

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**SEPTEMBER 4, 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
AUGUST 7, 2019**

On Wednesday the 7th day of August 2019, at 5:30 p.m., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session at the Weslaco City Hall Legislative Chambers, located at 255 South Kansas Avenue.

The following commissioners were present:

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

Also present were: Celestino Mejia III, Fire Inspector; Zenaida Guerrero, Engineer I; and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. APPROVAL OF MINUTES

A. July 3, 2019 Regular Meeting

Commissioner Bullion made a motion to approve the minutes of July 3, 2019, seconded by Commissioner Summers. Motion carried.

III. PUBLIC HEARINGS

A. Discussion and consideration to rezone 2701 W. Bus Hwy 83. Also being Lot 1, Blk 36, Las Villas Apartments, Weslaco, Hidalgo County, and Texas from R-2 Duplex and apartment district to B-2 Secondary highway business district. 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 eleven (11) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Treviño arrived at the dais.

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

B. 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 2340 Ft North of Mile 8 N. on N International Blvd.

Ms. de la Fuente stated that there were twenty-nine (29) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Rodolfo Rodriguez applicant stated the hours of operations would be 5:00 p.m. to 9:00 p.m. and will be typically just be held on the weekends.

Commissioner Berry made a motion to approve the Conditional Use permit, seconded by Commissioner Summers. Motion carried.

C. 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.

Ms. de la Fuente stated that there were twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Mario Mendiola owner stated hours of operation will be between 6:00 p.m. to 10:00 p.m. Thursday through Saturday. There will be security at the location and there will be a fence around the perimeter. The Live music would be limited to primarily acoustical.

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

Commissioner Torres made a motion to approve the Conditional Use permit, seconded by Commissioner Berry. Motion carried.

D. Discussion and consideration to approve 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.

Ms. de la Fuente stated that there were twenty-six (26) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Jerry Benavides of AEC Engineering stated the operation hours are limited to 4 hours a day, but times have not been set.

Commissioner Berry made a motion to approve the Conditional Use permit, seconded by Commissioner Torres. Motion carried.

IV. DISCUSSION AND CONSIDERATION

A. 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.

Ms. de la Fuente stated that this item is a 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 an off-site drainage variance. Staff noted that the developer would need to request voluntary annexation since they were connecting to City services or a variance before final approval. Staff recommends approval and compliance with the ordinance on the variance.

Lalo Ramirez of Quintanilla, Headley & Associates Inc., stated they will be excavating the drainage ditch and dedicating the 75 ft from center line.

Commissioner Bullion made the motion to approve the Preliminary Plat and tabled the variance request until clarification on voluntary annexation and support letter from Irrigation, seconded by Commissioner Summers. Motion carried.

B. 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. & Mile 5 ½ West. Possible Action.

Ms. de la Fuente stated that this item is a 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. Staff recommends approval and compliance with the ordinance on the variance. Proposed drainage detention will be along the drainage ditch adjacent to the property.

Juan Alonzo of Altex Engineering stated it is a 36 inch pipe from the subdivision to the proposed detention area and 18 inch pipe from the detention area to the drainage ditch.

Commissioner Berry made the motion to approve the Preliminary Plat and variance request, seconded by Commissioner Torres. Motion carried.

C. 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.

Ms. de la Fuente stated that this item is a 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”. Staff noted that the developer would need to request voluntary annexation since they were connecting to City services or a variance before final approval. Staff recommends approval.

Dustin Moore of Mooreland Surveying stated there will 10 ft extra of right of way on Milanos.

Commissioner Berry made the motion to approve the Preliminary Plat, seconded by Commissioner Bullion. Motion carried.

D. Discussion and consideration for the Preliminary Plat for Westwood Gardens Subdivision - being 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.

Ms. de la Fuente stated that this item is a 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”. Staff recommends approval.

Commissioner Berry made the motion to approve the Preliminary Plat, seconded by Commissioner Bullion. Motion carried.

E. Discussion and consideration for the 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.

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 a 4” waterline and sewer services by OSSF. The property is under Flood Zone “X”. Owner was granted OSSF and off-site drainage variance.

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

F. Discussion and consideration for the for the Final Plat for 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

Ms. de la Fuente stated that this item is a 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 off-site drainage detention variance and OSSF variance. Staff recommended approval.

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

G. Discussion and consideration to approve 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

Ms. de la Fuente stated that this item is a one hundred seven (107) lot subdivision is outside the City of Weslaco city limits. It is serviced with water by City of Weslaco through an 8" waterline and sewer services through a 12" sewer line. The property is under Flood Zone "X".

Commissioner Bullion made the motion to approve Voluntary Annexation, seconded by Commissioner Berry. Motion carried.

H. Discussion and consideration to amend ordinance number 2018-02, to create an Airport zone District, 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.

Ms. de la Fuente stated because of new legislation the building regulations aspect of the ordinance was removed this is a new overlay district.

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

V. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:17 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Absent
Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 4, 2019	Agenda Item No. (to be assigned by PCE): III. A.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of Herman Mendez.	
Subject/Agenda Item: Discussion and consideration to rezone 2949 & 2941 N. Texas. Also being Lot C1& C2, Apostolic Assembly Church Amended Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary highway business district. Possible action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling 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 August 19, 2019. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on August 23, 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. Rez 19-00019

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot C1 & C2 Block Farm Tract 115
Subdivision Name APOSTOLIC ASSEMBLY CHURCH SUBDIVISION 2949 & 2941 N Texas
Street Address 200 W
Existing Zoning R1 Existing Land Use Barant
Proposed Zoning B2 Proposed Land Use _____

5 \$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 Herman Mender Phone 596-376
Address 512 Hidden Trace Fax: _____
City Weslaco State Tx Zip Code 78599 E-Mail: p.hermanmender@yahoo.com

OWNER

Name Same 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 Herman Mender Date 7/23/19
Owner
Signature _____ Date _____
Applicant
Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

August 23, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 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:

Herman Mendez is requesting to rezone 2949 and 2941 N. Texas. Also being Lot C1 & C2, Apostolic Assembly Church Amended Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling 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.

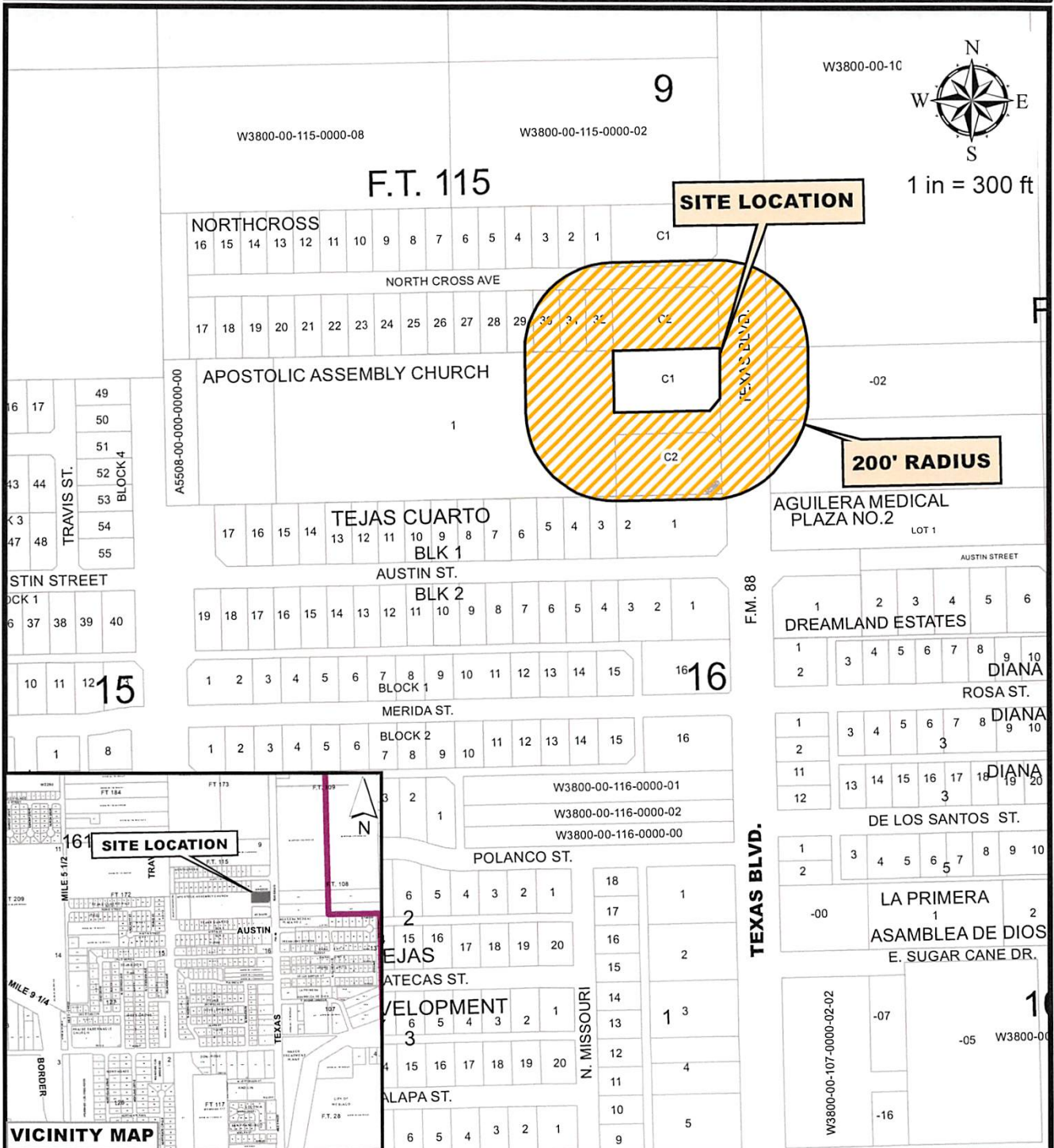
Sincerely,

Rebekah de la Fuente, CFM
Assistant Planning Director

Engineering

CITY OF WESLACO

Engineering



Herman Mendez
2949 and 2941 N. Texas Blvd.
Apostolic Assembly Church Subdivision (Re-Plat)
Lot C1, Block F.T. 115

Purpose for the Rezoning request

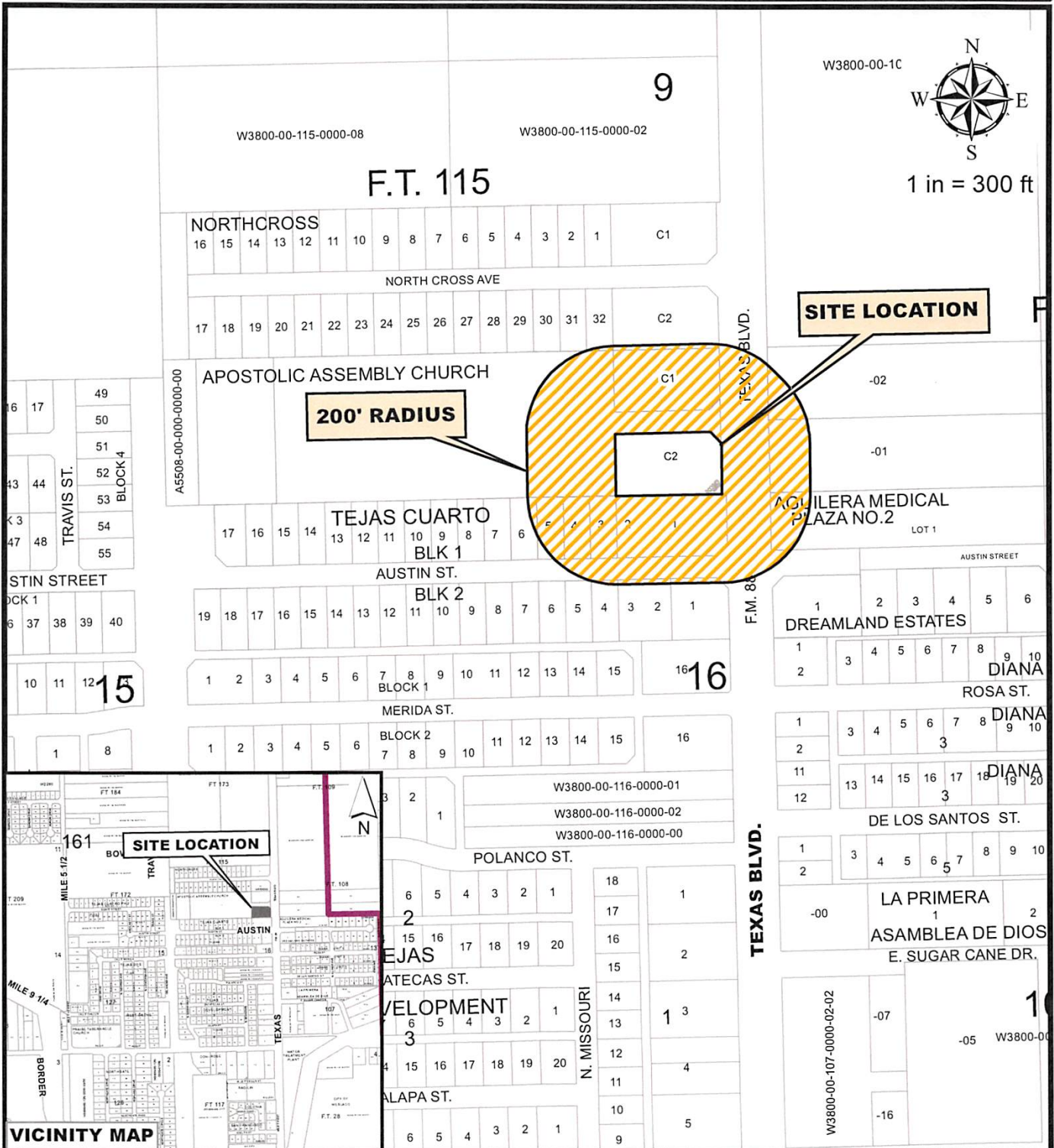
Existing zoning: R-1
Existing land use: Vacant
Proposed zoning: B-2
Proposed land use: Secondary & Highway District



Engineering

CITY OF WESLACO

Engineering



Herman Mendez

2949 and 2941 N. Texas Blvd.

Apostolic Assembly Church Subdivision (Re-Plat)

Lot C2, Block F.T. 115

Purpose for the Rezoning request

Existing zoning: R-1

Existing land use: Vacant

Proposed zoning: B-2

Proposed land use: Secondary & Highway District



City of Weslaco Code Enforcement Dept.

AUG 22, 2019

AGUILERA REAL ESTATE HOLDI 920 S CLOSNER BLVD EDINBURG TX 78539-5617	A1311-02-000-000A-00 AGUILERA MEDICAL PLAZA NO. 2 LOT A 2990 N TEXAS BLVD	L: 396500 B: 813092
OCANAS JOSE G & MARIA 2921 N TEXAS BLVD WESLACO TX 78599	T1250-00-001-0001-00 TEJAS CUATRO LOT 1 & LOT 2 BLK 1 2921 N TEXAS BLVD	L: 95392 B: 112301
CARR JOHN L & LINDA K 202 AUSTIN ST WESLACO TX 78599-9785	T1250-00-001-0003-00 TEJAS CUATRO LOT 3 BLK 1 202 AUSTIN ST	L: 22680 B: 105258
JUAREZ JULIO C & MARIA S 206 AUSTIN ST WESLACO TX 78599-9785	T1250-00-001-0004-00 TEJAS CUATRO LOT 4 BLK 1 206 AUSTIN ST	L: 22680 B: 48574
GOMEZ GERARDO JR 2509 S LANE DRIVE WESLACO TX 78599	T1250-00-001-0005-00 TEJAS CUATRO LOT 5 BLK 1 210 AUSTIN ST	L: 22680 B: 0
VARELA ALFREDO 214 AUSTIN ST WESLACO TX 78599	T1250-00-001-0006-00 TEJAS CUATRO LOT 6 BLK 1 214 AUSTIN ST	L: 22680 B: 59402
TEJAS BLDG & DEV INC 2401 E EXPRESSWAY 83 WESLACO TX 78599	T1250-00-002-0001-00 TEJAS CUATRO LOT 1 BLK 2 2901 AUSTIN ST	L: 89440 B: 57538
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0002-00 TEJAS CUATRO LOT 2 BLK 2 117 AUSTIN ST	L: 22680 B: 104103
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0003-00 TEJAS CUATRO LOT 3 BLK 2 121 AUSTIN ST	L: 22680 B: 0
VASQUEZ CAROLINA 2401 S GEORGIA AVE WESLACO TX 78596	T1250-00-002-0004-00 TEJAS CUATRO LOT 4 BLK 2 201 AUSTIN ST	L: 22680 B: 0
RODRIGUEZ CRISTELA 101 S PALMAS ST WESLACO TX 78596-5929	T1250-00-002-0005-00 TEJAS CUATRO LOT 5 BLK 2 205 AUSTIN ST	L: 22680 B: 0
GARZA CARLOS I PO BOX 6105 MCALLEN TX 78502-6105	W3800-00-108-0000-01 WEST TRACT-E660'-N165'-S495' FT 108 2.50AC 0	L: 0 B: 0

City of Weslaco Code Enforcement Dept.

AUG 22, 2019

COLUMBUS CLUB OF WESLACO 850 S IOWA AVE WESLACO TX 78596-7038	W3800-00-108-0000-02 WEST TRACT-THE WEST 2.5 ACRES OF THE NORTH 5 ACRES OF THE SOUTH 0	L: 20500 B: 82780
ARRIAGA CLARA LUZ 517 S 6TH ST DONNA TX 78537-3126	W3800-00-116-0000-01 WEST TRACT 1AC-N10AC FT 116 2719 N TEXAS BLVD	L: 217800 B: 25435
APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS PO BOX 1894 WESLACO TX 78599-1894	A5508-00-000-0001-00 APOSTOLIC ASSEMBLY CHURCH LOT 1 2941 N TEXAS BLVD	L: 165165 B: 0
FISCAL ALMA DELIA 200 NORTHCROSS LN WESLACO TX 78599-8723	N4490-00-000-0001-00 NORTHCROSS LOT 1 0	L: 22680 B: 79820
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0002-00 NORTHCROSS LOT 2 0	L: 22680 B: 0
SCOTT STEVEN 207 NORTHCROSS AVE WESLACO TX 78599-8724	N4490-00-000-0029-00 NORTHCROSS LOT 29 0	L: 22680 B: 73770
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0030-00 NORTHCROSS LOT 30 0	L: 22680 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-0031-00 NORTHCROSS LOT 31 0	L: 22680 B: 0
VALERO ORLANDO & NANCY A 201 NORTHCROSS LN WESLACO TX 78599-8724	N4490-00-000-0032-00 NORTHCROSS LOT 32 0	L: 22680 B: 78012
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501-5220	N4490-00-000-00C1-00 NORTHCROSS LOT C1 0	L: 166440 B: 0
GARCIA JUAN M DBA JJ HOME 2025 W MILE 11 N WESLACO TX 78599-1685	N4490-00-000-00C2-00 NORTHCROSS LOT C2 0	L: 99864 B: 0
APOSTOLIC ASSEMBLY OF THE PO BOX 1894 WESLACO TX 78599-1894	A5508-00-000-00C1-00 APOSTOLIC ASSEMBLY CHURCH LOT C1	L: 166399 B: 0

City of Weslaco Code Enforcement Dept.

AUG 22, 2019

APOSTOLIC ASSEMBLY OF THE	A5508-00-000-00C2-00	L: 166399
PO BOX 1894	APOSTOLIC ASSEMBLY CHURCH LOT C2	B: 0
WESLACO TX 78599-1894		

CITY OF WESLACO LEGAL NOTICE

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 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.

Herman Mendez is requesting to rezone 2949 and 2941 N. Texas. Also being Lot C1 & C2, Apostolic Assembly Church Amended Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary highway business district.

MAG Investments RGV LLC is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 400 S Kansas Ave, Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

Martin Hinojosa is requesting a Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., Also being Lot 6 and 7, Ro-Ellen Addition UT. No. 2, 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 September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 2019, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403

/S/ REBEKAH DE LA FUENTE
Assistant Planning Director



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 4, 2019	Agenda Item No. (to be assigned by PCE): III. B.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of Martin Hinojosa.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., Also being Lot 6 and 7, Ro-Ellen Addition UT. No. 2, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate a boarding facility. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on August 19, 2019. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on August 23, 2019.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED
JUL 30 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. CUP19-00013

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 1110 S. Airport Dr. Weslaco, TX

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

Child Care Facility

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

- ☒ 305.00 \$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 Martin Hinojosa Phone 956-639-6077

Address 1 Ted Hunt Fax: _____

City Brownsville State TX Zip Code 78526 E-Mail: m.hinojosa@swkey.org

OWNER

Name _____ Phone _____

Address _____ Fax: _____

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

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

Yes _____ No ✓

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

Signature _____ Date _____
Owner

Signature Mart Hincioja Date 7/30/19
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

August 23, 2019

Legal Notice

Dear Occupant:

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CONDITIONAL USE PERMIT REQUEST:

Martin Hinojosa is requesting a Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., Also being Lot 6 and 7, Ro-Ellen Addition UT. No. 2, 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
Assistant Planning Director



City of Weslaco Code Enforcement Dept.

AUG 22, 2019

AIRPORT INVESTMENTS LLC 909 S AIRPORT DR WESLACO TX 78596-6651	J5370-02-000-0001-00 JO-LENE ADDITION #2 LOT 1 1101 S AIRPORT DR	L: 261354 B: 0
AIRPORT INVESTMENTS LLC 909 S AIRPORT DR WESLACO TX 78596-6651	J5370-02-000-0002-00 JO-LENE ADDITION #2 LOT 2 1115 S AIRPORT DR	L: 174576 B: 0
AIRPORT INVESTMENTS LLC 909 S AIRPORT DR WESLACO TX 78596	J5370-02-000-0003-00 JO-LENE ADDITION #2 LOT 3 1137 S AIRPORT DR	L: 174594 B: 0
ALEMAN JUAN & CELIA G 5475 SOUTHCROSS RANCH RD NO 80 SAN ANTONIO TX 78222-4084	O3000-05-00A-0000-00 OLIVAREZ #5 2.65AC LOT A FT 695 2.65AC GR 2.45AC NET 1202 S TIO AVE	L: 69481 B: 24386
ORTIZ RENE JR 509 TULA AVE WESLACO TX 78596-5833	O3000-05-00A-0001-00 OLIVAREZ #5 E1/2 LOT 1-A FT 695 0.2725AC 1208 S AIRPORT DR	L: 21375 B: 0
OLIVAREZ LAZARO G JR 815 W MILE 10 N WESLACO TX 78599-3095	O3000-05-00A-0001-01 OLIVAREZ #5 W1/2 LOT 1-A FT 695 0.2725AC 1210 S AIRPORT DR	L: 21375 B: 73148
CANTU LUCIANO & GUADALUPE 1210 S TIO AVE WESLACO TX 78596-7200	O3000-05-00B-0000-00 OLIVAREZ #5 2.0AC LOT B FT 695 2 .0AC GR 1.85AC NET 1210 S TIO AVE	L: 52300 B: 12110
SUDHA REDDY & SONS FAMILY 2004 ALEXANDRA DR WESLACO TX 78596-4269	R3750-02-000-0004-00 RO-ELLEN ADDITION UT NO. 2 LOT 4 1010 S AIRPORT DR	L: 272250 B: 454649
EAST POINT INVESTMENTS LLC 1102 S AIRPORT DR WESLACO TX 78596-6652	R3750-02-000-0005-00 RO-ELLEN ADDITION UT NO. 2 LOT 5 1102 S AIRPORT DR	L: 272250 B: 682461
SAN-GAR PROPERTIES LTD 801 KENDLEWOOD AVE MCALLEN, TX 78501	R3750-02-000-0006-00 RO-ELLEN ADDITION UT NO. 2 LOT 6 1110 S AIRPORT DR	L: 272250 B: 607284
SAN-GAR PROPERTIES LTD 801 KENDLEWOOD AVE MCALLEN TX 78501	R3750-02-000-0007-00 RO-ELLEN ADDITION UT NO. 2 LOT 7 1202 S AIRPORT DR	L: 272250 B: 30633
DOCTORS HOSPITAL AT PO BOX 3293 MCALLEN TX 78502-3293	R3750-03-000-000A-00 RO-ELLEN ADDITION UT NO. 3 LOT A 1121 JAMES ST	L: 237552 B: 274903

City of Weslaco Code Enforcement Dept.

AUG 22, 2019

RZQ LLC	R3750-03-000-000B-00	L: 456324
8SAINT CHRISTOPHER CT	RO-ELLEN ADDITION UT NO. 3 LOT B	B: 673778
SUGAR LAND TX 77479	1125 JAMES ST	
BUJANDA BENJAMIN MD MD	R3750-03-001-0003-00	L: 272250
1801 S 5TH ST	RO-ELLEN ADDITION UT NO. 3 LOT 3	B: 402273
MCALLEN TX 78503-2927	BLK 1	
	1001 JAMES ST	
VHG 1998 PROPERTIES LTD	R3750-03-001-0004-00	L: 272250
10213 N BENTSEN RD	RO-ELLEN ADDITION UT NO. 3 LOT 4	B: 0
MCALLEN TX 78504-6089	BLK 1	
	1009 JAMES ST	
VHG 1998 PROPERTIES LTD	R3750-03-001-0005-00	L: 272250
10213 N BENTSEN RD	RO-ELLEN ADDITION UT NO. 3 LOT 5	B: 0
MCALLEN TX 78504-6089	BLK 1	
	1117 JAMES ST	
PINALES ALFREDO	W3800-00-695-0000-80	L: 85376
1212 S AIRPORT DR	WEST TRACT S148.40'-N268.40'-E29	B: 61801
WESLACO TX 78596-7226	0' FT 695 0.98AC NET	
	1212 S AIRPORT DR	
MHC SOUTHERN COMFORT LLC	W3800-00-699-0000-00	L: 264000
PO BOX 6115	WEST TRACT FT 699 22AC NET	B: 0
CHICAGO IL 60606-0115	1501 S AIRPORT DR	
AIRPORT INVESTMENTS LLC	W3800-00-700-0000-01	L: 91039
909 S AIRPORT DR	WEST TRACT W181.50'-S120' FT 700	B: 0
WESLACO TX 78596-6651	0.50AC GR 0.44AC NET	
	1141 S AIRPORT DR	

CITY OF WESLACO LEGAL NOTICE

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 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.

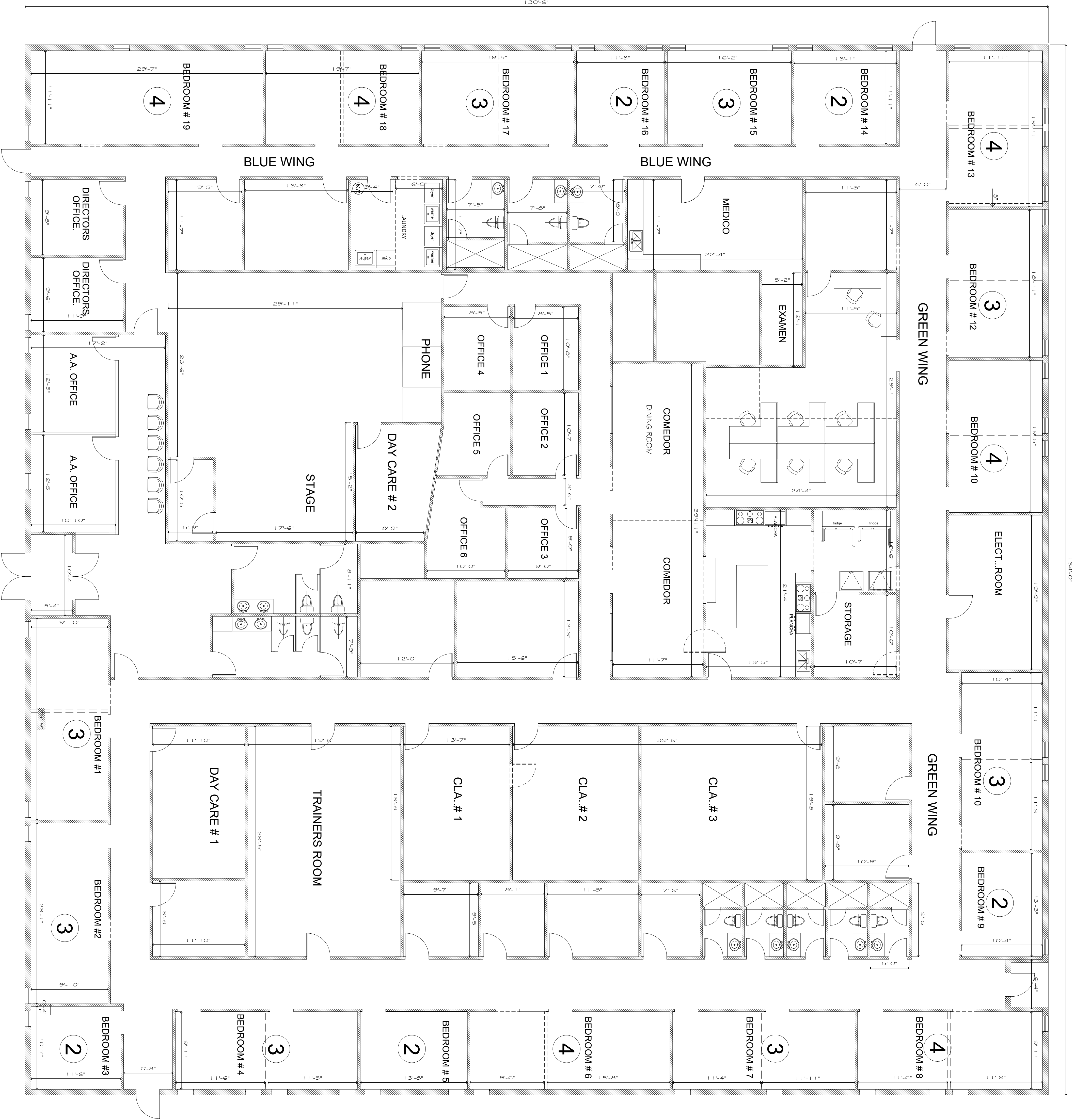
Herman Mendez is requesting to rezone 2949 and 2941 N. Texas. Also being Lot C1 & C2, Apostolic Assembly Church Amended Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary highway business district.

MAG Investments RGV LLC is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 400 S Kansas Ave, Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

Martin Hinojosa is requesting a Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., Also being Lot 6 and 7, Ro-Ellen Addition UT. No. 2, 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 September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 2019, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403

/S/ REBEKAH DE LA FUENTE
Assistant Planning Director





National Headquarters
6002 Jain Lane, Austin, Texas 78721

phone: 512.462.2181 • fax: 512.462.2028 • www.swkey.org

August 13, 2019

Via Electronic Mail to: paju269@aol.com

Juan Medina
Medina Real Estate
309 W. Pike, Suite A
Weslaco, Texas 78596

Re: 1110 S. Airport Drive, Weslaco, Texas 78596

Dear Juan,

Southwest Key Programs, Inc. ("Tenant") is pleased to offer the following terms and conditions as the basis for a potential lease at above-referenced property ("**Lease**") with **SAN-GAR Properties, LTD ("Landlord")**:

Property:	1110 S. Airport Drive and 1202 S. Airport Drive Weslaco, TX 78596
Premises:	Approximately 1.04 acres of land, including the single-story 17,395 square foot building (the "Building") depicted in the attached floorplan, legally described as RO-ELLEN ADDITION UT NO. 2 LOT 6, and 1.0417 acres of land legally described as RO-ELLEN ADDITION UT NO. 2 LOT 7 Hidalgo County, Texas.
Term:	Initial term period is 60 full calendar months after rent commencement date ("Initial Term") with two 5-year renewal options as defined below.
Commencement Date:	Rent shall commence upon the later of: (1) completion of tenant improvements to the Premises and issuance of a certificate of occupancy, or (2) October 1, 2019. All other terms and conditions shall commence upon execution of the Lease.
Prior Access:	Tenant and its representatives may enter the Premises any time after the execution date of the Lease (prior to the Commencement Date) for the purposes of performing any construction or improvements and other work relating to the installation of telephone, data cabling, furniture, and special fixtures. Tenant shall not be responsible for any rent or operation expenses during the prior access period.

our misión  nuestra misión

Opening doors to opportunity so individuals can achieve their dreams
Abriendo puertas de oportunidad para que todas las personas logren sus sueños.

Base Rent:	Monthly base rent in the amount of \$14,500 plus applicable operating expenses shall be payable on the first day of the month during the initial Term of the Lease, subject to rental increase.
Operating Expenses:	In addition to the foregoing Base Rent, Tenant shall be responsible for its pro rata share of actual operating expenses, including taxes, insurance, maintenance and utilities. The Tenant shall pay monthly property taxes and building insurance amount equal to one-twelfth of the estimated annual expenses, which is currently estimated at \$4,000 per month. The Landlord shall provide an annual tax and insurance reconciliation and adjustments by the end of the 1st quarter of the subsequent year.
Tenant Improvements:	Tenant shall accept the Premises in its current "as-is" condition. Notwithstanding the foregoing, Landlord shall be responsible for performing any necessary maintenance and repairs to the roof, building structure, electrical, plumbing, mechanical, and HVAC systems required for Tenant's use and occupancy. Tenant and its representatives may enter the Premises prior to execution of the Lease for the purposes of performing any inspections. Tenant will perform installation of and maintenance to the sprinkler system.
HVAC & Building Systems:	Tenant shall be responsible for the cost of repairs and maintenance to the HVAC, mechanical, electrical, plumbing, sprinkler and other building systems after the Commencement Date. Notwithstanding the foregoing, Landlord shall warrant the HVAC and other building systems during the first year of the Term.
Parking:	Tenant shall have the exclusive right to use all the parking spaces located on the Property and associated with the Premises.
Renewal Options:	Tenant shall have the option to renew the Initial Term for two (2) additional periods of 60 months each at the Fair Market Rental Rate—as defined below—by providing written notice to Landlord no later than 90 days prior to Tenant's Lease expiration.
Fair Market Rental Rate:	Fair Market Rental Rate shall be that rate charged for space of comparable size and condition in comparable buildings in the McAllen market, taking into consideration the location, quality and age of the building, tenant improvement allowances, rental abatements, lease takeovers/assumptions, moving expenses and other concessions, term of lease, extent of services to be provided, distinction between "gross" and "net" lease, base year or other amounts allowed for escalation purposes (e.g. expense stop), the time the particular rental rate under consideration became or is to become effective, parking charges, if any, or any other relevant term or condition.

Security Deposit:	A security deposit equal to one month's rent due at signing. Tenant will provide audited financial statements ("financial statements") for the past three years prior to execution of the lease.
Furniture, Fixtures & Equipment ("FF&E"):	All cubicles, phone systems, security systems, access systems, cameras and any other FF&E shall remain in the Premises to be used by Tenant throughout the Initial Term and renewals at no cost to the Tenant. Tenant will take all such systems and materials as-is.
Right to Assign or Sublease:	Tenant shall have the right to assign the Lease in its entirety or to sublease all or a portion of the Premises to any creditworthy third party with Landlord's consent, not to be unreasonably withheld or delayed. Landlord's review of Tenant's proposed assignment or sublease to take no more than thirty (30) days. If Landlord does not reject the assignee/sublessee within thirty (30) days, the assignment/sublease will have been deemed approved. Tenant shall retain any profits associated with a sublease or assignment. Notwithstanding the foregoing, Landlord will have the right to assign the lease in its entirety upon notification to Tenant.
Sunset Provision:	Tenant shall have the right to terminate this Lease one year from the Commencement Date. After one year from the Commencement Date, , modification of the Initial Term, or Renewal Term, Tenant may terminate the lease upon issuing 60—days' written notice to Landlord that states one of these permissible reasons for early termination: (1) funding for the program to be conducted by the Tenant has changed so as to render the award for the program insufficient for commercially reasonable operation; or (2) tenant is unable to obtain or maintain the necessary zoning, permitting, and licensing required by all city, county, state, and federal standards; or (3) Landlord fails to maintain all structural portions, utility systems, equipment in the Building, and exterior of Premises (e.g., foundations, bearing, exterior walls, subroofing, utility connections and equipment, etc.). With respect to provision (3), however, it is expressly agreed that Landlord shall be promptly notified in writing ("maintenance notice") of any such failure to maintain the premises not later than fourteen (14) days following the event giving rise to the notice, and Landlord shall have fifteen (15) days thereafter to cure the maintenance concern. This is an express condition precedent to termination pursuant to provision (3). If these conditions are met, Tenant shall pay to Landlord as the sole consideration for such early termination a fee equal to the amount of Landlord's unamortized leasing costs (to be defined in the Lease), plus one (1) month's Base Rent for each full year of Term or Renewal Term remaining under the Lease.

- Signage:** Tenant, at its sole cost and expense, shall be allowed to erect prominent signage on the Building and the Property in accordance with local building codes.
- Holdover:** In the event of holdover, Tenant shall pay 110% of the last applicable Base Rent rate per the Lease.
- Commissions:** Landlord t has negotiated a 4% real estate brokerage commission fee for guaranteed rents for the initial term period with the listing agent per a separate agreement. The realtors involved in the transaction shall determine the commission fee sharing arrangement among themselves. Landlord will only pay commissions for years in which Tenant has an active lease, which may be paid on an annual basis following confirmation of renewal.
- Non-Binding:** This letter is a non-binding expression of the parties' interests to reach an agreement, and is neither an offer nor a contract. No party shall have any rights or obligations with respect to any other party because of the existence of this letter. No party should take any action in reliance on this letter. No party shall fail to take any action in detrimental reliance upon this letter. Any lease transaction shall be subject to approval of Tenant and evidenced by a mutually executed Lease.

[signatures on following page]

Time for Response: Please provide your response to this letter no later than three (3) business days from the date of receipt of the same.

Thank you for your consideration. We look forward to hearing from you and working together for years to come. Please let us know if you have any questions or would like to discuss the foregoing.

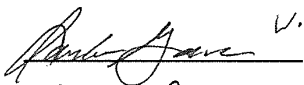
Sincerely yours,
Southwest Key Programs, Inc.

David Sheldon
Director of Real Estate

cc: Eric Marin, Chief Financial Officer
Iris Gonzalez, Senior Legal Counsel

ACKNOWLEDGED AND AGREED to this 15 day of August, 2019.

Landlord:

By:  *V.P. Orlando Parra*

Name: Sandra Parra

Title: Owner / Landlord

Emergency Evacuation Plan



South Texas Region

Weslaco

2019

Transport Teams

1st Team		
Program Director / Assistant Program Director	Team Leader	Coordinate planning for evacuation with team. Initiates contact with all agencies needed to be notified once evacuation has been ordered. Coordinate with designated emergency sites of time of arrival and any other arrangements necessary prior to departure.
Lead Security Monitor	Team Coordinator	Assist in coordination of evacuation with Department Leads and staff to ensure all equipment, documentation, and any other areas are in place during and after the evacuation. Will follow evacuation guide and checklist.
Shift Supervisor	Team Coordinator	Coordinate transportation floor operations during and after evacuation to include staff coverage, transportation and scheduling.

Please note: Teams will rotate depending on the number of times the shelter needs to be evacuated.

Emergency Phone Numbers

	Home	Mobile
<u>Program Director</u> Jesus Yerena	N/A	(956) 551-9052
<u>Assistant Program Director</u> Daniel Dial	N/A	(956) 245-6823
<u>Lead Clinician</u> Jennifer Pena	N/A	(939) 456-6381
<u>Shift Supervisor</u> Debbie Saenz	N/A	(956) 336-7281
<u>Shift Leader</u> Andrew Rodriguez	N/A	(956) 564-1583
<u>Lead Security Monitor</u> Luis Guillen	N/A	(956) 962-5940
<u>Lead Case Manager</u> Claudia Villa	N/A	(956) 245-4068
<u>ORR FFS</u> Dr. Elisie Bellevue	N/A	(202) 826-4813
<u>Regional Executive Director</u> Nicole Hinojosa	N/A	(956) 466-2021
<u>Associate Vice President of Immigrant Children's Services</u> Hector Zuniga	N/A	(956) 579-7941

POST Hurricane Protocol:

1. Once severe weather as subsided, designee will coordinate steps to ensure that clients can return home from evacuation site and given the green light.
2. On-site inspection will be conducted of the home, surrounding, entrance and exit streets as well as light and water services
3. Once full facility inspection is conducted, those staff left behind will be called upon to return to work in order to start clean up prior to having the clients return
4. Clean up detail will consist of complete sanitation, linen change, kitchen fully equipped and functional and pickup of any debris.
5. Alternative shelter will be coordinator with Emergency Management Office.
6. Maintenance will ensure that all equipment needed to bring the home to livable status is kept in working order such as chainsaw, fuel, roof tarps for leaks, etc.

In the case facility is not able to be reoccupied arrangement will be made with the following agency for alternative shelter:

Site:

Use of one or more of our current 6 facilities in Brownsville or San Benito, Texas

PRIMARY DUTIES IN THE CASE OF A HURRICANE

Primary Responsibilities	
Program Director Jesus Yerena	Program Director is responsible for making coordinating the evacuation procedure for program by keeping continuous contact with COO and update on weather conditions. Program Director will give the direction for evacuation and make contact with POC for designated emergency shelter
Asst. Program Director Daniel Dial	Will assist in all duties performed by the Program Director in his/her absence. Will assist in the coordination of all duties assigned to Management Team and Direct Staff. Maintain constant contact with agencies and Program Director.
Evacuation Coordinator Team Debbie Saenz	Will coordinate the evacuation of the clients and staff. Tentative schedule will be drafted to ensure continued supervision is provided to the clients' en-route and during evacuation. Will maintain constant communication with the designated POC of the emergency shelter and Program Director. Responsible for program operations during the evacuation.
Lead Medical Coordinator Sonia Muniz	Responsible for providing current list of clients on medication, copies of medication logs, and medication. All medication will be properly labeled and placed in carrying case for easy transport. Will ensure that sufficient over the counter medication is available for emergency use and need.
Executive Assistant Gabriela Pina	Will allocate the funds to the Evacuation team prior to departure along with all pertinent information needed for hotel accommodations (telephone and confirmation numbers). Will coordinate that all electronic equipment and critical information is properly covered and stored in preparation for the hurricane. Update list of employee contact numbers will be drafted and available to all Management Team.
Lead Clinician Jennifer Pena	Will ensure that any necessary information needed is transferred over to the Evacuation Team such as client on constant observation, etc. Will assist with the departure of all clients and staff. Will be part of the team designated to assist in return of the evacuated team for client services and supervision. And any other duties and required.
Lead Teacher Alfredo Ybarra	Ensures that sufficient educational material is provided for evacuation time and based on clients educational level. Coordinates with educational department any assistance needed to assist in supervision so that relief staff is able to go home and pack.
Lead Case Manager Claudia Villa	Provide copy of current NTA binders and notifying all DFC, sponsors, Pro Bar, and other agencies of evacuation plans. Ensure that case management component secured all confidential information.
Head Cook Anna Guzman	Responsible for coordinating meal preparations for clients and staff designated to evacuate. Coordinate with staff the proper storage of food and perishable items. Notification to vendors for cancellation of any deliveries. Keep kitchen staff on standby until evacuated team returns home.
Lead Security Monitors Luis Guillen	Assist transport team on checklist and staff coverage. Will provide drafted schedule for evacuation time allowing for sufficient coverage and relief. Will ensure all necessary items and vehicles are ready to go. Will ensure that staff staying behind is easily accessible for relief once evacuation team has been activated and upon return.
Shift Leaders	Responsible for maintaining client supervision and assist in the evacuation process. Will coordinate with Shift Supervisors on staff duties and availability
Maintenance	Will ensure that all SWK property, Educational and Home, is properly secured and covered to minimize damage that may be caused by severe weather. Coordinate with Management Team for additional duties.
Transportation Coordinator Security Monitor Sabas Garza	Ensure that all vehicles are maintained in good, operable, up to date running condition and kept fully fueled. Any discrepancies will be immediately reported to Assistant Program Director or Program Director for repairs. Bimonthly maintenance checks will be conducted to ensure evacuation readiness.
Communication Coordinator Security Monitor Lizeth Jimenez	Will ensure all radios, backup batteries, earpieces and other pertinent items are quickly designated and accounted for. During Hurricane Season the designated Communication Coordinator will conduct biweekly radio checks and update inventory lists for any changes or item repairs. In the case a radio needs to be replaced or nonfunctional, immediate notification will be given to the Shift Supervisor or Asst. Program Director.

In the case of a Hurricane:

- 1) The Program Director or designee monitors emergency weather broadcasts from the National Weather Service (NWS) and notifies the Emergency Plan Coordinator on site of tropical storms/ hurricane watches or warnings affecting the facility.
- 2) The Program Director or designee decides when to evacuate clients and staff to emergency shelter location, unless the NWS or other authority issues a mandatory evacuation, in which case an evacuation is necessary.
- 3) Evacuation will be activated once NWS categories the Hurricane a Category 2 and is located in the Gulf of Mexico. It is at this point that the minus ninety-sixth hour will begin.
- 4) A manifest will be faxed to the ICE Coordinator to ensure that all vehicles, clients and staff are cleared to pass through immigration checkpoints. A copy of the manifest will also be provided to every vehicle utilized to transport clients.
- 5) Upon arrival to emergency site, mandatory headcounts will be conducted and designated staff will assume their duties to ensure the continued supervision of the clients.
- 6) Return to the program will be coordinated by the Program Director or designee in coordination with the ORR Federal Field Coordinator

Emergency Preparedness Plan

In the event of an imminent threat by a hurricane or unforeseen event, all SWK Program youths will be evacuated to the following sites, **please note this plan is in effect for years 2019:**

**SWK Casa Combes
EdgeWood High School ISD
4133 Eldridge San Antonio, Texas 78237
Gymnasium**

Alternative site for all programs:
TBD

POC for sites:

Martin Hinojosa-956-639-6077

Hector Zuniga-956-579-7941

Cpt. Brandon Murrey

Emergency Office Command Officer

210-207-5968 Office

210-364-6041 Mobile

The following guidelines shall be followed:

I. Within **Ninety-six (96) Hours**

- A. Program Director and/or Assistant Program Director communicate with April Young, ORR Project Officer or designee and all personnel participating in the evacuation are placed on standby. Program Director and/or Assistant Program Director notify the contact person and advise of a possible evacuation. (Primary evacuation site)
- B. Southwest Key Programs will be providing all transportation for all the residents.
- C. Do preventative maintenance on vehicles to be used by staff during the evacuation; top off all fluids, inspect tires, fuel all vehicles, and ensure that all vehicles have safety and first aid kits.

All Vehicle Fleet will be used to accommodate a ratio of 9 to 3 staff when transporting in 12 passenger vans.

Ratio of 6 to 2 staff ratio when transporting in mini vans.

All buses will be 1 to 5 ratio with maximum of 20 residents and 4 staff

Youth with special needs will be transported separately with medical staff to ensure needs are adequately met during trip.

- D. Make lodging accommodations for all staff participating in the evacuation.
- E. Program Director and/or Assistant Program Director ensure that there are enough cash funds on hand to sustain any emergency, if needed; Southwest Key Program Corporate Office is capable of wiring money to any site.
- F. Prepare all equipment for evacuation
 - 1. Pack all gear for clients: pillows, sleeping bags, blankets, cots and clothing.
 - 2. Account and secure all medication: internal and external medication and over the counter medication
 - 3. Account and secure all NTAs and central brief along with any medical logs and forms, and phone numbers for youth family contacts
 - 4. The Case manager shall account and secure all client files in preparation for transport, will continue with the reunification process at the evacuation site. All equipment, printers, computers and necessary paperwork will be transported to evacuation site for easy access.

II. Within **Eighty-four (84) Hours**

- A. Program Director and/or Assistant Program Director will direct Kitchen Supervisor to ensure all meals for residents, three (3) per client, and to have enough portable water to be stowed in all vehicles used in the evacuation.
- B. Program Director and/or Assistant Program Director and or designee make calls to all personnel to assist in evacuation and direct the staging of gear and equipment.
- C. All clients and volunteers are ready for evacuation.
- D. Maintain a frequent and current headcount. Report to EPC and/or designee.

III. Within **Seventy-two (72) Hours**

- A. All Southwest Key vehicles are loaded with all gear and all clients are boarded.

Upon completion, the vehicles depart to designated Emergency Evacuation Shelter. Other vehicles will follow with additional staff and equipment.
- B. Convoy is led by the ORR/DHS designee and Southwest Key Program Management Staff in the designated vans will follow convoy.
- C. Senior Southwest Key staff shall maintain in constant communication with Program Director and/or Assistant Program Director.
- D. Other South Texas Programs will depart within the same timeframe to follow convoy.

IV. **Additional Support Staff**

- A. Program Director and/or Assistant Program Director shall ensure that there is enough staff on-hand to replace any staff member that may not be able to participate in the evacuation.

V. **Evacuation Route**

- A. The ORR/DHS designee will be led by the convoy to **Designated Evac Site**
- B. Designated emergency route will be ****Designated Evac Site**
- C. The convoy will make periodic stops to rotate drivers, feed the clients, make routine checks of the vehicles, and to clean the vehicles.

VI. **Evacuation Site**

A. Primary evacuation site will be at the following location,

**SWK Casa Combes
EdgeWood High School ISD
4133 Eldridge San Antonio, Texas 78237
Gymnasium**

In the event that the primary sites are unavailable, the alternative site that will be used is:

TBD

Medical Services Provider:

- Bear Pediatric 10103 W. Loop 1604 N Suite 101 SanAntonio, Tx 78254 (Medical)
- Laurel Ridge Treatment Center 17720 Corporate Woods Dr. SanAntonio, Tx 78259 (Psy)
-

B. In the event that the primary sites are unavailable, the alternative site that will be used is:

VII. **Maintain a frequent and current headcount.**

EVACUATION GUIDE AND CHECK LIST

- 1) Evacuation call received at _____ am/pm
 - a) Implement Evacuation Plan
 - b) Do Preventive Maintenance Checks and Services to all vehicles
 - 1) Top off all fluids in vehicles
 - 2) Inspect tires and tire pressure
 - 3) Check First Aid kits
 - c) Ensure that evacuation routes are clearly marked on maps

- 2) Phone Calls to staff at _____ am/pm
 - a) Call all Staff in to work
 - b) Notify all volunteers – send them home to prepare for evacuation
 - c) Notify all funding source representatives, ORR, Probation Officers, Parents and or Guardians (Make sure attempts are documented)
 - d) Advise Kitchen Supervisor to prepare all perishable items (meals)
 - 3) Prepare all equipment for evacuation at _____ am/pm
 - a) Pack all gear for clients
 - 1) Pillows
 - 2) Sleeping bags & Blankets
 - 3) Clothing
 - b) Account for all medications
 - 1) Prescribed-internal and external
 - 2) Over the Counter-internal and external
 - c) Account for all logs and forms
 - 1) Medication & Daily logs
 - 2) Case Briefs /Instructions to staff/medical consent forms/ Medicaid or INS/ORR
 - d) Ensure all perishables are packed accordingly (KS) List TBA
 - 4) Load Vans & Buses at _____ am/pm
 - a) Load all Gear
 - 1) Sleeping Gear
 - 2) Medication trunk
 - b) Load all Perishables
 - 5) All aboard at _____ am/pm
 - a) All Staff and clients load up into buses and vans
 - 1) Ensure proper head counts
 - 2) Advise clients of road rules
 - b) Verify all items to be taken against Check List
 - c) Attempt to keep at least 1 staff with a Cell phone in each vehicle
 - 6) Depart SWK—at _____ am/pm
- Note:** All clients approved to go home have been picked up. Those approved but not picked up will evacuate facility with remaining clients.
- 7) All operations transferred to Shelter at _____ am/pm
 - a) Contact Shelter Supervisor
 - b) Assign work schedule to all staff

SOUTHWEST KEY PROGRAM WILL PROVIDE ALL VEHICLES FOR TRANSPORTATION AND ALL STAFF FOR PROPER COVERAGE WHILE AT [EVACUATION SHELTER].



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 4, 2019	Agenda Item No. (to be assigned by PCE): III. C.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of MAG Investments RGV LLC.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Beer Retailer's Permit 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 for Wine and Beer Retailer's Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on August 19, 2019. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on August 23, 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. Deadline to submit request is 21 days prior to the meeting.

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

FILE NO. CUP19.00014

PROPOSED PROJECT

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

Lot 1-6 Block 33

Subdivision Name Weslaco Original Townsite

Street Address 111 E. 5th St Weslaco, TX 78596

Existing Zoning Comm B1 Existing Land Use Comm Parking Lot

Purpose for the Conditional Use Permit Request Alc. Vendor

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

Surrounded by commercial buildings. Operating after normal business hours.

- ☒ \$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 MAG Investments RGV, LLC Phone 956-458-6465
Address 202 Robert Ave Fax: _____
City Dallas State TX Zip Code 75204 E-Mail: RGVBeverage@gmail.com

OWNER

Name MARIO MENDIOLA / m Properties & Dev. / P.B.A. "The Eatery" Phone (956) 246-8812
Address 440 Vahl 1506 Vida Duke Fax: _____
City Weslaco State TX Zip Code 78596 E-Mail: mario.mendiola@yahoo

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 _____

Owner

Date 8/7/2019

Signature _____

Applicant

Date 8/7/2019

Signature _____

Authorized Agent

Date _____

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

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

41,753



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
From Helping Businesses & Protecting Consumers

ON-PREMISE PREQUALIFICATION PACKET

L-ON
(12/2017)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13

Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number

☐ Reinstatement License/Permit Number

☐ Change of Licensed Location License/Permit Number

2. Type of On-Premise License/Permit

- | | |
|--|--|
| ☒ BG Wine and Beer Retailer's Permit | ☐ LB Mixed Beverage Late Hours Permit |
| ☐ BE Beer Retail Dealer's On-Premise License | ☐ MI Minibar Permit |
| ☐ BL Retail Dealer's On-Premise Late Hours License | ☐ CB Caterer's Permit |
| ☐ BP Brewpub License | ☐ FB Food and Beverage Certificate |
| ☐ V Wine & Beer Retailer's Permit for Excursion Boats | ☐ PE Beverage Cartage Permit |
| ☐ Y Wine & Beer Retailer's Permit for Railway Dining Car | ☐ RM Mixed Beverage Restaurant Permit with FB |
| ☐ MB Mixed Beverage Permit | |
| ☐ O Private Carrier's Permit – For Brewpubs (BP) with a BG only | |

3. Indicate Primary Business at this Location

- | | | |
|---|--|--|
| ☐ Restaurant | ☐ Sporting Arena, Civic Center, Hotel | ☒ Bar |
| ☐ Grocery/Market | ☐ Sexually Oriented | ☒ Miscellaneous <u>Food Truck Park</u> |

4. Trade Name of Location

The Craft

5. Location Address

111 E. 5th Street

City <u>Westlaco</u>	County <u>Hidalgo</u>	State <u>TX</u>	Zip Code <u>78546</u>
6. Mailing Address <u>202 W. Roberts Ave</u>	City <u>Donna</u>	State <u>TX</u>	Zip Code <u>78537</u>
7. Business Phone No. <u>956 458 6465</u>	Alternate Phone No.	E-mail Address <u>RGV Beverage @ gmail.com</u>	

OWNER INFORMATION

8. Type of Owner

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

9. Business Owner/Applicant

MAG Investments RGV LLC

10. Are you, the applicant a veteran-owned business? ☐ Yes ☒ No

11. Are you, the applicant a Historically Underutilized Business (HUB)? ☐ Yes ☒ No

12. As indicated on the chart, enter the individuals that pertain to your business type: <i>(For additional space, use Form L-OIC)</i>			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name <i>Gallegos</i>	First Name <i>Miguel</i>	MI <i>A</i>	Title <i>President</i>
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION
 Section 109.31 et seq.

13. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No

NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.

14. Will your business be located within 300 feet of any private/public school, day care center or child care facility? ☐ Yes ☒ No

If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No

NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.

NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.

NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.

15. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No

16. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No

60-DAY SIGN

17. As required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.	Exact Date (MM/DD/YYYY) <i>06-26-2019</i>
---	--

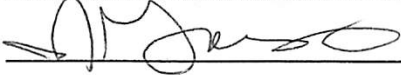
ALL APPLICANTS

18. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
 I, the applicant, have confirmed I am not located in the city limits of any city and therefore all city certificates are not required.

WARNING AND SIGNATURE	IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
	Proprietorship	Individual Owner
	Partnership	Partner
	Corporation	Officer
	Limited Partnership	General Partner
	Limited Liability Partnership	General Partner
	Limited Liability Company	Officer/Manager

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

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

PRINT NAME <u>Miguel A. Gallegos</u>	SIGN HERE 
	TITLE <u>President</u>

Before me, the undersigned authority, on this 6th day of August, 2019, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE  NOTARY PUBLIC	
---	--

SEAL

CERTIFICATE OF CITY SECRETARY (FOR MB, RM, V & Y)
Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN HERE _____ City Secretary/Clerk	_____, TEXAS City
--	----------------------

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)
Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

Election for given location was held for:

☐ legal sale of all alcoholic beverages
☐ legal sale of all alcoholic beverages except mixed beverages
☐ legal sale of all alcoholic beverages including mixed beverages
☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per Section 25.14 or Section 69.17 of the TABC Code. One for beer and wine off-premise and one for mixed beverage.

☐ legal sale of beer and wine for off-premise consumption only
AND EITHER:
☐ legal sale of mixed beverages
OR
☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
 (applicant must apply for FB with BG or BE)

SIGN HERE _____ City Secretary/Clerk	_____, TEXAS City
--	----------------------

SEAL

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

Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

CERTIFICATE OF COUNTY CLERK (FOR MB, RM, V & Y)

Section 11.37

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

SIGN

HERE _____ COUNTY
County Clerk

SEAL

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this 16 day of August, 2019, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☒ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG or BE)

SIGN

HERE _____ COUNTY
County Clerk

SEAL



ARTURO GUAJARDO, JR.

HIDALGO

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

Chapters 29 & 70 et seq

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

SIGN

HERE _____

County Clerk

_____ COUNTY

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this 6th day of August, 2019, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32071088630 Outlet Number 00001

Print Name of Comptroller Employee Angie B. Bermea

Print Title of Comptroller Employee Enforcement officer

SIGN

HERE Angie B Bermea

FIELD OFFICE 2H11 / McAllister

SEAL

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

Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
SEAL		

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

August 23, 2019

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 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:

MAG Investments RGV LLC is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 400 S Kansas Ave, 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,

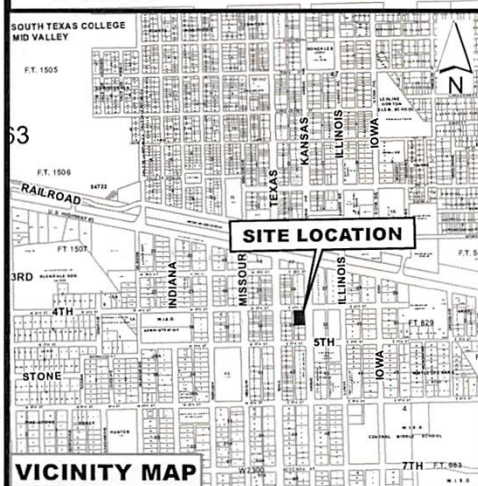
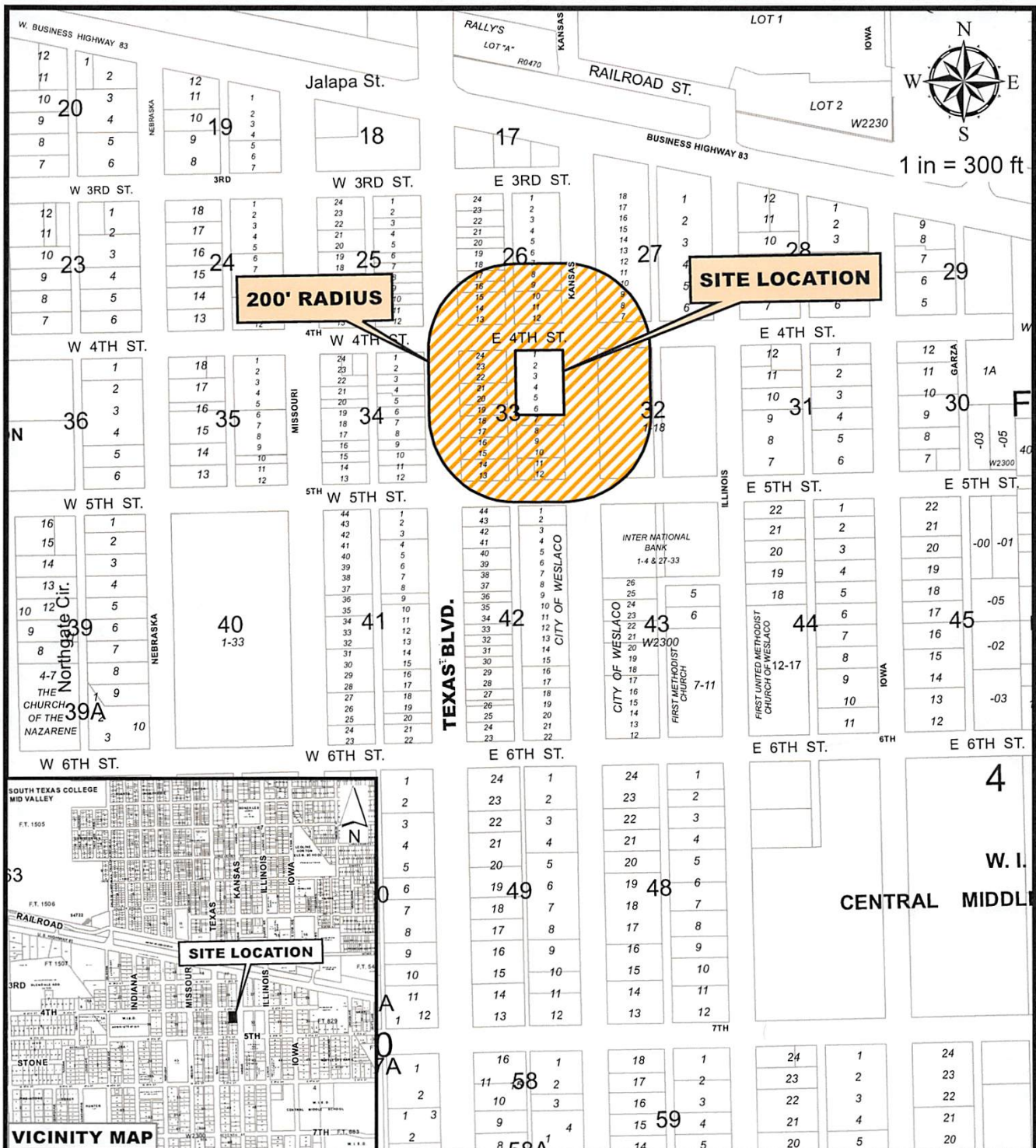
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Assistant Planning Director

Engineering

CITY OF WESLACO

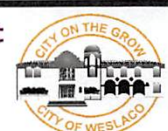
Engineering



MAG Investments RGV LLC
111 E 5th Street
Weslaco Original Townsite
Lots 1-6 Blk 33

Purpose for the Conditional Use Permit request

Existing zoning: B-1 Neighborhood Business District
Existing land use: Common Parking Lot
CUP request: Alcohol Vendor



City of Weslaco Code Enforcement Dept.

AUG 22, 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.

AUG 22, 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

CITY OF WESLACO LEGAL NOTICE

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 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.

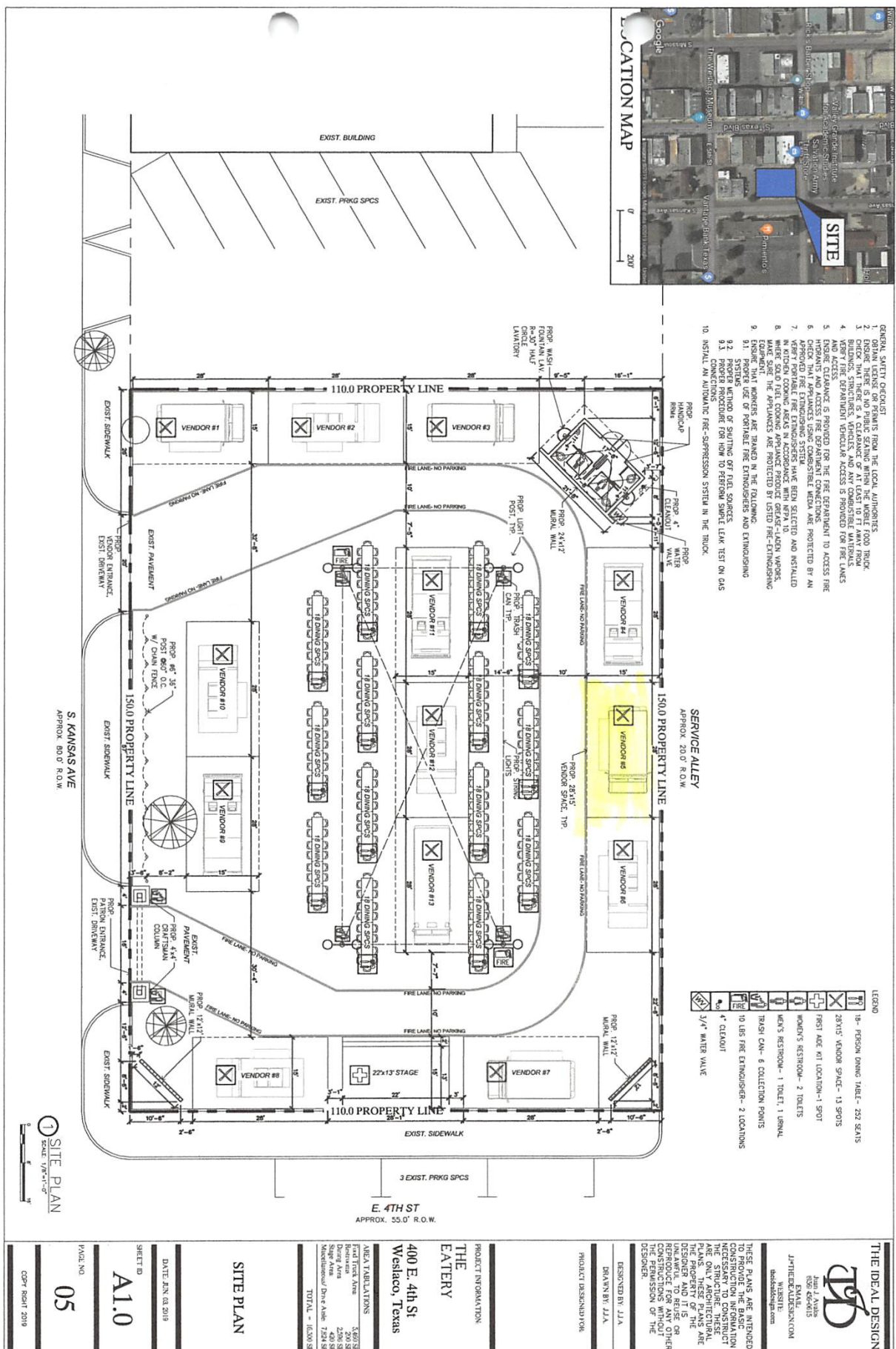
Herman Mendez is requesting to rezone 2949 and 2941 N. Texas. Also being Lot C1 & C2, Apostolic Assembly Church Amended Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary highway business district.

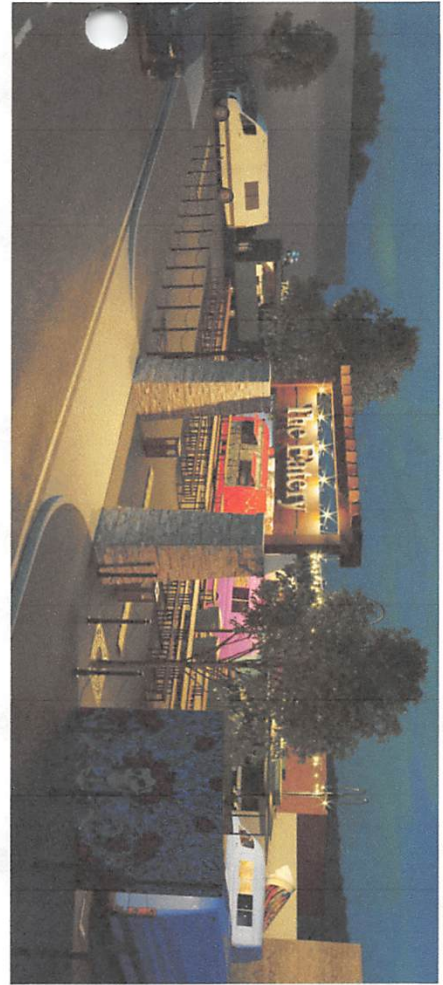
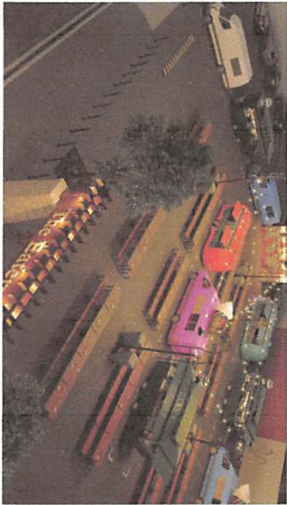
MAG Investments RGV LLC is requesting a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 400 S Kansas Ave, Also being Lot 1-6, Blk 33, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

Martin Hinojosa is requesting a Conditional Use Permit to operate a boarding facility at 1110 S. Airport Dr., Also being Lot 6 and 7, Ro-Ellen Addition UT. No. 2, 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 September 4, 2019, for the Planning and Zoning Commission and on or before September 17, 2019, for the City Commission. For additional information, contact the Planning Department at (956) 447-3403

/S/ REBEKAH DE LA FUENTE
Assistant Planning Director

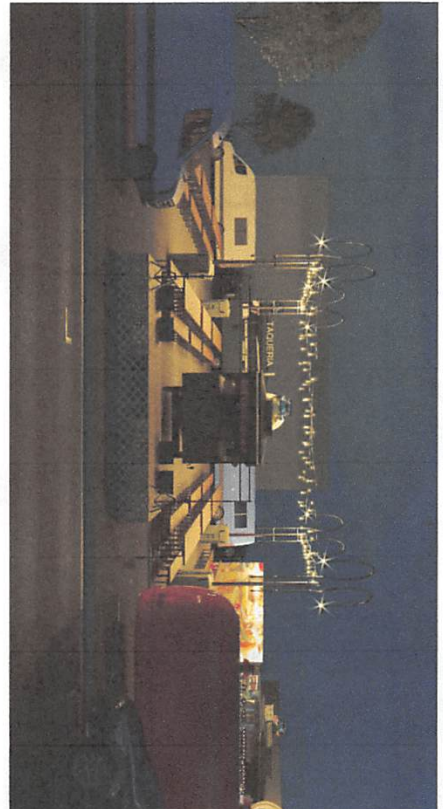




GENERAL LOCATION MAP - N.T.S.

The Eatery
400 E. 4th St
Weslaco, Texas

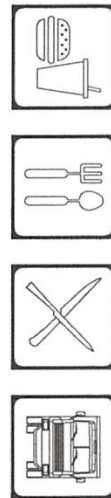
WEBSITE:
theidealdesign.com





the EATERY

400 E. 4th St
Westlaco, Texas



CODE SUMMARY

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

CODE	ADOPTED EDITION
THE INTERNATIONAL BUILDING CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL RESIDENTIAL BUILDING CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL ELECTRICAL CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL PLUMBING CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL FIRE CODE	2015 EDITION W/ AMENDMENTS
THE NATIONAL ELECTRICAL CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL ENERGY CONSERVATION CODE	2015 EDITION W/ AMENDMENTS
THE INTERNATIONAL FUEL GAS CODE	2015 EDITION W/ AMENDMENTS
AMERICANS WITH DISABILITIES ACT	ADA & ABA

SECTION	USE OR OCCUPANCY	RECESSION
204.1	ASSEMBLY GROUP 1-2	2,348 S.F. (GROSS FLOOR AREA)

BUILDING AREA CALCULATIONS (GROSS) OCCUPANT LOAD

DINING AREA 2,348 SF 173

EGRESS WIDTH

MINIMUM NUMBER OF OCCUPANTS: 173
EGRESS WIDTH PER OCCUPANT: 0.2 (1904.1.2)
EGRESS WIDTH REQUIRED: 34.86 FT

FIGURES

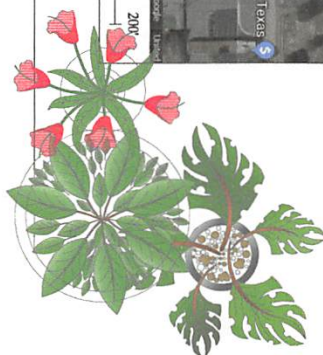
FIGURES	REQUIRED	TOTAL
WC (OCCUPANCY 1-2 GROUP)	WC 4	WC 4
WC	WC 4	WC 4
WC	WC 4	WC 4

LOCATION MAP



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



John J. Aversa
802-66-0615
JAV@IDEALDESIGN.COM
WESTLACO, TEXAS
ideal-design.com

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DESIGNED BY: JJA
DRAWN BY: JJA
PROJECT DESCRIPTION:

PROJECT INFORMATION

THE
EATERY

400 E. 4th St
Westlaco, Texas

AREA	PERMITS
Final Floor Area	5,600 SF
Basement	2,348 SF
Site Area	2,400 SF
Manufactured Drive Area	7,244 SF
TOTAL	16,200 SF

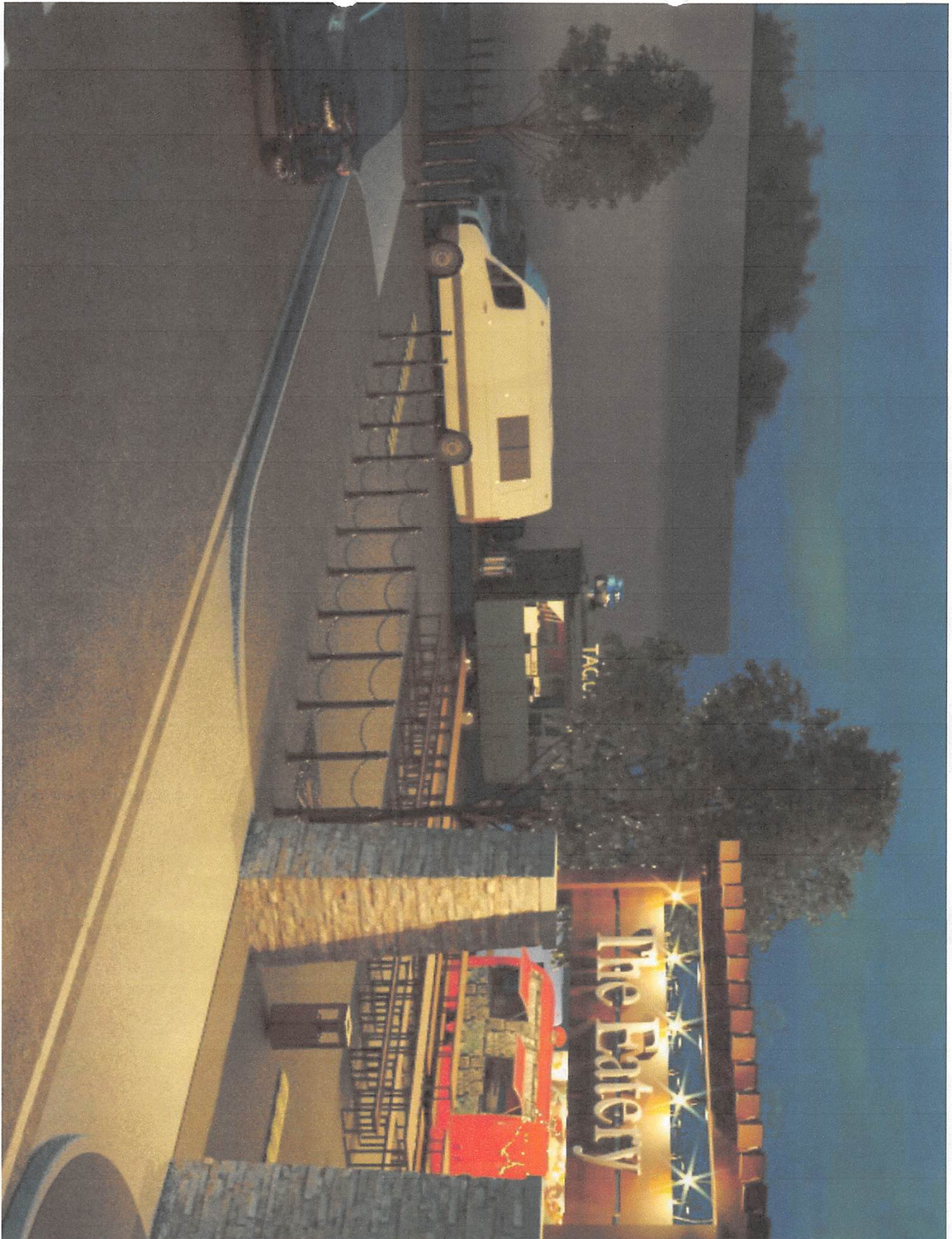
COVER PAGE

SHEET ID
CP

DATE: JUN. 03, 2019

PAGE NO.
01

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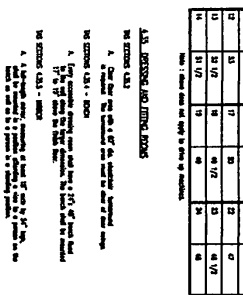


- GENERAL SAFETY CHECKLIST:
1. OBTAIN LICENSE OR PERMIT
 2. ENSURE THERE IS NO OBSTRUCTION TO THE BUILDINGS, STRUCTURES, OR ACCESS.
 3. CHECK THAT THERE IS NO OBSTRUCTION TO THE BUILDINGS, STRUCTURES, OR ACCESS.
 4. VERIFY FIRE DEPARTMENT ACCESS.
 5. ENSURE CLEARANCE OF HYDRANTS AND ACCESS.
 6. CHECK THAT APPLIANCES ARE APPROVED FIRE EXTINGUISHERS.
 7. VERIFY PORTABLE FIRE EXTINGUISHERS IN KITCHEN COOKING AREA.
 8. WHERE SOLID FUEL COOKING, MAKE SURE THE APPLIANCE IS PROPERLY EQUIPPED.
 9. ENSURE THAT WORKER IS PROPERLY TRAINED IN THE USE OF EQUIPMENT.
 - 9.1. PROPER USE OF EQUIPMENT
 - 9.2. PROPER METHOD OF CONNECTIONS
 - 9.3. PROPER PROCEED
 10. INSTALL AN AUTOMATIC FIRE EXTINGUISHING SYSTEM

PR
HA
RR

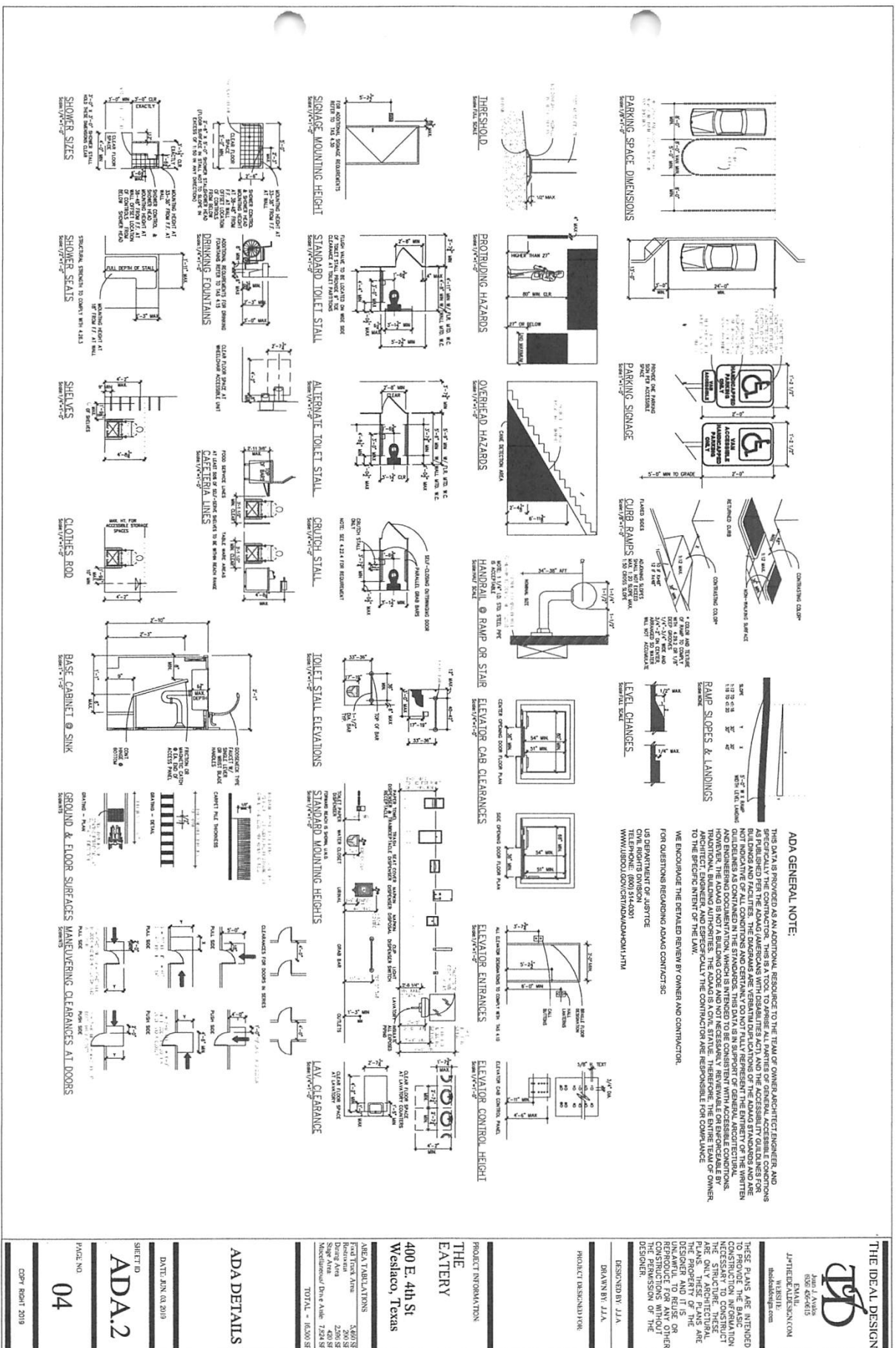
16'-1"

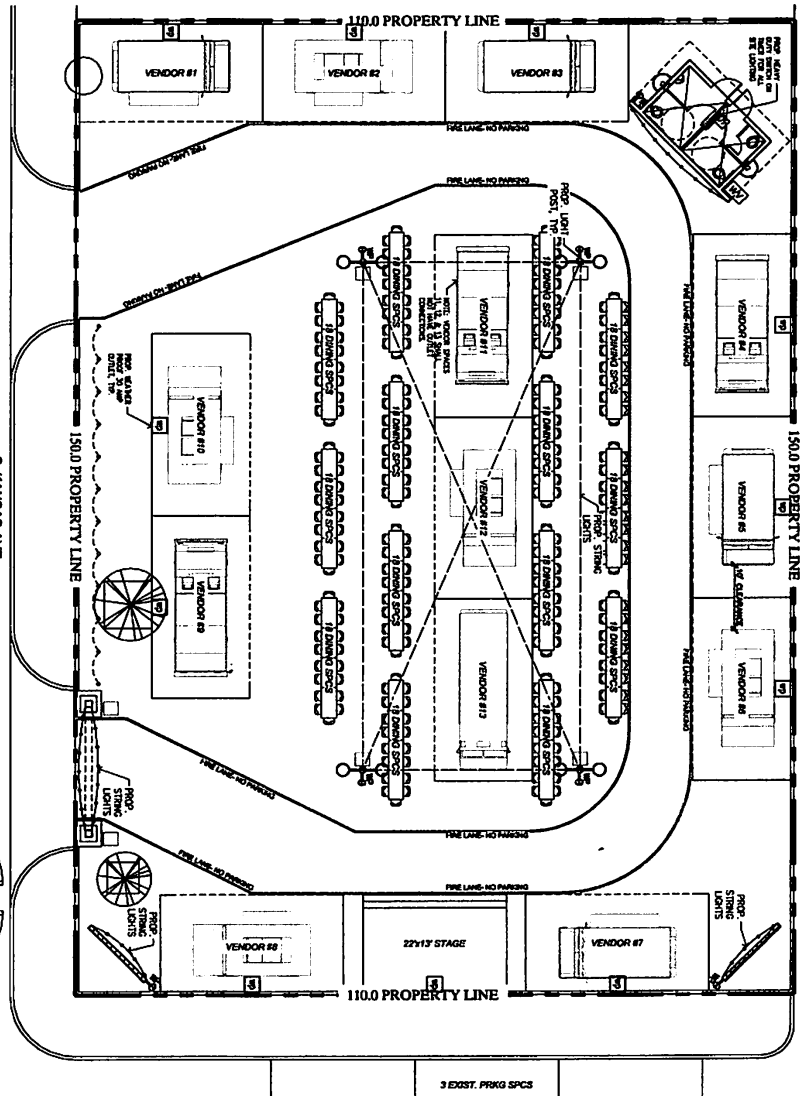
6'-1"



- [illegible]

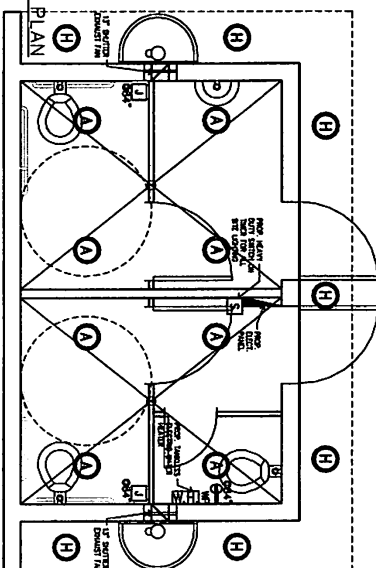
COPY RIGHT 2019



[illegible][illegible]

① ELECTRICAL SITE PLAN
SCALE: 1/8"=1'-0"

S. KANSAS AVE
APPROX. 80.0' R.D.W.



① ELECTRICAL PLAN
SCALE 1/8"=1'-0"

**ELECTRICAL
PLAN**

DATE: JUN. 03, 2019

A6.0

PAGE NO.

11

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THE IDEAL DESIGN



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DRAWN BY: J.J.A.

DFDK

PROJECT INFORMATION

EATERY

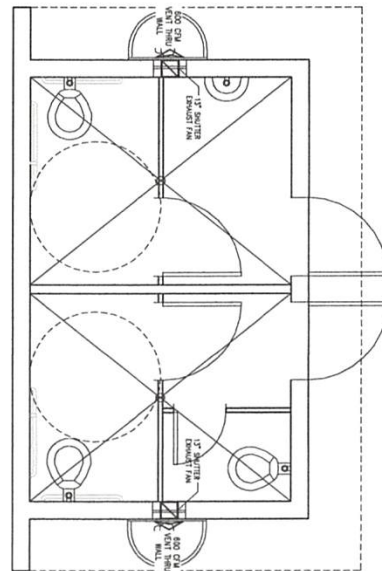
400 E. 4th St
Weslaco, Texas

AREA TABULATIONS

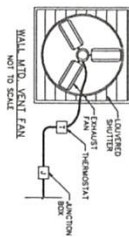
Food Truck Area	5,460 SF
Rent/Trucks	200 SF
Dining Area	2,596 SF
Serve Area	420 SF
Miscellaneous/ Drive Aisle	7,824 SF
TOTAL	16,500 SF

500 St





① MECHANICAL PLAN
SCALE 1/2"=1'-0"



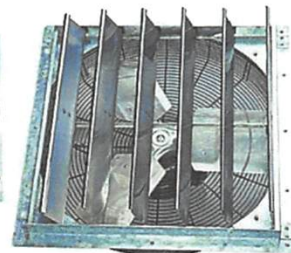
1. CONTRACTOR MUST VERIFY THE LOCATION OF EXISTING UTILITY LINES BEFORE COMMENCING WORK.
2. COORDINATE ALL PENETRATIONS TO BUILDING FRAME WITH STRUCTURAL E.O.R.
3. PROP. DUCTS, PLUMBING, AND ELECTRICAL WORK MAY PENETRATE FLOORS, CEILINGS, AND/OR NEW WALLS.
4. CONTRACTOR MUST COORDINATE WITH OWNER THE FINISH OF EXPOSED DUCTS, PLUMBING, AND ELECTRICAL COMPONENTS.

MECHANICAL SCHEDULE

MECHANICAL SCHEDULE	
	FLEX DUCT
	RIGID DUCT
	303 HART & COOLEY
	3-WAY VENT
	360° PATTERN DIFFUSER
	ELECTRIC LIVING SHUTTER MTD.
	THERMOSTAT 1-PAN. WALL MTD.
	THERMOSTAT 4-WALL MTD. SLUG
	3 TON 1/2 SEER GOODMAN AIR COND. CONDENSER UNIT
	3 TON 1/2 SEER GOODMAN CONDENSER UNIT

TYP. DUCT SIZE TABLE

TYR. DUCT SIZE TABLE	
CFM	
0-50	ROUND DUCT
	50 DUCT
51-150	6"
151-300	6 1/2"
301-400	6 3/4"
401-600	6 7/8"
601-800	7"
801-1200	7 1/4"
1201-1600	7 1/2"
1601-2000	7 3/4"
2001-2400	8"
2401-2800	8 1/4"
2801-3500	8 1/2"
3501-3800	8 3/4"

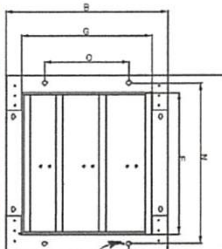
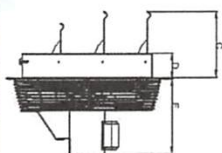
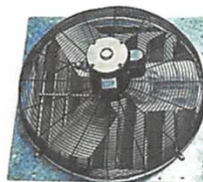


SHUTTER MOUNTED EXHAUST FAN

The shutter mounted exhaust fans are sturdily constructed, horizontal discharge fan. It's designed for general purpose exhaust applications and may be used in stores, offices, factories, shops, farm buildings, greenhouses, and similar environments. The OSHA compliance fan guards have a charcoal grey, metallic polyester finish to resist corrosion. The shutter mounted exhaust fan is constructed of heavy duty aluminum with built in shutters that automatically open when the fan starts and gravity closes when the fan stops. Tilting shutter fans are available in single speed as well as variable speed models.

Fans are UL/CLL Listed, Standard 705.

NS

[illegible]

FEATURES

- Fully enclosed, thermally protected motor
- Variable speed
- Heavy-gauge galvanized steel fan frame
- Hardwired design

DIMENSIONS

Model	Prop.	A	B	C	D	E	N	Q	F	G	H	I	Latency (ms)
ILGMSF10V	10°	13°	13°	4.17/32°	2°	5.7/8°	11.21/32°	10.1/8°	10.1/8°	6°	3.17/32°	9/32°	1/2°
ILGMSF12V	12°	15°	15°	4.17/32°	2°	6.9/32°	13.6/8°	12.1/8°	12.1/8°	6°	3.1/2°	9/32°	1/2°
ILGMSF16V	16°	18.20/32°	18.20/32°	6.3/4°	3°	7.7/8°	17.3/4°	16°	16°	11.20/32°	3.17/32°	9/32°	1/2°
ILGMSF18V	18°	21°	21°	5.3/4°	3°	8.3/4°	19.11/16°	16°	16°	14°	3.17/32°	9/32°	1/2°
ILGMSF18S	18°	21°	21°	5.3/4°	3°	10.13/16°	19.11/16°	16°	16°	14°	3.17/32°	9/32°	1/2°
ILGMSF20V	20°	23°	23°	5.3/4°	3°	11°	21.20/32°	20°	20°	16°	3.17/32°	9/32°	1/2°
ILGMSF24V	24°	27°	27°	6.3/4°	3°	11°	25.21/32°	24.1/8°	24.1/8°	20.1/32°	3.17/32°	9/32°	1/2°
ILGMSF30S	30°	33°	33°	6.3/4°	3°	13.3/32°	31.6/8°	30.1/8°	30.1/8°	26°	3.17/32°	9/32°	1/2°
ILGMSF36S	36°	39°	39°	5.3/4°	3°	13.11/16°	37.21/32°	36.6/32°	36.9/32°	32°	3.17/32°	9/32°	1/2°

ACCESSORIES

- Speed Control ILG8SFSC
 - Thermostats ILG001TH
- *** NOTE: Variable speed models with V ending
Single speed models with S ending

THE IDEAL DESIGN



EMAIL: JJD@THEIDEALDESIGN.COM
WEBSITE: theidealdesign.com

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DRAWN BY: JJA.
DESIGNED BY: JJA.
PROJECT DESIGNED FOR:

PROJECT INFORMATION

EATERY

400 E. 4th St
Weslaco, Texas

AREA TABULATIONS	
Food Truck Area	5,460 SQ. FT.
Restrooms	210 SQ. FT.
Dining Area	2,296 SQ. FT.
Sage Area	420 SQ. FT.
Miscellaneous/ Drive Aisle	7,524 SQ. FT.
TOTAL	16,500 SQ. FT.

MECHANICAL
PLAN

DATE: JUN. 03, 2011

A5.0

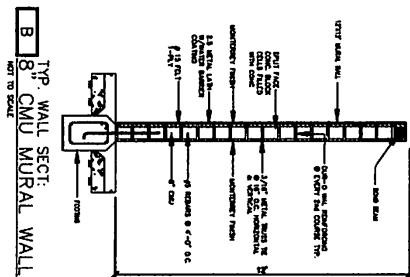
PAGE NO.

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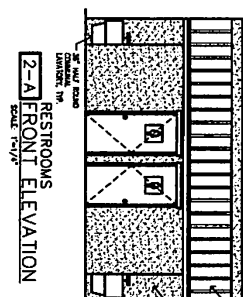
COPY RIGHT 2015

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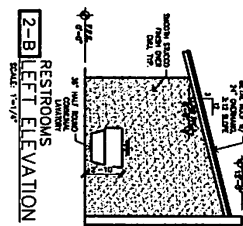
8" CMU EXTERIOR WALL



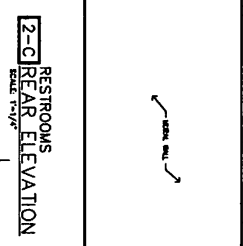
TYP. WALL SECT:
8" CMU MURAL WALL,
NOT TO SCALE



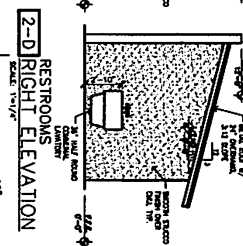
2-A **RESTROOMS**
FRONT ELEVATION
SCALE: 1"=1/8"



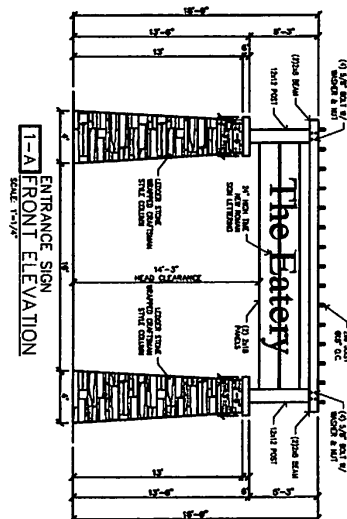
RESTROOMS
2-B LEFT ELEVATION
SCALE: 1"=1'-0"



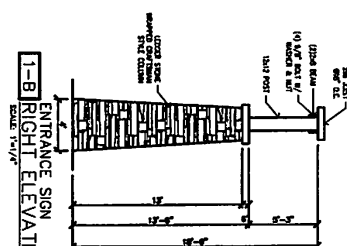
RESTROOMS
2-C REAR ELEVATION
SCALE 1"=1'-0"



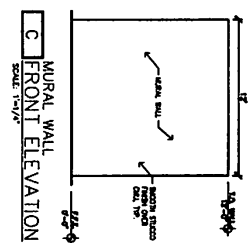
RESTROOMS
2-D RIGHT ELEVATION
SCALE: 1"=1'-0"



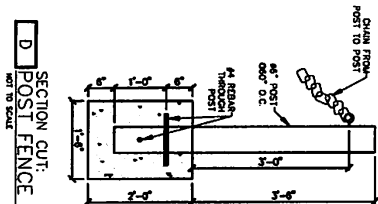
ENTRANCE SIGN
1-A FRONT ELEVATION
SCALE: 1"=1/8"



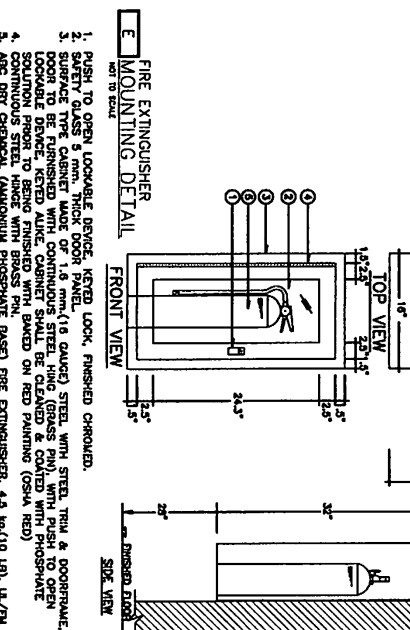
ENTRANCE SIGN
1-B **RIGHT ELEVATION**
SCALE: 1"=1'-0"



☐ C MURAL WALL
FRONT ELEVATION
SCALE: 1"=1/4"



SECTION CUT:
D POST FENCE DETAIL
NOT TO SCALE



3. APC DRY CHEMICAL (AMMONIUM PHOSPHATE BASE) FIRE EXTINGUISHER, 4.5 to (10 LB), 1A / FM

THE IDEAL DESIGN



SUBJECT: 97-17-0000
 (800) 450-0615
 EMAIL:
 JYTHEIDEALDESIGN.COM
 WEBSITE:
 theidealdesign.com

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DESIGNED BY: JJA.
DRAWN BY: JJA.
PROJECT DESIGNED FOR:

PROJECT INFORMATION

THE EATERY

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

AREA TABULATIONS	
Food Truck Area	5,460 S
Restrooms	200 S
Decking Area	2,596 S
Sage Area	420 S
Macadamia/ Drive Aisle	7,824 S
TOTAL = 16,500 S	

ELEVATIONS

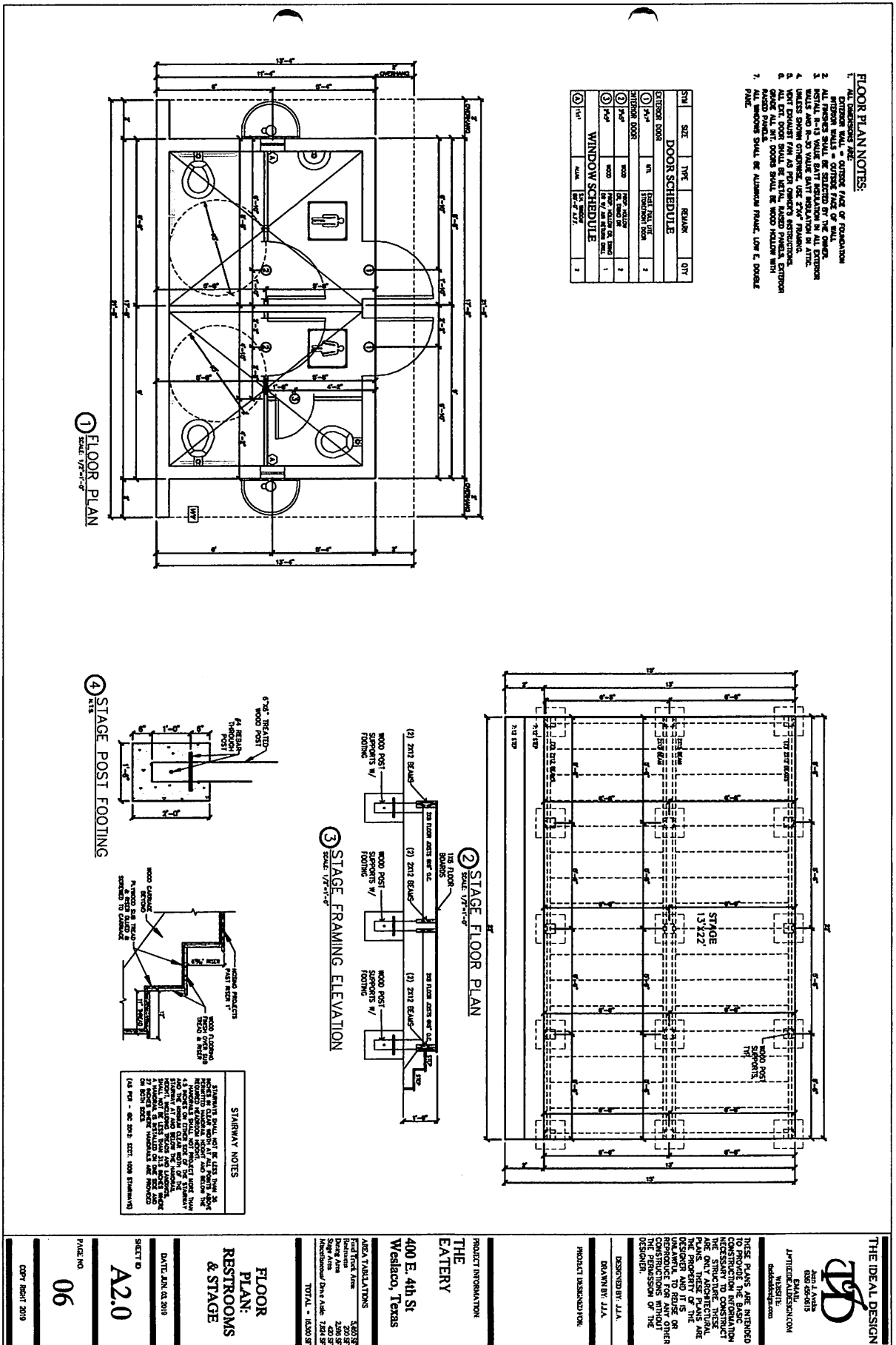
DATE: JUN. 03 2019

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PAGE NO.

07

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THE IDEAL DESIGN

400 E. 4th St
Westlaco, Texas

THE EATERY

DESIGNED BY J.A.A.
DRAWN BY J.A.A.
PROJECT DESCRIPTION:

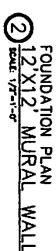
FLOOR PLAN: RESTROOMS & STAGE

2.0

DATE: JAN. 10, 2019

SHEET NO. 06

COPY RIGHT 2019

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AREA TABLETIONS	
Food Truck Area	5,460 SQ
Restrooms	200 SQ
Dining Area	2,596 SQ
Stage Area	400 SQ
Northeastern Drive Area	7,824 SQ
TOTAL - 16,500 SQ	

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

**FOUNDATION
PLAN**

DATE JUN. 03, 2015

A4.0

PAGE NO.

60

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THE IDEAL DESIGN



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 656 450-0515
 EMAIL:
 JJOE@IDEALDESIGN.COM
 WEBSITE:
 theidealdesign.com

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DRAWN BY: JJA.
PROJECT DESIGNED FOR:



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 4, 2019	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of San Jacinto Enterprises, LLC.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for San Jacinto Estates No. 10 Phase I – being a 42.25 acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The proposed one hundred forty-four (144) lot subdivision is outside the City of Weslaco city limits. 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 an off-site drainage variance and annexation 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 denial because staff has not received letter of support from the Irrigation District.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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 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: 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. VAR19-00042

GENERAL INFORMATION

Name of Subdivision: San Jacinto Estates No. 10 Phase I & II

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

Legal Description: A 40.00 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.

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:

☐ 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 Request for Annexation ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Property is not adjacent to city limit line, owner is requesting not to be annexed.

OWNER INFORMATION

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

Address: 2100 W. Expressway 83 Fax: _____

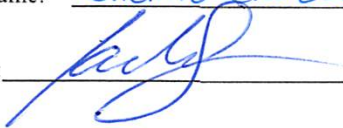
City: Mercedes State: TX Zip: 78570 E-mail: _____

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: Jacinto Garza

Owner Signature:  Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



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

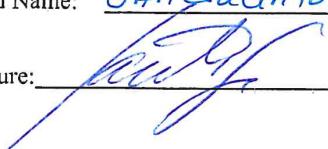
Owner's Name: San Jacinto Enterprises, LLC Telephone: (956) 565-9813
Address: 2100 W. Expressway 83 Fax: _____
City: Mercedes State: TX Zip: 78570 E-mail: _____

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: _____

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

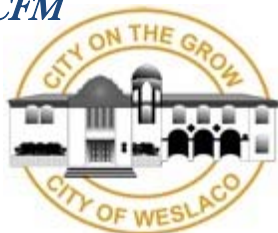
255 S. Kansas Avenue

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

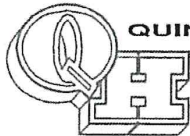
X	Approved as submitted	X	with notes
	A	Illuminated exit signs and emergency lighting shall be combination with 90-minute battery pack back-up.	
	B	All restrooms shall have emergency lighting with 90-minute battery pack back-up.	
	C	Shall provide minimum 5 lb. ABC dry chemical extinguisher at 75' intervals, 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

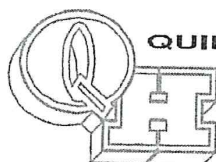
Phone: (956) 381-6480 Fax: (956) 381-0527

Email: alfonsoq@qha-eng.com

July 3, 2019



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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.

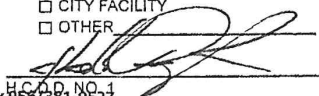
Presently, the site has very minimal runoff in a southerly direction with an approximate 0.5 % slope. The existing runoff for the proposed subdivision is $Q=22.15$ cubic feet per second based on a 10-year storm.

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 07/12/2019	

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

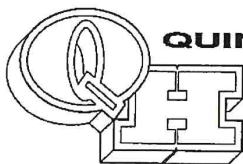
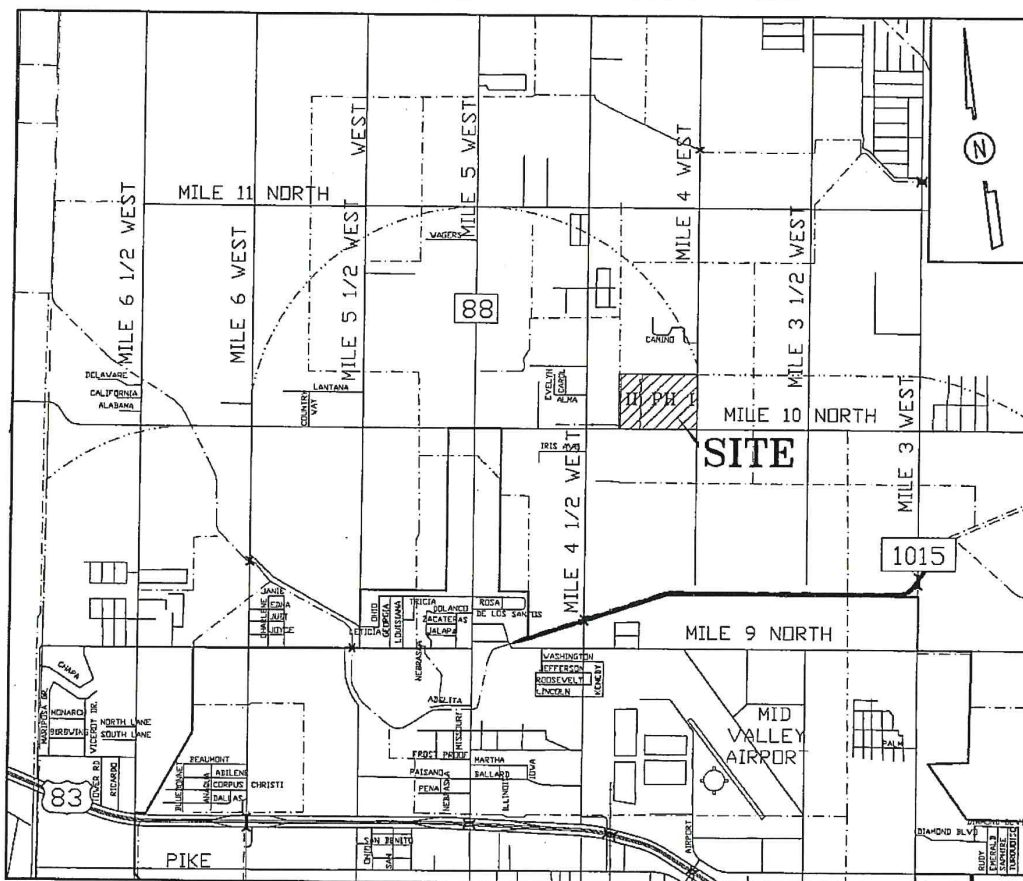
" C " - VALUES FOR RATIONAL METHOD

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)

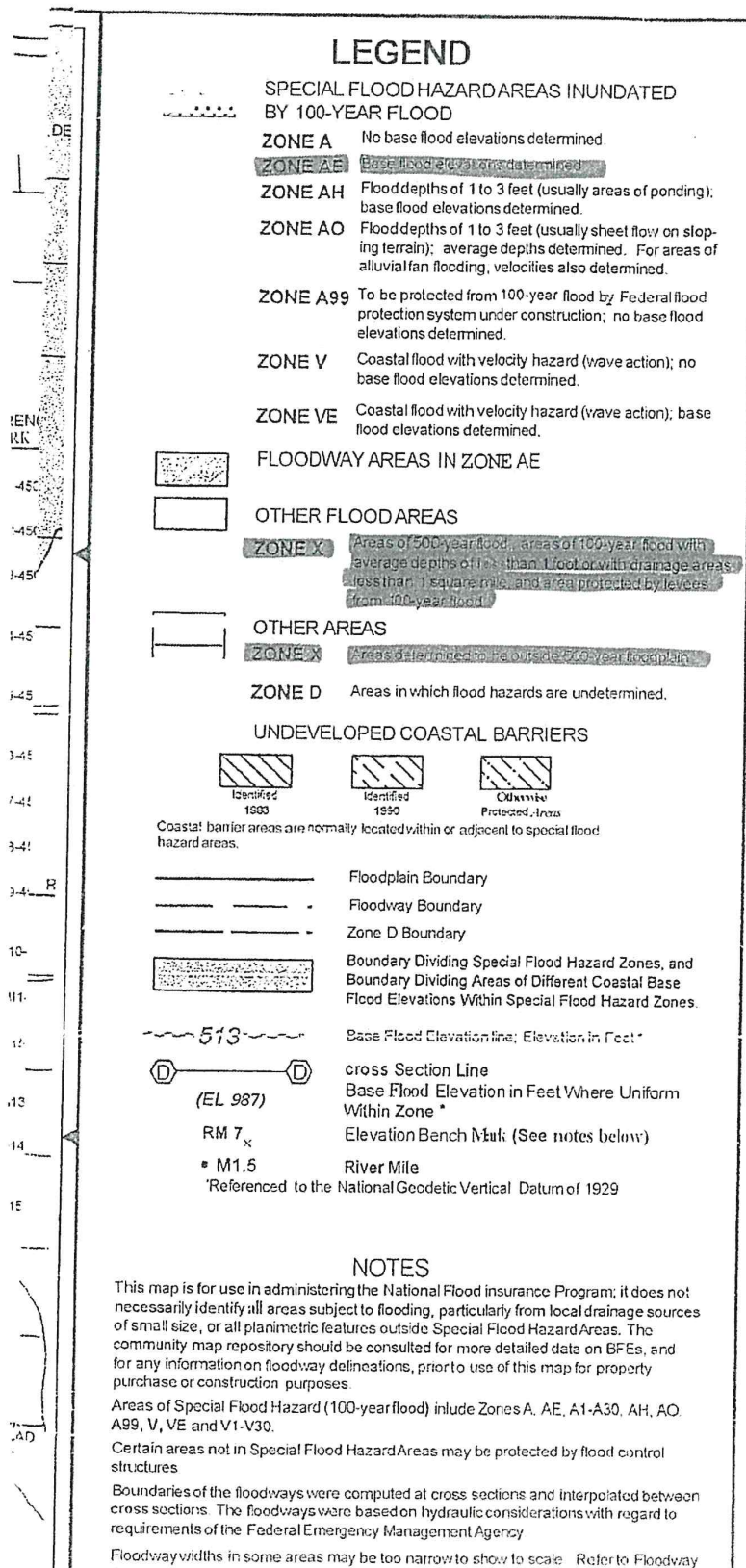
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000

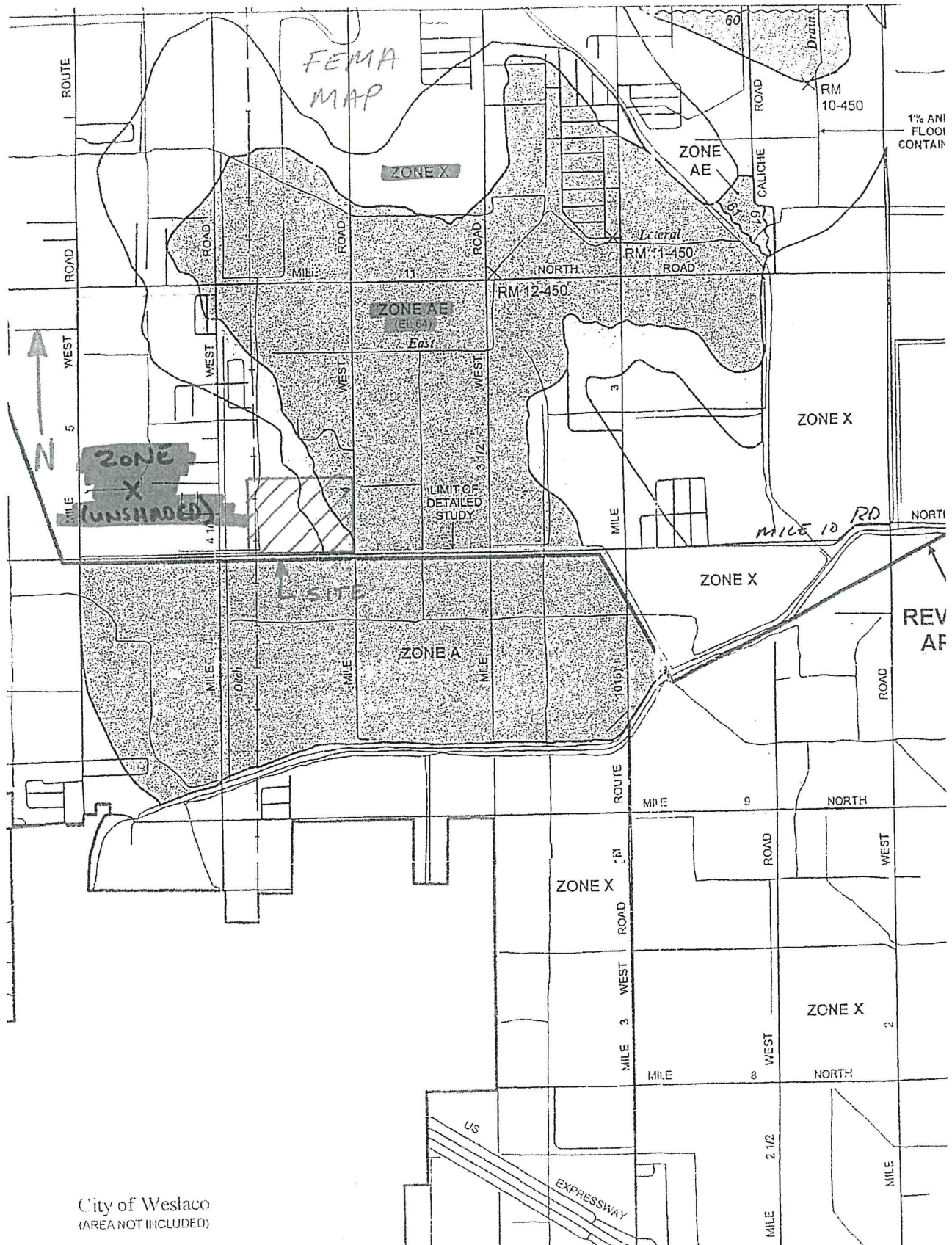
 REVISED TO
REFLECT LOMR
DATED MAY 20, 2002

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)

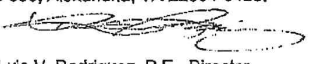
LEGAL PROPERTY DESCRIPTION (CONTINUED)

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)

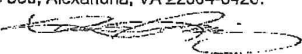
PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

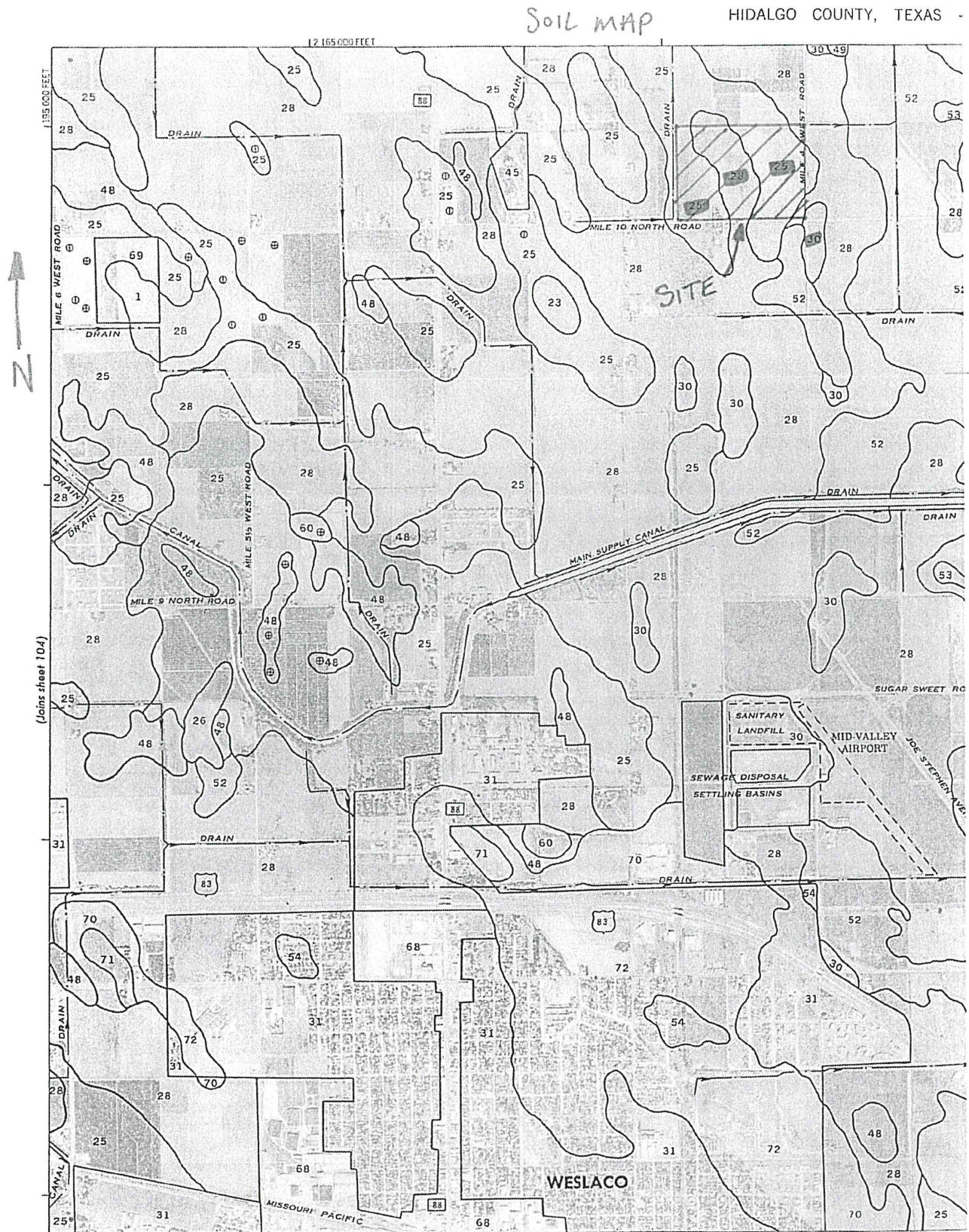
Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

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



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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:*										
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-----										
Palfurrias-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15-----										
Gruña-----	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	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

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]
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----- [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
30----- [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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"

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

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"

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

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. 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"

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

[illegible]

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

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



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

Date of Meeting: September 4, 2019	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of Tejas Building and Development Co.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Tejas Cuatro Phase II Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North of the intersection of W. Sugar Cane Dr. along Mile 5 ½ West. Possible Action.	
Discussion/Overview: The proposed sixty-four (64) lot subdivision is outside the City of Weslaco city limits. 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 was granted an off-site 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 of final plat.	
Additional Action Prompted: [X] Mayor’s Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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.

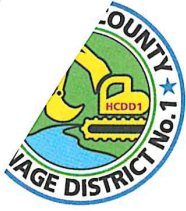
Owner Printed Name: EDDY M. PAYNE

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.



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 typed 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

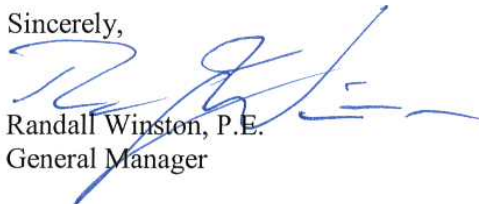
Good morning Mr. Alonzo:

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,

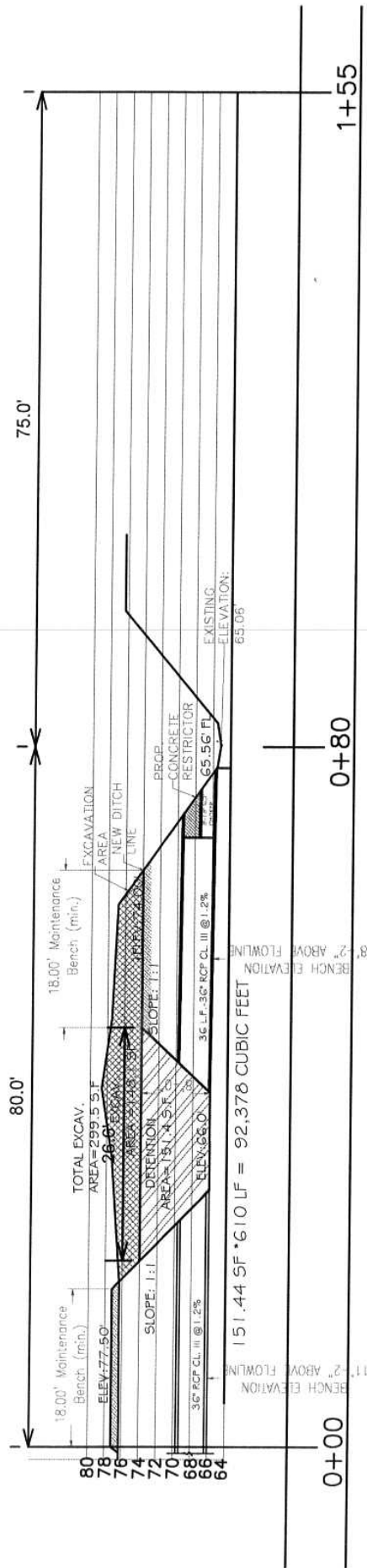


Randall Winston, P.E.
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

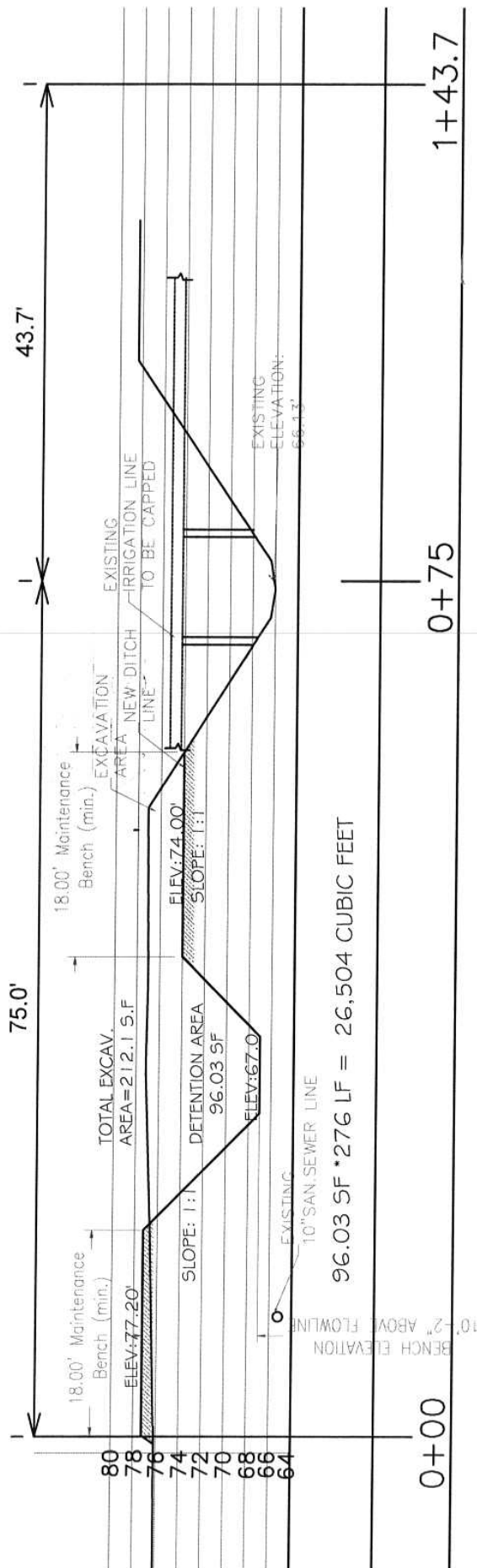
With Enclosures: Cross Sections as provided

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



**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

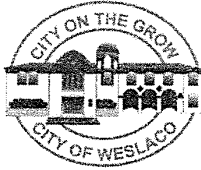
The Developer for the proposed Tejas Cuatro Phase III Subdivision presented drainage improvements, included in construction plans, East of the proposed subdivisión which will be located adjacent to an existing drain ditch North of Austin St.

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

THIS PAGE FOR STAFF USE ONLY

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:

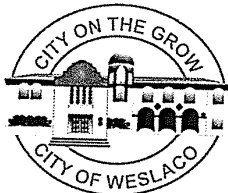
1. Plat note 8 must be removed. NAWSC will be providing water.
2. 10-foot utility easement must be provided around the entire property.
3. On-site detention is required by ordinance, drainage plan must address as such.
4. Minimum pipe size on drainage system is 24 inches.
5. A 5-ft utility easement must 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 *td*

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



TABLE OF CONTENTS

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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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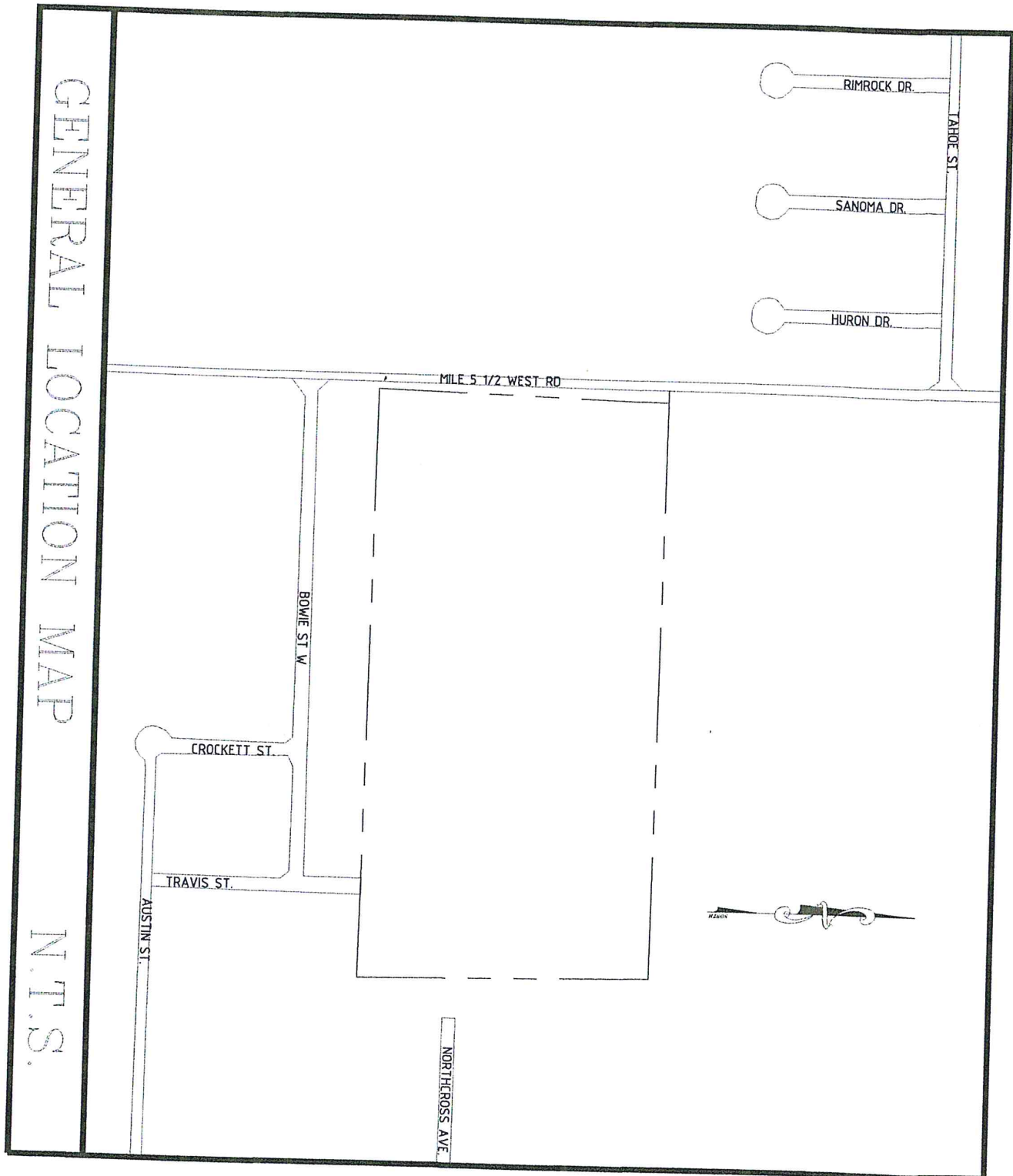


EXHIBIT B

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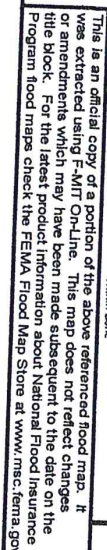


EXHIBIT C

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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)

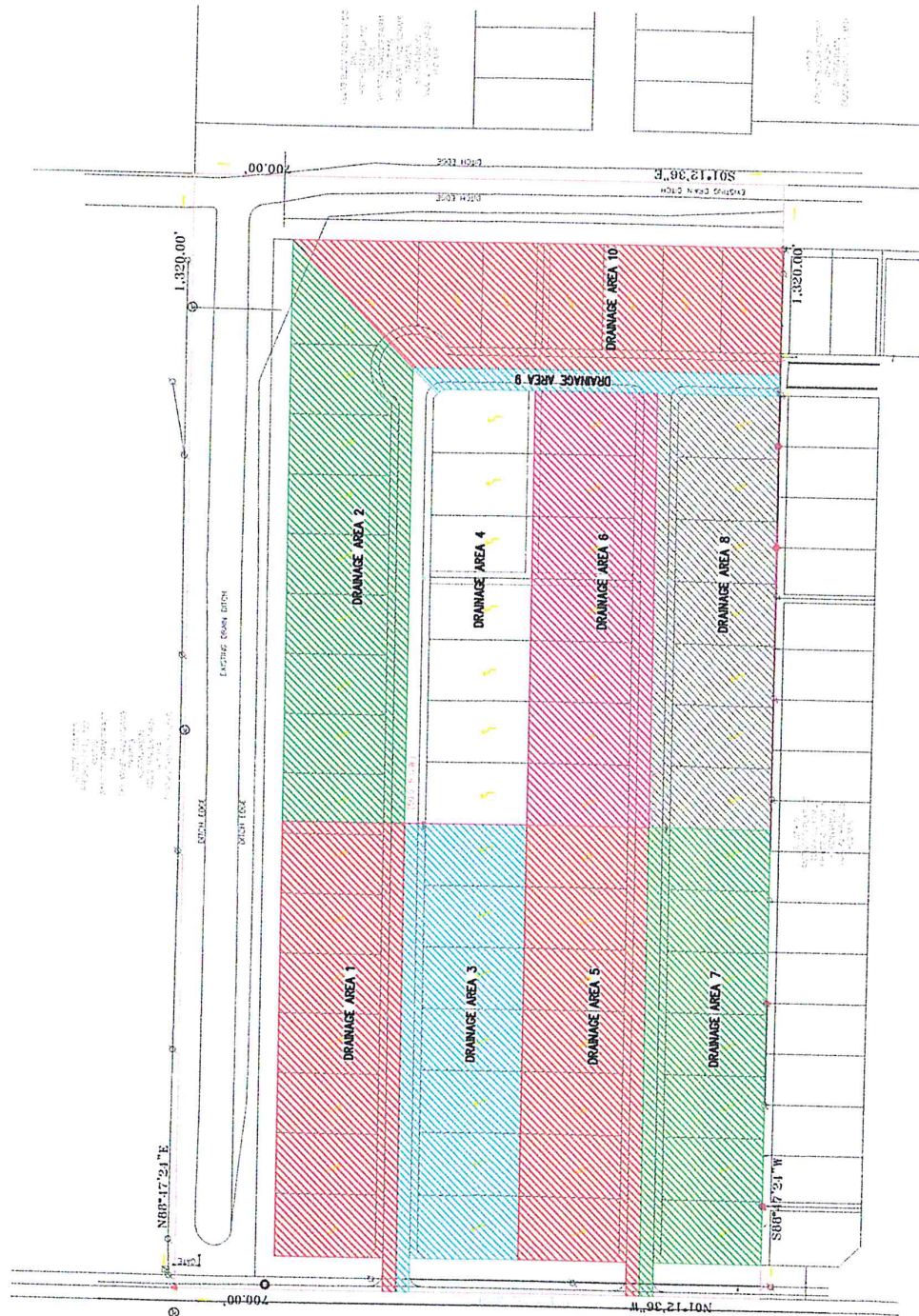
SHALLOW CONCENTRATED FLOW (UNPAVED)

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

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 #	U			
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 min
0.435 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 min
0.439 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)

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

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)

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

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
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			

TIME OF CONCENTRATION FOR AREA 7

hrs min
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 min
0.053 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
16.13 Unpaved
Ssc 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
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 #	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

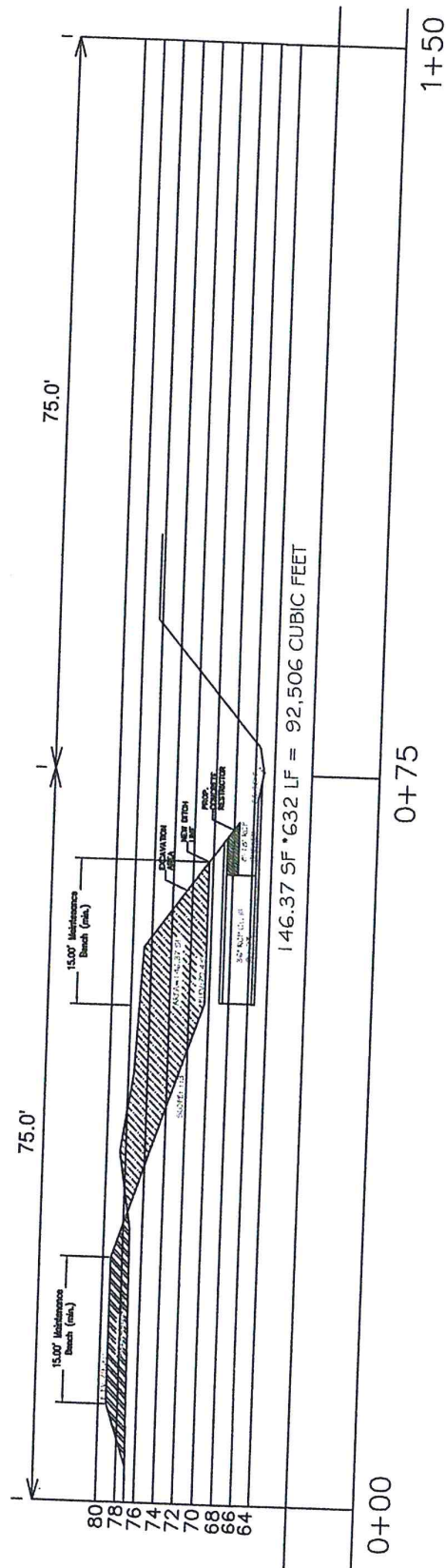
Drainage Calculations-Flow Rate					
Drainage Area ID	Area (Ac)	Cw	TIME OF CONC(MIN)	50 yr Intensity (in/hr)	Q (cfs)
AREA 1	1.73	0.531	27	6.59	6.06
AREA 2	2.05	0.531	27	6.59	7.17
AREA 3	1.75	0.527	28	6.47	5.96
AREA 4	1.73	0.530	26	6.73	6.16
AREA 5	1.73	0.531	28	6.47	5.95
AREA 6	1.72	0.528	26	6.73	6.10
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 Diameter (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



(1-1) DITCH CROSS SECTION
SCALE: N.T.S.

EXHIBIT F

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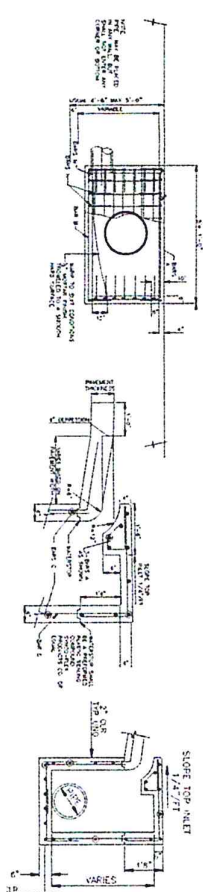
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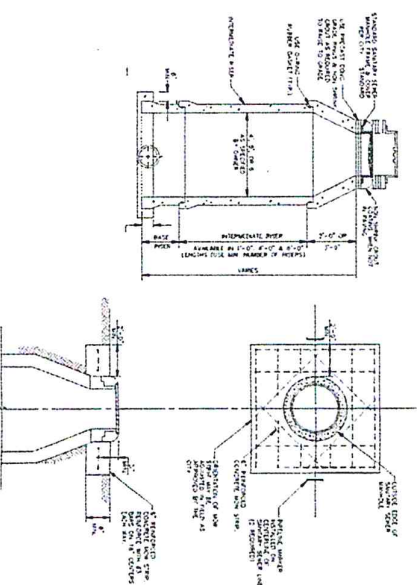
D-1

TYP "A" INLET DETAILS

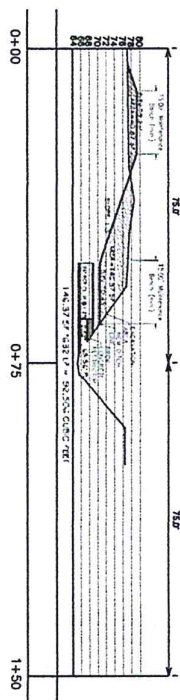
SCALE: N.T.S.



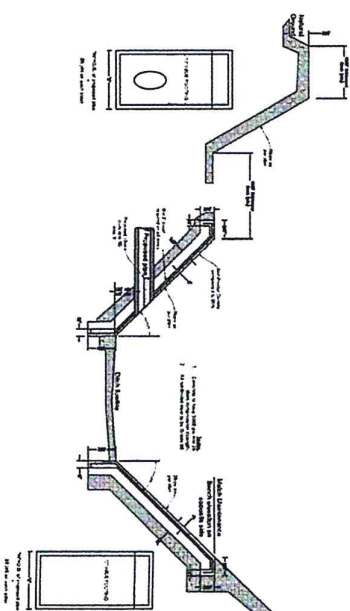
E-1 PRE CAST MANHOLE DETAIL
SCALE: N.T.S.



A-1 EXISTING DRAINAGE DITCH EXCAVATION
SCALE: N.T.S.



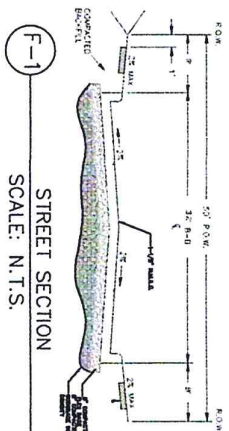
B-1 STORM DISCHARGE STRUCTURE, TYPE
SCALE: N.T.S.



F-1

STREET SECTION

SCALE: N.T.S.

[illegible]

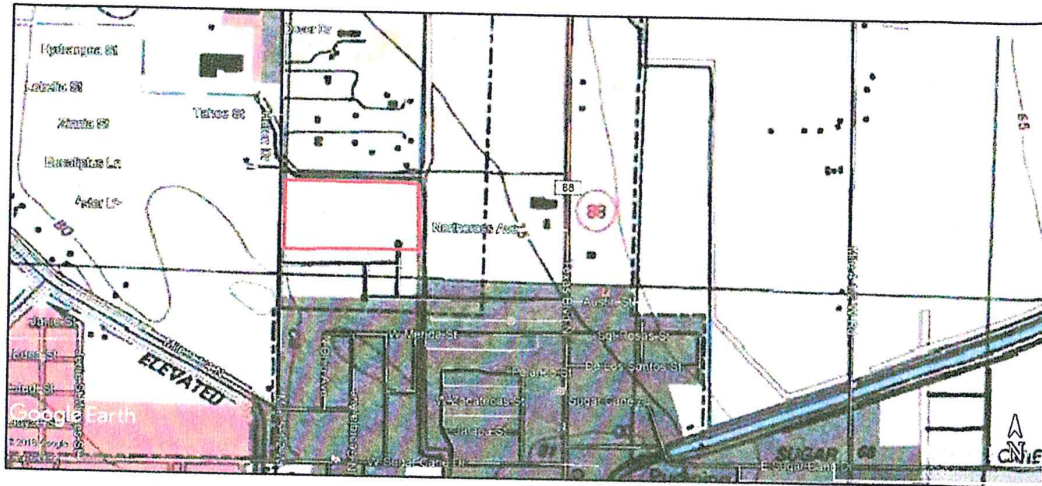
LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 2-28-19
601 N. VERMONT AVE, SUITE #207
MERCEDDES, TEXAS 78570
(956) 294-1241



TEJAS CUATRO PHASE III
SUBDIVISION
DRAINAGE IMPROVEMENTS

SCALE: 1"=100'
DATE: FEBRUARY 26, 2019
ALTEX ENGINEERING
601 N. VERMONT AVE., SUITE 207
MERCEDES, TEXAS 76870
(956) 294-1241
TYPED FROM REGISTRATION NO. P-179737
SHEET
3 OF 3

EXHIBIT G





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 4, 2019	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of Jose Luis Garcia.	
Subject/Agenda Item: Discussion and consideration for the Final 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: 78096 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 78096-6285 ■ 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
rdela Fuente@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	
<u>[Signature]</u>	
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

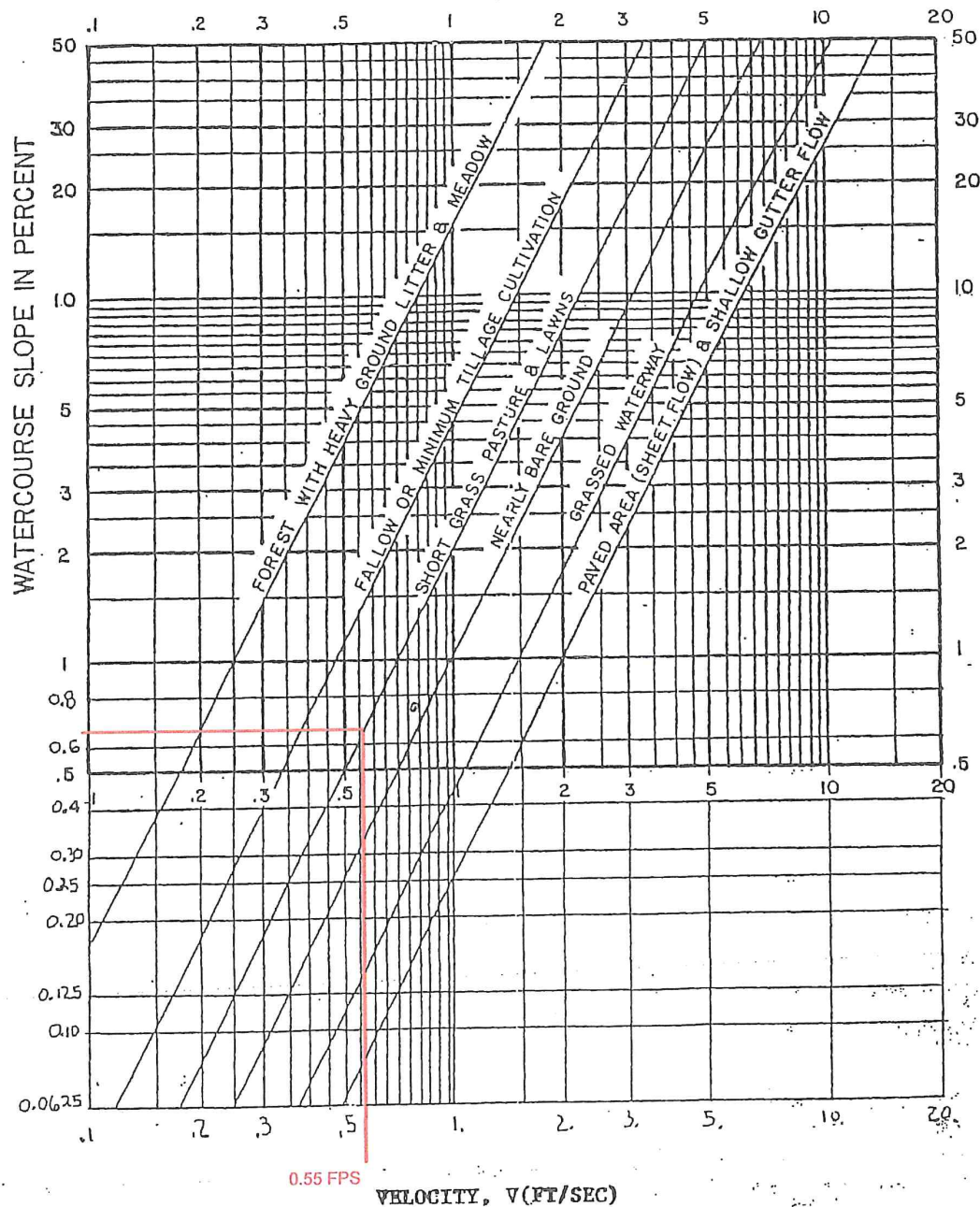
			Detention...50 year storm				
C FACTOR	STORM DURATION		DRAINAGE AREA	INFLOW RATE	RELEASE RATE	STORAGE RATE	STORAGE REQ'D
	T (HR)	I (IN/HR)	A (AC)	Q1=CIA (CFS)	Qo (CFS)	Q1-Qo (CFS)	1/12(Q1-Qo)xT (AC-FT)
0.35	0.08	13.50	2.15	10.16	3.23	6.93	0.046
0.35	0.17	11.00	2.15	8.28	3.23	5.05	0.072
0.35	0.25	9.00	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

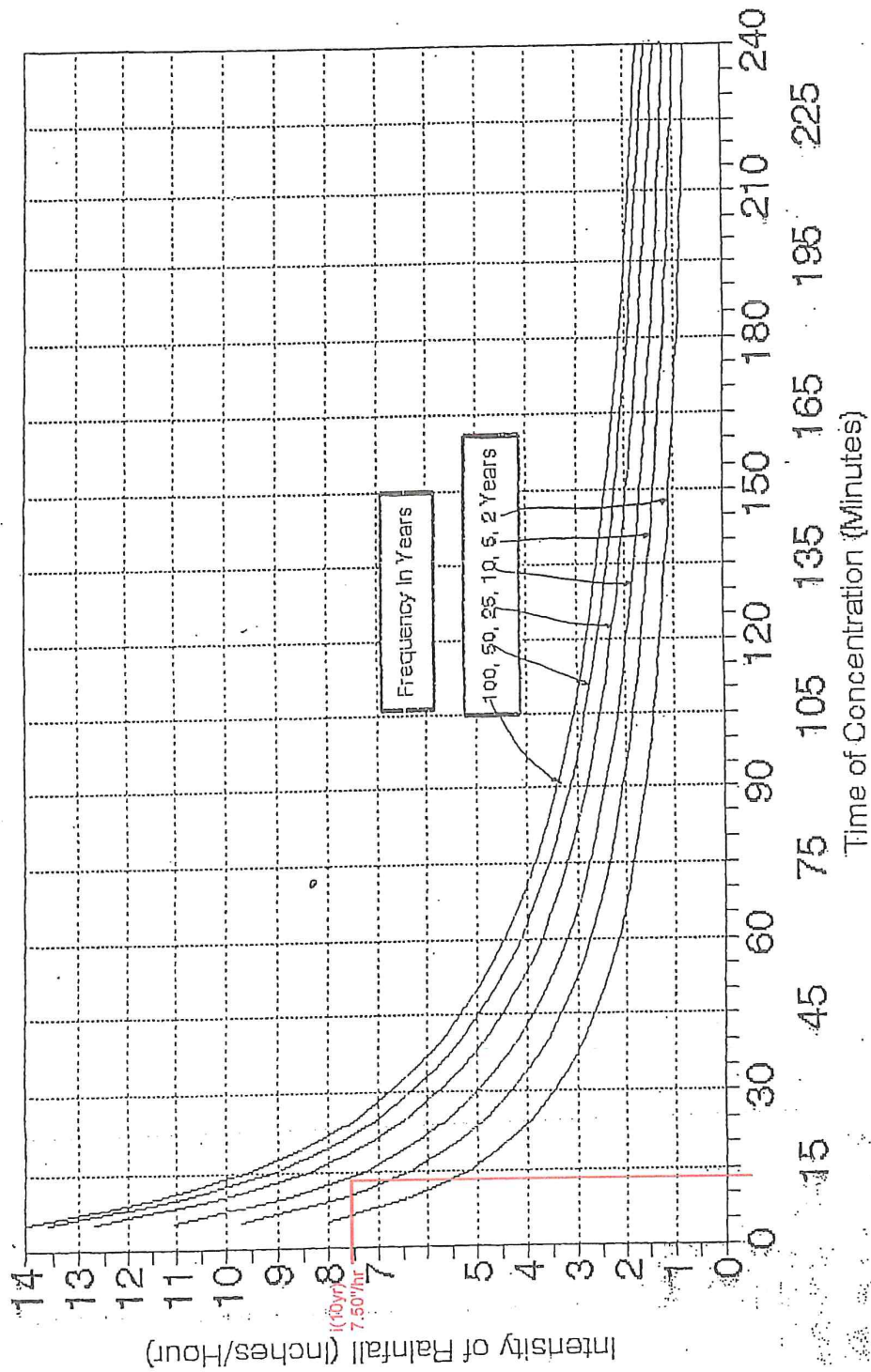
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S=.66 FT/FT
V=0.55FPS

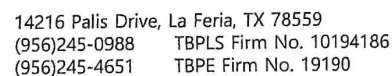
$$V=D/T \Rightarrow T=D/V \Rightarrow T=450 \text{ FT} / 0.55 \text{ FPS}$$

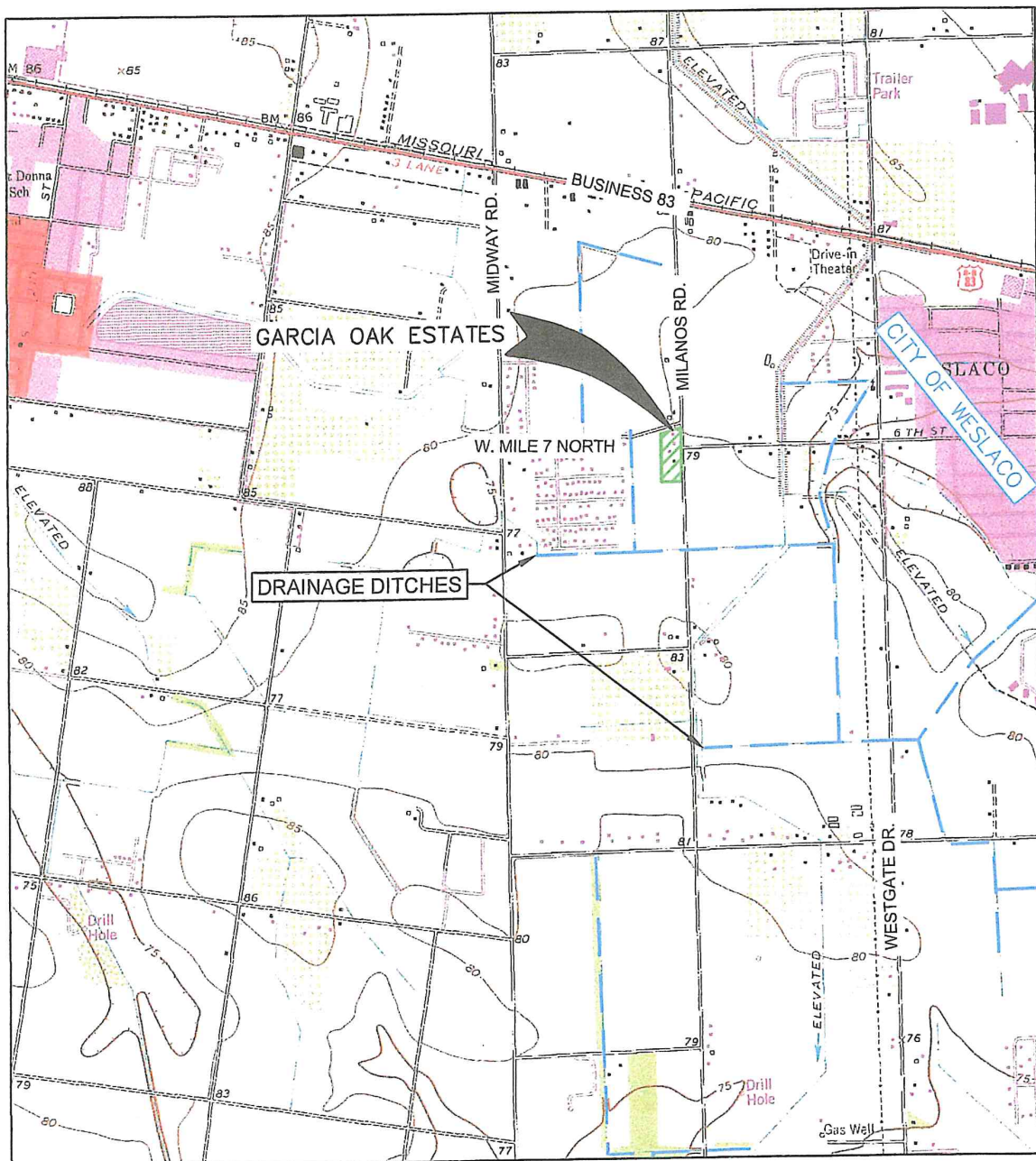
$$T=818 \text{ s} = 13 \text{ MIN}$$

Rainfall Intensity for Hidalgo County

Based on NWS Tech Paper No. 40





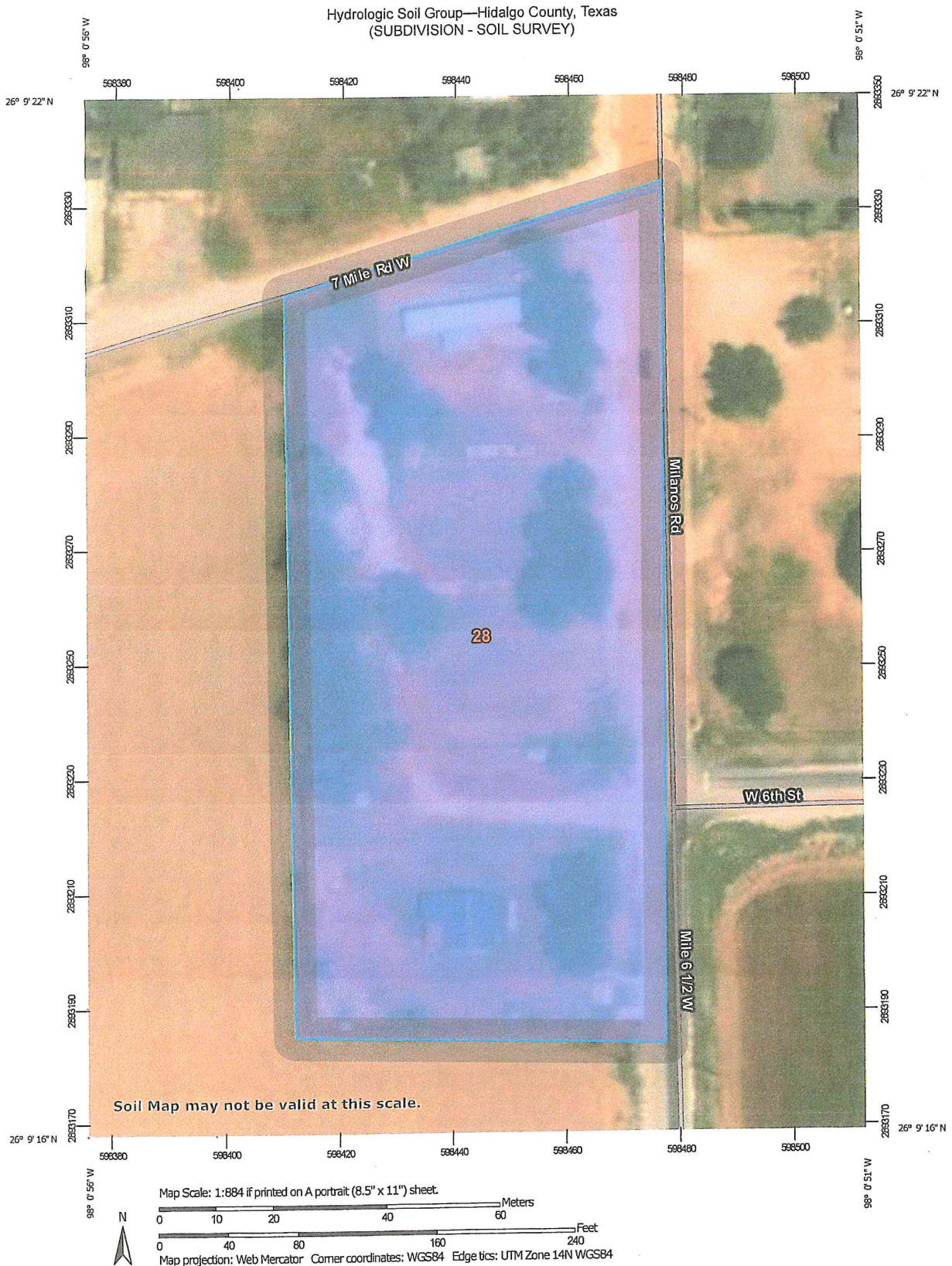


1"=2000'



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



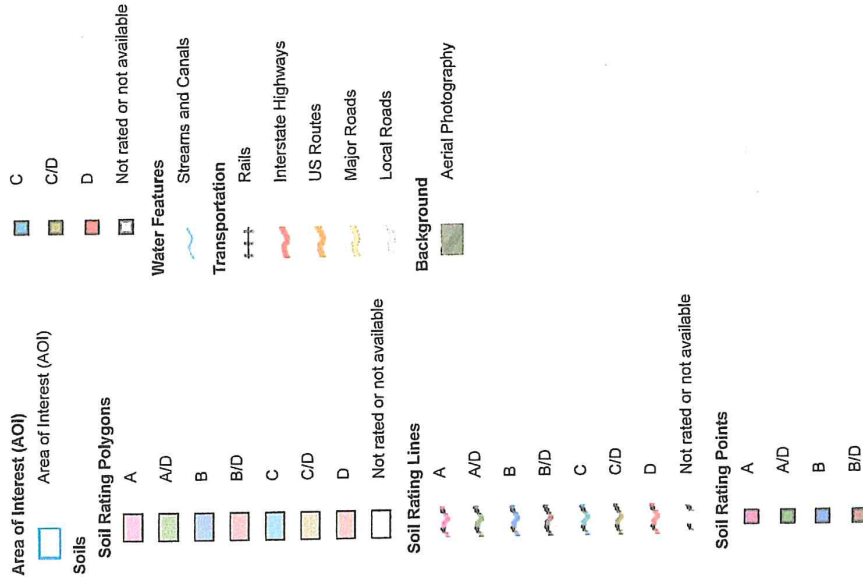
Natural Resources
Conservation Service

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

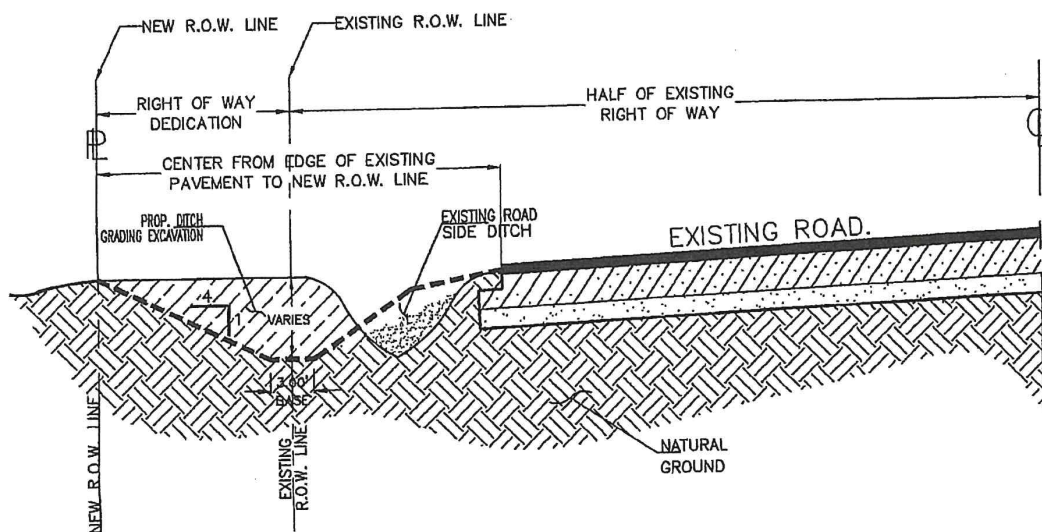
Aggregation Method: Dominant Condition

Hydrologic Soil Group—Hidalgo County, Texas

SUBDIVISION - SOIL SURVEY

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



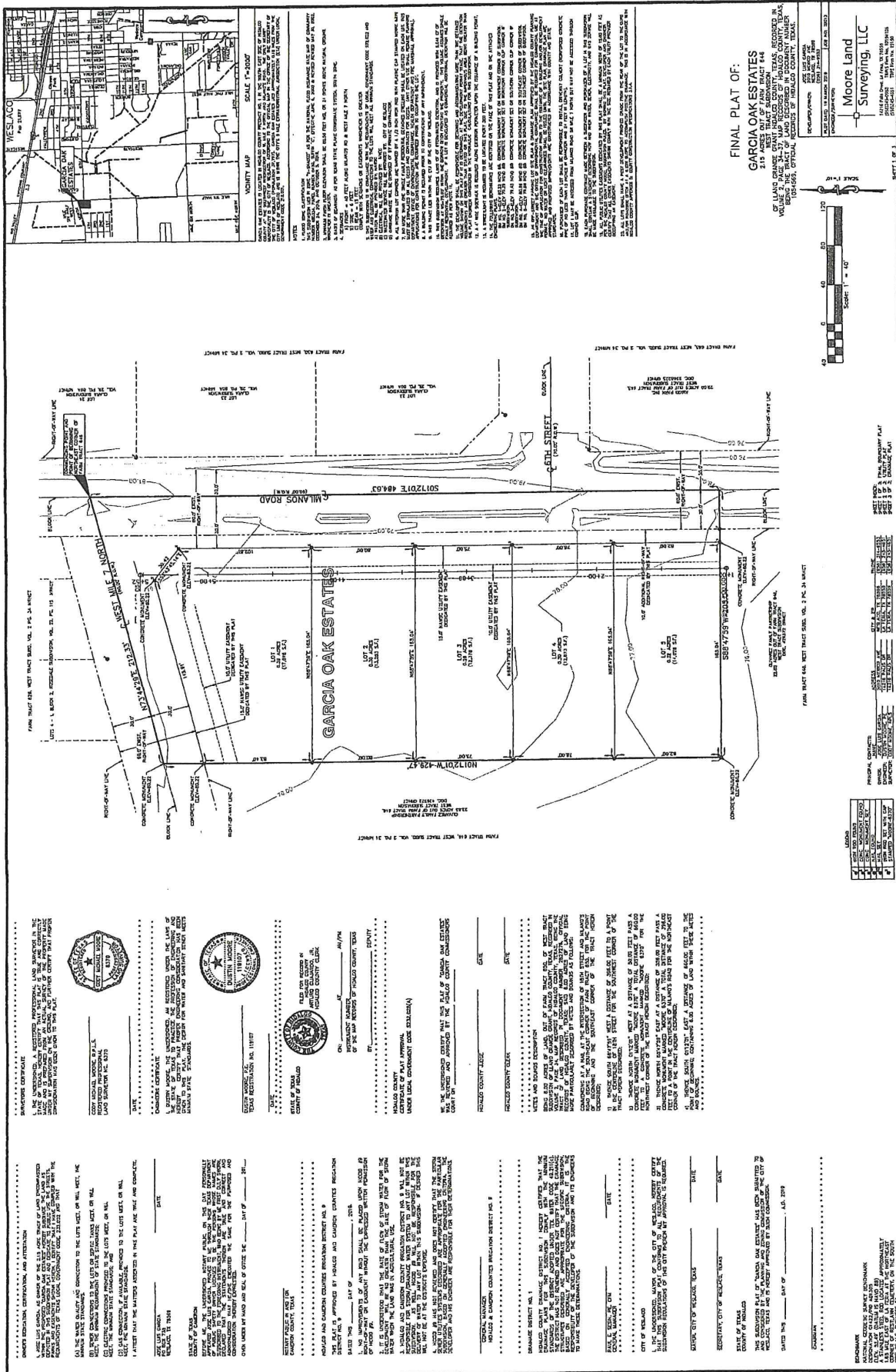
RECONSTRUCTION OF ROAD SIDE DITCH

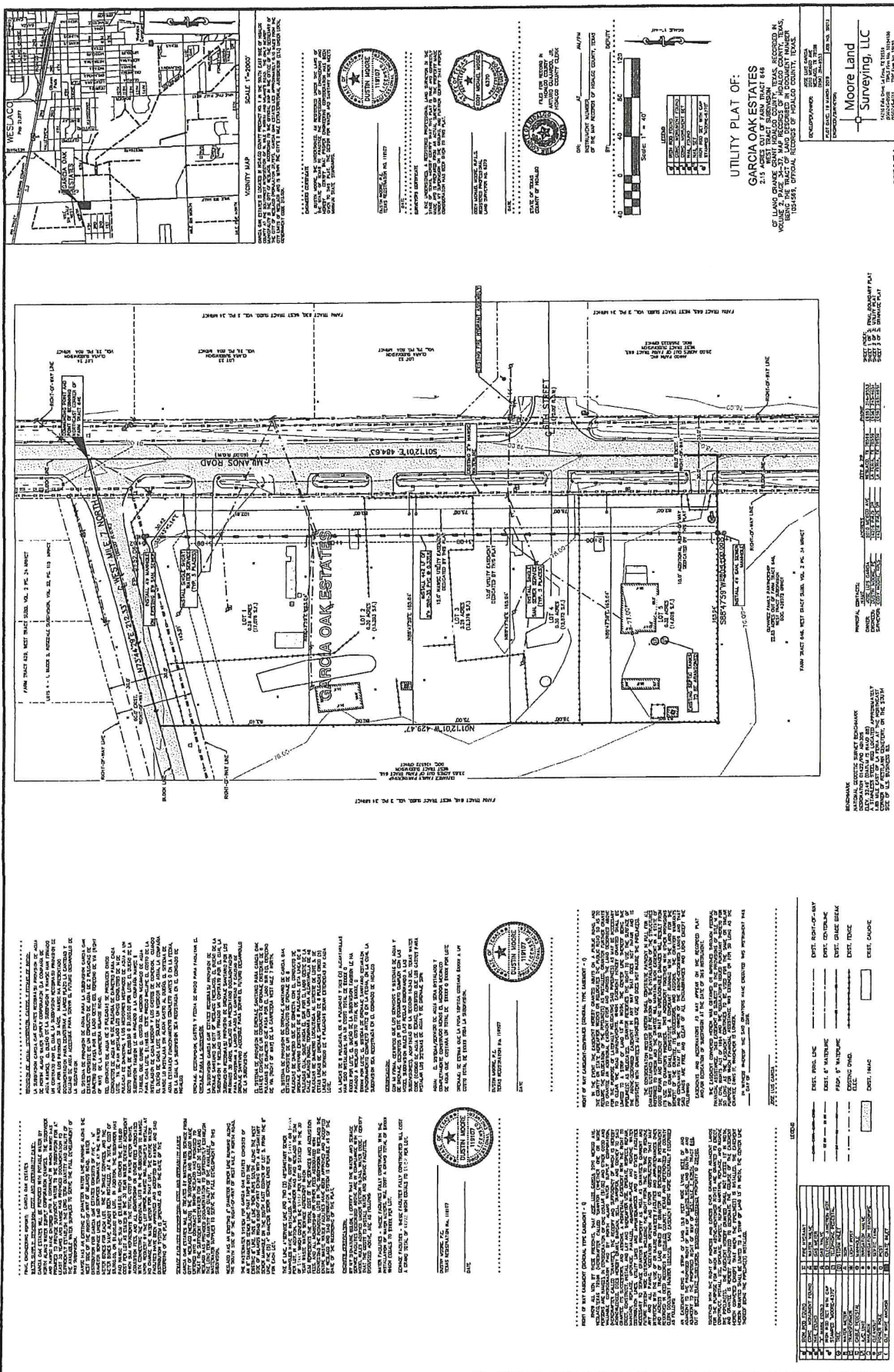


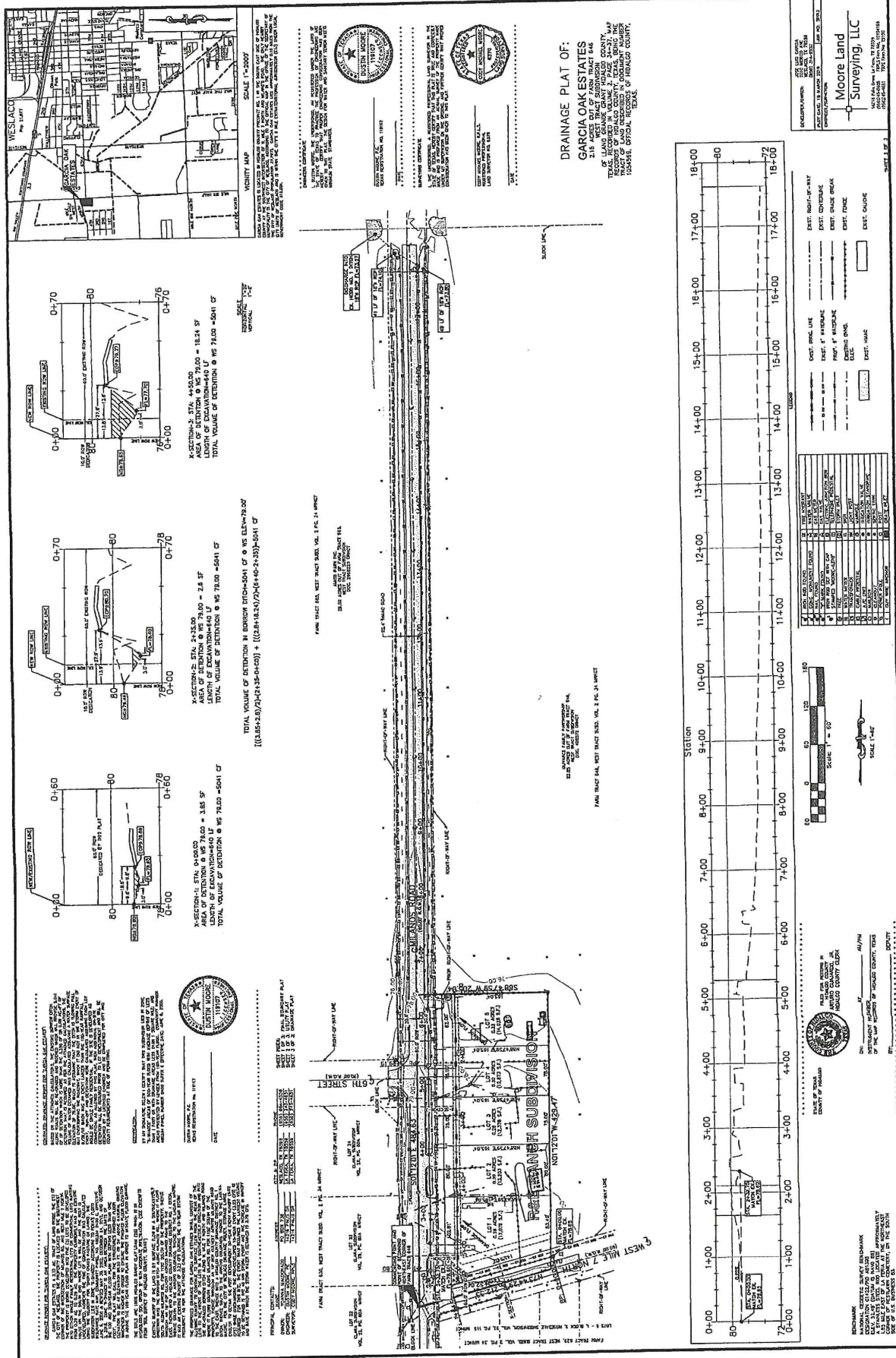
HIDALGO COUNTY PLANNING DEPARTMENT

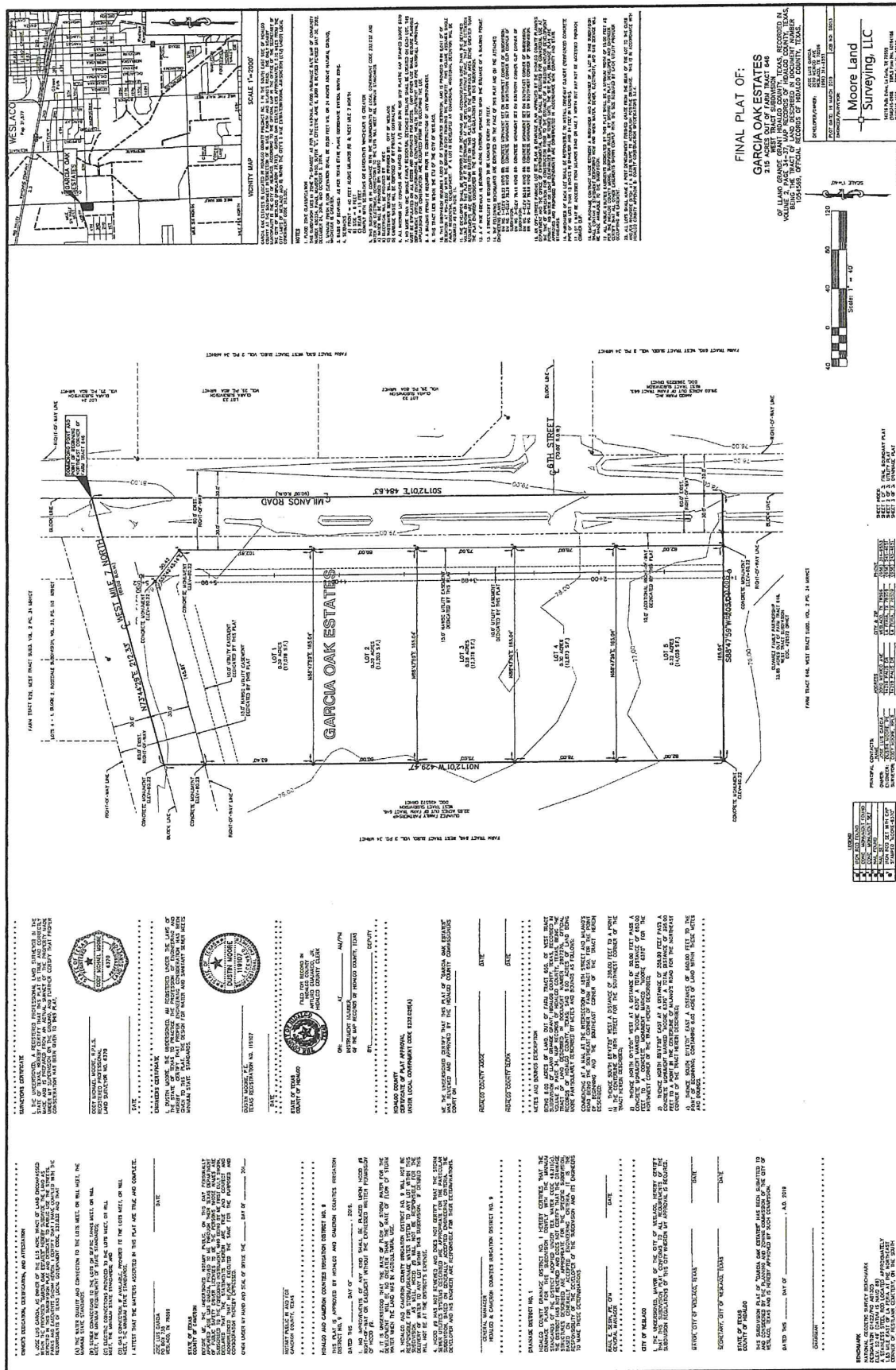
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 ★ FAX: (956) 318-2844

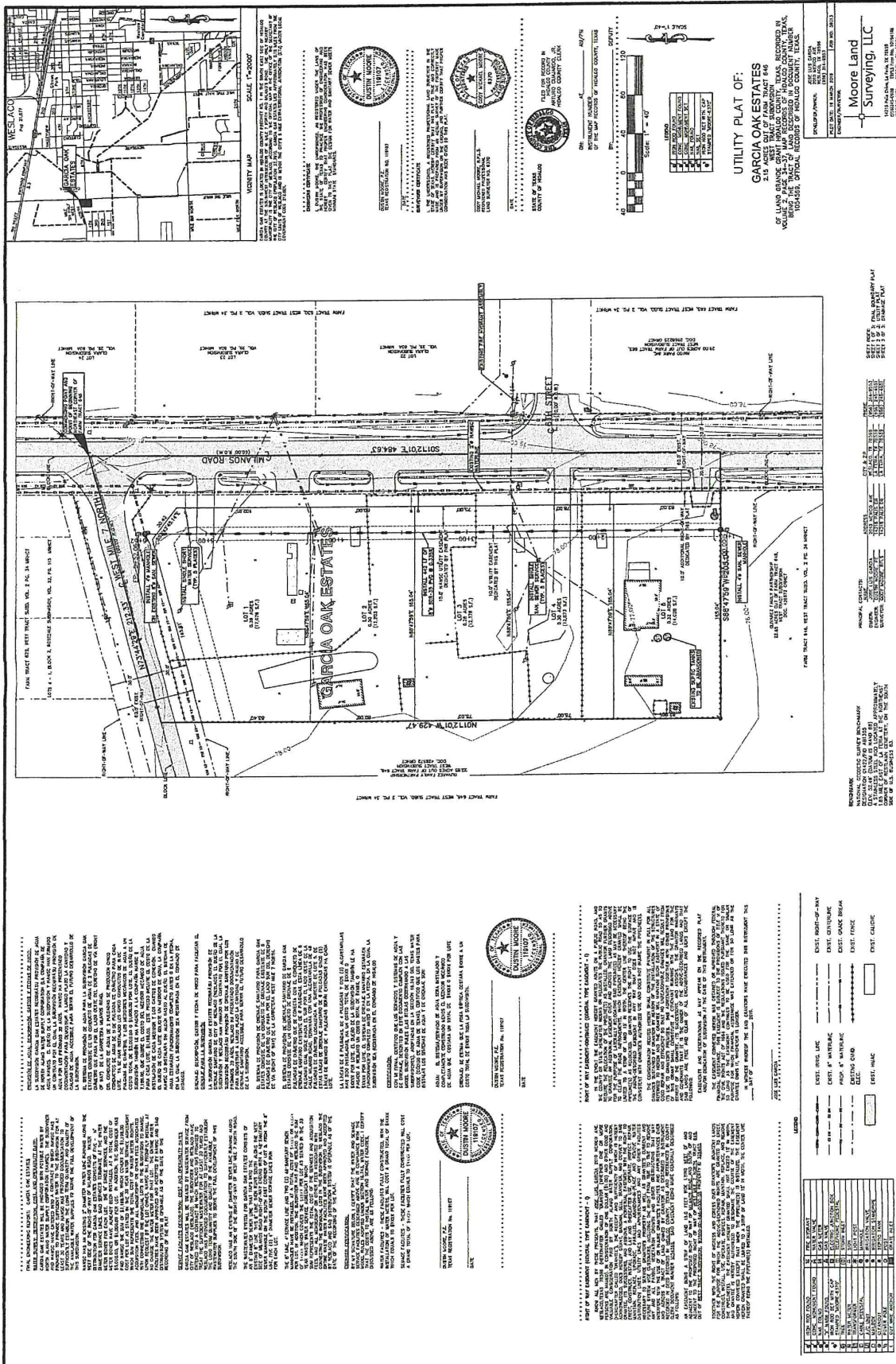
RE CONSTRUCTION OF COUNTY ROAD SIDE DITCH	
SCALE: N.T.S.	
DATE: 11-28-2016	
CHECKED BY: T.J.	
DRAWN BY: J.TOVAR	PLATE No. : 9.37

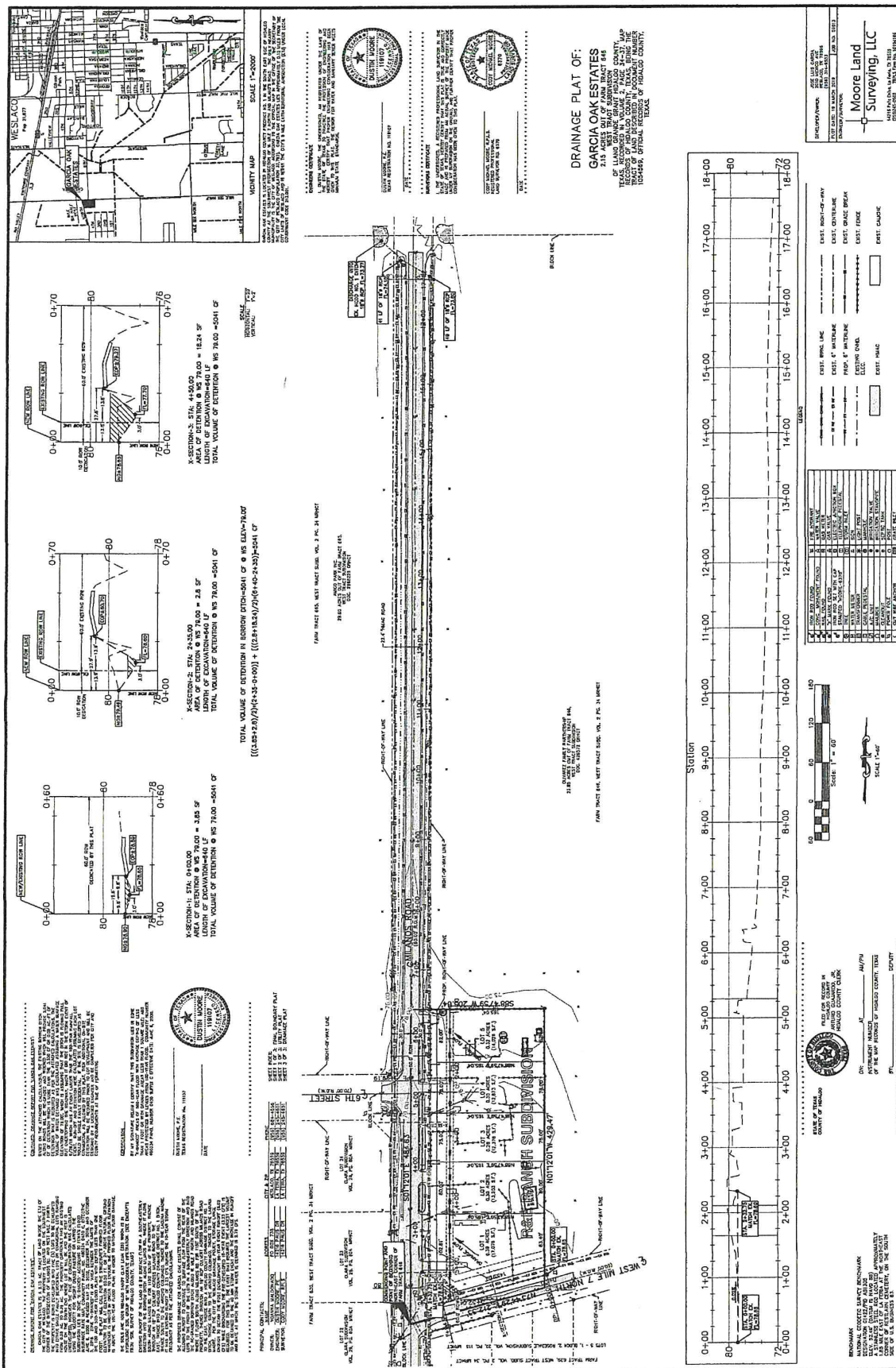














**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: September 4, 2019	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of Amigo Park, Inc.	
Subject/Agenda Item: Discussion and consideration for the Final 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

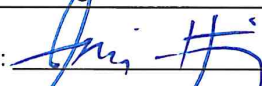
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

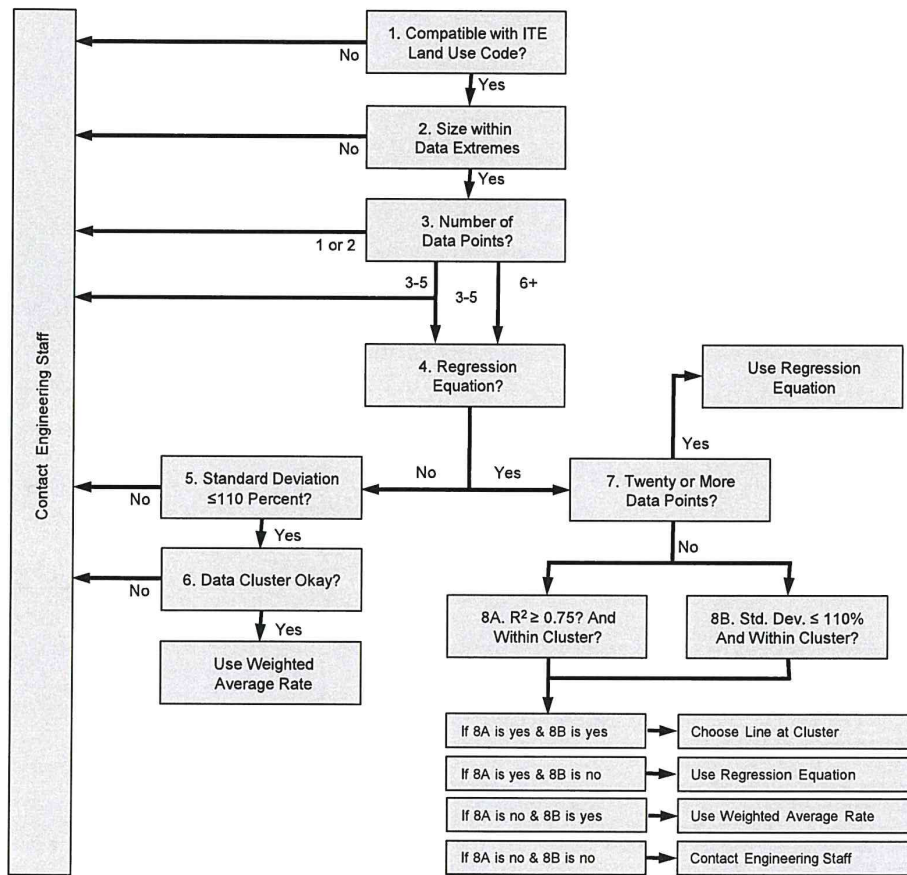
(For Official Use Only, Do Not Write In This Box)

- ☐ 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

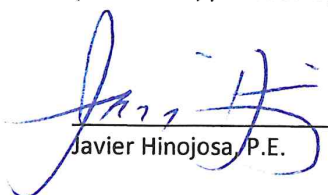
According to the soil survey report prepared for Hidalgo County by the USDA Soil Conservation Service; the soils in this subdivision are found to be Hidalgo County Sandy Loam (28), Racombes Sandy Clay Loam (48) and Raymondville Clay Loam (52). Soils group 28 and 48 are in hydrologic group "B" and are 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

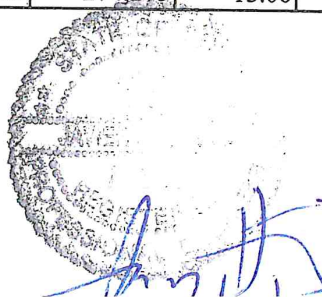


TABLE I
TIME OF CONCENTRATION DETERMINATION
Westwood Gardens Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL 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	31.46
D.A.#1-D.A.#2	Pipe Flow	0.506						40	3.0	0.22	31.69
D.A.#2	Overland & Gutter	0.506	135		5.63			510	0.4	21.25	26.88
D.A.#2-D.A.#6	Pipe Flow	0.506						270	3.0	1.50	33.18
D.A.#3	Overland & Gutter	0.506	135		5.63			250	0.4	10.42	16.04
D.A.#3-MH#1	Pipe Flow	0.506						38	3.0	0.21	16.25
D.A.#4	Overland & Gutter	0.506	135		5.63			200	0.4	8.33	13.98
D.A.#4-MH#1	Pipe Flow	0.506						50	3.0	0.28	14.24
D.A.#5	Overland & Gutter	0.506	135		5.63			200	0.4	8.33	13.98
D.A.#5-MH#1	Pipe Flow	0.506						15	3.0	0.08	14.04
MH#1-D.A.#7	Pipe Flow	0.506						15	3.0	0.08	14.13
D.A.#6	Overland & Gutter	0.506	135		5.63			420	0.4	17.50	23.13
D.A.#6-D.A.#7	Pipe Flow	0.506						32	3.0	0.18	33.36
D.A.#8	Overland & Gutter	0.506	135		5.63			500	0.4	20.83	26.46
D.A.#8-D.A.#9	Pipe Flow	0.506						38	3.0	0.21	26.67
D.A.#9	Overland & Gutter	0.506	40		1.7			480	0.4	20.00	21.67
D.A.#9-D.A.#7	Pipe Flow	0.506						270	3.0	1.50	28.17

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

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH DIA. (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 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.)
Existing	29.000	0.213	100.40	10	2.252	13.91		
D.A.#1	3.986	0.506	31.46	50	6.171	12.48		
D.A.#1-D.A.#2	3.986	0.506	31.88	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	9.382	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"

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

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.)
D.A.#7	1.890	0.506	23.13	50	7.33	7.01		
D.A.#7-MH#2	18.056	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"

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

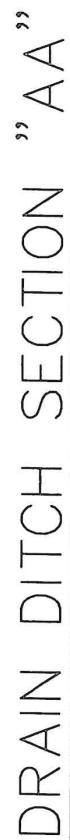
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
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

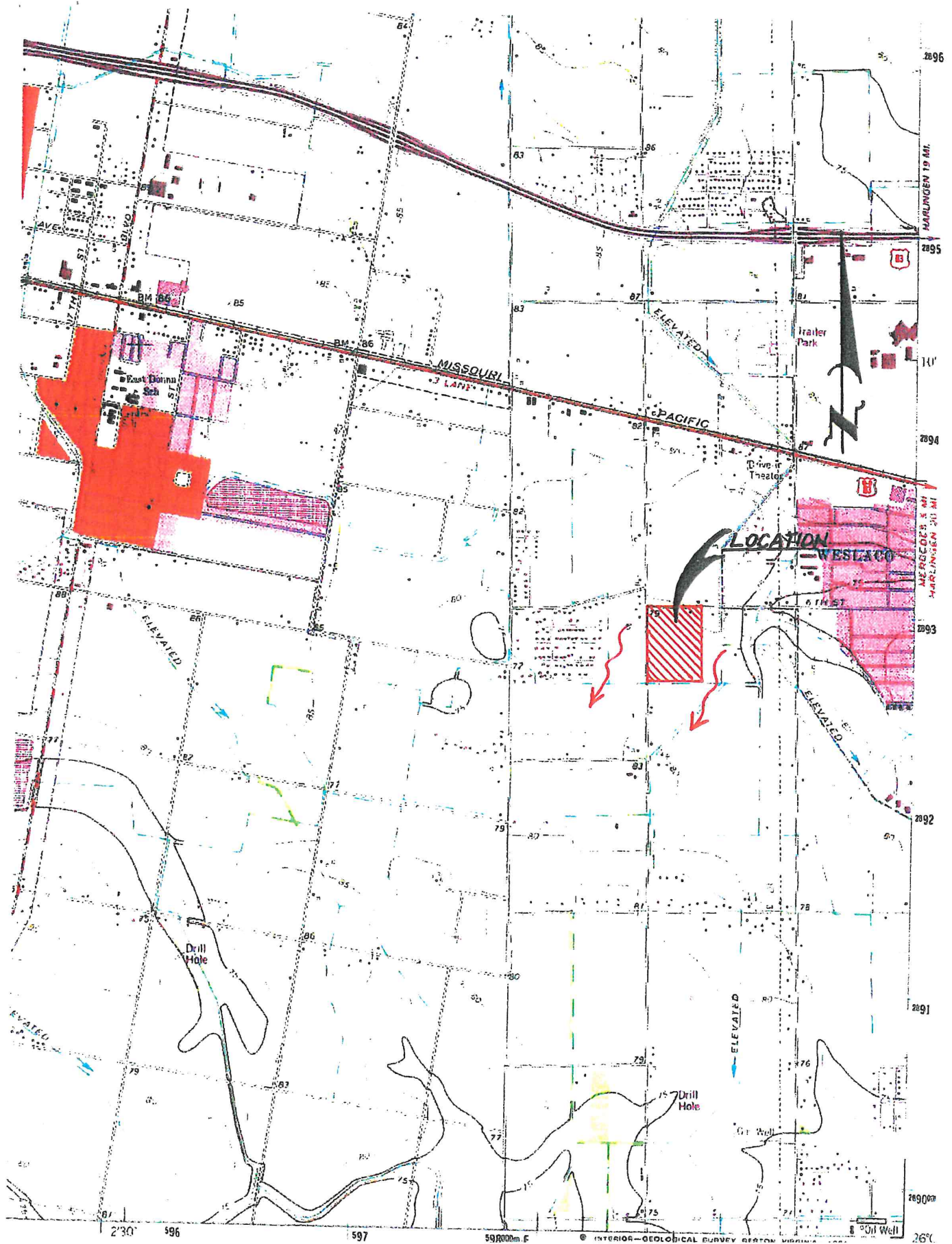
where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

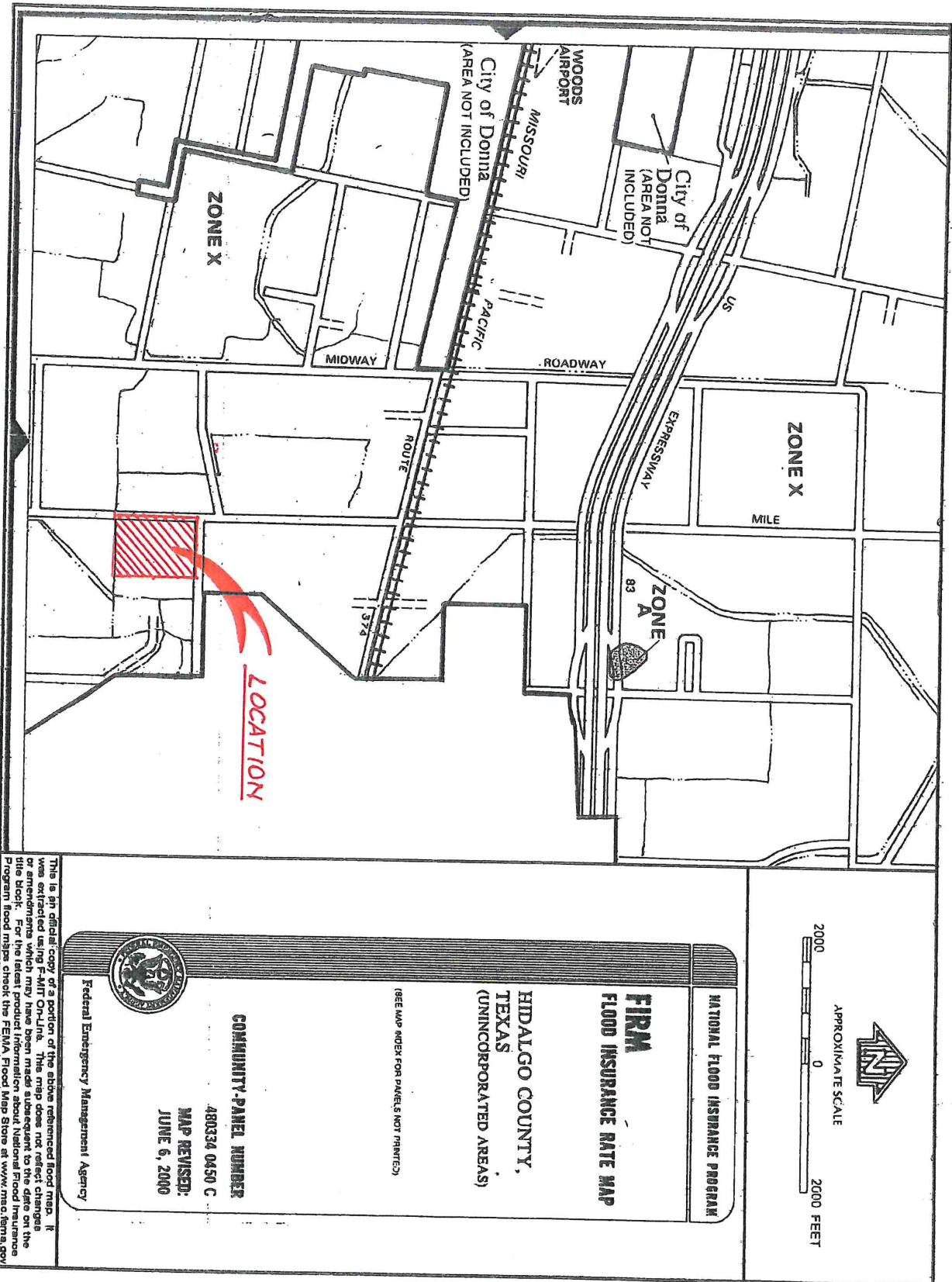
	25yr	50yr	100yr
	0.771	0.749	0.740
	98	99	103
	9.2	9.2	9.6

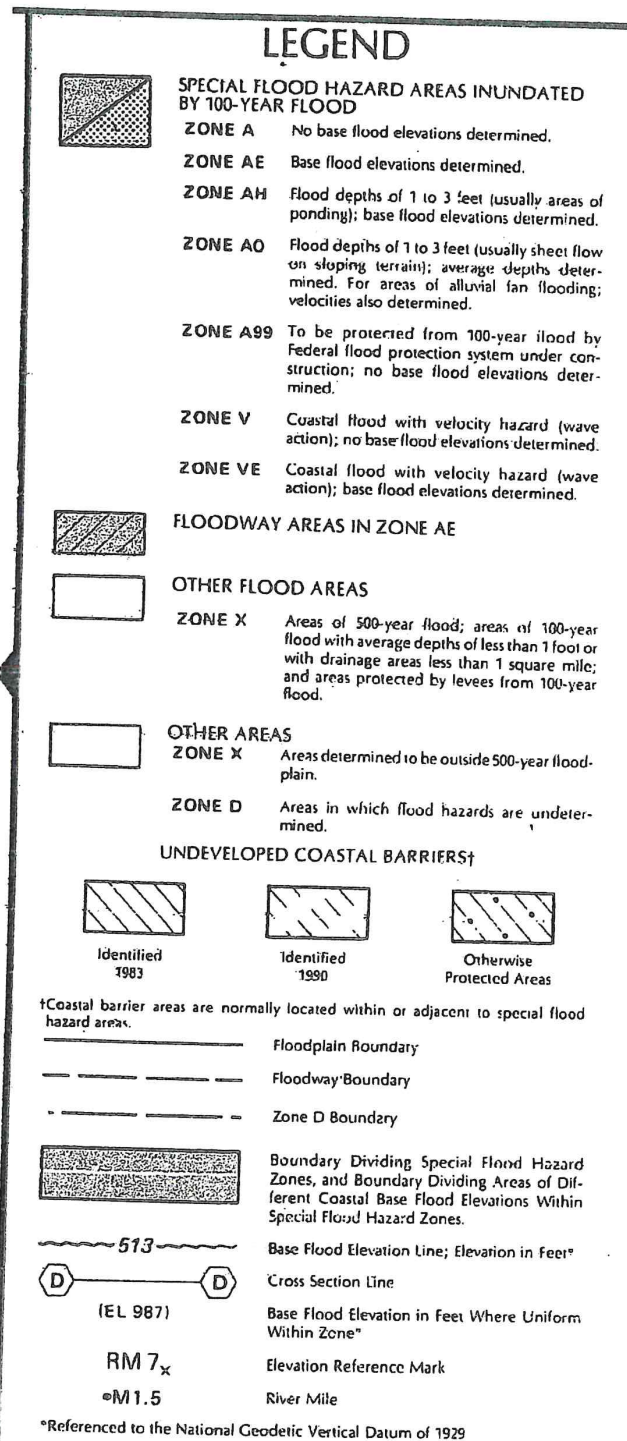




ADDITIONAL DETENTION BY EXCAVATION: $169.5 \text{ S.F.} \times 800 \text{ L.F.} = 135,600 \text{ C.F.}$





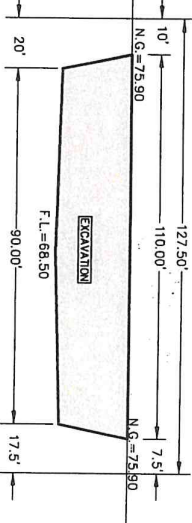


MILE 6 1/2 W. RD.
(HOPPER RD.)

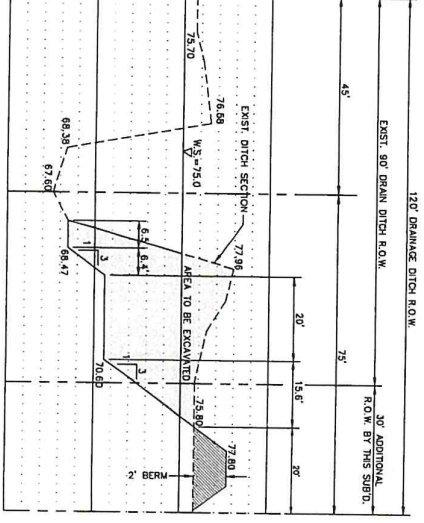
PHASE II
PHASE I

MILE 7 NORTH
(6TH STREET)

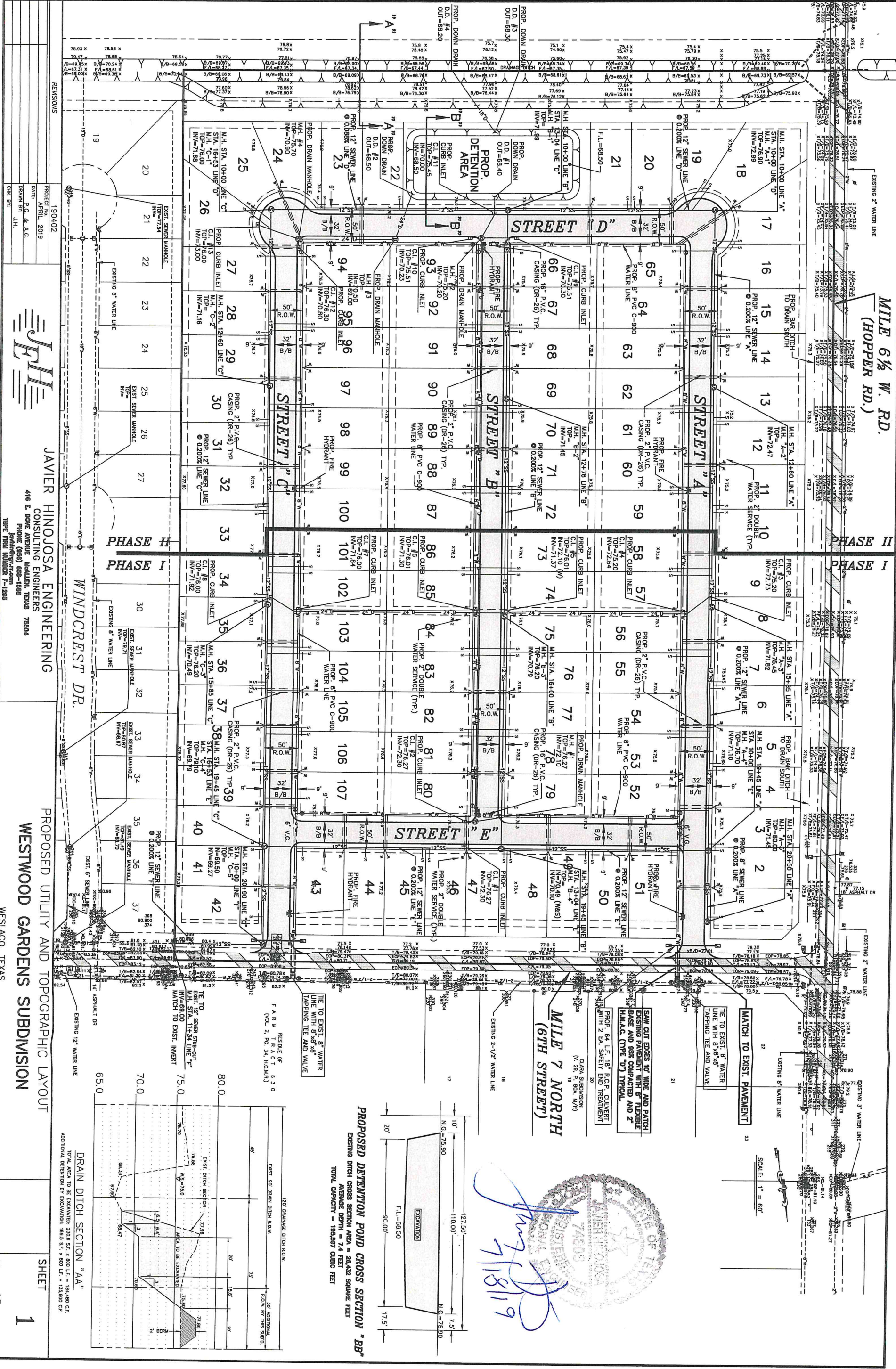
7/18/19



PROPOSED DETENTION POND CROSS SECTION "BB"
EXISTING DITCH CROSS SECTION AREA = 28,432 SQUARE FEET
AVERAGE DEPTH = 7.4 FEET
TOTAL CAPACITY = 165,997 CUBIC FEET



DRAIN DITCH SECTION "AA"
TOTAL AREA TO BE EXCAVATED: 230.6 SF x 800 LF = 184,480 CF
ADDITIONAL DETENTION BY EXCAVATION: 168.5 SF x 800 LF = 134,800 CF



REVISIONS

NO.	DATE	DESCRIPTION
1	APRIL, 2019	P.O.C. & A.G.
2		DRAIN BY: J.H.

190402

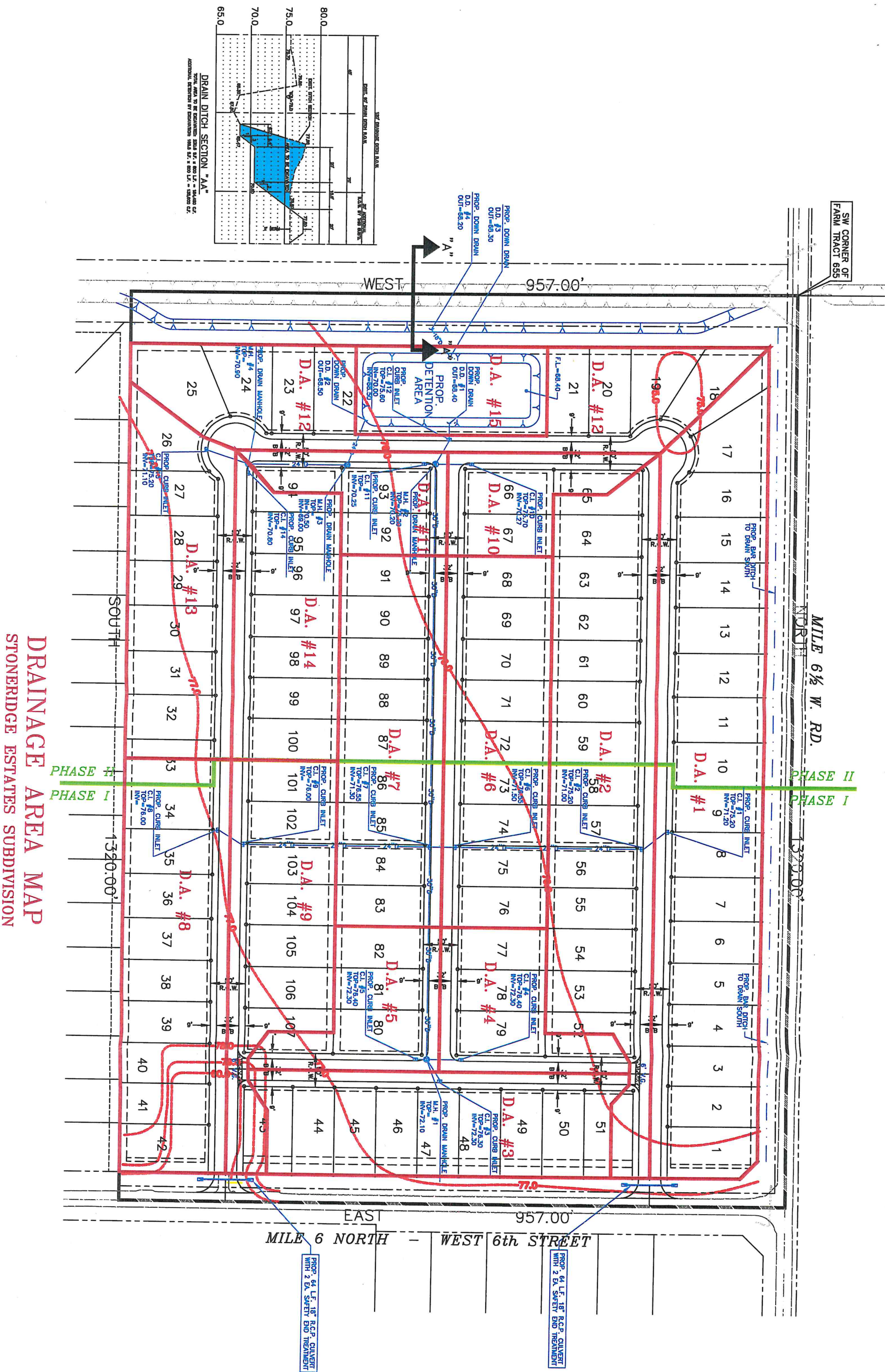
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOWE AVENUE, SUITE 100, DALLAS, TEXAS 75204
PHONE: (214) 666-1688
FAX: (214) 666-1689
WWW.JHE-ENGINEERING.COM

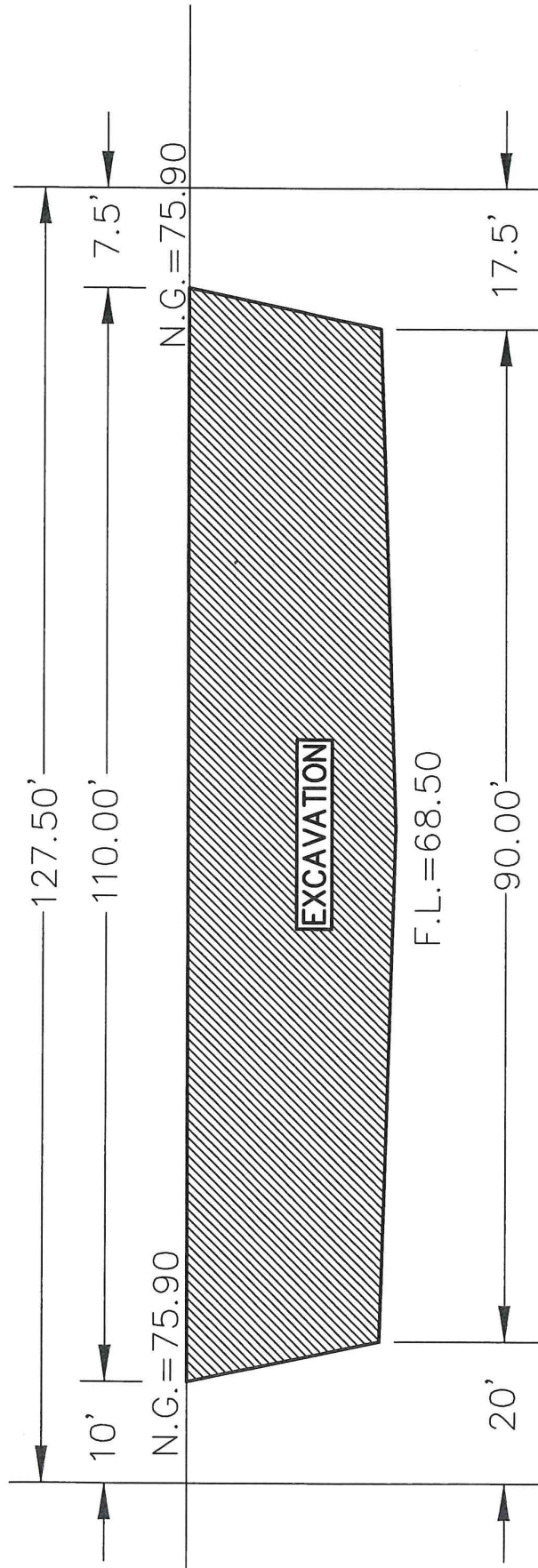
PROPOSED UTILITY AND TOPOGRAPHIC LAYOUT

WESTWOOD GARDENS SUBDIVISION

WESLACO, TEXAS

SHEET
1





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



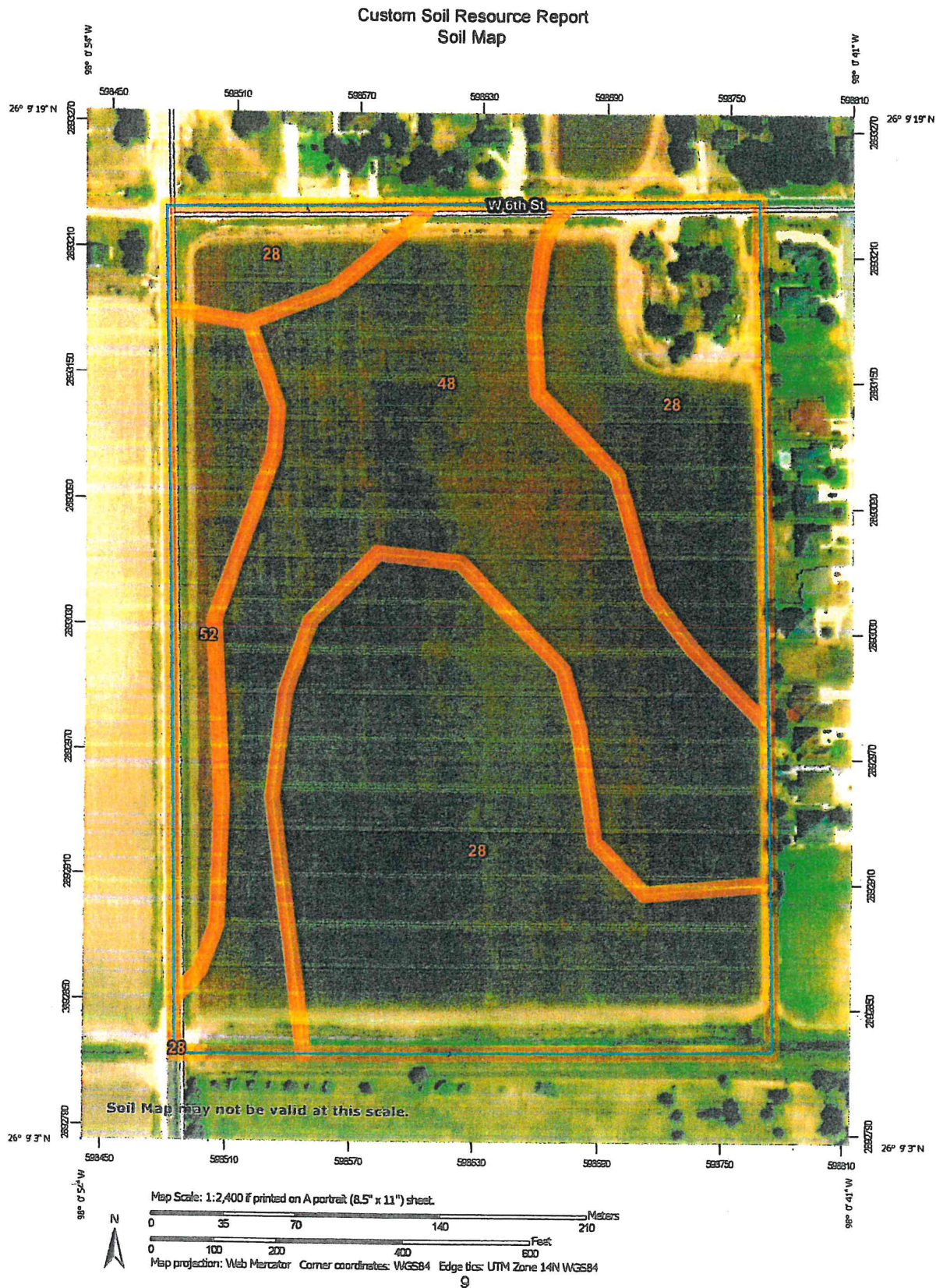
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas

Westwood Gardens Subdivision

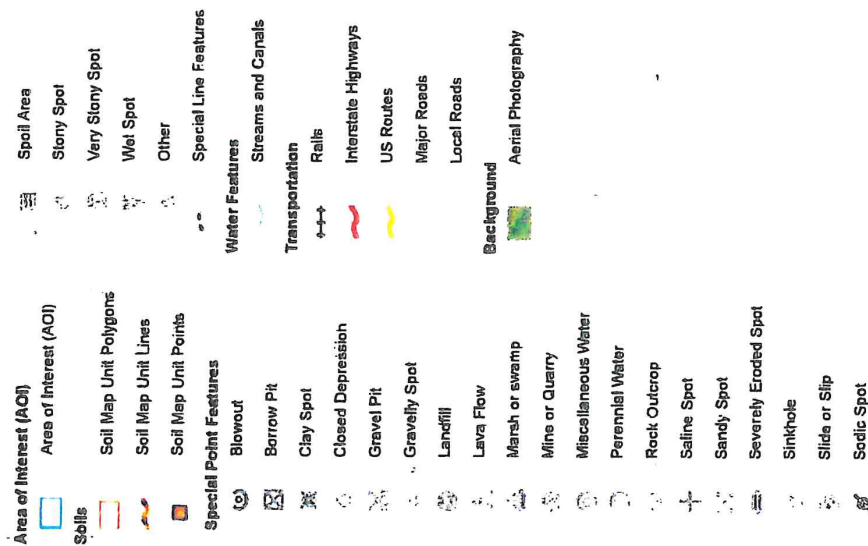


June 13, 2019



Custom Soil Resource Report

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.

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.*	In								Pct	
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										
15—	0-7	Clay—	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
Grulla	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18—	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
Hargill	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—	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.*										
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—	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	95-100	90-100	20-40	20-30	4-13
25, 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	36-60	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—	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	36-60	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 <u>In</u>	USDA texture	Classification		Percentage passing sieve number--				Liquid limit <u>Pct</u>	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		Depth	High water table		Cemented pan		Risk of corrol	
			Duration	Months		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 Harlingen	D	None	—	—	>6.0	—	—	—	—	High	Low
20 Harlingen	D	None	—	—	5.0-6.0	—	—	—	—	High	Moderate
21.* Harlingen	D	None to rare	—	—	>6.0	—	—	—	—	High	Low
Urban land.											
22, 23, 24 Hebbronville	B	None	—	—	>6.0	—	—	—	—	Low	Low
25, 26, 27, 28 29 Hidalgo	B	None	—	—	>6.0	—	—	—	—	High	Low
30 Hidalgo	B	None	—	—	2.5-5.0	Apparent	Sep-May	—	—	High	Low
31.* Hidalgo	B	None	—	—	>6.0	—	—	—	—	High	Low

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: September 4, 2019	Agenda Item No. (to be assigned by PCE): IV. E.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of Jose Luis Garcia.	
Subject/Agenda Item: Discussion and consideration for the Voluntary Annexation of 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: ☒ 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.	



RECEIVED

AUG 22 2019

APPLICATION FOR VOLUNTARY ANNEXATION

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. ANY19-00003

GENERAL INFORMATION

Name of Subdivision: GARCIA OAK ESTATES

Location: SOUTHWEST CORNER OF MILE 7 NORTH AND MILANOS ROAD

Legal Description: 2.15 AC. OUT OF FT 646, WEST TRACT SUBDIVISION, VOL. 2 PG. 34-37, MRHCT

- ☒ 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: JOSE LUIS GARCIA Telephone: 956-314-9553
Address: 210 MEXICO AVE Fax: _____
City: WESLACO State: TX Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: DUSTIN MOORE, PE Telephone: 956-245-4651
Address: 14216 PALIS DRIVE Fax: _____
City: LA FERIA State: TX Zip: 78559 E-mail: D.MOORELANDSURVEYING@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: _____

Owner Signature: _____ Date: _____

MOORE LAND SURVEYING, LLC _____ is the authorized agent

Authorized Agent Signature:  _____ Date: _____

Authorized Agent Printed Name: DUSTIN MOORE, PE

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: _____

ORDINANCE NO. 2019-XX

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 2.15 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with §43.021, *Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 29.0 acres and are more specifically described as follows, to-wit:

METES & BOUNDS

BEING 2.15 ACRES OUT OF FARM TRACT 646 WEST TRACT SUBDIVISION OF LLANO GRANDE GRANT HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1054569, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.15 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET AT THE INTERSECTION OF MILE 7 NORTH AND MILANO'S ROAD BEING THE NORTHEAST CORNER OF FARM TRACT 646, FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

1) THENCE SOUTH 01°12'01" EAST A DISTANCE OF 484.63 FEET FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

2) THENCE SOUTH 88°47'59" WEST AT A DISTANCE OF 205.04 FEET FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

3) THENCE NORTH 01°12'01" WEST AT A DISTANCE OF 429.47 FEET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

4) THENCE NORTH 73°44'29" EAST A DISTANCE OF 212.33 FEET TO THE POINT OF BEGINNING; CONTAINING 2.15 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

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**



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: September 4, 2019	Agenda Item No. (to be assigned by PCE): IV. F.
From: Rebekah de la Fuente, Assistant Planning Director, on behalf of R & A Real Estate Co.	
Subject/Agenda Item: Discussion and consideration for a six month extension of the Final Plat for Ramos Commercial Plaza – being a 2.042 acre out of Farm Tract 124, Block 162, West Tract Addition, Weslaco, Hidalgo County, Texas located, approximately 600 feet North of W Expressway 83. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 12" waterline and sewer by the City of Weslaco services through a 15" 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): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

From: [Rebekah M. De La Fuente](#)
To: [Kayla A. Arevalo](#)
Subject: FW: Ramos Commercial Plaza
Date: Thursday, August 29, 2019 2:30:56 PM
Attachments: [image.png](#)
[image.png](#)

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: Pat Sanchez <psanchez@sdi-engineering.com>
Sent: Thursday, August 29, 2019 2:22 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Isidro Fernandez <ifernandez@sdi-engineering.com>
Subject: Ramos Commercial Plaza

Rebekah Good Afternoon

On behalf of our client's , Arturo Ramos Jr. and Roberta Reyes, we are requesting an extension for Ramos Commercial Plaza Subd. Your consideration on this matter is greatly appreciated.

Thank You

Pat Sanchez, Administrative Assistant

SDIENGINEERING, LLC
CIVIL • TRANSPORTATION • PLANNING • STORMWATER

5602 E. Iowa Rd
Edinburg, Tx 78542
Phone: (956) 287-1818
Fax: (956) 287-3697
psanchez@sdi-engineering.com

NOTICE OF CONFIDENTIALITY: If you are not the intended recipient or have received this e-mail in error, please notify me via return e-mail and telephone at 956-