

**CITY OF WESLACO**

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

**FEBRUARY 5, 2020, 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  
JANUARY 8, 2020**

On Wednesday the 8<sup>th</sup> day of January 2020, 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       |
| Adrian Torres        | Commissioner       |
| Miles Bullion        | Commissioner       |
| Jim Forward          | Commissioner       |
| Rebekah de la Fuente | Planning Director  |
| Kayla A. Arevalo     | Planning Secretary |

Also present were: Celestino Mejia III, Fire Inspector; Alberto Aldana, City Engineer; Rolando Gonzalez Building Official; and citizens.

**I. CALL TO ORDER:**

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

**A. Roll Call/Establish a Quorum**

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

**II. PUBLIC COMMENTS**

There were no comments received.

**III. APPROVAL OF MINUTES**

**A. December 4, 2019 Regular Meeting**

Commissioner Berry made a motion to approve the minutes of December 4, 2019, seconded by Commissioner Bullion Motion carried.

**IV. PUBLIC HEARINGS**

**A. Discussion and consideration to approve Conditional Use Permit to operate an Event Center at 215B S. Texas Blvd. Suite A, also being lot 27, Block 13, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. Possible Action.**

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

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

Commissioner Forward made a motion to approve the Conditional Use Permit, seconded by Commissioner Bullion. Motion carried.

## **V. DISCUSSION AND CONSIDERATION**

### **A. Discussion and consideration for the Preliminary Plat for Harbor Freight Subdivision – A Tract of land containing 4.015 acres being a part or portion out of Farm Tract 137, Block 162, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 726 ft. East of the intersection of Westgate Drive & U.S. Expressway 83. Possible Action**

Ms. de la Fuente stated that this item is a two (2) lot subdivision inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by sewer by the City of Weslaco services through a 10" sewer line. The property is within a Flood Zone "B". Staff recommends approval of the preliminary plat.

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

### **B. Discussion and consideration for the Final Plat of San Pedro Estates Subdivision – being 20 acre tract of land out of Farm Tract 647, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 2,964 ft. North of the Intersection of 18th and Hooper Rd. Possible Action**

Ms. de la Fuente stated that this item is a sixteen (16) lot subdivision outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF. Staff recommends approval of the Final plat.

Commissioner Berry made the motion to approve the Final Plat, with the stipulation that a plat note be added that the OSSF will be installed prior to recording, seconded by Commissioner Torres. Motion carried.

### **C. Discussion and consideration for the Final Plat Highland Manor Subdivision – being 8.25 acres out of Farm Tract 238, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 11 North and Mile 5 ½ West. Possible Action**

Ms. de la Fuente stated that this item is an eleven (11) lot subdivision is inside city limits. This subdivision is being serviced with water by the NAWSC through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "B". Applicant is requesting a variance for OSSF and off-site drainage. Staff recommends denial of the Final plat since the developer has not obtained the letters of support from HCCID#9 or HCDD#1.

Commissioner Bullion made the motion to deny the Final Plat, and the variances, seconded by Commissioner Treviño. Motion carried.

**D. Discussion and consideration for the Final Plat of San Jacinto Estates No. 10 Phase II being 13.49 acre tract of land out of Farm Tract 94, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 10 North Road and Mile 4 West Road. Possible Action.**

Ms. de la Fuente stated that this item is an forty-eight (48) lot subdivision is inside city limits. This subdivision is being serviced with water by the NAWSC through a 8" waterline and sewer by the City of Weslaco through an 8" line. The property is within a Flood Zone "B". Staff recommends approval of Final plat.

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

**VI. ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 5:50 p.m.

**Planning and Zoning Commission**

\_\_\_\_\_  
David Hernandez, Chairman

\_\_\_\_\_  
Lonnie Berry, Vice-Chairman

\_\_\_\_\_  
Absent  
Randy Summers, Commissioner

\_\_\_\_\_  
Miles Bullion, Commissioner

\_\_\_\_\_  
Jose Treviño, Commissioner

\_\_\_\_\_  
Adrian Torres, Commissioner

\_\_\_\_\_  
Jim Forward, Commissioner

ATTEST:

\_\_\_\_\_  
Kayla A. Arevalo, Planning Secretary





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

|                                                                                                                                                                                                                                                                                                                                                                      |                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Date of Meeting:</b><br>January 8, 2020                                                                                                                                                                                                                                                                                                                           | <b>Agenda Item No. (to be assigned by PCE):</b><br>V. A. |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.                                                                                                                                                                                                                                                                            |                                                          |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Preliminary Plat for Harbor Freight Subdivision – A Tract of land containing 4.015 acres being a part or portion out of Farm Tract 137, Block 162, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 726 ft. East of the intersection of Westgate Drive & U.S. Expressway 83. |                                                          |
| <b>Discussion/Overview:</b><br>The proposed two (2) lot subdivision inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by sewer by the City of Weslaco services through a 10" sewer line. The property is within a Flood Zone "B".                                           |                                                          |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                    |                                                          |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of the preliminary plat.                                                                                                                                                                                                                                                           |                                                          |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading                                           |                                                          |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                     |                                                          |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                     |                                                          |
| <b>Attachments,(if any):</b><br>Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                                                        |                                                          |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                           |                                                          |



## SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. 20-00003

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: HARBOR FREIGHT SUBDIVISION

Location: Approximately 726 ft. East of the Intersection of Westgate Drive & U.S. Expswy 83

Legal Description: Being a part or portion our of F.T. 137, Blk. 162, West & Adams Tract

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: B-2 & I

Existing Land Use: Open

Proposed Land Use: Commercial

Number of Lots Proposed: 2

Gross Acreage: 4.00

Title Report Submitted:    ☐ YES    ☒ NO

### OWNER INFORMATION

Owner's Name: BS Management, LLC Telephone: C/O 381-0981

Address: 1806 S. Closner Fax: c/o 381-1839

City: Edinburg, State: TX Zip: 78539q E-mail: c/o mario@meldenandhunt.com

### ENGINEER INFORMATION

Name: Melden & Hunt, Inc. c/o Mario A. Reyna Telephone: 381-0981

Address: 115 W. McIntyre Street Edinburg, TX 78541 Fax: 381-1839

City: Edinburg State: TX Zip: 78541 E-mail: mario@meldenandhunt.com

### UTILITY PROVISIONS

Will proposed subdivision connect to:

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

|                                                                                                                  |                                                                                 |                                                                                   |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility <u>Frontier Communications</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|

Proposed subdivision is in the following districts:

|                                                                                                     |                                                                                                        |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HCDD#1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> 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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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](http://WWW.WESLACOTX.GOV)

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

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

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

**SUBMITTALS REQUIRED FOR FINAL (City Commission)**

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

**SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING**

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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



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

**AUTHORIZATION AND ACKNOWLEDGEMENTS**

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

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

Owner Printed Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature:  Date: 12/23/2019

Authorized Agent Printed Name: Mario A. Reyna, 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:** Monday, October 28, 2019 1:16 PM  
**To:** Lydia Flores  
**Cc:** Mario Reyna  
**Subject:** RE: Harbor Freight Subdivision - Pdf's of Plat/Utility/Drainage Report  
**Attachments:** Harbor Frieight.pdf

Good Afternoon,

Please see the attached comment from staff. Please revise the plat sheets and resubmit a pdf copy for staff to review. Once all comments have been addressed, I will notify you so that you can submit the platting application.

Fire Comments:

- Plat does not show the fire hydrant or the water line to the hydrant that was discussed in the meeting.

Public Works Comments:

- There is not a water line located on the north side. Please verify the utility lay out.

Engineering Comments:

- Extend SS Line towards Frontage if possible, will also need to obtain permission from adjacent owner for proposed SS.
- Water Line must extend to and through property and tie-in to water line in west adjacent property for a loop.
- All Block Corners shall have a concrete monument with noted elevation

Thank you,

*Rebekah de la Fuente, CFM*  
*Interim 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](mailto:rdelafuente@weslacotx.gov)



---

**From:** Lydia Flores <Lydia@meldenandhunt.com>  
**Sent:** Monday, October 21, 2019 5:00 PM  
**To:** Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>  
**Cc:** Mario Reyna <Mario@meldenandhunt.com>  
**Subject:** Harbor Freight Subdivision - Pdf's of Plat/Utility/Drainage Report

Here you go my friend, hope you are doing well and yay get to work with you again!!!!

Thanks,

# 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  
Adrian Farias, Commissioner, District 4  
Letty Lopez, Commissioner, District 5  
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

October 23, 2019

Melden & Hunt Inc  
c/o Mario Reyna  
115 W. McIntyre Street  
Edinburg, Texas 78541

Re: Harbor Freight Subdivision

Dear Applicant:

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

1. Metes and bounds description must match plan view as provided
2. Adjacent properties must be identified on all sides.
3. Submit Trip Generation Worksheet
4. Update Plate Note 9: Streetlight must be located every 300 feet
5. Submit variance for proposed 6' utility easement

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3401.

Sincerely,

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

**FIRM NAME: MELDEN & HUNT, INC. – #F1435**  
**TITLE: HARBOR FREIGHT SUBDIVISION**  
**PREPARED BY: MARIO A. REYNA, P.E**  
**DATE: October 21, 2019**



*M. A. Reyna*  
*10-21-19*



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- 10. USDA Soils Map**
- 11. USDA Soils Legend & Description**
- 12. FEMA FIRM with site location**



MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERT TAMEZ

**Drainage Statement**  
**HARBOR FREIGHT SUBDIVISION**  
**Project #19177.00 Date: October 21, 2019**

**HARBOR FREIGHT SUBDIVISION** A tract of land containing 4.015 acres [174,874.848 square feet] situated in the City of Weslaco, Hidalgo County, Texas, being a part or portion out of Farm Tract 137, Block 162, West & Adams Tract, according to the plat thereof recorded in Volume 2, Page 36, Hidalgo County Map Records, which said 4.015-acre tract was conveyed to BS Management, LLC, a Texas limited liability company, by virtue of a Warranty Deed with Vendor's Lien, recorded under Document Number 2727813, Hidalgo County Official Records. This subdivision falls in "Zone B" according to FEMA FIRM Community-Panel number: 480349 0005 B. Zone "B" is defined as "areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one(1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood." The property is located approximately 726 feet east of the intersection of Westgate Drive & U.S. Expressway 83 (I2). The property is currently open with a proposed use of 2 commercial lots in the to City of Weslaco, Texas.

The soils in this area is (28) Hidalgo Sandy Clay Loam, (70) Willacy fine sandy loam & (71) Willacy fine sandy loam, which are in Hydrologic Group "B". This soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 3.57 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 21.13 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 17.56 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from buildings onto the parking lot and green areas and sheet flow towards a proposed detention pond located with in each lot. An 8" storm pipe shall discharge of the site into an existing TxDot inlet located on the northwest corner of the property.

In accordance with the City of Weslao drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required detention will be provided within the Proposed Detention Ponds in each lot. Lot 1 will require to provide 19,531 cubic feet of detention and Lot 2 will provide 28,192 cubic feet for a total of 47, 723 cubic feet required for this subdivision.

Mario A. Reyna, P.E. #117368

10-21-19

Date



# DRAINAGE REPORT

PROJECT NAME: **Harbor Freight Subdivision**  
PROJECT NUMBER: **19177.00**  
DATE: **October 21, 2019**

## I. Existing Condition-10 year

|                            |                      |                 |                        |
|----------------------------|----------------------|-----------------|------------------------|
| Ex. Area:                  | <b>174,874.85</b> sf | Int. Coeff. "k" | <b>0.213</b> Table 3-2 |
|                            | 4.01 ac              | K <sub>u</sub>  | 3.28                   |
| Imp. Area:                 | <b>455</b> sf        | Length          | <b>593</b> ft          |
| % Imp. :                   | 0.00                 | Velocity        | 0.270582 ft/sec        |
| Slope :                    | <b>0.15</b> %        |                 |                        |
| tc :                       | 36.53 min            |                 |                        |
| Rainfall Intensity (10yr)  |                      |                 | 4.445 in/hr            |
| c factor                   |                      |                 | 0.200                  |
| Q peak existing condition: |                      |                 | 3.57 cfs               |

## II. Future Condition-50 year

|                            |                   |              |             |
|----------------------------|-------------------|--------------|-------------|
| Future area:               | 174,874.85 sf     |              |             |
|                            | 4.01 ac           |              |             |
| Estimated Imp. Area:       | <b>465,560</b> sf |              |             |
| % Imp. :                   | 2.66              |              |             |
| Slope :                    | 15.00%            |              |             |
| tc :                       | <b>30.00</b> min  |              |             |
| Rainfall Intensity (50yr)  |                   |              | 6.343 in/hr |
| c factor                   |                   |              | 0.830       |
| Q future cond. = Aci = i * |                   | 19159.00 *   | 0.83        |
|                            |                   | 3.33209651 i |             |

| time min. | time hour | i in/hr | Qin cfs | Vin cf | Qout cfs | Vout cf | REQ'D V cf |
|-----------|-----------|---------|---------|--------|----------|---------|------------|
| 5         | 0.08      | 13.57   | 45.22   | 13565  | 3.57     | 3748    | 9817       |
| 10        | 0.17      | 10.83   | 36.07   | 21642  | 3.57     | 4283    | 17359      |
| 15        | 0.25      | 9.10    | 30.33   | 27296  | 3.57     | 4819    | 22477      |
| 20        | 0.33      | 7.91    | 26.35   | 31620  | 3.57     | 5354    | 26266      |
| 25        | 0.42      | 7.03    | 23.41   | 35112  | 3.57     | 5889    | 29223      |
| 30        | 0.50      | 6.34    | 21.14   | 38044  | 3.57     | 6425    | 31619      |
| 35        | 0.58      | 5.80    | 19.32   | 40564  | 3.57     | 6960    | 33604      |
| 40        | 0.67      | 5.35    | 17.83   | 42784  | 3.57     | 7495    | 35289      |
| 45        | 0.75      | 4.98    | 16.58   | 44767  | 3.57     | 8031    | 36737      |
| 50        | 0.83      | 4.66    | 15.52   | 46563  | 3.57     | 8566    | 37996      |
| 60        | 1.00      | 4.14    | 13.81   | 49710  | 3.57     | 9637    | 40072      |
| 90        | 1.50      | 3.16    | 10.54   | 56931  | 3.57     | 12849   | 44081      |
| 120       | 2.00      | 2.60    | 8.65    | 62281  | 3.57     | 16062   | 46219      |
| 180       | 3.00      | 1.95    | 6.50    | 70210  | 3.57     | 22486   | 47723      |
| 240       | 4.00      | 1.59    | 5.29    | 76148  | 3.57     | 28911   | 47237      |

Storage Required: 47,723 cf  
Storage Required: 1.096 Ac.-Ft.  
w/ release rate of: 3.57 cfs  
Storage / Ac. Development: 0.273 Ac.Ft. per Ac.



| H.C.D.D. No. 1 "c" values for Rational Method |                        |
|-----------------------------------------------|------------------------|
| Type of Drainage Area                         | Runoff Coefficient "c" |
| Residential                                   |                        |
| Single Family (Lots less than 1/4 acre)       | 0.35                   |
| Single Family (Lots 1/4 to 1/2 acre)          | 0.3                    |
| 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 Districts:                           | 0.7                    |
| Industrial                                    |                        |
| Light areas                                   | 0.5                    |
| Heavy areas                                   | 0.6                    |
| Railroad yard areas                           | 0.2                    |
| Parks, cemeteries                             | 0.1                    |
| Unimproved Areas                              |                        |
| Bare Surface                                  | 0.3                    |
| Grassland                                     | 0.25                   |
| Cultivated                                    | 0.2                    |
| Woodlands                                     | 0.15                   |
| Streets                                       |                        |
| Asphalt                                       | 0.7                    |
| Concrete                                      | 0.75                   |
| Drives and walks                              | 0.75                   |

$$C_w = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{total}$$

$C_w$  = Weighted Runoff Coefficient (Composite Coefficient)

$C_n$  = Runoff Coefficient n-th term

$A_n$  = Area of n-th term

$A_{total}$  = Total Area (acres)



| Weighted "c" value                         |            |                |              |             |
|--------------------------------------------|------------|----------------|--------------|-------------|
| Type of Drainage Area                      | "c" value: | Square Footage | Acreage      | partial "c" |
| Residential                                |            |                |              |             |
| Single Family (Lots less than 1/4 acre)    | 0.35       | 0              | 0.000        | 0.000       |
| 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       |
| Roofs                                      | 0.75       | 16005          | 0.367        | 0.276       |
| Parks, cemeteries                          | 0.1        | 0              | 0.000        | 0.000       |
| Unimproved Areas                           |            |                |              |             |
| Bare Surface                               | 0.3        | 121404.91      | 2.787        | 0.836       |
| 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                                    | 0.9        | 37468          | 0.860        | 0.774       |
| Concrete                                   | 0.9        | 0              | 0.000        | 0.000       |
| Drives and walks                           | 0.9        | 3200           | 0.073        | 0.066       |
| Total:                                     |            | 178,078        | 4.088        | 1.952       |
| <b>Weighted "c":</b>                       |            |                | <b>0.477</b> |             |

$$C_W = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{\text{total}}$$

$C_W$  = Weighted Runoff Coefficient (Composite Coefficient)

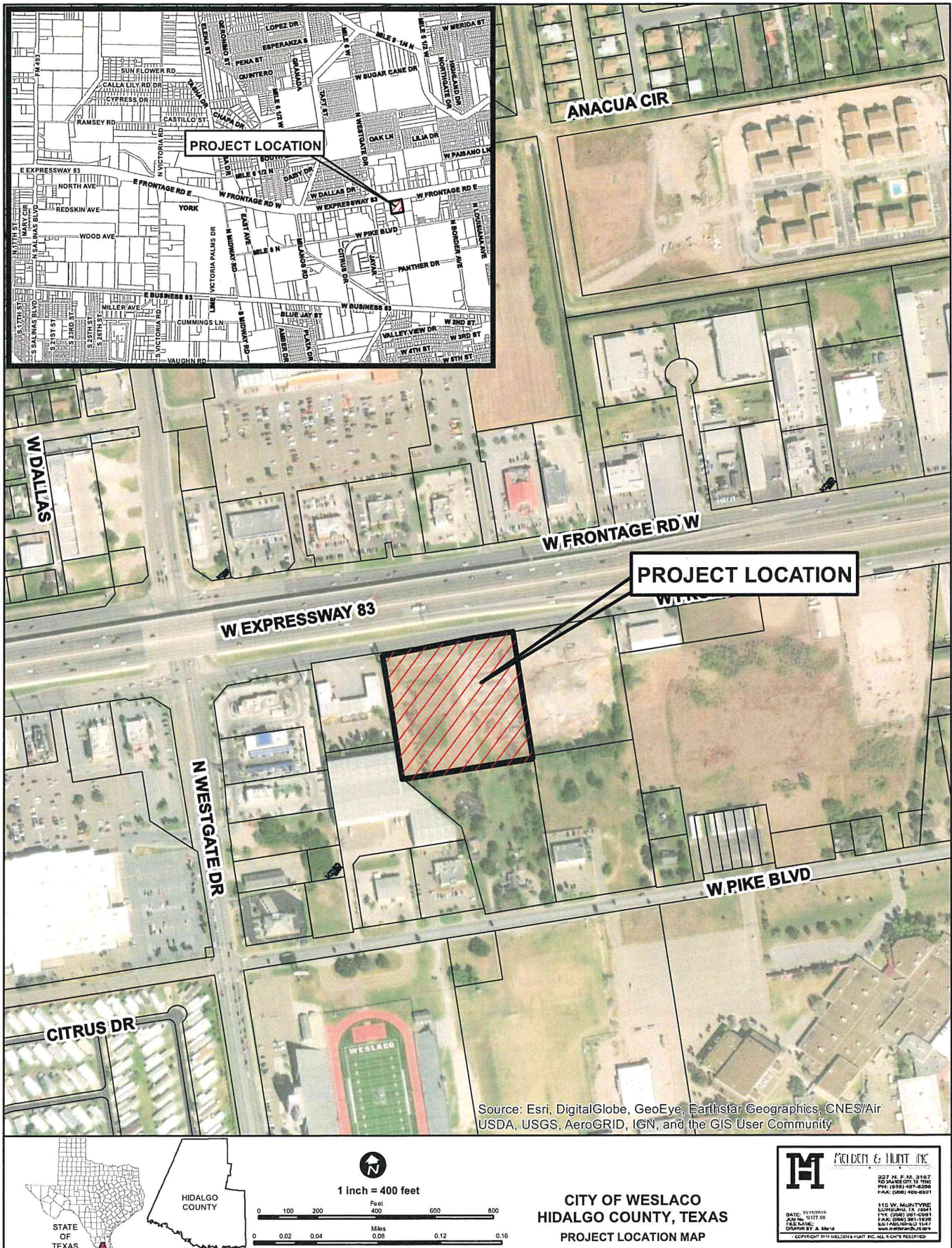
$C_n$  = Runoff Coefficient n-th term

$A_n$  = Area of n-th term

$A_{\text{total}}$  = Total Area (acres)

$A_{\text{total}}$  = Total Area (acres)

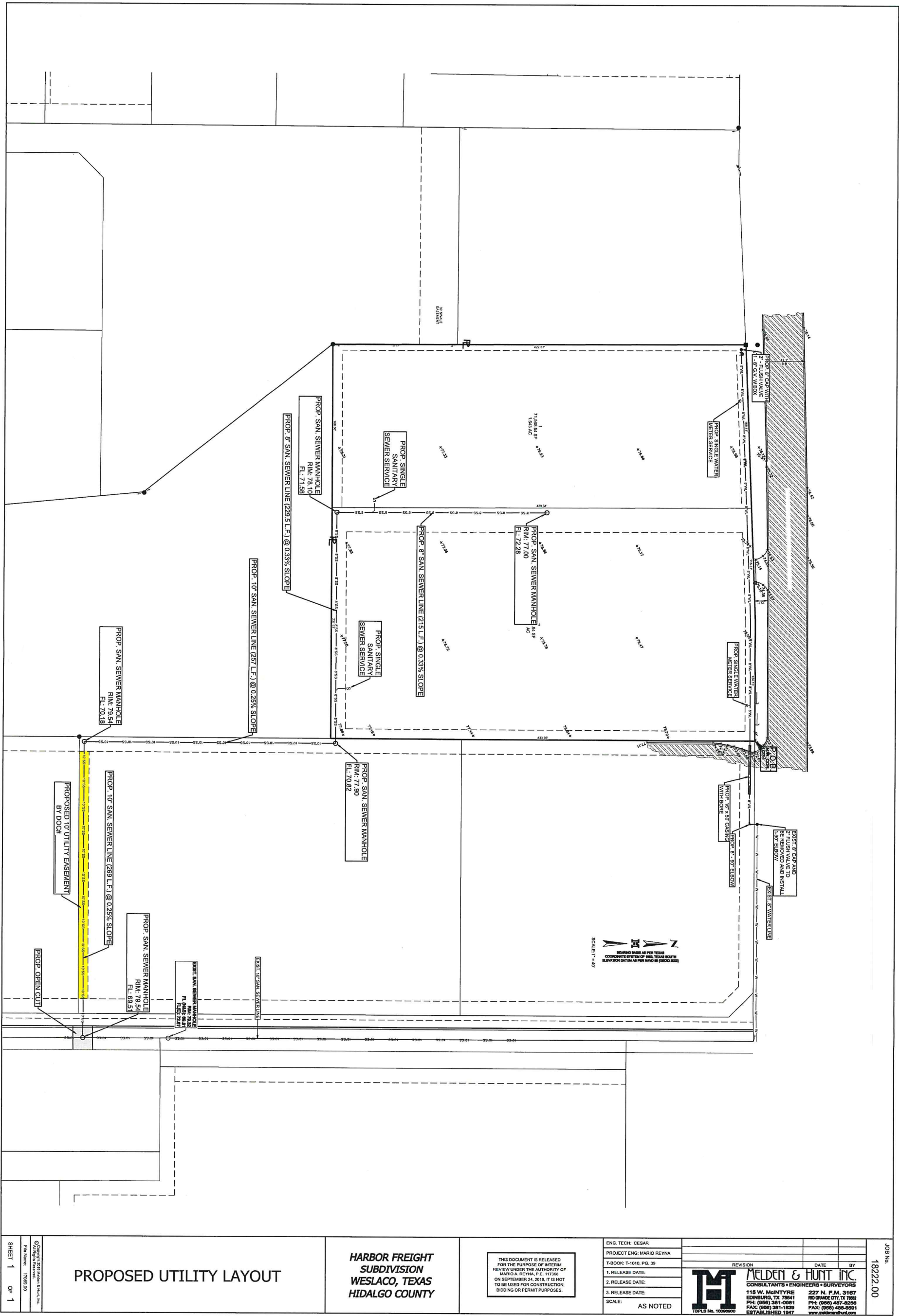












PROPOSED UTILITY LAYOUT

HARBOR FREIGHT  
SUBDIVISION  
WESLACO, TEXAS  
HIDALGO COUNTY

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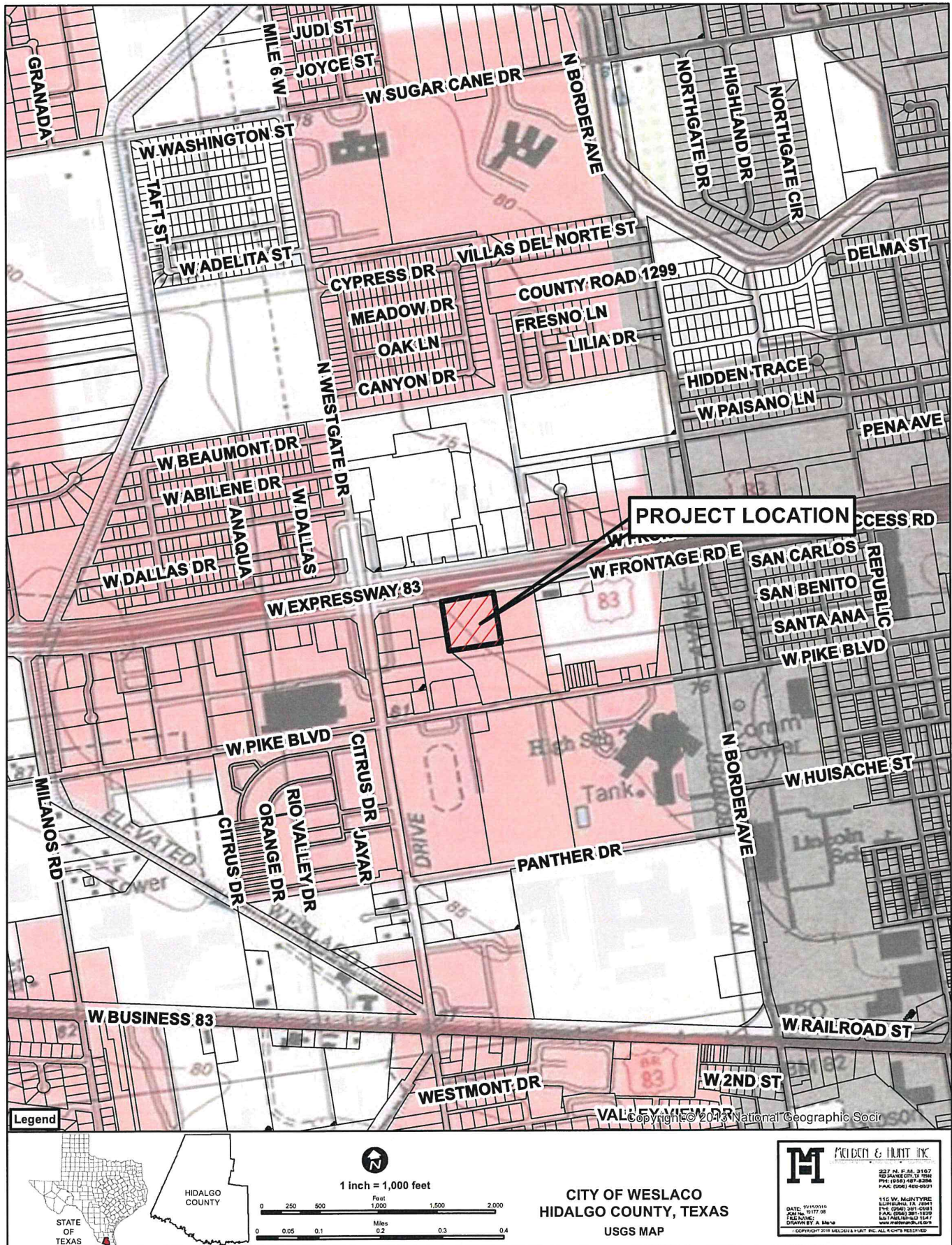
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SHEET 1 OF 1







### HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

| TIME | 5 yr.  | 10 yr. | 25 yr. | 50 yr. |
|------|--------|--------|--------|--------|
| 1    | 12.626 | 14.283 | 16.353 | 17.386 |
| 2    | 11.721 | 13.281 | 15.215 | 16.210 |
| 3    | 10.950 | 12.426 | 14.244 | 15.204 |
| 4    | 10.286 | 11.687 | 13.405 | 14.333 |
| 5    | 9.706  | 11.042 | 12.671 | 13.570 |
| 6    | 9.194  | 10.472 | 12.023 | 12.895 |
| 7    | 8.740  | 9.966  | 11.447 | 12.294 |
| 8    | 8.334  | 9.512  | 10.930 | 11.755 |
| 9    | 7.968  | 9.103  | 10.464 | 11.268 |
| 10   | 7.636  | 8.732  | 10.042 | 10.825 |
| 11   | 7.334  | 8.394  | 9.656  | 10.421 |
| 12   | 7.058  | 8.084  | 9.303  | 10.051 |
| 13   | 6.804  | 7.799  | 8.978  | 9.710  |
| 14   | 6.569  | 7.536  | 8.678  | 9.395  |
| 15   | 6.353  | 7.293  | 8.400  | 9.102  |
| 16   | 6.151  | 7.067  | 8.142  | 8.831  |
| 17   | 5.964  | 6.856  | 7.902  | 8.577  |
| 18   | 5.789  | 6.659  | 7.677  | 8.340  |
| 19   | 5.625  | 6.475  | 7.466  | 8.117  |
| 20   | 5.472  | 6.302  | 7.268  | 7.908  |
| 21   | 5.327  | 6.139  | 7.082  | 7.711  |
| 22   | 5.191  | 5.985  | 6.906  | 7.525  |
| 23   | 5.062  | 5.840  | 6.740  | 7.349  |
| 24   | 4.941  | 5.703  | 6.583  | 7.183  |
| 25   | 4.825  | 5.572  | 6.434  | 7.025  |
| 26   | 4.716  | 5.449  | 6.293  | 6.875  |
| 27   | 4.612  | 5.331  | 6.158  | 6.732  |
| 28   | 4.513  | 5.220  | 6.030  | 6.596  |
| 29   | 4.419  | 5.113  | 5.908  | 6.467  |
| 30   | 4.329  | 5.011  | 5.792  | 6.343  |
| 31   | 4.244  | 4.914  | 5.680  | 6.224  |
| 32   | 4.161  | 4.821  | 5.574  | 6.111  |
| 33   | 4.083  | 4.732  | 5.472  | 6.002  |
| 34   | 4.008  | 4.646  | 5.374  | 5.897  |
| 35   | 3.935  | 4.564  | 5.280  | 5.797  |

| TIME | 5 yr. | 10 yr. | 25 yr. | 50 yr. |
|------|-------|--------|--------|--------|
| 36   | 3.866 | 4.486  | 5.189  | 5.701  |
| 37   | 3.799 | 4.410  | 5.103  | 5.608  |
| 38   | 3.735 | 4.337  | 5.019  | 5.519  |
| 39   | 3.673 | 4.267  | 4.939  | 5.433  |
| 40   | 3.614 | 4.199  | 4.861  | 5.350  |
| 41   | 3.557 | 4.134  | 4.786  | 5.270  |
| 42   | 3.501 | 4.071  | 4.714  | 5.193  |
| 43   | 3.448 | 4.010  | 4.644  | 5.118  |
| 44   | 3.396 | 3.951  | 4.577  | 5.046  |
| 45   | 3.346 | 3.895  | 4.511  | 4.976  |
| 46   | 3.298 | 3.840  | 4.448  | 4.908  |
| 47   | 3.251 | 3.786  | 4.387  | 4.843  |
| 48   | 3.206 | 3.735  | 4.328  | 4.779  |
| 49   | 3.162 | 3.685  | 4.270  | 4.717  |
| 50   | 3.120 | 3.636  | 4.215  | 4.658  |
| 51   | 3.078 | 3.589  | 4.161  | 4.600  |
| 52   | 3.038 | 3.543  | 4.108  | 4.543  |
| 53   | 2.999 | 3.499  | 4.057  | 4.488  |
| 54   | 2.962 | 3.456  | 4.007  | 4.435  |
| 55   | 2.925 | 3.414  | 3.959  | 4.383  |
| 56   | 2.889 | 3.373  | 3.912  | 4.333  |
| 57   | 2.854 | 3.333  | 3.867  | 4.284  |
| 58   | 2.821 | 3.295  | 3.822  | 4.236  |
| 59   | 2.788 | 3.257  | 3.779  | 4.189  |
| 60   | 2.756 | 3.220  | 3.737  | 4.144  |
| 61   | 2.724 | 3.185  | 3.696  | 4.099  |
| 62   | 2.694 | 3.150  | 3.656  | 4.056  |
| 63   | 2.664 | 3.116  | 3.617  | 4.014  |
| 64   | 2.635 | 3.083  | 3.578  | 3.973  |
| 65   | 2.607 | 3.050  | 3.541  | 3.933  |
| 66   | 2.579 | 3.019  | 3.505  | 3.894  |
| 67   | 2.552 | 2.988  | 3.469  | 3.855  |
| 68   | 2.526 | 2.958  | 3.435  | 3.818  |
| 69   | 2.500 | 2.928  | 3.401  | 3.781  |
| 70   | 2.475 | 2.899  | 3.368  | 3.745  |

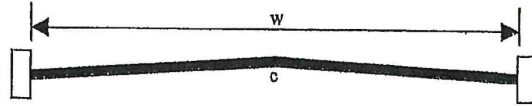
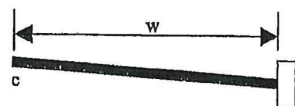
### HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

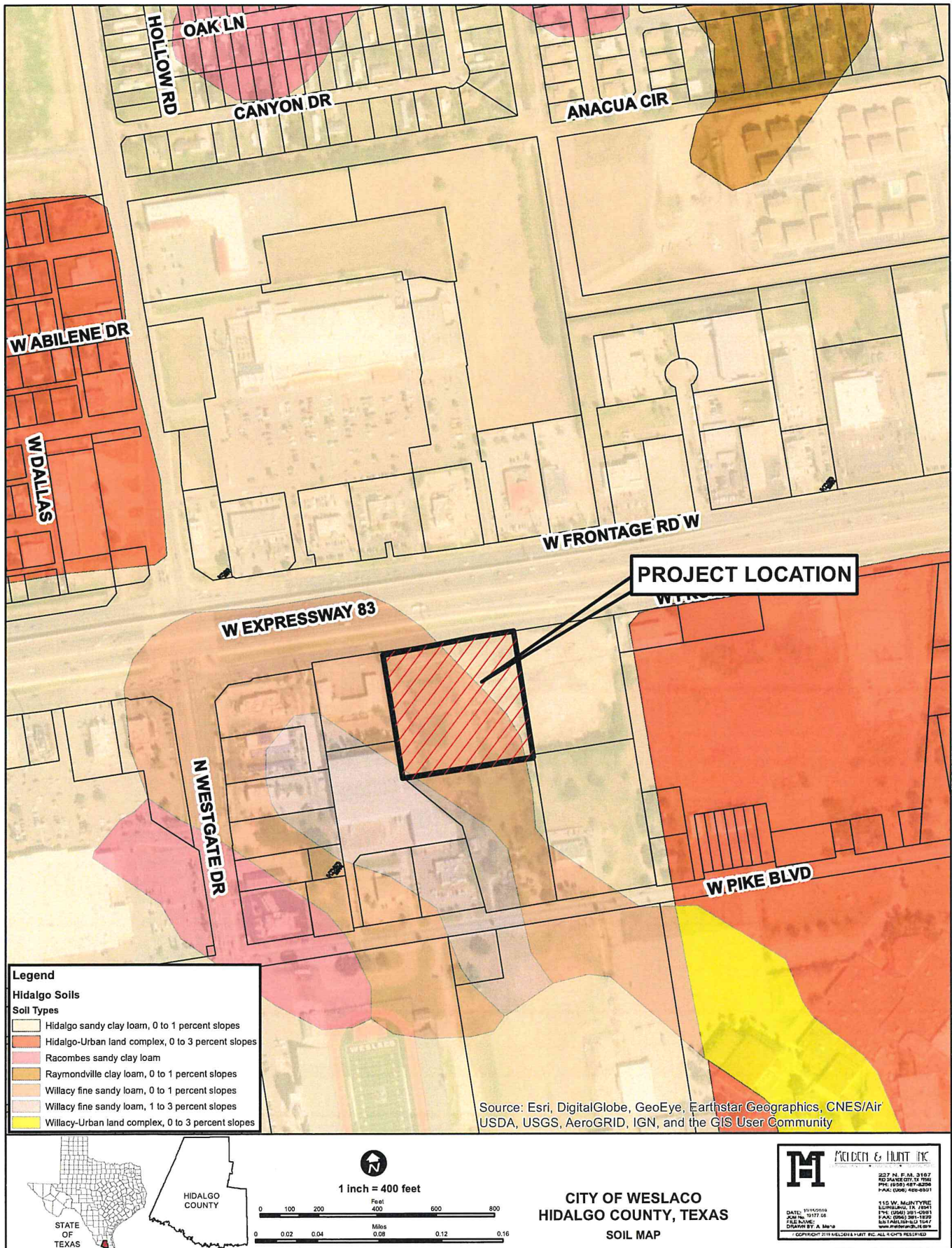
| TIME | 5 yr. | 10 yr. | 25 yr. | 50 yr. | TIME | 5 yr. | 10 yr. | 25 yr. | 50 yr. |
|------|-------|--------|--------|--------|------|-------|--------|--------|--------|
| 71   | 2.451 | 2.871  | 3.335  | 3.710  | 106  | 1.838 | 2.166  | 2.523  | 2.829  |
| 72   | 2.427 | 2.844  | 3.303  | 3.676  | 107  | 1.825 | 2.152  | 2.506  | 2.811  |
| 73   | 2.403 | 2.817  | 3.272  | 3.642  | 108  | 1.813 | 2.137  | 2.489  | 2.793  |
| 74   | 2.380 | 2.790  | 3.242  | 3.610  | 109  | 1.800 | 2.123  | 2.473  | 2.775  |
| 75   | 2.358 | 2.765  | 3.212  | 3.577  | 110  | 1.788 | 2.109  | 2.457  | 2.757  |
| 76   | 2.336 | 2.739  | 3.183  | 3.546  | 110  | 1.788 | 2.109  | 2.457  | 2.757  |
| 77   | 2.314 | 2.715  | 3.155  | 3.515  | 112  | 1.765 | 2.082  | 2.426  | 2.723  |
| 78   | 2.293 | 2.690  | 3.127  | 3.485  | 113  | 1.753 | 2.069  | 2.410  | 2.707  |
| 79   | 2.272 | 2.667  | 3.099  | 3.455  | 114  | 1.742 | 2.056  | 2.395  | 2.690  |
| 80   | 2.252 | 2.643  | 3.073  | 3.426  | 115  | 1.731 | 2.043  | 2.380  | 2.674  |
| 81   | 2.232 | 2.620  | 3.046  | 3.398  | 116  | 1.720 | 2.030  | 2.366  | 2.658  |
| 82   | 2.213 | 2.598  | 3.020  | 3.370  | 117  | 1.709 | 2.018  | 2.351  | 2.642  |
| 83   | 2.193 | 2.576  | 2.995  | 3.342  | 118  | 1.698 | 2.006  | 2.337  | 2.626  |
| 84   | 2.175 | 2.555  | 2.970  | 3.315  | 119  | 1.688 | 1.993  | 2.323  | 2.611  |
| 85   | 2.156 | 2.533  | 2.946  | 3.289  | 120  | 1.677 | 1.981  | 2.309  | 2.596  |
| 86   | 2.138 | 2.513  | 2.922  | 3.263  | 125  | 1.628 | 1.924  | 2.242  | 2.523  |
| 87   | 2.121 | 2.492  | 2.899  | 3.238  | 130  | 1.581 | 1.870  | 2.180  | 2.455  |
| 88   | 2.103 | 2.472  | 2.876  | 3.213  | 135  | 1.537 | 1.819  | 2.122  | 2.391  |
| 89   | 2.086 | 2.453  | 2.853  | 3.188  | 140  | 1.496 | 1.771  | 2.067  | 2.331  |
| 90   | 2.069 | 2.434  | 2.831  | 3.164  | 145  | 1.457 | 1.727  | 2.015  | 2.274  |
| 91   | 2.053 | 2.415  | 2.809  | 3.140  | 150  | 1.421 | 1.684  | 1.966  | 2.220  |
| 92   | 2.037 | 2.396  | 2.788  | 3.117  | 155  | 1.386 | 1.644  | 1.919  | 2.169  |
| 93   | 2.021 | 2.378  | 2.767  | 3.094  | 160  | 1.354 | 1.606  | 1.876  | 2.121  |
| 94   | 2.005 | 2.360  | 2.746  | 3.072  | 165  | 1.323 | 1.570  | 1.834  | 2.075  |
| 95   | 1.990 | 2.342  | 2.726  | 3.050  | 170  | 1.293 | 1.536  | 1.794  | 2.032  |
| 96   | 1.975 | 2.325  | 2.706  | 3.028  | 175  | 1.265 | 1.504  | 1.757  | 1.990  |
| 97   | 1.960 | 2.308  | 2.686  | 3.007  | 180  | 1.239 | 1.473  | 1.721  | 1.951  |
| 98   | 1.946 | 2.291  | 2.667  | 2.986  | 185  | 1.213 | 1.443  | 1.686  | 1.913  |
| 99   | 1.931 | 2.275  | 2.648  | 2.965  | 190  | 1.189 | 1.415  | 1.654  | 1.877  |
| 100  | 1.917 | 2.258  | 2.629  | 2.944  | 195  | 1.166 | 1.388  | 1.622  | 1.842  |
| 101  | 1.904 | 2.242  | 2.610  | 2.924  | 200  | 1.144 | 1.362  | 1.592  | 1.809  |
| 102  | 1.890 | 2.227  | 2.592  | 2.905  | 210  | 1.102 | 1.313  | 1.536  | 1.747  |
| 103  | 1.876 | 2.211  | 2.574  | 2.885  | 220  | 1.063 | 1.268  | 1.484  | 1.690  |
| 104  | 1.863 | 2.196  | 2.557  | 2.866  | 230  | 1.028 | 1.227  | 1.436  | 1.637  |
| 105  | 1.850 | 2.181  | 2.540  | 2.847  | 240  | 0.995 | 1.189  | 1.392  | 1.587  |



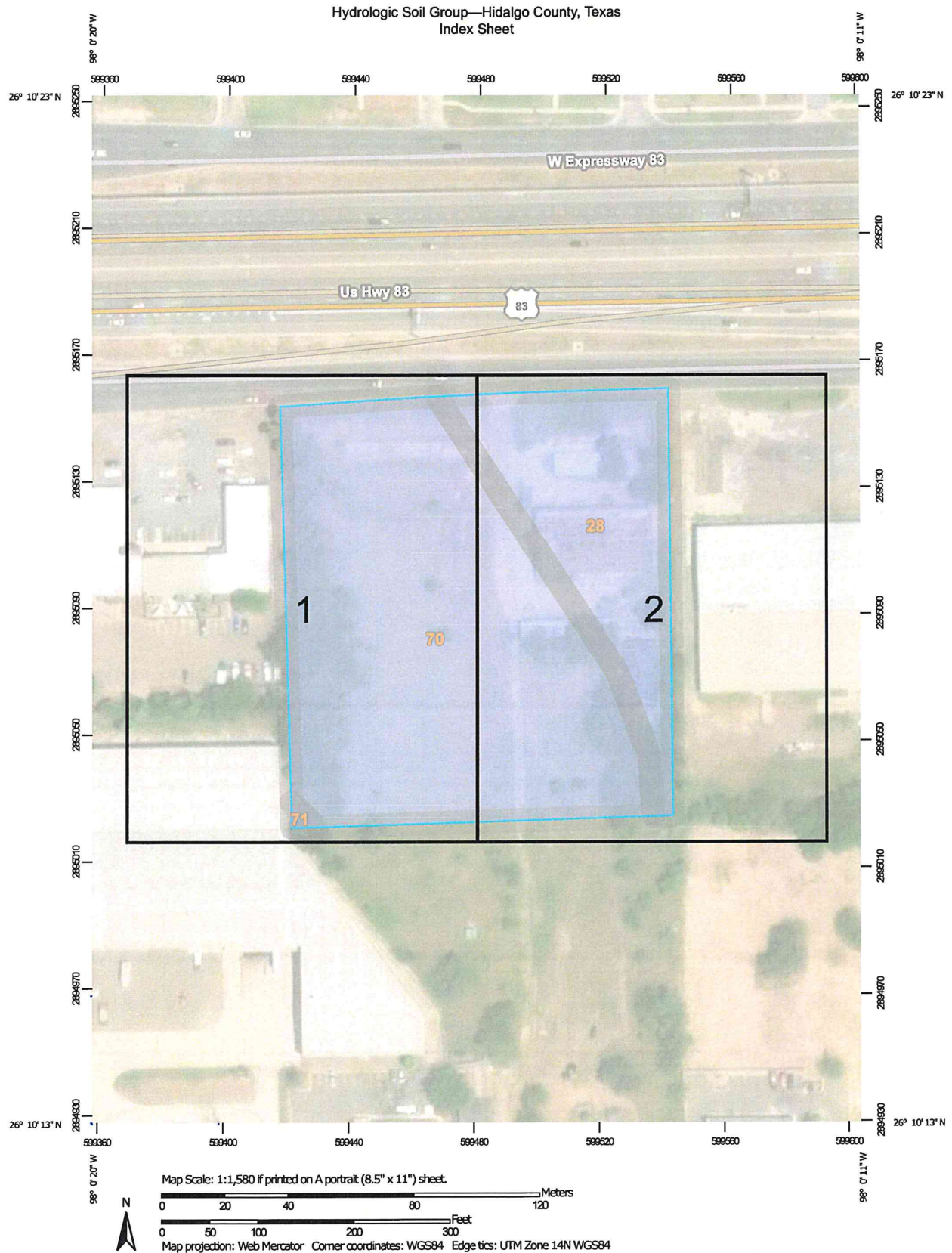
Appendix 3.0  
Street Velocities and Capacities Flowing Curb Full  
Manning's n = 0.018

|                                                                                   |                                         |        |                                          |        |                                          |                                                                                    |                                        |       |                                        |       |
|-----------------------------------------------------------------------------------|-----------------------------------------|--------|------------------------------------------|--------|------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------|-------|----------------------------------------|-------|
|  |                                         |        |                                          |        |                                          |  |                                        |       |                                        |       |
|                                                                                   | Local Street                            |        | Local Street                             |        | Collector Street                         |                                                                                    | Secondary Street (half-section)        |       | Primary Street (half-section)          |       |
|                                                                                   | w = 30'                                 |        | w = 40'                                  |        | w = 44'                                  |                                                                                    | w = 24'                                |       |                                        |       |
| Slope %                                                                           | c = 4" wp = 31.16<br>A = 12.45 r = 0.40 |        | c = 4" wp = 41.17<br>A = 16.67 r = 0.405 |        | c = 5" wp = 45.17<br>A = 16.50 r = 0.365 |                                                                                    | c = 6" wp = 24.66<br>A = 7.92 r = 0.32 |       | c = 9" wp = 28.52<br>A = 8.12 r = 0.28 |       |
|                                                                                   | V ft/sec                                | Q cfs  | V ft/sec                                 | Q cfs  | V ft/sec                                 | Q cfs                                                                              | V ft/sec                               | Q cfs | V ft/sec                               | Q cfs |
| 0.10                                                                              | 1.42                                    | 17.68  | 1.43                                     | 23.81  | 1.33                                     | 22.01                                                                              | 1.22                                   | 9.66  | 1.12                                   | 9.09  |
| 0.15                                                                              | 1.74                                    | 21.66  | 1.74                                     | 29.17  | 1.63                                     | 26.96                                                                              | 1.50                                   | 11.88 | 1.37                                   | 11.12 |
| 0.20                                                                              | 2.00                                    | 24.90  | 2.02                                     | 33.68  | 1.89                                     | 31.13                                                                              | 1.73                                   | 13.70 | 1.58                                   | 12.83 |
| 0.25                                                                              | 2.24                                    | 27.89  | 2.26                                     | 37.66  | 2.11                                     | 34.80                                                                              | 1.93                                   | 15.29 | 1.77                                   | 14.37 |
| 0.30                                                                              | 2.46                                    | 30.63  | 2.47                                     | 41.25  | 2.31                                     | 38.13                                                                              | 2.12                                   | 16.79 | 1.94                                   | 15.75 |
| 0.35                                                                              | 2.65                                    | 32.99  | 2.67                                     | 44.56  | 2.50                                     | 41.18                                                                              | 2.29                                   | 18.14 | 2.09                                   | 16.97 |
| 0.40                                                                              | 2.84                                    | 35.36  | 2.86                                     | 47.64  | 2.67                                     | 44.02                                                                              | 2.44                                   | 19.32 | 2.24                                   | 18.19 |
| 0.45                                                                              | 3.01                                    | 37.47  | 3.03                                     | 50.53  | 2.83                                     | 46.69                                                                              | 2.59                                   | 20.51 | 2.37                                   | 19.24 |
| 0.50                                                                              | 3.17                                    | 39.47  | 3.19                                     | 53.26  | 2.98                                     | 49.22                                                                              | 2.73                                   | 21.62 | 2.50                                   | 20.30 |
| 0.55                                                                              | 3.32                                    | 41.33  | 3.35                                     | 55.86  | 3.13                                     | 51.62                                                                              | 2.87                                   | 22.73 | 2.62                                   | 21.27 |
| 0.60                                                                              | 3.47                                    | 43.20  | 3.50                                     | 58.34  | 3.27                                     | 53.92                                                                              | 2.99                                   | 23.68 | 2.74                                   | 22.25 |
| 0.65                                                                              | 3.61                                    | 44.94  | 3.64                                     | 60.72  | 3.40                                     | 56.12                                                                              | 3.12                                   | 24.71 | 2.86                                   | 23.14 |
| 0.70                                                                              | 3.75                                    | 46.62  | 3.78                                     | 63.02  | 3.53                                     | 58.24                                                                              | 3.23                                   | 25.58 | 2.96                                   | 24.04 |
| 0.75                                                                              | 3.88                                    | 48.31  | 3.91                                     | 66.23  | 3.65                                     | 60.28                                                                              | 3.35                                   | 26.53 | 3.06                                   | 24.85 |
| 0.80                                                                              | 4.01                                    | 49.92  | 4.04                                     | 67.37  | 3.77                                     | 62.26                                                                              | 3.46                                   | 27.40 | 3.16                                   | 25.66 |
| 0.85                                                                              | 4.13                                    | 51.42  | 4.17                                     | 69.44  | 3.89                                     | 64.17                                                                              | 3.56                                   | 28.20 | 3.26                                   | 26.47 |
| 0.90                                                                              | 4.25                                    | 52.91  | 4.29                                     | 71.45  | 4.00                                     | 66.03                                                                              | 3.67                                   | 29.07 | 3.35                                   | 27.20 |
| 0.95                                                                              | 4.37                                    | 54.41  | 4.40                                     | 73.41  | 4.11                                     | 67.84                                                                              | 3.77                                   | 29.86 | 3.44                                   | 27.93 |
| 1.00                                                                              | 4.48                                    | 55.78  | 4.52                                     | 75.31  | 4.22                                     | 69.61                                                                              | 3.86                                   | 30.57 | 3.53                                   | 28.66 |
| 1.50                                                                              | 5.49                                    | 68.35  | 5.53                                     | 92.25  | 5.17                                     | 85.25                                                                              | 4.73                                   | 37.46 | 4.33                                   | 35.16 |
| 2.00                                                                              | 6.34                                    | 78.93  | 6.39                                     | 106.52 | 5.97                                     | 98.44                                                                              | 5.46                                   | 43.24 | 5.00                                   | 40.60 |
| 2.50                                                                              | 7.09                                    | 88.27  | 7.14                                     | 119.09 | 6.67                                     | 110.06                                                                             | 6.11                                   | 48.39 | 5.59                                   | 45.39 |
| 3.00                                                                              | 7.76                                    | 96.61  | 7.83                                     | 130.46 | 7.31                                     | 120.56                                                                             | 6.69                                   | 52.98 | 6.12                                   | 49.59 |
| 3.50                                                                              | 8.39                                    | 104.46 | 8.45                                     | 140.91 | 7.89                                     | 130.22                                                                             | 7.23                                   | 57.26 | 6.61                                   | 53.67 |
| 4.00                                                                              | 8.97                                    | 111.68 | 9.04                                     | 150.64 | 8.44                                     | 139.21                                                                             | 7.73                                   | 61.22 | 7.07                                   | 57.41 |
| 4.50                                                                              | 9.51                                    | 118.40 | 9.58                                     | 159.78 | 8.95                                     | 147.66                                                                             | 8.20                                   | 64.94 | 7.50                                   | 60.90 |
| 5.00                                                                              | 10.02                                   | 124.75 | 10.10                                    | 168.42 | 9.43                                     | 155.65                                                                             | 8.64                                   | 68.43 | 7.90                                   | 64.15 |
| 5.50                                                                              | 10.51                                   | 130.85 | 10.60                                    | 176.64 | 9.89                                     | 163.24                                                                             | 9.06                                   | 71.76 | 8.29                                   | 67.31 |
| 6.00                                                                              | 10.98                                   | 136.70 | 11.07                                    | 184.49 | 10.33                                    | 170.50                                                                             | 9.46                                   | 74.92 | 8.65                                   | 70.24 |
| 6.50                                                                              | 11.43                                   | 143.30 | 11.52                                    | 192.03 | 10.76                                    | 177.46                                                                             | 9.85                                   | 78.01 | 9.01                                   | 73.16 |
| 7.00                                                                              | 11.86                                   | 147.66 | 11.95                                    | 199.28 | 11.16                                    | 184.16                                                                             | 10.22                                  | 80.94 | 9.35                                   | 75.92 |
| 7.50                                                                              | 12.28                                   | 152.89 | 12.37                                    | 206.27 | 11.55                                    | 190.63                                                                             | 10.58                                  | 83.79 | 9.68                                   | 78.60 |
| 8.00                                                                              | 12.68                                   | 157.85 | 12.78                                    | 213.04 | 11.93                                    | 196.88                                                                             | 10.93                                  | 86.57 | 9.99                                   | 81.12 |
| 8.50                                                                              | 13.07                                   | 162.72 | 13.17                                    | 219.59 | 12.30                                    | 202.94                                                                             | 11.26                                  | 89.18 | 10.30                                  | 83.64 |
| 9.00                                                                              | 13.45                                   | 167.45 | 13.55                                    | 225.96 | 12.66                                    | 208.82                                                                             | 11.59                                  | 91.79 | 10.60                                  | 86.07 |
| 9.50                                                                              | 13.82                                   | 172.06 | 13.93                                    | 232.15 | 13.00                                    | 214.54                                                                             | 11.91                                  | 94.33 | 10.89                                  | 88.43 |
| 10.00                                                                             | 14.18                                   | 176.54 | 14.29                                    | 238.18 | 13.34                                    | 220.12                                                                             | 12.22                                  | 96.78 | 11.17                                  | 90.70 |







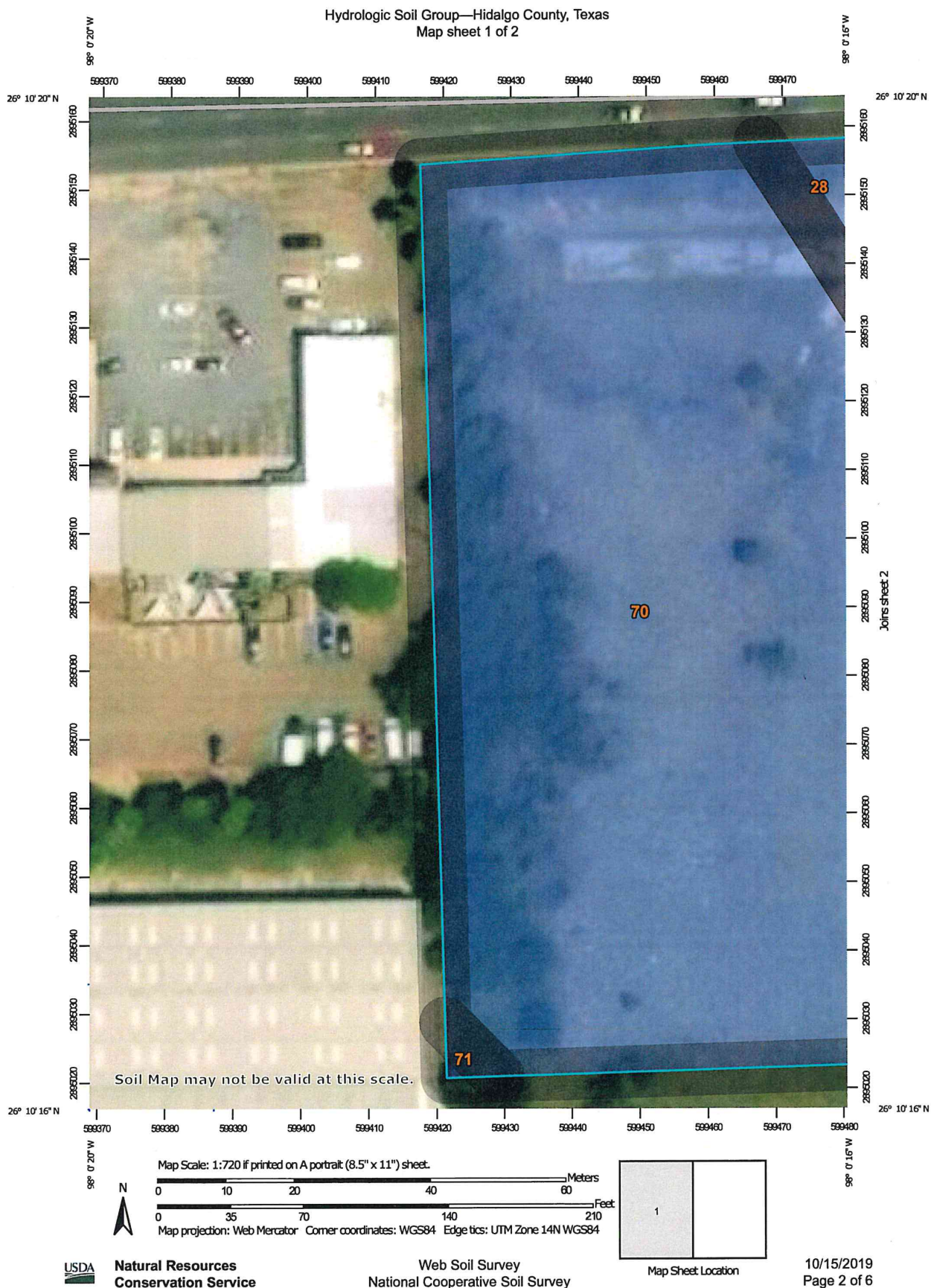


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10/15/2019  
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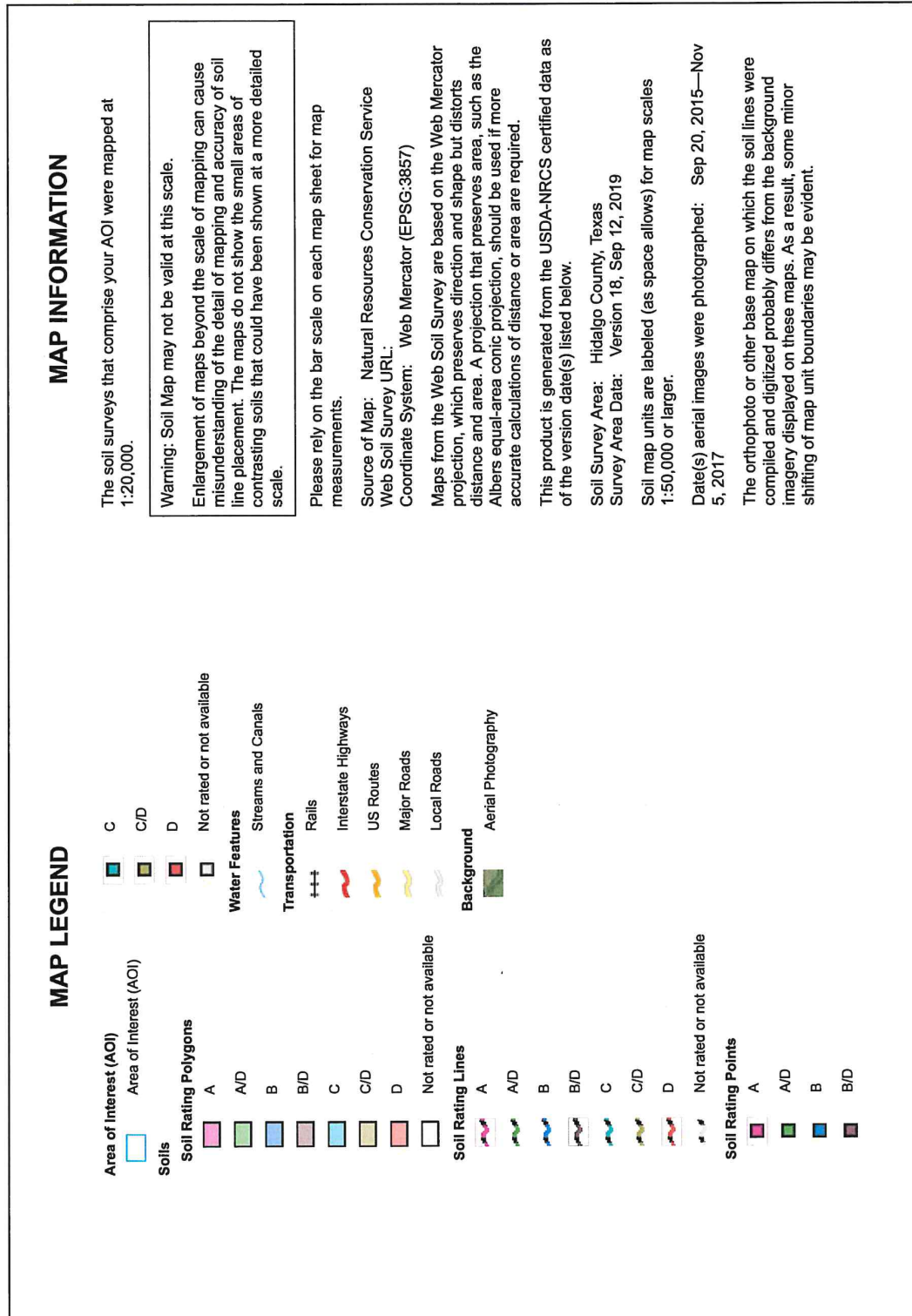
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National Cooperative Soil Survey

10/15/2019  
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Hydrologic Soil Group—Hidalgo County, Texas





Hydrologic Soil Group—Hidalgo County, Texas

## 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      | 1.1          | 27.4%          |
| 70                                 | Willacy fine sandy loam, 0 to 1 percent slopes | B      | 3.0          | 72.4%          |
| 71                                 | Willacy fine sandy loam, 1 to 3 percent slopes | B      | 0.0          | 0.2%           |
| <b>Totals for Area of Interest</b> |                                                |        | <b>4.1</b>   | <b>100.0%</b>  |

## 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*

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

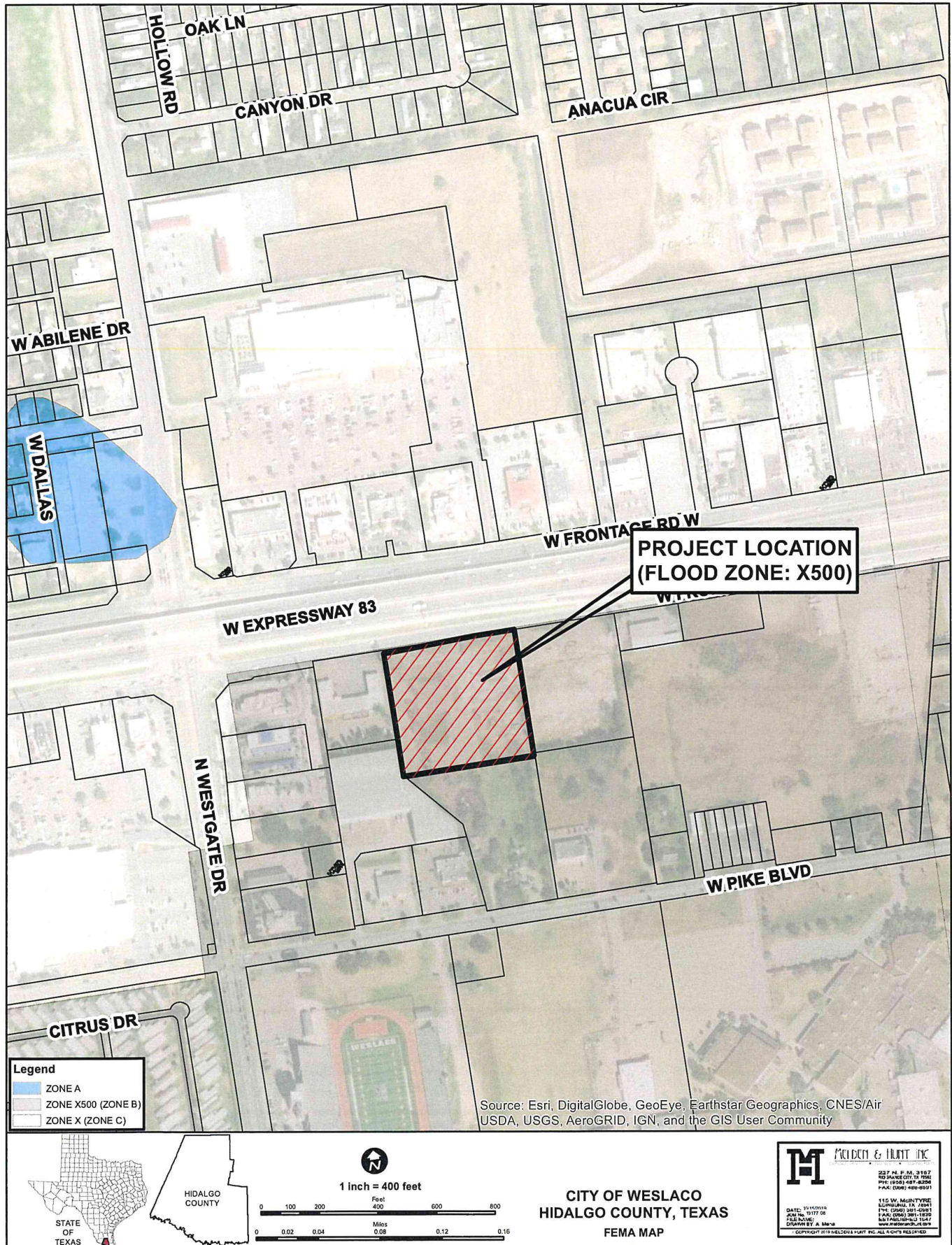
### *Component Percent Cutoff: None Specified*

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

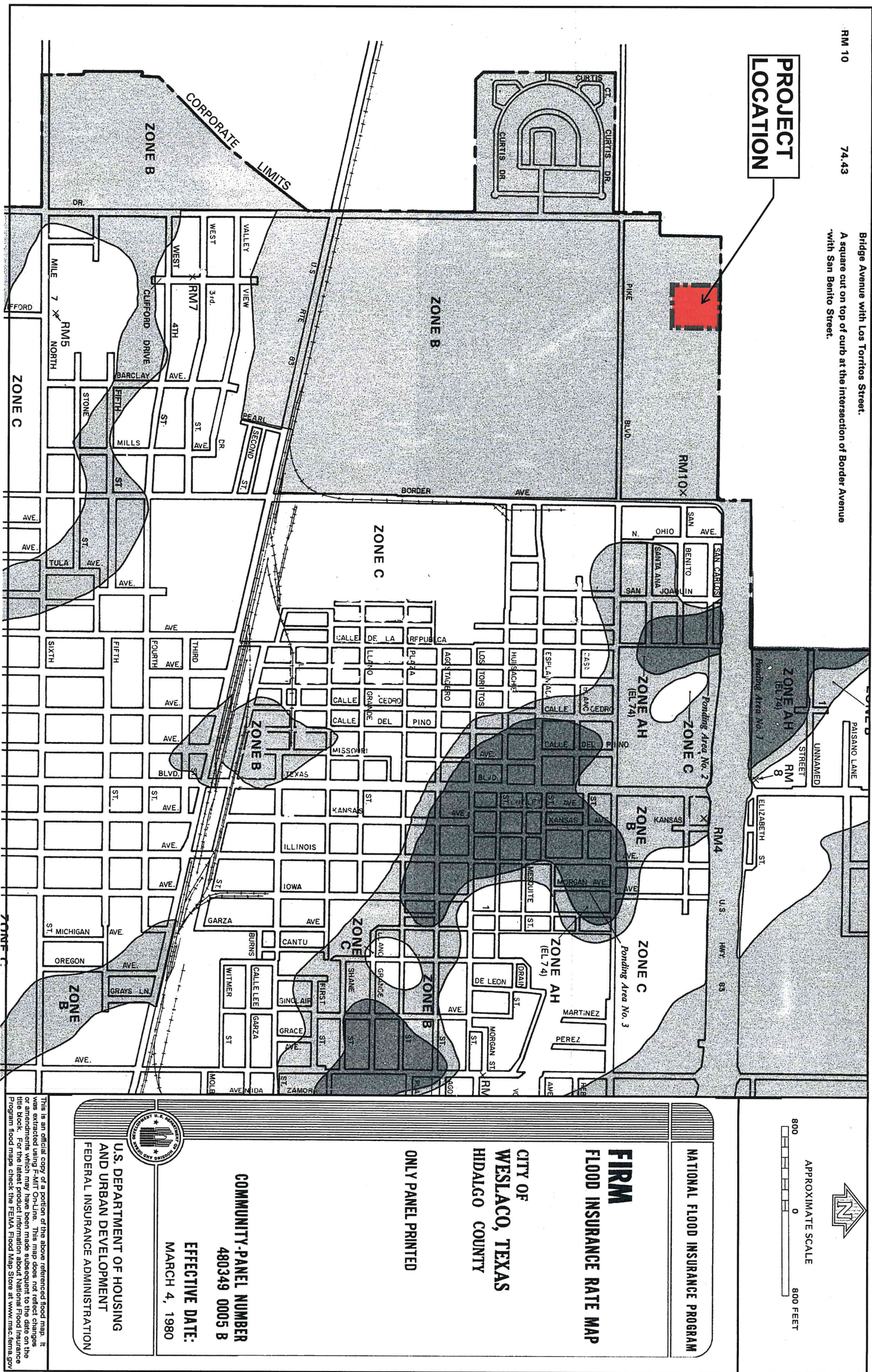
### *Tie-break Rule: Higher*

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

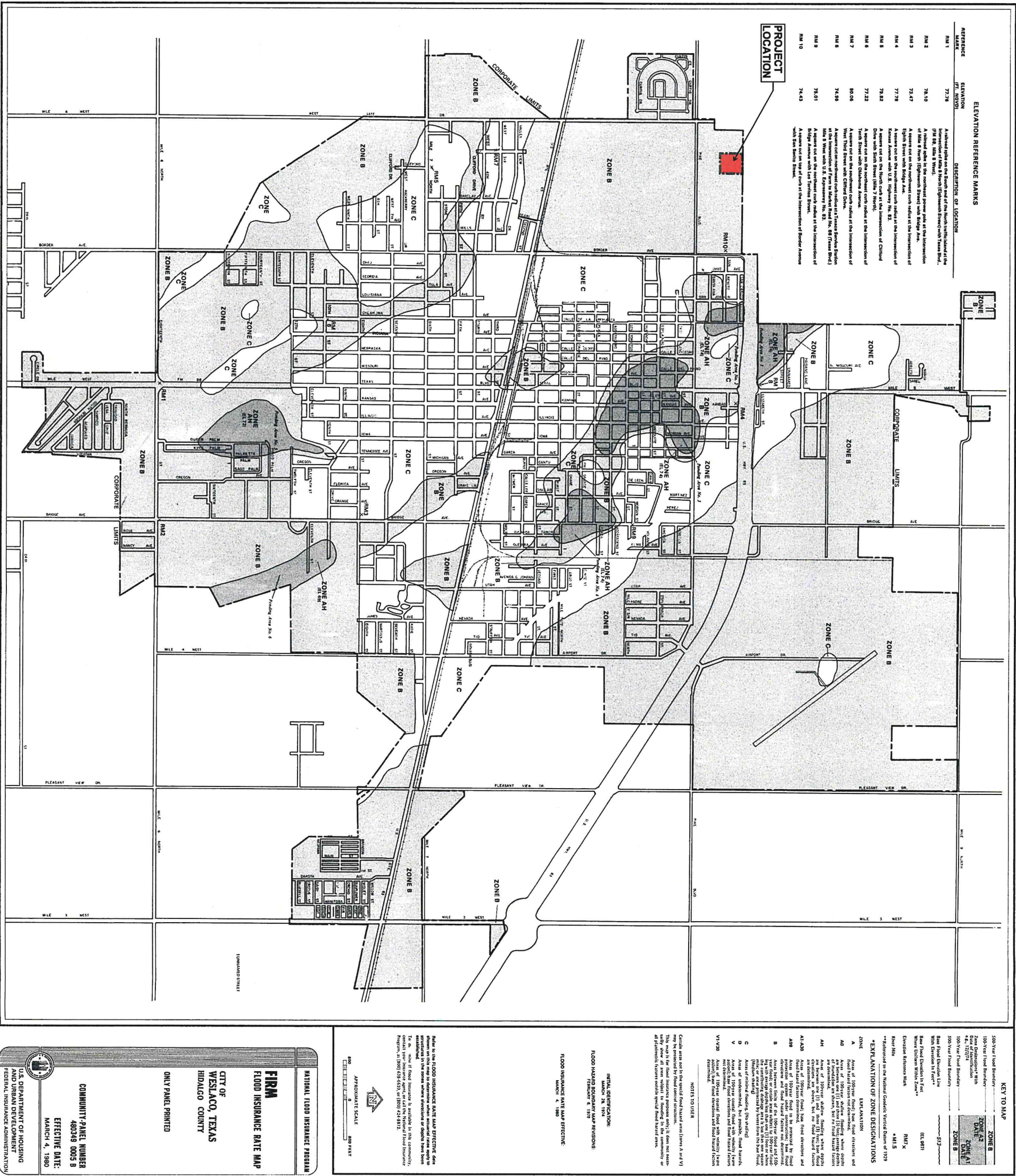














- ☒ Contours
- ☒ Flood Zones
- ☒ Adjoiners
- ☒ Existing & Proposed street names
- ☒ Utility Layout
- ☒ Existing & Proposed Utilities
- ☒ Proposed Fire Hydrants
- ☒ Adjoiners
- ☒ Street names
- ☒ Drainage plans and calculations with engineer's seal
- ☒ Elevations
- ☒ Flood directional arrows
- ☒ Detention 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



Trip Generation Calculations

Project Name: Harbor Freight Subdivision

Location: Weslaco, S. Side US Expwy 83, East of Westgate Dr.

Job #: 19177

Date: 12/10/2019

| Lot #         | ITE Code | Anticipated Land Use | Project Size |              |            | AM Peak<br>Hour Trips | PM Peak<br>Hour Trips |
|---------------|----------|----------------------|--------------|--------------|------------|-----------------------|-----------------------|
|               |          |                      | Acres        | GFA          | # of Units |                       |                       |
| 1             | 816      | Hardware/Paint Store |              | 16,005       |            | 22                    | 18                    |
| 2             | 820      | Shopping Center      |              | 28,000       |            | 84                    | 118                   |
|               |          |                      |              |              |            |                       |                       |
|               |          |                      |              |              |            |                       |                       |
|               |          |                      |              |              |            |                       |                       |
|               |          |                      |              |              |            |                       |                       |
|               |          |                      |              |              |            |                       |                       |
|               |          |                      |              |              |            |                       |                       |
|               |          |                      |              |              |            |                       |                       |
| <b>Total:</b> |          |                      | <b>0</b>     | <b>44005</b> | <b>0</b>   | <b>106</b>            | <b>136</b>            |

Query

Filter

DATA SOURCE:

Trip Generation Manual, 10th Ed

SEARCH BY LAND USE CODE:

816

LAND USE CATEGORY:

(800-899) Retail

LAND USE:

816 - Hardware/Paint Store

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

16.0

Calculate

DATA STATISTICS

Land Use:

Hardware/Paint Store (816) [Click for more details](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

5

Avg. 1000 Sq. Ft. GFA:

15

Average Rate:

9.14

Range of Rates:

3.82 - 20.33

Standard Deviation:

4.43

Fitted Curve Equation:

$T = 9.94(X) - 12.22$

$R^2$ :

0.81

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 146 (Total), 73 (Entry), 73 (Exit)

Fitted Curve:

147 (Total), 73 (Entry), 74 (Exit)

Caution - Small Sample Size

Data Plot and Equation

T = Trip Ends

400

300

200

100

0

0

10

20

30

40

X Study Site

Resel Zoom

Restore

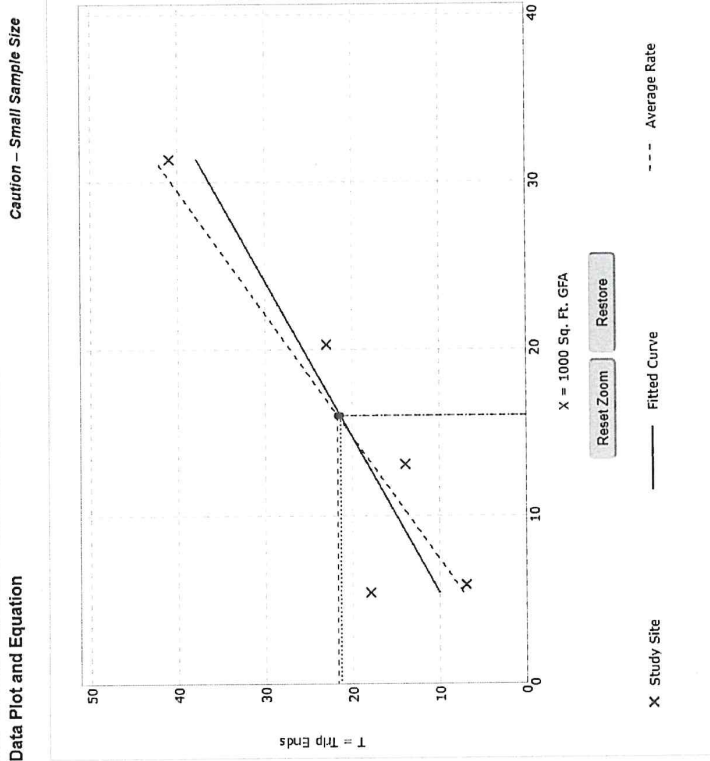
X = 1000 Sq. Ft. GFA

---

Average Rate



|                                    |                                                                           |
|------------------------------------|---------------------------------------------------------------------------|
| DATA SOURCE:                       | Trip Generation Manual, 10th Ed                                           |
| SEARCH BY LAND USE CODE:           | <input type="text" value="816"/> <input type="button" value="Q"/>         |
| LAND USE CATEGORY:                 | (800-999) Retail                                                          |
| LAND USE :                         | 816 - Hardware/Paint Store                                                |
| INDEPENDENT VARIABLE (IV):         | 1000 Sq. Ft. GFA                                                          |
| TIME PERIOD:                       | Weekday, AM Peak Hour of Generator                                        |
| SETTING/LOCATION:                  | General Urban/Suburban                                                    |
| TRIP TYPE:                         | Vehicle                                                                   |
| ENTER IV VALUE TO CALCULATE TRIPS: | <input type="text" value="160"/> <input type="button" value="Calculate"/> |



| DATA STATISTICS                                 |                                                                  |
|-------------------------------------------------|------------------------------------------------------------------|
| Land Use:                                       | Land/Forest/Barren (0.16) <a href="#">Click for more details</a> |
| Independent Variable:                           |                                                                  |
| 1000 Sq. Ft. GFA                                |                                                                  |
| Time Period:                                    |                                                                  |
| Weekday                                         |                                                                  |
| AM Peak Hour of Generator                       |                                                                  |
| Setting/Location:                               |                                                                  |
| General Urban/Suburban                          |                                                                  |
| Trip Type:                                      |                                                                  |
| Vehicle                                         |                                                                  |
| Number of Studies:                              |                                                                  |
| 5                                               |                                                                  |
| Avg. 1000 Sq. Ft. GFA:                          |                                                                  |
| 15                                              |                                                                  |
| Average Rate:                                   |                                                                  |
| 1.36                                            |                                                                  |
| Range of Rates:                                 |                                                                  |
| 1.07 - 3.33                                     |                                                                  |
| Standard Deviation:                             |                                                                  |
| 0.62                                            |                                                                  |
| Fitted Curve Equation:                          |                                                                  |
| $T = 1.07(X) + 4.31$                            |                                                                  |
| $R^2$                                           |                                                                  |
| 0.83                                            |                                                                  |
| Directional Distribution:                       |                                                                  |
| 52% entering, 48% exiting                       |                                                                  |
| Calculated Trip Ends:                           |                                                                  |
| Average Rate: 22 (Total), 11 (Entry), 11 (Exit) |                                                                  |
| Fitted Curve 21 (Total), 11 (Entry), 10 (Exit)  |                                                                  |

Query

Filter

DATA SOURCE:

Trip Generation Manual, 10th Ed

SEARCH BY LAND USE CODE:

816

LAND USE CATEGORY:

(800-899) Retail

LAND USE:

816 - Hardware/Paint Store

INDEPENDENT VARIABLE (IV):

1000 Sq. Ft. GFA

TIME PERIOD:

Weekday, PM Peak Hour of Generator

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

16.0

Calculate

DATA STATISTICS

Land Use:

Hardware/Paint Store (816)

Click for more details

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

PM Peak Hour of Generator

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

5

Avg. 1000 Sq. Ft. GFA:

15

Average Rate:

1.13

Range of Rates:

0.46 - 2.59

Standard Deviation:

0.56

Fitted Curve Equation:

$T = 0.98(X) + 2.27$

$R^2$ :

0.76

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 18 (Total), 9 (Entry), 9 (Exit)

Fitted Curve:

18 (Total), 9 (Entry), 9 (Exit)

Caution - Small Sample Size

Data Plot and Equation

Reset Zoom

Restore

X = 1000 Sq. Ft. GFA

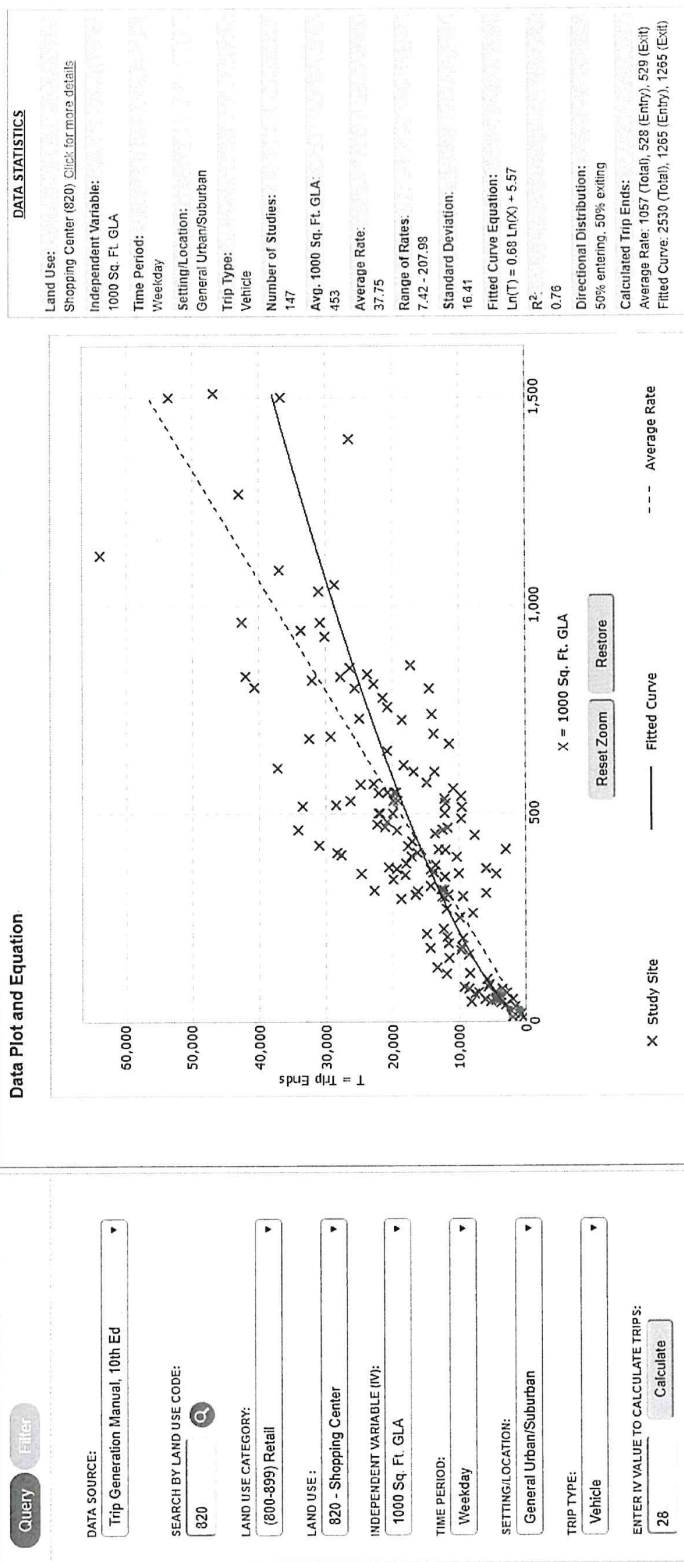
Study Site

Fitted Curve

Average Rate



Assumed 350' x 80' building (similar to property to east; but longer to fit Lot 2)





# Graph Look Up

Query Filter

DATA SOURCE: Trip Generation Manual, 10th Ed

SEARCH BY LAND USE CODE: 820

LAND USE CATEGORY: (800-899) Retail

LAND USE: 820 - Shopping Center

INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GLA

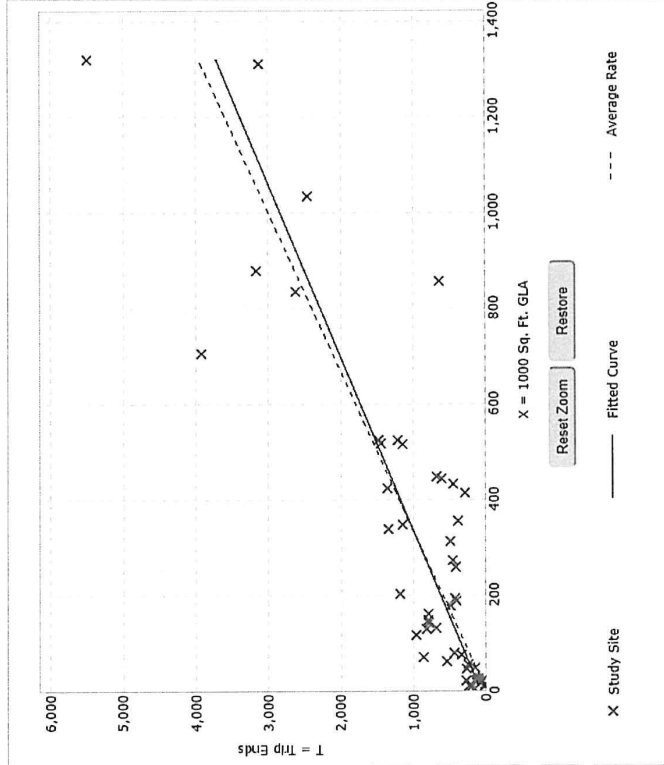
TIME PERIOD: Weekday, AM Peak Hour of Generator

SETTING/LOCATION: General Urban/Suburban

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 28 Calculate

## Data Plot and Equation



## DATA STATISTICS

Land Use: Shopping Center (820) [Click for more details](#)

Independent Variable: 1000 Sq. Ft. GLA

Time Period: Weekday

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 47

Avg. 1000 Sq. Ft. GLA: 323

Average Rate: 3.00

Range of Rates: 0.70 - 23.74

Standard Deviation: 1.85

Fitted Curve Equation:  $T = 2.76(X) + 77.28$

$R^2$ : 0.71

Directional Distribution: 54% entering, 46% exiting

Calculated Trip Ends: Average Rate: 84 (Total), 45 (Entry), 39 (Exit)

Fitted Curve: 155 (Total), 83 (Entry), 72 (Exit)

# Graph Look Up

Query Filter

DATA SOURCE: Trip Generation Manual, 10th Ed

SEARCH BY LAND USE CODE: 820

LAND USE CATEGORY: (800-899) Retail

LAND USE: 820 - Shopping Center

INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GLA

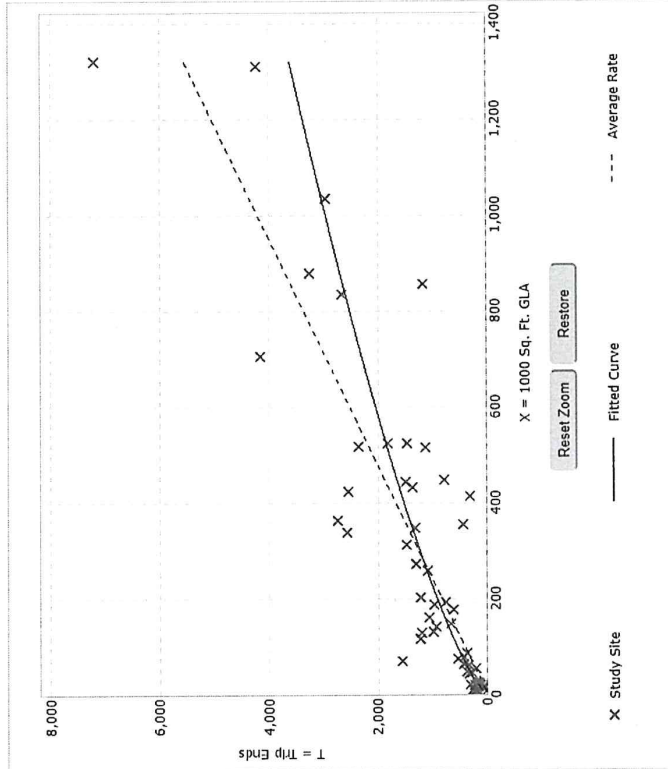
TIME PERIOD: Weekday, PM Peak Hour of Generator

SETTING/LOCATION: General Urban/Suburban

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 28 Calculate

## Data Plot and Equation

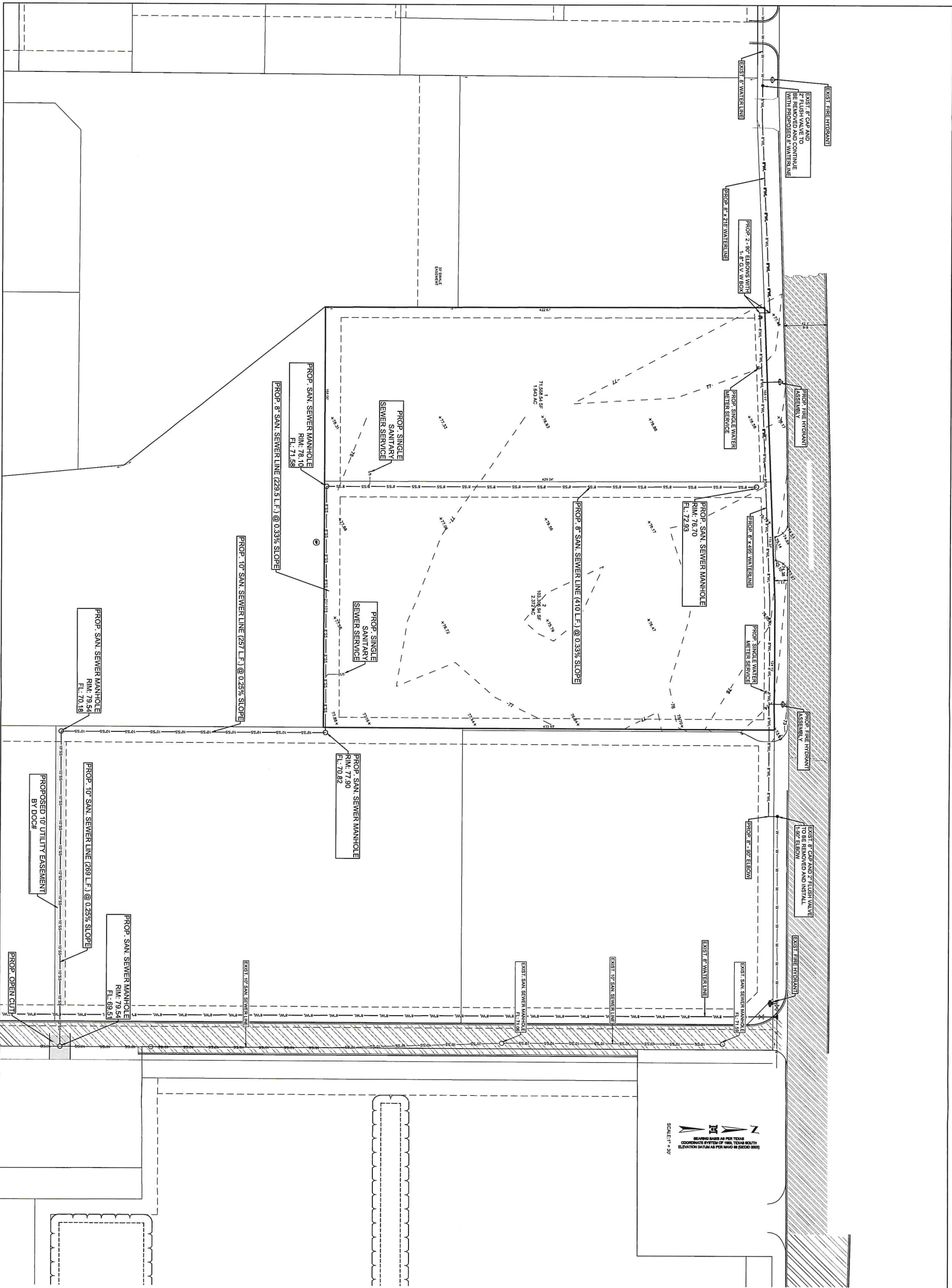


## DATA STATISTICS

|                           |                                      |                        |
|---------------------------|--------------------------------------|------------------------|
| Land Use:                 | Shopping Center (820)                | Click for more details |
| Independent Variable:     | 1000 Sq. Ft. GLA                     |                        |
| Time Period:              | Weekday                              |                        |
| PM Peak Hour of Generator |                                      |                        |
| Setting/Location:         | General Urban/Suburban               |                        |
| Trip Type:                | Vehicle                              |                        |
| Number of Studies:        | 53                                   |                        |
| Avg. 1000 Sq. Ft. GLA     | 298                                  |                        |
| Average Rate              | 4.21                                 |                        |
| Range of Rates            | 0.78 - 27.27                         |                        |
| Standard Deviation        | 2.47                                 |                        |
| Fitted Curve Equation:    | $Ln(T) = 0.72 Ln(X) + 3.02$          |                        |
| $R^2$                     | 0.76                                 |                        |
| Directional Distribution: | 50% entering, 50% exiting            |                        |
| Calculated Trip Ends:     |                                      |                        |
| Average Rate              | 118 (Total), 59 (Entry), 59 (Exit)   |                        |
| Fitted Curve              | 226 (Total), 113 (Entry), 113 (Exit) |                        |

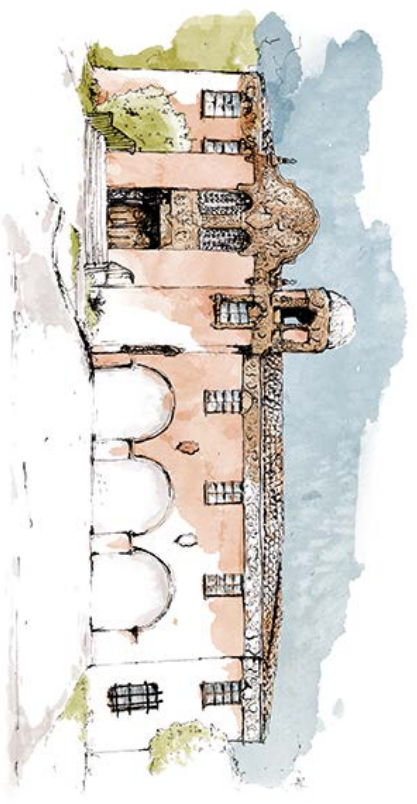
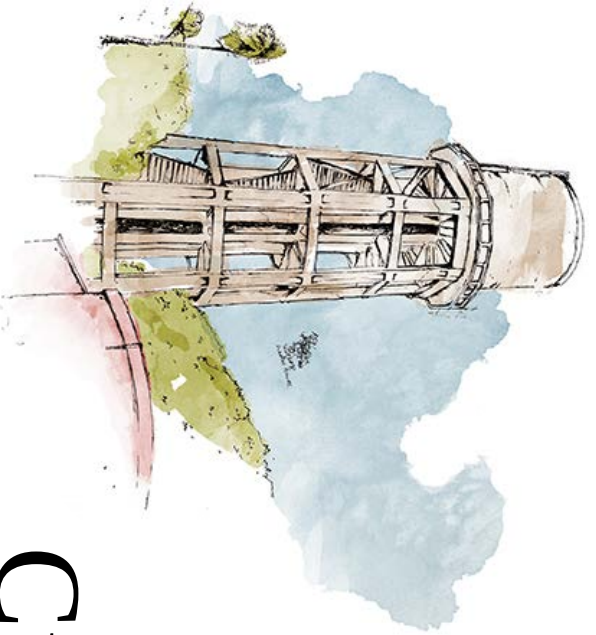






|                                                                                                                           |                                      |                                                                                 |                                                                                                                                                                                                                                            |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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|                                                                                                                           |                                      |                                                                                 |                                                                                                                                                                                                                                            |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                           |                                      |                                                                                 |                                                                                                                                                                                                                                            |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                               |





# City of Weslaco Southeast Community Revitalization Plan

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Adopted by the City Commission  
February 18, 2020



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**Maps**

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## **INTRODUCTION**

The City of Weslaco is located in Hidalgo County Texas in the heart of the Rio Grande Valley, near the Rio Grande River and within driving distance of beautiful South Padre Island and the Texas Gulf Coast. Weslaco is a small-town community with a population of 39,420 residents. The City is situated along the Texas-Mexico border and is well-known for its historic landmarks, unique architecture, vibrant downtown, family-friendly atmosphere, and rich cultural heritage.

Founded in 1919, Weslaco is one of the oldest towns in South Texas. Originally, the town was part of a Spanish Land Grant and was used for ranching before it was sold to the W.E. Stewart Land Company in 1917, which is where the name Weslaco is derived from. The City's one-of-a-kind history and legacy serve as one of the community's greatest assets, but today the City's economy is primarily driven by the manufacturing, distribution, and service industries.

In an effort to protect and preserve the City's history, character, and economic vitality it has become necessary to develop a coordinated revitalization plan for parts of the city that may not have received the same level of investment as other areas to ensure that older, lower income areas are not left behind or neglected, such as the City's Southeast side.

The City's Southeast Community was once a vibrant collection of neighborhoods with low rates of poverty and crime, affordable homes, high performing schools, well-maintained streets, and an abundance of economic opportunity for residents. However, demographic data suggests that this part of our community has not kept pace with the growth and development seen in other parts of Weslaco and the area has begun to decline.

Housing production is one of the best-known indicators of the economic strength of a community and that has remained consistent over the last few years, but homes are becoming increasingly unaffordable for some residents as poverty rates in the area have increased and wages have remained stagnant for years, all while the population has expanded. Today, the Southeast Community is marked by rising property taxes, low wages, vacant housing units, and limited economic growth.

To address these and other critical issues facing the area, residents and stakeholders have partnered with the City of Weslaco to create the **Southeast Community Revitalization Plan**. The topics addressed in this plan include economic development, affordable housing, transportation and mobility, infrastructure improvements, community facilities, and public safety. The Southeast Community Revitalization Plan incorporates fundamental urban planning principles and community development ideas from a broad group of stakeholders.

Revitalization efforts that include prioritizing local small business development, improving area streets, attracting new companies and community development organizations, investing in area schools, and reimagining public spaces will lead to the creation of new jobs and the enhancement of the overall standard of living for area residents. Focusing revitalization efforts in the City's Southeast Community will help to level the playing field in the community and provide current and future residents with a higher quality of life for years to come.

As with any revitalization initiative, it is important to ensure that private and public property is kept safe from the negative effects associated with unchecked economic growth and community development. Problems such as gentrification, environmental degradation, and over-commercialization can easily occur in a rapidly expanding economy and must be addressed carefully. In short, the purpose of this plan is to document the extent of the revitalization already underway in the City's Southeast side and to create a framework for continued revitalization of the area referred to in this plan as the "Southeast Community".

Investment in the Southeast Community has been ongoing for more than a decade. Funding for infrastructure projects and other improvements within the Southeast Community come from a variety of sources, including a collection of local and state organizations and private entities. These organizations include: The City of Weslaco through its various capital improvement projects, the Weslaco Independent School District (WISD) with its bond initiatives and other school improvement programs, the Texas Department of Transportation (TxDOT) with its infrastructure projects, and other private businesses.

The City of Weslaco and its community partners have included in this revitalization plan a list of improvement projects already completed in the area and those planned for the near future. By compiling a list of recent improvements, the City and other interested parties will be able to calculate the level of investment in the area more accurately. This will ensure that the development taking place is well-documented, resources are being allocated efficiently, information is accessible to the public, and most importantly the Southeast Community is not neglected or left behind to become blighted or harmful to area residents.

The Southeast Community Revitalization Plan serves a key role in communicating the desires of Southeast side residents with the Mayor, City Commissioners, and other stakeholders. The goals and objectives for revitalizing the Southeast Community have been outlined in this planning document to provide a guide for future development. By prioritizing economic development and investing in critical infrastructure such as schools, streets, and utilities the Southeast Community will become a healthier, happier, and more vibrant place for people to live, work, and play.



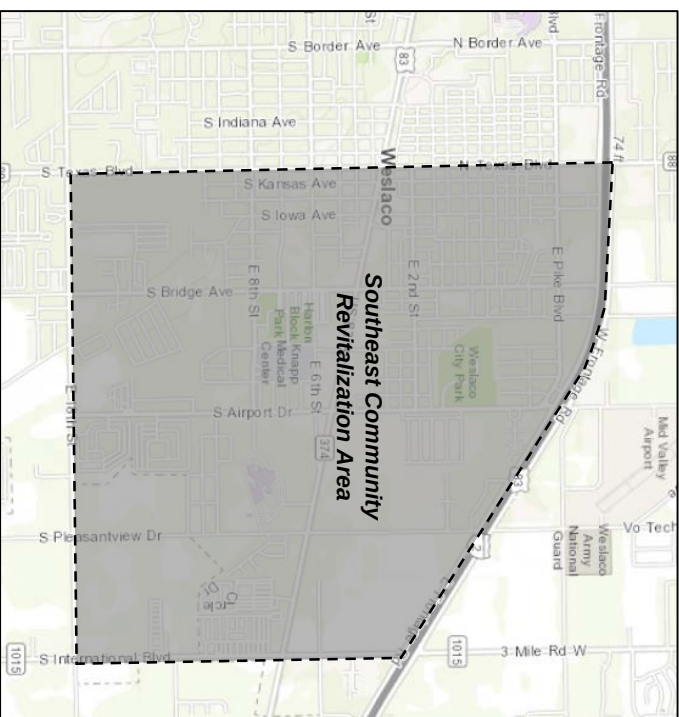
## PLAN BOUNDARIES

The Southeast Community Revitalization Plan Area encompasses an approximately four and one half (4.5) square mile area located Southeast of downtown Weslaco. The revitalization area is bounded by IH-2/U.S. 83 Expressway to the North, S. Texas Blvd. to the West, FM 1015 or S. International Blvd. to the East, and W. 18<sup>th</sup> Street to the South. The revitalization area is pictured below and on a larger map (**EXHIBIT 1**) at the end of this document.

The revitalization area was identified based on several factors, including input from community stakeholders, physical boundaries such as railroads or highways, area demographics, completed or planned improvement projects, and the presence of important community assets, such as schools or hospitals. The area was also identified because of the community's desire to focus resources and revitalization efforts in certain older areas to ensure they receive the same or similar levels of investment as other parts of the City. The area is primarily residential with a good mix of single-family and multi-family housing and nodes of commercial and industrial development at the peripheries of the revitalization area.

FM 1015 or South International Blvd forms the eastern edge of the revitalization area and was selected because it is commonly referred to as the eastern edge of the City as a whole. It also acts as a physical barrier separating the Southeast Community from the more rural area on the opposite side of the street. IH-2/U.S. 83 Expressway forms the northern edge of the revitalization area and was selected because it is the largest physical barrier separating the North and South sides of the City, thus it acts as the northern edge of the Southeast side.

South Texas Blvd. was selected as the western edge of the revitalization area, because (other than the highway) it is the primary transportation corridor or "main street" that connects downtown Weslaco to all other parts of the City. It is lined by an assortment of businesses including grocery/convenient stores, auto shops, fast food restaurants, banks, churches, and retail. It provides a direct access route to downtown and is viewed as the de facto edge of downtown. Finally, West 18<sup>th</sup> Street was identified as the southern edge of the revitalization area because it serves as the primary arterial road connecting the east and west side of Weslaco south of IH-2.



## DEMOGRAPHICS

The current population of Weslaco is 39,420, the median age is 31.9 years old, and the median household income is \$37,558 according to the U.S. Census Bureau 2013-2017 American Community Survey (ACS) 5-Year Estimates. Historically, the City has experienced low population density, limited growth, and incomes far below the U.S. median household income (\$57,652), but it has experienced marginal growth in these areas over the past decade. In 2010, the population was estimated at 34,544, and by 2017 it had increased fourteen percent (14%) to 39,420. Additionally, the median household income went from \$31,790 in 2009 to \$37,558 in 2017. Even moderate shifts in population and income can impact housing markets and development activity, as well as expanding the need for additional city services, therefore it is important for communities to consider why these demographic shifts are happening and what can be done to change or improve them.

The Southeast Community however, which is located in census tracts 227.01, 226, and part of 225.02 (see **EXHIBIT 2**), has experienced a different set of demographic trends. As shown in **Table 1**, the population in each census tract has fluctuated by small amounts between 2012 and 2017, but the current population data indicates the population is decreasing. Notably, census tract 227.01 is the only census tract between the three that showed an overall increase in population since 2012.

**Table 1. Population in Southeast Community by Census Tract & Year**  
**U.S. Census Bureau 2013-2017 ACS 5-Year Estimates**

| Year | Census Tract 227.01 | Percentage Difference | Census Tract 226 | Percentage Difference | Census Tract 225.02 | Percentage Difference |
|------|---------------------|-----------------------|------------------|-----------------------|---------------------|-----------------------|
| 2017 | 5,550               | -1%                   | 2,167            | -3%                   | 5,241               | -5%                   |
| 2016 | 5,624               | +1%                   | 2,225            | +5%                   | 5,492               | -5%                   |
| 2015 | 5,542               | -0.8%                 | 2,113            | -4%                   | 5,785               | +1%                   |
| 2014 | 5,584               | +7%                   | 2,209            | -7%                   | 5,706               | +8%                   |
| 2013 | 5,223               | +3%                   | 2,363            | -2%                   | 5,280               | -1%                   |
| 2012 | 5,067               | --                    | 2,407            | --                    | 5,321               | --                    |

Incomes in Weslaco have remained mostly stagnant over the last decade, which is a trend found in cities throughout the U.S. The median household income for the City of Weslaco increased less than five percent (5%) in seven years. In 2010, the median household income in Weslaco was \$35,851 and by 2017 it increased to only \$37,558. **Table 2** below represents the changes in median household income in the revitalization area since 2012. Census tract 227.01 and 226 saw a small decrease in median household income over this time, while census tract 225.02 saw a fifteen percent (15%) increase in 2017. This is likely because census tract 225.02 extends beyond the revitalization area and partially encompasses a part

of the city with higher incomes, i.e. the north side. However, census tract 227.01 is completely within the revitalization area and is one of the lowest income census tracts in the City. According to the data provided below, the median household income in this census tract dropped five percent (5%) in 2017, which is higher than both other census tracts represented and is trending downward

**Table 2. Median Household Income by Census Tract & Year  
U.S. Census Bureau 2013-2017 ACS 5-Year Estimates**

| Year | Census Tract 227.01 | Percentage Difference | Census Tract 226 | Percentage Difference | Census Tract 225.02 | Percentage Difference |
|------|---------------------|-----------------------|------------------|-----------------------|---------------------|-----------------------|
| 2017 | \$37,257            | -5%                   | \$24,853         | -3%                   | \$28,042            | +15%                  |
| 2016 | \$39,111            | -1%                   | \$25,521         | +1%                   | \$24,351            | +1%                   |
| 2015 | \$39,512            | -0.5%                 | \$25,156         | -5%                   | \$24,052            | -5%                   |
| 2014 | \$39,684            | +2%                   | \$26,542         | +11%                  | \$25,353            | +2%                   |
| 2013 | \$39,010            | +1%                   | \$23,989         | -7%                   | \$24,763            | +5%                   |
| 2012 | \$38,519            | --                    | \$25,833         | --                    | \$23,569            | --                    |

In addition, poverty rates have increased in the Southeast Community, which might indicate either a lack of economic opportunities or a lack of access to high-paying jobs. In 2012 the percentage of individuals living below the poverty level in census tract 227.01 was 26.1 percent, but by 2017 it had increased to 27.6 percent. In census tract 226, the poverty rate went from 24.7 percent in 2012 to 30.6 percent in 2017. However, similar to the median income the poverty rate in census tract 225.02 decreased, going from 39.3 percent in 2012 to 31.3 percent in 2017.

The Southeast Community has a slightly older population compared to other parts of Westlaco, which is represented below. The median age for male and female residents in census tract 227.01 is 44 years old. The median age for male and female residents in census tract 226 is 46 years old and in census tract 225.02 the median age is 29 years old. An aging population is not by itself responsible for creating a weak local economy, however it can lead to issues like a shortage of workers, those who are working may have to pay higher taxes, and a larger portion of people's incomes is likely to be spent on healthcare.

**44** years  
Median Age in  
census tract 227.01

**46** years  
Median Age in  
census tract 226

**29** years  
Median Age in  
census tract 225.02



The racial and ethnic composition of Weslaco based on the 2013-2017 American Community Survey 5-Year Estimates is 87.7% Hispanic or Latino (of any race), 11% White, 0.2% Black or African American, and 1.1% Asian. Hispanic or Latino residents make up a substantial majority of the population, which is clearly rooted in the area's proximity to Mexico and the area's Hispanic heritage. However, a lack of cultural diversity in a community can have a variety of economic impacts. The types of businesses that exist in the area, the restaurants people go to, the recreational activities people enjoy, and other consumer trends can all be impacted by race and culture. Therefore, it is important to plan for a diverse population to maximize the economic opportunities for all residents.

Housing occupancy status provides vital information on the number of vacant housing units in a given area for either renter or owner-occupied housing. The amount of vacant housing units versus occupied housing units in the Southeast Community Revitalization Area according to recent census data is represented in **Table 3** below. The data indicates fifty-four percent (54%) of housing units in census tract 227.01 are vacant, eleven percent (11%) of housing units in census tract 226 are vacant, and eighteen percent (18%) are vacant in census tract 225.02. Having a high number of vacant units could be attributed to an oversupply of housing, it could mean there is a lack of employment opportunities, or that there is a limited supply of new housing in the area, so people are leaving for newly developed areas.

**Table 3. Housing Occupancy Status  
U.S. Census Bureau 2013-2017 ACS 5-Year Estimates**

| Status   | Census Tract<br>227.01 | Census Tract<br>226 | Census Tract<br>225.02 |
|----------|------------------------|---------------------|------------------------|
| Occupied | 2,067                  | 770                 | 1,550                  |
| Vacant   | 1,124                  | 86                  | 280                    |
| Total    | 3,191                  | 856                 | 1,830                  |
| % Vacant | 54%                    | 11%                 | 18%                    |

Despite some concerning demographic trends over the last five to ten years in terms of income and poverty, the Southeast Community is equipped with a variety of strong community assets, educational opportunities, and the potential for rapid economic growth and community development. However, some of the trends discussed above can escalate quickly and become more problematic if ignored. Household incomes in the Southeast Community have not kept pace with increases in housing and transportation costs, which may lead to increased housing affordability issues for residents. Approximately thirty-three percent (33%) of the City's total population, or 12,958 people live within the revitalization area on the City's Southeast side, therefore it is imperative that the City allocate adequate resources and dispatch services in an equitable manner to ensure that the Southeast Community is not disproportionately neglected.

## **COMMUNITY-BASED PROCESS**

The Southeast Community Revitalization Plan was developed through a series of City Commission meetings and public meetings. The planning process was conducted in accordance with the policies set forth by the City's Planning and Codes department. Throughout the planning process, City staff and stakeholders worked diligently to solicit public participation in the development of the Southeast Community Revitalization Plan. Input gathered through the public meetings was used in developing the goals and objectives outlined in this Plan. Below is a list of the public meeting dates when meetings were held to gather input on the projects and improvements included in the Southeast Community Revitalization Plan.

## **PUBLIC MEETINGS**

1. February 18, 2020

## **COMMUNITY ASSETS**

One of the goals of this revitalization plan is to create a list of community assets or resources that currently exist in the community that can be leveraged to help the community meet its needs. Community assets include organizations, people, partnerships, facilities, funding, policies, regulations, and a community's collective experience. Any positive aspect of the community is an asset that can be leveraged to develop effective solutions. There are two approaches to identifying community assets. The first approach is to identify the assets that are already known for supporting the community, and the second approach is to build upon the experiences of other communities to highlight resources that may be available.

Weslaco's Southeast Community has several important assets that can help the community meet its needs and distinguish the area as an economic generator for the city and region. For example, the Knapp Medical Center located between E. 6<sup>th</sup> and 8<sup>th</sup> streets on Knapp Medical Blvd. provides high-quality, comprehensive health care services to individuals and families throughout the Rio Grande Valley while simultaneously providing jobs and other benefits to the area. Trade and retail from U.S./Mexico are also significant assets.

Below is a short list of community assets that benefit the Southeast Community and can be leveraged to help revitalize the area. These assets should be supported and enhanced by the City and other influential parties through improvements to the surrounding infrastructure to bolster their impact in the community.

- Weslaco Water Tower (historically significant)

- Original City Hall, converted into fire station (historically significant)
- Knapp Medical Center (Prime Healthcare Services)
- Weslaco Nursing and Rehabilitation Center
- Weslaco Skatepark
- South Texas College Mid Valley Campus
- Frontera Audubon Nature Center
- Mayor Pablo Peña Park
- Kapal Industries

## **REVITALIZATION GOALS AND OBJECTIVES**

The Southeast Community Revitalization Plan has a variety of goals and objectives organized into six major improvement areas: Economic Development, Public Safety, Street Improvements and Mobility, Schools, Housing, and Social and Recreational Facilities. Collectively, these goals summarize the needs of the community and the revitalization efforts already underway in the area while providing a vision for the future based on the problems facing the area.

The goals, objectives, and improvements included in this plan and discussed in detail below should be incorporated into the community within the next ten years and have historically been funded through the City's general fund, City bond programs, the Weslaco ISD bond programs, the Texas Department of Transportation (TXDOT), and investments from other private entities. Funding for infrastructure and other improvement projects in the area is based on the concentration of projects and programs already completed in the Southeast Community. This funding is expected to continue until all of the planned improvements are completed and the goals have been accomplished or initiated.

1. **Economic Development** – The overarching economic development goal is to create an economically viable community through a well-trained workforce with safe, attractive corridors that have a diverse mix of businesses. The corridors and the transportation network of the Southeast Community would benefit from an investment of new businesses and a redesign of roadways to reduce traffic congestion and make streets more pedestrian and bicycle friendly, which will increase consumer spending and sales tax revenues. Improving pedestrian linkages and enhancing streetscapes will encourage patronage of businesses within the Southeast Community. It is also important to encourage sustainability, resiliency, and continuity of economic development programs through secure funding sources. Cooperation between businesses, community organizations, and property owners is also encouraged to enhance economic viability.



2. **Public Safety** – The underlying public safety goal is to create a community that is safe and clean for all residents. Specifically, the public safety goals for the area includes increasing the presence and quality of police protection through shorter response times and improved customer service, eliminating illegal dumping of refuse materials, creating safer streets by reducing speeding on residential streets, installing additional traffic signals that are synchronized and well-maintained, and installing low-energy and/or solar-powered lighting along roadways and in public spaces to improve night driving and reduce the potential for criminal activity. Some goals that will indirectly improve public safety within the Southeast Community are addressed in other sections of this plan, such as goals related to economic development, housing, transportation and infrastructure, and community facilities.



Looking East

3. **Street Improvements and Mobility** – The street improvement and mobility goals are to enhance the aesthetics and service level of road infrastructure in the Southeast Community through improvement to current systems so that transportation networks for all modes of transportation function safely and efficiently. This can be accomplished by incorporating street design with improved curb cuts, new street markings, and drainage enhancements. Investing in street improvements that will make the area more attractive and improve mobility is always a worthwhile investment.
4. **Schools** – Education is at the heart of any community. Therefore, it is critical that the City and the Weslaco Independent School District continue to invest and upgrade school facilities and programs in the Southeast Community to provide students with the best possible educational opportunities. Weslaco ISD has been investing in facility upgrades for years, but it is important to continue and even increase these investments. Another school improvement goal is to improve the high school graduation rates. According to the U.S. Census Bureau, seventy-one percent (71%) of the population is a high school graduate or higher, however, of the population twenty-five years and over nineteen percent (19.2%) has less than a 9<sup>th</sup> grade educational attainment. Education is a key determining factor in an individual's earning potential over time, so it is important to emphasize the need to improve these metrics.
5. **Housing** – The long-term housing goal is to have a well-maintained community with a diverse housing supply that meets the needs of current and future residents through all stages of life. The City should encourage the development and/or rehabilitation of diverse housing options near schools for families with school age children, promote the

development of affordable housing and preserve existing affordable housing units for lower income community members. The community should work to increase the diversity of housing for young adults and seniors, encourage home ownership, promote programs that aid residents in their home ownership goals, and identify owners of properties that are habitually in disrepair and hold them accountable for required maintenance. Several homes and apartments in the area have fallen into disrepair as fencing needs to be replaced, roofs and siding have deteriorated and need replacing, and trees are dangerously close to power lines. 2017 census data indicates there are 1,490 vacant homes in the Southeast Revitalization Area. High housing vacancy can lead to lower property values and represents a loss in property tax revenue for the City. Residents want to ensure that housing meets the needs of the community, it is decent, clean, and safe, and is built to enhance the community's overall image, therefore it is critical to improve housing conditions and options within the Southeast Community.

**6. Social and Recreational Facilities** – Social and recreational facilities are important community assets that provide a variety of benefits for residents. Parks and community facilities that are well-maintained assist with improving physical and mental health, as well as providing space for the public to congregate and participate in social events. The social and recreational goals of this plan are to enhance existing park facilities to include additional playground equipment and seating areas that are ADA compliant, to build a new community center that provides youth and adult education classes on a regular basis to help community members develop new skills and achieve personal goals. It is critical for the City to work in an ongoing partnership with residents to identify new opportunities for social and recreational activity. New recreational areas such as dog parks, hiking/biking trails, fixed exercise equipment, covered seating areas, etc. will also help to improve overall health in the community.

### **COMPLETED COMMUNITY AND ECONOMIC DEVELOPMENT IMPROVEMENT PROJECTS AND PROGRAMS**

The community development projects and programs listed below represent completed projects located within the Southeast Community Revitalization Area. These projects have been implemented to assist with revitalizing the area. The improvement projects listed have been funded through a variety of organizations interested in helping the area thrive and have been working to improve conditions for more than ten years. The total investment in the area generated from these projects and programs is over \$19 million. See **EXHIBIT 3** for a map of project locations.

**1. Project Name:** Knapp Medical Center Improvements

**Description:** After Knapp MC was acquired by Prime Healthcare in 2013, the organization invested \$10 million in facility improvements.

**Funding Amount:** \$10 million  
**Funding Source:** Prime Healthcare Services

2. **Project Name:** Weslaco Independent School District (WISD) Facility Improvements  
**Description:** Electrical upgrades and parking lot lighting at Margo Elementary  
**Funding Amount:** \$466,400  
**Funding Source:** WISD

3. **Project Name:** Weslaco Independent School District (WISD) Facility Improvements  
**Description:** Tile replacement at Margo Elementary and Weslaco East High School  
**Funding Amount:** \$480,118  
**Funding Source:** WISD

4. **Project Name:** Weslaco Independent School District (WISD) Facility Improvements  
**Description:** New fencing added at Margo Elementary, completed June 2018.  
**Funding Amount:** \$463,251  
**Funding Source:** WISD

5. **Project Name:** Weslaco Independent School District (WISD) Facility Improvements  
**Description:** Roofing Improvements to Cuellar Middle School gym, completed August 2018.  
**Funding Amount:** \$2,215,896  
**Funding Source:** WISD

6. **Project Name:** Weslaco Independent School District (WISD) Facility Improvements  
**Description:** Weslaco East High School New Band Hall, completed March 2019  
**Funding Amount:** \$6 million  
**Funding Source:** WISD

**PLANNED COMMUNITY AND ECONOMIC DEVELOPMENT IMPROVEMENT PROJECTS**



In addition to the completed projects listed above, the following improvements are underway or planned for the revitalization area and are expected to be completed in the next three to five years. Over \$44 million has been approved for improvements planned in the revitalization area.

**7. Project Name:** Drainage Bond

**Description:** Drainage capital improvement bond approved by voters in May 2019.

**Funding Amount:** \$10 million

**Funding Source:** City of Weslaco

**8. Project Name:** Kapal Industries warehouse expansion

**Description:** Kapal Industries, a cabinet manufacturing company recently moved their warehouse operations to Weslaco at 508 S. Nevada Ave. The new facility is expected to bring 30 new jobs to the City by 2020.

**Funding Amount:** Unavailable

**Funding Source:** Private

**9. Project Name:** Road Improvements on S. Bridge Ave.

**Description:** Widening one mile of S. Bridge Avenue from Pike Blvd. to 10<sup>th</sup> Street.

**Funding Amount:** \$3,976,377

**Funding Source:** Texas Department of Transportation (TXDOT)

**10. Project Name:** Road Improvements on Business 83

**Description:** General road improvements, including improved drainage, pavement markings, and signage along a 14-mile stretch of U.S. Business 83 from FM 1426 to Mercedes

**Funding Amount:** \$1,090,303

**Funding Source:** Texas Department of Transportation (TXDOT)

**11. Project Name:** Road Improvements on FM 1015 (S. International Blvd.)

**Description:** Substantial road construction to include widening the road and adding new lanes and shoulders along a 4-mile stretch of FM 1015.

**Funding Amount:** \$29,750,000

**Funding Source:** Texas Department of Transportation (TXDOT)

**PLAN IMPLEMENTATION**

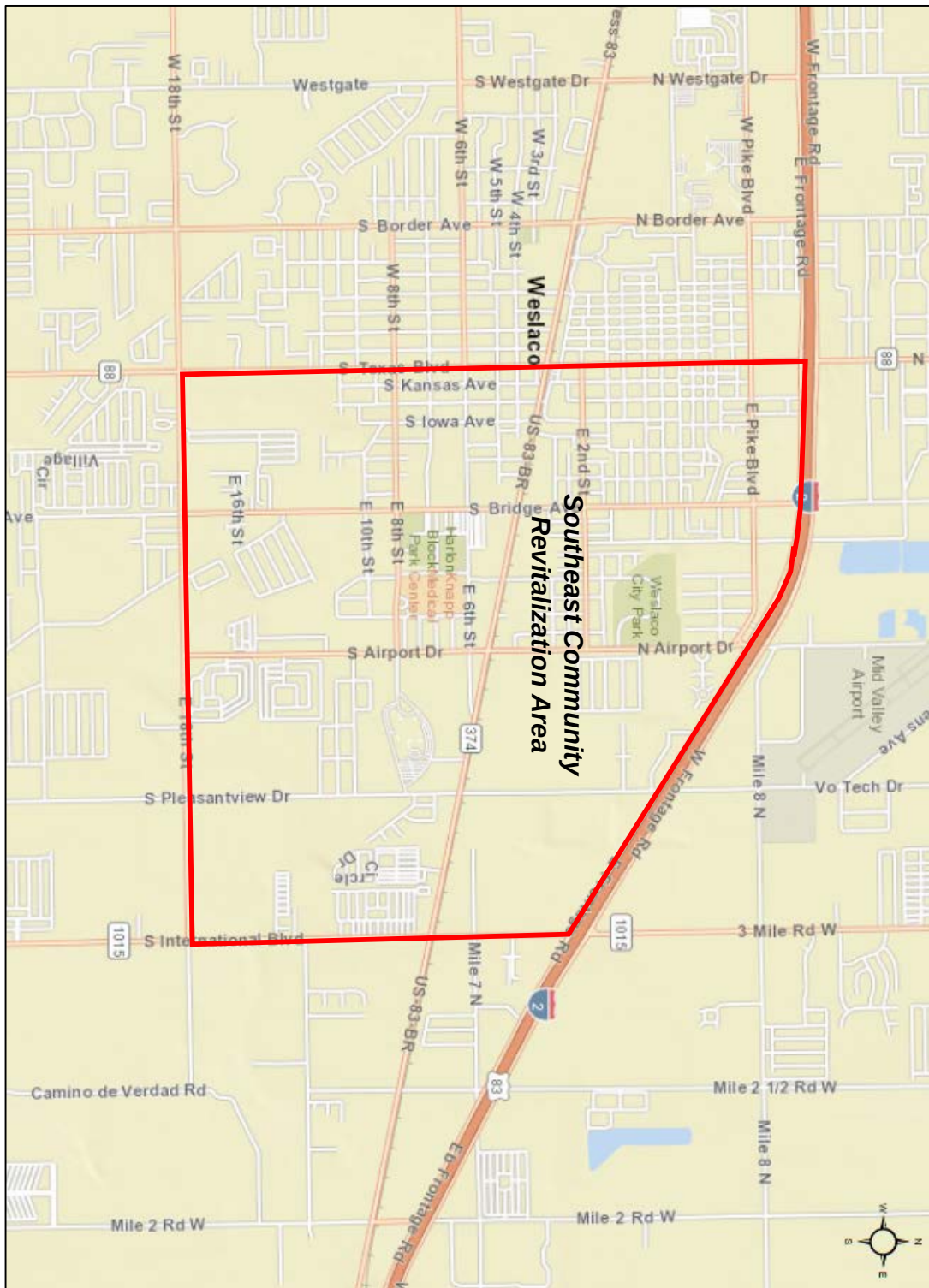
The success of the Southeast Community Revitalization plan is dependent upon the City's ability to create a coalition of stakeholders and organize a successful implementation strategy. Southeast community residents and City leaders will need to work together toward achieving the goals and objectives that are outlined in this revitalization plan. The City of Weslaco plans to organize a core group of dedicated stakeholders, a "Plan Implementation Team", that will meet on a regular basis and is charged with establishing specific action items that will lead to the implementation of the community's goals and objectives.

The Plan Implementation Team should:

1. Organize members into committees and sub-committees as needed to oversee implementation of major plan topics.
2. The team should provide outreach to increase community participation and attendance at public meetings and to establish partnerships that will aid in the implementation of the plan's goals.
3. The team should also be responsible for ensuring reliable and timely implementation of the plan by prioritizing objectives and routinely monitoring plan progress.

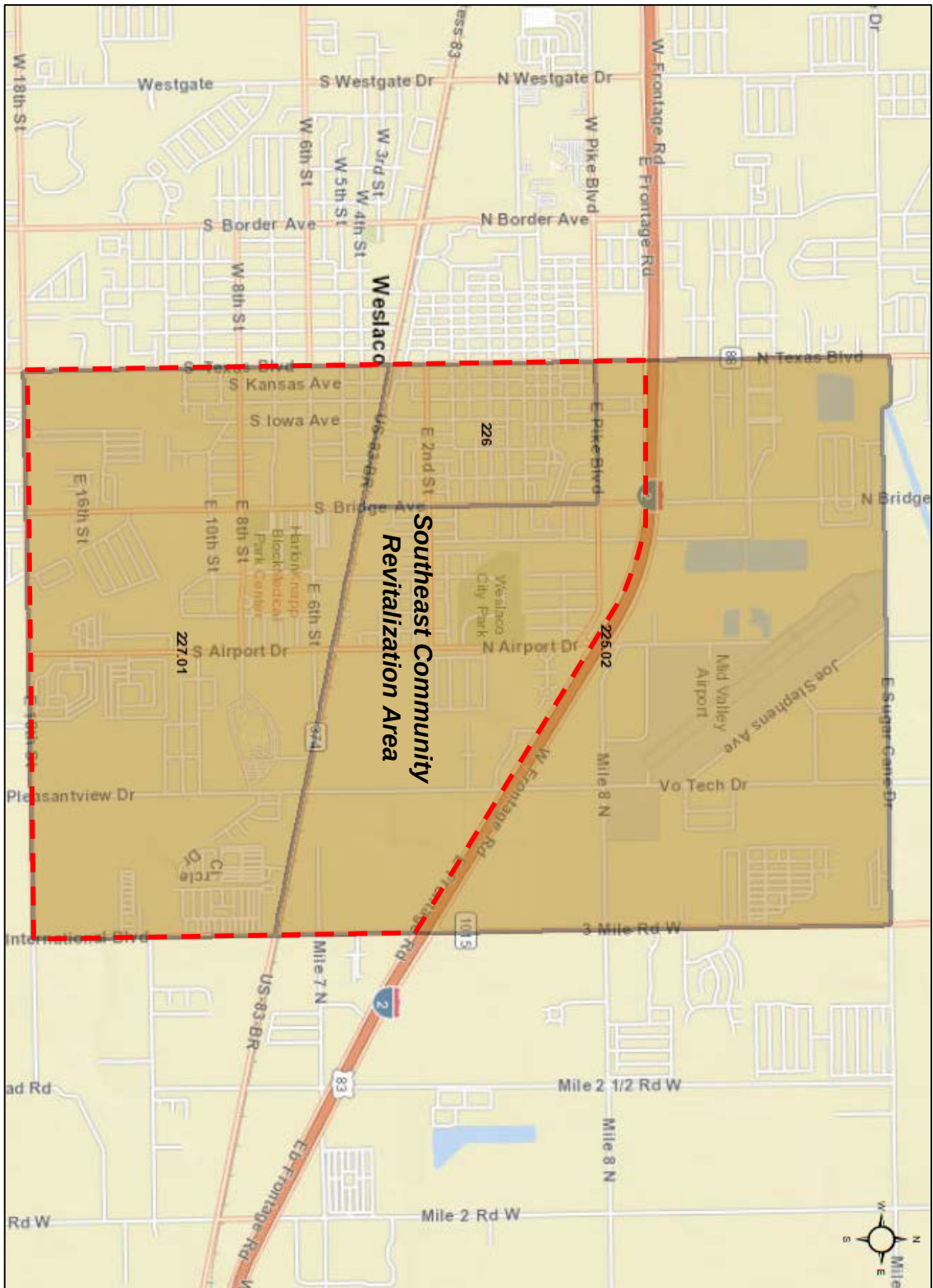
**MAPS**  
**EXHIBIT 1: REVITALIZATION AREA**

EXHIBIT 2: REVITALIZATION AREA CENSUS TRACT MAP

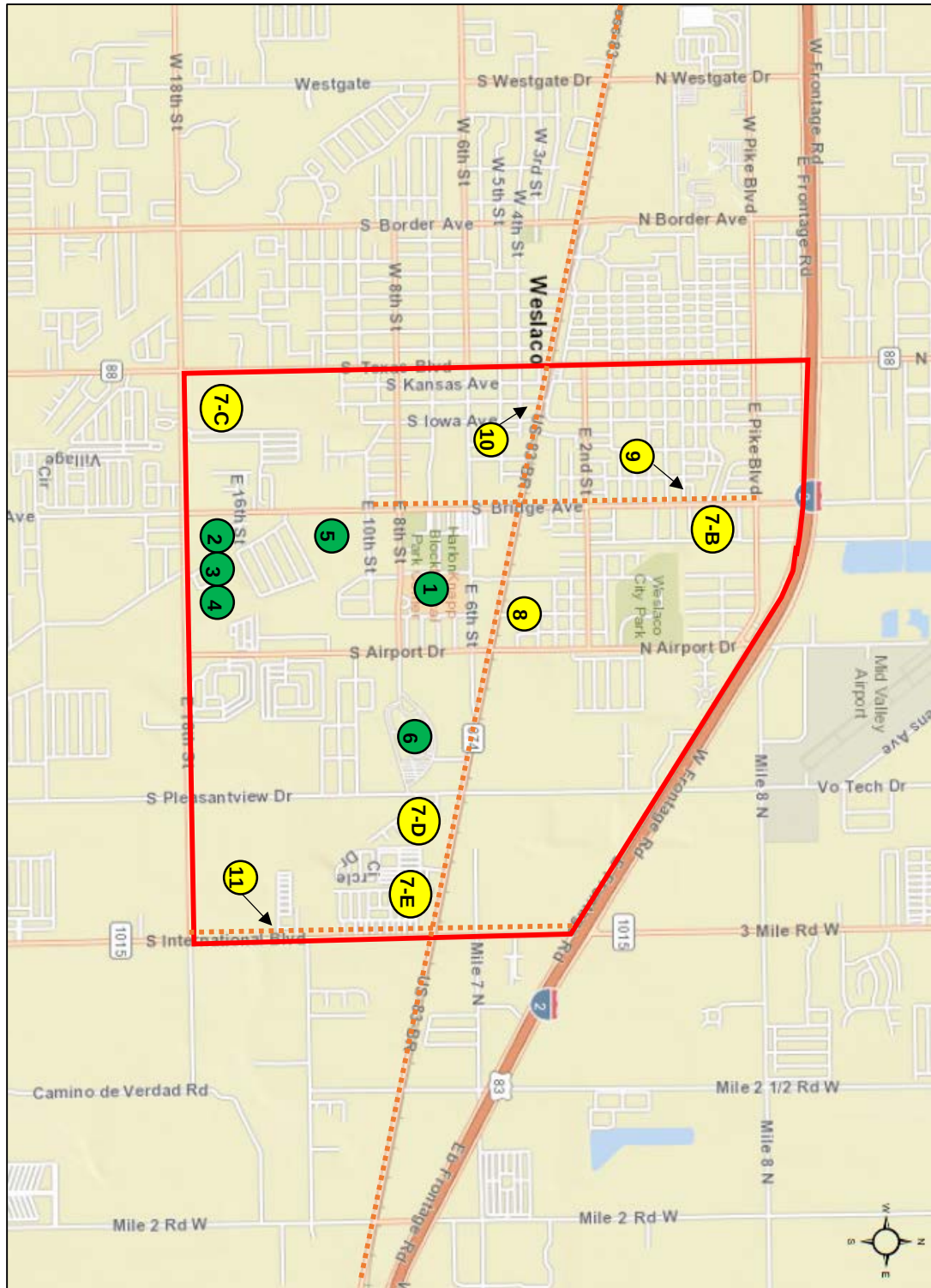




**EXHIBIT 3: MAP OF COMPLETED AND PLANNED IMPROVEMENT PROJECTS**



**EXHIBIT 4: LIST OF COMPLETED AND PLANNED IMPROVEMENT PROJECTS**



**COMPLETED PROJECTS**

**FUNDING AMT.**

|   |                                                      |              |
|---|------------------------------------------------------|--------------|
| 1 | Knapp Medical Center Improvements                    | \$10,000,000 |
| 2 | Weslaco ISD Facility Improvements #1 (Lighting)      | \$466,400    |
| 3 | Weslaco ISD Facility Improvements #2 (Tile)          | \$480,118    |
| 4 | Weslaco ISD Facility Improvements #3 (Fencing)       | \$463,251    |
| 5 | Weslaco ISD Facility Improvements #3 (Roofing)       | \$2,215,896  |
| 6 | Weslaco ISD Facility Improvements #4 (New Band Hall) | \$6,000,000  |

**PLANNED PROJECTS**

**FUNDING AMT.**

|    |                                                |              |
|----|------------------------------------------------|--------------|
| 7  | Drainage Bond Project (locations B, C, D, E)   | \$10,000,000 |
| 8  | Kapal Industries Warehouse Expansion           | Unavailable  |
| 9  | TXDOT Project #1 (S. Bridge Ave. Improvements) | \$3,976,377  |
| 10 | TXDOT Project #2 (Business 83 Improvements)    | \$1,090,303  |
| 11 | TXDOT Project #3 (FM 1015 Improvements)        | \$29,750,000 |