

CITY OF WESLACO

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

NOVEMBER 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
OCTOBER 7, 2020**

On Wednesday, October 7, 2020, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session VIA ZOOM MEETING

The following commissioners were present:

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

Also present were; 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 Treviño and Commissioner Summers were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. September 2, 2020 Regular Meeting

Commissioner Bullion made a motion to approve the minutes of September 2, 2020 with the noted comments by Commissioner Summers, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 1311 West IH 2 Ste G, also being Lot 2, Weslaco Plaza Subdivision, Hidalgo County, and Texas.

Ms. de la Fuente stated that notice appeared in The Monitor on September 21, 2020, there were seven (7) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Treviño arrived at the dais.

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

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

B. Discussion and consideration to approve rezone 2606 N. Westgate. Also being Block 1, Lot 4, Sun Country Estates Subdivision, 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 notice appeared in The Monitor on September 21, 2020, there were Twenty (20) property owners notified within the 200-foot radius, no letters for or against the item were received. The property was annexed by the City as an existing business and now that the property is changing the type of use the owner applied to get it zoned appropriately. Staff recommended approval.

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

Commissioner Summers arrived at the dais.

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

C. Discussion and consideration to approve rezone 2720 N. Westgate. Also being Block 5, Lot 1 & 2, Sun Country Estates Subdivision, 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 notice appeared in The Monitor on September 21, 2020, there were Twenty-two (22) property owners notified within the 200-foot radius, no letters for or against the item were received. The property was annexed by the City as an existing business and now that the property is changing the type of use the owner applied to get it zoned appropriately. Staff recommended approval.

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

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

D. Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Original Townsite of Weslaco, Hidalgo County, and Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on September 21, 2020, there were Twenty-six (26) property owners notified within the 200-foot radius, no letters for or against the item were received. The proposed location was previously the Juan Botas site and the use would remain the same. Staff recommended approval.

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

Commissioner Berry made a motion approve the Conditional Use permit, with the condition that alcohol could not be consumed outside the establishment, seconded by Commissioner Bullion. Motion carried.

E. Discussion and consideration to approve a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit, Mixed Beverage Late Hours, Food & Beverage Certificate, Beverage Cartage Permit at 1901 Club de Amistad, also being West Tract 15.67 ac BNG 2 IRR TRS FT 791 Golf Course, Weslaco, Hidalgo County, Texas. Possible Action.

Ms. de la Fuente stated that notice appeared in The Monitor on September 21, 2020, there were Twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and Preliminary Plat for Viridian Estates– being a 19.599-acre land out of the North20 acres of Farm Tract 193, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1,980' North of mile 10 North east of Mile 6 West. Possible Action.

Ms. de la Fuente stated that this item is an thirty (30) lot subdivision located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8" waterline and sanitary sewer OSSF. The property is within a Flood Zone

“B”. The applicant has requested a variance OSSF. However, the developer still need to file a variance of off-sight drainage and provide the letteres of support.

Commissioner Summers made the motion to deny preliminary plat, seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration for the Preliminary Plat for Paseo del Rio– being a 2.00 acre tract of land comprised a called .64 acres out of Farm Tract 41, Block 143, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 688’ east Paseo del Norte North of Pike Blvd. Possible Action.

Ms. de la Fuente stated that this item is a two (72) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 4” waterline and sewer by the City of Weslaco services through an 6” sewer line. The property is within a Flood Zone “B”. Staff recommended approval of the preliminary plat.

Commissioner Bullion made the motion to approve preliminary plat, seconded by Commissioner Berry. Motion carried.

C. Discussion and consideration for the Preliminary Plat for Freedom Storage– being a 2.409 acre being a part or portion out Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863’ east of Pleasantview Dr. south of business 83. Possible Action.

Ms. de la Fuente stated that this item is a one (1) lot subdivision is inside the City of Weslaco. 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 6” sewer line. The property is within a Flood Zone “B”. Staff recommends approval.

Commissioner Summers made the motion to approve preliminary plat, seconded by Commissioner Forward. Motion carried.

D. Discussion and consideration for the Final Plat for Freedom Storage– being a 2.409 acre being a part or portion out Farm Tract 710, Block 136, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 863’ east of Pleasantview Dr. south of business 83. Possible Action.

Ms. de la Fuente stated that this item is a one (1) lot subdivision is inside the City of Weslaco. 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 6” sewer line. The property is within a Flood Zone “B”. Staff recommends approval.

Commissioner Summers made the motion to approve final plat, seconded by Commissioner Forward. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 5:55 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 4, 2020	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Roberto Acevedo	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 521 E. Business 83, also being Lot 1 & 2, Block 2, Gray Subdivision, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise 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 October 19, 2020. Seventeen (17) property owners within 200 feet of the applicant's property were notified by letter on October 30, 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. CUP 21-00001

PROPOSED PROJECT

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

Lot Gray Lots 1 + 2 Block 2

Subdivision Name _____

Street Address 521 E Business 83 Weslaco

Existing Zoning _____ Existing Land Use Snack store

Purpose for the Conditional Use Permit Request _____

Wine and Beer Retailer Permit

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 Roberto Acvedo Phone 956-529-2202

Address 521 E Business 83 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: robertacev007@gmail.com

OWNER

Name Larry Pittburner Phone 956-969-3100

Address 260 S Texas Blvd Ste 40 Fax: _____

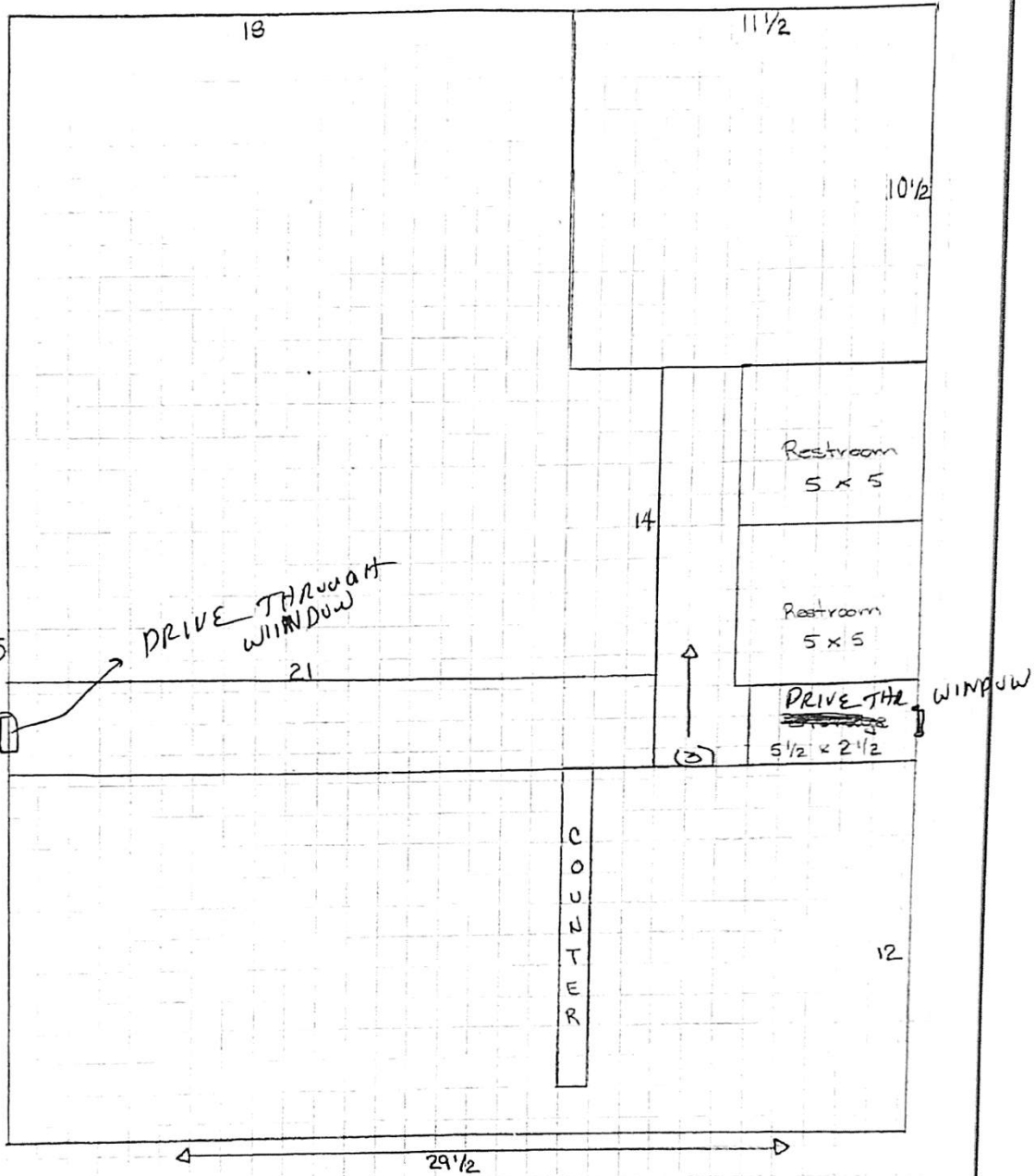
City Weslaco State TX Zip Code 78596 E-Mail: bookkeeping@villa de lator
weslaco.com

RECEIVED

OCT 15 2020

Planning &
Code Enforcement Dept.

521 E Bus 83
Rebecca Regalado
784-09103



(1033 sq ft)

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 Larry D. H. B. Date 10/14/20
Owner
Signature [Signature] Date 10/14/20
Applicant
Signature _____ Date _____
Authorized Agent

STAFF USE ONLY	
Accepted By _____	City of Weslaco 956-968-3181
Notice of Public Hearing 200' of Proposed S	REC#: 02681262 10/14/2020 4:43 PM OPER: NV TERM: 039 REF#: PAID BY:
P & Z Notice of Public Hearing	TRAN: 203.0000 SUBDIVISION INSPECT C.U.P. 101-400-1025
City Commission Notice in Newspaper	SUBDIVISION INSPECT 305.00CR
Presented to P & Z Approved _____	TENDERED: 305.00 CHECK APPLIED: 305.00- CHANGE: 0.00
Presented to City Commission Approved _____ Disapproved _____ Tabled _____	

2019 TAX STATEMENT



PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:
DITTBURNER LARRY
260 S TEXAS BLVD STE 400
WESLACO, TX 78596-6191

Legal Description:
GRAY LOTS 1 & 2 BLK 2

Account No: G7300-00-002-0001-00

Appr. Dist. No.: 182236

Legal Acres: .3068

Parcel Address: 521 E BUS HWY 83

As of Date: 10/14/2020

Print Date: 10/14/2020

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$80,184	\$30,143	\$110,327	\$110,327	\$0	\$0	\$0	\$110,327
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
HIDALGO COUNTY		\$110,327		\$0.00	\$110,327	0.5750000	\$634.38
DRAINAGE DIST #1		\$110,327		\$0.00	\$110,327	0.1051000	\$115.95
CITY OF WESLACO		\$110,327		\$0.00	\$110,327	0.6967000	\$768.65
Amount saved by additional sales tax revenue \$26.92							
WESLACO ISD		\$110,327		\$0.00	\$110,327	1.0687000	\$1,179.06
SOUTH TEXAS ISD		\$110,327		\$0.00	\$110,327	0.0492000	\$54.28
SOUTH TEXAS COLLEGE		\$110,327		\$0.00	\$110,327	0.1733000	\$191.20

Total Tax: \$2,943.52
Total Tax Paid to date: \$2,943.52
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

11/02/2020 21 + up to 15%	11/30/2020 22 + up to 15%	12/31/2020 23 + up to 15%	02/01/2021 24 + up to 15%	03/01/2021 25 + up to 15%	03/31/2021 26 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/30/2021 27 + up to 15%	05/31/2021 28 + up to 15%	06/30/2021 29 + up to 15%	08/02/2021 30 + up to 15%	08/31/2021 31 + up to 15%	09/30/2021 32 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

WESLACO ISD 2019 M&O 1.0487000 I&S .02000000 Total 1.0687000 2018 M&O 1.1397000 I&S .02000000 Total 1.1597000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.69

Print Date: 10/14/2020

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157



G7300-00-002-0001-00

DITTBURNER LARRY
260 S TEXAS BLVD STE 400
WESLACO, TX 78596-6191

AMOUNT PAID:

\$ _____

00001822360000000000



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (9/2019)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number _____
- ☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number _____
- ☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number _____
2. Type of On-Premise License/Permit
- | | |
|--|---|
| ☒ BG Wine and Beer Retailer's Permit | ☐ LB Mixed Beverage Late Hours Permit |
| ☐ BE Beer Retail Dealer's On-Premise License | ☐ MI Minibar Permit |
| ☐ BL Retail Dealer's On-Premise Late Hours License | ☐ CB Caterer's Permit |
| ☐ BP Brewpub License | ☐ FB Food and Beverage Certificate |
| ☐ V Wine & Beer Retailer's Permit for Excursion Boats | ☐ PE Beverage Cartage Permit |
| ☐ MB Mixed Beverage Permit | ☐ RM Mixed Beverage Restaurant Permit with FB |
| ☐ O Private Carrier's Permit - Brewpubs (BP) with a BG only | ☐ E Local Cartage Permit - Wine/Beer retailers (BG) Only |

3. Indicate Primary Business at this Location
- | | | |
|---|--|--|
| ☐ Restaurant | ☐ Sporting Arena, Civic Center, Hotel | ☐ Bar |
| ☐ Grocery/Market | ☐ Sexually Oriented | ☒ Miscellaneous <u>Snack Bar</u> |

4. Trade Name of Location (Name of restaurant, bar, store, etc.)

Xquinkles Snack-Land Weslaco

5. Location Address

521 BHWY 83 East

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596

6. Mailing Address	City	State	Zip Code
521 BHWY 83 East	Weslaco	TX	78596

7. Business Phone No.	Alternate Phone No.	E-mail Address
Pending	956-529-2202	ROBERTACEVEDO7@gmail.com

OWNER INFORMATION

8. Type of Owner
- | | | |
|--|---|---|
| ☐ Individual | ☐ Corporation | ☐ City/County/University |
| ☐ Partnership | ☒ Limited Liability Company | ☐ Other _____ |
| ☐ Limited Partnership | ☐ Joint Venture | |
| ☐ Limited Liability Partnership | ☐ Trust | |

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)

Acevedo Snacks LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact **phone and email are mandatory and must be active and updated regularly**. If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your license/permit.**

10. Contact Person: Roberto Acevedo	Relation to Business: Manager
Phone (mandatory): 956-529-2202	Email (mandatory): robertacevedo7@gmail.com

TABC DATESTAMP

11. Are you, the applicant a veteran-owned business? ☐ Yes ☒ No			
12. Are you, the applicant a Historically Underutilized Business (HUB)? ☐ Yes ☒ No			
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name	First Name	MI	Title
Acevedo	Roberto		Manager
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION	
Section 109.31 et seq.	
14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No	
<i>NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.</i>	
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☒ No	
15.a If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No	
<i>NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.</i>	
<i>NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.</i>	
<i>NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.</i>	
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No	
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	
60-DAY SIGN	
18. If required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.	Exact Date (MM/DD/YYYY) 10/13/2020
ALL APPLICANTS	
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.	
COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION	
Per Sec. 102.01 , a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.	
All required forms have been completed. I have reviewed all forms to ensure they are complete. I have obtained all required local and state certifications (pages 3-5). All application packets have been notarized. Phone numbers and email address for Contact Person are up to date. All additional documentation as required by the application packets is attached If required, out of state criminal history checks are attached (PHS #7). Certification of publication in local newspaper has been completed (page 5). A copy of the newspaper publication is attached (page 5).	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☐ Yes ☐ No ☒ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A

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

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

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

PRINT
NAME

Roberto Acevedo

SIGN
HERE



TITLE

Manager

Before me, the undersigned authority, on this 14th day of Oct, 2020, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE



SEAL

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

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

SIGN
HERE

City Secretary/Clerk

City

TEXAS

SEAL

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

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

Election for given location was held for:

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

OR IF ABOVE DOES NOT APPLY:

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

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

AND EITHER:

- ☐ legal sale of mixed beverages

OR

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

SIGN
HERE

City Secretary/Clerk

City

TEXAS

SEAL

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

Chapters 29 & 70 et seq.

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

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

SIGN

HERE

City Secretary/Clerk

City

_____, TEXAS

S E A L

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

Section 11.37

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

SIGN

HERE

County Clerk

_____, COUNTY

S E A L

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

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

Election for given location was held for:

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

OR IF ABOVE DOES NOT APPLY:

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

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

AND EITHER:

- ☐ legal sale of mixed beverages

OR

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

SIGN

HERE

County Clerk

_____, COUNTY

S E A L

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

Chapters 29 & 70 et seq

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

SIGN

HERE _____

County Clerk

_____ COUNTY

S E A L

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN

HERE _____

FIELD OFFICE _____

S E A L

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

Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE <u>Hover over to see example</u>
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
S E A L		

PLANNING DEPARTMENT

October 23, 2020

Legal Notice

Dear Occupant:

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

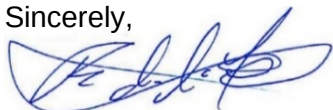
CONDITIONAL USE PERMIT REQUEST:

Roberto Acevedo is requesting a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 521 E. Business 83, also being Lot 1 & 2, Block 2, Gray Subdivision, Hidalgo County, and Texas.

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

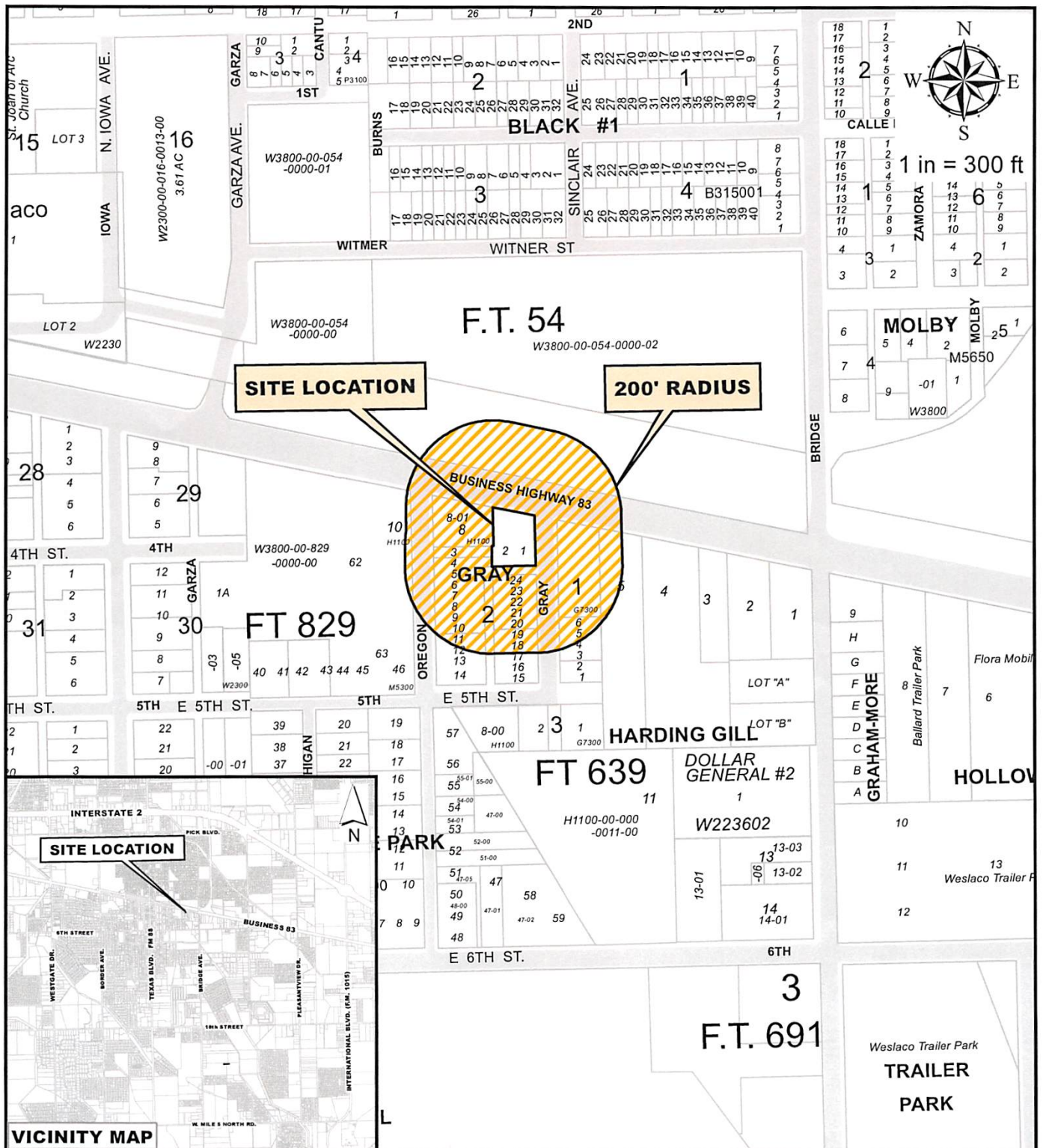
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,



Rebekah de la Fuente, CFM
Planning Director

Engineering Department



Roberto Acevedo
521 East Business 83
GRAY LOTS 1 & 2, BLK 2
LOT 14, BLOCK 142, F.T. 639

Purpose for the Conditional Use Permit request
Existing zoning: B-2
Existing land use: Snack Store
CUP request: Wine and Beer Retail Permint



City of Weslaco Code Enforcement Dept.

OCT 22, 2020

SERVICE PARTS INVESTMENT C	G7300-00-001-0000-01	L: 104424
PO BOX 297	GRAY AN IRR TR BEING N235.77'-BL	B: 11722
WESLACO TX 78599-0297	K 1 0 E BUS 83	
REYES, CARLOS	G7300-00-001-0001-00	L: 16362
525 E 5TH ST	GRAY LOTS 1 & 2 BLK 1	B: 2616
WESLACO TX 78596-6231	525 E 5TH ST	
VAUGHAN INTERESTS INC	G7300-00-001-0004-00	L: 34188
PO BOX 297	GRAY LOTS 3-6 BLK 1	B: 71526
WESLACO TX 78599-0297	0	
DITTBURNER LARRY	G7300-00-002-0001-00	L: 80184
260 S TEXAS BLVD STE 400	GRAY LOTS 1 & 2 BLK 2	B: 24000
WESLACO TX 78596-6191	521 E BUS HWY 83	
JPO ENTERPRISES INC	G7300-00-002-0003-01	L: 14432
PO BOX 2127	GRAY LT 3 BLK 2	B: 6664
ELSA TX 78543-2127	0	
KIELBOWSKI ALAN JOHN	G7300-00-002-0004-05	L: 70830
1920 E AUSTIN AVE	GRAY LOTS 4 THRU 10 BLK 2	B: 62682
HARLINGEN TX 78550-5174	0	
GBB RENTALS LTD	G7300-00-002-0011-00	L: 16094
5310 GARRETT RD	GRAY LOT 11 & N15'-LOT 12 BLK 2	B: 76833
HARLINGEN TX 78552-1854	417 S OREGON	
GBB RENTALS LTD	G7300-00-002-0012-00	L: 31344
5310 GARRETT RD	GRAY S10'-LOT 12, ALL LOTS 13 &	B: 2970
HARLINGEN TX 78552-1854	14 BLK 2 0 S OREGON	
NUESTRA FAMILIA ADULT DAY CARE	G7300-00-002-0015-00	L: 43750
604 E 6TH ST	GRAY LOTS 15-19, BLK 2	B: 32536
WESLACO TX 78596-6408	418 GRAYS LN	
WRIGHT ALI FAYE	G7300-00-002-0018-00	L: 16750
512 S INDIANA AVE	GRAY LOTS 18 & 19 BK 2	B: 0
WESLACO TX 78596	0	
SIESTA VILLAGE INC	G7300-00-002-0020-00	L: 8750
260 S TEXAS BLVD STE 400	GRAY LOT 20 BLK 2	B: 28176
WESLACO TX 78596-6191	412 GRAYS LN	
SIESTA VILLAGE INC	G7300-00-002-0021-00	L: 26250
260 S TEXAS BLVD STE 400	GRAY LOTS 21 THRU 23 BLK 2	B: 31589
WESLACO TX 78596-6191	0	

City of Weslaco Code Enforcement Dept.

OCT 22, 2020

SIESTA VILLAGE INC	G7300-00-002-0024-00	L: 8750
260 S TEXAS BLVD STE 400	GRAY LOT 24 BLK 2	B: 27813
WESLACO TX 78596-6191	408 GRAYS LN	
JPO ENTERPRISES INC	H1100-00-000-0008-01	L: 96702
PO BOX 2127	HARDING-GILL LTS N100'OF W53' OF	B: 47715
ELSA TX 78543-2127	8 & N 132' OF E 90 OF 9	
	517 E BUS HWY 83	
VAUGHAN INTERESTS INC	H1100-00-00B-0005-00	L: 231739
PO BOX 297	HARDING-GILL LT 5 1.12 AC	B: 548575
WESLACO TX 78599-0297	522 E BUS HWY 83	
LAS VILLAS AT TIERRA SANTA	L3394-00-002-0001-00	L: 10572
5221 N MCCOLL RD	LAS VILLAS AT TIERRA SANTA LOT 1	B: 0
MCALLEN TX 78504-2202	BLK 2	
	0 LAS VILLAS	
LAS VILLAS AT TIERRA SANTA	L3394-00-002-0002-00	L: 10865
5221 N MCCOLL RD	LAS VILLAS AT TIERRA SANTA LOT 2	B: 0
MCALLEN TX 78504-2202	BLK 2	
	0 LAS VILLAS	
LAS VILLAS AT TIERRA SANTA	L3394-00-002-0003-00	L: 8991
5221 N MCCOLL RD	LAS VILLAS AT TIERRA SANTA LOT 3	B: 0
MCALLEN TX 78504-2202	BLK 2	
	0 LAS VILLAS	
LAS VILLAS AT TIERRA SANTA	L3394-00-002-0004-00	L: 16001
5221 N MCCOLL RD	LAS VILLAS AT TIERRA SANTA LOT 4	B: 0
MCALLEN TX 78504-2202	BLK 2	
	0 LAS VILLAS	
LAS VILLAS AT TIERRA SANTA	L3394-00-002-0005-00	L: 16275
5221 N MCCOLL RD	LAS VILLAS AT TIERRA SANTA LOT 5	B: 0
MCALLEN TX 78504-2202	BLK 2	
	0 LAS VILLAS	
LAS VILLAS AT TIERRA SANTA	L3394-00-002-0006-00	L: 10179
5221 N MCCOLL RD	LAS VILLAS AT TIERRA SANTA LOT 6	B: 0
MCALLEN TX 78504-2202	BLK 2	
	0 LA PAZ	
LAS VILLAS AT TIERRA SANTA	L3394-00-002-0038-00	L: 11118
5221 N MCCOLL RD	LAS VILLAS AT TIERRA SANTA LOT 3	B: 0
MCALLEN TX 78504-2202	8 BLK 2	
	0 LA LUZ	
LAS VILLAS AT TIERRA SANTA	L3394-00-002-0039-00	L: 13593
5221 N MCCOLL RD	LAS VILLAS AT TIERRA SANTA LOT 3	B: 0
MCALLEN TX 78504-2202	9 BLK 2	
	0 LA LUZ	
LAS VILLAS AT TIERRA SANTA	L3394-00-002-0040-00	L: 13772
5221 N MCCOLL RD	LAS VILLAS AT TIERRA SANTA LOT 4	B: 0
MCALLEN TX 78504-2202	0 BLK 2	
	0 LAS VILLAS	

City of Weslaco Code Enforcement Dept.

OCT 22, 2020

MISSOURI PACIFIC RAILROAD	W3800-00-054-0000-03	L: 184488
PO BOX 99	WEST TRACT 2.40AC FT 54	B: 0
O FALLON IL 62269-0099	0 E RAILROAD	
PAYNE E M	W3800-00-829-0000-00	L: 275260
2401 E EXPRESSWAY 83	WEST TRACT 1.99 AC-FT829; W75'-L	B: 74740
WESLACO TX 78599-5512	T 10 (H1100); LT 46 & N150'-E110	
	425 E BUS HWY 83	



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 4, 2020	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Rashad Javed Rana	
Subject/Agenda Item: Discussion and consideration to approve rezone 403 E PIKE Blvd. Also being Lot 1, Rana Minor Subdivision, 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 property from R-1 One-family dwelling district to B-2 Secondary and Highway business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 19, 2020. Twenty-seven (27) property owners within 200 feet of the applicant's property were notified by letter on October 30, 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. REZ 21-00001

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot #13 Block 143

Subdivision Name ~~West Tract Subdivision~~ Rana Minor Subdivision

Street Address 403 East Pike Blvd

Existing Zoning Residential. Existing Land Use Empty Lot

Proposed Zoning Commercial/Residential Proposed Land Use Commercial

\$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 RASHAD JAVED RANA Phone 956-463-6900

Address 1624 WOODLAND DR. Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: rashad_78596@yahoo.com

OWNER

Name SAME AS ABOVE Phone _____

Address _____ Fax: _____

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

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

Signature Rashad Rana Date 10/2/20
Owner

Signature Rashad Rana Date 10/2/20
Applicant

Signature N/A 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#: 02679087 10/07/2020 2:24 PM
OPER: NV TERM: 039
REF#: 1149
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
403 E PIKE
101-400-1025
SUBDIVISION INSPECT 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

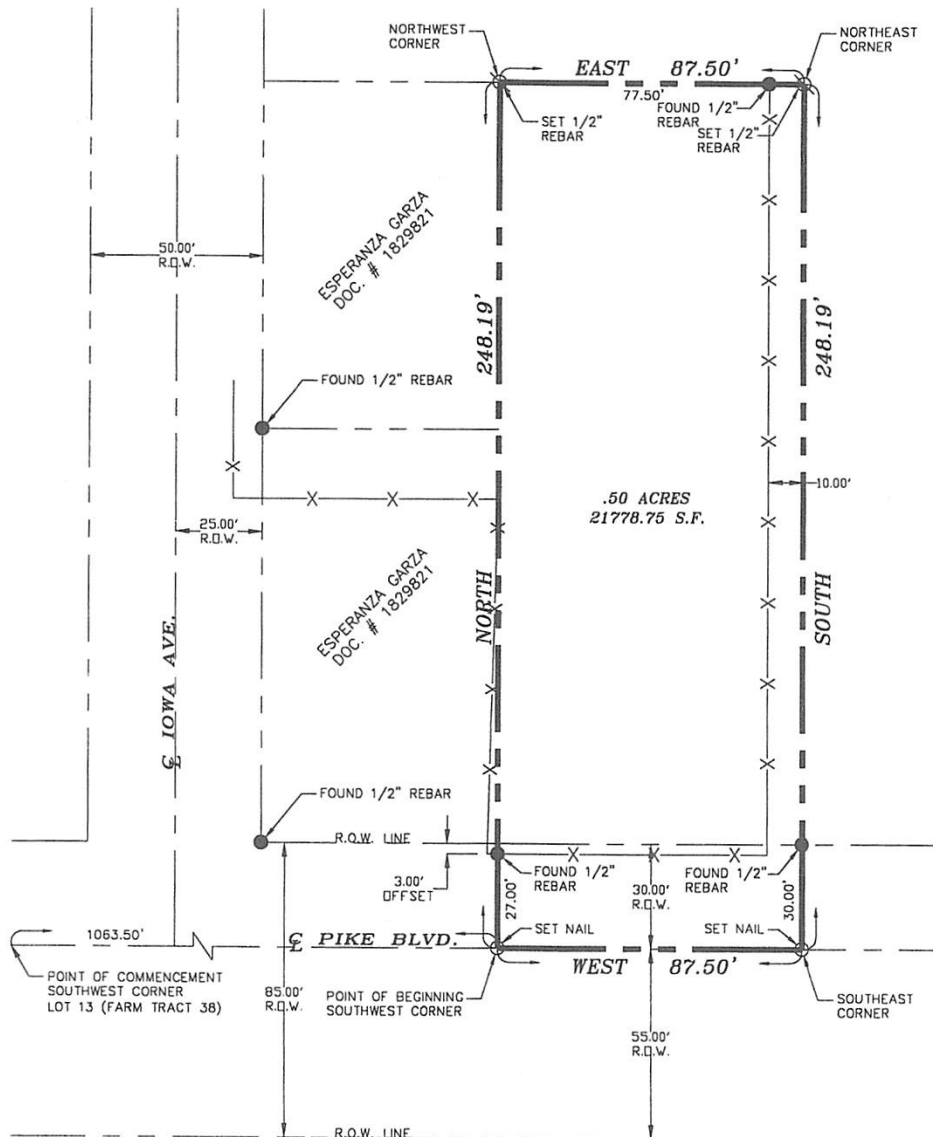
CHANGE: 0.00

2

LEGEND

PROPERTY LINE
CHAINLINK FENCE LINEX.....X.....
SET 1/2" REBAR.....
FOUND 1/2" REBAR.....
SET NAIL.....

SCALE: 1" = 50'



PLAT OF
A .50 ACRE
TRACT OF LAND OUT OF FARM TRACT 38
WEST TRACT SUBDIVISION
HIDALGO COUNTY,
TEXAS

This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within a six (6) months time period.

This is to certify that the foregoing plat is, to the best of my knowledge, a true and complete representation of properties as surveyed under my direction.

Signed

Date

4-8-08



S-5154

BASIS OF BEARING:
PLAT OF THE FRESNO SUBDIVISION

DATE OF PREPARATION: APRIL 2008

Sigler,
Winston,
Greenwood,
& Associates, Inc.
SWG
CONSULTING ENGINEERS
WESLACO-McALLEN
TEXAS

SINCE 1945
COPYRIGHT 2008

PLANNING DEPARTMENT

October 23, 2020

Legal Notice

Dear Occupant:

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

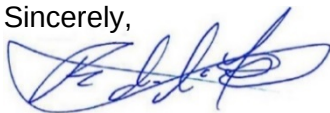
REZONE REQUEST:

Rashad Javed Rana is requesting to rezone 403 E PIKE Blvd. Also being Lot 1, Rana Minor Subdivision, 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.

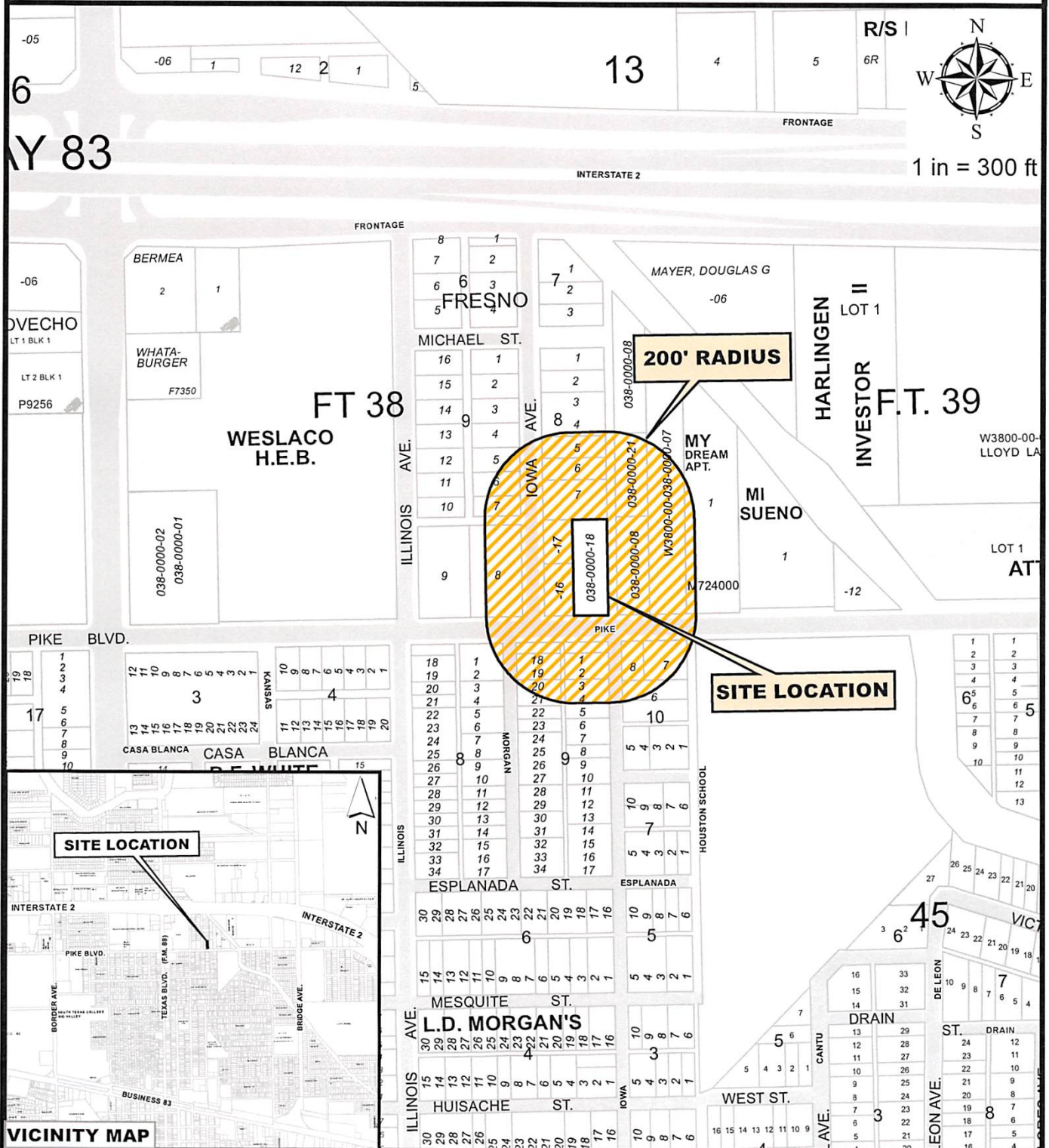
Sincerely,



Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Rashad Javed Rana

**403 East Pike Blvd.
Rana Minor Subdivision, Lot 1
BLOCK 143, F.T. 38, LOT 13**

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: Empty Lot
Proposed zoning: B-1
Proposed land use: Commercial Apartments and Shops



City of Weslaco Code Enforcement Dept.

OCT 22, 2020

GALVAN ALEJANDRO & MARIA 914 N IOWA AVE WESLACO TX 78596-4506	F7350-00-008-0003-00 FRESNO LOTS 3 & 4 BLK 8 914 N IOWA	L: 46465 B: 24461
YARRITO JOSE ANGEL 230 JOHANN AVE WESLACO TX 78596-6546	F7350-00-008-0005-00 FRESNO LOT 5 BLK 8 912 N IOWA	L: 24455 B: 50886
HERNANDEZ GUILLERMINA 910 N IOWA AVE WESLACO TX 78596-4506	F7350-00-008-0006-00 FRESNO LOT 6 BLK 8 910 N IOWA	L: 24455 B: 15339
RODRIGUEZ OSCAR JOSE 908 N IOWA AVE WESLACO TX 78596-4506	F7350-00-008-0007-00 FRESNO LOT 7 BLK 8 908 N IOWA	L: 40101 B: 8946
GARCIA, MIGUEL 915 N IOWA AVE WESLACO TX 78596-4505	F7350-00-009-0004-00 FRESNO LOT 4 BLK 9 915 N IOWA	L: 20188 B: 12724
GALVAN ALEJANDRO JR & OLGA 1303 E CHERRY BLOSSOM CIR WESLACO TX 78596-7223	F7350-00-009-0005-00 FRESNO LOT 5 BLK 9 913 N IOWA	L: 20188 B: 9302
CALDERON JOSE 6701 CRUZ ST AUSTIN TX 78741-3521	F7350-00-009-0006-00 FRESNO LOT 6 BLK 9 911 N IOWA	L: 20188 B: 8424
ESTEVANES FELIX 909 N IOWA AVE WESLACO TX 78596-4505	F7350-00-009-0007-00 FRESNO LOT 7 BLK 9 909 N IOWA	L: 20188 B: 10747
PRESBYTERIAN CHURCH C/O CANDY TREVINO 119 N ILLINOIS ST WESLACO TX 78596-5355	F7350-00-009-0008-00 FRESNO LOT 8 BLK 9 0 IOWA ST	L: 94564 B: 135994
CHAPA RAQUEL 1852 N MILE 6 1/2 W WESLACO TX 78599-4473	M6450-00-008-0001-00 L. D. MORGAN'S ADDN BLK 8 LOT 1 & 25'X100' ABND PIKE ST N OF LOT 765 MORGAN	L: 10050 B: 7964
CHAPA, RAQUEL RR 6 BOX 540-4 WESLACO TX 78596-7522	M6450-00-008-0001-05 MORGAN BLK 8 LOT 1 & 25' X 100' ABND PIKE ST N OF LOT 1 769 N MORGAN AVE	L: 18425 B: 0
CANDIDO, COLON CRUZ 765 N IOWA AVE WESLACO TX 78596-4845	M6450-00-009-0001-00 MORGAN BLK 9 LTS 1-2 765 N IOWA	L: 20100 B: 26375

City of Weslaco Code Enforcement Dept.

OCT 22, 2020

MARTINEZ PABLO L & ALTAGRACIA O	M6450-00-009-0003-00	L: 30150
757 N IOWA AVE	MORGAN BLK 9 LTS 3,4,5	B: 24449
WESLACO TX 78596-4845	757 N IOWA	
ESQUIVEL SANDRA A	M6450-00-009-0018-00	L: 20100
2105 S WESTGATE	MORGAN BLK 9 LTS 18,19	B: 23676
WESLACO TX 78596-9411	400 E PIKE BLVD	
ESQUIVEL SANDRA A	M6450-00-009-0018-01	L: 8375
2105 S WESTGATE	MORGAN 25'X100'STRIP N-LOT 18 BK	B: 0
WESLACO TX 78596-9411	9 MORGAN	
	0 W PIKE BLVD	
ESQUIVEL SANDRA	M6450-00-009-0021-00	L: 20100
2105 S WESTGATE DR	MORGAN BLK 9 LTS 20,21	B: 0
WESLACO TX 78596-9411	760 MORGAN	
RODRIGUEZ ROBERTO & GREGORIA	M6450-00-010-0006-00	L: 25125
754 N IOWA AVE	MORGAN BLK 10 LT S 50' 6	B: 12996
WESLACO TX 78596-4887	754 N IOWA	
CARDENAS PEDRO	M6450-00-010-0006-01	L: 22613
760 N IOWA AVE	MORGAN BLK 10 LT N 45' 6	B: 14966
WESLACO TX 78596-4887	760 N IOWA	
RIO GRANDE VLLY ISLAMIC CNTR	M6450-00-010-0007-00	L: 45000
1208 QUAMASIA AVE	MORGAN BLK 10 LT 7	B: 46871
MCALLEN TX 78504-3744	502 E PIKE BLVD	
GONZALEZ ELIBERTO R	M6450-00-010-0008-00	L: 15075
500 E PIKE BLVD	MORGAN BLK 10 LT 8	B: 34626
WESLACO TX 78596-4918	500 E PIKE BLVD	
LF TRINITY DEVELOPMENT GROUP	M7240-00-000-0001-00	L: 285651
3533 MORELAND DR STE A	MY DREAM APARTMENT LOT 1	B: 678721
WESLACO TX 78596-9132	509	
ALMARAZ ROSENDO JR	W3800-00-038-0000-07	L: 106459
1308 FULLERTON AVE	WEST TRACT E1.20AC FT 38	B: 12532
MCALLEN TX 78504-5756	505 E PIKE BLVD	
ALMARAZ ROSENDO JR	W3800-00-038-0000-08	L: 125976
260 S TEXAS BLVD STE 300	WEST TRACT AN IRR TR E84.5'- W12	B: 0
WESLACO TX 78596-6191	35.5' EXC E84.5'-W1235.5'-N191'-	
	501 E PIKE BLVD	
GARZA ESPERANZA P	W3800-00-038-0000-16	L: 30504
23990 HINOJOSA RD	WEST TRACT SW68.5' X 148.9'-E11.	B: 19703
EDINBURG TX 78541-7387	84AC- W31.84AC FT 38	
	401	

City of Weslaco Code Enforcement Dept.

OCT 22, 2020

GARZA ESPERANZA	W3800-00-038-0000-17	L: 17241
906 N IOWA AVE	WEST TRACT N100'-SW68.5' X 248.9	B: 20692
WESLACO TX 78596-4506	'- E11.84AC-W31.84AC FT 38	
	906 N IOWA	
RANA RASHAD	W3800-00-038-0000-18	L: 51724
1624 WOODLAND DR	WEST TRACT E87.5'-W1151'-S248.9'	B: 5375
WESLACO TX 78596-3413	FT 38 0.50AC GR 0.39AC NET	
	403 E PIKE BLVD	
ALMARAZ ROSENDO JR	W3800-00-038-0000-21	L: 47829
260 S TEXAS BLVD	WEST TRACT E84.5'- W1235.5'- N19	B: 0
STE 300	1'-5441'- FT38 0.366AC	
WESLACO TX 78596-6191	501 E PIKE BLVD	



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 4, 2020	Agenda Item No. (to be assigned by PCE): V. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Viridian Estates– being a 19.599 acre land out of the North20 acres of Farm Tract 193, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1,980' North of mile 10 North east of Mile 6 West. Possible Action.	
Discussion/Overview: The proposed thirty (30) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and off-site drainage. Applicant has received letters of support from Drainage & Irrigation District.	
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 Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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: VIRIDIAN ESTATES

Location: EAST SIDE OF HIGHWAY 6 WEST, 1,980 FEET NORTH OF MILE 10 MARK

Legal Description: A 19.599 ACRE TRACT OF LAND OUT OF FARA TRACT 193, WEST 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: AGRICULTURAL

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 30 Gross Acreage: 19.599

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: ALBERT HANKS Telephone: (956) 630-0216

Address: 502 E. EXPRESSWAY 97 Fax: _____

City: WESLACO State: TX Zip: 78598 E-mail: hanksgj@yahoo.com

ENGINEER INFORMATION

Name: WILLIE ARRATIA Telephone: (956) 784-0218

Address: 526 N. 5th St. Fax: U/A

City: Donna State: TX Zip: 78532 E-mail: rainengineering@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: N. A. W. S. C.
☒ YES ☐ NO Wastewater Provision: DSSF
☒ YES ☐ NO Electric Company: MAGIC VALLEY CO.

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
\$350.00 Planning Review fee
 One 11" X 17" reduced copy of plat
 Plat Layout
 Existing & Proposed Easements
 Existing & Proposed ROW
 Existing & Proposed Drainage Easements
 Contours
 Flood Zones
 Adjoiners
 Existing street names
 Drainage plans and calculations with engineer's seal
 Elevations
 Flood directional arrows
 Detention areas
 Street names
 Proof of ownership of the property
 If septic tank system required, submit soil evaluation report
 Water Rights associated with the property
 Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
\$350.00 (one time fee for preliminary and final plat)
 One 11" X 17" reduced copy of plat
 Plat Layout
 Existing & Proposed Easements
 Existing & Proposed ROW
 Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Albert Hanks

Owner Signature: [Signature] Date: 9/29/2020

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 9/29/2020

Authorized Agent Printed Name: Willie Arasti

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR VARIANCE

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. 21-00002

GENERAL INFORMATION

Name of Subdivision: VIRIDIAN ESTATES

Location: EAST SIDE ON MICE G NORTH, 1,980 FEET NORTH OF MICE 10 NORTH

Legal Description: A 19.599 ACRE TRACT OF LAND OUT OF FARM TRACT 193,
WEST 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:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

NOT TO REQUIRED ONSITE DETENTION, REQUIRED DETENTION WILL BE
AT EXISTING DRAIN DITCH BY WIDENING AS SHOW ON P.C.A.S, AND APPROVED
BY H.C.D.P. No. 1 AND H.C.C.I.D. No. 9



APPLICATION FOR 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: VIRIDIAN ESTATES

Location: EAST SIDE OF HIGHWAY 6, WEST, 1980 FEET NORTH OF HIGHWAY 10 NORTH

Legal Description: A 19.599 ACRE TRACT OF LAND OUT OF FARM TRACT 193, WEST 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:

TO USE OSSF, THERE IS NO SANITARY SEWER AVAILABLE AT THIS TIME

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

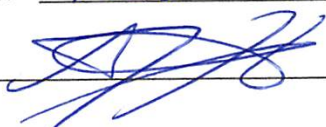
City: _____ State: _____ Zip: _____ E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

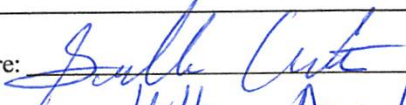
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: Albert Hanks

Owner Signature:  Date: 9/29/2020

_____ is the authorized agent

Authorized Agent Signature:  Date: 9/29/2020

Authorized Agent Printed Name: Willie Anatis



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

October 6, 2020

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

RE: VIRIDIAN ESTATES

Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Viridian Estates Subdivision, Guillermo Arratia, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCCID No. 9 ditch. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

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

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

A blue ink signature of Omar Cano, written in a cursive style.

Omar Cano, PE, CFM
District Engineer III

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

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

October 23, 2020

Mr. Guillermo A. Arratia P.E.
Nain Engineering, LLC
526 N 5th Street
Donna, TX 78537

RE: **Viridian Estates** Subd. Drainage and Detention

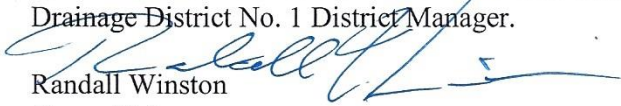
Good Morning Mr. Arratia:

I have received your revised cross section and calculations dated 10/1/2020 for the **Viridian Estates** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.

The maintenance of this section is outside of the City Limits of Weslaco and will be done by HCDD #1. Please verify final designs with Raul Sesin PE, CFM Hidalgo County Drainage District No. 1 District Manager.


Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
VIRIDIAN ESTATES

I. PROJECT LOCATION

A 19.599 acre Tract of land out of the north 20.00 acres of Farm Tract 193, Fram Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 324809 and is located on the east side of Mile 6 North Road, 1,980.00 feet north of Mile 10 North Road and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain. F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) (28) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (7.72 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 30 lots for residential use. The storm runoff after development will be increase 10.38 cfs for a total 18.1 cfs, I have calculated that 60,306 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 30" RCP with curb inlets and out falling into Drain Ditch located on the east side of this subdivision and owned by H.C.C.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 60,306 CF will be accomplished by excavating this volume on the existing Drain Ditch.

☐ 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 10/1/20



Guillermo A. Arratia, P.E.
9/16/2020

DRAINAGE CALCULATIONS EXHIBIT "A"
VIRIDIAN ESTATES

AREA= 19.59 Ac.

TxDOT Intensity Constants for $I=b/(Tc+d)^{.06}$

Existing Conditions

Length= 1200 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration=
Texist. = 121 min.
Iexist.= 1.97 in/hr
Qexist.= 7.72 cfs.

121 min.

10 year storm

b= 87
e= 0.778
d= 9.2

Proposed Conditions

Length= 1200 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Concentration=
Tfut.= 94 min.
Ifut.= 3.07 in/hr
Qfut.= 18.1 cfs.
Qin= 5.88 i

94 min.

50 year storm

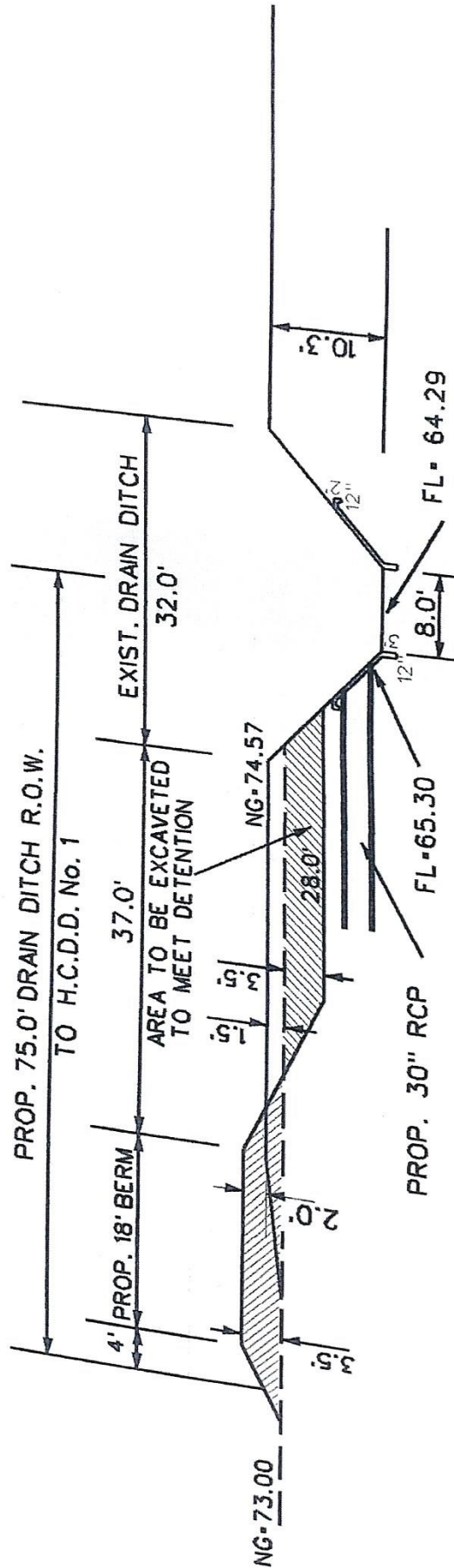
b= 99
e= 0.749
d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	63.62	38172	7.72	24062	14,110
20	7.91	46.47	55770	7.72	26378	29,392
30	6.34	37.28	67095	7.72	28695	38,401
40	5.35	31.44	75461	7.72	31011	44,450
50	4.66	27.37	82119	7.72	33327	48,792
60	4.14	24.35	87671	7.72	35643	52,027
70	3.75	22.01	92447	7.72	37960	54,488
80	3.43	20.14	96652	7.72	40276	56,376
90	3.16	18.60	100415	7.72	42592	57,822
110	2.76	16.21	106956	7.72	47225	59,731
120	2.60	15.26	109847	7.72	49541	60,306

Storage Requires= 60,306 cubic feet = 1.38 ac-ft



Guillermo A. Arratia, P.E.
8/25/2020



DISCHARGE DETAIL

SECTION A-A

DRAINAGE DETENTION REQUIRED: 60,306CF
DRAINAGE DETENTION CAPACITY: 61,301 CF
AREA OF EXCAVATION - 103.90 SF x 590.0' = 61,301 CF

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
VIRIDIAN ESTATES

Prepared by : Guillermo A. Arratia, P.E.



Guillermo A. Arratia, P.E.
8/25/2020

INDEX OF SHEETS

- 1. Cover Sheet**
- 2. Index of Sheets**
- 3. Drainage Report**
- 4. Drainage Calculations – Exhibit "A"**
- 5. Rainfall Intensity Table**
- 6. Runoff Coefficient Table**
- 7. Location Map – Exhibit "B"**
- 8-9 FEMA Map Location "Exhibit "C"**
- 10-11 Soil Map – Exhibit "D"**

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CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
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H.C.D.D. NO. 1	DATE 10/1/20



Guillermo A. Arratia, P.E.
9/16/2020

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Time of Concentration= 94 min.
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70	3.75	22.01	92447	7.72	37960	54,488
80	3.43	20.14	96652	7.72	40276	56,376
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110	2.76	16.21	106956	7.72	47225	59,731
120	2.60	15.26	109847	7.72	49541	60,306

Storage Requires= 60,306 cubic feet = 1.38 ac-ft



Guillermo A. Arratia
8/25/2020

Water Management Manual

permanent high water table, soils with a clay pan or clay layer at or near the surface, and shallow soils over nearly impervious material.

Table 1: Runoff coefficients for the Rational method

Hydrologic Soil Group	A			B			C			D		
Recurrence Interval	5	10	100	5	10	100	5	10	100	5	10	100
Land Use Or Surface Characteristics												
Business:												
A. Commercial Area	.75	.80	.95	.80	.85	.95	.80	.85	.95	.85	.90	.95
B. Neighborhood Area	.50	.55	.65	.55	.60	.70	.60	.65	.75	.65	.70	.80
Residential:												
A. Single Family	.25	.25	.30	.30	.35	.40	.40	.45	.50	.40	.50	.55
B. Multi-Unit (Detached)	.35	.40	.45	.40	.45	.50	.45	.50	.55	.50	.55	.65
C. Multi-Unit (Attached)	.45	.50	.55	.50	.55	.65	.55	.60	.70	.60	.65	.75
D. 1/2 Lot Or Larger	.20	.20	.25	.25	.25	.30	.35	.40	.45	.40	.45	.50
E. Apartments	.50	.55	.60	.55	.60	.70	.60	.65	.75	.65	.70	.80
Industrial												
A. Light Areas	.55	.60	.70	.60	.65	.75	.65	.70	.80	.70	.75	.90
B. Heavy Areas	.75	.80	.95	.80	.85	.95	.80	.85	.95	.80	.85	.95
Parks, Cemeteries												
Playgrounds	.10	.10	.15	.20	.20	.25	.30	.35	.40	.35	.40	.45
Schools	.30	.35	.40	.40	.45	.50	.45	.50	.55	.50	.55	.65
Railroad Yard Areas	.20	.20	.25	.30	.35	.40	.40	.45	.45	.45	.50	.55
Streets												
A. Paved	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
B. Unpaved	.25	.25	.30	.35	.40	.45	.40	.45	.50	.40	.45	.50
Lawns, Walks, & Roofs												
Roofs	.85	.90	.95	.85	.90	.95	.85	.90	.95	.85	.90	.95
Lawns												
A. 50%-75% Grass (Fair Condition)	.10	.10	.15	.20	.20	.25	.30	.35	.40	.30	.35	.40
B. 75% Or More Grass (Good Condition)	.05	.05	.10	.15	.15	.20	.25	.25	.30	.30	.35	.40
Undeveloped Surface ¹ (By Slope) ²												
A. Flat (0-1%)	0.04-0.09			0.07-0.12			0.11-0.16			0.15-0.20		
B. Average (2-6%)	0.09-0.14			0.12-0.17			0.16-0.21			0.20-0.25		
C. Steep	0.13-0.18			0.18-0.24			0.23-0.31			0.28-0.38		

¹ Undeveloped Surface Definition: Forest and agricultural land, open space.

² Source: Storm Drainage Design Manual, Erie and Niagara Counties Regional Planning Board.

- Composite runoff analysis.** Care should be taken not to average runoff coefficients for large segments that have multiple land uses of a wide variety (i.e., business to agriculture). However, within similar land uses, it is often desirable to develop a composite runoff coefficient based on the percentage of different types of surface in the drainage area. The composite procedure can be applied to an entire drainage area, or to typical sample blocks as a guide to selection of reasonable values of the coefficient for an entire area.
- Rainfall intensity.** The intensity (I) is the average rainfall rate in inches per hour for the period of maximum rainfall of a given frequency, with a duration equal to the time of concentration. The time of concentration is defined as the time required for a drop of water falling on the most remote point of a drainage basin to reach the outlet in question. The time of concentration is

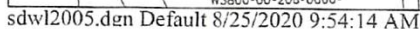
12-85

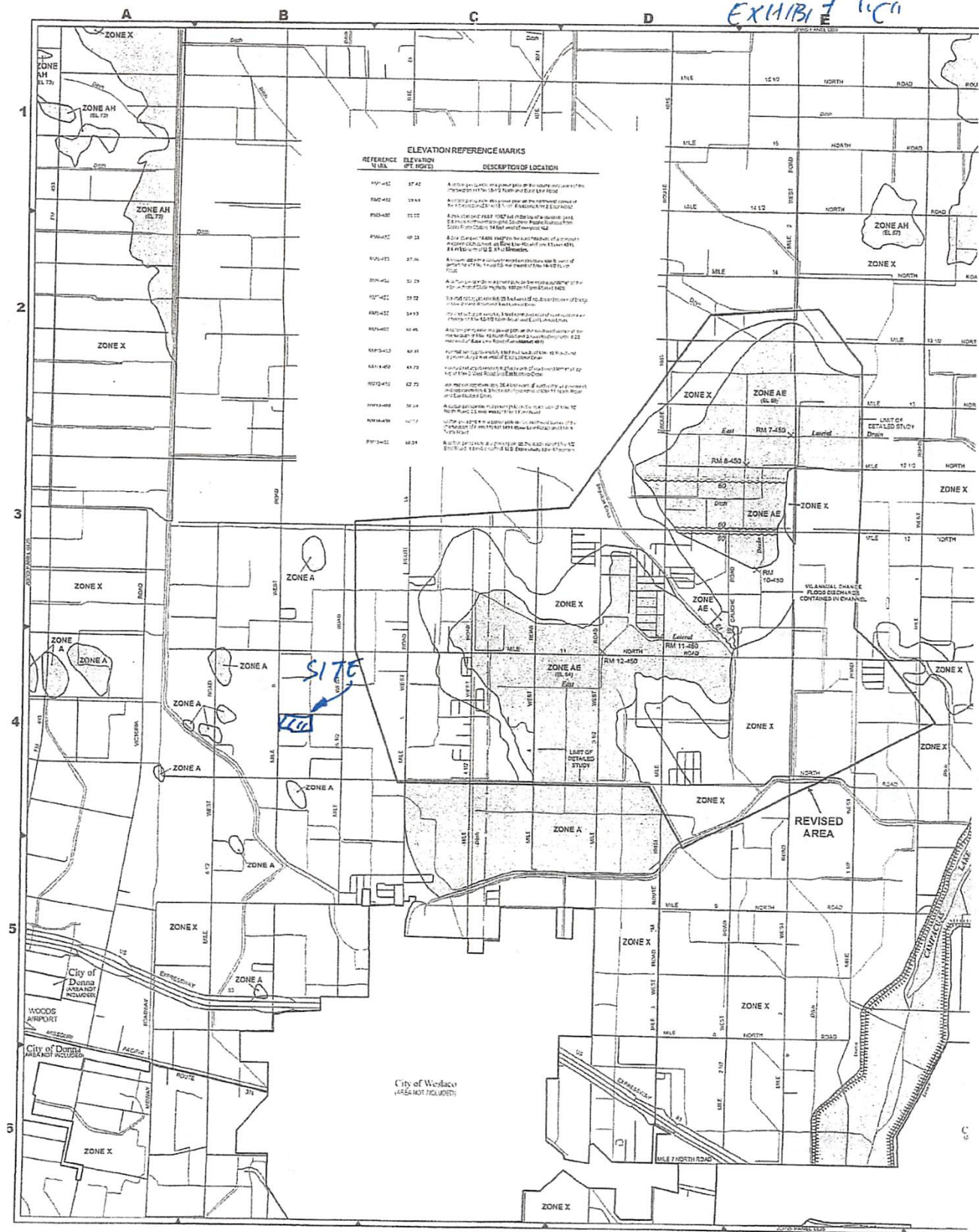
BRIDGE DIVISION HYDRAULIC MANUAL

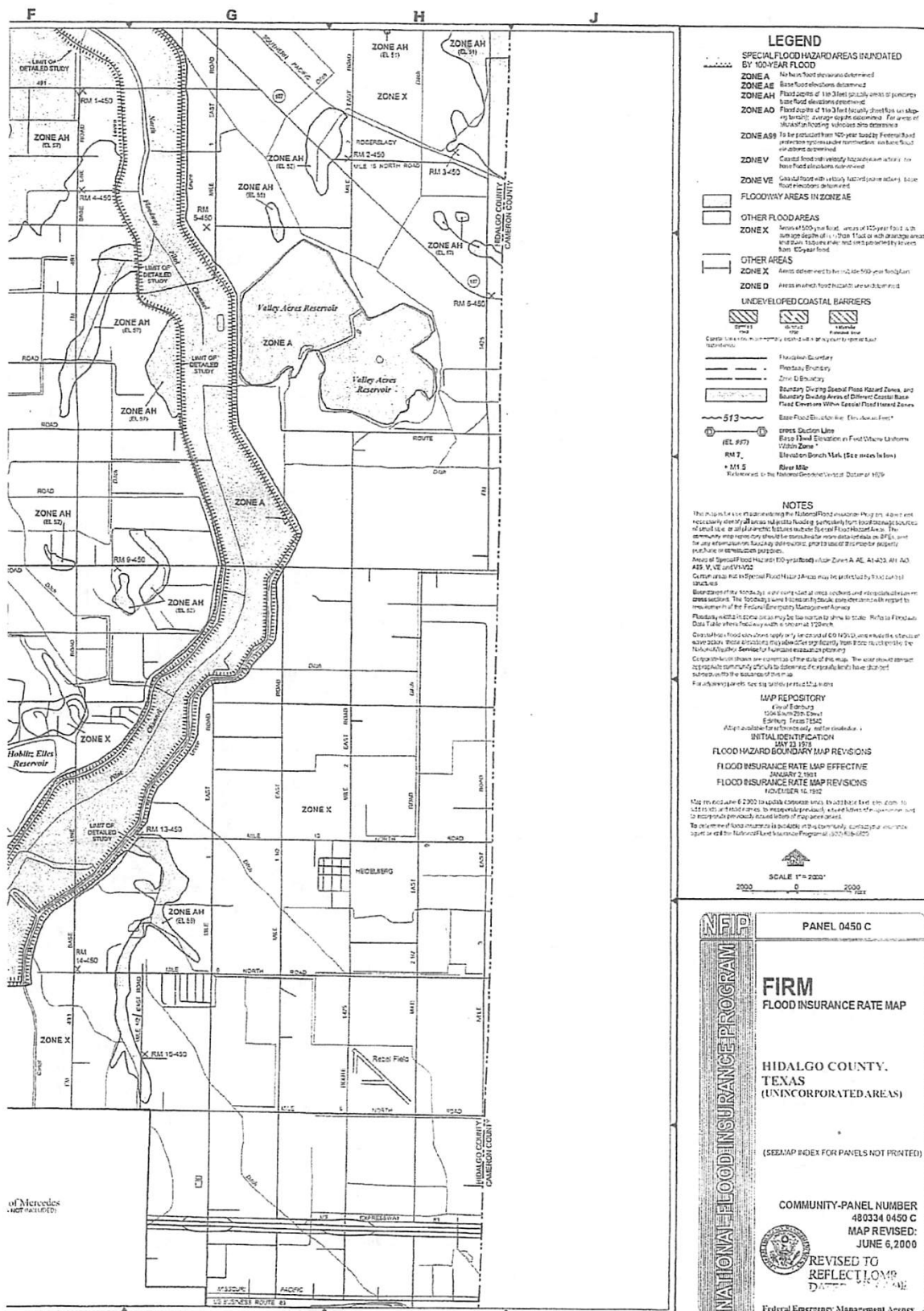
2 - 19

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c + d)^e$ (Continued)

COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6						
Henderson	0.800	60	8.7	0.786	77	9.0	0.770	79	9.0	0.773	93	9.0	0.762	93	9.0	0.749	102	8.7						
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.765	99	9.2	0.740	103	9.6						
Hill	0.799	67	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2						
Heckley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9						
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.754	98	8.3	0.765	105	7.7						
Hopkins	0.768	54	8.3	0.763	70	9.1	0.775	77	9.1	0.767	86	9.1	0.740	93	9.1	0.750	100	8.3						
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2						
Hoard	0.805	42	9.2	0.800	55	10.1	0.802	65	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2						
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4						
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.768	104	8.4						
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4						
Irion	0.780	37	8.1	0.799	55	9.6	0.775	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1						
Jack	0.799	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5						
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8						
Jasper	0.782	66	8.1	0.763	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1						
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6						
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2						
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.760	98	9.4	0.756	99	9.4	0.750	104	9.4						
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4						
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	105	8.1						
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5						
Karras	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.745	105	8.8						
Kaufman	0.797	57	8.6	0.780	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6						
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6						
Kennedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2						
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.798	93	10.0	0.798	104	9.0						
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.768	91	8.0	0.768	104	8.4						
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.778	75	7.6	0.778	88	7.6	0.768	100	8.2						
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4						
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8						
Kloberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.738	104	9.4						
Knoxx	0.800	46	9.4	0.788	58	9.3	0.801	74	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4						
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2						
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1						









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Soil survey

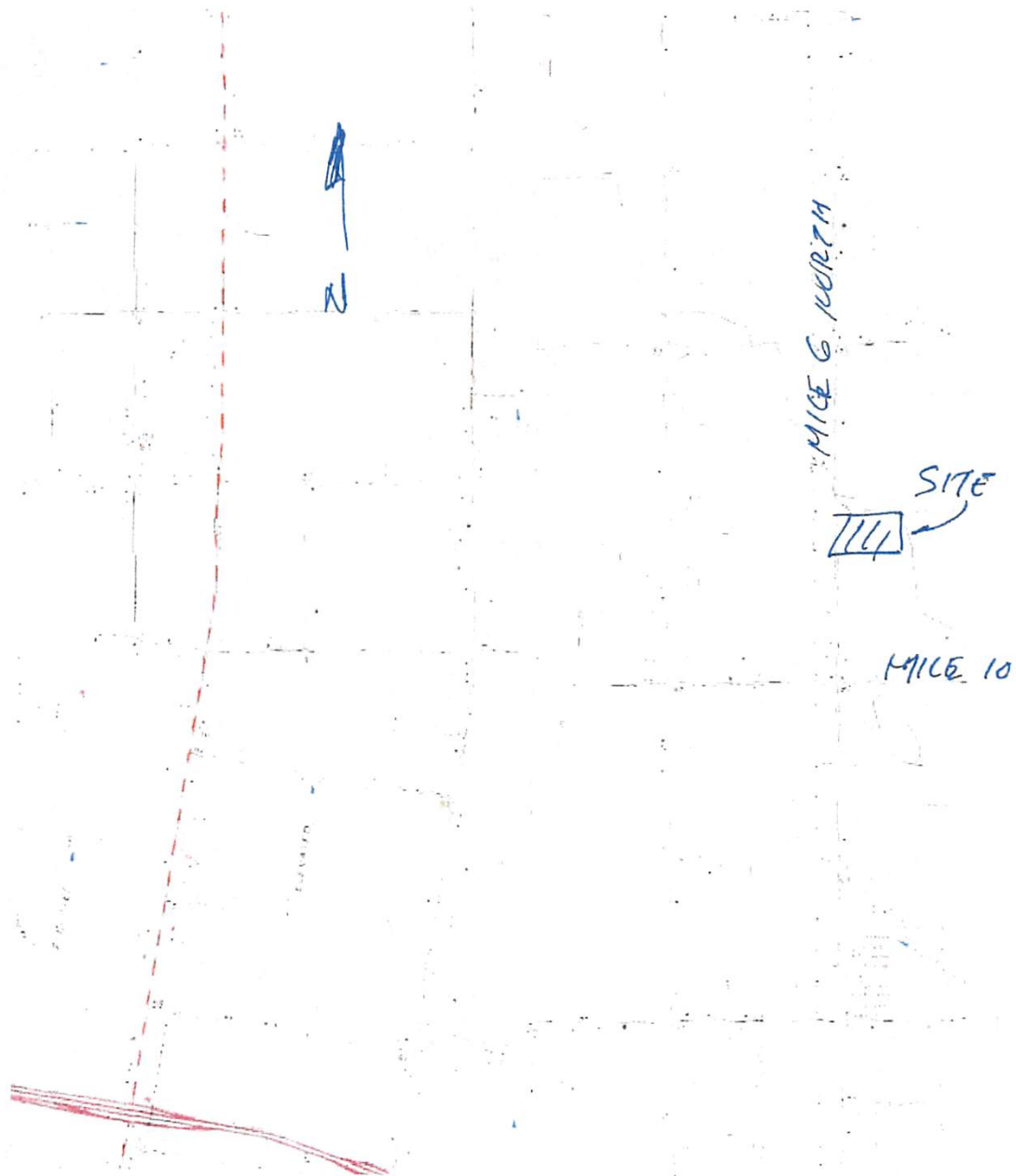
TABLE 18.--SOIL AND WATER FEATURES

["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.

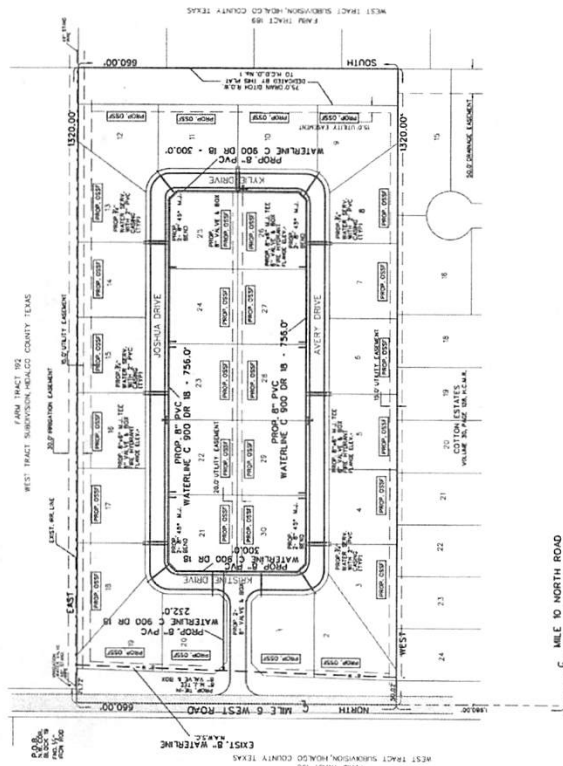
See footnotes at end of table.

U.S. G. S. MAP

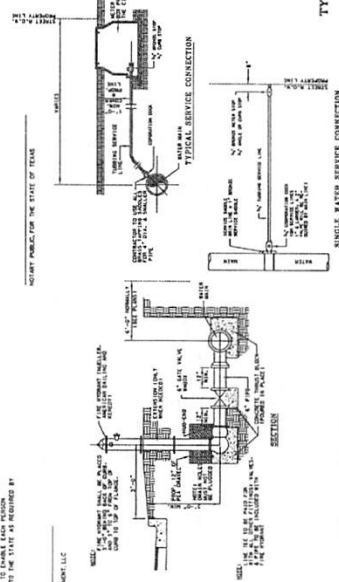


NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

MAP OF WATER DISTRIBUTION SYSTEM



STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned authority, on this _____ day of _____, 2010,
appeared _____, known to me to be the person whose name is subscribed
to the foregoing instrument, and acknowledged to me that he executed the same
for the purposes and consideration therein expressed. My commission expires
_____ day of _____, 2011.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2010.

[illegible]

VIRIDIAN ESTATES

[illegible]

TYPICAL VALVE AND VALVE BOX INSTALLATION

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
P.O. BOX 784-0218
338 N. 5TH STREET
ST. CINCINNATI, OHIO 45202

GALLERIE D'ARTS	ST. KATHY ST.	786-1937
GREEN		786-1937
JAVIERON	17 W. HAZARD CT.	786-1937

MILES FROM THE CITY LIMITS OF MESQUERO AND LETS WITHIN THE CITY'S 3.5 MILE
 JURISDICTION. JURISDICTION HELD UNDER LOCAL GOVERNMENT CODE § 42.021

...FROM THE
...STATEMENT...



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

Date of Meeting: November 4, 2020	Agenda Item No. (to be assigned by PCE): V. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for MMN # 1 – being the south 5.00 acre of the East 20 acres of Farm Tract 98, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 1/2W Rd. and Olivarez St. Possible Action.	
Discussion/Overview: The proposed seven (7) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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. 21-00001

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: MMN Subdivision #1

Location: southwest corner of Mile 4 1/2 W. Rd and Olivarez St.

Legal Description: 5.0 acres out of Farm Tract 98, West Tract Subdivision

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: n/a

Existing Land Use: open land

Proposed Land Use: multi-family

Number of Lots Proposed: 7

Gross Acreage: 5.0

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Marcos De Los Santos

Telephone: 956-454-2026

Address: 1412 Filbert St., Weslaco, Texas 78596

Fax: _____

City: Weslaco

State: TX

Zip: 78596

E-mail: _____

ENGINEER INFORMATION

Name: R Robles Engineering, LLC

Telephone: 956-968-2422

Address: 107 W Huisache St

Fax: 956-969-2011

City: Weslaco

State: Tx

Zip: 78596

E-mail: reyr@rroblesengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☒ YES ☐ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: Magic Valley Elec

☒ YES ☐ NO Phone Utility <u>SWB</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

\$355.00 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: _____

Owner Signature: Reynaldo Robles Jr. Date: 10-19-20

Reynaldo Robles Jr. is the authorized agent

Authorized Agent Signature: Reynaldo Robles Jr. Date: 10-19-20

Authorized Agent Printed Name: Reynaldo Robles Jr.

THIS PAGE FOR STAFF USE ONLY

CITY OF WESLACO
956-968-3181

REC#: 02683086 10/21/2020 10:10 AM
OPER: NV TERM: 039
REF#: 1216
PAID BY:

TRAN: 116.0000 FIRE MARSHAL INSPECT
FIRE DEPARTMENT
MMD #1 SUBDIVISION
101-400-3110
FIRE MARSHAL INSPE 75.00CR

TENDERED: 75.00 CHECK
APPLIED: 75.00-

CHANGE: 0.00

Received By: _____

Iminary Plat: _____

Plat: _____

Plat: _____

Instrum

CITY OF WESLACO
956-968-3181

REC#: 02683083 10/21/2020 10:06 AM
OPER: NV TERM: 039
REF#: 1215
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
REVIEW
MMN SUBDIVISION
101-400-1025
SUBDIVISION INSPECT 355.00CR

TENDERED: 355.00 CHECK
APPLIED: 355.00-

CHANGE: 0.00

CITY OF WESLACO
956-968-3181

REC#: 02683084 10/21/2020 10:08 AM
OPER: NV TERM: 039
REF#: 1214
PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT
MMN 1
SUBDIVISION VARIANA
101-400-1025
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

CHANGE: 0.00

255 S. KANSAS AVE ■ WESLACO, TEXAS 7

Revised Form December 6, 2016

COTX.GOV

do not alter this application.
Page 4



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. 21-00001

GENERAL INFORMATION

Name of Subdivision: MMN Subdivision #1

Location: southwest corner of Mile 4 1/2 W. Rd and Olivarez St.

Legal Description: 5.0 acres out of Farm Tract 98, West Tract Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

there is no sanitary sewer available to the site, therefore we are proposing to service the site via on-site sewage facilities (septic tanks)

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☒ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Marcos De Los Santos Telephone: 956-454-2026

Address: 1412 Filbert St., Weslaco, Texas 78596 Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

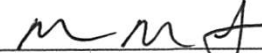
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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.

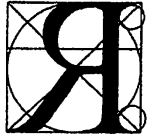
Owner Printed Name: _____

Owner Signature:  Date: 10-19-20

Rey Robles Jr., PE is the authorized agent

Authorized Agent Signature:  Date: 10-14-20

Authorized Agent Printed Name: Reynaldo Robles Jr.



ROBLES
ENGINEERING, LLC

FIRM NO. F-17391

Office: (956) 968-2422

Fax: (956) 969-2011

PO Box 476

Weslaco, TX 78599

DRAINAGE STATEMENT

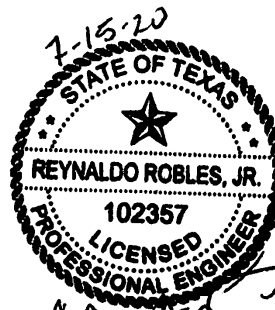
FOR

MMN SUBDIVISION #1

**CITY OF WESLACO
HIDALGO COUNTY, TEXAS**

July 15, 2020

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

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**Page 3 – Drainage Statement (Flood Zone Designation,
Existing Soils, Existing Conditions, Future Conditions)**

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14 – USDA Soil Report: Engineering Properties

Pages 15-16 – Subdivision Plat Sheets 1 & 2



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PO Box 476
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☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Hector Garcia</u> <u>10/14/20</u>	
H.C.D. NO. 1	DATE

DRAINAGE STATEMENT
For
MMN Subdivision #1
CITY OF WESLACO ETJ
HIDALGO COUNTY, TEXAS



MMN Subdivision #1 is located on the southwest corner of the intersection Mile 4 ½ W. Road and Olivarez Road in Hidalgo County, Texas and is described as follows: 5.00 acres of land out of Farm Tract 98, West and Adams Tract Subdivision, Hidalgo County, Texas, according to the plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "X" (shaded), which is described as areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood, of flood insurance rate map with community panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

Existing Soils:

Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28) and Hidalgo fine sandy loam (25). Hidalgo fine sandy loam and Hidalgo fine sandy loam are listed in hydrologic group B, which consists of well drained soils with a moderate infiltration rate.

Pre-development Conditions:

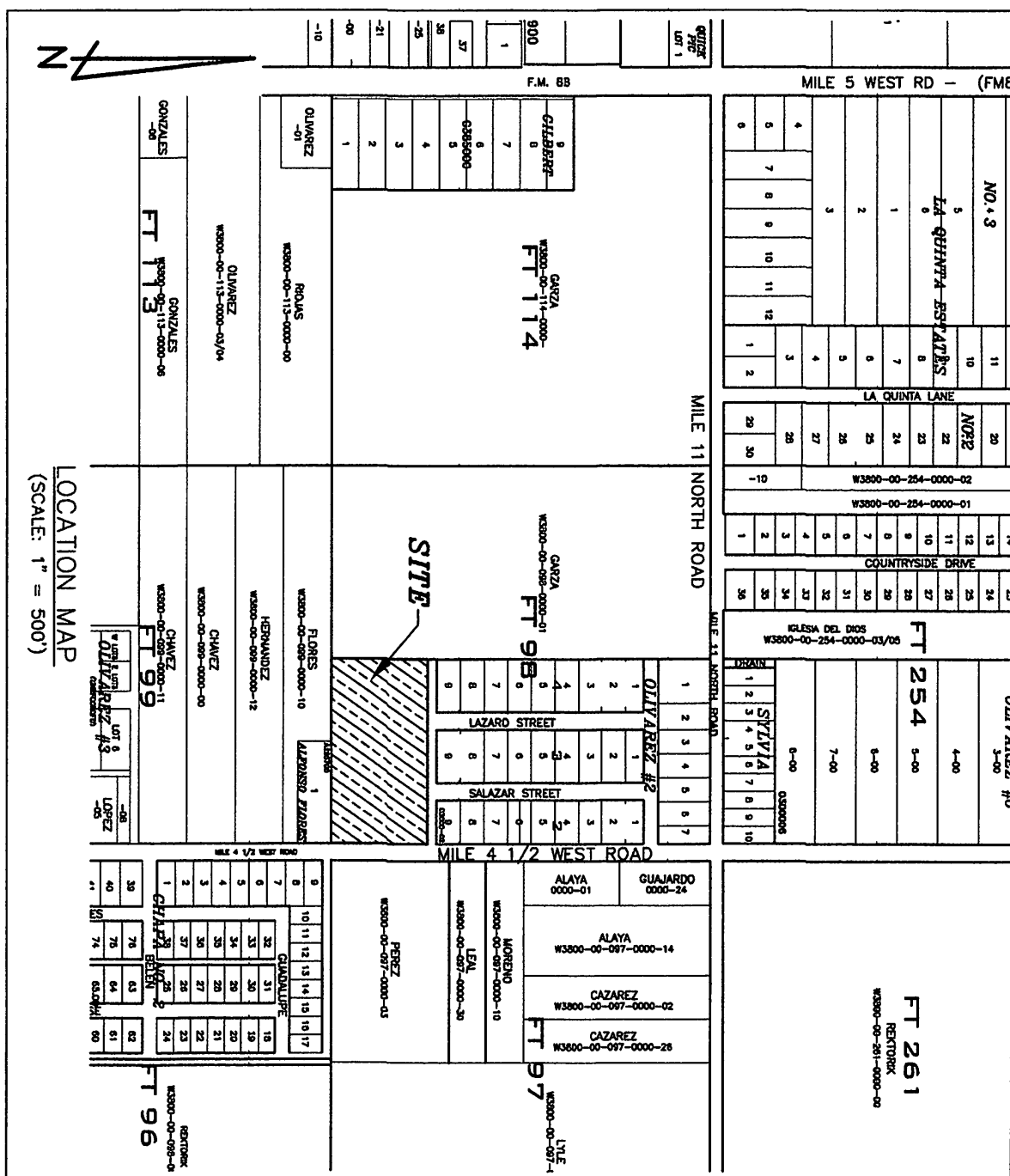
The land comprising this subdivision is currently undeveloped open land. Topographic information of the site reveals the subdivision site is fairly level with a predevelopment grade of approximately 0.10% in a northwesterly direction with a predevelopment runoff of 2.51 CFS. The runoff from the existing site flows makes its way into a shallow roadside ditch along the south side of Olivarez Road where it flows east to Mile 4 ½ W. Road.

Future Conditions:

Expected future use for this subdivision will be for multi-family residential. The development will consist of seven lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal total maximum volume of additional run-off of 18,601 cubic feet (0.427 acre-ft), and a future Q of 7.68 CFS for an increase Q of 5.17 CFS. This runoff will be detained within on-site designated detention areas and flow into the regraded roadside ditch along Olivarez Road. Runoff will make its way to a drain ditch owned by the Hidalgo and Cameron Counties Irrigation District #9 and maintained by the Hidalgo County Drainage District #1 located on the northeast corner of Mile 11 North Road and Mile 4 ½ West Road. A drainage plan is to be approved by Hidalgo County at the time of issuance of a building permit.

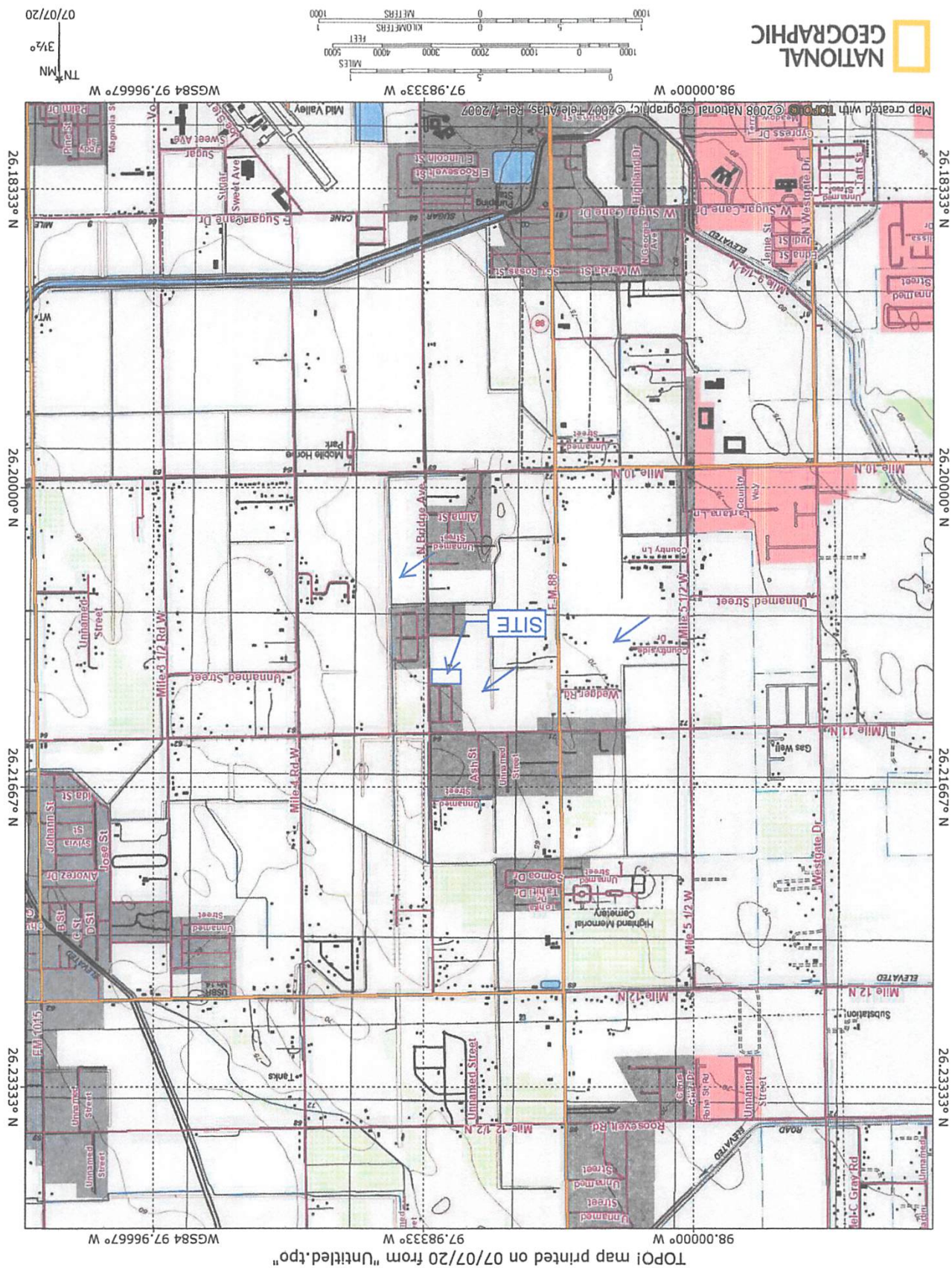
LOCATION MAP
(SCALE: 1" = 500')

MMN#1 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON MILE 4 1/2 WEST ROAD AND OLIVAREZ ROAD. THIS SUBDIVISION LIES ADJACENT TO THE CITY LIMITS OF WESLACO (POPULATION 41,171 OFFICIAL 2018 U.S. CENSUS BUREAU ESTIMATE) AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.



NOISIVIBUS NNN

[illegible]





Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

Detention_Volume

MMN #1 SUBDIVISION

Using Modified Rational Method:
Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area = 5 ac.
Runoff Length = 630 ft
Slope = 0.1 %
Cex = 0.15
 $V = K_u k S_p^{0.5} = 0.22 \text{ ft/s}$
 $t_e = L / 60V = 47.53 \text{ min.}$
 $I = b / (t_e + d)^a = 3.35 \text{ in./hr.}$

Where Q = CIA = 2.51 cfs

10- Yr	b= Intensity-Frequency	116
	d= Duration Coefficients for	14.3
	e= Hidalgo County, TX	0.86

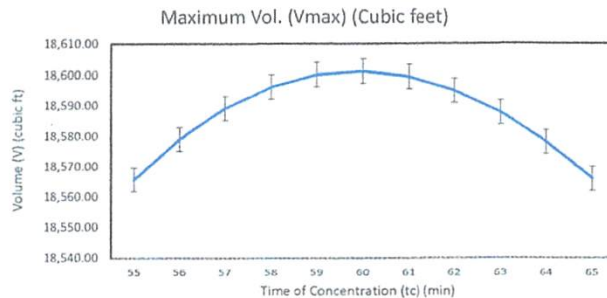
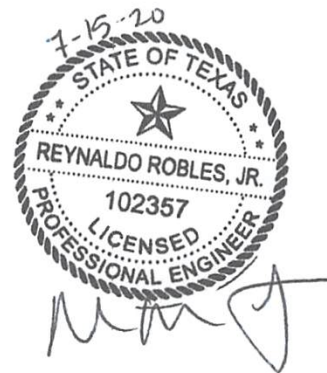
For the future developed subdivision:
(BASED ON SAMPLE SITE PLAN)

	Area %	C	Weighted C
ROOF (4,872SFx7)	18	0.9	0.16
ASPHALT (3,140SFx7)	11	0.85	0.10
CONC. (544SFx7)	2	0.90	0.02
GREEN (18887SFx7)	69	0.15	0.10
	100		0.38

Cfut = 0.38

50- Yr	b= Intensity-Frequency	171
	d= Duration Coefficients for	16.7
	e= Hidalgo County, TX	0.86

Tc	Qfut	Vfut	Qex	Vex	Vmax
55	8.14	26,855.01	2.51	8,289.31	18,565.69
56	8.04	27,019.07	2.51	8,440.03	18,579.04
57	7.95	27,179.89	2.51	8,590.74	18,589.15
58	7.86	27,337.59	2.51	8,741.46	18,596.13
59	7.77	27,492.28	2.51	8,892.17	18,600.10
60	7.68	27,644.05	2.51	9,042.89	18,601.16
61	7.59	27,793.00	2.51	9,193.60	18,599.40
62	7.51	27,939.23	2.51	9,344.32	18,594.92
63	7.43	28,082.83	2.51	9,495.03	18,587.80
64	7.35	28,223.89	2.51	9,645.75	18,578.14
65	7.27	28,362.47	2.51	9,796.46	18,566.01



Total Required Detention Volume: 18,601 cfs =
0.427 ac-ft

Table 3-1. Runoff Coefficients for Rational Formula.⁽¹⁴⁾	
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.	

Table 3-4. Runoff Coefficients for Rational Formula ^(*)	
Type of Drainage Area	Runoff Coefficient, C _p
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-unit, detached	0.40 - 0.60
Multi-unit, 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	0.80 - 0.90
Urban:	
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.30 - 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%	0.22 - 0.28
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.	

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.
Select Units

15 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.07	5.47	6.36	7.54	8.69	9.88

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450 C

FIRM

FLOOD INSURANCE RATE MAP

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

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000



**REVISED TO
REFLECT LOMR
DATED MAY 30 2002**

Federal Emergency Management Agency

LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.

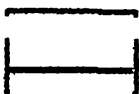


FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

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



OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS



Identified
1983



Identified
1990



Otherwise
Protected Areas

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



Floodplain Boundary



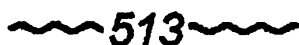
Floodway Boundary



Zone D Boundary



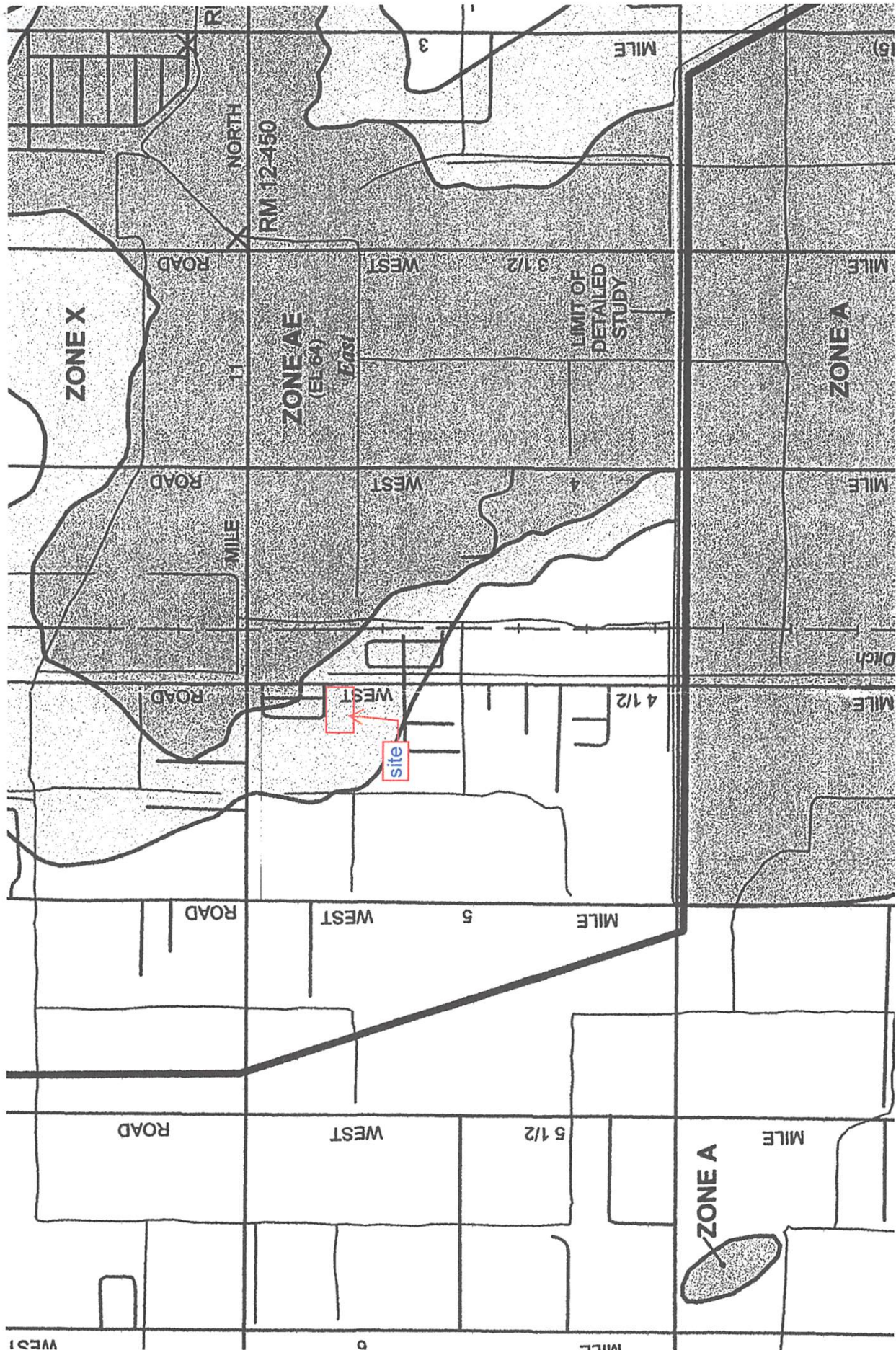
Boundary Dividing Special Flood Hazard Zones, and
Boundary Dividing Areas of Different Coastal Base
Flood Elevations Within Special Flood Hazard Zones.

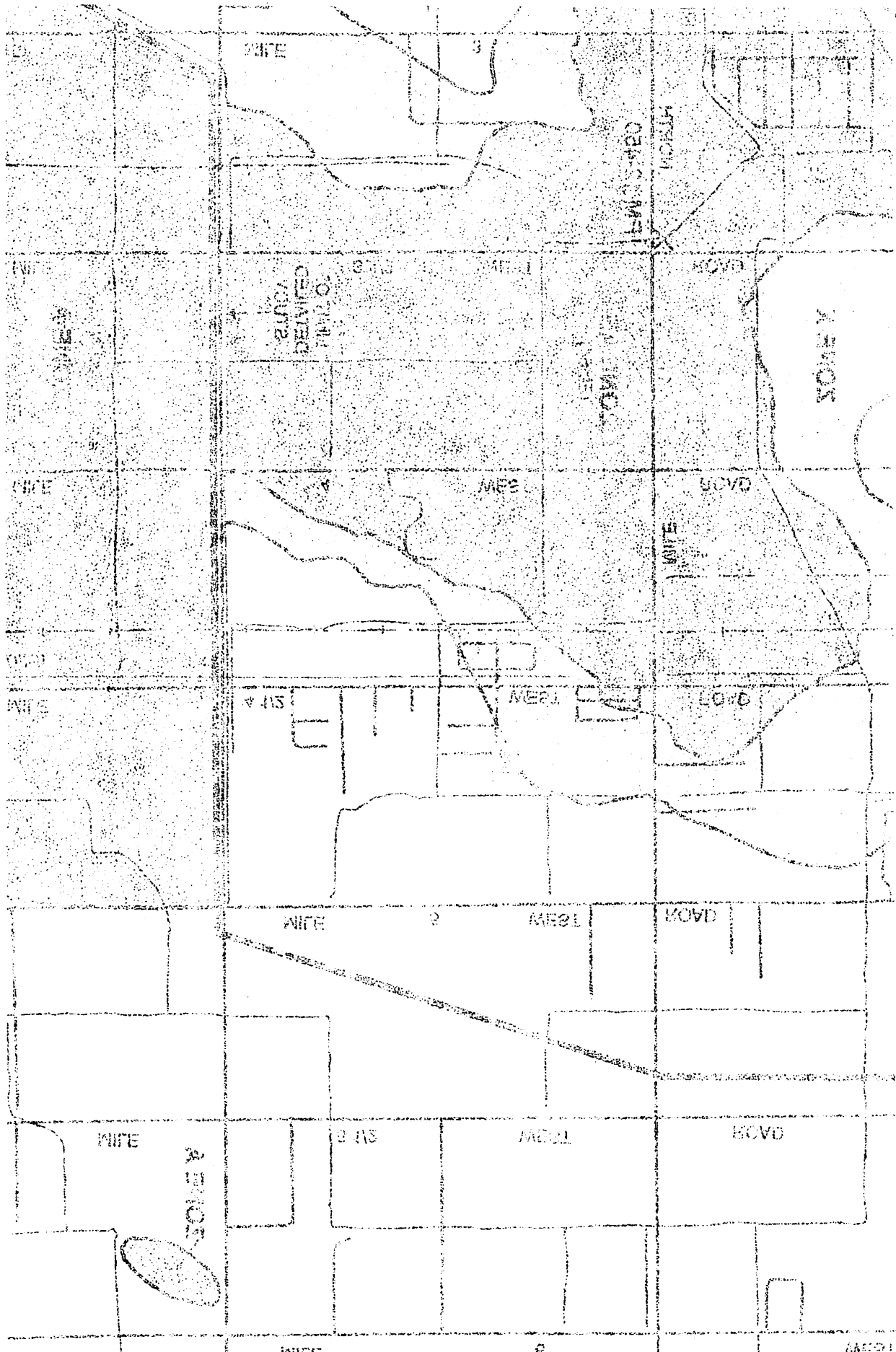


Base Flood Elevation line; Elevation in Feet*



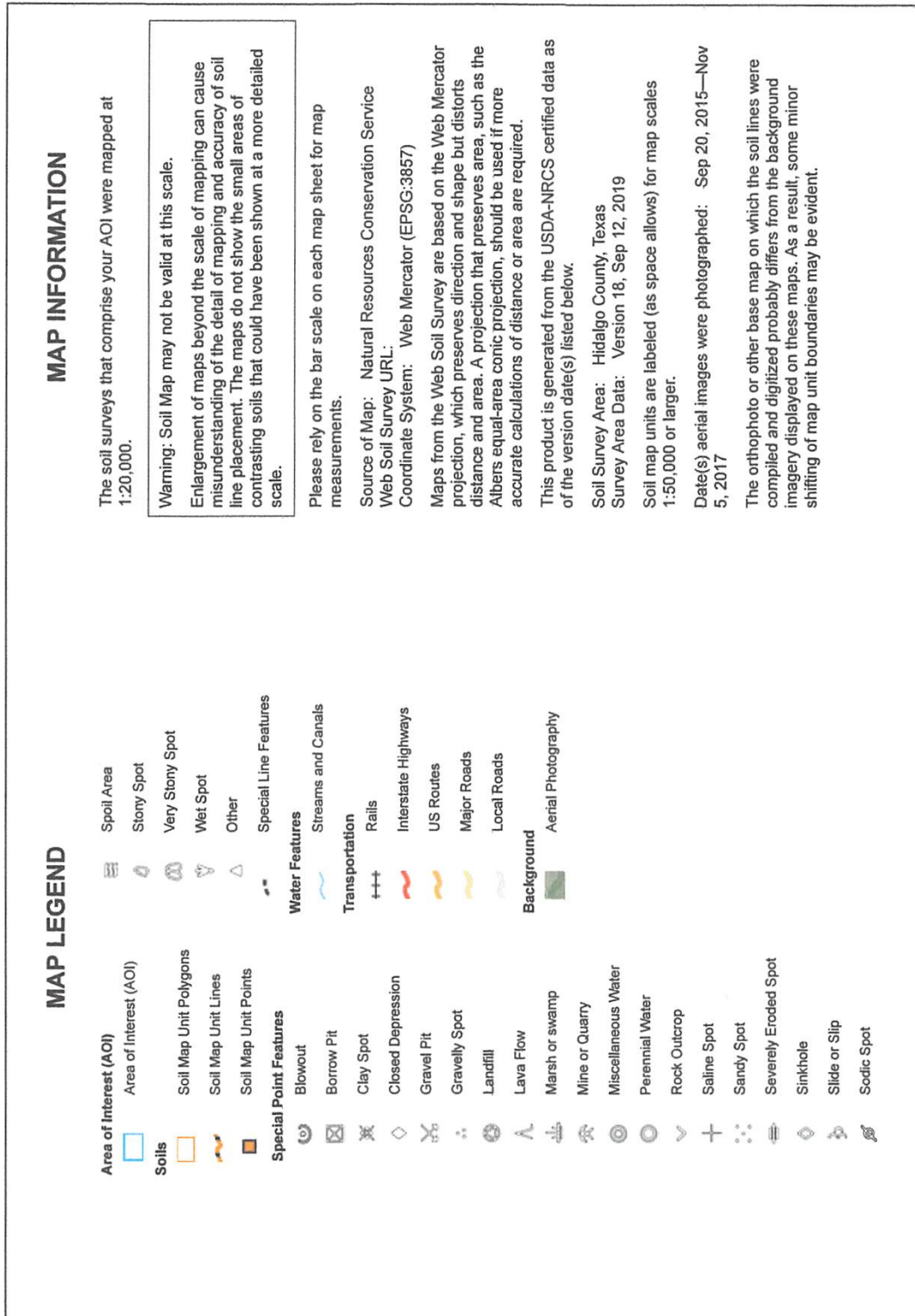
Section Line







Soil Map—Hidalgo County, Texas



MAP LEGEND

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 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	3.9	78.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	1.1	21.4%
Totals for Area of Interest		5.0	100.0%



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		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	
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

Report—English Proficiency

RefractiveIndex Value (R) and High (H).
 ObservedFlowContent=11757 mps). These values are provided to identify the expected flow (F)
 found in the Regional Engineering Handbook. Chapter 1 tested May 2001 hydroactivities as follows:
 feasible textures follow the grain. The criteria for determining the hydrologic soil group for individual soil components is
 Absence of an entry indicates that the data were not analyzed. The seismik " denotes the refractiveIndex texture observed

[illegible]

MAIN SUBDIVISION

SECTION 1, TOWNSHIP 10 N, RANGE 10 E, COUNTY OF HENRI, MISSOURI

MAIN SUBDIVISION

SECTION 1, TOWNSHIP 10 N, RANGE 10 E, COUNTY OF HENRI, MISSOURI

APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HENRI, MISSOURI, THIS 10th DAY OF MAY, 1920.

ATTEST: _____

CLERK OF THE BOARD OF SUPERVISORS

MAIN SUBDIVISION

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CLERK OF THE BOARD OF SUPERVISORS

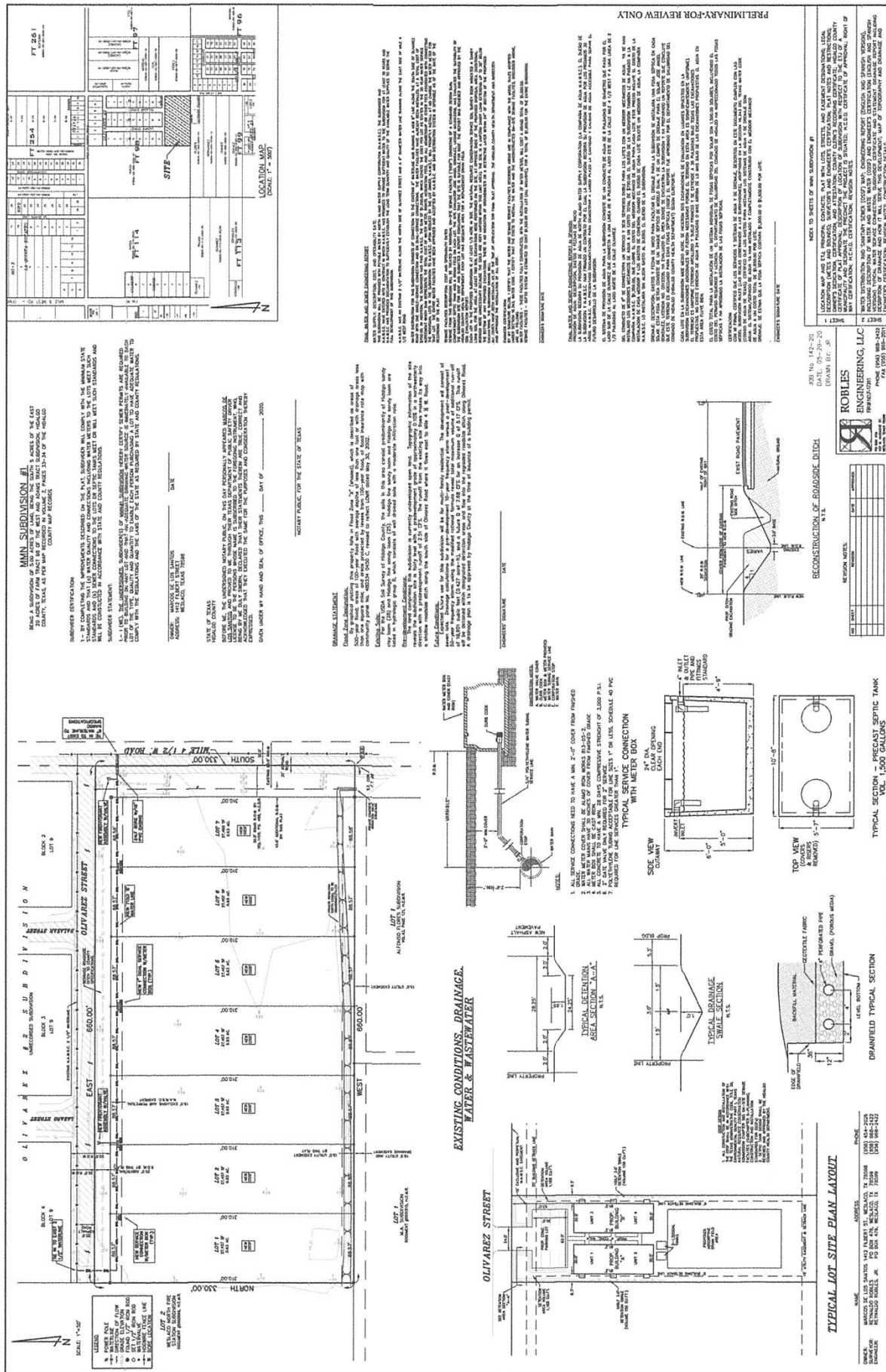
MAIN SUBDIVISION

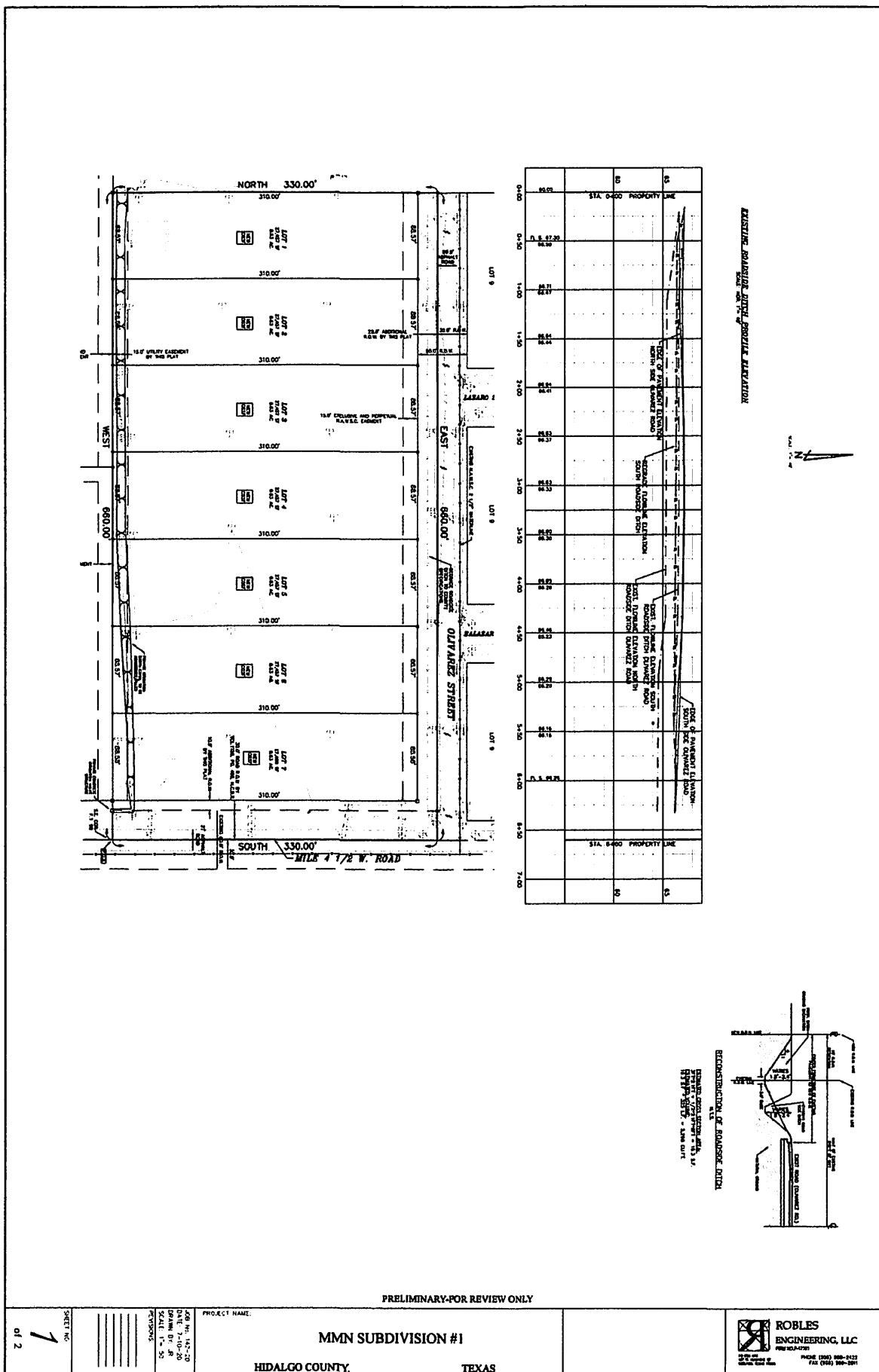
SECTION 1, TOWNSHIP 10 N, RANGE 10 E, COUNTY OF HENRI, MISSOURI

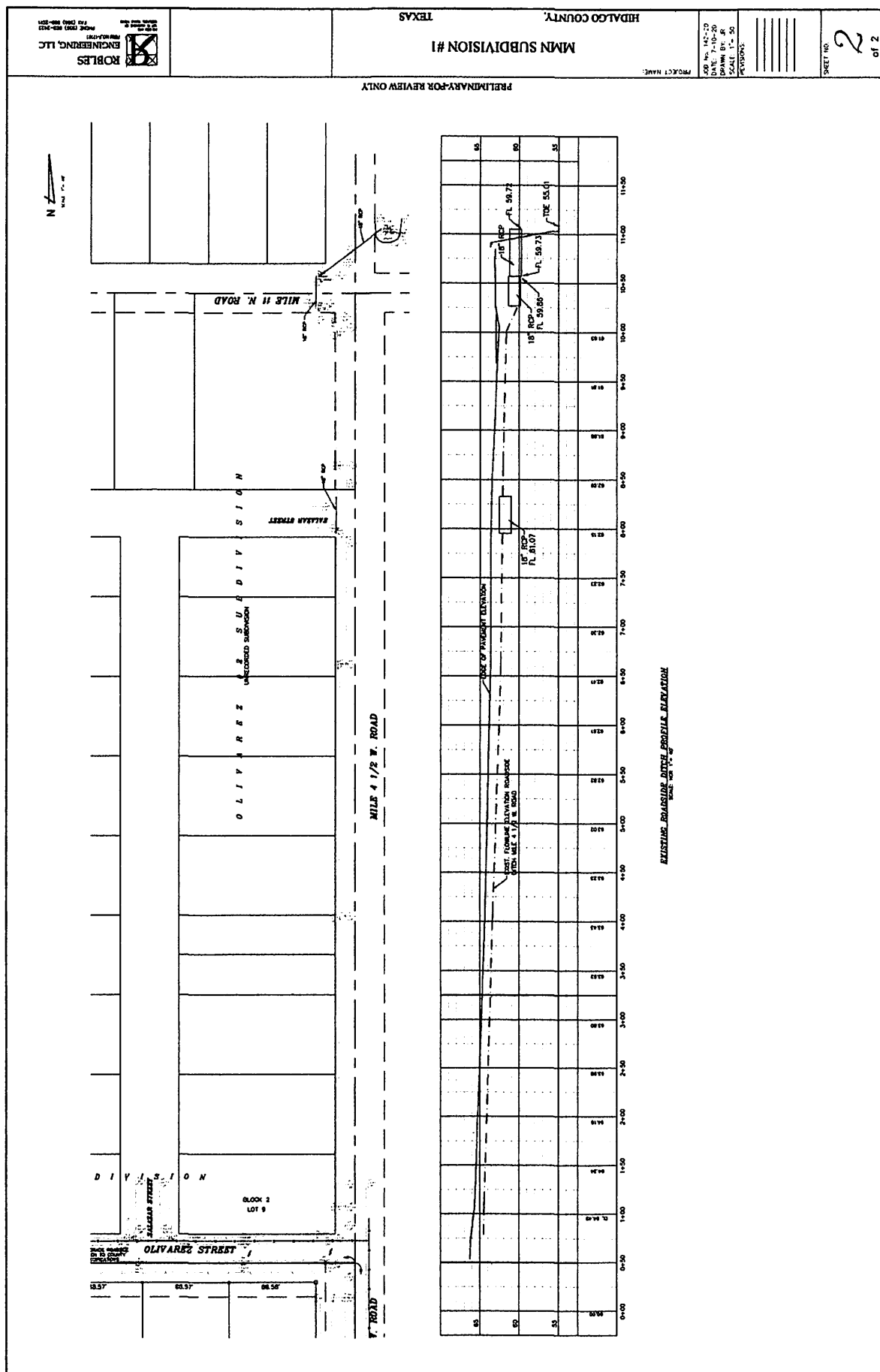
APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HENRI, MISSOURI, THIS 10th DAY OF MAY, 1920.

ATTEST: _____

CLERK OF THE BOARD OF SUPERVISORS









Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 4, 2020	Agenda Item No. (to be assigned by PCE): V. C.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 4" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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: THE WOODS SUBD. ST.
Location: 1/2 - 600' W. OF F.H.V. 1015 ALONG N. SIDE HERNADEZ
Legal Description: 0.75 AC. 0/0 F.T. 1076, WEST AND ADAMS
TRACT, H.C.T.

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: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 1 Gross Acreage: 0.75

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: NORMI BRISNO Telephone: 956-638-2363

Address: 4020 N. TEXAS BLVD. Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: MSALDIVAR26@ymail.com

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MCKINNEY State: TX Zip: 75051 E-mail: dsalinas@salinasengineering.com

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

** 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: NOEMI BRISAWO

Owner Signature: Noemi Brisawo Date: 10/28/20

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 10/28/20

Authorized Agent Printed Name: DAVID OWEN STUBBS

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: _____

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: Nawsc
☐ YES ☒ NO Wastewater Provision: SEPTIC TANK
☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u># 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 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**
 _____ **\$355.00 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**
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 _____ **Plat Layout**
 _____ Existing & Proposed Easements
 _____ Existing & Proposed ROW
 _____ Existing & Proposed Drainage Easements

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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: THE WOODS SUBD.

Location: +/- 600' WEST OF F.W. 1015 ALONG N. SIDE OF

Legal Description: O. F. S. AC. 0/0 HERNANDEZ ST.

F.T. 1076, WEST AND ADAMS TRACT.

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:

NO CONV. SEWER AVAILABILITY AT THIS LOCATION

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: NORMI BRISUELO Telephone: 638-2363
Address: 4020 W. TEXAS BLVD. Fax: _____
City: WESLACO State: TX Zip: 78501 E-mail: W.S.L.D.I.V.A.R.Z.L.E.@Y.M.N.C.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.

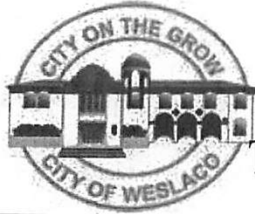
Owner Printed Name: NORMI BRISUELO

Owner Signature: Normi Brisuelo Date: 10/28/20

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 10/28/20

Authorized Agent Printed Name: DAVID OWEN SALINAS



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

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: THE WOODS SUBD. HERNANDEZ ST.
Location: 1/2 500' WEST OF F.M. 1015 ALONG NORTH SIDE OF
Applicant: DAVID O. SALINAS, P.E. ☐ Owner ☒ Agent
Address: 2221 DAFFODIL AVE. Phone Number: 682-9081
MENARD TX 78501

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	MOBILE HOME ON BLKS.	0.75 62.	1536	1	12.75	1.84	4.57

Comments: _____
Prepared by: DAVID O. SALINAS, P.E. 7/28/20 Date:
Address: 2221 DAFFODIL AVE Phone Number: 682-9081
MENARD TX 78501

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

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

DRAINAGE REPORT

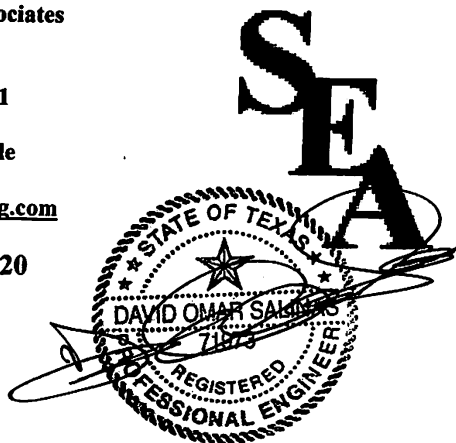
THE WOODS SUBDIVISION

CITY OF WESLACO ETJ, HIDALGO COUNTY, TEXAS

PREPARED BY:

David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
(TBE F-6675)
2221 Daffodil Ave.
McAllen, Texas, 78501
(956) 682-9081
(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com

SEPTEMBER 02, 2020



INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrograph: Dated 07/21/20 Attached
- B. Plat reduction of The Woods Subdivision, H.C.T., and, other exhibits
- C. Copy of FIRM – CPN 480334 0450 C; Dated: LOMR 05/30/2002 – Zone “X”

DRAINAGE REPORT NARRATIVE

Proposed The Woods Subdivision is a one lot residential plat containing 0.75 Gross (0.68 Net) Acres of land out of F.T. 1076, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 02, Pages 34-37, Deed records of Hidalgo County, Texas, and, located along the north side of Hernandez Street across from Luna Street and approximately 500 feet west of F.M. 1015 in the City of Weslaco ETJ. The proposed residential plat is located in Zone “X” (Unshaded) as per the FIRM Community Panel No. 480343 0450 C, LOMR dated 05/30/2002. Zone “X” areas are defined as “areas outside the 500-year plan.” The site is currently vacant and the proposed use is one residential mobile home (on blocks). Hernandez Street is unpaved and is currently a caliche street with some bar ditches but the bar ditches are not consistent throughout the street between this location and F.M. 1015 – the far majority of bar ditches from this site to F.M. 1015 are non-existent.

There are two different soil types located on this plat: the first soil type is a Hidalgo sandy clay loam soil (28) with slopes between 0 and 1 percent. These soils are well drained, slow surface runoff and moderate permeabilities with medium potential for urban uses and high for recreational uses. These soils are in Capability subclass IIc, non-irrigated and in class I irrigated and in the Gray Sandy Loam range; the second soil (soil majority) is a Raymondville clay loam (52) with slopes between 0 to 1 percent. These soils are moderately well drained, with slow surface runoff and permeabilities are slow with high available water capacities. These soils are in a Capability subclass IIs, non-irrigated and irrigated and in the Clay Loam range – all as per the Soil Survey of Hidalgo County, Texas, pages 33 and 46, respectively.

Drainage waters within this property essentially flow in a due easterly direction generally parallel to Hernandez Street at an average slope of 0.21% over an average drainage run of 145.0 feet. The current condition is open and vacant with no previous impervious improvements at this location. Hernandez Street is public dedicated / caliche roadway with no paved improvements to this roadway or adjacent roadways (ex. Luna Street) – excepting F.M. 1015 located approximately 500 feet east from this site. There is on entrance to this tract from Hernandez Street with a concrete culvert on a bar ditch – however this bar ditch is exclusive to this tract – there are almost no bar ditches between this site and F.M. 1015 on either side of this roadway.

In accordance with the drainage policies of the City of Weslaco and the County of Hidalgo, this subdivision shall be required to retain on-site the total volume of water CREATED by the post-development of this 0.68 Net acre property. Using the Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.35 (estimated)(mobile home on blocks) – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 145.0 feet and an average slope of 0.21%, it was computed that the improved condition would produce an additional total volume of 1,410.0 Cubic Feet, or, 0.03 Acre-Feet. This volume of water is equivalent to a layer of water 0.52 inches deep if spread out evenly over the entire 0.68 Net acre site. The Q will increase from 1.32 CFS to 1.54 CFS – an increase of 0.22 CFS.

Due to the lack of drainage for this area (i.e. no storm sewer, drainage ditch or other outfalls), detention shall be provided by a non-discharging on-site in detention area(s) within this proposed lot. Ultimately, the gravel bottom of this swale acts as an outfall for drainage waters within this proposed homesite. The site shall be graded at a slope of 2% from the rear to the front (i.e. toward Hernandez Street) that first water can enter the drainage swale and second so that waters can enter the roadway bar ditch.

The finished floor elevation is determined to be not less than 18 inches above the top of the paved road at the center of this lot, or, 18 inches above natural ground at the center of this lot, whichever is greater.

The lot owner shall be required to submit a grading plat to illustrate how detention shall ultimately be accomplished – in this case a minimum of 1,410. Cu. Ft. It is proposed that a swale with a 4 foot bottom of 12" of ¾" to 1" gravel with a silt fabric will be constructed within a 25.0 foot by 40.0 foot drainage swale easement. The proposed swale shall have a dry volume capacity of 1,560.0 Cu. Ft. > 1,410.0 Cu. Ft. Req./Calc.

SWALE VOLUME (@ 3:1 Slopes): $((4' \times 3') + (9' \times 3')) \times 39' = 1,560.0$ Cu. Ft. Dry Volume > 1,410.0 Cu. Ft. Req.

Proposed Swale: 25.0' by 40.0'

The outfall for the swale is the gravel bed that permit drainage waters collected to slowly percolate downward into the ground. Upon reaching a saturated condition drainage waters in the swale may flow away from the swale per the natural contours of the land but if this occurs the swale will have already held or provided for the minimum detention of drainage waters. The maintenance of the swale shall lie with the property owner.

At this time no additional paving or drainage improvements are being proposed to Hernandez Street. It is noted that Hernandez Street along the frontage of this site has a bar ditch complete with a culvert crossing at the sole entrance. Although the bar ditch is along the frontage and along some of the frontage along the neighbor to the west, the bar ditch has no outfall.

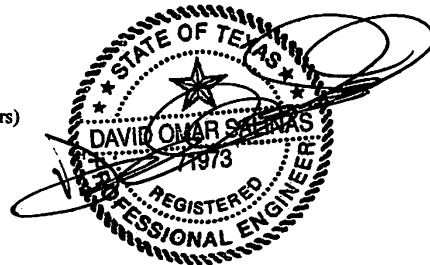
On the face of the proposed plat for this subdivision there is at the immediate southeast corner of proposed Lot 1 a dedicated drainage easement area. This easement will become of record when the plat is recorded.

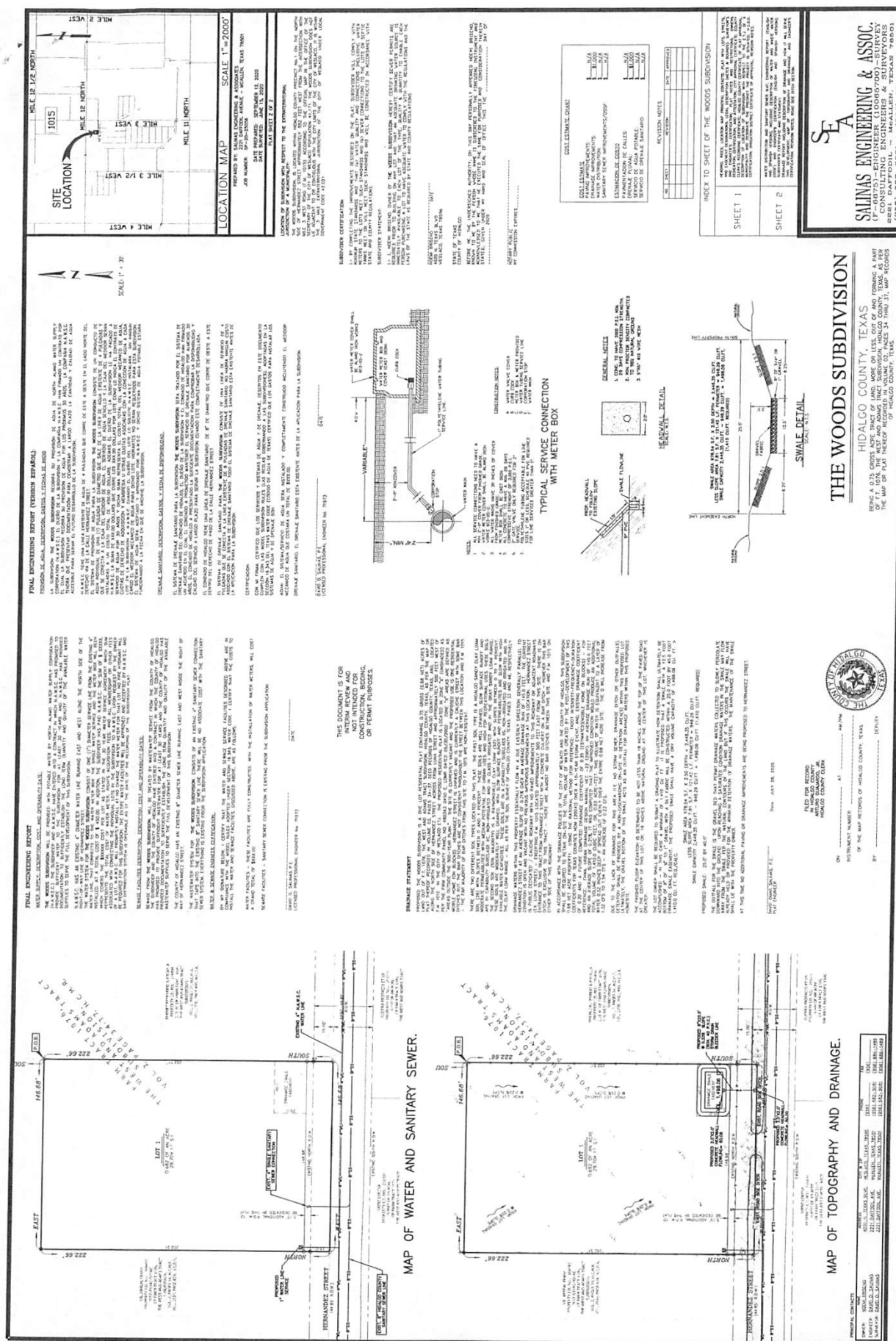
The second sheet also shows a recommended grading of 0.25% from north to south.

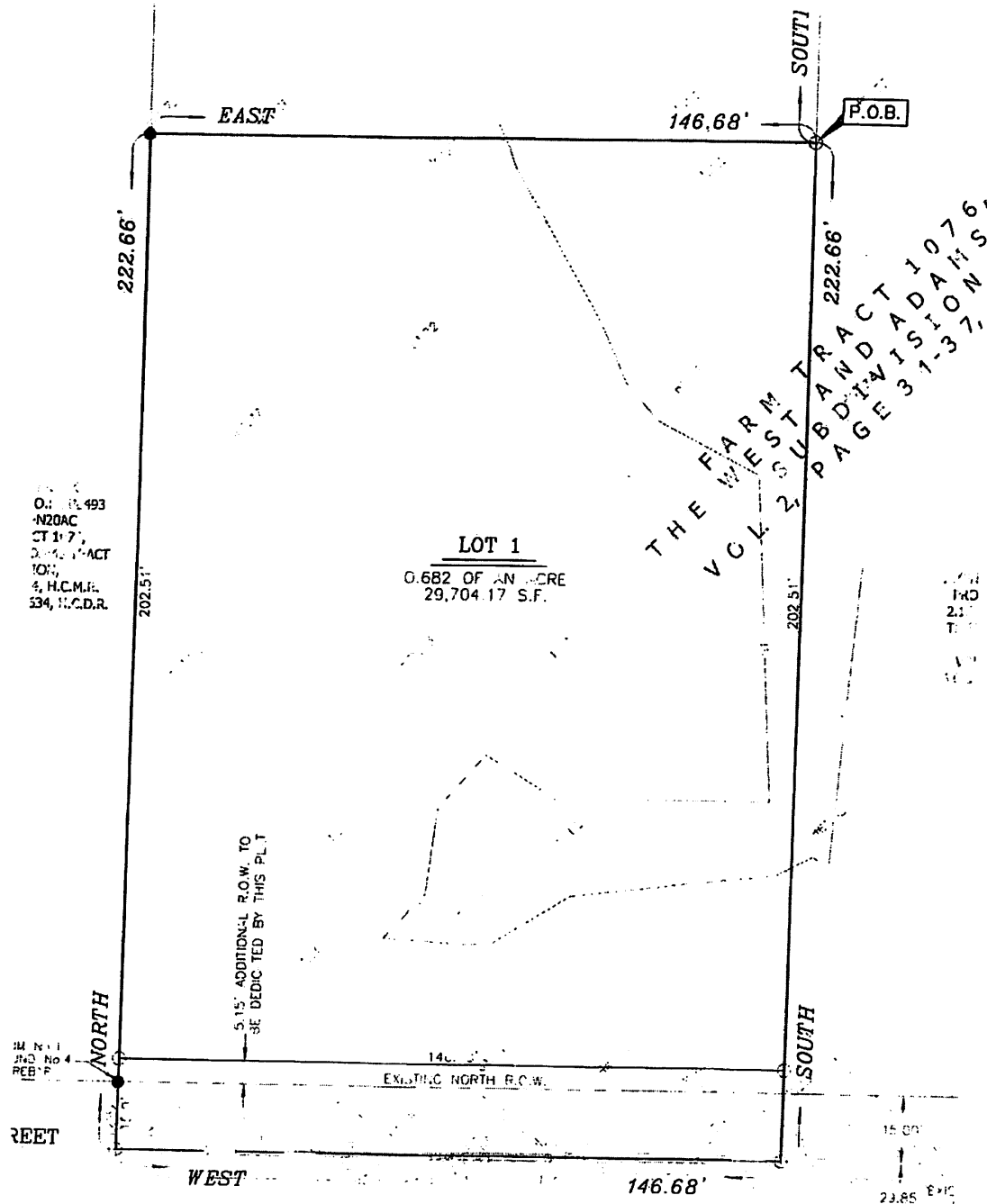
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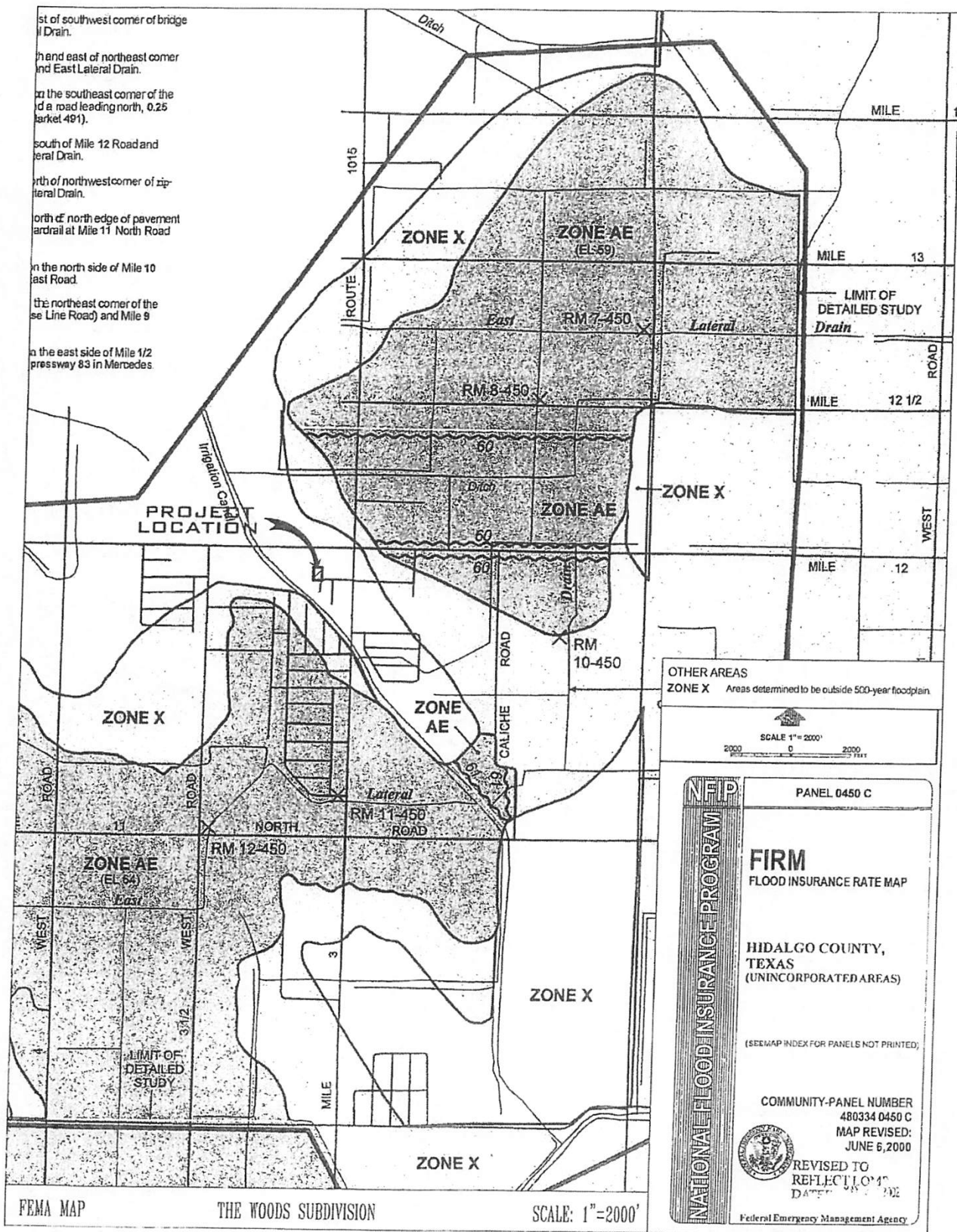
Revised Date: September 02, 2020

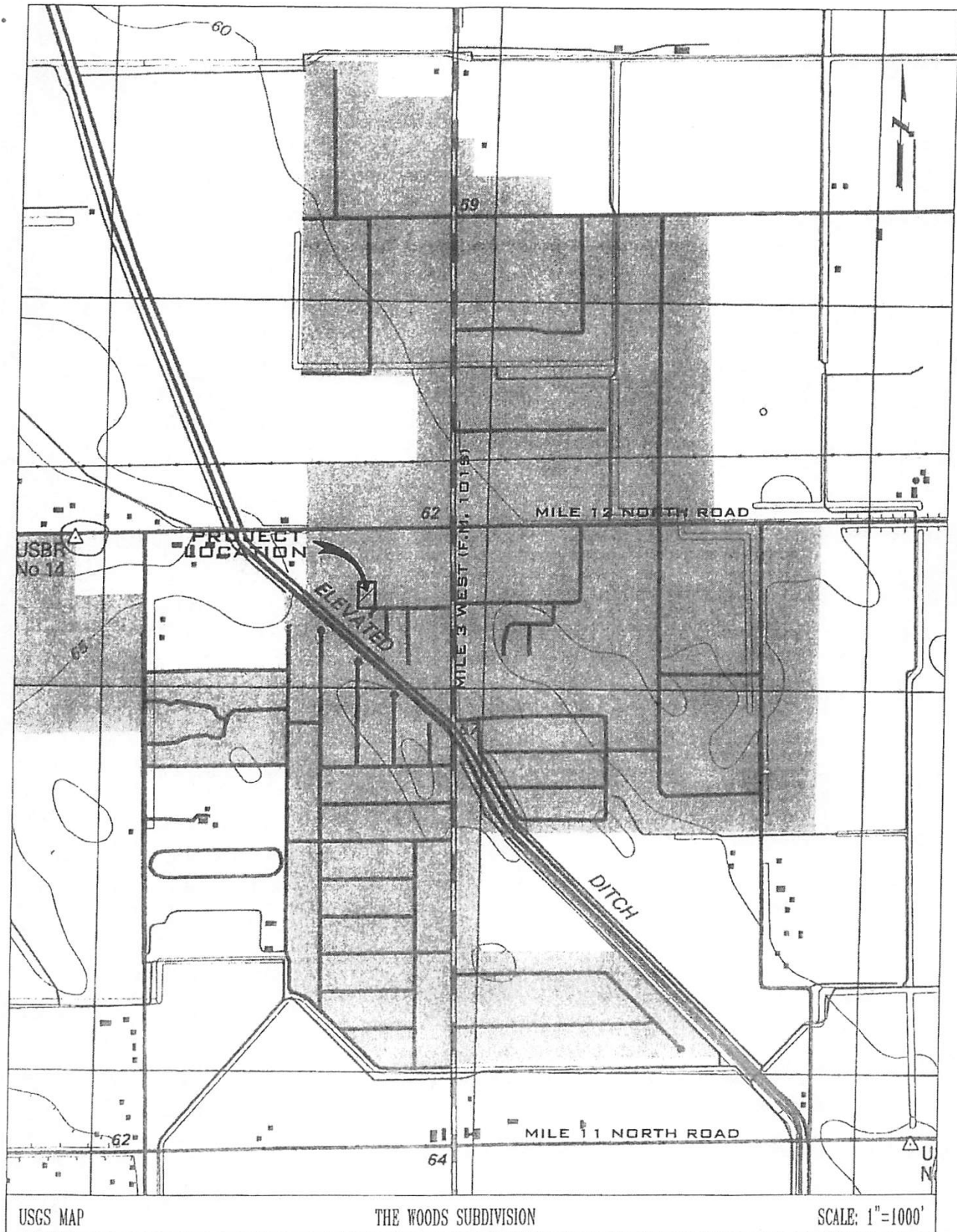
Attachment: Hydrograph and Other Required Drainage Report Information (By Others)
xc: n:\subdivisionplats\thetwoods.sub\drainagereport.090220













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

Date of Meeting: November 4, 2020	Agenda Item No. (to be assigned by PCE): V. D.
From: Rebekah de la Fuente, Planning Director, on behalf of Alfredo Hernandez.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Paseo del Rio— being a 2.00 acre tract of land comprised a called .64 acres out of Farm Tract 41, Block 143, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 688' east Paseo del Norte North of Pike Blvd. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 4" waterline and sewer by City of Weslaco through a 6" sewer line. The property is within a Flood Zone "B".	
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. SRV 20-00006

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: Paseo del Rio

Location: Bounded by E Frontage Rd on the north, and E Pike Blvd on the South, northeasterly of the intersection of Pike and North Utah Avenue.

Legal Description: 2.0 tract of land comprised of a called 0.64 acre tract, being out of farm tract forty-one, block 143 West Adams Tracts, Hidalgo County, Texas, as described in doc #2351994, D.R.H.C.T., and a called 1.47 acre tract, out of said farm tract forty-one, block 143, and was tract Sub

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: "I" (Industrial district)

Existing Land Use: Vacant Proposed Land Use: Commercial

Number of Lots Proposed: 2 Gross Acreage: 2.00

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Rolando Rios (Fuente Del Rio Mngt., LLC) Telephone: (956) 266-4353

Address: 923 S. 77 Sunshine Strip Fax: _____

City: Harlingen State: Tx Zip: 78550 E-mail: rolandarios1729@att.net

ENGINEER INFORMATION

Name: Alfredo G. Hernandez (AGH Engineering & Surveying) Telephone: (956) 574-8300

Address: 6305 Paredes Line Road Fax: (956) 574-8305

City: Brownsville State: TX Zip: 78526 E-mail: fred@aghconsultants.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: _____

☐ YES ☐ NO Wastewater Provision: _____

☐ YES ☐ NO Electric Company: _____

☐ YES ☐ NO Phone Utility _____

☐ YES ☐ NO Gas Utility

☐ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☐ YES ☐ NO Drainage District _____

☐ YES ☐ NO Irrigation District _____

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

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

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

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

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_____ 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**

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✓ Existing & Proposed Drainage Easements

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AGH
Engineering & Surveying
AGH Engineering & Surveying, LLC

Hidalgo County Drainage District No. 1
Drainage Statement

Paseo Del Rio Subdivision
Hidalgo County, Texas.

Prepared By:
AGH Engineering & Surveying, LLC
6305 Paredes Line Road
Brownsville, Tx 78526
Tel: (956) 574-8300
Fax: (956) 574-8305
fred@aghconsultants.com



Alfredo G. Hernandez PE
8/14/2020

FIRM No. F-5197, TBPLS FIRM No. 100840-00
August 2020

AGH Job No. 2018-0166

INDEX

1. INDEX
2. DRAINAGE REPORT (Narrative)
3. PROJECT LOCATION MAP
4. USGS MAP
5. HYDRAULIC CALCULATIONS
6. "C" VALUES
7. RAINFALL INTENSITY (Hidalgo County)
8. FLOOD MAP
9. SOIL SURVEY MAP
10. PLANS

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER	<u>TxDOT</u>
<u>Hector Garcia</u>	
H.C.D.D. NO. 1	<u>9/15/20</u>
	DATE

DRAINAGE STATEMENT
PASEO DEL RIO SUBDIVISION
City Of Weslaco/ ETJ of Weslaco

Paseo del Rio Subdivision is a proposed 2 commercial lot subdivision, that consists of a 2.00 acre tract of land comprised of a called 0.64 acre tract, being out of farm tract forty-one, block 143, the west Adams tracts, Hidalgo county, Texas, as described in warranty deed with document # 2351994, of the deed records of Hidalgo county, Texas, and a called 1.47 acre tract, out of said farm tract forty-one, block 143, and West Adams tract subdivision, Hidalgo county, Texas, as described in a release of lien with document # 2479531, of the deed records of Hidalgo county, Texas. This proposed subdivision is located along South right of way of U.S. Expressway 83, 634 feet East from Dolores Huerta St., within the city limits of Weslaco, Texas, according to the extraterritorial jurisdiction map of the city of Weslaco. This subdivision is contained within a drainage basin bounded by U.S. Expressway 83 at North, at South by E. Pike Blvd, at East by the adjoiner property (Weslaco Acres LLC [DOC#2884910]) and at West by Dolores Huerta St.

The proposed subdivision is located in Zone "B" according to the FIRM (Flood Insurance Rate Map) dated March 4, 1980 Community-Panel #480349 0005 B. Zone "B" is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. According to the USGS Soil Survey, the site is on Map Unit Symbol 72, Map unit name Willacy-Urban land complex, 0 to 3 percent slopes, soil rating B.

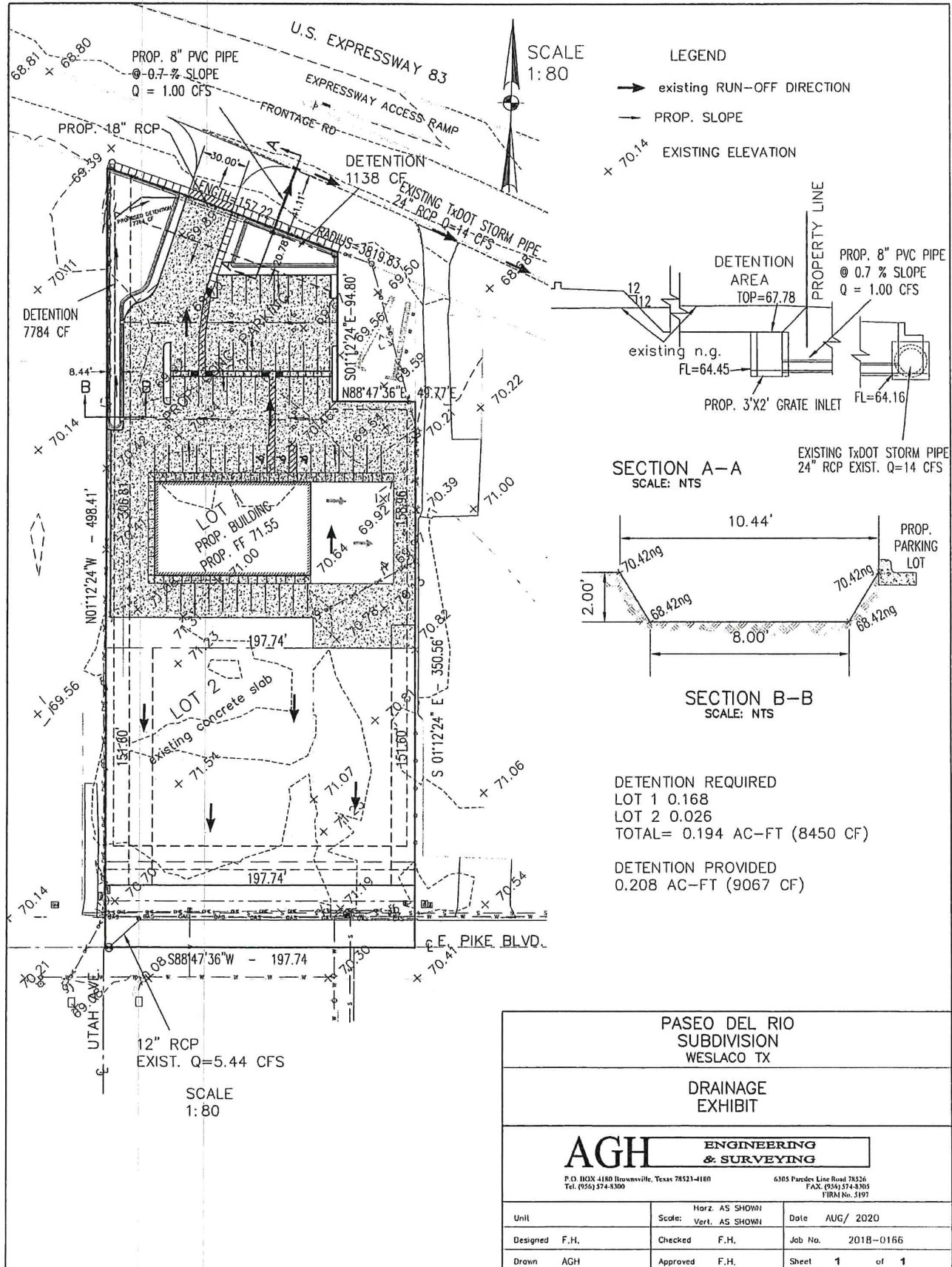
Lot 2 of said subdivision has already been developed (existing concrete slab covering approximately 65% of total area) is comprised of 0.86 acres. Drainage from this lot runs from North to South towards the North R.O.W. of E. Pike Boulevard, then into the existing municipal drainage system. The existing runoff coming from this lot is 5.44 CFS on a 10 Yr, which drains into an existing curb inlet located along the North R.O.W. of E. Pike Boulevard, then through a 12" R.C.P Pipe @6.5% slope with a capacity of 9 CFS and into the existing city of Weslaco storm sewer system.

Lot 1 consists of 1.14 acres. Existing drainage from lot 1 runs from South to North, towards U.S. Expressway 83 by overland flow. Existing run-off discharged from this lot reaches 0.97 cfs on a 10-yr event, which will be discharge into an existing TxDot inlet located at the South R.O.W. of US Expressway 83, through a proposed 8" PVC pipe @ 0.7% slope with a capacity of 0.97 cfs. TxDot's storm system capacity at U.S. Expressway 83 is approximately 14 CFS on a 24" RCP. This Storm Sewer system discharges into the HCDD No. 1 drainage system, which will then discharge into the Campacuas Lake.

When improved, site will be required to detain 0.1947 ac-ft or 8,481 cf, and release a flow less than or equal to the pre-developed conditions of 0.97 CFS. Storm water detention will be achieved through the use of a privately owned and maintained on-site detention pond with a capacity of 8,922 cf. The outlet structure will consist of a proposed 8" PVC Pipe @ 0.7 % slope that would be able to release 1.00 CFS which is equal to existing condition discharge.



By: Alfredo C. Hernandez PE 9/14/2020
Engineer Name Date



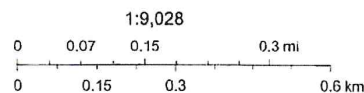
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The National Map Advanced Viewer



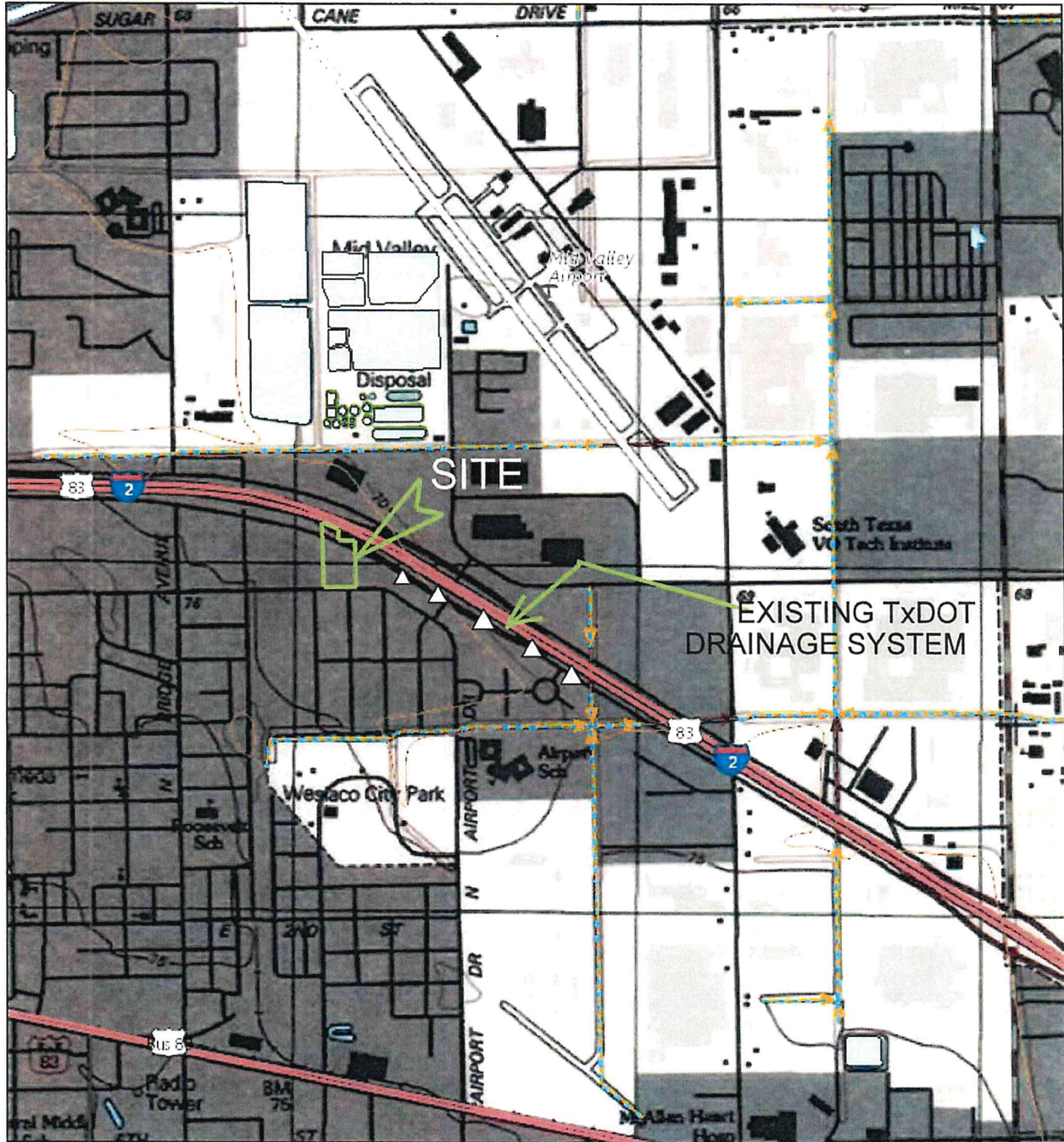
8/4/2020, 2:34:50 PM

- Override 1
- Override 1



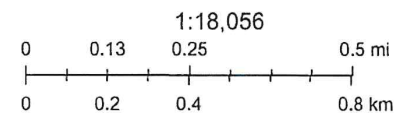
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

The National Map Advanced Viewer



8/4/2020, 3:42:33 PM

Override 1	Airports	Unknown
Override 1	International Airport	
Local Connecting Roads	Military	
Secondary Highways	Municipal Airstrip / Airport	
Controlled-access Highways	Private Airstrip / Airport	
Airport Runways	Regional Airport	



USGS The National Map: National Hydrography Dataset. Data refreshed March, 2020., Copyright © 2013 National Geographic Society, i-cubed, USGS TNM - National Hydrography Dataset. Data Refreshed July, 2020., USGS The National Map: National Transportation Dataset; U.S. Census

**RATIONAL METHOD
CITY OF WESLACO**

Based on TxDot Hydraulic Manual 2016

Good up to 200 Acres (80 Hectares)

Lot 1 1.14 Ac undeveloped condition

$$Q = \frac{CIA}{Z}$$

Equation 4-20

Q =max. rate of runoff (cfs or m3/sec)
C =runoff coefficient
I =average rainfall intensity (in/hr or mm/hr)
A =drainage area (ac or ha)
Z =conversion factor, 1 for English, 360 for metric

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

Equation 4-21

I=design rainfall intensity (in./hr)
tc=time of concentration (min)
e,b,d= coefficients for specific frequencies by county

$$T_c = \frac{1.8(1.1 - c)\sqrt{L}}{S^{\frac{1}{3}}}$$

Developed condition (50 years)		
Q=	6.28	CFS
C=	0.65	Business
I=	8.48	(in./hr.)
A=	1.14	Ac
Z=	1	

Slope Equations and Tc for Existing Conditions

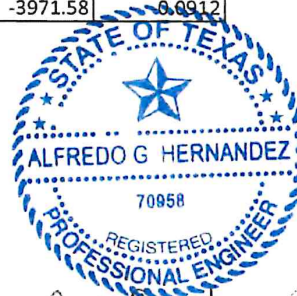
S= 0.66 Slope (%)
L= 300 Flow length (LF)
Tc= 32.23 Time of Concentration (min)
C= 0.2 Runoff Coeff Unimproved areas
Q= 0.97 Existing Flow (cfs)
I= 4.27 Intensity (In/hr) (10 years)

	10-yr	50-yr	100-yr	
I	6.16	8.48	9.66	(in./hr.)
Tc	16.11	16.11	16.11	min
e	0.86	0.86	0.86	
b	116.24	170.66	201.07	in
d	14.33	16.71	18	min

RATIONAL METHOD
CITY OF WESLACO

Lot 1 1.14 Ac 50 years return period

MIN	I(in/hr)	Q in cfs	V in cf	Q out cfs	V out cf	Req'd V cf	Req'd V ac-ft
5	10.08	7.47	2241	0.97	292.375	1948.41	0.0447
10	10.08	7.47	4482	0.97	584.75	3896.82	0.0895
15	8.69	6.44	5795	0.97	877.124	4918.24	0.1129
20	7.66	5.68	6811	0.97	1169.5	5641.77	0.1295
30	6.23	4.62	8310	0.97	1754.25	6555.33	0.1505
40	5.27	3.91	9372	0.97	2339	7033.17	0.1615
50	4.58	3.39	10181	0.97	2923.75	7257.59	0.1666
60	4.06	3.01	10830	0.97	3508.5	7321.96	0.1681
70	3.65	2.70	11360	0.97	4093.25	7266.28	0.1668
80	3.33	2.47	11844	0.97	4678	7166.15	0.1645
90	3.06	2.27	12244	0.97	5262.75	6981.54	0.1603
100	2.83	2.10	12582	0.97	5847.5	6734.68	0.1546
110	2.64	1.96	12911	0.97	6432.25	6478.94	0.1487
120	2.47	1.83	13178	0.97	7017	6160.95	0.1414
130	2.32	1.72	13409	0.97	7601.75	5807.39	0.1333
140	2.20	1.63	13694	0.97	8186.5	5507.18	0.1264
150	2.08	1.54	13872	0.97	8771.24	5100.28	0.1171
160	1.98	1.47	14085	0.97	9355.99	4728.93	0.1086
170	1.89	1.40	14285	0.97	9940.74	4344.25	0.0997
180	1.80	1.33	14405	0.97	10525.5	3879.55	0.0891
190	1.73	1.28	14614	0.97	11110.2	3503.76	0.0804
200	1.66	1.23	14761	0.97	11695	3065.73	0.0704
210	1.60	1.19	14939	0.97	12279.7	2658.82	0.0610
220	1.54	1.14	15063	0.97	12864.5	2198.56	0.0505
230	1.49	1.10	15236	0.97	13449.2	1787.20	0.0410
240	1.44	1.07	15365	0.97	14034	1331.38	0.0306
250	1.39	1.03	15450	0.97	14618.7	831.11	0.0191
260	1.35	1.00	15605	0.97	15203.5	401.97	0.0092
270	1.30	0.96	15605	0.97	15788.2	-182.78	-0.0042
280	1.27	0.94	15810	0.97	16373	-563.01	-0.0129
290	1.23	0.91	15859	0.97	16957.7	-1098.86	-0.0252
300	1.20	0.89	16006	0.97	17542.5	-1536.89	-0.0353
310	1.17	0.87	16126	0.97	18127.2	-2001.60	-0.0460
320	1.14	0.84	16219	0.97	18712	-2492.98	-0.0572
330	1.11	0.82	16286	0.97	19296.7	-3011.04	-0.0691
340	1.08	0.80	16326	0.97	19881.5	-3555.78	-0.0816
350	1.06	0.79	16495	0.97	20466.2	-3971.58	-0.0912



Alfredo G. Hernandez
8/14/2020

RATIONAL METHOD
CITY OF WESLACO

Based on TxDot Hydraulic Manual 2016
Good up to 200 Acres (80 Hectares)

Lot 2 0.86 Ac developed condition
65% concrete covered

$$Q = \frac{CIA}{Z}$$

Equation 4-20

Q =max. rate of runoff (cfs or m3/sec)
C =runoff coefficient
I =average rainfall intensity (in/hr or mm/hr)
A =drainage area (ac or ha)
Z =conversion factor, 1 for English, 360 for metric

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

Equation 4-21

I =design rainfall intensity (in./hr)
tc=time of concentration (min)
e,b,d= coefficients for specific frequencies by county

$$T_c = \frac{1.8(1.1 - c)\sqrt{L}}{S^{\frac{1}{3}}}$$

Developed condition (50 years)		
Q=	7.37	CFS
C=	0.85	Business
I=	10.08	(in./hr.)
A=	0.86	Ac
Z=	1	

Slope Equations and Tc for Existing Conditions

65% concrete covered

S= 0.27 Slope (%)
L= 211 Flow length (LF)
Tc= 10.11 Time of Concentration (min)
C= 0.85 Runoff Coeff developed areas
Q= 5.44 Existing Flow (cfs)
I= 7.44 Intensity (In/hr) (10 years)

	10-yr	50-yr	100-yr	
I	7.44	10.08	11.41	(in./hr.)
Tc	10.11	10.11	10.11	min
e	0.86	0.86	0.86	
b	116.24	170.66	201.07	in
d	14.33	16.71	18	min

RATIONAL METHOD
CITY OF WESLACO

Lot 2		50 years return period		0.86 Ac			
MIN	I(in/hr)	Q in cfs	V in cf	Q out cfs	V out cf	Req'd V cf	Req'd V ac-ft
5	10.08	7.37	2211	5.44	1631.45	579.09	0.0133
10	10.08	7.37	4421	5.44	3262.91	1158.18	0.0266
15	8.69	6.35	5717	5.44	4894.36	822.79	0.0189
20	7.66	5.60	6719	5.44	6525.81	193.54	0.0044
30	6.23	4.55	8197	5.44	9788.72	-1591.28	-0.0365
40	5.27	3.85	9246	5.44	13051.6	-3805.94	-0.0874
50	4.58	3.35	10044	5.44	16314.5	-6270.59	-0.1440
60	4.06	2.97	10684	5.44	19577.4	-8893.14	-0.2042
70	3.65	2.67	11206	5.44	22840.3	-11634.11	-0.2671
80	3.33	2.43	11684	5.44	26103.2	-14418.94	-0.3310
90	3.06	2.24	12079	5.44	29366.2	-17287.11	-0.3969
100	2.83	2.07	12412	5.44	32629.1	-20216.68	-0.4641
110	2.64	1.93	12737	5.44	35892	-23155.02	-0.5316
120	2.47	1.81	13000	5.44	39154.9	-26154.77	-0.6004
130	2.32	1.70	13228	5.44	42417.8	-29189.60	-0.6701
140	2.20	1.61	13509	5.44	45680.7	-32171.80	-0.7386
150	2.08	1.52	13684	5.44	48943.6	-35259.27	-0.8094
160	1.98	1.45	13895	5.44	52206.5	-38311.65	-0.8795
170	1.89	1.38	14092	5.44	55469.4	-41377.18	-0.9499
180	1.80	1.32	14211	5.44	58732.3	-44521.66	-1.0221
190	1.73	1.26	14417	5.44	61995.2	-47578.43	-1.0923
200	1.66	1.21	14562	5.44	65258.1	-50696.60	-1.1638
210	1.60	1.17	14737	5.44	68521	-53784.06	-1.2347
220	1.54	1.13	14860	5.44	71783.9	-56924.16	-1.3068
230	1.49	1.09	15031	5.44	75046.8	-60016.01	-1.3778
240	1.44	1.05	15158	5.44	78309.7	-63151.72	-1.4498
250	1.39	1.02	15241	5.44	81572.6	-66331.30	-1.5228
260	1.35	0.99	15395	5.44	84835.6	-69440.69	-1.5941
270	1.30	0.95	15395	5.44	88098.5	-72703.60	-1.6690
280	1.27	0.93	15597	5.44	91361.4	-75764.75	-1.7393
290	1.23	0.90	15645	5.44	94624.3	-78979.41	-1.8131
300	1.20	0.88	15790	5.44	97887.2	-82097.57	-1.8847
310	1.17	0.86	15908	5.44	101150	-85242.06	-1.9569
320	1.14	0.83	16000	5.44	104413	-88412.86	-2.0297
330	1.11	0.81	16066	5.44	107676	-91609.97	-2.1031
340	1.08	0.79	16105	5.44	110939	-94833.41	-2.1771
350	1.06	0.77	16272	5.44	114202	-97929.64	-2.2482



Alfredo G. Hernandez
8/14/2020

Runoff Coefficients Table "c" Value

TABLE 3-3: Runoff Coefficients	
Type of Drainage Area	Runoff Coefficient "c"
BUSINESS	
DOWNTOWN	0.70 - 0.95
NEIGHBORHOOD	0.50 - 0.70
RESIDENTIAL	
SINGLE FAMILY	0.30 - 0.50
MULTI-UNITS (DETTACHED)	0.40 - 0.60
MULTI-UNITS (ATTACHED)	0.60 - 0.75
SUBURBAN	0.25 - 0.40
APARTMENTS	0.50 - 0.70
INDUSTRIAL	
LIGHT	0.50 - 0.80
HEAVY	0.60 - 0.90
PARKS & CEMENTARIES	0.10 - 0.25
PLAYGROUNDS	0.20 - 0.40
RAILROAD YARDS	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 & WALKS	0.75 - 0.85
ROOFS	0.75 - 0.95

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

Where:

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

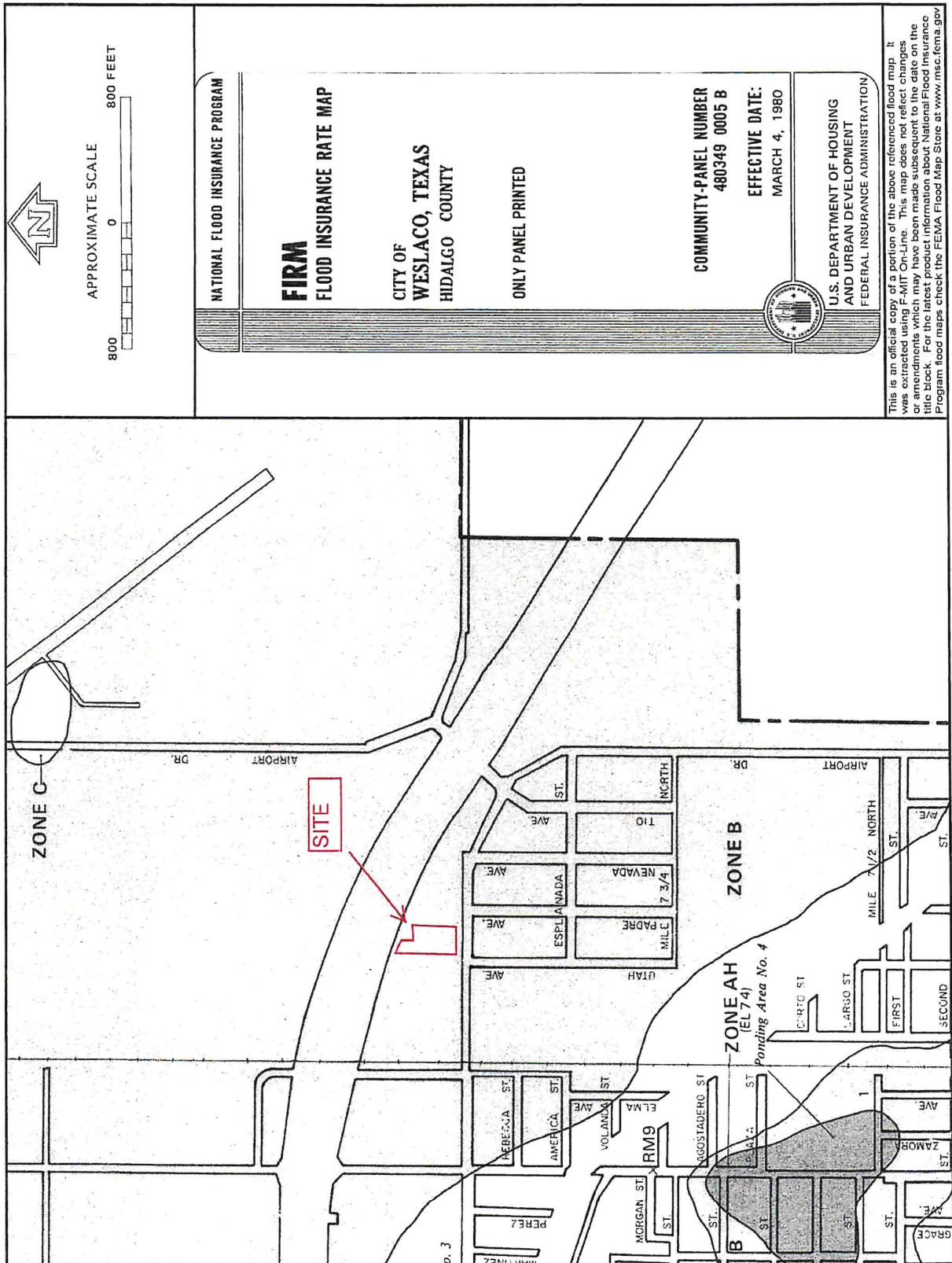
Select Units

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00

Intensity
(in./hr)

4.83	6.44	7.47	8.80	10.08	11.38
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(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)



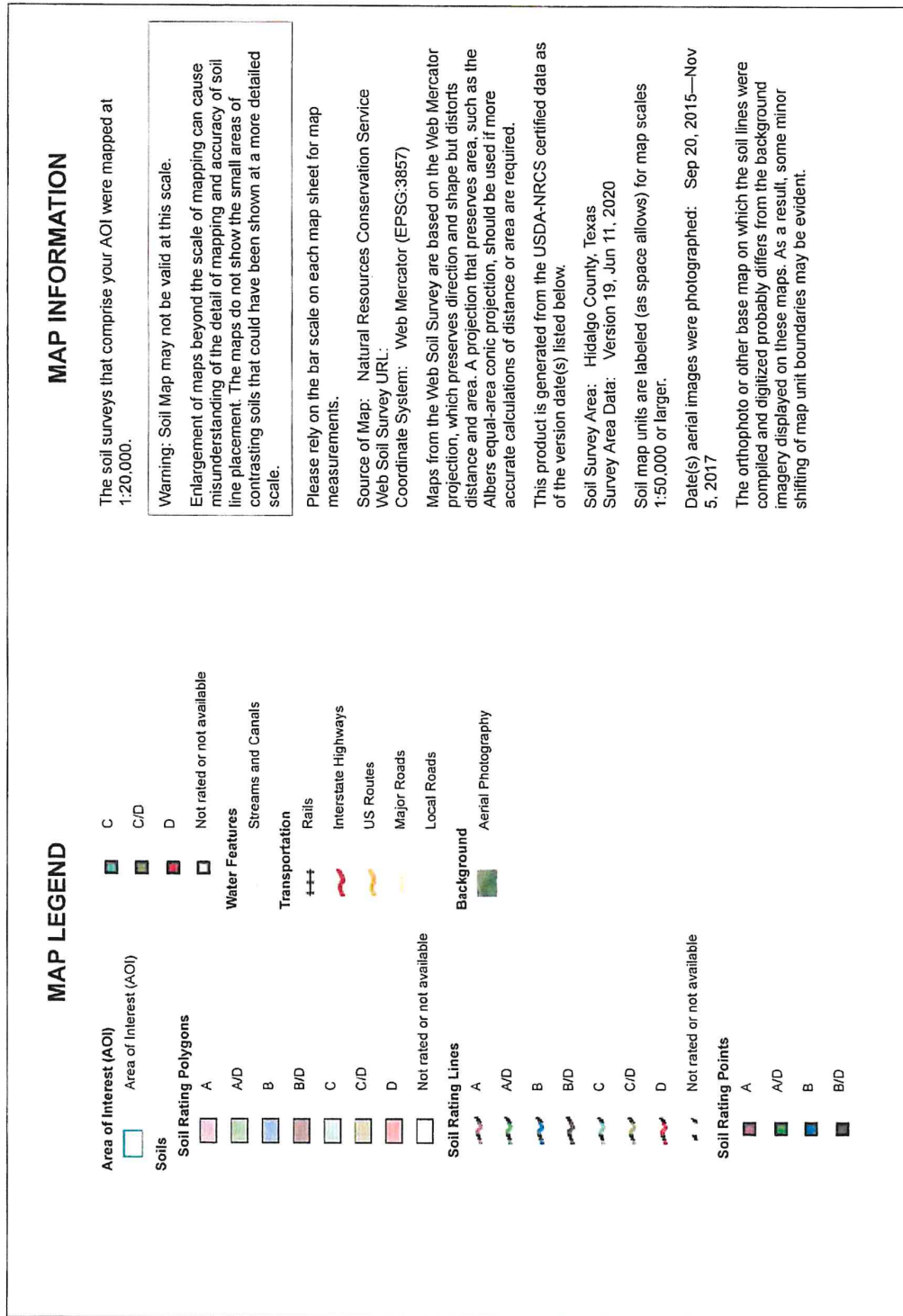


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/4/2020
Page 1 of 4

Hydrologic Soil Group—Hidalgo County, Texas
(Paseo del Rio Subdivision)



Hydrologic Soil Group—Hidalgo County, Texas

Paseo del Rio Subdivision

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	B	2.5	13.9%
72	Willacy-Urban land complex, 0 to 3 percent slopes	B	15.5	86.1%
Totals for Area of Interest			18.1	100.0%

Description

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

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

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

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

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

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

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

Hydrologic Soil Group—Hidalgo County, Texas

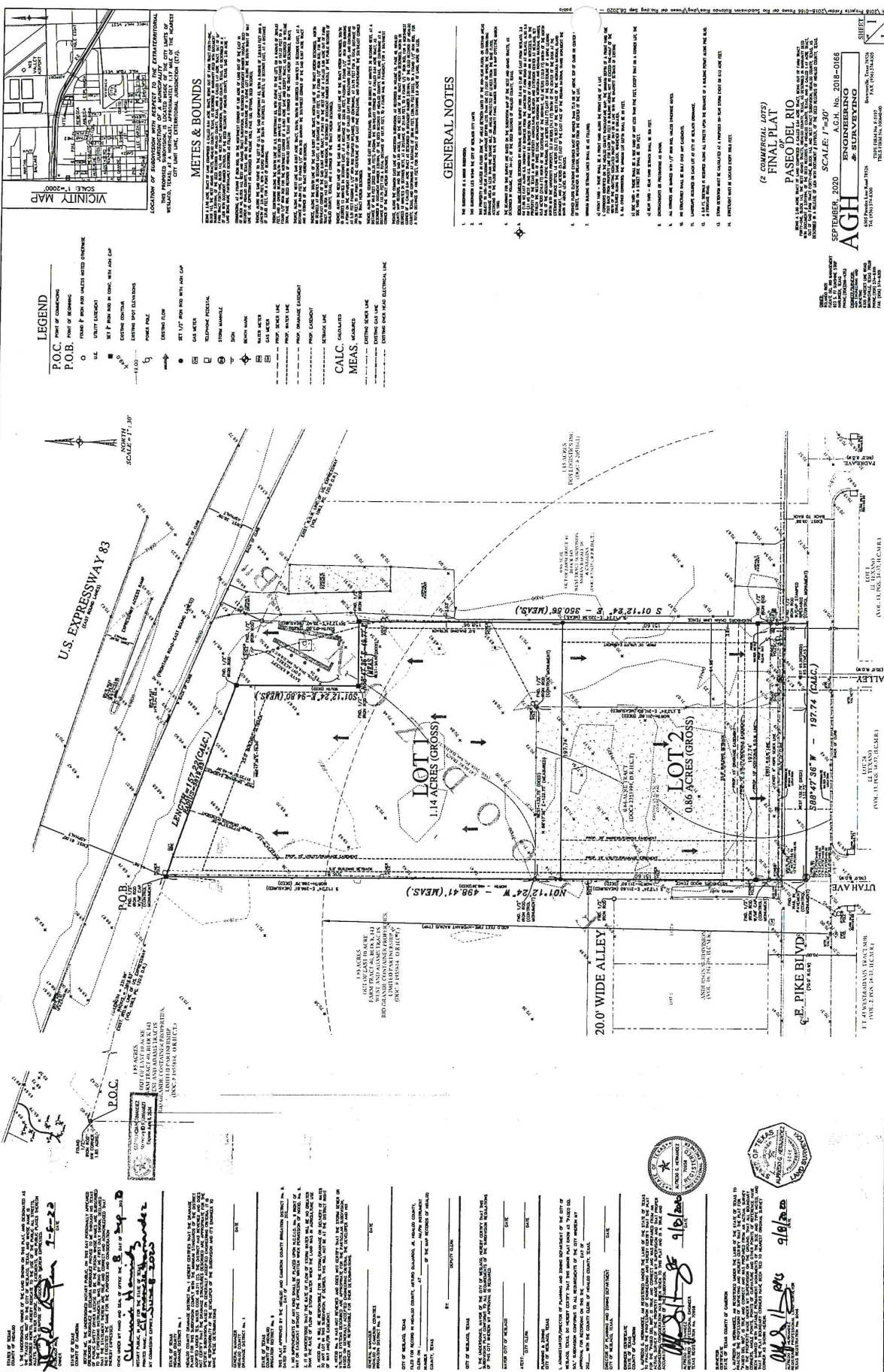
Paseo del Río Subdivision

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



PROJECT: PASO DEL RIO SHOPPING CENTER LOCATION: WESTLACO, TX		AGH ENGINEERING & SURVEYING 10000 WESTLACO BLVD SUITE 100 WESTLACO, TX 75086 TEL: 972.444.1111 FAX: 972.444.1112 WWW.AGH-ENGINEERING.COM
DATE: 10/10/2018 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]		PROJECT NO.: 18-018 SHEET NO.: 1 OF 1
PASEO DEL RIO SHOPPING CENTER		
CIVIL PLANS C1 EXISTING CONDITIONS AND DEMOLITION PLAN C2 DIMENSION CONTROL PLAN & UTILITY PLAN C3 GRADING PLAN C4 SW3P PLAN C5 LANDSCAPING PLAN C6 PAVING DETAILS C7 WATER & SEWER DETAILS		
VICINITY MAP SCALE 1:2000		

