

CITY OF WESLACO

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

JUNE 3, 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
MAY 6, 2020**

On Wednesday the 6th day of May 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
Miles Bullion	Commissioner
Randy Summers	Commissioner
Jim Forward	Commissioner
Rebekah de la Fuente	Planning Director
Kayla A. Arevalo	Planning Secretary

Also present were Jesse Valderas, Fire Inspector Investigator; 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 call noting that, Commissioner Torres and Commissioner Bullion was absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. March 4, 2020 Regular Meeting

Commissioner Berry made a motion to approve the minutes of March 4, 2020, with the noted change, seconded by Commissioner Summers. Motion carried.

Commissioner Bullion arrived at the dais 5:35pm

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 1500 Katie St. Also being Block 6, Lot 12, James M. Black No.2, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood business district. Possible Action

Ms. de la Fuente stated that there were Twenty-four (24) property owners notified within the 200-foot radius, a petition was received from the surrounding property owners, but they did not meet the 20% requirement. Staff recommended approval based on 2040 land use map.

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

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

B. Discussion and consideration to rezone 2732 E. Business 83. Also being 2.394 out of farm tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-2 Secondary and highway business district. Possible Action.

Ms. de la Fuente stated that there were Twenty-four (24) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map.

Emma San Miguel of 2732 Arthur Circle stated she had a few concerns regarding the drainage for the proposed development

Mario Reyna of Melden & Hunt stated proposed use of the property is going to be a storage facility and he would account for the 50-year storm drainage requirement.

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

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

C. Discussion and consideration to approve rezone 920 Dolores Huerta. Also being .70 acres out of farm tract 31, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-family dwelling district to B-1 Neighborhood business district. Possible Action.

Ms. de la Fuente stated that there were five (5) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map.

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

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

V. DISCUSSION AND CONSIDERATION

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

Ms. de la Fuente stated that this item is a twenty-five (25) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X". Staff advised that the subdivision is currently under construction and was close to completion. Staff recommend approval of the six-month extension to allow the developer enough time to complete construction and go through the recording process.

Commissioner Bullion made the motion to approve the six-month extension, seconded by Commissioner Treviño. Motion carried.

B. Discussion and consideration for a six-month extension of the Final Plat for Rangila Subdivision– being 1.878 acres out of Farm Tracts 29, West Tract Subdivision Vol. 2, Weslaco, Hidalgo County, Texas located, approximately 1900 ft. North of West Frontage Road

Ms. de la Fuente stated that this item is a two (2) lot subdivision is inside city limits. This subdivision is being serviced with water by the City of Weslaco through a 20" waterline and sewer by the City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B". Staff advised that the subdivision was previously granted a six-month extension in November of 2019 and that this would be their second six-month extension.

A representative with Guzman & Munoz stated that they were requesting the additional six-month extension in order to consultant with the property owner to ensure that he still intended to move forward with the project.

Commissioner Summers made the motion to approve the six-month extension, seconded by Commissioner Treviño. Motion carried.

C. Discussion and recommendation on the City of Weslaco Comprehensive plan updates and proposed changes.

Ms. de la Fuente stated that this item to look at the Comprehensive plan and recommend amendment and changes if needed. The item was opened for discussion

Planning and Zoning Commission recommended that a series of workshops be conducted the first of which to be held on May 20th at 8:30 to set up goals and a schedule for reviewing the entire plan and the accompanying maps.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:02 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Absent
Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 3, 2020	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration to approve rezone 2901 East Pike. Also being 30.00-acre Tract of land being the North 30 acres of Farm Tract 163, Block 178, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on May 18, 2020. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on May 22, 2020.	
Staff recommendation for Commission's Action: Staff recommends denial 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 Conditional Use Permit 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 Farm Tract 163 Block 178

Subdivision Name PIKE DISTRICT SUBDIVISION

Street Address PIKE Blvd. - Mile 8 North and E. PIKE Blvd, Weslaco

Existing Zoning R-1 Family Dwelling Existing Land Use Cultivated / Op. Sp.

Proposed Zoning R-2 Duplex + Apartments Proposed Land Use 4-Plex Family Dwelling - Private

- ☒ \$300.00 non-refundable filing fee. (\$305.00)
- ☒ 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 Fred Kurth, PE for Meldenand Hunt, Inc. Phone 956.381.0981

Address 115 N. McIntyre Fax: 956.381.1839

City Edinburg State Texas Zip Code 78541 E-Mail: fkurth@meldenandhunt.com

OWNER

Name Zaida LLC Phone 956.650.6193

Address 1709 E. Pike Blvd. Fax: 956.447.4119

City Weslaco State Texas Zip Code 78599 E-Mail: RocioTanus@rstig.com

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

Signature (Rocio Tanus) Date April 23, 2020
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

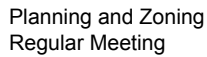
CITY OF WESLACO
956-968-3181

REC#: 02629290 4/30/2020 9:07 AM
OPER: NV TERM: 039
REF#:
PAID BY:

TRAN: 204.0000 REZONING APPL FEE
MELDEN & HUNT
101-400-1027
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00



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

May 22, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 3, 2020, for the Planning and Zoning Commission and on or before June 16, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

REZONE REQUEST:

Melden & Hunt, Inc is requesting to rezone 2901 W. Pike. Also being 30.00-acre Tract of land being the North 30 acres of Farm Tract 163, Block 178, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

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

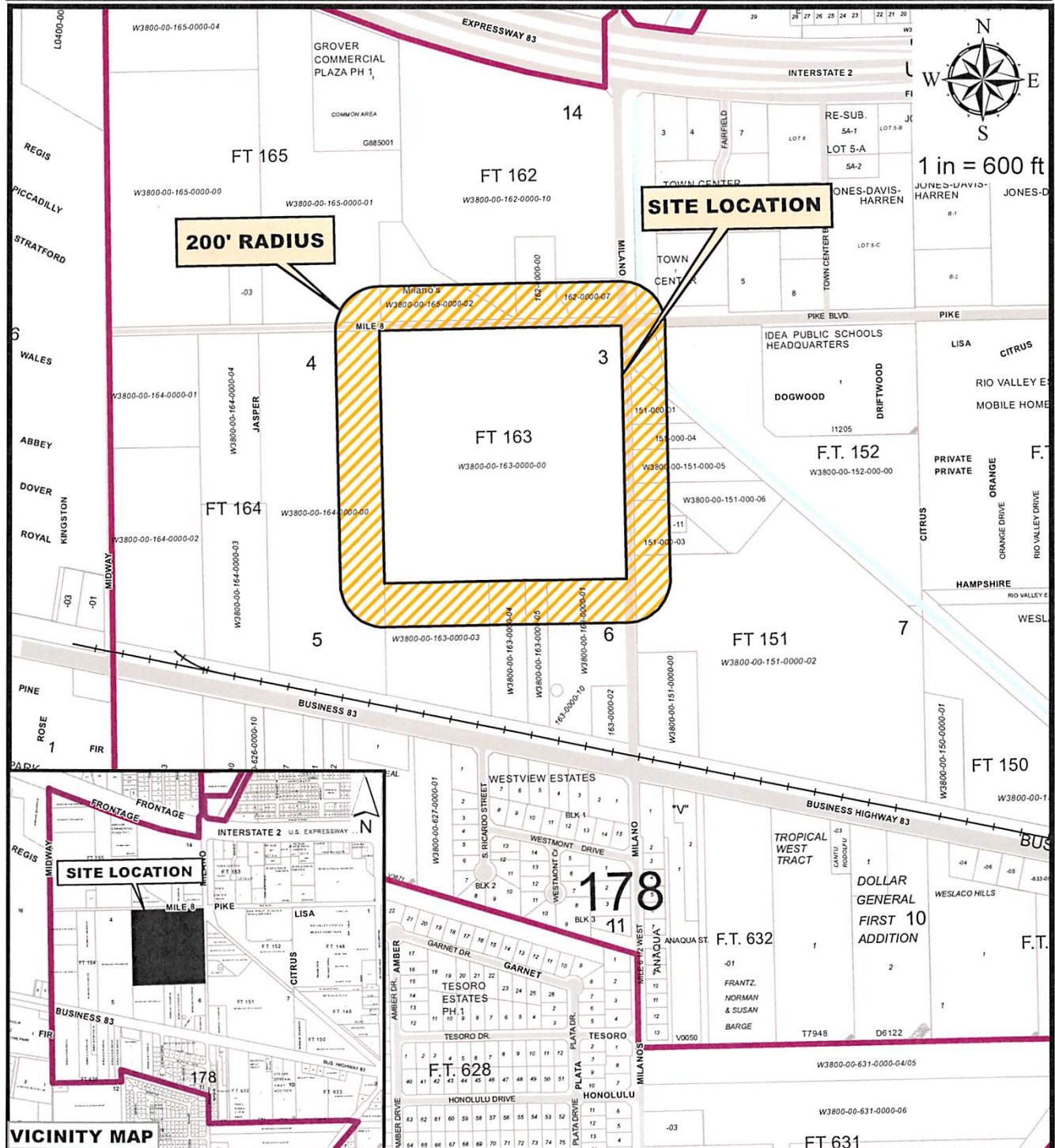
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Zaida LLC

2901 West Pike Blvd.
WEST TRACT N1166.80'-E1120' FT 163 30.00
AC GR 29.09 AC NET
BLOCK 178, FARM TRACT 163

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Open
Proposed zoning: R-2
Proposed land use: 4-Plex Family Dwelling-Private



City of Weslaco Code Enforcement Dept.

MAY 20, 2020

TOWN CENTER TOWER LP 2300 W PIKE BLVD STE 101 WESLACO TX 78596	T6355-00-000-0001-00 TOWN CENTER LOT 1 2300 W PIKE BLVD	L: 531360 B: 2302443
LRL COMPANY PO BOX 625 WESLACO TX 78599-0625	W3800-00-151-0000-00 WEST TRACT-S417.41'-W290.81' FT 151 3AC NET 0 US BUS 83	L: 168248 B: 129117
OLIVAREZ FERNANDO ET AL 3424 CUMMINGS LANE DONNA TX 78537-5694	W3800-00-151-0000-01 WEST TRACT AN IRR TR S280'-N468. 20'-W310.96' 1.0AC GR 0.84AC NET 844 N MILANO	L: 68640 B: 11883
SUDNA REDDY & RV REDDY & BIBAS 1500 SOUTHLAND DR WESLACO TX 78596-7442	W3800-00-151-0000-02 WEST TRACT FT 151 E27.56AC 26.81 AC NET 0	L: 0 B: 0
GARCIA JUANITA M 10517 N WARE RD MCALLEN TX 78504-8829	W3800-00-151-0000-03 WEST TRACT SW 1.63AC-NW 8.402AC FT 151 EXC E75'-W260'-N75'-S160' 0	L: 111006 B: 8194
SJ REYNA CAMPOS ENTERPRISES 600 N MILANOS RD WESLACO TX 78596-4466	W3800-00-151-0000-04 WEST TRACT S116.1'-N396.10' FT 1 51 1.0AC GR 0.91AC NET 606 N MILANO	L: 68161 B: 0
SJ REYNA CAMPOS ENTERPRISES 600 N MILANO RD WESLACO TX 78596-4466	W3800-00-151-0000-05 WEST TRACT BNG AN IRR TR S152.9' -N548.9'-W579.7' FT 151 1.84AC G 600	L: 107803 B: 41739
JUAREZ, IVY 1305 W 18TH ST WESLACO TX 78596-7826	W3800-00-151-0000-06 WEST TRACT S2.792AC-NW8.402AC FT 151 0 N MILANOS RD	L: 152077 B: 0
CROWN COMMUNICATION INC 4017 WASHINGTON RD PMB 353 CANONSBURG PA 15317-2520	W3800-00-151-0000-11 WEST TRACT E75'-W260'-N75'-S160' FT 151 .13AC NET 0	L: 16182 B: 0
HIDALGO & CAMERON COUNTIES PO BOX 237 MERCEDES TX 78570-0237	W3800-00-153-0000-00 WEST TRACT 2.87AC BNG W120' FT 1 53 2.87AC NET 2300 W PIKE BLVD	L: 37505 B: 0
MILANO ANGELA LINA 2900 W PIKE BLVD WESLACO TX 78596	W3800-00-162-0000-00 WEST TRACT FT 162 AN IRR TR W'18 1.95'-E486.45'-S390' 1.63 AC NET 2900	L: 89650 B: 95350
RAMON, ELIZA MARIA 2808 W PIKE BLVD WESLACO TX 78596-5642	W3800-00-162-0000-07 WEST TRACT-THE SOUTHEAST 1.25 AC RES OF THE SOUTH 8.35 ACRES OF F 2808 W MI 8 N	L: 58242 B: 232606

City of Weslaco Code Enforcement Dept.

MAY 20, 2020

MILANO GIOVANNA D 2900 W PIKE BLVD WESLACO TX 78596-5668	W3800-00-162-0000-10 WEST TRACT- FT 162 EXC 2.88 AC-S E COR 20.15 AC NET 0	L: 0 B: 0
ZAIDA LLC 2300 W PIKE BLVD STE 105 WESLACO TX 78596-5656	W3800-00-163-0000-00 WEST TRACT N1166.80'-E1120' FT 1 63 30.00 AC GR 29.09 AC NET 2 W PIKE BLVD	L: 70000 B: 0
IGLESIA BAUTISTA RR 1 BOX 9A WESLACO TX 78599	W3800-00-163-0000-01 WEST TRACT S672.27'-E383.56' AN IRR TR EXC 2.09AC-FT 163 3.95AC 0	L: 246140 B: 106521
MID VALLEY CHEMICALS INC 3005 ROCKY MOUNTAIN AVE LOVELAND CO 80538-9001	W3800-00-163-0000-03 WEST TRACT FT 163 6.12-W 8.62-S 16.29 AC 0 US BUS 83	L: 125460 B: 0
CHRISTIAN MINISTRIES OF THE PO BOX 1290 WESLACO TX 78599-1290	W3800-00-163-0000-04 WEST TRACT 2.39AC-E3.91AC-W10AC FT 163 0	L: 89379 B: 102279
JUAREZ, JUANA 2610 N BUSINESS 83 WESLACO TX 78596	W3800-00-163-0000-05 WEST TRACT 1.52AC-W10AC-S16.29AC FT 163 2610 US BUS 83	L: 54864 B: 17424
AGUIRRE HECTOR LOPEZ 301 HECTOR DR ALAMO TX 78516-4040	W3800-00-164-0000-00 WEST TRACT AN IRR TR E548.82'-FT 164 20.00 AC GR 19.69 AC NET 0 W BUS HWY 83	L: 334730 B: 0
SCOGGINS RITA MARIE & ROBERT 3017 TREASURE HILLS BLVD HARLINGEN TX 78550-8656	W3800-00-165-0000-01 WEST TRACT SW14.62AC - E23.43AC FT 165 14.62AC NET 1	L: 0 B: 0
MILANO ANGELA LINA 2900 W PIKE BLVD WESLACO TX 78596	W3800-00-165-0000-02 WEST TRACT AN IRR TR BEING SE 3. 46AC FT 165 3.46AC NET 0 PIKE BLVD	L: 190300 B: 176700



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 3, 2020	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Fernando Gutierrez	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Beer Retailer's Permit at 900 N Border Ave. Suite C, also being a 1.59 acres tract of land being the W210'-S330' Farm Tract 123, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Beer Retailer's Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on May 18, 2020. Thirty (30) property owners within 200 feet of the applicant's property were notified by letter on May 22, 2020.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. 20-00005

Business name: CRAZY About Mangonadas

PROPOSED PROJECT

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

Lot 1.59 acres being the W210' - S330' Block 2

Subdivision Name FARM Tract #123 West Track Subdivision

Street Address 900 W Border Ave Ste C Weslaco TX 78596

Existing Zoning _____ Existing Land Use SNACK BAR

Purpose for the Conditional Use Permit Request _____

Wine & Beer Retailers Permit (on Premise)

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

_____ \$300.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Fernando Gutierrez *managing member of LLC* Phone (956) 588-5744

Address 2004 Water Willow Dr. Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: freddy-gutierrez-97@hotmail.com

OWNER

Name Maria del Carmen Perez Phone (956) 293-3812

Address P.O. Box 2872 Fax: _____

City S Padre Island State TX Zip Code 78597 E-Mail: mexika1355@gmail.com
gueroarmen13@gmail.com

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

Yes _____ No _____

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

Signature Mari del Carmen Per Date 05-06-2020
Owner
Signature Fernando Gutierrez-Vela Date 05-06-2020
Applicant managing member
OF FENGTZ
Investments LLC
Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received _____ Date Paid _____

Notice of Public Hearing Sent 1 _____
200' of Proposed Site

P & Z Notice of Public Hearing REC#: 02633072 5/12/2020 11:52 AM Date _____
OPER: NV TERM: 039
REF#: 551
PAID BY: _____

City Commission Notice of Put in Newspaper TRAN: 202.0000 CONDITIONAL USE PERM
900 N BORDER STE C STC
101-400-1026
CONDITIONAL USE PER 305.00CR Date _____

Presented to P & Z Commission Approved _____ Disapproved _____
TENDERED: 305.00 CHECK
APPLIED: 305.00- Date _____

Presented to City Commission Approved _____ Disapproved _____
CHANGE: 0.00 Date _____

May 5th, 2020

To whom it may concern;

My name is Maria del Carmen Perez, President/owner of FAD Properties, LLC.

I am also owner of the Plaza on 900 N Border, Weslaco, Texas 78596.

Mr Gutierrez is a tenant of my plaza, Suite C, located at address above.

I am giving permission or allowing Mr Gutierrez to sale alcohol in his business located at plaza for benefit of his business.

Any questions please contact me at number below.

Thank you for your attention to this matter.

Sincerely,

Maria del Carmen Perez

POBox 2872

S Padre Island, Texas 78596

956-293-3812

Mexika1355@gmail.com

A handwritten signature, appearing to be 'MAP', is enclosed within a hand-drawn oval.

May 4th, 2020

To City of Weslaco:

My name is Noel Gutierrez-Vela owner and managing member of F & N GTZ LLC doing business as Crazy About Mangonadas.

I have applied for Wine and Beer Retailer's Permit for the sale of On Premise. Our primary business is ice cream, snacks and other items but would like to have the option to sell wine and beer.

The beer permit will allow us open the container to add wine to the smoothies.

We will follow TABC rules to employ 18 and over and will have our employees TABC certified.

I will also have one table and chairs at the location as required by TABC.

Monday- Sunday 12:00 Noon to 9pm

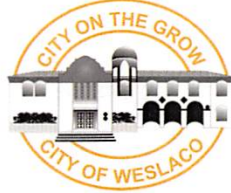


Noel Gutierrez-Vela

Managing Member *of LLC*

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

May 22, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 3, 2020, for the Planning and Zoning Commission and on or before June 16, 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:

Fernando Gutierrez is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 900 W Border Ave. Suite C, also being a 1.59 acres tract of land being the W210'-S330' Farm Tract 123, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

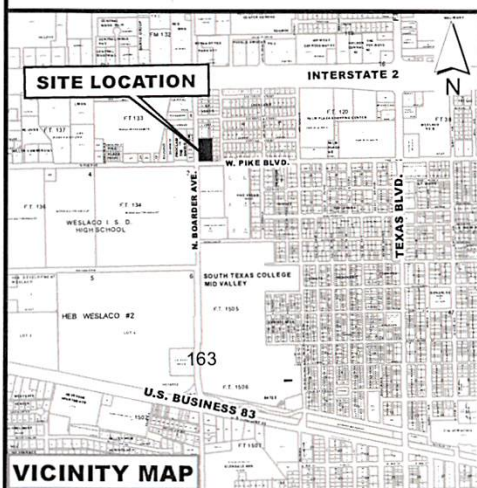
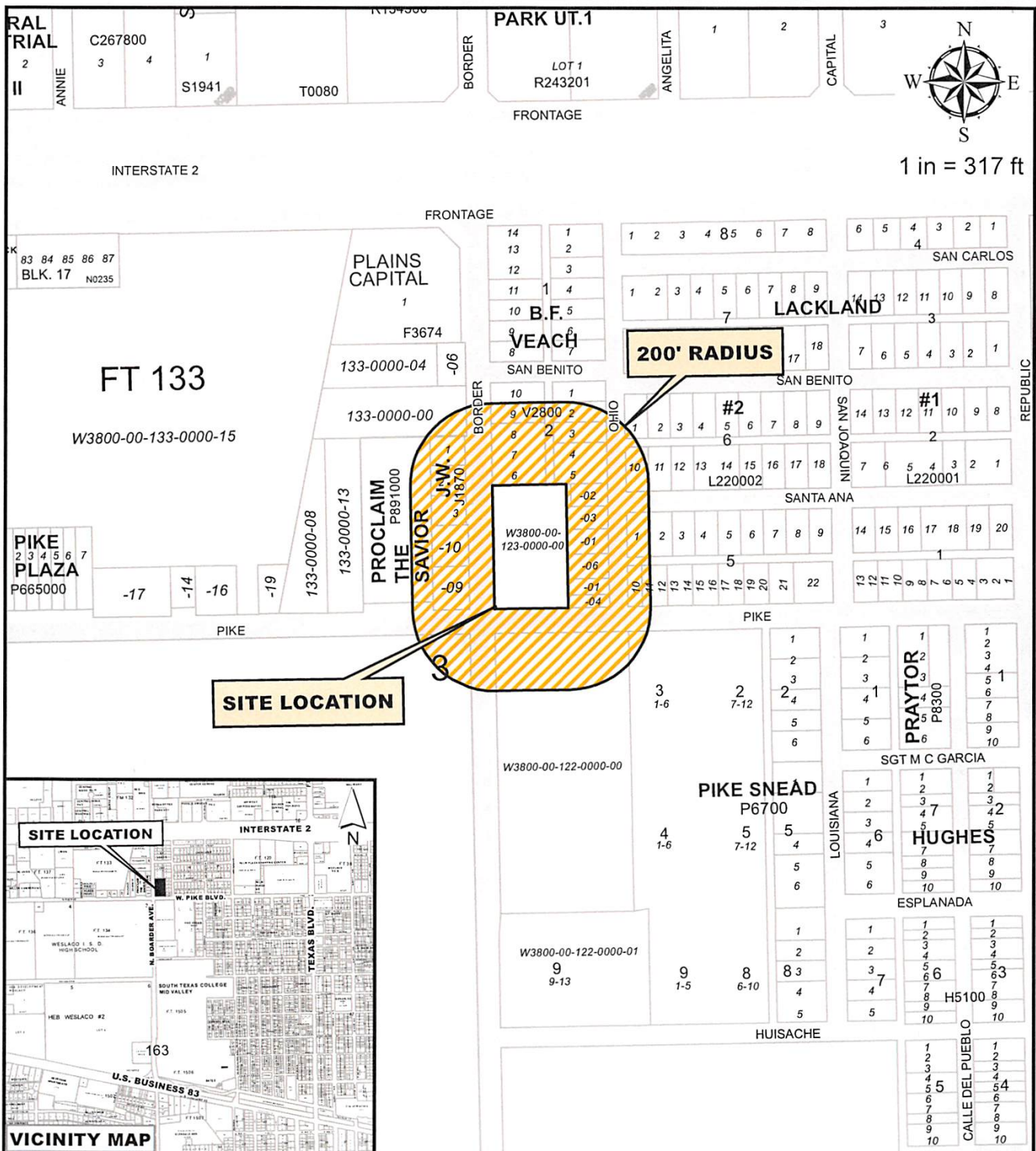
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Engineering

CITY OF WESLACO

Engineering



Fernando Gutierrez
900 North Border Avenue, Ste. C
WEST TRACT W210'-S330' FT 123 1.59AC
LOT 15, BLOCK 162

Purpose for the Conditional Use Permit request
Existing zoning: B-1 Neighborhood Business District
Existing land use: Snack Bar
CUP request: Wine and Beer Retailer



City of Weslaco Code Enforcement Dept.

MAY 21, 2020

LEAL SANTOS & IRMA 2105 NORTHGATE CIR WESLACO TX 78599-3981	J1870-00-000-0001-00 J. W. LOT 1 1001 N BORDER AVE	L: 33495 B: 57696
CARMONA ISABEL 30204 FM 801 SAN BENITO TX 78586-7190	J1870-00-000-0002-00 J. W. LOT 2 915 N BORDER AVE	L: 33495 B: 51870
GOMEZ SERGIO JR 319 S 25TH ST DONNA TX 78537	J1870-00-000-0003-00 J. W. LOT 3 909 N BORDER AVE	L: 33495 B: 16201
DUENEZ, PABLO & MARIA U 617 SANTA ANNA ST WESLACO TX 78596-4319	L2200-02-005-0001-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 LOT 1 BLK 5 617 W SANTA ANNA	L: 18400 B: 18402
CORTEZ, LIONEL & SULEMA 615 SANTA ANNA ST WESLACO TX 78596-4319	L2200-02-005-0002-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 LOT 2 BLK 5 615 W SANTA ANNA	L: 18400 B: 19346
CABALLERO, FLORENTINO 612 W PIKE BLVD WESLACO TX 78596-4618	L2200-02-005-0010-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 LOT 10 BK 5 626 MI 8 ROAD	L: 10675 B: 0
CABALLERO FLORETINO JR 612 W PIKE BLVD WESLACO TX 78596-4618	L2200-02-005-0011-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 LOTS 11 & 12 BLK 5 612 W PIKE BLVD	L: 18910 B: 11709
MONTANO ROSA MARIA 9551 GOLD STAGE RD SAN ANTONIO TX 78254-5204	L2200-02-006-0001-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 LOT 1 BLK 6 617 SAN BENITO ST	L: 18402 B: 30872
HERRERA MARGARITA H 618 SANTA ANA WESLACO TX 78596-4320	L2200-02-006-0010-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 LOT 10 BLK 6 618 SANTA ANNA ST	L: 18402 B: 21047
HERNANDEZ PEDRO JR 616 SANTA ANNA ST WESLACO TX 78596-4320	L2200-02-006-0011-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 LOT 11 BLK 6 616 SANTA ANNA ST	L: 18402 B: 17046
GEGENHEIMER, LIONEL JR & B PO BOX 1208 MCALLEN TX 78505-1208	P6700-00-002-0007-00 PIKE SNEAD LTS 7-12 BLKS 2&5, AL L BKS 3&4 ABND GEORGIA ST & CASA 715 W PIKE BLVD	L: 287605 B: 1062395
SIRACH LTD 400 S BICENTENNIAL BLVD MCALLEN TX 78501-5199	P8910-00-000-0000-00 PROCLAIM THE SAVIOR BNG 1.57AC 914 W PIKE BLVD	L: 267562 B: 117421

City of Weslaco Code Enforcement Dept.

MAY 21, 2020

VALDEZ, UVENSE & ALMA S PO BOX 1219 WESLACO TX 78599-1219	V2800-00-002-0001-05 VEACH LOT 1 BLK 2 917 N OHIO AVE	L: 19825 B: 30175
FUNK YOLANDA G 916 N OHIO AVE WESLACO TX 78596-4070	V2800-00-002-0002-05 VEACH LOT 2 BLK 2 916 N OHIO AVE	L: 19825 B: 69722
MARTINEZ DOLORES ALDACO 915 N OHIO AVE WESLACO TX 78596-4303	V2800-00-002-0003-00 VEACH BLK 2 LT 3 907 N OHIO AVE	L: 19825 B: 15547
CHARLES JOSE A & GUADALUPE M 913 N OHIO AVE WESLACO TX 78596-4303	V2800-00-002-0004-00 VEACH LOTS 4 & 5 BLK 2 913 N OHIO AVE	L: 39650 B: 46851
GUEVARA OLIVIA 101 GAMBLE ST COLUMBUS JUNCTION IA 52738	V2800-00-002-0006-00 VEACH LOTS 6, 7 & 8 BLK 2 914 N BORDER AVE	L: 59475 B: 24198
PRADO LYDIA 918 N BORDER AVE WESLACO TX 78596-4302	V2800-00-002-0009-00 VEACH BLK 2 LT 9 918 N BORDER AVE	L: 19825 B: 19176
REYNA RODOLFO & MARIA DE JESUS 920 N BORDER AVE WESLACO TX 78596-4302	V2800-00-002-0010-00 VEACH BLK 2 LT 10 920 N BORDER AVE	L: 19825 B: 24279
GUTIERREZ ARMANDO JR & ANA B 805 W PIKE BLVD WESLACO TX 78596-4621	W3800-00-122-0000-00 WEST TRACT BLK FT 122 W320'-N680 .62 'LOT 122 805 W PIKE BLVD	L: 178750 B: 232335
FAD PROPERTIES LLC PO BOX 2872 SOUTH PADRE ISLAND TX 78597-2872	W3800-00-123-0000-00 WEST TRACT W210'-S330' FT 123 1. 59AC 900 N BORDER AVE	L: 141058 B: 220477
LEAL ELIDA 700 W PIKE BLVD WESLACO TX 78596-4620	W3800-00-123-0000-01 WEST TRACT E120'-W330'-N160'-S22 0' FT 123 EXC N60'-S160'-E120'-W 700 W PIKE BLVD	L: 35283 B: 30630
QUINTANILLA LILLIAN 909 OHIO ST WESLACO TX 78596-4303	W3800-00-123-0000-02 WEST TRACT 0.14AC IRR TR-E120'-W 330'-N55'-S330' FT 123 905 N OHIO AVE	L: 19602 B: 17884
VILLA NOEL RAUL & AMANDA MARIE 907 N OHIO AVE WESLACO TX 78596-4303	W3800-00-123-0000-03 WEST TRACT E120'-W330'-N55'-S275 ' FT 123 0.15AC GR 0.12AC NET 907 N OHIO AVE	L: 15675 B: 34240

City of Weslaco Code Enforcement Dept.

MAY 21, 2020

MENDEZ ELEAZAR JR & GILDA G 1505 GARDENIA ST WESLACO TX 78599-3149	W3800-00-123-0000-04 WEST TRACT E 120' OF W 330'-S 60' ' FT 123 0.17 AC NET 905 OHIO	L: 22216 B: 24812
MARTINEZ CRYSTAL E 1116 W BALLI RD ALAMO TX 78516-7202	W3800-00-123-0000-06 WEST TRACT N60'-S160'-E120'-W330' '-S330' FT 123 0.17AC NET 903 N OHIO AVE	L: 22215 B: 70853
CARDENAS, GILBERTO & ANITA 1007 N BORDER AVE WESLACO TX 78596-4321	W3800-00-133-0000-00 WEST TRACT S1AC-N4.33AC-E9.05AC- N0.48AC- S1.49AC-W1.72AC-E9.05AC 1007 N BORDER AVE	L: 121183 B: 1376
RIOJAS VANESSA 901 N BORDER AVE WESLACO TX 78596-4301	W3800-00-133-0000-09 WEST TRACT-S135'-E120' FT 133 0. 37AC GR 0.23AC NET 905 N BORDER AVE	L: 60108 B: 22638
RIOJAS VANESA 905 N BORDER AVE WESLACO TX 78596-4301	W3800-00-133-0000-10 WEST TRACT N0.27AC-S0.50AC-E1AC- S4.72AC-E9.05AC FT 133 905 N BORDER AVE	L: 35283 B: 54265
WESLACO ISD PO BOX 266 WESLACO TX 78599-0266	W3800-00-134-0000-01 WEST TRACT 40 AC EXC SEC 0.59 AC FT 134 WESLACO HIGH SCHOOL 1005 W PIKE BLVD	L: 2601060 B: 28118069



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 3, 2020	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Sr. Mostacho, LLC	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being lot 4, Town center Subdivision Lots 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on May 18, 2020. Six (6) property owners within 200 feet of the applicant's property were notified by letter on May 22, 2020.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED
MAY 12 2020
Planning &
Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. 20-00004

PROPOSED PROJECT

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

Lot 4 Block _____

Subdivision Name TOWN CENTER SUBDIVISION LOTS 2-9

Street Address 2307 WINTERSTATE 2, SUITE A

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request RESTAURANT SERVING WINE, BEER AND MIXED DRINKS

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

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

APPLICANT

Name SR. MOSTACHO, LLC RAUL H. UGALDE Phone 956-246-8898

Address 3404 ROSEWOOD DRIVE Fax: _____

City WESLACO State TEX Zip Code 78599 E-Mail: raul_ugalde@hotmail.com

OWNER

Name CABALLERO REAL ESTATE LLC Phone 956-454-7305

Address 610 MACO DRIVE Fax: _____

City HARLINGEN State TEX Zip Code 78550 E-Mail: _____

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

Yes _____ No ✓

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

Signature R. Curd Date 05-05-2020
Owner
Signature D. [unclear] Date 05-05-2020
Applicant
Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published
in Newspaper Date _____

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

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

RECEIVED

MAY 12 2020

Planning &
Code Enforcement Dept.

CITY OF WESLACO
956-968-3181

REC#: 02633125 5/12/2020 1:12 PM
OPER: flor TERM: 040
REF#:
PAID BY:

ACCT #: XXXX-XXXX-XXXX-9074
AUTH #: 291858
TRAN #: 000000000133
TYPE: PURCHASE

TRAN: 202.0000 CONDITIONAL USE PERM
RAUL UGALDE
101-400-1026
CONDITIONAL USE PER 305.00CR

TENDERED: 305.00 CREDIT CARD
APPLIED: 305.00-
CHANGE: 0.00

Sr. Mostacho, LLC D/B/A Sr. Mostacho Restaurant Operation

2307 W Interstate 2, Suite A, Weslaco, Texas 78596

(956) 246-8898

Sr. Mostacho is a Restaurant owned by Sr. Mostacho, LLC d/b/a Sr. Mostacho located at 2307 W Interstate 2, Suite A, Weslaco, Hidalgo County, Texas 78596

Raul Ugalde is the Manager of Sr. Mostacho, LLC.

Our Businesses will operate seven days a week and will be open:

Monday-Thursday 11:00 AM till 2:00 AM

Friday-Saturday 11:00 AM till 2:00 AM

Sunday- 10:00 AM till 2:00 AM

We will employ approximately six (16) employees including Cooks, waitresses, cashiers, bartenders and janitorial staff.

We feel we operate a First Class Restaurant with top quality Food and provide a comfortable atmosphere resulting in a positive dining experience. Family, Friends and guests enjoy American Food, Fish Plates, Burgers, Chicken Fried Steaks, Ribeye Steaks, Tacos, Chili Burgers, Chicken Fajitas, Salads, Desserts and more.

Beverages include: Coffee, Tea, Soft Drinks, Mexican Sodas and Beer & Wine and Mixed Drinks including our famous Micheladas. Our Restaurant has two large dining areas and a bar where you can sit and relax and enjoy a delicious meal. We have fifteen-(15) tables and booths in each of our two dining areas for as total of thirty (30) tables or booths.

We plan to have Karaoke in the near future.

We have adequate parking as well as additional parking in our neighbors' parking lot as most of our Neighbors close for business at 5:00 PM affording us extra parking for our business.



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

May 22, 2020

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 3, 2020, for the Planning and Zoning Commission and on or before June 16, 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:

Sr. Mostacho, LLC, Raul H. Ugalde is requesting a Conditional Use Permit to obtain a On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being Lot 4, Town Center Subdivision Lots 2-9, Weslaco, Hidalgo County, Texas

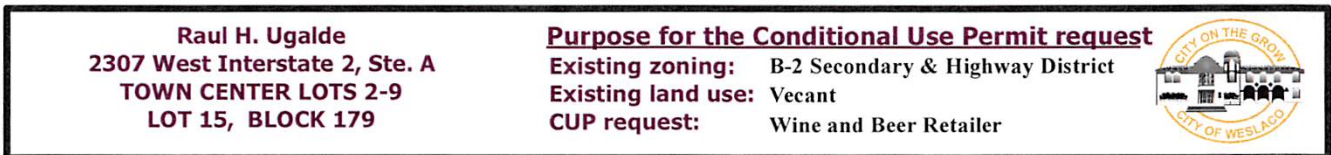
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

MAY 21, 2020

CREATIVE HOTEL GROUP LLC 6301 S PADRE ISLAND DR CORPUS CHRISTI TX 78412-4013	T6355-00-000-0002-00 TOWN CENTER LOT 2 1005 FAIRFIELD BLVD	L: 433332 B: 1066688
JDH DEVELOPERS LTD 2300 W PIKE BLVD STE 300 WESLACO TX 78596-4128	T6355-00-000-0003-00 TOWN CENTER LOT 3 2309 EXPRWY 83	L: 606135 B: 0
MAYAN CAPITAL MARKETING LLC 610 MACO DR HARLINGEN TX 78550-8450	T6355-00-000-0004-00 TOWN CENTER LOT 4 2307 EXPRWY 83	L: 644905 B: 482262
KRISHNA VALLEY LLC 7118 CRESTA BULIVAR SAN ANTONIO TX 78256-2128	T6355-00-000-0006-00 TOWN CENTER LOT 6 1004 FAIRFIELD BLVD	L: 476718 B: 0
EGD PROPERTIES LLC 1100 TANGLEWOOD LN WESLACO TX 78596-3444	T6355-00-000-0007-00 TOWN CENTER LOT 7 2303	L: 593777 B: 540334
HIDALGO & CAMERON COUNTIES PO BOX 237 MERCEDES TX 78570-0237	W3800-00-153-0000-00 WEST TRACT 2.87AC BNG W120' FT 1 53 2.87AC NET 2300 W PIKE BLVD	L: 37505 B: 0



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

Date of Meeting: June 3, 2020	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Red Rock Real Estate Development Group, LTD.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Mira Vista Phase II Subdivision– being a 13.49 acres out of Farm Tract 1020 and out of Lot 11 and 12, BLK 113, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1150ft. East of F.M. 1015 Road. Possible Action.	
Discussion/Overview: The proposed thirty-five (35) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco services through a 10” sewer line. The property is within a Flood Zone “B”. Owner is requesting a setback and drainage detention variance.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval with compliance of the ordinance on the variance.	
Additional Action Prompted: [X] Mayor’s Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Mira Vista Subdivision No.2

Location: South side of Camino Real Viejo Road, east of FM 1015

Legal Description: A 13.49 acre tract of land being all of Farm Tract 1020 and out of Lots 11 and 12, Block 113, West and Adams Tracts Subdivision, Hidalgo County, Texas.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Residential

Existing Land Use: Agricultural Proposed Land Use: R-2

Number of Lots Proposed: 35 Gross Acreage: 13.49

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Red Rock Real Estates Development Group, Ltd. Telephone: (956) 800-1333

Address: 2912 S. Jackson Road Fax: _____

City: McAllen State: TX Zip: 78503 E-mail: riocantu@yahoo.com

ENGINEER INFORMATION

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

Address: 124 E. Stubbs St. Fax: _____

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility AT&T

☒ YES ☐ NO Gas Utility

☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District No. 1

☒ YES ☐ NO Irrigation District No. 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ \$350.00 Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Manuel N. Cantu Jr (Manager)

Owner Signature: [Signature] Date: May 26, 2020

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Mira Vista No. 2

Location: South side of Camino Real Viejo Road, East of FM 1015

Legal Description: A 13.49 acre tract of land out of Farm Tract 1020 and out of Lots 11 and 12, Block 113, West and Adams Tract Subdivision, Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

R-2: Rear setback from 15' to 10'. 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:

Drainage detention on off-site ditch excavation in lieu of on-site detention pond. On-site detention maintenance has always been an issue.

☐ 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

Red Rock Real Estate Development Group, Ltd., A Texas Limited Partnership

Owner's Name: By: Red Rock, LLC, A Texas Limited Liability Company Telephone: (956) 800-1333

Its General Partner: Manuel N. Cantu, Jr., Manager

Address: 2912 S. Jackson Road Fax: _____

City: McAllen State: TX Zip: 78503 E-mail: riocantu@yahoo.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Manuel Cantu Jr

Owner Signature: [Signature] Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

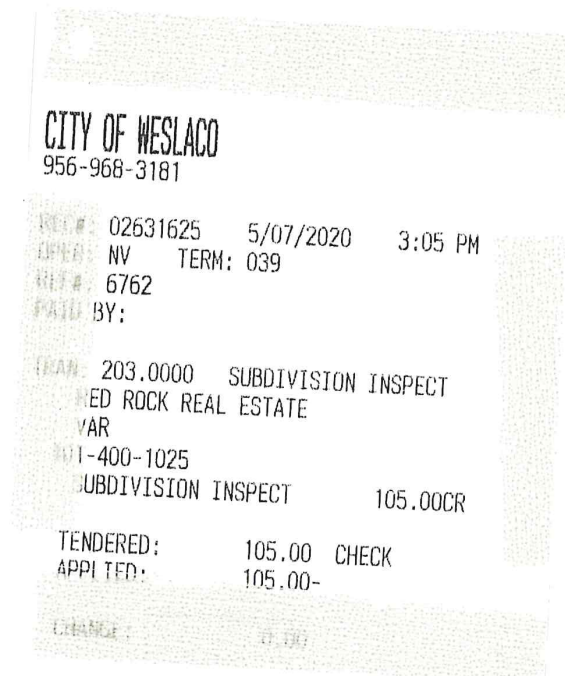
THIS PAGE FOR STAFF USE ONLY

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

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____



General Office

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

E-Mail
hccid9general@hccid9.org



RANDALL WINSTON P.E.
General Manager

JUDY BEALL
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

May 13th, 2020

Mr. Eulalio Ramirez, P.E.
Quintanilla, Headley & Associates
124 E. Stubbs
Edinburg, Texas 78539

RE: **Mira Vista Phase II** Subd. Drainage and Detention

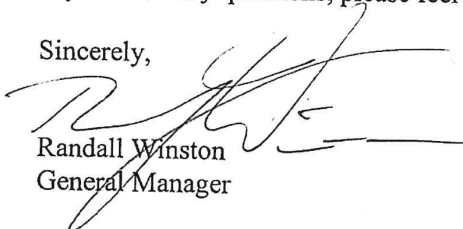
Good morning Mr. Ramirez:

I have received your revised cross sections and calculations dated 4/29/2020 for the Mira Vista PHASE II Subdivision modified to include the 50 year detention volume in the lower portion of the drain ditch as shown on your provided cross sections.

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

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

Sincerely,



Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
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RICHARD F. CORTEZ
Chairman of the Board

JOE M. FLORES
Board Member

ELLIE TORRES
Board Member

April 29, 2020

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

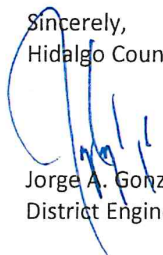
RE: MIRA VISTA No. 2

Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Mira Vista No. 2, Alfonso Quintanilla, P.E. Our office is in the process of reviewing the proposed drainage statement for the above-mentioned development and sees no objections to his plan, to discharge into the existing HCCID No. 9 ditch and allow for the development to account for their runoff volume by excavating along the ditch. We understand that even though the above-mentioned subdivision is partly within the city limits of Weslaco and Mercedes ETJ, it will be processed through the City of Weslaco. With that stated, our office accepts that some municipalities have higher standards and require the detention to be on-site, but wanted to respond to the engineer's request with this letter, stating that our office has no objection with the widening of the ditch to account for runoff volume.

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

Sincerely,
Hidalgo County Drainage District No. 1

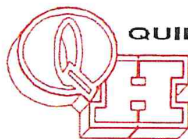

Jorge A. Gonzalez, PE, SIT, CFM
District Engineer III

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

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1 Drainage Report Mira Vista No. 2 Hidalgo County, Texas

Prepared By:



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 - R.P.L.S. # 4856

Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

124 E. Stubbs St. Edinburg, Texas 78539

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

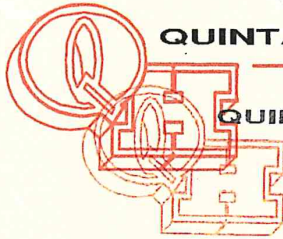
Email: alfonsoq@qha-eng.com

April 28, 2020



Marco A. Gonzalez 4-28-20

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QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E. # 95534 R.P.L.S. # 4856 Eulalio Ramirez, P.E. # 77062
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Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

**DRAINAGE REPORT FOR
MIRA VISTA No. 2**

A 13.49 acre tract of land out of Farm Tract 1020, and out of Lots 11 and 12, Block 113, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 2, pages 34-37, map records Hidalgo County, Texas, and according to warranty deed recorded under county clerk's document number 1631125 and corrected warranty deed recorded under county clerk's document number 1817664, official records, Hidalgo County, Texas. This subdivision is located on the south side of Camino Real Viejo Road, approximately 1,150.00 feet east of F.M. 1015 Road. The site is currently open land. This subdivision is located in the City of Weslaco city limit and City of Mercedes ETJ. The proposed subdivision will consist 35 multi-family lots.

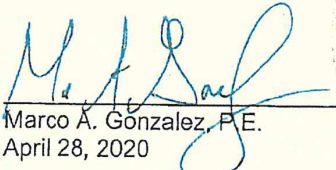
The tract is Zone "B", areas between limits of the 100-year flood and 500-year flood: or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile: or areas protected by levees from the base flood.(Medium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

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

Presently, the site has very minimal runoff in a southerly direction with an approximate 1% slope. The existing runoff for the proposed subdivision is Q=5.28 cubic feet per second based on a 10-year storm and flows into the existing Hidalgo & Cameron Counties Irrigation District No. 9 Drain Ditch located on the south side of the property.

After development the runoff will be Q=36.50 cubic feet per second for an increase of Q=31.22 cubic feet per second (50 year storm). Detention will be 100,696.47 cubic feet (2.31 acre feet) and will be accomplished by excavating the existing City of Weslaco Drain Ditch located on the south side of the subdivision. In addition, the developer is proposing to install a storm sewer system consisting of 24", 30", and 36" storm pipes and Type "A" inlets that will collect the runoff from the roads and will outfall in the existing drain ditch. 77.00 to 79.00 feet of Drain Ditch Right of Way to Hidalgo & Cameron Counties Irrigation District No. 9 and Hidalgo County Drainage District No. 1 is being dedicated by this plat.

Drainage calculations are attached.


Marco A. Gonzalez, P.E.
April 28, 2020

☐ 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	DATE 4/29/20

124 E. Stubbs, Edinburg, TX 78539 • Phone 956/381-6480 • Fax 956/381-0527

MIRA VISTA No. 2.xls

EXISTING:

50-YEAR STORM

Area = 13.49 acres
V = 0.15
D = 1100.00 Ft
c = 0.20

$t = D / V(3600)$
t = 2.04 Hrs = 122.22 min

From Rainfall Intensity Curve: i = 1.96

Q = ciA
Q = 5.28 cfs

FUTURE:

Area = 13.49 Acres
V = 0.40
D = 1100.00 Ft
c = 0.55

$t = D / V(3600)$
t = 0.76 Hrs = 45.83 min

From Rainfall Intensity Curve: i = 4.92

Q = ciA
Q = 36.50 cfs



Handwritten signature of Marco A. Gonzalez

t (hr)	i (in/hr)	Qfut (cfs)	Vfut (cf)	Qext (cfs)	Vext (cf)	Vfut - Vext (cf)
0.25	9.10	67.54	60781.95	5.28	4747.66	56034.29
0.50	6.34	47.06	84705.40	5.28	9495.31	75210.08
0.75	4.98	36.92	99680.02	5.28	14242.97	85437.05
1.00	4.14	30.74	110680.95	5.28	18990.63	91690.32
1.25	3.58	26.54	119443.79	5.28	23738.29	95705.51
1.50	3.16	23.48	126769.96	5.28	28485.94	98284.01
2.00	2.60	19.26	138677.72	5.28	37981.26	100696.47 Peak
3.00	1.95	14.47	156321.84	5.28	56971.89	99349.95
4.00	1.59	11.78	169573.45	5.28	75962.52	93610.93
5.00	1.35	10.02	180340.37	5.28	94953.15	85387.22
6.00	1.18	8.77	189489.25	5.28	113943.78	75545.47

PEAK VOLUME = 100696.47 cf
Peak Volume = 2.31 Ac-ft

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

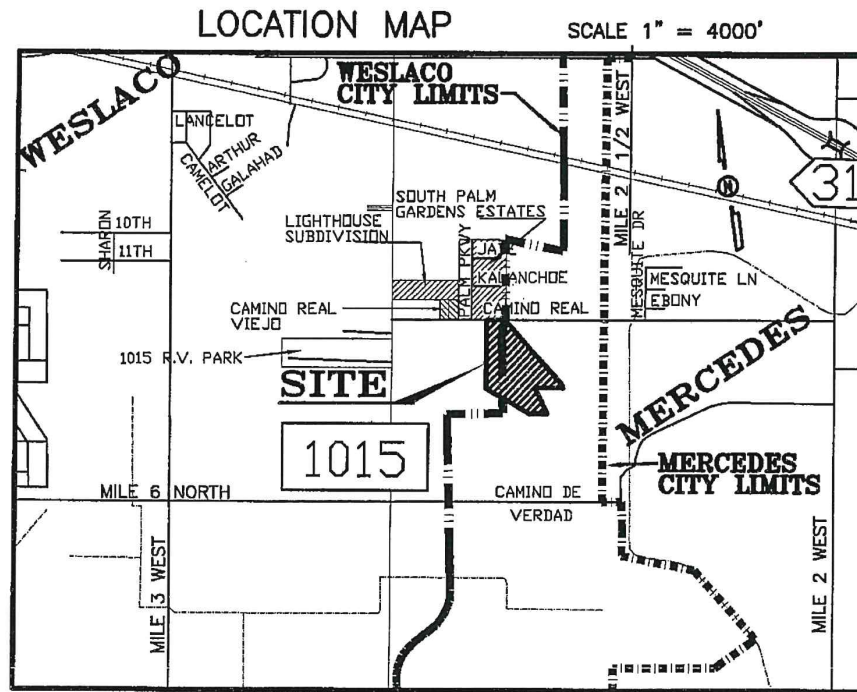
" C " - VALUES FOR RATIONAL METHOD

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

MIRA VISTA No. 2

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

MIRA VISTA No. 2



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

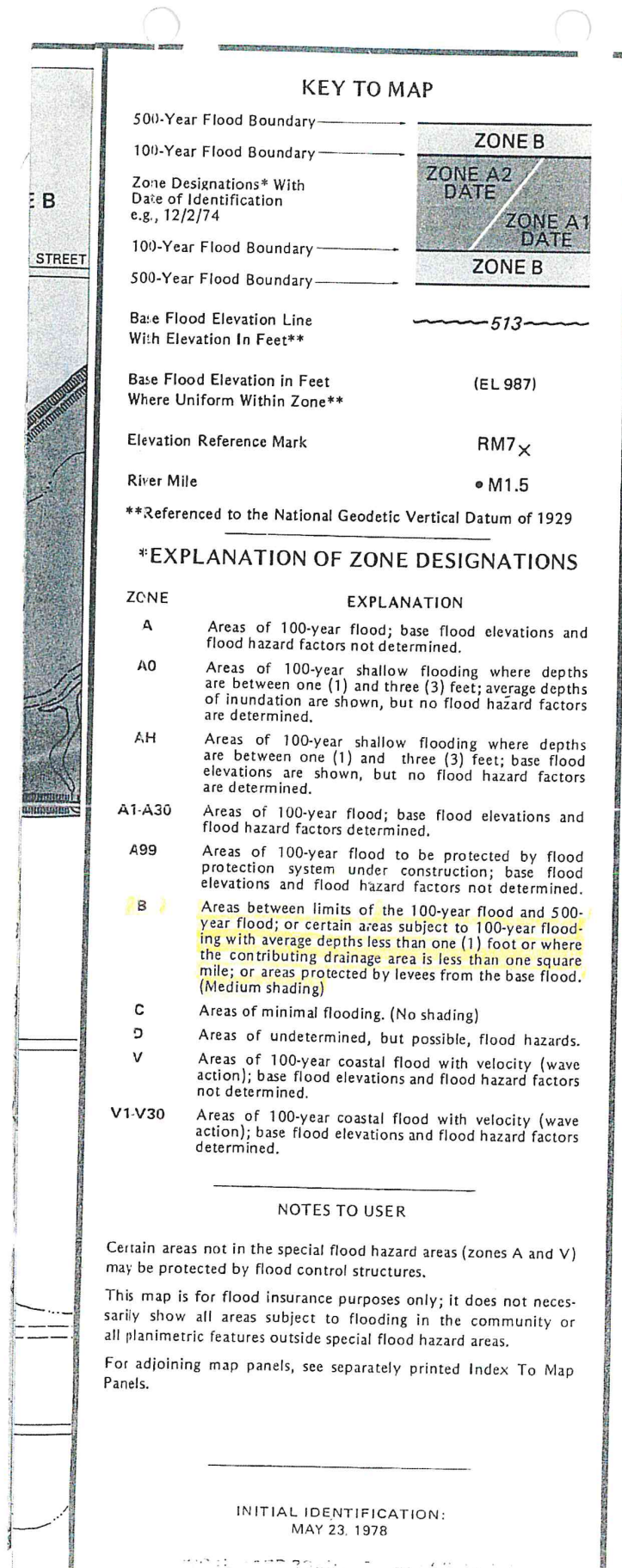
LAND SURVEYORS

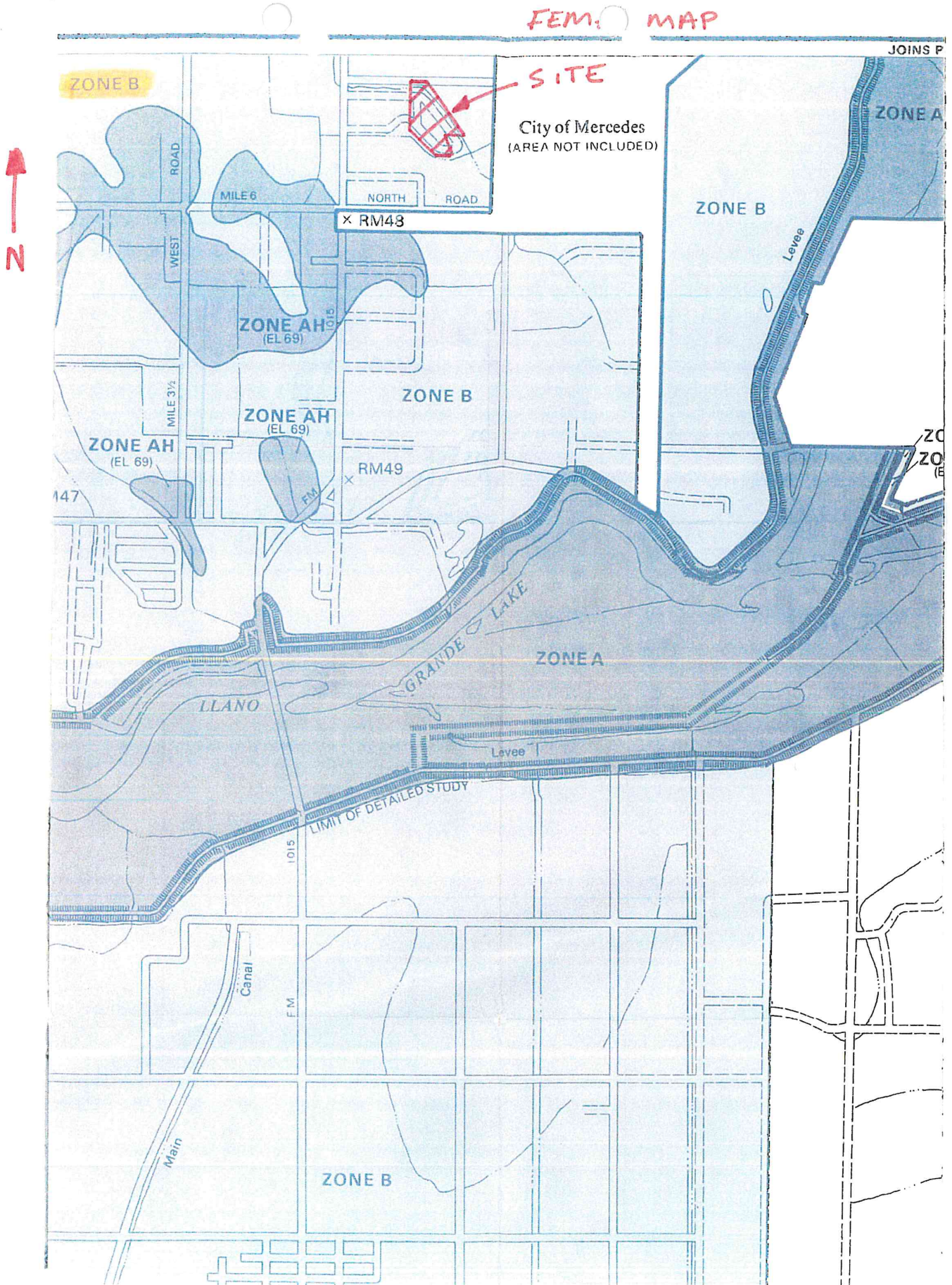
PHONE 956-381-6480

FAX 956-381-0527

ALFONSOQ@QHA-ENG.COM

NATIONAL FLOOD INSURANCE PROGRAM	
	FIRM FLOOD INSURANCE RATE MAP
	HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS)
	ZONE "B"
	PANEL 525 OF 525
	COMMUNITY-PANEL NUMBER 480334 0525 B
	EFFECTIVE DATE: JANUARY 2, 1981
federal emergency management agency federal insurance administration	





Soll m_{Ti}



This map is compiled on 1975 aerial photography by the U. S. Department of Agriculture, Soil Conservation Service and cooperating agencies.

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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pot	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
45,* 46,* 47.* Pits										
48, 49----- Racombe	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	11-20
50----- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	32-42	13-21
51:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
Cuevitas-----	0-8	Fine sandy loam	SM, SM-SC, SC	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented-----	---	---	---	---	---	---	---	---
52, 53----- Raymondville	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54:*										
Raymondville----	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
Urban land.										
55, 56----- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57:*										
Reynosa-----	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59----- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

See footnote at end of table.

Hidalgo County, Texas

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

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

Hidalgo County, Texas

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

Map symbol and soil name	Depth In	Clay Pct	Permeability In/hr	Available water capacity In/in	Soil reaction pH	Salinity Mmhos/cm	Shrink-swell potential	Erosion factors		Organic matter Pct
								K	T	
22, 23, 24----- Hebbronville	0-17 17-58 58-65	8-15 12-18 10-17	2.0-6.0 2.0-6.0 2.0-6.0	0.07-0.14 0.11-0.17 0.11-0.17	6.6-7.8 6.6-8.4 7.9-8.4	<2 <2 <2	Low----- Low----- Low-----	0.20 0.24 0.24	5	<1
25, 26, 27----- Hidalgo	0-17 17-28 28-80	15-20 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.15 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Low----- Moderate----- Moderate-----	0.24 0.32 0.32	5	1-3
28, 29----- Hidalgo	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.17 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
30----- Hidalgo	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.01-0.13 0.01-0.13 0.01-0.15	7.9-8.4 7.9-8.4 7.9-9.0	4-16 4-16 4-16	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
31:* Hidalgo-----	0-17 17-28 28-80	20-30 23-35 23-35	0.6-2.0 0.6-2.0 0.6-2.0	0.08-0.17 0.08-0.17 0.08-0.20	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5	1-3
Urban land.										
32:* Jimenez-----	0-8 8-10 10-60	12-24 --- ---	0.6-2.0 --- ---	0.05-0.10 --- ---	7.9-8.4 --- ---	<2 --- ---	Low----- --- ---	0.10 --- ---	1	1-3
Quemado-----	0-6 6-12 12-18 18-60	10-18 18-27 --- ---	0.6-2.0 0.6-2.0 --- ---	0.09-0.13 0.05-0.10 --- ---	6.1-7.8 6.6-7.8 --- ---	<2 <2 --- ---	Low----- Low----- --- ---	0.10 0.10 --- ---	1	<1
33----- Laredo	0-14 14-55	12-35 18-35	0.6-2.0 0.6-2.0	0.15-0.22 0.13-0.20	7.9-8.4 7.9-8.4	<2 <4	Moderate----- Moderate-----	0.37 0.43	5	1-3
34----- Matamoros	0-65	35-55	0.06-0.2	0.14-0.19	7.9-8.4	<4	Very high---	0.32	5	0.5-1
35, 36, 37, 38--- McAllen	0-14 14-72	14-25 20-31	0.6-2.0 0.6-2.0	0.11-0.16 0.09-0.18	7.9-8.4 7.9-8.4	<2 <4	Low----- Low-----	0.24 0.28	5	0.5-1
39----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.12-0.18 0.09-0.15 0.06-0.20	7.9-8.4 7.9-9.0 7.9-9.0	<4 <8 >4	Very high--- Very high--- Very high---	0.32 0.32 0.32	5	1-3
40----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.02-0.12 0.02-0.09 0.02-0.07	7.9-9.0 7.9-9.0 7.9-9.0	>4 >8 >8	Very high--- Very high--- Very high---	0.32 0.32 0.32	5	1-3
41----- Mercedes	0-19 19-57 57-65	40-60 45-60 45-60	<0.06 <0.06 <0.06	0.12-0.18 0.09-0.15 0.06-0.20	7.9-8.4 7.9-9.0 7.9-9.0	<4 <8 >4	Very high--- Very high--- Very high---	0.32 0.32 0.32	5	1-3
42----- Nueces	0-29 29-72	2-12 18-34	2.0-6.0 0.2-0.6	0.05-0.10 0.12-0.17	6.1-7.3 6.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	<1
43:* Nueces-----	0-29 29-72	2-12 18-34	2.0-6.0 0.2-0.6	0.05-0.10 0.12-0.17	6.1-7.3 6.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	<1
Sarita-----	0-48 48-80	1-10 18-35	6.0-20 2.0-6.0	0.05-0.10 0.13-0.19	6.1-7.3 5.6-8.4	<2 <2	Low----- Moderate-----	0.17 0.24	5	0.5-1
44----- Olmito	0-47 47-65	35-55 35-55	0.2-0.6 0.06-0.2	0.13-0.18 0.06-0.18	7.9-8.4 7.9-8.4	<4 >4	Very high--- Very high---	0.32 0.32	5	1-3
45,* 46,* 47.* Pits										

See footnote at end of table.

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Soil survey

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

Map symbol and soil name	Depth		Clay	Permeability	Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors		Organic matter
	In	Pct							K	T	
			In/hr	In/in	pH	Mmhos/cm					Pct
48----- Racombe	0-13 13-49 49-72	16-28 25-34 26-34	0.6-2.0 0.6-2.0 0.6-2.0	0.14-0.19 0.15-0.20 0.15-0.20	6.6-7.8 6.6-8.4 7.9-8.4	<2 <4 <4	Low----- Moderate----- Low-----	0.28 0.32 0.32	5		1-3
49----- Racombe	0-13 13-49 49-72	16-28 26-34 25-34	0.6-2.0 0.6-2.0 0.6-2.0	0.04-0.12 0.04-0.13 0.04-0.13	6.6-7.8 6.6-8.4 7.9-8.4	4-16 4-16 >4	Low----- Moderate----- Moderate-----	0.28 0.32 0.32	5		1-3
50----- Ramadero	0-21 21-65	16-34 25-34	0.6-2.0 0.6-2.0	0.14-0.19 0.15-0.20	6.6-8.4 6.6-8.4	<2 <4	Moderate----- Moderate-----	0.28 0.32	5		1-3
51: * Randado	0-9 9-16 16-60	8-18 15-25 ---	0.6-2.0 0.6-2.0 ---	0.10-0.14 0.12-0.16 ---	6.6-7.8 6.6-7.8 ---	<2 <2 ---	Low----- Low----- ---	0.24 0.28 ---	1		<1
Cuevitas-----	0-8 8-60	7-18 ---	0.6-2.0 ---	0.10-0.14 ---	6.6-7.8 ---	<2 ---	Low----- ---	0.20 ---	1		0.5-1
52----- Raymondville	0-15 15-43 43-65	32-42 35-50 35-45	0.2-0.6 0.06-0.2 0.06-0.2	0.12-0.18 0.10-0.18 0.10-0.18	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	High----- High----- High-----	0.32 0.32 0.32	5		1-3
53----- Raymondville	0-15 15-43 43-65	32-42 35-50 35-45	0.2-0.6 0.06-0.2 0.06-0.2	0.04-0.11 0.04-0.11 0.04-0.11	7.9-8.4 7.9-8.4 7.9-8.4	4-16 4-16 >4	High----- High----- High-----	0.28 0.28 0.32	5		1-3
54: * Raymondville-----	0-15 15-43 43-65	32-42 35-50 35-45	0.2-0.6 0.06-0.2 0.06-0.2	0.12-0.18 0.10-0.18 0.10-0.18	7.9-8.4 7.9-8.4 7.9-8.4	<4 <4 <4	High----- High----- High-----	0.32 0.32 0.32	5		1-3
Urban land.											
55----- Reynosa	0-15 15-48 48-65	15-30 18-35 18-35	0.6-2.0 0.6-2.0 0.6-2.0	0.18-0.24 0.15-0.24 0.12-0.22	7.9-8.4 7.9-8.4 7.9-8.4	<2 <4 <4	Moderate----- Moderate----- Low-----	0.37 0.43 0.43	5		0.5-1
56----- Reynosa	0-15 15-48 48-65	15-30 18-35 18-35	0.6-2.0 0.6-2.0 0.6-2.0	0.05-0.15 0.04-0.14 0.04-0.14	7.9-8.4 7.9-8.4 7.9-8.4	4-16 4-16 4-16	Moderate----- Moderate----- Low-----	0.37 0.43 0.43	5		0.5-1
57: * Reynosa-----	0-15 15-48 48-65	15-30 18-35 18-35	0.6-2.0 0.6-2.0 0.6-2.0	0.18-0.24 0.15-0.24 0.12-0.22	7.9-8.4 7.9-8.4 7.9-8.4	<2 <4 <4	Moderate----- Moderate----- Low-----	0.37 0.43 0.43	5		0.5-1
Urban land.											
58----- Rio	0-12 12-38 38-63	12-20 35-50 30-40	2.0-6.0 0.06-0.2 0.2-0.6	0.14-0.18 0.13-0.18 0.12-0.17	6.6-7.8 7.4-8.4 7.9-8.4	<4 <4 <4	Low----- Moderate----- Moderate-----	0.24 0.32 0.32	5		1-3
59----- Rio	0-12 12-38 38-63	12-20 35-50 30-40	2.0-6.0 0.06-0.2 0.2-0.6	0.04-0.12 0.04-0.11 0.04-0.10	6.6-7.8 7.4-8.4 7.9-8.4	4-16 4-16 >4	Low----- Moderate----- Moderate-----	0.24 0.32 0.32	5		1-3
60----- Rio	0-12 12-38 38-63	20-35 35-50 30-40	0.6-2.0 0.06-0.2 0.2-0.6	0.15-0.20 0.13-0.18 0.12-0.17	6.6-7.8 7.4-8.4 7.9-8.4	<4 <4 <4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5		1-3
61----- Rio	0-12 12-38 38-63	20-35 35-50 30-40	0.6-2.0 0.06-0.2 0.2-0.6	0.04-0.12 0.04-0.11 0.04-0.10	6.6-7.8 7.4-8.4 7.9-8.4	4-16 4-16 >4	Moderate----- Moderate----- Moderate-----	0.32 0.32 0.32	5		1-3
62----- Rio Grande	0-8 8-65	9-18 9-18	2.0-6.0 2.0-6.0	0.13-0.24 0.13-0.24	7.9-8.4 7.9-8.4	<4 <4	Low----- Low-----	0.49 0.49	5		0.5-1

See footnote at end of table.

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Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

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

See footnotes at end of table.

Hidalgo County, Texas

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

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

See footnotes at end of table.

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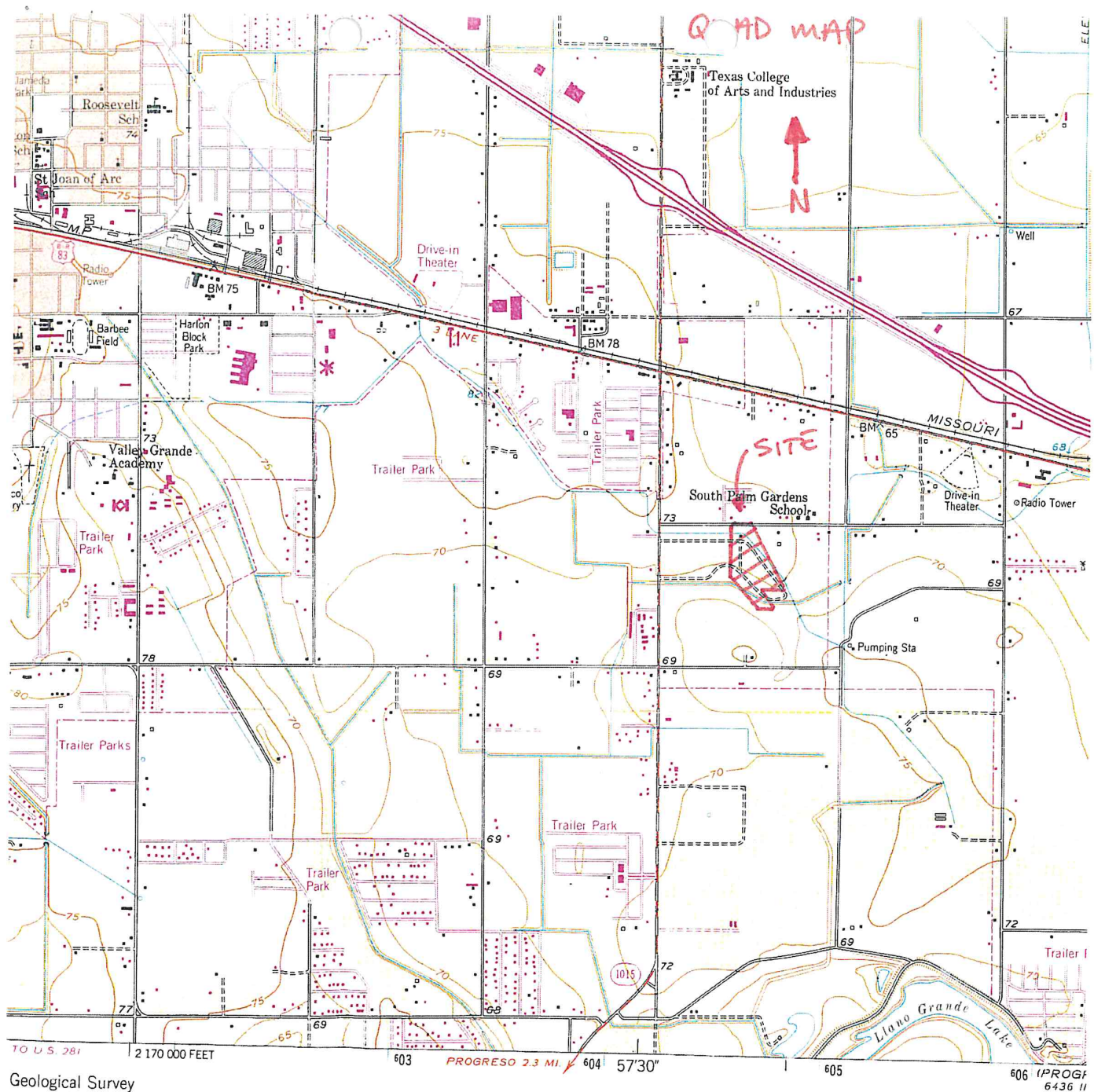
Soil survey

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

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

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

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



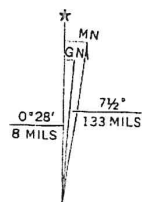
Geological Survey

S. Bureau of Reclamation

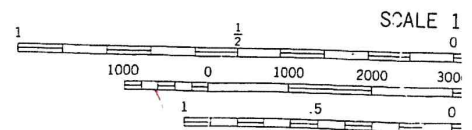
1 aerial photographs
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system,

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UTM GRID AND 1983 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

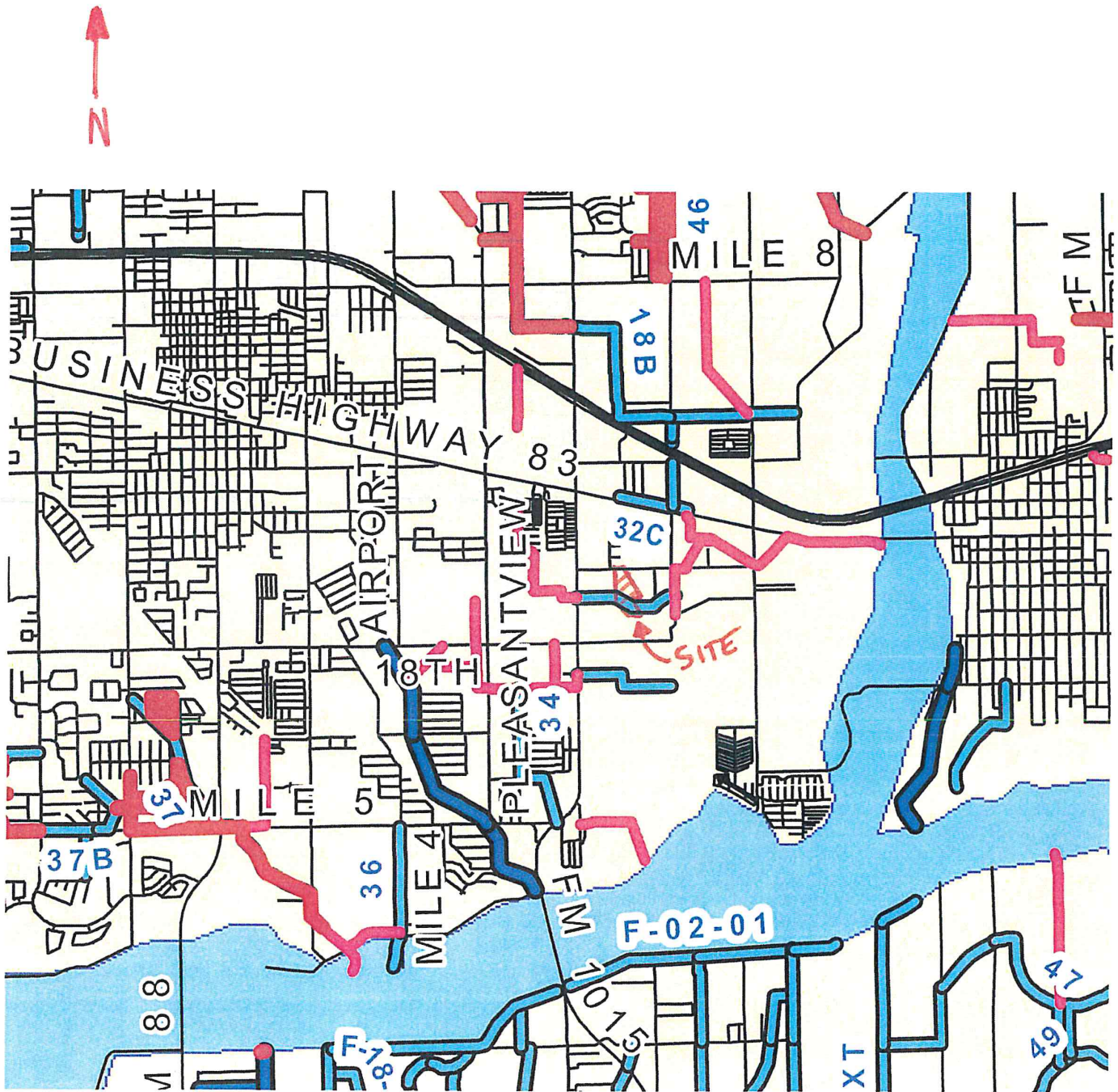


CONTOUR INT
NATIONAL GEODETIC VER

Datum 1983
and
ticks

Revisions shown in purple and woodland compiled from
aerial photographs taken 1980 and other source data
This information not field checked. Map edited 1983

THIS MAP COMPLIES WITH NATION
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER,
A FOLDER DESCRIBING TOPOGRAPHIC MAPS /



H.C.D.D. No. 1

TABLE IA
FLOWRATE DETERMINATION
MIRA VISTA No. 2

[illegible]

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

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

4-3-20

TABLE I
TIME OF CONCENTRATION DETERMINATION
MIRA VISTA No. 2

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

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