

CITY OF WESLACO

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

MARCH 4, 2020, 5:30 P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman
Lonnie Berry, Vice-Chairman
Miles 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
FEBRUARY 5, 2020**

On Wednesday the 5th day of February 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
Jim Forward	Commissioner
Rebekah de la Fuente	Planning Director
Kayla A. Arevalo	Planning Secretary

Also present were: Mike Swinnea, Assistant Fire Marshall; Alberto Aldana, City Engineer; 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, Commissioner Torres and Commissioner Billion was absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. January 8, 2020 Regular Meeting

Commissioner Treviño made a motion to approve the minutes of January 8, 2020, seconded by Commissioner Berry Motion carried.

IV. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Final 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 Final plat.

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

B. To solicit input on proposed the City of Weslaco Southeast Community Revitalization Plan described as approximately four and one half (4.5) square mile area located Southeast of downtown Weslaco 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. 18th Street to the South.

Chairman Hernandez made a motion to deny the Revitalization Plan, seconded by Commissioner Treviño. Motion failed. Commissioner Treviño and Forward voting in favor of the adoption of the revitalization plan and Chairman Hernandez and Commissioner Berry voting against.

V. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 5:48 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Absent
Randy Summers, Commissioner

Absent
Miles Bullion, Commissioner

Jose Treviño, Commissioner

Absent
Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: March 4, 2020	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Texas Regional Bank.	
Subject/Agenda Item: Discussion and consideration to rezone Texas 1325 Dolores Huerta. Also being West Tract W650.3'-S422.39' FT 31 EXC W282.26'-S118.93' EXC N80'-S198.93'-W603.44 & EXC-E347.24'-W629.50'-S119.93' 4.50 AC GR 3.31 AC NET, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary and highway business district. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone 1325 Dolores Huerta. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on February 19, 2020. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on February 21, 2020.	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block _____

Subdivision Name West Tract

Street Address 1325 Dolores Huerta

Existing Zoning R-1 Existing Land Use vacant

Proposed Zoning B-2 Proposed Land Use event center

_____ \$305.00 non-refundable filing fee.

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

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

☒ City and school tax receipts attached.

☒ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Manuel A. Villa Phone (956) 458-5566

Address 2001 East Newcombe Ave Fax: _____

City Phon State TX Zip Code 78577 E-Mail: manuelvilla88@gmail.com

OWNER

Name Texas Regional Bank Phone _____

Address PO Box 5555 Fax: _____

City McAllen State TX Zip Code 78502 E-Mail: _____

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

Signature Texas Regional Bank BY Date 1/30/2020

Signature Michael K. Lamon Date _____
Owner Sr. Exec Vice President

Signature Applicant Date _____

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

CITY OF WESLACO
956-968-3181

REC#: 02600610 2/03/2020 12:35 PM
OPER: VEM TERM: 003
REF#:
PAID BY:

ACCT #: XXXX-XXXX-XXXX-0653
AUTH #: 003561
TRAN #: 000000001595
TYPE: PURCHASE

TRAN: 204.0000 REZONING APPL FEE
MANUEL AVILA
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CREDIT CARD
APPLIED: 305.00-

CHAN# : ()

2

City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

PLANNING DEPARTMENT

February 21, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, March 4, 2020, for the Planning and Zoning Commission and on or before March 17, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

CONDITIONAL USE PERMIT REQUEST:

Texas Regional Bank is requesting to rezone 1325 Dolores Huerta. Also being West Tract W650.3'-S422.39' FT 31 EXC W282.26'-S118.93' EXC N80'-S198.93'-W603.44 & EXC-E347.24'-W629.50'-S119.93' 4.50 AC GR 3.31 AC NET, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary and highway business district.

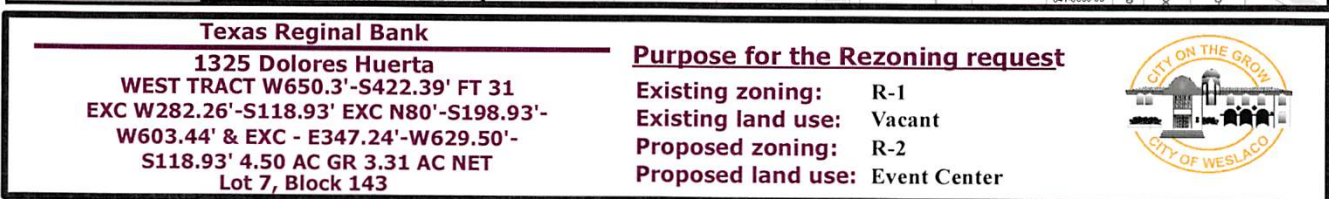
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

FEB 18, 2020

HOUSING AUTHORITY OF THE COUNTY OF HIDALGO 100 N CLOSNER BLVD EDINBURG TX 78539-3523	W3800-00-029-0000-00 WEST TRACT 34.97AC FT 29 & SW 19 .94AC FT 30 55.79AC GR 54.69AC N 1800 N TEXAS BLVD	L: 3308745 B: 3609686
HIDALGO CO R/O/W DEPT 902 N DOOLITTLE RD EDINBURG TX 78542-7470	W3800-00-030-0000-00 WEST TRACT S360'-N994'-E530.5' F T 30 4.38AC GR 4.13AC NET 1901 N BRIDGE AVE	L: 329049 B: 329793
GUERRA RAUL 621 TIERRA PROMETIDA WESLACO, TX 78596-5137	W3800-00-031-0000-04 WEST TRACT W629.02'- N369.61'- S 792' EXC W262' -N115'- S344.6' F 2000 N BRIDGE AVE	L: 256915 B: 17501
TEXAS REGIONAL BANK PO BOX 5555 MCALLEN TX 78502-5555	W3800-00-031-0000-05 WEST TRACT W650.3'-S422.39' FT 3 1 EXC W282.26'-S118.93' EXC N80' 1800 N BRIDGE AVE	L: 220860 B: 0
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596-6158	W3800-00-031-0000-20 WEST TRACT-A TR 100'X1320' ABND R/R FT 31 3.03AC	L: 241409 B: 0
LOWE'S HOME CENTERS INC 1000 LOWES BLVD MOORESVILLE NC 28117-8520	W3800-00-034-0000-00 WEST TRACT N791'-W629' FT 34 11. 42AC GR 10.88AC NET 1402 N BRIDGE	L: 2065800 B: 0
HIDALGO CO R/O/W DEPT 902 N DOOLITTLE RD EDINBURG TX 78542-7470	W3800-00-035-0000-01 WEST TRACT N442' FT 35 13.39AC G R 12.50AC NET 1711 N BRIDGE AVE	L: 756250 B: 2252438
SALAS EDNA PO BOX 146 WESLACO TX 78599-0146	W3800-00-031-0000-07 WEST TRACT E257.26'-W282.26'-S11 8.93' FT 31 0.70AC NET 1700 N BRIDGE AVE	L: 75084 B: 0



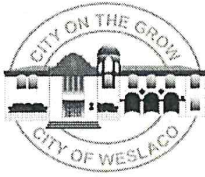
**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: March 4, 2020	Agenda Item No. (to be assigned by PCE): V. A.
From: Rebekah de la Fuente, Planning Director, on behalf of DASC Investments, LLC.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for 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.	
Discussion/Overview: The proposed eleven (11) lot subdivision outside the City of Weslaco city limits. This subdivision is being serviced with water by NAWSC 6" waterline and sewer by OSSF. The property is within a Flood Zone "X". Developer is requesting a variance to permit OSSF and off-site drainage.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval and compliance with ordinance for variance request. The nearest sanitary sewer is located 5,700 south at the intersection of Mile 10 & Mile 5 1/2 West. HCDD#1 submit a letter of support for off-site drainage. HCCID #9 would not submit a letter of support because run-off would not affect their system.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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

Date of Meeting: March 4, 2020	Agenda Item No. (to be assigned by PCE): V. B.
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Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. _____

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

GENERAL INFORMATION

Name of Subdivision: HIGHLAND MANOR SUBDIVISION

Location: MILE 5 1/2 WEST AND MILE 11 NORTH ROAD

Legal Description: 8.25 ACRES OUT OF FARM TRACT 238, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: AGRICULTURAL Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 11 Gross Acreage: 8.25

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: DASC INVESTMENTS, LLC. Telephone: _____

Address: 2130 W. MILE 11 NORTH Fax: _____

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

ENGINEER INFORMATION

Name: IVAN GARCIA P.E. Telephone: (956) 380-5152

Address: 921 S. 10TH AVE. Fax: (956) 380-5083

City: EDINBURG State: TX Zip: 78539 E-mail: RIODELTA2004@YAHOO.COM

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NORTH ALAMO WATER SUPPLY CORP.

☐ YES ☒ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: MAGIC VALLEY ELECTRIC COOP.

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

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

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

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

_____ **\$55.00 Subdivision Review fee**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing & Proposed street names

_____ **Utility Layout**

_____ Existing & Proposed Utilities

_____ Proposed Fire Hydrants

_____ Adjoiners

_____ Street names

_____ **Drainage plans and calculations with engineer's seal**

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

_____ **If septic tank system required, submit soil evaluation report**

_____ **Water Rights associated with the property**

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

_____ **Number of fire hydrants proposed for subdivision**

_____ **Trip Generation Worksheet**

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Cricelda Jimenez

Owner Signature: Cricelda Jimenez Date: 02-13-20

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

Jan. 30, 2020

Rebekah De La Fuente
Senior Planner at City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: Highland Manor Subdivision

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for Highland Manor Subdivision, Ivan Garcia, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan. Being that these proposed properties are large lots all fronting an existing road, our office asks that at a minimum the development re-grade and excavate the existing roadside ditch along the frontage to account for the additional runoff. As part of our subdivision requirement we ask that if development is adjacent to a ditch, Right-of-way dedication be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater where excavation for the additional runoff would also be acceptable.

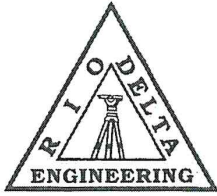
In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing roadside ditch.

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

Sincerely,
Hidalgo County Drainage District No. 1


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

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



RIO DELTA ENGINEERING

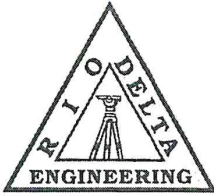
CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

HIGHLAND MANOR SUBDIVISION DRAINAGE REPORT

Prepared By:
Ivan Garcia P.E., R.P.L.S.

Date:
January 9, 2020





RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT Highland Manor Subdivision, City of Weslaco ETJ Hidalgo County, TEXAS

Highland Manor Subdivision is a proposed 11 lot Residential Subdivision, same being a 8.25 acres out of Farm Tracts 238 of the West and Adams Tract Subdivision, Hidalgo County, Texas, Volume 2, Page 34-37, map records of Hidalgo County, Texas. These lots will be used for single-family homes.

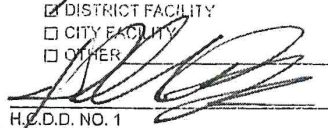
The subdivision is in zone "X" of the flood insurance rate, areas determined to be outside 500-year floodplain according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0450 C dated: June 6, 2000

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 71.0% of Hidalgo fine sandy loam (25), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. Additionally, it consists of 29.0% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability moderately is high to high and the water capacity is moderate. These soils are classified as Group (B). Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a southeasterly direction and overflows to the existing road side ditch on the north right of way of Mile 11 North in front of this subdivision, to follow the drainage patterns of the area in an easterly direction with outfall to the 701 drain ditch, then conveyed to the East Lateral drain, then conveyed to the Main Flood Water Channel, and final outfall to the Laguna Madre. Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 4.19 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 5.68 CFS of runoff 50-yr rainfall events respectively. The improved site will have an approximate increase of 1.49 cfs of storm runoff.

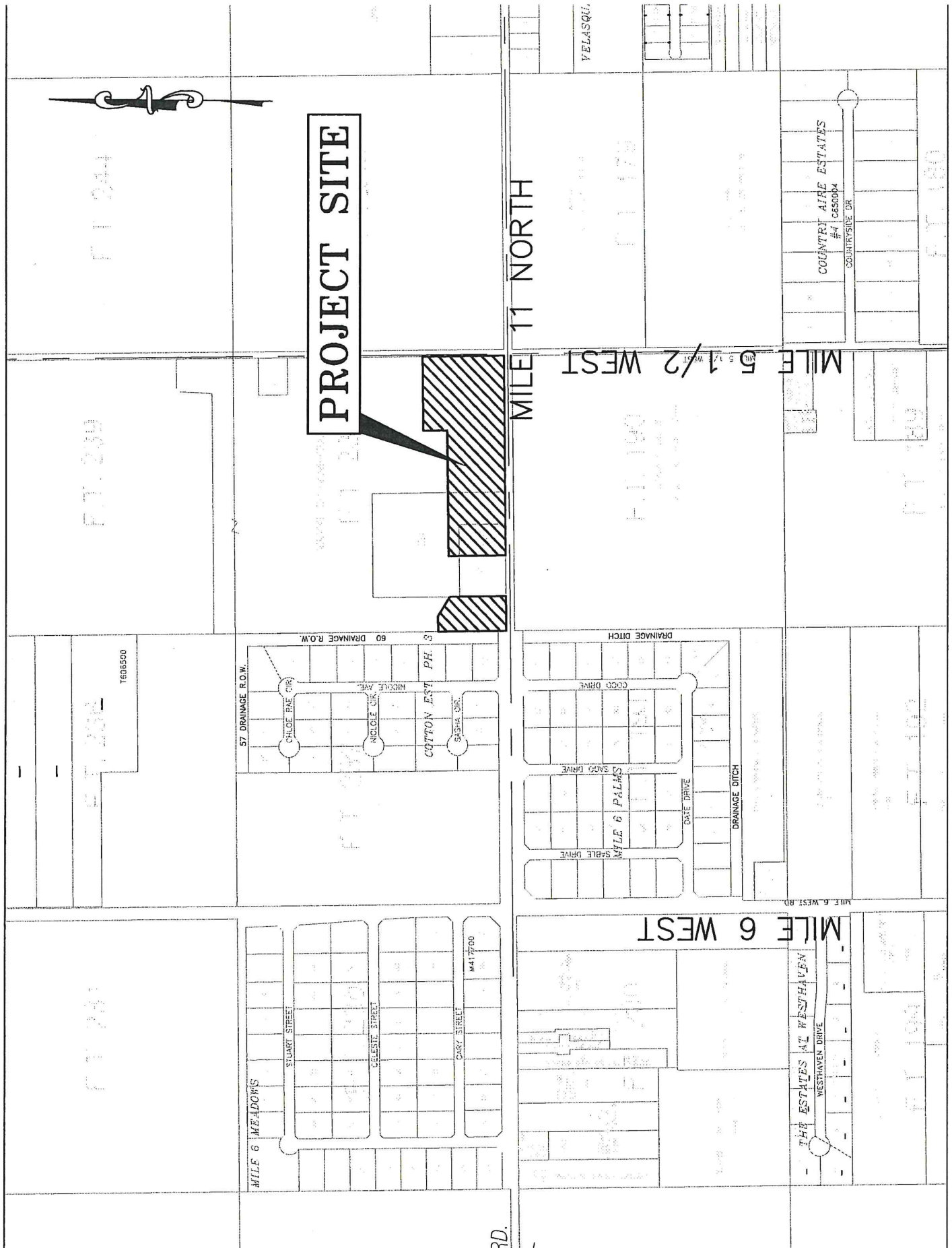
In accordance with the City of Weslaco and County's drainage requirements, we have calculated that approximately a total of 12,160 CF or 0.279 AC-FT, will need to be detained for the complete development of the subdivision for a 50-yr rainfall event. Storm water will be detained in the green areas of the proposed lots and by re-grading and excavating the existing roadside ditch along the frontage of the property along Mile 11 North, to flow in an westerly direction with outfall to the 17B2A1A drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drianage District 1), then conveyed to the East Lateral drain, then conveyed to the Main Flood Water Channel, and final outfall to the Laguna Madre. Tables and calculations, are attached.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
	
H.C.D.D. NO. 1	01/30/2020 DATE

INDEX SHEET

1. COVER SHEET
2. INDEX SHEET
3. DRAINAGE REPORT
4. PROJECT LOCATION MAP
5. HYDRAULIC CALCULATIONS
6. "C" VALUES FOR METHOD
7. RAINFALL INTENSITY FOR HIDALGO COUNTY
8. FLOOD PLAIN
9. SOIL SURVEY
10. PRELIMINARY PLAT AND UTILITY & DRAINAGE LAYOUT



STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name:	HIGHLAND MANOR SUBDIVISION		
City:	WESLACO ETJ		
State:	Texas		
County:	HIDALGO COUNTY		
Total Area:	8.25	Acres Gross	
Total lots:	11		
Area already developed:	0.00	Acres	*Pre-existing condition
Area unimproved:	8.25	Acres	
Existing Run off:	4.19	cfs	*10 year storm
Future Run off:	5.68	cfs	*50 year storm
Total on site detention required:	12,160	cft	*50 year storm
	0.279	Ac-ft	

*References for calculations and procedure: 1) **TxDOT Hydraulic Design Manual**
Revised March 2009

2) **FHWA, Urban Drainage Design Manual HEC-22**
Revised September 2009

3) **City of Edinburg 2014 Standards Manual**



1/9/2020

*Pre-existing condition

I. EXISTING RUN OFF (10 YEAR STORM)

***Rational Method**

Project Name: **HIGHLAND MANOR SUBDIVISION**

City: **WESLACO ETJ**

State: **Texas**

Highest elevation= **72.00** ft

Lowest elevation= **70.00** ft

Watercourse length, L= **1360.00** ft

Slope, S_p = **0.15** %

Average flow velocity, V= **0.27** ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$

$k = 0.213$

*From Table 3-2 - Intercept Coefficients

*For short grass pasture

Time of concentration, t_c = **84.60** min (calculated)

$$t_c = L/60V$$

84.60 min (used)

Intensity, i = **2.54** in/hr

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

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients

*For a recurrence interval of 10 years

e=	0.778
b=	87
d=	9.2

Area already developed= **0.00** SQFT
(buildings and driveway) **0.00** ACRES

*Pre-existing condition

Area unimproved= **359,370** SQFT
8.25 ACRES

*Pre-existing condition

Existing Run off Coefficient: **0.2**

*For Unimproved areas

*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.20**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **4.19** CFS

$$Q = CiA$$

II. FUTURE RUN OFF (50 YEAR STORM)

***Rational Method**

Project Name: **HIGHLAND MANOR SUBDIVISION**

City: **WESLACO ETJ**
State: **Texas**

Highest elevation= **72.00** ft
Lowest elevation= **70.00** ft
Watercourse length, L= **1360.00** ft
Slope, S_p = **0.15** %

Average flow velocity, V= **0.27** ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$
 $k = 0.213$ *From Table 3-2 - Intercept Coefficients
*For short grass pasture

Time of concentration, t_c = **84.60** min (calculated)

$$t_c = L / 60V$$

84.60 min (used)

Intensity, i = **3.30** min

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

*From table 3-1- Intensity-Frequency-Duration
*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients
*For a recurrence interval of 50 years

$e = 0.749$
 $b = 99.0$
 $d = 9.2$

Area to be developed **4,500** SQFT 4500 SF home, driveways and walks
0.10 ACRES

Existing Run off Coefficient: **0.9** *Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area left unimproved= **354,870** SQFT *Remaining area
Total area left unimproved= **8.15** ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.21**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = **5.68** CFS

$$Q = CiA$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

***Rational Method**

Project Name: **HIGHLAND MANOR SUBDIVISION**

City: **WESLACO ETJ**

State: **Texas**

Highest elevation= **72.00** ft

Lowest elevation= **70.00** ft

Watercourse length, L= **1360.00** ft

Slope, S_p = **0.15** %

Average flow velocity, V= **0.27** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u =3.28

k= 0.213

*From Table 3-2 - Intercept Coefficients

*For short grass pasture

Time of concentration, t_c = **84.60** min (calculated)

$$t_c = L/60V$$

84.60 min (used)

Intensity, i= **3.30** min

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

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients

*For a recurrence interval of 50 years

e=	0.749
b=	99.0
d=	9.2

Area already developed= **4,500** SQFT 4500 SF home, driveways and walks

0.10 ACRES

Existing runoff coefficient: **0.9** *Average for roofs, driveways and walks

*From Table 3-3 - Run off Coefficients

Area left unimproved= **354,870** SQFT *Remaining area

Total area left unimproved= **8.15** ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas

*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.21**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **5.68** CFS

$$Q = C i A$$

IV. STORM WATER DETENTION CALCULATIONS

***Rational Method**

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
0	18.78	32.35	0	4.19	0	0
5	13.57	23.37	7,011	4.19	1,258	5,753
10	10.83	18.64	11,187	4.19	2,516	8,670
15	9.10	15.68	14,110	4.19	3,774	10,335
20	7.91	13.62	16,344	4.19	5,033	11,311
25	7.03	12.10	18,149	4.19	6,291	11,858
30	6.34	10.92	19,663	4.19	7,549	12,114
35	5.80	9.98	20,967	4.19	8,807	12,160
40	5.35	9.21	22,114	4.19	10,065	12,049
45	4.98	8.57	23,139	4.19	11,323	11,816
50	4.66	8.02	24,066	4.19	12,582	11,484

Total on site detention required=

12,160
0.279

 cft
acres-ft

Duration: Duration in minutes

Intensity: Intensity for respective duration (50-year event)

Q in: Developed conditions peak discharge ($C_{dev} \times I_{50} \times \text{Area}$)

Vol in: Developed conditions run off volume ($Q_{in} \times \text{Duration} \times 60$)

Q out: Pre-developed peak discharge ($C_{pre} \times I_{10} \times \text{Area}$)

V out: (duration $\times$ Qout $\times$ 60)

Storage: Required storage ($V_{in} - V_{out}$)

Table 3-1. Rainfall Intensity-Duration-Frequency Coefficients for Hidalgo County

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (in)	0.831	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

Table 3-2. Intercept Coefficients for Velocity vs. Slope Relationship

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

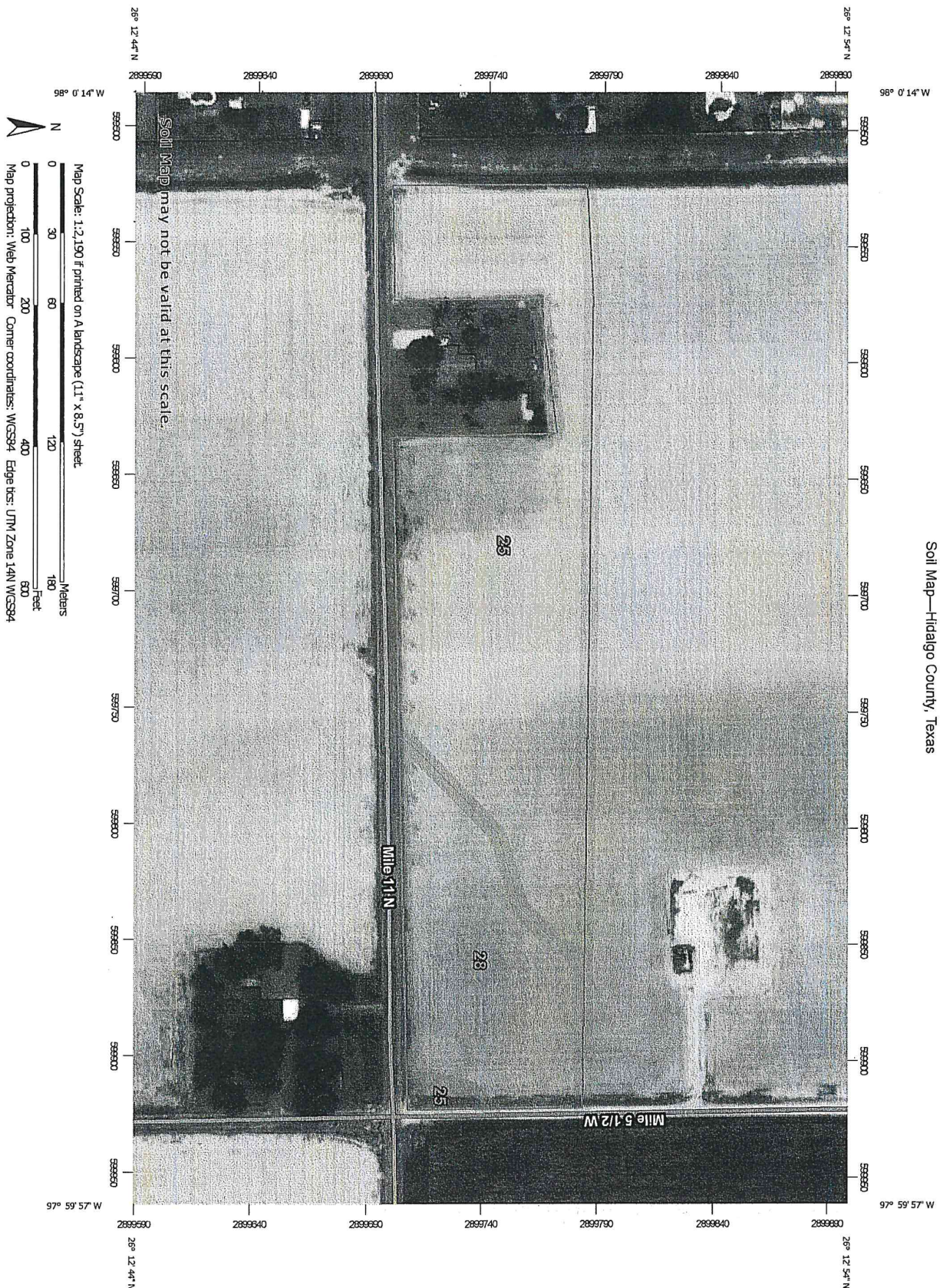
Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Soil Map—Hidalgo County, Texas



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Soil Map—Hidalgo County, Texas

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 18; Sep 12, 2019

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

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

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

Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	5.1	71.0%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	2.1	29.0%
Totals for Area of Interest		7.2	100.0%

Component Legend--Hidalgo County, Texas

Component Legend

This report presents general information about the map units and map unit components in the selected area. It shows map unit symbols and names and the components in each map unit. It also shows the percent of the components in the map units, the kind of component, and the slope range of each component.

Report--Component Legend

Component Legend--Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
25--Hidalgo fine sandy loam, 0 to 1 percent slopes	60,332						
		85	Hidalgo	Series	0.0	0.5	1.0
28--Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019

Map Unit Description

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

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

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

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

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

Map Unit Description—Hidalgo County, Texas

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxn

Elevation: 20 to 500 feet

Map Unit Description—Hidalgo County, Texas

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces

Map Unit Description---Hidalgo County, Texas

Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches

Map Unit Description---Hidalgo County, Texas

Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 35 percent
Salinity, maximum in profile: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

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

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

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.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

Engineering Properties---Hidalgo County, Texas

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk (*) denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	85 B		0-17	Fine sandy loam	CL, SM, SC-SM, SC	A-4, A-2-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7-8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85 B		0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

Engineering Properties—Hidalgo County, Texas

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/11/2019
Page 5 of 5

Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (K_{sat}), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (oven-dry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Physical Soil Properties---Hidalgo County, Texas

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Physical Soil Properties---Hidalgo County, Texas

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Physical Soil Properties—Hidalgo County, Texas

Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	0-17	53-63- 75	5-19- 35	5-18- 20	1.35-1.45 -1.65	14.00-28.00-42. 00	0.10-0.13-0. 15	0.3- 1.4- 1.7	0.5- 1.0- 1.5	.24	.24	5	3	86
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0. 18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0. 18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0. 18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0. 18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0. 18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0. 18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0. 18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 18, Sep 12, 2019



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/11/2019
Page 5 of 5



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

Date of Meeting: March 4, 2020	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of San Jacinto Enterprises, LLC.	
Subject/Agenda Item: Discussion and re-consideration for the Final Plat for San Jacinto Estates No10. Phase II Subdivision – 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.	
Discussion/Overview: The proposed forty-eight (48) lot subdivision outside the City of Weslaco city limits. This subdivision is being serviced with water by NAWSC through an 8” waterline and sewer serviced by City of Weslaco through an 8” line. The property is within a Flood Zone “X”. Applicant is requesting a variance for setbacks. .	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Final plat.	
Additional Action Prompted: [X] Mayor’s Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

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

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

Legal Description: A 13.49 acre tract of land out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Agricultural Proposed Land Use: Residential

Number of Lots Proposed: 48 Gross Acreage: _____

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

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

Address: 2100 W. Expressway 83 Fax: _____

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

ENGINEER INFORMATION

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

Address: 124 E. Stubbs St. Fax: _____

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: MVEC

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____ **Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**

_____ **\$350.00 Planning Review fee**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ **Drainage plans and calculations with engineer's seal**

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

_____ **If septic tank system required, submit soil evaluation report**

_____ **Water Rights associated with the property**

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

- _____ 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: Jacinto Garza

Owner Signature: [Signature] Date: 9/11/19

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02575754 11/25/2019 9:13 AM
OPER: NV TERM: 039
REF#: 012439
PAID BY:

TRAN: 207.0000 SUBDIVISION APPLICAT
SAN JACINTO SUBDIVISON
101-400-1025
SUBDIVISION FEES 355.00CR

TENDERED: 355.00 CHECK
APPLIED: 355.00-

CHANGE: 0.00



APPLICATION FOR SUB

CITY OF WESLACO
956-968-3181

REC#: 02603913 2/12/2020 4:00 PM
OPER: NV TERM: 039
REF#: 1219
PAID BY:

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

TRAN: 203.0000 SUBDIVISION INSPECT
SAN JACINTO
101-400-1025
SUBDIVISION INSPECT 55.00CR

GENERAL INFORMATION

Name of Subdivision: San Jacinto Estates No. 10 Ph. II

Location: North-side of mile 10 approx. 1370' west of Mile 4 V

Legal Description: A 13.49 acre tract of land out of Farm Tract
Subdivision, Hidalgo County, Texas

TENDERED: 55.00 CHECK
APPLIED: 55.00-
CHANGE: 0.00

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Front setback from 20' (cul-de-sac) to 15' for Lots 185-188, 173-176, 161-164, 149-152. Rear setback from 20% of lot depth to 10' for lots 150-153, 160-165, 172-176, and 184-187. Setback change to allow for more square footage to be constructed on the lots.

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

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

Address: 2100 W. Expressway 83 Fax: _____

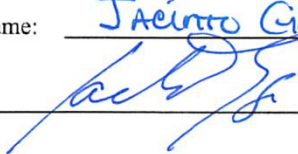
City: Mercedes State: TX Zip: 78539 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Jacinto Garza

Owner Signature:  Date: 2/5/20

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



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

Date of Meeting: March 4, 2020	Agenda Item No. (to be assigned by PCE): V. D.
From: Rebekah de la Fuente, Planning Director	
Subject/Agenda Item: Discussion and recommendation on the proposed ordinance amending ordinance 2007-54 being the Access Management Policy Ordinance to allow for 30' curb cuts for residences with u-shaped driveways and three (3) car garages.	
Discussion/Overview: The city is seeing a growing trend in residential building permits that now include u-shaped driveways and 3 car garages the current ordinance does not properly accommodate for appropriately sized curb cuts/entry ways. Staff has notified fifteen (15) general contractors within the area that have constructed residential homes to provide feedback on the proposed ordinance.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

ORDINANCE 2020-XX

AN ORDINANCE AMENDING ORDINANCE NUMBER 2007-54, THE CITY OF WESLACO ACCESS MANAGEMENT POLICY ORDINANCE; CODIFIED AS CHAPTER 26, ARTICLE X, OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO TEXAS THAT:

SECTION I.

Ordinance Number 2007-54 passed and approved on November 6, 2007 as “Access Management Policy Ordinance” and Codified as Chapter 26, Article X, of the Weslaco Code of Ordinances is hereby amended.

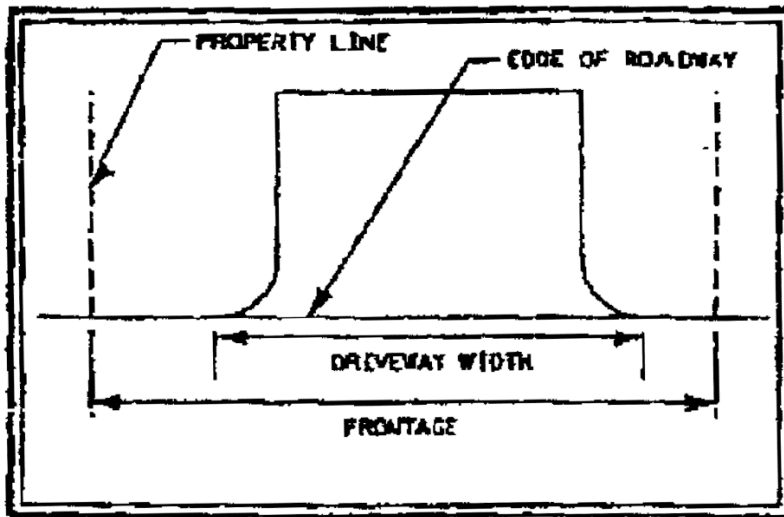
SECTION II.

After second and final reading of this Ordinance the new Access Management Policy ordinance will be adopted and codified as Chapter 26, Article X of the Weslaco Code of Ordinances and said Chapter shall read as follows:

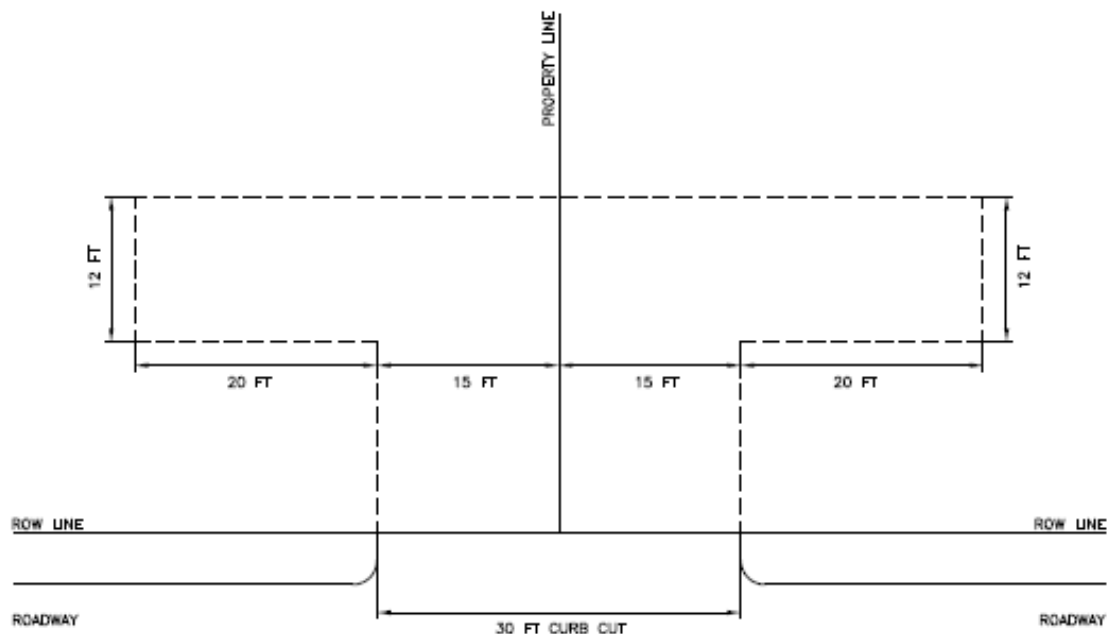
**CHAPTER 26- ACCESS MANAGEMENT POLICY ORDINANCE
ARTICLE X**

SECTION 26-318. – SINGLE-FAMILY RESIDENTIAL

- (a) Single entry driveway approaches including full width of drive and radii, shall not occupy more than 50 percent of the frontage fronting the roadway, or a maximum of 24 feet, whichever is less measured at the edge of roadway.
- (b) Double/U-shaped entry driveway approaches, marginal access street or easement and residential homes with a three (3) car garages/carports or more, including full width of drive and radii, shall not occupy more than 70 percent of the frontage fronting the roadway, or a maximum of 30 feet, whichever is less measured at the edge of roadway.
- (c) Driveway entry approaches shall be calculated and measured in accordance with Figure 1 below:



- (d) Where a subdivision abuts a major thoroughfare (collector or arterial street), lots for single-family residential use shall not front on the thoroughfare. Where conditions are such that vehicular access cannot be provided other than from a thoroughfare, a marginal access street or easement to serve two or more lots may be created with the approval of the director of planning and code enforcement. The marginal access street or easement shall permit entry to the thoroughfare and prevent backing onto the thoroughfare. Marginal access streets or easements shall be included on the subdivision plat.
- (e) Minimum marginal access street or easement for shared access shall conform with Figure 2 below:



(f) All driveway entry approaches/ curb cuts shall be saw cut

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this ____ day of _____, 2020.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2020.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Myra Ayala, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**



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

Date of Meeting: March 4, 2020	Agenda Item No. (to be assigned by PCE): IV. E.
From: Rebekah de la Fuente, Planning Director, on behalf of Auriel Investments LLC.	
Subject/Agenda Item: Discussion and consideration on the variance request to section 26-27(k)(2) for Weslaco Plaza Subdivision – being a re-subdivision of 6.595 acres being all of Lots 1 and 2, Limon Subdivision, Weslaco, Hidalgo County, Texas located, approximately 1,150 feet East of Westgate Dr. Possible Action.	
Discussion/Overview: Weslaco Plaza was approved by City Commission and recorded as County with escrow check. As part of the plat half of the required right-of-way was dedicated as Dragonfly Avenue as a connector street from Frontage Road to Pike Blvd. The City ordinance does not allow for the construction of half-streets; therefore the developer is requesting a variance to Section 26-27(K) (2).	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance for the variance request.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA

February 21, 2020

Mr. Mike Perez, City Manager
Via: Rebekah De La Fuente, Planning Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596-6158

RE: Weslaco Plaza Subdivision – Variance to allow Dragon Fly Avenue

Dear Mr. Perez,

As you are aware, Weslaco Plaza Subdivision went through the typical subdivision process following the guidelines of the City of Weslaco. It was reviewed and approved by City Staff, Planning and Zoning, and City Council before it was recorded at the Hidalgo County Clerk's Office. The subdivision is now recorded under Document Number 2995575 Hidalgo County Map Records.

What is more, all public improvements were constructed as approved by the City. Although here as of late, it has been brought to our client's attention that Dragon Fly Avenue is being identified as a half street. The Weslaco Code of Ordinance Section 26-27 "Streets", Sub-Section "K", Item "2" states that half-streets or half-alleys will not be permitted in subdivisions. If Dragon Fly Avenue is being labeled a half of a street, then the width of the pavement would have measured 16.0 feet back to back. The back to back paving characteristics of Dragon Fly Avenue measure as follows:

- The north 130.0 feet measure 25.0 feet back to back.
- The center 380.0 feet measure 32.0 feet back to back.
- The south 313.0 feet measure 25.0 feet back to back.

It is important to point out that the adjacent landowner located on the south side of the development was approached and asked if additional property could be acquired for road right of way improvements. The developer offered to pay for this right of way. The landowner declined and therefore the south 313 feet of Dragon Fly Avenue tapers to 25.0 feet back to back. Every attempt was made by the developer to acquire additional land to keep a uniformed alignment of Dragon Fly Avenue. Although, the improvements are in place and the subdivision is recorded we are respectfully requesting a variance to The City of Weslaco's Code of Ordinance Section 26-27 "Streets", Sub-Section "K", Item "2". So that this variance can be placed in the file for this recorded subdivision. This should in turn alleviate any pending and ongoing issues with the adjacent landowner.

I would like to note that a 6 ft opaque fence was offered to the adjacent landowner at the developer's expense. The installation of the fence was not a subdivision requirement due to the right-of-way being public. The adjacent landowner has declined this fence on his property at this time.

Should you have any questions or concerns please contact me at your earliest convenience at (956) 381-0981.

Respectfully Submitted,



Mario A. Reyna, P.E.
Vice President

Cc: Auriel Investments, LLC

Sec. 26-27. - Streets.

- (a) *Street layout.* Adequate and paved streets shall be provided by the subdivider and the arrangement, character, extent, width, grade and location of each shall conform to the comprehensive plan of the city and shall be considered in their relation to existing and planned streets, to topographic conditions, to public safety and convenience, and in their appropriate relationship to the proposed uses of land to be served by such streets. The street layout shall be devised for the most advantageous development of the entire neighborhood.
- (b) *Relation to adjoining street systems.* Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith.
- (c) *Projection of streets.* Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provisions for the proper projection of streets into such unsubdivided areas.
- (d) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be avoided.
- (e) *Street intersections.* Street intersections shall be as nearly at right angles as practicable, giving due regard to terrain, topography, sight distances and safety.
- (f) *Dead-end streets.* Dead-end streets shall be prohibited except as short stubs to permit future expansion.
- (g) *Culs-de-sac.* In general, a cul-de-sac shall not exceed 600 feet in length, and shall have a turnaround of not less than 100 feet in diameter (right-of-way) with a pavement diameter of 80 feet and shall provide access directly or indirectly to no more than 25 dwelling units in residential areas, and shall have a turnaround not less than 160 feet in diameter (right-of-way) with a pavement of 140 feet in commercial and industrial area.
- (h) *Streets on comprehensive plan.* Where a subdivision includes a street as shown on the major streets plan of the city, the Hidalgo County Thoroughfare Plan or the city's comprehensive plan, that street shall be platted in the approximate location shown on the plan. The right-of-way shall be equal to or greater than that indicated on the comprehensive plan for streets.
- (i) *Minor streets.* Minor streets shall be laid out so as to discourage their use by fast and through traffic.
- (j) *Pavement widths and rights-of-way.*
 - (1) Major thoroughfares of 120 feet of right-of-way shall be paved a minimum of 82 feet.
 - (2) Collector streets shall have a minimum right-of-way of 60 feet and a minimum

pavement width of not less than 43 feet as specified by the city.

- (3) Minor streets with single-family lots having a frontage of 50 feet or more shall have a right-of-way of at least 50 feet with abutting five-foot utility easement. Minor streets with single-family lots having a frontage of less than 50 feet shall have a right-of-way of at least 60 feet; or shall have a right-of-way of at least 50 feet with abutting five-foot utility easement, and shall provide a minimum of one overflow parking space for every two lots or dwelling units, within a reasonable distance from the lots or units to be served. The minimum pavement width of minor residential streets shall be 32 feet back-to-back, and minor residential subcollector streets which typically collect traffic from the subject development as well as interjoining traffic from other areas shall have a minimum pavement width of 37 feet back-to-back. Minor arterials of 80 feet of right-of-way shall be paved a minimum of 57 feet. Minor streets with multifamily lots shall have a right-of-way of at least 60 feet, and a minimum pavement width of 37 feet back-to-back and be in compliance with the requirements of all applicable ordinances dealing with off-street parking.

(k) *Pavement widths and rights-of-way of streets forming part of the boundary of the subdivision (adjacent).* Pavement widths and rights-of-way of streets forming part of the boundary of the subdivision adjacent shall be as follows:

- (1) Where the proposed subdivision abuts upon an existing street or half-street that does not conform to subsection (j) of this section, the subdivider shall dedicate right-of-way width to conform to such subsection. Before any pavement is laid to widen existing pavement, the existing pavement shall be cut back two feet to ensure an adequate subbase and pavement joint.
- (2) No half-streets or half-alleys will be permitted in subdivisions.

(l) *Curbs.* Curbs shall be installed by the subdivider on both sides of all interior streets, and on the subdivision side of all streets forming part of the boundary of the subdivision.

(m) *Street construction.* Materials and workmanship shall conform to the following standards:

- i. Collector and above designated streets*
 - 2" hot mix asphaltic concrete
 - 10" caliche base compacted to 95% of modified proctor
 - 6" subgrade with a Plasticity Index below 20
- ii. Residential streets*
 - 2" hot mix asphaltic concrete

8" caliche base compacted to 95% of modified proctor

6" subgrade with a Plasticity Index below 20

*If a report by a geotechnical engineer indicates that thicker paving sections are required then the geotechnical requirements supersede the standards listed above.

- (n) *Street grading.* Street grading shall meet the following minimum slopes based upon the land use and shall be shown on construction plans:
 - Residential streets: 0.3 percent
 - Multi-family and commercial streets: 0.5 percent
 - Industrial streets: 0.5 percent
- (o) *Street names.* Names of new streets shall not duplicate or cause confusion with the names of existing streets, unless the new streets are a continuation of or in alignment with existing streets, in which case names of existing streets shall be used, and shall conform to the existing street naming system. Street signs shall conform to city standards and shall be installed at the expense of the subdivider.
- (p) *Marginal access streets.* Where a subdivision has frontage on or borders an arterial street, the planning and zoning commission may require marginal access streets to be provided on both sides or on the subdivision side of the arterial street; unless the adjacent lots back up to, side up to, or front with extra depth and access off an alley, and provide some other means of restricting individual access directly to the arterial, or unless the planning and zoning commission determines such marginal access streets are not desirable under the facts of a particular case for adequate protection of the lots and separation of through the local traffic.
- (q) *Median islands.* Where a subdivision proposes median islands, the following shall be required prior to recording the plat or providing a final approval to the construction of the subdivision:
 - (1) The following plat note shall be required: The maintenance of all median islands shown on this plat shall be the exclusive responsibility of the owner of the property the subject of this plat, his heirs and assigns.
 - (2) The plans (cross-section to be included) and specifications, including a cross-section view, for such median islands shall be reviewed and approved in writing by the city engineer prior to construction where such issues as irrigation lines being encased, overspill appurtenances and illumination shall be considered. In this connection, such median islands shall conform to the amount of pavement required in

subsection (m) for the proposed street and made part of this section by reference for all purposes.

- (3) The city commission, with the recommendation of the planning and zoning commission, may set additional requirements to secure the public's health, safety and general welfare.
 - (4) The city engineer shall calculate present removal costs for such median islands, including any paving and utility relocation costs as well as any and all engineering costs that may be incidentally required, and 115 percent of such amount shall be escrowed with the city. Any funds so escrowed and not expended by the city as provided in this section within 15 years from the date of receipt, shall be returned to the then owners of the property, the subject of this plat, on the last day of such period, with the owners of each lot being entitled to an equal share of the refund. All of the owners of the property must request such refund within one year of entitlement, in writing, or such right shall be barred. In this connection, the city reserves the right to require evidence satisfactory to it that the persons seeking reimbursement are the owners of the property.
- (r) *Traffic calming.* If in the opinion of the city engineer and/or planning director streets in a proposed development are designed as such to encourage vehicular travel at unsafe speeds, the developer will bear the expense to install traffic calming measures. If the streets are existing and a safety problem is perceived the following process will be followed:

All of the following criteria must be satisfied for a street to be considered eligible for speed hump or other traffic calming device installation.

- (1) A petition that documents that a minimum of two-thirds of the households in low-density residential dwellings on the street that support its installation. In instances where traffic calming measures will affect other roadways, i.e. (grid network), the requestor will be required to obtain a petition that documents that a minimum of two-thirds of the household along the total affected area are in favor of the traffic calming measures. Petitions will be made available to requestors. Requester will be responsible for distribution and collection of all petitions.
- (2) The lane uses of the properties abutting the street where the traffic calming measure is proposed must be composed primarily of low-density residential dwelling.
- (3) Operational characteristics of the street.
 - a. The street must be used to provide access to abutting low-density residential properties (local residential street).

- b. There must be no more than one moving lane of traffic in each direction.
 - c. Traffic volumes must be more than 200 vehicles per day.
 - d. Vehicle speeds must meet the speed criteria.
 - e. The street must have a speed limit of 30 mph as determined in accordance with state law.
 - f. City manager, city engineer, city fire chief, city planning director and city police chief must approve all speed humps or traffic calming measures and their locations.
 - g. The street must not be any of the major roadways shown on the Thoroughfare Plan. The major roadways listed in the Thoroughfare Plan as a collector and greater and/or any other roadway classified by the City of Weslaco and/or TXDOT as a collector and/or greater.
 - h. Paved traveled ways that do not function as a street such as alleys, utility/access easements, parking lot circulation routes, and commercial service drives are not eligible for the installation of traffic calming measures, regardless of any identification signs, due to their operational characteristics.
- (4) Geometric characteristics of the street.
- a. The street must have adequate sight distances to safely accommodate the traffic calming measure as determined by the city engineer.
 - b. The street must not have curves or grades that prevent safe placement of the traffic calming measures. Measures may be located on streets that contain curves and/or grades, but the measure itself should not be located within a significant horizontal curve, or on a vertical grade greater than eight percent.
 - c. The street shall be paved. If there are no curbs, a special design must be used to prevent vehicle run-around.
 - d. The street shall have a minimum width of 30 feet and a maximum width of 44 feet.
 - e. The street must have a history that shows the need for traffic calming.
 - f. Private property in the city limits is not governed or controlled by these requirements.
 - g. In the case of areas with grid networks a comprehensive study of all affected roadways will need to be assessed.
 - h. Traffic calming measures are designed to attract the attention of the driver. Therefore, the installation of a traffic calming measure within the limits of a

school zone or in areas where pedestrians frequently cross a traveled way increases the chance of pedestrian vehicle conflict. Traffic calming measures shall not be installed in such areas.

(5) Cost Responsibility.

- a. Requestor will be responsible for a \$40.00 processing fee and is quantified by individual street segments. If it is so desired by the requestor to study the subject street on a non-typical day the requestor will be responsible for additional \$10.00 processing fee. City also reserves the right to conduct an independent study to verify results. The city engineer or designee will make the final determination of study results.
- b. The cost for the traffic calming measure installation (including signs, pavement markings and, if necessary, special design features such as bollards, curbing or guardrail) may be shared between the city and residents according to how much the measured speed on the street exceeds the speed criteria as defined in this section. This cost sharing is defined as follows:

COST SHARING

85th PERCENTILE SPEED RESIDENTS' COST SHARE FOR CONSTRUCTION

35—36 mph	100%
37—38 mph	67%
39—40 mph	33%
> 40 mph	0%

- c. Allocation of the city's contribution will be made upon a first come first serve basis and constrained by annual funding.
- d. The term "resident," when used in cost sharing does not necessarily refer to the petitioners. It is used to define the share of the cost that is not the responsibility of the city and could be paid by one or more of the residents or from other private sources. Notwithstanding the provisions of the foregoing cost-sharing table, residents may be able to expedite calming measure