

**CITY OF WESLACO**

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

**DECEMBER 2, 2020, 5:30 P.M.**

**LEGISLATIVE CHAMBERS AND  
VIA ZOOM**

**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  
NOVEMBER 4, 2020**

On Wednesday, November 4, 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:

|                      |                    |
|----------------------|--------------------|
| Lonnie Berry         | Vice-Chairman      |
| 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; Rolando Gonzalez, building official; and citizens.

**I. CALL TO ORDER:**

Vice-Chairman Berry 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, Commissioner Bullion and Chairman Hernandez were absent at the time of roll, a quorum was established.

**II. PUBLIC COMMENTS**

There were no comments received.

**III. APPROVAL OF MINUTES**

**A. October 7, 2020 Regular Meeting**

Commissioner Forward made a motion to approve the minutes of October 7, 2020 with the noted corrections, seconded by Commissioner Summers. Motion carried.

Commissioner Treviño arrived at the dias.

**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 521 E. Business 83, also**

**being Lot 1 & 2, Block 2, Gray Subdivision, Hidalgo County, and Texas.  
Possible Action..**

Ms. de la Fuente stated that notice appeared in The Monitor on October 19, 2020, there were seventeen (17) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval..

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

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

**B. 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.**

Ms. de la Fuente stated that notice appeared in The Monitor on October 19, 2020, there were Twenty-seven (27) 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.

Esperanza Garza (906 N Iowa and 401 E Pike) and Mary Cruz (765 N Iowa) stated concerns regarding traffic congestion in the area.

Commissioner Summers 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 Forward. Motion carried.

**V. DISCUSSION AND CONSIDERATION**

**A. 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.**

Vice -Chairman berry recused his vote from this item.

Ms. de la Fuente stated that this item is a 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 and off-site drainage. The applicant has received letters of support from the Drainage and the Irrigation District.

Commissioner Forward made the motion to approve preliminary plat with variance and tha a 10ft drainage easement be added to the plat between lots 10 and 11, seconded by Commissioner Treviño. Motion carried.

**B. 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.**

Ms. de la Fuente stated that this item is a 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. Staff recommended approval of the preliminary plat with compliance with the ordinance on the variance request.

Commissioner Summers made the motion to approve preliminary plat with the plat note for OSSF to be installed prior to recording, seconded by Commissioner Torres. Motion carried.

**C. 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.**

Ms. de la Fuente stated that this item is a 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. Staff recommended approval of the preliminary plat with the ordinance on the variance.

Commissioner Summers made the motion to approve preliminary plat with the variance with the plat note for OSSF to be installed prior to recording, seconded by Commissioner Treviño. Motion carried.

**D. 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.**

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



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**

(absent)

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

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

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

(absent)

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

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

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

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

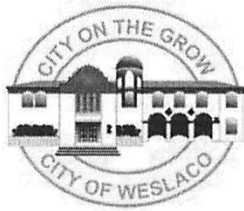
ATTEST:

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



## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>Date of Meeting:</b><br>December 2, 2020                                                                                                                                                                                                                                                                                                                                                                                | <b>Agenda Item No.</b> (to be assigned by PCE):<br>IV. A. |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Israel Lee Rivas.                                                                                                                                                                                                                                                                                                                                       |                                                           |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration to approve rezone 1402 W Sugarcane Dr. Also being 6.06 acres out of the East 13.49 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district. Possible Action.                                                                                          |                                                           |
| <b>Discussion/Overview:</b><br>The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on November 16, 2020. Thirty-six (36) property owners within 200 feet of the applicant's property were notified by letter on November 20, 2020. |                                                           |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends denial based on 2040 land use map.                                                                                                                                                                                                                                                                                                                |                                                           |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance – First Reading <input checked="" type="checkbox"/> Ordinance – Final Reading                                                                |                                                           |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                           |                                                           |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                           |                                                           |
| <b>Attachments,(if any):</b><br>Application for rezone with attachments.                                                                                                                                                                                                                                                                                                                                                   |                                                           |
| <b>Responsibilities upon Commission's Action:</b><br>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 21-00003

### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot F.T 141 Block 161

Subdivision Name West Tract Subdivision

Street Address - \_\_\_\_\_

Existing Zoning R-1 Existing Land Use Open

Proposed Zoning R-2 Proposed Land Use Multi-family

☒ \$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 Israel Lee Rivas Phone (956) 207-2435

Address 1401 W. El Rancho Blanco Rd. 813 Larry Twayne Way Fax: 956-331-8776

City Edinburg Pharr State TX Zip Code 78541 78577 E-Mail: ir@rivas.kwfirm.com

### OWNER

Name Israel Lee Rivas Phone (956) 207-2435

Address 1401 W. El Rancho Blanco Rd. 813 Larry Twayne Way Fax: \_\_\_\_\_

City Edinburg Pharr State TX Zip Code 78541 78577 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 \_\_\_\_\_ Date 11-3-2020

Signature \_\_\_\_\_ Date 11-3-2020  
Owner  
Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Agent

**STAFF USE ONLY**

Accepted By \_\_\_\_\_ Payment Received By \_\_\_\_\_ Date Paid \_\_\_\_\_

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

P & Z Notice of Public Hearing Published in Newspaper Date \_\_\_\_\_

City Commission Notice of Public Hearing Published Date \_\_\_\_\_

Presented to P & Z Commission Date \_\_\_\_\_  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Presented to City Commission Date \_\_\_\_\_  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Ordinance No. \_\_\_\_\_

**CITY OF WESLACO**  
956-968-3181

REC#: 02688064 11/06/2020 8:54 AM  
OPER: NV TERM: 039  
REF#: 2618  
PAID BY:

TRAN: 204.0000 REZONING APPL FEE  
WEST TRACT  
FT 141 BLK 161  
101-400-1027  
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK  
APPLIED: 305.00-

CHANGE: \_\_\_\_\_ 0.00

# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

## PLANNING DEPARTMENT

November 20, 2020

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 2, 2020, at 5:30pm and the City Commission will also hold a public hearing on December 15, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to [karevalo@weslacotx.gov](mailto:karevalo@weslacotx.gov) by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

### **REZONE REQUEST:**

Israel Lee Rivas is requesting to rezone 1402 W Sugarcane Dr. Also being 6.06 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

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

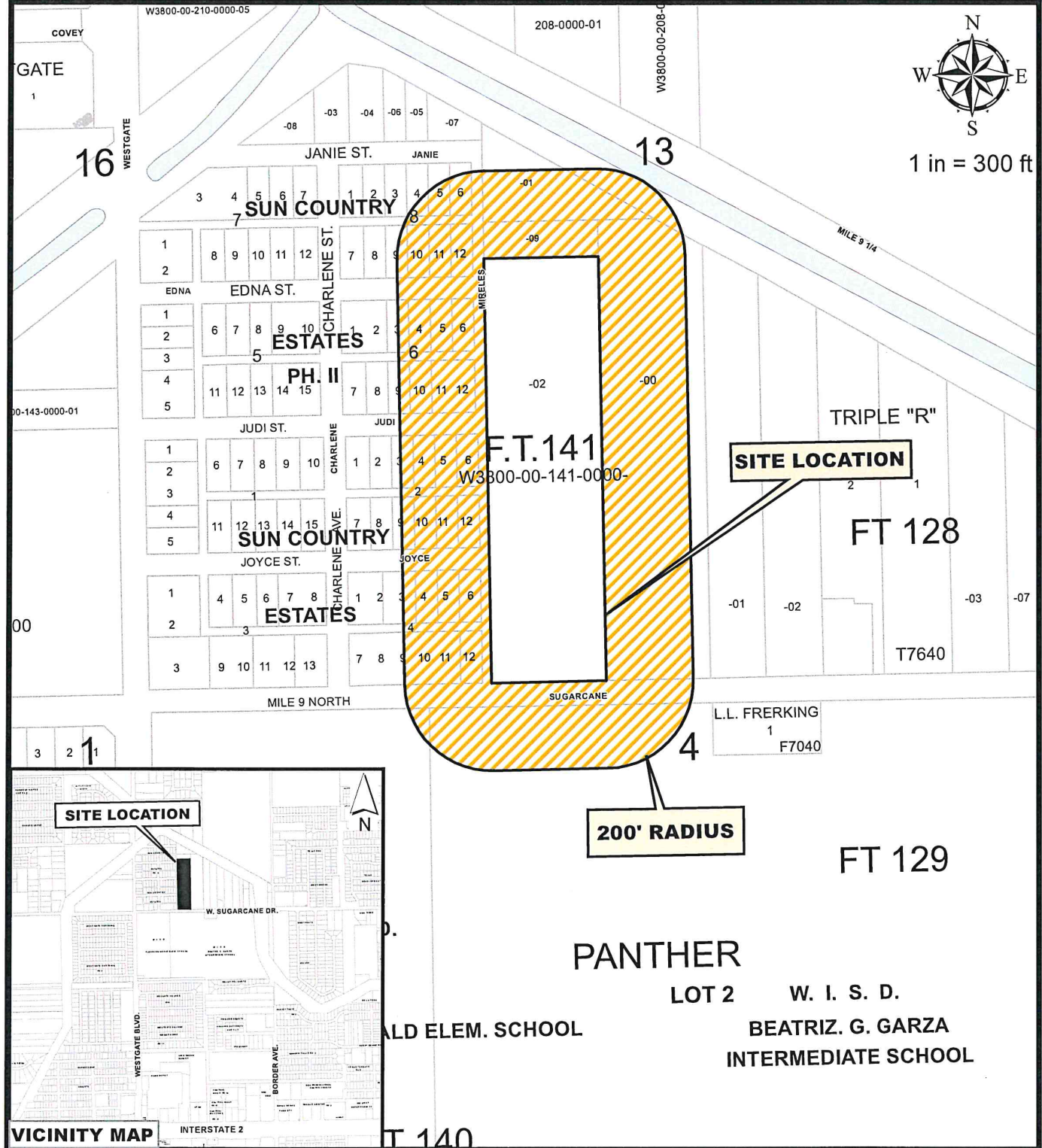
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM  
Planning Director

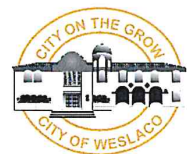


## Engineering Department



**1402 West Sargar Cane Dr.  
WEST TRACT W264'-E504.25'-  
S1000' FT 141 6.06AC  
BLOCK 161, F.T. 141, LOT 13**

**Existing zoning:** R-1  
**Existing land use:** Single Family  
**Proposed zoning:** R-2  
**Proposed land use:** Multifamily



City of Weslaco Code Enforcement Dept.

NOV 18, 2020

|                                                                           |                                                                         |                         |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------|
| WESLACO IND SCHOOL DIST<br>312 W 5TH ST<br>WESLACO TX 78596-6044          | P3223-00-000-0001-00<br>PANTHER LOT 1<br>2102 N WESTGATE DR             | L: 349935<br>B: 4405336 |
| WESLACO IND SCHOOL DIST<br>312 W 5TH ST<br>WESLACO TX 78596-6044          | P3223-00-000-0002-00<br>PANTHER LOT 2<br>1111 SUGAR CANE DR             | L: 954480<br>B: 9258000 |
| ARISPE RAMON & MINERVA<br>1507 JUDI ST<br>WESLACO TX 78599-3401           | S6900-00-002-0003-00<br>SUN COUNTRY ESTATES LOT 3 BLK 2<br>0            | L: 14400<br>B: 12325    |
| JIMENEZ MARTA ALICIA T<br>1505 JUDI ST<br>WESLACO TX 78599-3401           | S6900-00-002-0004-00<br>SUN COUNTRY ESTATES LOT 4 BLK 2<br>0            | L: 14400<br>B: 17458    |
| MEDINA MARTINA<br>616 SPRING DR<br>PASADENA TX 77504-1424                 | S6900-00-002-0005-00<br>SUN COUNTRY ESTATES LOT 5 BLK 2<br>0            | L: 14400<br>B: 14359    |
| SANCHEZ EDUARDO & ESTANISLADA<br>1501 JUDI ST<br>WESLACO TX 78599-3401    | S6900-00-002-0006-00<br>SUN COUNTRY ESTATES LOT 6 BLK 2<br>1501 JUDI ST | L: 14400<br>B: 10066    |
| MUNOZ FILOMON<br>1508 JOYCE ST<br>WESLACO TX 78599-3990                   | S6900-00-002-0009-00<br>SUN COUNTRY ESTATES LOT 9 BLK 2<br>0            | L: 14400<br>B: 14763    |
| CORTEZ MARIA LUISA FRAIRE & RAY<br>1506 JOYCE ST<br>WESLACO TX 78599-3990 | S6900-00-002-0010-00<br>SUN COUNTRY ESTATES LOT 10 BLK 2<br>0           | L: 14400<br>B: 13900    |
| MONTANO ISABEL & ELIDA M<br>1504 JOYCE ST<br>WESLACO TX 78599-3990        | S6900-00-002-0011-00<br>SUN COUNTRY ESTATES LOT 11 BLK 2<br>0           | L: 14400<br>B: 31691    |
| CARRILLO ABUNDIO PENA<br>1502 JOYCE ST<br>WESLACO TX 78599-3990           | S6900-00-002-0012-00<br>SUN COUNTRY ESTATES LOT 12 BLK 2<br>0           | L: 14400<br>B: 9703     |
| REGALADO, RAUL & ELIA R<br>1107 JOYCE ST<br>WESLACO TX 78596              | S6900-00-004-0003-00<br>SUN COUNTRY ESTATES LOT 3 BLK 4                 | L: 8700<br>B: 15838     |
| ANCISO VALERIE<br>1505 JOYCE ST<br>WESLACO TX 78599-4066                  | S6900-00-004-0004-00<br>SUN COUNTRY ESTATES LOT 4 BLK 4<br>0            | L: 14400<br>B: 40097    |

City of Weslaco Code Enforcement Dept.

NOV 18, 2020

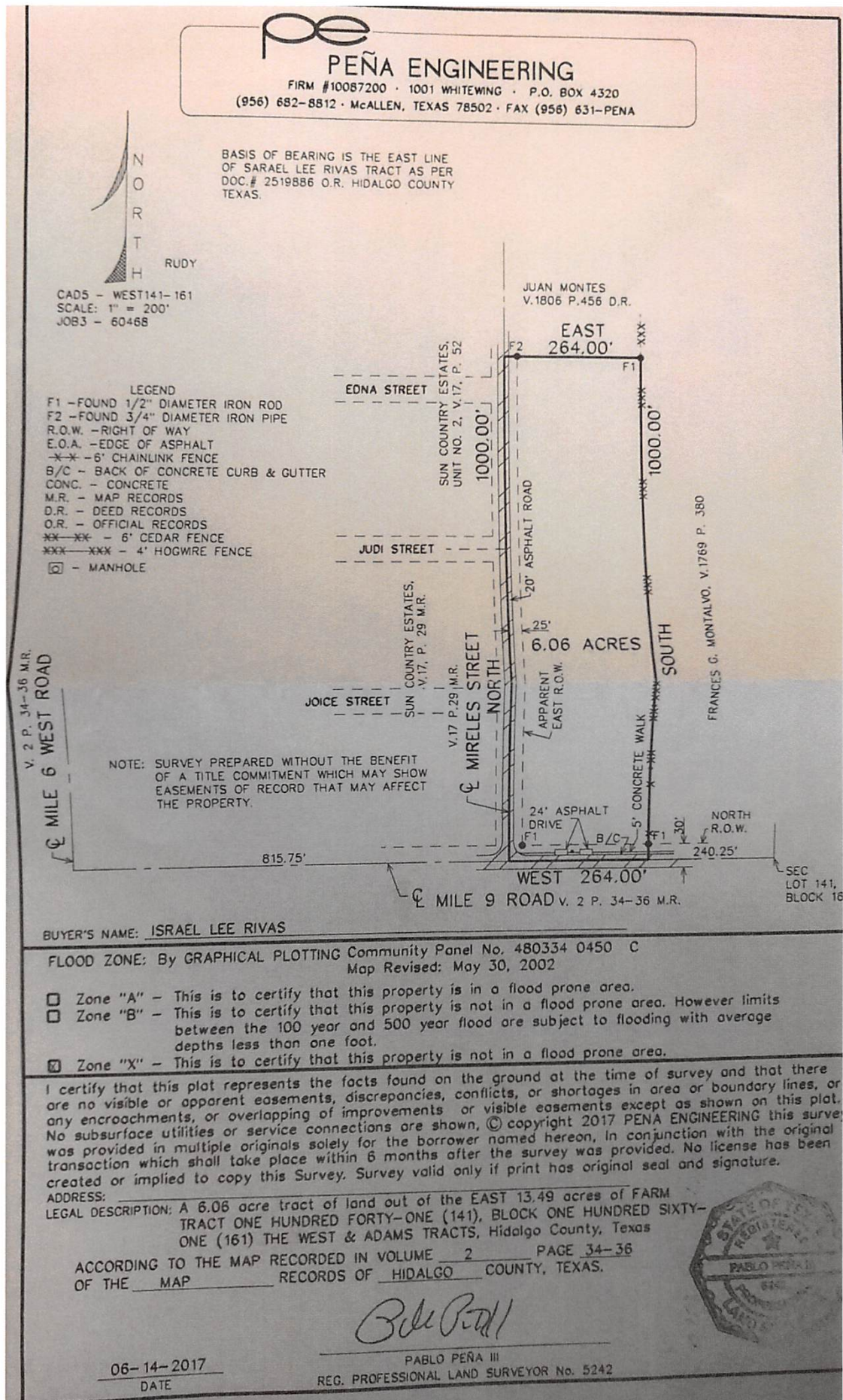
|                                                                           |                                                                                        |                       |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------|
| ALVARADO ARMANDO & ELPIDIA<br>524 S BRIDGE AVE<br>WESLACO TX 78596-6422   | S6900-00-004-0005-00<br>SUN COUNTRY ESTATES LOT 5 BLK 4<br>0                           | L: 14400<br>B: 30416  |
| TREVINO RAMON<br>1501 JOYCE ST<br>WESLACO TX 78599-4066                   | S6900-00-004-0006-00<br>SUN COUNTRY ESTATES LOT 6 BLK 4<br>0                           | L: 14400<br>B: 10458  |
| LOPEZ OMAR H VIDAL<br>PO BOX 5763<br>HIDALGO TX 78557                     | S6900-00-004-0008-00<br>SUN COUNTRY ESTATES LOTS 8-11 BL<br>K 4<br>1502 W SUGARCANE DR | L: 57600<br>B: 104641 |
| LOPEZ OMAR H VIDAL<br>1502 W SUGAR CANE APT No 4<br>WESLACO TX 78599-3624 | S6900-00-004-0012-00<br>SUN COUNTRY ESTATES LOT 12 BLK 4<br>1502 W SUGARCANE DR        | L: 14400<br>B: 8812   |
| GARCIA JOSE J & AMELIA<br>1507 EDNA ST<br>WESLACO TX 78599-4138           | S6900-00-006-0003-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 3 BLK 6<br>1107 EDNA ST | L: 14400<br>B: 11372  |
| TAFOLLA ROBERT<br>PO BOX 8231<br>WESLACO TX 78599-8231                    | S6900-00-006-0004-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 4 BLK 6<br>0            | L: 14400<br>B: 23603  |
| RIVERA JUANITA T<br>1502 JUDI ST<br>WESLACO TX 78599-3812                 | S6900-00-006-0005-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 5 BLK 6<br>0            | L: 14400<br>B: 8130   |
| RODARTE GUADALUPE & AUGUSTIN<br>64881 80TH AVE<br>HARTFORD MI 49057-8614  | S6900-00-006-0006-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 6 BLK 6<br>0            | L: 14400<br>B: 10745  |
| ALEMAN BERTHA ALICIA<br>1730 W LINCOLN ST<br>WESLACO TX 78599-4360        | S6900-00-006-0009-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 9 BLK 6<br>0            | L: 14400<br>B: 0      |
| RIVERA ANGELICA M<br>1502 JUDI ST<br>WESLACO TX 78599-3812                | S6900-00-006-0010-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 10 BLK 6<br>0           | L: 14400<br>B: 44438  |
| RIVERA ANGELICA M<br>1502 JUDI ST<br>WESLACO TX 78599-3812                | S6900-00-006-0011-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 11 BLK 6<br>0           | L: 14400<br>B: 121009 |
| RIVERA ANGELICA M<br>1502 JUDI ST<br>WESLACO TX 78599-3812                | S6900-00-006-0012-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 12 BLK 6<br>0           | L: 14400<br>B: 0      |



City of Weslaco Code Enforcement Dept.

NOV 18, 2020

|                                                                                    |                                                                                                   |                        |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------|
| ALANIZ ALICIA<br>1507 JANIE ST<br>WESLACO TX 78599-3805                            | S6900-00-008-0003-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 3 BLK 8<br>0                       | L: 14400<br>B: 33722   |
| LARA ELEZER & LIANA B<br>PO BOX 1970<br>DONNA TX 78537-1970                        | S6900-00-008-0004-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 4 BLK 8<br>0                       | L: 14400<br>B: 21692   |
| GONZALEZ RAMON<br>& MARIA DEL CARMEN<br>213 W MILE 10 NORTH RD<br>WESLACO TX 78599 | S6900-00-008-0005-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 5 BLK 8<br>1503 JANIE ST           | L: 14400<br>B: 0       |
| GONZALEZ RAMON<br>& MARIA DEL CARMEN<br>213 W MILE 10 NORTH RD<br>WESLACO TX 78599 | S6900-00-008-0006-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 6 BLK 8<br>1501 JANIE ST           | L: 14400<br>B: 0       |
| SALAZAR ALBERTO LUIS<br>1508 EDNA ST<br>WESLACO TX 78599-4140                      | S6900-00-008-0009-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 9 BLK 8<br>0                       | L: 14400<br>B: 12836   |
| MIRELES RICARDO<br>1506 EDNA ST<br>WESLACO TX 78599-4140                           | S6900-00-008-0010-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 10 BLK 8<br>0                      | L: 14400<br>B: 15162   |
| CRUZ ISAURA GARAY<br>1705 W 1ST ST<br>MARION IN 46952-3368                         | S6900-00-008-0011-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 11 BLK 8<br>0                      | L: 14400<br>B: 17330   |
| GARZA JOSE G & ALICIA C<br>1502 EDNA ST<br>WESLACO TX 78599-4140                   | S6900-00-008-0012-00<br>SUN COUNTRY ESTATES UNIT NO. 2 L<br>OT 12 BLK 8<br>0                      | L: 14400<br>B: 12727   |
| TORRES INVESTMENTS LLC<br>1302 W SUGAR CANE<br>WESLACO TX 78596                    | W3800-00-141-0000-00<br>WEST TRACT SE 6.43AC-E13.49AC FT<br>141 BNG AN IRR TR 5.91 AC NET<br>0    | L: 121155<br>B: 189086 |
| MARTINEZ HECTOR G MATA<br>5807 MENDOZA ST<br>MERCEDES TX 78570                     | W3800-00-141-0000-01<br>WEST TRACT NE1.01AC-E13.49AC FT<br>141<br>0                               | L: 46177<br>B: 9763    |
| RIVAS ISRAEL LEE<br>813 LARRY TWAYNE WAY<br>EDINBURG TX 78541-1088                 | W3800-00-141-0000-02<br>WEST TRACT W264'-E504.25'-S1000'<br>FT 141 6.06AC<br>1402 W SUGAR CANE DR | L: 0<br>B: 0           |
| MONTES JUAN<br>2828 MIRELES ST<br>WESLACO TX 78599                                 | W3800-00-141-0000-09<br>WEST TRACT 0.515AC-E13.49AC FT 1<br>41 0.52AC NET<br>0                    | L: 37711<br>B: 45383   |





## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>Date of Meeting:</b><br>December 2, 2020                                                                                                                                                                                                                                                                                                                                                                                | <b>Agenda Item No.</b> (to be assigned by PCE):<br>IV. B. |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Petra Garza.                                                                                                                                                                                                                                                                                                                                            |                                                           |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration to approve rezone 1819 N. Border Ave. Also being 1 acre out East 170'-N256.23' of Farm Tract 131, Block 162, West and Adams Tract, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district. Possible Action.                                                                                                      |                                                           |
| <b>Discussion/Overview:</b><br>The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and apartment district.. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on November 16, 2020. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on November 20, 2020. |                                                           |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval based on surrounding land use.                                                                                                                                                                                                                                                                                                           |                                                           |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance – First Reading <input checked="" type="checkbox"/> Ordinance – Final Reading                                                                |                                                           |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                           |                                                           |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                           |                                                           |
| <b>Attachments,(if any):</b><br>Application for rezone with attachments.                                                                                                                                                                                                                                                                                                                                                   |                                                           |
| <b>Responsibilities upon Commission's Action:</b><br>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 21-00002

### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Out of Farm Tract 131 Block Block 162, West and Adams Tracts Hidalgo County, Texas

Subdivision Name WEST TRACT E170'-N256.23' FT 131 1.0AC GR 0.88AC NET

Street Address 1819 N. Border Avenue Weslaco, TX 78599

Existing Zoning Residential Existing Land Use Single Family

Proposed Zoning Multifamily Proposed Land Use Multifamily

- ☒ \$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 Petra R Garza Phone 956-332-0494

Address 1819 N Border Avenue Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78599 E-Mail: petra38@icloud.com

### OWNER

Name Petra R Garza Phone 956-332-0494

Address 1819 N Border Avenue Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78599 E-Mail: petra38@icloud.com

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

Signature *Petra R Garza* Date *10/26/2020*  
Owner

Signature *Petra R Garza* Date *10/26/2020*  
Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Agent

**STAFF USE ONLY**

Accepted By \_\_\_\_\_ Payment Received By \_\_\_\_\_ Date Paid \_\_\_\_\_

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

P & Z Notice of Public Hearing Published in Newspaper Date \_\_\_\_\_

City Commission Notice of Public Hearing Published 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#: 02688066 11/06/2020 8:54 AM  
OPER: NV TERM: 039  
REF#: 564  
PAID BY:

TRAN: 204.0000 REZONING APPL FEE  
1819 N. BORDER  
101-400-1027  
REZONING APPLICATIO 305.00CR

TENDERED: 305.00 CHECK  
APPLIED: 305.00-

CHANGE: 0.00

# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

## PLANNING DEPARTMENT

November 20, 2020

### Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 2, 2020, at 5:30pm and the City Commission will also hold a public hearing on December 15, 2020 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877 853 5247; Meeting ID:934 8984 3933

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to [karevalo@weslacotx.gov](mailto:karevalo@weslacotx.gov) by 12:00 pm on October 7, 2020. A staff member will contact you with instructions via phone call to address your public comment.

### **REZONE REQUEST:**

Petra Garza is requesting to rezone 1819 N. Border Ave. Also being 1 acre out of Farm Tract 131, Block 162, West and Adams Tract, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and apartment district.

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

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

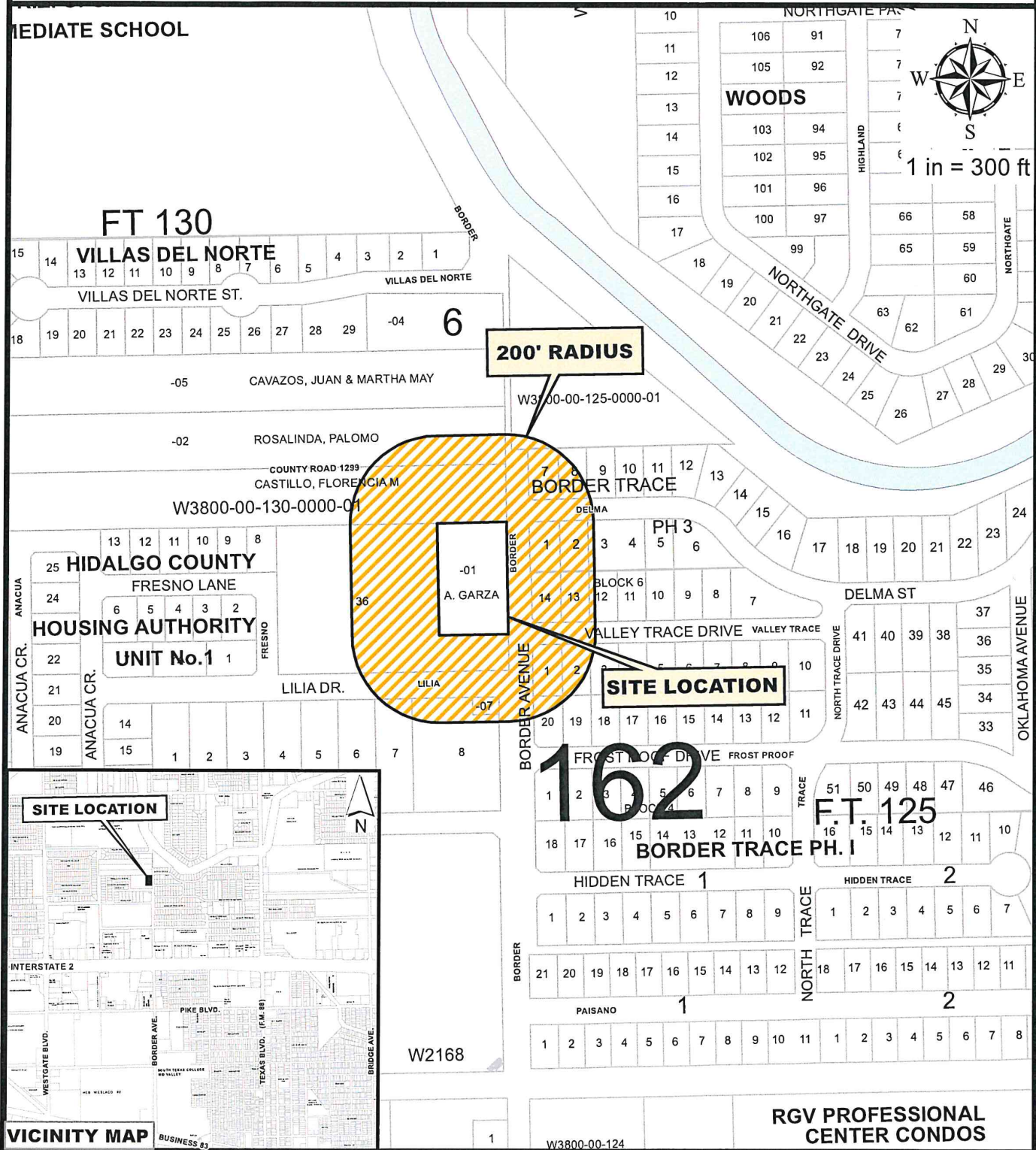
Sincerely,

Rebekah de la Fuente, CFM  
Planning Director



# CITY OF WESLACO

Engineering Department



**Petra R. Garza**

**1819 N. Border Ave.  
WEST TRACT**

**E170'-N256.23' FT 131 1.0AC GR 0.88AC NET  
BLOCK 162, F.T. 131, LOT 11**

## Purpose for the Rezoning request

**Existing zoning:** R-1  
**Existing land use:** Single Family  
**Proposed zoning:** R-2  
**Proposed land use:** Multifamily





City of Weslaco Code Enforcement Dept.

NOV 18, 2020

|                                                                              |                                                                                 |                       |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------|
| DUQUE LAURA E & HECTOR R<br>817 VALLEY TRACE DR<br>WESLACO TX 78599-4124     | B3678-02-005-0001-00<br>BORDER TRACE PH 2 LOT 1 BLK 5<br>817 W VALLEY TRACE DR  | L: 23649<br>B: 111428 |
| SOZA JAVIER A & YVETTE T<br>813 VALLEY TRACE DR<br>WESLACO TX 78599-4124     | B3678-02-005-0002-00<br>BORDER TRACE PH 2 LOT 2 BLK 5<br>813 W VALLEY TRACE DR  | L: 22917<br>B: 90621  |
| CHAVEZ JOSE J & KECIA Y<br>809 VALLEY TRACE DR<br>WESLACO TX 78599-4124      | B3678-02-005-0003-00<br>BORDER TRACE PH 2 LOT 3 BLK 5<br>809 VALLEY TRACE DR    | L: 22917<br>B: 87858  |
| KOPECKY ANIKA MARIE<br>812 FROST PROOF DR<br>WESLACO TX 78599-4121           | B3678-02-005-0019-00<br>BORDER TRACE PH 2 LOT 19 BLK 5<br>812 FROSTPROOF DR     | L: 22917<br>B: 78690  |
| ALVAREZ MARIA ELENA<br>816 FROST PROOF DR<br>WESLACO TX 78599-4121           | B3678-02-005-0020-00<br>BORDER TRACE PH 2 LOT 20 BLK 5<br>0                     | L: 23649<br>B: 99362  |
| GALVAN, CARLOS & MELINDA<br>808 VALLEY TRACE DR<br>WESLACO TX 78596-4122     | B3678-02-006-0012-00<br>BORDER TRACE PH 2 LOT 12 BLK 6<br>808 W VALLEY TRACE DR | L: 22917<br>B: 75893  |
| TORRES, EDWARD & DAMARIS<br>812 VALLEY TRACE<br>WESLACO TX 78596             | B3678-02-006-0013-00<br>BORDER TRACE PH 2 LOT 13 BLK 6<br>812 W VALLEY TRACE DR | L: 22917<br>B: 102104 |
| CISNEROS, MARIA G<br>816 W VALLEY TRACE DR<br>WESLACO TX 78596               | B3678-02-006-0014-00<br>BORDER TRACE PH 2 LOT 14 BLK 6<br>816 W VALLEY TRACE DR | L: 23649<br>B: 104236 |
| TEJAS BUILDING & DEV CO INC<br>2623 N TEXAS BLVD<br>WESLACO TX 78599-4039    | B3678-03-000-0001-00<br>BORDER TRACE PH 3 LOT 1<br>817 DELMA ST                 | L: 17107<br>B: 0      |
| TORRES BUILDING & CONSTRUCTION<br>2623 N TEXAS BLVD<br>WESLACO TX 78599-4039 | B3678-03-000-0002-00<br>BORDER TRACE PH 3 LOT 2<br>815 DELMA ST                 | L: 22857<br>B: 122768 |
| GALVAN CARLOS JR & ANDREA V<br>805 DELMA ST<br>WESLACO TX 78599-0395         | B3678-03-000-0003-00<br>BORDER TRACE PH 3 LOT 3 & 4<br>809 DELMA ST             | L: 45786<br>B: 133130 |
| SANDOVAL LUPITA LOPEZ<br>816 DELMA ST<br>WESLACO TX 78599-5280               | B3678-03-000-0007-00<br>BORDER TRACE PH 3 LOT 7<br>816 DELMA ST                 | L: 24525<br>B: 124556 |

City of Weslaco Code Enforcement Dept.

NOV 18, 2020

|                                                                            |                                                                                                      |                        |
|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------|
| JIMENEZ HERICA<br>808 DELMA ST<br>WESLACO TX 78599-5280                    | B3678-03-000-0008-00<br>BORDER TRACE PH 3 LOT 8<br>812 DELMA ST                                      | L: 22914<br>B: 0       |
| JIMENEZ HERICA G & RUBEN REYNA<br>808 DELMA ST<br>WESLACO TX 78599-5280    | B3678-03-000-0009-00<br>BORDER TRACE PH 3 LOT 9<br>808 DELMA ST                                      | L: 22914<br>B: 121277  |
| LEW MARK & XIALOU HU<br>3120 SPRINGVIEW LN<br>MOUNT HAMILTON CA 95140-9716 | H2557-01-000-0036-00<br>HIDALGO CO HOUSING AUTHORITY #1<br>LOT 36<br>0                               | L: 75415<br>B: 1737803 |
| TORRES, ALVARO & LIDIA E<br>3124 S AMANDA ST<br>WESLACO TX 78596-1638      | S5921-00-000-0007-00<br>STARLIGHT LOT 7<br>909 LILIA DR                                              | L: 21932<br>B: 53206   |
| DE LA GARZA, MARCOS J & LY<br>1701 N BORDER AVE<br>WESLACO TX 78596-3603   | S5921-00-000-0008-00<br>STARLIGHT LOT 8<br>1701 N BORDER AVE                                         | L: 53326<br>B: 66457   |
| DE LA GARZA EUGENIO JR<br>4823 N MILE 5 1/2 W<br>WESLACO TX 78599-2838     | W3800-00-125-0000-01<br>WEST TRACT NW2.25AC IRR TR FT 12<br>5 2.01AC NET<br>1902 N BORDER AVE        | L: 60821<br>B: 29827   |
| VELA CHRISTINA C & FLORENCIA C<br>1901 N BORDER AVE<br>WESLACO TX 78599    | W3800-00-130-0000-01<br>WEST TRACT S4AC-S20AC FT 130<br>1901 N BORDER AVE                            | L: 23384<br>B: 114115  |
| PALOMO, ROSALINDA & JOSE J<br>1919 N BORDER AVE<br>WESLACO TX 78596-3602   | W3800-00-130-0000-02<br>WEST TRACT N132'-S264' FT 130 4.<br>0AC GR 3.94AC NET<br>1919 N BORDER AVE   | L: 28899<br>B: 162364  |
| GARZA, ARNOLDO G & PETRA<br>1819 N BORDER AVE<br>WESLACO TX 78596-3604     | W3800-00-131-0000-01<br>WEST TRACT E170'-N256.23' FT 131<br>1.0AC GR 0.88AC NET<br>1819 N BORDER AVE | L: 48099<br>B: 92466   |
| HARRISON CLINTON E JR ET AL<br>PO BOX 720181<br>MCALLEN TX 78504-0181      | W3800-00-131-0000-07<br>WEST TRACT N40'-S920.20'-E100'<br>FT 131 0.09 AC GR 0.07 AC NET<br>0         | L: 6582<br>B: 3168     |

**Petra R. Garza**  
**1819 N. Border Avenue**  
**Weslaco, TX 78599**  
**956-332-0494 | petra38@icloud.com**

October 26, 2020

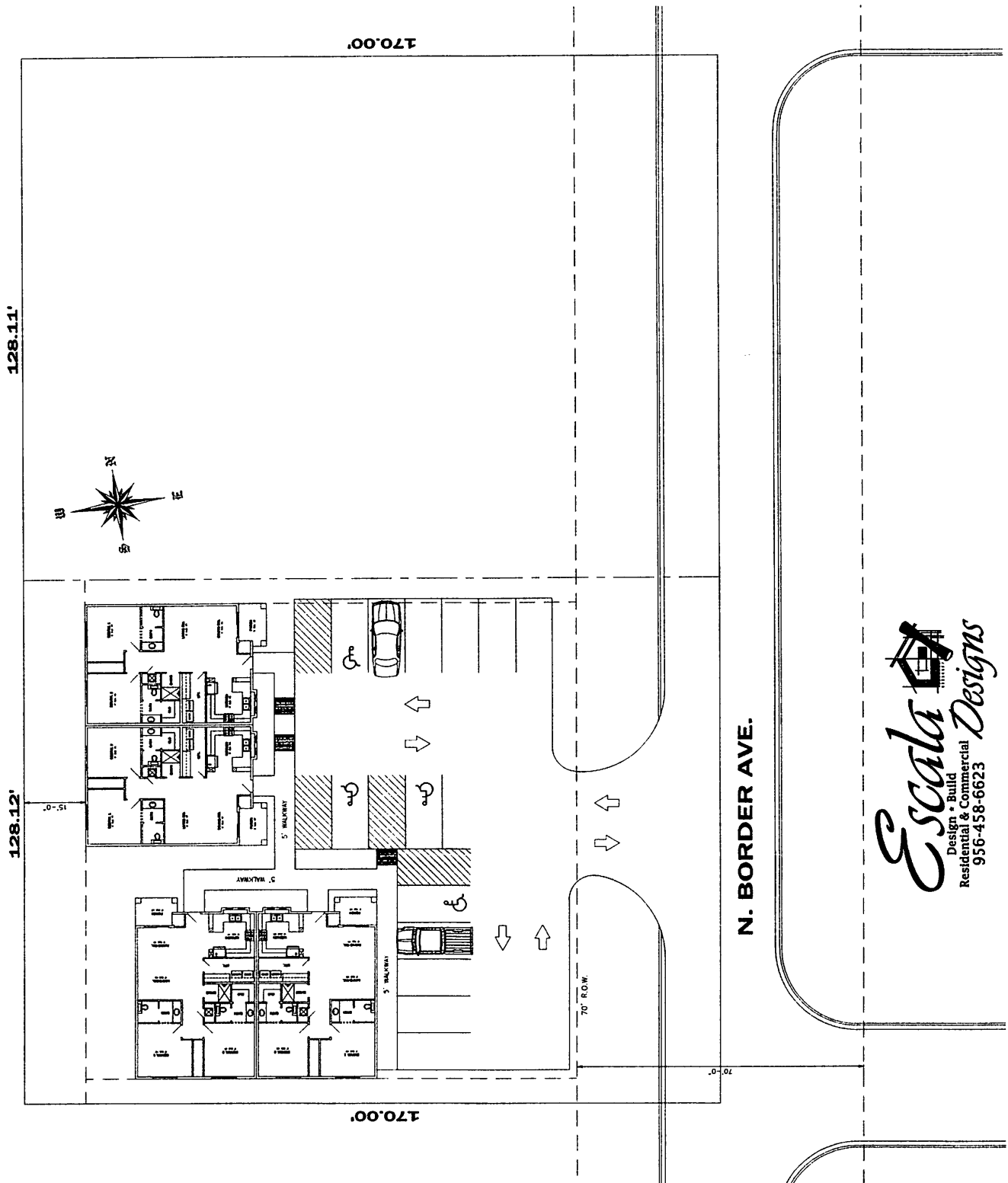
Application for Rezoning Statement

To Whom It May Concern,

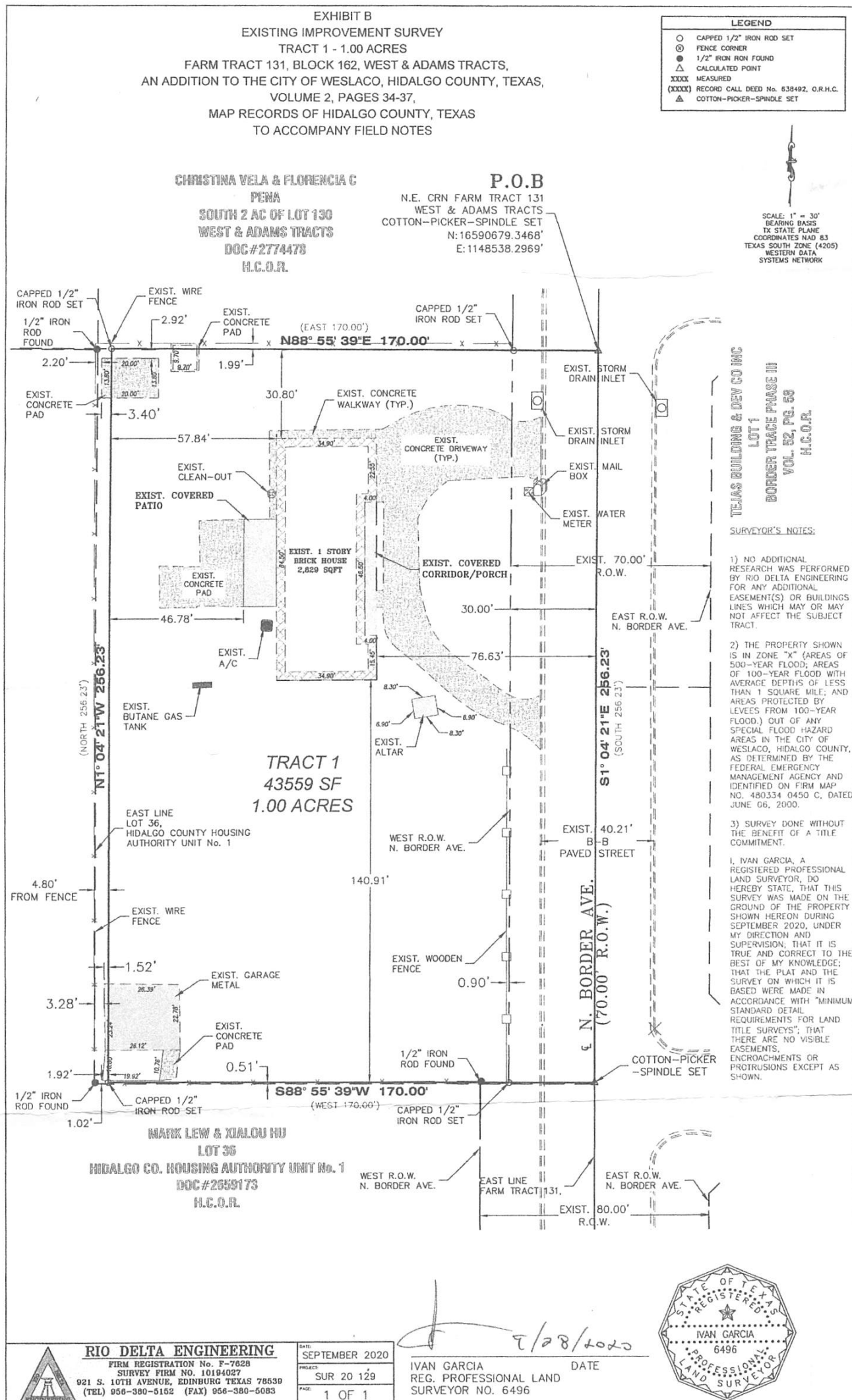
The intent of the submittal of the Application for Rezoning for my property located on 1819 N. Border Avenue Weslaco, TX 78596, is to build multi-family residential units for disabled seniors. The type of operation is the construction of (2) residences each with (2) rental units. Please refer to the attached layout

Thank you for your consideration,

X   
Petra R. Garza



**Escala**   
Design + Build  
Residential & Commercial  
956-458-6623







## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Date of Meeting:</b><br><b>December 2, 2020</b>                                                                                                                                                                                                                                                                             | <b>Agenda Item No. (to be assigned by PCE):</b><br><b>V. A.</b> |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Dustin Moore.                                                                                                                                                                                                                                            |                                                                 |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Preliminary Plat for Sierra Estates – being 25.00 acre of lot 15 & 16 Block 147, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northwest corner of Mile 4 West and Mile 12 North. Possible Action.                      |                                                                 |
| <b>Discussion/Overview:</b><br>The proposed twenty (20) 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. |                                                                 |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                              |                                                                 |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.                                                                                                                                                                       |                                                                 |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading     |                                                                 |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                               |                                                                 |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                               |                                                                 |
| <b>Attachments, (if any):</b><br>Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                 |                                                                 |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                     |                                                                 |



## SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. 210004

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: SIERRA ESTATES

Location: NW CORNER MILE 4 WEST & MILE 12 NORTH

Legal Description: 25.00 AC. OUT OF LOT 15 & 16 Block 147 LOT SUBD.

Is subdivision inside city limits?    ☐ YES    ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: -

Existing Land Use: Ag    Proposed Land Use: SINGLE FAMILY RESIDENTIAL

Number of Lots Proposed: \_\_\_\_\_ Gross Acreage: \_\_\_\_\_

Title Report Submitted:    ☐ YES    ☒ NO

### OWNER INFORMATION

Owner's Name: GRACIE CARLILE    Telephone: 956-314-9553

Address: 366 MYSTIC SHORES    Fax: \_\_\_\_\_

City: SPRING BRANCH    State: TX    Zip: 76070    E-mail: \_\_\_\_\_

### ENGINEER INFORMATION

Name: DUSTIN MOORE    Telephone: 956-245-4651

Address: 14216 PALIS DR    Fax: \_\_\_\_\_

City: LA FERIA    State: TX    Zip: 75559    E-mail: d.moorelandsurveying@gmail.com

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

### UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWS  
☐ YES ☒ NO Wastewater Provision: DSF  
☒ YES ☐ NO Electric Company: MUEL

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

Proposed subdivision is in the following districts:

|                                                                                                   |                                                                                                       |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HEND</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>HEND 9</u> |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|

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

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

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

### SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to [mhinojosa@weslacotx.gov](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)  
 \$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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)  
☒ \$350.00 (one time fee for preliminary and final plat)  
☒ One 11" X 17" reduced copy of plat  
☒ Plat Layout  
 Existing & Proposed Easements  
 Existing & Proposed ROW  
 Existing & Proposed Drainage Easements

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

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

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

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

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

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

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

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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

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

### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

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

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

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

Authorized Agent Signature: *[Signature]* Date: 12/2/20

Authorized Agent Printed Name: DUSTIN MOORE

\*\*\*\*\*

### THIS PAGE FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

ate Paid \_\_\_\_\_

P & Z Commission Approval \_\_\_\_\_

P & Z Commission Approval \_\_\_\_\_

City Commission Approval o: \_\_\_\_\_

Preconstruction Meeting Date \_\_\_\_\_

Date Recorded: \_\_\_\_\_

General Comments: \_\_\_\_\_

**CITY OF WESLACO**

956-968-3181

REC#: 02689964 11/13/2020 11:34 AM

OPER: NV TERM: 039

REF#: 3165

PAID BY:

TRAN: 203.0000 SUBDIVISION INSPECT  
SIERRA ESTATES  
101-400-1025  
SUBDIVISION INSPECT 355.00CR

TRAN: 116.0000 FIRE MARSHAL INSPECT  
SIERRA ESTATES  
101-400-3110  
FIRE MARSHALL INSPE 75.00CR

TRAN: 203.0000 SUBDIVISION INSPECT  
SIERRA ESTATES  
101-400-1025  
SUBDIVISION INSPECT 55.00CR

TENDERED: 485.00 CHECK

APPLIED: 485.00-

CHANGE: 0.00





## 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: SIERRA ESTATES

Location: NW CORNER OF MILE 17 N + MILE 4 W

Legal Description: 75 AC OUT OF BLOCK 147 1ST 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:

NO SEWER LOCATED IN VICINITY OF SUBDIVISION REQUEST OSSF

☐ 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: GRACE CARLINE Telephone: 956-314-9553

Address: 366 MYSTIC SHOPS Fax: \_\_\_\_\_

City: SPRING BRANCH State: TX Zip: 75070 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: \_\_\_\_\_

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

Authorized Agent Signature:  Date: 12/2/20

Authorized Agent Printed Name: Dustin Moore



## SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. 21-00004

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

### GENERAL INFORMATION

Name of Subdivision: SIERRA ESTATES

Location: MILE 12 N + MILE 4 W

Legal Description: 25 AC OUT OF BLOCK 147 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: —

Existing Land Use: AL Proposed Land Use: SINGLE FAMILY

Number of Lots Proposed: 20 Gross Acreage: 25

Title Report Submitted: ☐ YES ☒ NO

### OWNER INFORMATION

Owner's Name: MARIE CARLILE Telephone: 956-3149553

Address: 366 MYSTIC SHORES BLVD Fax:                     

City: SPRING BRANCH State: TX Zip: 75070 E-mail:                     

### ENGINEER INFORMATION

Name: DUSTIN MOORE Telephone: 956-245-4651

Address: 14216 PALM DR Fax:                     

City: LA FERIA State: TX Zip: 75559 E-mail: dmoorelandsurvey@gmail.com

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

## UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: N4WSC
- ☐ YES ☒ NO Wastewater Provision: OSSE
- ☒ YES ☐ NO Electric Company: MUCL

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

Proposed subdivision is in the following districts:

|                                                                                                    |                                                                                                      |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HCD#1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>HCD#9</u> |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|

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

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

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

## SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

- ☒ Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- ☒ \$55.00 Subdivision Review fee
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
  - ☐ Existing & Proposed Easements
  - ☐ Existing & Proposed ROW
  - ☐ Existing & Proposed Drainage Easements
  - ☐ Contours
  - ☐ Flood Zones
  - ☐ Adjoiners
  - ☐ Existing & Proposed street names
- ☒ Utility Layout
  - ☐ Existing & Proposed Utilities
  - ☐ Proposed Fire Hydrants
  - ☐ Adjoiners
  - ☐ Street names
- ☒ Drainage plans and calculations with engineer's seal
  - ☐ Elevations
  - ☐ Flood directional arrows
  - ☐ Detention areas
  - ☐ Street names
- ☒ Proof of ownership of the property
- ☒ If septic tank system required, submit soil evaluation report
- ☐ Water Rights associated with the property
- ☐ Tax Receipt for all taxing entities showing that taxes are paid in full
- ☐ 2 Number of fire hydrants proposed for subdivision
- ☐ Trip Generation Worksheet

### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: DUSTIN MOORE FOR

Owner Signature:  Date: 02/28/20

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

Authorized Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Agent Printed Name: \_\_\_\_\_

\*\*\*\*\*

### THIS PAGE FOR STAFF USE ONLY

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Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Preliminary Subdivision Review Date: \_\_\_\_\_

General Comments: \_\_\_\_\_

\_\_\_\_\_



CITY OF WESLACO  
956-968-3181

CH#: 02669639 9/04/2020 9:26 AM  
R: NV TERM: 039  
F#: 2971  
ED BY:

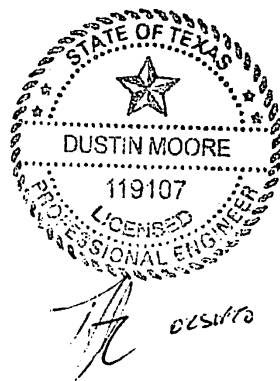
N: 203.0000 SUBDIVISION INSPECT  
SIERRA ESTATES  
01-400-1025  
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK  
APPLIED: 55.00-

CHARGE: \_\_\_\_\_

DRAINAGE STATEMENT  
FOR  
SIERRA ESTATES

SEPTEMBER 2020



Prepared by:

**Moore Land Surveying, LLC**

14216 Palis Drive,  
La Feria, TX 78559

(956)245-0988

TBPLS Firm No. 10194186  
TBPE Firm No. 19190

## DRAINAGE STATEMENT SIERRA ESTATES

02 SEPTEMBER 2020

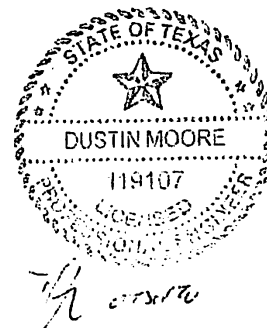
Sierra Estates is a 25.00 ac. tract of land inside the ETJ of the City of Weslaco. The property is located on the northwest corner of the intersection of Mile 4 West. and West Mile 12 North. The property is being developed into Twenty (20) single family residential lots ranging from 1.29 ac. To 0.505 ac. The property currently is undeveloped in row crop production, the time of concentration was calculated using the velocity for "Minimum Tillage" per the City of Weslaco's request because it produces a more conservative detention volume. The subdivision lies in Zone "X" according to FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Effective June 6, 2000 and Revised May 30, 2002, December 24, 2015, and October 5, 2018. Zone "X" is an "area outside the 500-year flood plain. The plat will call for the structure's finished floor elevation to be at elevation 72.50 ft. or 24" above natural ground whichever is higher in order to ensure the finished floor elevation is above the 100-year flood plain in order to mitigate flood damage.

The soils are 98.3% Willacy Find Sandy Clay Loam (70), 0.3% Racombes Sandy Clay Loam (48), and 1.5% Hidalgo Sandy Clay Loam (28), all of which are in hydrologic soil group "B" with moderate infiltration. (See excerpts from "Soil Survey of Hidalgo County, Texas")

Existing runoff of the land is by surface flow in a southeasterly direction into the borrow ditch along Mile 12 North, where it flows east into an existing HCDD No. 1 Storm Sewer, thence to the southeast into a Hidalgo County Drainage District No. 1 Ditch, thence south to the IBWC Floodway, thence to the Laguna Madre. It has an existing runoff of 7.50 CFS during the 10-year storm frequency as per the attached calculations.

The proposed drainage for Sierra Estates Lot 1-7 shall consist of allowing runoff to continue to surface flow from the rear of the lots to the front of the lots in a southerly direction and into the borrow ditch along Mile 12 North, where it flows east into an existing HCDD No. 1 Storm Sewer, thence to the southeast into a Hidalgo County Drainage District No. 1 Ditch, thence south to the IBWC Floodway, thence to the Laguna Madre. Per the City of Weslaco & HCDD 1 Drainage Policy, storage large enough to detain the post development 50-year event runoff (24.06 CFS) while discharging the pre-developed 10-year event (7.50 CFS) is required. For this site, the event that requires the largest volume to be detained is the 2 hour storm event and the increase in runoff and rate at which the storm water is detained is 16.56 CFS. Based on the attached calculations, the existing drain ditch along south and east line will be re-graded and widened which will provide 37,720 CF of detention. Lots 8-20 which front the proposed Ray Ave., will drain into the borrow ditch along Ray Ave. and will then flow east to the 24" RCP storm sewer that drains into the proposed HCDD No. 1 Drain Ditch to be excavated, which then flows south into the existing drain ditch to be widened thence across Mile 12 North into HCCDD 1 Ditch thence southeast into the IBWC Floodway, thence the Arroyo Colorado. The calculations for the 24" RCP are shown below. The excavated HCDD 1 Ditch will provide 411,840 CF of detention. The total volume of detention provided will be 449,560 CF which is more than the 120,244 CF or 2.76 Ac.-Ft of detention that is required as per the attached calculations. The volume of water detained was calculated assuming a water surface elevation of 69.00, which is assuming that the ditch is flowing full, but not overtopping the banks. Run-off and detention were calculated assuming each lot would be single family residential.

|                                                               |                                                                                     |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input type="checkbox"/> REJECTED                             |  |
| <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL    |                                                                                     |
| <input checked="" type="checkbox"/> TO H.C. PLANNING DEPT.    |                                                                                     |
| <input checked="" type="checkbox"/> TO CITY                   |                                                                                     |
| <input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED |                                                                                     |
| <input checked="" type="checkbox"/> DISTRICT FACILITY         |                                                                                     |
| <input type="checkbox"/> CITY FACILITY                        |                                                                                     |
| <input type="checkbox"/> OTHER                                |                                                                                     |
| <u>Hector Garcia</u>                                          | <u>9/30/20</u>                                                                      |
| H.C.D.D. NO. 1                                                | DATE                                                                                |



**POST DEVELOPED CALCULATIONS (DRAINAGE AREAS)**

**A1 = 17.32 Ac. (Residential lots GREATER than 1.00 Ac.; c=0.35)**

*Distance = 1095'*

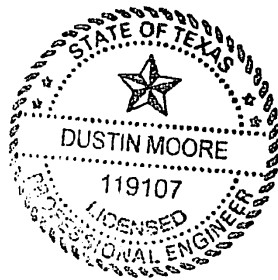
*Slope = 0.07%*

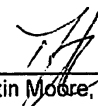
*Velocity = 0.23 FPS*

*Tc = 1095'/0.23 FPS = 80 min*

*I (10yr) = 2.5 in/hr*

*Q = ciA = 0.35\*2.5 in/hr\*17.32 ac. = 15 CFS*



By:  12/2/20  
Dustin Moore, PE Date

**SIERRA ESTATES**  
**Drainage Calculations**  
**9/2/220**

**25.00 AC.**

**Pre-developed Conditions**

Area = 25.00 AC  
"C" = 0.20 (10) YR  
Tc = 2.8 HR 1.50 (I10)=IN/HR  
Q10pre = 7.50 CFS

**Developed Conditions**

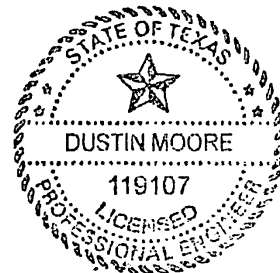
| C FACTOR             | STORM    |               | Detention...50 year storm |                 |              |                |                          |
|----------------------|----------|---------------|---------------------------|-----------------|--------------|----------------|--------------------------|
|                      | DURATION |               | DRAINAGE                  | INFLOW RATE     | RELEASE RATE | STORAGE RATE   | STORAGE REQ'D            |
|                      | T (HR)   | I (IN/HR)     | AREA<br>A (AC)            | Q1=CIA<br>(CFS) | Qo<br>(CFS)  | Q1-Qo<br>(CFS) | 1/12(Q1-Qo)xT<br>(AC-FT) |
| 0.35                 | 0.08     | 13.50         | 25.00                     | 118.13          | 7.50         | 110.63         | 0.738                    |
| 0.35                 | 0.17     | 11.00         | 25.00                     | 96.25           | 7.50         | 88.75          | 1.257                    |
| 0.35                 | 0.25     | 9.00          | 25.00                     | 78.75           | 7.50         | 71.25          | 1.484                    |
| 0.35                 | 0.33     | 8.00          | 25.00                     | 70.00           | 7.50         | 62.50          | 1.719                    |
| 0.35                 | 0.50     | 6.50          | 25.00                     | 56.88           | 7.50         | 49.38          | 2.057                    |
| 0.35                 | 0.67     | 5.25          | 25.00                     | 45.94           | 7.50         | 38.44          | 2.146                    |
| 0.35                 | 0.83     | 4.75          | 25.00                     | 41.56           | 7.50         | 34.06          | 2.356                    |
| 0.35                 | 1.00     | 4.25          | 25.00                     | 37.19           | 7.50         | 29.69          | 2.474                    |
| 0.35                 | 1.50     | 3.25          | 25.00                     | 28.44           | 7.50         | 20.94          | 2.617                    |
| 0.35                 | 2.00     | 2.75          | 25.00                     | 24.06           | 7.50         | 16.56          | 2.760                    |
| 0.35                 | 3.00     | 1.90          | 25.00                     | 16.63           | 7.50         | 9.13           | 2.281                    |
| 0.35                 | 4.00     | 1.50          | 25.00                     | 13.13           | 7.50         | 5.63           | 1.875                    |
| Detention required = |          | 2.760 Ac.-Ft. |                           | 120,243.750 CF  |              |                |                          |

**TIME OF CONCENTRATION**

A) FOR OVERLAND FLOW:  $T_t = \frac{1.8 * (1.1 - C) * \text{SQRT}(L)}{\text{CUBEROOT}(S)}$

$\frac{1.8 * (1.1 - .20) * \text{SQRT}(1820')}{\text{CUBEROOT}(0.07\%)}$  Tc=2.8 HR

\*\*\*Run-off and detention were calculated assuming each lot would be single family residential.



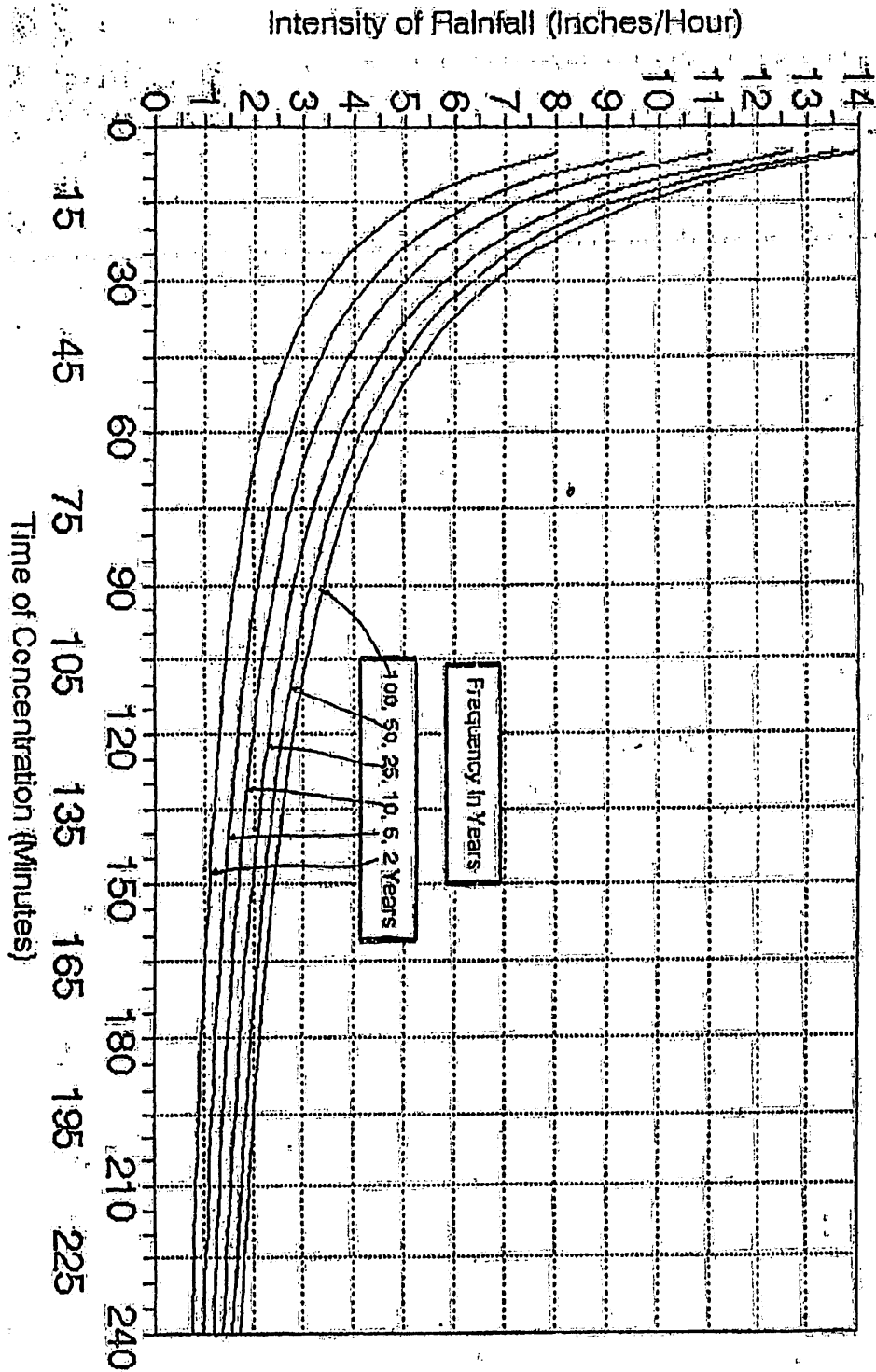
# RATIONAL METHOD RUNOFF COEFFICIENTS

| <u>Description of Area</u>          | <u>Runoff Coefficients</u> |      |
|-------------------------------------|----------------------------|------|
| Business:                           |                            |      |
| Downtown areas                      | 0.70 to 0.95               |      |
| Neighborhood areas                  | 0.50 to 0.70               |      |
| Residential:                        |                            |      |
| Single-family areas                 | 0.35 to 0.50               | 0.35 |
| Multi-units, detached               | 0.40 to 0.60               |      |
| Multi-units, attached               | 0.60 to 0.75               |      |
| Residential (1/2 acre lots or more) | 0.30 to 0.45               |      |
| Apartment dwelling areas            | 0.50 to 0.70               |      |
| Industrial:                         |                            |      |
| Light areas                         | 0.50 to 0.80               |      |
| Heavy areas                         | 0.60 to 0.90               |      |
| Parks, cemeteries                   | 0.10 to 0.25               |      |
| Playgrounds                         | 0.20 to 0.35               |      |
| Railroad yard areas                 | 0.20 to 0.40               |      |
| Unimproved areas                    | 0.10 to 0.30               | 0.20 |

| <u>Character of surface</u> | <u>Runoff Coefficients</u> |  |
|-----------------------------|----------------------------|--|
| Streets:                    |                            |  |
| Asphaltic                   | 0.70 to 0.95               |  |
| Concrete                    | 0.80 to 0.95               |  |
| Drives and Walks            | 0.75 to 0.85               |  |
| Roofs                       | 0.75 to 0.95               |  |
| Lawns, Sandy Soil:          |                            |  |
| Flat, 2%                    | 0.05 to 0.10               |  |
| Average, 2 to 7%            | 0.10 to 0.15               |  |
| Steep, 7%                   | 0.15 to 0.20               |  |
| Lawns, Heavy Soil:          |                            |  |
| Flat, 2%                    | 0.15 to 0.20               |  |
| Average, 2 to 7%            | 0.20 to 0.25               |  |
| Steep, 7%                   | 0.25 to 0.35               |  |



# Rainfall Intensity for Hidalgo County Based on NWS Tech Paper No. 40



## RAY AVE. - OUTFALL

### Project Description

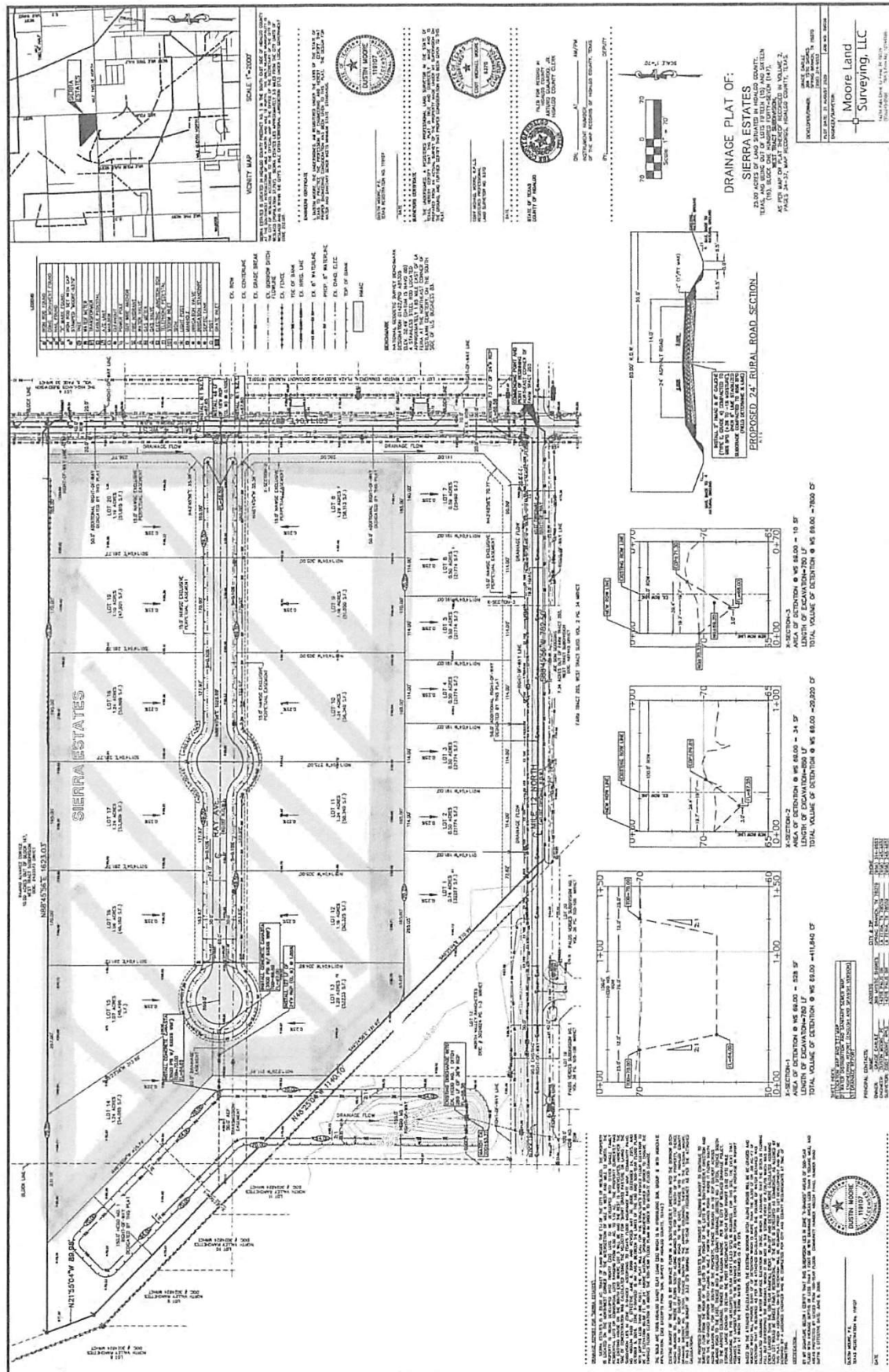
Friction Method                      Manning Formula  
Solve For                              Discharge

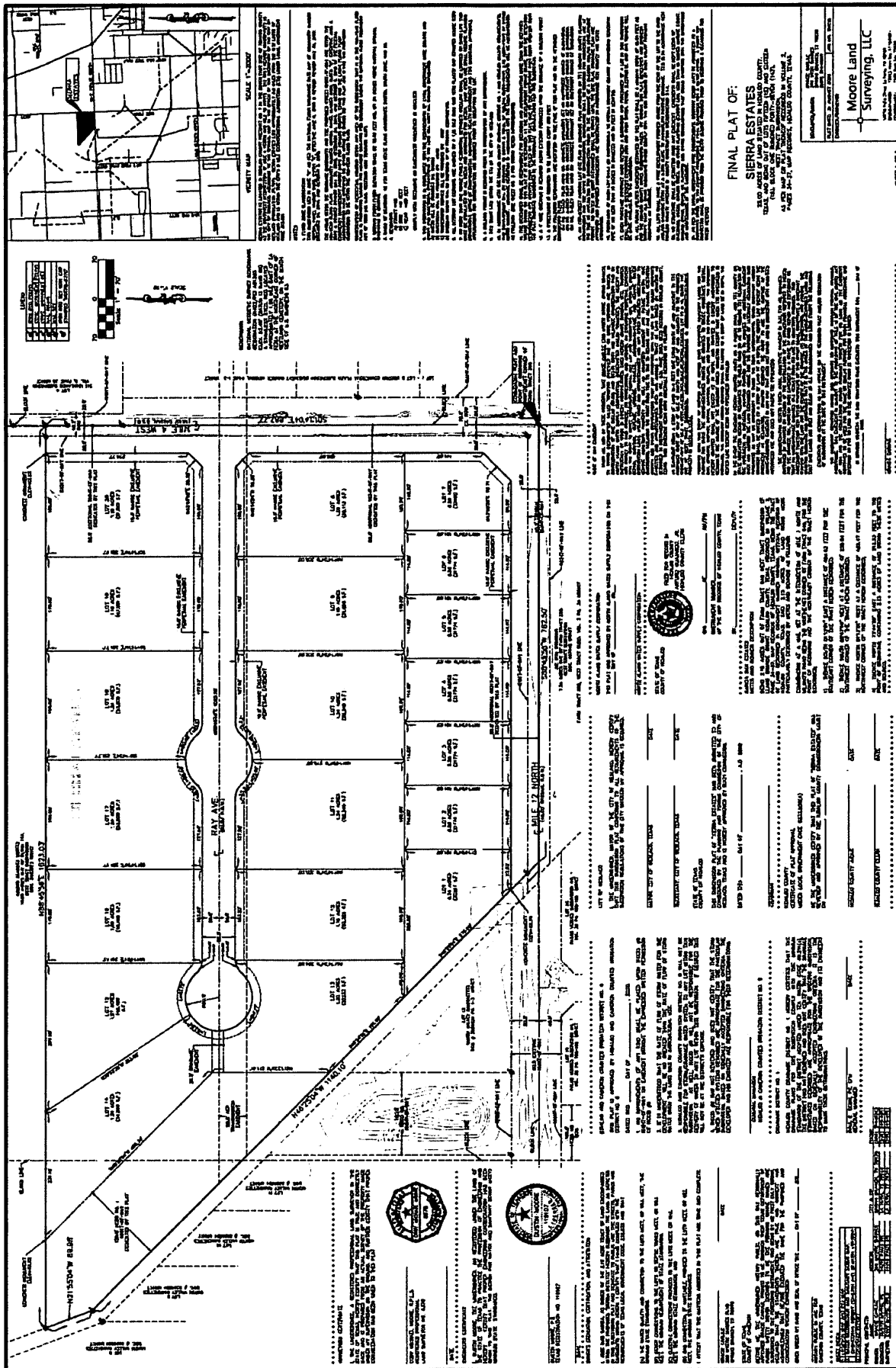
### Input Data

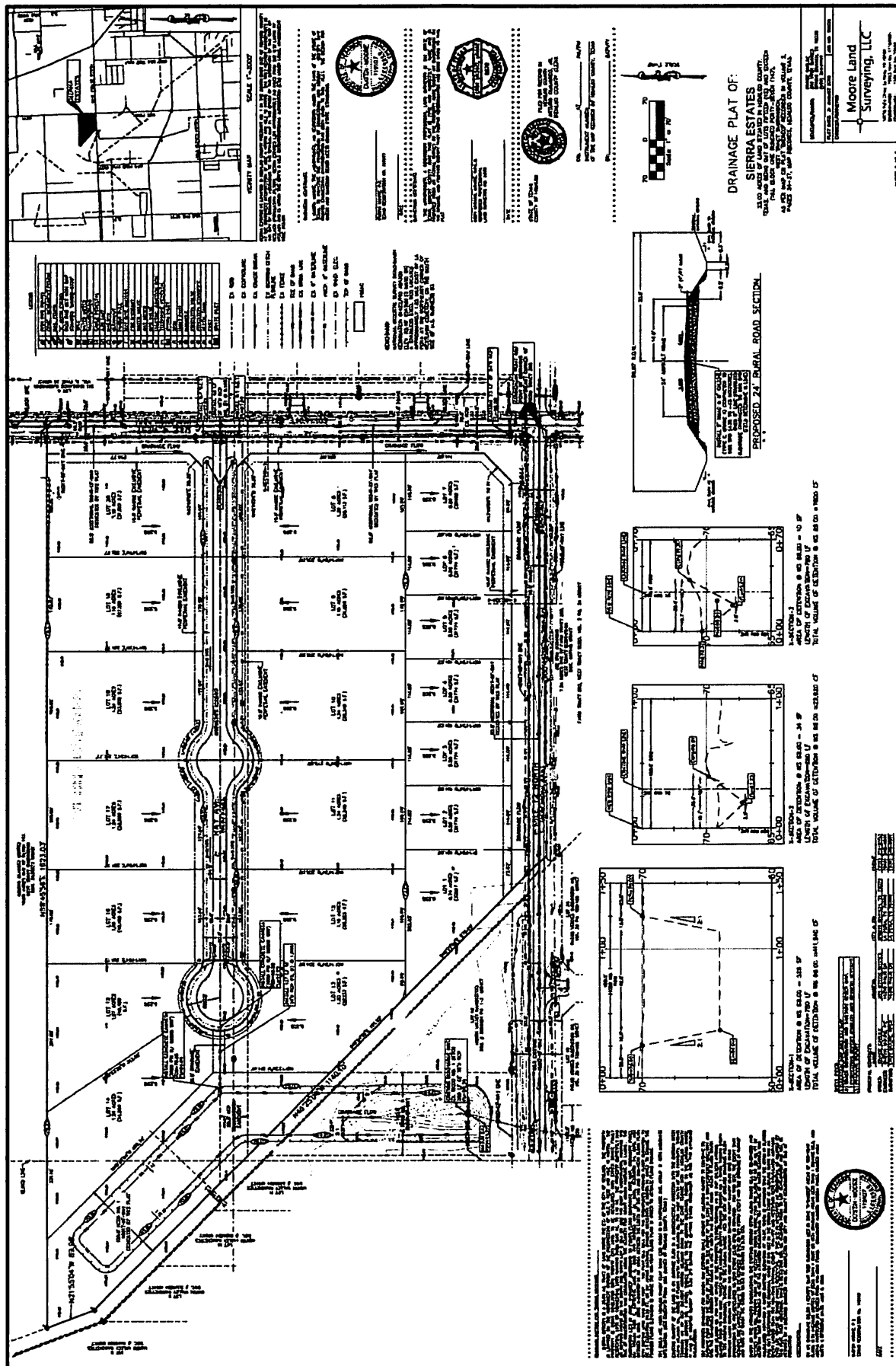
|                       |        |          |
|-----------------------|--------|----------|
| Pressure 1            | 2.50   | feet H2O |
| Pressure 2            | 4.35   | feet H2O |
| Elevation 1           | 67.00  | ft       |
| Elevation 2           | 64.65  | ft       |
| Length                | 127.00 | ft       |
| Roughness Coefficient | 0.011  |          |
| Diameter              | 2.00   | ft       |

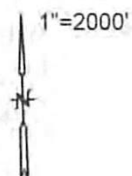
### Results

|                   |         |                    |
|-------------------|---------|--------------------|
| Discharge         | 16.78   | ft <sup>3</sup> /s |
| Headloss          | 0.50    | ft                 |
| Energy Grade 1    | 69.94   | ft                 |
| Energy Grade 2    | 69.44   | ft                 |
| Hydraulic Grade 1 | 69.50   | ft                 |
| Hydraulic Grade 2 | 69.00   | ft                 |
| Flow Area         | 3.14    | ft <sup>2</sup>    |
| Wetted Perimeter  | 6.28    | ft                 |
| Velocity          | 5.34    | ft/s               |
| Velocity Head     | 0.44    | ft                 |
| Friction Slope    | 0.00394 | ft/ft              |



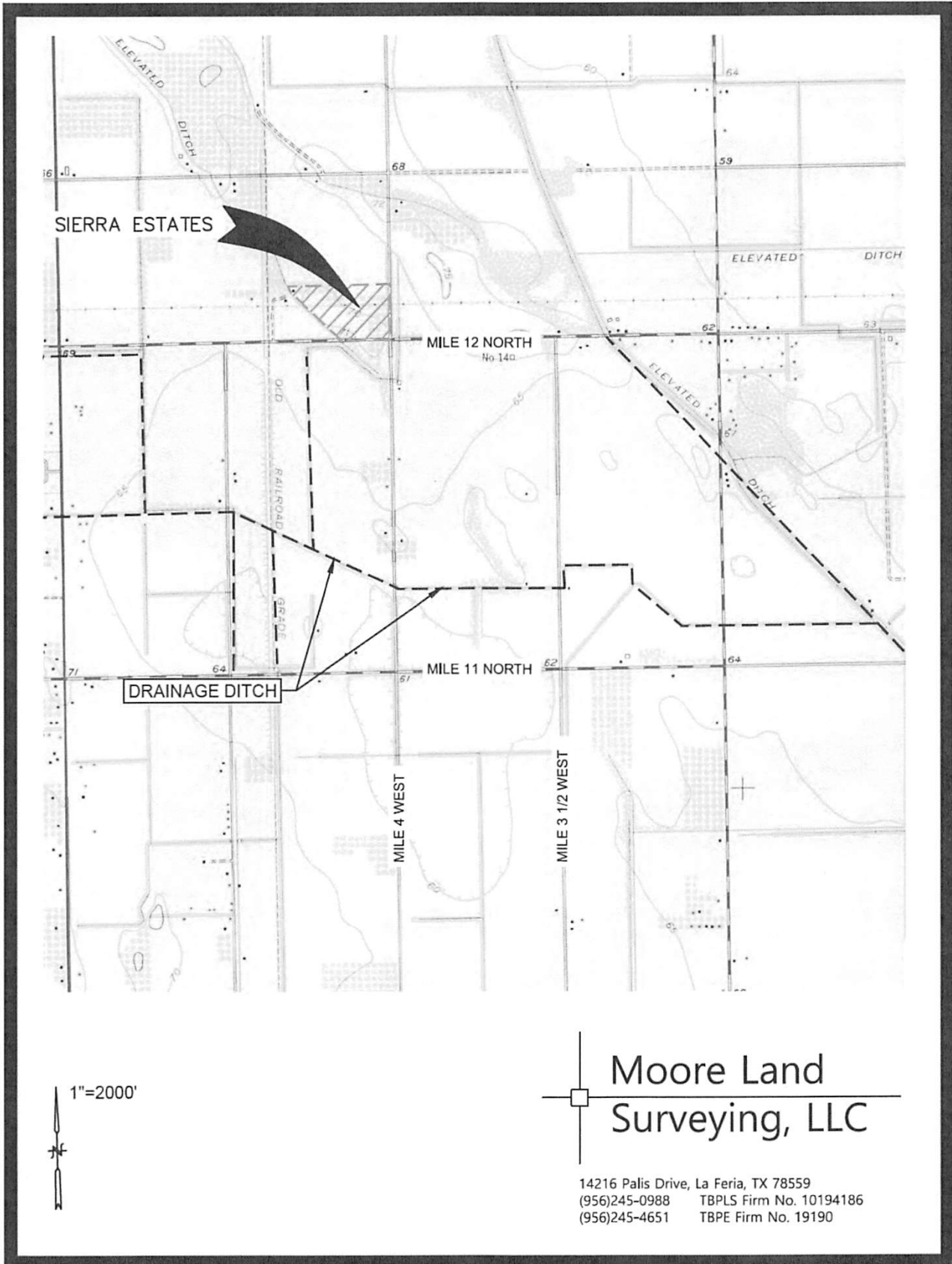






Moore Land  
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559  
(956)245-0988 TBPLS Firm No. 10194186  
(956)245-4651 TBPE Firm No. 19190



Moore Land  
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559  
(956)245-0988 TBPLS Firm No. 10194186  
(956)245-4651 TBPE Firm No. 19190



Hydrologic Soil Group—Hidalgo County, Texas  
(SIERRA ESTATES)



Hydrologic Soil Group—Hidalgo County, Texas  
(SIERRA ESTATES)

## MAP LEGEND

|                                                                |  |                                                     |
|----------------------------------------------------------------|--|-----------------------------------------------------|
| <b>Area of Interest (AOI)</b>                                  |  | <input checked="" type="checkbox"/> C               |
| <b>Area of Interest (AOI)</b>                                  |  | <input checked="" type="checkbox"/> C/D             |
| <b>Soils</b>                                                   |  | <input checked="" type="checkbox"/> D               |
| <b>Soil Rating Polygons</b>                                    |  | <input type="checkbox"/> Not rated or not available |
| <input type="checkbox"/> A                                     |  |                                                     |
| <input type="checkbox"/> A/D                                   |  |                                                     |
| <input type="checkbox"/> B                                     |  |                                                     |
| <input type="checkbox"/> B/D                                   |  |                                                     |
| <input type="checkbox"/> C                                     |  |                                                     |
| <input type="checkbox"/> C/D                                   |  |                                                     |
| <input type="checkbox"/> D                                     |  |                                                     |
| <input type="checkbox"/> Not rated or not available            |  |                                                     |
| <b>Soil Rating Lines</b>                                       |  |                                                     |
| <input checked="" type="checkbox"/> A                          |  |                                                     |
| <input checked="" type="checkbox"/> A/D                        |  |                                                     |
| <input checked="" type="checkbox"/> B                          |  |                                                     |
| <input checked="" type="checkbox"/> B/D                        |  |                                                     |
| <input checked="" type="checkbox"/> C                          |  |                                                     |
| <input checked="" type="checkbox"/> C/D                        |  |                                                     |
| <input checked="" type="checkbox"/> D                          |  |                                                     |
| <input checked="" type="checkbox"/> Not rated or not available |  |                                                     |
| <b>Soil Rating Points</b>                                      |  |                                                     |
| <input checked="" type="checkbox"/> A                          |  |                                                     |
| <input checked="" type="checkbox"/> A/D                        |  |                                                     |
| <input checked="" type="checkbox"/> B                          |  |                                                     |
| <input checked="" type="checkbox"/> B/D                        |  |                                                     |

## 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 Date: Version 19, Jun 11, 2020

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

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

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

## Hydrologic Soil Group

| Map unit symbol             | Map unit name                                   | Rating | Acres in AOI | Percent of AOI |
|-----------------------------|-------------------------------------------------|--------|--------------|----------------|
| 28                          | Hidalgo sandy clay loam, 0 to 1 percent slopes  | B      | 0.4          | 1.5%           |
| 48                          | Racombes sandy clay loam, 0 to 1 percent slopes | B      | 0.1          | 0.3%           |
| 70                          | Willacy fine sandy loam, 0 to 1 percent slopes  | B      | 24.1         | 98.3%          |
| Totals for Area of Interest |                                                 |        | 24.6         | 100.0%         |

## Description

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

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

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

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

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

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

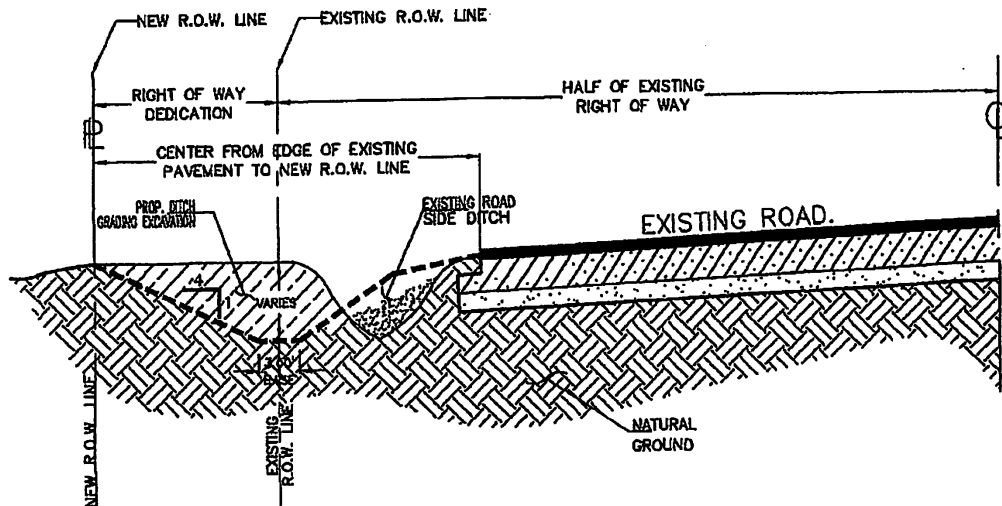
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



## RECONSTRUCTION OF ROAD SIDE DITCH

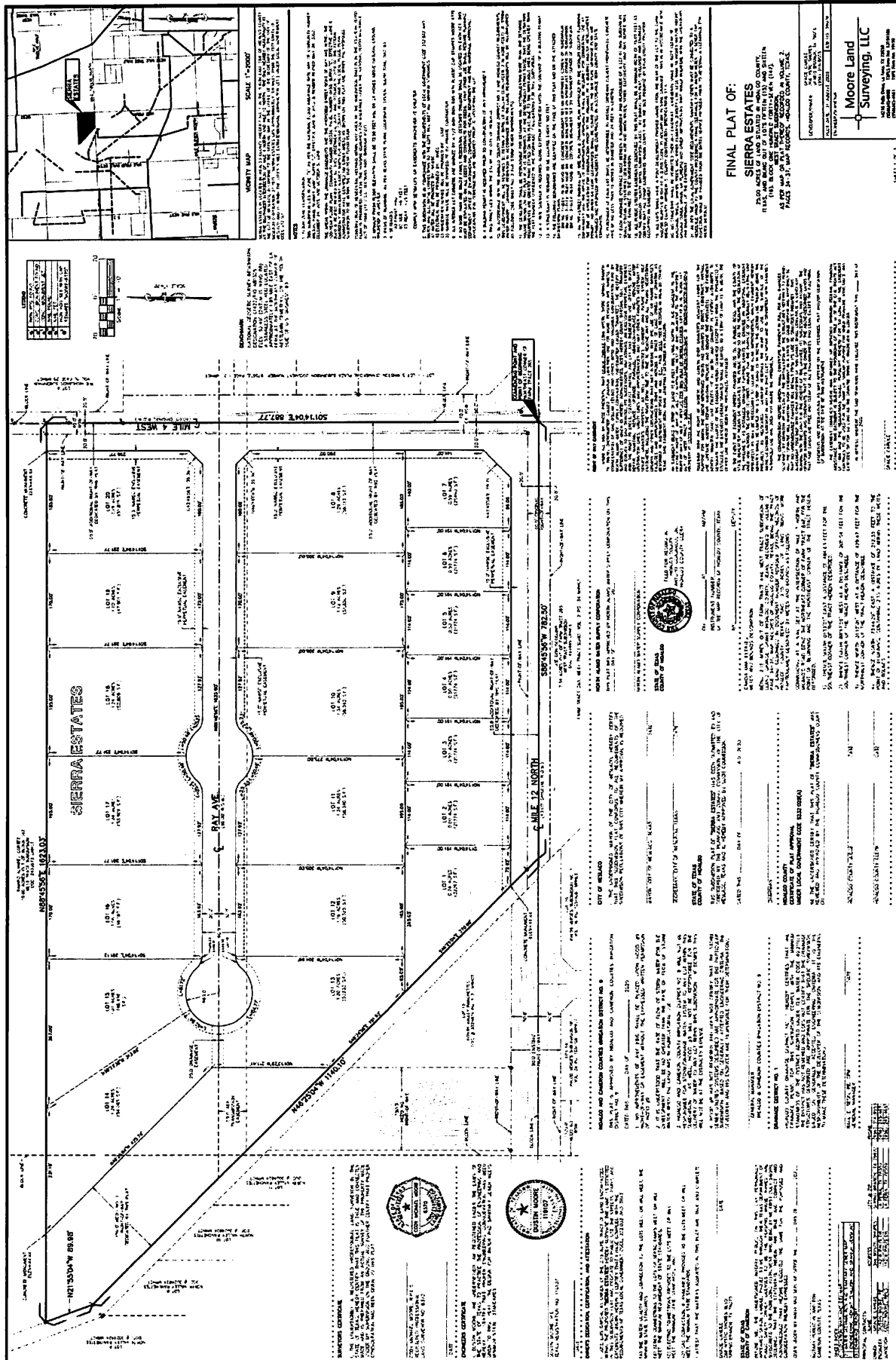


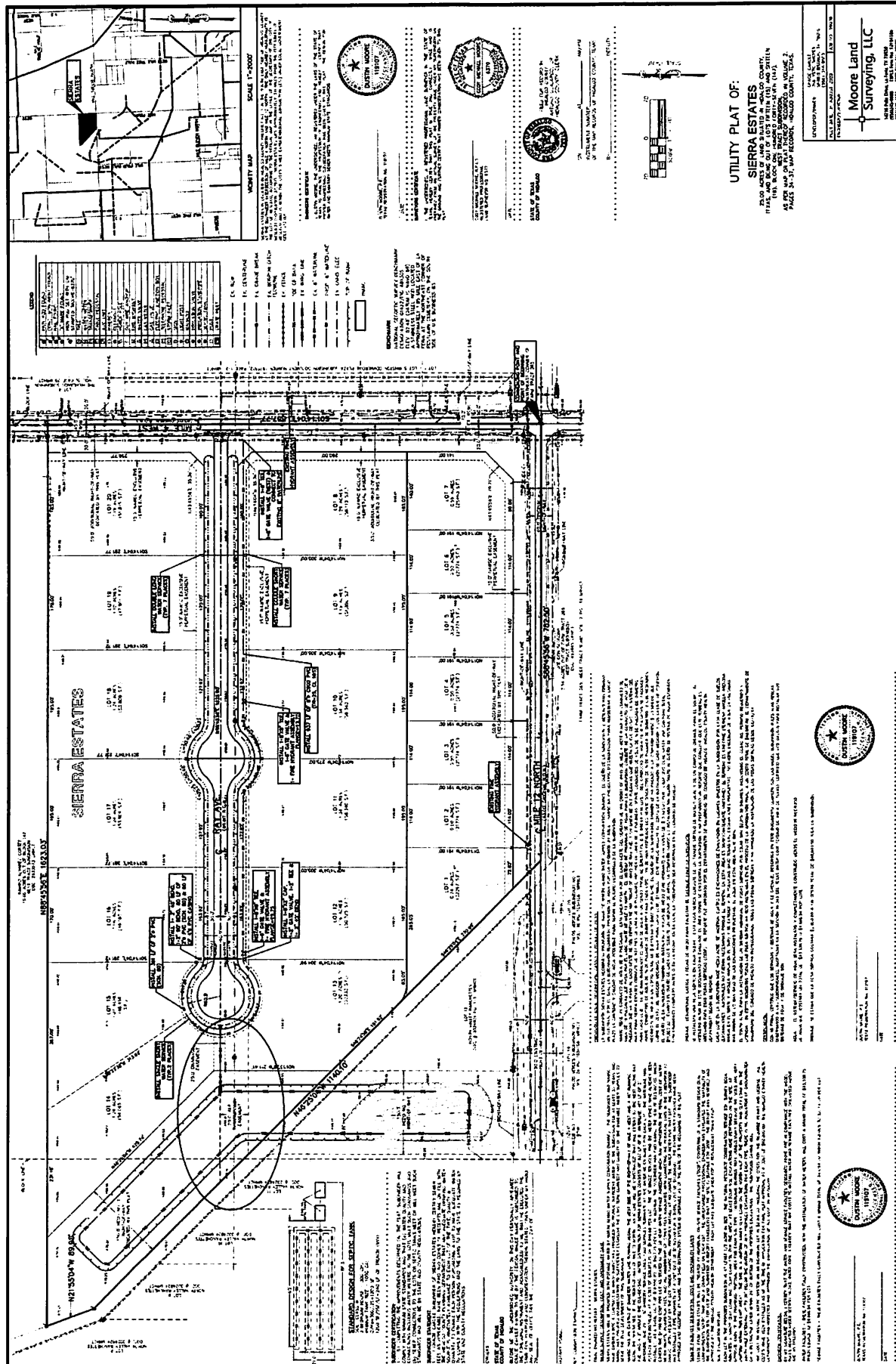
### HIDALGO COUNTY PLANNING DEPARTMENT

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

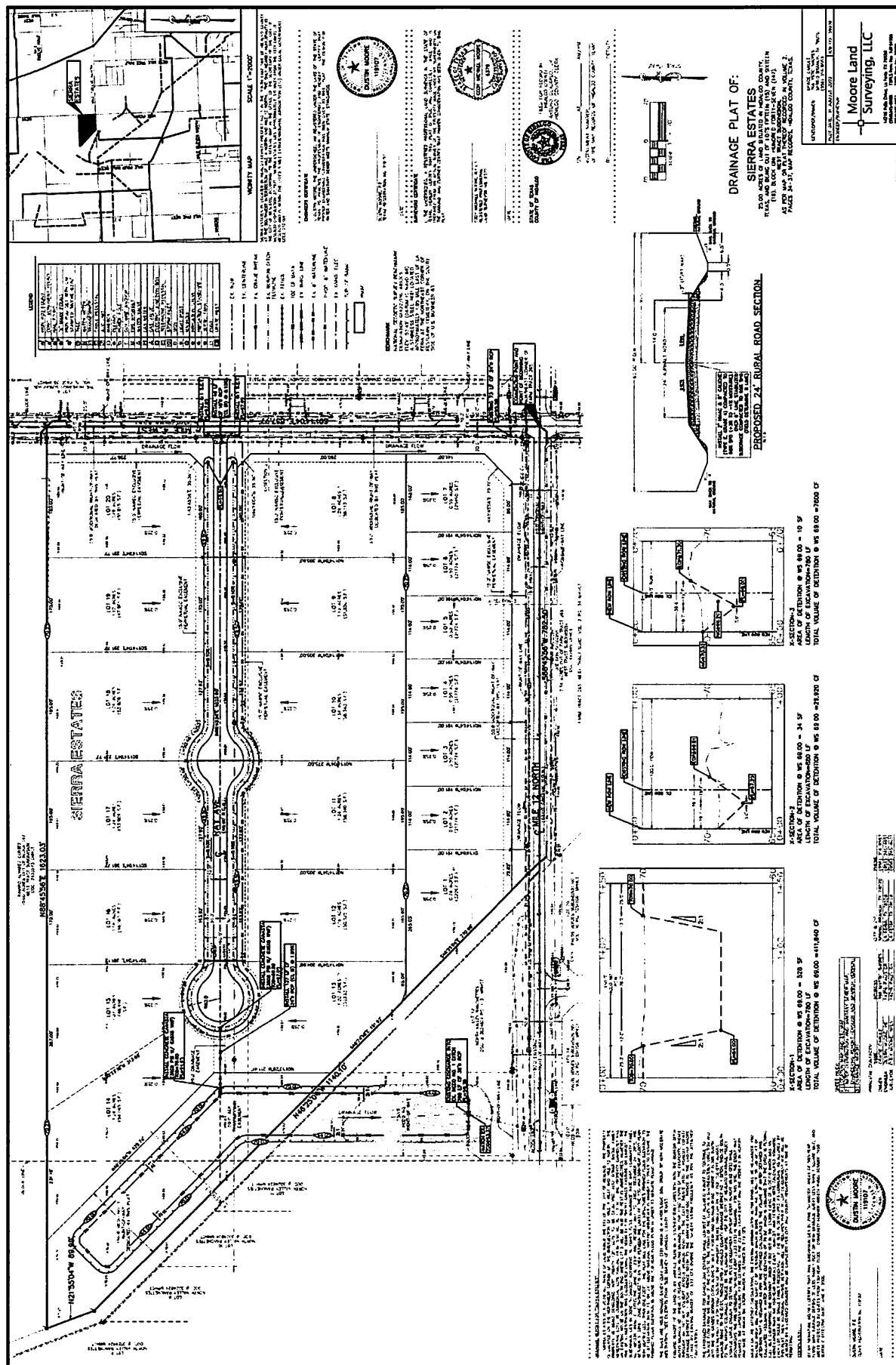
#### RE CONSTRUCTION OF COUNTY ROAD SIDE DITCH

|                   |                  |
|-------------------|------------------|
| SCALE: N.T.S.     |                  |
| DATE: 11-28-2016  |                  |
| CHECKED BY: T.J.  |                  |
| DRAWN BY: J.TOVAR | PLATE No. : 9.37 |











## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                            |                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Date of Meeting:</b><br>December 2, 2020                                                                                                                                                                                                                                                                                | <b>Agenda Item No.</b> (to be assigned by PCE):<br>V. B. |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Rey Robles.                                                                                                                                                                                                                                          |                                                          |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Preliminary Plat for Emily Villarreal Subdivision – being 4.00 acre out of Farm Tract711, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the northeast corner of Mile 5 North Rd and Midway Rd. Possible Action.         |                                                          |
| <b>Discussion/Overview:</b><br>The proposed three (3) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6” waterline and sewer by OSSF. The property is within a Flood Zone “B”. Applicant is requesting a variance for OSSF.                 |                                                          |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                          |                                                          |
| <b>Staff recommendation for Commission’s Action:</b><br>Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.                                                                                                                                                                   |                                                          |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading |                                                          |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                           |                                                          |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                           |                                                          |
| <b>Attachments,(if any):</b><br>Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                              |                                                          |
| <b>Responsibilities upon Commission’s Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                 |                                                          |



## SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. \_\_\_\_\_

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: Emily Villarreal Subdivision

Location: northeast corner of Mile 5 North Rd and Midway Road

Legal Description: 4.0 acres out of Farm Tract 711, 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: residential

Number of Lots Proposed: 3    Gross Acreage: 4.0

Title Report Submitted:    ☐ YES    ☐ NO

### OWNER INFORMATION

Owner's Name: Martin Villarreal    Telephone: 956-728-3028

Address: 3830 Lagos Verdes    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

255 S. KANSAS AVE ■ WESLACO, TEXAS 78598-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ [WWW.WESLACOTX.GOV](http://WWW.WESLACOTX.GOV)

### UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☒ YES ☐ NO Wastewater Provision: OSSF
- ☒ YES ☐ NO Electric Company: Magic Valley Elec

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

Proposed subdivision is in the following districts:

|                                                                                                     |                                                                                                        |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HCDD#1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>HCCID#9</u> |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|

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

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

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

### SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- \_\_\_\_\_ Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to [mhinojosa@weslacotx.gov](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)
- \_\_\_\_\_ \$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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)
- \_\_\_\_\_ \$350.00 (one time fee for preliminary and final plat)
- \_\_\_\_\_ One 11" X 17" reduced copy of plat
- \_\_\_\_\_ Plat Layout
  - \_\_\_\_\_ Existing & Proposed Easements
  - \_\_\_\_\_ Existing & Proposed ROW
  - \_\_\_\_\_ Existing & Proposed Drainage Easements

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

\*\* Any revisions requested will 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: Martin Villarreal

Owner Signature: [Signature] Date: 11-5-20

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

Authorized Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Agent Printed Name: \_\_\_\_\_

\*\*\*\*\*

### THIS PAGE FOR STAFF USE ONLY

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid: \_\_\_\_\_

P & Z Commission Approval on Preliminary Plat: \_\_\_\_\_

P & Z Commission Approval on Final Plat: \_\_\_\_\_

City Commission Approval on Final Plat: \_\_\_\_\_

Preconstruction Meeting Date: \_\_\_\_\_

Date Recorded: \_\_\_\_\_ Instrument No. \_\_\_\_\_

General Comments: \_\_\_\_\_



## APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. \_\_\_\_\_

### GENERAL INFORMATION

Name of Subdivision: Emily Villarreal Subdivision

Location: northeast corner of Mile 5 North Road and Midway Road

Legal Description: 4.00 acres of land out of Farm Tract 711, 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:

There is no sanitary sewer service available to the site, therefore we are proposing to service the site via septic tank systems.

☐ 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: Martin Villarreal Telephone: 956-724-3028

Address: 3830 Lagos Verdes Fax: \_\_\_\_\_

City: Weslaco State: Texas 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: Martin Villarreal

Owner Signature: [Signature] Date: 11-5-20

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

Authorized Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Agent Printed Name: \_\_\_\_\_





## SUBDIVISION REVIEW APPLICATION

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

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

FILE NO. 21000034

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

### GENERAL INFORMATION

Name of Subdivision: Emily Villarreal Subdivision

Location: Northeast corner of Mile 5 N. Road and Midway Road

Legal Description: 4.00 acres out of Farm Tract 711, West Tract Subdivision, Hidalgo County, Texas, Vol. 2, Pg. 34-37, H.C.M.R.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: \_\_\_\_\_

Existing Land Use: open land Proposed Land Use: residential

Number of Lots Proposed: 3 Gross Acreage: 4.00

Title Report Submitted: ☐ YES ☐ NO

### OWNER INFORMATION

Owner's Name: Martin Villarreal Telephone: (210) 724-3028

Address: 3830 Lagos Verdes Fax: \_\_\_\_\_

City: Weslaco State: TX Zip: 78596 E-mail: \_\_\_\_\_

### ENGINEER INFORMATION

Name: Rey Robles Jr Telephone: (956) 968-2422

Address: 107 W. Huisache Street Fax: (956) 969-2011

City: Weslaco State: TX Zip: 78596 E-mail: reyr@rroblesengineering.com

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

### UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: Magic Valley Electric Cooperative

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

Proposed subdivision is in the following districts:

|                                                                                                          |                                                                                                              |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>H.C.D.D. #1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>H.C.C.I.D. #9</u> |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|

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

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

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

### SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

\_\_\_\_\_ Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to [mhinojosa@weslacotx.gov](mailto:mhinojosa@weslacotx.gov) & [rdela Fuente@weslacotx.gov](mailto:rdela Fuente@weslacotx.gov)

\_\_\_\_\_ \$55.00 Subdivision Review fee

\_\_\_\_\_ One 11" X 17" reduced copy of plat

\_\_\_\_\_ Plat Layout

\_\_\_\_\_ Existing & Proposed Easements

\_\_\_\_\_ Existing & Proposed ROW

\_\_\_\_\_ Existing & Proposed Drainage Easements

\_\_\_\_\_ Contours

\_\_\_\_\_ Flood Zones

\_\_\_\_\_ Adjoiners

\_\_\_\_\_ Existing & Proposed street names

\_\_\_\_\_ Utility Layout

\_\_\_\_\_ Existing & Proposed Utilities

\_\_\_\_\_ Proposed Fire Hydrants

\_\_\_\_\_ Adjoiners

\_\_\_\_\_ Street names

\_\_\_\_\_ Drainage plans and calculations with engineer's seal

\_\_\_\_\_ Elevations

\_\_\_\_\_ Flood directional arrows

\_\_\_\_\_ Detention areas

\_\_\_\_\_ Street names

\_\_\_\_\_ Proof of ownership of the property

\_\_\_\_\_ If septic tank system required, submit soil evaluation report

\_\_\_\_\_ Water Rights associated with the property

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

\_\_\_\_\_ Number of fire hydrants proposed for subdivision

\_\_\_\_\_ Trip Generation Worksheet

# **AUTHORIZATION AND ACKNOWLEDGEMENTS**

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

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

Owner Printed Name: Martin Villarreal

Owner Signature: [Signature] Date: 10-1-20

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

Authorized Agent Signature: [Signature] Date: 9-30-20

Authorized Agent Printed Name: Rey Robles Jr.

\*\*\*\*\*

\*\*\*\*\*

THIS PAGE FOR STAFF USE ONLY

Date Received: \_\_\_\_\_ Date Paid \_\_\_\_\_

Preliminary Subdivision Review REC#: 02689944 11/13/2020 11:03 AM

General Comments: \_\_\_\_\_ OPER: NV TERM: 039

\_\_\_\_\_ REF#: 151

\_\_\_\_\_ PAID BY: \_\_\_\_\_

TRAN: 203.0000 SUBDIVISION INSPECT  
EMILY VILLARREAL  
101-400-1025  
SUBDIVISION INSPECT 355.00CR

TRAN: 116.0000 FIRE MARSHAL INSPECT  
EMILY VILLARREAL  
101-400-3110  
FIRE MARSHALL INSPE 75.00CR

TRAN: 203.0000 SUBDIVISION INSPECT  
EMILY VILLARREAL  
101-400-1025  
SUBDIVISION INSPECT 55.00CR

TENDERED: 355.00 CHECK  
75.00 CHECK  
55.00 CHECK

APPLIED: 485.00-

CHANGE: 0.00

255 S. KANSAS AVE ■ WESLACO

[WWW.WESLACOTX.GOV](http://WWW.WESLACOTX.GOV)

Doc-3120891

Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, Texas 78540

Document No: 3120891

Billable Pages: 3

Recorded On: June 15, 2020 03:47 PM

Number of Pages: 4

\*\*\*\*\*Examined and Charged as Follows\*\*\*\*\*

Total Recording: \$ 44.00

\*\*\*\*\*THIS PAGE IS PART OF THE DOCUMENT\*\*\*\*\*

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document No: 3120891  
Receipt No: 20200615000292  
Recorded On: June 15, 2020 03:47 PM  
Deputy Clerk: Belya Trevino  
Station: McAllen-CC-K22

**Record and Return To:**

Valley Land Title  
  
MCALLEN TX



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

Doc-3120891

CHARGE: VLTC  
GF#167012/MB

## WARRANTY DEED WITH VENDOR'S LIEN

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: June 4, 2020

Grantor: MARIO CASTANEDA AND WIFE, MARTHA S. CASTANEDA

Grantor's Mailing Address: 2209 E. 23rd St.  
Weslaco, Texas 78596

Grantee: MARTIN VILLARREAL, a married person

Grantee's Mailing Address: 3830 Lagos Verdes  
Weslaco, Texas 78596

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Texas National Bank in the principal amount of ONE HUNDRED FORTY-TWO THOUSAND EIGHT HUNDRED TWENTY-TWO AND 48/100 DOLLARS (\$142,822.48) of which EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS (\$84,000.00) was advanced in payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOE QUIROGA, Trustee.

Property (including any improvements): Being 4.00 acres of land situated in Hidalgo County, Texas and being out of Farm Tract 711, WEST TRACT SUBDIVISION as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 4.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Farm Tract 711 and the southwest corner of said tract herein described;

THENCE, NORTH 0° 35' EAST, 275.61 feet with the west line of said Farm Tract 711, the centerline of Midway Road and the east line of La Donna Plat as per map recorded in Volume 1, Page 51 of the Hidalgo County Map Records to a cotton picker spindle found for the northwest corner of said tract herein described;

THENCE, EAST, with the south line of a tract of land described in Document #2787226 of the Hidalgo County Official Records, passing at a distance of 25.00 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the east right-of-way line of said Midway Road and continuing for a total distance of 632.20 feet to a 1/2-inch iron rod found for the northeast corner of said tract herein described;

THENCE, SOUTH 0° 35' WEST, with the west line of a 1.0 acre tract of land described in Document #2012364 of the Hidalgo County Official Records, passing at a distance of 255.61 feet the north right-of-way line of Mile 5 North Road and continuing for a total distance of 275.61 feet to a point on the south line of said Farm Tract 711 and the centerline of said Mile 5 North Road for the southwest corner of said 1.0 acre tract and the southeast corner of said tract herein described;

THENCE, WEST, 632.20 feet with the south line of said Farm Tract 711, the north line of Farm Tract 781 and the centerline of said Mile 5 North Road to the POINT OF BEGINNING and containing 4.00 acres of land more or less.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.
2. Roadways: 20 foot along the South side and 25 foot along the West side; 50 foot S.TX Natural Gas Gathering Co. easement along the West side; and 20 foot Standard Oil and Gas Co. easement as shown on the map and dedication of West and Adams Tract Subdivision, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas and as shown on survey dated April 15, 2020, Job No. 20409, prepared by Reynaldo Robles, R.P.L.S. No. 4032.

Doc-3120891

3. Pipeline easement in favor of Stanolind Oil and Gas Company as shown by instrument dated January 21, 1955, recorded in Volume 819, Page 525, Deed Records and assigned to Celanese Corporation of America by instrument dated October 20, 1958, recorded in Volume 931, Page 269, Deed Records, of Hidalgo County, Texas.
4. Cathodic installation easement in favor of South Texas Natural Gas Gathering Company as shown by instrument dated January 8, 1964, recorded in Volume 1081, Page 4, and assignment dated March 10, 1964, recorded in Volume 1083, page 593 and dated March 10, 1964, recorded in Volume 1088, page 187, all in the Deed Records of Hidalgo County, Texas.
5. Temporary easement in favor of Texas Gas Services as shown by instrument dated February 24, 2011, filed February 25, 2011 under Document Number 2011-2182668, Official Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Emma G. House, widow to Paul Meaders, dated July 30, 1943, recorded in Volume 49, Page 371, Oil and Gas Records of Hidalgo County, Texas. Said lease now held by Amoco Production Company.
7. An undivided 1/2 interest in all oil, gas and other minerals has been heretofore reserved by prior grantors as set forth in Deed dated September 1, 1948, recorded in Volume 693, Page 203, Deed Records of Hidalgo County, Texas.
8. Any claim or allegation that the Property, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
9. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway, including but not limited to, that portion of the subject land along the South side lying in Mile 5 North Road and along the West side lying in Midway Road as shown on survey dated April 15, 2020, Job No. 20409, prepared by Reynaldo Robles, R.P.L.S. No. 4032.
10. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.

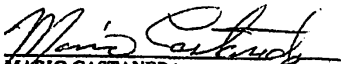
Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Texas National Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against the superior title to the Property are retained for the benefit of Texas National Bank and are transferred to Texas National Bank without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

  
MARIO CASTANEDA

  
MARTHA S. CASTANEDA

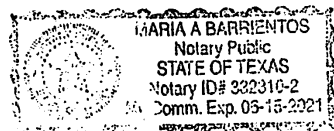
Doc-3120891

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 4, 2020 by MARIO CASTANEDA.



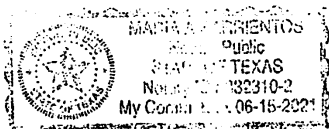
[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

(Acknowledgment)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on June 4, 2020 by MARTHA S. CASTANEDA.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
MARTIN VILLARREAL  
3830 Lagos Verdes  
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:  
L.G. "JERRY" CANALES  
6013 N. 10th Street  
McAllen, Texas 78504  
File No. 167012



## Rebekah M. De La Fuente

---

**From:** Rebekah M. De La Fuente  
**Sent:** Friday, October 30, 2020 8:53 AM  
**To:** rey robles  
**Subject:** RE: Emily Villarreal

Good Morning,

You project has been approved with comments, please address the comments below and submit the following items:

- Subdivision Platting Application
- \$355.00 Platting fee
- \$75.00 Fire Review Fee
- 12 sets of preliminary updated plats, utility, drainage and paving sheet
- Up to date Drainage Report
- Variance Application and Fee

### Planning Approved with Comments:

- Request a variance for OSSF

### Engineering approved with Comments

- The Plat Sheet is on the Location Map and the Project Site is showing up on Donna's Jurisdiction, this needs to be addressed.

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

City of Weslaco  
255 S. Kansas Avenue  
Weslaco, TX 78596  
Ph: (956) 447-3401  
Fax: (956) 973-3128  
[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)



**From:** rey robles <reyr@rroblesengineering.com>  
**Sent:** Wednesday, October 21, 2020 2:53 PM  
**To:** Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>  
**Subject:** Re: Emily Villarreal

Good afternoon Rebekah, please see attached updated plat sheets for Emily Villarreal Subdivision.  
Sincerely,  
Rey Robles, Jr.

On Thu, Oct 8, 2020 at 10:38 AM Rebekah M. De La Fuente <[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)> wrote:

Good Morning



Below are the comments for each department. Once revised email over a pdf copy of the plat sheets for re-review. After you have been cleared by all departments you will be authorized to proceed with the subdivision platting application.

Fire Marshal's Office

There are no fire hydrants shown on the utility sheet. We need a fire hydrant within 400 foot fire truck travel distance to all lots. Plus \$75.00 fire review fee

Planning Comments:

- Identify the point of commencement
- Identify the point of beginning
- Adjacent properties must be identified on all sides.
- Add Plat Note: Streetlight must be located every 300 feet
- Update Plat Note 2: Required rear setback is 20% of lot depth but need not exceed 25' . A Variance will be required for proposed rear setback
- Request a variance for OSSF
- Add Plat Note: A 4 ft. sidewalk is required along all interior streets upon the issuance of a building permit. On corner lots, the owner shall be responsible for the sidewalk along all streets adjoining the lot
- Add Plat Note: Corners lot driveways should be constructed at furthest possible point from intersections and in compliance with access management ordinance
- 

Engineering Comments:

- Show Point of Commencement and Point of Beginning on Layout and Description
- Subdivision name is misspelled, please address
- Vicinity Map shall be 1" to 1000'
- Midway Road Label shall also note (Mile 7 West Road)
- Road Label shall read as West Mile 5 North Road
- Additional ROW and Easements Labels shall note "By This Plat"
- A Concrete Monument shall be furnished at the proposed South West Corner of this subdivision as if the whole was a large block. Including Coordinates and Elevation to be noted on layout.

Sheet 2

- Ensure scale is correct
- Service Connection shall have a Brass Corp and Angle Stops

*Rebekah de la Fuente, CFM*

*Planning & Code Enforcement Director*



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3401

Fax: (956) 973-3128

[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)

From: rey robles <[reyr@rroblesengineering.com](mailto:reyr@rroblesengineering.com)>

Sent: Wednesday, October 7, 2020 10:10 AM

To: Rebekah M. De La Fuente <[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)>

Subject: Re: Emily Villarreal

Good morning Rebekah,

Sorry about that, please see attached files

On Wed, Oct 7, 2020 at 7:52 AM Rebekah M. De La Fuente <[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)> wrote:

Can you please send me the PDF for Emily Villarreal Subdivision

*Rebekah de la Fuente, CFM*

*Planning & Code Enforcement Director*



City of Weslaco

## Rebekah M. De La Fuente

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Can you please send me the PDF for Emily Villarreal Subdivision

*Rebekah de la Fuente, CFM*

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# City of Weslaco

*"The City on the Grow"*



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

Mike R. Perez, City Manager

## INTERNAL MEMO

**DATE:** October 2, 2020

**TO:** Albert Aldana/ Peter Hermida, Engineer III  
Marcelo Cosme, Water Distribution Supervisor  
Chris Sanchez, Fire Marshal/Mike Swinnea  
Rolando Gonzalez, Building Official  
Police Chief Joel Rivera, Police Department/ Eric Hernandez

**FROM:** Rebekah de la Fuente, Planning & Code Enforcement Director 

**SUBJECT:** Subdivision Review Meeting

---

A **subdivision review meeting** comments are due on **Thursday, October 8, 2020**. Listed below is the subdivision that will be discussed:

➤ **Emily Villarreal- ETJ**

Please make every effort is made to submit your comments in writing before 12:00 p.m. on the due date. **Be advised that all comments must be received before the scheduled meeting in order to avoid delays of construction.**

Should you have any questions, please call 447-3401.



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

DRAINAGE STATEMENT

FOR

**EMILY VILLARREAL SUBDIVISION**

CITY OF WESLACO ETJ, HIDALGO COUNTY, TEXAS

September 15, 2020

Prepared By:



Reynaldo Robles, Jr., P.E.



**ROBLES**  
**ENGINEERING, LLC**

FIRM NO. F-17391

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

Index

Page 1 – Cover Sheet

Page 2 – Index

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 14-15 – USDA Soil Report: Engineering Properties

Pages 16-18 – Subdivision Plat Sheets and Profile Sheet

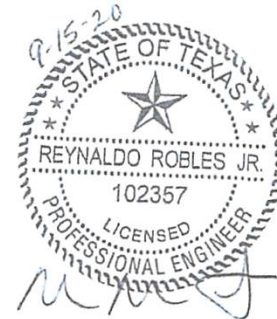




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|                                                            |                                                                                   |
|------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input type="checkbox"/> REJECTED                          |  |
| <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL |                                                                                   |
| <input checked="" type="checkbox"/> TO H.C. PLANNING DEPT. |                                                                                   |
| <input checked="" type="checkbox"/> TO CITY                |                                                                                   |
| <input type="checkbox"/> DISCHARGE PERMIT REQUIRED         |                                                                                   |
| <input type="checkbox"/> DISTRICT FACILITY                 |                                                                                   |
| <input type="checkbox"/> CITY FACILITY                     |                                                                                   |
| <input type="checkbox"/> OTHER                             |                                                                                   |
| <i>Hector Garcia</i>                                       | <i>9/30/20</i>                                                                    |
| H.C.D.D. NO. 1                                             | DATE                                                                              |

**DRAINAGE STATEMENT**  
For  
**EMILY VILLARREAL SUBDIVISION**  
**CITY OF WESLACO ETJ**  
**HIDALGO COUNTY, TEXAS**



Emily Villarreal Subdivision is located on the northeast corner of the intersection of Mile 5 N. Road and Midway Road within the City of Weslaco 1 Mile ETJ, in the County of Hidalgo, Texas and is described as follows: 4.00 acres of land out of Farm Tract 711 of the West 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 "B", which is described as areas between limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0525 B, map dated January 2, 1981.

Existing Soils:

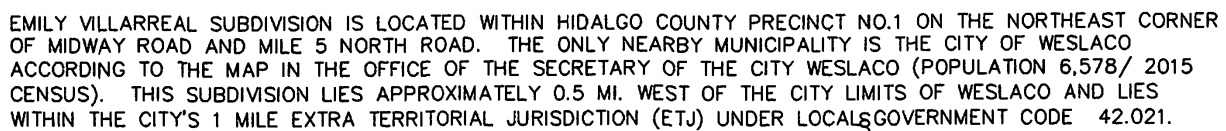
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (29), Mercedes clay (39), and Raymondville clay loam (52). Hidalgo sandy clay loam is listed in hydrologic group B, which consist of well drained soils with a moderate infiltration rate. Mercedes clay loam is listed in hydrologic group D, which consists of soils having very slow infiltration rates. Raymondville clay loam is listed in hydrologic group C, which consists of soils having a slow infiltration rate when thoroughly wet.

Pre-development Conditions:

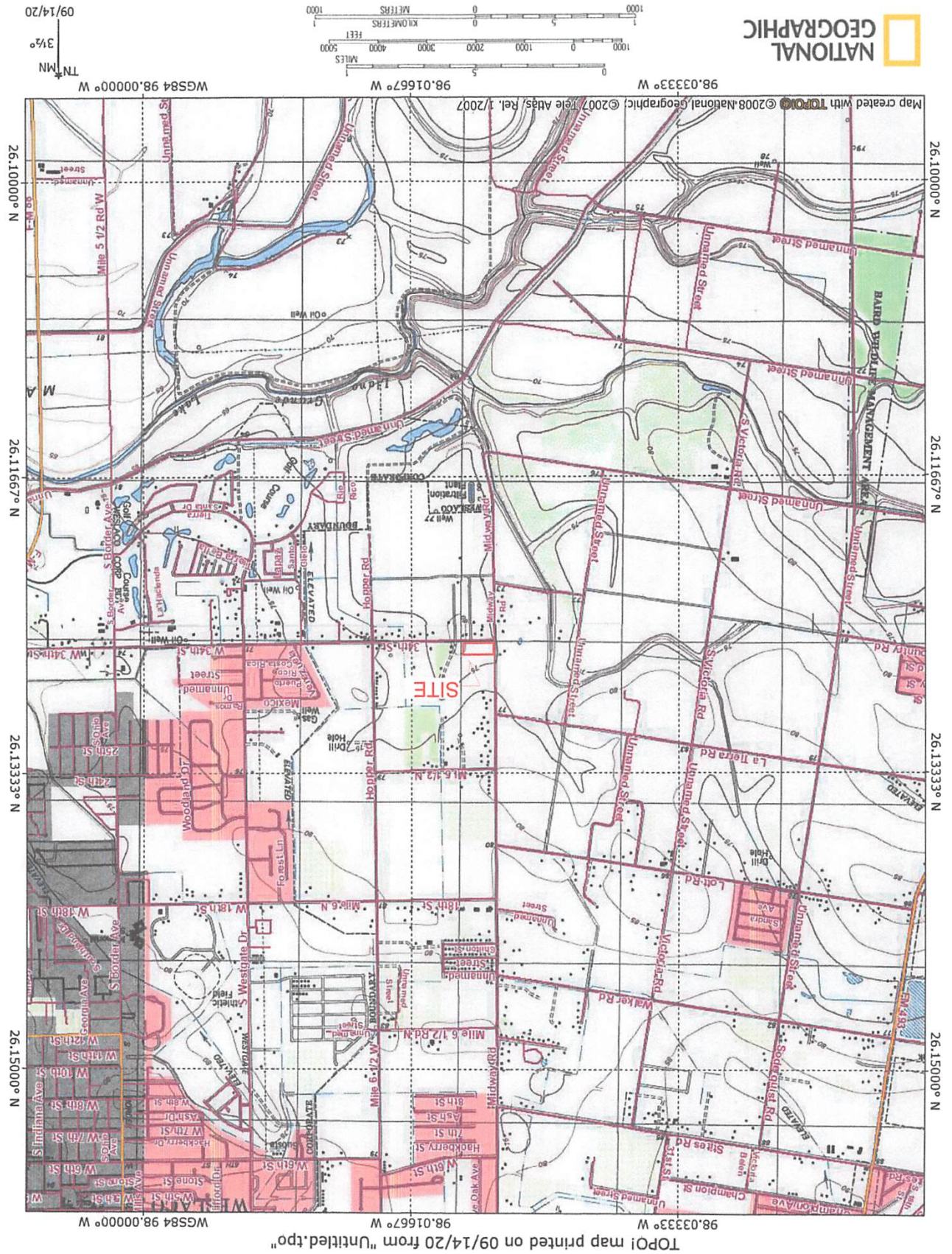
The land comprising this subdivision is currently undeveloped open land, partially covered with brush. Topographic information of the undeveloped site reveals the site is fairly level with a slope towards the west. Existing runoff makes its way into the roadside ditch along Midway Road, flows south and outfalls into the South Donna Drain, owned by the Hidalgo County Drainage District #1. Calculations reveal an estimated pre-development runoff of 3.21 CFS.

Future Conditions:

Expected future use for this subdivision will be for residential use. The development will consist of three 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 an increase Q of 5.09 CFS, a total maximum volume of additional run-off of 12,539 cubic feet (0.288 acre-ft), and a future Q of 8.30 CFS. This runoff will be detained in existing natural low areas and flow into the regraded roadside ditch. The regraded roadside ditch will flow into an existing drainage ditch located approximately 1,100 feet south of the site. A drainage plan is to be approved by the County of Hidalgo at the time of issuance of a building permit.











**ROBLES**  
**ENGINEERING, LLC**

FIRM NO. F-17391

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

# Detention Volume

Emily Villarreal 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 = 4 ac.  
Runoff Length = 640 ft  
Slope = 0.5 %  
Cex = 0.15  
 $V = K_u K_S C^{0.5} = 0.49 \text{ ft/s}$   
 $t_c = L / 60V = 21.59 \text{ min.}$   
 $I = b / (t_c + d)^e = 5.34 \text{ in./hr.}$

Where  $Q = CIA = 3.21 \text{ cfs}$

|        |    |                           |        |
|--------|----|---------------------------|--------|
| 10- Yr | b= | Intensity-Frequency       | 116.24 |
|        | d= | Duration Coefficients for | 14.33  |
|        | e= | Hidalgo County, TX        | 0.8599 |

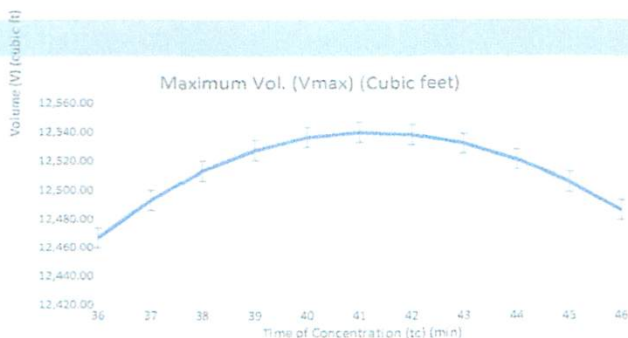
For the future developed subdivision:

|             | Area % | C   | Weighted C |
|-------------|--------|-----|------------|
| Residential | 100    | 0.4 | 0.4        |
|             |        |     |            |
|             |        |     |            |

|        |    |                           |        |
|--------|----|---------------------------|--------|
| 50- Yr | b= | Intensity-Frequency       | 170.66 |
|        | d= | Duration Coefficients for | 16.71  |
|        | e= | Hidalgo County, TX        | 0.8613 |

Cfut = 0.4

| Tc | Qfut | Vfut      | Qex  | Vex      | Vmax      |
|----|------|-----------|------|----------|-----------|
| 36 | 8.98 | 19,392.73 | 3.21 | 6,926.40 | 12,466.34 |
| 37 | 8.83 | 19,611.38 | 3.21 | 7,118.80 | 12,492.58 |
| 38 | 8.69 | 19,823.93 | 3.21 | 7,311.20 | 12,512.73 |
| 39 | 8.56 | 20,030.66 | 3.21 | 7,503.60 | 12,527.07 |
| 40 | 8.43 | 20,231.86 | 3.21 | 7,696.00 | 12,535.87 |
| 41 | 8.30 | 20,427.79 | 3.21 | 7,888.40 | 12,539.39 |
| 42 | 8.18 | 20,618.67 | 3.21 | 8,080.80 | 12,537.87 |
| 43 | 8.06 | 20,804.73 | 3.21 | 8,273.20 | 12,531.53 |
| 44 | 7.95 | 20,986.19 | 3.21 | 8,465.60 | 12,520.59 |
| 45 | 7.84 | 21,163.24 | 3.21 | 8,658.00 | 12,505.25 |
| 46 | 7.73 | 21,336.08 | 3.21 | 8,850.40 | 12,485.68 |



Total Required Detention Volume: 12,539 cfs =  
0.288 ac-ft

# 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%<br>(2-year) | 20%<br>(5-year) | 10%<br>(10-year) | 4%<br>(25-year) | 2%<br>(50-year) | 1%<br>(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)

1905-1908 and 1909-1910 (1909) year biological data based on base of "List of birds" from collection of Vostok expedition to Asia."

[illegible]

| Year                  | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |   |
|-----------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|---|
| Population (millions) | 6.0  | 6.1  | 6.2  | 6.3  | 6.4  | 6.5  | 6.6  | 6.7  | 6.8  | 6.9  | 7.0  | 7.1  | 7.2  | 7.3  | 7.4  | 7.5  | 7.6  | 7.7  | 7.8  | 7.9  | 8.0  | 8.1  | 8.2  | 8.3  | 8.4  | 8.5  | 8.6  | 8.7  | 8.8  | 8.9  | 9.0  | 9.1  | 9.2  | 9.3  | 9.4  | 9.5  | 9.6  | 9.7  | 9.8  | 9.9  | 10.0 | 10.1 | 10.2 | 10.3 | 10.4 | 10.5 | 10.6 | 10.7 | 10.8 | 10.9 | 11.0 | 11.1 | 11.2 | 11.3 | 11.4 | 11.5 | 11.6 | 11.7 | 11.8 | 11.9 | 12.0 | 12.1 | 12.2 | 12.3 | 12.4 | 12.5 | 12.6 | 12.7 | 12.8 | 12.9 | 13.0 | 13.1 | 13.2 | 13.3 | 13.4 | 13.5 | 13.6 | 13.7 | 13.8 | 13.9 | 14.0 | 14.1 | 14.2 | 14.3 | 14.4 | 14.5 | 14.6 | 14.7 | 14.8 | 14.9 | 15.0 | 15.1 | 15.2 | 15.3 | 15.4 | 15.5 | 15.6 | 15.7 | 15.8 | 15.9 | 16.0 | 16.1 | 16.2 | 16.3 | 16.4 | 16.5 | 16.6 | 16.7 | 16.8 | 16.9 | 17.0 | 17.1 | 17.2 | 17.3 | 17.4 | 17.5 | 17.6 | 17.7 | 17.8 | 17.9 | 18.0 | 18.1 | 18.2 | 18.3 | 18.4 | 18.5 | 18.6 | 18.7 | 18.8 | 18.9 | 19.0 | 19.1 | 19.2 | 19.3 | 19.4 | 19.5 | 19.6 | 19.7 | 19.8 | 19.9 | 20.0 | 20.1 | 20.2 | 20.3 | 20.4 | 20.5 | 20.6 | 20.7 | 20.8 | 20.9 | 21.0 | 21.1 | 21.2 | 21.3 | 21.4 | 21.5 | 21.6 | 21.7 | 21.8 | 21.9 | 22.0 | 22.1 | 22.2 | 22.3 | 22.4 | 22.5 | 22.6 | 22.7 | 22.8 | 22.9 | 23.0 | 23.1 | 23.2 | 23.3 | 23.4 | 23.5 | 23.6 | 23.7 | 23.8 | 23.9 | 24.0 | 24.1 | 24.2 | 24.3 | 24.4 | 24.5 | 24.6 | 24.7 | 24.8 | 24.9 | 25.0 | 25.1 | 25.2 | 25.3 | 25.4 | 25.5 | 25.6 | 25.7 | 25.8 | 25.9 | 26.0 | 26.1 | 26.2 | 26.3 | 26.4 | 26.5 | 26.6 | 26.7 | 26.8 | 26.9 | 27.0 | 27.1 | 27.2 | 27.3 | 27.4 | 27.5 | 27.6 | 27.7 | 27.8 | 27.9 | 28.0 | 28.1 | 28.2 | 28.3 | 28.4 | 28.5 | 28.6 | 28.7 | 28.8 | 28.9 | 29.0 | 29.1 | 29.2 | 29.3 | 29.4 | 29.5 | 29.6 | 29.7 | 29.8 | 29.9 | 30.0 | 30.1 | 30.2 | 30.3 | 30.4 | 30.5 | 30.6 | 30.7 | 30.8 | 30.9 | 31.0 | 31.1 | 31.2 | 31.3 | 31.4 | 31.5 | 31.6 | 31.7 | 31.8 | 31.9 | 32.0 | 32.1 | 32.2 | 32.3 | 32.4 | 32.5 | 32.6 | 32.7 | 32.8 | 32.9 | 33.0 | 33.1 | 33.2 | 33.3 | 33.4 | 33.5 | 33.6 | 33.7 | 33.8 | 33.9 | 34.0 | 34.1 | 34.2 | 34.3 | 34.4 | 34.5 | 34.6 | 34.7 | 34.8 | 34.9 | 35.0 | 35.1 | 35.2 | 35.3 | 35.4 | 35.5 | 35.6 | 35.7 | 35.8 | 35.9 | 36.0 | 36.1 | 36.2 | 36.3 | 36.4 | 36.5 | 36.6 | 36.7 | 3 |

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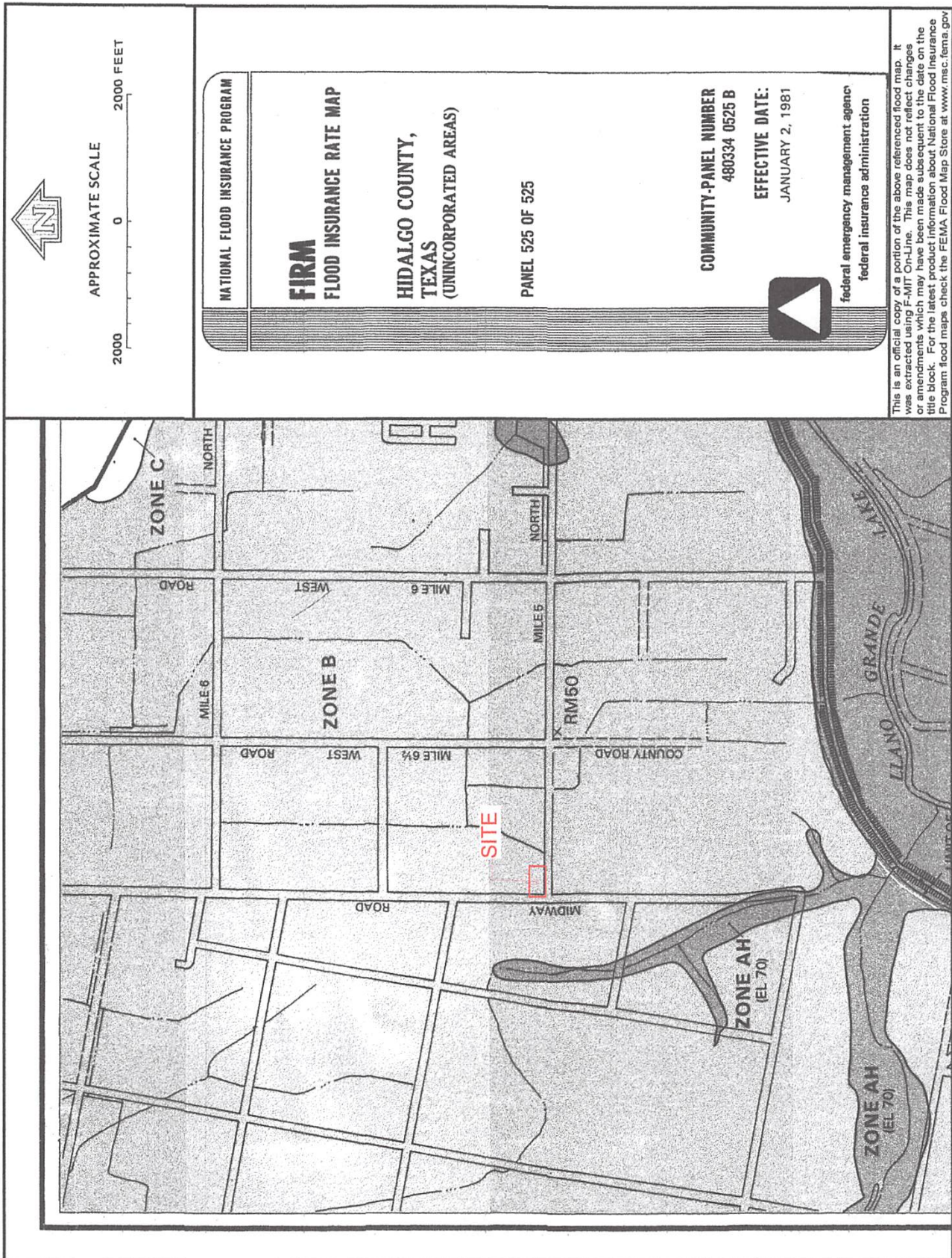
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| <b>Table 3-1. Runoff Coefficients for Rational Formula.<sup>(14)</sup></b>                                                                                                                     |                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>Type of Drainage Area</b>                                                                                                                                                                   | <b>Runoff Coefficient, C*</b> |
| <b>Business:</b>                                                                                                                                                                               |                               |
| Downtown areas                                                                                                                                                                                 | 0.70 - 0.95                   |
| Neighborhood areas                                                                                                                                                                             | 0.50 - 0.70                   |
| <b>Residential:</b>                                                                                                                                                                            |                               |
| 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                   |
| <b>Industrial:</b>                                                                                                                                                                             |                               |
| 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                   |
| <b>Lawns:</b>                                                                                                                                                                                  |                               |
| 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                   |
| <b>Streets:</b>                                                                                                                                                                                |                               |
| 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. |                               |

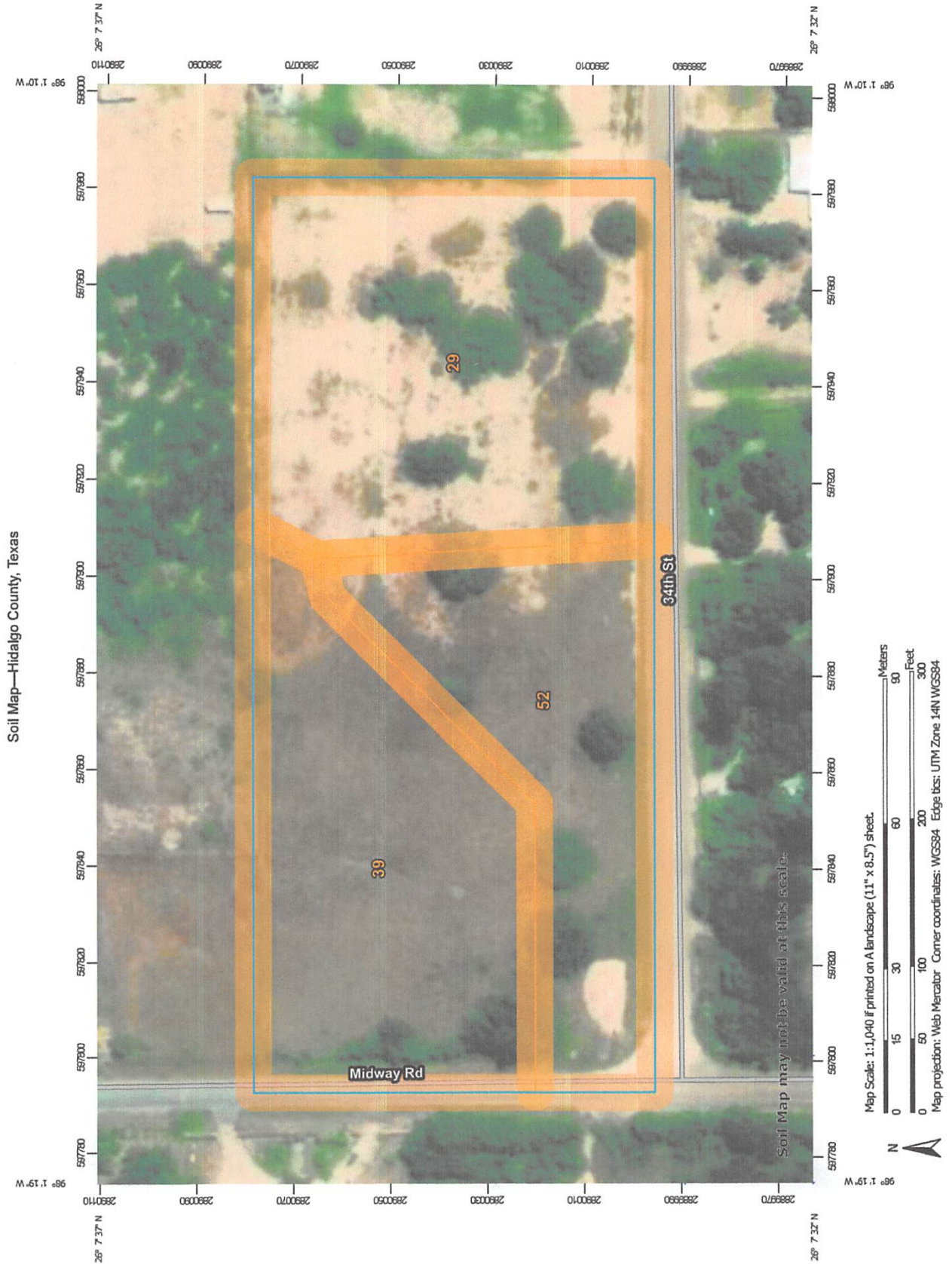


| Table 3-4. Runoff Coefficients for Rational Formula <sup>1</sup>                                                                                                                                           |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Type of Drainage Area                                                                                                                                                                                      | Runoff Coefficient, C <sub>r</sub> |
| <b>Business</b>                                                                                                                                                                                            |                                    |
| Downtown areas                                                                                                                                                                                             | 0.70 - 0.95                        |
| Neighborhood areas                                                                                                                                                                                         | 0.50 - 0.70                        |
| <b>Residential</b>                                                                                                                                                                                         |                                    |
| Single-family areas                                                                                                                                                                                        | 0.30 - 0.60                        |
| Multi-units, detached                                                                                                                                                                                      | 0.40 - 0.60                        |
| Multi-units, attached                                                                                                                                                                                      | 0.30 - 0.75                        |
| Suburban                                                                                                                                                                                                   | 0.25 - 0.40                        |
| Apartment dwelling areas                                                                                                                                                                                   | 0.50 - 0.70                        |
| <b>Industrial</b>                                                                                                                                                                                          |                                    |
| Light areas                                                                                                                                                                                                | 0.30 - 0.60                        |
| Heavy areas                                                                                                                                                                                                | 0.60 - 0.90                        |
| <b>Parks, Amusement</b>                                                                                                                                                                                    |                                    |
| Parks, amusement                                                                                                                                                                                           | 0.10 - 0.25                        |
| Playgrounds                                                                                                                                                                                                | 0.20 - 0.40                        |
| Railroad yard areas                                                                                                                                                                                        | 0.20 - 0.40                        |
| Unimproved areas                                                                                                                                                                                           | 0.10 - 0.30                        |
| <b>Lawns</b>                                                                                                                                                                                               |                                    |
| Sandy soil, flat, 2% <sup>2</sup>                                                                                                                                                                          | 0.05 - 0.10                        |
| Sandy soil, average 2 - 5% <sup>2</sup>                                                                                                                                                                    | 0.10 - 0.15                        |
| Sandy soil, steep, 5% <sup>2</sup>                                                                                                                                                                         | 0.15 - 0.20                        |
| Heavy soil, flat, 2% <sup>2</sup>                                                                                                                                                                          | 0.15 - 0.17                        |
| Heavy soil, average 2 - 5% <sup>2</sup>                                                                                                                                                                    | 0.15 - 0.25                        |
| Heavy soil, steep, 5% <sup>2</sup>                                                                                                                                                                         | 0.25 - 0.35                        |
| <b>Streets</b>                                                                                                                                                                                             |                                    |
| Asphaltic                                                                                                                                                                                                  | 0.70 - 0.95                        |
| Concrete                                                                                                                                                                                                   | 0.80 - 0.95                        |
| Brick                                                                                                                                                                                                      | 0.70 - 0.85                        |
| <b>Drives and walks</b>                                                                                                                                                                                    |                                    |
| Drives and walks                                                                                                                                                                                           | 0.75 - 0.85                        |
| <b>Roofs</b>                                                                                                                                                                                               |                                    |
| Roofs                                                                                                                                                                                                      | 0.75 - 0.95                        |
| <sup>1</sup> 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. |                                    |



| <p>River Mile</p> <p>• M1.5</p> <p>** Referenced to the National Geodetic Vertical Datum of 1929</p> <p><b>* EXPLANATION OF ZONE DESIGNATIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">ZONE</th> <th style="width: 90%;">EXPLANATION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Areas of 100-year flood; base flood elevations and flood hazard factors not determined.</td> </tr> <tr> <td>A0</td> <td>Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.</td> </tr> <tr> <td>AH</td> <td>Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.</td> </tr> <tr> <td>A1-A30</td> <td>Areas of 100-year flood; base flood elevations and flood hazard factors determined.</td> </tr> <tr> <td>A99</td> <td>Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.</td> </tr> <tr> <td>B</td> <td>Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)</td> </tr> <tr> <td>C</td> <td>Areas of minimal flooding. (No shading)</td> </tr> <tr> <td>D</td> <td>Areas of undetermined, but possible, flood hazards.</td> </tr> <tr> <td>V</td> <td>Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.</td> </tr> <tr> <td>V1-V30</td> <td>Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.</td> </tr> </tbody> </table> <p><b>NOTES TO USER</b></p> <p>Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.</p> <p>This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.</p> <p>For adjoining map panels, see separately printed Index To Map Panels.</p> | ZONE                                                                                                                                                                                                                                                                                             | EXPLANATION | A | Areas of 100-year flood; base flood elevations and flood hazard factors not determined. | A0 | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined. | AH | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined. | A1-A30 | Areas of 100-year flood; base flood elevations and flood hazard factors determined. | A99 | Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined. | B | Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading) | C | Areas of minimal flooding. (No shading) | D | Areas of undetermined, but possible, flood hazards. | V | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined. | V1-V30 | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined. | <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>APPROXIMATE SCALE</p> <div style="display: flex; justify-content: center; align-items: center;"> <div style="width: 100px; border-bottom: 1px solid black; position: relative;"> <span style="position: absolute; left: 0; top: -5px;">2000</span> <span style="position: absolute; right: 0; top: -5px;">0</span> <span style="position: absolute; right: 100px; top: -5px;">2000 FEET</span> </div> </div> </div> <div style="border: 1px solid black; padding: 5px; width: 100%;"> <p style="text-align: center; margin: 0;"><b>NATIONAL FLOOD INSURANCE PROGRAM</b></p> <hr/> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p style="margin: 0;"><b>FIRM</b></p> <p style="margin: 0;"><b>FLOOD INSURANCE RATE MAP</b></p> </div> <div style="width: 40%; text-align: center;"> <p style="margin: 0;"><b>HIDALGO COUNTY,<br/>TEXAS</b></p> <p style="margin: 0;"><b>(UNINCORPORATED AREAS)</b></p> </div> <div style="width: 20%; text-align: right;"> <p style="margin: 0;">PANEL 525 OF 525</p> </div> </div> <hr/> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p style="margin: 0;"><b>COMMUNITY-PANEL NUMBER</b></p> <p style="margin: 0;">480334 0525 B</p> </div> <div style="width: 40%; text-align: center;"> <p style="margin: 0;"><b>EFFECTIVE DATE:</b></p> <p style="margin: 0;">JANUARY 2, 1981</p> </div> <div style="width: 20%; text-align: right;"> <p style="margin: 0; font-size: small;">federal emergency management agency<br/>federal insurance administration</p> </div> </div> </div> </div> <div style="font-size: x-small; margin-top: 10px;"> <p>This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at <a href="http://www.msc.fema.gov">www.msc.fema.gov</a></p> </div> |
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| ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | EXPLANATION                                                                                                                                                                                                                                                                                      |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                      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| A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Areas of 100-year flood; base flood elevations and flood hazard factors not determined.                                                                                                                                                                                                          |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| A0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.                                                                                                                      |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| AH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; 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| A1-A30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Areas of 100-year flood; base flood elevations and flood hazard factors determined.                                                                                                                                                                                                              |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| A99                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.                                                                                                                                            |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading) |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Areas of minimal flooding. (No shading)                                                                                                                                                                                                                                                          |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Areas of undetermined, but possible, flood hazards.                                                                                                                                                                                                                                              |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                      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| V                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.                                                                                                                                                                      |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| V1-V30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.                                                                                                                                                                          |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>INITIAL IDENTIFICATION:</b></p> <p style="text-align: right;">MAY 23, 1978</p>                                                                                                                                                                                                             |             |   |                                                                                         |    |                                                                                                                                                                             |    |                                                                                                                                                                      |        |                                                                                     |     |                                                                                                                                                       |   |                                                                                                                                                                                                                                                                                                  |   |                                         |   |                                                     |   |                                                                                                                             |        |                                                                                      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Soil Map—Hidalgo County, Texas



Conservation Service  
Natural Resources

Мәңгілік Ел  
Мәңгілік Ел

64475050  
6366 5 043

[illegible]

CHUCK LEGG

2011-12-15 10:10:10

[illegible]

WFO MEMPHIS

Soil Map—Hidalgo County, Texas

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                  | Acres in AOI | Percent of AOI |
|------------------------------------|------------------------------------------------|--------------|----------------|
| 29                                 | Hidalgo sandy clay loam, 1 to 3 percent slopes | 1.6          | 40.4%          |
| 39                                 | Mercedes clay, 0 to 1 percent slopes           | 1.3          | 33.3%          |
| 52                                 | Raymondville clay loam, 0 to 1 percent slopes  | 1.0          | 26.4%          |
| <b>Totals for Area of Interest</b> |                                                | <b>3.9</b>   | <b>100.0%</b>  |



## 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> | <i>L-R-H</i>     |
| 29—Hidalgo sandy clay loam, 1 to 3 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    | 90-95-100    | 36-46-55     | 29-35-40     | 11-16-20         |
|                                                   |                  |                  | 17-28     | Sandy clay loam, clay loam | CL, SC         | A-6        | 0-0-0         | 0-0-0        | 100-100-100                      | 95-98-100    | 90-95-100    | 36-58-80     | 30-35-40     | 11-16-20         |
|                                                   |                  |                  | 28-80     | Clay loam, sandy clay loam | CL, SC         | A-6, A-7-6 | 0-0-0         | 0-0-0        | 90-95-100                        | 80-90-100    | 75-87-99     | 44-62-80     | 30-37-44     | 11-17-23         |
| 39—Mercedes clay, 0 to 1 percent slopes           |                  |                  |           |                            |                |            |               |              |                                  |              |              |              |              |                  |
| Mercedes                                          | 85 D             |                  | 0-19      | Clay                       | CH             | A-7-6      | 0-0-0         | 0-1-2        | 85-93-100                        | 80-90-100    | 80-90-100    | 75-85-95     | 55-66-76     | 32-41-49         |
|                                                   |                  |                  | 19-57     | Clay                       | CH             | A-7-6      | 0-0-0         | 0-1-2        | 85-93-100                        | 80-90-100    | 80-90-100    | 75-85-95     | 50-63-76     | 32-41-49         |
|                                                   |                  |                  | 57-65     | Clay                       | CH, CL         | A-7-6      | 0-0-0         | 0-1-2        | 85-93-100                        | 80-90-100    | 80-90-100    | 75-85-95     | 48-62-76     | 32-41-49         |

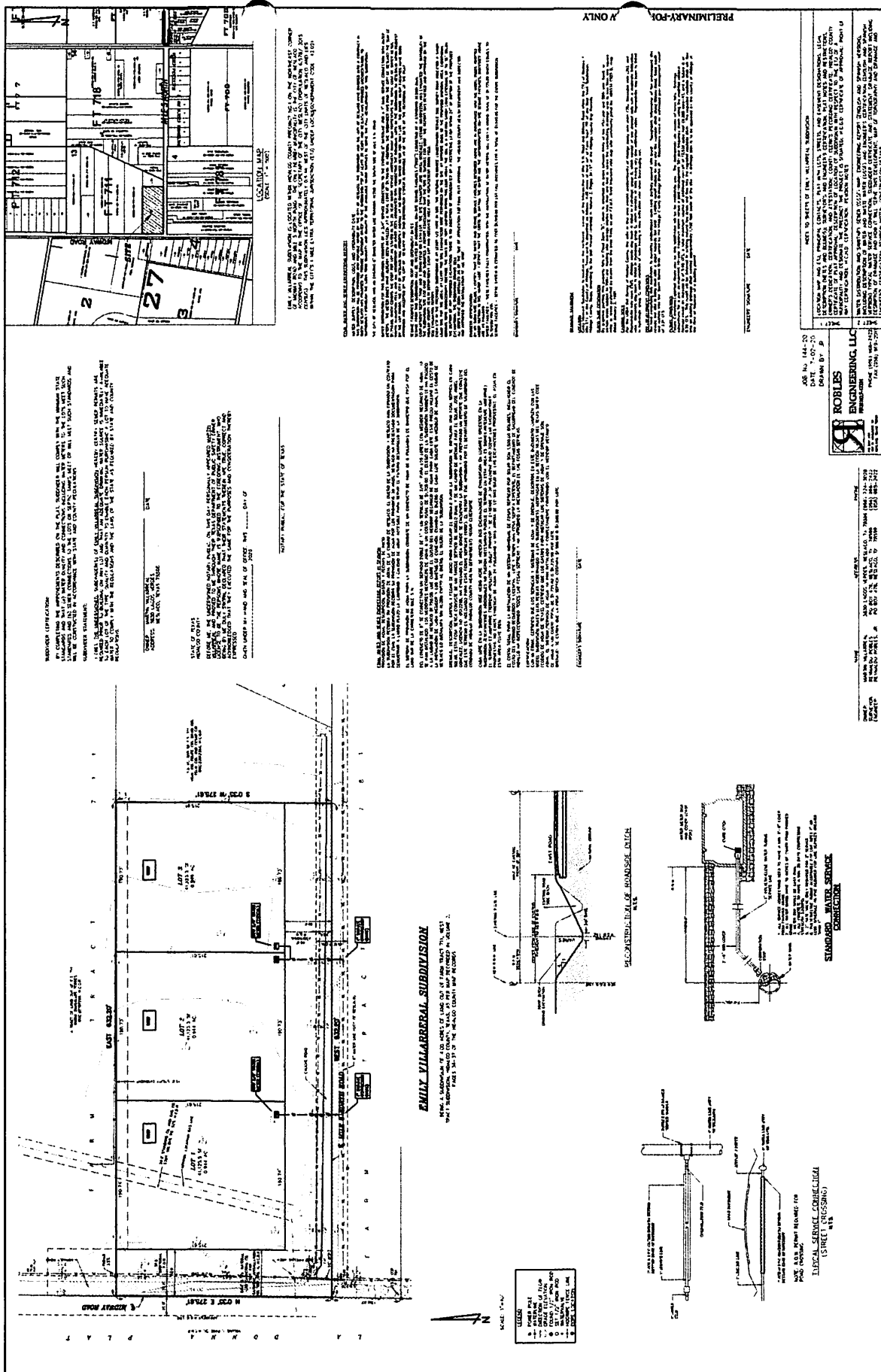
Engineering Properties—Hidalgo County, Texas

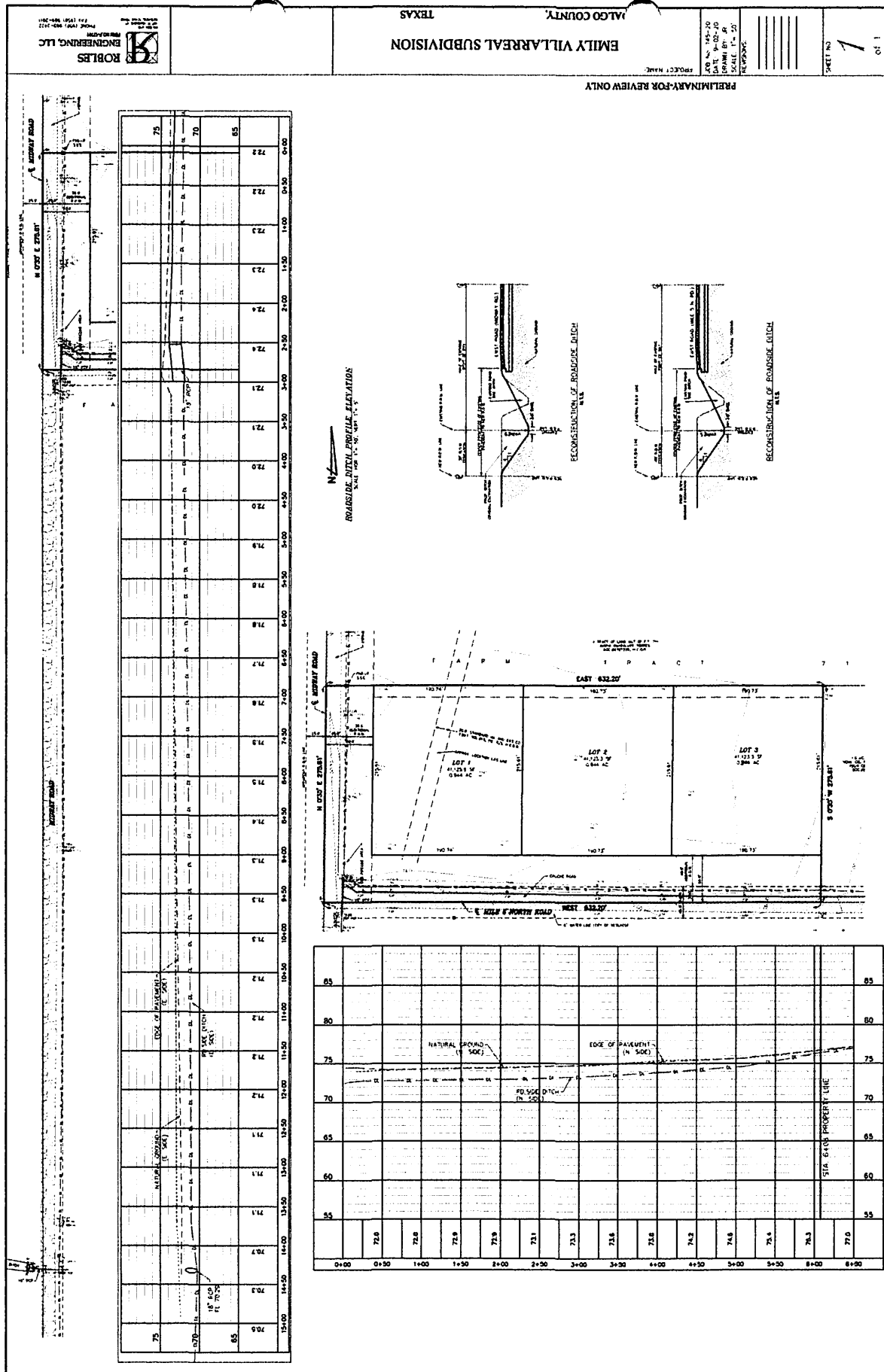
| Engineering Properties—Hidalgo County, Texas     |                  |                  |           |                 |                |            |               |              |                                  |              |              |              |              |                  |
|--------------------------------------------------|------------------|------------------|-----------|-----------------|----------------|------------|---------------|--------------|----------------------------------|--------------|--------------|--------------|--------------|------------------|
| 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> | <i>L-R-H</i>     |
| 52—Raymondville clay loam, 0 to 1 percent slopes |                  |                  |           |                 |                |            |               |              |                                  |              |              |              |              |                  |
| Raymondville                                     | 85 C             |                  | 0-15      | Clay loam       | CL             | A-6, A-7-6 | 0-0-0         | 0-0-0        | 100-100-100                      | 100-100-100  | 95-98-100    | 51-68-85     | 37-44-50     | 18-24-30         |
|                                                  |                  |                  | 15-43     | Clay, clay loam | CH, CL         | A-6, A-7-6 | 0-0-0         | 0-0-0        | 100-100-100                      | 95-98-100    | 95-98-100    | 75-85-95     | 38-47-55     | 19-27-35         |
|                                                  |                  |                  | 43-65     | Clay, clay loam | CH, CL         | A-7-6      | 0-0-0         | 0-0-0        | 100-100-100                      | 85-93-100    | 80-90-100    | 75-85-95     | 40-47-53     | 20-25-30         |

## Data Source Information

Soil Survey Area: Hidalgo County, Texas  
Survey Area Data: Version 19, Jun 11, 2020

[illegible]







## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                           |                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Date of Meeting:</b><br>December 2, 2020                                                                                                                                                                                                                                                                                                                               | <b>Agenda Item No.</b> (to be assigned by PCE):<br>V. C. |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.                                                                                                                                                                                                                                                                                     |                                                          |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Final Plat for Viridian Estates– being a 19.599 acre land out of the North 20 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.                                               |                                                          |
| <b>Discussion/Overview:</b><br>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 has received approval on the variance request for OSSF and off-site drainage. |                                                          |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                         |                                                          |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of Final Plat.                                                                                                                                                                                                                                                                          |                                                          |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading                                                |                                                          |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                          |                                                          |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                          |                                                          |
| <b>Attachments,(if any):</b><br>Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                                                             |                                                          |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                |                                                          |





## SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. \_\_\_\_\_

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 MILE 6 WEST, 1,980 FEET NORTH OF MILE 10 NORTH

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: 78578    E-mail: hanksgj@yahoo.com

### ENGINEER INFORMATION

Name: WILLIE ARRAPIA    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](http://WWW.WESLACOTX.GOV)

### UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: X. A. W. S. C.  
☒ YES ☐ NO Wastewater Provision: DSSF  
☒ YES ☐ NO Electric Company: MAGIC VALLEY CO.

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

Proposed subdivision is in the following districts:

|                                                                                                    |                                                                                                      |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>No. 1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> 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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)
- \_\_\_\_\_ \$350.00 Planning Review fee
- \_\_\_\_\_ One 11" X 17" reduced copy of plat
- \_\_\_\_\_ Plat Layout
  - \_\_\_\_\_ Existing & Proposed Easements
  - \_\_\_\_\_ Existing & Proposed ROW
  - \_\_\_\_\_ Existing & Proposed Drainage Easements
  - \_\_\_\_\_ Contours
  - \_\_\_\_\_ Flood Zones
  - \_\_\_\_\_ Adjoiners
  - \_\_\_\_\_ Existing street names
- \_\_\_\_\_ Drainage plans and calculations with engineer's seal
  - \_\_\_\_\_ Elevations
  - \_\_\_\_\_ Flood directional arrows
  - \_\_\_\_\_ Detention areas
  - \_\_\_\_\_ Street names
- \_\_\_\_\_ Proof of ownership of the property
- \_\_\_\_\_ If septic tank system required, submit soil evaluation report
- \_\_\_\_\_ Water Rights associated with the property
- \_\_\_\_\_ Tax Receipt for all taxing entities showing that taxes are paid in full

### SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

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

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

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

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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

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

### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: 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 HIGH 6 WEST, 1980 FEET NORTH OF HIGH 10 NORTH

Legal Description: A 19.599 ACRE TRACT OF LAND PT 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:

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☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

---

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### OWNER INFORMATION

Owner's Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

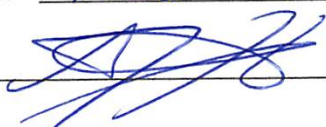
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

### AUTHORIZATION AND ACKNOWLEDGEMENTS

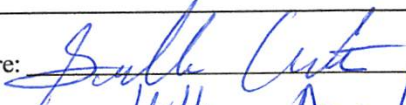
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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 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 5<sup>th</sup> Street  
Donna, TX 78537

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

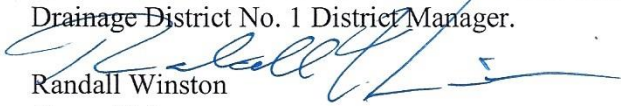
Good Morning Mr. Arratia:

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. 5<sup>TH</sup> 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.

|                                                               |                                                                                     |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input type="checkbox"/> REJECTED                             |  |
| <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL    |                                                                                     |
| <input checked="" type="checkbox"/> TO H.C. PLANNING DEPT.    |                                                                                     |
| <input checked="" type="checkbox"/> TO CITY                   |                                                                                     |
| <input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED |                                                                                     |
| <input checked="" type="checkbox"/> DISTRICT FACILITY         |                                                                                     |
| <input type="checkbox"/> CITY FACILITY                        |                                                                                     |
| <input type="checkbox"/> 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  $I=b/(Tc+d)^{.078}$

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<br>(Min.) | I50<br>(in/hr) | Qin<br>(cfs) | Vin<br>(cubic ft.) | Qout<br>(cfs) | Vout<br>(cubic ft.) | Ev<br>(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



## 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. 5<sup>TH</sup> 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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| <input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED |                                                                                     |
| <input checked="" type="checkbox"/> DISTRICT FACILITY         |                                                                                     |
| <input type="checkbox"/> CITY FACILITY                        |                                                                                     |
| <input type="checkbox"/> 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= 121 min.  
Texist. = 121 min.  
Iexist.= 1.97 in/hr  
Qexist.= 7.72 cfs.

10 year storm  
b= 87  
e= 0.778  
d= 9.2

**Proposed Conditions**  
Length= 1200 ft.  
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Cfut.= 0.3  
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Qfut.= 18.1 cfs.  
Qin= 5.88 i

50 year storm  
b= 99  
e= 0.749  
d= 9.2

| tp<br>(Min.) | I50<br>(in/hr) | Qin<br>(cfs) | Vin<br>(cubic ft.) | Qout<br>(cfs) | Vout<br>(cubic ft.) | Ev<br>(cubic ft.) |
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| 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 |
| Driveways, Walks, & Roofs                                |           |     |     |           |     |     |           |     |     |           |     |     |
| 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                                                    |           |     |     |           |     |     |           |     |     |           |     |     |
| 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 <sup>1</sup> (By Slope) <sup>2</sup> |           |     |     |           |     |     |           |     |     |           |     |     |
| 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 |     |     |

<sup>1</sup> Undeveloped Surface Definition: Forest and agricultural land, open space.

<sup>2</sup> 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

BRIDGE DIVISION HYDRAULIC MANUAL

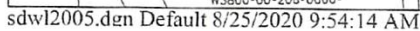
2 - 19

12-85

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  | 0.766 | 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  | 0.789 | 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  | 0.789 | 73     | 8.8  | 0.787 | 80 | 8.8     | 0.785 | 89  | 8.8  | 0.787   | 95  | 8.8  | 0.780 | 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 | 66     | 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     | 0.780 | 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  |   |   |          |   |   |   |
| Kimbble    | 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  |   |   |          |   |   |   |
| Kincaid    | 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  |   |   |          |   |   |   |
| Knoke      | 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 |   |   |          |   |   |   |







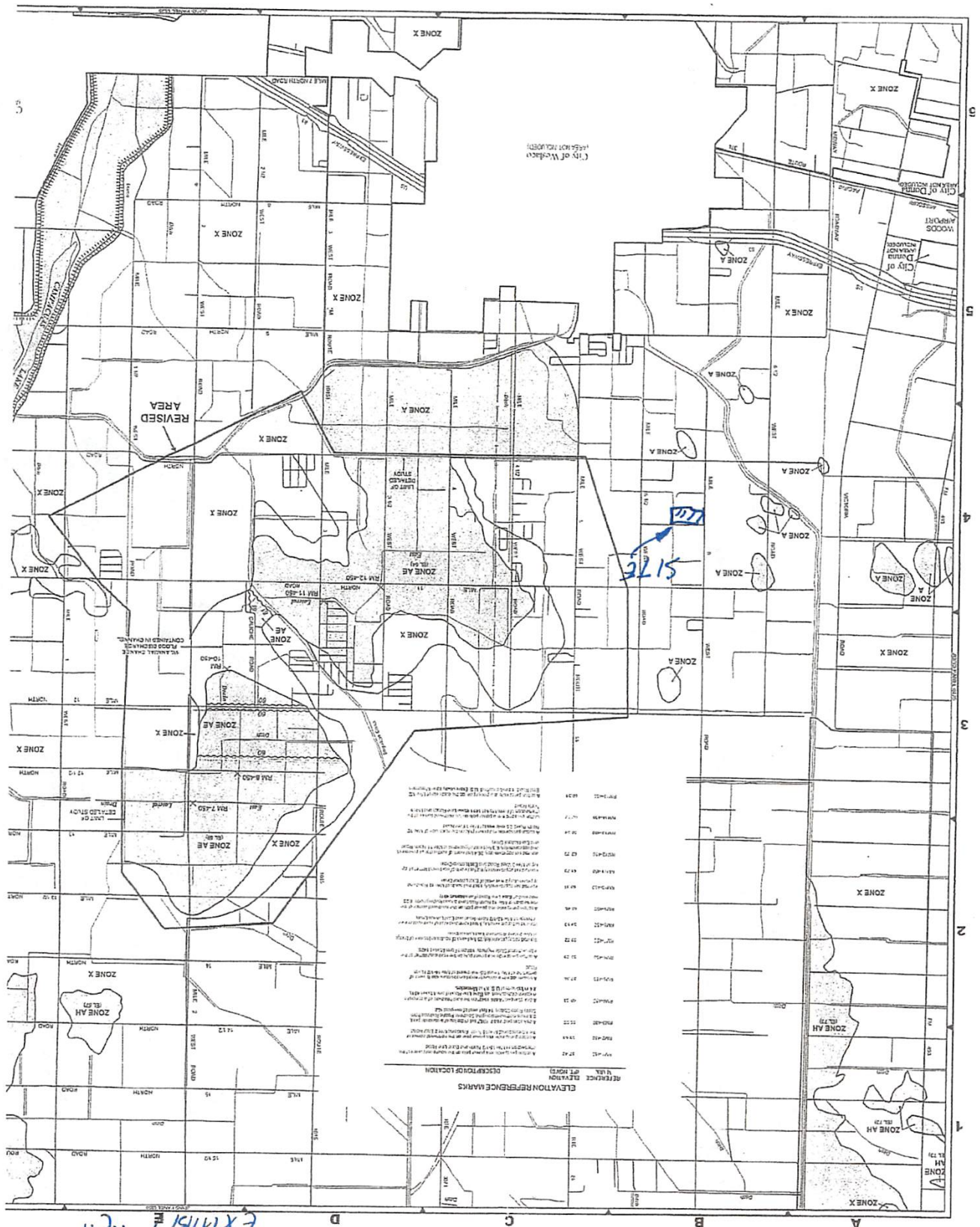
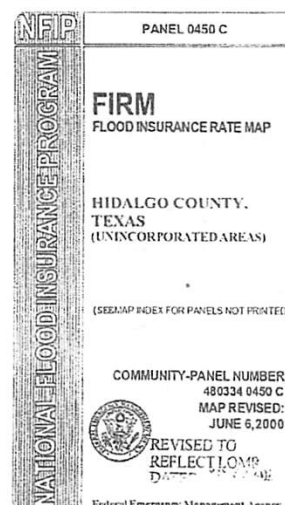


EXHIBIT F







166

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        | Hardness | Uncoated steel    | Concrete  |
| 1.*<br>Arents                         |                   |               |            |         | <u>Ft</u>        |          |         | <u>In</u>    |          |                   |           |
| 2-----<br>Benito                      | D                 | Occasional    | Long-----  | Sep-May | 4.0-6.0          | Apparent | Sep-May | ---          | ---      | High-----         | Low.      |
| 3, 4-----<br>Brennan                  | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | Moderate          | Low.      |
| 5, 6-----<br>Camargo                  | B                 | Rare-----     | Brief----- | Sep-May | >6.0             | ---      | ---     | ---          | ---      | Moderate          | Low.      |
| 7-----<br>Cameron                     | D                 | None-----     | ---        | ---     | 5.0-6.0          | Apparent | Sep-May | ---          | ---      | High-----         | Low.      |
| 8-----<br>Comitas                     | A                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | Low-----          | Low.      |
| 9, 10, 11-----<br>Delfina             | B                 | None-----     | ---        | ---     | 2.5-5.0          | Apparent | Sep-May | ---          | ---      | High-----         | Low.      |
| 12-----<br>Delmita                    | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | 20-40        | Thin     | Moderate          | Low.      |
| 13.*<br>Delmita-----                  | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | 20-40        | Thin     | Moderate          | Low.      |
| -----<br>Randado                      | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | 8-20         | Thin     | Moderate          | Low.      |
| 14-----<br>Falfurrias                 | A                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | Low-----          | Low.      |
| 15**<br>Grulla                        | D                 | Frequent----- | Very long  | Sep-May | +2-6.0           | Apparent | Sep-May | ---          | ---      | High-----         | Low.      |
| 16, 17, 18-----<br>Hargill            | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 19-----<br>Harlingen                  | D                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 20-----<br>Harlingen                  | D                 | None-----     | ---        | ---     | 5.0-6.0          | ---      | ---     | ---          | ---      | High-----         | Moderate. |
| 21.*<br>Harlingen-----<br>Urban land. | D                 | None to rare  | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 22, 23, 24-----<br>Hebbronville       | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | Low-----          | Low.      |
| 25, 26, 27, 28<br>29-----<br>Hidalgo  | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 30-----<br>Hidalgo                    | B                 | None-----     | ---        | ---     | 2.5-5.0          | Apparent | Sep-May | ---          | ---      | High-----         | Low.      |
| 31.*<br>Hidalgo-----<br>Urban land.   | B                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | ---          | ---      | High-----         | Low.      |
| 32.*<br>Jimenez-----                  | C                 | None-----     | ---        | ---     | >6.0             | ---      | ---     | 7-20         | Thin     | High-----         | Low.      |

See footnotes at end of table.



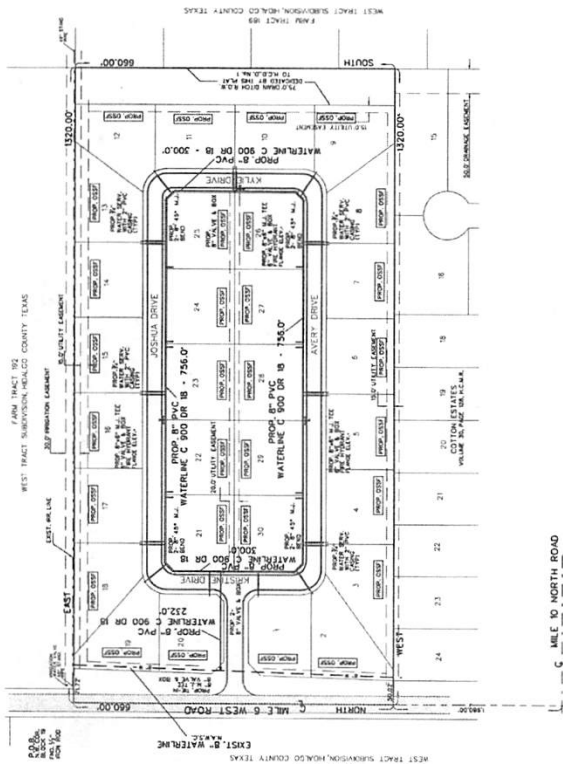
# U.S. G. S. MAP



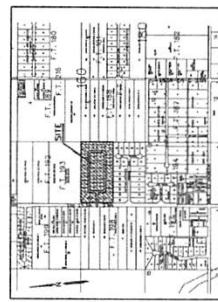
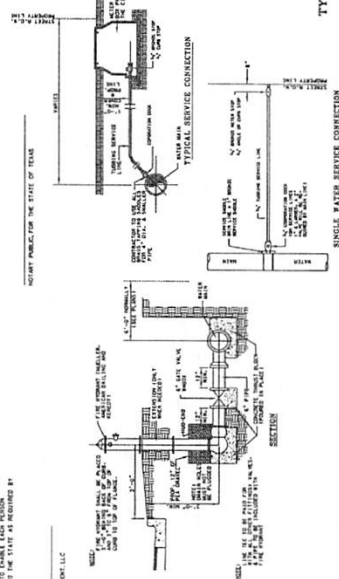
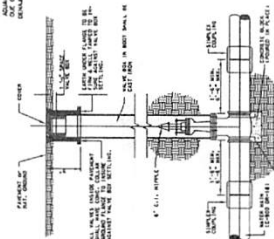
**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER



## MAP OF WATER DISTRIBUTION SYSTEM



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### TYPICAL VALVE AND VALVE BOX INSTALLATION

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
1216 N. 17th STREET  
DALLAS, TEXAS 75237  
FIRM NO. F-9055  
PH. (972) 784-0218  
E-MAIL: NAIN@CENETWORK.NCO.COM  
DATE OF PREPARATION: JUNE 7, 1999

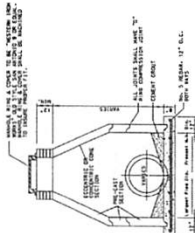
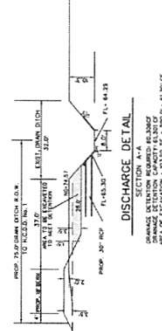
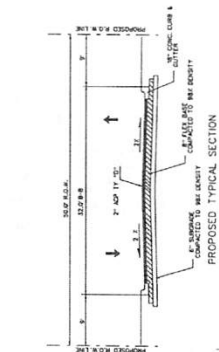
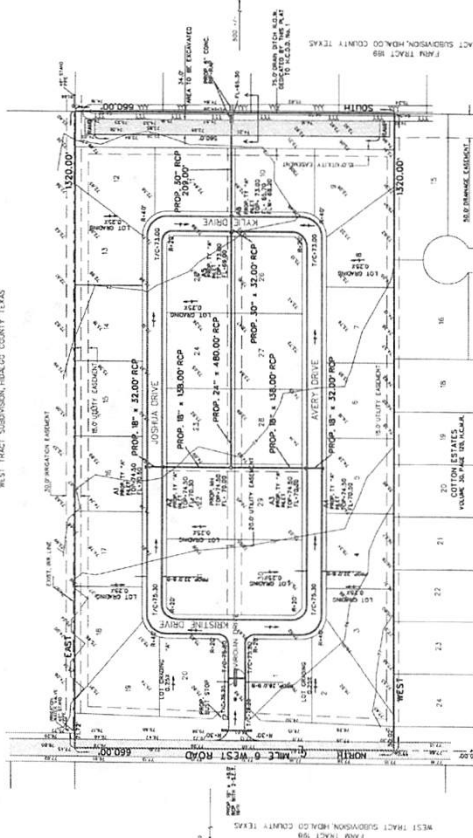
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# MAP OF TOPOGRAPHY AND DRAINAGE MAPA DE TOPOGRAFIA Y DRENAJE

## VRIDIAN ESTATES

A 19.989 ACRE TRACT OF LAND OUT OF THE NORTH 20.00 ACRES OF FAWN TRACT 95A, WEST TRACT SUBDIVISION, A SPOT MAP RECORDED IN VOLUME 2, PAGE 15 IN THE PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

FAWN TRACT 95A  
WEST TRACT SUBDIVISION, HARRIS COUNTY, TEXAS



**DRAINAGE REPORT**  
SHEET 22 OF 22  
BY: COLLEEN L. AMSTUTZ, P.E.  
NAIN ENGINEERING, L.L.C.  
HARRIS COUNTY, TEXAS

**PROJECT LOCATION:**  
19.989 ACRE TRACT OF LAND OUT OF THE NORTH 20.00 ACRES OF FAWN TRACT 95A, WEST TRACT SUBDIVISION, A SPOT MAP RECORDED IN VOLUME 2, PAGE 15 IN THE PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

**PROPOSED DRAINAGE:**  
A 18\"/>

**PROPOSED CONDITIONS:**  
THE DRAINAGE SYSTEM SHALL BE DESIGNED TO ACCOMMODATE THE PROPOSED DEVELOPMENT AND TO MAINTAIN THE EXISTING DRAINAGE PATTERN. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND TO ACCOMMODATE THE PROPOSED DEVELOPMENT.



*Colleen L. Amstutz, P.E.*  
COLLEEN L. AMSTUTZ, P.E.  
NAIN ENGINEERING, L.L.C.  
1308 ALSTON STREET  
HOUSTON, TEXAS 77057

| INDEX TO SHEET OF VRIDIAN ESTATES |
|-----------------------------------|
| SHEET 21 OF 22: DRAINAGE REPORT   |
| SHEET 22 OF 22: DRAINAGE REPORT   |
| SHEET 23 OF 22: DRAINAGE REPORT   |
| SHEET 24 OF 22: DRAINAGE REPORT   |
| SHEET 25 OF 22: DRAINAGE REPORT   |
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**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
1308 ALSTON STREET  
HOUSTON, TEXAS 77057  
PH: 281-440-0000  
FAX: 281-440-0001  
WWW.NAINENGINEERING.COM



## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                    |                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Date of Meeting:</b><br>December 2, 2020                                                                                                                                                                                                                                                                                                        | <b>Agenda Item No.</b> (to be assigned by PCE):<br>V. D. |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Rey Robles.                                                                                                                                                                                                                                                                  |                                                          |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Final 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.                                 |                                                          |
| <b>Discussion/Overview:</b><br>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 has received approval for the variance request for OSSF. |                                                          |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                  |                                                          |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of Final Plat.                                                                                                                                                                                                                                                   |                                                          |
| <b>Additional Action Prompted:</b><br>[ X ] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment<br>[ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading                                                                                                                                                                |                                                          |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                   |                                                          |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                   |                                                          |
| <b>Attachments,(if any):</b><br>Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                                      |                                                          |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                         |                                                          |



## SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. 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

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

Proposed subdivision is in the following districts:

|                                                                                                     |                                                                                                        |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HCDD#1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>HCCID#9</u> |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|

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

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

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

### SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\$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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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



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

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

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

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

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

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

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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



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

### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

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

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

l 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](http://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

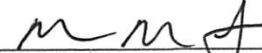
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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.

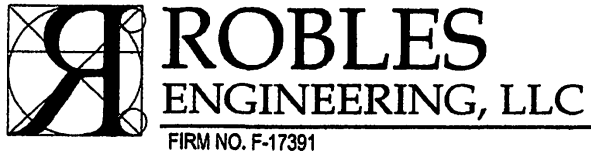
Owner Printed Name: \_\_\_\_\_

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.



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

**DRAINAGE STATEMENT**

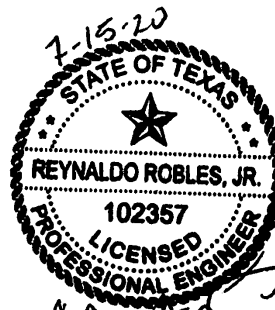
**FOR**

**MMN SUBDIVISION #1**

**CITY OF WESLACO  
HIDALGO COUNTY, TEXAS**

**July 15, 2020**

Prepared By:



Reynaldo Robles, Jr., P.E.

**Index**

**Page 1 – Cover Sheet**

**Page 2 – Index**

**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**





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

|                                                            |                                                                                   |
|------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input type="checkbox"/> REJECTED                          |  |
| <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL |                                                                                   |
| <input checked="" type="checkbox"/> TO H.C. PLANNING DEPT. |                                                                                   |
| <input checked="" type="checkbox"/> TO CITY                |                                                                                   |
| <input type="checkbox"/> DISCHARGE PERMIT REQUIRED         |                                                                                   |
| <input type="checkbox"/> DISTRICT FACILITY                 |                                                                                   |
| <input type="checkbox"/> CITY FACILITY                     |                                                                                   |
| <input type="checkbox"/> OTHER                             |                                                                                   |
| <i>Hector Garcia</i> <i>10/14/20</i>                       |                                                                                   |
| H.C.D.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:**

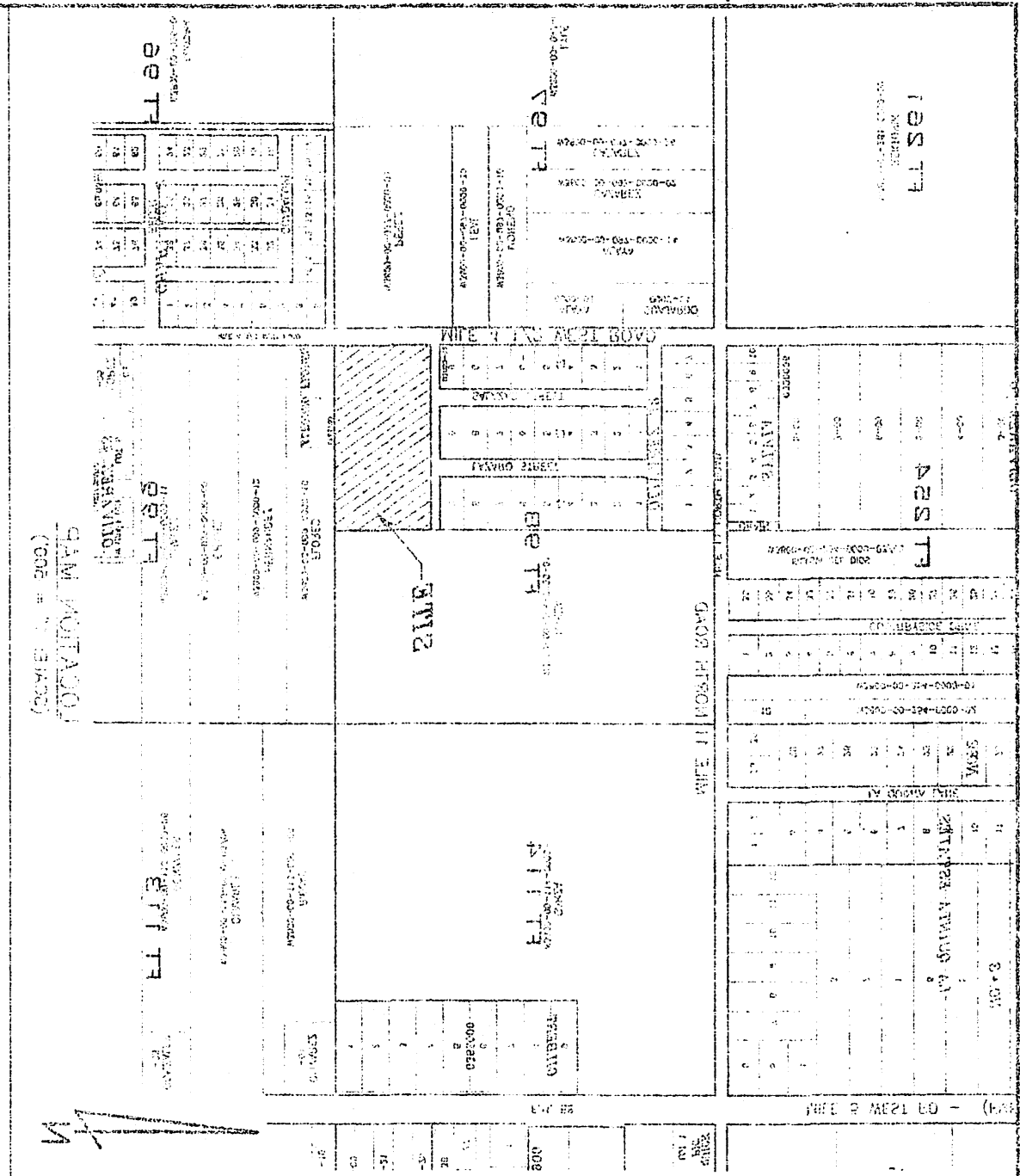
Expected future use for this subdivision will be for multi-family residential. The development will consist of seven lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal total maximum volume 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.

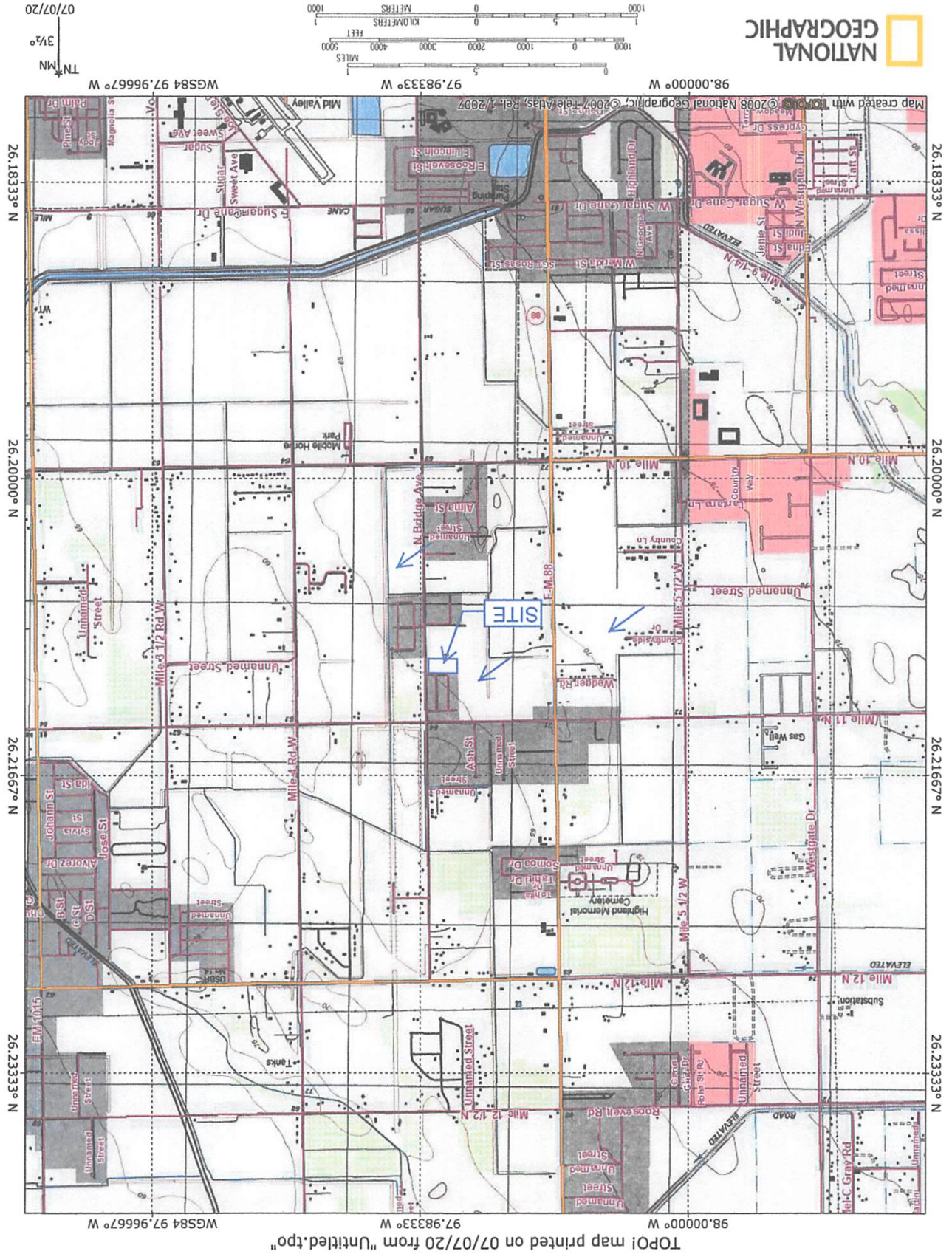


(SCALE: 1" = 500')

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









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 |

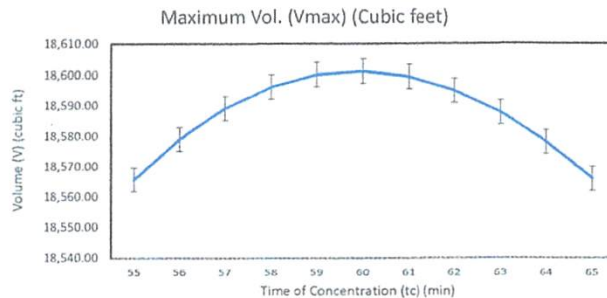
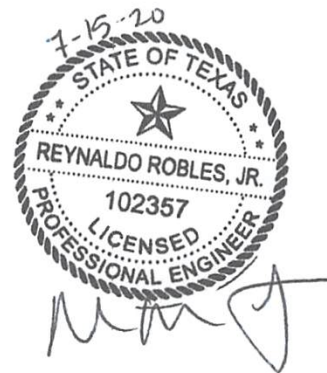
For the future developed subdivision:  
(BASED ON SAMPLE SITE PLAN)

|                     | 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

| <b>Table 3-1. Runoff Coefficients for Rational Formula.<sup>(14)</sup></b>                                                                                                                     |                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>Type of Drainage Area</b>                                                                                                                                                                   | <b>Runoff Coefficient, C*</b> |
| <b>Business:</b>                                                                                                                                                                               |                               |
| Downtown areas                                                                                                                                                                                 | 0.70 - 0.95                   |
| Neighborhood areas                                                                                                                                                                             | 0.50 - 0.70                   |
| <b>Residential:</b>                                                                                                                                                                            |                               |
| 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                   |
| <b>Industrial:</b>                                                                                                                                                                             |                               |
| 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                   |
| <b>Lawns:</b>                                                                                                                                                                                  |                               |
| 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                   |
| <b>Streets:</b>                                                                                                                                                                                |                               |
| 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 <sup>(1)</sup>                                                                                                                             |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Type of Drainage Area                                                                                                                                                                          | Runoff Coefficient, C <sub>p</sub> |
| <b>Business:</b>                                                                                                                                                                               |                                    |
| Downtown areas                                                                                                                                                                                 | 0.70 - 0.95                        |
| Neighborhood areas                                                                                                                                                                             | 0.50 - 0.70                        |
| <b>Residential:</b>                                                                                                                                                                            |                                    |
| 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                        |
| <b>Industrial:</b>                                                                                                                                                                             |                                    |
| Light areas                                                                                                                                                                                    | 0.50 - 0.80                        |
| Heavy areas                                                                                                                                                                                    | 0.80 - 0.90                        |
| <b>Other:</b>                                                                                                                                                                                  |                                    |
| Parks, cemeteries                                                                                                                                                                              | 0.10 - 0.25                        |
| Playgrounds                                                                                                                                                                                    | 0.30 - 0.40                        |
| Railroad yard areas                                                                                                                                                                            | 0.20 - 0.40                        |
| Unimproved areas                                                                                                                                                                               | 0.10 - 0.30                        |
| <b>Lawns:</b>                                                                                                                                                                                  |                                    |
| 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%                                                                                                                                                                           | 0.15 - 0.25                        |
| Heavy soil, average 2 - 7%                                                                                                                                                                     | 0.15 - 0.25                        |
| Heavy soil, steep, 7%                                                                                                                                                                          | 0.25 - 0.35                        |
| <b>Streets:</b>                                                                                                                                                                                |                                    |
| 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%<br>(2-year) | 20%<br>(5-year) | 10%<br>(10-year) | 4%<br>(25-year) | 2%<br>(50-year) | 1%<br>(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<br>(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:**

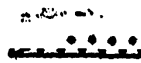
**JUNE 6, 2000**



**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.



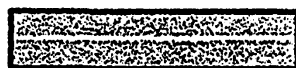
Floodplain Boundary



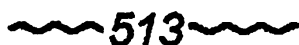
Floodway Boundary



Zone D Boundary



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

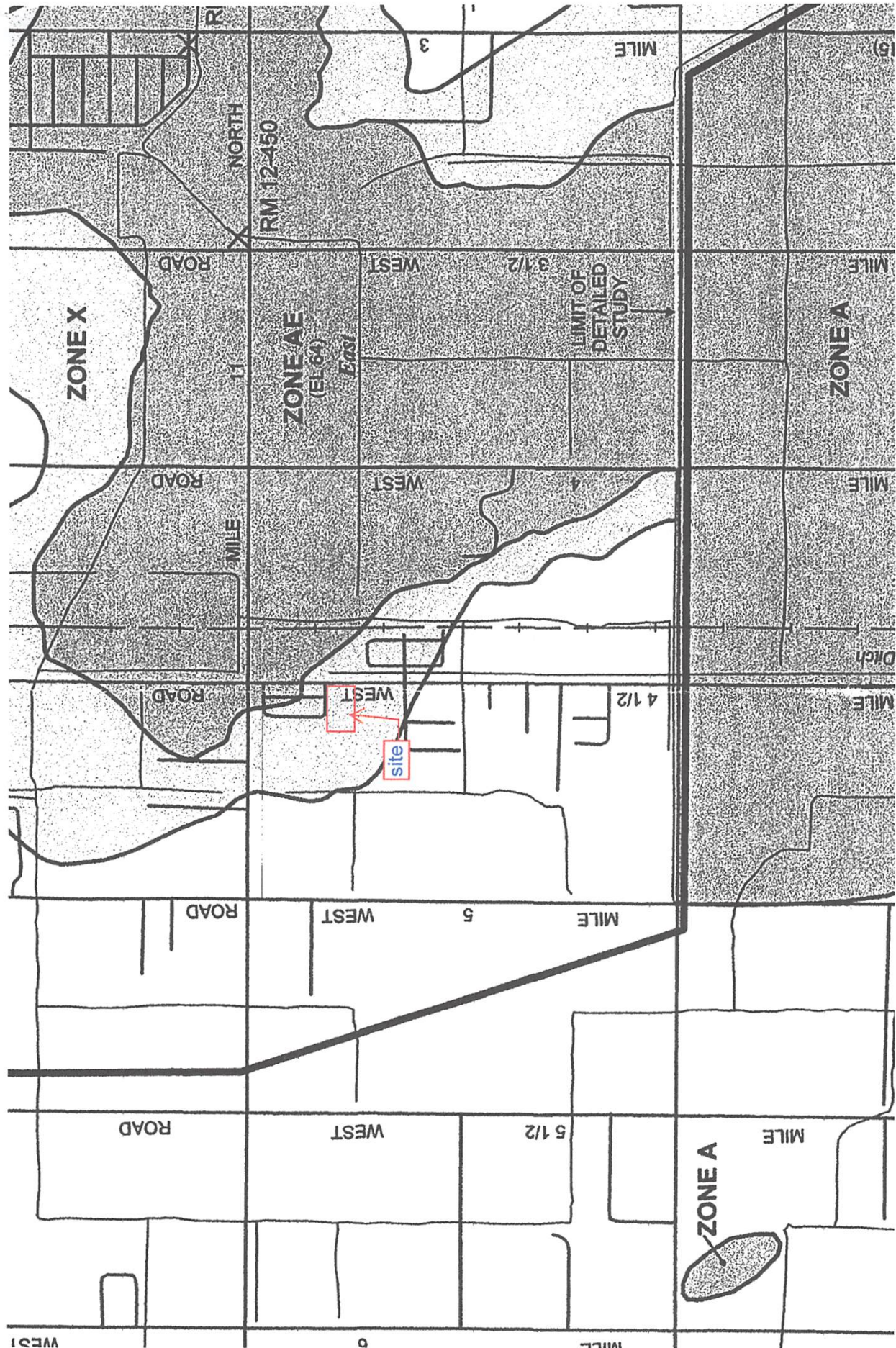


Base Flood Elevation line; Elevation in Feet\*

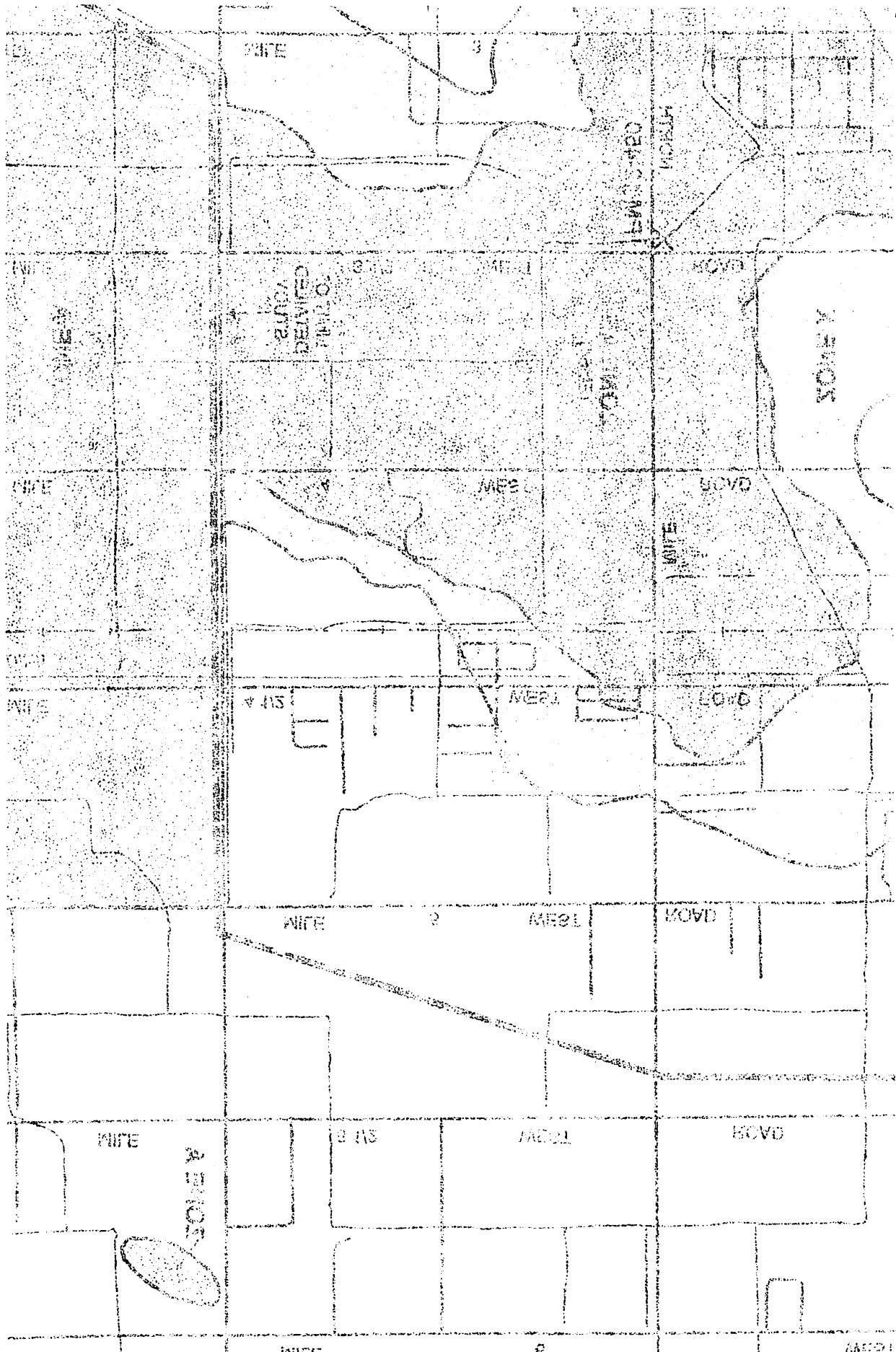


Section Line



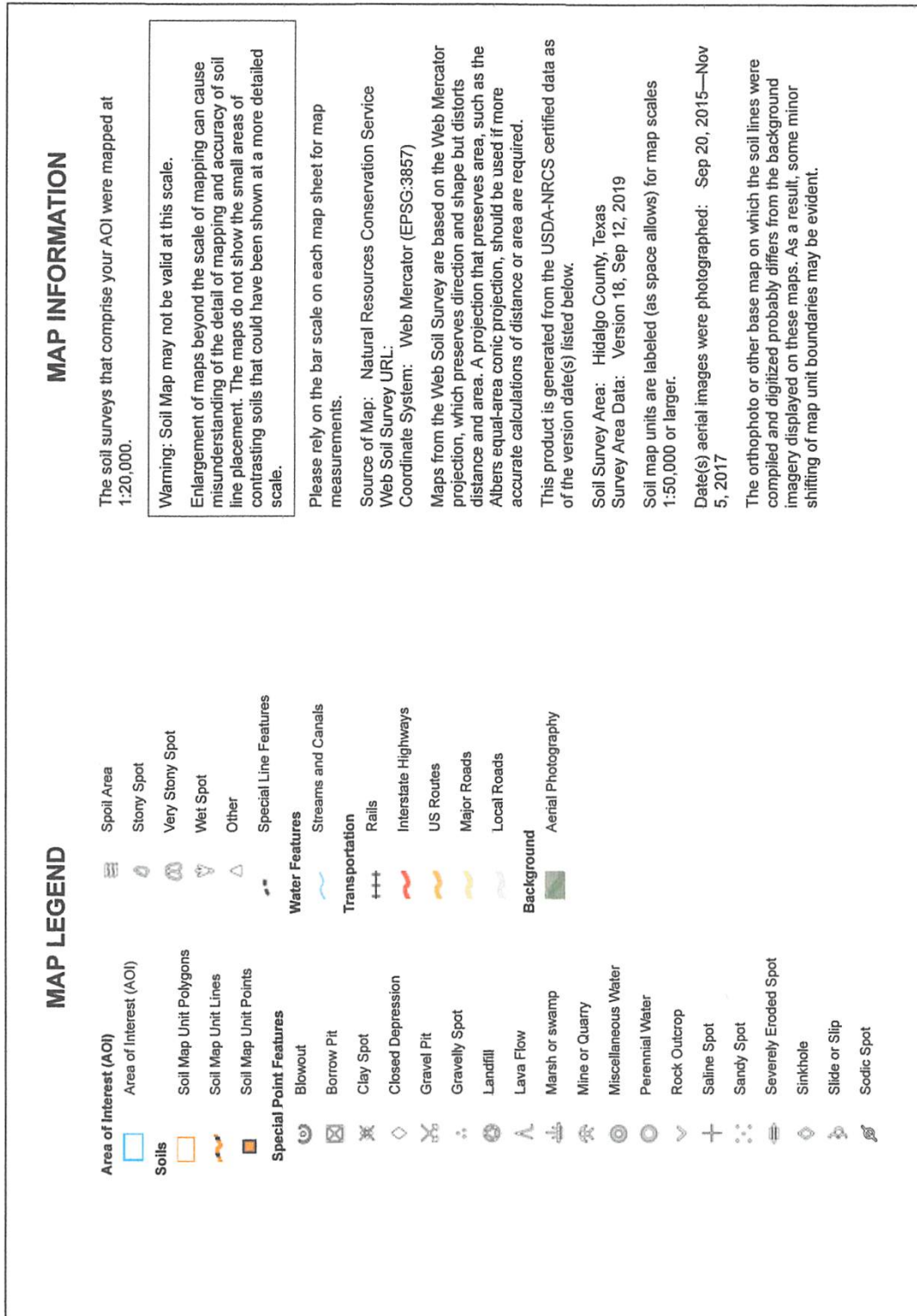








Soil Map—Hidalgo County, Texas



Soil Map—Hidalgo County, Texas

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## 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%          |
| <b>Totals for Area of Interest</b> |                                                | <b>5.0</b>   | <b>100.0%</b>  |





Engineering Properties—Hidalgo County, Texas

## 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         |



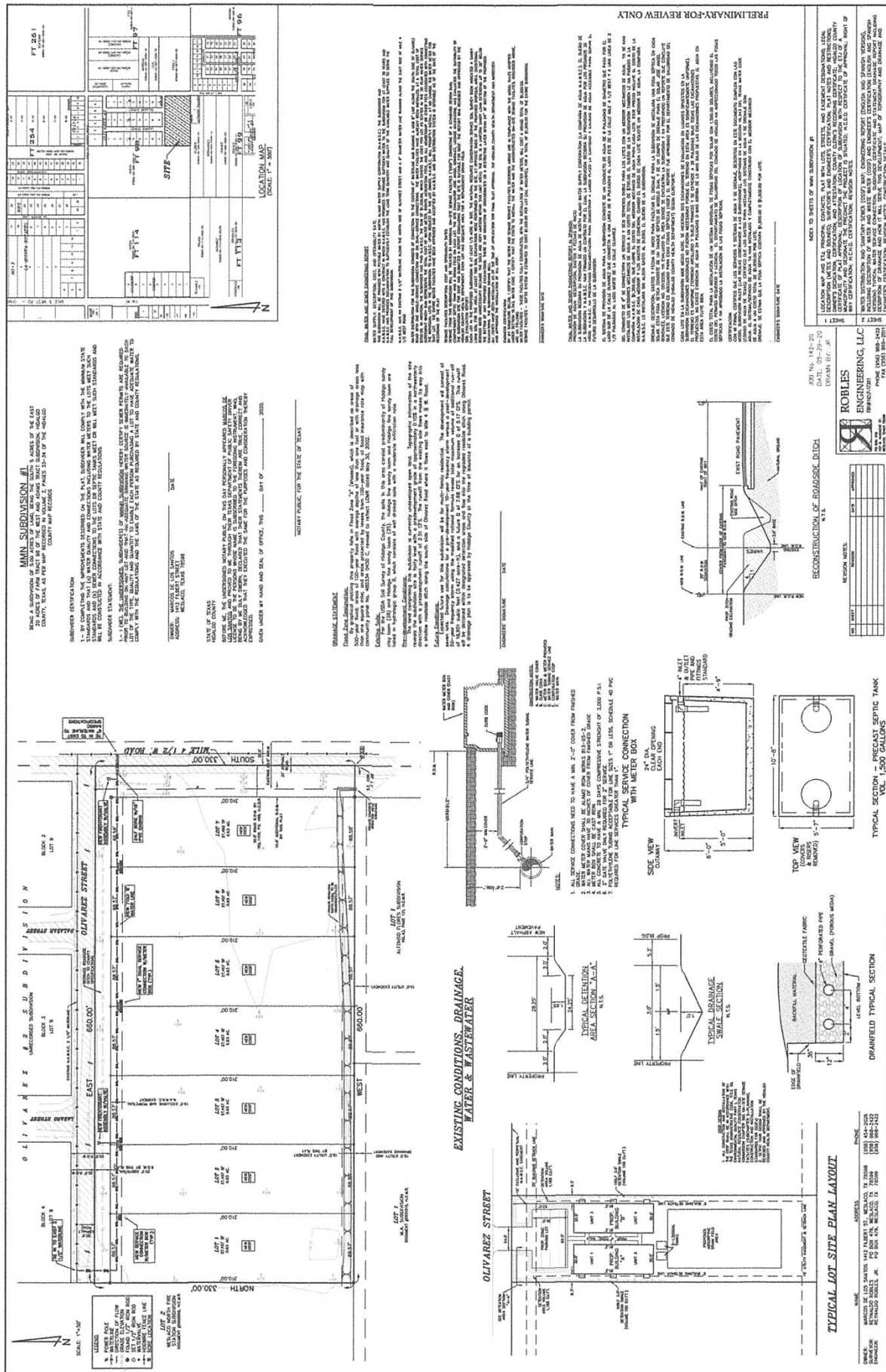
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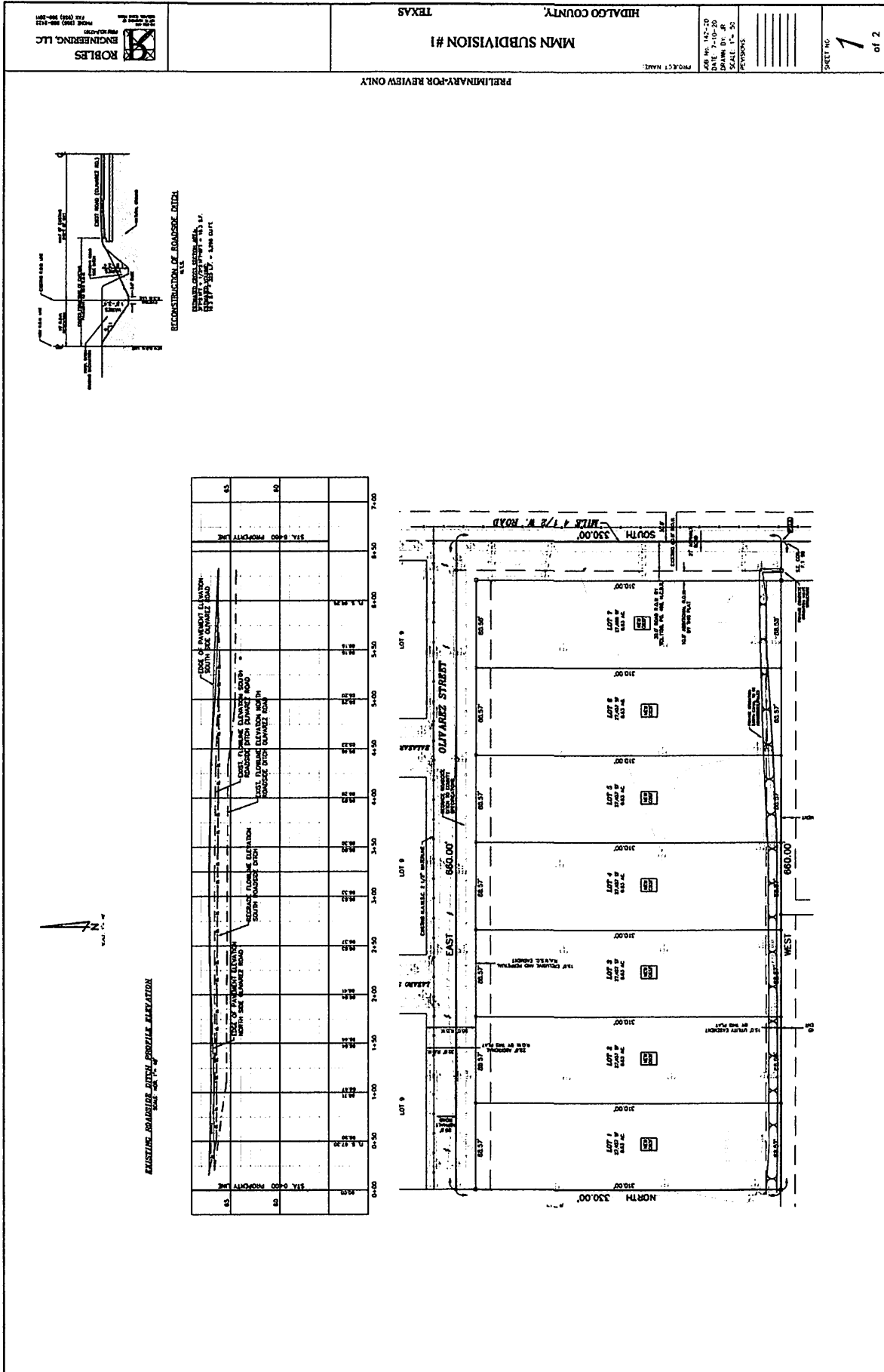
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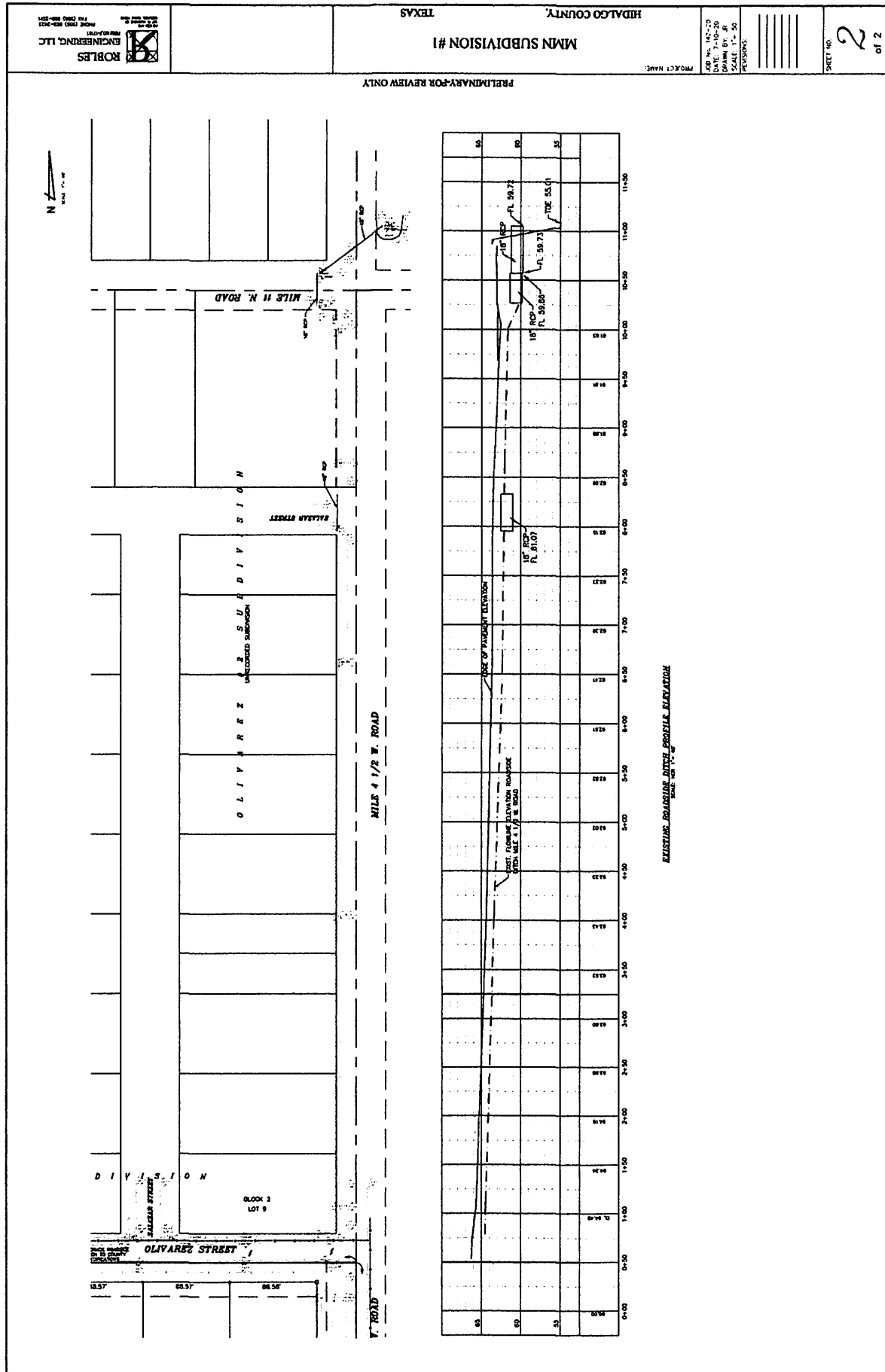
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1997

[illegible]











## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                 |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Date of Meeting:</b><br><b>December 2, 2020</b>                                                                                                                                                                                                                                                                                              | <b>Agenda Item No. (to be assigned by PCE):</b><br><b>V. E.</b> |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of David Salinas.                                                                                                                                                                                                                                                            |                                                                 |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Final 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.                  |                                                                 |
| <b>Discussion/Overview:</b><br>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 has received approval for the variance request for OSSF. |                                                                 |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                               |                                                                 |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of Final Plat                                                                                                                                                                                                                                                 |                                                                 |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading                      |                                                                 |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                |                                                                 |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                |                                                                 |
| <b>Attachments,(if any):</b><br>Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                                   |                                                                 |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                      |                                                                 |



## SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. \_\_\_\_\_

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: NORM BRISNO    Telephone: 956-638-2363

Address: 4020 N. TEXAS BLVD.    Fax: \_\_\_\_\_

City: WESLACO    State: TX    Zip: 78596    E-mail: MSALDIVAR24@yahoo.com

### ENGINEER INFORMATION

Name: DAVID SALINAS    Telephone: 682-9081

Address: 2221 DARTMOUTH 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](http://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

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

Proposed subdivision is in the following districts:

|                                                                                                  |                                                                                                    |
|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u># 1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> 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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)
- \_\_\_\_\_ **\$350.00** (one time fee for preliminary and final plat)
- \_\_\_\_\_ One 11" X 17" reduced copy of plat
- \_\_\_\_\_ Plat Layout
  - \_\_\_\_\_ Existing & Proposed Easements
  - \_\_\_\_\_ Existing & Proposed ROW
  - \_\_\_\_\_ Existing & Proposed Drainage Easements

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

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

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

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

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

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

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

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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





## 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.

E.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: 78061 E-mail: MSALDIVARZ4@ymn.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.

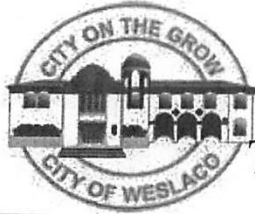
Owner Printed Name: NORMI BRISUELO

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<br>62.  | 1536 | 1          | 12.75              | 1.84               | 4.57          |

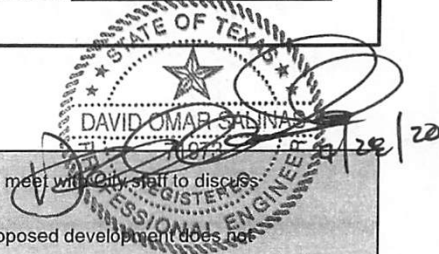
Comments: \_\_\_\_\_  
Prepared by: DAVID O. SALINAS, P.E. 7/28/20 Date:  
Address: 2221 DAFFODIL AVE Phone Number: 682-9081  
MENARD TX 78501

(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](mailto: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 an 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.

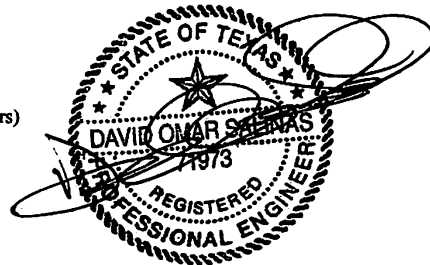
On the face of the proposed plat for this subdivision there is at the immediate southeast corner of proposed Lot 1 a dedicated drainage easement area. This easement will become of record when the plat is recorded.

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

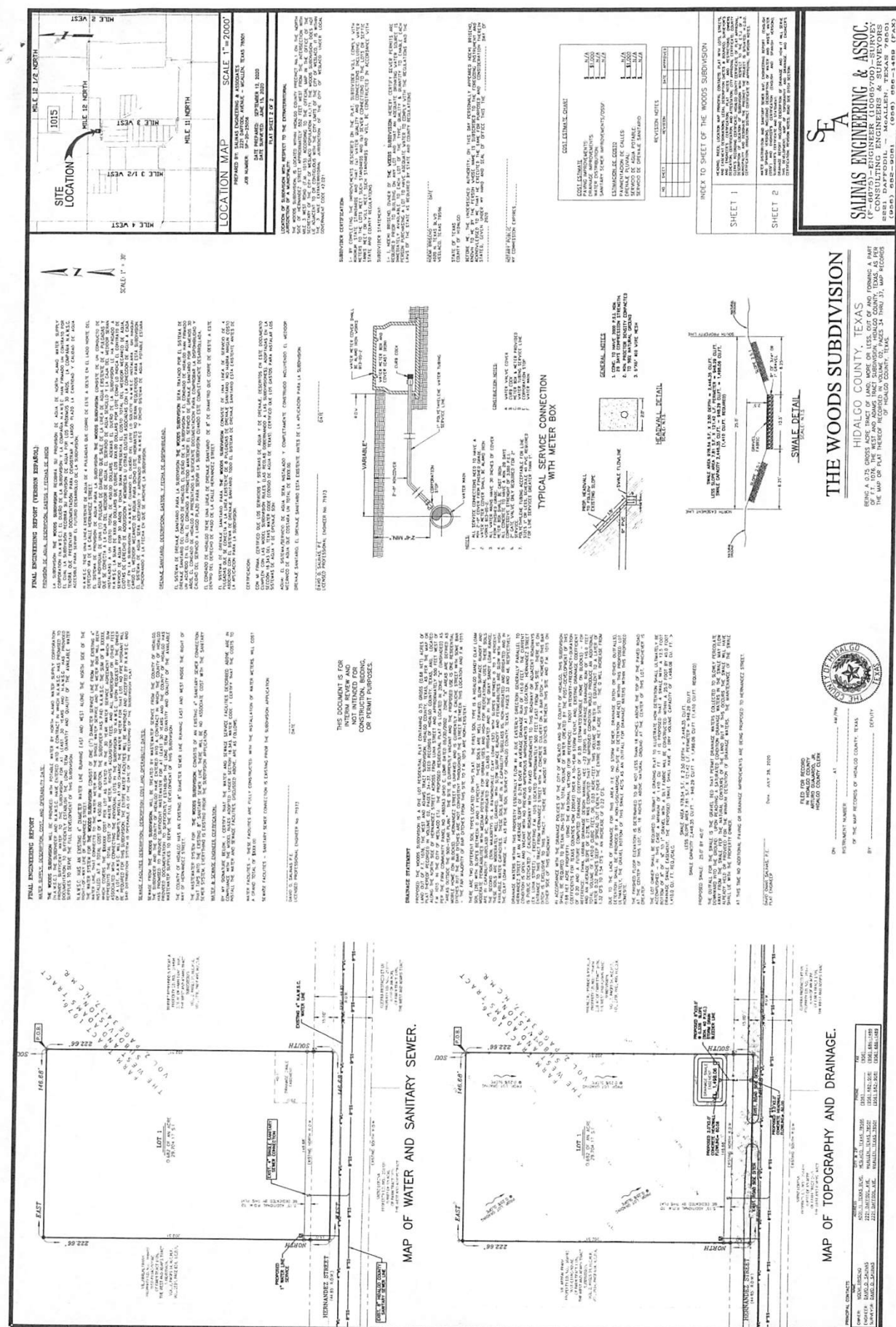
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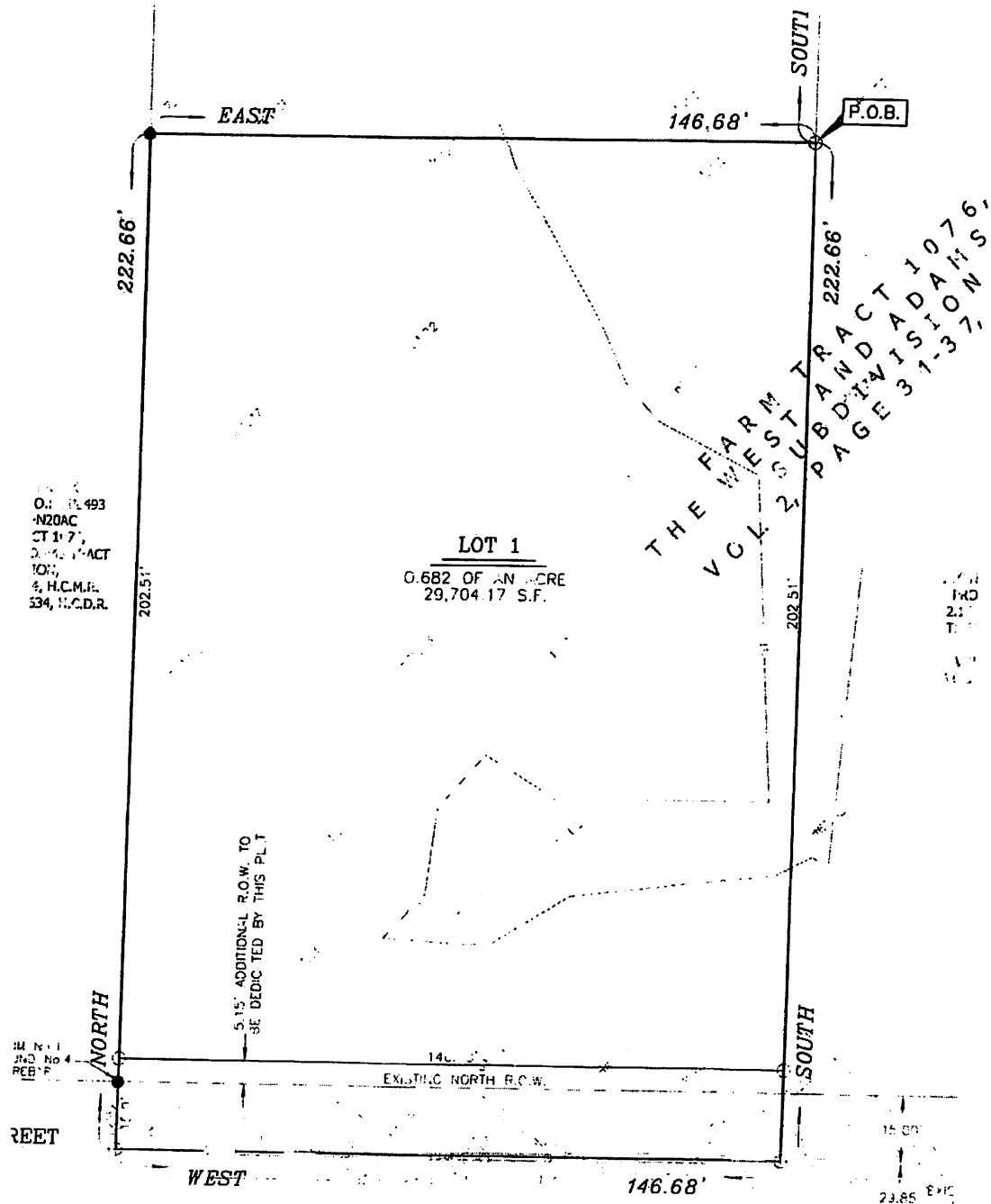
Revised Date: September 02, 2020

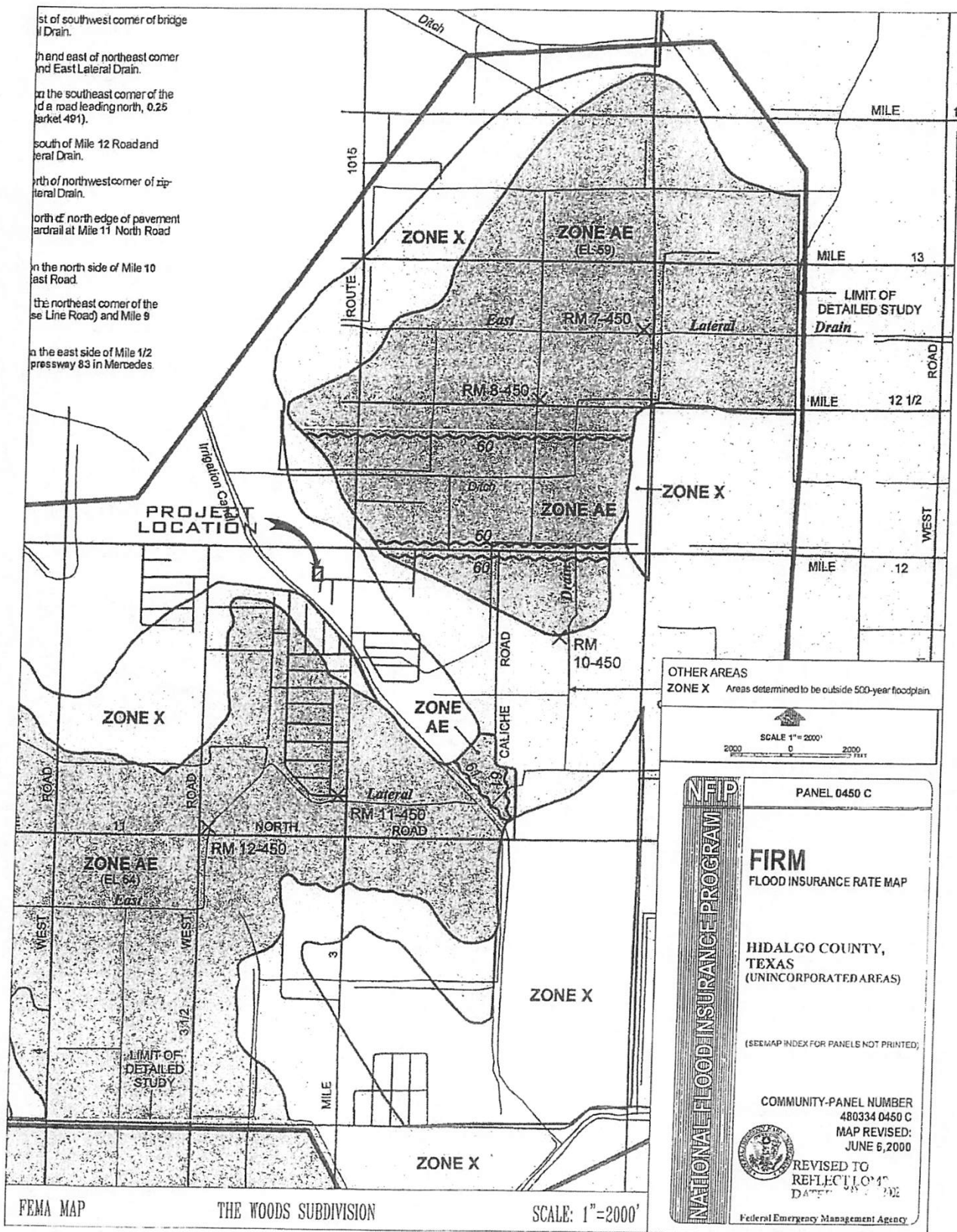
Attachment: Hydrograph and Other Required Drainage Report Information (By Others)  
xc: n:\subdivisionplats\thetwoods.sub\drainagereport.090220



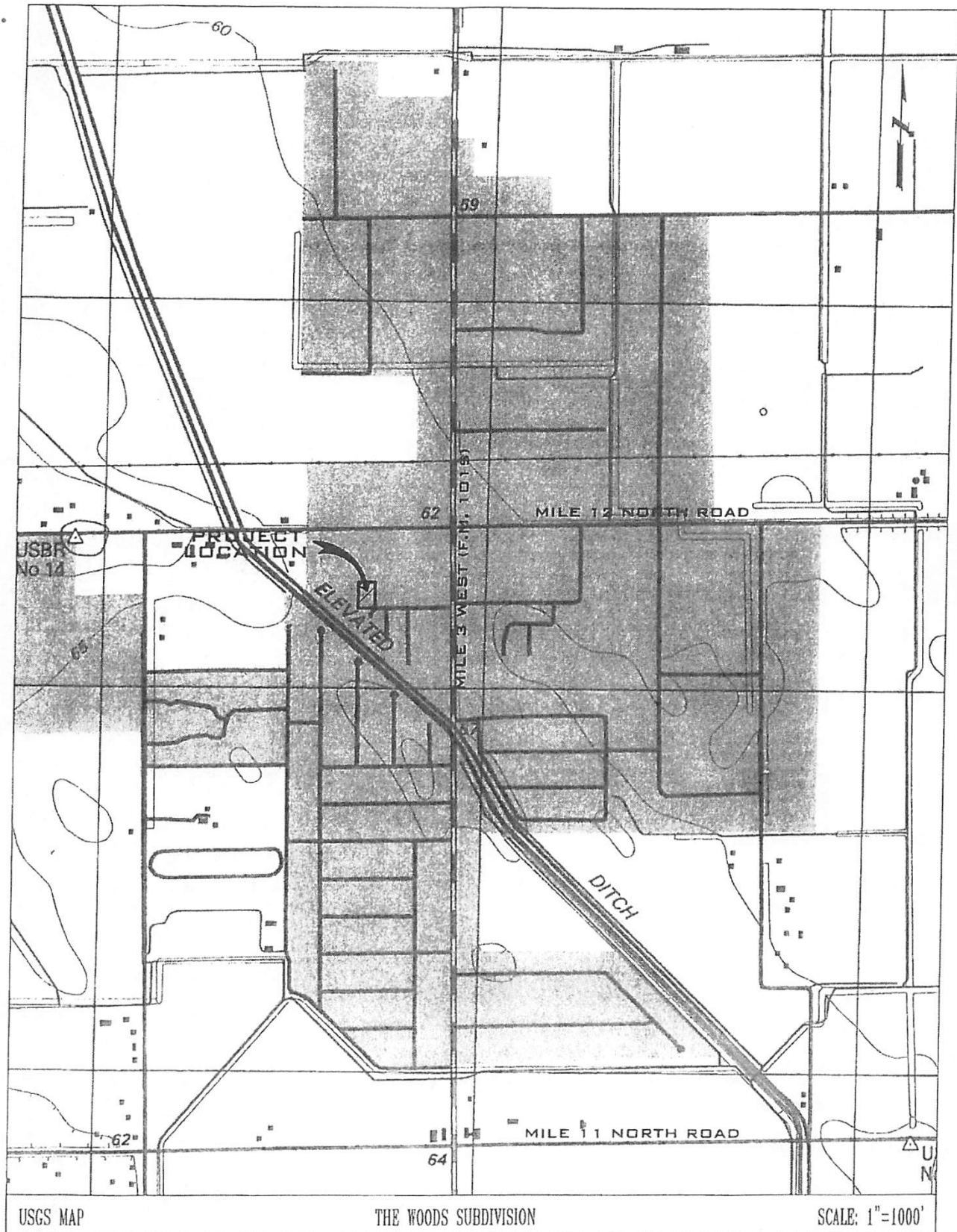
[illegible]













## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                      |                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Date of Meeting:</b><br>December 2, 2020                                                                                                                                                                                                                                                          | <b>Agenda Item No.</b> (to be assigned by PCE):<br>V. F. |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of SWG Engineering LLC.                                                                                                                                                                                                           |                                                          |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration on the variance request on the rear setback for Verona Subdivision— being a 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of mile 8 on FM 1015. |                                                          |
| <b>Discussion/Overview:</b><br>Verona Subdivision was approved by City Commission on August 18, 2020. The developer had previously proposed a 15' rear setback and is requesting a variance to allow for a 1' rear setback.                                                                          |                                                          |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                    |                                                          |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends compliance with the ordinance.                                                                                                                                                                                              |                                                          |
| <b>Additional Action Prompted:</b><br>[ X ] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment<br>[ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading                                                                                                                  |                                                          |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                     |                                                          |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                     |                                                          |
| <b>Attachments,(if any):</b><br>Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                        |                                                          |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                           |                                                          |



## 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: Verona Subdivision

Location: 1,800 ft. North of Mile 8 and FM 1015

Legal Description: 20 Acres of Land out of Farm Tract 1038 and Adams Tract Subdivision  
Hidalgo County, Texas as recorded in Volume 2, Pages 34-37

### 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:

Owner would kindly like to request a variance for the 15' Rear Building Setback Line,  
and would like to have a 10' Rear Building Setback instead.

☐ 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: SHIVA Ventures, LLC Telephone: \_\_\_\_\_

Address: 4900 N. 10th Suite C4 Fax: \_\_\_\_\_

City: Mcallen State: Tx Zip: 78504 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: \_\_\_\_\_

SWG Engineering, LLC is the authorized agent

Authorized Agent Signature: Jose G. Reyes, P.E. Date: Nov. 3. 2020

Authorized Agent Printed Name: Jose G. Reyes, P.E.

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

-----  
Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid \_\_\_\_\_

P & Z Meeting \_\_\_\_\_ City Commission Mtg \_\_\_\_\_

Variance Granted: \_\_\_\_\_  
\_\_\_\_\_

General Comments: \_\_\_\_\_  
\_\_\_\_\_

CITY OF WESLACO  
956-968-3181

REC#: 02690573 11/16/2020 10:02 AM  
OPER: NV TERM: 039  
REF#: 4551  
PAID BY: /

TRAN: 203.0000 SUBDIVISION INSPECT  
VERONA SUBDIVISION  
101-400-1025  
SUBDIVISION INSPECT 55.00CR

TENDERED: 55.00 CHECK  
APPLIED: 55.00-

CHANGE: 0.00