone: (956) 565-9813
Address: 2100 W. Expressway 83 Fax: _____
City: Mercedes State: TX Zip: 78570 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: San Jacinto Enterprises LLC

Owner Signature:  Date: 4/26/19

_____ 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 Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

Kayla A. Arevalo

From: Rebekah M. De La Fuente
Sent: Wednesday, July 31, 2019 10:08 AM
To: Kayla A. Arevalo
Subject: FW: San Jacinto Estates No. 10 Phase I
Attachments: San Jacinto No. 10 Phase I Subdivision.doc

Include attached and email below in the agenda

Rebekah de la Fuente, CFM
Assistant Planning & Code Enforcement Director

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



From: Rebekah M. De La Fuente
Sent: Friday, June 7, 2019 2:26 PM
To: Daniela Quintanilla <danielaq@qha-eng.com>
Subject: RE: San Jacinto Estates No. 10 Phase I

Good Afternoon:

Please see comments below for yesterday's review meeting:

Planning:

Identify the point of commencement

Include legend for the plat

Submit a traffic impact analysis

Update Plat Note 16: Streetlight must be located every 300 feet

Include all appropriate signature lines: Mayor, City Secretary Attest, and P&Z Chairman

Add Plat Note: No access shall be permitted onto Mile 10 or Mile 4 for Lots 1-4, 5-22, 72, 73, 140-144

Remove Plat Note for OSSF

Proposed street names need to be aligned with existing streets

Proposed rear setback will require a variance: Minimum Building Setback lines shall be as follows:

Rear: 25'

Add Plat Note: A 4 ft. sidewalk is required along exterior perimeter upon the issuance of a building permit.

All subdivisions located within the city's extraterritorial jurisdiction and connected to one or more of the city utilities, must request annexation to the city prior to the approval of the final subdivision plat.

Include back half of parcel within this subdivision

Fire Marshals Office:

Comments are attached

Engineering:

Sheet 1

1. Remove Plat Note: 7 and 9

2. Fill in Plat Note 5 and 6

3. Update Index of Sheets

Sheet 2

4. ROW on Mile 4 west must equal 100 feet as per HCMPO Planning MAP

5. ROW on Mile 10 N must equal 120 feet as per HCMPO Planning MAP

Sheet 3

No comments to offer

Sheet 4

6. Manholes must be placed every 500 feet

7. All SS services and clean outs must be 6"

8. Legend must be provided on pages as well as a north arrow

9. Any services across proposed streets inside subdivision must be encased

10. Any utilities going through Mile 10 must be called out as proposed bores with casing

11. Concrete collars must be on all MH, round for MH on natural ground and square for MH on roads

12. MH lids to have city logo

13. Stationing on sewer improvements for material testing purposes.

Sheet 5

14. Must apply on-site drainage/detention or request variance for off-site.

15. Phase II is on drainage plan but not on any other sheets, please remove or update all sheets as such.

16. All utility lines must be in easements

17. If phase II will be proposed now, a 75' ROW dedication must be in place from center line of the drainage ditch on the plat.

Please revise and send a pdf copy back once complete. Once all revisions have been addressed and you have received clearance from all departments you can proceed with preliminary plat submittal.

Thank you,

Rebekah de la Fuente, CFM

Senior Planner

City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov



From: Daniela Quintanilla <danielaq@gha-eng.com>

Sent: Friday, May 17, 2019 10:29 AM

To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Subject: RE: San Jacinto Estates No. 10 Phase I

No problem! Attached is the preliminary drainage report.

If you have any questions or need anything else, let me know.

Daniela Quintanilla

Quintanilla, Headley & Associates, Inc.

124 E. Stubbs Edinburg, Texas 78539
Ph. (956) 381-6480 / Fax (956) 381-0527

From: Rebekah M. De La Fuente [<mailto:rdelafuente@weslacotx.gov>]
Sent: Friday, May 17, 2019 9:35 AM
To: Daniela Quintanilla <danielaq@qha-eng.com>
Subject: RE: San Jacinto Estates No. 10 Phase I

I just need a pdf copy of the preliminary drainage report.

Thank you so much for sending over the pdf's so quickly.

Rebekah de la Fuente, CFM
Senior Planner

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



From: Daniela Quintanilla <danielaq@qha-eng.com>
Sent: Friday, May 17, 2019 9:32 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: lalor@qha-eng.com; blancam@qha-eng.com; 'Clarissa Quintanilla' <clarissa@qha-eng.com>
Subject: San Jacinto Estates No. 10 Phase I

Good morning!

Attached are the plans that were delivered yesterday.

Please let me know should you need anything else.

Have a great day!

Daniela Quintanilla
Quintanilla, Headley & Associates, Inc.
124 E. Stubbs Edinburg, Texas 78539
Ph. (956) 381-6480 / Fax (956) 381-0527

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

DATE: 5/24/19 OCCUPANCY CLASS: Subdivision
FACILITY NAME: San Jacinto No. 10 Phase I
PHYSICAL & MAILING ADDRESS: Mile 10 North by Mile 4 West
PHONE #: _____ OWNER/MANAGER: _____

PLAN REVIEW – CHECK OFF LIST

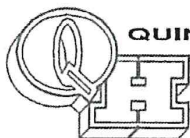
X	Approved as submitted	X	with notes
	A	Illuminated exit signs and emergency lighting shall be combination with 90-minute battery pack back-up.	
	B	All restrooms shall have emergency lighting with 90-minute battery pack back-up.	
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 75' intervals, 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. Plans Comply	
	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). Plans Comply.	
X	M	Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) Plans do not comply	
	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. If gated.	
	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 Storz 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
		Sprinkler system plan review	Fire alarm plan review
		Aboveground hydro test	Fire alarm trip test
		Underground hydro test	Suppression system trip test
X	X	Cul-de-sacs do not comply. Must be minimum 96-foot diameter.	

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1 Drainage Report San Jacinto Estates No. 10 Phase I & Phase II Master Plan 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

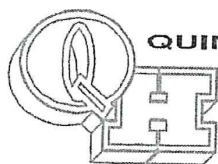
Phone: (956) 381-6480 Fax: (956) 381-0527

Email: alfonsoq@qha-eng.com

July 3, 2019



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Rainfall Intensity for Hidalgo County.....	6
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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
SAN JACINTO ESTATES No. 10
PHASE I & II - MASTER PLAN**

A 56.65 acre tract of land being all of Farm Tract 87 and 16.65 acres out of Farm Tract 94, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and according to warranty deeds recorded under document number 444190 and 444191, official records, Hidalgo County, Texas. This subdivision is located on the northwest corner of Mile 4 West Road and Mile 10 North Road. The site is currently open land and is located within the city of Weslaco E.T.J.. The proposed subdivision will consist of 193 single-family lots.
(Phase 1 - 42.25 acres, Phase 2 - 14.40 acres).

The tract is Zone "X" (unshaded), areas determined to be outside the 500-year floodplain and Zone "X" (shaded), areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood, as per FEMA Flood Insurance Rate Map Community Panel No. 480334 0450 C dated June 6, 2000 with LOMR dated May 30, 2002 and Letter of Map Revision based on fill (LOMR-R) dated September 21, 2018 FEMA Case No. 18-06-3447A. The calculated water elevation is 64.00 and is based on the BFE from the adjoining property.

The majority of the soil is Hidalgo (25, 28, & 30) and is in soil group "B". It is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

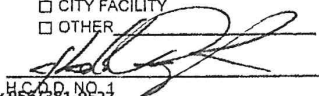
Presently, the site has very minimal runoff in a southerly direction with an approximate 0.5 % slope. The existing runoff for the proposed subdivision is $Q=22.15$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q=83.60$ cubic feet per second for an increase of $Q=61.45$ cubic feet per second (50 year storm). Detention will be 173,909.51 cubic feet (3.99 acre feet) and will be accomplished by excavating the existing Hidalgo Cameron County Irrigation District No. 9 drain ditch located on the west side of the subdivision and regrading the roadside ditch along the west side of Mile 4 West Road and the north side of Mile 10 North Road. In addition, the developer is proposing to install a storm sewer system consisting of 18", 24", 30", 36" and 42" storm pipes and Type "A" inlets that will collect the runoff from the roads that will outfall in the drain ditch. 45.00 feet of Drain Ditch Right of Way to Hidalgo County Drainage District No. 1 is being dedicated by this plat. This drain ditch flows north, then turns east and connects with H.C.D.D. No. 1 Mercedes Lateral.

Drainage calculations are attached.


Marco A. Gonzalez, P.E.
July 3, 2019



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
HCAD NO. 1	
DATE 07/12/19	

SAN JACINTO No. 10 PH I & II.xls

EXISTING:

Area = 56.65 acres (Phase 1 - 42.25 acres)
V = 0.15 (Phase 2 - 14.40 acres)
D = 1100.00 Ft
c = 0.20

$$t = D / V(3600)$$

$$t = 2.04 \text{ Hrs} = 122.22 \text{ min}$$

From Rainfall Intensity Curve: $i = 1.96$

$$Q = ciA$$

$$Q = 22.15 \text{ cfs}$$

FUTURE:

Area = 56.65 Acres
V = 0.40
D = 1100.00 Ft
c = 0.30

$$t = D / V(3600)$$

$$t = 0.76 \text{ Hrs} = 45.83 \text{ min}$$

From Rainfall Intensity Curve: $i = 4.92$

$$Q = ciA$$

$$Q = 83.60 \text{ cfs}$$



Ma A. Gonzalez 2379

t (hr)	i(50 yr) (in/hr)	Qfut (cfs)	Vfut (cf)	Qext (cfs)	Vext (cf)	Vfut - Vext (cf)
0.25	9.10	154.70	139226.26	22.15	19937.35	119288.92
0.50	6.34	107.79	194024.96	22.15	39874.69	154150.27
0.75	4.98	84.57	228325.63	22.15	59812.04	168513.59
1.00	4.14	70.42	253524.19	22.15	79749.38	173774.80
1.25	3.58	60.80	273596.24	22.15	99686.73	173909.51 Peak
1.50	3.16	53.77	290377.45	22.15	119624.07	170753.37
2.00	2.60	44.12	317653.20	22.15	159498.77	158154.44
3.00	1.95	33.15	358068.56	22.15	239248.15	118820.41
4.00	1.59	26.97	388422.50	22.15	318997.53	69424.96
5.00	1.35	22.95	413085.07	22.15	398746.92	14338.15
6.00	1.18	20.09	434041.35	22.15	478496.30	-44454.95

PEAK VOLUME = 173909.51 cf (50 Year storm)
Peak Volume = 3.99 Ac-ft

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

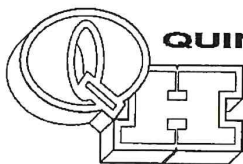
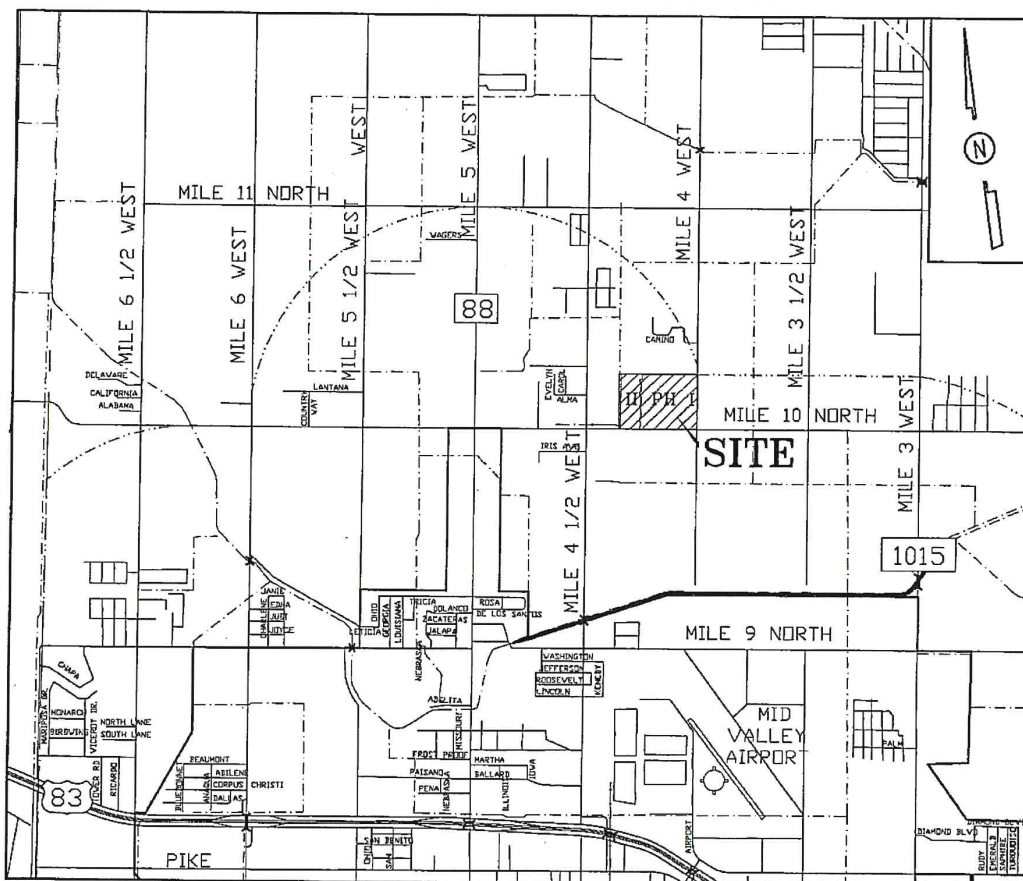
" C " - VALUES FOR RATIONAL METHOD

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

SAN JACINTO ESTATES No. 10
PHASE I & II - MASTER PLAN

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

SCALE 1" = 4000'



CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

NIP

PANEL 0450 C

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS**
(UNINCORPORATED AREAS)

2000 FIRM **2000 FIRM**
2000 FIRM **2000 FIRM**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

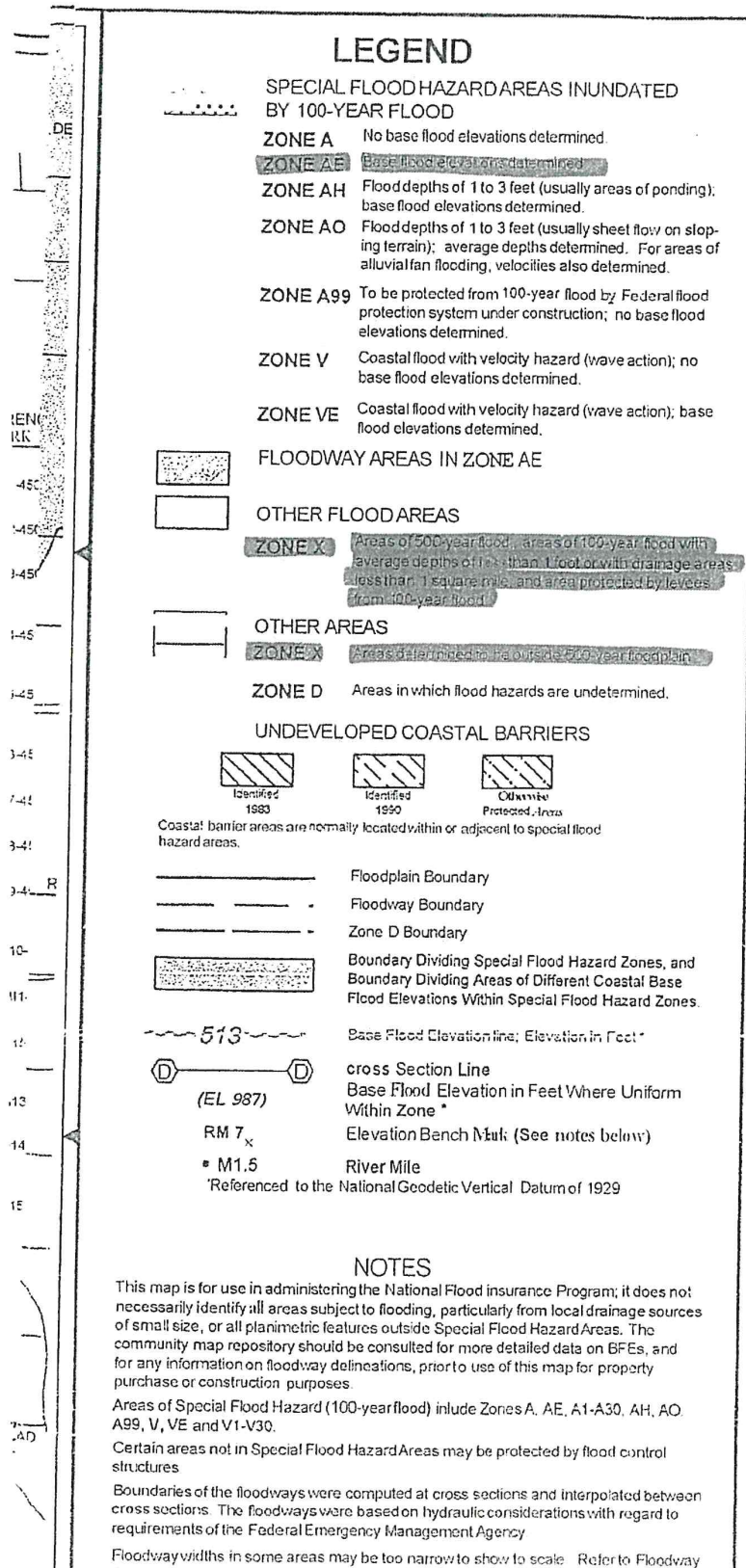
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000

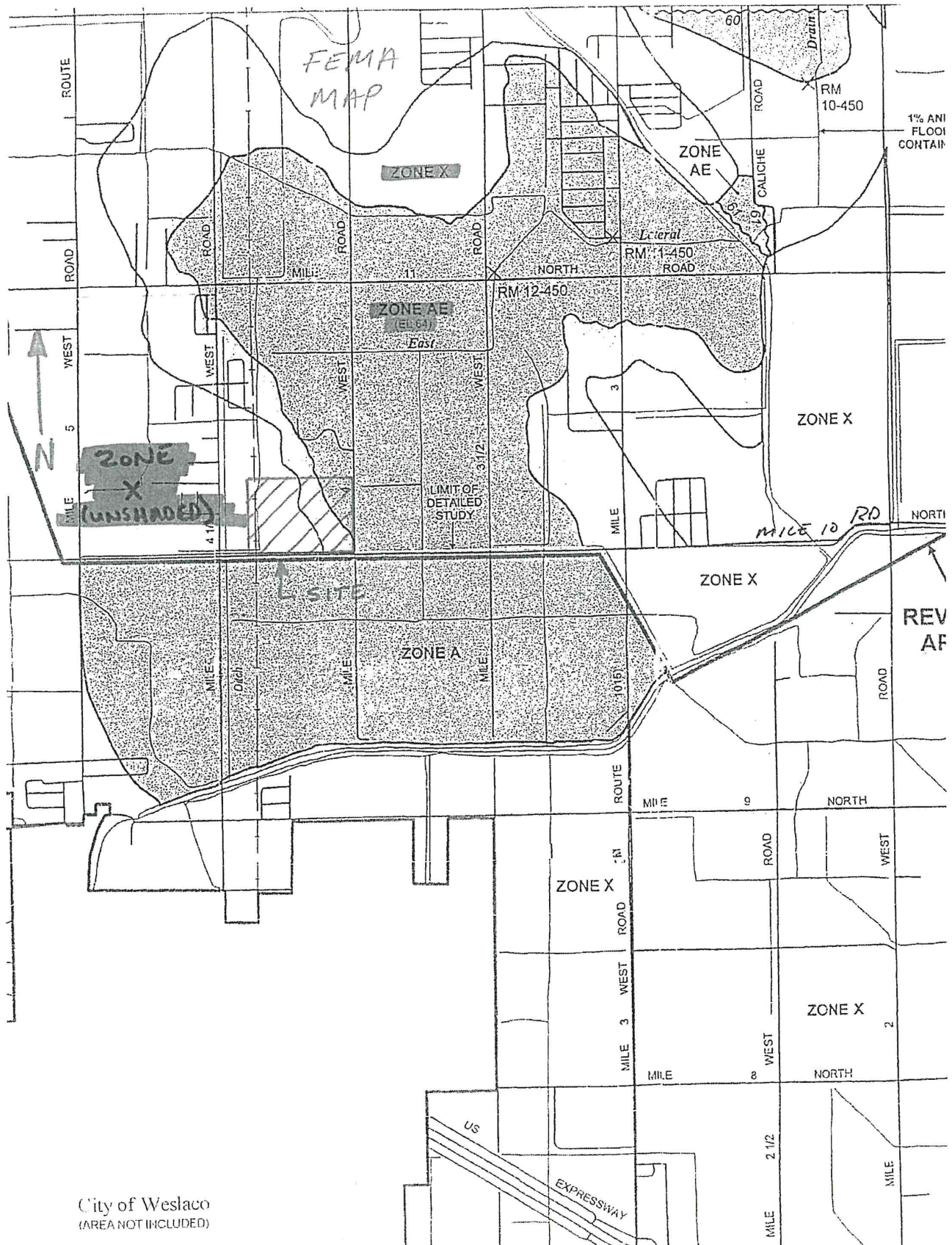
 REVISED TO
REFLECT LOMR
DATED MAY 20, 2002

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

NOT





Page 1 of 3		Date: September 21, 2018		Case No.: 18-06-3447A		LOMR-F	
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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION				LEGAL PROPERTY DESCRIPTION			
COMMUNITY	HIDALGO COUNTY, TEXAS (Unincorporated Areas)			Tract 87, West and Adams Tracts, as described in the Warranty Deed with Vendor's Lien recorded as Document No. 2873886, in the Office of the County Clerk, Hidalgo County, Texas The portion of property is more particularly described by the following metes and bounds:			
	COMMUNITY NO.: 480334						
	NUMBER: 4803340450C						
AFFECTED MAP PANEL	DATE: 6/6/2000						

FLOODING SOURCE: EAST LATERAL DRAIN				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.201449, -97.976140			
				SOURCE OF LAT & LONG: LOMA LOGIC			
				DATUM: NAD 83			

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
Tract 87	--	West and Adams Tracts	4401 Mile 4 West Road	Portion of Property	X (shaded)	--	--	64.1 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	REVISED BY LETTER OF MAP REVISION
FILL RECOMMENDATION	
PORTIONS REMAIN IN THE SFHA	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.



Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Page 2 of 3

Date: September 21, 2018 Case No.: 18-06-3447A

LOMR-F



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

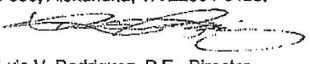
LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING AT A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF MILE 4 WEST ROAD FOR THE NORTHEAST CORNER OF FARM TRACT 87, AND THE NORTHEAST CORNER OF THIS TRACT. THENCE; SOUTH, ALONG THE EAST LINE OF FARM TRACT 87, AND THE CENTERLINE OF MILE 4 WEST ROAD, A DISTANCE OF 1,116.65 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS TRACT. THENCE; N 20°06'26" W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 72.72 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 4 WEST ROAD, A TOTAL DISTANCE OF 191.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOR AN INTERIOR CORNER OF THIS TRACT. THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 25°45'32", RADIUS = 350.00 FEET), A DISTANCE OF 157.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT. THENCE; N 45°51'58" W, A DISTANCE OF 165.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT. THENCE; N 35°18'54" W, A DISTANCE OF 480.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT. THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 30°52'54", RADIUS = 600.00 FEET), A DISTANCE OF 323.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF FARM TRACT 87 FOR THE NORTHWEST CORNER OF THIS TRACT. THENCE; EAST, ALONG THE NORTH LINE OF FARM TRACT 87, PASSING A 1/2" IRON ROD FOUND AT 635.36 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 4 WEST ROAD, A TOTAL DISTANCE OF 660.36 FEET TO THE POINT OF BEGINNING

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Page 3 of 3

Date: September 21, 2018

Case No.: 18-06-3447A

LOMR-F



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

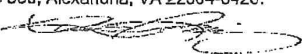
PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)

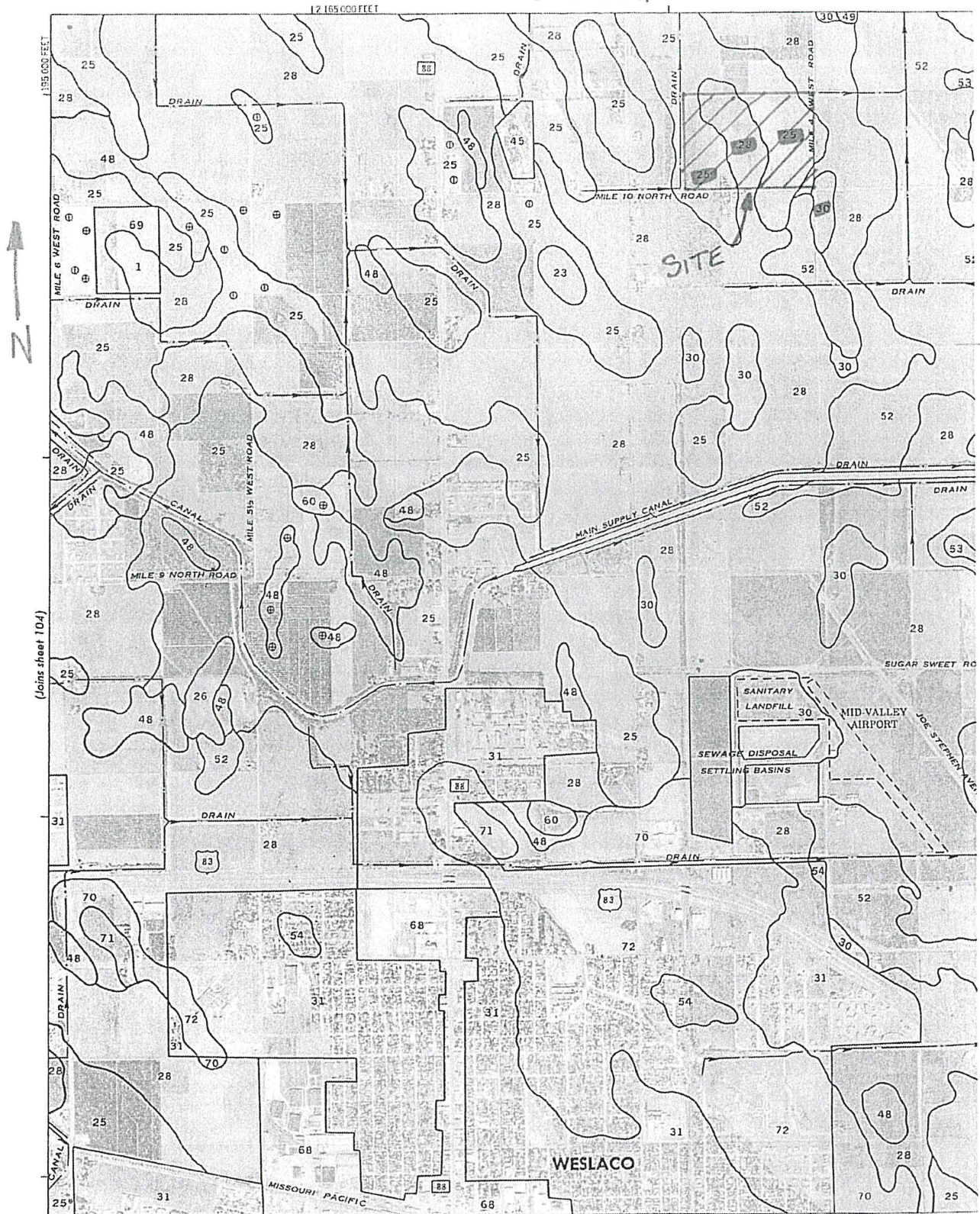
The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 5/30/2002. The 5/30/2002 LOMR has been used in making the determination/comment for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

SOIL MAP

HIDALGO COUNTY, TEXAS



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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 F _{cl}	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13:*										
Rancho	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:-----										
Palfurrias	0-80	Fine sand	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15:-----										
Gulla	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-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	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
29, 30:-----										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	20-30	4-11
	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
31:*										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	20-30	4-11
	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.

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 Fct	Permeability in/hr	Available water capacity in/in	Soil reaction pH	Salinity mmhos/cm	Shrink-swell potential	Erosion factor		Organic matter Pct
								8	1	
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
26, 27----- [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]
29----- [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]
[REDACTED]----- [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]
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 <6 >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 <6 >4	Very high----- Very high----- Very high-----	0.32 0.32 0.32	5	1-3
42----- Hueces	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
43: * Hueces-----	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
Sanita-----	0-48 48-60	1-10 18-35	0.0-2.0 2.0-6.0	0.05-0.10 0.13-0.19	6.1-7.3 6.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	0.5-1
44----- Olmite	0-47 47-65	35-55 35-55	0.2-0.6 0.2-0.6	0.13-0.18 0.06-0.18	7.9-8.4 7.9-8.4	<4 >4	Very high----- Very high-----	0.37 0.32	5	1-3
45, * 46, * 47. * Fits										

See footnote at end of table.

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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
1.* Arents					<u>Ft</u>			<u>In</u>			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-5.0	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	D	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----- Hebbroville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28 29-----	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
30-----	B	None-----	---	---	>6.0	---	---	---	---	Low-----	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.



FIRM REGISTRATION No. F-1513

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Jacinto Estates No. 10 PH I & II (Master Plan)

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	CHANNEL, PIPE, STREET, ETC. FLOW			
		C	LENGTH (FT.)	GRADE (%)				LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.2									0.00
D.A. No. 1	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 2 - D.A. No. 2	Pipe Flow	0.35						40.00	3.00	0.22	44.67
D.A. No. 2	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 2 - D.A. No. 4	Pipe Flow	0.35						262.00	3.00	1.46	45.90
D.A. No. 3	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 3 - D.A. No. 4	Pipe Flow	0.35						40.00	3.00	0.22	44.67
D.A. No. 4	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44
D.A. No. 4 - D.A. No. 8	Pipe Flow	0.35						575.00	3.00	3.19	47.64
D.A. No. 5	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 5 - D.A. No. 6	Pipe Flow	0.35						40.00	3.00	0.22	43.56
D.A. No. 6	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 6 - D.A. No. 8	Pipe Flow	0.35						262.00	3.00	1.46	44.79
D.A. No. 7	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 7 - D.A. No. 8	Pipe Flow	0.35						40.00	3.00	0.22	43.56
D.A. No. 8	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33
D.A. No. 8 - D.A. No. 12	Pipe Flow	0.35						372.00	3.00	2.07	45.40

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

Tc = $\frac{L}{(V \times 60)}$

Handwritten signature
MARCO A. GONZALEZ
120016
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
7-3-19

TABLE I

TIME OF CONCENTRATION DETERMINATION
San Jacinto Estates No. 10 PH I & II (Master Plan)

[illegible]

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

FIRM REGISTRATION No. F-1513

TABLE I TIME OF CONCENTRATION DETERMINATION San Jacinto Estates No. 10 PH I & II (Master Plan)												
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	CHANNEL, PIPE, STREET, ETC. FLOW				
		C	LENGTH (FT.)	GRADE (%)				LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)	
Existing	Overland	0.2									0.00	
D.A. No. 13	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44	
D.A. No. 13 - D.A. No. 14	Pipe Flow	0.35						40.00	3.00	0.22	44.67	
D.A. No. 14	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44	
D.A. No. 14 - D.A. No. 15	Pipe Flow	0.35						262.00	3.00	1.46	45.90	
D.A. No. 15	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44	
D.A. No. 15 - D.A. No. 16	Pipe Flow	0.35						40.00	3.00	0.22	44.67	
D.A. No. 16	Overland & Gutter	0.35	140		15.56			520.00	0.30	28.89	44.44	
D.A. No. 16 - D.A. No. 20	Pipe Flow	0.35						575.00	3.00	3.19	47.64	
D.A. No. 17	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33	
D.A. No. 17 - D.A. No. 18	Pipe Flow	0.35						40.00	3.00	0.22	43.56	
D.A. No. 18	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33	
D.A. No. 18 - D.A. No. 19	Pipe Flow	0.35						262.00	3.00	1.46	44.79	
D.A. No. 19	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33	
D.A. No. 19 - D.A. No. 20	Pipe Flow	0.35						40.00	3.00	0.22	43.56	
D.A. No. 20	Overland & Gutter	0.35	140		15.56			500.00	0.30	27.78	43.33	
D.A. No. 20 - D.A. No. 24	Pipe Flow	0.35						372.00	3.00	2.07	45.40	

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Jacinto Estates No. 10 PH I & II (Master Plan)

[illegible]

**FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"**

$$T_c = \frac{L}{(V \times 60)}$$

FIRM REGISTRATION No. F-1513

TABLE IA
FLOWRATE DETERMINANTION
San Jacinto Estates No. 10 PH I & II (Master Plan)

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE DIMENSION (Slope & Dia.)	Pipe Flowrate (c.f.s.)
Existing			0.00	10				
D.A. No. 1	2.860	0.35	44.44	10	3.926	3.93	0.38%	
D.A. No. 2 - D.A. No. 2	2.860	0.35	44.67	10	3.913	3.93	2	15.14
D.A. No. 2	1.550	0.35	44.44	10	3.926	2.13	0.20%	
D.A. No. 2 - D.A. No. 4	4.410	0.35	45.90	10	3.845	6.06	2	10.98
D.A. No. 3	2.130	0.35	44.44	10	3.926	2.93	0.38%	
D.A. No. 3 - D.A. No. 4	6.540	0.35	44.67	10	3.913	8.99	2	15.14
D.A. No. 4	2.130	0.35	44.44	10	3.926	2.93	0.24%	
D.A. No. 4 - D.A. No. 8	8.670	0.35	47.64	10	3.753	11.91	2	12.03
D.A. No. 5	2.540	0.35	43.33	10	3.990	3.55	0.38%	
D.A. No. 5 - D.A. No. 6	2.540	0.35	43.56	10	3.977	3.55	2	15.14
D.A. No. 6	2.380	0.35	43.33	10	3.990	3.32	0.20%	
D.A. No. 6 - D.A. No. 8	4.920	0.35	44.79	10	3.906	6.87	2	10.98
D.A. No. 7	2.380	0.35	43.33	10	3.990	3.32	0.38%	
D.A. No. 7 - D.A. No. 8	7.300	0.35	43.56	10	3.977	10.20	2	15.14
D.A. No. 8	2.380	0.35	43.33	10	3.990	3.32	0.15%	
D.A. No. 8 - D.A. No. 12	18.350	0.35	0.00	10	15.477	25.43	3	28.05

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

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

[illegible]

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

FIRM REGISTRATION No. F-1513

TABLE IA

FLOWRATE DETERMINATION

San Jacinto Estates No. 10 PH I & II (Master Plan)

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE DIMENSION (Slope & Dia.)	Pipe Flowrate (c.f.s.)
Existing			0.00	10				
D.A. No. 13	2.860	0.35	44.44	10	3.926	3.93	0.38%	
D.A. No. 13 - D.A. No. 14	2.860	0.35	44.67	10	3.913	3.93	2	15.14
D.A. No. 14	1.550	0.35	44.44	10	3.926	2.13	0.20%	
D.A. No. 14 - D.A. No. 15	4.410	0.35	45.90	10	3.845	6.06	2	10.98
D.A. No. 15	2.130	0.35	44.44	10	3.926	2.93	0.38%	
D.A. No. 15 - D.A. No. 16	6.540	0.35	44.67	10	3.913	8.99	2	15.14
D.A. No. 16	2.130	0.35	44.44	10	3.926	2.93	0.24%	
D.A. No. 16 - D.A. No. 20	8.670	0.35	47.64	10	3.753	11.91	2	12.03
D.A. No. 17	2.540	0.35	43.33	10	3.990	3.55	0.38%	
D.A. No. 17 - D.A. No. 18	2.540	0.35	43.56	10	3.977	3.55	2	15.14
D.A. No. 18	2.380	0.35	43.33	10	3.990	3.32	0.20%	
D.A. No. 18 - D.A. No. 19	4.920	0.35	44.79	10	3.906	6.87	2	10.98
D.A. No. 19	2.380	0.35	43.33	10	3.990	3.32	0.38%	
D.A. No. 19 - D.A. No. 20	7.300	0.35	43.56	10	3.977	10.20	2	15.14
D.A. No. 20	2.380	0.35	43.33	10	3.990	3.32	0.15%	
D.A. No. 20 - D.A. No. 24	18.350	0.35	0.00	10	15.477	25.43	3	28.05

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

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

[illegible]

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

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



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

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Senior Planner, on behalf of Tejas Building and Development Co..	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Tejas Cuatro Phase II Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North of the intersection of W. Sugar Cane Dr. along Mile 5 ½ West. Possible Action.	
Discussion/Overview: The proposed sixty-four (64) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “X”. Owner is requesting a drainage 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 and compliance with 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

RECEIVED
JUL 29 2019

Planning &
Code Enforcement Dept.

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: SUB19-00020

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: Tejas Cuatro Phase III Subdivision

Location: Approx 2,000 feet North of the Intersection of W. Sugar Cane Dr. & Mile 5 1/2 West

Legal Description: A 21.212 Ac tract of land of Farm Tract 172 of the West and 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 One Family Dwelling District

Existing Land Use: R-1 Proposed Land Use: R-1

Number of Lots Proposed: 64 Gross Acreage: 21.21

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Tejas Building & Development Co Telephone: _____

Address: 2401 E. Expressway 83 Fax: _____

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

ENGINEER INFORMATION

Name: Altex Engineering Telephone: 956-294-1241

Address: 50 N. Vermont Ave Suite C Fax: _____

City: Mercedes, Texas State: Texas Zip: 78570 E-mail: jalonzo@altexeng.com

** 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: EDWIN M. PAYNE

Owner Signature: [Signature] Date: 2/27/19

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 08/29/19

Authorized Agent Printed Name: Juan Alarzo, Mtex Engineering

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR VARIANCE

RECEIVED
JUL 29 2019
Planning &
Code Enforcement Dept.

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.

VAR 19-00037

GENERAL INFORMATION

Name of Subdivision: Tejas Cuatro Phase III

Location: _____

Legal Description: _____

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Requesting to build detention pond outside property and in the city of Weslaco's drainage r.o.w. as demonstrated on sheet 3 of the plat drawings.

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Texas Building & Development Telephone: 956-969-2525

Address: 2401 E. Expressway 83 Westlaco Fax: —

City: Westlaco State: TX Zip: 76596 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: EDDY M. PAYNE

Owner Signature: [Signature] Date: 7-29-19

Altex Engineering, Juan Alonzo P.E. is the authorized agent

Authorized Agent Signature: [Signature] Date: 7-29-19

Authorized Agent Printed Name: Juan Alonzo P.E.

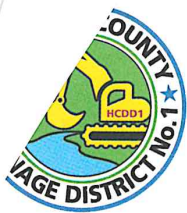
THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

July 8, 2019

City of Weslaco
255 S Kansas Ave.
Weslaco, TX 78596

Re: Tejas Cuatro Phase III Subdivision

To whom it may concern:

This letter is to inform you that the Hidalgo County Drainage District No. 1, approved the drainage report for the referenced subdivision on 7/01/2019. Should you have any questions or concerns, please feel free to call our office.

Sincerely,

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

A blue ink signature of Abel Bocanegra, Jr. is written over the printed name.

Abel Bocanegra, Jr., EIT

General Office

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

E-Mail
hccid9general@hccid9.org



RANDALL WINSTON P.E.
General Manager

JUDY BEALL
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

July 30th, 2019

Mr. Juan Alonzo, P.E.
Altex Eng
601 N Vermont Ave
Mercedes, Texas 78570

RE: Tejas Cuatro Phase III Subd. Drainage and Detention

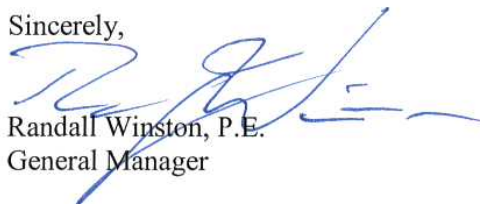
Good morning Mr. Alonzo:

I have received your revised cross sections and calculations dated 6/28/2019 (approved by HCDD # 1 7/1/2019) for the Tejas Cuatro Phase III Subdivision modified to include the mandatory 50 year detention volume in the lower portion of the detention area adjacent to drain ditch as shown on your provided cross sections A-1 and B-1 attached.

HCCID #9 does not object to storing the mandated 50 year detention adjacent to the ditch on the as shown on the cross sections. The maintenance of this detention and the ditch section is within the City Limits of Weslaco and will be by their personnel. Please verify final design of with Mr. Ben Worsham, P.E., City Engineer with the City of Weslaco.

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

Sincerely,

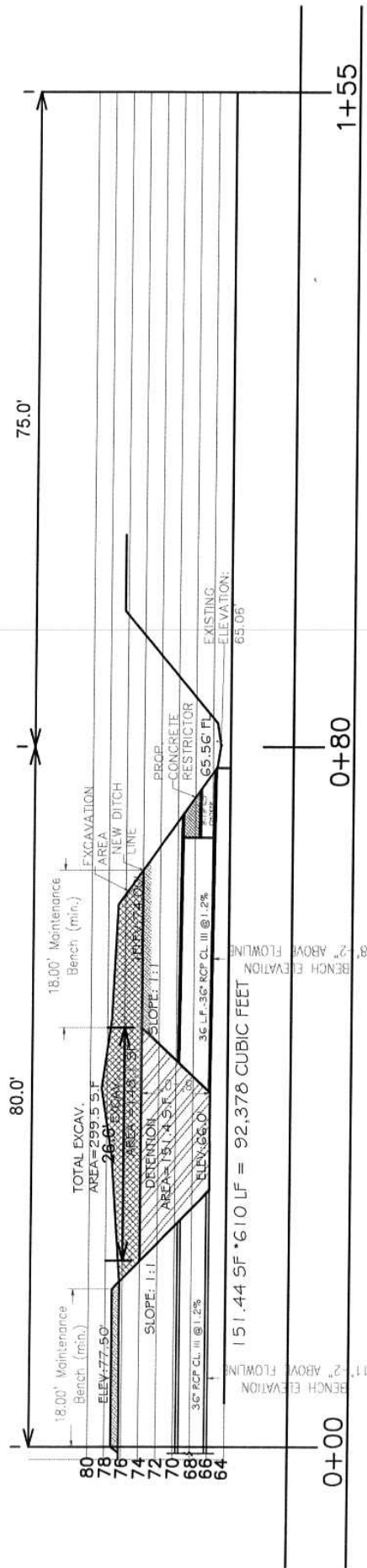


Randall Winston, P.E.
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

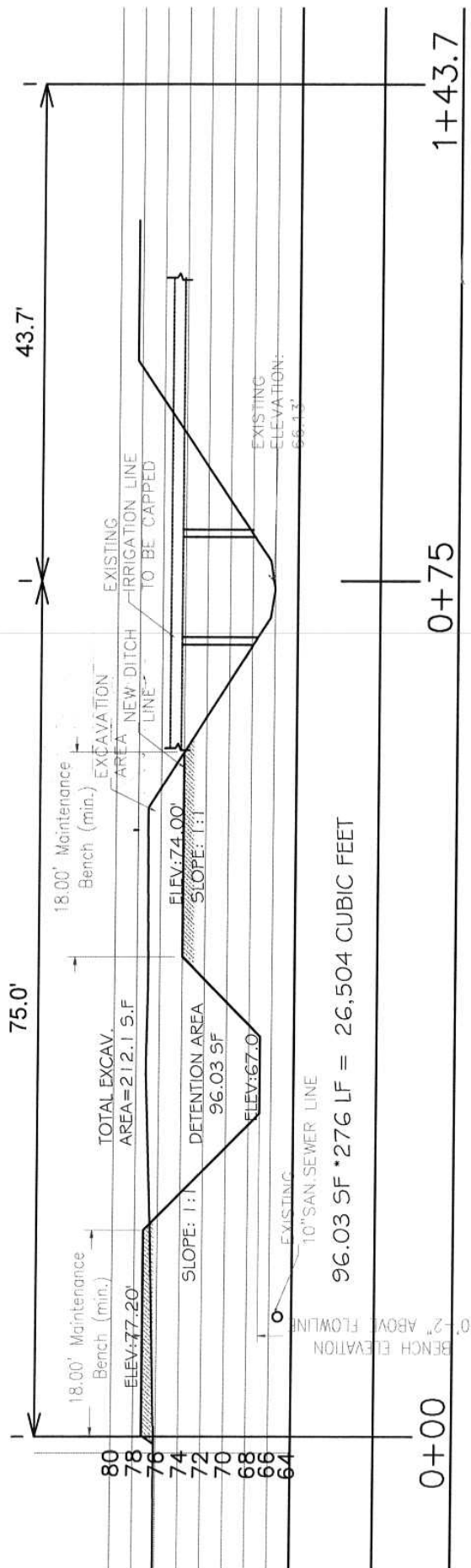
With Enclosures: Cross Sections as provided

1/3



A-1 DITCH CROSS SECTION OUTFALL
SCALE: N.T.S.

2/3



B-1 DITCH CROSS SECTION
SCALE: N.T.S.

3/3

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: July 5, 2019

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

FROM: Pete Garcia, Public Works Director

SUBJECT: Proposed Drainage Improvements for Tejas Cuatro Phase III Subdivision

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

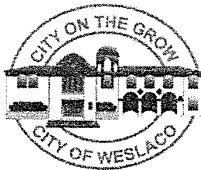
The Developer for the proposed Tejas Cuatro Phase III Subdivision presented drainage improvements, included in construction plans, East of the proposed subdivisión which will be located adjacent to an existing drain ditch North of Austin St.

The existing drain ditch that runs along the East side of the proposed subdivisión is within Weslaco City Limits and currently maintained by the Public Works staff, therefore the city can maintain the additional drain ditch improvements for this Project.

RECEIVED

FEB 28 2019

Planning &
Code Enforcement Dept.



SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. ST SRV19-00008

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

GENERAL INFORMATION

Name of Subdivision: Tejas Cuatro Phase III Subdivision

Location: Approx 2,000 feet North of the Intersection of W. Sugar Cane Dr. & Mile 5 1/2 West

Legal Description: A 21.212 Ac tract of land of Farm Tract 172 of the West and 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 One Family Dwelling District

Existing Land Use: R-1 Proposed Land Use: R-1

Number of Lots Proposed: 64 Gross Acreage: 21.21

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Tejas Building and Development Co. Telephone: _____

Address: 2401 E. Expressway 83

Fax: _____

City: Weslaco

State: Texas

Zip: 78596

E-mail: _____

ENGINEER INFORMATION

Name: Altex Engineering

Telephone: 956-294-1241

Address: 601 N. Vermont Ave Suite #207

Fax: _____

City: Mercedes

State: Texas

Zip: 78570

E-mail: jalonzo@altexeng.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

☒ Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafulente@weslacotx.gov

☒ \$50.00 Subdivision Review fee

☒ One 11" X 17" reduced copy of plat

☒ Plat Layout

☒ Existing & Proposed Easements

☒ Existing & Proposed ROW

☒ Existing & Proposed Drainage Easements

☒ Contours

☒ Flood Zones

☒ Adjoiners

☒ Existing & Proposed street names

☒ Utility Layout

☒ Existing & Proposed Utilities

☒ Proposed Fire Hydrants

☒ Adjoiners

☒ Street names

☒ Drainage plans and calculations with engineer's seal

☒ Elevations

☒ Flood directional arrows

☒ Detention areas

☒ Street names

☒ Proof of ownership of the property

☒ If septic tank system required, submit soil evaluation report

☒ Water Rights associated with the property

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

☒ Number of fire hydrants proposed for subdivision

☒ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: EDWIN M. POWE

Owner Signature: [Signature] Date: 2/27/19

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 02/28/19

Authorized Agent Printed Name: Juan Alonso

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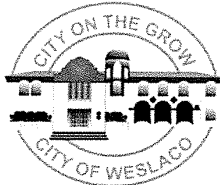
Date Received: _____ Received By: _____ Date Paid: _____

Preliminary Subdivision Review Date: _____

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

March 27, 2019

Raul Segin, P.E.
Hidalgo County Drainage District No. 1
902 N. Doolittle Rd.
Edinburg, Texas 78542

Re: Tejas Cuatro Phase III Subdivision
Farm Tract 172 West and Adams Tract Subdivision
Weslaco, Texas

Mr. Segin,

As requested on the Drainage Report Checklist dated on March 15, 2019, the City of Weslaco acknowledges that no additional Right of Way will be required for the Tejas Cuatro Phase III Subdivision. In addition, the City of Weslaco has no plan in transferring the drainage ditch over to Hidalgo County Drainage District Number 1.

Sincerely,

Rebekah de la Fuente, CFM
Senior Planner

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Friday, March 8, 2019 1:33 PM
To: 'Juan Alonzo'
Subject: Tejas Cuatro Phase III

Good Morning,

Below are the comments from each department:

Fire:

1. 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.
2. 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).
Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)
3. 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.
4. Fire hydrant travel distances are not in compliance. Shall re-submit plans showing compliance with 400 foot travel distance.

Planning:

1. Adjacent properties must be identified on all sides- Missing property owner along the West side
2. Update Plat Note 15: 4 ft sidewalks are required along all exterior and interior streets
3. Add a Plat Note: No access shall be allowed onto Border Ave for Lots 1, 15, 29 and 64

Public works:

1. min 2" asphalt is required

Engineering:

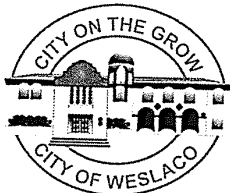
1. Plat note 8 must be removed. NAWSC will be providing water.
2. 10-foot utility easement must be provided around the entire property.
3. On-site detention is required by ordinance, drainage plan must address as such.
4. Minimum pipe size on drainage system is 24 inches.
5. A 5-ft utility easement must be provided along ROW
6. HMA layer on details must be 2" minimum
7. Utilities must be compacted at 98%
8. All manholes must obtain city logo
9. High points must be provided at all entrance points through out the subdivision to keep water from spilling onto Mile 5 1/2 W.
10. Call out existing Water and Sewer line sizes on Southeast corner

Once you have addressed all the comments please email me a pdf of copy of the updated plat so that I may route it back out to the departments for their approval.

Thank you,

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, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: March 1, 2019

TO: Benjamin Worsham, City Engineer
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 *RLF*

SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on **Thursday, March 7, 2019** in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ **Tejas Cuatro Phase III Subdivision- 2:00 p.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.

DRAINAGE REPORT

FOR

TEJAS CUATRO PHASE III

21.212 ACRES OF LAND
OUT OF FARM TRACT 172
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

TEJAS BUILDING AND DEVELOPMENT CO., INC.

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
601 N. VERMONT AVE., SUITE 207
MERCEDES, TEXAS 78570
PH: (956)792-9305
JALONZO@ALTEXENG.COM

Project No. 19.110

FEBRUARY 2019



2-28-19

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C. SOIL CONDITIONS	1
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- EXHIBIT "B" - FIRM ZONE DESIGNATION MAP
- EXHIBIT "C" - SOILS SURVEY MAP
- EXHIBIT "D" - RUNOFF COEFFICIENTS
- EXHIBIT "E" - DRAINAGE CALCULATIONS
- EXHIBIT "F" - SUBDIVISION PLAT w/DRAINAGE LAYOUT
- EXHIBIT "G" - AERIAL of USGS MAP

DRAINAGE REPORT FOR TEJAS CUATRO PHASE III SUBDIVISION

A. PROJECT LOCATION

Tejas Cuatro Phase III Subdivision is located on a 21.212 Ac (16.17 Ac Net) tract of land of farm tract 172 of the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along East Right of Way of Mile 5 1/2 W. approximately 2,000 feet North of the intersection of W. Sugar Cane Dr and Mile 5 1/2 W. The lot is currently undeveloped with natural grasses present.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone X" (unshaded), areas determined to be outside 500-year-flood plain, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480334 0450 C, Map Revised: June 6, 2000 (Refer to Exhibit B).

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of predominantly Hidalgo Sandy Clay (28, B, SC,CL) Loam and Hidalgo Fine Sandy Loam (25,B,SC, SM-SC) that have moderately well drained properties.

(25) Hidalgo Fine Sandy Loam:

The Hidalgo Fine Sandy Loam ,consists of deep, nearly level well drained, moderately permeable soils. These soils are nearly level on convex uplands and typically the surface layer is dark grayish brown fine sandy loam about 15 inches thick. The hazard for water erosion is slight, and the hazard for soil blowing is moderate.

(28) Hidalgo Sandy Clay Loam:

The Hidalgo Sandy Clay Loam,consists of deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. These soils are on nearly level to gently sloping uplands. Slope gradients are mostly less than 2 percent, but range up to 5 percent. The soil formed is moderately fine textured calcareous sediments.

D. EXISTING CONDITIONS

The subject tract is predominantly undeveloped with only natural grasses present. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the northeastern portion of the property. For the existing 10 year storm, the water runoff of this site is 11.57cfs.

E. PROPOSED CONDITIONS

The proposed conditions for this subdivision will be for development in 64 residential lots averaging in size of about 8,800 square feet. The total contributing 50 year developed storm water discharge of the site will be 58.06 cfs(Refer to Exhibit E), an increase of 46.49 cfs from the existing conditions. The total increased flow of this subdivision to the existing drainage district facilities is a total of 92.180 cf(2.116 Ac-ft) (See Exhibit E). The subdivision will convey water with a storm water drainage system composed of inlets and drainage pipe varying in diameter from 18" to 36". The system will then release the stormwater into the existing drainage ditch owned by Hidalgo Cameron Counties Water Control and Improvements District No. 9 (H.C.C.I.D. No. 9) located to the east of the development with a 36" R.C.P. with an 18" choker pipe at the pre developed rate. To account for the additional detention generated by the site, the drainage ditch will be excavated as demonstrated on the exhibits. The total length of excavation will be approximately 632 linear feet. This excavation will yield a total detention capacity of 92.506 cf(2.124 Ac-ft) . Each lot owner will be responsible in grading their lots with a gentle slope towards the roadways . During the development stage, the developer must ensure compliancy with the detention requirements as determined by the city of Weslaco and Hidalgo County Drainage District No.1.



Juan Alonzo Jr, P.E. *8-28-19*



EXHIBIT A

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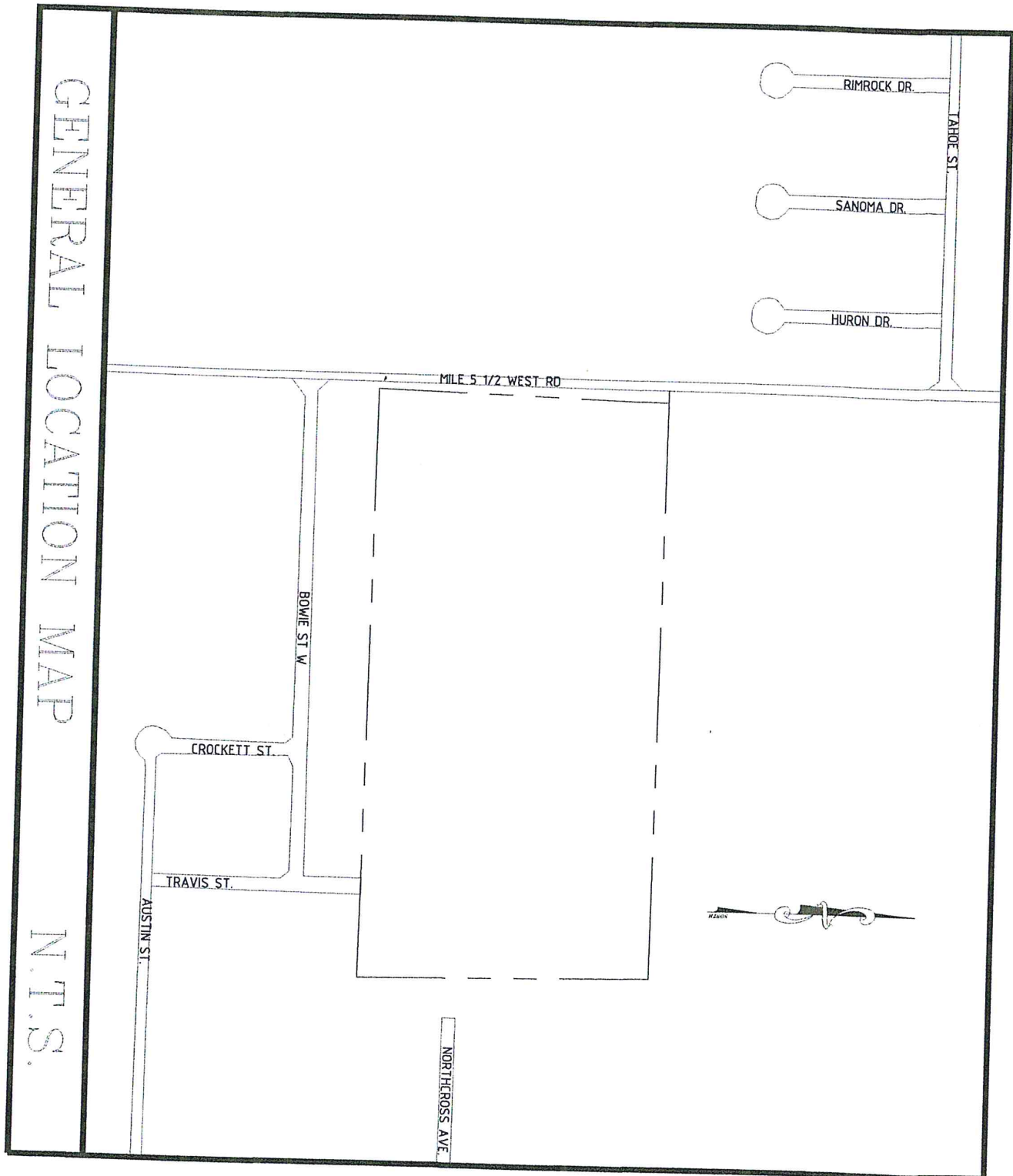
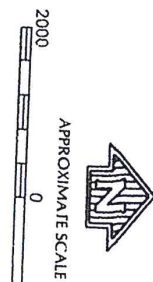
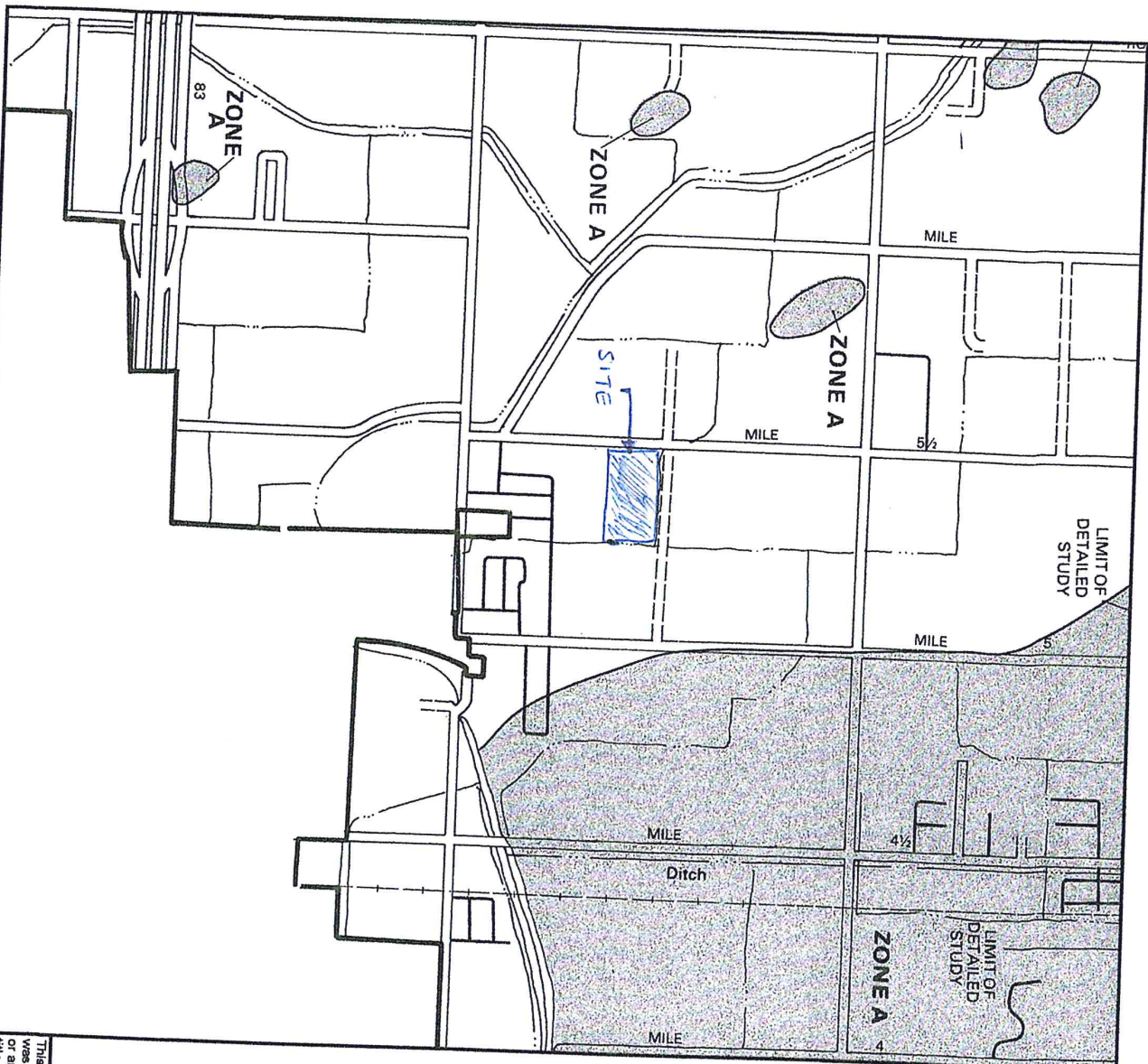


EXHIBIT B

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LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depth elevations of 1 to 3 feet (usually sheet flow); velocities also determined.

ZONE AD To be protected from 100-year flood by levees; no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; areas protected by levees from 100-year flood.

OTHER AREAS Areas determined to be outside 500-year flood plain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS*

Identified 1980

Identified 1990

Otherwise Protected Areas

***Coastal barrier areas are normally located within or adjacent to special flood hazard areas.**

Floodplain Boundary

Hoodway Boundary

Zone D Boundary

Boundary Dividing Special Flood Hazard Zones and Boundary Dividing Areas of Special Flood Hazard Zones

Base Flood Elevation Line; Elevation in feet*

Cross Section Line

Base Flood Elevation in feet Where Uniform Within Zone*

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

EXHIBIT C

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Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

MAP LEGEND

	Area of Interest (AOI)		Area of Interest (AOI)
	Soils		Spot Area
	Soil Map Unit Polygons		Stony Spot
	Soil Map Unit Lines		Very Stony Spot
	Soil Map Unit Points		Wet Spot
	Special Point Features		Other
	Blowout		Special Line Features
	Borrow Pit		Water Features
	Clay Spot		Streams and Canals
	Closed Depression		Transportation
	Gravel Pit		++ Rails
	Gravelly Spot		Interstate Highways
	Landfill		US Routes
	Lava Flow		Major Roads
	Marsh or swamp		Local Roads
	Mine or Quarry		Background
	Miscellaneous Water		Aerial Photography
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 17, Sep 15, 2018

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

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

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

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	3.5	19.2%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	14.8	80.8%
Totals for Area of Interest		18.3	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

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxn
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: Linear
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: 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): 2s
Land capability classification (nonirrigated): 2s
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: Linear
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: Linear
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

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.45
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

EXHIBIT E

DRAINAGE CALCULATIONS:

TIME OF CONCENTRATION CALCULATOR
PRE DEVELOPED CONDITIONS

SHEET FLOW (LIMITED TO 100 FEET)

$$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}S_{sh}^{0.4}}$$

n_{ol}

see table below

Table 4-6: Overland Flow Roughness		
Surface description		n_{ol}
Smooth surfaces (concrete, asphalt, gravel, or bare soil)		0.011
Fallow (no residue)		0.05
Cultivated soils:	Residue	0.06
	%	
	Residue cover > 20%	0.17
Grass:	Short grass prairie	0.15
	Dense grasses	0.24
	Bermuda	0.41
Range (natural):		0.13
Woods:	Light underbrush	0.4
	Dense underbrush	0.8

DRAINAGE AREA 1

L_{sh} 100 Length of Segment (100ft Maximum)
 P_2 3.3 2 yr 24 hr Rainfall Depth
 S_{sh} 0.0029 Sheet flow slope

T_{sh} 0.3481 Sheet Flow Time (hr)

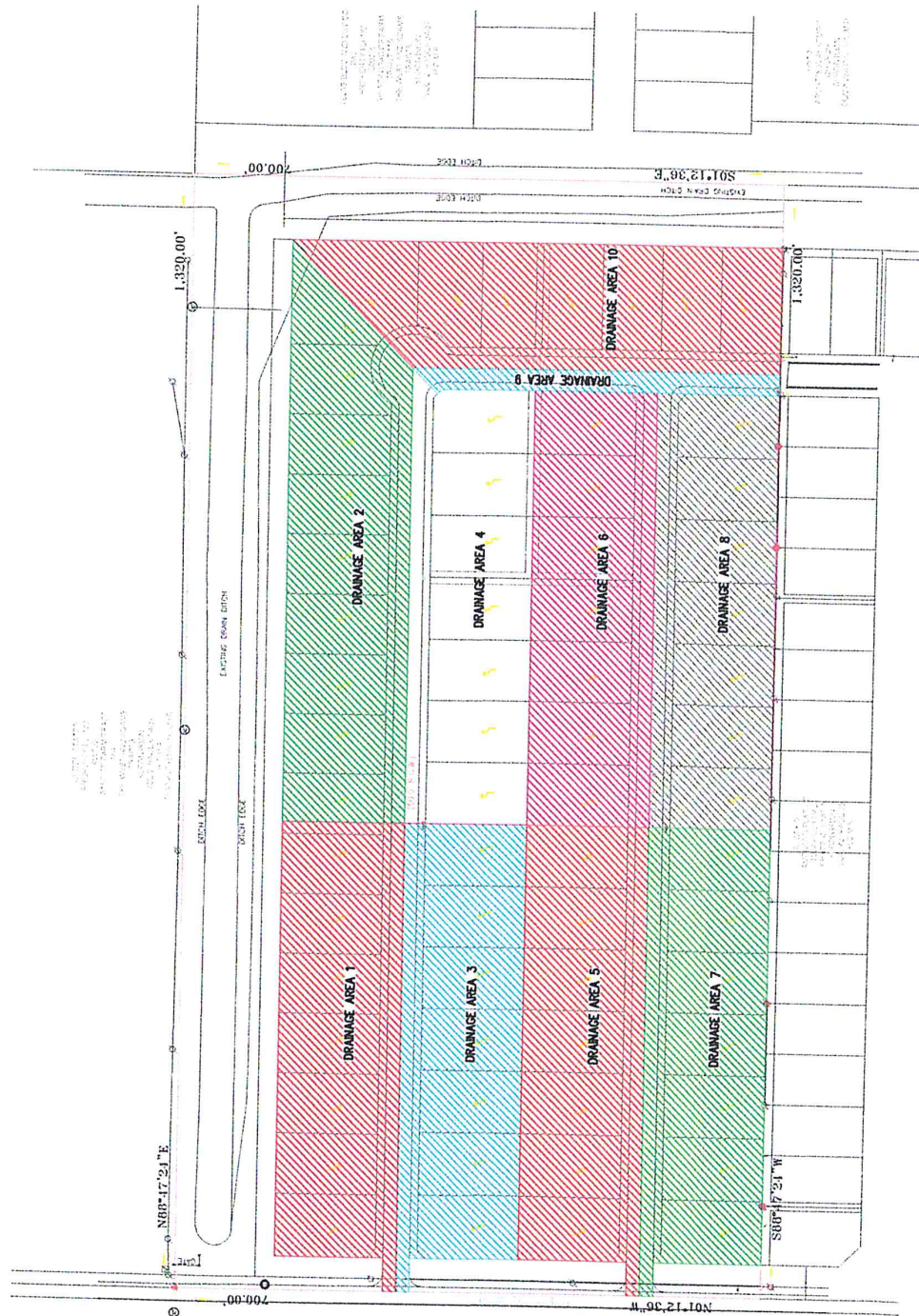
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

L_{sc} 800 Length of Segment
 K 20.32 Paved
 16.13 Unpaved
 S_{sc} 0.00147 Slope (ft/ft)
 T_{sc} 0.35933 Shallow Concentrated Flow (hr)

Total Time 0.707 42.45

DRAINAGE AREA 1		
C	0.2	Existing Coefficient for Runoff
I	3.58	(in/hr) intensity
A	16.17	Net area of project (Ac)
Q	11.578	cfs



Runoff Coefficient Determination Post Developed

Typical Values of "C"

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.45
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

Drainage Area	1	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.421	0.311
(Area * C)	0.6396	0.2803
Weighted "C" (A1xC1)/AT	0.531	

1.733

Drainage Area	2	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.701	0.349
(Area * C)	0.7654	0.3141
Weighted "C"	0.527	

2.050

Drainage Area	3	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.437	0.312
(Area * C)	0.6468	0.2804
Weighted "C"	0.530	

1.749

Drainage Area	4	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.422	0.303
(Area * C)	0.6400	0.2729
Weighted "C"	0.529	

1.725

Drainage Area	5	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.420	0.311
(Area * C)	0.6389	0.2802
Weighted "C"	0.531	

1.731

Drainage Area	6	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.421	0.297
(Area * C)	0.6395	0.2669
Weighted "C"	0.528	

1.718

Drainage Area	7	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.431	0.312
(Area * C)	0.6439	0.2805
Weighted "C"	0.530	

1.742

Drainage Area	8	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.423	0.307
(Area * C)	0.6405	0.2759
Weighted "C"	0.530	

1.730

Drainage Area	9	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	0.000	0.244
(Area * C)	0.0000	0.2193
Weighted "C"	0.900	

0.244

Drainage Area	10	
Runoff Types	Residential	Asphalt
Runoff Coefficients	0.45	0.9
Area of Runoff (Ac)	1.462	0.290
(Area * C)	0.6580	0.2607
Weighted "C"	0.524	

1.752

TIME OF CONCENTRATION CALCULATOR
POST DEVELOPED CONDITIONS

SHEET FLOW (LIMITED TO 100 FEET)

$$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}S_{sh}^{0.4}}$$

n_{ol}

see table below

Table 4-6: Overland Flow Roughness		
Surface description		n_{ol}
Smooth surfaces (concrete, asphalt, gravel, or bare soil)		0.011
Fallow (no residue)		0.05
Cultivated soils:	Residue	0.06
	%	
	Residue cover > 20%	0.17
Grass:	Short grass prairie	0.15
	Dense grasses	0.24
	Bermuda	0.41
Range (natural):		0.13
Woods:	Light underbrush	0.4
	Dense underbrush	0.8

DRAINAGE AREA 1

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)

SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)

SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 330 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)
Tsc 0.06380 Shallow Concentrated Flow (hr)

CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA1-DA3			
Lch	33	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.38	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.005	(slope ft/ft)		
Tch	0.00216			

TIME OF CONCENTRATION FOR AREA 1
hrs 0.447 min 26.82

DRAINAGE AREA 2

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)

SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 68 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)
Tsc 0.02619 Shallow Concentrated Flow (hr)

SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)
Tsc 0.05800 Shallow Concentrated Flow (hr)

CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA2-DA4			
Lch	39	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
r	0.38	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.01	(slope ft/ft)		
Tch	0.00180			

TIME OF CONCENTRATION FOR AREA 2

hrs

min

0.455

27.33

DRAINAGE AREA 3

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh **0.3694** Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc **29** Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc **0.002** Slope (ft/ft)

Tsc **0.01117** Shallow Concentrated Flow (hr)

SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc **302** Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc **0.005** Slope (ft/ft)

Tsc **0.05838** Shallow Concentrated Flow (hr)

CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA3-DA4			
Lch	505	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.5	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.007	(slope ft/ft)		
Tch	0.02322			

TIME OF CONCENTRATION FOR AREA 3

hrs

min

0.462

27.73

DRAINAGE AREA 4

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 20 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.002 Slope (ft/ft)

Tsc 0.00770 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.005 Slope (ft/ft)

Tsc 0.05800 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R_{ch}^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	0			
Lch	0	Length of Segment(ft)		
n	0	Manning Roug	0.013	Pipe
r	0.38	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
Sch	0.01	(slope ft/ft)	0.75	36" pipe
Tch	0.00000			

TIME OF CONCENTRATION FOR AREA 4

hrs 0.435
min 26.11

DRAINAGE AREA 5

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 305 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)

Tsc 0.05896 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA5-DA6			
Lch	505	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
r	0.5	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.007	(slope ft/ft)		
Tch	0.02322			

TIME OF CONCENTRATION FOR AREA 5

hrs min
0.463 27.79

DRAINAGE AREA 6

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)

Tsc 0.05800 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	0			
Lch	0	Length of Segment(ft)		
n	0	Manning Roug	0.013	Pipe
r	0.38	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
Sch	0.01	(slope ft/ft)	0.75	36" pipe
Tch	0.00000			

TIME OF CONCENTRATION FOR AREA 6

hrs 0.439 min 26.34

DRAINAGE AREA 7

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 302 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)

Tsc 0.05838 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA7-DA5			
Lch	32	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.38	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.005	(slope ft/ft)		
Tch	0.00209			

hrs

min

TIME OF CONCENTRATION FOR AREA 7

0.441

26.49

DRAINAGE AREA 8

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)

Tsc 0.05800 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA8-DA6			
Lch	36	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
r	0.38	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
Sch	0.01	(slope ft/ft)	0.75	36" pipe
Tch	0.00166			

TIME OF CONCENTRATION FOR AREA 8

hrs min
0.441 26.44

DRAINAGE AREA 9

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.005 Sheet flow slope

Tsh 0.0346 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 0 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.00000 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 90 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)

Tsc 0.01740 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA9-DA10			
Lch	36	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
r	0.75	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
Sch	0.01	(slope ft/ft)	0.75	36"pipe
Tch	0.00106			

TIME OF CONCENTRATION FOR AREA 9

hrs 0.053 min 3.18

10 MIN

DRAINAGE AREA 10

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 34 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.002 Slope (ft/ft)

Tsc 0.01309 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
Ssc 16.13 Unpaved
0.005 Slope (ft/ft)

Tsc 0.05800 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	DA10-OUTFALL			
Lch	206	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
r	0.75	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
Sch	0.007	(slope ft/ft)	0.75	36"pipe
Tch	0.00723			

TIME OF CONCENTRATION FOR AREA 10

hrs min
0.448 26.87

DESIGN PATH T.O.C.

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.0025 Sheet flow slope

Tsh 0.3694 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 30 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.002 Slope (ft/ft)

Tsc 0.01155 Shallow Concentrated Flow (hr)
SHALLOW CONCENTRATED FLOW (PAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 300 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.005 Slope (ft/ft)

Tsc 0.05800 Shallow Concentrated Flow (hr)
CHANNEL FLOW

$$t_{ch} = L_{ch} / \left((3600 \frac{1.49}{n} R^{\frac{2}{3}} S_{ch}^{\frac{1}{2}}) \right)$$

segment #	ST4			
Lch	32	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
r	0.38	Hydraulic Radi	0.25	12"
			0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.005	(slope ft/ft)		
Tch	0.00209			
		hrs	min	
		0.441	26.46	

segment #	ST-5			
Lch	505	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.5	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.007	(slope ft/ft)		
Tch	0.02322			

segment #	ST-8			
Lch	126	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.63	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.007	(slope ft/ft)		
Tch	0.00497			

segment #	ST-9			
Lch	230	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.75	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.007	(slope ft/ft)		
Tch	0.00807			

segment #	ST-10			
Lch	33	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.75	Hydraulic Radi	0.38	18" pipe
			0.5	24" pipe
			0.75	36" pipe
Sch	0.007	(slope ft/ft)		
Tch	0.00116			

segment #	ST-11			
Lch	207	Length of Segment(ft)		
n	0.013	Manning Roug	0.013	Pipe
			0.25	12"
r	0.75	Hydraulic Radi	0.38	18" pipe

			0.5	24" pipe
			0.75	36" pipe
Sch	0.012	(slope ft/ft)		
Tch	0.00555			

0.484

29.04240068

Drainage Calculations-Flow Rate					
Drainage Area ID	Area (Ac)	Cw	TIME OF CONC(MIN)	50 yr Intensity (in/hr)	Q (cfs)
AREA 1	1.73	0.531	27	6.59	6.06
AREA 2	2.05	0.531	27	6.59	7.17
AREA 3	1.75	0.527	28	6.47	5.96
AREA 4	1.73	0.530	26	6.73	6.16
AREA 5	1.73	0.531	28	6.47	5.95
AREA 6	1.72	0.528	26	6.73	6.10
AREA 7	1.74	0.530	26	6.73	6.22
AREA 8	1.73	0.530	26	6.73	6.17
AREA 9	0.24	0.900	10	10.08	2.21
AREA 10	1.75	0.524	27	6.59	6.05
TOTAL	16.17	0.566	29	6.34	58.06

Storm System					
Storm Line #	Length (ft)	Qin (cfs)	Pipe Diamter (in)	Slope %	Qcap cfs
ST-1	33	6.06	18	0.50	7.4
ST-2	505	12.02	24	0.50	16
ST-3	39	7.17	18	1.00	10.5
ST-4	32	6.22	18	1.00	7.4
ST-5	505	12.17	24	1.00	16
ST-6	32	6.17	18	1.00	10.5
ST-7	126	25.35	30	0.70	34.4
ST-8	126	24.44	30	0.70	34.4
ST-9	230	49.79	36	0.70	56
ST-10	33	52.00	36	0.70	56
ST-11	207	58.06	36	1.20	73.3

Prop. Runoff C = 0.566
Area = 16.17 ac
Post Dev. Tc = 29 min

Exist Runoff C = 0.2
Exist. Intensity = 3.6

Detention Calculations						
Duration (minutes)	150 year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	110.25	33,076	11.57	3,471	29,605
10	10.08	92.23	55,337	11.57	6,942	48,395
15	8.69	79.56	71,601	11.57	10,413	61,188
20	7.66	70.13	84,157	11.57	13,884	70,273
25	6.86	62.83	94,240	11.57	17,355	76,885
30	6.23	56.99	102,581	11.57	20,826	81,755
35	5.70	52.21	109,642	11.57	24,297	85,345
40	5.27	48.22	115,729	11.57	27,768	87,961
45	4.90	44.84	121,057	11.57	31,239	89,818
50	4.58	41.93	125,778	11.57	34,710	91,068
55	4.30	39.40	130,005	11.57	38,181	91,824
60	4.06	37.17	133,825	11.57	41,652	92,173
65	3.85	35.21	137,303	11.57	45,123	92,180
70	3.65	33.45	140,491	11.57	48,594	91,897
75	3.48	31.87	143,430	11.57	52,065	91,365
80	3.33	30.45	146,155	11.57	55,536	90,619
85	3.19	29.16	148,691	11.57	59,007	89,684
90	3.06	27.97	151,063	11.57	62,478	88,585
95	2.94	26.89	153,289	11.57	65,949	87,340
100	2.83	25.90	155,385	11.57	69,420	85,965
105	2.73	24.98	157,365	11.57	72,891	84,474
110	2.64	24.13	159,240	11.57	76,362	82,878



EXHIBIT F

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

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Senior Planner, on behalf of Jose Luis Garcia.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Garcia Oak Estates Subdivision – being a 2.15 acre tract of land out of Farm Tract 646, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 3055 ft South of Bus 83 along Milanos Rd. Possible Action.	
Discussion/Overview: The proposed five (5) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 12" waterline and sewer by the City of Weslaco through an 12" sewer line. 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.	
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

SUB19-00017

RECEIVED

JUL 26 2019

Planning &
Code Enforcement Dept.

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: GARCIA OAK ESTATES

Location: SW CORNER OF MILE 7 NORTH + MICHIGAN RD

Legal Description: 2.15 AC OUT OF FT 646 1/2 TRACT SUCSD.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: RESIDENTIAL Proposed Land Use: SINGLE FAMILY

Number of Lots Proposed: 5 Gross Acreage: 2.15

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: JOSE LUIS GARCIA Telephone: 956-314-9553

Address: 7010 MEXICO AVE Fax: _____

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

ENGINEER INFORMATION

Name: DUSTIN MOORE Telephone: 956-245-4651

Address: 14206 PACIFIC DR Fax: _____

City: LA FERIA State: TX Zip: 78557 E-mail: d.mooreland.surveying@gmail.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: CITY OF WESLACO
☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
☒ YES ☐ NO Electric Company: MVEC

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District _____	☒ YES ☐ NO Irrigation District <u>HWD 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 mbhinojosa@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 mbhinojosa@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: DUSTIN NOBLE

Owner Signature: [Signature] Date: 24 July 19

is the authorized agent

Authorized Agent Signature: Dustin Noble Date: 7/24/19

Authorized Agent Printed Name: [Signature]

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: _____

Kayla A. Arevalo

From: Rebekah M. De La Fuente
Sent: Wednesday, July 31, 2019 10:09 AM
To: Kayla A. Arevalo
Subject: FW: Garcia Oak Estates

Please include email below in the agenda

Rebekah de la Fuente, CFM
Assistant Planning & Code Enforcement Director

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



From: Rebekah M. De La Fuente
Sent: Monday, June 10, 2019 10:26 AM
To: DUSTIN MOORE <d.moorelandsurveying@gmail.com>
Subject: RE: Garcia Oak Estates

Good Afternoon:

Please see comments below for yesterday's review meeting:

Planning:

Metes and bounds description must match plan view as provided

Include legend for the plat

Variance will need to be requested for proposed setbacks: Minimum Building Setback lines shall be as follows:

Rear: 25'

All subdivisions located within the city's extraterritorial jurisdiction and connected to one or more of the city utilities, must request annexation to the city prior to the approval of the final subdivision plat.

Fire Marshals Office:

No comments

Engineering Comments

Plat Set

Sheet 1

1. Plat Note 19 states all utility easements will be minimum of 15 feet, there are two U.E. called out as 10-foot easements, please clarify which minimum size they will be consistently.

2. ROW on Milanos Rd acquires 10 additional feet for a total of 80 feet as per HCMPO Planning Map

Sheet 2

3. Sanitary sewer service sizes must be called out, 6" will suffice.

Sheet 3:

No comments to offer

Construction Plan Set

Sheet 1:

No comments to offer

Sheet 2:

No comments to offer

Sheet 3:

No comments to offer

Sheet 4:

All utilities must be compacted to 98%.

Please revise and send a pdf copy back once complete. Once all revisions have been addressed and you have received clearance from all departments you can proceed with preliminary plat submittal.

Thank you,

Rebekah de la Fuente, CFM
Senior Planner

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



From: DUSTIN MOORE <d.moorelandsurveying@gmail.com>
Sent: Thursday, May 23, 2019 1:17 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Garcia Oak Estates

Rebekah,

Attached are the plats and construction plans for the subdivision.

Thanks,
Dustin Moore

>

DRAINAGE STATEMENT
FOR
GARCIA OAK ESTATES

MAY 2019



[Signature]
Prepared by:

Moore Land Surveying, LLC

14216 Palis Drive,
La Feria, TX 78559

(956)245-0988

TBPLS Firm No. 10194186
TBPE Firm No. 19190

DRAINAGE STATEMENT GARCIA OAK ESTATES

10 MAY 2019

Garcia Oak Estates is a 2.15 ac. tract of land inside the ETJ of the City of Weslaco. The property is located on the southwest corner of the intersection of Milanos Rd. and West Mile 7 North. The property is being developed into five (5) lots to be developed into either single family residential lots or commercial lots ranging from 0.28 ac. To 0.39 ac. The property currently has an existing house on the south end where Lot 5 will be and the rest is undeveloped, however the time of concentration was calculated using the velocity for "Short Grass Pasture or Lawns". The subdivision lies in Zone "X-Shaded" according to FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Effective June 6, 2000 and Revised May 30, 2002, December 24, 2015, and October 5, 2018. Zone "X-Shaded" is an "area between the limits of the 100 and 500-year flood plain with depths less than one foot". The plat will call for the structure's finished floor elevation to be at elevation 80.50 ft. or 24" above natural ground whichever is higher in order to ensure the finished floor elevation is above the 100-year flood plain in order to mitigate flood damage.

The soils are 100% Hidalgo Sandy Clay Loam (28) which is in hydrologic soil group "B" with moderate infiltration. (See excerpts from "Soil Survey of Hidalgo County, Texas")

Existing runoff of the land is by surface flow in a southeasterly direction into the borrow ditch along Milanos Rd., where it flows south along Milanos Rd. for 1150' south of the property, thence through an 18" RCP culvert across Milanos Road to the east, thence into a Hidalgo County Drainage District No. 1 Ditch, thence south to the Arroyo Colorado, thence to the Laguna Madre. It has an existing runoff of 3.23 CFS during the 10-year storm frequency as per the attached calculations.

The proposed drainage for Garcia Oak Estates shall consist of allowing runoff to continue to surface flow from the rear of the lots to the front of the lots in a southeasterly direction and into the re-graded borrow ditch along W. Mile 7 North and Milanos Road where it flows south along Milanos Rd. for 1150' south of the property, thence through an 18" RCP culvert across Milanos Road to the east, thence into a Hidalgo County Drainage District No. 1 Ditch, thence south to the Arroyo Colorado, thence to the Laguna Madre. Per the City of Weslaco Drainage Policy, storage large enough to detain the post development 50-year event runoff (6.02 CFS) while discharging the pre-developed 10-year event (3.23 CFS) is required. For this site, the event that requires the largest volume to be detained is the 20 min storm event and the increase in runoff and rate at which the storm water is detained is 2.79 CFS. Based on the attached calculations, the existing borrow ditch along roads will be re-graded and widened which will provide 5,041 CF of detention which is more than the 3,350 CF or .08 Ac.-Ft of detention that is required as per the attached calculations. The volume of water detained was calculated assuming a water surface elevation of 79.00', which is assuming that the ditch is flowing full but overtopping the roadway, which it did not in the storm event of 6/26/18 which was an event larger than the 100-year rainfall event. Run-off and detention were calculated assuming each lot would be single family residential. If the site is developed as commercial as allowed by this plat, then additional on-site detention will be required prior to lot development and will be designed by a licensed engineer and be completed per city and county requirements at time of permitting.



By: [Signature] 10/16/2019
Dustin Moore, PE Date

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1	05/16/2019 DATE

GARCIA OAK ESTATES
Drainage Calculations
5/10/2019

Pre-developed Conditions

Area = 2.15 AC
"C" = 0.20 (10) YR
Tc = 13 MIN 7.50 (110)=IN/HR
Q10pre = 3.23 CFS

** The proposed lot will conservatively have 5,000 SF or .11 Ac. of improvements.
These improvements will include a driveway, sidewalks, house, and porches, with the remainder of the lot consisting of landscape, lawn, and light brush.

$$**"C" = 0.80((0.11*5)/2.15) + .20(1.60/2.15) = .35$$

Developed Conditions

			Detention...50 year storm				
C FACTOR	STORM DURATION		DRAINAGE AREA	INFLOW RATE	RELEASE RATE	STORAGE RATE	STORAGE REQ'D
	T (HR)	I (IN/HR)	A (AC)	Q1=CIA (CFS)	Qo (CFS)	Q1-Qo (CFS)	1/12(Q1-Qo)xT (AC-FT)
0.35	0.08	13.50	2.15	10.16	3.23	6.93	0.046
0.35	0.17	11.00	2.15	8.28	3.23	5.05	0.072
0.35	0.25	9.00	2.15	6.77	3.23	3.55	0.074
0.35	0.33	8.00	2.15	6.02	3.23	2.80	0.077
0.35	0.50	6.50	2.15	4.89	3.23	1.67	0.069
0.35	0.67	5.25	2.15	3.95	3.23	0.73	0.041
0.35	0.83	4.75	2.15	3.57	3.23	0.35	0.024
0.35	1.00	4.25	2.15	3.20	3.23	-0.03	-0.002
0.35	1.50	3.25	2.15	2.45	3.23	-0.78	-0.097
0.35	2.00	2.75	2.15	2.07	3.23	-1.16	-0.193
0.35	3.00	1.90	2.15	1.43	3.23	-1.80	-0.449
0.35	4.00	1.50	2.15	1.13	3.23	-2.10	-0.699
Detention required =			0.077 Ac.-Ft.	3,348.131 CF			

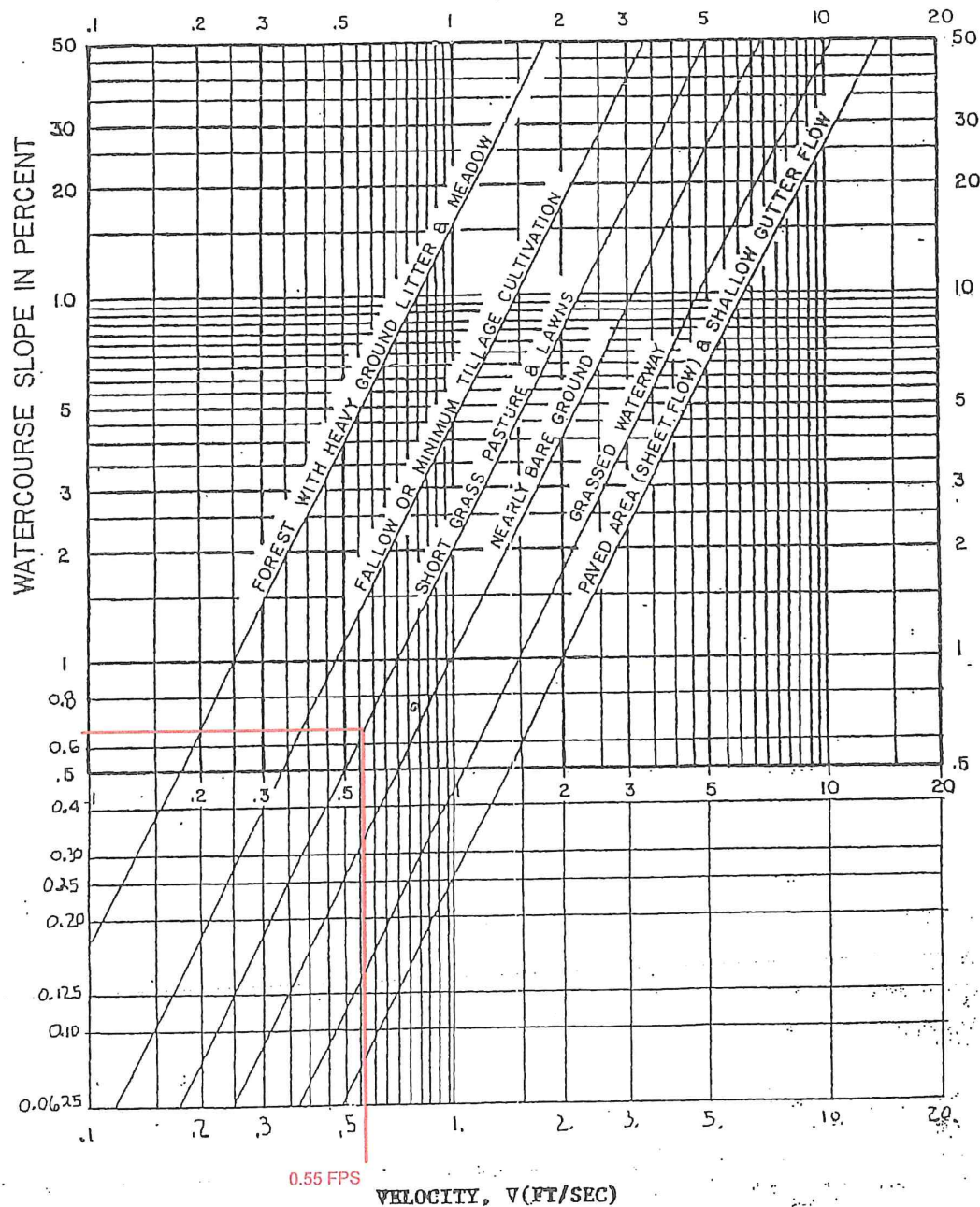
***Run-off and detention were calculated assuming each lot would be single family residential. If the site is developed as commercial as allowed by this plat, then additional on-site detention will be required prior to lot development and will be designed by a licensed engineer and be completed per city and county requirements at time of permitting.



RATIONAL METHOD RUNOFF COEFFICIENTS

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

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



2-85

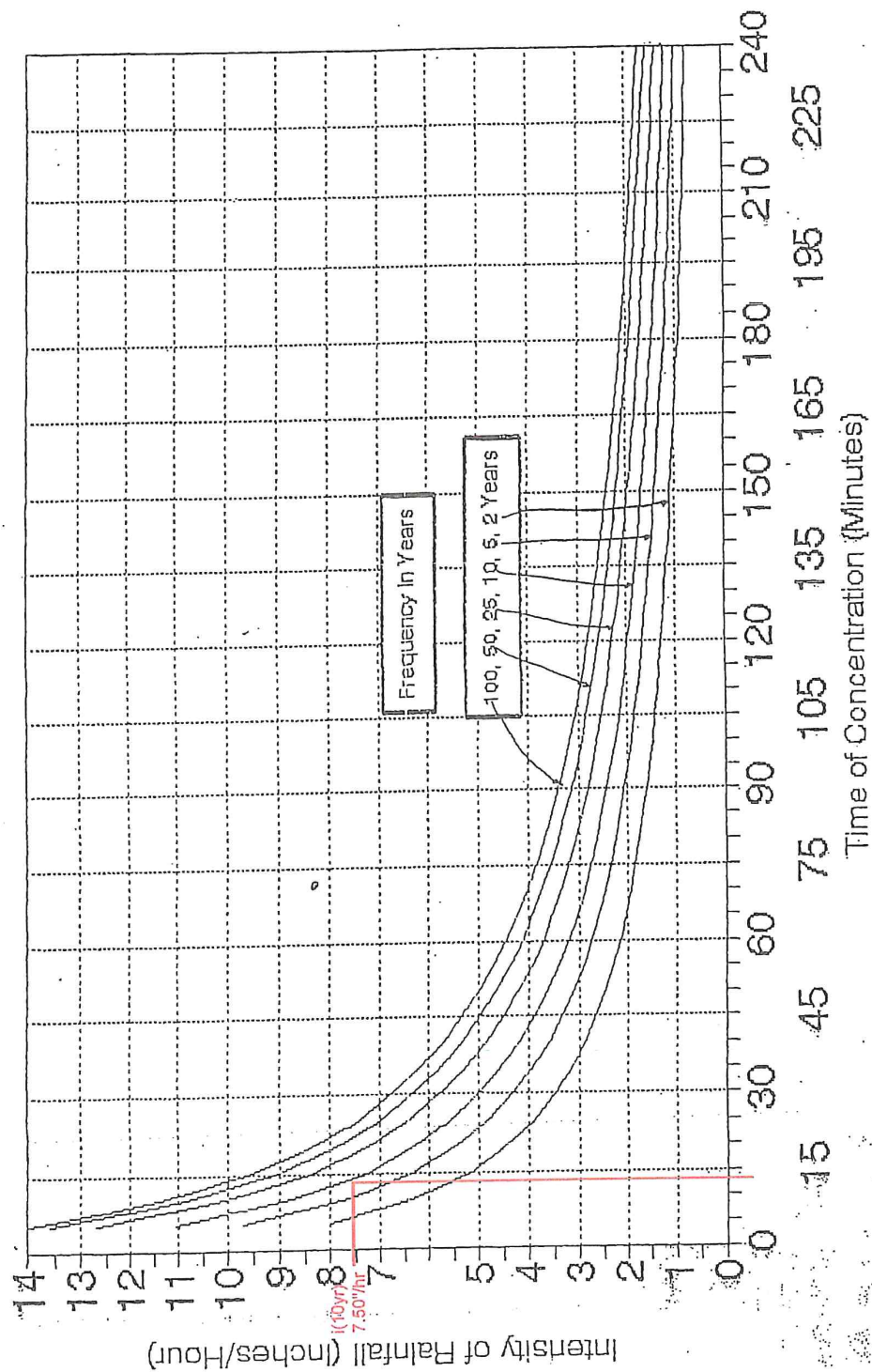
BRIDGE DIVISION HYDRAULIC MANUAL
2 - 24

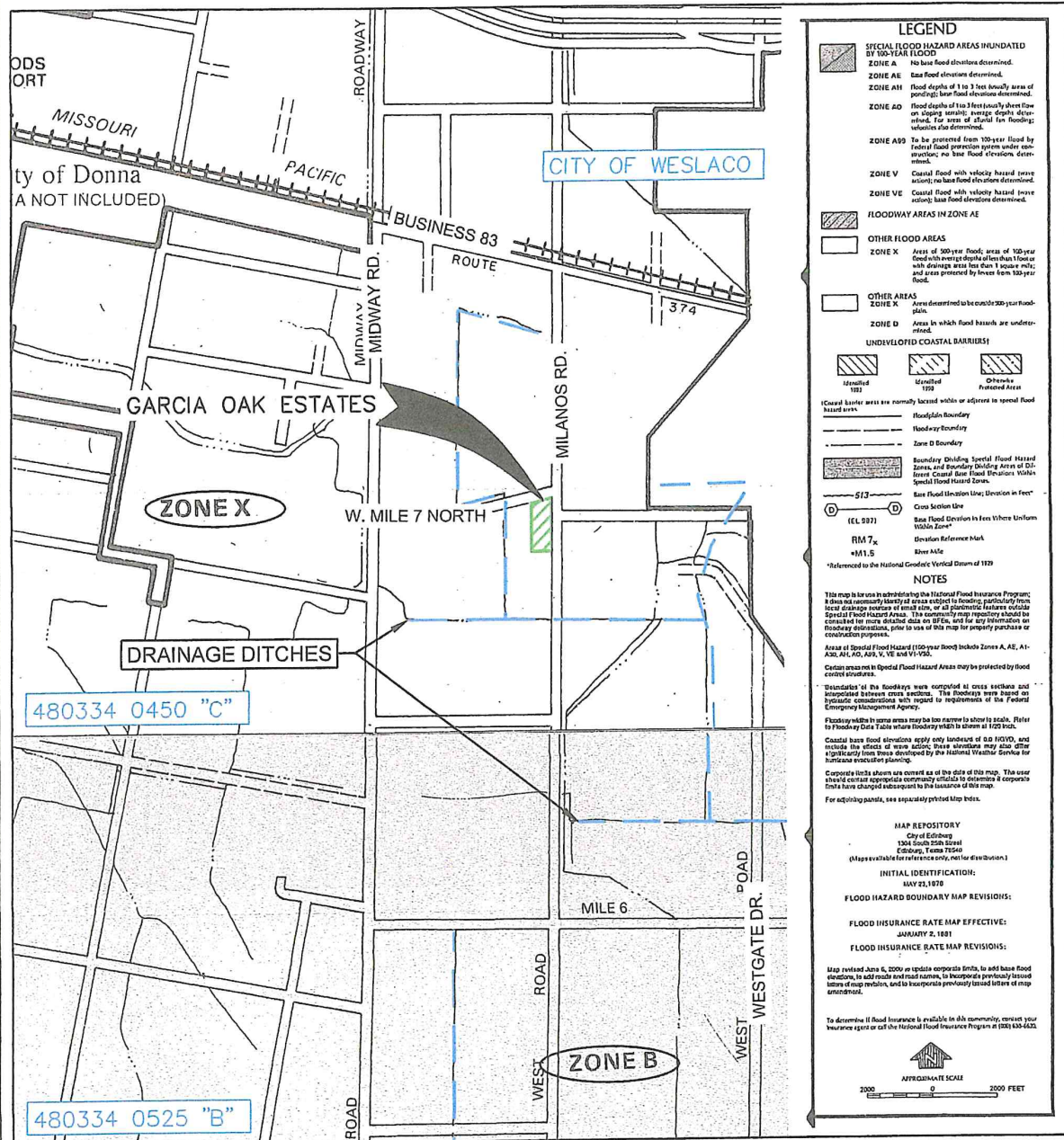
D=450 FT
S=.66 FT/FT
V=0.55FPS

$V=D/T \Rightarrow T=D/V \Rightarrow T=450 \text{ FT} / 0.55 \text{ FPS}$
 $T=818 \text{ s} = 13 \text{ MIN}$

Rainfall Intensity for Hidalgo County

Based on NWS Tech Paper No. 40

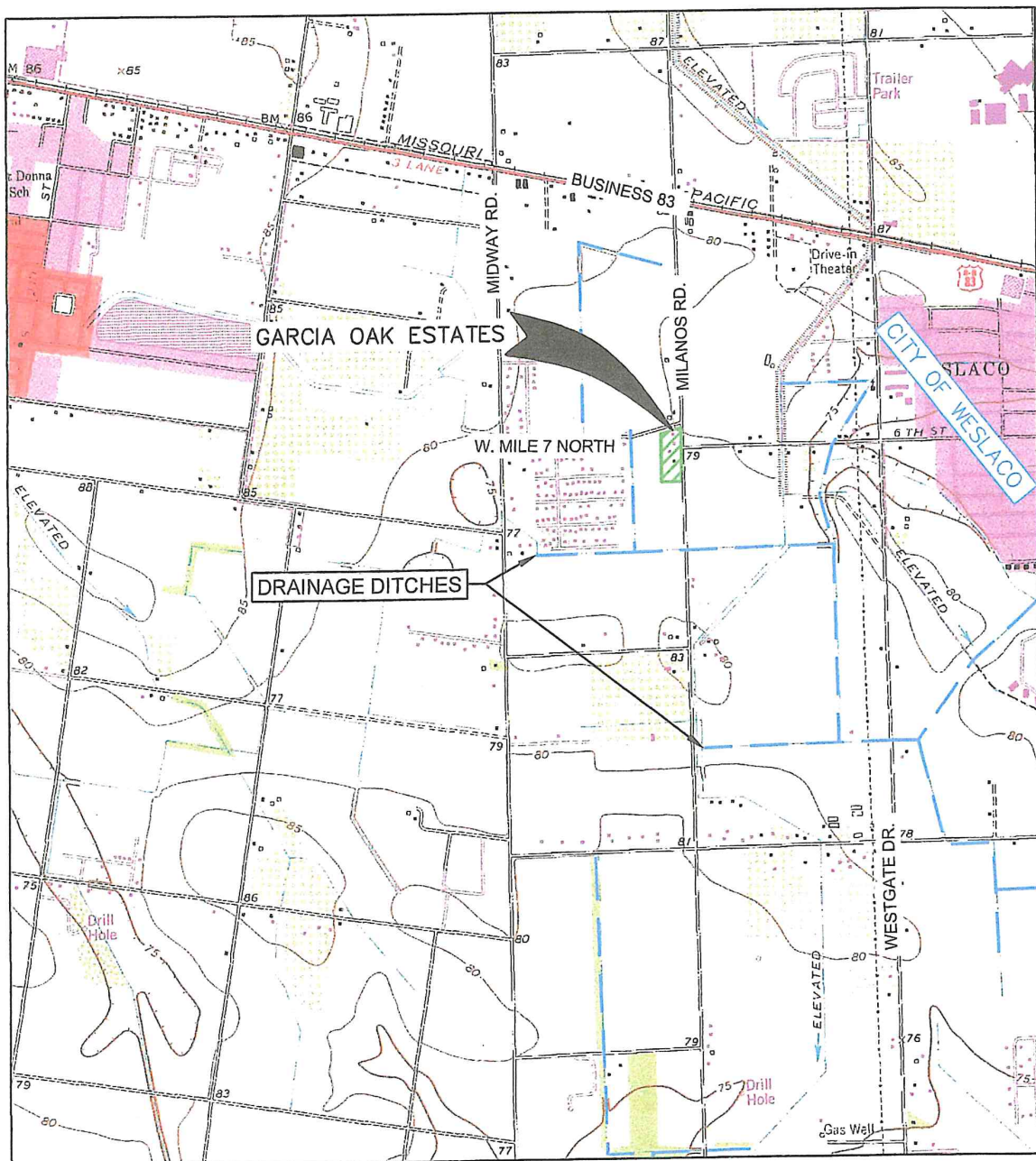




1"=2000'

Moore Land
Surveying, LLC

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

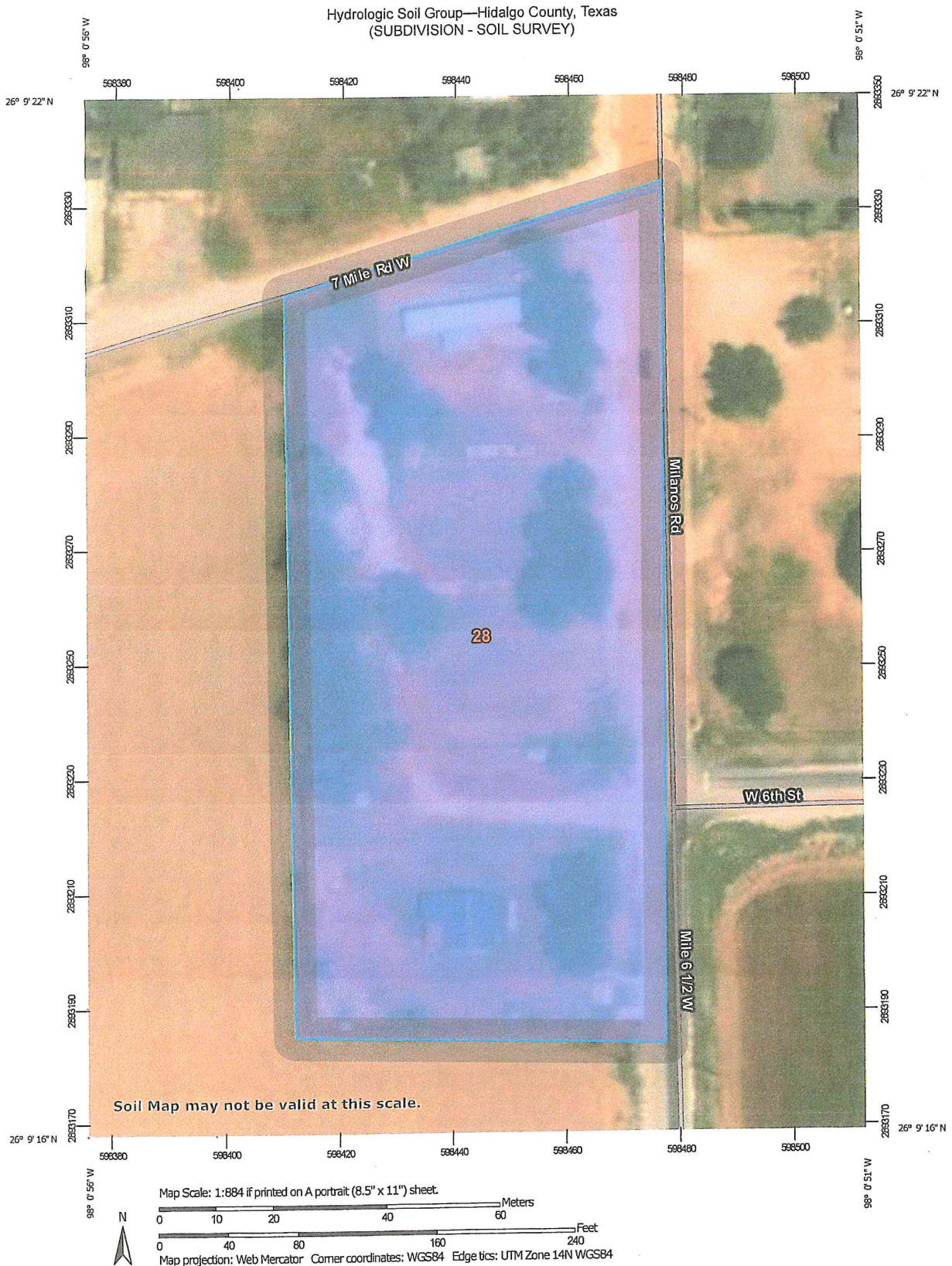


1"=2000'



Moore Land
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
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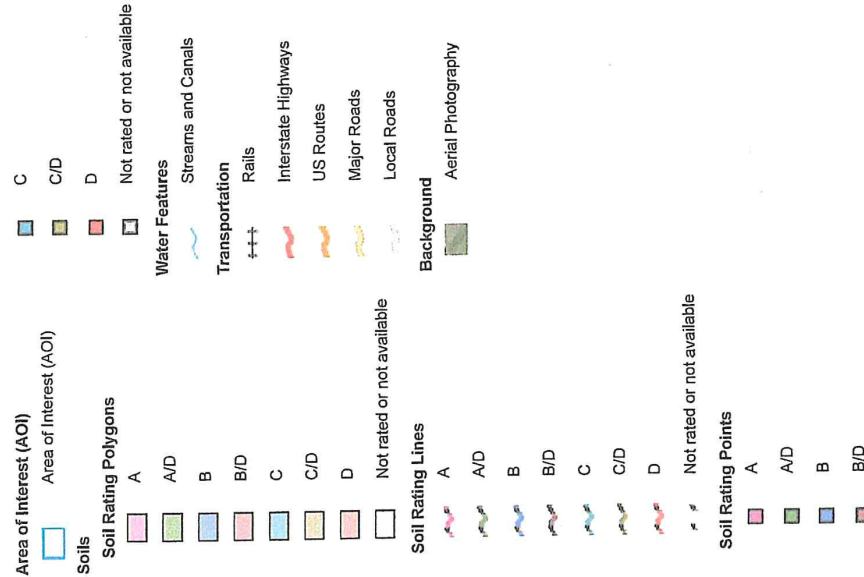
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/15/2019
Page 1 of 4

Hydrologic Soil Group—Hidalgo County, Texas
(SUBDIVISION - SOIL SURVEY)

MAP LEGEND



MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 17, Sep 15, 2018

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	2.3	100.0%
Totals for Area of Interest			2.3	100.0%

Description

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

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

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

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

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

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

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

Rating Options

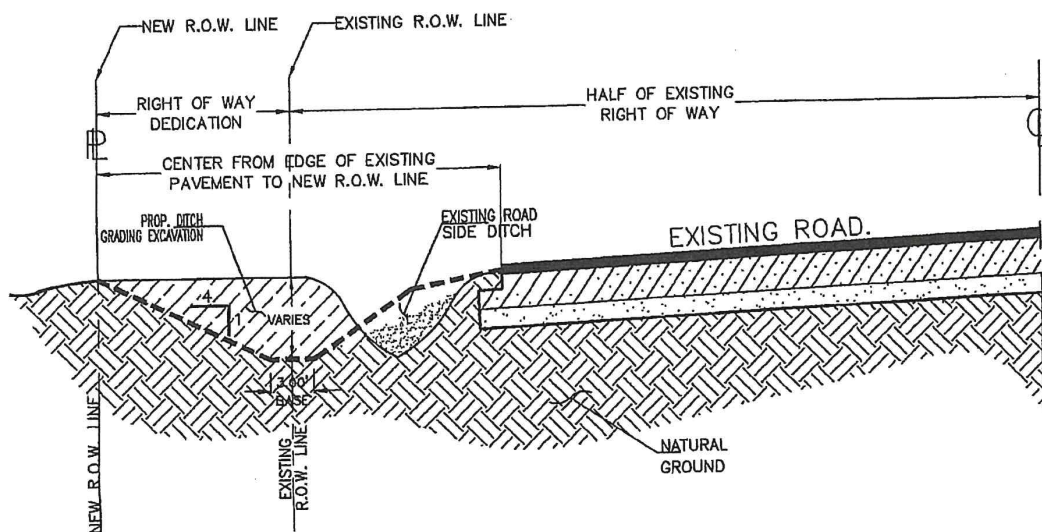
Aggregation Method: Dominant Condition

Hydrologic Soil Group—Hidalgo County, Texas

SUBDIVISION - SOIL SURVEY

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



RECONSTRUCTION OF ROAD SIDE DITCH



HIDALGO COUNTY PLANNING DEPARTMENT

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

RE CONSTRUCTION OF COUNTY ROAD SIDE DITCH

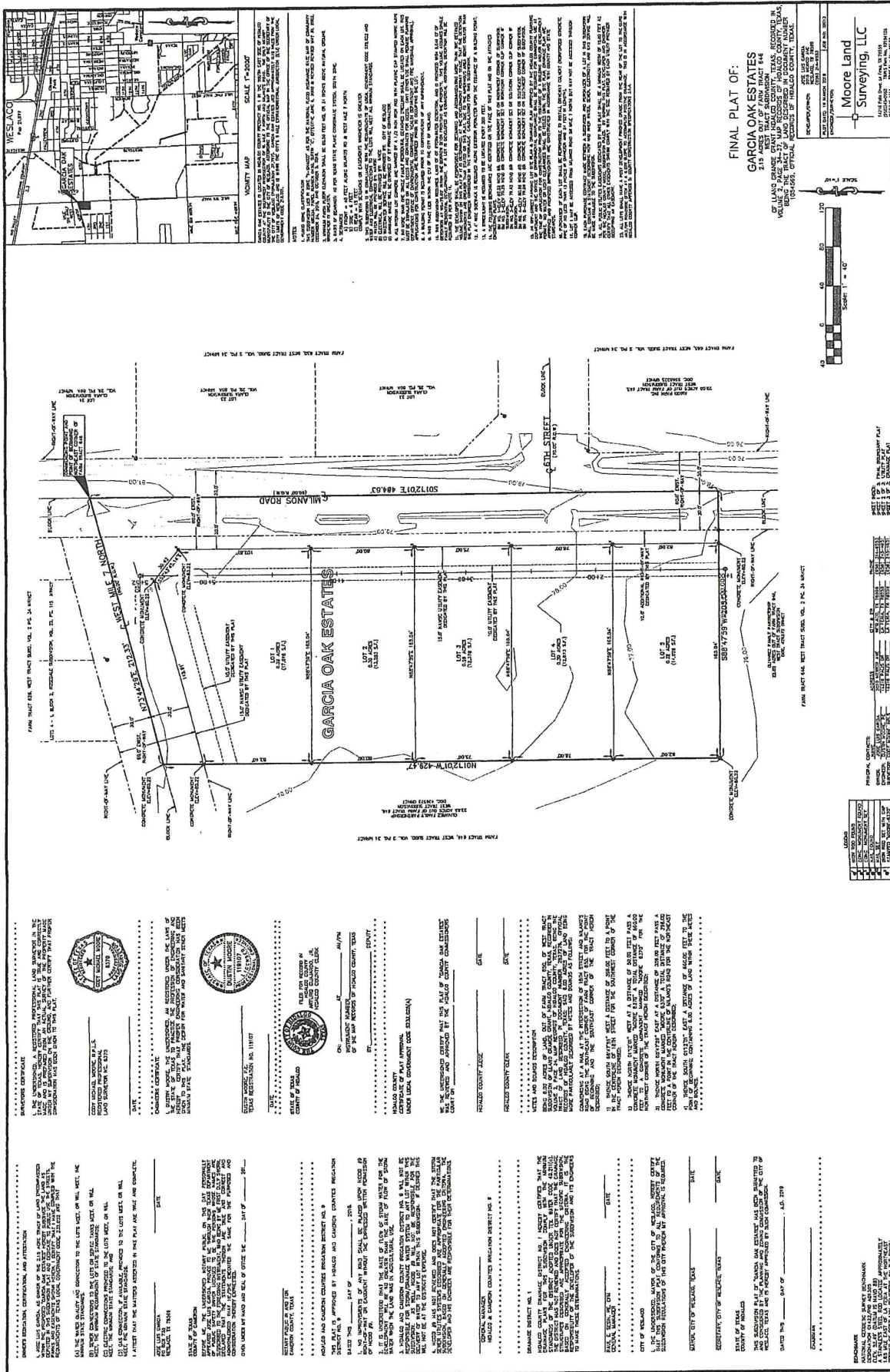
SCALE: N.T.S.

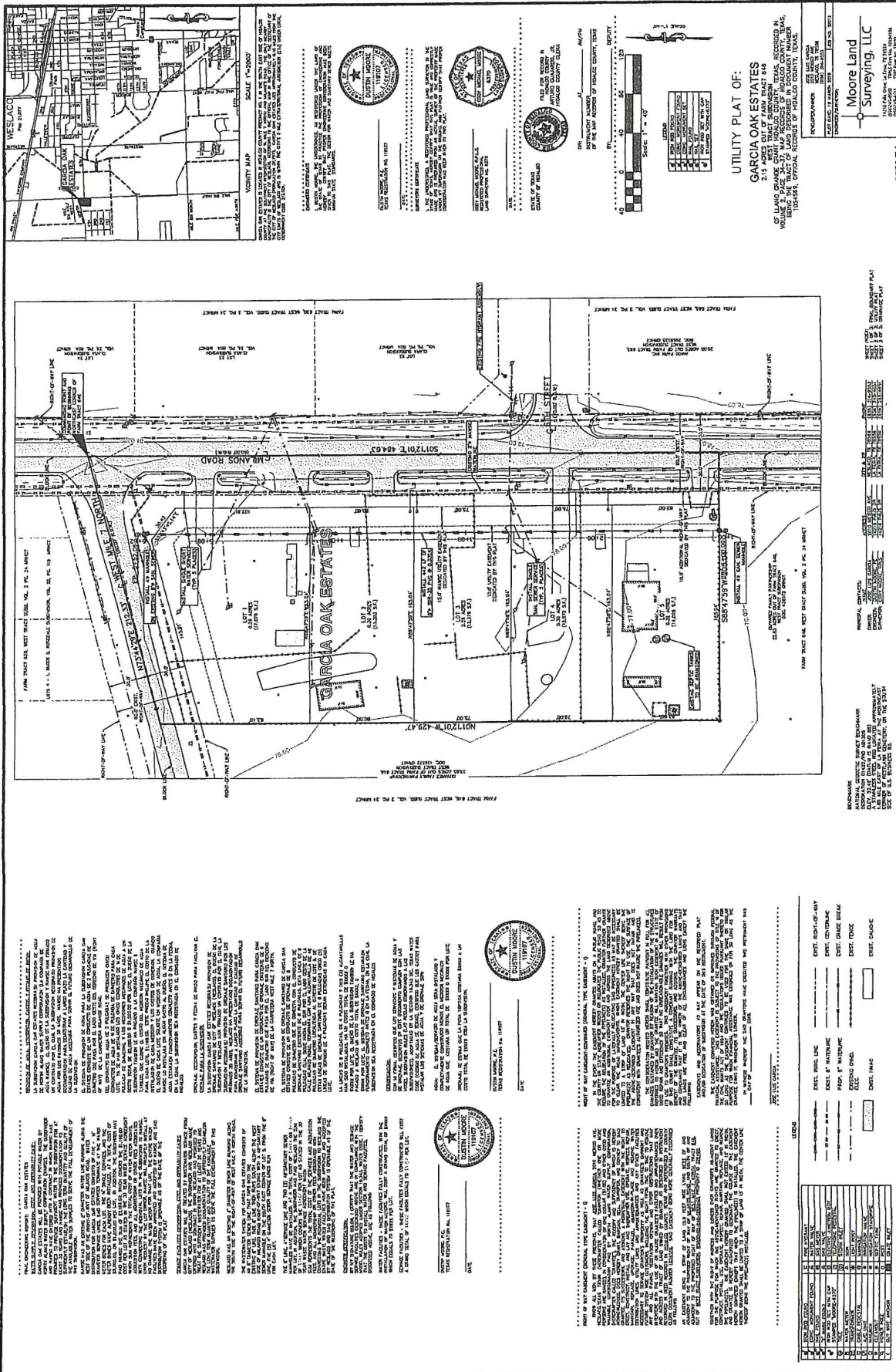
DATE: 11-28-2016

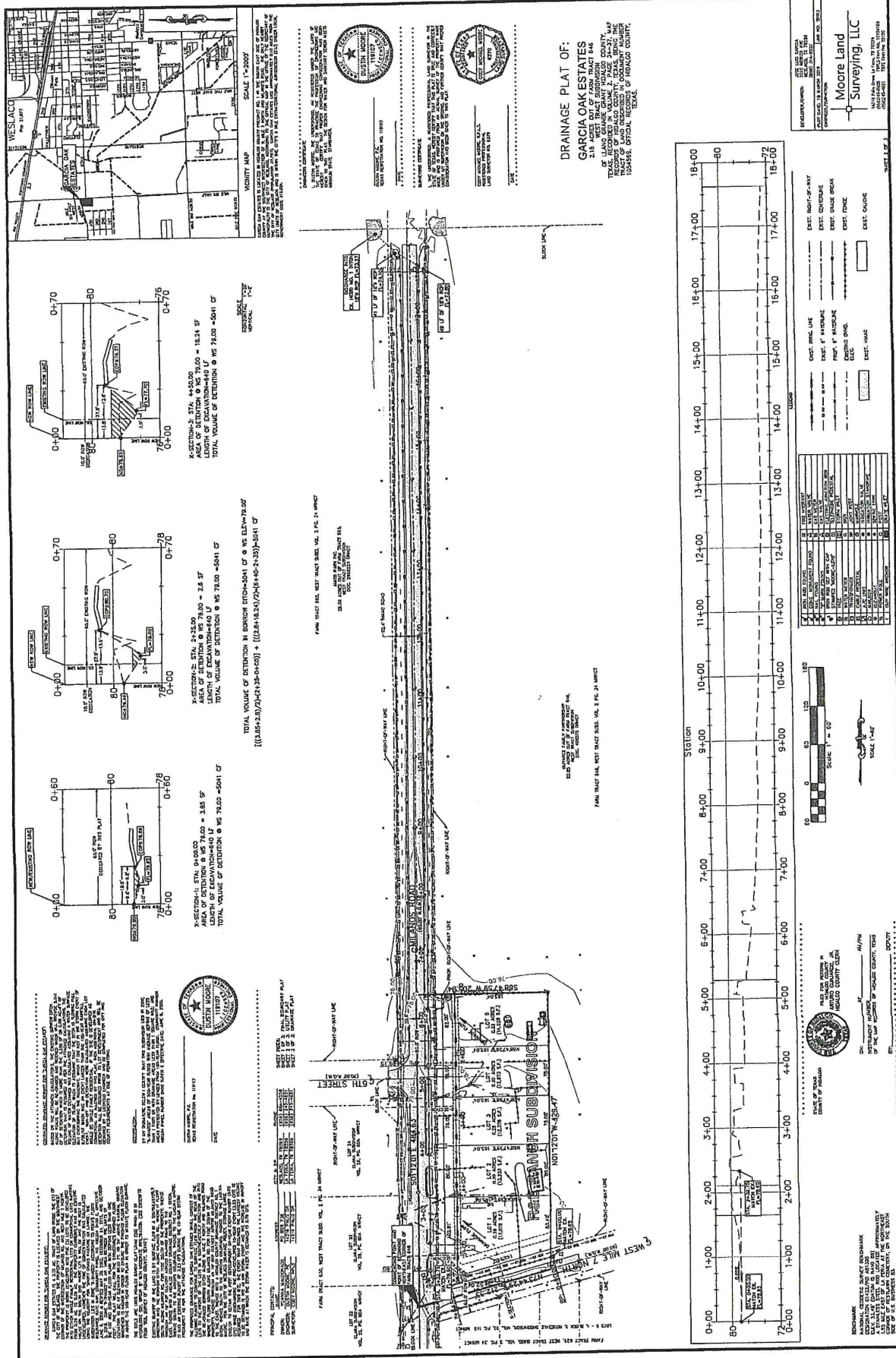
CHECKED BY: T.J.

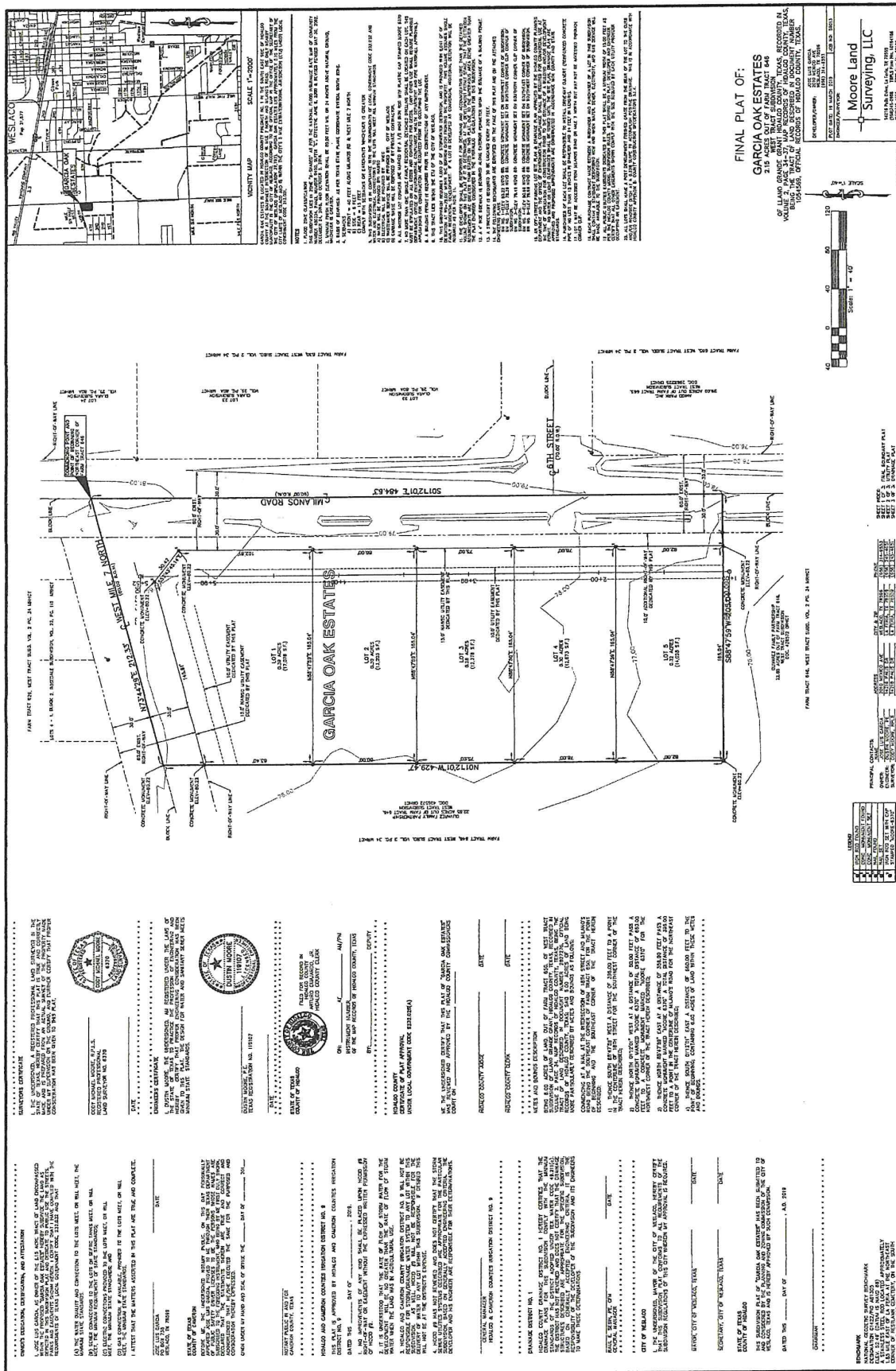
DRAWN BY: J.TOVAR

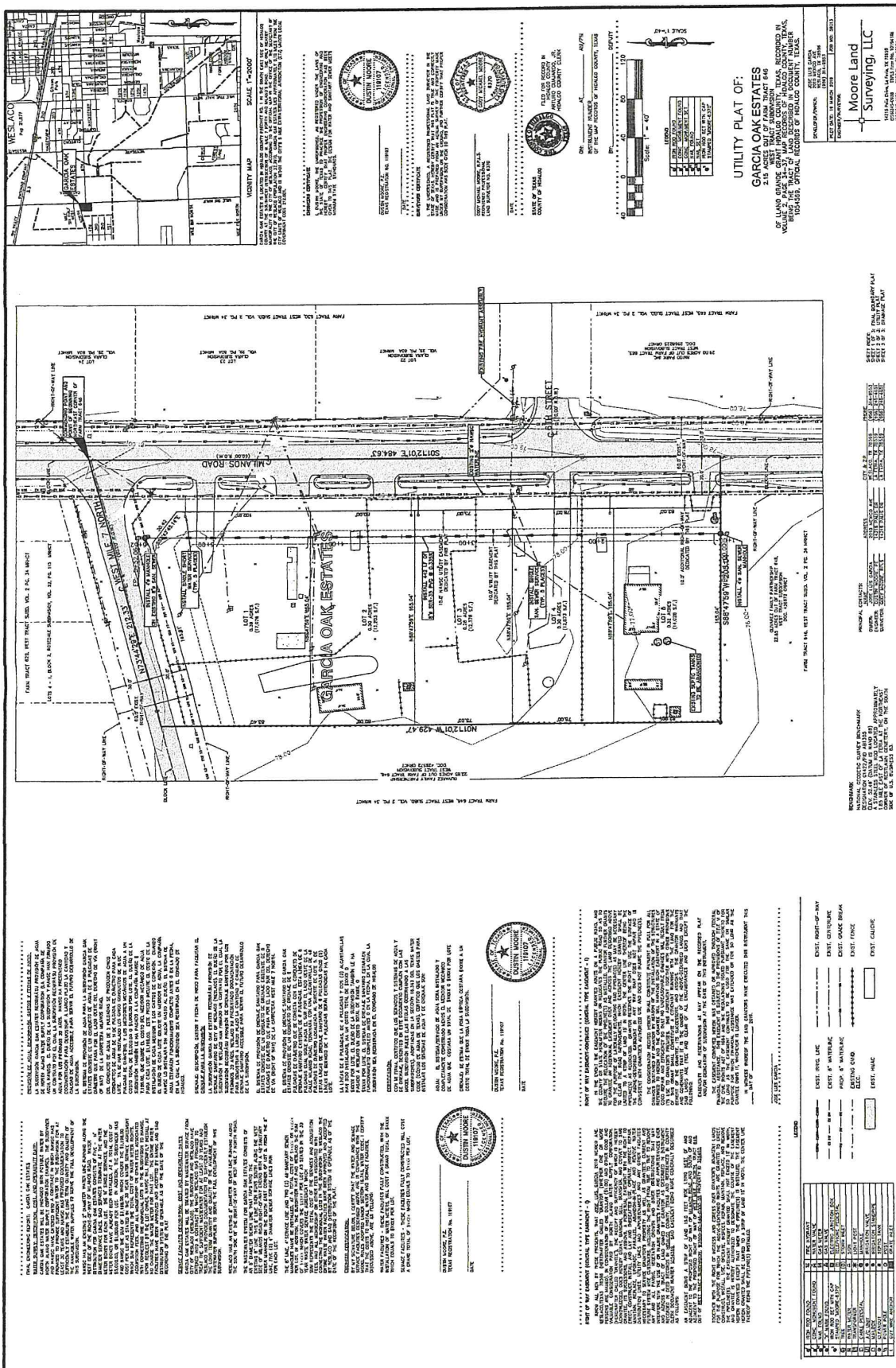
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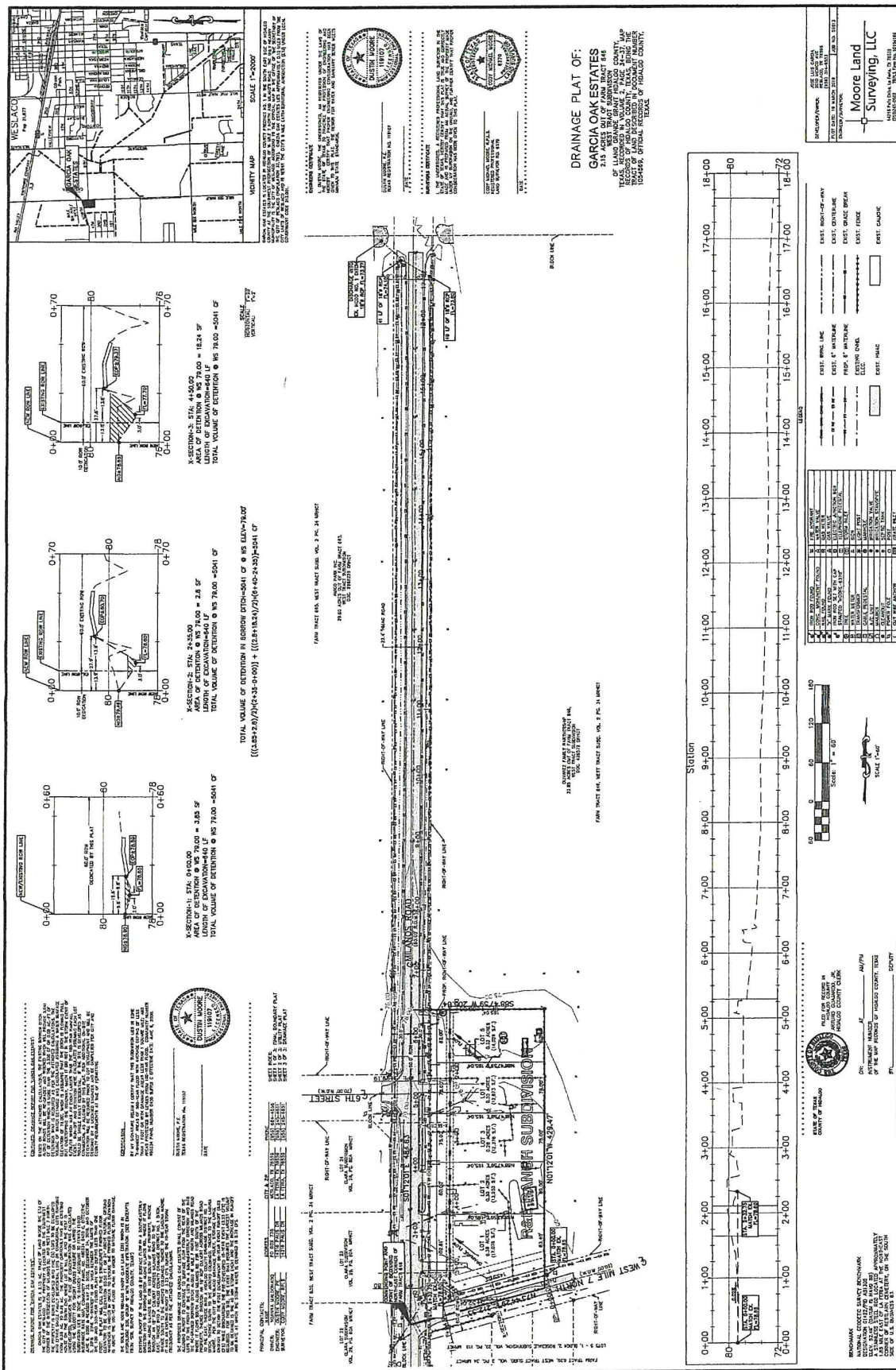












1054569

WARRANTY DEED WITH VENDOR'S LIEN

GF 713374-JLN
Date: February 13, 2002

Grantor: L. D. BROWN TESTAMENTARY TRUST, AKA THE LEW DOUGLAS BROWN TESTATMENTARY TRUST; VIRGINIA CAROL VAUGHAN AND KAREN ELAINE WALKER, INDIVIDUALLY AND AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF VIRGINIA JANE BROWN, DECEASED; DAVID DOUGLAS BROWN AND MELISSA ANN BROWN

Grantor's Mailing Address (including county): c/o RR 7, Box 138
Weslaco, Texas 78596
Hidalgo County, Texas

Grantee: JOSE LUIS GARCIA AND WIFE, NORA C. GARCIA

Grantee's Mailing Address (including county): 2010 Mexico Ave.
Weslaco, Texas 78596
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of FIFTY THREE THOUSAND SIX HUNDRED AND NO/100THS DOLLARS (\$53,600.00) payable to the order of TEXAS STATE BANK and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to PAUL S. MOXLEY, Trustee.

Property (including any improvements):

See Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

An undivided 1/2 interest in all oil, gas, and other minerals on, in, under, or that be produced from the subject property as set forth in instrument dated January 17, 1950, recorded in Volume 679, Page 10, Deed Records, Hidalgo County, Texas.

Oil, Gas, and Mineral Leases dated April 1, 1971, recorded in Volume 332, Page 45, dated July 30, 1981, recorded in Volume 407, Page 219 and dated July 22, 1981, recorded in Volume 406,

Page 292, Oil and Gas Records, Hidalgo County, Texas.

Easements granted to HIDALGO COUNTY, as set forth in instrument recorded in Volume 1158, Page 171 and Volume 1385, Page 356, Deed Records, Hidalgo County, Texas.

Easement for RIGHT OF WAY granted to CENTRAL FLOWER AND LIGHT COMPANY, as set forth in instrument recorded under Clerk's File No. 457169, Official Records, Hidalgo County, Texas.

Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Subject to any portion of subject property described herein lying within canal right of way.

Easements, Rules, Regulations and Rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2002 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

TEXAS STATE BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of TEXAS STATE BANK and are transferred to TEXAS STATE BANK, without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

L.D. BROWN
TESTAMENTARY TRUST,
AKA THE LEW DOUGLAS BROWN
TESTAMENTARY TRUST

BY Susan Carol Brown
SUSAN CAROL BROWN, TRUSTEE

Karen Elaine Walker
KAREN ELAINE WALKER, Individually
and as Independent Co-Executor of the
Estate of Virginia Jane Brown, Deceased

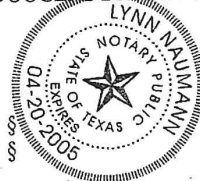
Virginia Carol Vaughan
VIRGINIA CAROL VAUGHAN,
Individually and as Independent Co-
Executor of the Estate of Virginia Jane
Brown, Deceased
David Douglas Brown
DAVID DOUGLAS BROWN

Melissa Ann Brown
MELISSA ANN BROWN

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 15th of February, 2002,
by SUSAN CAROL BROWN, AS TRUSTEE OF THE L.D. BROWN TESTAMENTARY
TRUST, AKA LEW DOUGLAS BROWN TESTAMENTARY TRUST.



[Signature]
Notary Public, State of Texas

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 15th of Feb, 2002,
by VIRGINIA CAROL VAUGHAN AND KAREN ELAINE WALKER, INDIVIDUALLY AND
AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF VIRGINIA JANE BROWN,
DECEASED.



[Signature]
Notary Public, State of Texas

State of Texas §
County of Hidalgo §

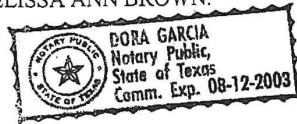
This instrument was acknowledged before me on the 18th of Dec, 2002,
by DAVID DOUGLAS BROWN.



[Signature]
Notary Public, State of Texas

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 13th of February, 2002,
by MELISSA ANN BROWN.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOSE LUIS GARCIA
2010 Mexico Ave.
Weslaco, Texas 78596

PREPARED BY:
Scott & Lewis
Attorneys At Law
208 West Cano
Edinburg, Texas 78539
File/GF Number: 713374
LN:Ncl

EXHIBIT "A"

Being 2.151 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 646, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34, Map Records, Hidalgo County, Texas, and said 2.151 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set for the Northeast corner of said Farm Tract 646 and the Northeast corner of said tract herein described;

THENCE, South, 484.63 feet, with the East line of said Farm Tract 646 and with the centerline of Mile 6 ½ West Road to a cotton picker spindle set for the Southeast corner of said tract herein described;

THENCE, West, at a distance of 30.00 feet pass a ½ inch iron rod found for reference on the West right-of-way line of said Mile 6 ½ West Road and continuing for a total distance of 205.04 feet to a ½ inch iron rod found for the Southwest corner of said tract herein described;

THENCE, North, at a distance of 408.76 feet pass a ½ inch iron rod found for reference on the South right-of-way line of Mile 7 North Road and continuing for a total distance of 429.47 feet to a cotton picker spindle set for the Northwest corner of said tract herein described;

THENCE, North 74 degrees 56 minutes 30 seconds East, 212.34 feet, with the North line of said Farm Tract 646 and with the centerline of said Mile 7 North Road to the POINT OF BEGINNING and containing 2.151 acres of land, more or less.

Filed for Record in:
Hidalgo County, III
by J. D. Salinas, III
County Clerk
On: Feb 22, 2002 at 03:56P
As a Recording
Document Number: 1054569
Total Fees : 22.00
Receipt Number - 402614
By
Bea Cruz, Deputy



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

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Senior Planner, on behalf of Amigo Park, Inc.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat of Westwood Gardens Subdivision - being a 29 acres out of Farm Tract No. 655, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the Southwest corner of Mile 6 ½ West Road and Mile 7 North. Possible Action.	
Discussion/Overview: The proposed one hundred seven (107) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. 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.	
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): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Sub 19-00018
RECEIVED



SUBDIVISION PLATTING APPLICATION

JUL 26 2019

Planning &
Code Enforcement Dept.

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Westwood Gardens Subdivision

Location: Southeast corner of Mile 6 1/2 West Road and Mile 7 North (6th Street)

Legal Description: 29 acres of Farm Tract No. 655 of the West Tract Subdivision out of Llano Grande Grant of Lands in Hidalgo County, Texas recorded in Volume 2, Page 34 H.C.M.R.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: Agriculture Proposed Land Use: Single Family Residential

Number of Lots Proposed: 107 Gross Acreage: 29

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Amigo Park, Inc. Telephone: (956) 821-4668

Address: 2511 Nellie Fax: (956) 968-9606

City: Weslaco State: TX Zip: 78596 E-mail: frankcerda@aol.com

ENGINEER INFORMATION

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588

Address: 416 E. Dove Avenue Fax: (956) 994-8102

City: McAllen State: TX Zip: 78504 E-mail: javhin@rgv.rr.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply Corp.

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: American Electrical Power

☒ YES ☐ NO Phone Utility AT&T

☐ YES ☒ NO Gas Utility

☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District H.C.D.D. NO. 1

☒ YES ☐ NO Irrigation District H.C.C.I. NO. 9

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 **355**

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

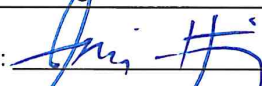
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: Amigo Park, Inc. By: Francisco Cerda, President

Owner Signature:  Date: 7/25/2019

Javier Hinojosa Engineering is the authorized agent

Authorized Agent Signature:  Date: 7/25/19

Authorized Agent Printed Name: Javier Hinojosa, 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: _____

Kayla A. Arevalo

From: Rebekah M. De La Fuente
Sent: Wednesday, July 31, 2019 10:10 AM
To: Kayla A. Arevalo
Subject: FW: Weslaco Gardens- Subdivision Review Comments

Include email below in the agenda

Rebekah de la Fuente, CFM

Assistant Planning & Code Enforcement Director

City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

rdelafuente@weslacotx.gov



From: Rebekah M. De La Fuente
Sent: Thursday, July 25, 2019 1:42 PM
To: 'javhin@rgv.rr.com' <javhin@rgv.rr.com>
Subject: RE: Weslaco Gardens- Subdivision Review Comments

My apologies there was a mistake on Comment 6. It should read as follows:

6. Minimum Building Setback lines shall be as follows: Rear :20% of lot depth not to exceed 25'

From: Rebekah M. De La Fuente
Sent: Wednesday, July 24, 2019 11:18 AM
To: javhin@rgv.rr.com
Subject: Weslaco Gardens- Subdivision Review Comments

Good Morning,

Below is the list of comments from each department:

Fire:

If gated, 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.

Planning:

1. Identify the point of beginning
2. Adjacent properties must be identified on all sides.
3. Submit a traffic impact analysis
4. Include all appropriate signature lines.- Add signature line for HCCID#9
5. Submit list of proposed street names to be verified by PD and 911 Addressing
6. Minimum Building Setback lines shall be as follows: Side:20% of lot depth not to exceed 25'

7. Add Plat Note: No access have be permitted for Lot 1 and 42-51 onto 6th Street

Engineering:

1. Remove plat note #14
2. Add cul-de-sac setbacks under Plat note #4
3. Plat note 2: Minimum floor elevation must read as "18" above top of curb or above BM whichever is greater.
4. Mile 6 1/2 West must read as (MILANOS RD) below instead of (HOPPER RD)
5. Manhole's must have composite ring and covers, provide detail sheet.
6. All tie-ins to waterlines must include stainless steel tapping sleeves opposed to tapping tee's
7. All water services must be single 1" minimum
8. Proposed curb inlet #5 and Manhole Station 16+00 for Line "B" are too close, space the SS manholes approximate 500 feet apart.
9. Curb inlet #12 must have a higher flow elevation than Prop. Drain Manhole #4.
10. Curb Inlet #1 must have a higher elevation than Curb Inlet #2
11. Casing for water services must be bigger than the proposed size.

Once the comments have been addressed please email me back an new pdf of copy which I will route to each department. Once you have been cleared by all the departments you will be able to formally submit for plat approval.

Thank you,

Rebekah de la Fuente, CFM
Assistant Planning & Code Enforcement Director

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





**City of Weslaco
Engineering Division**
255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Westwood Gardens Subdivision
Location: Southeast corner of Mile 6 1/2 West (Milanos Road) and Mile 7 North (6th Street)
Applicant: Amigo Park, Inc. ☒ Owner ☐ Agent
Address: 2511 Nellie St., Weslaco, TX 78596 Phone Number: (956) 821-4668

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family Housing	29	N/A	107	79	106	117

Comments: Proposed single family residences to be completed in two phases

Prepared by: Javier Hinojosa, P.E. Date: 07/26/19
Address: 416 E. Dove Ave., McAllen, TX 78504 Phone Number: (956) 668-1588

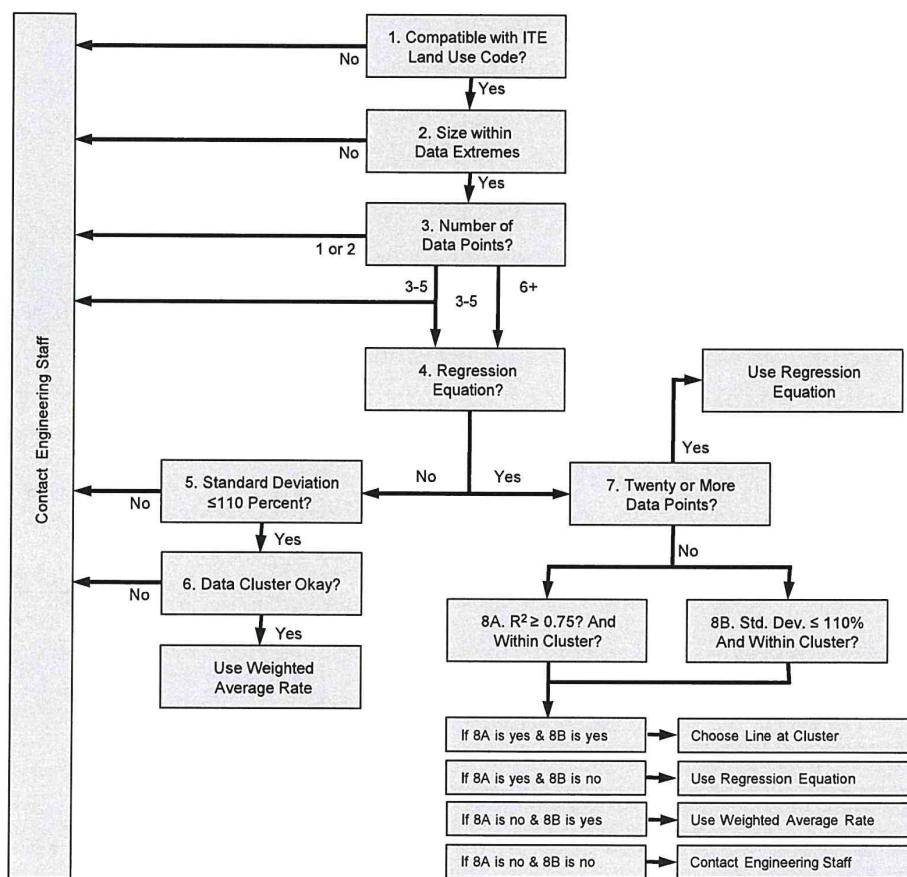
(For Official Use Only, Do Not Write In This Box)

- ☐ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- ☐ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)

Proposed
Westwood Gardens Subdivision
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPE FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
Fax: (956) 994-8102
e-mail: javhin@rgv.rr.com

June 14, 2019



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**Drainage Statement
Westwood Gardens Subdivision
Weslaco, Texas**

Introduction

Westwood Gardens Subdivision is a 29.00 acre tract of land, being a part or portion of Farm Tract No. 655, West Tract Subdivision out of the Llano Grande Grant of Lands as recorded in Volume 2, Page 34, Hidalgo County Map Records. This subdivision is located at the southeast corner of Mile 7 North (6th Street) and Mile 6 ½ West (Hopper Road) and is within the city limits of Weslaco, Texas.

Flood Plain

The subject tract of land is located within Zone "X" (no shading) on a Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Revised June 6, 2000. Zone "X" is defined as "areas determined to be outside the 500-year flood plain". The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot.

Soil Conditions

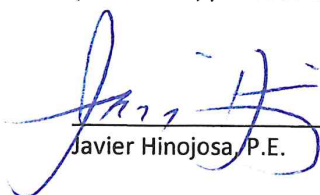
According to the soil survey report prepared for Hidalgo County by the USDA Soil Conservation Service; the soils in this subdivision are found to be Hidalgo County Sandy Loam (28), Racombes Sandy Clay Loam (48) and Raymondville Clay Loam (52). Soils group 28 and 48 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index and make up approximately 92% of this property. The remaining 8%, soils group 52 is in hydrologic group "D" and is not very pervious and has a relatively high plasticity index.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in an southwesterly direction. Based on an existing 10-year storm, a total storm runoff of 13.06 cubic feet per second is being generated by this site.

Proposed Conditions

The Westwood Gardens Subdivision is a 107 single-family lot subdivision with an additional area being designated as a site for a detention pond adjacent to a Hidalgo County Irrigation District No. 9 ditch. This development shall be constructed in two phases, but all necessary drainage construction, along with the excavation of the detention pond and ditch widening shall be constructed at part of Phase One. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from 24" to 42" into the detention area and a 18" drainage pipe shall discharge from the detention pond into the aforementioned H.C.I.D. #9 ditch. The proposed development will increase runoff to a maximum of 82.52 cubic feet per second for an increase Q of 69.46 cubic feet per second based on a 50-year storm. Required detention for this subdivision is 180,836 cubic feet (4.151 Ac.Ft.). The detention pond has a capacity of 195,597 cubic feet (4.49 Ac.Ft.) at a depth of 7.4 feet and ditch widening shall net an additional 135,600 (3.113 Ac.Ft.) cubic feet of detention for a total of 331,197 cubic feet (7.60 Ac.Ft.) provided by this subdivision.


Javier Hinojosa, P.E.



DRAINAGE ANALYSIS

PROJECT NAME: **Westwood Gardens Subdivision**
DATE: **July 18, 2019**

I. Existing Condition-10 year

Ex. Area:	1,263,240.00 sf	Int. Coeff. "k	0.213 Table 3-2
	29.00 ac	K _u	3.28
Imp. Area:	27,180 sf	Length	1630
% Imp. :	0.02	Velocity	0.270582 ft/sec
Slope :	0.15 %		
tc :	100.40 min		
Rainfall Intensity (10yr)			2.252 in/hr
c factor			0.200
Q peak existing condition:			13.06 cfs

II. Future Condition-50 year

Future area:	1,263,240.00 sf		
	29.00 ac		
Estimated Imp. Area:	145,250 sf		
% Imp. :	0.11		
Slope :	0.50%		
tc :	36.83 min		
Rainfall Intensity (50yr)			5.624 in/hr
c factor			0.506
Q future cond. = Aci = i *	=	82.52 *	0.51
		14.674 i	

time min.	time hour	i in/hr	Q _{in} cfs	V _{in} cf	Q _{out} cfs	V _{out} cf	REQ'D V cf
30	0.50	6.343	93.08	167,539	13.06	23,510	144,029
40	0.67	5.350	78.51	188,414	13.06	31,346	157,068
50	0.83	4.658	68.35	205,054	13.06	39,183	165,872
60	1.00	4.144	60.81	218,913	13.06	47,019	171,893
70	1.17	3.745	54.95	230,807	13.06	54,856	175,952
80	1.33	3.426	50.27	241,311	13.06	62,692	178,619
90	1.50	3.164	46.43	250,714	13.06	70,529	180,185
100	1.67	2.944	43.20	259,202	13.06	78,365	180,836
110	1.83	2.757	40.46	267,011	13.06	86,202	180,809
120	2.00	2.596	38.09	274,275	13.06	94,038	180,236

Storage Required: 180,836 cf
Storage Required: 4.151 Ac.-Ft.
w/ release rate of: 13.06 cfs

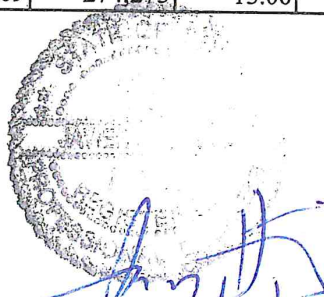


TABLE I
TIME OF CONCENTRATION DETERMINATION
Westwood Gardens Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW				
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)
Existing	Overland	0.213	1630		100.40					100.40
D.A.#1	Overland & Gutter	0.506	175		7.29			580	0.4	24.17
D.A.#1-D.A.#2	Pipe Flow	0.506						40	3.0	0.22
D.A.#2	Overland & Gutter	0.506	135		5.63			510	0.4	21.25
D.A.#2-D.A.#6	Pipe Flow	0.506						270	3.0	1.50
D.A.#3	Overland & Gutter	0.506	135		5.63			250	0.4	10.42
D.A.#3-MH#1	Pipe Flow	0.506						38	3.0	0.21
D.A.#4	Overland & Gutter	0.506	135		5.63			200	0.4	8.33
D.A.#4-MH#1	Pipe Flow	0.506						50	3.0	0.28
D.A.#5	Overland & Gutter	0.506	135		5.63			200	0.4	8.33
D.A.#5-MH#1	Pipe Flow	0.506						15	3.0	0.08
MH#1-D.A.#7	Pipe Flow	0.506						15	3.0	0.08
D.A.#6	Overland & Gutter	0.506	135		5.63			420	0.4	17.50
D.A.#6-D.A.#7	Pipe Flow	0.506						32	3.0	0.18
D.A.#8	Overland & Gutter	0.506	135		5.63			500	0.4	20.83
D.A.#8-D.A.#9	Pipe Flow	0.506						38	3.0	0.21
D.A.#9	Overland & Gutter	0.506	40		1.7			480	0.4	20.00
D.A.#9-D.A.#7	Pipe Flow	0.506						270	3.0	1.50

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
Westwood Gardens Subdivision

TABLE I											
TIME OF CONCENTRATION DETERMINATION											
Westwood Gardens Subdivision											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#7	Overland & Gutter	0.506	135		5.63			420	0.4	17.50	23.13
D.A.#7-MH#2	Pipe Flow	0.506						555	3.0	3.08	36.44
D.A.#10	Overland & Gutter	0.506	135		5.63			145	0.4	6.04	11.67
D.A.#10-MH#2	Pipe Flow	0.506						50	3.0	0.28	11.94
D.A.#11	Overland & Gutter	0.506	135		5.63			250	0.4	10.42	16.04
D.A.#11-MH#2	Pipe Flow	0.506						15	3.0	0.08	16.13
MH#2-D.A.#12	Pipe Flow	0.506						40	3.0	0.22	36.66
D.A.#12	Overland & Gutter	0.506	175		7.29			350	0.4	14.58	21.88
D.A.#12-DD#1	Pipe Flow	0.506						30	3.0	0.17	36.83
D.A.#13	Overland & Gutter	0.506	135		5.63			465	0.4	19.38	25.00
D.A.#13-MH#4	Pipe Flow	0.506						65	3.0	0.36	25.36
D.A.#14	Overland & Gutter	0.506	135		5.63			415	0.4	17.29	22.92
D.A.#14-MH#4	Pipe Flow	0.506						15	3.0	0.08	23.00
MH#4-DD#2	Pipe Flow	0.506						220	3.0	1.22	26.58
D.A.#15 (POND)	Overland & Gutter	0.506	15		0.63			150	0.4	6.25	6.88
POND-DITCH	Pipe Flow	0.506						65	3.0	0.36	7.24

TABLE IA
FLOWRATE DETERMINATION
Westwood Gardens Subdivision

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	29.000	0.213	100.40	10	2.252	13.91		
D.A.#1	3.996	0.506	31.46	50	6.171	12.48		
D.A.#1-D.A.#2	3.996	0.506	31.58	50	6.146	12.43	24	0.302%
D.A.#2	3.017	0.506	26.88	50	6.750	10.30		
D.A.#2-D.A.#6	7.013	0.506	33.18	50	5.983	21.23	30	0.268%
D.A.#3	1.776	0.506	16.04	50	8.820	7.93		
D.A.#3-MH#1	1.776	0.506	16.25	50	8.765	7.88	24	0.121%
D.A.#4	0.888	0.506	21.04	50	7.703	7.16		
D.A.#4-MH#1	0.888	0.506	21.28	50	7.659	8.39	24	0.138%
D.A.#5	0.880	0.506	13.96	50	9.407	4.19		
D.A.#5-MH#1	0.880	0.506	14.04	50	9.392	4.18	24	0.034%
MH#1-D.A.#7	3.544	0.506	14.13	50	9.357	16.78	30	0.167%
D.A.#6	1.890	0.506	23.13	50	7.328	7.01		
D.A.#6-D.A.#7	8.903	0.506	33.36	50	5.964	26.87	36	0.163%
D.A.#8	2.109	0.506	26.46	50	6.809	7.27		
D.A.#8-D.A.#9	2.109	0.506	26.67	50	6.779	7.23	24	0.102%
D.A.#9	1.612	0.506	21.87	50	7.586	6.19		
D.A.#9-D.A.#7	3.721	0.506	28.17	50	6.574	12.38	24	0.300%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"
 $I = \frac{b}{T_c + d} e$

TABLE 1A FLOWRATE DETERMINATION Westwood Gardens Subdivision									
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	
D.A.#7	1.890	0.506	23.13	50	7.33	7.01			
D.A.#7-MH#2	18.058	0.506	36.44	50	5.66	51.71	42	0.264%	
D.A.#10	0.685	0.506	11.67	50	10.17	3.53			
D.A.#10-MH#2	0.685	0.506	11.94	50	10.07	3.49	24	0.024%	
D.A.#11	0.702	0.506	16.04	50	8.82	3.13			
D.A.#11-MH#2	0.702	0.506	16.13	50	8.80	3.13	24	0.019%	
MH#2-D.A.#12	19.445	0.506	36.66	50	5.64	55.48	42	0.304%	
D.A.#12	1.983	0.506	21.88	50	7.55	7.57			
D.A.#12-DD#1	21.428	0.506	36.83	50	5.62	60.97	42	0.367%	
D.A.#13	1.726	0.506	25.00	50	7.03	6.14			
D.A.#13-MH#4	1.726	0.506	25.36	50	6.97	6.09	24	0.073%	
D.A.#14	1.400	0.506	22.92	50	7.36	5.22			
D.A.#14-MH#4	1.400	0.506	23.00	50	7.35	5.21	24	0.053%	
MH#4-DD#2	3.126	0.506	26.58	50	6.79	10.74	24	0.226%	
D.A.#15 (POND)	0.806	0.506	6.88	50	12.37	5.04			
POND-DITCH	25.360	0.506	36.83	50	5.62	72.16	18		

TABLE 3-2: Intercept Coefficients	
Land Cover/ Flow Regime	"K"
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash-fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions.	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	752100	17.266	6.043
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.7	136640	3.137	2.196
Concrete	0.75	0	0.000	0.000
Drives, walks, buildings	0.75	374500	8.597	6.448
Total:		1,263,240	29.000	14.687
Weighted "c":			0.506	

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots + C_n A_n) / A_{\text{total}}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

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

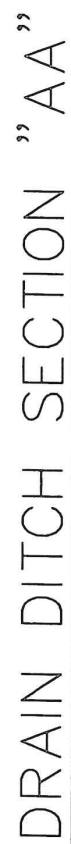
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

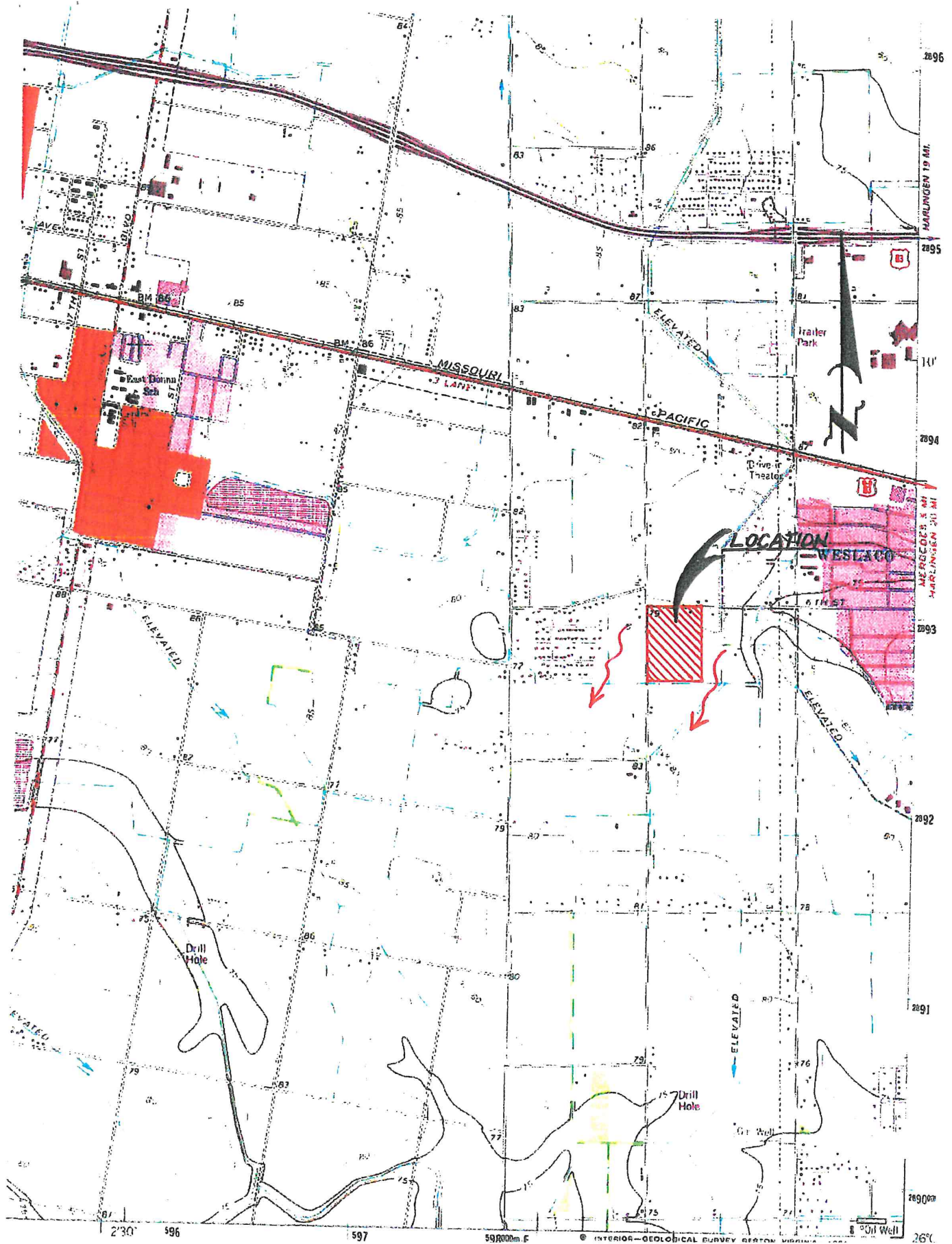
	25yr	50yr	100yr
	0.771	0.749	0.740
	98	99	103
	9.2	9.2	9.6

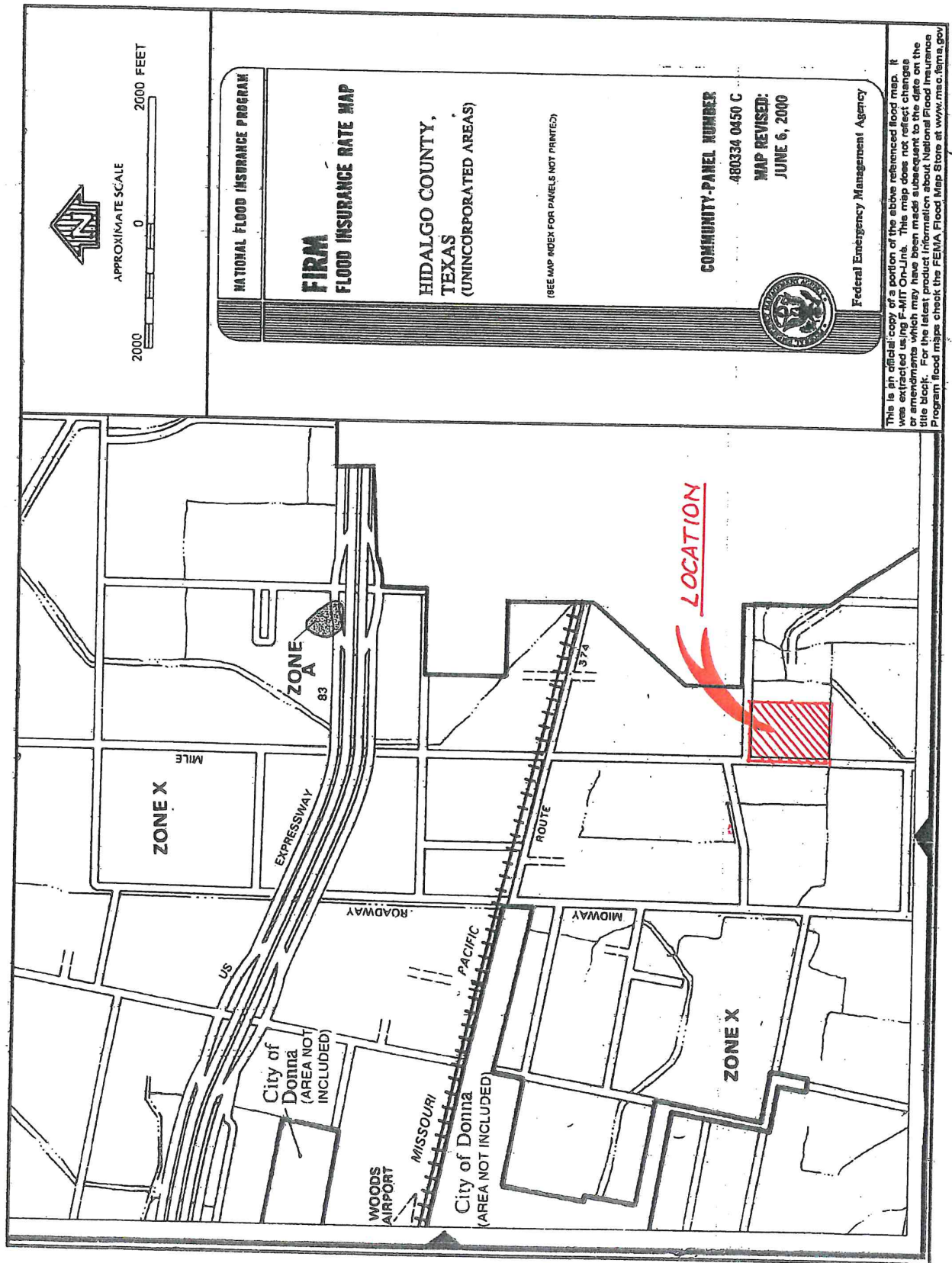


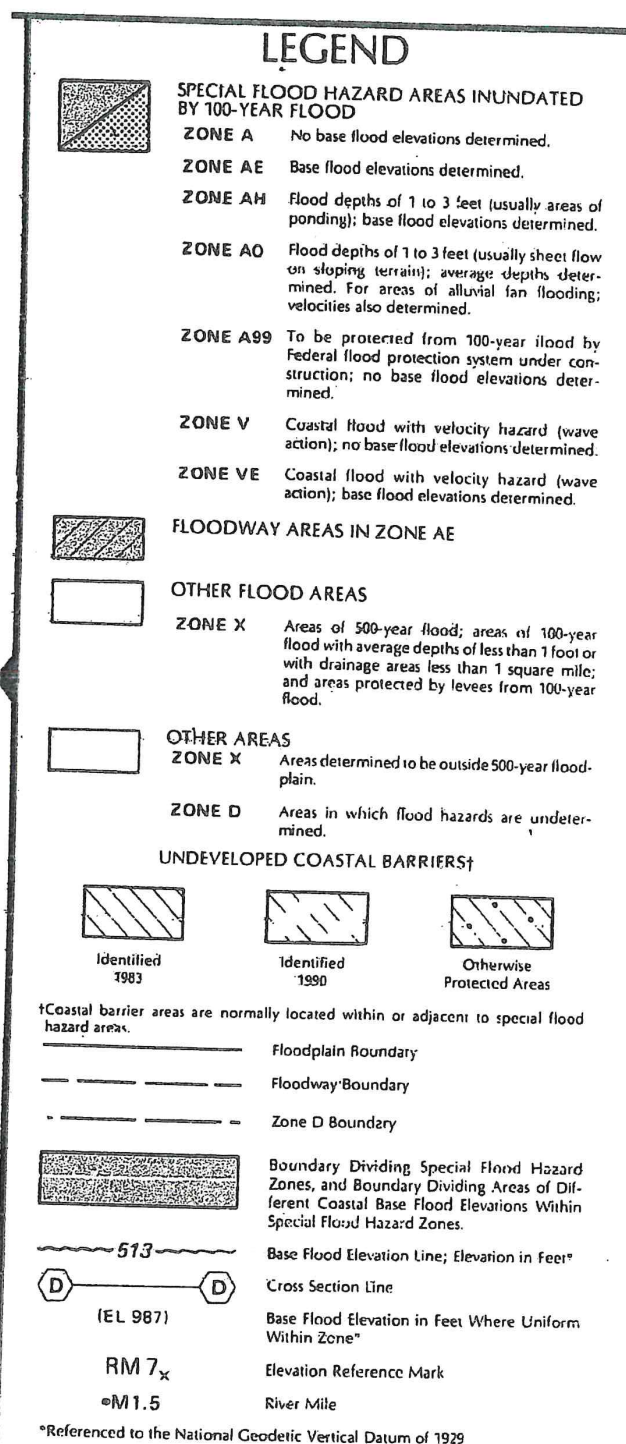


TOTAL AREA TO BE EXCAVATED: 230.6 S.F. x 800 L.F. = 184,480 C.F.

ADDITIONAL DETENTION BY EXCAVATION: $169.5 \text{ S.F.} \times 800 \text{ L.F.} = 135,600 \text{ C.F.}$









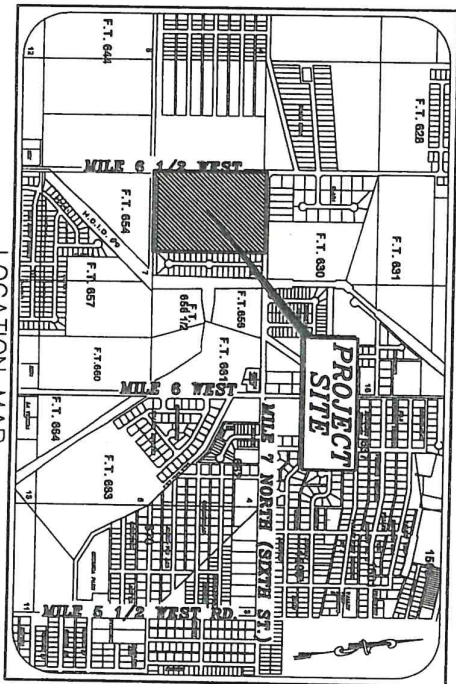
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416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1588
jehinojosa@jhe.com
TIRTH FIRM NO. F-12935

DATE OF PREPARATION: MARCH, 2019

DRAWN BY: P.C. & A.C.

LOCATION MAP



LOT #	SO. FT.	ACRES
1	9,400.00	0.21
16	8,664.40	0.19
17	9,662.25	0.22
18	8,528.86	0.19
19	8,510.98	0.20
24	12,051.20	0.27
25	8,240.28	0.21
26	8,208.19	0.18

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	60.00°	50.00'	11.83'	23.24'	23.03'
C2	33.22°	50.00'	30.43'	55.26'	52.46'
C3	28.72°	50.00'	28.86'	52.36'	50.00'
C4	90.00°	50.00'	50.00'	50.00'	50.00'
C5	30.00°	50.00'	35.02'	51.16'	57.37'
C6	78.58°	50.00'	28.97'	54.00'	48.86'
C7	21.20°	50.00'	28.97'	54.00'	51.41'
C8	40.32°	50.00'	8.57'	16.89'	16.89'

IRREGULAR LOT AREAS	AREA
1	9,400.00
16	8,664.40
17	9,662.25
18	8,528.86
19	8,510.98
24	12,051.20
25	8,240.28
26	8,208.19

PHASE II

PHASE I

WINDCREST DR.

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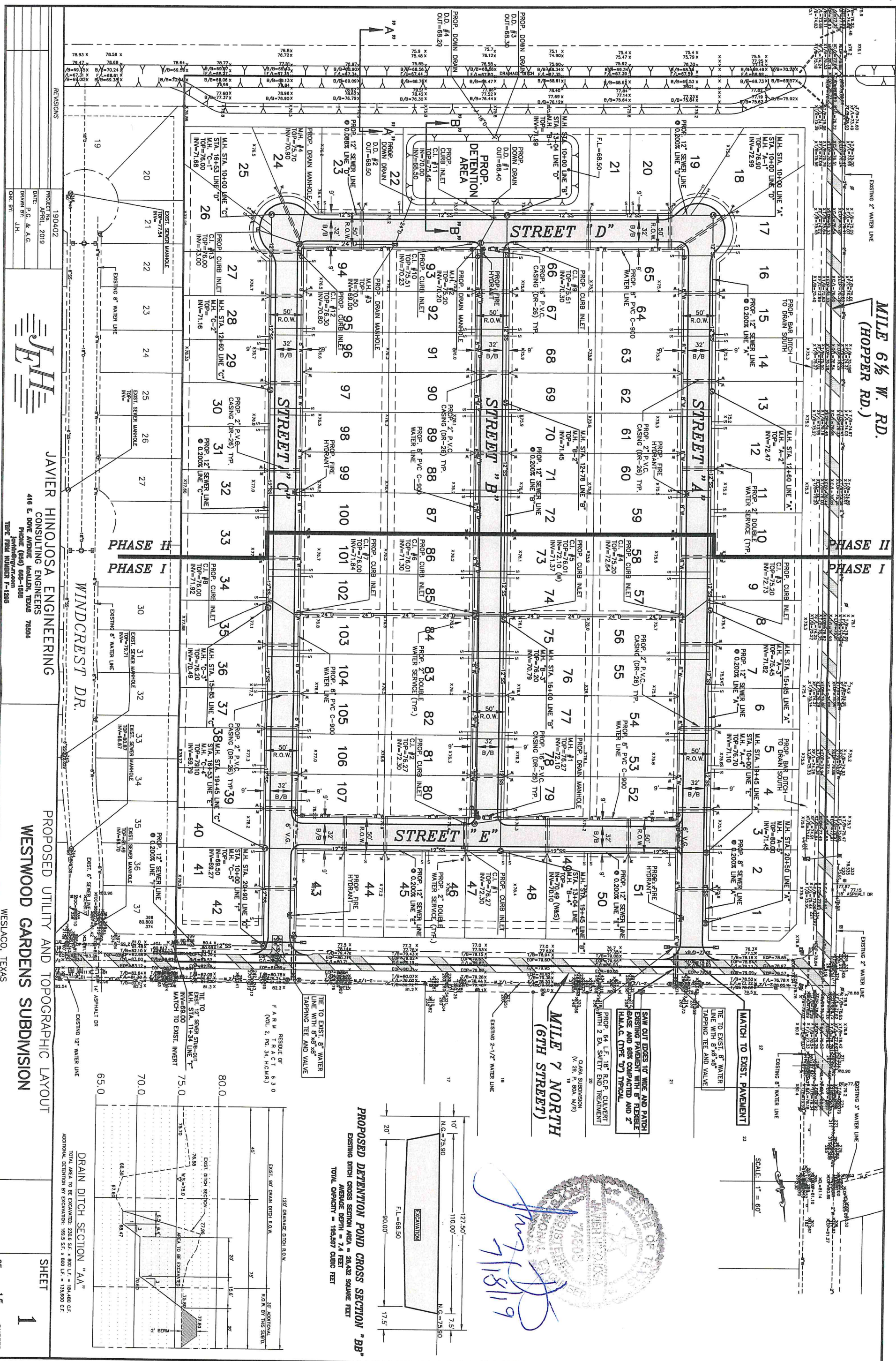
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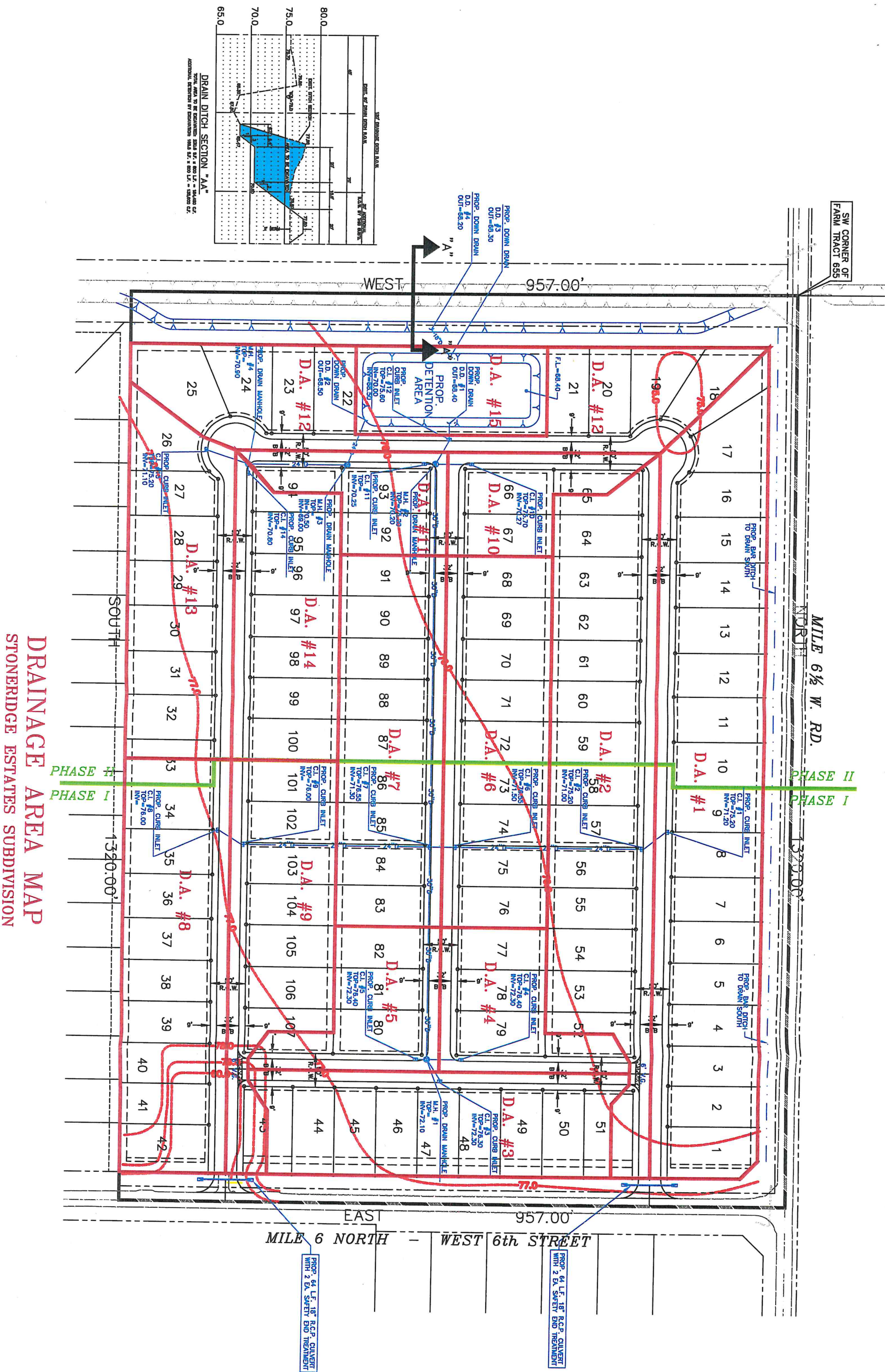
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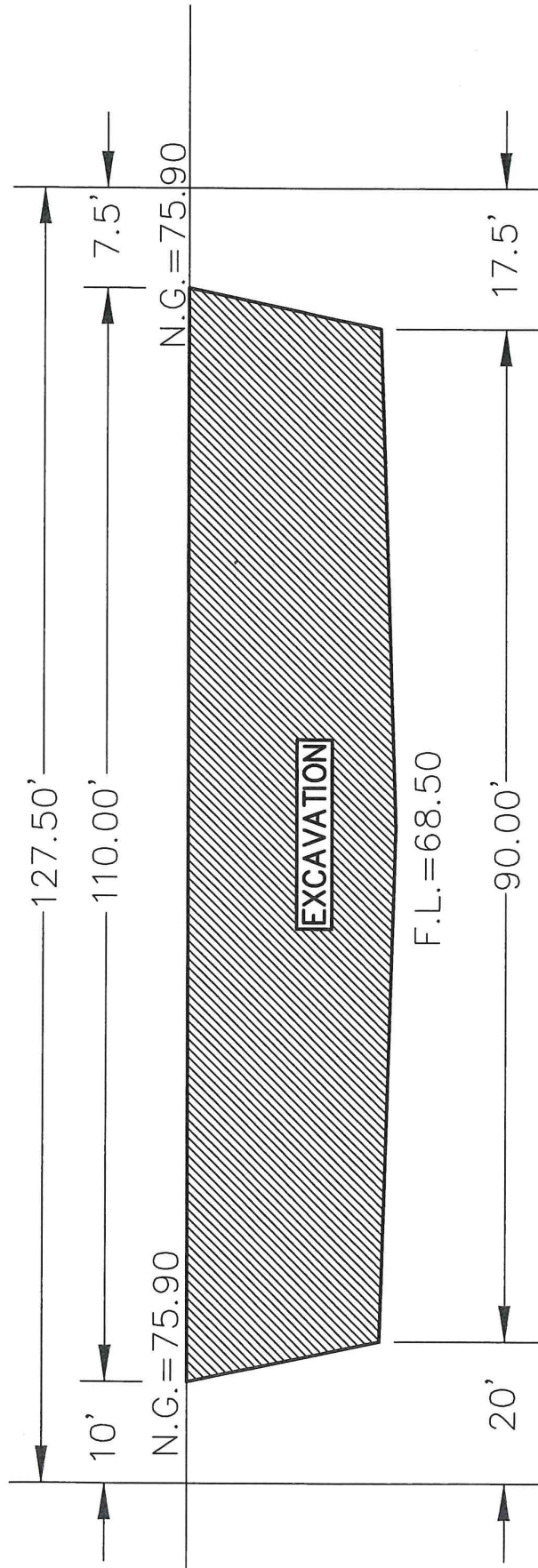
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PROPOSED DETENTION POND CROSS SECTION

EXISTING DITCH CROSS SECTION AREA = 26,432 SQUARE FEET

AVERAGE DEPTH = 7.4 FEET

TOTAL CAPACITY = 195,597 CUBIC FEET



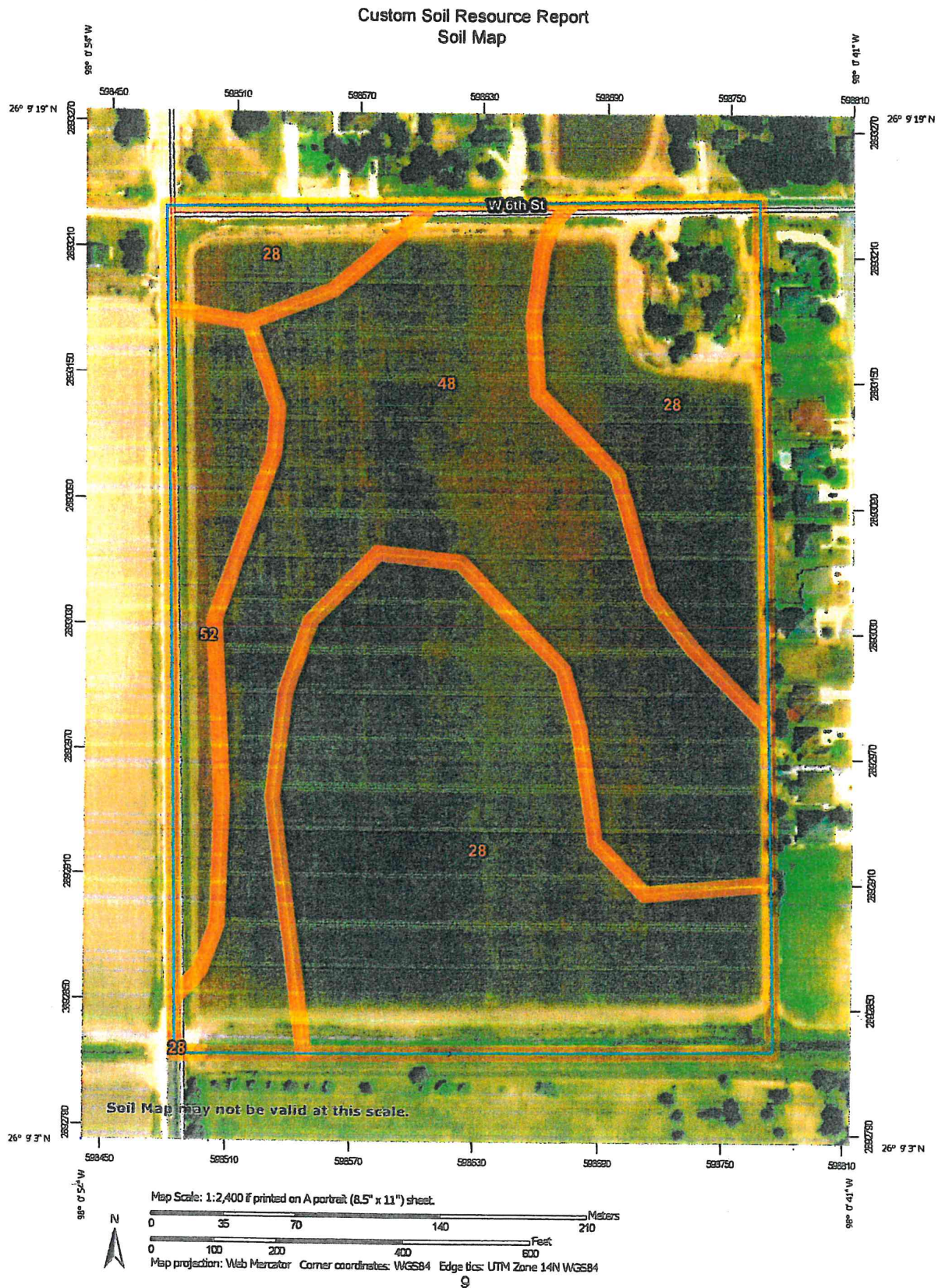
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas

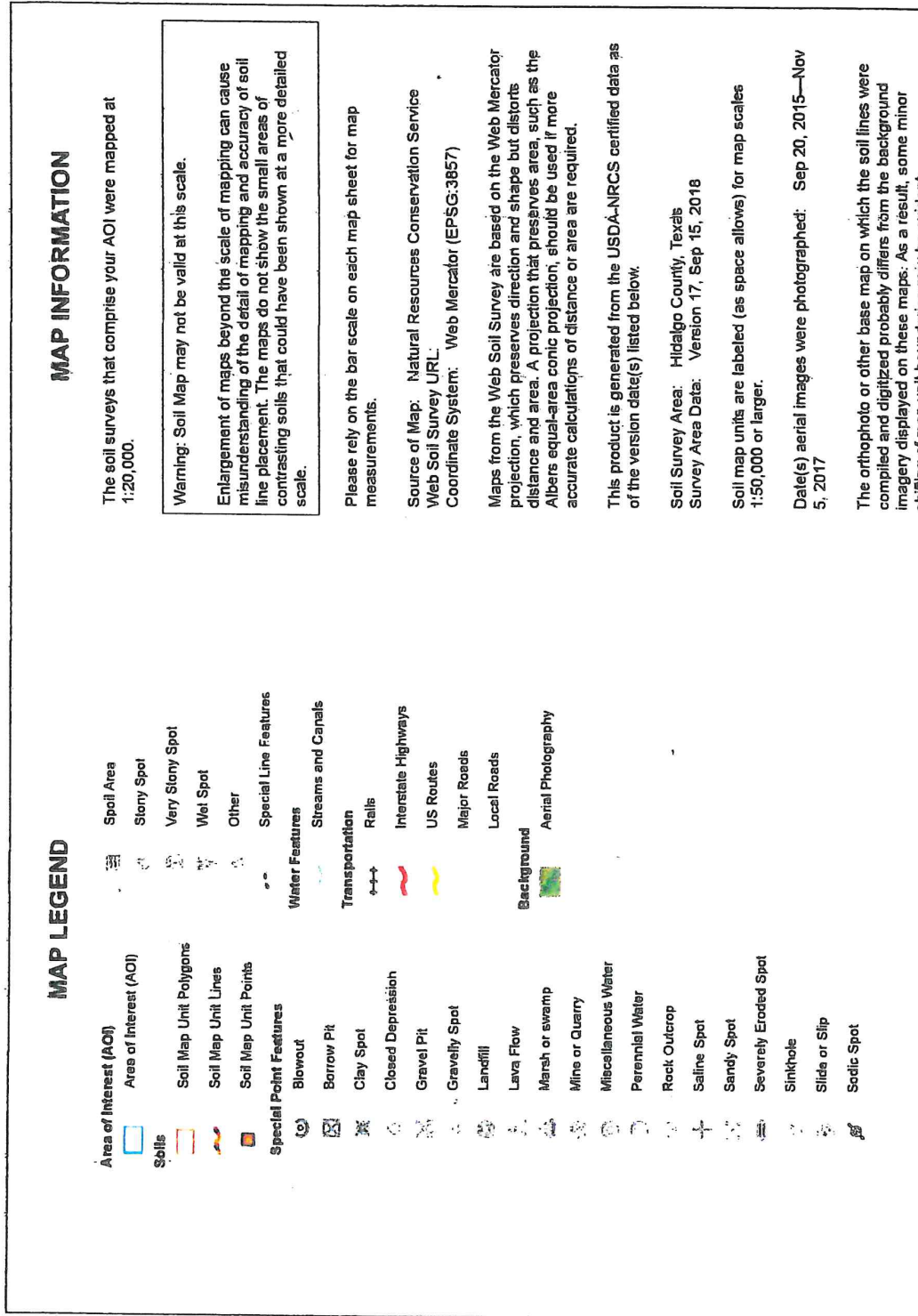
Westwood Gardens Subdivision



June 13, 2019



Custom Soil Resource Report



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	15.5	53.3%
48	Racombe sandy clay loam	11.1	38.4%
52	Raymondville clay loam, 0 to 1 percent slopes	2.4	8.3%
Totals for Area of Interest		29.1	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

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TABLE 16. – ENGINEERING INDEX PROPERTIES—CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13.* Randado—	In								Pct	
	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	95-100	90-100	20-40	20-30	4-13
25, 26, 27— Hidalgo	0-17	Fine sandy loam,	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-60	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
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, clay loam.	SC, CL	A-6	100	95-100	90-100	36-60	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	40-44	11-23
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	36-60	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

SOILS LEGEND

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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----- Racombe	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 11-20
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 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	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 ---
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.

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	Hydrologic group	Frequency	Flooding		High water table			Cemented pan		Risk of corrol	
			Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
1.* Arents					ft			in			
2 Benito	D	Occasional	Long	Sep-May	4.0-6.0	Apparent	Sep-May	—	—	High	Low
3,4 Brennan	B	None	—	—	M	—	—	—	—	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	Low	Low
14 Falfurrias	A	None	—	—	>6.0	—	—	—	—	High	Low
15** Grulla	D	Frequent	Very long	Sep-May	>6.0	Apparent	Sep-May	—	—	High	Low
16, 17, 18 Hargill	B	None	—	—	>6.0	—	—	—	—	High	Low
19 Hartingen	D	None	—	—	>6.0	—	—	—	—	High	Low
20 Hartingen	D	None	—	—	5.0-6.0	—	—	—	—	High	Moderate
21.* Hartingen	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

HYDROLOGIC LEGEND

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	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrol	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
Urban land.					ft			in			
32:° Jimenez	C	None	—	—	>6.0	—	—	7-20	—	High	Low
32:° Quemado	C	None	—	—	>6.0	—	—	10-20	Thin	Moderate	Low.
33 Benito	B	None	—	—	>6.0	—	—	—	—	High	Low.
34 Matanoros	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 Racombes	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	D	None	—	—	>6.0	—	—	—	—	High	Low.
55 Reynosa	B	None	—	—	>6.0	—	—	—	—	High	Low.

HYDROLOGIC LEGEND



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

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): IV. E.
From: Rebekah de la Fuente, Senior Planner, on behalf of Yolanda Fernandez & Juan Raul Palomares, Jr.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Lockheart Subdivision– being a 2.12 acre tract of land being a portion of Farm Tract 284 a West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 310ft. South of Orlando Tijerina Rd. along Martin Morales Rd Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply Co. through a 4" waterline and sewer by OSSF. The property is within a Flood Zone "X". Owner was granted variance for OSSF and drainage.	
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.	



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. SUB19-00015

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: Lockheart Subdivision

Location: East side of Martin Morales Rd. approximately 310 feet south of Orlando Tijerina Rd.

Legal Description: A 2.12 acre tract of land being a portion of Farm tract 284, West & Adams Tract Subdivision as recorded in Vol. 2, Pg. 34, Map Records, Hidalgo County, Texas.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: n/a

Existing Land Use: Residential Proposed Land Use: Residential

Number of Lots Proposed: 2 Gross Acreage: 2.12

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Yolanda Fernandez & Juan Raul Palomares, Jr. Telephone: (956)405-2560

Address: 8316 Martin Morales Rd.

Fax: _____

City: Weslaco State: Tx. Zip: 78599 E-mail: juaney19@gmail.com

ENGINEER INFORMATION

Name: R. E. Garcia & Associates Telephone: (956)381-1061

Address: 116 N. 12th

Fax: _____

City: Edinburg State: Tx. Zip: 78541 E-mail: regaassoc@aol.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: North Alamo Water Supply Corporation

☐ YES ☒ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: Magic Valley Electric Coop.

☐ YES ☒ NO Phone Utility _____

☐ YES ☒ NO Gas Utility _____

☐ YES ☒ NO Cable Utility _____

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District HCDD #1

☒ YES ☐ NO Irrigation District HC & CC ID #9

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

x 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

x \$350.00 Planning Review fee

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

x Contours

x Flood Zones

x Adjoiners

x Existing street names

x Drainage plans and calculations with engineer's seal

x Elevations

x Flood directional arrows

x Detention areas

x Street names

x Proof of ownership of the property

x If septic tank system required, submit soil evaluation report

Water Rights associated with the property

x 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

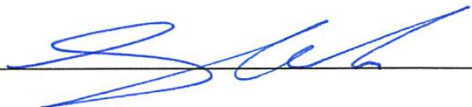
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

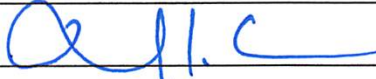
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: Juan Raul Palomares, Jr.

Owner Signature:  Date: 6-6-19

_____ is the authorized agent

Authorized Agent Signature:  Date: 6/6/19

Authorized Agent Printed Name: Raul E. Garcia, P.E., R.P.L.S.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. VAR19-00033

GENERAL INFORMATION

Name of Subdivision: Lockheart Subdivision

Location: East side of Martin Morales Rd. approximately 310 feet south of Orlando Tijerina Rd.

Legal Description: 2.12 acre tract of land being a portion of Farm Tract 284, West and Adams Tract, Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

There is no public sanitary sewer in this part of Hidalgo County.

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

On site detention is not allow by HCDD #1. Off-site detention is proposed and has been approved by HCDD#1. (See Attached Letter)

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Yolanda Fernandez &
Owner's Name: Juan Raul Palomares, Jr. Telephone: (956) 405-2560
Address: 8316 Martin Morales Rd. Fax: _____
City: Weslaco State: Tx. Zip: 78599 E-mail: juaney19@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Juan Raul Palomares, Jr.

Owner Signature:  Date: 6-6-19

Raul E, Garcia, P.E., R.P.L.S. is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: Raul E. Garcia, P.E., R.P.L.S.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

May 1, 2019

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

RE: LOCKHEART SUBDIVISION – REVISION

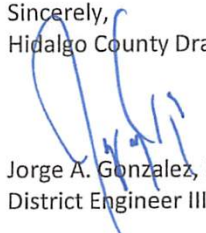
Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Lockheart Subd, Raul E. Garcia, PE. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to his plan, on improving the roadside ditch for its storm runoff volume. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Also after Oct. 9, 2018, new development is required to account for the volume associated for the stormwater runoff generated from the developed property for a 50-year frequency storm event.

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

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

Sincerely,
Hidalgo County Drainage District No. 1


Jorge A. Gonzalez, PE, SIT, CFM
District Engineer III

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



SUBDIVISION REVIEW APPLICATION

RECEIVED
FEB 22 2019
Planning &
Code Enforcement Dept.

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

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

FILE NO. SRV19-00007

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

GENERAL INFORMATION

Name of Subdivision: Lockheart Subdivision

Location: East side of Martin Morales Road approximately 310 feet south of Orlando Tijerina Road.

Legal Description: A 2.12 acre tract of land being a portion of the Farm Tract 284, West & Adams Tract Subdivision, as recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: n/a

Existing Land Use: Residential Proposed Land Use: Residential

Number of Lots Proposed: 2 Gross Acreage: 2.12

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Yolanda Fernandez & Juan Raul Palomares, Jr. Telephone: (956) 405-2560

Address: 8316 Martin Morales Rd.

Fax: _____

City: Weslaco

State: Tx.

Zip: 78599

E-mail: juaney19@gmail.com

ENGINEER INFORMATION

Name: R. E. Garcia & Associates

Telephone: (956) 381-1061

Address: 116 N. 12th

Fax: _____

City: Edinburg

State: Tx.

Zip: 78541

E-mail: regaassoc@aol.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☐ YES ☐ NO Water Provision: North Alamo Water Supply Corporation
- ☐ YES ☒ NO Wastewater Provision: OSSF
- ☒ YES ☐ NO Electric Company: Magic Valley Electric Coop.

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD #1</u>	☒ YES ☐ NO Irrigation District <u>HC & CC ID #9</u>
--	--

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

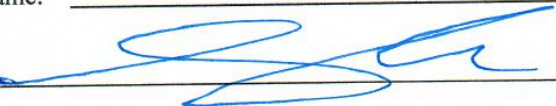
- ☒ Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mbhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ \$50.00 Subdivision Review fee
- ☒ One 11" X 17" reduced copy of plat
- ☐ Plat Layout
 - ☒ Existing & Proposed Easements
 - ☒ Existing & Proposed ROW
 - ☒ Existing & Proposed Drainage Easements
 - ☒ Contours
 - ☒ Flood Zones
 - ☒ Adjoiners
 - ☒ Existing & Proposed street names
- ☒ Utility Layout
 - ☒ Existing & Proposed Utilities
 - ☐ Proposed Fire Hydrants
 - ☒ Adjoiners
 - ☒ Street names
- ☒ Drainage plans and calculations with engineer's seal
 - ☒ Elevations
 - ☒ Flood directional arrows
 - ☒ Detention areas
 - ☒ Street names
- ☒ Proof of ownership of the property
- ☒ If septic tank system required, submit soil evaluation report
- ☐ Water Rights associated with the property
- ☐ Tax Receipt for all taxing entities showing that taxes are paid in full
- ☐ Number of fire hydrants proposed for subdivision
- ☐ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Juan Raul Palomares, Jr.

Owner Signature:  Date: 8-16-19

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

COUNTY OF HIDALGO
OSSF SOIL EVALUATION FORM

Owner's Name: LOCKHEART SUBDIVISION
Physical Address: MARTIN MORALES ROAD
Name of Site Evaluator: Raul E. Garcia Registration Number: 0S6882
Date Performed: NOVEMBER 9, 2018 Proposed Excavation Depth: 3'

At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate sheet. Locations of soil evaluations must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to at least 2 ft. below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Please describe each soil horizon and identify any restrictive features in the space provided below.

SOIL BORING NUMBER <u>1</u>				
Depth (ft.)	Textural Class & Structure (if applicable)	Water Table	Restrictive Layer	Comments
--0				
-				
--1	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--2	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--3	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--4	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--5	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--6				
-				
--7				

I certify that the above statement are true and are based on my own field observation.

Raul E. Garcia 11/9/18
(Signature of Site Evaluator)



COUNTY OF HIDALGO
OSSF SOIL EVALUATION FORM

Owner's Name: LOCKHEART SUBDIVISION
Physical Address: MARTIN MORALES ROAD
Name of Site Evaluator: Raul E. Garcia Registration Number: 0S6882
Date Performed: NOVEMBER 9, 2018 Proposed Excavation Depth: 3'

At least two soil evaluations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil evaluation on a separate sheet. Locations of soil evaluations must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to at least 2 ft. below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Please describe each soil horizon and identify any restrictive features in the space provided below.

SOIL BORING NUMBER <u>2</u>				
Depth (ft.)	Textural Class & Structure (if applicable)	Water Table	Restrictive Layer	Comments
--0				
-				
--1	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--2	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--3	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--4	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--5	CLASS III SANDY CLAY LOAM	NONE	NONE	SUITABLE FOR SEPTIC SYSTEM
-				
--6				
-				
--7				

I certify that the above statement are true and are based on my own field observation.

R. E. Garcia 11/9/18
(Signature of Site Evaluator)





HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

May 1, 2019

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

RE: LOCKHEART SUBDIVISION – REVISION

Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Lockheart Subd, Raul E. Garcia, PE. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to his plan, on improving the roadside ditch for its storm runoff volume. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Also after Oct. 9, 2018, new development is required to account for the volume associated for the stormwater runoff generated from the developed property for a 50-year frequency storm event.

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

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

Sincerely,
Hidalgo County Drainage District No. 1

Jorge A. Gonzalez, PE, SIT, CFM
District Engineer III

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





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

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): IV. F.
From: Rebekah de la Fuente, Senior Planner, on behalf of KK Engineering.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for as Las Villas Estates– being a 40 acre tract of land out of Farm Tract 323, Blk 130 West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the North East corner of Mile 12 ½ N. & Mile 4W. Possible Action.	
Discussion/Overview: The proposed sixty (60) lot subdivision is outside 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 OSSF. The property is within a Flood Zone “X”. Owner was granted variance for off-site drainage detention variance and sanitary sewer through OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval.	
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 REVIEW APPLICATION

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

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

FILE NO. SRV19-00012

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.

GENERAL INFORMATION

Name of Subdivision: LAS VILLAS ESTATES

Location: N.E.C. OF M. 12 1/2 N. & M. 4 W. ROADS - 5 MILE ETJ

Legal Description: 40 AC. - ALL OF F.T. 323, BLK. 130, W.T. SUBD. H.C.TX. V. 2; Pages 34-37 M/R.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual) N/A

Existing Zoning: N/A

Existing Land Use: AG. Proposed Land Use: 1/2 AC. RES. LOTS / COUNTY

Number of Lots Proposed: 60 (1/2 AC) Gross Acreage: 40-AC. TOTAL

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: KYNDEL W. BENNETT, President Telephone: 464-4431

Address: P.O. BOX 365 Fax: 464-2599

City: LA BLANCA State: TX Zip: 78558 E-mail: Kyndel.bennett@gmail.com

ENGINEER INFORMATION

Name: KARIZ S. KHADEMI / K K ENGINEERING Telephone: 330-4346

Address: 410 E. DOVE AVE. Fax: 630-2219

City: MCALLEN State: TX Zip: 78504 E-mail: KKhademi@sbcglobal.net

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: NAWSC
- ☒ YES ☐ NO Wastewater Provision: SEPTIC TANKS
- ☒ YES ☐ NO Electric Company: MVEC

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>#1 (H.C.)</u>	☒ YES ☐ NO Irrigation District <u>H&C.C.I.D. #9</u>
--	--

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

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

** H&C.C.I.D. #9 will EXEMPT
THE W.R. TO/ FOR NAWSC
@ THE COMPLETION OF THE
SUBD.*

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

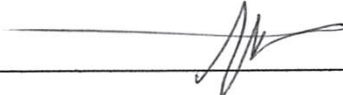
- ☒ Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to rbhinciose@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ \$50.00 Subdivision Review fee PAID CH# 5108 5-17-19
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - ☒ Existing & Proposed Easements
 - ☒ Existing & Proposed ROW
 - ☒ Existing & Proposed Drainage Easements
 - ☒ Contours
 - ☒ Flood Zones
 - ☒ Adjoiners
 - ☒ Existing & Proposed street names
- ☒ Utility Layout
 - ☒ Existing & Proposed Utilities
 - ☒ Proposed Fire Hydrants
 - ☒ Adjoiners
 - ☒ Street names
- ☒ Drainage plans and calculations with engineer's seal
 - ☒ Elevations
 - ☒ Flood directional arrows
 - ☒ Detention areas
 - ☒ Street names
- ☒ Proof of ownership of the property
- ☒ If septic tank system required, submit soil evaluation report
- ☒ Water Rights associated with the property
- ☒ Tax Receipt for all taxing entities showing that taxes are paid in full
- ☒ 4 Number of fire hydrants proposed for subdivision
- ☒ N/A Trip Generation Worksheet S m i k E T J

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: KYNDEL W. BENNETT, PRESIDENT

Owner Signature:  Date: 05-20-2019

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

RECEIVED
JUN 18 2019
Planning &
Code Enforcement Dept.

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.

VAR19-00035

GENERAL INFORMATION

Name of Subdivision: LAS VILLAS ESTATES

Location: N.E.C. OF M. 12 1/2 N. & M. 4 W. ROADS

Legal Description: A 40 AC. TRACT, BEING ALL OF FARM TRACT 323, BLK. 130 WEST TRACT SUBDIVISION, H.C.TX.; V. 2; Pages 34-37 M/R. H.C.TX.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

THIS IS IN 5 MILE ETJ. H.C.D.#1 HAS APPROVED THE DRAINAGE REPORT AND REQUIRES OFF-SITE DRAINAGE DETENTION BY WIDENING DRAINAGE DITCH TO 50 YR. STORM EVENT.

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: KYNDEL W. BENNETT, PRESIDENT Telephone: 464-4445
Address: P.O. BOX 365 Fax: 464-2597
City: LA BLANCA State: TX Zip: 78558 E-mail: kyndel.bennett@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: KYNDEL W. BENNETT, PRESIDENT

Owner Signature:  Date: 06-11-2019

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

General Office

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

E-Mail
hccid9general@hccid9.org



RANDALL WINSTON P.E.
General Manager

JUDY BEALL
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

June 17th, 2019

Mr. Kambiz S. Khademi, P.E.
KK Engineering
410 East Dove Ave
McAllen, Texas 78502

RE: Las Villas Estates Subd. Drainage and Detention

Good morning Mr. Khademi:

I have received your HCDD #1 approved Drainage Report dated 5/28/2019 for the Las Villas Estates Subdivision which includes the 50 year detention volume. As this is the policy for HCDD #1 to have the linear detention within the ditch, HCCID #9 does not object to storing the mandated 50 year detention within the ditch. We understand that the maintenance of this section will be by HCDD #1 personnel.

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

Sincerely,



Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

June 17, 2019

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

RE: LAS VILLAS ESTATES SUBDIVISION

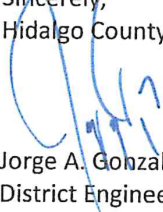
Dear Mr. Perez,

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

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

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

Sincerely,
Hidalgo County Drainage District No. 1


Jorge A. Gonzalez, PE, SIT, CFM
District Engineer III

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



APPLICATION FOR SUBDIVISION VARIANCE

RECEIVED
JUN 18 2019
Planning &
Code Enforcement Dept.

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. VAR19-00034

GENERAL INFORMATION

Name of Subdivision: LAS VILLAS ESTATES

Location: N.E.C. OF M. 12 1/2 N. & M. 4 W. ROADS

Legal Description: A 40 AC. TRACT, BEING ALL OF FARM TRACT 323, BLK. 130 WEST TRACT SUBDIVISION, H.C., TX.; V. 2; PAGES 34-37 M/R. H.C. TX.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

THIS IS IN 5 MILE ETJ AND THERE IS NO SEWER WITHIN SEVERAL MILES - WE ARE USING HIDALGO COUNTY APPROVED SEPTIC TANKS

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: KYNDEL W. BENNETT, PRESIDENT Telephone: 464-4445
Address: P.O. BOX 365 Fax: 464-2597
City: LA BLANCA State: TX Zip: 78558 E-mail: Kyndel.bennett@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: KYNDEL W. BENNETT, PRESIDENT

Owner Signature: _____ Date: 06-11-2019

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :

Date Soil Survey Performed : 5/20/2019

Subdivision Name Las Villas Estates

Bore 1 Lot 03
Bore 2 Lot 11

Site Location : Mile 12 1/2 & Mile 4 West

County : Hidalgo

Proposed Excavation Depth : 30 In.

Name of Site Evaluator : Jose Angel Gonzalez

Registration Number : os 12258

Requirements

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Soil Boring Number : <u>1</u>						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1 <u> </u>						
2 <u> </u>						
3 <u> </u>						
4 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5 <u> </u>						
6 <u> </u>						

Soil Boring Number : <u>2</u>						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1 <u> </u>						
2 <u> </u>						
3 <u> </u>						
4 <u> </u>	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5 <u> </u>						
6 <u> </u>						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Jose Angel Gonzalez
Signature of Site Evaluator

5/20/2019
Date

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :

Date Soil Survey Performed : 5/20/2019

Subdivision Name Las Villas Estates

Bore 3 Lot 18

Bore 4 Lot 24

Site Location : Mile 12 1/2 & Mile 4 West

County : Hidalgo

Proposed Excavation Depth : 30 In.

Name of Site Evaluator : Jose Angel Gonzalez

Registration Number : os 12258

Requirements

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Soil Boring Number : 3						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1						
2						
3						
4	5 II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
6						

Soil Boring Number : 4						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1						
2						
3						
4	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5						
6						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

9-528
Signature of Site Evaluator

5/20/2019
Date

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :

Date Soil Survey Performed : 5/20/2019

Subdivision Name Las Villas Estates

Bore 5 Lot 30

Bore 6 Lot 36

Site Location : Mile 12 1/2 & Mile 4 West

County : Hidalgo

Proposed Excavation Depth : 30 In.

Name of Site Evaluator : Jose Angel Gonzalez

Registration Number : os 12258

Requirements

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Soil Boring Number : <u>5</u>						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1						
2						
3						
4	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5						
6						

Soil Boring Number : <u>6</u>						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1						
2						
3						
4	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5						
6						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Jose Angel Gonzalez
Signature of Site Evaluator

5/20/2019
Date

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :

Date Soil Survey Performed : 5/20/2019

Subdivision Name Las Villas Estates

Bore 7 Lot 38

Bore 8 Lot 56

Site Location : Mile 12 1/2 & Mile 4 West

County : Hidalgo

Proposed Excavation Depth : 30 In.

Name of Site Evaluator : Jose Angel Gonzalez

Registration Number : os 12258

Requirements

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit must be shown on the site drawing.

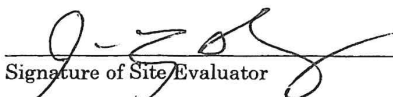
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Soil Boring Number : <u>7</u>						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1	II	Sandy Loam				
2						
3						
4						
5	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
6						

Soil Boring Number : <u>8</u>						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1	II	Sandy Loam	N/A			
2						
3						
4						
5	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
6						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.


Signature of Site Evaluator

5/20/2019
Date

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :

Date Soil Survey Performed : 5/20/2019

Subdivision Name Las Villas Estates

Bore 9 Lot 45

Bore 10 Lot 50

Site Location : Mile 12 1/2 & Mile 4 West

County : Hidalgo

Proposed Excavation Depth : 30 In.

Name of Site Evaluator : Jose Angel Gonzalez

Registration Number : os 12258

Requirements

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Soil Boring Number : 9						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1						
2						
3						
4	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5						
6						

Soil Boring Number : 10						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
1						
2						
3						
4	II	Sandy Loam	N/A	None	None	Soil is suitable for ossf
5						
6						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.


Signature of Site Evaluator

5/20/2019
Date

Date : 5/2/2018

Site Evaluation Number : _____

Applicant Information :

Name : Cayetano Development
Address : _____
City : LA Blanca State : TX
Zip Code : _____ Phone : _____

Site Evaluator Information :

Name : Jose Angel Gonzalez
Company Gonzalez septic Tank service
address : PO Box 2900
City : Edinburg State : Texas
Zip Code : 78540 Phone : 778-3543

Property Location :

Lot : 1 thru 60 Block : _____
Subdivision : Las Villas Estates
Street/Road Address : Mile 12 1/2 & Mile 4 West
County : Hidalgo Unincorporated : Yes/NO
City : Weslaco Zip Code : _____

Installer Information :

Name : _____
Company : _____
Address : _____
City : _____ State : TX
Zip Code : _____ Phone : _____

Schematic of Lot or Tract

Show :

Compass north, adjacent streets, property lines, property demensions, location of buildings, easments, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).
Location of existing or proposed water wells within 150 feet of property.
Indicate slope or provide contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
Location of soil borings or dug pits (show location with respect to a known reference point).
Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size : AC

Compass North	Site Drawing
	Scale : 1 inch = 50 feet
SEE PLAT FOR BORE LOCATION	

Features of site area

Presence of 100 year flood zone :	Yes : _____	No : <u>X</u>
Presence of adjacent ponds, streams, water impoundments :	Yes : _____	No : <u>X</u>
Existing or proposed water well in the nearby area :	Yes : _____	No : <u>X</u>
Organized sewage service available to lot or tract :	Yes : _____	No : <u>X</u>

Site Evaluator :

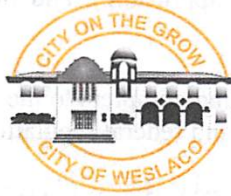
Name : Jose Angel Gonzalez

Signature : [Signature]

Licence # os 12258

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

July 6, 2018

Notice

Re: Pending Subdivision Comments – Final Plat Approval

To whom this may concern:

In lieu of recent events regarding Final Plat approval, the Planning and Zoning Commission will no longer approve Final Plats if comments from the preliminary plat approval stage have not been addressed and properly presented to the Commission for review.

The Planning & Zoning Commission has been dealing with the ongoing issue of Project Engineers not addressing comments before final plat approval as they assured the Commission during Preliminary Plat Approval, especially comments that affect drainage and traffic. In the past, the Commission has been asked to approve the final plat with only verbal confirmation that the comments will be addressed at the time of development. Due to the recent flooding that the City has experienced and the ongoing traffic issues, the Commission will no longer approve plats without written verification combined with supporting documents that all comments have been properly addressed, meeting all City of Weslaco ordinances pertaining to each sub division presented for approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Hernandez", is written over a horizontal line.

David Hernandez, Chairman
Planning & Zoning Commission



Hidalgo County Planning Department

T.J. Arredondo, C.F.M.
Director of Planning

Main Office
1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

Subdivision Review Comments for:

Las Villas Estates

Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.

By: Felicia Arredondo, Engineering Tech I

Date: 06-04-19

1st Review Comments

1ST SHEET COMMENTS:

- 1) Please label drainage easement on plat.
- 2) Show dimensions from lot line to gas easements on lots 24-36.
- 3) Please show bearing break line for gas line with dimensions.
- 4) Verify chord length for C1 and C2 under Curve data table.
- 5) Minimum chord length for lots shall be 40.00 feet, please verify lots 13-15.
- 6) GENERAL PLAT NOTES:
ADD: Please add a plat note stating no access from Mile 4 W. Rd. for lots 1, 36, 37, and 60.

2ND SHEET COMMENTS:

- 7) Please make sure Sanitary Sewer and Water Engineering reports coincide with drawing design and that all amounts are accurate with construction cost and 30 year water and sanitary sewer letter.
- 8) Provide flange elevations for all fire hydrants.
- 9) Make sure all construction amounts are accurate before final approval.

3RD SHEET COMMENTS:

- 10) 1/3 Escrow is required based on a 100' ft Minor Arterial ROW for Mile 12 ½ North Road.
- 11) Provide a bus stop area on all subdivision entrances with construction detail.
- 12) Provide radius dimension for all pavement curve sections.
- 13) Please dimension interior roads on plat.
- 14) Submit streetlight layout for pre-construction meeting.

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

DATE: 5/28/19 OCCURRING CLASS: Subdivision
FACILITY NAME: Las Villas Estates
PHYSICAL & MAILING ADDRESS: Mile 12 1/2 North by Mile 4 West
PHONE #: _____ OWNER/MANAGER: _____

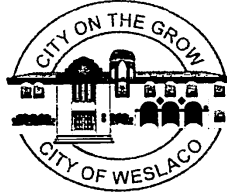
PLAN REVIEW – CHECK OFF LIST

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		
J	Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.		
K	Fire department connection shall be free-standing, away from the building, minimum 1 1/2 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, 1/2" 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.		
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).		
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 1/2" 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 Storz 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 3/4" stroke red letters.		
X	Shall provide fire lane painted with 6" red striping, with white lettering 4" x 3/4" 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
			Fire alarm trip test
			Suppression system trip test

Asst. Fire Marshal Mike Swinnea
FIRE MARSHAL/FIRE INSPECTOR

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

INTERNAL MEMO

DATE: May 23, 2019

TO: 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 

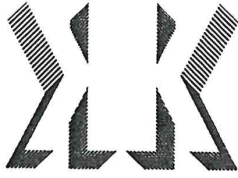
SUBJECT: Subdivision Review Meeting

A subdivision review meeting will be held on Thursday, June 6, 2019 in the Planning Department Conference Room B. It is imperative that you attend. Listed below is the subdivision that will be discussed:

➤ Las Villas Estates Subdivision- 1:30 p.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.



KK Engineering Consultant

GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES

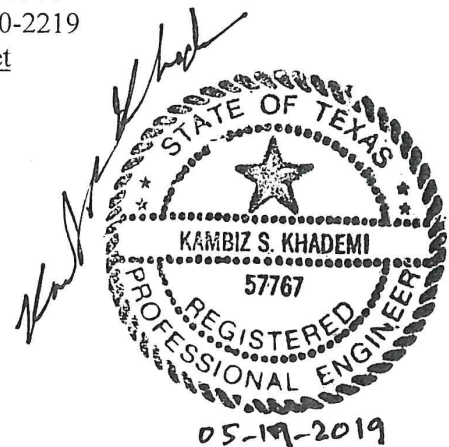
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**Hidalgo County Drainage District No. 1
Drainage Report
Las Villas Estates Subdivision
Hidalgo County, Texas**

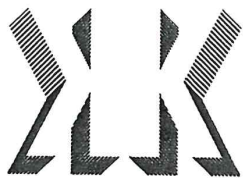
Prepared By:

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Firm# -1334

DRAINAGE REPORT

For

Las Villas Estates SUBDIVISION

I. PROJECT LOCATION

A 40.00 acre tract of land all of Farm tract 323, of the west and Adams Tract Subdivision, according to the map recorded in volume 2, page 34, map records, Hidalgo County, Texas, and is located on the on the north East corner of Mile 12 ½ North Road, and Mile 4 West road and is located in the County of Hidalgo and lies within the 5 Mile E.T.J. of Weslaco.

II. FLOOD PLAIN

The subject tract lies in Zone "X" (not shaded), Areas of minimal flooding. F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised May 30, 2002.

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28-30) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B.

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (14.86 cfs) from the site is by form of sheet flow runs towards the North side of this tract, into H. & C.C.I.D. #9 drainage ditch.

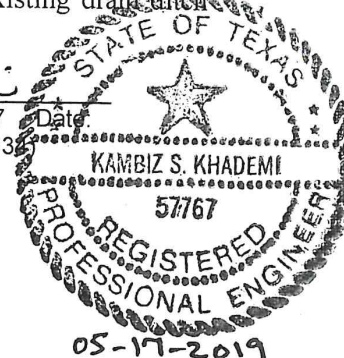
V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 60 lots for residential use. The storm runoff after development will increase by 9.94 cfs for a total 24.80 cfs for a 50 year design frequency. I have calculated that 87,251 cf of storm runoff for a 50 year design frequency, will be detained by widening an existing H. & C.C.I.D. #9 drain ditch located along the North side of this tract. The storm runoff on the proposed interior streets will be delivery by a proposed storm sewer pipes and curb inlets ranging from 18" to 24" pipes, out-falling into said existing drain ditch owned by H. & C.C. I.D. #9.

By:

Kambiz S. Khademi

Kambiz S. Khademi, P.E. #57767
KK Engineering Consultant (F-1334)



DRAINAGE CALCULATIONS (10 Year frequency for existing & design and 50 year form detention)
Las Villas Estates Subdivision

AREA= 37.72 Ac. TxDOT Intensity Constants for $I=b/(Tc+d)^e$

Existing Conditions

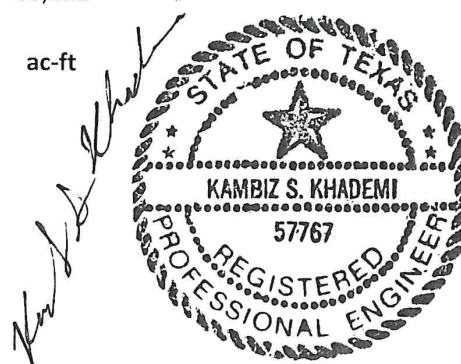
Length=	1,200	ft.		<u>10 year storm</u>
Slope=	0.1	%		b= 87
Cexist.=	0.2			e= 0.778
Time of Concentration=	121	min.		d= 9.2
Texist. =	121	min.		
Iexist.=	1.97	in/hr		
Qexist.=	14.86	cfs.		

Proposed Conditions

Length=	1,200.00	ft.		<u>50 year storm</u>
Slope=	0.15	%		b= 99
Cfut.=	0.25			e= 0.749
Time of Concentration=	100	min.		d= 9.2
Tfut.=	100	min.		
Ifut.=	2.63	in/hr		
Qfut.=	2.94	cfs.		
Qin=	9.43	i		

tp (Min.)	I (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
30	6.34	59.79	107,615	14.86	26,748	80,867
40	5.35	50.451	121,081	14.86	35,664	85,417
50	4.66	43.94	131,831	14.86	44,580	87,251
60	4.14	39.04	140,545	14.86	53,496	87,049
70	3.75	35.36	148,523	14.86	62,412	86,111

Storage Requires= 87,251 cubic feet
Release Rate= 14.86 cfs = 2 ac-ft



05-17-2019

Hidalgo County Drainage District No. 1

"C" – Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.35
Single Family (Lots ¼ to ½ acre)	0.30
→ Single Family (Lots greater than ½ 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
Drives & Walks:	
Concrete	0.75

Las Villas Estates Subdivision

"C" Values

Hydrologic Soil Group	A			B			C			D		
Recurrence Interval	5	10	100	5	10	100	5	10	100	5	10	100
Land Use Or Surface Characteristics												
Business:												
A. Commercial Area	.75	.80	.95	.80	.85	.95	.80	.85	.95	.85	.90	.95
B. Neighborhood Area	.50	.55	.65	.55	.60	.70	.60	.65	.75	.65	.70	.80
Residential:												
A. Single Family	.25	.25	.30	.30	.35	.40	.40	.45	.50	.45	.50	.55
B. Multi-Unit (Detached)	.35	.40	.45	.40	.45	.50	.45	.50	.55	.50	.55	.65
C. Multi-Unit (Attached)	.45	.50	.55	.50	.55	.65	.55	.60	.70	.60	.65	.75
D. 1/2 Lot Or Larger	.20	.20	.25	.25	.30	.30	.35	.40	.45	.40	.45	.50
E. Apartments	.50	.55	.60	.55	.60	.70	.60	.65	.75	.65	.70	.80
Industrial												
A. Light Areas	.55	.60	.70	.60	.65	.75	.65	.70	.80	.70	.75	.90
B. Heavy Areas	.75	.80	.95	.80	.85	.95	.80	.85	.95	.80	.85	.95
Parks, Cemeteries												
Playgrounds	.10	.10	.15	.20	.20	.25	.30	.35	.40	.35	.40	.45
Schools	.30	.35	.40	.40	.45	.50	.45	.50	.55	.50	.55	.65
Railroad Yard Areas	.20	.20	.25	.30	.35	.40	.40	.45	.45	.45	.50	.55
Streets:												
A. Paved	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
B. Gravel	.25	.25	.30	.35	.40	.45	.40	.45	.50	.40	.45	.50
Drives, Walks, & Roofs	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
Lawns												
A. 50%-75% Grass (Fair Condition)	.10	.10	.15	.20	.20	.25	.30	.35	.40	.30	.35	.40
B. 75% Or More Grass (Good Condition)	.05	.05	.10	.15	.15	.20	.25	.25	.30	.30	.35	.40
Undeveloped Surface ¹ (By Slope) ²												
A. Flat (0-1%)	0.04-0.09			0.07-0.12			0.11-0.16			0.15-0.20		
B. Average (2-6%)	0.09-0.14			0.12-0.17			0.16-0.21			0.20-0.25		
C. Steep	0.13-0.18			0.18-0.24			0.23-0.31			0.28-0.38		

¹ Undeveloped Surface Definition: Forest and agricultural land, open space.

² Source: Storm Drainage Design Manual, Erie and Niagara Counties Regional Planning Board.

2. **Composite runoff analysis.** Care should be taken not to average runoff coefficients for large segments that have multiple land uses of a wide variety (i.e., business to agriculture). However, within similar land uses, it is often desirable to develop a composite runoff coefficient based on the percentage of different types of surface in the drainage area. The composite procedure can be applied to an entire drainage area, or to typical sample blocks as a guide to selection of reasonable values of the coefficient for an entire area.
3. **Rainfall intensity.** The intensity (I) is the average rainfall rate in inches per hour for the period of maximum rainfall of a given frequency, with a duration equal to the time of concentration. The time of concentration is defined as the time required for a drop of water falling on the most remote point of a drainage basin to reach the outlet in question. The time of concentration is

Appendix 1.0 HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

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

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6

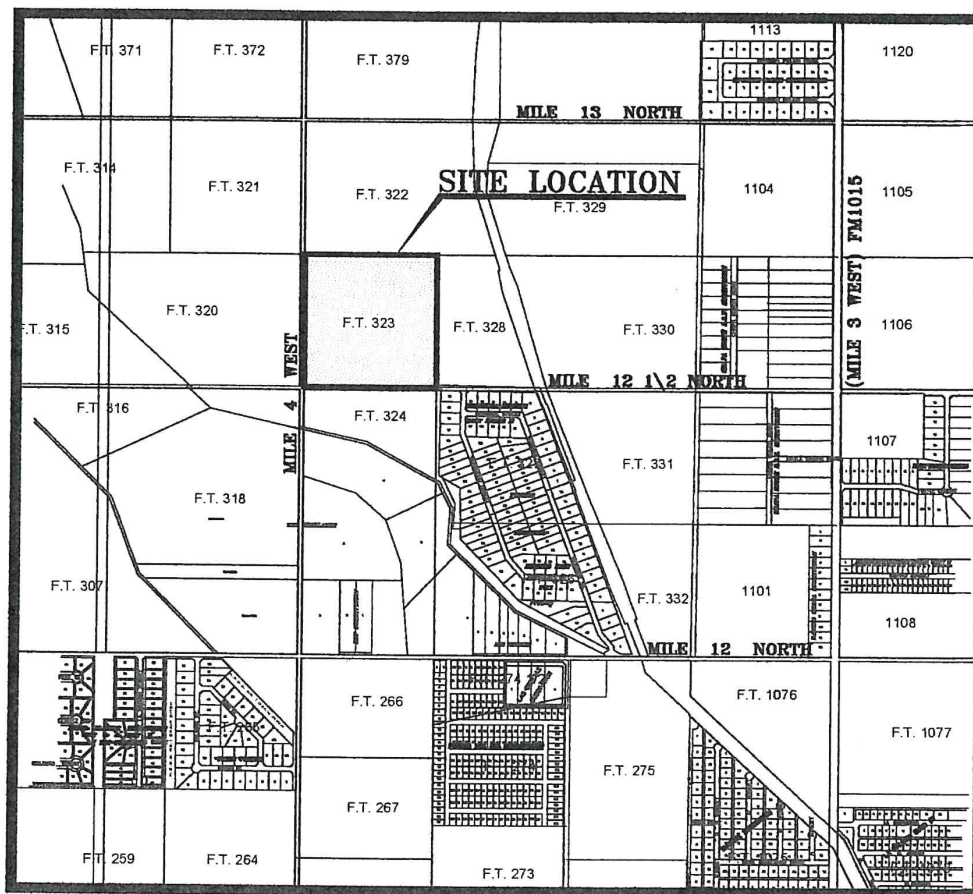
Prepared By Melden & Hunt, Inc.

72 MIN. $\Rightarrow I = 2.84$

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c + d)^e$ (Continued)

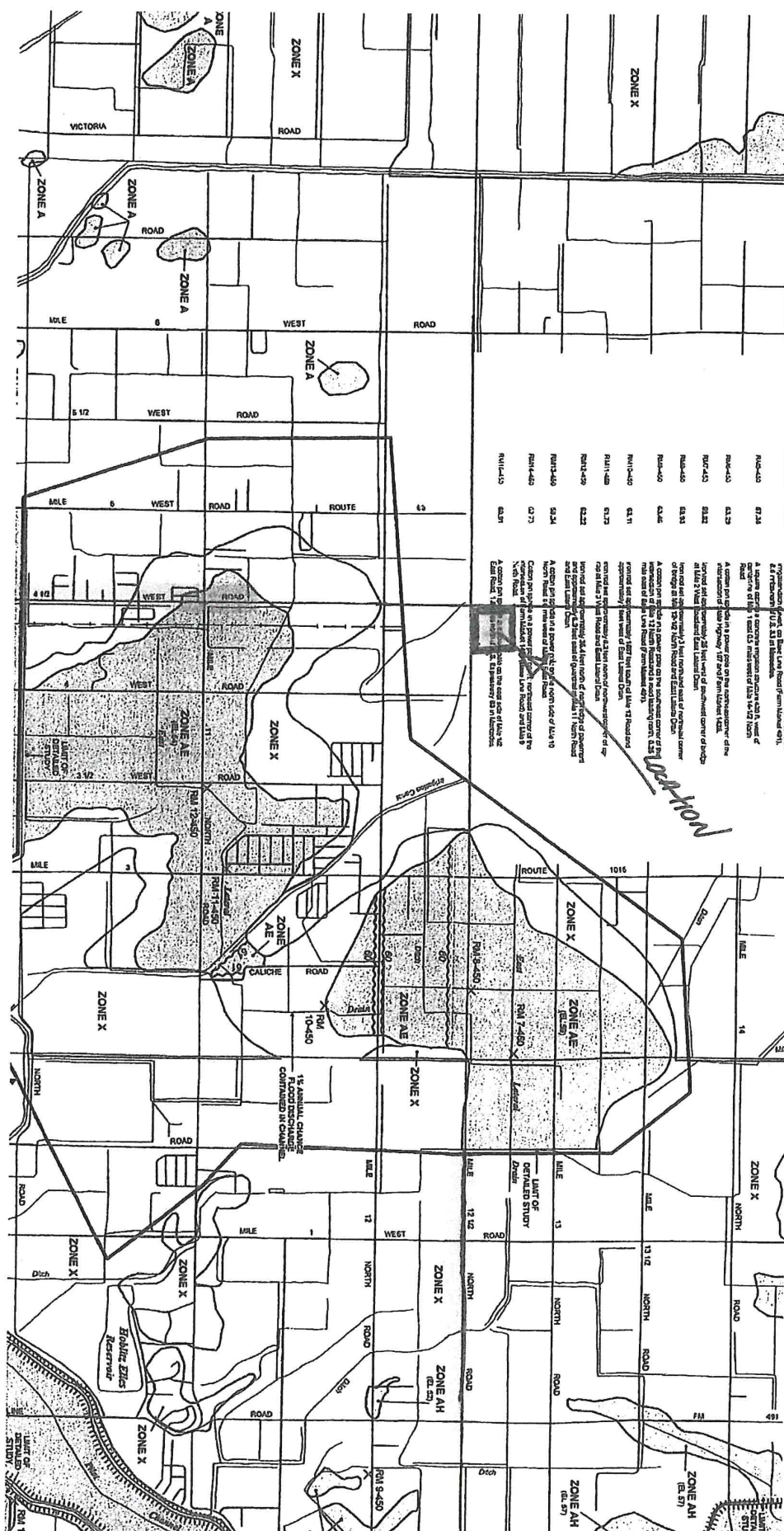
COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	e	b	d		e	b	d		e	b	d		e	b	d		e	b	d		e	b	d	
Hemphill	0.845	56	10.6		0.851	76	10.7		0.842	87	10.7		0.843	103	10.7		0.840	115	10.7		0.847	132	10.6	
Henderson	0.800	60	8.7		0.796	77	9.0		0.770	79	9.0		0.773	93	9.0		0.752	93	9.0		0.749	102	8.7	
Hidalgo	0.831	74	9.6		0.795	80	9.2		0.778	87	9.2		0.771	98	9.2		0.749	99	9.2		0.740	103	9.6	
Hill	0.799	57	8.2		0.790	72	8.8		0.777	78	8.8		0.773	91	8.8		0.754	98	8.8		0.759	105	8.2	
Hockley	0.832	46	9.9		0.832	60	10.0		0.807	64	10.0		0.812	78	10.0		0.810	87	10.0		0.817	101	9.9	
Hood	0.782	48	7.7		0.773	63	8.3		0.773	75	8.3		0.782	90	8.3		0.773	98	8.3		0.766	105	7.7	
Hopkins	0.788	54	8.3		0.783	70	9.1		0.775	77	9.1		0.767	88	9.1		0.754	93	9.1		0.750	100	8.3	
Houston	0.797	63	8.2		0.780	73	8.3		0.757	78	8.3		0.748	86	8.3		0.740	93	8.3		0.727	94	8.2	
Howard	0.805	42	9.2		0.800	56	10.1		0.802	65	10.0		0.796	76	10.1		0.791	86	10.1		0.788	95	9.2	
Hudspeth	0.800	27	9.4		0.840	44	11.4		0.827	50	11.4		0.819	60	11.4		0.856	78	11.4		0.833	77	7.4	
Hunt	0.793	55	8.4		0.785	69	9.2		0.783	80	9.2		0.776	93	9.2		0.764	99	9.2		0.758	104	8.4	
Hutchinson	0.860	56	10.4		0.844	70	11.0		0.837	80	11.0		0.851	100	11.0		0.863	121	11.0		0.837	115	10.4	
Irion	0.780	37	8.1		0.789	55	9.6		0.775	61	9.6		0.783	77	9.6		0.759	81	9.6		0.770	90	8.1	
Jack	0.789	48	8.5		0.779	63	8.5		0.786	75	8.5		0.782	88	8.5		0.782	98	8.5		0.775	109	8.5	
Jackson	0.809	68	8.8		0.769	73	8.5		0.757	80	8.5		0.745	89	8.5		0.737	95	8.5		0.720	97	8.8	
Jasper	0.782	66	8.1		0.743	65	7.4		0.736	73	7.4		0.719	78	7.4		0.715	84	7.4		0.700	87	8.1	
Jeff Davis	0.821	35	9.6		0.855	63	10.8		0.853	69	10.8		0.802	65	10.8		0.818	77	10.8		0.832	93	9.6	
Jefferson	0.799	74	9.2		0.733	65	7.5		0.727	74	7.5		0.730	86	7.5		0.710	87	7.5		0.687	84	9.2	
Jim Hogg	0.831	73	9.4		0.813	82	9.4		0.786	87	9.4		0.780	98	9.4		0.756	99	9.4		0.750	104	9.4	
Jim Wells	0.825	71	9.4		0.797	79	8.9		0.765	80	8.9		0.768	94	8.9		0.748	98	8.9		0.740	102	9.4	
Johnson	0.789	52	8.1		0.779	67	8.6		0.773	77	8.6		0.776	90	8.6		0.771	99	8.6		0.763	106	8.1	
Jones	0.780	41	8.5		0.771	55	9.0		0.794	73	9.0		0.780	82	9.0		0.803	102	9.0		0.784	104	8.5	
Karnes	0.800	60	8.8		0.791	75	8.9		0.766	77	8.9		0.767	91	8.9		0.751	95	8.9		0.749	106	8.8	
Kaufman	0.797	57	8.6		0.790	72	9.0		0.776	80	9.0		0.777	93	9.0		0.763	98	9.0		0.757	104	8.6	
Kendall	0.791	53	8.6		0.771	64	8.3		0.773	74	8.3		0.764	84	8.3		0.762	94	8.3		0.763	104	8.6	
Kenedy	0.826	73	9.2		0.793	79	8.7		0.771	84	8.7		0.763	94	8.7		0.735	96	8.7		0.731	100	9.2	
Kent	0.801	43	9.0		0.801	60	10.0		0.796	70	10.0		0.806	85	10.0		0.799	93	10.0		0.798	104	9.0	
Kerr	0.789	49	8.4		0.765	58	8.0		0.764	69	8.0		0.763	80	8.0		0.764	91	8.0		0.768	104	8.4	
Kimble	0.775	42	8.2		0.758	53	7.6		0.763	66	7.6		0.757	75	7.6		0.771	88	7.6		0.768	100	8.2	
King	0.804	45	9.4		0.794	59	9.6		0.804	74	9.6		0.802	87	9.6		0.811	103	9.6		0.802	111	9.4	
Kinney	0.812	53	8.8		0.780	62	8.0		0.773	70	8.0		0.777	82	8.0		0.790	97	8.0		0.781	108	8.8	
Kleberg	0.826	72	9.4		0.794	79	8.7		0.764	81	8.7		0.761	93	8.7		0.739	96	8.7		0.731	99	9.4	
Knox	0.800	46	9.4		0.788	58	9.3		0.801	76	9.3		0.798	88	9.3		0.809	104	9.3		0.798	111	9.4	
Lamar	0.783	53	8.2		0.777	66	8.9		0.770	74	8.9		0.769	87	8.9		0.759	93	8.9		0.752	98	8.2	
Lamb	0.837	47	10.1		0.828	60	9.6		0.800	63	9.6		0.821	80	9.6		0.818	88	9.6		0.820	103	10.1	

LAS VILLAS ESTATES SUBDIVISION LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
LAS VILLAS ESTATES SUBDIVISION IS LOCATED NORTH EAST CORNER OF MILE 4 WEST ROAD AND MILE 12 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797 - 2015 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 3.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.



Map revised June 6, 2000 to update corporate limits, to add base flood elevations, to add roads and road names, to incorporate previously issued letters of map revision, and to incorporate previously issued letters of map amendment.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



SCALE 1" = 2000'

2000 0 2000
FEET

NFIP

PANEL 0450 C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000



**REVISED TO
DETECT FLOOD**

CAMERON COUNTY

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
ZONE AE Base flood elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.

OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS



Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

- Floodplain Boundary
 --- Floodway Boundary
 --- Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

513 Base Flood Elevation line, Elevation in Feet *

⊙ cross Section Line
 (EL 987) Base Flood Elevation in Feet Where Uniform Within Zone *
 RM 7_x Elevation Bench Mark (See notes below)

• M1.5 River Mile
 *Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFEs, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V30.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Table where floodway width is shown at 1/20 inch.

Coastal base flood elevations apply only landward of 0.0 NGVD, and include the effects of wave action. These elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

For adjoining panels, see separately printed Map index.

MAP REPOSITORY

City of Edinburg
 1304 South 25th Street
 Edinburg, Texas 78540

(Maps available for reference only, not for distribution)

INITIAL IDENTIFICATION
 MAY 23, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP EFFECTIVE:
 JANUARY 2, 1981

FLOOD INSURANCE RATE MAP REVISIONS:
 NOVEMBER 16, 1982

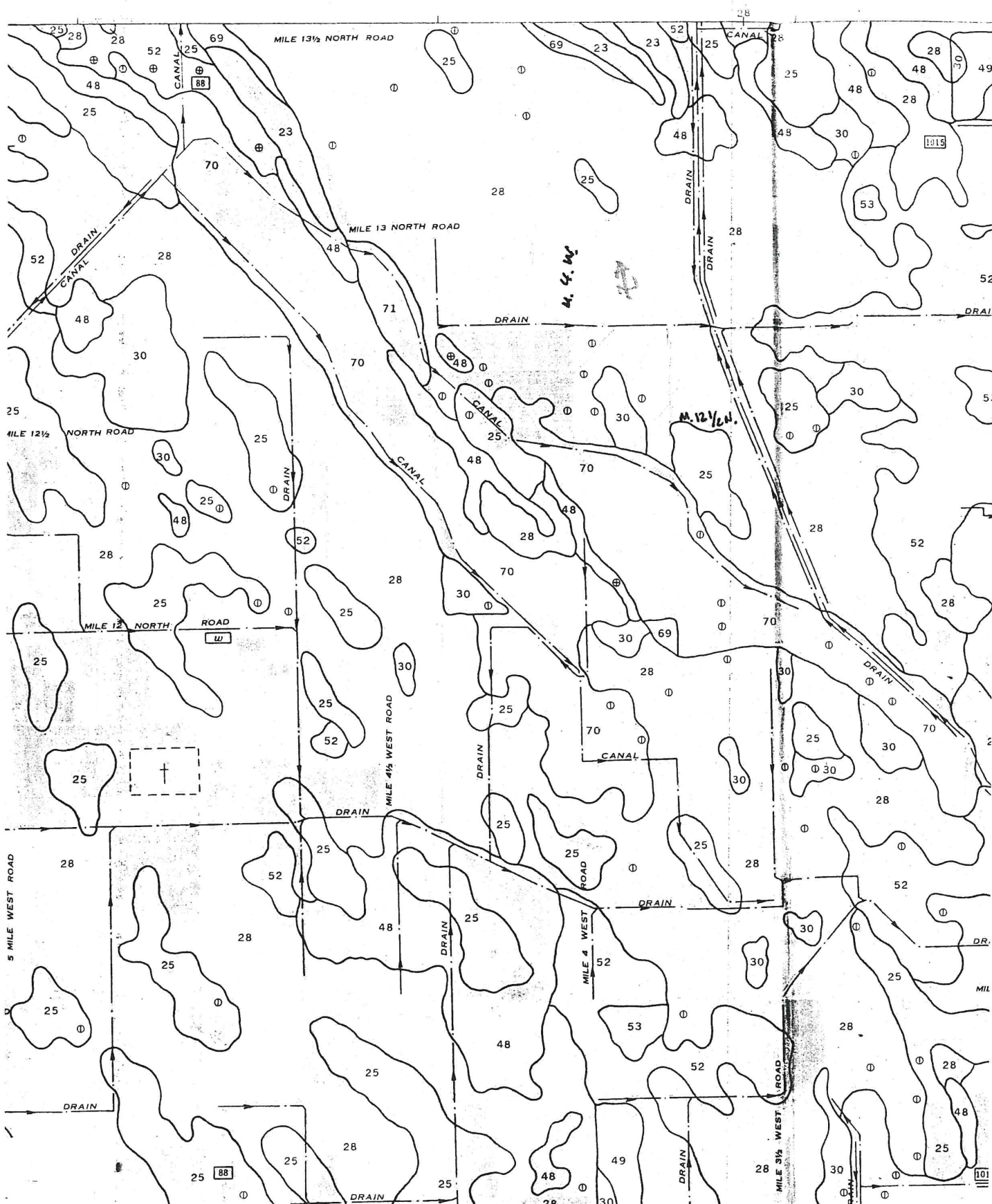
Map revised June 6, 2000 to update corporate limits, to add base flood elevations, to add roads and road names, to incorporate previously issued letters of map revision, and to incorporate previously issued letters of map amendment.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



SCALE 1" = 2000'

HIDALGO COUNTY, TEXAS - SHEET NUMBER 97



Soil survey

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>									
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-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias-----	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
15-----	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
Grulla-----	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
16, 17, 18-----	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
Hargill-----	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-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen-----	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:*	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen-----	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-----	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
Hebbronville-----	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
26 27-----	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
Hidalgo-----	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
→ 28, 29, 30-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
Hidalgo-----	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
31:*	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
Hidalgo-----	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 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-----	Moderat
21:* Harlingen----- Urban land.	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
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----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.



Las Villas Estates Subdivision
KK Engineering Consultant #F-1334
May 17, 2019

(Overland/ Lot) $TC = \frac{1.8(1.1-c)\sqrt{L}}{3Vs}$ & (street): $TC = \frac{L}{V \times 60}$ & $Q = \text{CIA \& Concrete pipe design manual}$
(see attached)

All Areas 1 through 6 (A_1 through A_6) (see attached)

$A_1 = 5.75 \text{ AC}$
 $A_2 = 5.75 \text{ AC}$
 $A_3 = 5 \text{ AC}$
 $A_4 = 2.75 \text{ AC}$
 $A_5 = 10.54 \text{ AC}$
 $A_6 = 5 \text{ AC}$

$A_1 =$

A) <u>Overland/ Lot</u> 5.75 ACRES <u>$L = 280'$</u> <u>$V = 0.15 \text{ ft./sec.}$</u> <u>$t = 51 \text{ min}$</u>	B) <u>Pavement</u> <u>$L = 600'$</u> <u>$V = 0.40 \text{ ft./sec}$</u> <u>$t = 25 \text{ min}$</u>	Total: $T = 76 \text{ min}$ $i = 2.73$ $C = 0.225 \text{ (Avg.)}$
--	---	---

$A_2 =$

A) <u>Overland/ Lot</u> 5.75 ACRES <u>$L = 280'$</u> <u>$V = 0.15 \text{ ft./sec}$</u> <u>$t = 51 \text{ min}$</u>	B) <u>Pavement</u> <u>$L = 600'$</u> <u>$V = 0.40 \text{ ft./sec}$</u> <u>$t = 25 \text{ min}$</u>	Total: $T = 76 \text{ min}$ $i = 2.73$ $C = 0.225 \text{ (Avg.)}$
---	---	---

$A_3 =$

A) <u>Overland/ Lot</u> 5 ACRES <u>$L = 280'$</u> <u>$V = 0.15 \text{ ft./sec}$</u> <u>$t = 51 \text{ min}$</u>	B) <u>Pavement</u> <u>$L = 600'$</u> <u>$V = 0.40 \text{ ft./sec}$</u> <u>$t = 25 \text{ min}$</u>	Total: $T = 76 \text{ min}$ $i = 2.73$ $C = 0.225 \text{ (Avg.)}$
--	---	---

$A_4 =$

A) <u>Overland/ Lot</u> 2.75 ACRES <u>$L = 280'$</u> <u>$V = 0.15 \text{ ft./sec}$</u> <u>$t = 51 \text{ min}$</u>	B) <u>Pavement</u> <u>$L = 660'$</u> <u>$V = 0.40 \text{ ft./sec}$</u> <u>$t = 28 \text{ min}$</u>	Total: $T = 79 \text{ min}$ $i = 2.666$ $C = 0.225 \text{ (Avg.)}$
---	---	--

$A_5 =$

A) <u>Overland/ Lot</u> 10.54 ACRES <u>$L = 280'$</u> <u>$V = 0.15 \text{ ft./sec}$</u> <u>$t = 51 \text{ min}$</u>	B) <u>Pavement</u> <u>$L = 660'$</u> <u>$V = 0.40 \text{ ft./sec}$</u> <u>$t = 28 \text{ min}$</u>	Total: $T = 79 \text{ min}$ $i = 2.666$ $C = 0.225 \text{ (Avg.)}$
--	---	--

$A_6 =$

A) <u>Overland/ Lot</u> 5 ACRES <u>$L = 280'$</u> <u>$V = 0.15 \text{ ft./sec}$</u> <u>$t = 51 \text{ min}$</u>	B) <u>Pavement</u> <u>$L = 600'$</u> <u>$V = 0.40 \text{ ft./sec}$</u> <u>$t = 25 \text{ min}$</u>	Total: $T = 76 \text{ min}$ $i = 2.73$ $C = 0.225 \text{ (Avg.)}$
--	---	---

Las Villas Estates Subdivision
KK Engineering Consultant #F-1334
May 17, 2019

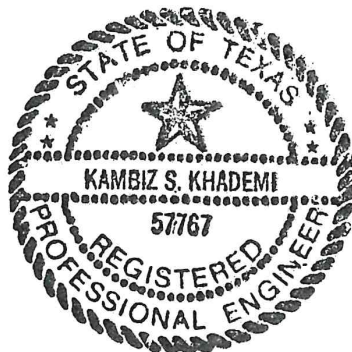
AREAS	Q	SLOPE	PIPE DIAMETER	FULL FLOW
A ₁	Q1 = 3.53 c.f.s.	@ 0.35%	18"	Q= 6.74 c.f.s. (max)
5.75 AC				
A ₂	Q2 = 3.53 c.f.s.	@ 0.30%	24"	Q= 13.42 c.f.s. (max)
5.75 AC	Q1 + Q2 = 7.06 c.f.s.			
A ₃	Q3 = 3.07 c.f.s.	@ 0.30%	24"	Q= 13.42 c.f.s. (max)
5 AC	Q1 + Q2 + Q3 = 10.13 c.f.s.			
A ₄	Q4 = 1.65 c.f.s.	@ 0.35%	18"	Q= 6.74 c.f.s. (max)
2.75 AC				
A ₅	Q5 = 6.32 c.f.s.	@ 0.30%	24"	Q= 13.42 c.f.s. (max)
10.54 AC	Q4 + Q5 = 7.97 c.f.s.			
A ₆	Q6 = 3.07 c.f.s.	@ 1%	24"	Q= 24.51 c.f.s. (max)
5 AC	Q1 - Q6 = 21.17 c.f.s.			

K. S. Khademi

KAMBIZ S. KHADEMI
P.E. 5767

05-17-2019

DATE



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CONCRETE PIPE DESIGN MANUAL

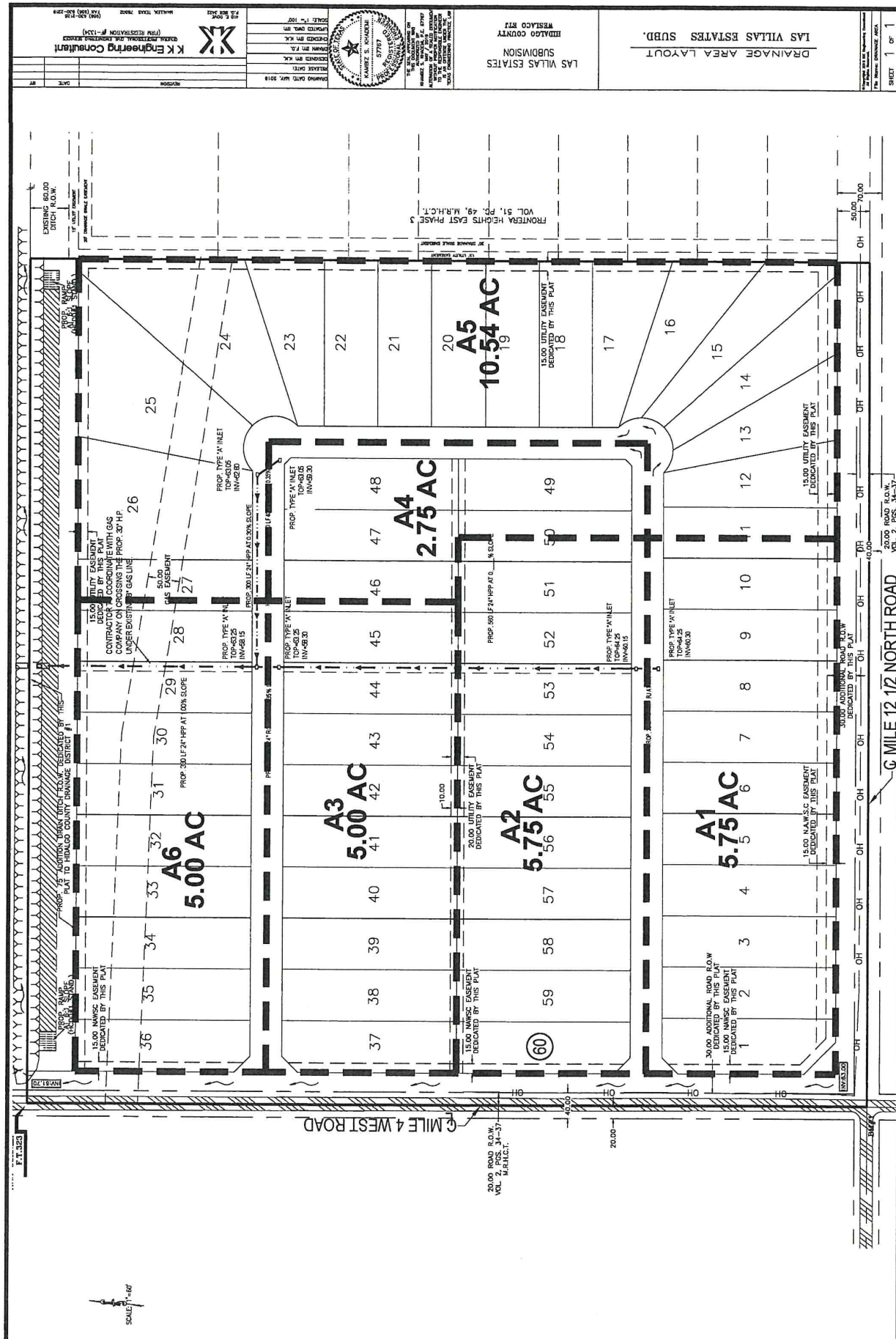
TABLE 3

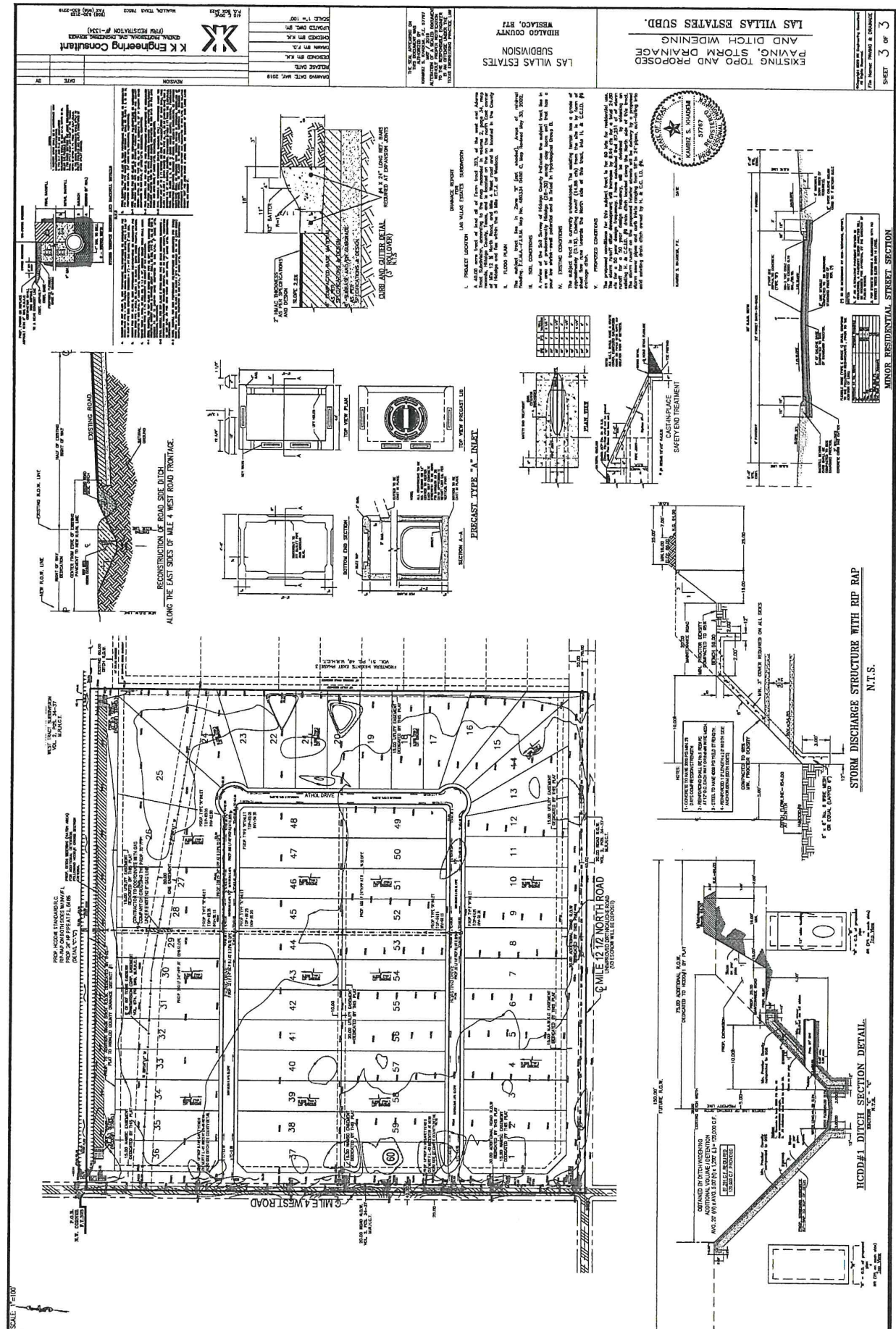
FULL FLOW COEFFICIENT VALUES
CIRCULAR CONCRETE PIPE

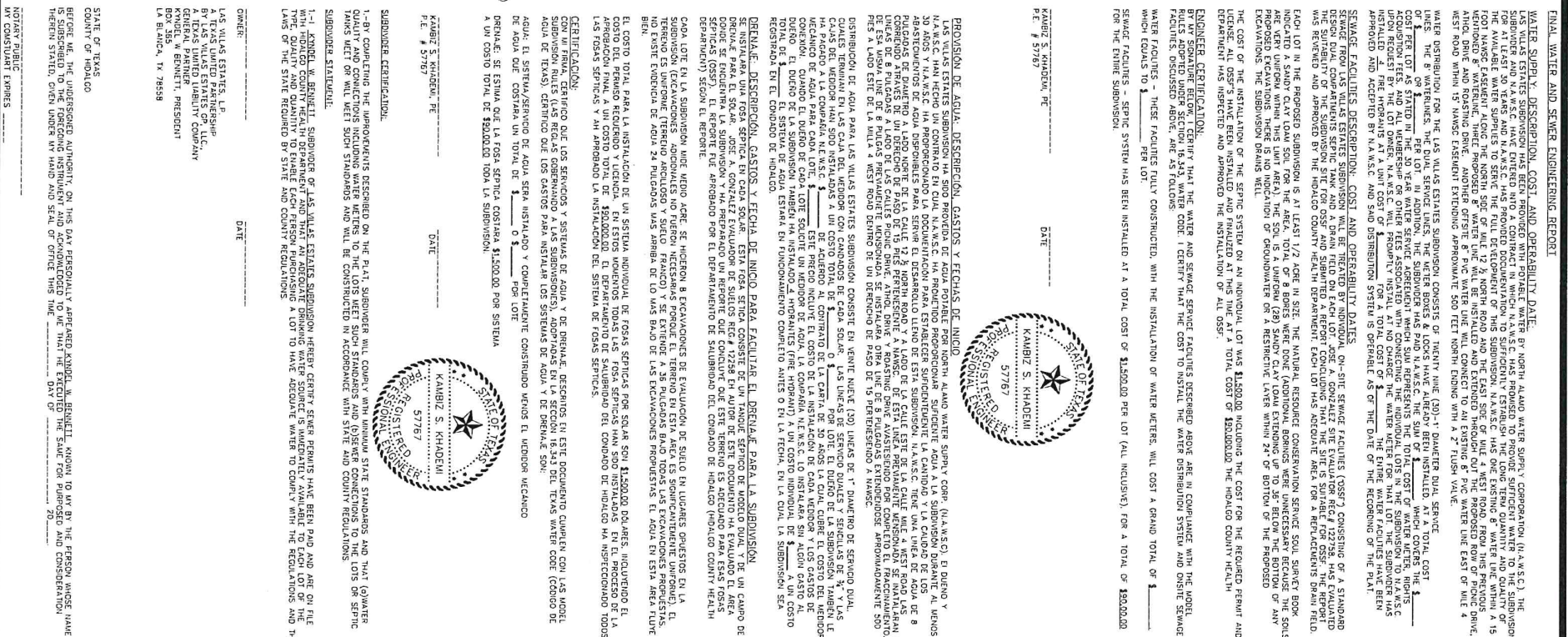
D Pipe Diameter (inches)	A Area (Square Feet)	R Hydraulic Radius (Feet)	Value of $C_1 = \frac{1.486}{n} \times A \times R^{4/3}$			
			n=0.010	n=0.011	n=0.012	n=0.013
8	0.349	0.167	15.8	14.3	13.1	12.1
10	0.545	0.208	28.4	25.8	23.6	21.8
12	0.785	0.250	46.4	42.1	38.6	35.7
15	1.227	0.312	84.1	76.5	70.1	64.7
18	1.767	0.375	137	124	114	105
21	2.405	0.437	206	187	172	158
24	3.142	0.500	294	267	245	226
27	3.976	0.562	402	366	335	310
30	4.909	0.625	533	485	444	410
33	5.940	0.688	686	624	574	530
36	7.069	0.750	867	788	722	666
42	9.621	0.875	1308	1189	1090	1006
48	12.566	1.000	1867	1698	1556	1436
54	15.904	1.125	2557	2325	2131	1967
60	19.635	1.250	3385	3077	2821	2604
66	23.758	1.375	4364	3967	3636	3357
72	28.274	1.500	5504	5004	4587	4234
78	33.183	1.625	6815	6195	5679	5242
84	38.485	1.750	8304	7549	6920	6388
90	44.170	1.875	9985	9078	8321	7681
96	50.266	2.000	11850	10780	9878	9119
102	56.745	2.125	13940	12670	11620	10720
108	63.617	2.250	16230	14760	13530	12490
114	70.882	2.375	18750	17040	15620	14420
120	78.540	2.500	21500	19540	17920	16540
126	86.590	2.625	24480	22260	20400	18830
132	95.033	2.750	27720	25200	23100	21330
138	103.870	2.875	31210	28370	26010	24010
144	113.100	3.000	34960	31780	29130	26890

$$Q_{FULL} = C_1 \times S^{1/2}$$

FT³/FT

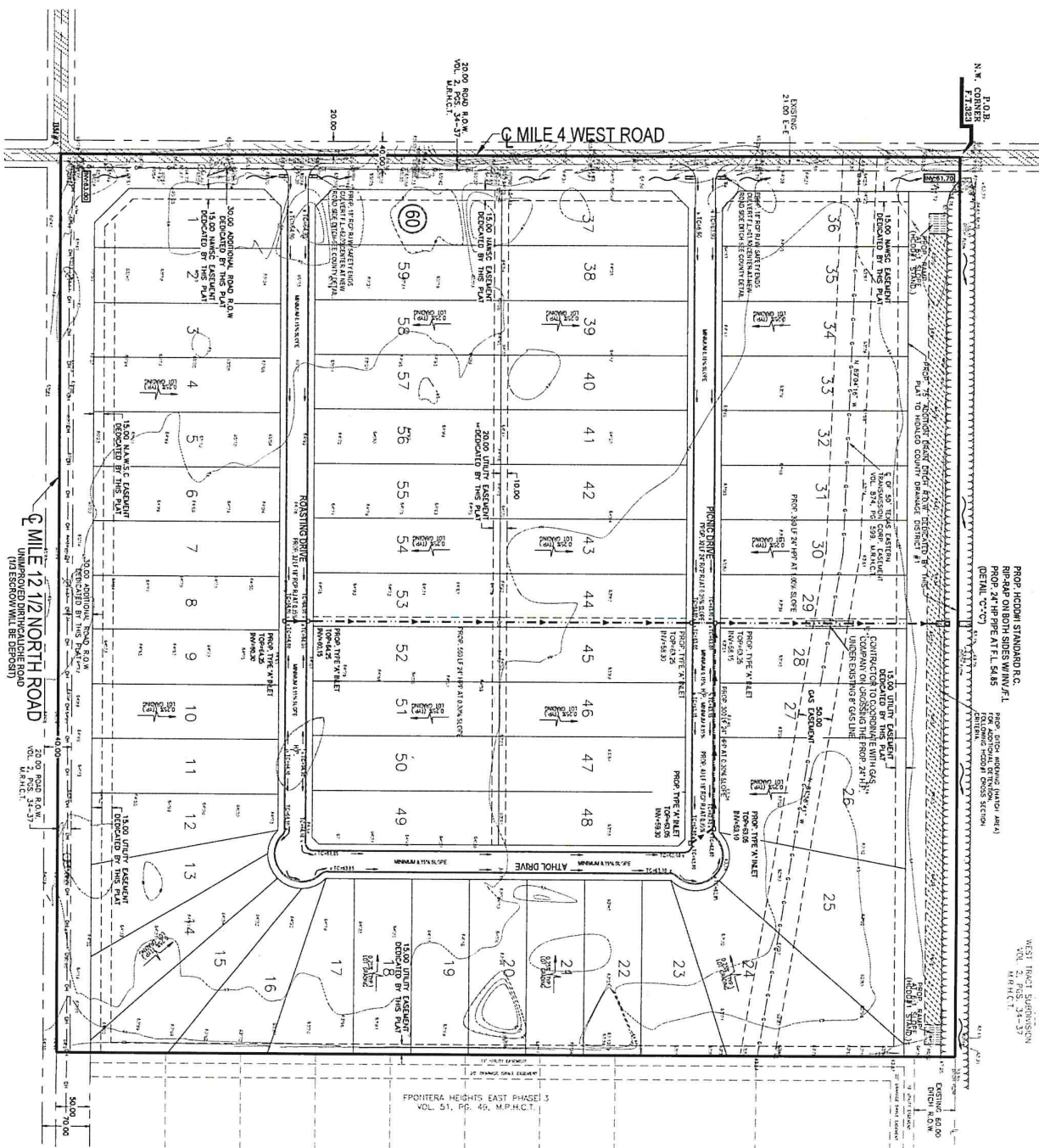




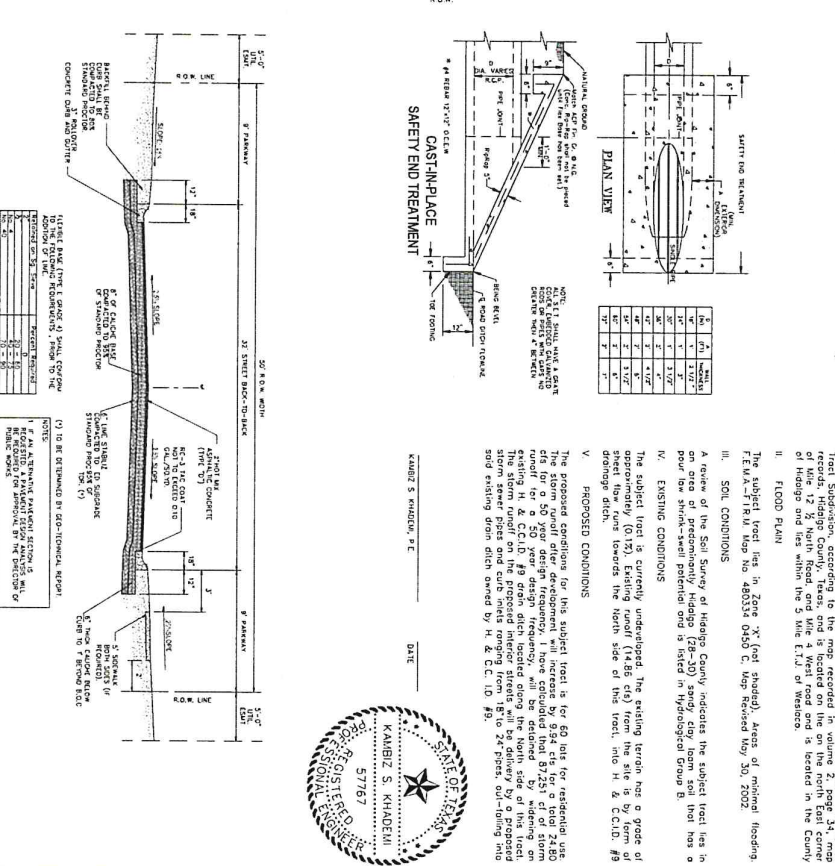
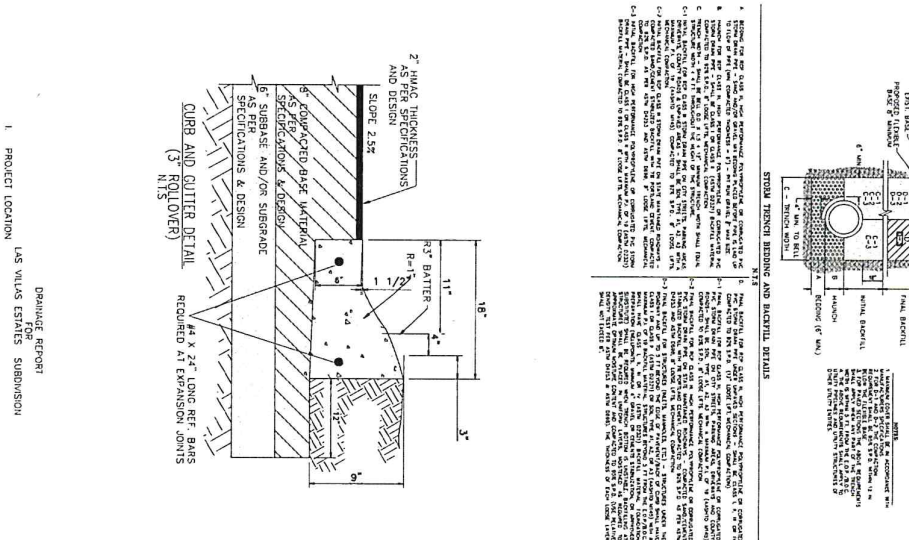
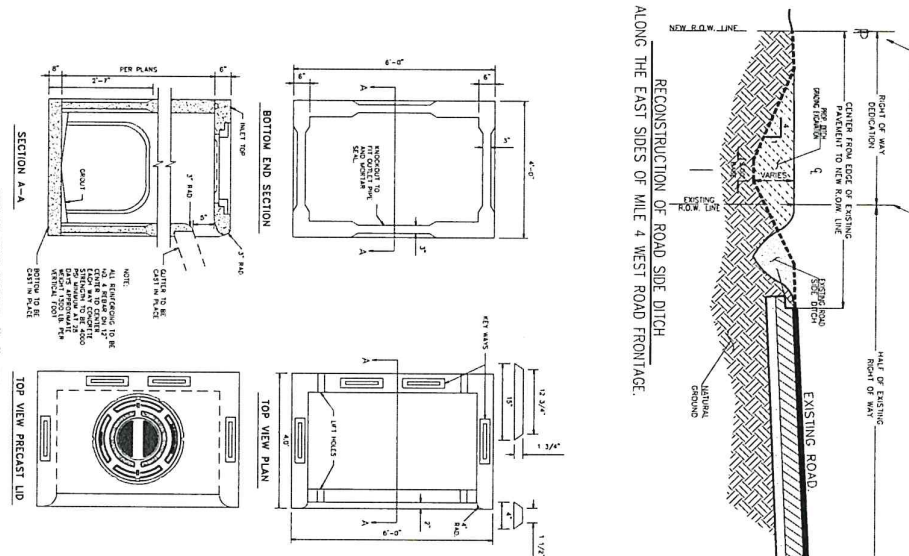
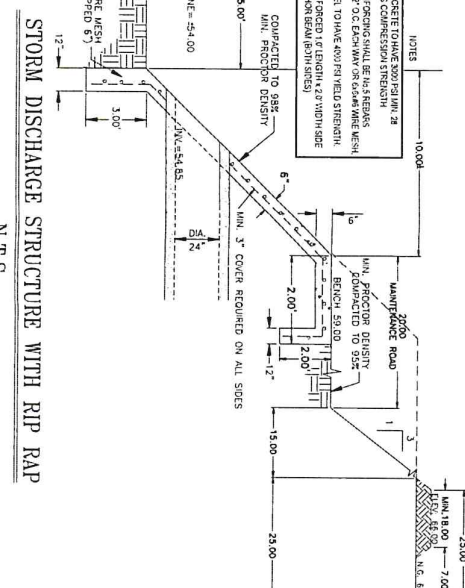
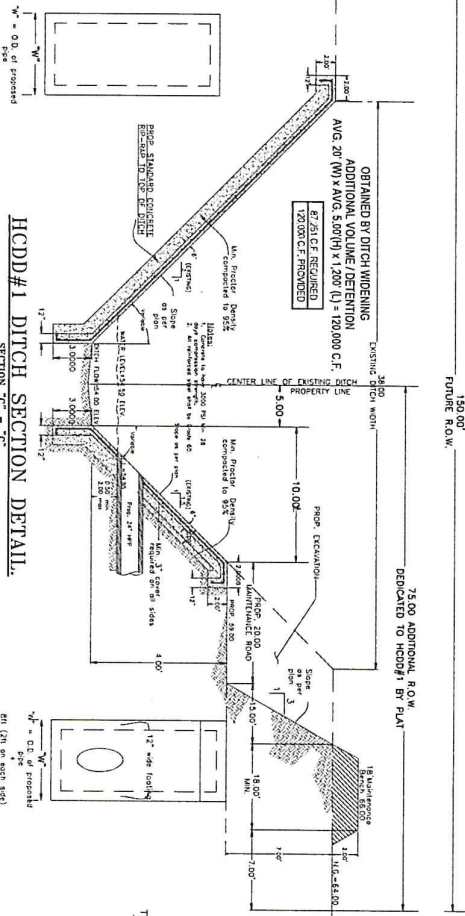


SHEET 2 OF 3	EXISTING TOPO AND PROPOSED WATER IMPROVEMENTS (NAWSC) AND SEPTIC TANKS LAS VILLAS ESTATES SUBD.	LAS VILLAS ESTATES SUBDIVISION HIDALGO COUNTY WESLACO ETJ	THE STATE OF TEXAS, COUNTY OF HARRIS, AUTHORIZED BY AN ORDER OF THE COMMISSIONER OF AGRICULTURE AND MECHANICAL AFFAIRS, MAY 7, 2019 E.C. 27287 TO THE RESPONSIBLE ENGINEER TO PREPARE THIS PLAN FOR THE PURPOSES OF THE PROPOSED TOWNSHIP ENGINEERING PROJECT LAW	DRAWING DATE: MAY, 2019	REVISION	DATE	BY
				RELEASE DATE:			
				DESIGNED BY: K.K.	 K K Engineering Consultant GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES (FIRM REGISTRATION #F-1334)		
				DRAWN BY: F.D.			
				CHECKED BY: K.K.			
				UPDATED DWG. BY:			
				SCALE: 1"= 100'			
					 410 E. DOWE P.O. BOX 3422	MCALLEN, TEXAS 78502	(956) 630-2125 FAX (956) 630-2219

SCALE: 1"=100'



FROM HCDM STANDARD R.C.
WEST TRACT SUBDIVISION
VOL. 2, P. 34-37
1/14/11
FROM HCDM STANDARD R.C.
WEST TRACT SUBDIVISION
VOL. 2, P. 34-37
1/14/11
FROM HCDM STANDARD R.C.
WEST TRACT SUBDIVISION
VOL. 2, P. 34-37
1/14/11



EXISTING TOPO AND PROPOSED
PAVING, STORM DRAINAGE
AND DITCH WIDENING
LAS VILLAS ESTATES SUBD.

LAS VILLAS ESTATES
HIDALGO COUNTY
WESLACO, ETJ

THE SEAL AFFIXED ON
THIS DRAWING IS THE
AUTHORITY OF THE
ENGINEER AND DESIGNER
TO THE PROJECT AND NOT
TO THE ENGINEERING FIRM
UNLESS THE FIRM IS
REGISTERED IN THE STATE
OF TEXAS.

DRAWING DATE: MAY, 2019
RELEASE DATE:
DESIGNED BY: K.K.
DRAWN BY: F.D.
CHECKED BY: K.K.
UPDATED DWG. BY:
SCALE: 1"= 100'

REVISION

DATE

BY

K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
(FIRM REGISTRATION #F-1334)

410 E. DOWE
P.O. BOX 3422
MCALLEN, TEXAS 78502

(956) 636-2125
FAX (956) 630-2219



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

Date of Meeting: August 7, 2019	Agenda Item No. (to be assigned by PCE): IV. G.
From: Rebekah de la Fuente, Senior Planner, on behalf of Amigo Park, Inc.	
Subject/Agenda Item: Discussion and consideration for the Voluntary Annexation of Westwood Gardens Subdivision - being a 29 acres out of Farm Tract No. 655, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas located on the Southwest corner of Mile 6 ½ West Road and Mile 7 North. Possible Action.	
Discussion/Overview: The proposed one hundred seven (107) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. 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.	
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): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR VOLUNTARY ANNEXATION

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. ANX19.00002

GENERAL INFORMATION

Name of Subdivision: Proposed Westwood Gardens Subdivision

Location: Southwest corner of Mile 6 1/2 West Road and Mile 7 North (6th Street)

Legal Description: 29 acres out of Farm Tract No. 655 of the West Tract Subdivision out of Llano Grande Grant of Lands in Hidalgo County, Texas recorded in Volume 2, Page 34 H.C.M.R.

_____ Petition for annexation signed and notarized by property owners.

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

_____ Survey and metes and bounds.

_____ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Amigo Park, Inc. Telephone: (956) 821-4668

Address: 2511 Nellie Street Fax: (956) 968-9606

City: Weslaco State: TX Zip: 78596 E-mail: frankcerda@aol.com

ENGINEER INFORMATION

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588

Address: 416 E. Dove Avenue Fax: (956) 994-8102

City: McAllen State: TX Zip: 78504 E-mail: javhin@rgv.rr.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Amigo Park, Inc., By: Francisco Cerda, President

Owner Signature: FRANCISCO CERDA Date: 7/18/2019

Javier Hinojosa Engineering is the authorized agent

Authorized Agent Signature: Javier Hinojosa Date: 7/18/19

Authorized Agent Printed Name: Javier Hinojosa, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE McALLEN, TX 78504 PH: (956) 618-5565 FAX: (956) 618-5540

ARTURO A. SALINAS, P.E., R.P.L.S.

METES AND BOUNDS DESCRIPTION: 29.0 Gross Acre Tract

The West Twenty-Nine (29) Acres of Farm Tract No. 655 of the WEST TRACT SUBDIVISION out of Llano Grande Grant of Lands in Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 34, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes; said tract of land is more particularly described by metes and bounds as follows, to-wit:

COMMENCING at a point lying inside the intersection of Mile 7 North and Mile 6 ½ W. Rd. for the Northwest corner of said Farm Tract No. 655, the POINT OF BEGINNING and the Northwest corner of this tract;

THENCE, East, coincident with the North line of said Farm Tract No. 655 and the centerline of Mile 7 North, a distance of 957.0 feet to a point at the Northwest corner of Windcrest Subdivision (recorded in Volume 42, Page 190, Map Records) for the Northeast corner of this tract;

THENCE, South, parallel with the West line of said Farm Tract No. 655 and coincident with the West line of Windcrest Subdivision, a distance of 30.0 feet pass a ½" iron rod set in the existing South right of way line of Mile 7 North, at a distance of 1275.0 feet pass a ½" iron rod found in line for reference, at a total distance of 1320.0 feet to a point inside an existing drainage ditch at the Southwest corner of Windcrest Subdivision for the Southeast corner of this tract;

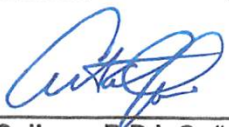
THENCE, West, inside said drainage ditch and coincident with the South line of said Farm Tract No. 655, a distance of 942.0 feet pass the East right of way line of Mile 6 ½ W. Rd., at a total distance of 957.0 feet to a point lying in the centerline of Mile 6 ½ W. Rd. at the Southwest corner of said Farm Tract No. 655 for the Southwest corner of this tract;

THENCE, North, coincident with the West line of said Farm Tract No. 655 and the centerline of Mile 6 ½ W. Rd., a distance of 45.0 feet pass a ½" iron rod set at 15.0 feet East and in the East right of way line of Mile 6 ½ W. Rd. for reference, at a total distance of 1320.0 feet to the POINT OF BEGINNING, containing 29.0 gross acres of land, more or less.

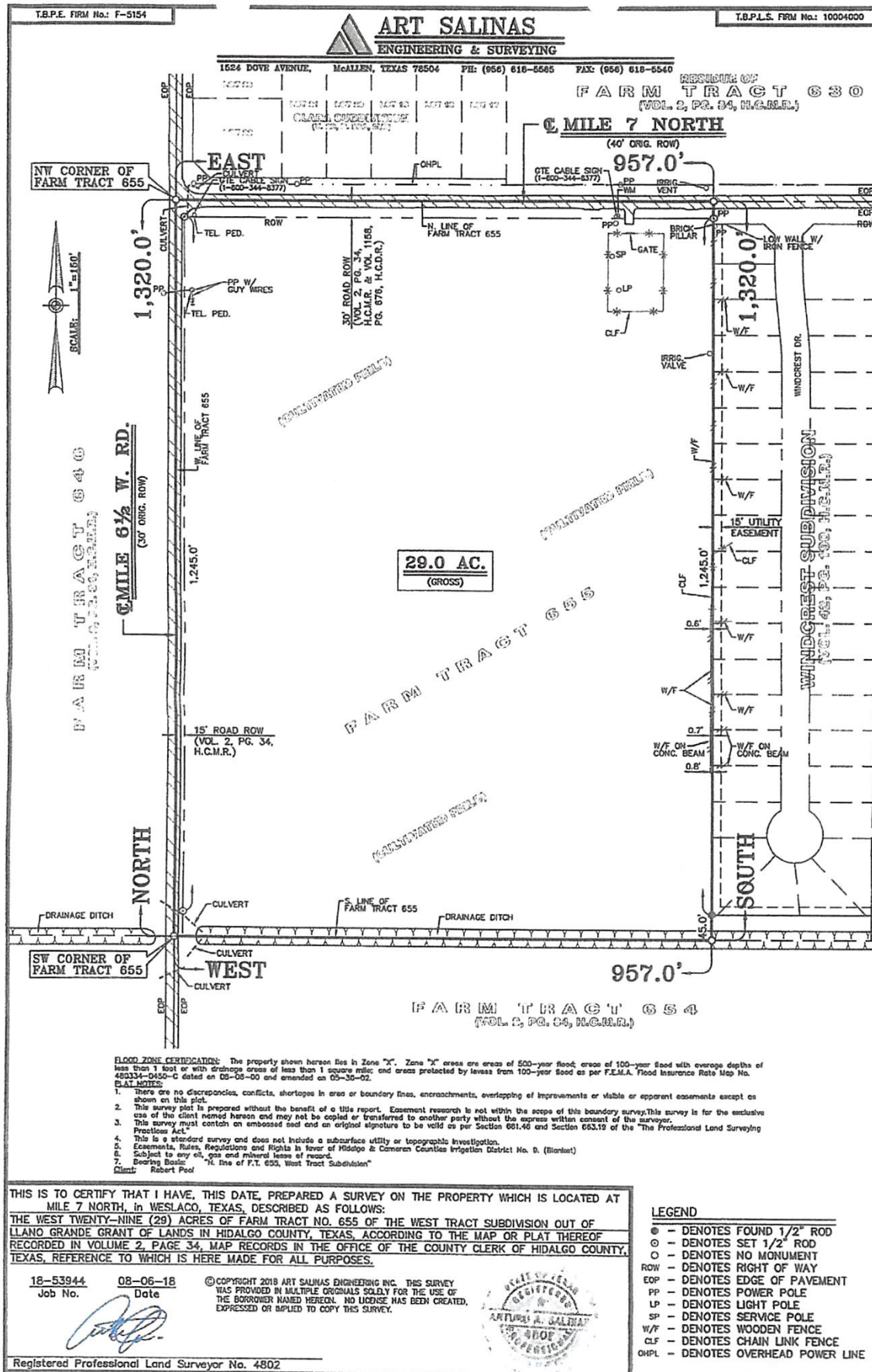
Bearing Basis: "N. line of F.T. 655, West Tract Subdivision"

Job No. 18-53944

Date: 08-16-18


Arturo A. Salinas, R.P.L.S. #4802





From: [Rebekah M. De La Fuente](#)
To: [Kayla A. Arevalo](#)
Subject: FW: Weslaco Gardens- Subdivision Review Comments
Date: Wednesday, July 24, 2019 11:31:11 AM
Attachments: [image.png](#)
[image.png](#)

Please include email below in the file and packet once they formally submit

From: Rebekah M. De La Fuente
Sent: Wednesday, July 24, 2019 11:18 AM
To: javhin@rgv.rr.com
Subject: Weslaco Gardens- Subdivision Review Comments

Good Morning,

Below is the list of comments from each department:

Fire:

If gated, 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.

Planning:

1. Identify the point of beginning
2. Adjacent properties must be identified on all sides.
3. Submit a traffic impact analysis
4. Include all appropriate signature lines.- Add signature line for HCCID#9
5. Submit list of proposed street names to be verified by PD and 911 Addressing
6. Minimum Building Setback lines shall be as follows: Side:20% of lot depth not to exceed 25'
7. Add Plat Note: No access have be permitted for Lot 1 and 42-51 onto 6th Street

Engineering:

1. Remove plat note #14
 2. Add cul-de-sac setbacks under Plat note #4
 3. Plat note 2: Minimum floor elevation must read as "18" above top of curb or above BM whichever is greater.
 4. Mile 6 1/2 West must read as (MILANOS RD) below instead of (HOPPER RD)
 5. Manhole's must have composite ring and covers, provide detail sheet.
 6. All tie-ins to waterlines must include stainless steel tapping sleeves opposed to tapping tee's
 7. All water services must be single 1" minimum
 8. Proposed curb inlet #5 and Manhole Station 16+00 for Line "B" are too close, space the SS manholes approximate 500 feet apart.
 9. Curb inlet #12 must have a higher flow elevation than Prop. Drain Manhole #4.
 10. Curb Inlet #1 must have a higher elevation than Curb Inlet #2

11. Casing for water services must be bigger than the proposed size.

Once the comments have been addressed please email me back an new pdf of copy which I will route to each department. Once you have been cleared by all the departments you will be able to formally submit for plat approval.

Thank you,

Rebekah de la Fuente, CFM
Assistant Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3401
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

**CITY OF WESLACO
LEGAL NOTICE**

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2019 at 5:30 p.m. and the City Commission will also hold a Public Hearing on Tuesday, August 20, 2019 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

Si desea informacion en español, llame al departamento de Planeación de la Ciudad de Weslaco, (956) 447-3403.

To solicit input on an Ordinance amending Ordinance Number 2018-02, the City of Weslaco Zoning Ordinance: Codified as Chapter 150 of the Weslaco Code of Ordinances, Adopting New Regulations; and Ordaining other matters with respect to the subject matter hereof (Airport Hazard Zoning).

The public is invited to attend and express support for or opposition to the proposed Ordinance. You may also file written support or opposition on or before August 7, 2019, for the Planning and Zoning Commission and on or before August 20, 2019, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403

/S/ ANDREW MUÑOZ

Asst. City Manager / Aviation Director

ORDINANCE 2019-XX

AN ORDINANCE AMENDING ORDINANCE NUMBER 2018-02, THE CITY OF WESLACO ZONING ORDINANCE; CODIFIED AS CHAPTER 150 OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO TEXAS THAT:

SECTION I.

Ordinance 320 passed and approved on February 6, 2018 as “Zoning Ordinance” and Codified as Chapter 150 of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the new zoning ordinance will be adopted and codified as Chapter 150 of the Weslaco Code of Ordinances and said Chapter shall read as follows:

CHAPTER 150 ZONING ORDINANCE

Sec. 150-3. - Districts.

11) Airport Hazard Zoning District

Sec. 150-11.2. Airport Hazard Zoning District

1) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Airport means the Weslaco Mid Valley Airport.

Airport elevation means the established elevation of the highest point on the useable landing area measured in feet from mean sea level.

Airport hazard means a structure or object of natural growth that obstructs the air space required for the taking off, landing, and flight of aircraft or that interferes with visual, radar, radio, or other systems for tracking, acquiring data relating to, monitoring, or controlling aircraft.

Airport hazard area means any area of land or water upon which an airport hazard might be established if not prevented as provided in this article.

Airport reference point means the point established as the approximate geographic center of the airport landing area and so designated.

Approach surface means a surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zones height limitation slope set forth in subsection 11.2.4. In plan, the perimeter of the approach surface

coincides with the perimeter of the approach zone.

Approach, transitional, horizontal, and conical zones. These zones are set forth in subsection 11.2 of this article.

Conical surface means a surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to one for a horizontal distance of 4,000 feet.

Hazard to air navigation means an obstruction determined to have a substantially adverse effect on the safe and efficient utilization of the navigable airspace.

Height. For the purpose of determining the height limits in all zones set forth in this section and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.

Horizontal surface means a horizontal surface 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

Landing area means the surface area of the airport used for the landing, takeoff or taxiing of aircraft.

Nonconforming use means any preexisting structure, object of natural growth, or use of land which is inconsistent with the provisions of this article or an amendment thereto.

Non-precision instrument runway means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in non-precision instrument approach procedure has been approved or planned.

Obstruction means any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in subsection 11.2.5.

Overlay zone means the defined areas establishing land use restrictions set forth in subsection 11.2.6.

Precision instrument runway means a runway having an existing instrument approach procedure utilizing Instrument Landing System (ILS) or Localizer Precision, Vertical (LPV) air navigation facilities with vertical and horizontal guidance for which a straight-in precision instrument approach procedure has been approved or planned.

Primary surface means a surface longitudinally centered on a runway. When the runway has a specially prepared or planned hard surface, the primary surface extends 200 feet beyond each end of that hard surface runway; but when the runway has no specially prepared hard surface or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface of a runway will be that width prescribed in Part 77 of the Federal Aviation Regulations for the most precise approach existing or planned for either end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface is 500 feet for the non-precision instrument runway and 1,000 feet for the precision runways having visibility minimums greater than three-fourths statute mile.

Runway means a defined area on an airport prepared for landing and takeoff of aircraft along its length.

Runway protection zone (RPZ) means an area off the runway end to enhance the protection of people and property on the ground in a trapezoidal shape established in guidelines published in the Advisory Circular 150/5300-13A by the FAA. Structure means an object, including a mobile object, constructed or installed by man, including, but not limited to, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.

Transitional surfaces mean surfaces that extend outward at 90-degree angles to the runway centerline and the runway centerline extended at a slope of seven feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal surface.

Tree means any object of natural growth.

- 2) **Purpose.** The purpose of this section is to provide compatible land use regulations for the airport by establishing development standards that will protect property and occupants of land in the vicinity of the airport from airport hazards and protect the airport from incompatible development. The regulations and districts herein have been established in accordance with V.T.C.A., Local Government Code chs. 241 (Airport Zoning Act) and 211.
- 3) **Compliance.** No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this article and any other applicable regulations.
- 4) **Zones established.** In order to carry out the provisions of this section, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surface and conical surface as they apply to the airport. Such zones for height limitations are shown on Figure 1 and will be reflected on the city's zoning map. The various zones are hereby established and defined as follows:
 - a) **Approach zones.** An approach zone is established beneath the approach surface at the end of all existing and proposed runways of the airport for precision and non-precision instrument landings and takeoffs. The limit of approach zones largest overall dimensions is the location at which they intersect with the horizontal surface. These zones have been divided into inner and outer areas in subsections 11.2.5(a)(i) and (ii).
 - i) **Precision Approach Zone (Runway 14):** The precision approach zone for precision instrument landings and take-offs is established as the area beneath the precision approach surface and is horizontally centered on the extended runway centerline. The inner edge of the precision approach zone shall have a width of 1,000 feet at a distance of 200 feet beyond each end of the runways, widening thereafter uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet beyond the end of the primary surface of each runway. The centerline of the precision approach surface is the continuation of the centerline of the runway.
 - ii) **Non-precision Approach Zone (Runway 32):** The inner non-precision approach zone is established as the area beneath the non-precision approach surface and is horizontally

centered on the extended runway centerline. The inner edge of the non-precision approach zone shall have a width of 500 feet at a distance of 200 feet beyond the end of the runways, widening thereafter uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet beyond the end of the primary surface of each runway. The centerline of the non-precision approach surface is the continuation of the centerline of the runway.

- b) **Transition zones.** Transition zones are hereby established beneath the transitional surface adjacent to each runway and approach surface as indicated on Figure 1. Transitional surfaces, symmetrically located on either side of runways, have variable widths as shown on the zoning map. Transitional surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extends at a slope of seven to one (7:1) from the sides of the primary surface and from the sides of approach surfaces.
- c) **Horizontal zone.** A horizontal zone is established as the area beneath a horizontal surface 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of Runway(s) 14/32 and connecting the adjacent arcs by lines tangent to those arcs.
- d) **Conical zone.** A conical zone is established as the area beneath the conical surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to one (20:1) for a horizontal distance of 4,000 feet.
- e) **Inner turning zone.** The inner turning zone is an area located on each side of the transitional zone. The inner turning zone reflects the special impacts on areas that lay underneath the varying paths that aircraft take in the pattern on final approach and/or departure. The outer limits of the inner turning zone are defined as beginning at 200 feet from the runway end and extending outward on each side of the runway at 45 degrees from the runway centerline, for a length determined by the applicable approach zone. The outer limits of each inner turning zone is constructed by a swinging arc, which connects the point determined by the airport's approach zone (as described above), to the 45-degree line extending outward from each runway end.
- f) **Overlay zones.** Overlay zones are hereby established as described below and depicted on Figure 2 to implement land use restrictions as specified in 11.2.6.
 - i) **Primary zone.** A primary zone is established on the ground directly beneath and following the boundaries of the primary surface.
 - ii) **Clear zone.** A clear zone is established on the ground directly beneath and following the boundaries of a runway protection zone.
 - (1) The RPZ for Runways 14 and 32 have a width of 1,000 feet at a distance of 200 feet beyond the end of each runway, widening thereafter uniformly to a width of 1,750 feet at a horizontal distance of 2,500 feet.
 - iii) **Approach 1 (A-1) zone.** An A-1 zone is established on the ground directly beneath and following the boundaries of the first third of an inner and outer precision approach zone extending outward from the clear zone.

- iv) **Approach 2 (A-2) zone.** An A-2 zone is established on the ground directly beneath and following the boundaries of the middle third of an inner and outer precision approach zone.
 - v) **Approach 3 (A-3) zone.** An A-3 zone is established on the ground directly beneath and following the boundaries of the outer third of an inner and outer precision approach zone.
 - vi) **Transition zone.** A transition zone is established on the ground symmetrically located on either side of the primary, clear, A-1, and A-2 zones described above, has a variable width as shown on the zoning map. The width of the transition zone is determined in the same manner as transitional surfaces, extends outward and upward at right angles to the centerline of the primary, clear, A-1 and A-1 zones extended at a slope of seven to one (7:1) from the sides of the primary, clear, A-1, and A-2 zones to where they intersect with the horizontal surface.
- 5) **Height limitations.** Except as otherwise provided in this article, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow, in any zone created by this article to a height in excess of the applicable height limit established in this section for such zone. Such applicable height limitations are hereby established for each of the zones in question. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation:
- a) **Approach zones.** Horizontal distance beginning at the end of and at the elevation of the primary surface and sloping upward from the end of the primary surface.
 - i) **Inner Precision Approach Zone (Runway 14):** It is horizontally centered on the extended runway centerline, extending 50 feet outward for each one foot upward (50:1) from the end of the primary surface and for a distance of 10,000 feet.
 - ii) **Outer Precision Approach Zone (Runway 14):** It is horizontally centered on the extended runway centerline, extending 40 feet outward for each one foot upward (40:1) from the end of the inner precision approach zone (10,000 feet) to a distance 50,000 feet beyond the end of the primary surface of each runway.
 - iii) **Non-precision Approach Zone (Runway 32):** It is horizontally centered on the extended runway centerline, extending 34 feet outward for each one foot upward (34:1) from the end of the primary surface and for a distance of 10,000 feet.
 - b) **Transition zones.** Slope seven feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface and extending to a height of 150 feet above the airport elevation, which is 69.9 feet above mean sea level, adjacent the primary surface or for 5,000 feet adjacent an approach surface.
 - c) **Horizontal zone.** Established at 150 feet above the airport elevation, or a height of 801 feet above mean sea level.
 - d) **Conical zone.** Slopes 20 feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.
 - e) **Inner turning zone.** Based on the most demanding approach published for each runway end, the following height controls are established:

- i) **Precision approach.** The 50:1 slope for a precision approach places the outer limit of the inner turning zone at 5,000 feet from a point 200 feet from the runway end, along the runway centerline.
- ii) **Non-precision approach.** The 34:1 slope for a non-precision approach places the outer limit of the inner turning zone at 3,400 feet from a point 200 feet from the runway end, along the runway centerline.

6) Interference prohibited. Notwithstanding any other provisions of this article, no use may be made of land or water within any zone established by this article in such a manner as to create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the airport.

7) Nonconforming uses.

- a) **Regulations are not retroactive.** The regulations prescribed by this article shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this article, or to otherwise interfere with the continuance of any nonconforming use. Nothing contained in this article shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the passing of the ordinance from which this section derives, and which is diligently prosecuted.
- b) **Marking and lighting.** Notwithstanding the preceding provisions of this section, the owner of any nonconforming structure or tree is hereby required to give permission for the installation, operation, and maintenance of markers and lights that are deemed necessary by the airport director or his designee to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport hazards. Such markers and lights shall be installed, operated, and maintained at the expense of the city.

8) Land use restrictions: Conforming and nonconforming land uses by overlay zone.

- a) The following table specifies uses allowed (conforming land use) and those that are not allowed (non-conforming land use) unless they were established prior to the effective date of this section. The overlay zones depicted in Figure 2 are in addition to the underlying zoning standards when located within the city limits. The following restrictions do not eliminate an allowable use or reduce the allowable residential density as specified in the zoning district, approved permit or development agreement on the affected property at the passing of the ordinance.

Overlay Zone	Non-Conforming Land Use	Conforming Land Use
		Allowed use or density as of the date of the passing of the ordinance
Primary Zone	Any use not included in the Airport Layout Plan	Any use not included in the Airport Layout Plan
Clear Zone	Residential	Undeveloped
	Commercial/Retail	Rural/Agriculture
	Industrial	Surface parking (lighting in compliance in this section)
Approach 1 Zone (A-1)	Residential	Undeveloped
		Rural/Agriculture
		Commercial/Retail
		Industrial
Approach 2 Zone (A-2)	Residential - density above 3 dwelling units per acre	Undeveloped
		Rural/Agriculture
		Residential - density not to exceed 3 dwelling units per acre
		Commercial/Retail
		Industrial
Approach 3 Zone (A-3)	Residential - density above 6 dwelling units per acre	Undeveloped
		Rural/Agriculture
		Commercial/Retail
		Industrial
		Residential - same density as adjacent Zone

- b) **Plat notes.** A plat note shall be added to all subdivision plats located within the overlay zones indicating that the subdivision is subject to the airport hazard zoning district standards and regulations.

9) Permits and variances.

- a) **Establishment of development permit.** An airport hazard zoning district development permit (AHZD development permit) shall be required to ensure conformance and acknowledgement with the provisions of this section.
- b) **Abrogation and greater restrictions.** This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

- c) **Future uses.** Except as specifically provided in the Zoning Ordinance, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any zone created by this article unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient details to determine whether the resulting use, structure, or tree would conform to the regulations prescribed in this section. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of this article shall be granted unless a variance has been approved in accordance with this chapter.
- i) In the area lying within the limits of the horizontal zone and conical zone, no height permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.
- ii) In areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any tree or structure less than 75 feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones. Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction or alteration of any structure, or growth of any tree, in excess of any height limits established by this article.

10) Permit procedures.

- a) Application for a AHZD development permit shall be presented to the airport on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and maximum elevation of proposed landscape alterations all existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of AHZD. Additional information to assist in determining compliance with this section may be required.
- b) The applicant should understand that an AHZD development permit is only a permit to complete the proposed development. It is not a permit to, for example, build a house, construct a baseball field, install a drainage ditch or septic system or grade a parcel of land; a building permit must be obtained for the actual construction for those properties located within the city limits.
- c) Applicants applying for an AHZD development permit in the ETJ shall submit to the airport 1) county permit documentation and 2) a letter of construction compliance for subsection 11.2.9, Construction methods and materials from a qualified engineer, architect or new construction inspection firm licensed and insured in the state of Texas prior occupancy.
- d) Where there is conflict between the code adopted in this section and any city, state, or federal law, the more restrictive requirements shall govern unless the less restrictive requirements are preemptive under state or federal law.
- e) The AHZD development permit shall include a checklist of other possible state or federal agency approvals needed in addition to the city.

11) Existing uses. No permit shall be granted that would allow the establishment or creation of any airport hazard or permit a nonconforming use, structure, or tree to be made or become higher, or become a greater hazard to air navigation, than it was on the date of the ordinance adoption, or any

amendments to this article or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

- 12) Variance.** Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use his/her property, in violation of the regulations prescribed in this section may apply to the City Planning and Zoning Board for a variance from such regulations in question. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variance shall be allowed where it is duly found that a literal application or enforcement of such regulations will result in unnecessary hardship and the relief granted would not be contrary to the public interest but would do substantial justice and be in accordance with the spirit of this article. Additionally, no application for variance to the requirements of this article may be considered and/or approved by the Planning and Zoning Board unless a copy of the application has been furnished to the airport advisory board of the city for advice as to the aeronautical effects of the variance. If the airport advisory board does not respond to the application within 45 days after receipt, the zoning board of adjustment may act on its own to grant or deny such application.
- 13) Obstruction marking and lighting.** Any permit or variance granted may, if such action is deemed advisable by the city manager or the zoning board of adjustment to effectuate the purpose of this article and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to allow the city manager to install, operate, and maintain, at the expense of the city, such markings and lights as may be necessary.
- 14) Abatement of violations.** The city council may institute in any court of competent jurisdiction an action to prevent, restrain, correct, or abate any violation of this article or of any order or ruling made in connection with the administration or enforcement of this article, including, but not limited to, an action for injunctive relief as provided by the Airport Zoning Act, as amended, V.T.C.A., Local Government Code § 241.044.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this ____ day of ____, 2019.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of ____, 2019.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**