

CITY OF WESLACO

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

MAY 5, 2021, 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
APRIL 7, 2021**

On Wednesday, April 7, 2021, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person

The following commissioners were present:

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

Also, present were Jesse Valderas, Fire Inspector; Rolando Gonzalez, building official; and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Ms. de la Fuente called the roll call noting that, everyone was present at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. March 3, 2021 Regular Meeting

Commissioner Summers made a motion to approve the minutes of March 3, 2021, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 310 W Expy 83 Suite 3, also being Lot 2, 400 W Expressway 83 subdivision, Weslaco, Hidalgo County, Texas.

Ms. de la Fuente stated that notice appeared in The Monitor on March 22, 2021, there were Nineteen (19) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for The District North Weslaco Subdivision– being 39.97 acres out of Farm Tract 190, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southwest corner of Mile 11 North @ Mile 5 1/2 West Sub. Possible action.

Ms. de la Fuente stated that this item is a fifty-nine (59) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through a 6” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant is requesting a variance for OSSF and off-site drainage. Staff recommended approval of the Preliminary Plat and compliance with the ordinance on the variance.

Commissioner Summers made the motion to approve the Preliminary plat, with addition of plat note stating OSSF will be installed prior to recording, seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration for the Preliminary Plat for North Park Place Ph II– being 10.589 acres out of Farm Tract 183 and Farm Tract 184, Block 161, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 800 ft E from the intersection of Mile 10 N and N mile 5 ½ Possible Action

Ms. de la Fuente stated that this item is a proposed thirty-six (36) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6” waterline and sewer by City of Weslaco services through an 8” sewer line. The property is within a Flood Zone “X”. Applicant is requesting a variance for off-site drainage. Staff recommended approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Berry made the motion to approve the Preliminary plat and the variance request contingent that the letters of support be provided by final, seconded by Commissioner Torres. Motion carried.

C. Discussion and consideration Preliminary Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273 acres being part or portion out of farm tract 744, The West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located

approximately 1370 ft south of the intersection of 18th St. & Mile 5 ½. Possible action.

Ms. de la Fuente stated that this item is a proposed sixty-four (64) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B" and "AH". Staff recommended approval of the Preliminary plat.

Commissioner Berry made the motion to approve the Preliminary plat with the correct to the lot size and the removal of the call out for the alley to the east of the subdivision, seconded by Commissioner Bullion. Motion carried.

D. Discussion and consideration for the Preliminary Plat for Domain Subdivision– being a 1 acre out of farm tract 686, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 701 E. 6th St. Possible action

Ms. de la Fuente stated that this item is a proposed five (5) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by City of Weslaco services through a 12" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for setbacks. Staff recommended approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Bullion made the motion to approve the Preliminary plat and deny the variance, request seconded by Commissioner Treviño. Motion carried.

E. Discussion and consideration for the Preliminary Plat for Stone Oaks Subdivision– being A 35.20 acre tract of land being the north 757.95 feet of Farm Tract 221, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 11 north and Mile 6 1/2 west. Possible action.

Ms. de la Fuente stated that this item is a proposed fifty-four (54) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for off-site drainage and OSSF. Staff recommended approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Summers made the motion to approve the Preliminary plat and the variance request, seconded by Commissioner Berry. Motion carried.

F. Discussion and consideration for the Preliminary Plat for Greener Pastures Mobile Home Subdivision PH II– being A 3.94-acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas located approximately on Main Gate Drive and Corral Drive. Possible Action

Ms. de la Fuente stated that this item is a proposed fourteen (14) 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 City of Weslaco services through a 6" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for side and front setbacks and cul de sac. Staff recommended approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Berry made the motion to approve the Preliminary plat and the variance request, and the addition of a fire hydrant to meet the 400 ft spacing, seconded by Commissioner Summers. Motion carried.

G. Discussion and consideration for the Preliminary Plat for Pleasant View Estates Subdivision– being 10.984 acres out of Farm Tract 772, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on westside of Pleasant View Drive, 1320' North Mile 5 North Road. Possible Action

Ms. de la Fuente stated that this item is a proposed fifty-one (51) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for setbacks and off-site drainage. Staff recommended approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Summers made the motion to approve the Preliminary plat and the variance request, seconded by Commissioner Bullion. Motion carried

H. Discussion and consideration for the Final Plat for Pleasant View Estates Subdivision– being 10.984 acres out of Farm Tract 772, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on westside of Pleasant View Drive, 1320' North Mile 5 North Road. Possible Action

Ms. de la Fuente stated that this item is a proposed fifty-one (51) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for setbacks and off-site drainage. Staff recommended approval of the Final plat.

Commissioner Summers made the motion to approve the Final plat, seconded by Commissioner Bullion. Motion carried

I. Discussion and consideration for the Final Plat for Weslaco Public Services Subdivision– being 9.03 acres out of Farm Tract 54, Block 142, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on Bridge Ave and Witmer St. Possible Action.

Ms. de la Fuente stated that this item is a proposed three (3) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "C". Project Engineer has added the additional hydrants as request by P&Z. Staff recommended approval of the Final plat.

Commissioner Berry made the motion to approve the Final plat, seconded by Commissioner Summers. Motion carried

J. Discussion and consideration for a six-month extension of the Final Plat for San Jacinto Estates No. 10 Phase I – being a 42.25-acre tract of land being all of Farm Tract 87 and 2.25 acres out of Farm Tract 94, West and Adams Tract Subdivision, Hidalgo County, Texas. Possible Action

Ms. de la Fuente stated that this item is a proposed one hundred forty-four (144) lot subdivision is outside the City of Weslaco city limits. Six-month extension of Final Plat approval is set to expire on March 17, 2021. Staff recommended approval.

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

K. Discussion and consideration for a six-month extension of the Final Plat for Tejas Cuatro Phase III Subdivision – being a 21.21 acre tract of land out of Farm Tract 172, West and Adams Tract Subdivision, , Weslaco, Hidalgo County, Texas located approximately 2000 ft North of the intersection of W. Sugar Cane Dr. along Mile 5 ½ West. Possible Action.

Ms. de la Fuente stated that this item is a proposed one hundred sixty-four (64) lot subdivision is outside the City of Weslaco city limits. Six-month extension of Final Plat approval is set to expire on March 17, 2021. Staff recommended approval.

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

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

Ms. de la Fuente stated that this item is a proposed one hundred sixty-four (64) lot subdivision is outside the City of Weslaco city limits. Six-month extension of Final Plat approval is set to expire on March 17, 2021. Staff recommended approval.

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

M. Discussion and consideration for the Preliminary Plat for Vaquero Estates– being a re-subdivision of 86.961 acres being all of farm tract 1072 an out of Farm Tract 1065,1066& 1071, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North

Ms. de la Fuente stated that this item is a proposed two hundred fifty-three (253) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8” waterline and sewer by North Alamo Water Supply Company services through a 6” sewer line. The property is within a Flood Zone “X”. Applicant is requesting a variance for off-site drainage. Staff recommended approval of the Preliminary plat and compliance with the ordinance on the variance.

Commissioner Bullion made the motion to approve the Preliminary plat and the variance request, seconded by Commissioner Berry. Motion carried

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:35 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Jorge Guajardo	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 N. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 N. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. USE-000036-2021

RECEIVED

MAR 30 2021

PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested: Planning & Code Enforcement Dept.

Lot N 1/2-LT23 & ALL LT 24 Block 26

Subdivision Name Weslaco Original Townsite / SWL Texas Project

Street Address 303 S Texas Blvd

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request To operate as a Bar & Grill

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

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

APPLICANT

Name Jorge Guajardo Phone 956-802-5087

Address 110 Stoneridge Ave Fax: _____

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

OWNER

Name Jose Luis Garcia Phone 956-314-9553

Address 309 W Pike Blvd Ste A Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: jlgmre@yahoo.com

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

Yes _____ No **X** _____

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

Signature _____ Date 2/2/21
Owner

Signature _____ Date 2/2/21
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

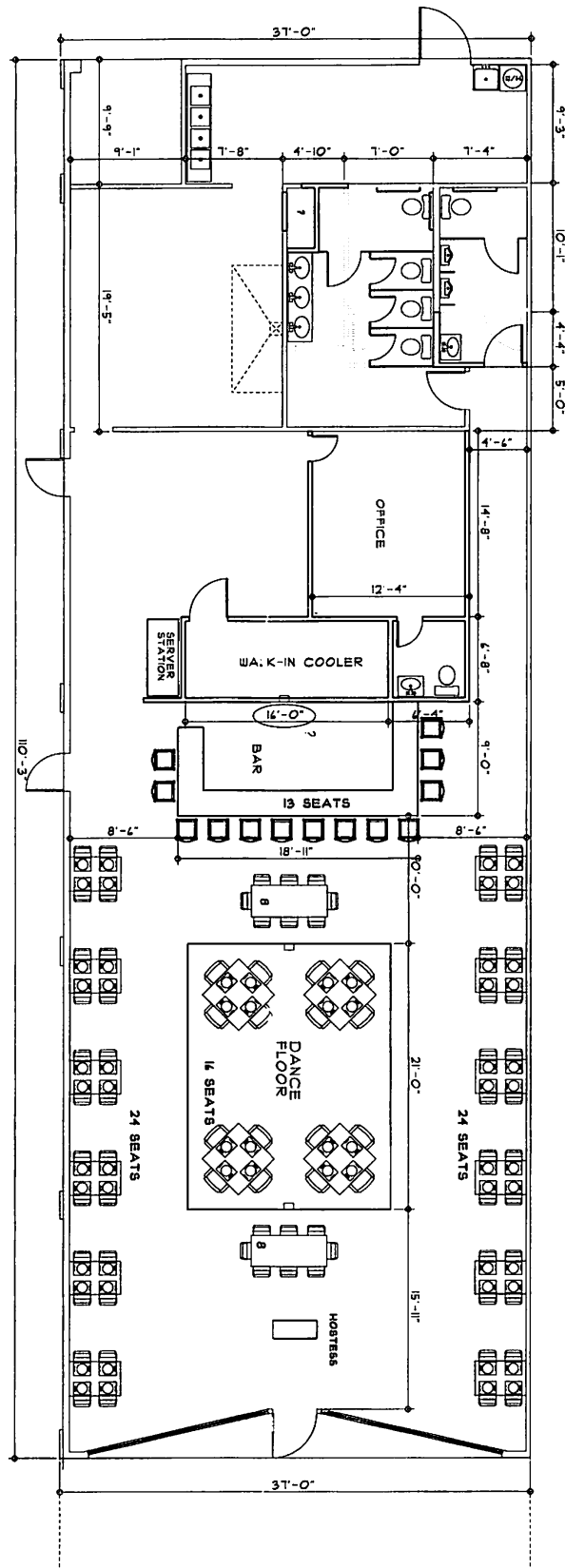
Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site Date _____

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



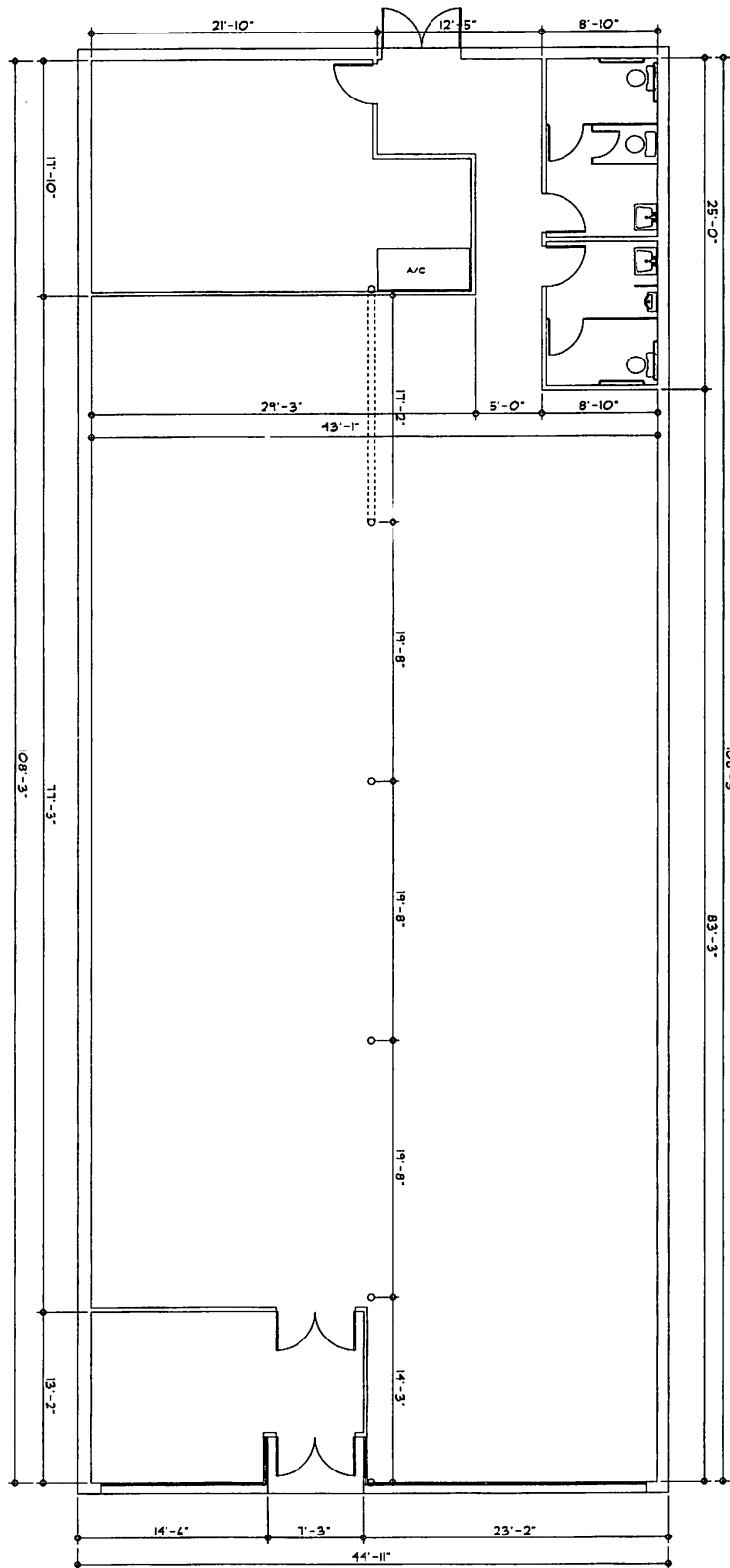
OAK BAR
303 S. TEXAS BLVD.

CAP.=93 SEATS
TL AREA=4,051 S.F.

PROPOSED FLOOR PLAN SC 1/4"=1'-0"

2/2/2021 PRELIMINARY

AS-BUILT FLOOR PLAN
FUTURE MEMORY EVENT CENTER
1/13/2021
TL. AREA=4,937 S.F.



PLANNING DEPARTMENT

April 23, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 5, 2021, and the City Commission will hold a public hearing on May 18, 2021 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: +1 346 248 7799; Meeting ID: 896 0525 5373

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 by 12:00 pm on March 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

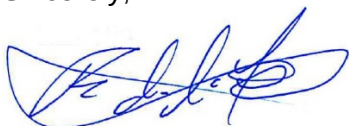
CONDITIONAL USE PERMIT REQUEST:

Jorge Guajardo is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 N. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

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

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

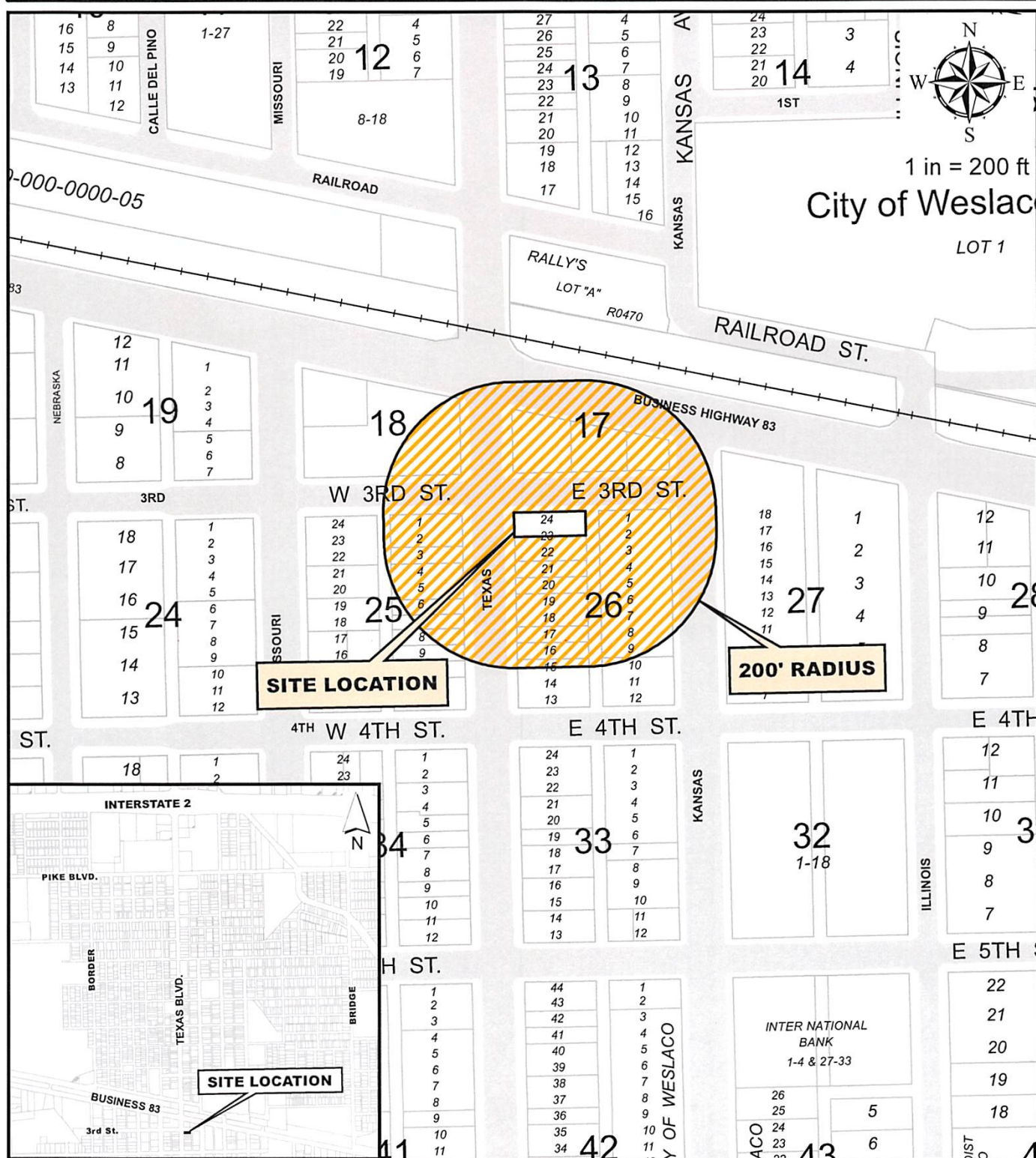
Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', with a stylized flourish at the end.

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Jorge Guajardo
303 South Texas Blvd.
WESLACO ORIGINAL TOWNSITE
N1/2-LT 23 & ALL LT 24 BK 26
LOT 13, BLOCK 142, F.T. W2304

Purpose for the Conditional Use Permit request

Existing zoning: B-3
Existing land use: Vacant Building
CUP request: Bar and Grill



City of Weslaco Code Enforcement Dept.

APR 20, 2021

LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-01 WESLACO ORIGINAL TOWNSITE BLK 17 108 E 3RD ST	L: 63990 B: 405692
LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-02 WESLACO ORIGINAL TOWNSITE BLK 17 104 E 3RD ST	L: 40716 B: 20353
LOPEZ EDGAR 113 E 3RD ST WESLACO TX 78596-6101	W2300-00-017-0003-00 WESLACO ORIGINAL TOWNSITE BLK 17 113 E 3RD ST	L: 20564 B: 70639
SIESTA VILLAGE INC 2924 S INTERNATIONAL BLVD WESLACO TX 78596-8420	W2300-00-018-0000-00 WESLACO ORIGINAL TOWNSITE BLK 18 260 S TEXAS BLVD	L: 223578 B: 571521
GONZALEZ ENRIQUE JR 420 N 11TH DONNA TX 78537-2714	W2300-00-025-0001-00 WESLACO ORIGINAL TOWNSITE BLK 25 300 S TEXAS BLVD	L: 36300 B: 243370
ALONZO ENRIQUE 1200 N 15TH ST MCALLEN TX 78501	W2300-00-025-0003-00 WESLACO ORIGINAL TOWNSITE BLK 25 306 S TEXAS BLVD	L: 19800 B: 105984
CJ3 PROPERTY INVESTMENTS LLC PO BOX 63 WESLACO TX 78596-6108	W2300-00-025-0004-00 WESLACO ORIGINAL TOWNSITE BLK 25 6 308 S TEXAS BLVD	L: 39930 B: 180070
GONZALEZ ENRIQUE JR 420 N 11TH DONNA TX 78537	W2300-00-025-0006-00 WESLACO ORIGINAL TOWNSITE S20' L T 7 BLK 25 326 S TEXAS BLVD	L: 17820 B: 88573
GUTIERREZ MARIE ISABELLE 600 S PEKING ST MCALLEN TX 78501	W2300-00-025-0007-00 WESLACO ORIGINAL TOWNSITE BLK 25 338 S TEXAS BLVD	L: 17820 B: 56962
PENA SANDRA OLIVEIRA 830 VOLZ LN MISSION TX 78572	W2300-00-025-0008-00 WESLACO ORIGINAL TOWNSITE BLK 25 332 S TEXAS BLVD	L: 19800 B: 66755
ADAMS EMILY LEE ATTN: SANDRA OLIVEIRA PENA 830 VOLZ LN MISSION TX 78572	W2300-00-025-0009-00 WESLACO ORIGINAL TOWNSITE BLK 25 336 S TEXAS BLVD	L: 19800 B: 16800
DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-026-0001-10 WESLACO ORIGINAL TOWNSITE LOTS 1 107 E 3RD ST	L: 107663 B: 37398

City of Weslaco Code Enforcement Dept.

APR 20, 2021

AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-026-0010-10 WESLACO ORIGINAL TOWNSITE LOTS 1 0 E 4TH ST	L: 40013 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-026-0013-00 WESLACO ORIGINAL TOWNSITE BLK 26 345 S TEXAS BLVD	L: 54450 B: 300958
PHOENIX DBD LLC 615 W 18TH ST WESLACO TX 78596	W2300-00-026-0016-00 WESLACO ORIGINAL TOWNSITE BLK 26 337 S TEXAS BLVD	L: 19800 B: 94817
RGV VISION CARE PLLC 603 W 18TH ST WESLACO TX 78596	W2300-00-026-0017-00 WESLACO ORIGINAL TOWNSITE BLK 26 331 S TEXAS BLVD	L: 19800 B: 94200
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 321 S TEXAS BLVD	L: 36300 B: 250329
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0020-00 WESLACO ORIGINAL TOWNSITE BLK 26 0 S TEXAS BLVD	L: 19800 B: 1174
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0021-00 WESLACO ORIGINAL TOWNSITE BLK 26 313 S TEXAS BLVD	L: 19800 B: 1321
LEMARROY LIDIA 309 S TEXAS BLVD WESLACO TX 78596	W2300-00-026-0022-00 WESLACO ORIGINAL TOWNSITE BLK 26 309 S TEXAS BLVD	L: 27225 B: 106414
GARCIA JOSE LUIS PO BOX 1709 WESLACO TX 78599	W2300-00-026-0023-00 WESLACO ORIGINAL TOWNSITE N1/2-L K 26 303 S TEXAS BLVD	L: 27225 B: 178719

Apr 15, 2021 15:07 (UTC-05)

From: 62538614 (Rachel C. Chapa)

To: +19569733128

1 of 7



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texas Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (2/2021)

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

LOCATION INFORMATION

1. Application for:		☒ Original	☐ Add Late Hours Only	License/Permit Number
☐ Reinstatement		☐ Reinstatement and Change of Trade Name		License/Permit Number
☐ Change of Location		☐ Change of Location and Trade Name		License/Permit Number
2. Type of On-Premise License/Permit				
☐ BG	Wine and Beer Retailer's Permit	☒ LB	Mixed Beverage Late Hours Permit	
☐ BE	Beer Retail Dealer's On-Premise License	☐ MI	Minibar Permit	
☐ BL	Retail Dealer's On-Premise Late Hours License	☐ CB	Caterer's Permit	
☐ BP	Brewpub License	☒ FB	Food and Beverage Certificate	
☐ V	Wine & Beer Retailer's Permit for Excursion Boats	☐ PE	Beverage Cartage Permit	
☒ MB	Mixed Beverage Permit	☐ RM	Mixed Beverage Restaurant Permit with FB	
☐ O	Private Carrier's Permit - Brewpubs (BP) with a BG only	☐ E	Local Cartage Permit - Wine/Beer retailers (BG) Only	
3. Indicate Primary Business at this Location				
☒ Restaurant	☐ Sporting Arena, Civic Center, Hotel	☐ Bar		
☐ Grocery/Market	☐ Sexually Oriented	☐ Miscellaneous		
4. Trade Name of Location (Name of restaurant, bar, store, etc.)				
Oak Texas Bar & Grill, LLC				
5. Location Address				
303 S. Texas Blvd.				
City		County	State	Zip Code
Weslaco		Hidalgo	TX	78596
6. Mailing Address		City	State	Zip Code
P.O. Box 820		McAllen	TX	78505
7. Business Phone No.	Alternate Phone No.	E-mail Address		
(956) 468-2512	(956) 802-5087	oakuptown@gmail.com		

OWNER INFORMATION

8. Type of Owner		
☒ Individual	☐ Corporation	☐ City/County/University
☐ Partnership	☐ Limited Liability Company	☐ Other
☐ Limited Partnership	☐ Joint Venture	
☐ Limited Liability Partnership	☐ Trust	
9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)		
Jesus F. Davila		

PRIMARY CONTACT PERSON

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

10. Contact Person:	Relation to Business:
Rachel C. Chapa	Accountant
Phone (mandatory):	Email (mandatory):
(956) 468-2512	oakuptown@gmail.com

TABC DATESTAMP

Apr 15, 2021 15:07 (UTC-05)

From: 52538614 (Rachel C. Chapa)

To: +19569733128

2 of 7

11. Are you, the applicant, a veteran-owned business?				☐ Yes ☒ No
12. Are you, the applicant, a Historically Underutilized Business (HUB)?				☐ Yes ☒ No
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)				
Individual/Individual Owner		Limited Liability Company/All Officers or Managers		
Partnership/All Partners		Joint Venture/Venturers		
Limited Partnership/All General Partners		Trust/Trustee(s)		
Corporation/All Officers		City, County, University/Official		
Last Name Davila	First Name Jesus	MI F.	Title Member/Owner	
Last Name	First Name	MI	Title	
Last Name	First Name	MI	Title	
MEASUREMENT INFORMATION Section 109.31 et seq.				
14. Will your business be located within 300 feet of a church or public hospital?				☐ Yes ☒ No
NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.				
15. Will your business be located within 300 feet of any private/public school, day care or child care facility?				☐ Yes ☒ No
If "YES," are the facilities located on different floors or stories of the building?				☐ Yes ☐ No
NOTE: For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.				
NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.				
NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.				
16. Will your business be located within 1,000 feet of a private school?				☐ Yes ☒ No
17. Will your business be located within 1,000 feet of a public school?				☐ Yes ☒ No
60-DAY SIGN				
18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.			Exact Date (MM/DD/YYYY)	
ALL APPLICANTS				
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.				
COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION				
Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.				
All required forms have been completed.			☒ Yes ☐ No	
I have reviewed all forms to ensure they are complete.			☒ Yes ☐ No	
I have obtained all required local and state certifications (pages 3-5).			☒ Yes ☐ No	
All application packets have been notarized.			☒ Yes ☐ No	
Phone numbers and email address for contact person are up to date.			☒ Yes ☐ No	
All additional documentation as required by the application packets is attached.			☒ Yes ☐ No	
If required, out of state criminal history checks are attached (PHS #7).			☐ Yes ☐ No ☒ N/A	
Certification of publication in local newspaper has been completed (page 5).			☐ Yes ☐ No ☐ N/A	
A copy of the newspaper publication is attached (page 5).			☐ Yes ☐ No ☐ N/A	

3 of 7

Form L-ON (2/2021)

Apr 15, 2021 15:07 (UTC-05)

From: 62538614 (Rachel C. Chapa)

To: +19569733128

5 of 7

CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT LB & BL	
Chapters 29 & 70 et seq.	
I hereby certify on this _____ day of _____, 20____, that one of the below is correct:	
☐ The governing body of this city has by ordinance authorized the sale of <i>mixed beverages</i> between midnight and 2:00 A.M.; or	
☐ The governing body of this city has by ordinance authorized the sale of <i>beer</i> between midnight and _____ A.M.; or	
☐ The population of the city or county where premises are located was 500,000 or more according to the 22 nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or	
☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).	
OR	
☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.	
SIGN HERE _____, TEXAS	
City Secretary/Clerk City	
SEAL	

CERTIFICATE OF COUNTY CLERK FOR MB, BG & BE	
Section 11.37 & 61.37	
Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.	
I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court.	
☐ MB Mixed Beverage Permit	
☐ MB/FB (RM) Mixed Beverage Restaurant Permit with Food and Beverage Certificate (MB must also hold a Food and Beverage Certificate)	
☐ BG/FB Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)	
☐ BG Wine and Beer Retailer's Permit - Election for given location was held for:	
☐ legal sale of beer/wine (17%) on-premise AFTER Sept. 1, 1999	
☐ legal sale of beer/wine (14%) on-premise BEFORE Sept. 1, 1999	
☐ BE Beer Retail Dealer's On-Premise License	
OR	
☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.	
SIGN HERE _____ COUNTY	
County Clerk	
SEAL	

Apr 15, 2021 15:07 (UTC-05)

From: 62538614 (Rachel C. Chapa)

To: +19569733128

6 of 7

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT LB & BL Chapters 29 & 70 et seq																	
I hereby certify on this _____ day of _____, 20____, that one of the below are correct: ☐ The Commissioner's Court of the county has by order authorized the sale of <i>mixed beverages</i> between midnight and 2:00 A.M.; or ☐ The Commissioner's Court of the county has by order authorized the sale of <i>beer</i> between midnight and _____ A.M.; or ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010). OR ☐ I hereby refuse on this _____ day of _____, 20____ to certify this location. SIGN HERE _____ COUNTY County Clerk S E A L																	
COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE Section 11.46 (b) & 61.42 (b)																	
This is to certify on this _____ day of _____, 20____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit. Sales Tax Permit Number _____ Outlet Number _____ Print Name of Comptroller Employee _____ Print Title of Comptroller Employee _____ SIGN HERE _____ FIELD OFFICE _____ S E A L																	
PUBLISHER'S AFFIDAVIT FOR MB, LB, RM, BP, BG, BE, BL & V Section 11.39 and 61.38																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Name of newspaper</td> <td style="width: 20%;"></td> </tr> <tr> <td style="padding: 5px;">City, County</td> <td></td> </tr> <tr> <td style="padding: 5px;">Dates notice published in daily/weekly newspaper (MM/DD/YYYY)</td> <td></td> </tr> <tr> <td colspan="2" style="padding: 5px;"><i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i></td> </tr> <tr> <td style="padding: 5px;">Signature of publisher or designee</td> <td></td> </tr> <tr> <td style="padding: 5px;">Sworn to and subscribed before me on this date (MM/DD/YYYY)</td> <td></td> </tr> <tr> <td style="padding: 5px;">Signature of Notary Public</td> <td></td> </tr> <tr> <td style="padding: 5px; text-align: center;">S E A L</td> <td></td> </tr> </table>	Name of newspaper		City, County		Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		Signature of publisher or designee		Sworn to and subscribed before me on this date (MM/DD/YYYY)		Signature of Notary Public		S E A L		ATTACH PRINTED COPY OF THE NOTICE HERE <u>Click here to see example of newspaper publication</u>
Name of newspaper																	
City, County																	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)																	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>																	
Signature of publisher or designee																	
Sworn to and subscribed before me on this date (MM/DD/YYYY)																	
Signature of Notary Public																	
S E A L																	



Texans Helping Businesses & Protecting Communities

L-OIC
(2/2021)

1. Trade Name of Location Oak Texas Bar & Grill, LLC			
2. Location Address 303 S. Texas Blvd.			
City Weslaco	County Hidalgo	State TX	Zip Code 78596

[illegible]



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Ezequiel Reyna.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, and Texas. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021. Five (5) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

FILE NO. USE-000032-2021

RECEIVED

MAR 30 2021

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot All of Lot 2, Re-Plat Lot #1 Block _____

Subdivision Name Reyna Office Park Unit #1 Subdivision

Street Address 812 W. Interstate 2 Weslaco, TX 78599

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request on premis alcohol consumption

What, if anything, is planned to minimize the impact on the surrounding land uses: nothing

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

APPLICANT

Name Ezequiel Reyna Phone 968-2829

Address 812 W. Interstate 2 Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: zekereyna@gmail.com

OWNER

Name Ezequiel Reyna Phone 975-6383

Address 1302 Bella Vista Fax: _____

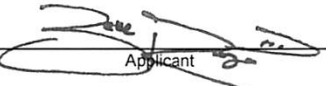
City Weslaco State TX Zip Code 78596 E-Mail: zekereyna@gmail.com

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

Yes _____ No ✓

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

Signature  Date 3/30/21
Owner

Signature  Date 3/30/21
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

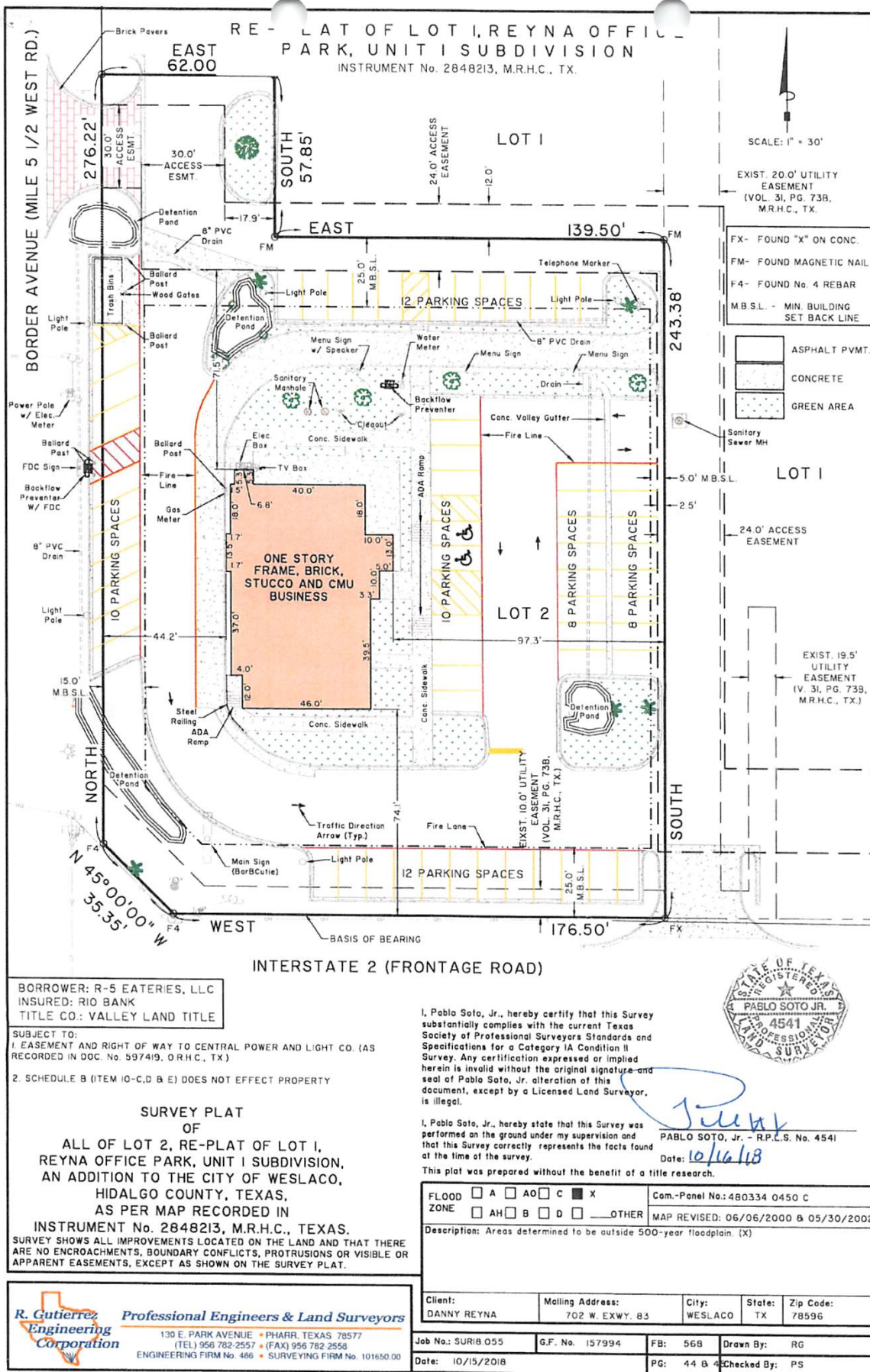
Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site Date _____

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



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

April 23, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 5, 2021, and the City Commission will hold a public hearing on May 18, 2021 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: +1 346 248 7799; Meeting ID: 896 0525 5373

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 by 12:00 pm on May 5, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Ezequiel Reyna is requesting a Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, and Texas.

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

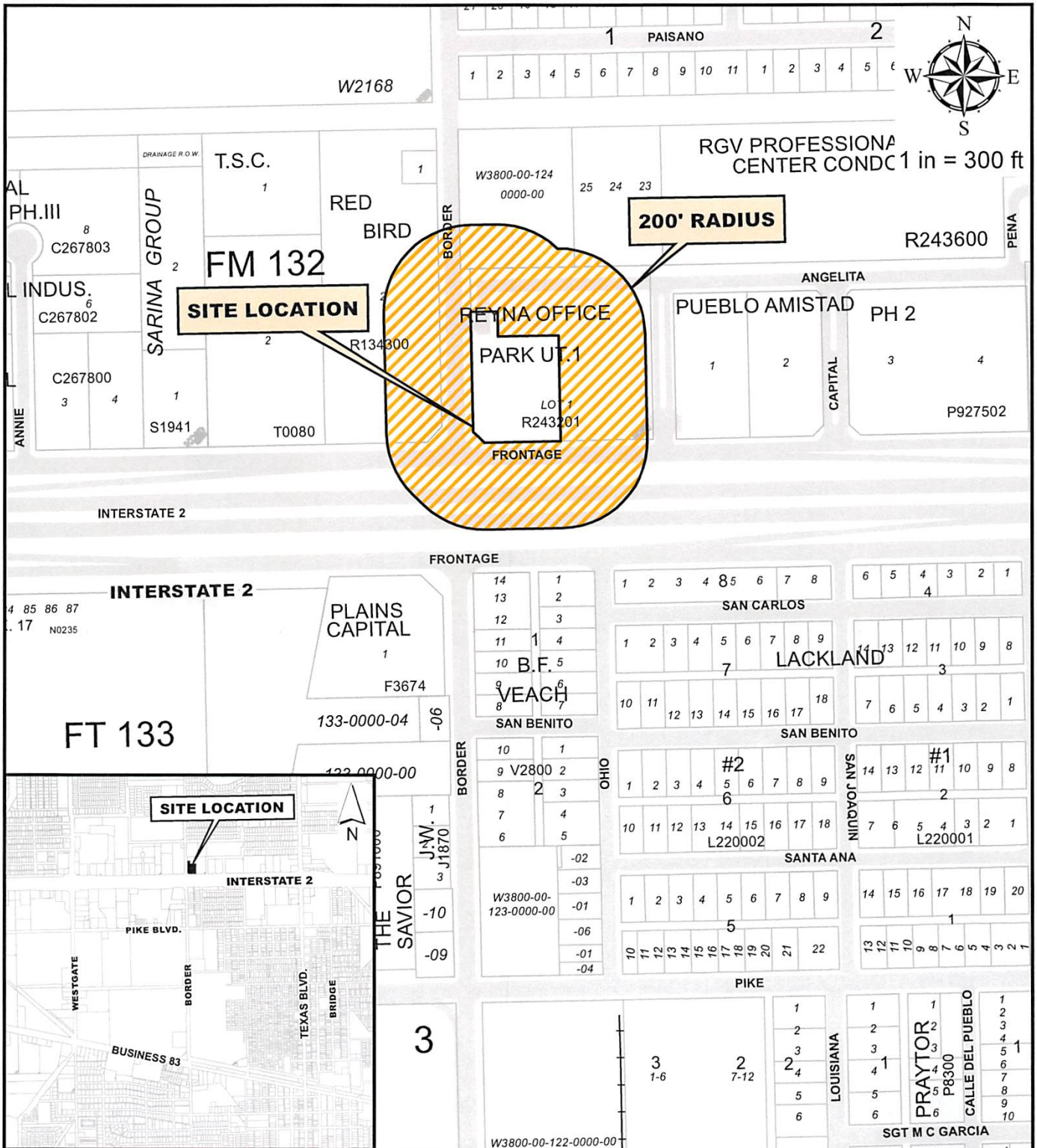
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Ezequiel Reyna III
812 West Interstate 2
REYNA OFFICE PARK UT 1 (REPLAT) LOT 2
LOT 10, BLOCK 162, F.T. 124

Purpose for the Conditional Use Permit request
Existing zoning: B-2
Existing land use: Restaurant
CUP request: Alcohol Consumption



City of Weslaco Code Enforcement Dept.

APR 20, 2021

BANCO MERCANTIL DEL NORTE SA 100 E SAVANNAH AVE STE 540 MCALLEN TX 78503	P9275-00-000-0023-01 PUEBLO AMISTAD LOTS 23-25 709 W EXPWY 83	L: 522240 B: 647760
MCCOY INVESTMENTS LTD 1235 NORTH LOOP W STE 205 HOUSTON TX 77008	R1343-00-000-0002-00 RED BIRD LOT 2 910 W EXPRWY 83	L: 2441238 B: 561855
REYNA FAMILY LAND DEV LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	R2432-01-000-0001-00 REYNA OFFICE PARK UT 1 (REPLAT) 702 W EXPRWY 83	L: 1473848 B: 485067
R & A REAL ESTATE CO 1609 DAVENPORT WESLACO TX 78596	W3800-00-124-0000-00 WEST TRACT W278'-N320' FT 124 2. 1502 N BORDER AVE	L: 578477 B: 0
REYNA FAMILY DEVELOPMENT LTD 702 W EXPRSWY 83 WESLACO TX 78599	R2432-01-000-0002-05 REYNA OFFICE PARK UT 1 (REPLAT) 0	L: 818643 B: 533982



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of D&I Restaurants LLC	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a mixed beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4&5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a mixed beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4&5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, and Texas. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021. Five (5) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED

MAR 30 2021

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. _____
Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot 2 Block _____

Subdivision Name J. Valderas

Street Address 2445 N. International blvd st. #4 and #5

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request To receive city permit to apply to the Texas Alcoholic Beverage Commission

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

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

APPLICANT

Name Noe, Vicencio Phone 956-376-9417

Address 2445 N. International blvd 4.5 Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: _____

OWNER

Name Capital Eagle Investments, LLC Phone 956-341-8280

Address 2445 N. International blvd 9B Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: _____

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

Yes _____ No ✓

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

Signature Noe V. F. Date 3-30-21
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
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Greg Kerr, Commissioner, District 2
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Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

April 23, 2021

Legal Notice

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Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: +1 346 248 7799; Meeting ID: 896 0525 5373

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 by 12:00 pm on March 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

D&I Restaurants LLC is requesting a Conditional Use Permit to obtain a mixed beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4&5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, and Texas.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department

FT 10

A0800-00-000



1 in = 300 ft

F.T. 1049

2

1

M401108

SUGARCANE

JARDIN ESTATES CONDOS

SITE LOCATION

200' RADIUS

J1853

1

2

J. VALDERAS

INTERNATIONAL

E4370

W. I. S. D.

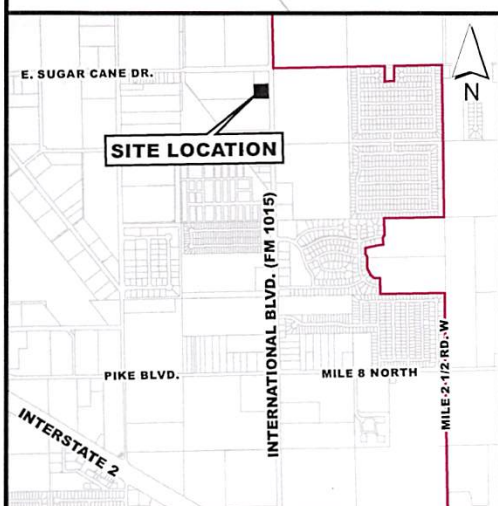
F.T. 1040

A0800-00-000-1040-07

00-000-1039-06

MARY HOGE ACADEMY

F.T. 1041



00-000-1040-00

-03

00-000-1040-15

-04

8

-19

-09

-16

-08

-10

-01

-02

W. I. S. D.

A0800-00-000-1042-02

A. N. "TONY" RICO ELEM. SCH

Noe Virencio
2445 North International Blvd.
Ste. #4 and #5
J. VALDERAS LOT 2
LOT 1, BLOCK 134, F.T. 1040

Purpose for the Conditional Use Permit request

Existing zoning: B-1

Existing land use: Retail

CUP request: Alcohol Consumption



City of Weslaco Code Enforcement Dept.

APR 20, 2021

CAPITAL EAGLE INVESTMENTS LLC 2445 N INTERNATIONAL AVE SUITE WESLACO TX 78599	A0800-00-000-1040-07 ADAMS TRACT AN IRR TR S529'-N104 GR 12.63 AC NET 0 N INTERNATIONAL BLVD	L: 6688 B: 47152
WESLACO IND SCHOOL DIST 319 W 4TH ST WESLACO TX 78596	A0800-00-000-1041-00 ADAMS TRACT FT 1041 40.00 AC 2202 N INTERNATIONAL BLVD	L: 704000 B: 7419590
WESLACO 2455 LLC PO BOX 8810 CORPUS CHRISTI TX 78468	J1853-00-000-0001-00 J. VALDERAS LOT 1 2455 N INTERNATIONAL BLVD	L: 273870 B: 493059
CAPITAL EAGLE INVESTMENTS LLC 3408 S BRIDGE ST WESLACO TX 78596	J1853-00-000-0002-00 J. VALDERAS LOT 2 2445 N INTERNATIONAL BLVD	L: 273962 B: 638615
EL JARDIN ESTATES OWNERS 715 W FRONTAGE RD STE D ALAMO TX 78516	E4370-00-000-0000-00 EL JARDIN ESTATES CONDOMINIUMS 2 ROAD	L: 12546 B: 0

42,133



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texas Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (10/2020)

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

LOCATION INFORMATION

1. Application for:		☒ Original	☐ Add Late Hours Only	License/Permit Number
		☐ Reinstatement	☐ Reinstatement and Change of Trade Name	License/Permit Number
		☐ Change of Location	☐ Change of Location and Trade Name	License/Permit Number
2. Type of On-Premise License/Permit				
☐ BG	Wine and Beer Retailer's Permit	☐ LB	Mixed Beverage Late Hours Permit	
☐ BE	Beer Retail Dealer's On-Premise License	☐ MI	Minibar Permit	
☐ BL	Retail Dealer's On-Premise Late Hours License	☐ CB	Caterer's Permit	
☐ BP	Brewpub License	☐ FB	Food and Beverage Certificate	
☐ V	Wine & Beer Retailer's Permit for Excursion Boats	☐ PE	Beverage Cartage Permit	
☐ MB	Mixed Beverage Permit	☒ RM	Mixed Beverage Restaurant Permit with FB	
☐ O	Private Carrier's Permit -Brewpubs (BP) with a BG only	☐ E	Local Cartage Permit - Wine/Beer retailers (BG) Only	
3. Indicate Primary Business at this Location				
☒ Restaurant	☐ Sporting Arena, Civic Center, Hotel	☐ Bar		
☐ Grocery/Market	☐ Sexually Oriented	☐ Miscellaneous		
4. Trade Name of Location (Name of restaurant, bar, store, etc.) El Malecon				
5. Location Address 2445 N International blvd Suite 4&5				
City Weslaco		County Hidalgo	State Tx	Zip Code 78596
6. Mailing Address 2445 N International blvd		City Weslaco	State Tx	Zip Code 78596
7. Business Phone No. 956-272-2216	Alternate Phone No.	E-mail Address vicencion47@gmail.com		

OWNER INFORMATION

8. Type of Owner		
☐ Individual	☐ Corporation	☐ City/County/University
☐ Partnership	☒ Limited Liability Company	☐ Other
☐ Limited Partnership	☐ Joint Venture	
☐ Limited Liability Partnership	☐ Trust	
9. Owner of Business/Applicant (Name of Corporation, LLC, etc.) D & I Restaurants LLC		

PRIMARY CONTACT PERSON

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

10. Contact Person: Judith Sanchez	Relation to Business: Owner
Phone (mandatory): 956-272-2216	Email (mandatory): js6290914@gmail.com

TABC DATESTAMP

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

MEASUREMENT INFORMATION	
Section 109.31 et seq.	
14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No	
<i>NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.</i>	
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☒ No	
If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No	
<i>NOTE: For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.</i>	
<i>NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.</i>	
<i>NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.</i>	
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No	
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	

60-DAY SIGN	
18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY) 01/29/2021

ALL APPLICANTS	
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.	

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION	
Per Sec. 102.01 , a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.	
All required forms have been completed. I have reviewed all forms to ensure they are complete. I have obtained all required local and state certifications (pages 3-5). All application packets have been notarized. Phone numbers and email address for contact person are up to date. All additional documentation as required by the application packets is attached. If required, out of state criminal history checks are attached (PHS #7). Certification of publication in local newspaper has been completed (page 5). A copy of the newspaper publication is attached (page 5).	☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☒ Yes ☐ No ☐ Yes ☐ No ☒ N/A ☒ Yes ☐ No ☐ N/A ☒ Yes ☐ No ☐ N/A

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

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

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

PRINT NAME Judith Sanchez SIGN HERE Judith M. Sanchez

TITLE _____

Before me, the undersigned authority, on this 3rd day of Jan, 2021, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE [Signature]

NOTARY PUBLIC



AMADO CARLOS SANCHEZ
Notary Public, State of Texas
Comm. Expires 01-19-2025
Notary ID 132876501

SEAL

CERTIFICATE OF CITY SECRETARY FOR MB, RM, BG & BE
Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

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

☐ **MB** Mixed Beverage Permit

☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate

☐ **BG** Wine and Beer Retailer's Permit

☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
OR

☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

☐ **BE** Beer Retail Dealer's On-Premise License

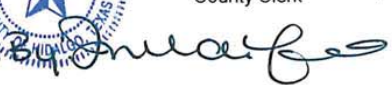
OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN HERE _____, TEXAS
City Secretary/Clerk City

SEAL

CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT LB & BL	
Chapters 29 & 70 et seq.	
I hereby certify on this _____ day of _____, 20____, that one of the below is correct:	
☐	The governing body of this city has by ordinance authorized the sale of mixed beverages between midnight and 2:00 A.M.; or
☐	The governing body of this city has by ordinance authorized the sale of beer between midnight and _____ A.M.; or
☐	The population of the city or county where premises are located was 500,000 or more according to the 22 nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).
OR	
☐	I hereby refuse on this _____ day of _____, 20____ to certify this location.
SIGN HERE _____, TEXAS	
	City Secretary/Clerk City
SEAL	

CERTIFICATE OF COUNTY CLERK FOR MB, RM, BG & BE	
Section 11.37 & 61.37	
Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.	
I hereby certify on this <u>4</u> day of <u>February</u> , 20 <u>21</u> , that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court.	
☐	MB Mixed Beverage Permit
☒	RM Mixed Beverage Restaurant Permit with Food and Beverage Certificate
☐	BG Wine and Beer Retailer's Permit
☐	BG/FB Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)
Election for given location was held for:	
☒	legal sale of beer/wine (17%) on-premise AFTER Sept. 1, 1999
	OR
☐	legal sale of beer/wine (14%) on-premise BEFORE Sept. 1, 1999
☐	BE Beer Retail Dealer's On-Premise License
OR	
☐	I hereby refuse on this _____ day of _____, 20____ to certify this location.
SIGN HERE _____, COUNTY	
	County Clerk HIDALGO
SEAL 	

**LEGAL NOTICE
APPLICATION HAS BEEN
MADE WITH THE TEXAS
ALCOHOLIC BEVERAGE
COMMISSION FOR A
MIXED BEVERAGE
RESTAURANT PERMIT
WITH FB BY
D & I RESTAURANTS LLC
D/B/A EL MALECON
TO BE LOCATED AT
2445 N. INTERNATIONAL
BLVD. SUITE 4 & 5,
WESLACO, HIDALGO
COUNTY TEXAS 78596.
OWNER OF SAID
CORPORATION JUDITH
SANCHEZ.**

\$ 205.10

Wed. & Thurs.

El Malecon

8300 7444

683-4169 / NORMA

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

Chapters 29 & 70 et seq

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

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN

HERE _____ COUNTY

County Clerk

S E A L

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

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

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN

HERE _____ FIELD OFFICE _____

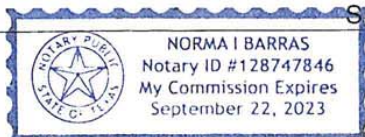
S E A L

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

Section 11.39 and 61.38

Name of newspaper	<i>The Monitor</i>
City, County	<i>McAllen, Hidalgo</i>
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	<i>2/10/2021 & 2/11/2021</i>
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>	
Signature of publisher or designee	<i>Reyn Lumbia</i>
Sworn to and subscribed before me on this date (MM/DD/YYYY)	<i>2-11-2021</i>
Signature of Notary Public	<i>Norma Barras</i>

S E A L



LEGAL NOTICE APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE RESTAURANT PERMIT WITH FB BY D & I RESTAURANTS LLC D/B/A EL MALECON TO BE LOCATED AT 2445 N. INTERNATIONAL BLVD. SUITE 4 & 5, WESLACO, HIDALGO COUNTY TEXAS 78596. OWNER OF SAID CORPORATION JUDITH SANCHEZ.



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**

Texans Helping Businesses & Protecting Communities

OWNERSHIP INFORMATION
Continued for Prequalification Packet

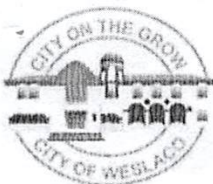
L-OIC
(10/2020)

LOCATION INFORMATION			
1. Trade Name of Location El Malecon			
2. Location Address 2445 N International blvd Suite 4&5			
City Weslaco	County Hidalgo	State Tx	Zip Code 78596
OWNER INFORMATION			
3. Type of Owner			
☐ Individual ☐ Corporation ☐ City/County/University ☐ Partnership ☒ Limited Liability Company ☐ Other _____ ☐ Limited Partnership ☐ Joint Venture ☐ Limited Liability Partnership ☐ Trust			
Last Name Sanchez	First Name Judith	MI	Title Owner
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Planning Director, on behalf of Ruben Salinas	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain an On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain an On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [☒] Mayor's Signature [☒] Public Hearing [☐] Budget Amendment [☐] Resolution [☒] Ordinance – First Reading [☒] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED

APR 05 2021

Planning &
Code Enforcement Dept.

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

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

FILE NO. _____

USE-000045-2021

PROPOSED PROJECT

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

Lot N/A Block N/A

Subdivision Name Farm Tract 626 West Tract Subdivision

Street Address 2901 W Bus 83 Weslaco Tx 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

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

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

APPLICANT

Name Ruben Salinas Phone 956-460-2136

Address 210 Liam St Fax: _____

City Duma State Tx Zip Code 78537 E-Mail: RubenSalinas733@icloud.com

OWNER

Name Arturo Robles Phone 281-733-8064

Address 17515 Spring Cypress Rd. Fax: _____

City Cypress State Tx Zip Code 77429 E-Mail: arobles757@gmail.com

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

Yes _____ No X

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

Signature  Date 4-5-2021
Owner

Signature  Date 4-5-2021
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

PLANNING DEPARTMENT

April 23, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 5, 2021, and the City Commission will hold a public hearing on May 18, 2021 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: +1 346 248 7799; Meeting ID: 896 0525 5373

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 by 12:00 pm on March 3, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Ruben Salinas is requesting a Conditional Use Permit to obtain a On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas

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

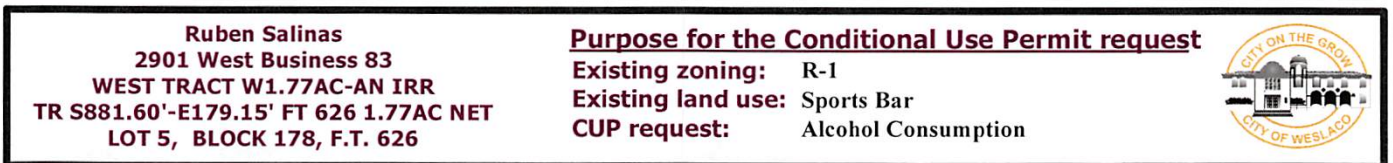
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', with a stylized flourish at the end.

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



City of Weslaco Code Enforcement Dept.

APR 20, 2021

LUPERCIO JOSE A JR 402 CASANDRA ST WESLACO TX 78596-8510	T1817-01-001-0022-00 TESORO ESTATES PH 1 LOT 22 BLK 1 0	L: 33635 B: 0
LUPERCIO PATRICIO 123 AMBER DR WESLACO TX 78596	T1817-01-001-0023-00 TESORO ESTATES PH 1 LOT 23 BLK 1 0	L: 35050 B: 0
AGUIRRE HECTOR LOPEZ 301 HECTOR DR ALAMO TX 78516	W3800-00-164-0000-00 WEST TRACT AN IRR TR E548.82'-FT 9.69 AC NET 0 W BUS HWY 83	L: 334730 B: 0
MENDEZ ALEX 2815 W BUSINESS 83 WESLACO TX 78596	W3800-00-626-0000-00 WEST TRACT E6AC-W16AC-N23.09AC F NET 2815 W BUS HWY 83	L: 275000 B: 122194
RODRIGUEZ NOHEMI R 13923 CONNER PARK DR CYPRESS TX 77429	W3800-00-626-0000-01 WEST TRACT W1.77AC-AN IRR TR S88 626 1.77AC NET 2901 W BUS HWY 83	L: 157027 B: 96303
HERNANDEZ DAVID & IRMA 319 W MERIDA ST WESLACO TX 78599	W3800-00-626-0000-02 WEST TRACT E1.77AC-E3.55AC-E7.09 6 0	L: 157027 B: 166947
RALEIGH CECIL & LORENE PO BOX 24 WESLACO TX 78599-0024	W3800-00-626-0000-04 WEST TRACT S16.05AC EXC 1.0AC-HS & EXC 0.75AC OF FT 626 13.62AC 0	L: 163440 B: 0
RALEIGH CECIL & LORENE PO BOX 24 WESLACO TX 78599-0024	W3800-00-626-0000-05 WEST TRACT 1.0AC-S16.05AC FT 626 0	L: 20500 B: 0
BENAVIDEZ LORI ANN 2811 W BUSINESS 83 WESLACO TX 78596	W3800-00-626-0000-07 WEST TRACT BNG AN IRR TR N919.24 3.50AC NET	L: 451064 B: 115325
ONE WAY ROAD TO HEAVEN 1910 MILLER AVE DONNA TX 78537	W3800-00-626-0000-10 WEST TRACT AN IRR TR E88'-W712.1 1.00AC GR 0.80AC NET 2813 W BUS HWY 83	L: 198634 B: 230753
VILLARREAL JOSE L & GRACIELA B 2801 W BUSINESS 83 WESLACO TX 78596-9395	V3671-00-000-0001-00 VILLA-REAL LOT 1 2803 W BUS HWY 83	L: 108965 B: 198947
VILLARREAL JOSE L & GRACIELA B 2801 W BUSINESS 83 WESLACO TX 78596-9395	V3671-00-000-0002-00 VILLA-REAL LOT 2 & 3 2801 W BUS HWY 83	L: 16335 B: 50542

City of Weslaco Code Enforcement Dept.

APR 20, 2021

VILLARREAL JOSE L & GRACIELA B	V3671-00-000-0003-00	L:	0
2801 W BUSINESS 83	VILLA-REAL LOT 3	B:	3420
WESLACO TX 78596	0 W BUS HWY 83		



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

**ON-PREMISE
PREQUALIFICATION PACKET**

L-ON (10/2020)

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

LOCATION INFORMATION

RECEIVED

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number **APR 05 2021**

☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number

☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number **Planning & Code Enforcement Dept.**

2. Type of On-Premise License/Permit

☐ BG Wine and Beer Retailer's Permit	☒ LB Mixed Beverage Late Hours Permit
☐ BE Beer Retail Dealer's On-Premise License	☐ MI Minibar Permit
☐ BL Retail Dealer's On-Premise Late Hours License	☐ CB Caterer's Permit
☐ BP Brewpub License	☐ FB Food and Beverage Certificate
☐ V Wine & Beer Retailer's Permit for Excursion Boats	☒ PE Beverage Cartage Permit
☒ MB Mixed Beverage Permit	☐ RM Mixed Beverage Restaurant Permit with FB
☐ O Private Carrier's Permit -Brewpubs (BP) with a BG only	☐ E Local Cartage Permit - Wine/Beer retailers (BG) Only

3. Indicate Primary Business at this Location

☒ Restaurant	☐ Sporting Arena, Civic Center, Hotel	☒ Bar KS
☐ Grocery/Market	☐ Sexually Oriented	☐ Miscellaneous

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
Brews N Cues Sports Bar

5. Location Address
2901 West Business 83

City Weslaco	County Hidalgo	State TX	Zip Code 78596
Mailing Address 210 Liam St	City DONNA	State TX	Zip Code 78537

7. Business Phone No. **(956) 460-2136** Alternate Phone No. E-mail Address **Rubensalinas73@icloud.com**

OWNER INFORMATION

8. Type of Owner

☒ Individual	☐ Corporation	☐ City/County/University
☐ Partnership	☐ Limited Liability Company	☐ Other
☐ Limited Partnership	☐ Joint Venture	
☐ Limited Liability Partnership	☐ Trust	

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

PRIMARY CONTACT PERSON

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

10. Contact Person: **Ruben Salinas** Relation to Business: **OWNER**

Phone (mandatory): **(956) 460-2136** Email (mandatory): **Rubensalinas73@icloud.com**

TABC DATESTAMP

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

MEASUREMENT INFORMATION

Section 109.31 et seq.

14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No	
NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.	
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☒ No	
If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No	
NOTE: For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.	
NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.	
NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.	
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No	
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No	

60-DAY SIGN

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY)
---	-------------------------

ALL APPLICANTS

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	☐ Yes ☐ No
I have reviewed all forms to ensure they are complete.	☐ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	☐ Yes ☐ No
All application packets have been notarized.	☐ Yes ☐ No
Phone numbers and email address for contact person are up to date.	☐ Yes ☐ No
All additional documentation as required by the application packets is attached.	☐ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ☐ N/A
Certification of publication in local newspaper has been completed (page 5).	☐ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	☐ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/Manager

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

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

PRINT
NAME

Ruben Salinas

SIGN
HERE

[Signature]

TITLE

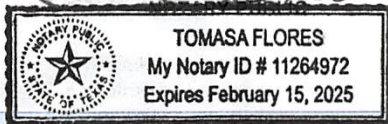
Owner

Before me, the undersigned authority, on this 31 day of March, 2021, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

[Signature]

SEAL



CERTIFICATE OF CITY SECRETARY FOR MB, RM, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

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

- ☐ **MB** Mixed Beverage Permit
☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
☐ **BG** Wine and Beer Retailer's Permit

- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
OR
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

- ☐ **BE** Beer Retail Dealer's On-Premise License

OR

- ☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN
HERE

City Secretary/Clerk

City

, TEXAS

SEAL

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

Chapters 29 & 70 et seq.

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

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

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN
HERE

City Secretary/Clerk

City

_____, TEXAS

SEAL

CERTIFICATE OF COUNTY CLERK FOR MB, RM, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

I hereby certify on this 31 day of March, 2021, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court.

- ☒ **MB** Mixed Beverage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
- ☐ **BG** Wine and Beer Retailer's Permit

☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
OR
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN
HERE

ARTURO GUAJARDO, JR.

HIDALGO

_____, COUNTY

County Clerk

Horacio Garza Jr.

SEAL

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

Chapters 29 & 70 et seq

- I hereby certify on this 31 day of March, 2021, that one of the below are correct:
- ☒ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
 - ☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and _____ A.M.; or
 - ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
 - ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN
HERE

ARTURO GUAJARDO, JR.

HIDALGO

COUNTY

County Clerk

SEAL

Horacio Garza Jr.

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

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

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN
HERE

FIELD OFFICE _____

SEAL

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

Section 11.39 and 61.38

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



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

OWNERSHIP INFORMATION
Continued for Prequalification Packet

L-OIC
(10/2020)

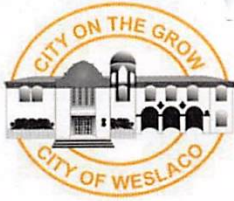
LOCATION INFORMATION			
1. Trade Name of Location			
2. Location Address			
City	County	State	Zip Code

OWNER INFORMATION			
3. Type of Owner			
☐ Individual	☐ Corporation	☐ City/County/University	
☐ Partnership	☐ Limited Liability Company	☐ Other _____	
☐ Limited Partnership	☐ Joint Venture		
☐ Limited Liability Partnership	☐ Trust		
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): IV. E.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc	
Subject/Agenda Item: Discussion and consideration to approve rezone 1108 W Pike Blvd. Also being 0.55 acre tract of land out of, farm Tract 3, West & Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex and apartment district. to B-2 secondary and highway business district.	
Discussion/Overview: The applicant is requesting to rezone property R-2 Duplex and apartment district.to B-2 secondary and highway business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on April 19, 2021. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval of rezone.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [x] Ordinance – First Reading [x] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE - 000051-2021

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 0.55 acre tract of land out of Farm Tract 133 Block _____

Subdivision Name West & Adams Tracts Subdivision

Street Address located on north side of W. Pike Blvd, between N. Westgate Dr. and N. Border Ave.

Existing Zoning R-2 Duplex & Apts Existing Land Use property is currently vacant

Proposed Zoning B-2 Secondary & Highway District Proposed Land Use commercial use

- ☒ \$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 Melden & Hunt Inc. Phone (956) 381-0981

Address 115 West McIntyre Street Fax: _____

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

OWNER

Name R.I. Pecina, Jr. Phone _____

Address 2100 Granite Street Fax: _____

City Mission State TX Zip Code 78572 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 _____ (owner's authorization) Date _____

Owner

Signature _____ Date _____

Applicant

Signature [Signature] Date 4-14-21

Authorized Agent

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

April 23, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 5, 2021, and the City Commission will hold a public hearing on May 18, 2021 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: +1 346 248 7799; Meeting ID: 896 0525 5373

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 by 12:00 pm on May 5, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Melden & Hunt Inc. is requesting to rezone 1108 W. Pike Also being .551 of one acre out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex & apartment district to B-2 Secondary and Highway business district.

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

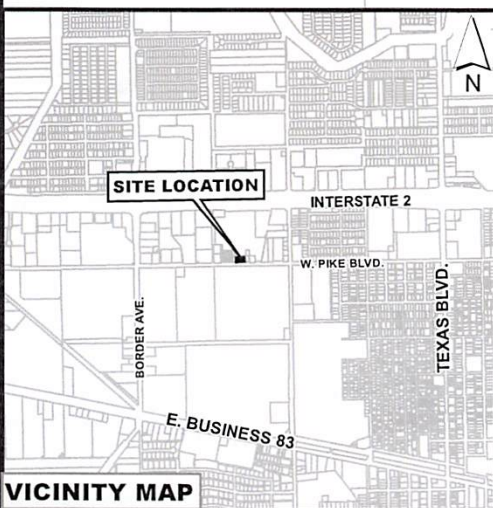
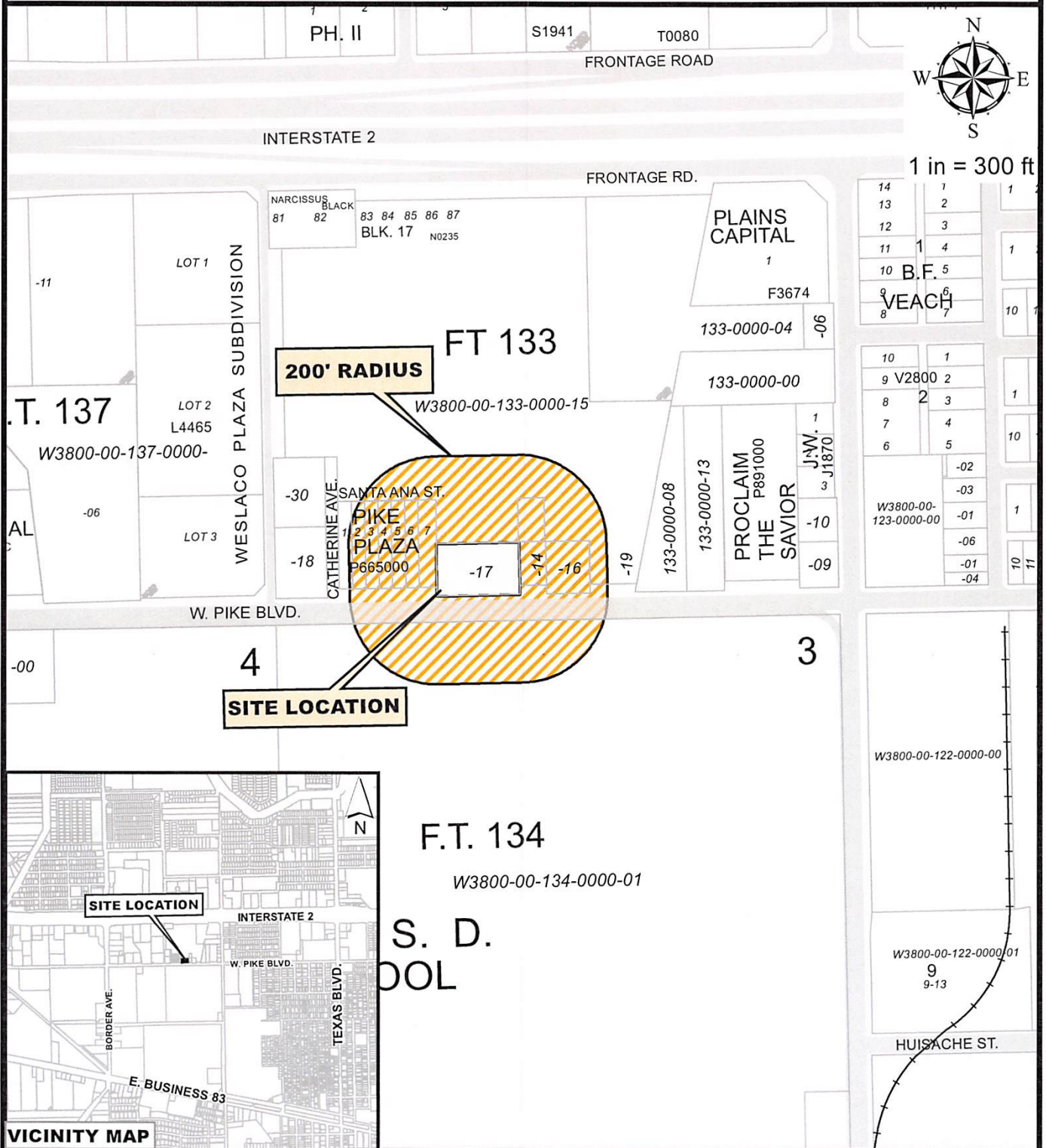
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



R.I. Pecina, Jr.

West Pike Blvd.
EST TRACT E200'-W571.42'-
N120'-S150' FT 133 0.55AC
BLOCK 163, F.T. 121, LOT 1

Purpose for the Rezoning request

Existing zoning: R-2
Existing land use: Empty Lot
Proposed zoning: B-2
Proposed land use: Commercial



City of Weslaco Code Enforcement Dept.

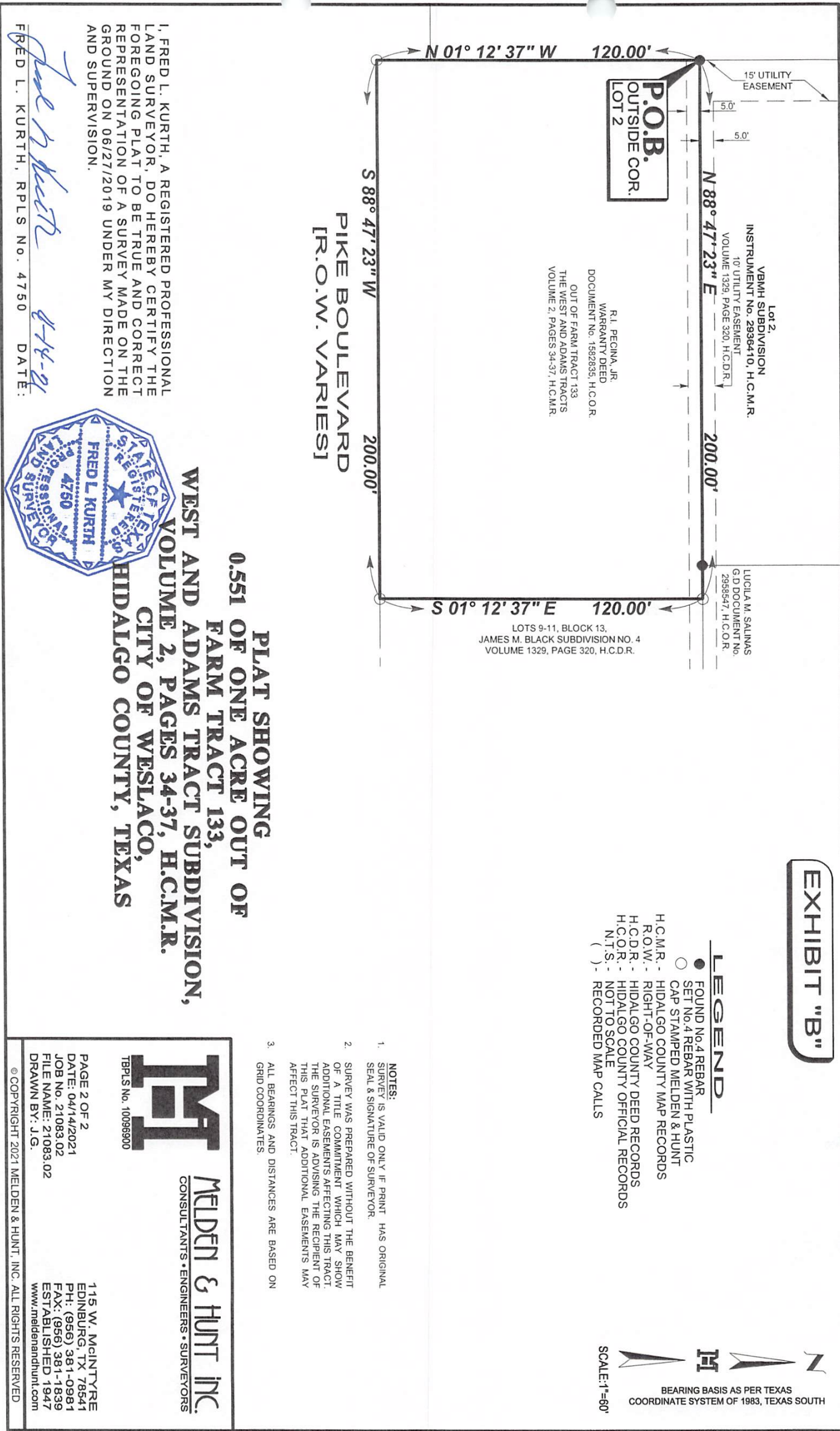
APR 21, 2021

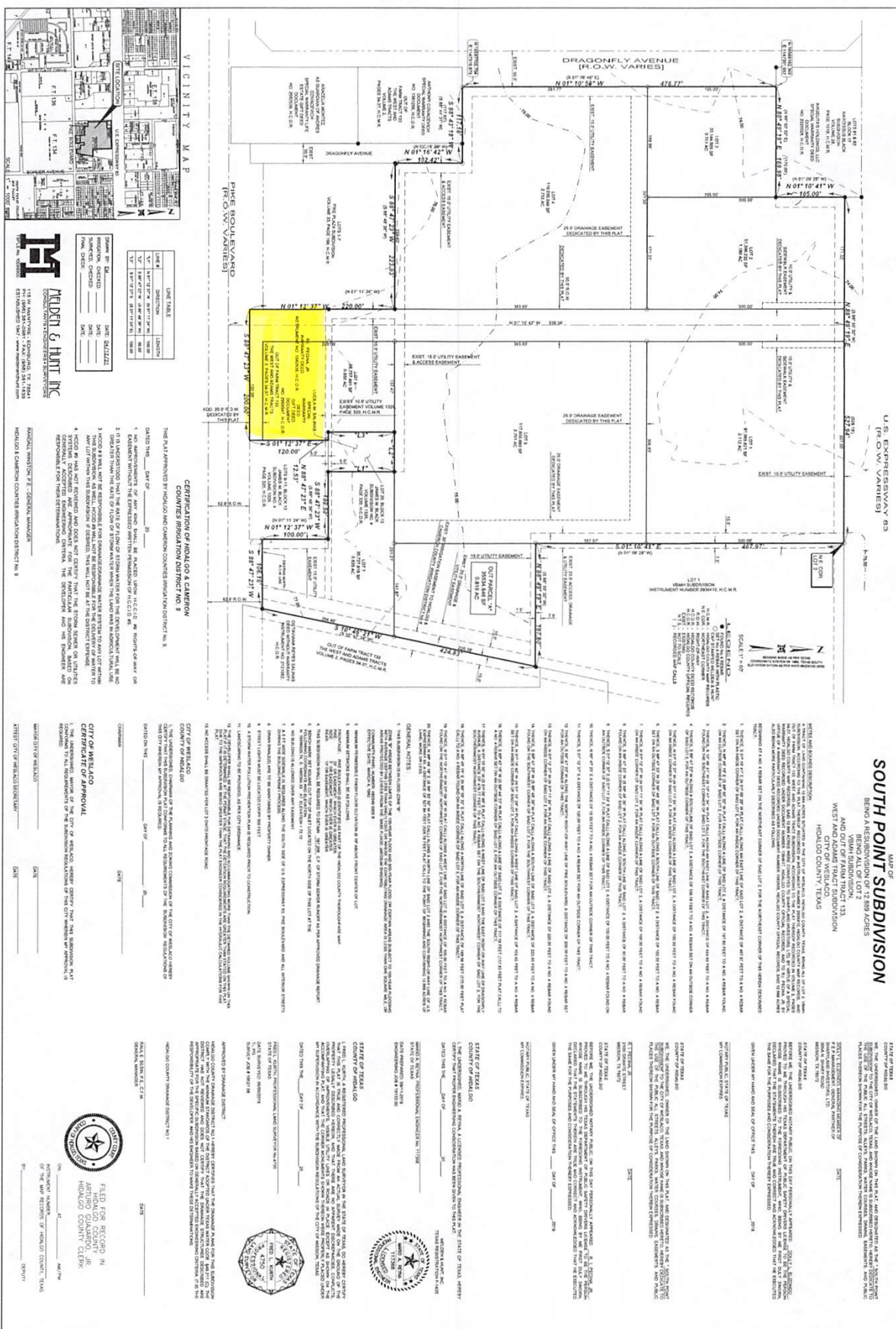
JOHNSON CHARLES C & LINA F 600 S GEORGIA AVE WESLACO TX 78596-6842	P6600-00-001-0001-00 PIKE-HOOKE BLK 1 LOT 1 600 S GEORGIA ST	L: 37136 B: 64073
MONTES LEONARDO III & DELILA 2013 DE LEON AVE DONNA TX 78537-3746	P6600-00-001-0002-00 PIKE-HOOKE BLK 1 LOT 2 604 S GEORGIA ST	L: 25392 B: 69872
PARVEZ, NISAR A & AKHTAR 606 S GEORGIA AVE WESLACO TX 78596-6842	P6600-00-001-0003-00 PIKE-HOOKE BLK 1 LOT 3 606 S GEORGIA ST	L: 25392 B: 53123
GAONA, FELIX & OFELIA 608 S GEORGIA AVE WESLACO TX 78596-6842	P6600-00-001-0004-00 PIKE-HOOKE BLK 1 LOT 4 608 S GEORGIA ST	L: 25392 B: 68705
KNOWLES, MARGARET PO BOX 911 WESLACO TX 78599-0911	P6600-00-001-0005-00 PIKE-HOOKE BLK 1 LOT 5 610 S GEORGIA ST	L: 25392 B: 74118
SILGUERO, MARTE SR & BREND 609 S OHIO WESLACO TX 78596	P6600-00-001-0006-00 PIKE-HOOKE BLK 1 LOT 6 609 S OHIO	L: 26400 B: 83628
BARBOSA, ALMA LINDA 607 S OHIO AVE WESLACO TX 78596-6837	P6600-00-001-0007-00 PIKE-HOOKE BLK 1 LOT 7 607 S OHIO	L: 26400 B: 72701
SALINAS LUCILA M & CANDELARIO JR CANDELARIO & CRUZ MARTINEZ 1008 W PIKE BLVD WESLACO TX 78596	W3800-00-133-0000-14 WEST TRACT S0.13AC-S18.60AC & E6 S250' FT 133 0.27AC NET 1008 W PIKE BLVD	L: 35280 B: 13187
SHARYLAND INVESTORS 305 N SHARY RD MISSION TX 78572-0205	W3800-00-133-0000-15 WEST TRACT N15.62AC AN IRR TR-W1 9.47AC EXC E60'-W597.99'-N100'-S 1101 W EXPRWY 83	L: 0 B: 0
NAJERA MANUEL & EVANGELINA 1006 W PIKE BLVD WESLACO TX 78596	W3800-00-133-0000-16 WEST TRACT E100'-W671.42'-N120'- C 1006 W PIKE BLVD	L: 36588 B: 101641
PECINA R I JR 2401 DURANGO DR MISSION TX 78573	W3800-00-133-0000-17 WEST TRACT E200'-W571.42'-N120'- C 1100 W PIKE BLVD	L: 0 B: 0
SHARYLAND INVESTORS LTD 305 N SHARY RD MISSION TX 78572-0205	W3800-00-133-0000-19 WEST TRACT E50'-W823.24'-N122.65 '- S152.65' FT 133 0.16AC 1004 W PIKE BLVD	L: 0 B: 0

City of Weslaco Code Enforcement Dept.

APR 21, 2021

WESLACO ISD	W3800-00-134-0000-01	L: 2601060
PO BOX 266	WEST TRACT 40 AC EXC SEC 0.59 AC	B: 26985644
WESLACO TX 78599	GH SCHOOL	
	1005 W PIKE BLVD	
SHARYLAND INVESTORS LTD	V2765-00-000-0002-00	L: 0
305 A NORTH SHARY RD	VBMH LOT 2	B: 0
MISSION TX 78572	1121 W EXPRWY 83	







TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

April 13, 2021

Rebekah de la Fuente, Director
City of Weslaco Planning Department
225 South Kansas Avenue
Weslaco, Texas 78596

RE: CHANGE OF ZONE

Dear Ms. De la Fuente:

On behalf of Melden and Hunt, Inc., representing R.I. Pecina, owner, we respectfully request that the property listed below be placed on the agenda for the next Planning and Zoning Meeting for a change of zone. The intent is to develop the property for commercial use.

Legal Description: Being a 0.55-acre tract of land out of Farm Tract 133, West & Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas.

Please consider this request and advise us of all meeting dates for the request. Should you have any questions or require additional information, please do not hesitate to contact our office at (956) 381-0981.

Respectfully,

Mario A. Reyna, P.E.
Vice-President



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

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Trevino Engineering.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Moreland Apartments Subdivision—being 2.03 acres out of Farm Tract 1033, the West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northwest corner of E. Moreland dr. and plaza los Encinos Possible Action.	
Discussion/Overview: The proposed seven (7) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 8" waterline and sewer by City of Weslaco services through an 6" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: MORELAND APARTMENTS SUBDIVISION

Location: NORTHWEST CORNER OF E. MORELAND DR. AND PLAZA LOS ENCINOS IN WESLACO, TEXAS

Legal Description: A 2.03-ACRE TRACT OF LAND OUT OF FARM TRACT 1033, THE WEST AND ADAMS TRACT SUBDIVISION, AS PER MAP THEREOF RECORDED VOLUME 2, PAGED 34-37, OF THE MAP RECORDS OF SAID COUNTY; BEING ON THE NORTHWEST CORNER OF THE PLAZA LOS ENCINOS DRIVE AND MORELAND DRIVE INTERSECTION IN THE CITY OF WESLACO.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 SECONDARY & HIGHWAY DISTRICT

Existing Land Use: R-2 Proposed Land Use: DUPLEX & APARTMENTS

Number of Lots Proposed: 7 Gross Acreage: 2.098-ACRE

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: LEONARDO MUNOZ Telephone: _____

Address: 3533 MORELAND DRIVE SUITE "A" Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: LEO.MUNOZ@WESLACOTX.GOV

ENGINEER INFORMATION

Name: IDEN I. TREVINO Telephone: 956-283-8847

Address: 200 S. 10TH ST. STE 1303 Fax: _____

City: MCALLEN State: TX Zip: 78501 E-mail: IDEN@TREVINOENGINEERING.COM
KARIME@TREVINOENGINEERING.COM

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO

☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO

☒ YES ☐ NO Electric Company: A E P

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ \$355.00 Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

Proposed MORELAND APARTMENTS SUBDIVISION

Weslaco, Texas

DRAINAGE REPORT

Prepared For:

**Hidalgo County Drainage District
902 N. Doolittle
Edinburg, Texas, 78541**

Prepared By:

Iden I. Treviño, P.E.

Reg. Engineering No. F-7906

TREVIÑO ENGINEERING

**200 S. 10th Street, Suite 1303 Tel 956.283.8847
McAllen, Texas 78501**

February 2021



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DRAINAGE REPORT
Moreland Apartments Subdivision
Weslaco, Texas

Introduction:

The proposed Moreland Apartments Subdivision is located on the northwest corner of E. Moreland Dr. and Plaza Los Encinos in Weslaco, Texas. The property is 2.098 acres gross area and 1.709 acres net area. The propose Moreland Apartments Subdivision will consist of 7 lots for apartments development. This report is intended to fulfill the drainage requirements of Moreland Apartments Subdivision. Please see the attached Plat for more details.

This property is located on the northwest corner of E. Moreland Dr. and Plaza Los Encinos in Weslaco, Texas, within the City limits of Weslaco, Texas. Currently, the property is vacant. Commercial developments are adjacent to the property to the west and south, a residential development to the east. Please see the attached Location Map and Plat for reference.

FEMA:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the subdivision is located in "*Zone X*" Community Panel Number 480334 0450 C Map Revised , June 6, 2000. "*Zone X*" are areas determined to be outside of the 500-year flood plain; Base flood elevation and flood hazard factors not determined. Please see the attached FEMA Maps for reference. The QUAD Maps has also been included in Attachments.

Soil:

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site consists of two soil types; (25)-Hidalgo fine sandy loam, with 0 to 1 percent slopes; **Soil Group B** defined as 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. (28)-Hidalgo sandy clay loam, with 0 to 1 percent slopes; **Soil Group B** defined as 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. More details may be found in the Soil Properties portion of this document.

Existing Drainage Conditions:

Existing storm runoff within this property currently flows overland in both west and south directions. Runoff currently flows into drainage system along Moreland Drive.

Drainage Requirements:

The post-developed storm runoff in the amount of 1575 cubic feet will be detained within detention ponds at each lot. The existing peak runoff from a 10-year storm determined using the rational method is 0.42 cfs for a 10-year return frequency and the anticipated peak runoff after development is calculated to be 1.77 cfs for a 50-year return frequency for each lot.

In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated that 1575 cubic feet of storm runoff to be detained within detention ponds. Lot owner will main the detention pond.



Iden I. Trevino, P.E.
Treviño Engineering F-7906



ATTACHMENTS

MORELAND APARTMENTS SUBDIVISION

WESLACO, TEXAS

A 2.028 ACRE TRACT OF LAND OUT OF FARM TRACT 1033, THE WEST AND
ADAMS TRACT SURVEY, AS PER MAP-TYPE OF RECORDED VOLUME
7, PAGE 34 37, OF THE MAP RECORDS OF HALL COUNTY

LOCATION MAP
SCALE: 1"=1000'

**MORELAND APARTMENTS
SUBDIVISION**

E. MORELAND DRIVE
(1/4 SECTION)

SCALE: 1"=30'

NOTES AND GENERAL DESCRIPTION

A 2.028 ACRE TRACT OF LAND OUT OF FARM TRACT 1033, THE WEST AND ADAMS TRACT SURVEY, AS PER MAP-TYPE OF RECORDED VOLUME 7, PAGE 34 37, OF THE MAP RECORDS OF HALL COUNTY. THIS TRACT IS BEING SUBDIVIDED INTO SEVEN (7) LOTS, EACH OF WHICH IS BEING OFFERED FOR SALE SEPARATELY. THE TOTAL AREA OF THE TRACT IS 2.028 ACRES, AS SHOWN ON THE MAP-TYPE OF RECORDED VOLUME 7, PAGE 34 37, OF THE MAP RECORDS OF HALL COUNTY.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HAS REVIEWED THE MAP-TYPE OF RECORDED VOLUME 7, PAGE 34 37, OF THE MAP RECORDS OF HALL COUNTY, AND HAS DETERMINED THAT THE TRACT IS SUITABLE FOR THE PROPOSED SUBDIVISION. THE COMMISSION HAS ALSO REVIEWED THE MAP-TYPE OF RECORDED VOLUME 7, PAGE 34 37, OF THE MAP RECORDS OF HALL COUNTY, AND HAS DETERMINED THAT THE TRACT IS SUITABLE FOR THE PROPOSED SUBDIVISION. THE COMMISSION HAS ALSO REVIEWED THE MAP-TYPE OF RECORDED VOLUME 7, PAGE 34 37, OF THE MAP RECORDS OF HALL COUNTY, AND HAS DETERMINED THAT THE TRACT IS SUITABLE FOR THE PROPOSED SUBDIVISION.

GENERAL NOTES

1. THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HAS REVIEWED THE MAP-TYPE OF RECORDED VOLUME 7, PAGE 34 37, OF THE MAP RECORDS OF HALL COUNTY, AND HAS DETERMINED THAT THE TRACT IS SUITABLE FOR THE PROPOSED SUBDIVISION. THE COMMISSION HAS ALSO REVIEWED THE MAP-TYPE OF RECORDED VOLUME 7, PAGE 34 37, OF THE MAP RECORDS OF HALL COUNTY, AND HAS DETERMINED THAT THE TRACT IS SUITABLE FOR THE PROPOSED SUBDIVISION.
2. THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HAS REVIEWED THE MAP-TYPE OF RECORDED VOLUME 7, PAGE 34 37, OF THE MAP RECORDS OF HALL COUNTY, AND HAS DETERMINED THAT THE TRACT IS SUITABLE FOR THE PROPOSED SUBDIVISION. THE COMMISSION HAS ALSO REVIEWED THE MAP-TYPE OF RECORDED VOLUME 7, PAGE 34 37, OF THE MAP RECORDS OF HALL COUNTY, AND HAS DETERMINED THAT THE TRACT IS SUITABLE FOR THE PROPOSED SUBDIVISION.
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APPROVED

I, the undersigned, Mayor of the City of Weslaco, Texas, hereby certify that the subdivision map is correct and true to the original map on file in the office of the City Engineer.

WESLACO, TEXAS, MAY 5, 2021

MAYOR

APPROVED

I, the undersigned, City Engineer of the City of Weslaco, Texas, hereby certify that the subdivision map is correct and true to the original map on file in the office of the City Engineer.

WESLACO, TEXAS, MAY 5, 2021

CITY ENGINEER

PLANNING AND ZONING COMMISSION

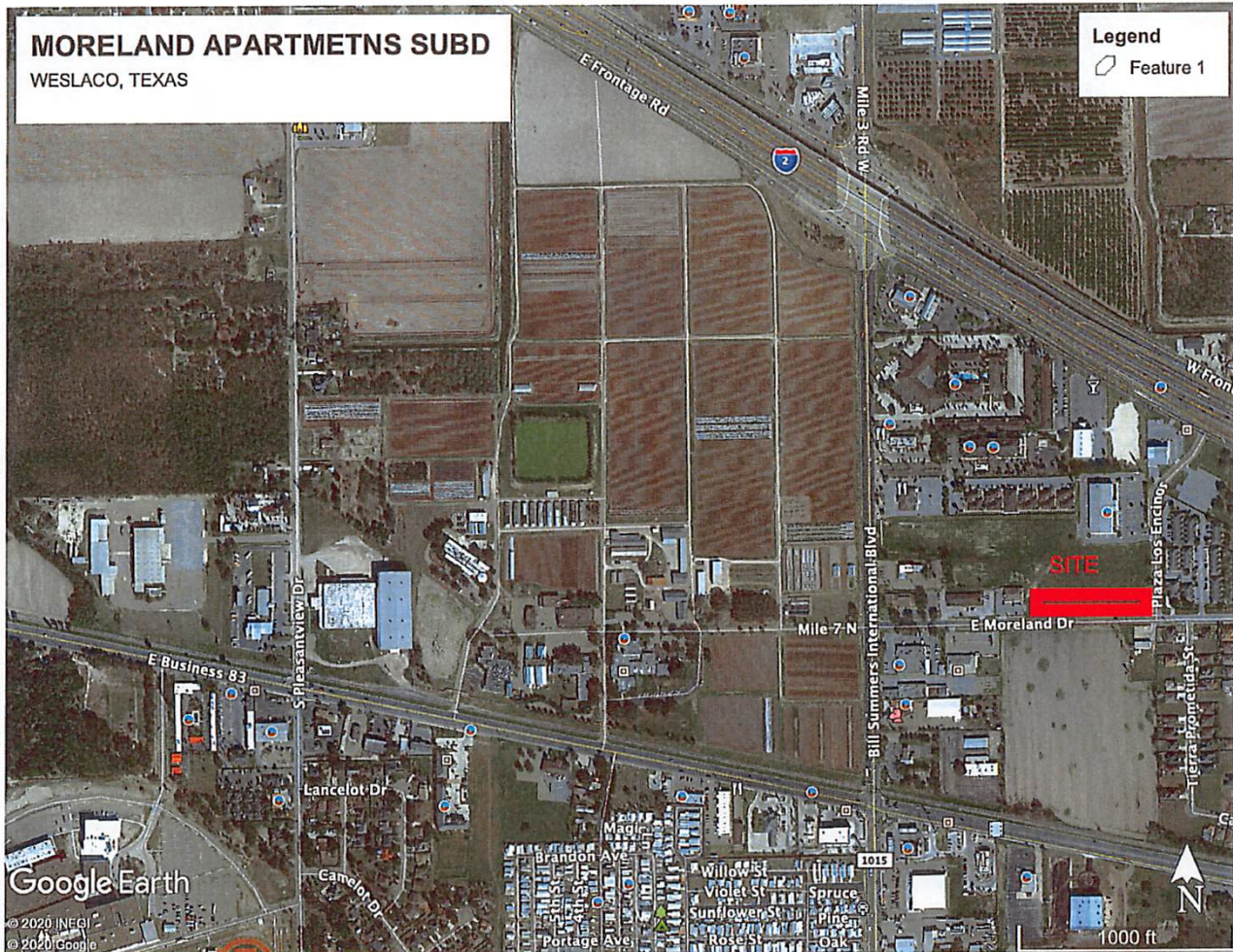
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APPROVED BY PLANNING COMMISSION

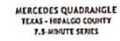
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MERCEDES, TX
2019



DRAINAGE CALCULATIONS

TREVIÑO ENGINEERING
FIRM REGISTRATION NO. F-7906
200 S. 10th St. Ste. 1303
McAllen, Texas 78501
PHONE (956) 283-8847

EXHIBIT A
Drainage Calculations, Area 1

Project Name: MORELAND APARTMENTS SUBDIVISION
Project No.: 20-196

I. General Information

1. Governing Equation: $Q = CIA$ (Rainl. Method), TxDOT IDF Curves for **Hidalgo County** & Mannings Equation (normal depth calculations)

2. TxDOT Intensity Constants for $i = b/(Tc+d)^a$

Undeveloped	Developed	Slope =	%	proposed	Length =	Drop =
(1) year storm	10 year storm	0.38	0.51	existing	130 ft	6 in
b = 0.77	b = 0.77	k = 0.457	k = 0.616	grassed waterway	130 ft	6 in
a = 0.77	a = 0.77	Ku = 1.27		paved area		
d = 0.2	d = 0.2					

where Tc, is calculated with an average overland flow velocity (0-10% slopes):

$$V = (Ku)(k)(Sp)^{1/2}$$

a) existing unimproved conditions: vel = 1.07 ft/sec
b) proposed commercial conditions: vel = 1.26 ft/sec

3) Accepted Runoff Coefficients

a) Building/Roofs	c = 0.90	Runoff	Description
b) Asphalt	c = 0.90	Coeff.	
c) Detention/Trench Trough	c = 0.20		
d) Concrete	c = 0.90		
e) Unimproved area (grass)	c = 0.20		
4) Total Area =	0.242 ac	0.68	Cumulative Areas
Area 1	0.096 ac	0.90	Building/Roofs
Area 2	0.000 ac	0.90	Asphalt
Area 3	0.023 ac	0.20	Detention/Trench Trough
Area 4	0.059 ac	0.90	Concrete
Area 5	0.054 ac	0.20	Unimproved area (grass)

FROM SITE PLAN
C
0.90 ROOF : $4,166/43560 = 0.096$
0.20 DETENTION : $1000/43560 = 0.023$
0.90 CONCRETE : $3,027/43560 = 0.069$
0.20 Unimproved : $2340/43560 = 0.054$
green

Weighted Runoff C = 0.68

II. Existing Conditions

A) Drainage area	Length of runoff =	130 ft
Tc =	$130 / (V \text{ ft/sec} \times 60 \text{ sec}) =$	2.0 min.
I(10 yr) = $b/(Tc+d)^a =$	8.73 in/hr	Use 10.0 min
Q=CIA=	0.20 8.73 0.24 =	0.42 cfs

III. Ultimate Developed Conditions

Weighted Runoff Coefficient

$$C = (C1A1 + C2A2 + C3A3 + C4A4 + \dots) / A_{total} = 0.68$$

A) Drainage area	Length of runoff =	130 ft
Drainage area =	0.24 ac	
Tc =	$130 / (V \text{ ft/sec} \times 60 \text{ sec}) =$	1.7 min.
I(10 yr) = $b/(Tc+d)^a =$	10.83 in/hr	Use 10.0 min
Q=CIA=	0.68 10.83 0.24 =	1.77 cfs

IV. Comments

Qdev = 1.77 cfs
Qexist = 0.42 cfs
Difference = 1.35 cfs



TREVIÑO ENGINEERING

FIRM REGISTRATION NO. F-7906
200 S. 10th St. Ste. 1207
MCALLEN, TEXAS 78501
PHONE (956) 283-8847

Project Name: **MORELAND APARTMENTS SUBD
20-196**

Exhibit B Detention Storage Requirements for

Runoff C = **0.68** Exist Runoff C = **0.2**
Area = **0.242** Exist. Intensity = **8.73**
Post Dev. Tc = **10** min

Time (minutes)	1 50 yrs (in./hr.)	Q (c.f.s.)	Vol. (c.f.)	Qexist. (c.f.s.)	Vol. exist. (c.f.)	Vol. stored (c.f.)
5	13.57	2.23	670	0.42	190	480
10	10.83	1.78	1,069	0.42	254	815
15	9.10	1.50	1,348	0.42	317	1,031
20	7.91	1.30	1,562	0.42	380	1,181
25	7.03	1.16	1,734	0.42	444	1,290
30	6.34	1.04	1,879	0.42	507	1,372
35	5.80	0.95	2,003	0.42	570	1,433
40	5.35	0.88	2,113	0.42	634	1,479
45	4.98	0.82	2,211	0.42	697	1,514
50	4.66	0.77	2,299	0.42	761	1,539
55	4.38	0.72	2,380	0.42	824	1,556
60	4.14	0.68	2,455	0.42	887	1,568
65	3.93	0.65	2,524	0.42	951	1,573
70	3.75	0.62	2,589	0.42	1,014	1,575
75	3.58	0.59	2,649	0.42	1,077	1,572
80	3.43	0.56	2,706	0.42	1,141	1,565
85	3.29	0.54	2,760	0.42	1,204	1,556
90	3.16	0.52	2,812	0.42	1,268	1,544
95	3.05	0.50	2,861	0.42	1,331	1,530
100	2.94	0.48	2,907	0.42	1,394	1,513
105	2.85	0.47	2,952	0.42	1,458	1,494



Runoff Drainage Area	Runoff Coefficient
Business	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
Reference: FHWA, <i>Urban Drainage Design Manual HEC-22</i> , (2001)	

Table 3-3: Runoff Coefficients

In order to assist designers, a flow rate determination table is included in Appendix A.

SOIL PROPERTIES



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas

**MORELAND APARTMENTS
SUBD**



December 8, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

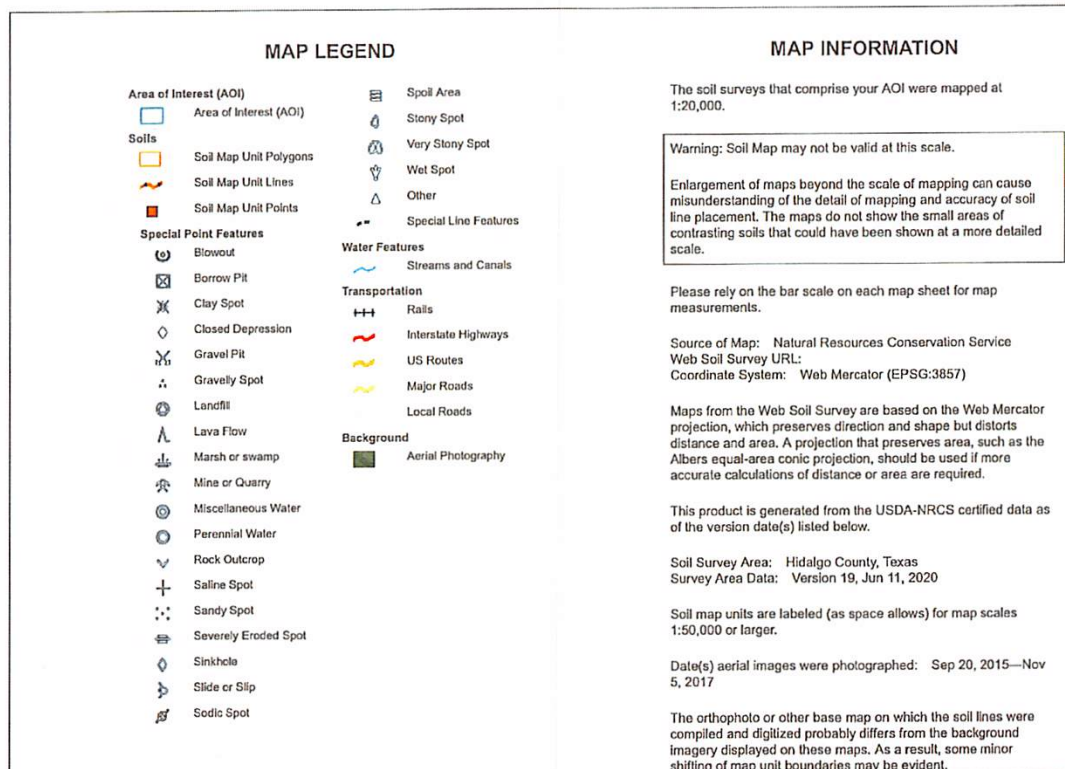
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Custom Soil Resource Report



Custom Soil Resource Report

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	0.8	37.4%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	1.3	62.6%
Totals for Area of Interest		2.0	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxn
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Custom Soil Resource Report

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Custom Soil Resource Report

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

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

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

Custom Soil Resource Report

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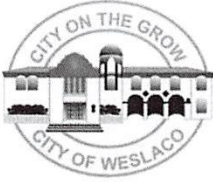
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Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Ten fifteen Subdivision– being 10.33 acres being a resubdivision of lots 1A,2A,3A, 4A,5A and 6A, out of Plaza Diez Quince Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of F.M. 1015 and Mile 6 North. Possible Action.	
Discussion/Overview: The proposed thirty-two (32) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by City of Weslaco services through an 8” sewer line. The property is within a Flood Zone “B”.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: ☒ Mayor’s Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000059-2021

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: Ten Fifteen Subdivision

Location: Northeast corner of F.M. 1015 and Mile 6 North (18th Street)

Legal Description: 10.33 Acres being a resubdivision of Lots 1A, 2A, 3A, 4A, 5A and 6A, out of Plaza Diez Quince Subdivision as recorded in Volume 55, Page 103, Hidalgo County Map Records.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 Secondary and Highway District

Existing Land Use: B-2 Proposed Land Use: Duplexes and Apartments

Number of Lots Proposed: 32 Gross Acreage: 10.33

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Ezequial Reyna Telephone: (956) 497-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: Tx Zip: 78596 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588

Address: 416 E. Dove Ave. Fax: _____

City: McAllen State: Tx Zip: 78504 E-mail: jayhin@rgv.rr.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>H.C.D.D. #1</u>	☒ YES ☐ NO Irrigation District <u>H.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 MINOR PLAT REVIEW

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

_____ **\$355.00 Planning Review fee**

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

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

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

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

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

_____ **Water Rights associated with the property**

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

- _____ 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: Ezequial Reyna

Owner Signature: [Signature]

Date: 4-27-21

is the authorized agent

Authorized Agent Signature: [Signature]

Date: 4/27/21

Authorized Agent Printed Name: Javier Hinojosa, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



**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: Ten Fifteen Subdivision
Location: N.E. Corner of F.M. 1015 and Mile 6 North (18th Street)
Applicant: Javier Hinojosa, P.E. ☐ Owner ☒ Agent
Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

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			
220	Multi-Family (Low Rise)	10.33	N.A.	128 Units	72	86	937

Comments: This development will be completed in one phase
Prepared by: Javier Hinojosa Engineering March 30, 2021 Date:
Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

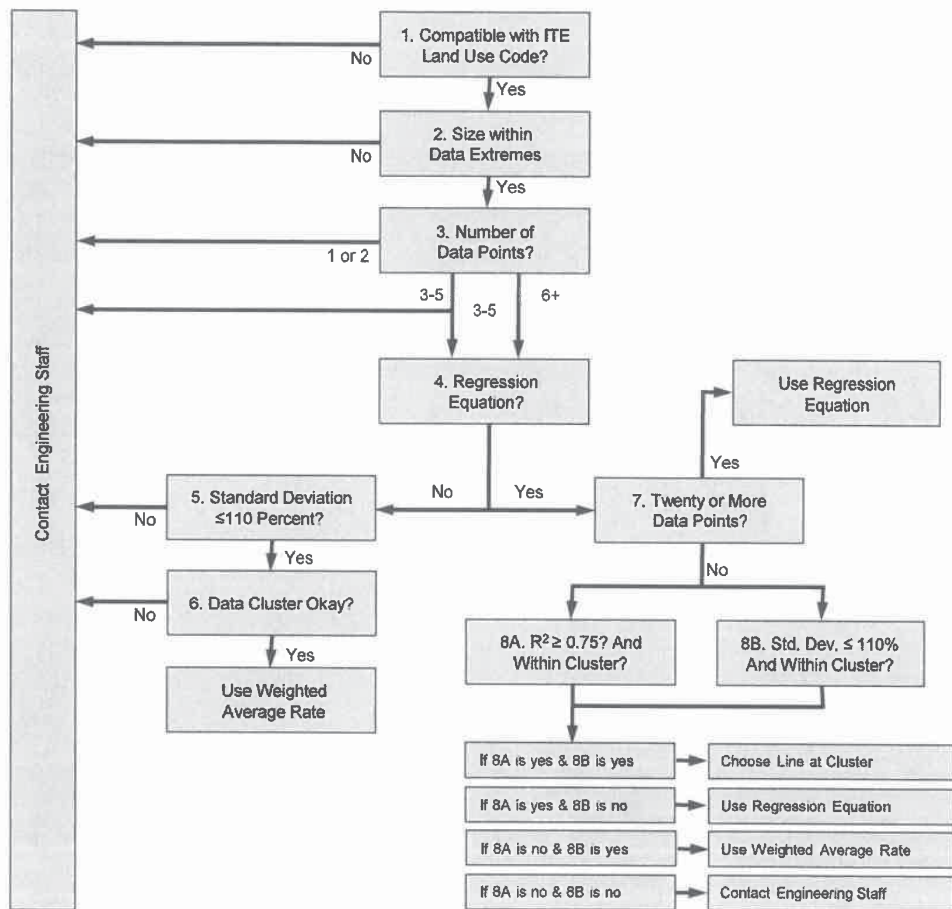
(For Official Use Only, Do Not Write In This Box)

_____ 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#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)

Subdivision Name: Ten Fifteen Subdivision

Location: N.E. corner of F.M. 1015 and Mile 6 North (18th Street)

Applicant: Javier Hinojosa, P.E. (Agent)

Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 32 Number of Dwellings: 128

ITE Code: 220 Multifamily Housing (Low-Rise)

TRIP GENERATION CALCULATIONS:

Weekday, Peak Hour of Adjacent Street Traffic between 7 and 9 am

Avg. Rate: 0.46

$$0.46 \times 128 \text{ Dwellings} = 58.9 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.95 \ln(x) - 0.51$
 $= 0.95 \ln(128) - 0.51$
 $\ln(T) = 4.0994$
 $T = e^{4.0994}$
 $= 60.3 \text{ trips}$

use 60 trips

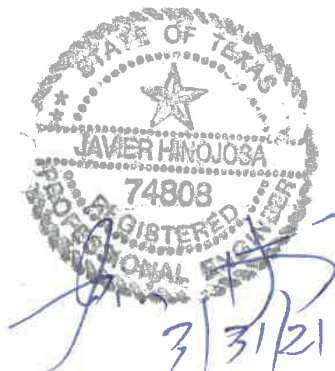
Weekday, Peak Hour of Adjacent Street Traffic between 4 and 6 pm

Avg. Rate: 0.56

$$0.56 \times 128 \text{ Lots} = 71.7 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.89 \ln(x) - 0.02$
 $= 0.89 \ln(128) - 0.02$
 $\ln(T) = 4.2983$
 $T = e^{4.2983}$
 $= 73.6 \text{ trips}$

use 74 trips



Weekday, AM Peak Hour of Generator

Avg. Rate: 0.56

$$0.56 \times 128 \text{ Lots} = 71.7 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.94 \ln(x) - 0.29$
 $= 0.94 \ln(128) - 0.29$
 $\ln(T) = 4.2709$
 $T = e^{4.2709}$
 $= 71.6 \text{ trips}$

use 72 trips

Weekday, PM Peak Hour of Generator

Avg. Rate: 0.67

$$0.67 \times 128 \text{ Lots} = 85.8 \text{ trips}$$

Fitted Curve: $T = 0.66(x) + 1.41$
 $= 0.66(128) + 1.41$
 $= 85.9 \text{ trips}$

use 86 trips

Weekday Trips

Avg. Rate: 7.32

$$7.32 \times 128 \text{ Lots} = 937.0 \text{ trips}$$

Fitted Curve: $T = 7.56(x) - 40.86$
 $= 7.56(128) - 40.86$
 $= 926.8 \text{ trips}$

use 937 trips



**Proposed
Ten Fifteen Subdivision
Weslaco, Texas**

DRAINAGE REPORT

Prepared For:

**City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596**

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

**TBPE FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
Fax: (956) 994-8102
e-mail: javhin@rgv.rr.com**

March 31, 2021

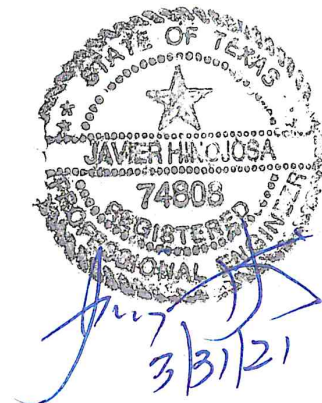


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SOILS MAP AND DESCRIPTIONS	19-26

Drainage Statement Ten Fifteen Subdivision Weslaco, Texas

Introduction

Ten Fifteen Subdivision is a 10.33 acre tract of land, being a resubdivision of Lots 1a, 2a, 3a, 4a, 5a and 6a, out of Plaza Diez Quince Subdivision as recorded in Volume 55, Page 103, Hidalgo County Map Records. This subdivision is located at the northeast corner of Mile 6 North (18th Street) and F.M. 1015 (International Blvd.) and is located within the city limits of Weslaco, Texas.

Flood Plain

The subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the 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)". The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or 18" above natural ground, whichever is higher.

Soil Conditions

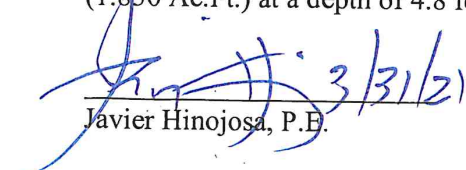
According to the soil survey report prepared for Hidalgo County by the USDA Soil Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25), Hidalgo County Sandy Loam (28), and Racombes Sandy Clay Loam (48). Soils group 25, 28 and 48 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index.

Pre-developed Conditions

The current land use for this property has been an open field and has an existing runoff generally in a southerly direction. Based on an existing 10-year storm, a total storm runoff of 10.06 cubic feet per second is being generated by this site.

Proposed Conditions

Ten Fifteen Subdivision is a 32 multi-family lot subdivision (two duplexes per lot). Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall be a 24" throughout this development and shall discharge into a proposed detention pond located adjacent to F.M. 1015. The detention pond shall discharge into a City of Weslaco drainage ditch located along the north side of this subdivision via an existing 24" pipe. The proposed development will increase runoff to a maximum of 34.42 cubic feet per second for an increase Q of 24.36 cubic feet per second based on a 50-year storm. Required detention for this subdivision is 43,769 cubic feet (1.005 Ac.Ft.). The detention pond has a capacity of 79,710 cubic feet (1.830 Ac.Ft.) at a depth of 4.8 feet.

 3/31/21
Javier Hinojosa, P.E.



DRAINAGE ANALYSIS

PROJECT NAME: **Ten Fifteen Subdivision**

DATE: March 31, 2021

I. Existing Condition-10 year

Ex. Area:	449,868 sf	Int. Coeff. "k	0.213 Table 3-2
	10.328 ac	K _u	3.28
Imp. Area:	- sf	Length	600
% Imp. :	0.00	Velocity	0.312441 ft/sec
Slope :	0.2 %		
tc :	32.01 min		
Rainfall Intensity (10yr)			4.820 in/hr
c factor			0.213
Q peak existing condition:			10.60 cfs

II. Future Condition-50 year

Future area:	449,868.00 sf		
	10.33 ac		
Estimated Imp. Area:	279,024 sf		
% Imp. :	0.62		
Slope :	0.20%		
tc :	22.67 min		
Rainfall Intensity (50yr)			7.406 in/hr
c factor			0.450
Q future cond. = Aci = i *	=	34.42 *	0.45
			4.64739669 i

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf	
30	0.50	6.343	29.48	53,057	10.60	16,755	36,303	
40	0.67	5.350	24.86	59,673	10.60	19,936	39,737	
50	0.83	4.658	21.65	64,938	10.60	23,117	41,821	
60	1.00	4.144	19.26	69,328	10.60	26,298	43,030	
70	1.17	3.745	17.41	73,105	10.60	29,479	43,626	
80	1.33	3.426	15.92	76,430	10.60	32,660	43,769	MAX.
90	1.50	3.164	14.70	79,406	10.60	35,842	43,564	
100	1.67	2.944	13.68	82,105	10.60	39,023	43,082	
110	1.83	2.757	12.81	84,578	10.60	42,204	42,374	
120	2.00	2.596	12.06	86,864	10.60	45,385	41,480	

Storage Required: 43,769 cf
Storage Required: 1.005 Ac.-Ft.
w/ release rate of: 10.60 cfs



TABLE 3-2: Intercept Coefficients	
Land Cover/ Flow Regime	"k"
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

H.C.D.D. No. 1 "c" values for Rational Method	
Type of Drainage Area	Runoff Coefficient "c"
Residential	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.3
Single Family (Lots greater than 1/2 acre)	0.25
Multi-Family (Less than 20 DU / AC)	0.45
Multi-Family (Greater than 20 DU / AC)	0.55
Business Districts:	0.7
Industrial	
Light areas	0.5
Heavy areas	0.6
Railroad yard areas	0.2
Parks, cemeteries	0.1
Unimproved Areas	
Bare Surface	0.3
Grassland	0.25
Cultivated	0.2
Woodlands	0.15
Streets	
Asphalt	0.7
Concrete	0.75
Drives and walks	0.75

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots + C_n A_n) / A_{\text{total}}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	137895	3.166	0.791
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention	0.25	32949	0.756	0.189
Streets				
Asphalt	0.7	54584	1.253	0.877
Concrete	0.75	0	0.000	0.000
Parking/Driveways	0.75	90720	2.083	1.562
Sidewalks	0.75	26712	0.613	0.460
Buildings	0.75	107008	2.457	1.842
Total:		449,868	10.328	3.420
Weighted "c":			0.331	

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

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

TABLE I TIME OF CONCENTRATION DETERMINATION Ten Fifteen Subdivision											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.213	600		32.01						32.01
D.A. #1	Overland & Gutter	0.450	145		7.73			295	1.0	4.92	12.65
D.A. #1-D.A.#2	Pipe Flow	0.450						36	3.0	0.20	12.85
D.A. #2	Overland & Gutter	0.450	130		6.93			297	1.0	4.95	11.88
D.A.#2-OUTFALL #1	Pipe Flow	0.450						162	3.0	0.90	13.75
D.A.#3	Overland & Gutter	0.450	145		7.73			127	1.0	2.12	9.85
D.A.#3-D.A.#4	Pipe Flow	0.450						36	3.0	0.20	10.05
D.A.#4	Overland & Gutter	0.450	130		6.93			137	1.0	2.28	9.22
D.A.#4-OUTFALL #2	Pipe Flow	0.450						162	3.0	0.90	10.95
D.A.#5	Overland & Gutter	0.450	145		7.73			260	1.0	4.33	12.07
D.A.#5-D.A.#6	Pipe Flow	0.450						36	3.0	0.20	12.27
D.A.#6	Overland & Gutter	0.450	130		6.93			280	1.0	4.67	11.60
D.A.#6-OUTFALL#3	Pipe Flow	0.450						162	3.0	0.90	13.17
OUTFL1-OUTFL2	Channel Flow	0.450						362	2.0	3.02	16.77
OUTFL2-OUTFL3	Channel Flow	0.450						362	2.0	3.02	19.78
OUTFL3-DA.#7	Channel Flow	0.450						273	2.0	2.28	22.06
D.A.#7	Overland & Gutter	0.450	45		2.40			103	1.0	1.72	4.12
D.A.#7-D.A.#8	Pipe Flow	0.450						36	3.0	0.20	22.26
D.A.#8	Overland & Gutter	0.450	7		0.37			223	1.0	3.72	4.09
D.A.#-DITCH	Pipe Flow	0.450						74	3.0	0.41	22.67

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

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

TABLE 1A FLOWRATE DETERMINATION Ten Fifteen Subdivision								
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	10.328	0.213	32.01	10	4.820	10.60		
D.A. #1	1.701	0.450	12.65	10	7.896	6.04		
D.A. #1-D.A.#2	1.701	0.450	12.85	10	7.840	6.00	24	0.071%
D.A. #2	2.096	0.450	11.88	10	8.118	7.66		
D.A.#2-OUTFALL #1	3.797	0.450	13.75	10	7.600	12.99	24	0.330%
D.A.#3	0.763	0.450	9.85	10	8.785	3.02		
D.A.#3-D.A.#4	0.763	0.450	10.05	10	8.714	2.99	24	0.018%
D.A.#4	0.944	0.450	21.04	10	6.132	7.16		
D.A.#4-OUTFALL #2	1.707	0.450	21.28	10	6.096	4.68	24	0.043%
D.A.#5	1.911	0.450	12.07	10	8.064	6.93		
D.A.#5-D.A.#6	1.911	0.450	12.27	10	8.005	6.88	24	0.093%
D.A.#6	2.263	0.450	11.60	10	8.204	8.35		
D.A.#6-OUTFALL#3	4.174	0.450	13.17	10	7.754	14.56	24	0.415%
OUTFL1-OUTFL2	3.797	0.450	16.77	10	6.904	11.80		
OUTFL2-OUTFL3	5.504	0.450	19.78	10	6.338	15.70		
OUTFL3-DA.#7	9.678	0.450	22.06	10	5.976	26.03		
D.A.#7	0.279	0.450	4.12	10	11.607	1.46		
D.A.#7-D.A.#8	9.957	0.450	22.26	10	5.947	26.64	24	1.390%
D.A.#8	0.149	0.450	4.09	10	11.626	0.78		
D.A.#-DITCH	10.106	0.450	22.67	10	5.887	26.77	24	1.403%

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

$$I = \frac{b}{(T_c + d)^{0.6}}$$

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

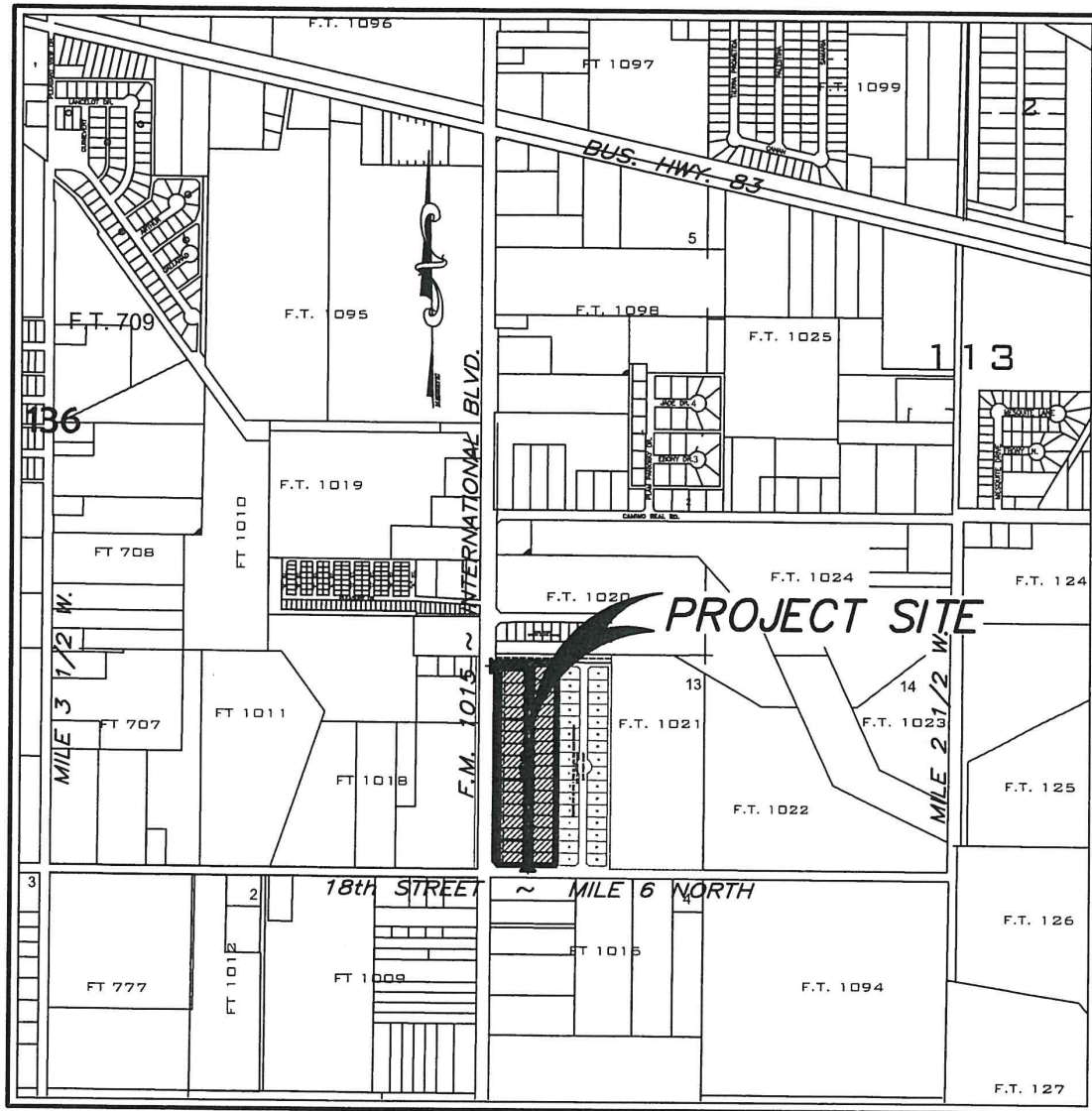
$$\text{formula } I = b/(t_c + d)^e$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

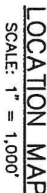
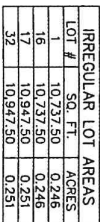
where:	<u>2yr</u>	<u>5yr</u>	<u>10yr</u>
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

	<u>25yr</u>	<u>50yr</u>	<u>100yr</u>
	0.771	0.749	0.740
	98	99	103
	9.2	9.2	9.6



LOCATION MAP

SCALE: 1" = 1,000'



SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 55, PAGE 103, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.33 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF FARM TRACT 1021, WEST AND ADAMS TRACT SUBDIVISION, ALSO BEING THE SOUTHWEST CORNER OF PLAZA DUE QUINCE SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE OF FARM TRACT 1021 AND THE CENTRELINE OF MILE 6 NORTH, A DISTANCE OF 429.00 FEET TO A FARM MAIL, THENCE NORTH 50.00 FEET TO A FARM NO. 4 REBAR (W/ PLASTIC CAP STAMPED REC) AT THE EXISTING NORTH POINT-OF-WAY LINE OF MILE 6 NORTH FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE POINT-OF-BEGINNING;

344.00 FEET TO A FOUND NO. 4 REBAR FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;
THENCE N. 45.00° E. 1/4 ALONG A 25 FOOT CORNER CLIP A DISTANCE OF 35.36 FEET TO FOUND NO. 1 REBAR ON THE EAST RIGHT-OF-WAY OF F.M. 1015 (INTERNATIONAL BLVD.) FOR THE MOST WESTERY SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE OF F.M. 1015 (INTERNATIONAL BLVD.), A DISTANCE OF 1,195.00 FEET TO A FOUND NO. 4 REBAR FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE EAST, ALONG THE SOUTH SIDE OF A 50 FOOT H.C.I.D. NO. 9 DITCH RIGHT-OF-WAY, A DISTANCE OF 369.00 FEET TO A FOUND NO. 4 REBAR FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH, AT A DISTANCE OF 1,220 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.33 ACRES OF LAND, MORE OR LESS.

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0525 B, REWISED JANUARY 2, 1991. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
3. A TOTAL OF 1,005 ACRES-FEET (43,789 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THE SUBDIVISION. DETENTION SHALL BE PROVIDED WITHIN THE DRAINAGE DETENTION AREA ALONG THE WEST SIDE OF THIS SUBDIVISION.
4. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE DRAINAGE DETENTION AREA. THE DRAINAGE DETENTION AREA SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, OR ANY OBSTRUCTIONS THAT WOULD INTERFERE WITH THE MAINTENANCE OF THE DETENTION AREA.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25 FEET
REAR: 15 FEET
SIDE: 5 FEET
SIDE CORNER: 10 FEET
6. A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF F.W. 1015 AND ALONG THE NORTH SIDE OF 18th STREET.
7. A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT THE OF BUILDING PERMIT.
8. PROJECT BENCHMARK: MAGNETIC NAIL SET 27.55 FEET SOUTH AND 310.57 FEET EAST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION: 66.64' (NAD 83-NAVD 88) (ZONE 4205 TX SOUTH). NORTHING: 16592857.402 EASTING: 11827411.954
9. SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS.
11. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF MESQUITE LANDSCAPE ORDINANCE.
12. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TYPES & FOLLOW-UP STEP.
13. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF MESQUITE ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.

10.33 ACRES BEING A RESUBDIVISION OF LOTS 1A, 2A, 3A, 4A, 5A AND 6A, OUT OF PLAZA DIEZ QUINCE SUBDIVISION AS RECORDED IN VOLUME 55, PAGE 103 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TEL FIFTEEN SUBDIVISION TO THE CITY OF WESTLOO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBMITTED HERETO, DOES (DO) HEREBY SURRENDER SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME:	DATE
EZEQUIEL RETNA	
OWNER: RETNA FAMILY DEVELOPMENT, LTD.	
ADDRESS: 702 W. EXPRESSWAY 83	
WESLACO, TEXAS 78536	

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUEIL PENNA known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF TEN FIFTEEN SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESTLACO

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE

SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU DATE

THIS PLAT OF TEN FIFTEEN SUBDIVISION HAS BEEN SUBMITTED TO, CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____

CHAIRMAN

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 HAS THE _____ DAY OF _____, 2021.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY'S OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9.

SECRETARY _____ PRESIDENT _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAMER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JOSE CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAYARDO, JR.
HIDALGO COUNTY CLERK

COUNTY CLERK

ON-AT-MI/MI

[illegible]

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE OF PREPARATION: MARCH, 2021

DRAWN BY: P.G. & A.G.

JAVIER HINOJOSA ENGINEERING

CONSULTING ENGINEERS

416 E. DOVE AVENUE MCALLEN, TEXAS

PHONE (956) 668-1588

TRAF FIBM No F-1295



PRELIMINARY SITE PLAN TEN FIFTEEN SUBDIVISION



**PRELIMINARY
NOT FOR BUILDING
PERMIT OR
CONSTRUCTION**

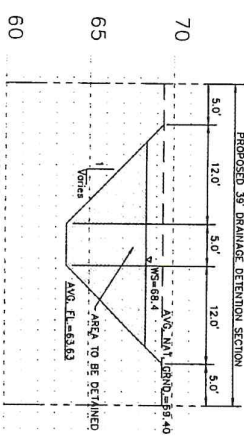
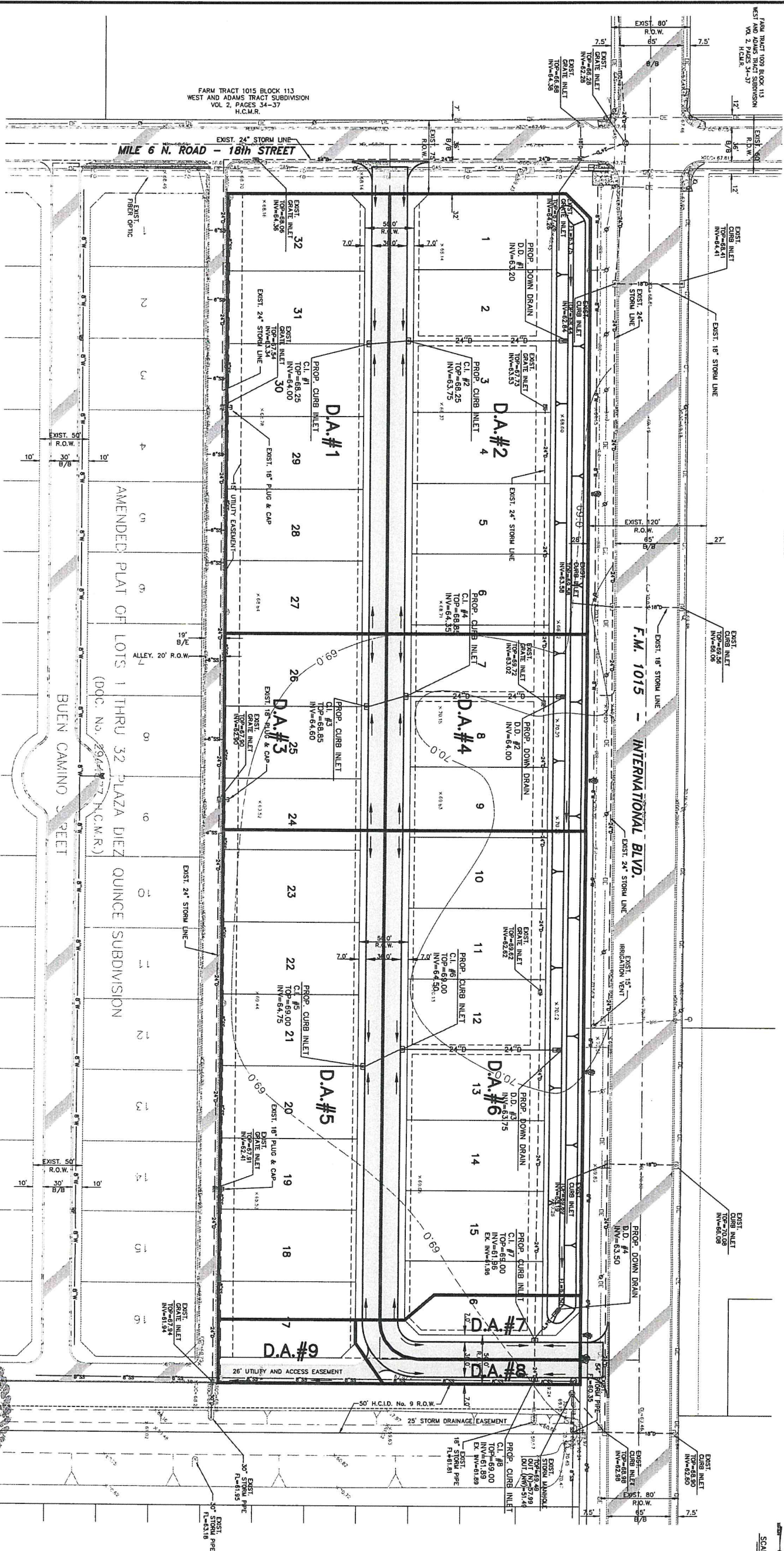
FRANK P. KEY & ASSOCIATES AIA
1100 E. ASHBORE AVE., SUITE 704
MCKINNEY, TX 75069
TEL. 972-334-1113, FAX 972-334-1113
FPM/1/21/85/OF/01/1P/12/00/01

DATE	DESCRIPTION	BY
09-05-20	HOUSE OF RESULTS	MP

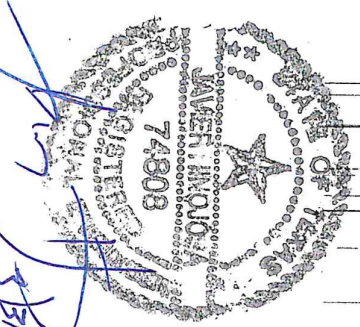
THE LEFT OF THE SPECTRUM IS ATTRIBUTED TO THE CHINESE INFLUENCE FOR WHICH SEE NOTE IN INDEX. ENGLISH-CHINESE IN REL. 1 PART 10.

**DIEZ QUINCE
DUPLICES**
FM 1015, 73598
WESLACO, TX

NO. OF PLANT	NO. OF MACHINES	YIELD
		kg.



DETECTION SECTION
TOTAL DETENTION AREA THIS SECTION: 538.5 S.F.
DETENTION CALCULATION: 71.17 S.F. x 10' = 711.70 S.F.
SCALE: HORIZ. = 1" = 10'
VERT. = 1" = 5'



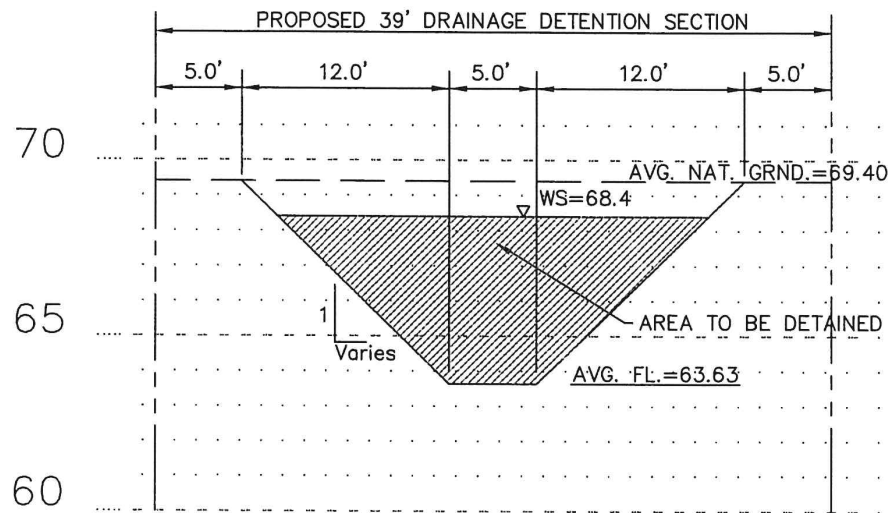
DATE:	REVISIONS
XXXXXX	
PROJ. NO. 2021	
DATE: APRIL 2021	
DRAWN BY: LUIS HERNANDEZ	
CHK. BY: J.H.	



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOVE AVENUE, MCALLER, TEXAS 75904
PHONE (936) 668-1569
johinojosa@jhe.com
TYP. FIRM NUMBER F-1285

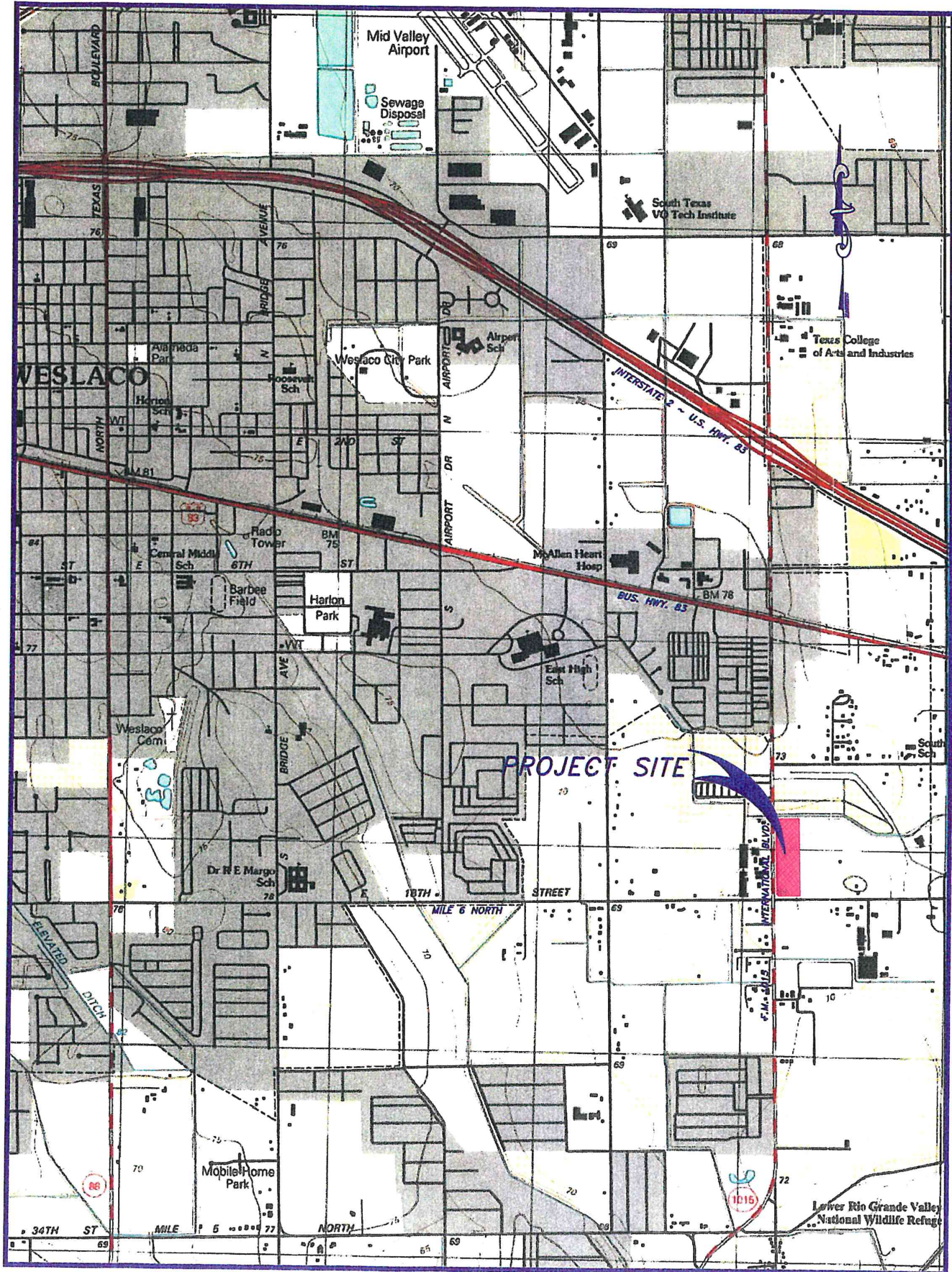
DRAINAGE AREA MAP
TEN FIFTEEN SUBDIVISION
WESLACO, TEXAS

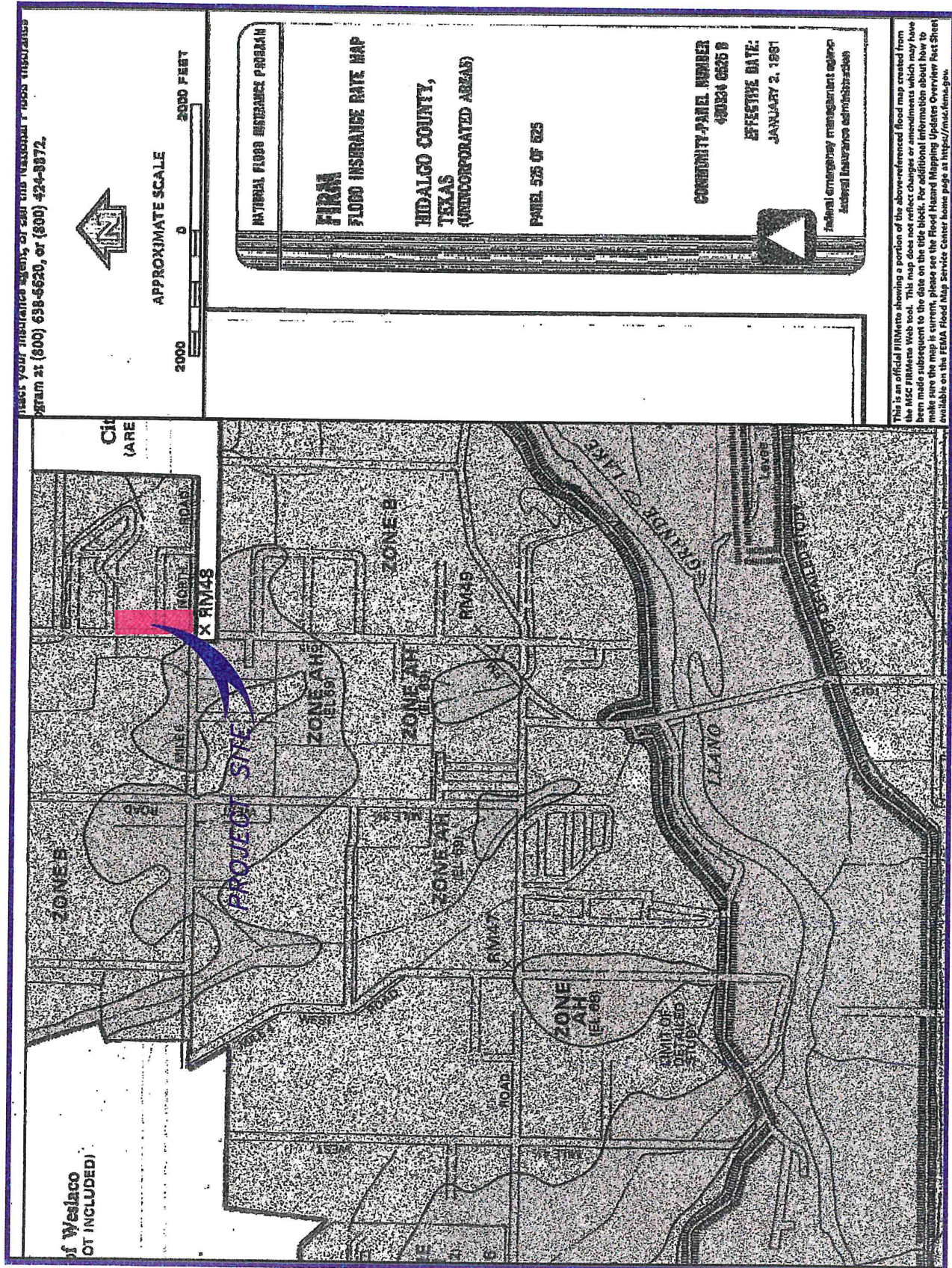
SHEET
1
OF 1 SHEETS



DETENTION SECTION

TOTAL DETENTION AREA THIS SECTION: 538.8 S.F.
DETENTION CALCULATION: 71.17 S.F. x 1120 FT. = 79,710.4 C.F.
SCALE: HORIZ. = 1" = 10'
VERT. = 1" = 5'



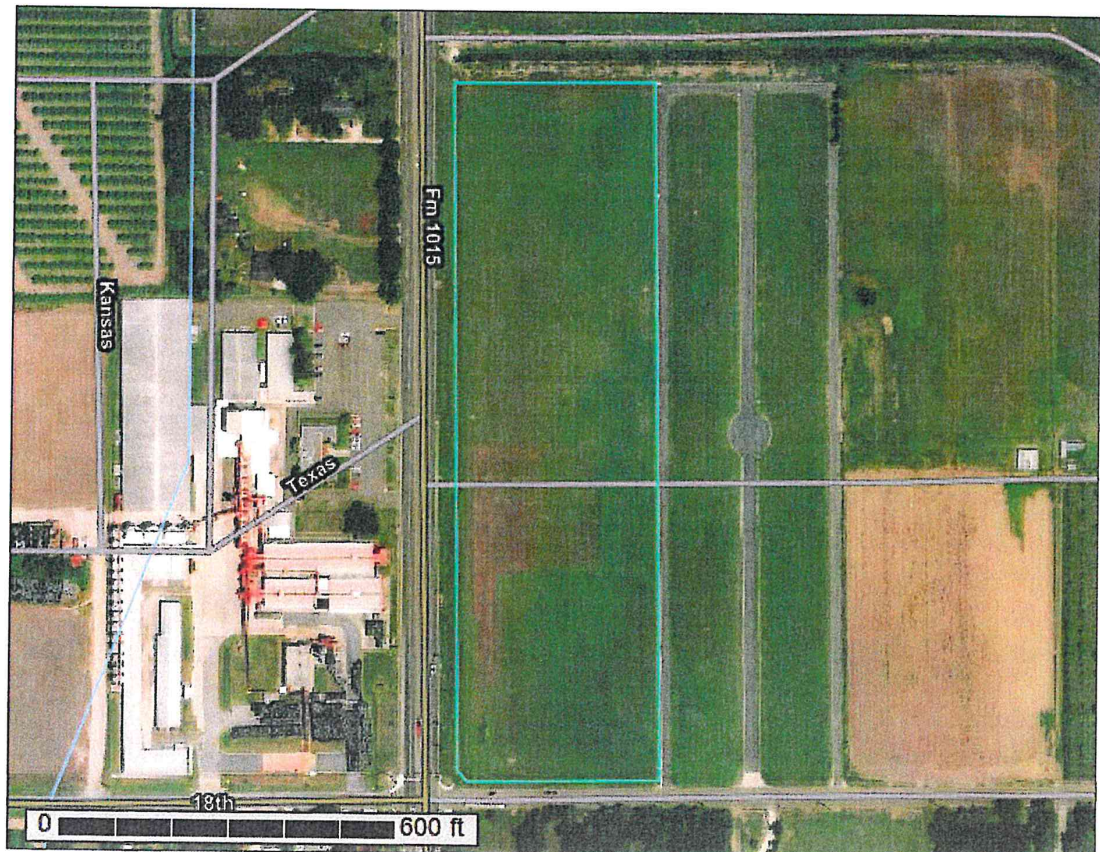




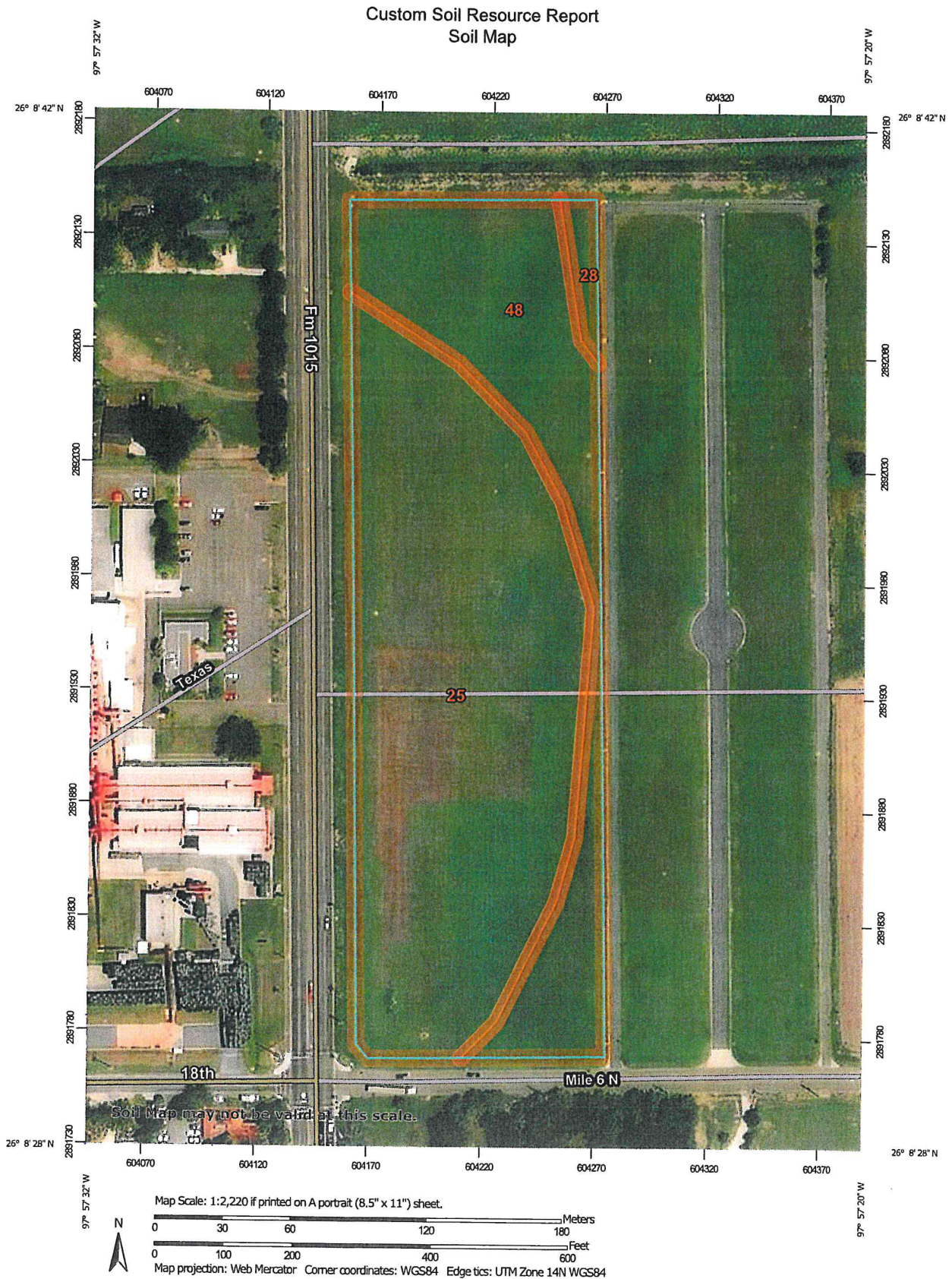
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas

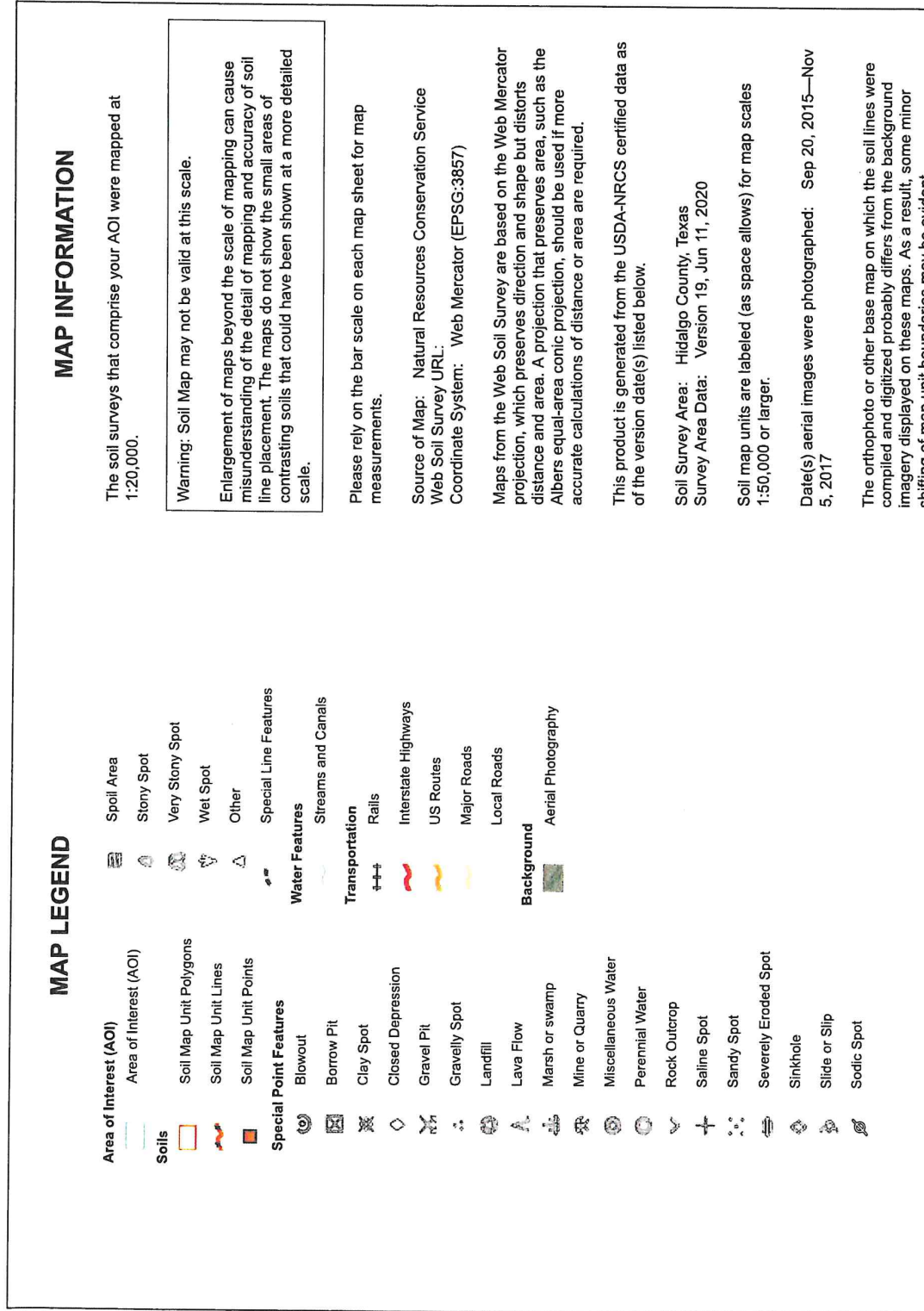
TEN FIFTEEN SUBDIVISION



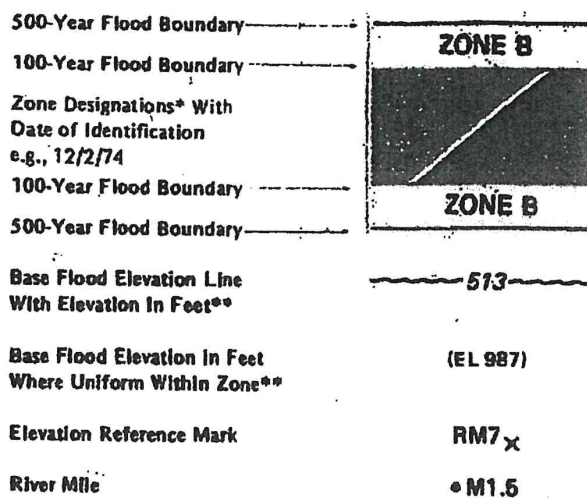
March 30, 2021



Custom Soil Resource Report



KEY TO MAP



**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

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.

Custom Soil Resource Report

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	6.9	67.0%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.2	1.9%
48	Racombes sandy clay loam, 0 to 1 percent slopes	3.2	31.2%
Totals for Area of Interest		10.3	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

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	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrol	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
					ft			in			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3,4----- Brennan	B	None-----	---	---	M	---	---	---	---	Moderate	Low
5,6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low
13.* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Low-----	Low
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	High-----	Low
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate
21.* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
25, 26, 27, 28 29 Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low
31.* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low

HYDROLOGIC LEGEND

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	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrol	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
					Ft			In			
Urban land.											
32:* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	---	High-----	Low
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Benito	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Racombes	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville---	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.

HYDROLOGIC LEGEND



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Amber Estates– being 19.719 acres acre tract of land, out of farm Tract 192, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the east side of Mile 6 North ½ a Mile North of Mile 10 North. Possible Action.	
Discussion/Overview: The proposed thirty (30) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through an 10" waterline and sewer by OSSF The property is within a Flood Zone "X". Applicant is requesting a variance for off-site drainage and OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000060-2021

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: AMBER ESTATES

Location: EAST SIDE OF HIGHWAY 102 1/2 MILE NORTH OF HIGHWAY 102

Legal Description: A 19.719 ACRE TRACT OF LAND OUT OF FARM TRACT 192 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: R1

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 30 Gross Acreage: _____

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: ALBERT HANES Telephone: 630-0216

Address: 502 E. Expressway 83, Suite 5 Fax: _____

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

ENGINEER INFORMATION

Name: Willie Aracil Telephone: 784-0218

Address: 526 N. 5th St. Fax: _____

City: Donna State: Tx Zip: 78537 E-mail: namengineering@yahoo.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: PAWSC
☒ YES ☐ NO Wastewater Provision: OSSF
☒ YES ☐ NO Electric Company: MAGIC VALLEY

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Albert J Hanks Jr.

Owner Signature: [Signature] Date: _____

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 4/29/21

Authorized Agent Printed Name: Willie Armat, s

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

VAR-000062-2021

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: AMBER ESTATES

Location: EAST SIDE OF MILE 6 NORTH, 1/2 MILE NORTH OF MILE 10

Legal Description: A 19.719 ACRE TRACT OF LAND OUT OF FARM TRACT 192, 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:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Albert Hankes Telephone: 956-630-0216
Address: 502 E. Expressway #3 Suite 6 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: Albert Hankes

Owner Signature: [Signature] Date: 4/28/21

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 4/27/21

Authorized Agent Printed Name: Willie Aratis



APPLICATION FOR VARIANCE

V AR-000061-2021

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: AMBER ESTATES

Location: EAST SIDE OF MILE 6, 1/2 MILE NORTH OF MILE 10 NORTH

Legal Description: 19.719 ACRE TRACT OF LAND OUT OF FARM TRACT 192, WEST AND ADAMS TRACT, 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 ON SITE DETENTION, REQUIRED DETENTION WILL BE ACCOMPLISHED AT EXISTING DRAIN DITCH ON EAST SIDE

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Albert Hank

Owner Signature: [Signature] Date: 4/28/21

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 4/28/21

Authorized Agent Printed Name: Willie Anatic



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

April 22, 2021

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

RE: AMBER ESTATES

Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Amber Estates, Guillermo Arratia, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCCID9 ditch, maintained by the HCDD1. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

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

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

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in blue ink that reads "Hector Garcia".

Hector H. Garcia De Pena, EIT
District Engineer in Training

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

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

DRAINAGE REPORT
For
AMBER ESTATES

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



Guillermo A. Arratia, P.E.
4/8/21

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"**

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

DRAINAGE REPORT
For
AMBER ESTATES

I. PROJECT LOCATION

A 19.719 acre Tract of land out of the south half of Farm Tract 192, Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 324803 and is located on the east side of Mile 6 North Road, 2,640.00 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 (7.77 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 10.47 cfs for a total 18.2 cfs, I have calculated that 60,675 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 60,675 CF will be accomplished by excavating this volume on the existing Drain Ditch.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<i>Hector Garcia</i>	
H.C.D.D. NO. 1	DATE <i>4/29/21</i>



Pauli Col. PE
4/8/21

DRAINAGE CALCULATIONS EXHIBIT "A"
AMBER ESTATES

AREA= 19.71 Ac.

TxDOT Intensity Constants for $I = b / (T_c + d)^e$

Existing Conditions

Length= 1200 ft.

Slope= 0.1 %

Cexist.= 0.2

Time of Concentration= 121 min.

Text. = 121 min.

Iexist.= 1.97 in/hr

Qexist.= 7.77 cfs.

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= 94 min.

Tfut.= 94 min.

Ifut.= 3.07 in/hr

Qfut.= 18.2 cfs.

Qin= 5.91 i

50 year storm

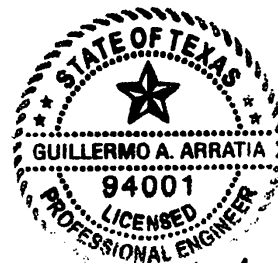
b= 99

e= 0.749

d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	64.01	38406	7.77	24210	14,197
20	7.91	46.76	56112	7.77	26540	29,572
30	6.34	37.50	67506	7.77	28870	38,636
40	5.35	31.63	75923	7.77	31201	44,722
50	4.66	27.54	82622	7.77	33531	49,091
60	4.14	24.50	88208	7.77	35862	52,346
70	3.75	22.15	93014	7.77	38192	54,821
80	3.43	20.26	97244	7.77	40523	56,721
90	3.16	18.71	101030	7.77	42853	58,177
110	2.76	16.30	107611	7.77	47514	60,097
120	2.60	15.35	110520	7.77	49845	60,675

Storage Requires= 60,675 cubic feet = 1.39 ac-ft



Guillermo A. Arratia P.E.
4/9/21

TABLE 5. 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			
	e	b	d	a	e	b	d	a	e	b	d	a	e	b	d	a	e	b	d	a	e	b	d	a
Hempflitt	0.845	55	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.843	103	10.7	0.843	103	10.7	0.843	103	10.7	0.843	103	10.7
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.773	93	9.0	0.773	93	9.0	0.773	93	9.0	0.773	93	9.0
Hidalgo	0.831	74	9.5	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.771	98	9.2	0.771	98	9.2	0.771	98	9.2	0.771	98	9.2
Hill	0.799	67	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.773	91	8.8	0.773	91	8.8	0.773	91	8.8	0.773	91	8.8
Heckley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.812	78	10.0	0.812	78	10.0	0.812	78	10.0	0.812	78	10.0
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.782	90	8.3	0.782	90	8.3	0.782	90	8.3	0.782	90	8.3
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.767	88	9.1	0.767	88	9.1	0.767	88	9.1	0.767	88	9.1
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.748	86	8.3	0.748	86	8.3	0.748	86	8.3	0.748	86	8.3
Howard	0.805	42	9.2	0.800	55	10.1	0.802	65	10.0	0.796	76	10.1	0.796	76	10.1	0.796	76	10.1	0.796	76	10.1	0.796	76	10.1
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.819	60	11.4	0.819	60	11.4	0.819	60	11.4	0.819	60	11.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.776	93	9.2	0.776	93	9.2	0.776	93	9.2	0.776	93	9.2
Hutchinson	0.850	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.851	100	11.0	0.851	100	11.0	0.851	100	11.0	0.851	100	11.0
Irion	0.780	37	8.1	0.789	55	9.6	0.779	61	9.6	0.783	77	9.6	0.783	77	9.6	0.783	77	9.6	0.783	77	9.6	0.783	77	9.6
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	88	8.5	0.782	88	8.5	0.782	88	8.5	0.782	88	8.5
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.745	89	8.5	0.745	89	8.5	0.745	89	8.5	0.745	89	8.5
Jasper	0.782	55	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.719	78	7.4	0.719	78	7.4	0.719	78	7.4	0.719	78	7.4
Jeff Davis	0.821	35	9.5	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.802	65	10.8	0.802	65	10.8	0.802	65	10.8	0.802	65	10.8
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	86	7.5	0.730	86	7.5	0.730	86	7.5	0.730	86	7.5	0.730	86	7.5
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.780	98	9.4	0.780	98	9.4	0.780	98	9.4	0.780	98	9.4
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.768	94	8.9	0.768	94	8.9	0.768	94	8.9	0.768	94	8.9
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.778	90	8.6	0.778	90	8.6	0.778	90	8.6	0.778	90	8.6	0.778	90	8.6
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.780	82	9.0	0.780	82	9.0	0.780	82	9.0	0.780	82	9.0
Karnas	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.767	91	8.9	0.767	91	8.9	0.767	91	8.9	0.767	91	8.9
Kaufman	0.797	57	8.6	0.780	72	9.0	0.776	80	9.0	0.777	93	9.0	0.777	93	9.0	0.777	93	9.0	0.777	93	9.0	0.777	93	9.0
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.764	84	8.3	0.764	84	8.3	0.764	84	8.3	0.764	84	8.3
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.763	94	8.7	0.763	94	8.7	0.763	94	8.7	0.763	94	8.7
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.806	85	10.0	0.806	85	10.0	0.806	85	10.0	0.806	85	10.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.763	80	8.0	0.763	80	8.0	0.763	80	8.0	0.763	80	8.0
Kimble	0.776	42	8.2	0.758	53	7.6	0.753	56	7.6	0.757	75	7.6	0.757	75	7.6	0.757	75	7.6	0.757	75	7.6	0.757	75	7.6
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.802	87	9.6	0.802	87	9.6	0.802	87	9.6	0.802	87	9.6
Kimney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.777	82	8.0	0.777	82	8.0	0.777	82	8.0	0.777	82	8.0
Kieberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.761	93	8.7	0.761	93	8.7	0.761	93	8.7	0.761	93	8.7
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.798	88	9.3	0.798	88	9.3	0.798	88	9.3	0.798	88	9.3
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.769	87	8.9	0.769	87	8.9	0.769	87	8.9	0.769	87	8.9
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.821	80	9.6	0.821	80	9.6	0.821	80	9.6	0.821	80	9.6

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

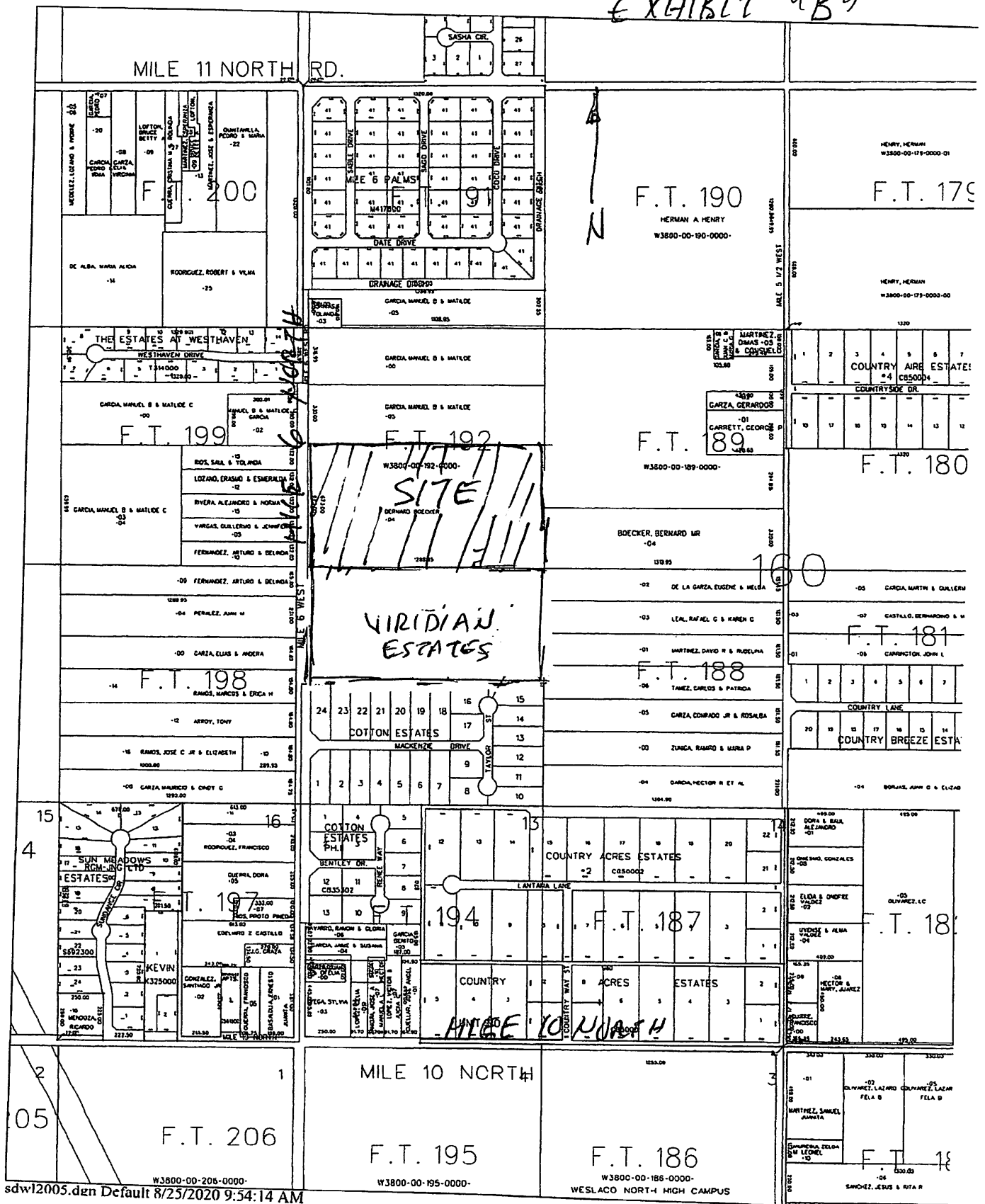
Hydrologic Soil Group	A			B			C			D		
Recurrence Interval	5	10	100	5	10	100	5	10	100	5	10	100
Land Use Or Surface Characteristics												
Business:												
A. Commercial Area	.75	.80	.95	.80	.85	.95	.80	.85	.95	.85	.90	.95
B. Neighborhood Area	.50	.55	.65	.55	.60	.70	.60	.65	.75	.65	.70	.80
Residential:												
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. 50%-75% Grass (Fair Condition)	.10	.10	.15	.20	.20	.25	.30	.35	.40	.30	.35	.40
B. 75% Or More Grass (Good Condition)	.05	.05	.10	.15	.15	.20	.25	.25	.30	.30	.35	.40
Undeveloped Surface ¹ (By Slope) ²												
A. Flat (0-1%)	0.04-0.09			0.07-0.12			0.11-0.16			0.15-0.20		
B. Average (2-6%)	0.09-0.14			0.12-0.17			0.16-0.21			0.20-0.25		
C. Steep	0.13-0.18			0.18-0.24			0.23-0.31			0.28-0.38		

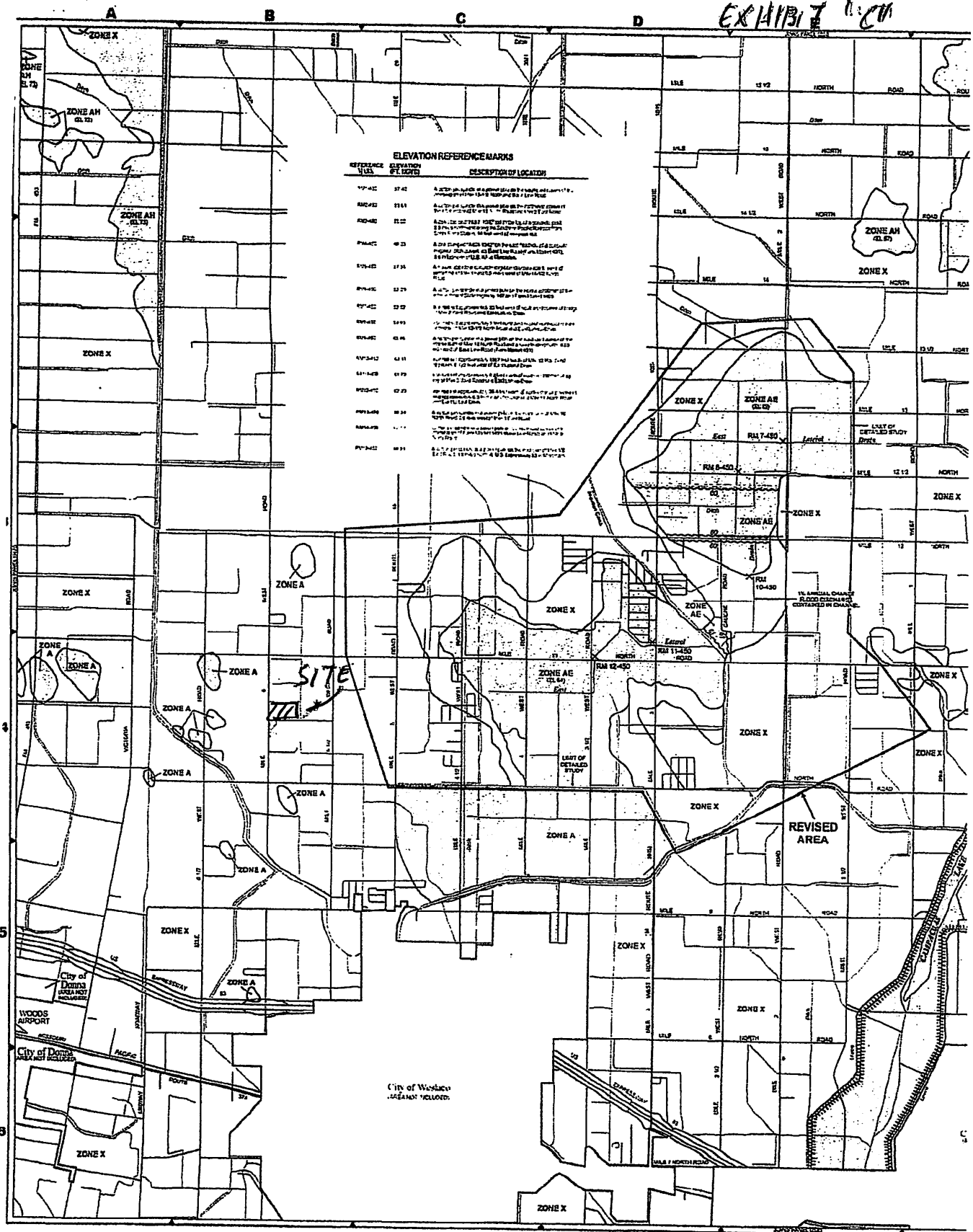
¹ Undeveloped Surface Definition: Forest and agricultural land, open space.

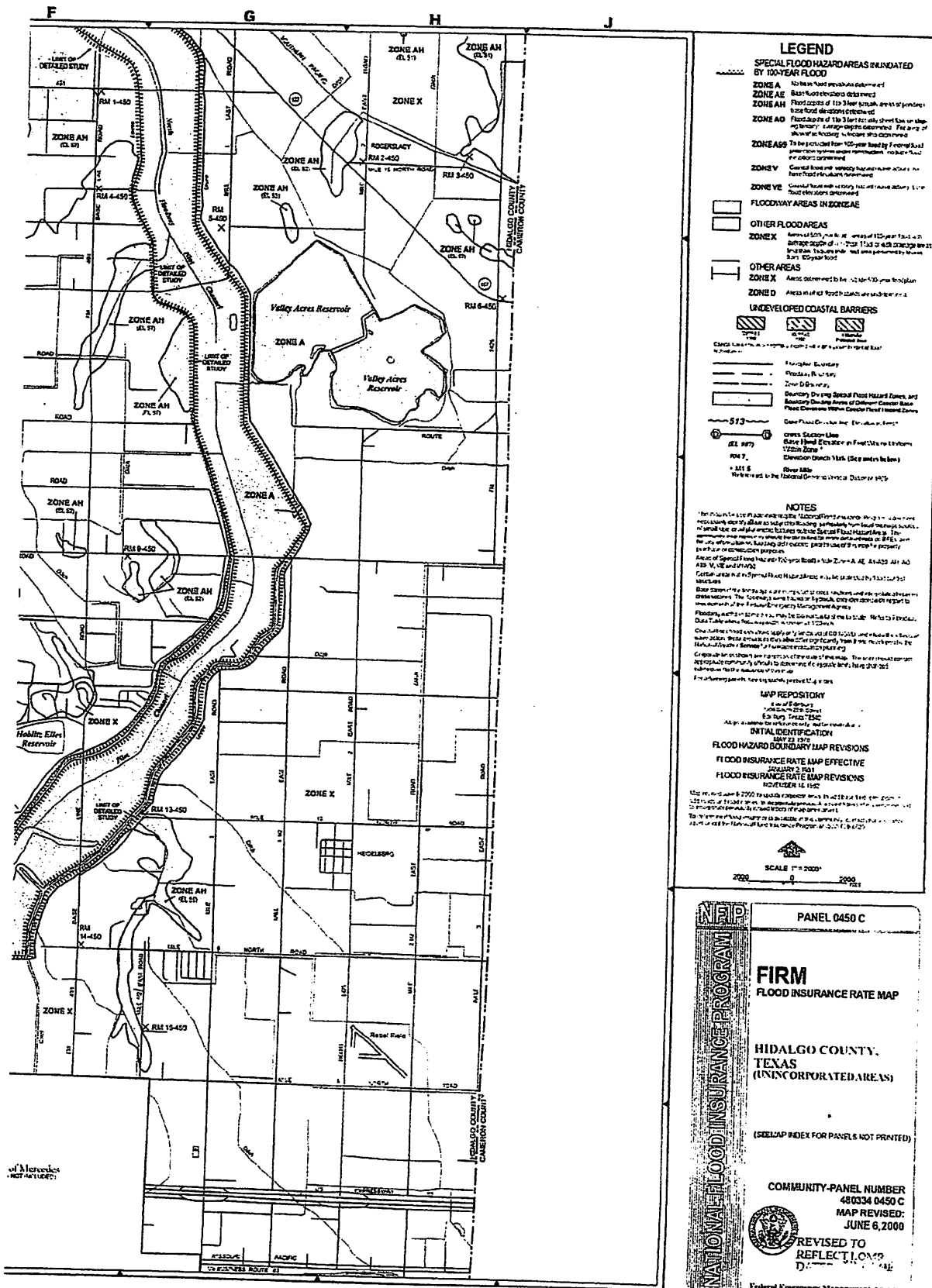
² Source: Storm Drainage Design Manual, Erie and Niagara Counties Regional Planning Board.

2. **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.
3. **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

EXHIBIT 4B4









HIDALGO COUNTY, TEXAS

EXHIBIT "D"

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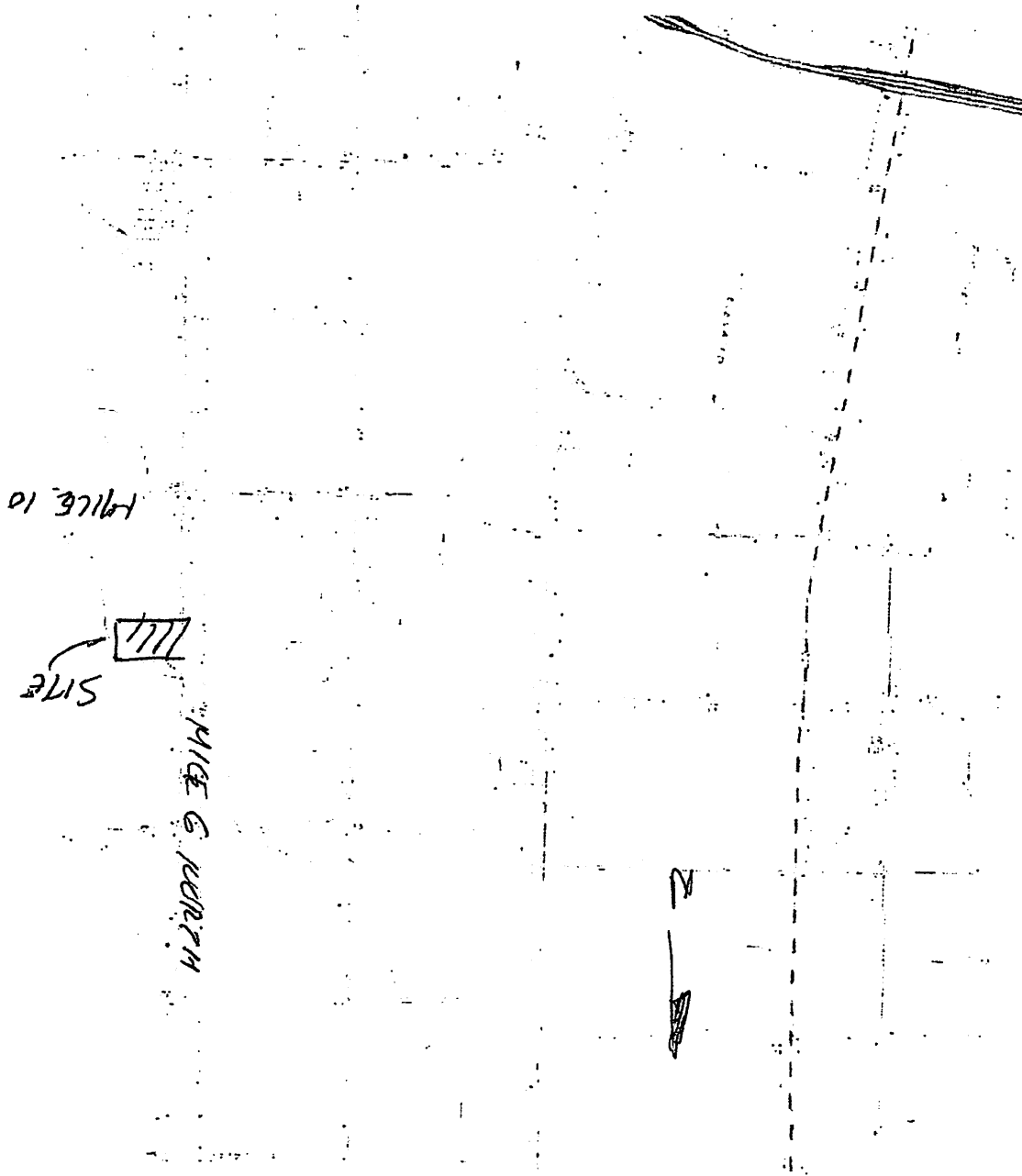
Soil survey

TABLE 18.--SOIL AND WATER FEATURES

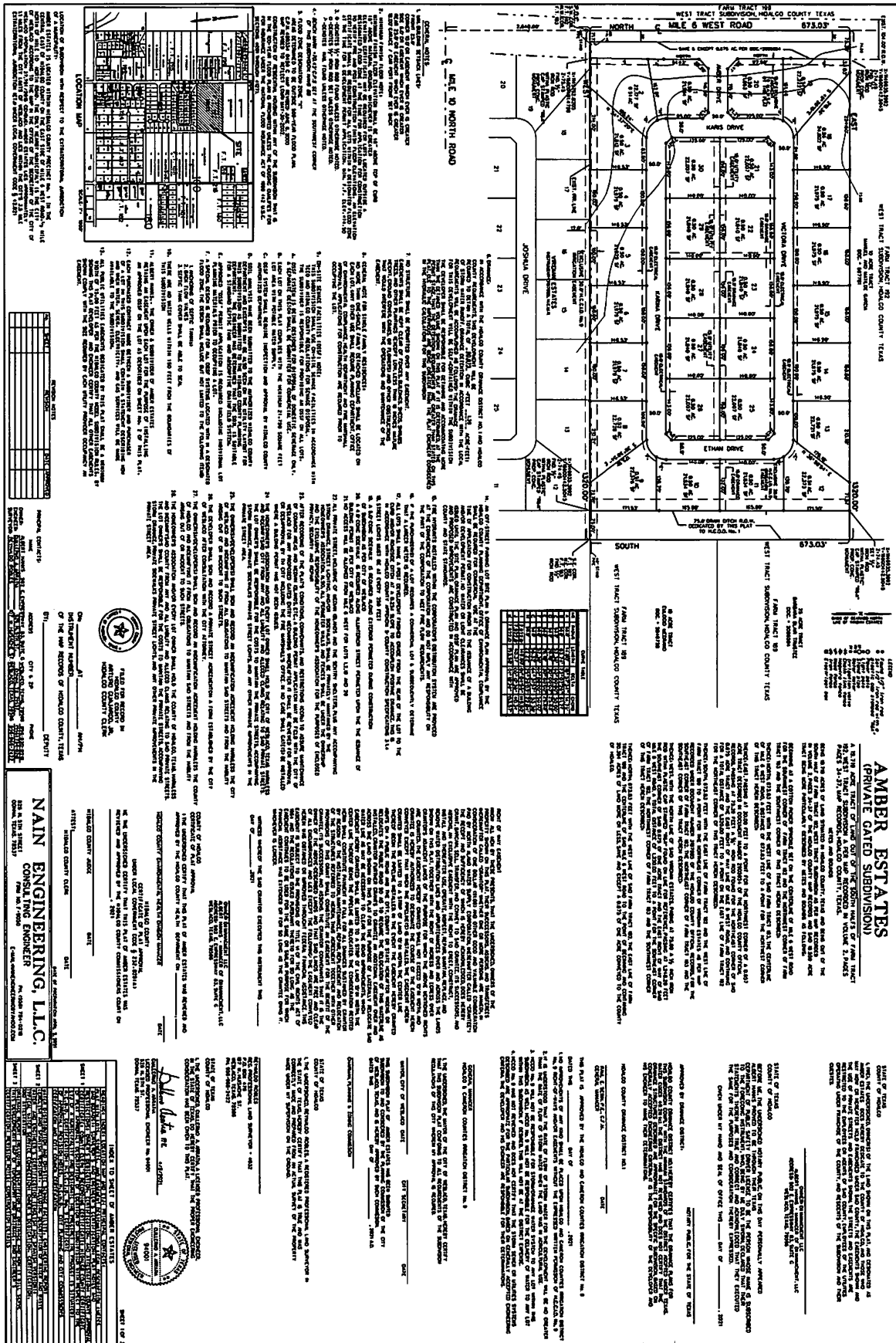
["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

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

See footnotes at end of table.



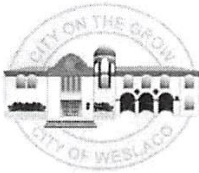
U.S. G. S. MAP





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

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas	
Subject/Agenda Item: Discussion and consideration for the Final Plat for the District North Weslaco Subdivision– being 39.97 acres out of Farm Tract 190, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southwest corner of Mile 11 North @ Mile 5 1/2 West Sub. Possible action.	
Discussion/Overview: The proposed fifty-nine (59) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through a 6” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant was granted a variance for OSSF and off-site drainage.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor’s Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000021-2021

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

PLANNING AND ZONING
REGULAR MEETING

LOCATION: THE DISTRICT NORTH WESLACO SUBD. PAGE 161
MAY 5, 2021

Location: SWC MILE 11 NORTH @ MILE 5 1/2 WEST SUBD.

Legal Description: ALL OF F.T. 190, WEST TRACT SUBD.,
W.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/RES Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 59 Gross Acreage: 39.91

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Jorge Gonzalez Telephone: 447-1048

Address: 2900 N. TEXAS BLVD. Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: TRIGEN CORP 1@

gmail.com

ENGINEER INFORMATION

Name: David Omar Salinas Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MENARD State: TX Zip: 78501 E-mail: dsalinas@salinas
engineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NLWSC
☐ YES ☒ NO Wastewater Provision: SEPTIC TANK
☒ YES ☐ NO Electric Company: ARP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
 _____ \$355.00 Planning Review fee
 _____ One 11" X 17" reduced copy of plat
 _____ Plat Layout
 _____ Existing & Proposed Easements
 _____ Existing & Proposed ROW
 _____ Existing & Proposed Drainage Easements
 _____ Contours
 _____ Flood Zones
 _____ Adjoiners
 _____ Existing street names
 _____ Drainage plans and calculations with engineer's seal
 _____ Elevations
 _____ Flood directional arrows
 _____ Detention areas
 _____ Street names
 _____ Proof of ownership of the property
 _____ If septic tank system required, submit soil evaluation report
 _____ Water Rights associated with the property
 _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Jorge Gonzalez

Owner Signature: Jorge Gonzalez Date: 2/26/21

_____ is the authorized agent

Authorized Agent Signature: David Quintanilla Date: 2/26/21

Authorized Agent Printed Name: David Quintanilla

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: THE DISTRICT NORTH WESLACO SUBD.

Location: SWC MILE 11 NORTH & MILE 5 1/2 WEST ROADS

Legal Description: ALL OF F.T. 190, WEST TRACT SUBD., H.C.T.

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:

STORAGE WILL BE PROVIDED IN ADJOINING HOCD #9
DITCH BY DITCH WIDENING

☐ 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: JORGE GONZALEZ Telephone: 447-1048

Address: 2900 N. TEXAS BLVD. Fax: -

City: Weslaco State: TX Zip: 78599 E-mail: TRIGENCOURIER1@

gmail.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: JORGE GONZALEZ

Owner Signature: Jorge Gonzalez Date: 2/26/21

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 2/26/21

Authorized Agent Printed Name: David Omar Salinas

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 District – North Weslcao

Location: SWC of Mile 11 North and Mile 5 ½ West Roads

Applicant: David Omar Salinas ☐ Owner ☒ Agent

Address: 2221 Daffodil Ave., McAllen, Texas, 78501 Phone Number: 682-9081

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	Single Family Detached	39.97	4.5 People Per Lot	59 Lots	64.14	81.81	734.56 (Persons)

Comments:

Prepared by: David Omar Salinas Date:

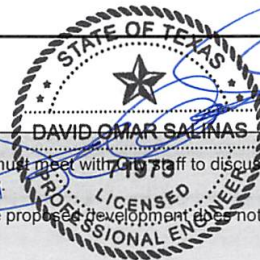
Address: 2221 Daffodil Ave., McAllen, Texas, 78501 Phone Number: 682-981

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

- _____ A traffic impact analysis is required. The agent preparing the study must meet with 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#:



Onsite Sewage Facility Site Evaluation

Applicant Information

Name: Jorge Gonzalez
Address: Mile 11 Rd/Mile 5 1/2
City: Weslaco State: TX Zipcode: _____

Property Location:

Subdivision: 38 Acres of Farm Tract 190 West Track
Lot: _____ Block: _____
Street Address: Mile 11 Rd/Mile 5 1/2
City: Weslaco Zipcode: 78596

Site Evaluator Information

Name: Luz Gomez
Company: Gomez Backhoe Service
City: Mission State: TX Zipcode: 78574

Installer Information:

Name: _____
Company: _____
City: _____ State: _____ Zipcode: _____

Schematic of Lot or Tract

Show:

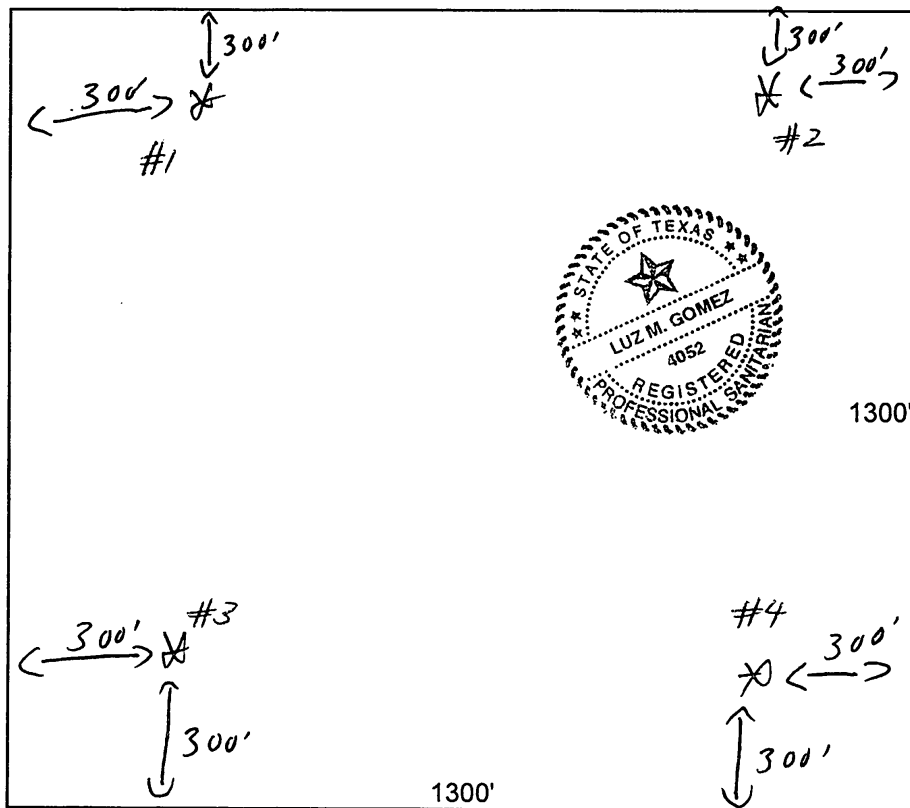
Compass North, adjacent streets, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 ft of property.

Indicate slope or provide contour lines from structure to the farthest location of the proposed soil absorption or irrigated area.

Location of soil boring or dug pits

Location of natural, constructed, or proposed drainage ways (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.



Lot Size: 38 acres

Scale inch = ft

Presence of 100 year flood zone
Presence of adjacent ponds, streams, water impoundments
Existing or proposed water well in nearby area
Organized sewage service available to lot or tract

Yes No ✓
Yes No ✓
Yes No ✓
Yes No ✓

Site Evaluator

Name: Luz Gomez Signature: *Luz Gomez* License No.: OS 0033117

On-Site Sewage Facility
Soil Evaluation Report Information

Date Soil Survey Performed: 2/1/2021 County: Hidalgo

Subdivision: 38 Acres of Farm Tract 190 Lot: Block:

Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

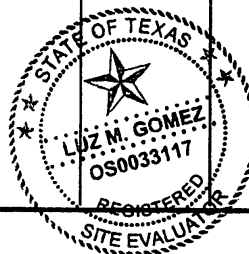
For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth.

For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Soil Boring 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				



Soil Boring 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Luz Gomez
Signature of Site Evaluator

2/1/2021
Date:

On-Site Sewage Facility
Soil Evaluation Report Information

Date Soil Survey Performed: 2/1/2021 County: Hidalgo

Subdivision: 38 Acres of Farm Tract 190 Lot: Block:

Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth.

For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Soil Boring 3

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				

Soil Boring 4

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Luz Gomez
Signature of Site Evaluator

2/1/2021
Date:



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

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Board Member

March 18, 2021

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: THE DISTRICT NORTH WESLACO SUBDIVISION

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for The District North Weslaco Subdivision, David O. Salinas, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCDD1 ditch. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

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

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

Sincerely,
Hidalgo County Drainage District No. 1

Hector Garcia
Hector H. Garcia De Pena, EIT
District Engineer-in-Training

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

DRAINAGE REPORT

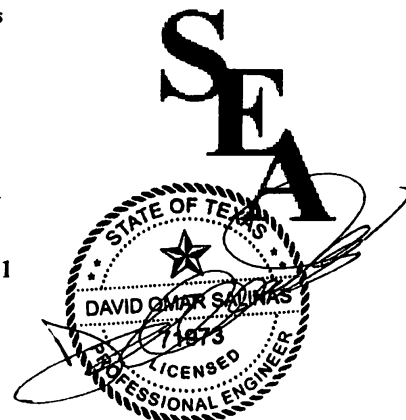
THE DISTRICT – NORTH WESLACO SUBDIVISION

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
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dsalinas@salinasengineering.com

FEBRUARY 19, 2021
REVISED: MARCH 16, 2021



INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrograph: Dated 01/16/21 Attached
- B. Plat reduction of The District-North Weslaco Subdivision, Hidalgo Co. Texas
- C. Copy of FIRM – CPN 480334 0450 C, dated June 06, 2000 Revised to reflect LOMR dated May 30, 2002
- D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed The District – North Weslaco Subdivision is a 59 - lot residential ½ Ac. lot plat containing 38.06 Acres of land out of Farm Tract 190, West Tract Subdivision, Hidalgo County, Texas, and, located at the SWC of Mile 11 North Road and Mile 5 ½ West Road inside the ETJ of the City of Weslaco. The proposed single - family plat is located in Zone “X” (unshaded) as per the FIRM Community Panel No. 480334 0450 D, dated 06/06/2000 revised to reflect LOMR dated May 30, 2000. Zone “X” (unshaded) areas are defined as “areas to be outside the 500-year flood.” The site has one homestead at the immediate corner but the far majority is s vacant.

Soils of this proposed plat consist of two soils - first, a Hidalgo sandy clay loam (Map Unit 28) with slopes between 0 and 1 percent – these Group B soils are well drained with slow surface runoff with moderate permeabilities and are subclass Ilc irrigated and non-irrigated in the Gray sandy loam range. The second soil is a Racombes sandy clay loam (Map Unite 48) with slopes between 0 and 1 percent – these Group b soils are moderately well drained with slow runoffs and moderate permeabilities: capability subclass Ilw non-irrigated and irrigated and are in the Clay loam range site - all in accordance with the Soil Survey of Hidalgo County, Texas.

This tract is bound on the north by Mile 11 North road – a paved county section roadway with bar ditches and no curb & gutter or storm sewer improvements. On the east is located Mile 5 ½ West Road also being paved with a county section of roadway with bar ditches and no curb & gutter or storm sewer. On the west is a large HCID No. 9 ditch located between this tract and Mile 6 Palms Subdivision (a residential plat). To the south are a small area of residential homesteads and other open agricultural open lands used for cultivation.

The plat is proposing 59 residential lots, four internal roadways and storm sewer with two outfalls into the irrigation ditch located along the west side of this tract. Widening of both sides of the irrigation district is proposed using HCDD No. 1 approved ditch widening details (for storage and ditch maintenance) and additional right-of-way dedication requirements. This plat shall dedicate an additional 75.0 feet of lands along the west side to complete HCDD No. 1 ditch dedication requirements.

Waters within this property essentially flow via sheet flow in an eastern direction over the entire trat toward Mile 5 ½ West road via sheet flow. Drainage waters along both roadways appear to flow and empty into said irrigation ditch and another smaller ditch that runs west to east across (east) from the SEC of this tract.

In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provided detention equivalent to the total volume of water CREATED by the post-development of this 38.06 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 0.39 (future home and roadway improvements) – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 1,260.0 feet and an average slope of 0.12%, it was computed that the improved condition would produce an additional total volume of 155,793.0 Cubic Feet, or, 3.58 Acre-Feet. This volume of water is equivalent to a layer of water 2.87 inches deep if spread out evenly over the entire 38.06 acre tract.

The developer is providing for a TOTAL new dedication of 75.0 feet along the east side of said ditch. The development is proposing to widen both sides of said ditch to create an additional volume of not less than 156,110.85 Cu. Ft.

ADDITIONAL STORAGE COMPUTATION

See Sheet 6 of 8

Proposed widening using Drain Ditch Cross Section A-A: 156,110.85 Cu. Ft. (TOTAL) > 155,793.0 Cu. Ft. - Okay.

Drainage waters shall be routed to the newly widened ditch by one 24" inch and one 36" inch RCP storm sewer lines from this proposed development. Permitting shall be applied for both pipe entrances. At this time no additional paving improvements are being proposed for Mile 11 North and Mile 5 ½ North Roads.

DRAINAGE PIPE CALCULATIONS

DRAINAGE AREA: 38.06 Acres

NORTH PIPE

Size: 24"

Roughness: 140

Length: 247'

Drop: 0.54 Feet

Results in: Vel. 4.36 FPS Q = 13.70 CFS S = 0.22%

SOUTH PIPE

Size: 36" (City of Weslaco Requirement)

Roughness: 140

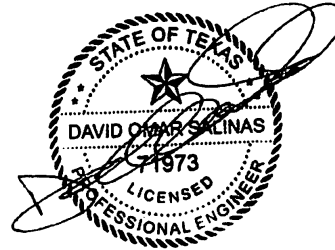
Length: 247'

Drop: 0.27 Feet

Results in: Vel. 3.88 FPS Q = 27.37 CFS S = 0.11%

Date: February 19, 2021
Revised Date: March 16, 2021
Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\thedistrict\northwest\aco\drainage.report.031621

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Hector Garcia</u> <u>3/17/21</u>	
H.C.D.D. NO. 1	DATE



THE DISTRICT-NORTH WESLACO SUBDIVISION
50-Year Storm Event

16-Jan-21

EXISTING DATA

Total Area 38.060 Ac.
Intercept Coefficient - "k" 0.213 Table 3-2 *
"K_u" 3.28
Overland Flow Length - "L" 1260.00 ft
Overland Slope - "S_p" 0.1200 %
Velocity - "V" 0.24
Existing Time of Concentration - "T" 45 min.
Existing Runoff Coefficient - "C" 0.20
Intensity of Rainfall - "I" 3.89 in/hr (10 - year event)
Existing - "Q_{10yr}" 29.65 ft³/s

PROPOSED IMPROVEMENTS

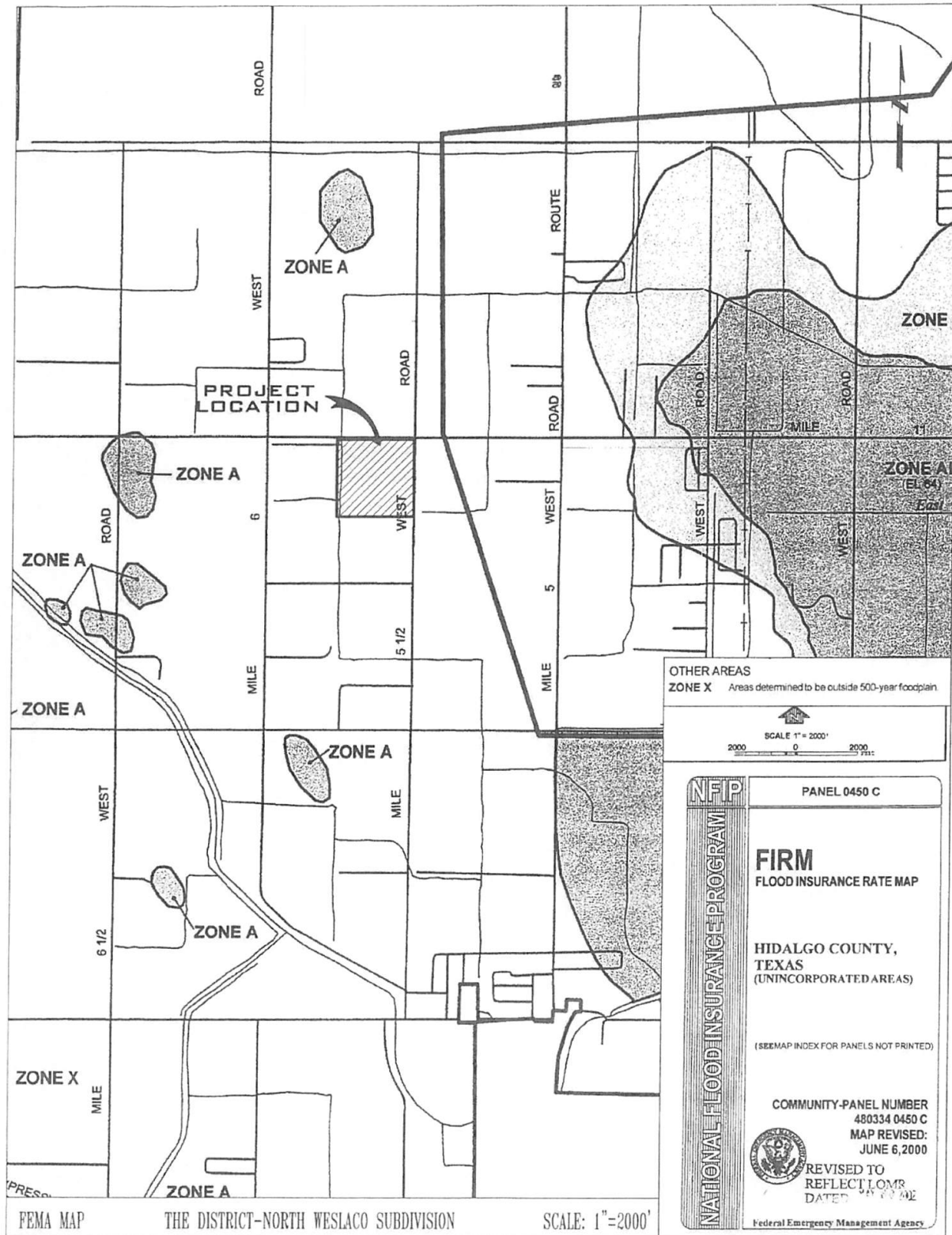
Proposed Runoff Coefficient - "C" 0.390 Calculated
Residential Improvements: Assumed 4,000 Sq. Ft. of Impervious Improvements
Proposed Time of Concentration - "T" 20 min.
Proposed Intensity - "I" 4.60 in/hr (50 - year event)
Proposed - "Q_{50yr}" 68.28 ft³/s

Time		I _{50yr}	Q _{50yr} in	V in	Q _{10yr} out	V out	Req'd V	Req'd V
min	hr	in/hr	ft ³ /s	ft ³	ft ³ /s	ft ³	ft ³	ac-ft
95.00	1.58	3.05	45.27	258024	29.65	102279	155745	3.58
94.00	1.57	3.07	45.60	257159	29.65	101389	155769	3.58
93.00	1.55	3.09	45.93	256286	29.65	100500	155785	3.58
92.00	1.53	3.12	46.27	255404	29.65	99611	155793	3.58
91.00	1.52	3.14	46.61	254514	29.65	98721	155792	3.58
90.00	1.50	3.16	46.97	253615	29.65	97832	155783	3.58
89.00	1.48	3.19	47.32	252708	29.65	96943	155765	3.58
88.00	1.47	3.21	47.69	251791	29.65	96053	155738	3.58
87.00	1.45	3.24	48.06	250866	29.65	95164	155702	3.57
91.00	1.52	3.14	46.61	254514	29.65	98721	155792	3.58

High Point

* "City of McAllen, Texas - Drainage Policy 2006"; Standard Design Guide for Subdivision Improvements & Capital Improvements; October 2006





SOIL SURVEY OF HIDALGO COUNTY, TEXAS



United States Department of Agriculture, Soil Conservation Service
in cooperation with the Texas Agricultural Experiment Station

Hidalgo County, Texas

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vine ephedra; and forbs include Engelmann-daisy and bushsunflower.

With continuous heavy grazing by livestock, fourflower trichloris, twoflower trichloris, and tanglehead decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, whiplash pappusgrass, and slim tridens. If heavy grazing continues for many years, mesquite, condalia, pricklypear, and other woody plants form a dense canopy that has an understory of red lovegrass, threeawn, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is medium for habitat for deer and javelina. Nesting areas are plentiful for quail, doves, and songbirds.

Potential is high for urban uses and medium for recreation uses. Recreation uses are limited by the sandy surface layer.

This Hebbronville soil is in capability subclass IVe, nonirrigated and in subclass IIIe, irrigated; it is in the Sandy Loam range site.

25—Hidalgo fine sandy loam, 0 to 1 percent slopes. This deep, nearly level soil is on convex uplands. Areas are mostly broad and irregular in shape and range from 15 to 900 acres.

Typically, the surface layer is dark grayish brown fine

sandy loam about 15 inches thick. The upper part of the subsoil, from 15 to 30 inches, is brown sandy clay loam. The lower part, from 30 to 39 inches, is pale brown sandy clay loam. The layer extending from 39 to 72 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water capacity is medium. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is slight, and the hazard of soil blowing is moderate.

Included with this soil in mapping are small areas of Brennan and Willacy soils and Hidalgo soils that have a clay loam surface layer. The included soils make up less than 20 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables (fig. 7). This soil has high potential for citrus.



Figure 7.—Irrigated cabbage on Hidalgo fine sandy loam, 0 to 1 percent slopes.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, conserving soil moisture are necessary. Cropping systems that include high residue crops help to maintain soil tilth, improve soil structure, reduce evaporation, control soil blowing, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Subsurface tile drainage lowers the high water table that can develop from irrigation. Temporary field ditches are difficult to maintain. Stripcropping helps control soil blowing. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter caused by land leveling.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plain bristleggrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristleggrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of tumblegrass, threeawn, ragweed, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for quail, doves, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitation for urban uses is the high corrosivity to uncoated steel. Low strength is a limitation for local roads and streets.

This Hidalgo soil is in capability subclass IIc, nonirrigated and in class I, irrigated; it is in the Gray Sandy Loam range site.

26—Hidalgo fine sandy loam, 1 to 3 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 10 to 200 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 17 inches thick. The upper part of the subsoil, to a depth of 37 inches, is brown sandy clay

loam. The lower part, to a depth of 49 inches, is pale brown sandy clay loam. The layer extending to a depth of 65 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is medium. Permeability is moderate, and the available water capacity is medium. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are moderate.

Included with this soil in mapping are small areas of Brennan and Willacy soils and a Hidalgo soil that has a sandy clay loam surface layer. The included soils make up less than 15 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, conserving soil moisture, and controlling erosion are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth, reduce evaporation, control soil blowing, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces the depth of required land-leveling cuts. Subsurface tile drainage lowers the high water table that can develop from irrigation if the soil is leveled. Temporary field ditches are difficult to maintain. When this soil is not irrigated, contour farming helps reduce soil losses from erosion. Stripcropping helps control soil blowing. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps to offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristleggrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristleggrass

Hidalgo County, Texas

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pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of tumblegrass, threeawn, ragweed, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for quail, doves, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitation for urban uses is the high corrosivity for uncoated steel. Low strength is a limitation for local roads and streets.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

27—Hidalgo fine sandy loam, 3 to 5 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 175 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 16 inches thick. The upper part of the subsoil, from 16 to 27 inches, is grayish brown sandy clay loam. The lower part, from 27 to 37 inches, is brown sandy clay loam. The layer extending from 37 to 65 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is medium. Permeability is moderate, and the available water capacity is medium. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is severe, and the hazard of soil blowing is moderate.

Included with this soil in mapping are small areas of Brennan, Delfina, and Willacy soils. The included soils make up less than 15 percent of this map unit.

This Hidalgo soil is used mostly as nonirrigated cropland, pastureland, or rangeland. A few areas are irrigated.

This soil has medium potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. When the soil is bench leveled, it has medium potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, controlling erosion, and conserving soil moisture are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth, reduce evaporation, control soil blowing, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces

the depth of required land leveling cuts. Subsurface tile drainage lowers the high water table that can develop from irrigation if the soil is bench leveled. If the soil has not been leveled, a properly designed sprinkler system helps to conserve water. When this soil is not irrigated, contour farming helps reduce soil losses from erosion. Stripcropping helps control soil blowing. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps to offset the loss of organic matter from land leveling.

Potential is medium for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristleglass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristleglass decrease in the plant community. These plants are replaced by less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are high corrosivity to uncoated steel and low strength for local roads and streets.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

28—Hidalgo sandy clay loam, 0 to 1 percent slopes. This deep, nearly level soil is on convex uplands. Areas are mostly broad and irregular in shape and range from 25 to more than 900 acres.

Typically, the surface layer is dark grayish brown sandy clay loam about 17 inches thick. The next layer, from 17 to 28 inches, is brown sandy clay loam. The next layer, from 28 to 38 inches, is pale brown clay loam. The layer extending from 38 to 80 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water

capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Raymondville and Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 20 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and providing adequate surface drainage are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth and provide organic matter. Land leveling reduces runoff and permits a better distribution of irrigation water. Surface drainage is useful

in removing excess water after heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses (fig. 8). Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristleggrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristleggrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash,



Figure 8.—Irrigated Coastal bermudagrass on Hidalgo sandy clay loam, 0 to 1 percent slopes.

Hidalgo County, Texas

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pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIc, nonirrigated and in class I, irrigated; it is in the Gray Sandy Loam range site.

29—Hidalgo sandy clay loam, 1 to 3 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 150 acres.

Typically, the surface layer is dark brown sandy clay loam about 14 inches thick. The next layer, from 14 to 36 inches, is brown sandy clay loam. The layer extending from 36 to 72 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is moderate, and the hazard of soil blowing is slight.

Included with this soil in mapping are small areas of Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 15 percent of this map unit.

This soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and controlling erosion are necessary. Cropping systems that include high residue crops help maintain or improve soil tilth, reduce evaporation, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces the depth of required land-leveling cuts. Subsurface tile drainage lowers the high water tables that can develop from irrigation when the soil is leveled. When this soil is not irrigated, contour farming helps reduce soil erosion. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land

leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIc, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

30—Hidalgo sandy clay loam, saline, 0 to 1 percent slopes. This deep, nearly level saline soil is on convex uplands. Areas are small and irregular in shape and range from 25 to 100 acres.

Typically, the surface layer is saline, dark grayish brown sandy clay loam about 15 inches thick. The next layer, from 15 to 25 inches, is saline, brown sandy clay loam. The next layer, from 25 to 36 inches, is saline, pale brown clay loam. The layer extending from 36 to 85 inches is saline, very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is low. This soil is moderately saline to strongly saline as a result of overirrigation and evaporation of slightly saline water. A high water table that is saline occurs at depths from 1 1/2 to 4 1/2 feet below the surface. A few areas of this soil have been altered by land leveling for irrigation. In these areas, the soil has a thin surface layer because of cutting; in a few areas, it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Potential is medium in these areas for wildlife habitat for coyote, weasel, armadillo, white-winged doves, chachalaca, and many migratory birds.

Potential is low for urban and recreation uses. Shrinking and swelling of the soil and the clayey surface layer are the main limitations.

This Olmito soil is in capability subclass IIs, nonirrigated and irrigated; it is in the Clayey Bottomland range site.

45—Pits, borrow. These miscellaneous areas are throughout the county. Areas are long and narrow or square or oblong in shape. Areas range from 5 to 80 acres.

Borrow pits are areas from which soil material was excavated for use as fill for levees and highway overpasses or as foundation material for buildings.

The long and narrow pits are adjacent to the International Boundary and Water Commission levees. These pits are about 3 to 5 feet deep.

The square or oblong pits are mainly within a short distance from expressway overpasses. These pits have vertical walls, are about 6 to 15 feet deep, and usually contain from 6 to 36 inches of water.

46—Pits, caliche. These miscellaneous areas are in the western part of the county and are associated with Cuevitas, Delmita, and Randado soils. Areas are irregular, square, or oblong and range from 5 to 400 acres.

Caliche pits are areas that have been excavated in the mining of caliche. These pits have vertical walls and range from 6 to 25 feet in depth. In some places they are used as sites for sanitary landfills. Some areas are used as drainage outlets and contain 3 to 6 feet of water.

47—Pits, gravel. These miscellaneous areas are in the southwestern part of the county and are associated with the Jimenez and Quemado soils. Areas are irregular, square, or oblong in shape and range from 5 to 350 acres.

Gravel pits are areas that have been excavated for gravel. These pits have vertical walls and range from 10 to 30 feet in depth.

48—Racombe sandy clay loam. This deep, nearly level soil is on plane to concave uplands. Slopes range from 0 to 1 percent. Most areas are small and irregular in shape; some areas are in small, rounded depressions. These areas range from 10 to 50 acres.

Typically, the surface layer is very dark gray sandy clay loam about 13 inches thick. The upper part of the subsoil, from 13 to 25 inches, is dark grayish brown sandy clay loam. The lower part, from 25 to 49 inches, is brown sandy clay loam. The underlying layer extending from 49 to 72 inches is light brown sandy clay loam. The soil is noncalcareous to 37 inches.

This soil is moderately well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is high. This soil is rarely flooded; however, flooding is possible after heavy rainfall for brief periods usually less often than once in 2 years on the average. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thick surface layer because of filling, and in a few areas it has a thin surface layer because of cutting. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Hidalgo, Raymondville, and Willacy soils. Also included are a few areas of Rio soils. The included soils make up less than 20 percent of this map unit.

This Racombe soil is used mostly as irrigated and nonirrigated cropland and for citrus.

Potential is high for nonirrigated and irrigated crops. Although crop yields are high, occasional loss of crops is a risk because of flooding. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has medium potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and providing surface drainage are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth and provide organic matter. Land leveling increases the efficiency of irrigation and permits a better distribution of irrigation water. Surface drainage is useful in removing excess water after a heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain plant vigor. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In rangeland, the dominant grasses in the potential plant community are fourflower trichloris, Arizona cottontop, and sideoats grama in open grassland; woody plants include vine ephedra and spiny hackberry; and forbs include Engelmann-daisy and bundleflower.

With continuous heavy grazing by livestock, fourflower trichloris, Arizona cottontop, and sideoats grama decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and curly mesquite. If heavy grazing continues for many years, whitebrush, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of red grama, tumblegrass, and threeawn. Brush encroachment on this soil is a major range management problem.

Potential is high for wildlife habitat including habitat for coyote, weasel, and other furbearing animals. Nesting areas are plentiful for doves, quail, and songbirds.

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Potential is low for urban and recreation uses. Shrinking and swelling of the soil, flooding, and the clayey surface layer are the main limitations.

This Racombes soil is in capability subclass IIw, nonirrigated and irrigated; it is in the Clay Loam range site.

49—Racombes sandy clay loam, saline. This deep, nearly level, saline soil is on plane to concave uplands. Slopes range from 0 to 1 percent. Most areas are small, irregular, and slightly depressional. A few areas are small, rounded, and depressional. Some areas are long, narrow drainageways. The areas of this soil range from 10 to 50 acres in size.

Typically, the surface layer is saline, very dark grayish brown sandy clay loam about 19 inches thick. The upper part of the subsoil, from 19 to 36 inches, is saline, dark grayish brown sandy clay loam. The lower part, from 36 to 50 inches, is saline, grayish brown sandy clay loam. The layer below that, from 50 to 62 inches, is saline, pale brown sandy clay loam. The underlying layer extending from 62 to 72 inches is saline, very pale brown sandy clay loam. The soil is noncalcareous to a depth of 50 inches.

This soil is moderately well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is low. This soil is moderately saline to strongly saline as a result of overirrigation and the evaporation of slightly saline water. A water table that is saline is at a depth of 18 to 54 inches. This soil is rarely flooded; however, flooding is possible after heavy rainfall for brief periods usually less than once in 2 years. A few areas of this soil have been altered by land leveling for irrigation. In those areas the surface layer is thick as a result of filling. In a few areas the surface layer is thin as a result of cutting. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of saline Hidalgo and Rio soils. Also included are a few areas of nonsaline Hidalgo, Raymondville, and Rio soils. The included soils make up less than 15 percent of this map unit.

This Racombes soil is used mostly as irrigated cropland or pastureland. A few areas of this soil are idle.

This soil has low potential for nonirrigated and irrigated crops. Because of salinity, careful selection of crops is necessary. The soil is suitable for cotton and grain sorghum. It is not suitable for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, providing surface and subsurface drainage, and adapting cropping systems to the soil limitations are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth, reduce evaporation, and provide organic matter. Mulches, such as cotton burs, help reduce evaporation that brings harmful salts to the surface. Land leveling increases the efficiency of

irrigation and permits a better distribution of irrigation water. Surface drainage is useful in removing excess water after a heavy rainfall. Subsurface tile drainage lowers the high water table and uniformly leaches the harmful salts.

Potential is low for nonirrigated pasture grasses and medium for irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain established plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil. Establishing grass is difficult, especially from seed. Subsurface tile drainage helps lower the high water table and remove excess soluble salts.

Potential is low for rangeland. None of this soil is used as rangeland. Potential is low for wildlife habitat including habitat for doves, quail, and furbearing animals.

Potential is low for urban and recreation uses. Wetness, high corrosivity to steel, and the hazard of flooding are the main limitations.

This Racombes soil is in capability subclass IVs, nonirrigated and irrigated. It is not assigned to a range site.

50—Ramadero sandy clay loam. This deep, nearly level soil is on convex uplands. Slopes range from 0 to 1 percent. Most areas are long narrow drainageways. A few areas are small, rounded depressions. The areas range from 5 to 75 acres.

Typically, the surface layer is very dark grayish brown sandy clay loam about 21 inches thick. The next layer, from 21 to 27 inches, is dark grayish brown sandy clay loam. The next layer, from 27 to 39 inches, is brown sandy clay loam. The next layer, from 39 to 53 inches, is pale brown sandy clay loam. The layer extending from 53 to 63 inches is very pale brown sandy clay loam. The soil is noncalcareous to 39 inches.

This soil is moderately well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is high. This soil is occasionally flooded for brief periods after a heavy rainfall usually less than once in 2 years. Some areas of this soil have received 3 to 18 inches of overwash material. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Brennan, Delfina, Hidalgo, McAllen, Randado, and Rio soils. These soils make up less than 25 percent of this map unit.

This Ramadero soil is used mostly as nonirrigated cropland and rangeland.

Potential is high for nonirrigated and irrigated crops. Although crop yields are high, crops are lost occasionally because of flooding. Suitable crops are cotton and grain sorghum.

If this soil is used as cropland, maintaining or improving soil tilth and providing surface drainage are necessary. Cropping systems that include high residue

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
	<u>Yn</u>								<u>Pat</u>	
45, 46, 47. Pits										
48, 49----- Racombe	0-13 13-59 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CU, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 38-43 30-40	4-19 05-22 11-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51:. Randado-----	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54:. Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land. 55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57:. Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land. 58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

See footnote at end of table.

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TABLE 18.--SOIL AND WATER FEATURES

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

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

See footnotes at end of table.

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

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

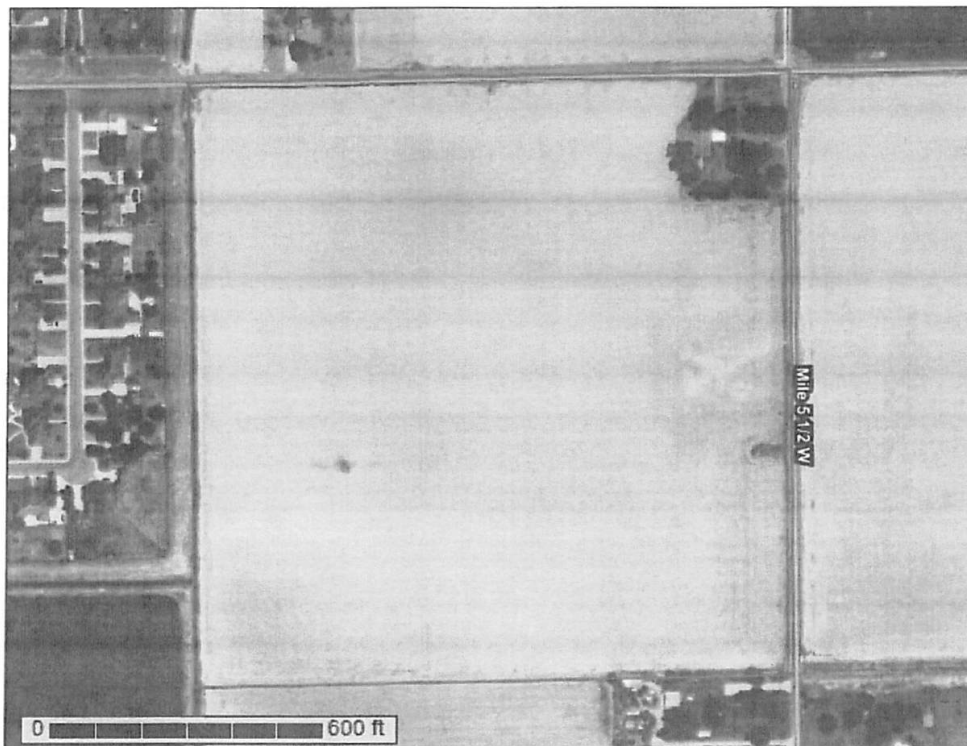
See footnotes at end of table.



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas

THE DISTRICT-NORTH
WESLACO SUBDIVISION



January 9, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

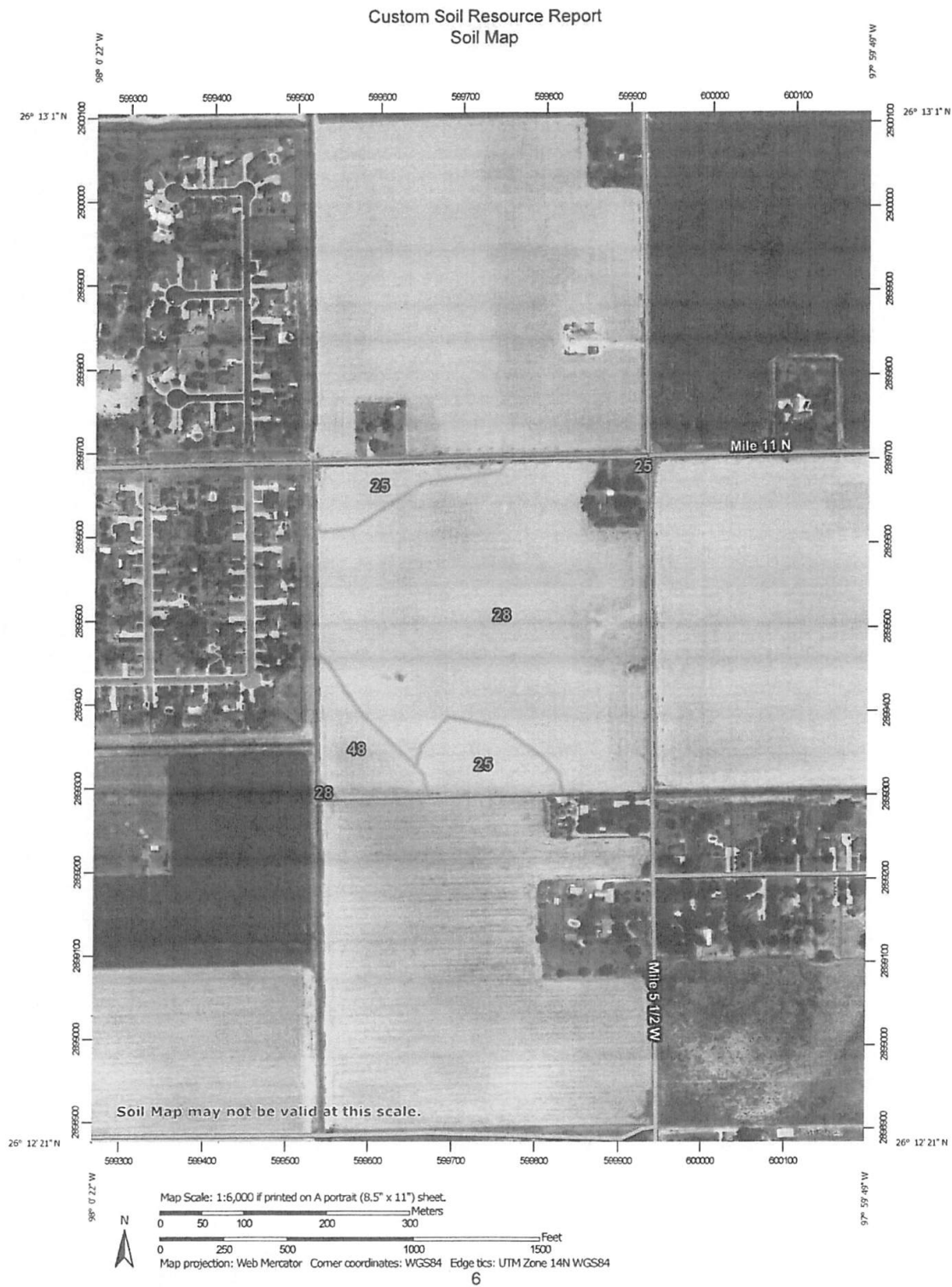
alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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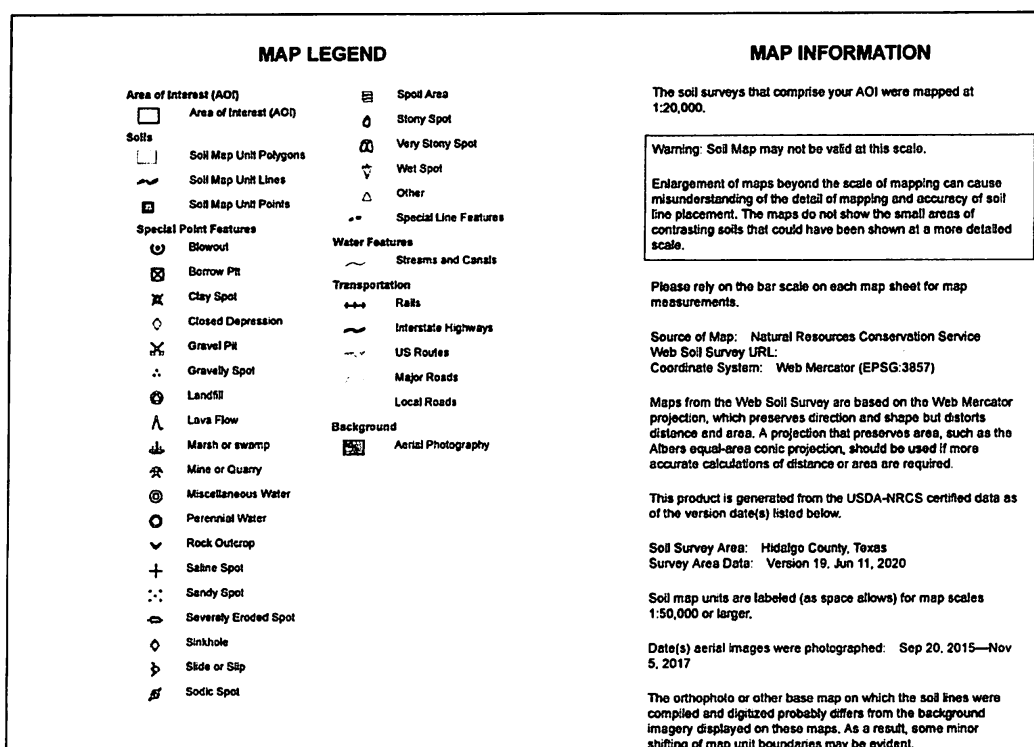
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Custom Soil Resource Report



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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	5.8	14.4%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	31.5	77.8%
48	Racombes sandy clay loam, 0 to 1 percent slopes	3.1	7.8%
Totals for Area of Interest		40.4	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxn

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: B

Ecological site: R083DY019TX - Gray Sandy Loam

Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Custom Soil Resource Report

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

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

Custom Soil Resource Report

48—Racombes sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2yndc
Elevation: 30 to 330 feet
Mean annual precipitation: 23 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 280 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Racombes

Setting

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

Typical profile

Ap - 0 to 13 inches: sandy clay loam
Bt - 13 to 25 inches: sandy clay loam
Btk - 25 to 49 inches: sandy clay loam
Bk - 49 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: About 42 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 6.0
Available water capacity: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B

Custom Soil Resource Report

Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Raymondville

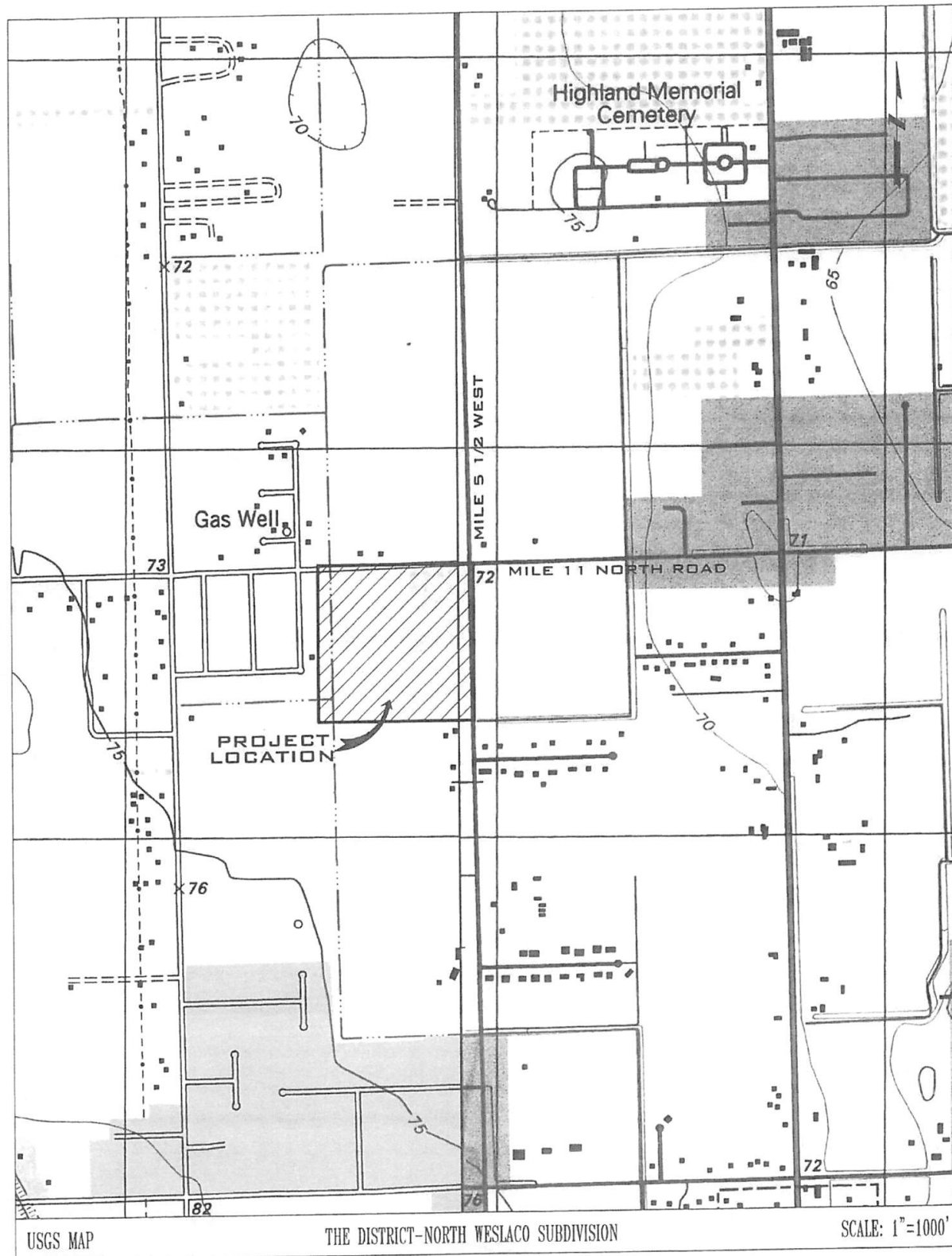
Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

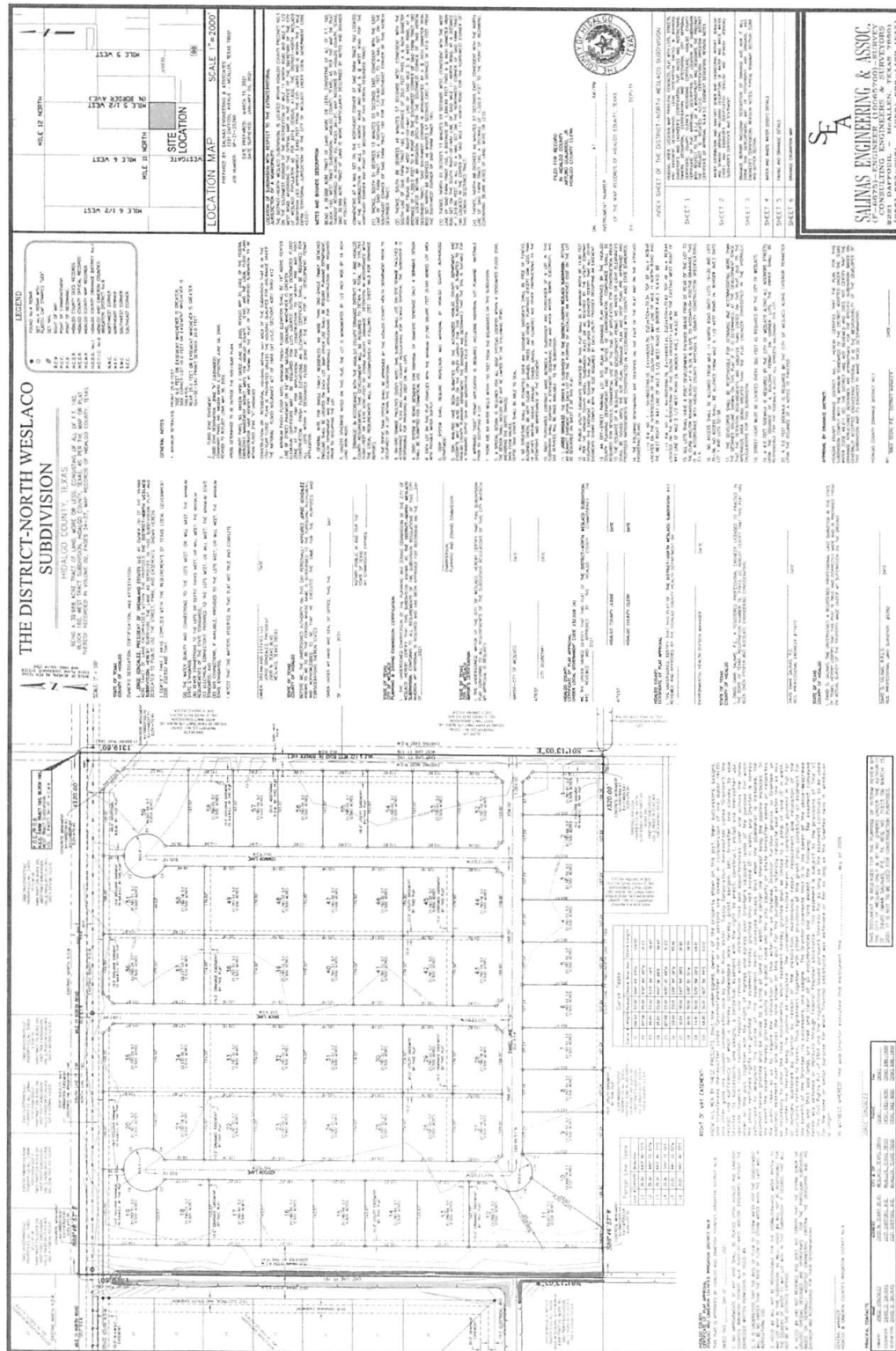
Hidalgo

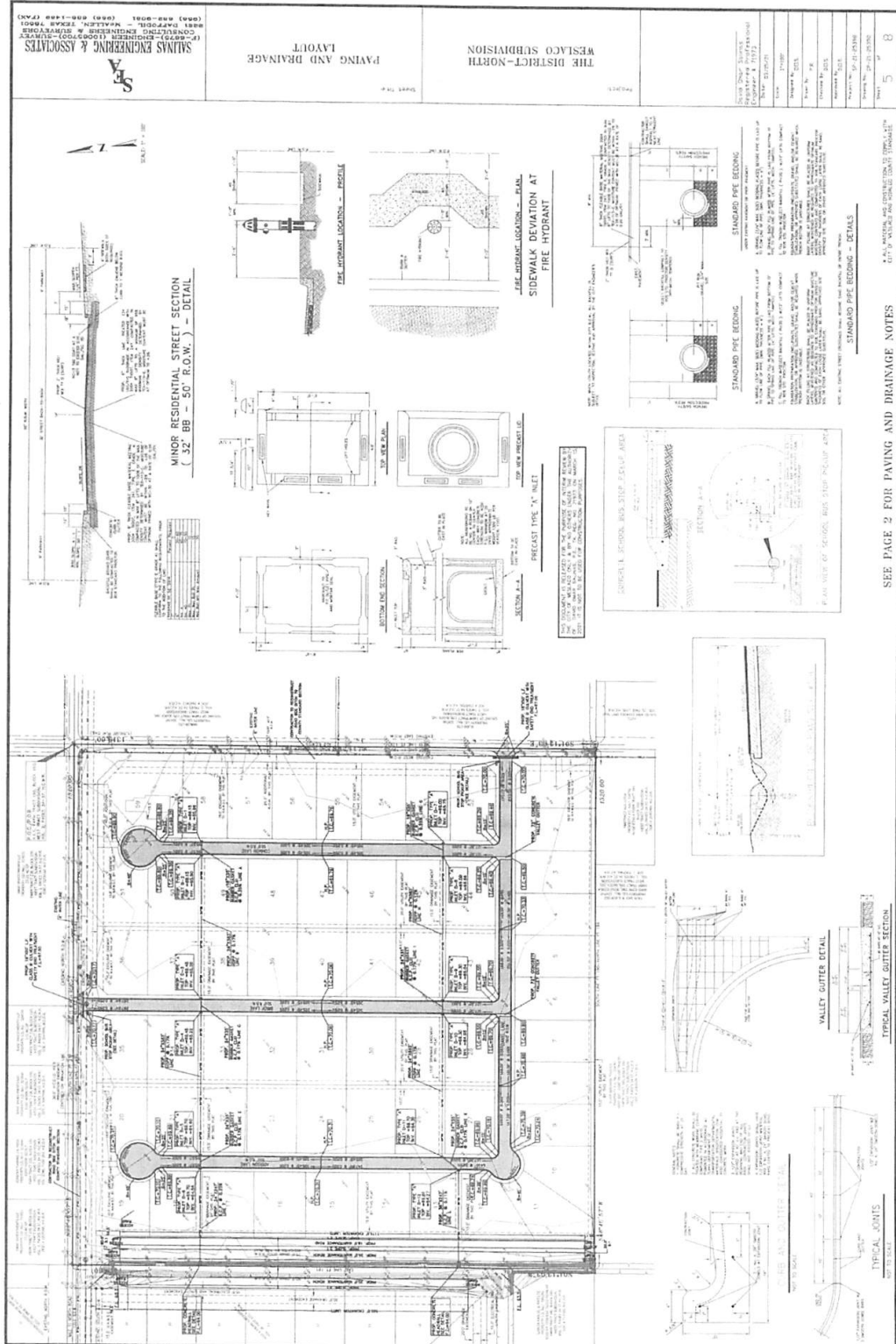
Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

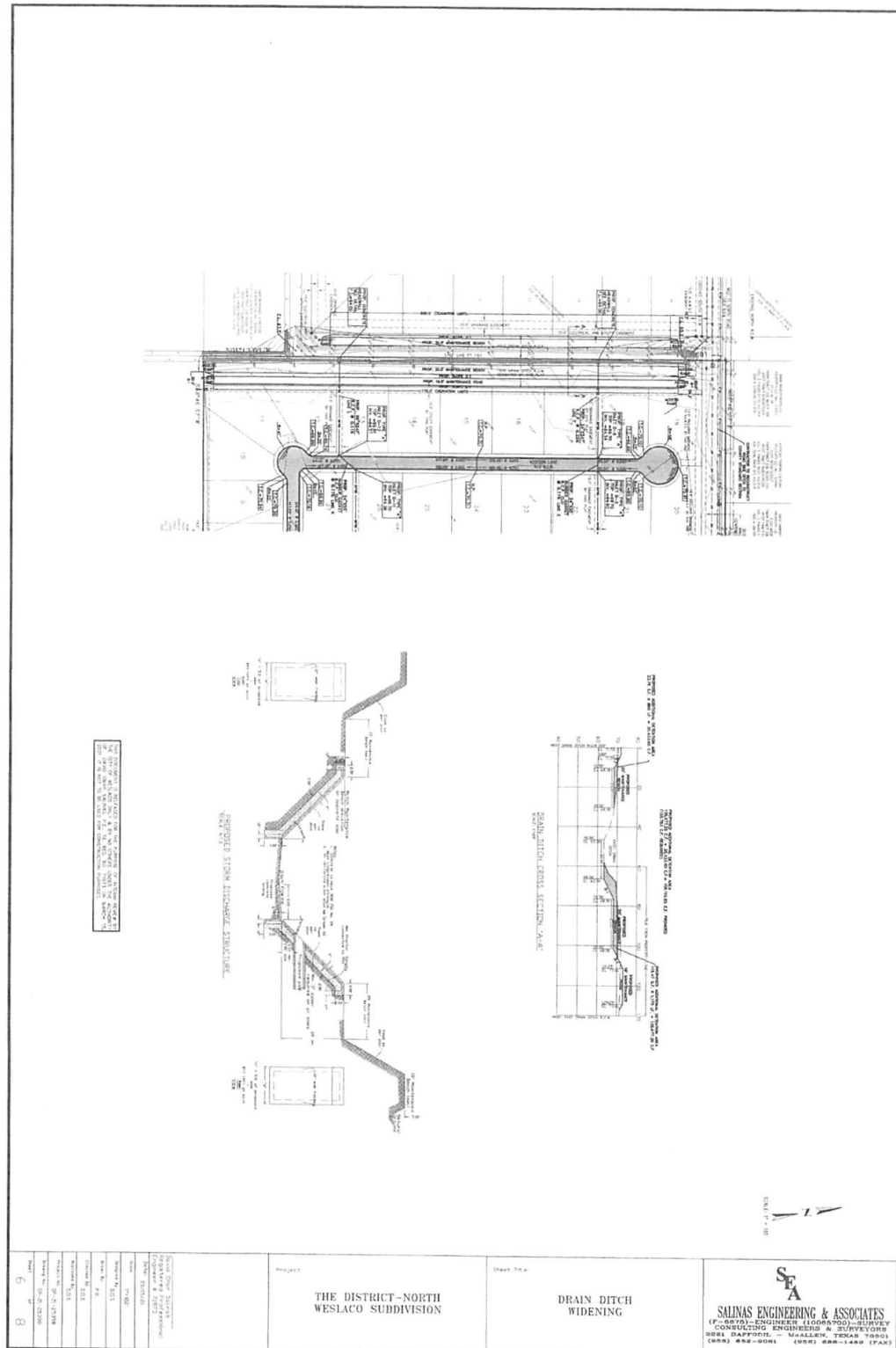
Rio

Percent of map unit: 1 percent
Landform: Closed depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R083DY007TX - Lakebed
Hydric soil rating: Yes











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

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Urban Infrastructure.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for North Park Place Ph II– being 10.589 acres out of Farm Tract 183 and Farm Tract 184, Block 161, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 800 ft E from the intersection of Mile 10 N and N mile 5 ½ Possible Action.	
Discussion/Overview: The proposed thirty-six (36) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for off-site drainage.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000011-2021

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. PAR 000013-2021

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: North Park Place Phase II

Location: 830 ft S and 750 ft E from the intersection of Mile 10 N and N Mile 5 1/2

Legal Description: 10.589-Acres out of Farm Tract 183 & Farm Tract 184, Block 161, West & Adams Tract Subdivision, City of Weslaco, Hidalgo Co, Texas Vol. 2,

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: R-1

Existing Land Use: R-1 Proposed Land Use: Single Family Residential

Number of Lots Proposed: 36 Gross Acreage: 10.589

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: C&G Construction, LLC Telephone: 956-530-7630

Address: 7400 N. 10th St, Ste. L Fax: NA

City: Mcallen State: TX Zip: 78504 E-mail: info.cgconstruction19@gmail.com

ENGINEER INFORMATION

Name: Urban Infrastructure Group, Inc Telephone: 956-405-3337

Address: 260 S Texas Blvd, Ste. 403 Fax: 956-464-4710

City: Weslaco State: TX Zip: 78596 E-mail: cgonzalez@uigtexas.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: N.A.W.S.C.

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No. 1</u>	☒ YES ☐ NO Irrigation District <u>HCID#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 & rdela Fuente@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 & rdela Fuente@weslacotx.gov

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

VAR-000012-2021



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: North Park Place Phase II

Location: 830 ft S and 750 ft E from the intersection of Mile 10 N and N Mile 5 1/2 W

Legal Description: 10.589-Acres out of Farm Tract 183 & Farm Tract 184, Block 161, West & Adams Tract Subdivision, City of Weslaco, Hidalgo Co, Texas Vol. 2, Pg.34-37

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:
North Park Place Phase II

☐ 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:

Request to provide off-site detention in adjacent H.C.C.I.D.#9 drainage ditch by widening ditch.

☐ 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: C&G Construction, LLC Telephone: 956-530-7630
Address: 7400 N. 10th St , Ste. L Fax: NA
City: Mcallen State: TX Zip: 78504 E-mail: info.cgconstruction19@gmail.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: Victor Cantu

Owner Signature:  Date: 2/19/2021

_____ is the authorized agent

Authorized Agent Signature:  Date: _____

Authorized Agent Printed Name: Craig Gonzalez, P.E.

DRAINAGE REPORT

N PARK PLACE II
SUBDIVISION

HIDALGO COUNTY, TEXAS

PREPARED FOR:

ERNESTO GARCIA
511 Papalote Road
Laredo, Texas 78045



PREPARED BY:



**URBAN
INFRASTRUCTURE
GROUP, INC.**

FIRM TBPE FIRM NO. F-13094
(956) 405-3337
260 S Texas Blvd., Ste. 403
WESLACO, TEXAS 78596

December 3, 2020

UIG JOB No. 127800

**North Park Place Phase II
Drainage Report**

Table of Contents

Introduction.....	1
Floodplain Information	1
Soil Survey	1
Hydrology	1
Detention	2

Attachment A – Location Map, Quad Map

Attachment B –FEMA Panels No. 4803340450C

Attachment C –Web Soil Survey

Attachment D – Storm run-off Peak Flow Calculations

Attachment E – Preliminary Plat & Drainage Area Map

**North Park Place Phase 2
Drainage Report**

Urban Infrastructure Group, Inc.

INTRODUCTION

The North Park Place Phase II Subdivision is a proposed thirty-six (36) lot subdivision. The Subdivision will have 36 residential lots. The property is 10.589-acres out of Farm Tracts 183 and 184, Block 161, West & Adams Tract Subdivision as described in Volume 2, Page 34-37, Official records, Hidalgo County, Texas. The property is located within the City of Weslaco city limits approximately 830 feet south and 750 feet East from the intersection of Mile 10 N and N Mile 5 ½ W. A location map is provided in **Attachment A**.

FLOODPLAIN INFORMATION

The property does not contain Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas (SFHA). The N Park Place II Subdivision is located within FEMA Community Panel No. 480334 0450 C, map revised June 6, 2000. A FEMA map showing the property is provided in **Attachment B**. The attached map from Panel No. 480334 0450 C shows that the property is located within a FEMA Zone X (no shading)..

SOIL SURVEY

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the project site is 78.5% 28 Hidalgo sand clay loam, 0 to 1 percent slopes. The site hydrologic soil group is identified as group B. 28 soil has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr) Depth to water table: More than 80 inches. The frequency of flooding is none and the frequency of ponding is none. 28 soil is comprised as 85% Hidalgo and similar soils and 15% minor components. 21.5% 25 Hidalgo fine sand loam, 0 to 1 percent slopes. The site hydrologic soil group is identified as group B. 25 soil has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr) Depth to water table: More than 80 inches. The frequency of flooding is none and the frequency of ponding is none. 25 soil is comprised as 85% Hidalgo and similar soils and 15% minor components. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data (see attached Soil Survey) in **Attachment C**.

**North Park Place Phase 2
Drainage Report**

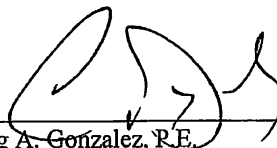
Urban Infrastructure Group, Inc.

HYDROLOGY

Phase 2 of the North Park Place subdivision will add 36 lots to the existing 40 lots developed in Phase 1. Phase 2 lies on the east side of Phase 1. Storm run-off generally flows from the west to the east on the tract. The existing 10.589-acre tract is undeveloped land, however, some drainage improvements were previously made as part of the Phase 1 development. There are existing inlets that connect to storm sewer piping that flows to the drainage ditch located east of the Phase 2 tract. The proposed land will be designated as residential. Hydrology calculations are presented for each lot. The Rational Method was used to calculate the existing and post-development storm run-off peak flowrates for the 10-year and 50-year frequency storm events. Runoff coefficients, "C" values, were determined based on the Texas Department of Transportation (TxDOT) *Hydraulic Design Manual*, dated July 2016. The composite "C" value for the existing conditions is 0.18, and the composite "C" value for the post-development conditions is assumed to be 0.42; that is an increase of 0.23. The calculated existing peak 10-year flow rate is approximately 3.59 cfs, and the post-development peak 50-year flow rate is approximately 35.27 cfs. The calculated "C" values and peak flow rates are found in **Attachment D**.

DETENTION

The required detention volume to contain the 50-year frequency storm event with the assumed improvements while releasing at the existing 10-year frequency storm event is approximately 50,035 cf or 1.15 acre-foot. Stormwater runoff will be detained offsite within the existing Hidalgo & Cameron Counties Irrigation District #9 drainage ditch running north and south between N Mile 5 W and Texas Blvd, see Drainage Exhibit in **Attachment E**. The proposed widening will be in accordance with Hidalgo County Drainage District#1 requirements. The ditch will be widened to provide a detention volume of 50,781 CF for the fully developed stage.


Craig A. Gonzalez, P.E.
Firm No. F-13094



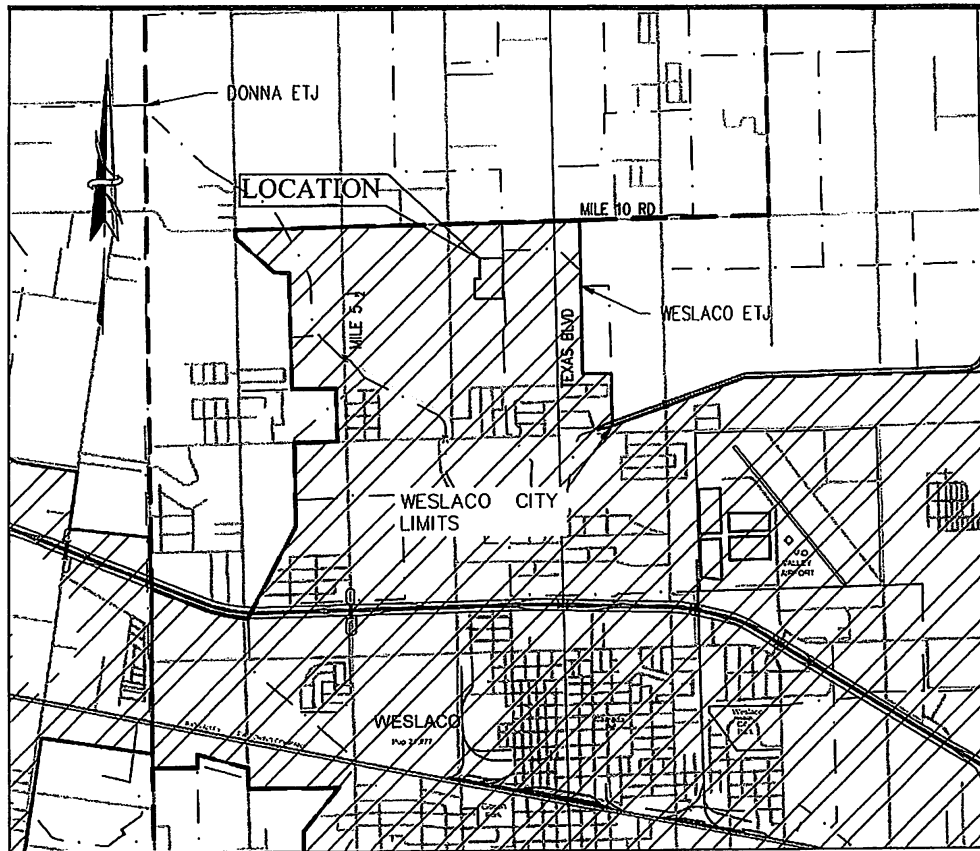
**North Park Place Phase 2
Drainage Report**

Urban Infrastructure Group, Inc.

Attachment A

**North Park Place Phase 2
Drainage Report**

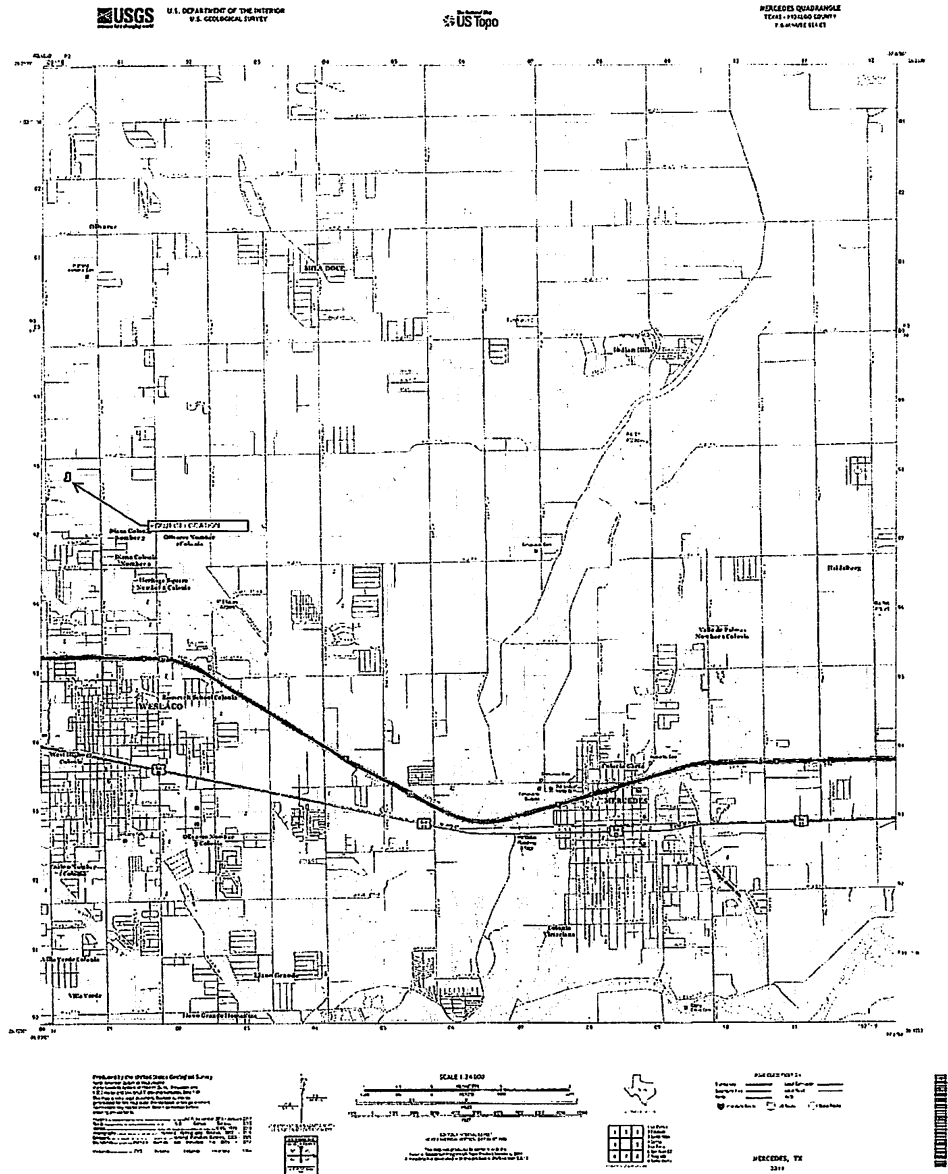
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LOCATION MAP
SCALE: 1"=2000'

**North Park Place Phase 2
Drainage Report**

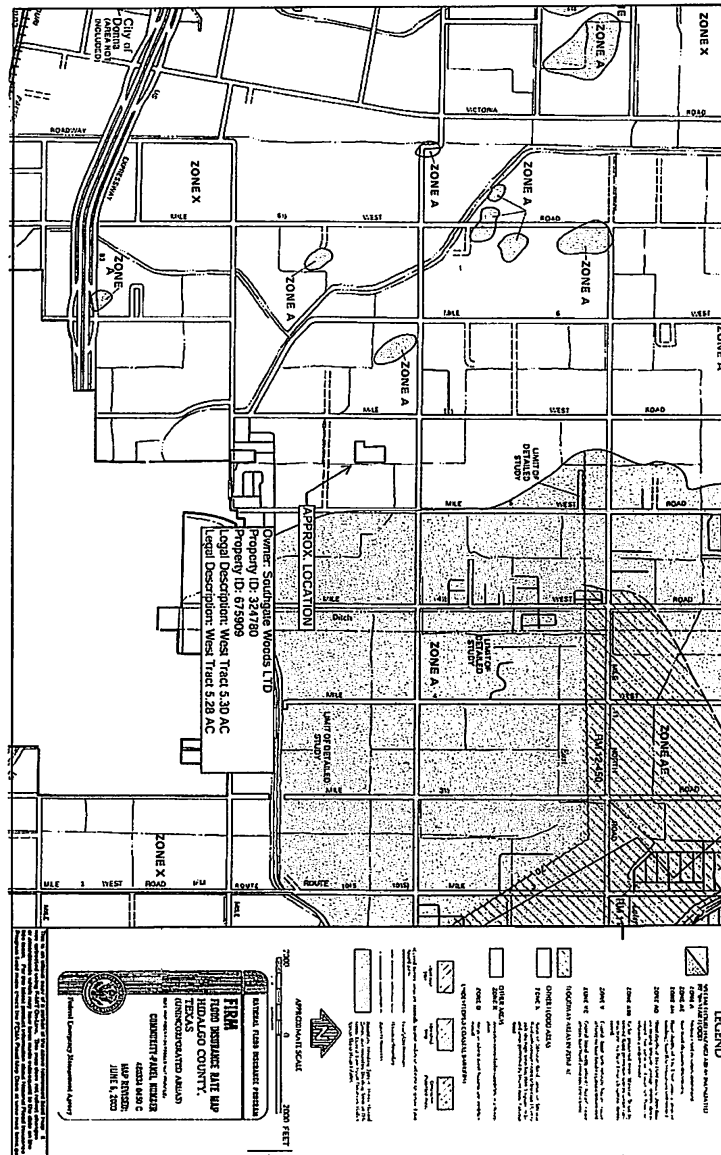
Urban Infrastructure Group, Inc.



Attachment B

**North Park Place Phase 2
Drainage Report**

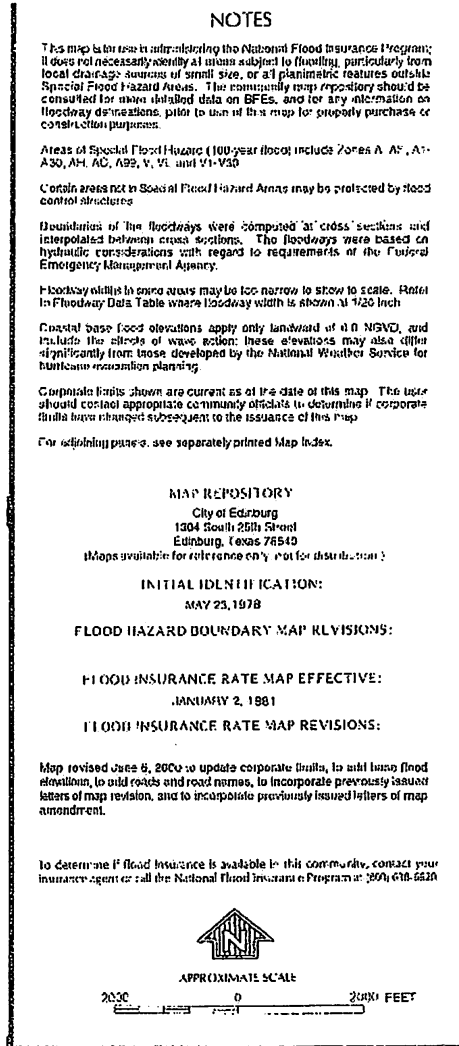
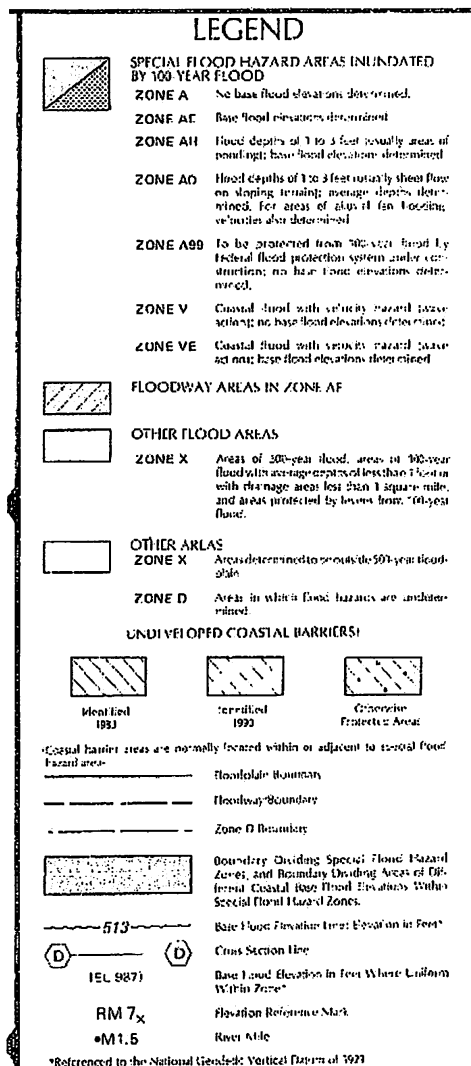
Urban Infrastructure Group, Inc.



**North Park Place Phase 2
Drainage Report**

Urban Infrastructure Group, Inc.

Attachment B



**North Park Place Phase 2
Drainage Report**

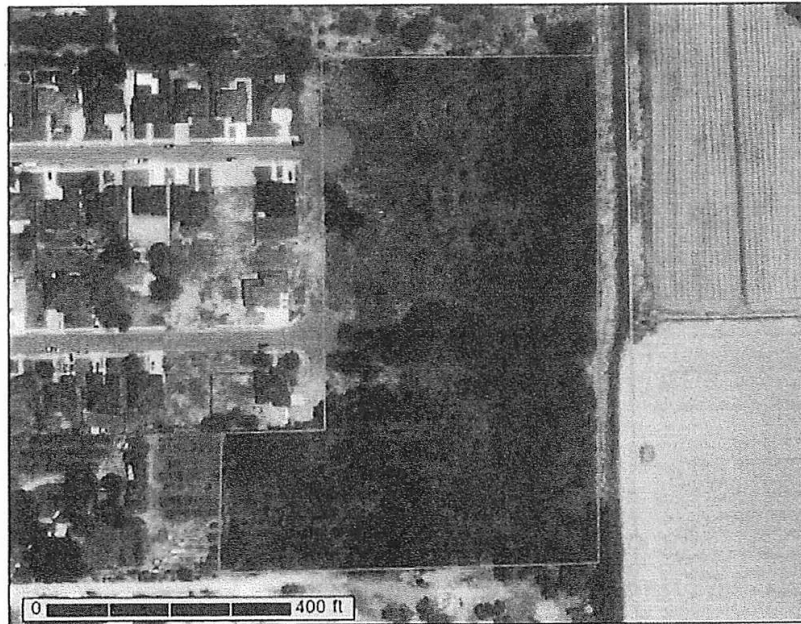
Urban Infrastructure Group, Inc.

Attachment C



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

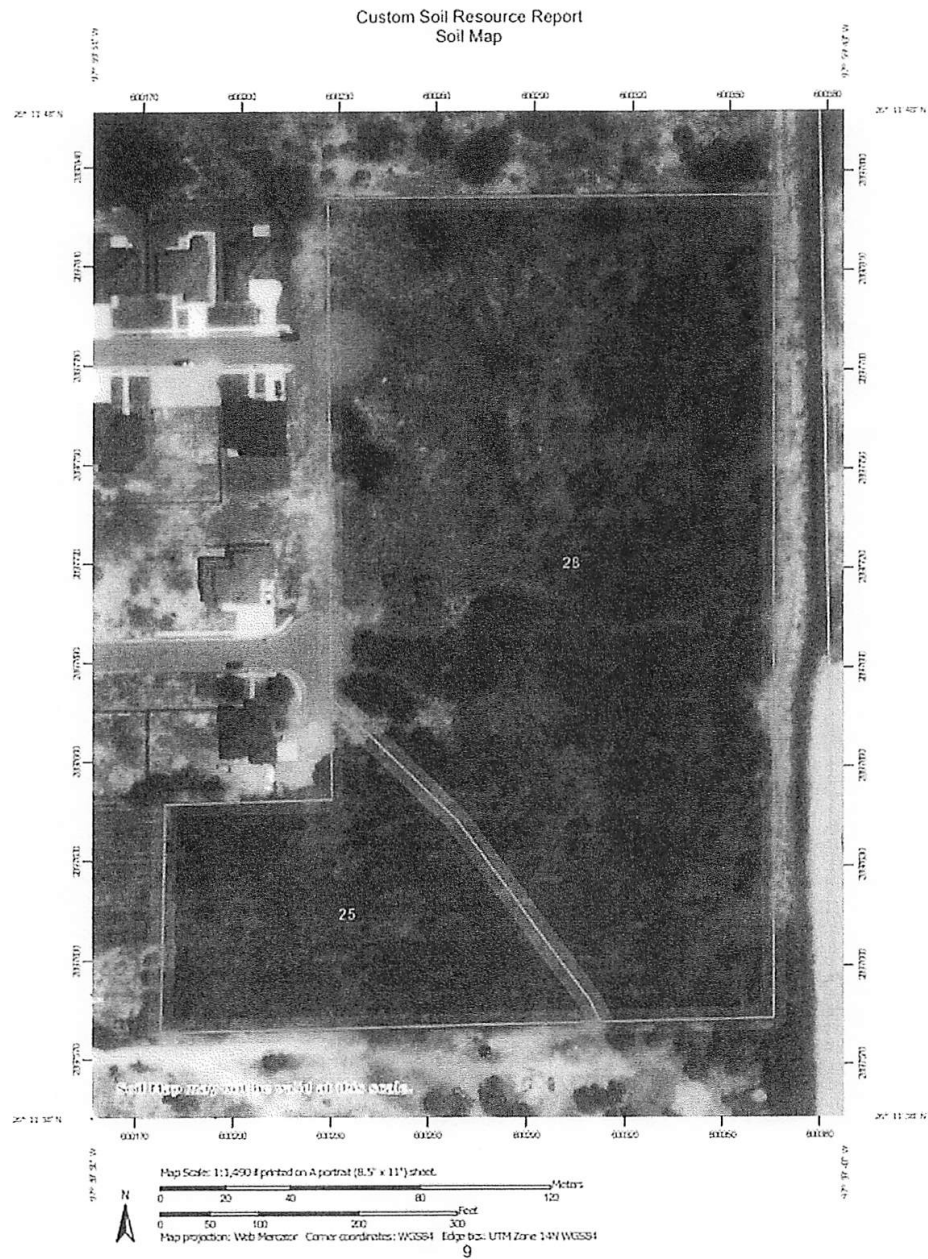
**Custom Soil Resource
Report for
Hidalgo County,
Texas**



October 1, 2020

North Park Place Phase 2
Drainage Report

Urban Infrastructure Group, Inc.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	2.0	21.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	7.3	78.5%
Totals for Area of Interest		9.3	100.0%

Map Unit Legend

MAP LEGEND

Area of Interest (AOI)

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Bottom Pt

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Mud or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saltine Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Side or Strip

Sodic Spot

Spot Area

Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

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: <http://websoilsurvey.sc.egov.usda.gov>

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 18, Sep 12, 2019

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

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

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

**North Park Place Phase 2
Drainage Report**

Urban Infrastructure Group, Inc.

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxn

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: B

Ecological site: R083DY019TX - Gray Sandy Loam

Hydric soil rating: No

**North Park Place Phase 2
Drainage Report**

Urban Infrastructure Group, Inc.

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

**North Park Place Phase 2
Drainage Report**

Urban Infrastructure Group, Inc.

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

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

North Park Place Phase 2
Drainage Report

Urban Infrastructure Group, Inc.

Attachment D

Rational Method

Pre-Developed Conditions

10-YEAR

Average Land Slope, $S = 0.0037$

Velocity, $V = 0.14$

Flow Segment, $L = 950$

Time of Concentration, $T_c = 113.10$

Area, $A = 9.64$

Coefficient, $C = 0.18$

Rainfall Intensity, $I = 2.07$

$Q = 3.59$

Post-Developed Conditions

50-YEAR

Average Land Slope, $S = 0.00345$

Velocity, $V = 0.84$

Flow Segment, $L = 830$

Time of Concentration, $T_c = 16.46$

Area, $A = 9.64$

Weighted Coefficient, $C = 0.42$

Rainfall Intensity, $I = 8.71$

$Q = 35.27$

Increased Runoff **31.68**

HIDALGO COUNTY RAINFALL INTENSITY-DURATION-FREQUENCY COEFFICIENTS

HIDALGO COUNTY RAINFALL INTENSITY DURATION FREQUENCY
COEFFICIENTS

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Harrison	b	74	80	87	98	99	103
Hartley	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Haskell	Intensity (in/hr)*	1.36	1.75	2.07	2.41	2.71	2.93
Hays							
Hemphill							
Henderson							
Hidalgo							
Hill							
Hockley							
	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	34.54	44.51	52.53	61.18	68.72	74.46

* for time of Concentration = **113.10** mins



North Park Place Phase 2
Drainage Report

Urban Infrastructure Group, Inc.

Duration		Intensity	Q _{in}	Vol _{in}	Q _{out}	Vol _{out}	Storage
(min)	(hr)	50-year (in/hr)					
99	1.65	2.97	12.01	71,314.99	3.59	21,313.30	50,001.69
100	1.67	2.94	11.92	71,540.68	3.59	21,528.58	50,012.10
101	1.68	2.92	11.84	71,764.42	3.59	21,743.87	50,020.56
102	1.70	2.91	11.76	71,986.25	3.59	21,959.15	50,027.09
103	1.72	2.89	11.68	72,206.19	3.59	22,174.44	50,031.75
104	1.73	2.87	11.61	72,424.28	3.59	22,389.72	50,034.56
105	1.75	2.85	11.53	72,640.57	3.59	22,605.01	50,035.56
106	1.77	2.83	11.46	72,855.07	3.59	22,820.30	50,034.78
107	1.78	2.81	11.38	73,067.83	3.59	23,035.58	50,032.25
108	1.80	2.79	11.31	73,278.88	3.59	23,250.87	50,028.01
109	1.82	2.78	11.24	73,488.24	3.59	23,466.15	50,022.09
110	1.83	2.76	11.17	73,695.95	3.59	23,681.44	50,014.51

Design of Detention Pond				Storage	
Note: Rational Formula				Required Storage (ft ³)	53,748.20
Pre-Developed Data		Post-Developed Data			
Area (ac)=	9.64	Area(ac) =	9.64		
C =	0.1800	C =	0.4200	Proposed Storage (ft ³)	53,906.25
t _c (min)=	113.10				
I (in/hr) =	2.07				
Q (cfs) =	3.59				

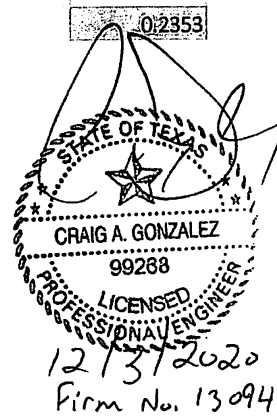
HIDALGO COUNTY RAINFALL INTENSITY-DURATION-FREQUENCY COEFFICIENTS



**North Park Place Phase 2
Drainage Report**

Urban Infrastructure Group, Inc.

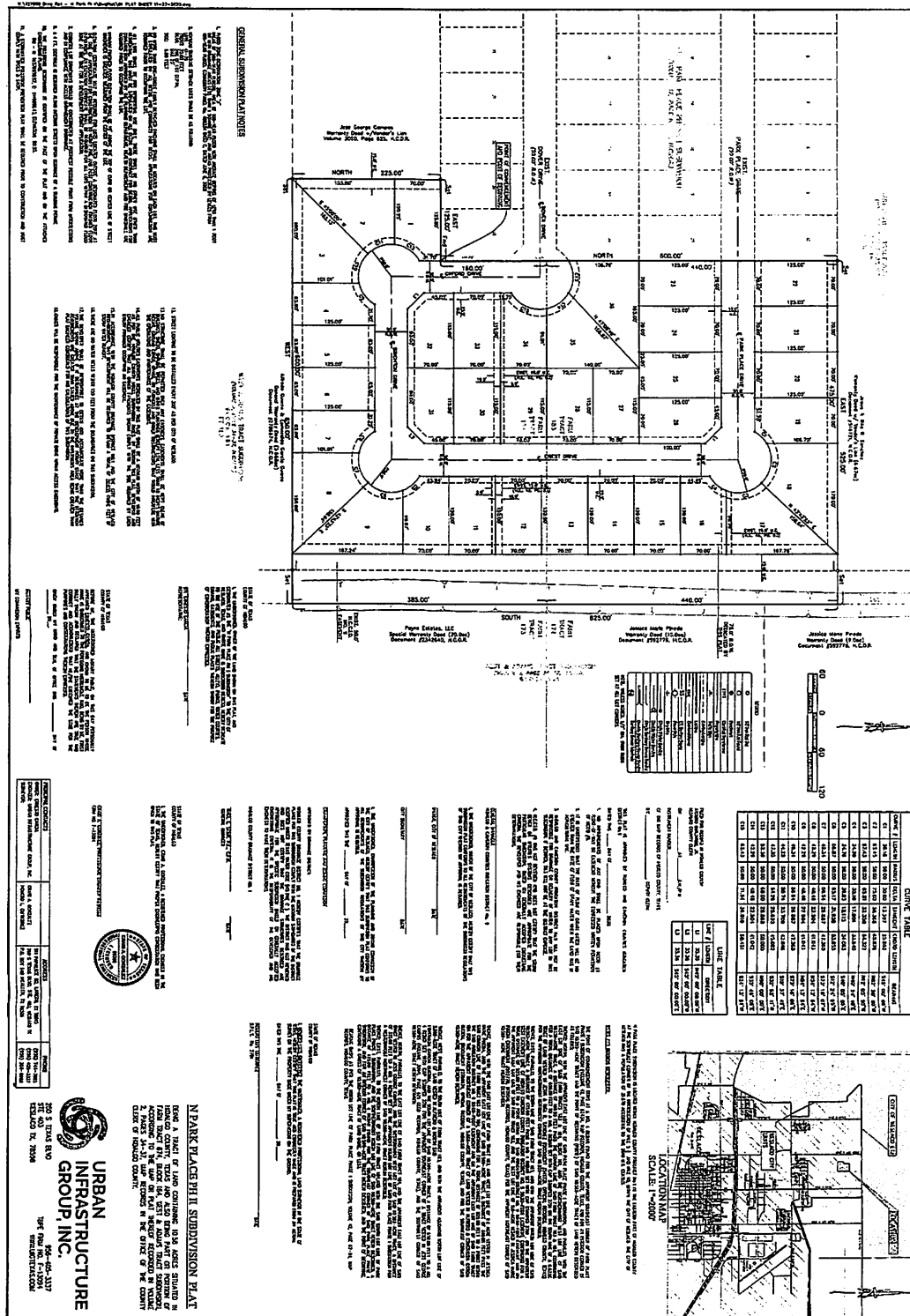
Coefficient				
Type of Area- Pre	Coefficient	AC	SQ FT	Weighted C
Hidalgo Sand Clay Loam, 0 to 1 %	0.19	7.5674	329,636	0.1492
Hidalgo Fine Sad Loa, 0 to 1%	0.17	2.0726	90,282	0.0366
Total	NA	9.64	419,918	NA
Weighted Coefficient				0.1857
Type of Area- Post	Coefficient	AC	SQ FT	Weighted C
Sandy Soil Average, 2-7%	0.17	5.64	245,678	0.0995
Asphalt	0.6	1.00	43,560	0.0622
Roof	0.85	2.00	87,120	0.1763
Sidewalk	0.8	1.00	43,560	0.0830
Total	NA	9.64	419,918	NA
Weighted Coefficient				0.4210
Increase of				0.2353

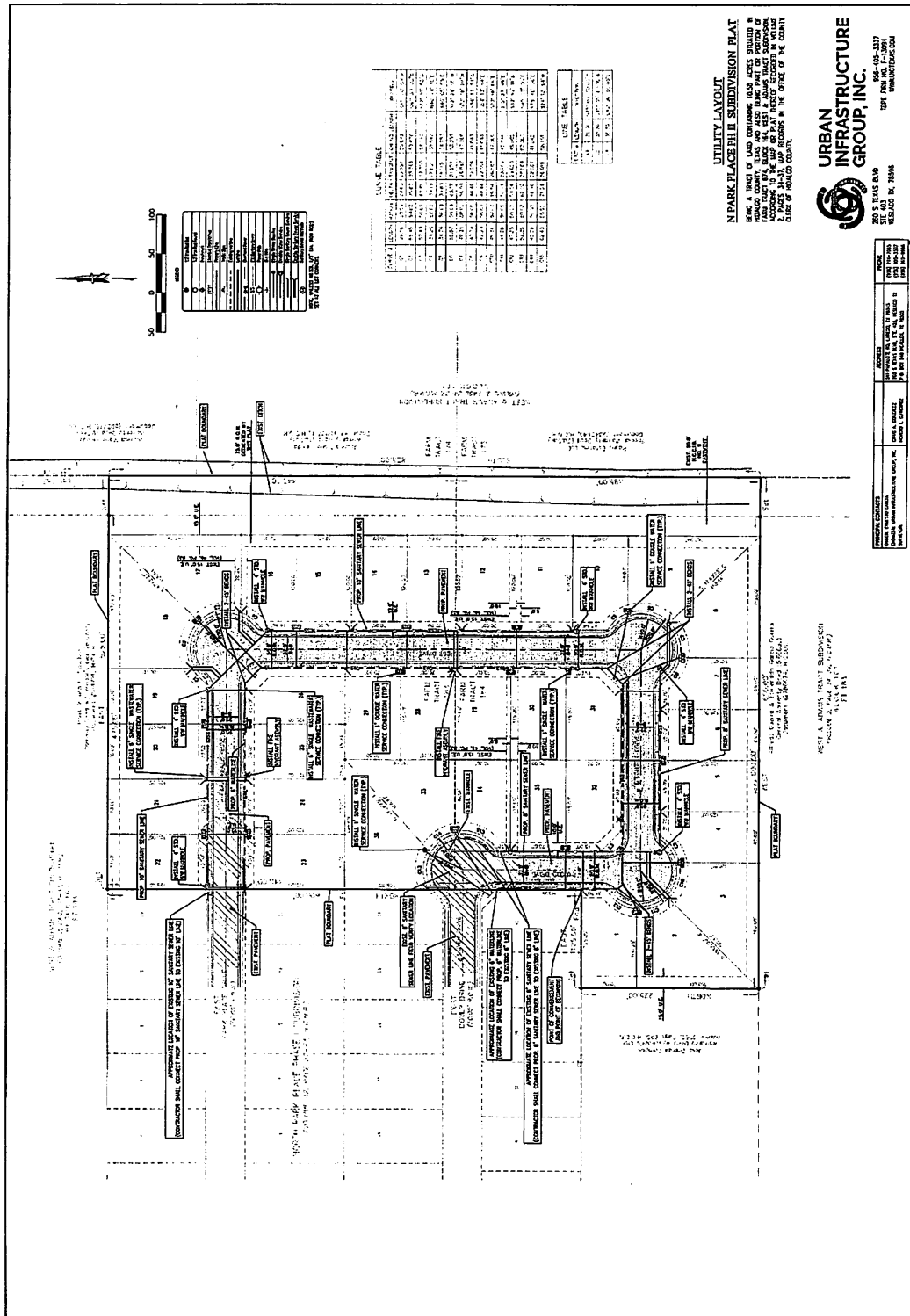


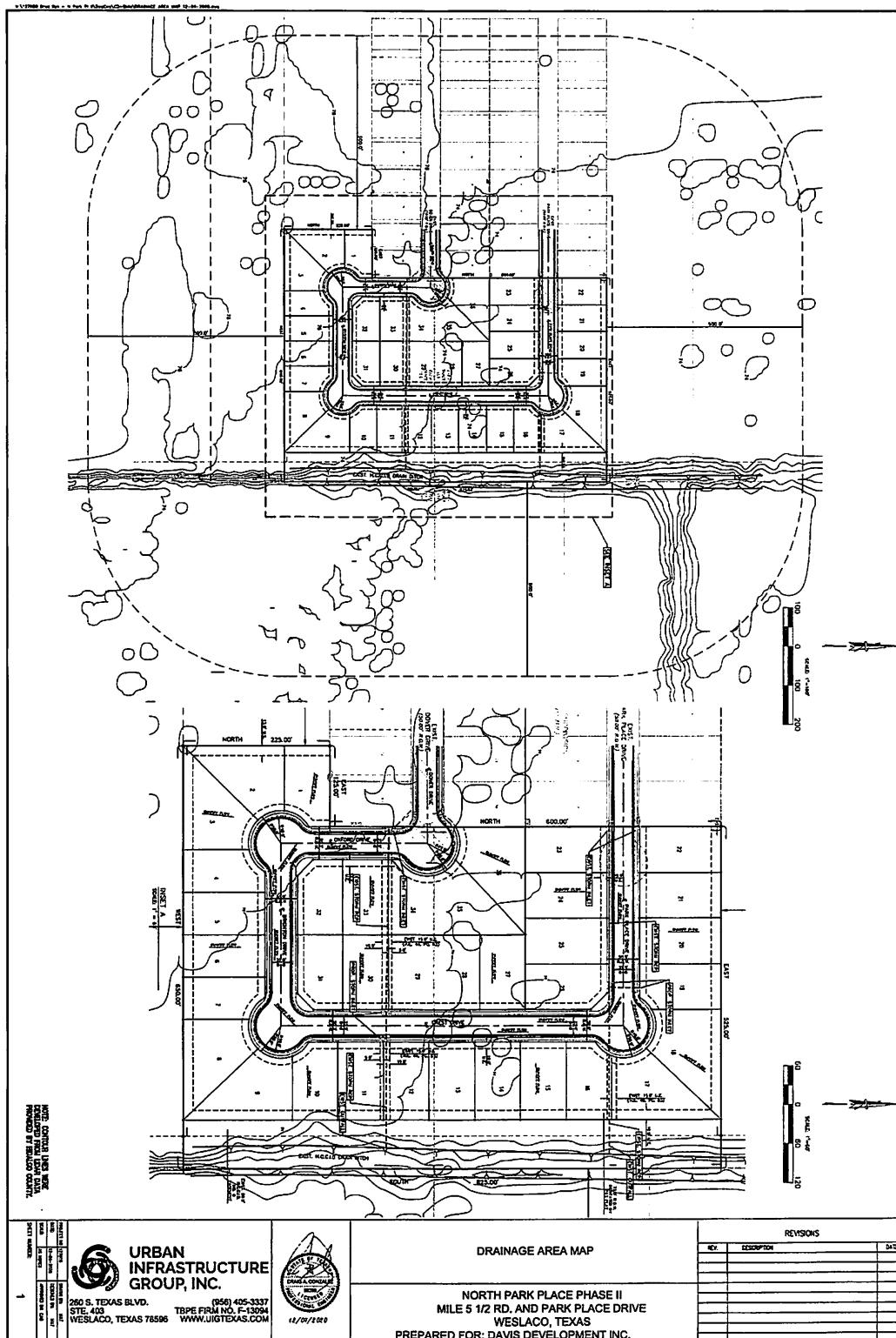
**North Park Place Phase 2
Drainage Report**

Urban Infrastructure Group, Inc.

Attachment E



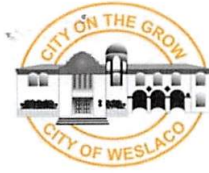






**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Mario Reyna.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273acres being part or portion out of farm tract 744, The West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1370 ft east of the intersection of 18th st & mile 5 ½. Possible action.	
Discussion/Overview: The proposed sixty-four (64) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by City of Weslaco services through an 8” sewer line. The property is within a Flood Zone “B” and “AH”.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor’s Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000022-2021

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: BRIDGE CROSSING SUBDIVISION PHASE 2

Location: Approximately 1,370 ft east of the intersection of 18th Street & Mile 5 1/2

Legal Description: Being a resubdivision of 16.273 acres being a part or portion o/o Farm Tract 744, The West and Adams 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: Single Family

Existing Land Use: Open Proposed Land Use: Residential

Number of Lots Proposed: 64 Gross Acreage: 16.273

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: East India Co., LLC Telephone: c/o 381-0981

Address: 103 Regal Drive Fax: N/A

City: Laredo State: TX Zip: 78041 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: 381-0981

Address: 115 W. McIntyre Street Fax: 381-1839

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☐ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility <u>Frontier Comm.</u>	☒ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$355.00 Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
- _____ Existing & Proposed Easements
- _____ Existing & Proposed ROW
- _____ Existing & Proposed Drainage Easements
- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
- _____ Elevations
- _____ Flood directional arrows
- _____ Detention areas
- _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 2/18/21

Authorized Agent Printed Name: Mario A. Reyna, P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: BRIDGE CROSSING SUBDIVISION PHASE 2
PREPARED BY: MARIO A. REYNA, P.E
DATE: December 01, 2020
Revised: February 11, 2021



M. A. Reyna
2-11-21

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
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- 6. USGS Topographical Map**
- 7. Rainfall Intensity Table**
- 8. USDA Soils Map**
- 9. USDA Soils Legend & Description**
- 10. FEMA FIRM with site location**



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

Drainage Statement
Bridge Crossing Subdivision Phase 2
Project #20197 Date: December 01, 2002; Revised February 11, 2021

Bridge Crossing Subdivision Phase 2 A tract of land containing 16.273 acres situated in Hidalgo County, Texas, being a part or portion out of Farm Tract 744, The West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 16.273-acre where conveyed to Adelante Holdings, LTD, by virtue of a Foreclosure Sale Deed recorded under Document Number 2834910, Hidalgo County Official Records. This subdivision lies in Zone "B" & "AH", Zone "B" are 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. Zone "AH" are areas if 100-year shallow flooding were depths are between one (1) and three (3) feet; base flood elevation has been determined to be 72, but no flood hazard factors are determined. The property is located approximately 1370 feet East of the intersection of 18th Street & mile 5 ½ Road. The property is currently open with a proposed use of 64 residential lots in the City of Weslaco, Texas.

The soil in this area is (52) Raymondville clay loam, which is in Hydrologic Group "C". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 15.58 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 33.11 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 17.53 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into a proposed detention pond on the west side of the site, which will then discharge into an existing H.C.C.I.D. No. 9 drain ditch.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 48,301 cubic feet of detention will be provided within the proposed detention pond.

M - A 2-11-21
Mario A. Reyna, P.E. #117368
Vice-President

Date: 2-11-21



DRAINAGE REPORT

PROJECT NAME: **Bridge Crossing Subdivision Phse II**
PROJECT NUMBER: **20197.00**
DATE: **12/1/2020 Rev: 2/11/2021**

I. Existing Condition-10 year

Ex. Area:	708,851.88 sf	Int. Coeff. "k"	0.213 Table 3-2
	16.27 ac	K _p	3.28
Imp. Area:	2,320 sf	Length	750 ft
% Imp. :	0.00	Velocity	0.270582 ft/sec
Slope :	0.15 %		
t _c :	46.20 min		
Rainfall Intensity (10yr)		3.829 in/hr	
c factor		0.250	
Q peak existing condition:		15.58 cfs	

II. Future Condition-50 year

Future area:	708,851.88 sf		
	16.27 ac		
Estimated Imp. Area:	75,545 sf		
% Imp. :	0.11		
Slope :	15.00%		
t _c :	45.00 min		
Rainfall Intensity (50yr)		4.976 in/hr	
c factor		0.409	
Q future cond. = Aci = i *	=	33.11 *	0.41
		6.65481407 i	

time min.	time hour	i in/hr	Q _{in} cfs	V _{in} cf	Q _{out} cfs	V _{out} cf	REQ'D V cf
5	0.08	13.57	90.31	27092	15.58	4673	22419
10	0.17	10.83	72.04	43223	15.58	9346	33877
15	0.25	9.10	60.57	54515	15.58	14020	40495
20	0.33	7.91	52.63	63152	15.58	18693	44459
25	0.42	7.03	46.75	70125	15.58	23366	46759
30	0.50	6.34	42.21	75981	15.58	28039	47941
35	0.58	5.80	38.58	81014	15.58	32713	48301
40	0.67	5.35	35.60	85448	15.58	37386	48062
45	0.75	4.98	33.11	89409	15.58	42059	47350
50	0.83	4.66	31.00	92994	15.58	46732	46262
60	1.00	4.14	27.58	99279	15.58	56079	43200
90	1.50	3.16	21.06	113701	15.58	84118	29583
120	2.00	2.60	17.28	124386	15.58	112158	12229
180	3.00	1.95	12.98	140222	15.58	168236	-28014
240	4.00	1.59	10.56	152081	15.58	224315	-72234

Storage Required: 48,301 cf
Storage Required: 1.109 Ac.-Ft.
w/ release rate of: 15.58 cfs
Storage / Ac. Development: 0.068 Ac.Ft. per Ac.



Handwritten signature and date: M.A. Reyna 5-11-21

H.C.D.D. No. 1 "c" values for Rational Method	
Type of Drainage Area	Runoff Coefficient "c"
Residential	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.3
Single Family (Lots greater than 1/2 acre)	0.25
Multi-Family (Less than 20 DU / AC)	0.45
Multi-Family (Greater than 20 DU / AC)	0.55
Business Districts:	0.7
Industrial	
Light areas	0.5
Heavy areas	0.6
Railroad yard areas	0.2
Parks, cemeteries	0.1
Unimproved Areas	
Bare Surface	0.3
Grassland	0.25
Cultivated	0.2
Woodlands	0.15
Streets	
Asphalt	0.7
Concrete	0.75
Drives and walks	0.75

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

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	629306.88	14.447	5.056
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.9	75545	1.734	1.561
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9		0.000	0.000
Total:		704,852	16.181	6.617
Weighted "c":			0.409	

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots + C_n A_n) / A_{total}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

TABLE I TIME OF CONCENTRATION DETERMINATION Bridge Crossing Subdivision Phase II											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.250	750		83.3						83.3
D.A.#1	Overland & Gutter	0.409	120		13.3			423	0.4	17.6	31.0
D.A.#1-D.A.#2	Pipe Flow	0.409						35	3.0	0.2	31.2
D.A.#2	Overland & Gutter	0.409	110		12.2			313	0.4	13.0	25.3
D.A.#2-D.A.#3	Pipe Flow	0.409						215	3.0	1.2	32.3
D.A.#3	Overland & Gutter	0.409	100		11.1			300	0.4	12.5	23.6
D.A.#3-D.A.#4	Pipe Flow	0.409						36	3.0	0.2	32.5
D.A.#4	Overland & Gutter	0.409	100		11.1			300	0.4	12.5	23.6
D.A.#4-D.A.#5	Pipe Flow	0.409						102	3.0	0.6	33.1
D.A.#5	Overland & Gutter	0.409	100		11.1			450	0.4	18.8	29.9
D.A.#5-D.A.#6	Pipe Flow	0.409						35	3.0	0.2	33.3
D.A.#6	Overland & Gutter	0.409	100		11.1			450	0.4	18.8	29.9
D.A.#6-D.A.#7	Pipe Flow	0.409						433	3.0	2.4	35.7
D.A.#7	Overland & Gutter	0.409	100		11.1			300	0.4	12.5	23.6
D.A.#7-D.A.#10	Pipe Flow	0.409						30	3.0	0.2	35.9
D.A.#8	Overland & Gutter	0.409	100		11.1			300	0.4	12.5	23.6
D.A.#8-D.A.#9	Pipe Flow	0.409						30	3.0	0.2	23.8

FORMULA FOR TIME OF CONCENTRATION $T_c = \frac{L}{(V \times 60)}$
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC MANUAL "

TABLE 1A FLOWRATE DETERMINATION Bridge Crossing Subdivision Phase II									
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	
Existing	9	0.250	83.3	10	2.569	5.78			
D.A.#1	2.504	0.409	31.0	50	6.229	6.38			
D.A.#1-D.A.#2	2.504	0.409	31.2	50	6.206	6.36	24.00	0.079%	
D.A.#2	2.08	0.409	25.3	50	6.985	5.94			
D.A.#2-D.A.#3	4.58	0.409	32.3	50	6.072	11.38	24.00	0.254%	
D.A.#3	1.754	0.409	23.6	50	7.247	5.20			
D.A.#3-D.A.#4	6.34	0.409	32.5	50	6.050	15.68	30.00	0.146%	
D.A.#4	1.395	0.409	23.6	50	7.247	4.13			
D.A.#4-D.A.#5	7.73	0.409	33.1	50	5.990	18.94	30.00	0.213%	
D.A.#5	1.911	0.409	29.9	50	6.359	4.97			
D.A.#5-D.A.#6	1.91	0.409	33.3	50	5.969	4.66	24.00	0.043%	
D.A.#6	1.38	0.409	29.9	50	6.359	3.59			
D.A.#6-D.A.#7	11.03	0.409	35.7	50	5.728	25.83	36.00	0.150%	
D.A.#7	0.86	0.409	23.6	50	7.247	2.55			
D.A.#7-D.A.#10	0.86	0.409	35.9	50	5.712	2.01	0.00	0.002%	
D.A.#8	0.91	0.409	23.6	50	7.247	2.71			
D.A.#8-D.A.#9	1.77	0.409	23.8	50	7.219	5.23	0.00	0.249%	
					18.783				

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

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

TABLE I TIME OF CONCENTRATION DETERMINATION 4.144											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			CHANNEL, PIPE, STREET, ETC. FLOW					TIME (MIN)	TOTAL TIME (MIN)
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)		
D.A.#9	Overland & Gutter	0.409									
D.A.#9-D.A.#10	Pipe Flow	0.409	30		3.3			120	0.4	5.0	8.3
								175	3.0	1.0	24.8
D.A.#10	Overland & Gutter	0.409	140		15.6			0	0.4	0.0	15.6
D.A.#10-D.A.#11	Pipe Flow	0.409						327	3.0	1.8	37.7
D.A.#11	Overland & Gutter	0.409	20		2.2			220	0.4	9.2	11.4
D.A.#11-D.A.#12	Pipe Flow	0.409						126	3.0	0.7	38.4
D.A.#12	Overland & Gutter	0.409	40		4.4			110	0.4	4.6	9.0
D.A.#12-D.A.#15	Pipe Flow	0.409						161	3.0	0.9	39.3
D.A.#13	Overland & Gutter	0.409	90		10.0			0	0.4	0.0	10.0
D.A.#13-D.A.#14	Pipe Flow	0.409						127	3.0	0.7	10.7
D.A.#14	Overland & Gutter	0.409	20		2.2			300	0.4	12.5	14.7
D.A.#14-D.A.#15	Pipe Flow	0.409						220	3.0	1.2	15.9
D.A.#15	Overland & Gutter	0.409	20		2.2			300	0.4	12.5	14.7
D.A.#15-OUTFALL	Pipe Flow	0.409						911	3.0	5.1	44.4

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

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

TABLE 1A FLOWRATE DETERMINATION 4.144									
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	
D.A.#9	0.43	0.409	8.3	50	11.587	2.04			
D.A.#9-D.A.#10	2.20	0.409	24.8	50	7.064	6.36	24.00	0.079%	
D.A.#10	0.715	0.409	15.6	50	8.949	2.62			
D.A.#10-D.A.#11	3.78	0.409	37.7	50	5.546	8.57	30.00	0.044%	
D.A.#11	0.84	0.409	11.4	50	10.274	3.51			
D.A.#11-D.A.#12	4.61	0.409	38.4	50	5.484	10.35	30.00	0.064%	
D.A.#12	0.981	0.409	9.0	50	11.255	4.52			
D.A.#12-D.A.#15	5.59	0.409	39.3	50	5.408	12.37	30.00	0.091%	
D.A.#13	0.368	0.409	10.0	50	10.825	1.63			
D.A.#13-D.A.#14	0.37	0.409	10.7	50	10.537	1.59	18.00	0.023%	
D.A.#14	0.931	0.409	14.7	50	9.181	3.50			
D.A.#14-D.A.#15	1.30	0.409	15.9	50	8.845	4.70	24.00	0.043%	
D.A.#15	0.465	0.409	14.7	50	9.181	1.75			
D.A.#15-OUTFALL	7.36	0.409	44.4	50	5.021	15.11	36.00	0.051%	

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

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



HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

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

TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

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

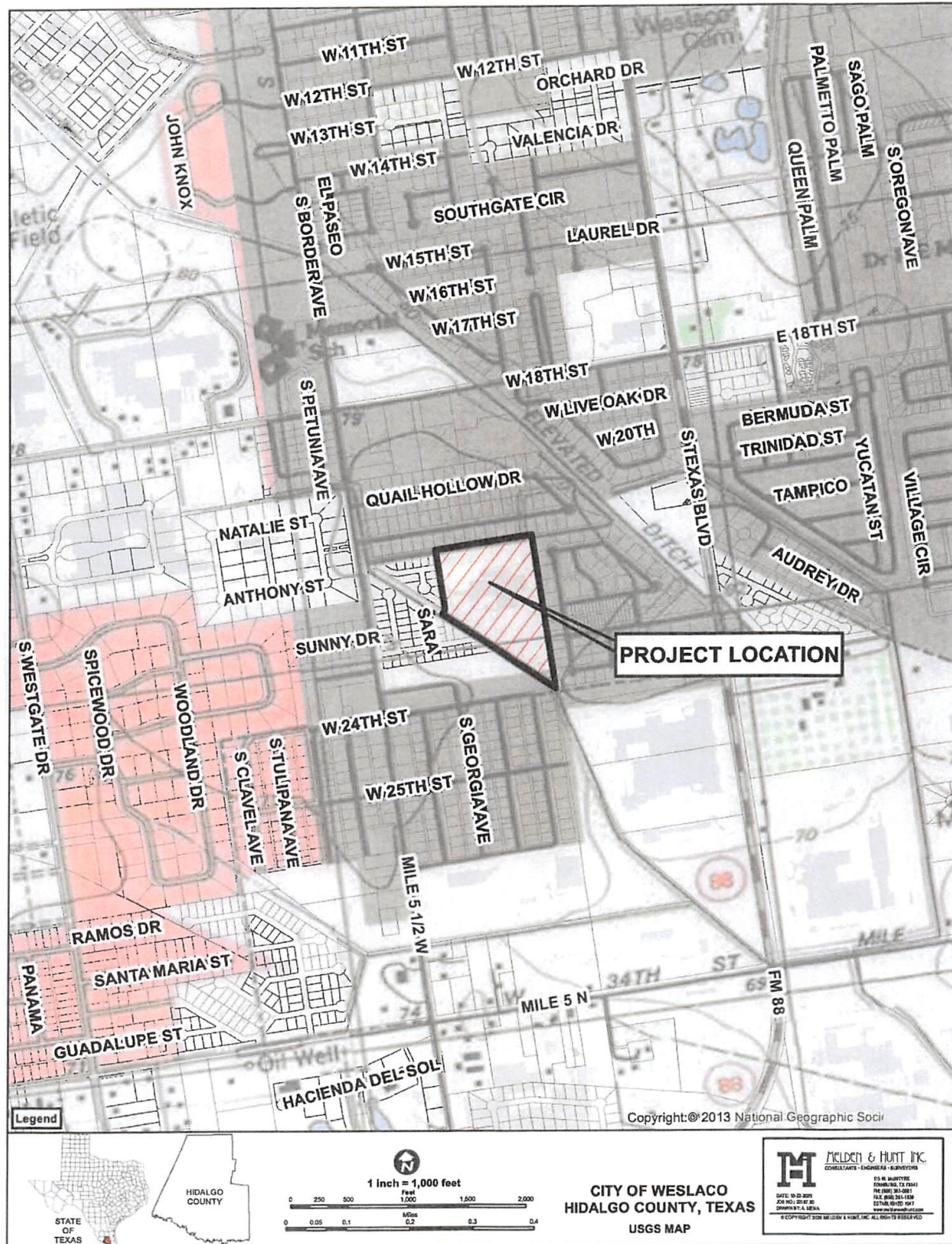
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

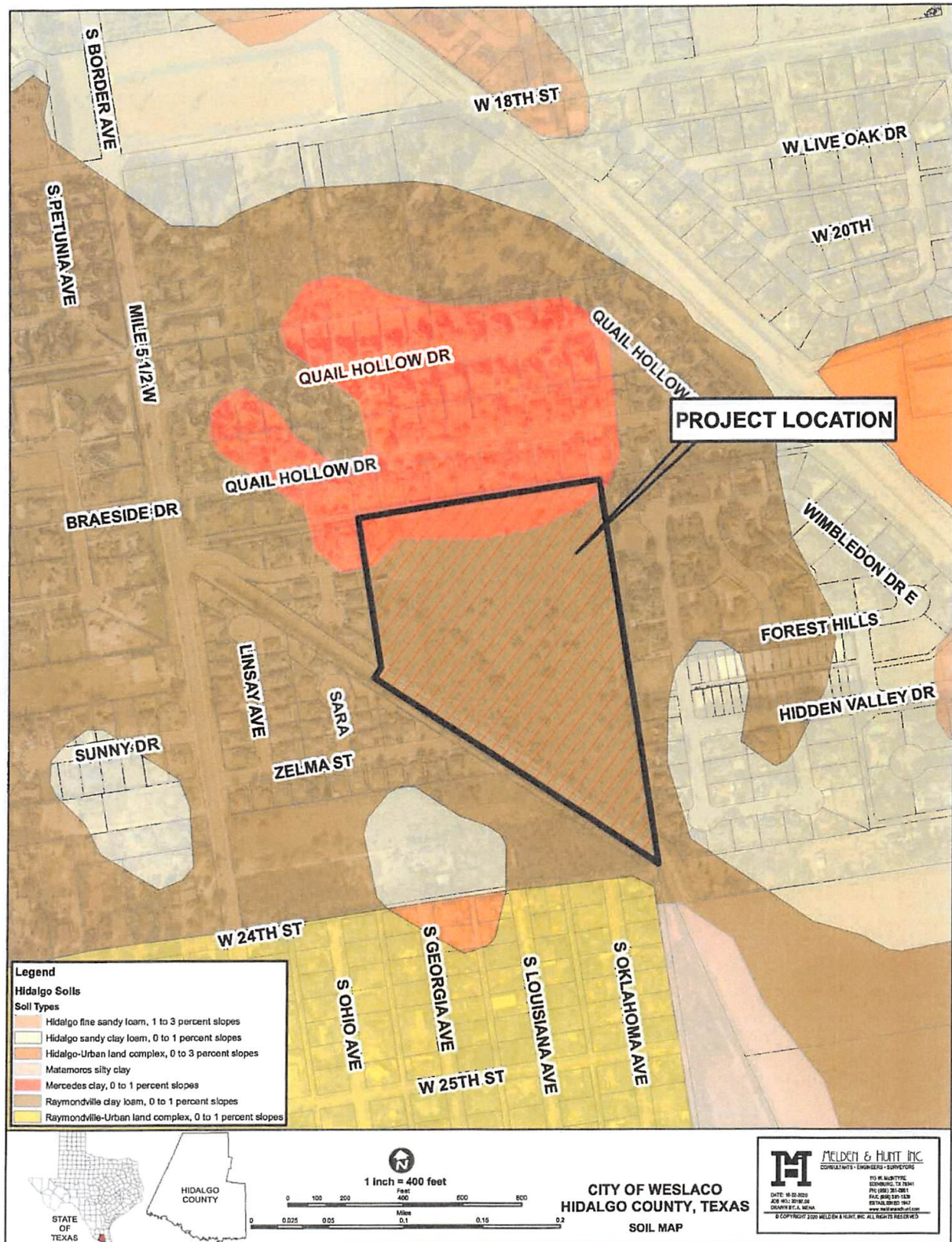
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

TIME	5 yr.	10 yr.	25 yr.	50 yr.	TIME	5 yr.	10 yr.	25 yr.	50 yr.
71	2.451	2.871	3.335	3.710	106	1.838	2.166	2.523	2.829
72	2.427	2.844	3.303	3.676	107	1.825	2.152	2.506	2.811
73	2.403	2.817	3.272	3.642	108	1.813	2.137	2.489	2.793
74	2.380	2.790	3.242	3.610	109	1.800	2.123	2.473	2.775
75	2.358	2.765	3.212	3.577	110	1.788	2.109	2.457	2.757
76	2.336	2.739	3.183	3.546	111	1.788	2.109	2.457	2.757
77	2.314	2.715	3.155	3.515	112	1.765	2.082	2.426	2.723
78	2.293	2.690	3.127	3.485	113	1.753	2.069	2.410	2.707
79	2.272	2.667	3.099	3.455	114	1.742	2.056	2.395	2.690
80	2.252	2.643	3.073	3.426	115	1.731	2.043	2.380	2.674
81	2.232	2.620	3.046	3.398	116	1.720	2.030	2.366	2.658
82	2.213	2.598	3.020	3.370	117	1.709	2.018	2.351	2.642
83	2.193	2.576	2.995	3.342	118	1.698	2.006	2.337	2.626
84	2.175	2.555	2.970	3.315	119	1.688	1.993	2.323	2.611
85	2.156	2.533	2.946	3.289	120	1.677	1.981	2.309	2.596
86	2.138	2.513	2.922	3.263	125	1.628	1.924	2.242	2.523
87	2.121	2.492	2.899	3.238	130	1.581	1.870	2.180	2.455
88	2.103	2.472	2.876	3.213	135	1.537	1.819	2.122	2.391
89	2.086	2.453	2.853	3.188	140	1.496	1.771	2.067	2.331
90	2.069	2.434	2.831	3.164	145	1.457	1.727	2.015	2.274
91	2.053	2.415	2.809	3.140	150	1.421	1.684	1.966	2.220
92	2.037	2.396	2.788	3.117	155	1.386	1.644	1.919	2.169
93	2.021	2.378	2.767	3.094	160	1.354	1.606	1.876	2.121
94	2.005	2.360	2.746	3.072	165	1.323	1.570	1.834	2.075
95	1.990	2.342	2.726	3.050	170	1.293	1.536	1.794	2.032
96	1.975	2.325	2.706	3.028	175	1.265	1.504	1.757	1.990
97	1.960	2.308	2.686	3.007	180	1.239	1.473	1.721	1.951
98	1.946	2.291	2.667	2.986	185	1.213	1.443	1.686	1.913
99	1.931	2.275	2.648	2.965	190	1.189	1.415	1.654	1.877
100	1.917	2.258	2.629	2.944	195	1.166	1.388	1.622	1.842
101	1.904	2.242	2.610	2.924	200	1.144	1.362	1.592	1.809
102	1.890	2.227	2.592	2.905	210	1.102	1.313	1.536	1.747
103	1.876	2.211	2.574	2.885	220	1.063	1.268	1.484	1.690
104	1.863	2.196	2.557	2.866	230	1.028	1.227	1.436	1.637
105	1.850	2.181	2.540	2.847	240	0.995	1.189	1.392	1.587

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

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





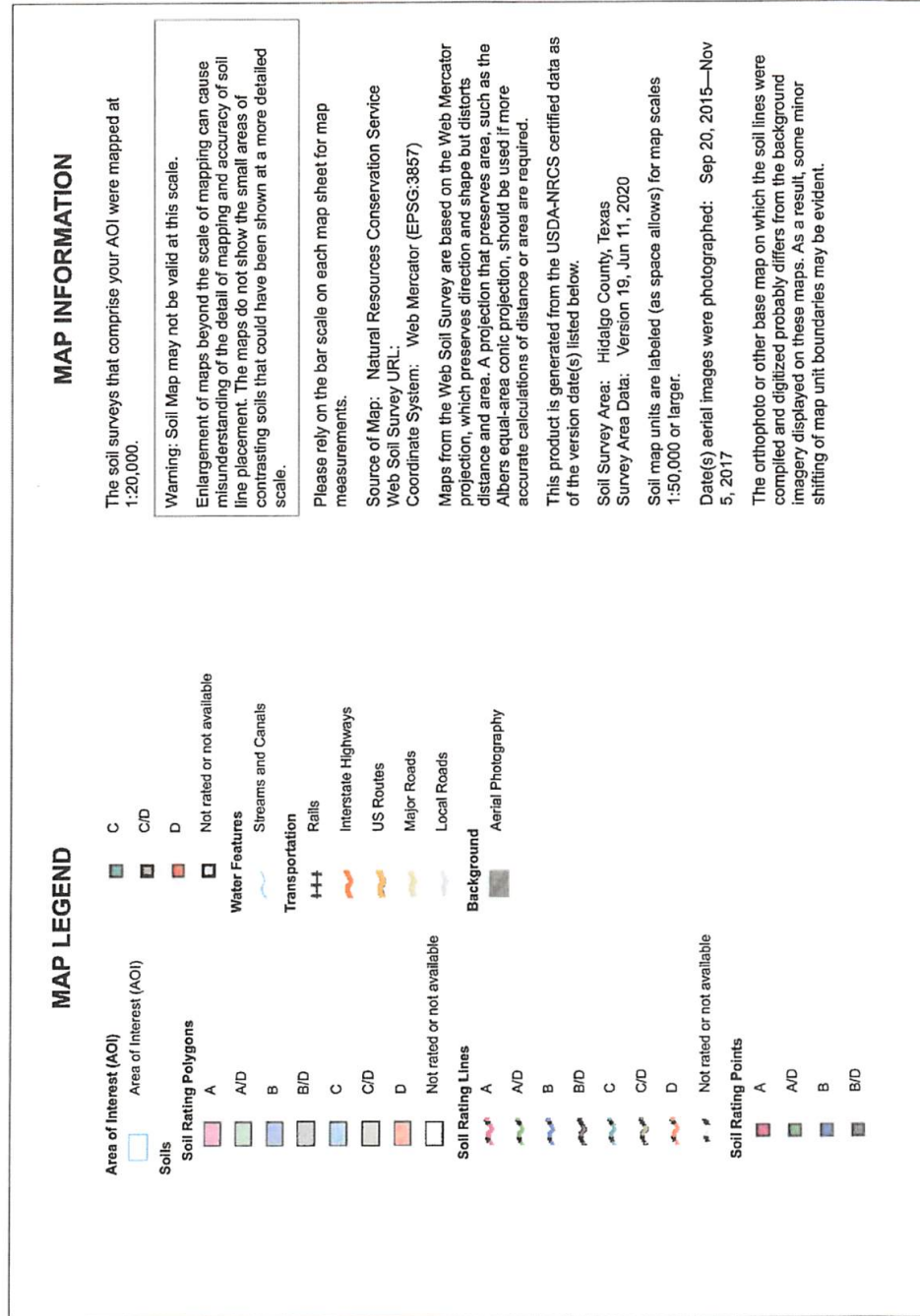


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/22/2020
Page 1 of 4

Hydrologic Soil Group—Hidalgo County, Texas



Hydrologic Soil Group—Hidalgo County, Texas

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
39	Mercedes clay, 0 to 1 percent slopes	D	1.8	12.1%
52	Raymondville clay loam, 0 to 1 percent slopes	C	12.9	87.9%
Totals for Area of Interest			14.6	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

Hydrologic Soil Group—Hidalgo County, Texas

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

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

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

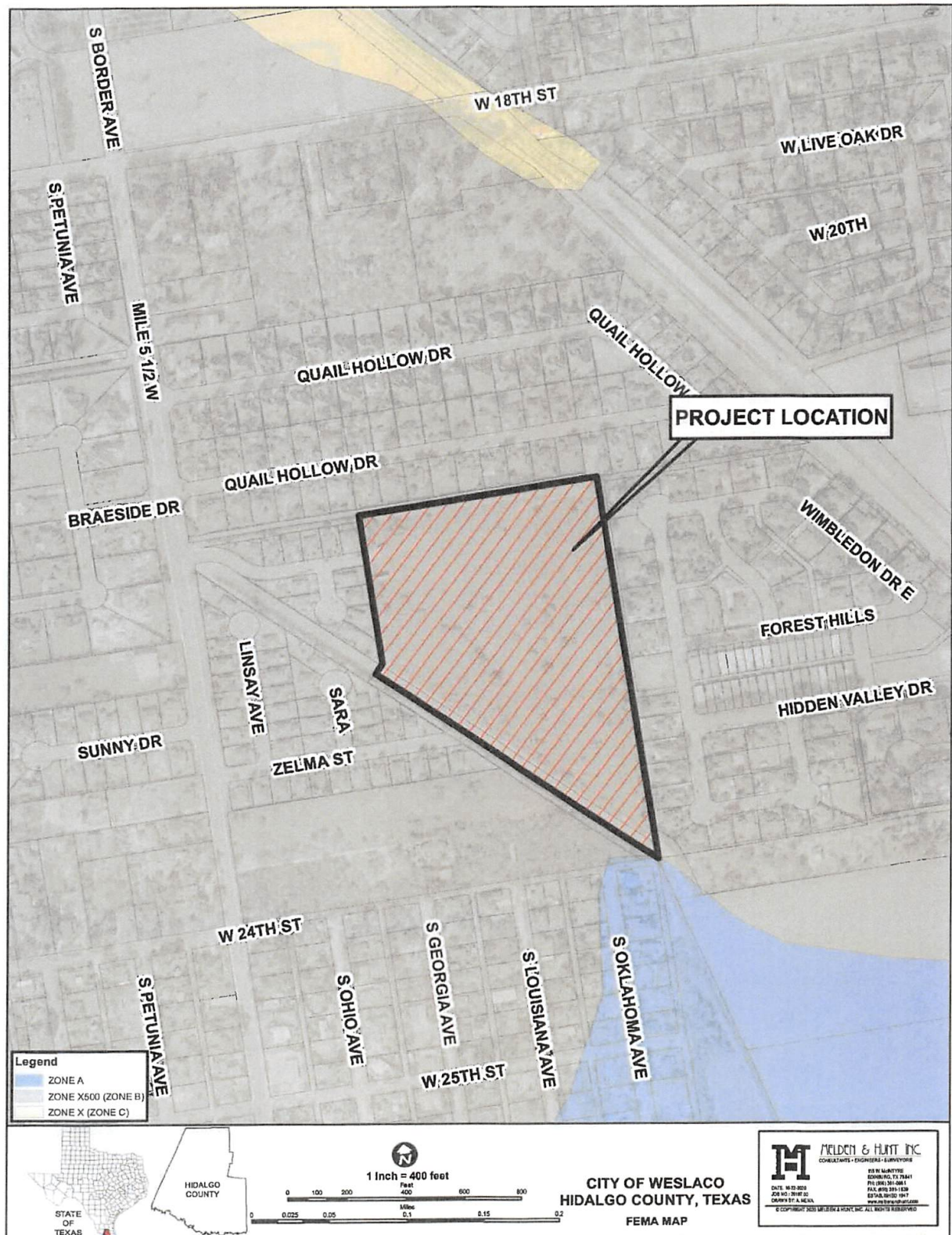
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components.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

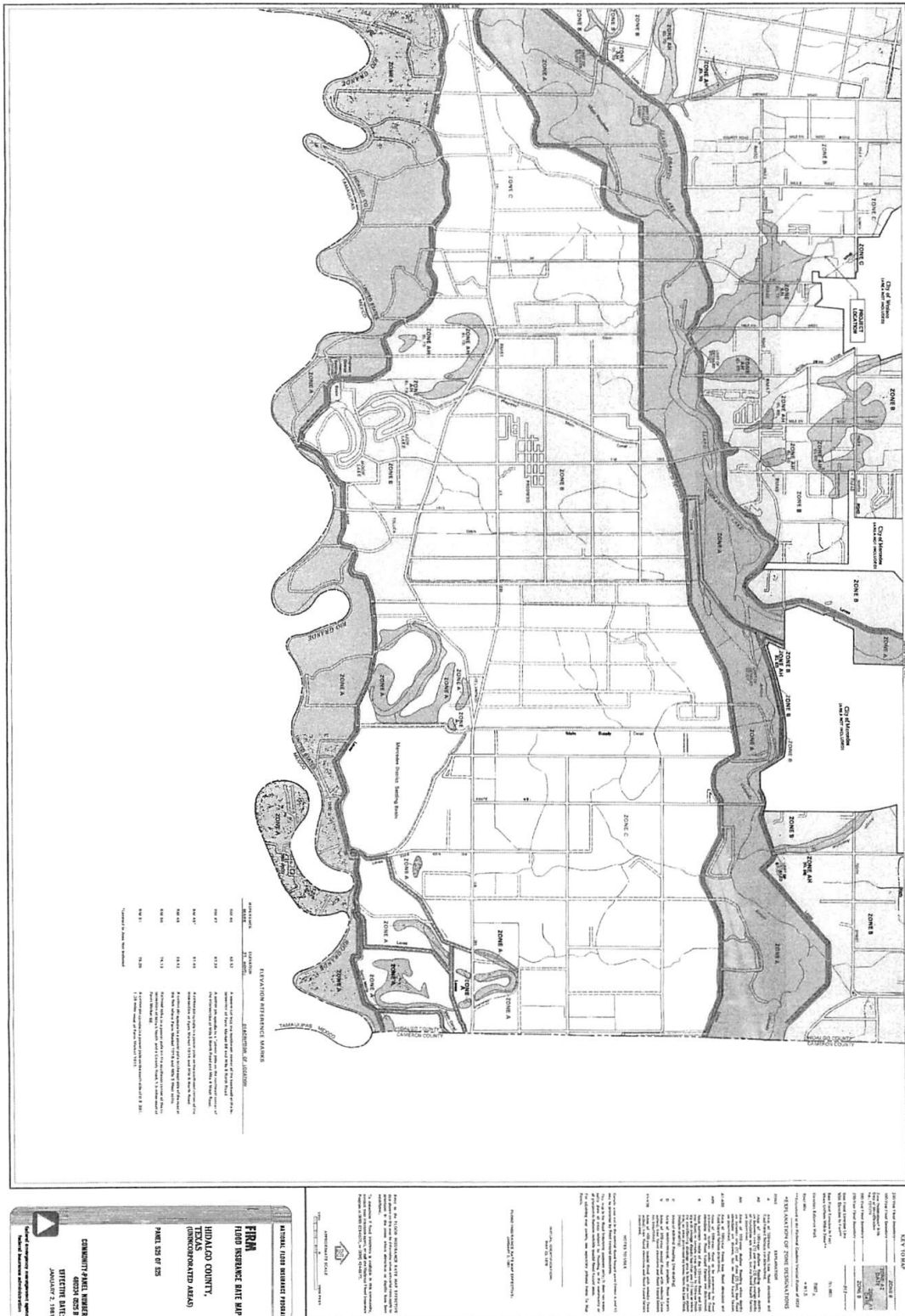
Component Percent Cutoff: None Specified

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

Tie-break Rule: Higher

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







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

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.G.
From: Rebekah de la Fuente, Planning Director, on behalf of Atlas Engineering Consultants.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Domain Subdivision– being a 1 acre out of farm tract 686, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 701 E. 6 th St. Possible action.	
Discussion/Overview: The proposed twenty (20) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by City of Weslaco services through a 12" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000028-2021

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: Domain

Location: 701 E. 16th Street Weslaco, Texas 78596

Legal Description: WEST TRACT S264'-N291'-W165'-E372' FT 686 1 AC NET

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: R-2

Existing Land Use: Not in Use Proposed Land Use: R-2 (4 Plexes)

Number of Lots Proposed: 5 Gross Acreage: 1

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Dreamland Estates - Jorge Gonzalez Telephone: 956-533-1919 956-447-1048

Address: 2900 N Texas Blvd., Suite 201 Fax: 956-447-2003

City: Weslaco State: Tx Zip: 78599 E-mail: trigen24@gmail.com

ENGINEER INFORMATION

Name: Atlas Engineering Consultants Telephone: 956--379-3857

Address: 2820 Gull Fax: _____

City: McAllen, State: Texas Zip: 78502 E-mail: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: _____

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\$355.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

✓ One 11" X 17" reduced copy of plat

✓ Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Jorge Gonzalez

Owner Signature: _____ Date: 3/26/21

_____ 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

VAR-000029-2021

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: Domain

Location: 16th Street and Border Ave. Weslaco, Texas 78596 (701 E 16th St, Weslaco, TX)

Legal Description: WEST TRACT S264'-N291'-W165'-E372' FT 686 1 AC NET

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:

☒ xx Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

In order to meet the minimum requirements of multifamily lot sizes, our setbacks will need to be adjusted as shown on the plans.

☐ 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: Jorge Gonzalez/Dreamland Estates Telephone: 956-533-1919
Address: 2900 N Texas Blvd., Suite 201 Fax: 956-447-2003
Weslaco, TX 78599
City: _____ State: _____ Zip: _____ E-mail: trigen24@gmail.com

Application fees

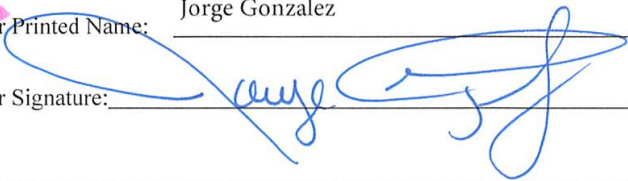
XX \$50.00 Application fee per variance, plus a \$5.00 processing fee

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: Jorge Gonzalez

Owner Signature:  Date: 3/25/2021

_____ is the authorized agent

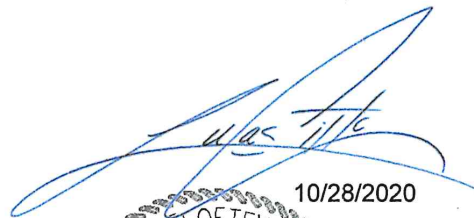
Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

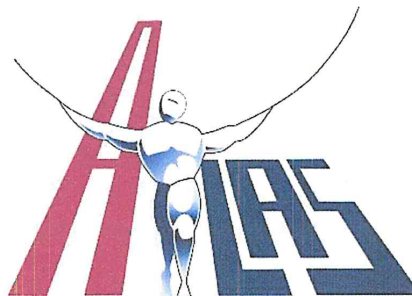
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE REPORT

DOMAIN SUBDIVISION 1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION HIDALGO COUNTY, TEXAS

Prepared by:



10/28/2020



ATLAS ENGINEERING CONSULTANTS

TBPE FIRM NO. 17057

2820 GULL

McAllen, Texas 78504

(956) 379-3857

October 28, 2020

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SOIL CONDITIONS	1
EXISTING CONDITIONS	1
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LOCATION MAP	2
DRAINAGE AREA CALCULATIONS	3
WEIGHTED RUNOFF COEFFICIENT	3
“C” VALUES FOR RATIONAL METHOD	4

ATTACHMENTS

- Flood Plain Map
- Topographic Map
- Soil Survey Data
- Soil Resource Report (Soil Map)
- Proposed Plat (24x36 & 11x17)
- Proposed Development (Drainage & Detention Plan – 24x36 & 11x17)

INTRODUCTION

DRAINAGE REPORT FOR

DOMAIN SUBDIVISION

1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION

PROJECT LOCATION

The property is an approximate 1.00 Acre (43,560 square feet) tract of land out of 686 West and Adams Tract Subdivision, Hidalgo County, Texas. The proposed one (1) lot subdivision is located northeast of the intersection of South Oregon Avenue and East 16th Street in Weslaco, Texas.

FLOOD PLAIN

The subject property is in Flood Zone B of the Hidalgo County FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map (FIRM) Panel No. 480349 0005 B, dated March 04, 1980. Zone B is defined as base floodplains of lesser hazards.

SOIL CONDITIONS

According to the Soil Survey Report prepared for Hidalgo County by the USDA (United States Department of Agriculture) Soil Conservation Service, the subsurface soils at the subject site are designated as Urban Land (Soil Map Symbol 68). This unit is made up of extensively built-up areas that are 85 to 100 percent covered by streets, parking lots, buildings, and other structures. The open areas consist mainly of soils that have been disturbed by cutting or grading or are covered with fill material. This unit is not assigned to a capability subclass or to a range site. Attached is a table of the engineering index properties of the designated soils from the Soil Survey of Hidalgo County.

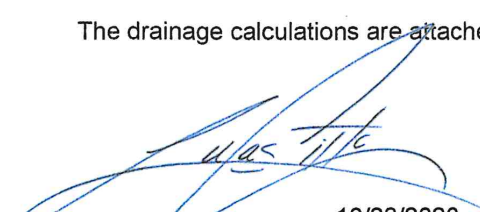
EXISTING CONDITIONS

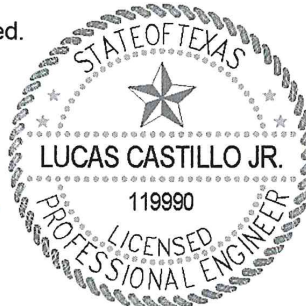
The site is currently vacant covered with grass and has a slight slope towards the northwest. Existing runoff is currently calculated as $Q = 0.61$ cfs.

PROPOSED CONDITIONS

The property is located in Weslaco, Texas. After development the runoff will be $Q = 5.41$ cubic feet per second for an increase of $Q = 4.80$ cubic feet per second. Detention required will be over 7,096 cubic feet (0.16-acre feet). Proposed detention volume will meet requirement of 7,096 cubic feet or 709.6 cubic feet per unit and will be accomplished at construction stage. The drainage system will flow into green areas for each lot to be used as detention ponds sized to hold the additional runoff created by the anticipated development using a 50-year storm event. An existing drainage system via street curb and gutter is currently utilized by the adjoining existing properties. Surface runoff flows south onto East 16th Street along the curb and gutter, East to Bridge Ave., then south towards a curb inlet located at the intersection of Bridge Avenue and East 18th Street. Stormwater then outfalls to the Weslaco Drain and then the IBWC Floodway.

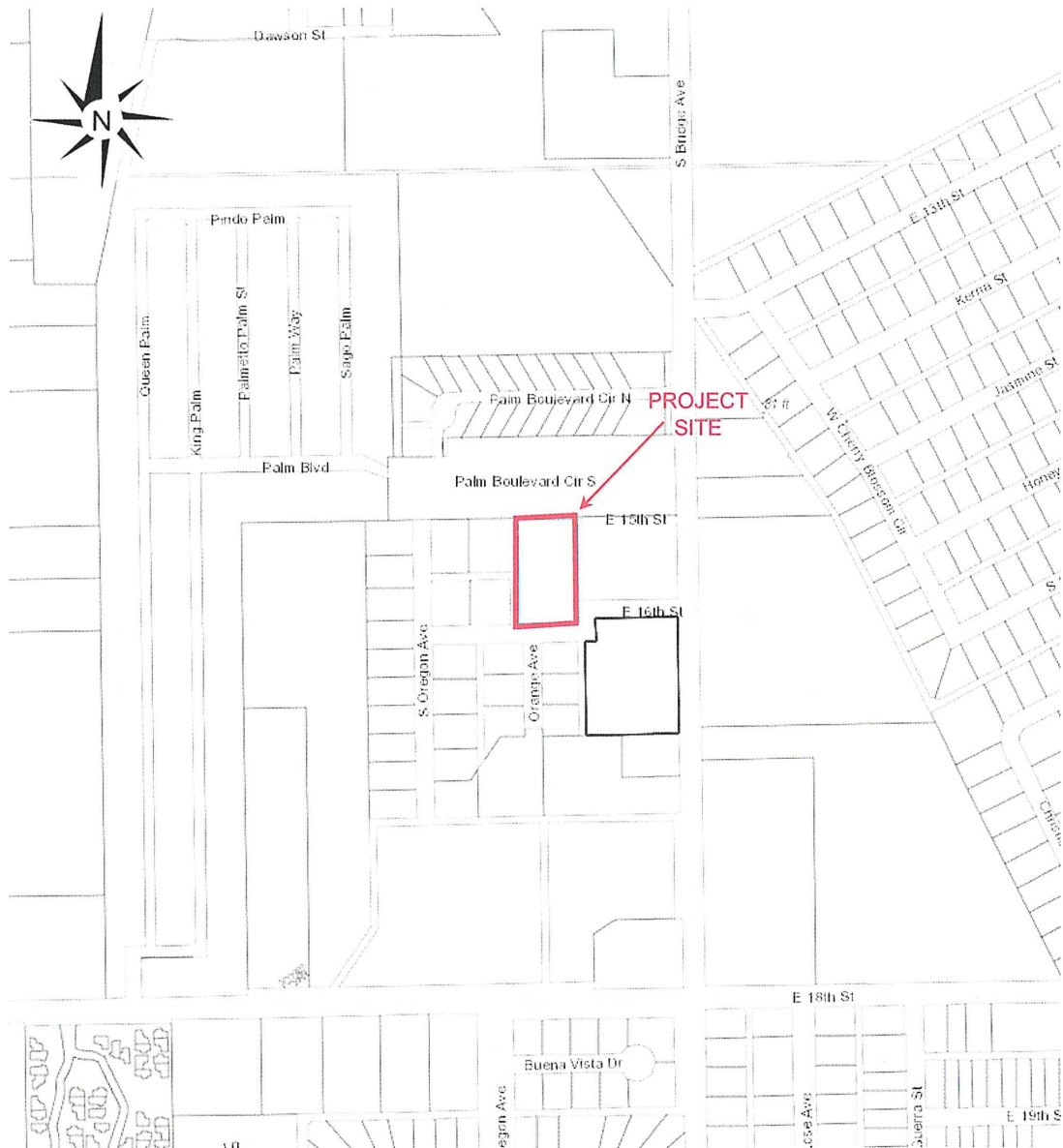
The drainage calculations are attached.


Lucas Castillo Jr. P.E. 10/28/2020
ATLAS Engineering Consultants



**DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
LOCATION MAP**

SCALE: NOT TO SCALE

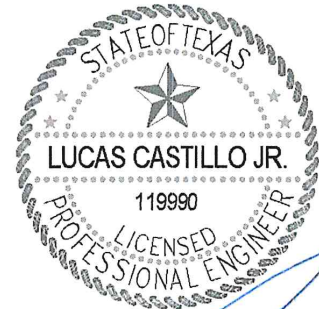


Property is located northeast of the intersection of South Oregon Avenue and East 16th Street.

**DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
DRAINAGE AREA CALCULATIONS**

EXISTING CONDITIONS

Drainage Area 1.000 acre (43,560 ft²)
Runoff Distance "L" 312.00 ft.
Runoff Coefficient "C" 0.20
Average Slope "S" 1.28%
Time of Concentration "T" 65.79 min.
Rainfall Intensity "I" 3.03 in/hr. (10 Year Storm)
Existing Runoff "Q" 0.61 cfs



PROPOSED CONDITIONS

Proposed Runoff Coefficient "C" 0.50
Proposed Time of Concentration "T" 10 min.
Proposed Rainfall Intensity "I" 10.83 in/hr. (50 Year Storm)
Proposed Runoff "Q" 5.41 cfs

10/28/2020

tc (min)	Intensity (in/hr.)	Peak Disch. (cfs)	Acc. Runoff (Vol in)	Q Out (cfs)	Vol. Released (Vol out)	Net Storage (cubic ft.)	Peak Storage Acre-feet
130	2.45	1.23	9574.45	0.61	2541.30	7033.15	
135	2.39	1.20	9683.34	0.61	2632.06	7051.28	
140	2.33	1.17	9788.85	0.61	2722.82	7066.03	
145	2.27	1.14	9891.21	0.61	2813.58	7077.62	
150	2.22	1.11	9990.62	0.61	2904.34	7086.27	
155	2.17	1.08	10087.27	0.61	2995.11	7092.17	
160	2.12	1.06	10181.33	0.61	3085.87	7095.47	
165	2.08	1.04	10272.95	0.61	3176.63	7096.33	0.16
170	2.03	1.02	10362.28	0.61	3267.39	7094.89	
175	1.99	1.00	10449.43	0.61	3358.15	7091.28	
180	1.95	0.98	10534.53	0.61	3448.91	7085.62	
185	1.91	0.96	10617.68	0.61	3539.67	7078.01	

WEIGHTED RUNOFF COEFFICIENT

EXISTING CONDITIONS

Item	Area (ft ²)	"C"	A x C
Natural Ground	43560.00	0.20	8712.00
Total =	43560.00		WEIGHTED "C"= 0.20

PROPOSED CONDITIONS

Item	Area (ft ²)	"C"	A x C
Downtown Areas	43560.00	0.50	21780.00
Total =	43560.00		WEIGHTED "C"= 0.5

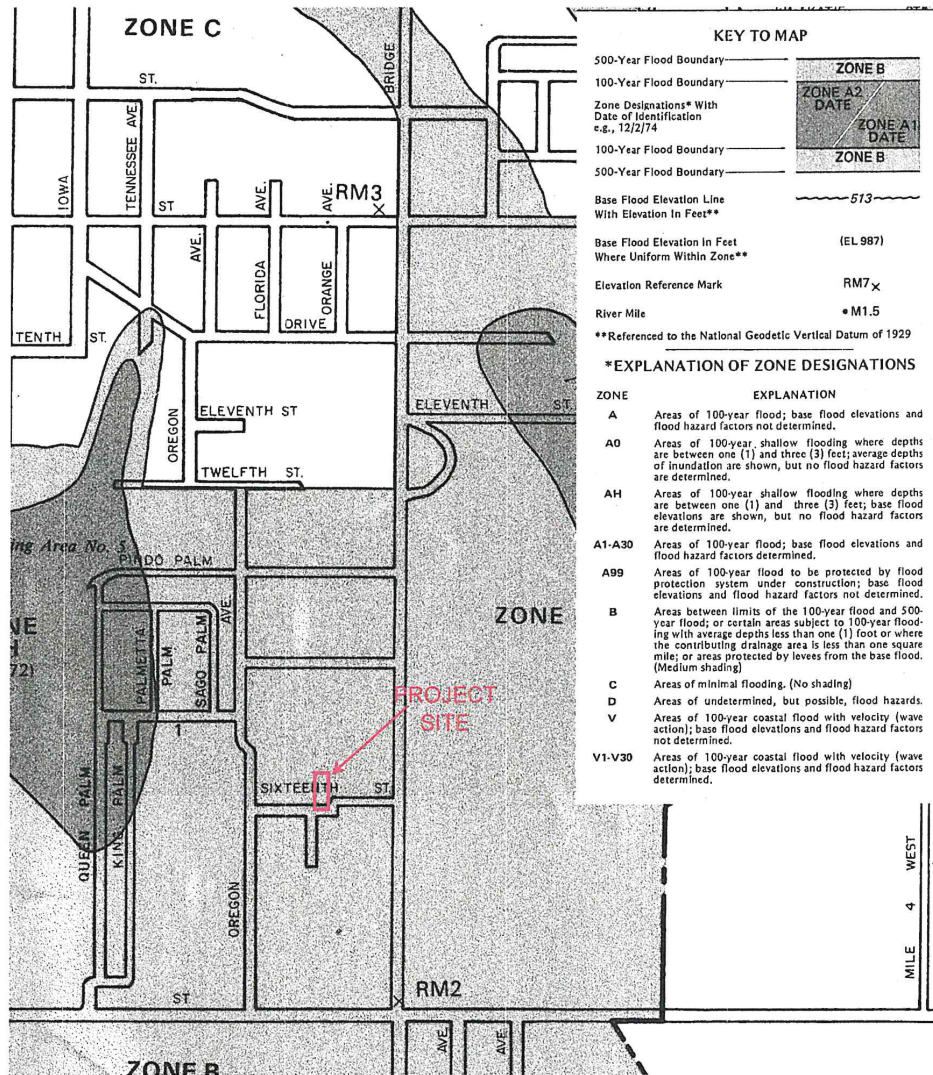
**DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
“C” VALUES FOR RATIONAL METHOD**

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.30 – 0.50
Multi-Family (Less than 20 DU/AC)	0.40 – 0.60
Multi-Family (Greater Than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown Areas	0.70 – 0.95
Neighborhood Areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or Sandy Loam Soil, 0-3%	0.15 – 0.20
Sandy or Sandy Loam Soil, 3-5%	0.20 – 0.25
Black or Loessial Soil, 0-3%	0.18 – 0.25
Black or Loessial Soil, 3-5%	0.25 – 0.30
Black or Loessial Soil, > 5%	0.70 – 0.80
Deep San Area	0.05 – 0.80
Steep Grassed Slopes	0.7
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95

ATTACHMENTS

Flood Plain Map
Topographic Map
Soil Survey Data
Soil Resource Report (Soil Map)
Proposed Plat (24x36 & 11x17)
Proposed Development (Drainage & Detention Plan – 24x36 & 11x17)

DOMAIN SUBDIVISION **1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION** **FLOOD PLAIN MAP**



FEMA Flood Insurance Rate Map – Community Panel Number: 480349 0005 B – Effective Date: March 4, 1980
FLOOD ZONE "B" – Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than square mile; or areas protected by levees from the base flood. (Medium Shading)

**DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
TOPOGRAPHIC MAP**



USGS TOPOGRAPHIC MAP

**DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
AERIAL MAP**



**DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
SOIL SURVEY DATA**

Hidalgo County, Texas

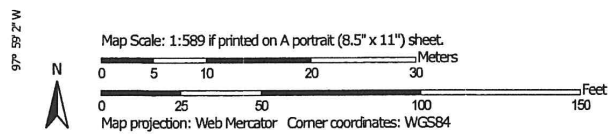
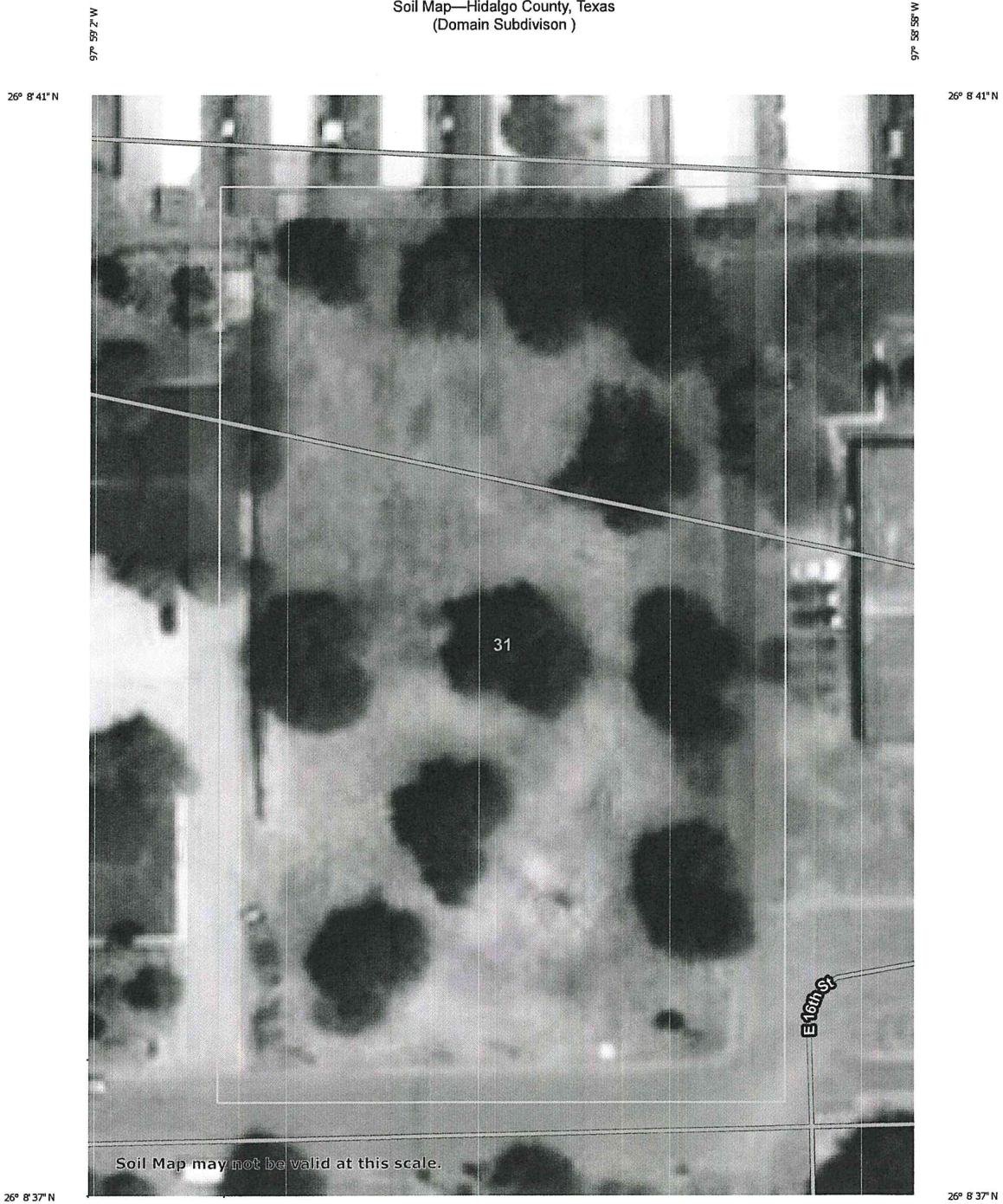
161

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

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

Soil Map—Hidalgo County, Texas
(Domain Subdivision)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/22/2020
Page 1 of 3

Soil Map—Hidalgo County, Texas
(Domain Subdivision)

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spill Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

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: <http://websoilsurvey.sc.egov.usda.gov>

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 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.

Soil Map—Hidalgo County, Texas

Domain Subdivision

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	1.6	100.0%
Totals for Area of Interest		1.6	100.0%

**DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
PROPOSED PLAT**



A 1.00 ACRES OUT OF F.T. 686
WEST AND ADAMS TRACT SUBDIVISION
VOLUME 2, PAGES 34-37, MAP RECORDS
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A 1.00-ACRE TRACT OF LAND, OUT FARM TRACT 686, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 - 37, MAP RECORDS, HIDALGO COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING CENTERLINE OF SOUTHW BRIDGE AVENUE IN THE CITY OF WESLACO, TEXAS, FOR THE APPARENT NORTHEAST CORNER OF SAID TRACT 886; THENCE, WEST, WITH THE APPARENT NORTH LINE OF SAID TARM TRACT 806 AND OF AN ABANDONED 27-FOOT ACCESS EASEMENT BY THE CITY OF WESLACO, A DISTANCE OF 307.00 FEET TO A SECOND ABANDONED 27-FOOT ACCESS EASEMENT; THENCE, SOUTH, ALONG THE APPARENT RIGHT-OF-WAY LINE OF SAID ABANDONED 27-FOOT ACCESS EASEMENT, A REAR ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID ABANDONED 307.00 FOOT ACCESS EASEMENT, TO THE NORTHEAST CORNER OF SAID 1,000-ACRE TRACT AND FOR THE POINT OF BEGINNING OF SAID 1,000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, WITH THE APPARENT EAST LOT LINE OF SAID 1.000-ACRE TRACT, A DISTANCE OF 291.00 FEET TO A FOUND NO. 4 REBAR ON THE APPARENT EXISTING EAST 16TH STREET NORTH RIGHT-OF-WAY LINE OF SAID 1.000-ACRE TRACT OF LAND HERIN DESCRIBED;

THENCE, WEST, WITH SAID EXISTING EAST 16TH STREET NORTH RIGHT-OF-WAY LINE AND THE APPARENT SOUTH LOT LINE OF SAID 1.000-ACRE TRACT, A DISTANCE OF 185.00 FEET TO A FOUND NO. 4 REBAR FOR THE SOUTHWEST CORNER OF SAID 1.000-ACRE TRACT OF LAND HERIN DESCRIBED;

THENCE, NORTH, PARALLEL TO THE SAID EAST LOT LINE OF SAID 1,000-ACRE TRACT AND WITH THE APPARENT WEST LOT LINE OF SAID 1,000-ACRE TRACT, A DISTANCE OF 291.00 FEET TO A FOUND NO. 4 CORNER ON THE SAID EXISTING NORTH RIGHT-OF-WAY LINE OF ABANDONED 27-FOOT ACCESS EASEMENT FOR THE NORTHWEST CORNER OF SAID 1,000-ACRE TRACT OF LAND HEREIN DESCRIBED:

REFERENCE, EAST, PARALLEL TO THE SAID SOUTH LOT LINE OF 1,000-ACRE TRACT, AND WITH SAID EXISTING NORTH RIGHT-OF-WAY LINE OF ABANDONED 27-FOOT ACCESS EASEMENT AND THE APPARENT NORTH LOT LINE OF SAID 1,000-ACRE TRACT, A DISTANCE OF 185.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 1,000-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 1,000 ACRES OF LAND, MORE OR LESS.

SURVEYOR CERTIFICATE

THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



HOMERO GUTIERREZ, R.P.L.S.# 2791
SURVEY DATE: _____ DATE _____

ENGINEER CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



LUCAS CASTILLO JR., P.E. # 119990 ATLAS ENGINEERING CONSULTANTS TBE FIRM NO. 17057 2820 GULL, McALLEN, TEXAS 78504 PHONE (956) 379-3357	DATE
---	------

ADALGO COUNTY DRAINAGE DISTRICT NO. 1

DALCO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.21 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

DALCO COUNTY DRAINAGE DISTRICT NO.1

O.1

PAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

THIS PLAY IS HEREBY APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 DATED
 THIS _____ DAY OF _____ 20____

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. #9 RIGHT OF WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.C.I.D. #9.

GENERAL MANAGER

A TEST: _____ SECRETARY

NOTE: HODALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 WILL NOT BE RESPONSIBLE FOR DRAINAGE AND DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS OR EASEMENTS.

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY, TEXAS

ON: _____ AT _____ AM/PM

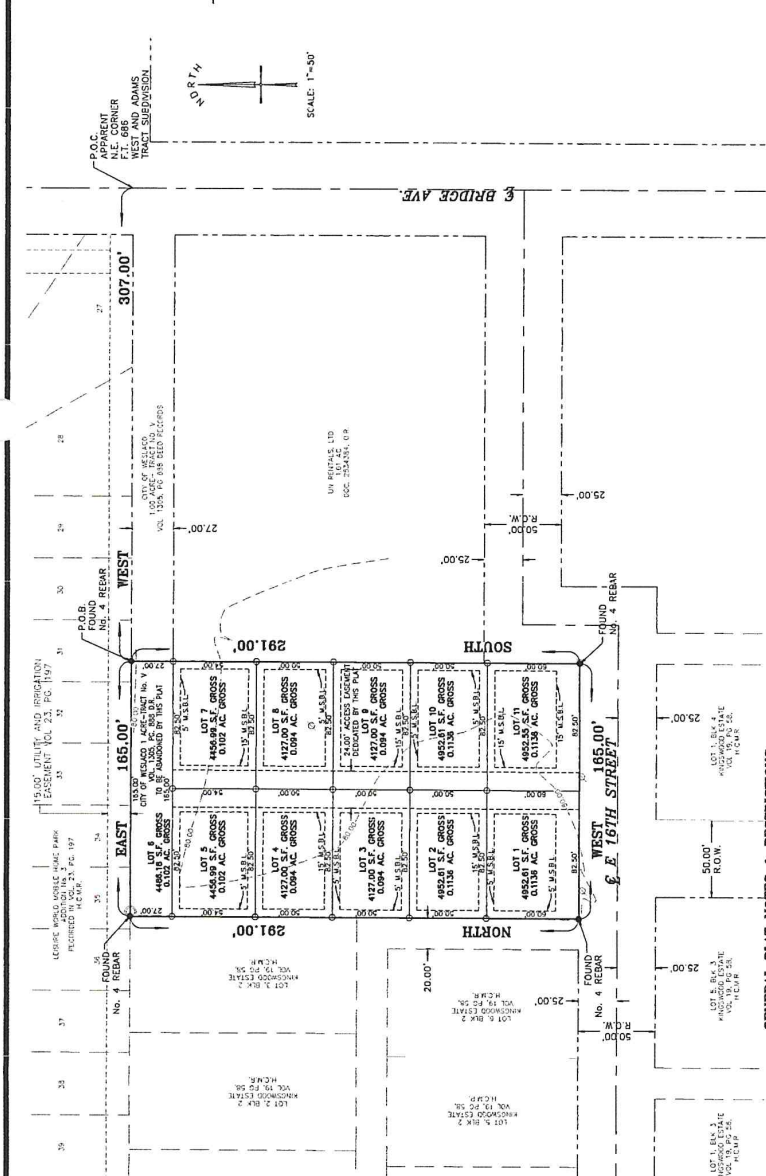
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY _____

REVISION NOTE TABLE			
No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

DATE OF PREPARATION: NOVEMBER 11 2020



CITY OF WESLACO - HIDALGO COUNTY PAGE: 1 OF 1



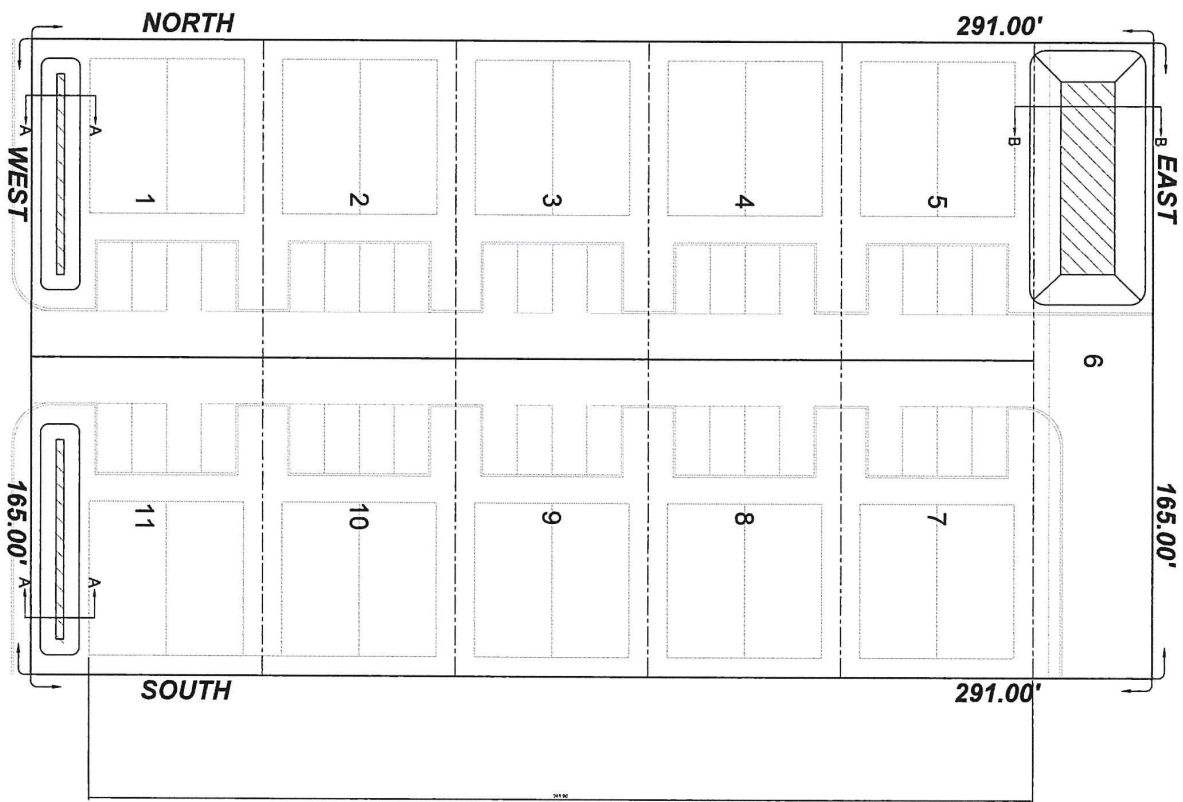
GENERAL PLAT NOTES & RESTRICTIONS

- [illegible]

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE(S)
OWNER: BREAKLAND ESTATES, LLC	2009 N TEXAS BLVD., STE. 201 MESLAND, TX 78659	(956) 447-9290
ENGINEER: LUCAS CASTILLO JR. P.E.	2820 GULL - N MALL - TX 78002	(956) 378-3857
SUPPLIER: HOWARD LUIS GUERRERIZ R.P.L.S.	2600 SAN DIEGO - MISSION, TX 78752	(956) 369-0988

**DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
PROPOSED DRAINAGE PLAN**

A 1.00 ACRES OUT OF F. T. 686
WEST AND ADAMS TRACT SUBDIVISION
VOLUME 2, PAGES 34-37, MAP RECORDS
HIDALGO COUNTY, TEXAS



REVISIONS		
NO.	DESCRIPTION	DATE

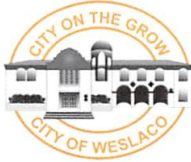
PROPOSED DETENTION PLAN
DOMAIN SUBDIVISION
WESLACO, TEXAS

[illegible]



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

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.H.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Stone Oaks Subdivision– being A 35.20 acre tract of land being the north 757.95 feet of Farm Tract 221, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 11 north and Mile 6 1/2 west. Possible action.	
Discussion/Overview: The proposed fifty-four (54) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant was granted a variance for off-site drainage and OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT - 000030 - 2021

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: STONE OAK SUBDIVISION

Location: SOUTHWEST CORNER OF MILE 11 NORTH AND MILE 6 1/2 WEST

Legal Description: A 35.20 ACRE TRACT OF LAND BEING THE NORTH 757.95 FEET OF FARM TRACT 221, 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: RESIDENTIAL

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 54 Gross Acreage: 35.20

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Albert Hanks Telephone: 956-630-0216

Address: 502 E. Expressway 83 suite "G" Fax: _____

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

ENGINEER INFORMATION

Name: Willie Awadi Telephone: 956-784-0218

Address: 526 N. 5th St. Fax: _____

City: Donna State: Tx Zip: 78531 E-mail: nginengineering@yahoo.com

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: N. A. W. S. C.
☒ YES ☐ NO Wastewater Provision: OSSF
☒ YES ☐ NO Electric Company: MAGIC VALLEY

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

** 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 Hanker

Owner Signature: [Signature] Date: 3/26/21

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 3/26/21

Authorized Agent Printed Name: Willie Arctic

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

VAR-000031-2021

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: STONE OAK SUBDIVISION

Location: SOUTHWEST CORNER OF MILE 11 NORTH AND MILE 6 1/2 WEST

Legal Description: A 35.20 ACRE TRACT OF LAND BEING THE NORTH 757.95 FEET OF FARM TRACT 221, WEST TRACT SUBD. 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:

VARIANCE NOT TO REQUIRED ON-SITE DETENTION, DETENTION WILL BE BY EXCAVATING AT THE EXISTING DRAIN DITCH

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Albert Hanks

Owner Signature: [Signature] Date: 3/26/21

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 3/29/21

Authorized Agent Printed Name: Walter Orwat



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: STONE OAK SUBDIVISION

Location: SOUTHWEST CORNER OF MILE 11 NORTH AND MILE 6 1/2 WEST

Legal Description: A 35.20 ACRE TRACT OF LAND BEING THE NORTH 757.95 FEET OF FARM TRACT 221, 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 AVAILABLE AT THIS TIME.
VARIANCE TO USE 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:

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: [Signature] Date: 3/26/21

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 3/26/21

Authorized Agent Printed Name: Willie Anatic

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

March 23, 2021

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

RE: **Stone Oak** Subd. Drainage and Detention

Good Morning Mr. Arratia:

I have received your revised cross section and calculations dated 02/25/21 for the **Stone Oak** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

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

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

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

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

DRAINAGE REPORT
For
STONE OAKS SUBDIVISION

I. PROJECT LOCATION

A 35.20 acre Tract of land being of the north 757.95 of Farm Tract 221, Fram Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 324902 and is located at the southwest corner of Mile 6 ½ North Road and Mile 11 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: Effective: October 5, 2018. (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) (48) 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 (11.97 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 54 lots for residential use. The storm runoff after development will be increase 16.23 cfs for a total 28.2 cfs, I have calculated that 112,995 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 west 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 112,995 CF will be accomplished by excavating this volume on the existing Drain Ditch.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<i>Hector Garcia</i> 2/25/21	
H.C.D.D. NO. 1	DATE



Guillermo A. Arratia, P.E.
2/14/2021

DRAINAGE CALCULATIONS EXHIBIT "A"
STONE OAK SUBDIVISION

AREA= 35.2 Ac.

TxDOT Intensity Constants for $I=b/(T_c+d)^e$

Existing Conditions

Length= 1800 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 148 min.
Texist.= 148 min.
Iexist.= 1.70 in/hr
Qexist.= 11.97 cfs.

10 year storm

b= 87
e= 0.778
d= 9.2

Proposed Conditions

Length= 1800 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Concentration= 115 min.
Tfut.= 115 min.
Ifut.= 2.67 in/hr
Qfut.= 28.2 cfs.
Qin= 10.56 i

50 year storm

b= 99
e= 0.749
d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	114.32	68590	11.97	44881	23,709
20	7.91	83.51	100209	11.97	48472	51,738
30	6.34	66.98	120559	11.97	52063	68,496
40	5.35	56.50	135590	11.97	55654	79,936
50	4.66	49.18	147554	11.97	59245	88,309
60	4.14	43.76	157530	11.97	62836	94,694
70	3.75	39.55	166113	11.97	66427	99,686
80	3.43	36.18	173667	11.97	70018	103,649
90	3.16	33.41	180429	11.97	73609	106,820
110	2.76	29.12	192182	11.97	80790	111,391
120	2.60	27.41	197377	11.97	84381	112,995

Storage Requires= 112,995 cubic feet = 2.59 ac-ft

PROPOSED OUTLET STRUCTURE

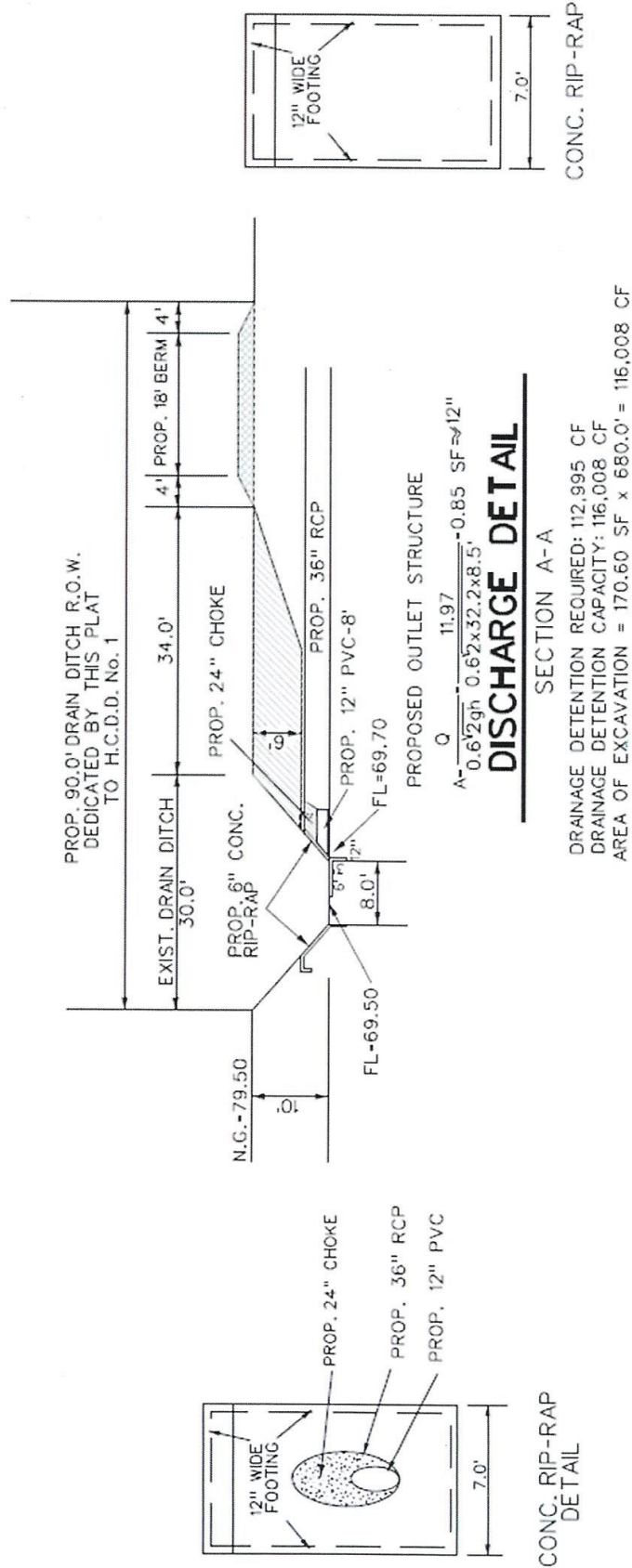
$$A = \frac{Q}{0.6 \sqrt{2gh}} = \frac{11.97}{0.6 \sqrt{2(32.2)(8.5)}} = 0.85 \approx 12" \phi$$



Guillermo A. Arratia, P.E.
2/14/2021

Table 5.7. Runoff Coefficients for Rational Formula (ASCE, 1960)

Type of Drainage Area	Runoff Coefficient
Business:	
Downtown area	0.70-0.95
Neighborhood areas	0.50-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.25-0.40
Apartment dwelling areas	0.50-0.70
Industrial:	
Light areas	0.50-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.20-0.40
Railroad yard areas	0.20-0.40
Unimproved areas	0.10-0.30
Lawns:	
Sandy soil, flat, < 2%	0.05-0.10
Sandy soil, average, 2 to 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 to 7%	0.18-0.22
Heavy soil, steep, > 7%	0.25-0.35
Streets:	
Asphalt	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





HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

March 1, 2021

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

RE: STONE OAKS SUBDIVISION

Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Stone Oaks Subdivision, Guillermo Arratia, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCCID9 ditch. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing drainage ditch along the West of the subdivision and dedicating 90.0 feet of right of way from the property line.

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

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in blue ink that reads "Hector Garcia".

Hector H. Garcia De Pena
District Engineer in Training

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

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

DRAINAGE REPORT
For
STONE OAKS SUBDIVISION

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



Guillermo A. Arratia, P.E.
2/14/2021

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"**

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

DRAINAGE REPORT
For
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☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<i>Hector Garcia</i> <i>2/25/21</i>	
H.C.D.D. NO. 1 DATE	



Guillermo A. Arratia, P.E.
2/14/2021

DRAINAGE CALCULATIONS EXHIBIT "A"
STONE OAK SUBDIVISION

AREA= 35.2 Ac. TxDOT Intensity Constants for $I=b/(Tc+d)^e$

Existing Conditions

Length= 1800 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 148 min.
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10 year storm

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50 year storm

b= 99
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tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
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20	7.91	83.51	100209	11.97	48472	51,738
30	6.34	66.98	120559	11.97	52063	68,496
40	5.35	56.50	135590	11.97	55654	79,936
50	4.66	49.18	147554	11.97	59245	88,309
60	4.14	43.76	157530	11.97	62836	94,694
70	3.75	39.55	166113	11.97	66427	99,686
80	3.43	36.18	173667	11.97	70018	103,649
90	3.16	33.41	180429	11.97	73609	106,820
110	2.76	29.12	192182	11.97	80790	111,391
120	2.60	27.41	197377	11.97	84381	112,995

Storage Requires= 112,995 cubic feet = 2.59 ac-ft



Guillermo A. Arratia, P.E.
2/14/2021

Table 5.7. Runoff Coefficients for Rational Formula (ASCE, 1960)

Type of Drainage Area	Runoff Coefficient
Business:	
Downtown area	0.70-0.95
Neighborhood areas	0.50-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.25-0.40
Apartment dwelling areas	0.50-0.70
Industrial:	
Light areas	0.50-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.20-0.40
Railroad yard areas	0.20-0.40
Unimproved areas	0.10-0.30
Lawns:	
Sandy soil, flat, < 2%	0.05-0.10
Sandy soil, average, 2 to 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 to 7%	0.18-0.22
Heavy soil, steep, > 7%	0.25-0.35
Streets:	
Asphalt	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

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
Hempfl	0.845	55	10.6	0.851	75	10.7	0.842	87	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	0.796	77	9.0	0.770	79	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7			
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.778	87	9.2	0.771	98	9.2	0.749	99	9.2	0.740	103	8.6			
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2			
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	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	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.766	105	7.7			
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3			
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.757	78	8.3	0.748	85	8.3	0.740	93	8.3	0.727	94	8.2			
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	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	0.827	50	11.4	0.819	60	11.4	0.811	77	11.4	0.833	77	7.4			
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	104	8.4			
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4			
Irion	0.760	37	8.1	0.789	55	9.6	0.778	61	9.6	0.778	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1			
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5			
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8			
Jasper	0.782	65	8.1	0.743	65	7.4	0.736	73	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	0.855	63	10.8	0.853	69	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6			
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.727	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	0.786	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	0.765	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	0.773	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	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5			
Karnas	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	105	8.8			
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	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	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.753	104	8.6			
Kennedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.771	84	8.7	0.763	94	8.7	0.735	95	8.7	0.731	100	9.2			
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.796	70	10.0	0.806	85	10.0	0.799	93	10.0	0.798	104	9.0			
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.764	69	8.0	0.763	80	8.0	0.758	91	8.0	0.768	104	8.4			
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	65	7.6	0.763	65	7.6	0.757	75	7.6	0.747	88	7.6	0.749	105	8.2			
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.768	100	8.2			
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.773	70	8.0	0.777	82	8.0	0.760	97	8.0	0.761	108	8.8			
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4			
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.801	76	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	0.770	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	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1			

EXHIBIT 184

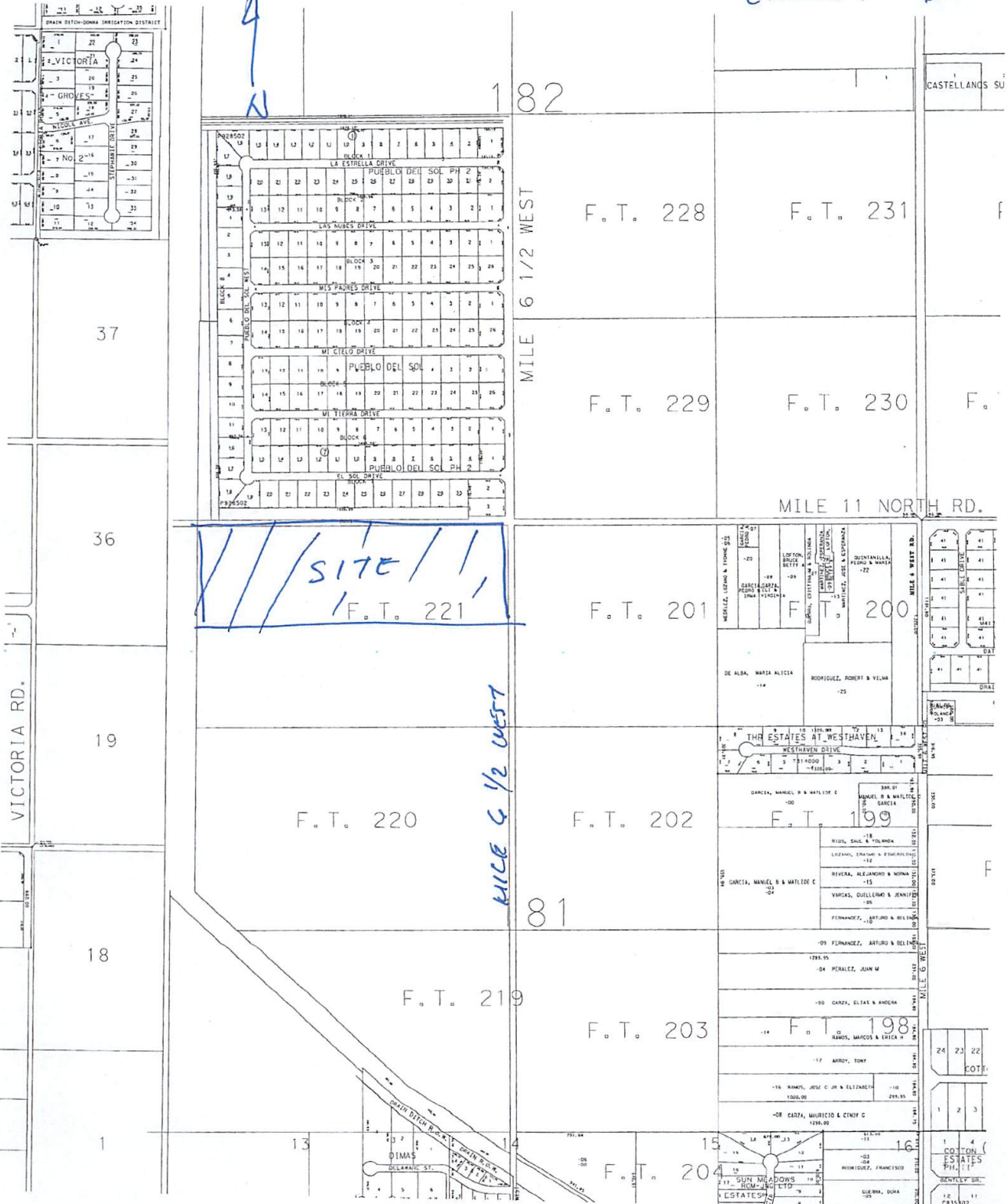
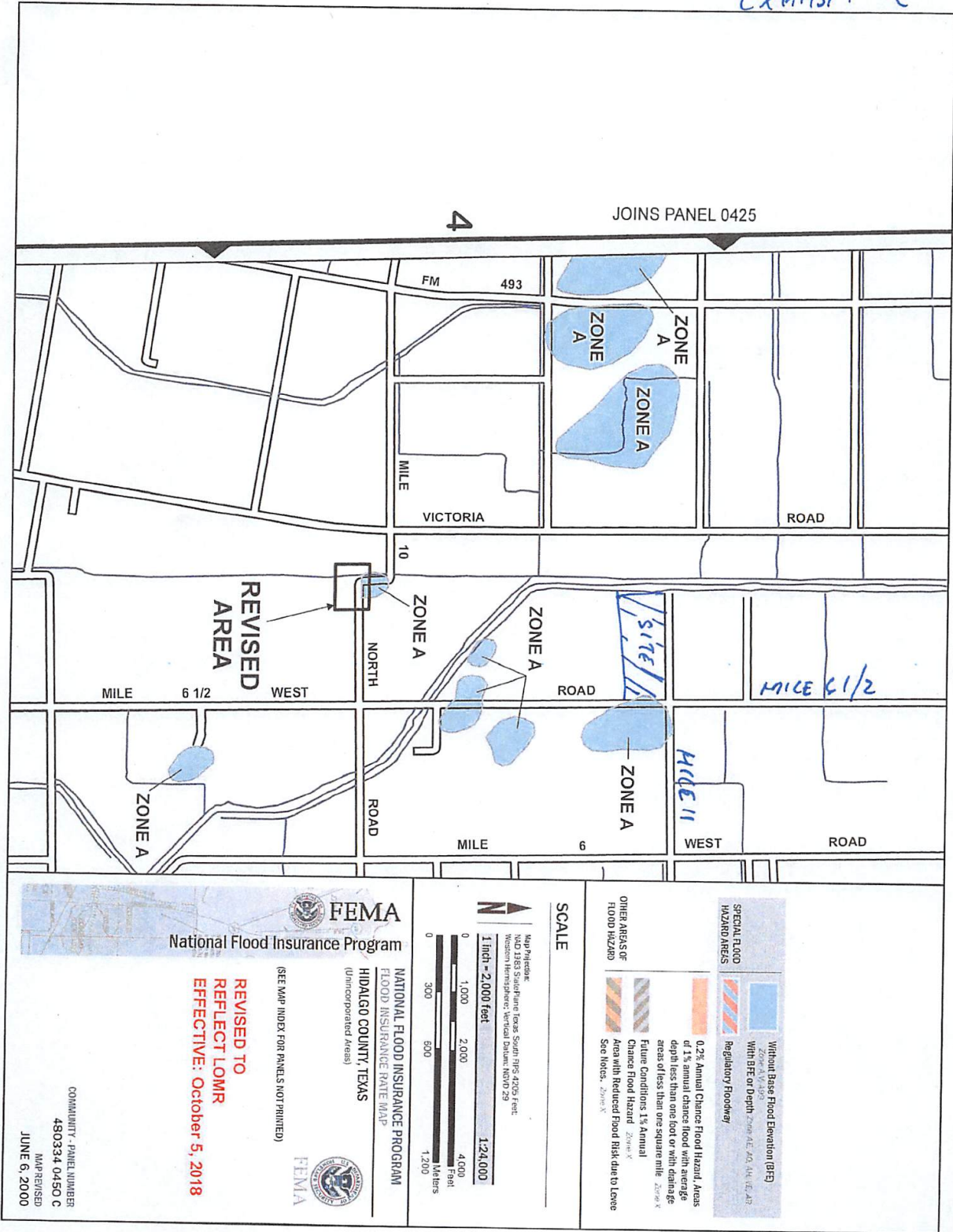


EXHIBIT "C"



FEMA
National Flood Insurance Program

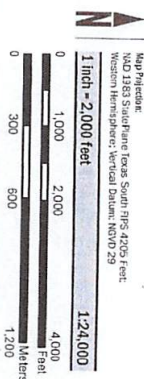
REVISED TO
REFLECT LOMR
EFFECTIVE: October 5, 2018

(SEE MAP INDEX FOR PANELS NOT PRINTED)

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(Unincorporated Areas)



COMMUNITY - PANEL NUMBER
480334.0450.C
MAP REVISED
JUNE 6, 2000



SCALE

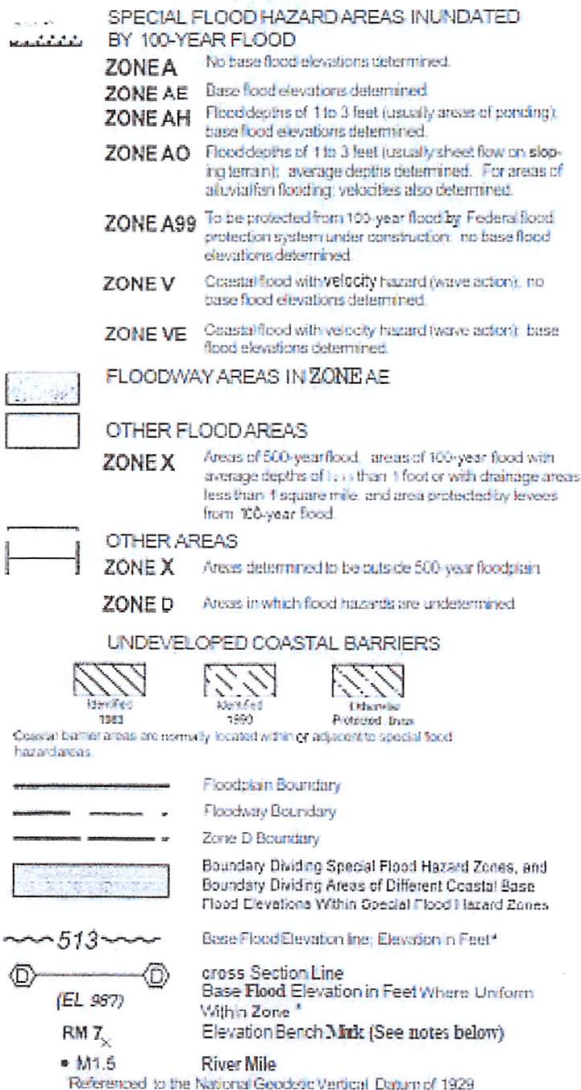
OTHER AREAS OF
FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depths less than one foot or with drainage areas of less than one square mile.
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee
See Notes, Zone X

SPECIAL FLOOD
HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A1-30
With BFE or Depth Zone A1, A2, A3, A4, A5, A6
Regulatory Floodway

LEGEND

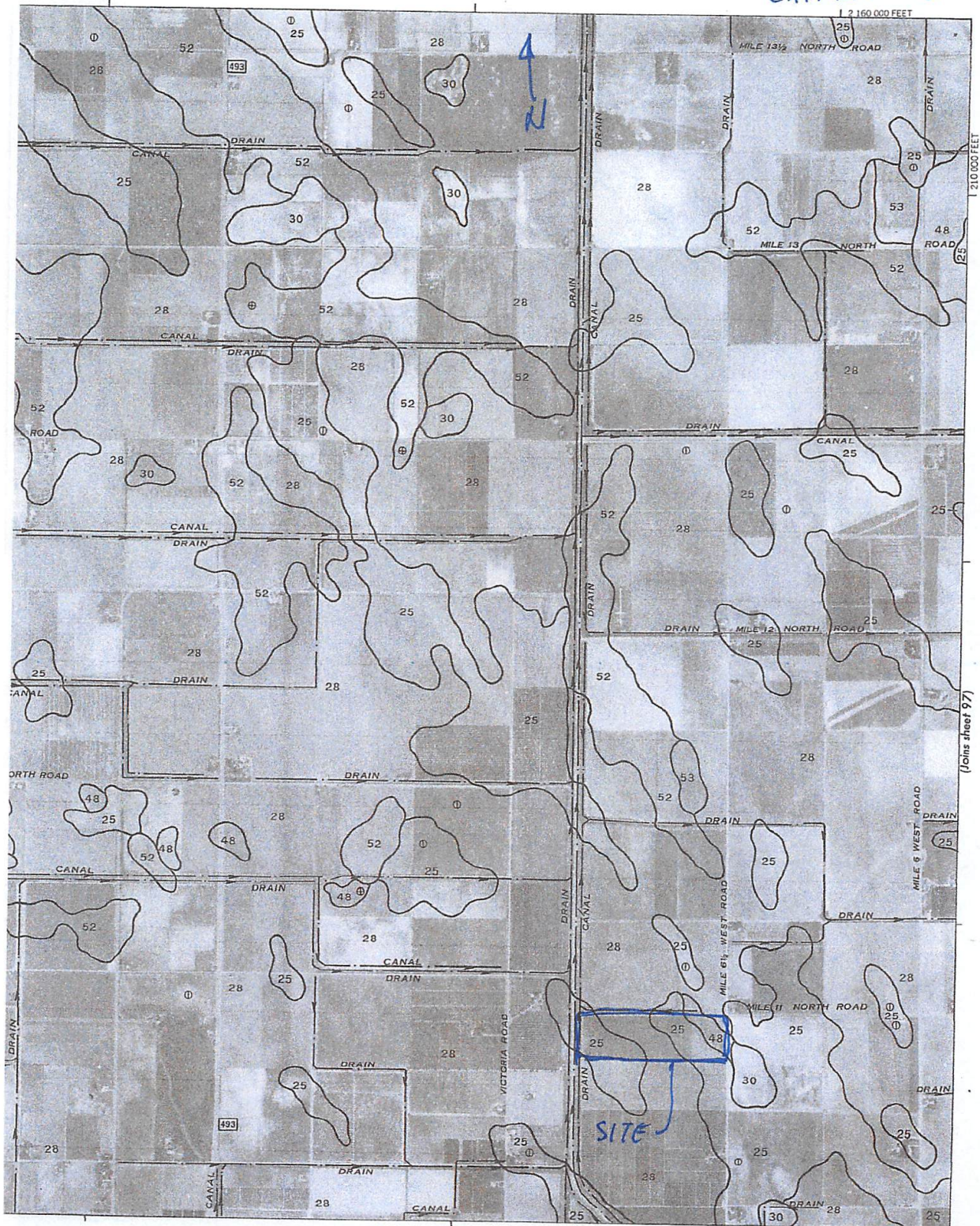


NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community more responsible should be consulted for more detailed data on NFIP's and

TEXAS — SHEET NUMBER 96

EXHIBIT "D"



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

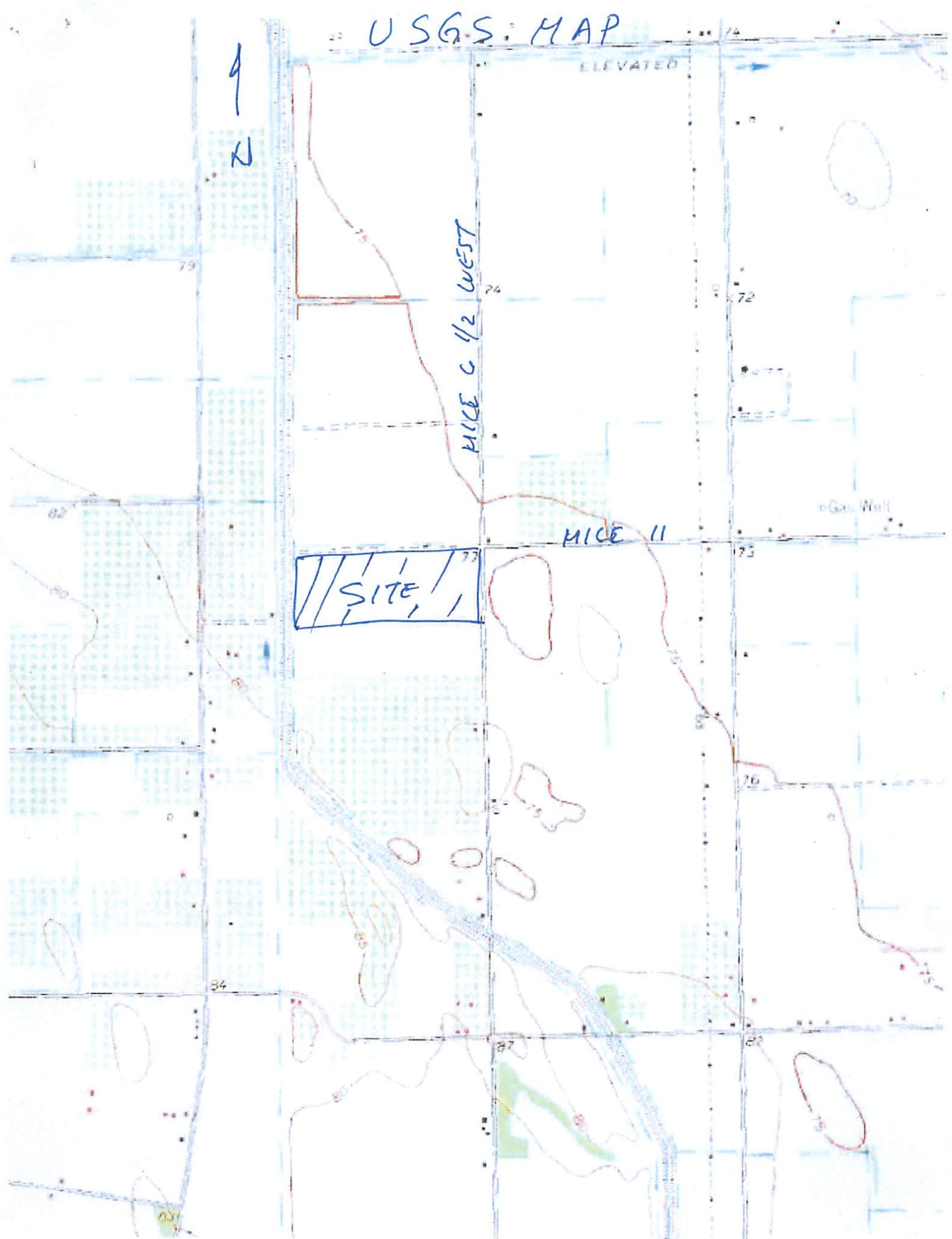
See footnotes at end of table.

Hidalgo County, Texas

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

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

See footnotes at end of table.





Lower Rio Grande Valley Development Council

Mayor Jim Darling, McAllen..... President
Judge Aurelio "Keter" Guerra, Willacy County 1st Vice President
Mayor Ambrosio "Amos" Hernandez, Pharr 2nd Vice President
Mayor Chris Boswell, Harlingen Secretary
Mayor Trey Mendez, Brownsville..... Treasurer
Mayor David Suarez, Weslaco..... Immediate Past President

BOARD MEMBERS

David A. Garza
Commissioner, Cameron County

David Fuentes
Commissioner, Hidalgo County

Pilar Garza
Commissioner, Alamo

Johnny Garcia
Councilman, Edinburg

Rick Salinas
Commissioner, Lyford

Oscar D. Montoya
Mayor, Mercedes

Norie Gonzalez Garza
Mayor Pro-tem, Mission

George Rivera
Mayor, Palm Valley

Jorge Ledesma
Mayor, Primera

Edward Gonzales
Commissioner, Raymondville

Ricardo "Rick" Guerra
Mayor, San Benito

Marco "Markie" Villegas
Commissioner, San Juan

Veronica Gonzales
UT Rio Grande Valley

Paul Hernandez
South Texas College

Cledia Hernandez
Texas State Technical College

Troy Allen
Delta Lake Irrigation District

Ronald Mills
Willacy County Navigation District

Celeste Sanchez
Member-at-Large

Eleazar Garcia, Jr.
Member-at-Large

Sergio Contreras
Member-at-Large

Christina Patiño Houle
Grassroots Organizations

EXECUTIVE DIR
Manuel "Manny" Cruz

March 4, 2021

Guillermo Arratia/ Project Engineer
Nain Engineering, LLC
526 N 5th St
Donna, TX 78537

The LRGVDC E-Comms/9-1-1 Department acknowledges the notification on the following **PROPOSED NAMES**:

**W MILE 11 N
POST OAK DR
STONE OAK DR**

to be part of **STONE OAK SUBDIVISION** in Weslaco community.

A query was done on the state 9-1-1 database and found no conflict for the proposed names to be used.

ACKNOWLEDGED ON: March 4, 2021
RESEARCHED BY: Jose Hernandez
TITLE: Program Specialist



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

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.I.
From: Rebekah de la Fuente, Planning Director, on behalf of Spoor Engineering Consultants, Inc.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Greener Pastures Mobile Home Subdivision PH II– being A 3.94 acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas located approximately on Main Gate Drive and Corral Drive Possible action.	
Discussion/Overview: The proposed fourteen (14) 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 City of Weslaco services through a 6" sewer line The property is within a Flood Zone "B". Applicant was granted a variance for side and front setbacks and cul de sac.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000038-2021

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: Greener Pastures Mobile Home Subdivision Phase II

Location: Main Gate Drive and Corral Drive

Legal Description: Lots 82, 133, 134, 135, and 136 Greener Pastures Mobile Home 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: Residential Proposed Land Use: Residential

Number of Lots Proposed: 14 Gross Acreage: 3.94

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Amistad Finance LLC Telephone: 956-683-1000

Address: P.O. Box 6147 Fax: N/a

City: McAllen State: Tx Zip: 78502 E-mail: 31reoroyale@gmail.com

ENGINEER INFORMATION

Name: Spoor Engineering Consultants, Inc. Telephone: 956-683-1000

Address: 202 S. 4th Street Fax: N/A

City: McAllen State: Tx Zip: 78501 E-mail: sec@spooreng.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: _____

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\$355.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____ Electronic file of final plat and as-buils
- _____ 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

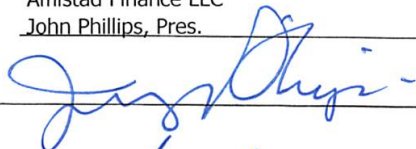
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

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: Amistad Finance LLC
John Phillips, Pres.

Owner Signature:  Date: 03-25-21

Steve Spoor is the authorized agent

Authorized Agent Signature:  Date: 03-25-21

Authorized Agent Printed Name: Steve Spoor

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

VAR-000039-2021

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: Greener Pastures Mobile Home Subdivision Phase II

Location: Main Gate Drive and Corral Drive

Legal Description: Lots 82, 133, 134, 135, and 136 Greener Pastures Mobile Home 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:

☐ 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 cul de sac variance ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Existing cul de sac does not meet Fire Department requirements

OWNER INFORMATION

Owner's Name: Amistad Finance LLC Telephone: 956-683-1000
Address: P.O Box 6147 Fax: NA
City: McAllen State: Tx Zip: 78501 E-mail: 31reoroyale@gmail.com

Application fees

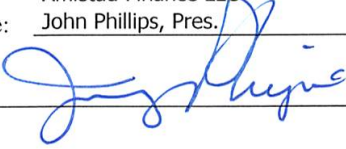
\$50.00 Application fee per variance, plus a \$5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

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APPLICATION FOR SUBDIVISION VARIANCE

VAR-000039-2021

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: Greener Pastures Mobile Home Subdivision Phase II

Location: Main Gate Drive and Corral Drive

Legal Description: Lots 82, 133, 134, 135, and 136 Greener Pastures Mobile Home 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:

☒ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

--Variance to allow a 6 foot side setback to create uniformity with the adjacent subdivision

--Variance to allow a 10 foot front setback to match the existing front setback and create uniformity with the adjacent subdivision, granted by Inst. No. 2600190.

☐ 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: Amistad Finance LLC Telephone: 956-683-1000
Address: P.O Box 6147 Fax: NA
City: McAllen State: Tx Zip: 78501 E-mail: 31reoroyale@gmail.com

Application fees

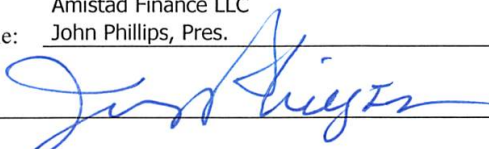
\$50.00 Application fee per variance, plus a \$5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

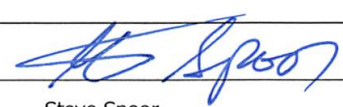
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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.

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John Phillips, Pres.

Owner Signature:  Date: 03-25-21

Steve Spoor is the authorized agent

Authorized Agent Signature:  Date: 03-25-21

Authorized Agent Printed Name: Steve Spoor



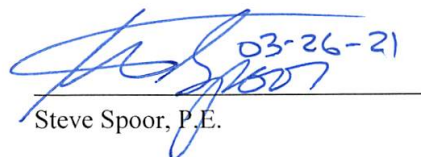
MEMO

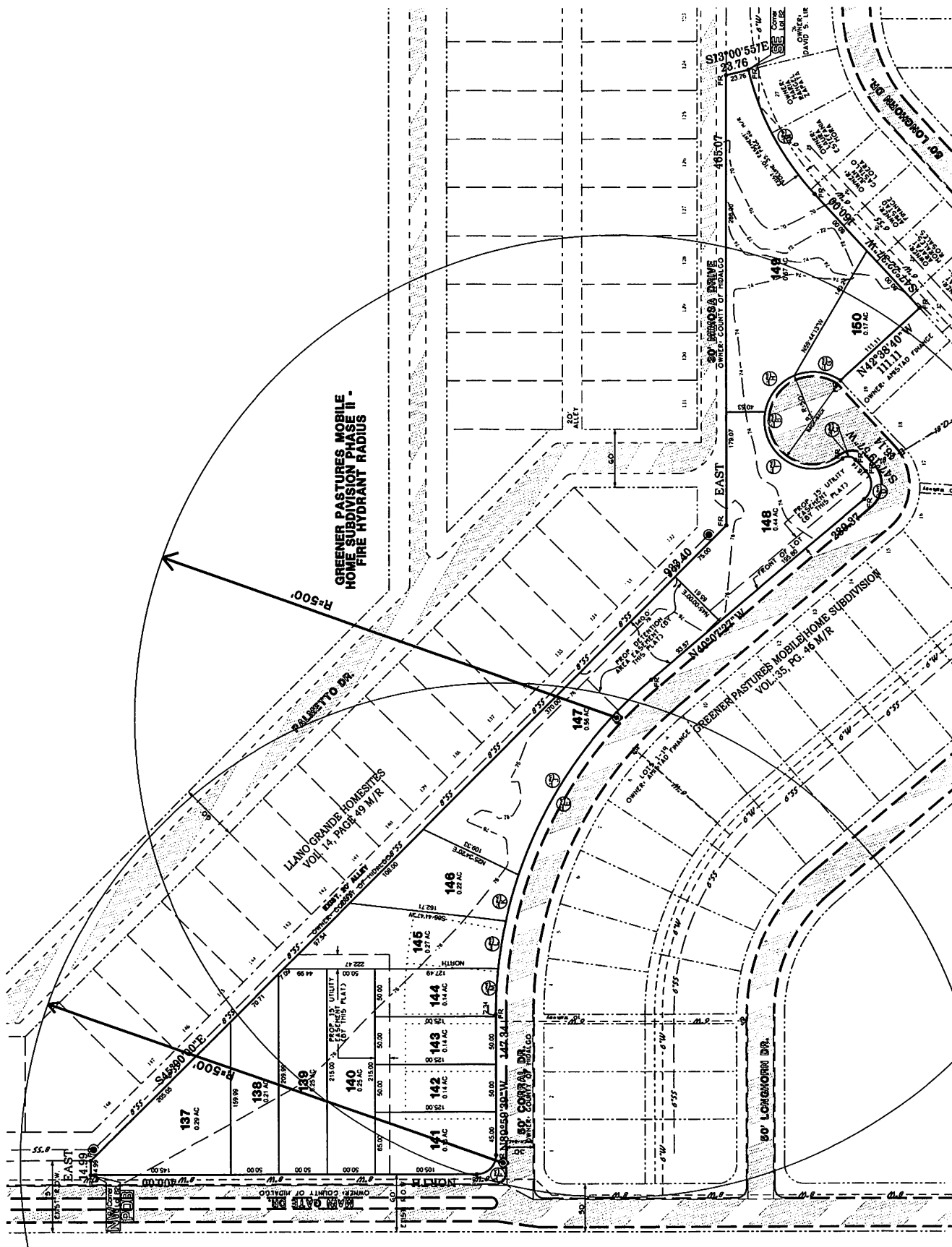
TO: Rebekah de la Fuente, CFM **CC:** Mike Perez
DATE: March 26, 2021
RE: Greener Pastures Mobile Home Subdivision Phase II

Rebekah,

We have reviewed staff comments, along with our previous variance requests, and would like to present the following for your review and comment.

1. Sidewalks – We have modified the sidewalk plat note to include sidewalks required on Corral Drive. **We will not be requesting a variance for sidewalks.**
2. The existing pavement width on Corral Drive is 30 feet, back of curb to back of curb. The existing cul-de-sac on Corral Drive has a 92-foot diameter, back of curb to back of curb. We would like to propose the construction of the four-foot sidewalk around the cul-de-sac be directly adjacent to the back of curb, effectively increasing the turning movements, including sidewalk, to a 100-foot diameter. **Our variance application is attached to this memo.**
3. The proposed waterline improvements will relocate the existing fire hydrant on the existing 6 inch line on the south side of Corral Drive to the north side of Corral Drive. Presently, this six inch line dead ends at the fire hydrant. We are now proposing to extend the dead end, six inch, line to the north side of Corral, loop it into our proposed 8 inch line, and relocate the existing fire hydrant to the north side of the street. With our proposed waterline improvements, we will be eliminating two dead-end waterlines on Corral drive. Attached is an exhibit showing all lots within 500 feet of a fire hydrant. **We will not be requesting a variance.**
4. Setbacks – Presently, Greener Pastures Mobile Home Subdivision has a front setback of 10 feet, and a side setback of 6 feet. We find it important for aesthetics and uniformity that our Phase II match the setbacks of the original subdivision of which it is a part. Attached is Document No. 2600190, “Road Access and Line Easement” in which the setbacks for Greener Pastures Mobile Home Subdivision were modified and granted by the City of Weslaco. **Our Variance Application is attached to this memo.**

03-26-21
Steve Spoor, P.E.



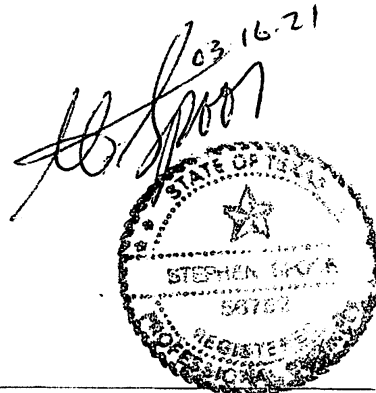


Drainage Statement
Greener Pastures Phase II
Hidalgo County, Texas

March 16, 2021

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Flood Insurance Rate Map
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USGS Topographic 1' Contour Map
Soil Map
Soil Description
Soil Features and Properties
Subdivision Plat
Water, Sewer, and Drainage Plan



Prepared by:
Steve Spoor, P.E.
Spoor Engineering Consultants, Inc.

SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003

202 South 4th Street, McAllen, Texas 78501 * (956)683-1000

E-mail: SEC@SpoorEng.com



Drainage Report
Greener Pastures Phase II
Hidalgo County, Texas

A 3.94 ACRE TRACT OF LAND BEING LOTS 82, 133, 134, 135, AND 136, GREENER PASTURES MOBILE HOME SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS

This 14 lot subdivision, comprising 3.94 net acres, is located on the east side of Main Gate Drive, approximately 1,000 feet south of Mile 5 North Road, and is located in the ETJ of the City of Weslaco. As noted, it is a resubdivision of 5 existing lots from a recorded subdivision.

This property falls in Zone "B" of the Flood Insurance Rate Maps, Community Panel 480334 0525 B, Effective Date of January 2, 1981. Zone "B" is described as: *"Area of moderate flood hazard, usually the area between the limits of the 100 year and 500 year floods. B zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100 year floods, or shallow flooding areas with average depths of less than one foot or drainage areas less the one square mile."*

Topographic maps of the area indicate a natural ground slope to the east. This site falls in Area "28" (Hidalgo Sandy Clay Loam, Group C, Unified Class CL,SL) of the Hidalgo County Soil Survey. A more detailed description of Hidalgo Sandy Clay Loam can be found in the attachments to this narrative.

This site is currently vacant. Proposed is single family residential.

Presently, this site is served by the drainage system of the County, consisting of a pair of curb inlets and an 18 inch drain on Corral Drive, draining southeast, approximately 250 feet. At this junction the 18 inch is intercepted by another curb inlet on Steer Drive, then drains east, via a 30 inch drain, into an existing, private, detention area. The existing detention area drains northwest, via and 18 inch drain, into an H.C.D.D. No. 1 drainage ditch, which flows east and south.

Drainage improvements for this site include a private detention area and 12 inch drain along Corral Drive, connecting to the above mentioned curb inlet. New curb inlets and a new drain crossing Corral Drive will route street runoff into the proposed detention area.

In order to prevent an increase in runoff, rainfall detention will be accomplished on site in the detention areas, as approved by the City under the subdivision approval process and as shown on the attached drainage plan. In accordance with the attached drainage calculations, this property is required to detain 0.52 acre-feet (22,830 cubic feet). Data from Table 2 indicates an existing flowrate of 4.6 cubic feet per second (10 year), which will increase to 21.04 cubic feet per second (50 year) for developed conditions. Finished floor elevation will be set above the 100 year flood level.

202 South 4th Street, McAllen, Texas 78501 * (956)683-1000

E-mail: SEC@SpoorEng.com

SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003



03-16-21
[Signature]



**Drainage Calculations
Greener Pastures Phase II
Hidalgo County, Texas**

Net Area = 3.94 acres

Existing Conditions

C = 0.20
T = 24 Minutes
I = 5.84 in/hr (10 year)
Q = (0.2)(3.94)(5.84) = 4.6 ft³/s

Future Conditions

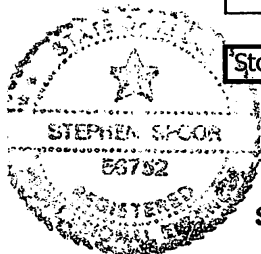
C = 0.55
T = 13 Minutes
I = 9.71 in/hr (50 year)
Q = (0.55)(3.94)(9.71) = 21.04 ft³/s
Q_{in} = (0.55)(I)(3.94) = 2.17(I) ft³/s

Duration (D) (Minutes)	Intensity (in/hr)	Q _{in} (ft ³ /s)	Vol _{in} (ft ³)	Q _{out} (ft ³ /s)	V _{out} (ft ³)	Storage (ft ³)
10	10.83	23.47	14,090	4.60	3,180	10,910
20	7.91	17.14	20,570	4.60	4,560	16,010
30	6.34	13.74	24,740	4.60	5,940	18,800
40	5.35	11.59	27,820	4.60	7,320	20,500
50	4.66	10.10	30,300	4.60	8,700	21,600
60	4.14	8.97	32,300	4.60	10,080	22,220
70	3.75	8.13	34,150	4.60	11,460	22,690
80	3.43	7.43	35,670	4.60	12,840	22,830
90	3.16	6.85	36,990	4.60	14,220	22,770
100	2.94	6.37	38,220	4.60	15,600	22,620
110	2.76	5.98	39,470	4.60	16,980	22,490
120	2.60	5.63	40,540	4.60	18,360	22,180
130	2.46	5.33	41,580	4.60	19,740	21,840
140	2.33	5.05	42,420	4.60	21,120	21,300
150	2.22	4.81	43,290	4.60	22,500	20,790
160	2.12	4.59	44,070	4.60	23,880	20,190
170	2.03	4.40	44,880	4.60	25,260	19,620
180	1.95	4.23	45,690	4.60	26,640	19,050
190	1.88	4.07	46,400	4.60	28,020	18,380
200	1.81	3.92	47,040	4.60	29,400	17,640
210	1.75	3.79	47,760	4.60	30,780	16,980
220	1.69	3.66	48,320	4.60	32,160	16,160

Storage Required: 22,830 ft³ = 0.52 acre-feet

Release Rate: 4.6 ft³/s

$$**V_{out} = 0.5*(D+T_{Fut})*Q_{exist} *60$$



SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003



Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning
202 S. 4th Street McAllen, Texas
956-683-1000
SEC@spooreng.com

**Table 1 - Time of Concentration Detention
Greener Pastures Phase II
Hidalgo County, Texas**

Net Area = 3.94 acres

$k = 0.213$ $K_u = 3.280$

Existing								
Description of Runoff	C	Length (ft.)	Grade (%)	Width / Diameter	Grade (%)	Length (ft)	Velocity (f/s)	Time (min)
Vacant	0.25	250	0.25					12
Street								8
Drain								4

Total Time (Existing): 24

Proposed								
Description of Runoff	C	Length (ft.)	Grade (%)	Width / Diameter	Grade (%)	Length (ft)	Velocity (f/s)	Time (min)
Residential								
Roof								5
Yard								2
Street								6

Total Time (Future): 13

Velocities for overland/sheet flow and shallow concentrated flow are estimated with the following relationship: $V = K_u * k * S_p^{0.5}$

Where: $K_u = 3.28$, V = velocity (feet/second), $k = 0.213$ (intercept coefficient), and S_p = slope (%)

$$T_c = \frac{L}{60 * V}$$

03-16-21

Intercept Coefficient Table (k)	
Forest with heavy ground litter; hay meadow:	0.076
Trash fallow or minimum tillage cultivation:	0.152
Short grass pasture:	0.213
Cultivated straight row:	0.274
Nearly bare and untilled:	0.305
Grassed waterway (shallow concentrated flow):	0.457
Unpaved (shallow concentrated flow):	0.491
Paved area:	0.619

SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003



Table 2 - Flowrate Determinations
Greener Pastures Phase II
Hidalgo County, Texas

Net Area = 3.94 acres

Computation Point	Total Drainage Area Contributing to Point (acres)	C	Time (Table 1)	Return Frequency (years)	Intensity (in/hr)	Flowrate (cfs)
Existing	3.94	0.20	24	10	5.84	4.6
Proposed	3.94	0.55	13	50	9.71	21.04



SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003

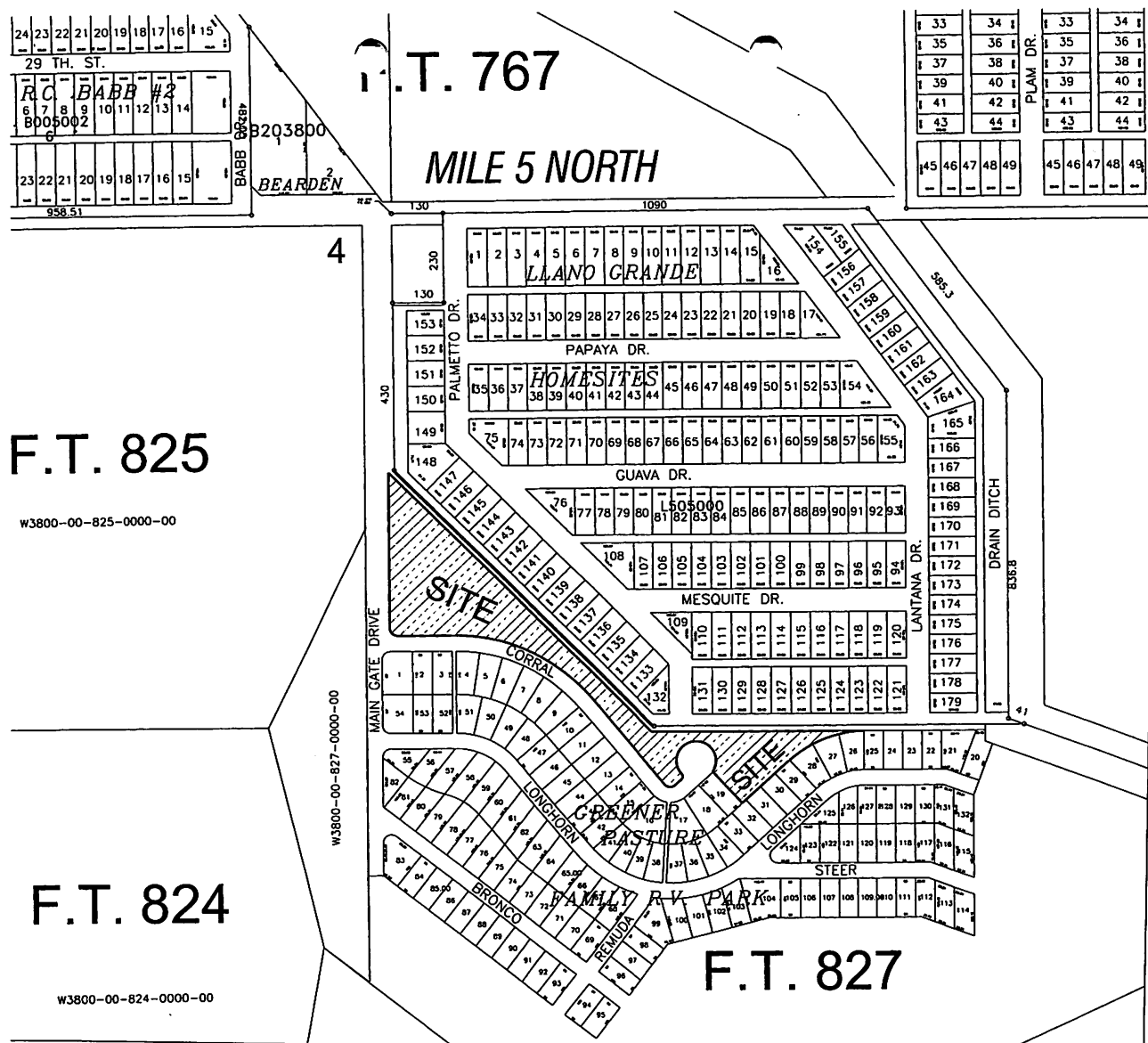
Values of C (Run-Off Coefficient) in formula $Q=CIA$

From: Texas Department of Transportation Hydraulic Manual

SLOPE	LAND USE (estimate up to 20 years in future)	SOIL CLASSIFICATION					
		Rolling Plains		Sand or Sandy Loam Soils (Pervious)		Black or Loessial Soils (Impervious)	
		Min.	Max.	Min.	Max.	Min.	Max.
Flat (0%-1%)	Cultivated			0.25	0.35	0.30	0.40
	Woodlands			0.15	0.20		
	Pasture			0.20	0.25		
	Paved	0.90		0.90		0.90	
	Residential	0.50	0.60	0.50	0.60	0.50	0.60
	Commercial	0.60	0.90	0.60	0.90	0.60	0.90
Rolling (1%-3.5%)	Cultivated	0.40	0.45	0.45	0.65	0.50	0.70
	Woodlands			0.15	0.20	0.18	0.25
	Pasture	0.25	0.30	0.30	0.40	0.35	0.45
	Paved	0.90		0.90		0.90	
	Residential	0.55	0.66	0.50	0.60	0.35	0.60
	Commercial	0.60	0.90	0.60	0.90	0.60	0.90
Hilly (3.5%-5.5%)	Cultivated			0.60	0.75	0.70	0.85
	Woodlands			0.20	0.25	0.25	0.30
	Pasture			0.35	0.45	0.45	0.55
	Paved	0.90		0.90		0.90	
	Residential	0.60		0.50	0.60	0.50	0.60
	Commercial	0.60	0.90	0.60	0.90	0.60	0.90
Mountainous (5.5%+)	Woodlands					0.70	0.80
	Bare					0.80	0.90
Steep Grassed Slopes		0.70		0.70		0.70	

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

10 Year		10 Year		25 Year		25 Year		50 Year		50 Year	
Time	I	Time	I	Time	I	Time	I	Time	I	Time	I
1	14.283	61	3.185	1	16.353	61	3.696	1	17.386	61	4.099
2	13.281	62	3.15	2	15.215	62	3.656	2	16.21	62	4.056
3	12.426	63	3.116	3	14.244	63	3.617	3	15.204	63	4.014
4	11.687	64	3.083	4	13.405	64	3.578	4	14.333	64	3.973
5	11.042	65	3.05	5	12.671	65	3.541	5	13.57	65	3.933
6	10.472	66	3.019	6	12.023	66	3.505	6	12.895	66	3.894
7	9.966	67	2.988	7	11.447	67	3.469	7	12.294	67	3.855
8	9.512	68	2.958	8	10.93	68	3.435	8	11.755	68	3.818
9	9.103	69	2.928	9	10.464	69	3.401	9	11.268	69	3.781
10	8.732	70	2.899	10	10.042	70	3.368	10	10.825	70	3.745
11	8.394	71	2.871	11	9.656	71	3.335	11	10.421	71	3.71
12	8.084	72	2.844	12	9.303	72	3.303	12	10.051	72	3.676
13	7.799	73	2.817	13	8.978	73	3.272	13	9.71	73	3.642
14	7.536	74	2.79	14	8.678	74	3.242	14	9.395	74	3.61
15	7.293	75	2.765	15	8.4	75	3.212	15	9.102	75	3.577
16	7.067	76	2.739	16	8.142	76	3.183	16	8.831	76	3.546
17	6.856	77	2.715	17	7.902	77	3.155	17	8.577	77	3.515
18	6.659	78	2.69	18	7.677	78	3.127	18	8.34	78	3.485
19	6.475	79	2.667	19	7.466	79	3.099	19	8.117	79	3.455
20	6.302	80	2.643	20	7.268	80	3.073	20	7.908	80	3.426
21	6.139	81	2.62	21	7.082	81	3.046	21	7.711	81	3.398
22	5.985	82	2.598	22	6.906	82	3.02	22	7.525	82	3.37
23	5.84	83	2.576	23	6.74	83	2.995	23	7.349	83	3.342
24	5.703	84	2.555	24	6.583	84	2.97	24	7.183	84	3.315
25	5.572	85	2.533	25	6.434	85	2.946	25	7.025	85	3.289
26	5.449	86	2.513	26	6.293	86	2.922	26	6.875	86	3.263
27	5.331	87	2.492	27	6.158	87	2.899	27	6.732	87	3.238
28	5.22	88	2.472	28	6.03	88	2.876	28	6.596	88	3.213
29	5.113	89	2.453	29	5.908	89	2.853	29	6.467	89	3.188
30	5.011	90	2.434	30	5.792	90	2.831	30	6.343	90	3.164
31	4.914	91	2.415	31	5.68	91	2.809	31	6.224	91	3.14
32	4.821	92	2.396	32	5.574	92	2.788	32	6.111	92	3.117
33	4.732	93	2.378	33	5.472	93	2.767	33	6.002	93	3.094
34	4.646	94	2.36	34	5.374	94	2.746	34	5.897	94	3.072
35	4.564	95	2.342	35	5.28	95	2.726	35	5.797	95	3.05
36	4.486	96	2.325	36	5.189	96	2.706	36	5.701	96	3.028
37	4.41	97	2.308	37	5.103	97	2.686	37	5.608	97	3.007
38	4.337	98	2.291	38	5.019	98	2.667	38	5.519	98	2.986
39	4.267	99	2.275	39	4.939	99	2.648	39	5.433	99	2.965
40	4.199	100	2.258	40	4.861	100	2.629	40	5.35	100	2.944
41	4.134	101	2.242	41	4.786	101	2.61	41	5.27	101	2.924
42	4.071	102	2.227	42	4.714	102	2.592	42	5.193	102	2.905
43	4.01	103	2.211	43	4.644	103	2.574	43	5.118	103	2.885
44	3.951	104	2.196	44	4.577	104	2.557	44	5.046	104	2.866
45	3.895	105	2.181	45	4.511	105	2.54	45	4.976	105	2.847
46	3.84	106	2.166	46	4.448	106	2.523	46	4.908	106	2.829
47	3.786	107	2.152	47	4.387	107	2.506	47	4.843	107	2.811
48	3.735	108	2.137	48	4.328	108	2.489	48	4.779	108	2.793
49	3.685	109	2.123	49	4.27	109	2.473	49	4.717	109	2.775
50	3.636	110	2.109	50	4.215	110	2.457	50	4.658	110	2.757
51	3.589	111	2.109	51	4.161	111	2.457	51	4.6	111	2.757
52	3.543	112	2.082	52	4.108	112	2.426	52	4.543	112	2.723
53	3.499	113	2.069	53	4.057	113	2.41	53	4.488	113	2.707
54	3.456	114	2.056	54	4.007	114	2.395	54	4.435	114	2.69
55	3.414	115	2.043	55	3.959	115	2.38	55	4.383	115	2.674
56	3.373	116	2.03	56	3.912	116	2.366	56	4.333	116	2.658
57	3.333	117	2.018	57	3.867	117	2.351	57	4.284	117	2.642
58	3.295	118	2.006	58	3.822	118	2.337	58	4.236	118	2.626
59	3.257	119	1.993	59	3.779	119	2.323	59	4.189	119	2.611
60	3.22	120	1.981	60	3.737	120	2.309	60	4.144	120	2.596



Prepared by:

Spoor Engineering Consultants, Inc.

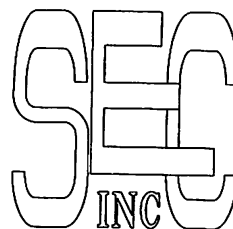
Consulting Engineers - Civil Land Planning

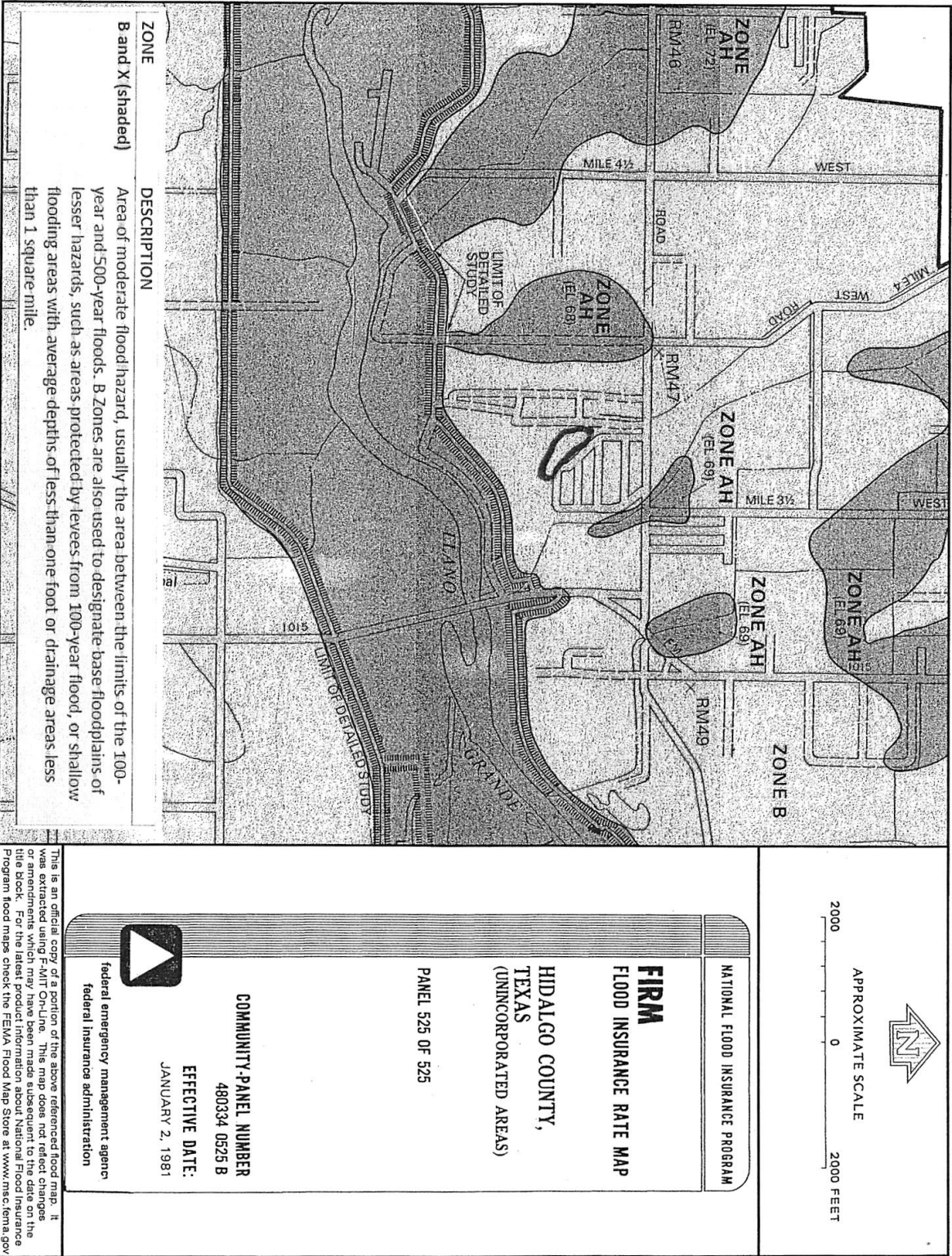
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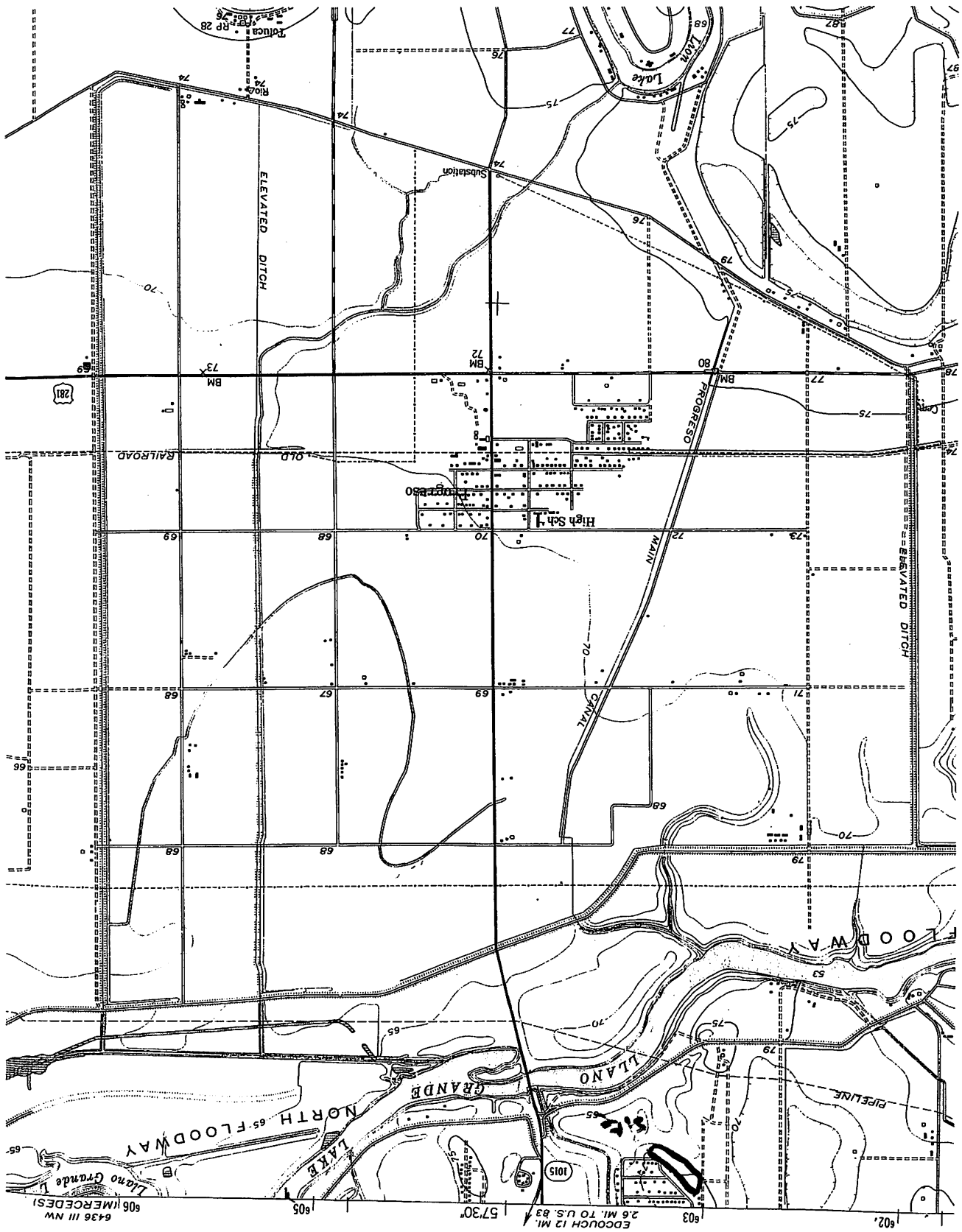
202 South 4th. Street McALLEN, TEXAS 78501

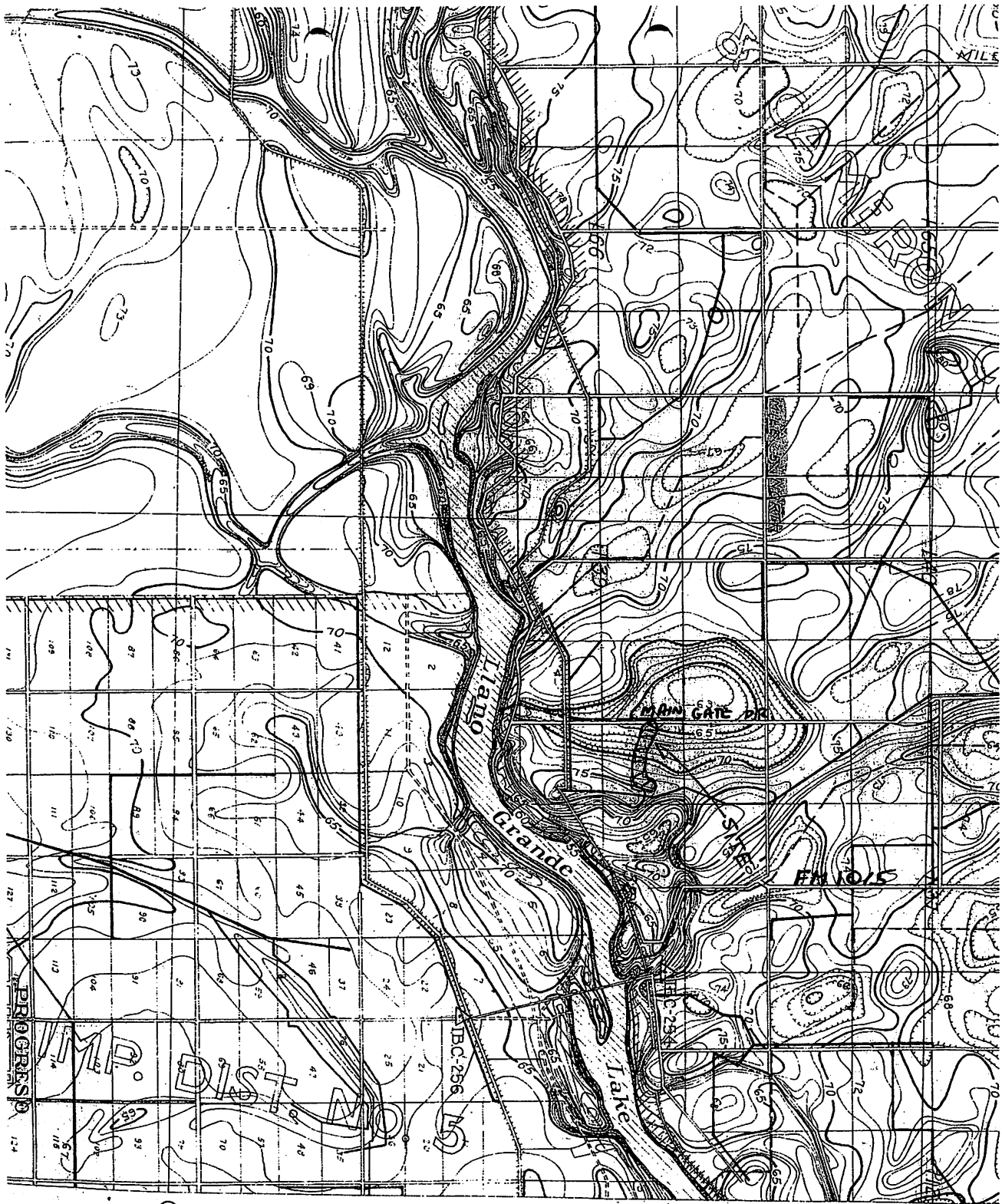
SEC@spooreng.com

(956) 683 1000









06'

MILE 5 N.

08'

HIDALGO COUNTY, TEXAS SHEET NUMBER 112



28—Hidalgo sandy clay loam, 0 to 1 percent slopes. This deep, nearly level soil is on convex uplands. Areas are mostly broad and irregular in shape and range from 25 to more than 900 acres.

Typically, the surface layer is dark grayish brown sandy clay loam about 17 inches thick. The next layer, from 17 to 28 inches, is brown sandy clay loam. The next layer, from 28 to 38 inches, is pale brown clay loam. The layer extending from 38 to 80 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water

capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Raymondville and Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The include J soils make up less than 20 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and providing adequate surface drainage are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth and provide organic matter. Land leveling reduces runoff and permits a better distribution of irrigation water. Surface drainage is useful

in removing excess water after heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses (fig. 8). Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash,

pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIc, nonirrigated and in class I, irrigated; it is in the Gray Sandy Loam range site.

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Soil survey

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24----- Hebbronville	Severe: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Soil blowing---	Favorable.
25, 26----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
27----- Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
28, 29----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
30----- Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt---	Wetness, excess salt.	Wetness-----	Excess salt, droughty.
31: * Hidalgo----- Urban land.	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
32: * Jimenez----- Quemado-----	Severe: cemented pan.	Severe: thin layer.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
	Severe: cemented pan.	Severe: seepage.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33----- Laredo	Severe: seepage.	Moderate: piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
34----- Matamoros	Slight-----	Moderate: hard to pack.	Percs slowly, floods.	Slow intake, percs slowly, floods.	Percs slowly---	Percs slowly.
35, 36, 37, 38---- McAllen	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
39----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
40----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly, excess salt.	Percs slowly---	Excess salt, droughty, percs slowly.
41----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
42----- Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43: * Nueces----- Sarita-----	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
44----- Olmite	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.

See footnote at end of table.

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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.



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: Greener Pastures Mobile Home Subd. Ph II
 Location: Main Gate Drive and Carrol Drive
 Applicant: Steve Spoor ☐ Owner ☒ Agent
 Address: 202 So. 4th St. McAllen, TX Phone Number: 683-1000

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			
240	Mobile Home Park	N/A	N/A	14	15	13	327

Comments: _____
 Prepared by: Steve Spoor Date: _____
 Address: 202 So. 4th St. McAllen, TX Phone Number: 683-1000

(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#: _____



**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: Greener Pastures Phase II
Location: Mike 4th North and Main Gate Drive
Applicant: Steve Spoor ☐ Owner ☒ Agent
Address: 202 So. 4th St. McAllen TX Phone Number: 683-1000

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	Single Family	2.94	N/A	Net addition 9 lots	18	13	

Comments: EXIST. Lots = 5 Proposed Lots = 14 Net new lots = 9
Prepared by: Steve Spoor Date: _____
Address: 202 So. 4th St McAllen TX Phone Number: 683-1000

(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#: _____



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

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.J.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Vaquero Estates Phase V– being a re-subdivision of 86.961 acres being all of farm tract 1072 an out of Farm Tract 1065, 1066 & 1071, West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North Possible Action.	
Discussion/Overview: The proposed two hundred fifty-three (253) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 8" waterline and sewer by North Alamo Water Supply Company services through an 6" sewer line. The property is within a Flood Zone "X". Applicant was granted a variance for off-site drainage.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-0000B-2021

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: Vaquero Estates Phase V

Location: Southeast Corner of FM 1015 & Mile 11 North

Legal Description: A resubdivision of 86.961 acres being all of Farm Tract 1072 and out of Farm Tracts 1065, 1066 & 1071 West & Adams Tracts 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 Proposed Land Use: Residential

Number of Lots Proposed: 253 Gross Acreage: 86.961

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: 3BU Family Limited Partnership Telephone: C/O 381-0981

Address: 3120 CENTER POINTE DRIVE Fax: C/O 381-1839

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

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: 381-0981

Address: 115 W. McIntyre Street Fax: 381-1839

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: North Alamo WSC
- ☒ YES ☐ NO Wastewater Provision: North Alamo WSC
- ☒ YES ☐ NO Electric Company: MVEC

☒ YES ☐ NO Phone Utility <u>Frontier Comm.</u>	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ **Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mbhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ **\$355.00** Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
- _____ Existing & Proposed Easements
- _____ Existing & Proposed ROW
- _____ Existing & Proposed Drainage Easements
- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
- _____ Elevations
- _____ Flood directional arrows
- ☒ _____ Detention areas
- _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000044-2021

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: Vaquero Estates Phase V

Location: Southeast of the intersection of Mile 11 North & FM 1015

Legal Description: A resubdivision of 86.961 acres being all of Farm Tract 1072 and o/o Farm Tracts 1065, 1066, & 1071, The West & Adams Tracts 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:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

We are respectfully requesting a variance to build the subdivision to Hidalgo County standards which do not currently allow for detention ponds

☐ 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: 3BU FAMILY LIMITED PARTNERSHIP Telephone: c/o (956) 381-0981

Address: 3120 Center Pointe Dr. Fax: c/o (956) 381-1839

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

Application fees

☒ \$50.00 Application fee per variance, plus a \$5.00 processing fee

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: _____

Melden & Hunt, Inc c/o Mario A. Reyna, P.E. is the authorized agent

Authorized Agent Signature:  Date: 3/30/21

Authorized Agent Printed Name: Mario A. Reyna



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

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Board Member

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Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

March 10, 2021

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: VAQUERO ESTATES PHASE V

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for Vaquero Estates Phase V Subdivision, Mario A. Reyna, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCDD1 ditch. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing drainage ditch along the East of the subdivision and dedicating 325.0 feet of right of way from the property line.

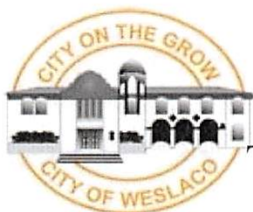
If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in cursive script that reads "Hector Garcia".

Hector H. Garcia De Pena, EIT
District Engineer-in-Training

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



**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: Vaquero Estates Phase V
 Location: Southeast of the intersection of Mile 11 North & FM 1015
 Applicant: Melden & Hunt, Inc. ☐ Owner ☒ Agent
 Address: 115 W. McIntyre Street Edinburg, TX 78541 Phone Number: c/o 381-0981

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	Single-Family Residential	86.961	n/a	253	188	255	2442

Comments: Located in City of Weslaco ETJ
 Prepared by: Melden & Hunt, Inc. Date: _____
 Address: 115 W. McIntyre Street Edinburg, TX 78541 Phone Number: (956) 381-0981

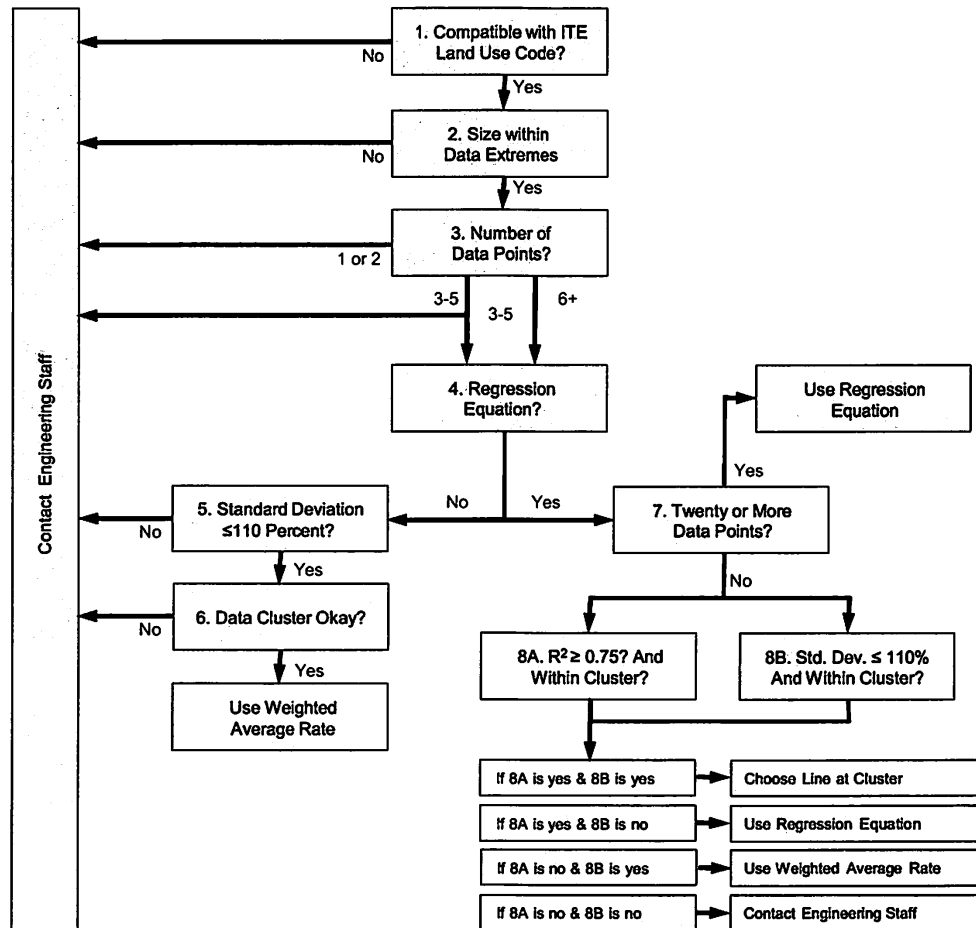
(For Official Use Only, Do Not Write In This Box)

- _____ 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#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)

ITETripGen Web-based App



Query Filter

DATA SOURCE:
Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE:
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, AM Peak Hour of Generator

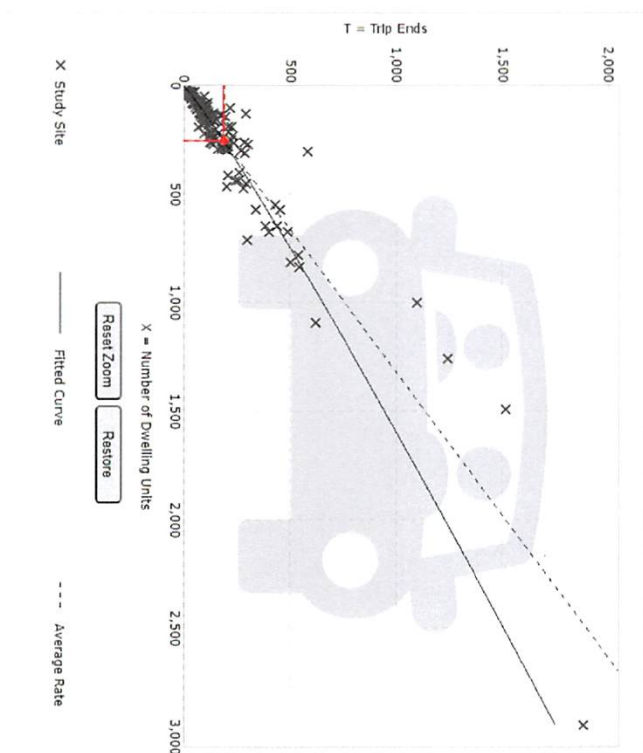
SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
253

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) [Click here for more details](#)

Independent Variable:
Dwelling Units

Time Period:
Weekday
AM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
157

Avg. Num. of Dwelling Units:
231

Average Rate:
0.76

Range of Rates:
0.36 - 2.27

Standard Deviation:
0.26

Fitted Curve Equation:
 $\text{Ln}(T) = 0.91 \text{Ln}(X) - 0.20$

R²:
0.89

Directional Distribution:
25% entering, 74% exiting

Calculated Trip Ends:
Average Rate 192 (Total) 50 (Entry) 142 (Exit)

Fitted Curve 108 (Total) 49 (Entry) 139 (Exit)

ITETripGen Web-based App

Graph Look Up

Help

Kelley Helk

Query

Filter

DATA SOURCE:
Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE:
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

INDEPENDENT VARIABLE (Y):
Dwelling Units

TIME PERIOD:
Weekday, PM Peak Hour of Generator

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
253

Calculate

Data Plot and Equation

T = Trip Ends

X = Number of Dwelling Units

Reset/Zoom Restore

DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) [Click for more details](#)

Independent Variable:
Dwelling Units

Time Period:
Weekday
PM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
163

Avg. Num. of Dwelling Units
217

Average Rate:
1.00

Range of Rates:
0.49 - 2.98

Standard Deviation:
0.31

Fitted Curve Equation:
 $Ln(T) = 0.94 \ln(X) - 0.34$

R^2 :
0.92

Directional Distribution:
64% entering, 36% exiting

Calculated Trip Ends:
Average Rate 253 (Total), 162 (Entry), 91 (Exit)

Fitted Curve 255 (Total), 163 (Entry), 92 (Exit)

ITETripGen Web-based App



2 Help Kelley Heller

Query

Filter

DATA SOURCE:

Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE:

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

253

Calculate

DATA PLOT AND EQUATION

X Study Site

Fitted Curve

Reset Zoom

Restore

--- Average Rate

DATA STATISTICS

Land Use:

Single-Family Detached Housing (210) [Click for DATA SHEET](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

159

Avg. Num. of Dwelling Units:

264

Average Rate:

9.44

Range of Rates:

4.81 - 19.39

Standard Deviation:

2.10

Fitted Curve Equation:

$Ln(T) = 0.92 Ln(X) - 2.71$

R²:

0.95

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

1194 (Entry), 1194 (Exit)

Average Rate 2388 (Total), 1221 (Entry), 1221 (Exit)

Fitted Curve 2442 (Total), 1221 (Entry), 1221 (Exit)

FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: VAQUERO ESTATES PHASE V
PREPARED BY: MARIO A. REYNA, P.E.
DATE: December 3, 2020
DATE REVISED: January 13, 2021



Mr. R
1-13-21

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Weighted C Calculation**
- 4. Runoff Coefficients**
- 5. Time of Concentration Determination Table**
- 6. Drainage Map**
- 7. Location Map**
- 8. Subdivision plat**
- 9. Layout plan**
- 10. USGS Topographical Map**
- 11. Rainfall Intensity Table**
- 12. Street Velocities & Capacities Flowing Curb Full Table**
- 13. USDA Soils Map**
- 14. USDA Soils Legend & Description**
- 15. FEMA FIRM with site location**



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

**DRAINAGE STATEMENT
VAQUERO ESTATES PHASE V**

Revised Date: January 14, 2021

VAQUERO ESTATES PHASE V is an 86.961-acres tract being all of Farm Tract 1072 & out of Farm Tracts 1065, 1066 & 1071, West and Adams Tracts Subdivision, County of Hidalgo, Texas as recorded in Volume 2, Pages 34-37, Hidalgo County Map Records. The property is located along the southeast intersection of F.M. 1015 and Mile 11 North Road. This subdivision falls outside the city limits of the City of Weslaco and within the 2 Mile ETJ. The property is currently open with a proposed 260-lots residential and 1 commercial lot use. This property is located in Zone "X" shaded & AE Zone in FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Map Date: June 6, 2000. Revised to reflect LOMR Date May 30, 2002. Zone "X" shaded is defined as "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 areas protected by levees from 100-year flood". Zone "AE" has been redefined to Zone "X" as per LOMR F Case No. 20-06-3073A.

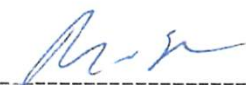
The soils are (25) Hidalgo Fine Sandy Loam, (28) Hidalgo Sandy Clay Loam, (52) Raymondville Clay Loam & (70) Willacy Fine Sandy Loam. Soil Group "B" & "C" is moderately pervious with a relatively low plasticity index. This soil is in hydrologic group "B". (See excerpts from "Soil Survey of Hidalgo County, Texas"). For the purpose of this report, we will use soil type "D", the most common soil on the site.

Existing runoff is by surface flow in an easterly direction and has a runoff of 18.22 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 210.78 c.f.s. during the 50-year storm frequency per the attached calculation which is an increase of 192.56 c.f.s.

The propose drainage for **VAQUERO ESTATES PHASE V** consists of surface runoff from the lots into the proposed streets. The runoff shall flow to low points draining into proposed Type "A" & Type CC inlets, which will drain East within the proposed storm sewer system discharging into the Hidalgo & Cameron Counties Irrigation District No. 9 ditch. This existing Hidalgo & Cameron Counties Irrigation District No. 9 ditch flow north ultimately discharges into the Mercedes Later then East, ultimately draining into the I.B.W.C. FLOODWAY.

In accordance with the Hidalgo County drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the improvements in this subdivision. 24,084.4 C.Y. of detention is required (Total Vol. required 650,279 cubic feet) for the proposed development. A total of 54,954.00 cubic yards (1,483,758.00 cubic feet) will be excavated from Hidalgo & Cameron Counties Irrigation District No. 9 ditch along the east side of this subdivision. The additional fill that is needed to fill the site past the BFE has been removed by HCDD #1 from surrounding ditches and imported by the developer onto the site.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1	DATE 2/17/21

By: 
Mario A Reyna, P.E.



DRAINAGE REPORT

PROJECT NAME: **VAQUERO ESTATES PHASE V**
PROJECT NUMBER: **20139**
DATE: **January 14, 2021**

I. Existing Condition

Ex. Area: **3788035.91** sf
86.96 ac
Imp. Area: **195105** sf
% Imp. : 0.05
Slope : **0.15** %
tc : **283.89** min
Rainfall Intensity (10yr) 1.048 in/hr
c factor 0.200
Q peak existing condition: 18.22 cfs

II. Future Condition

Future area: 3788035.91 sf
86.96 ac
Estimated Imp. Area: **1061472** sf
% Imp. : 0.28
Slope : 0.20 %
tc : **40.90** min
Rainfall Intensity (50yr) 5.278 in/hr
c factor 0.459
Q future cond. = $Aci = i *$ = 210.78 * 0.46
39.93594 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	541.93	162579	18.22	5466	157113
10	0.17	10.83	432.31	259384	18.22	10932	248452
15	0.25	9.10	363.50	327147	18.22	16398	310749
20	0.33	7.91	315.81	378976	18.22	21864	357112
25	0.42	7.03	280.55	420825	18.22	27330	393495
30	0.50	6.34	253.31	455965	18.22	32796	423168
35	0.58	5.80	231.51	486168	18.22	38262	447906
40	0.67	5.35	213.66	512777	18.22	43728	469049
45	0.75	4.98	198.72	536547	18.22	49194	487353
50	0.83	4.66	186.02	558065	18.22	54660	503405
60	1.00	4.14	165.49	595780	18.22	65592	530188
90	1.50	3.16	126.36	682329	18.22	98388	583941
120	2.00	2.60	103.67	746451	18.22	131184	615266
180	3.00	1.95	77.92	841482	18.22	196777	644705
240	4.00	1.59	63.38	912648	18.22	262369	650279

Storage Required: 650279 cf
Storage Required: 14.928 Ac.-Ft.
w/ release rate of: 18.22 cfs
Storage: **650279** cf
Storage / Ac. Development: 0.172 Ac.Ft. per Ac.



M- 7-13-21

H.C.D.D. No. 1 "c" values for Rational Method	
Type of Drainage Area	Runoff Coefficient "c"
Residential	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.3
Single Family (Lots greater than 1/2 acre)	0.25
Multi-Family (Less than 20 DU / AC)	0.45
Multi-Family (Greater than 20 DU / AC)	0.55
Business Districts:	0.7
Industrial	
Light areas	0.5
Heavy areas	0.6
Railroad yard areas	0.2
Parks, cemeteries	0.1
Unimproved Areas	
Bare Surface	0.3
Grassland	0.25
Cultivated	0.2
Woodlands	0.15
Streets	
Asphalt	0.7
Concrete	0.75
Drives and walks	0.75

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

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	2073484	47.601	16.660
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25		0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.75	563,967	12.947	9.710
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.2	251344	5.770	1.154
Ditch Area	0.2	383815	8.811	1.762
Grassland	0.25	0	0.000	0.000
Cultivated	0.2		0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Existing Asphalt	0.9	195105	4.479	4.031
Proposed Asphalt	0.9	320320	7.354	6.618
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9	0	0.000	0.000
Total:		3,788,035	86.961	39.936
Weighted "c":			0.459	

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

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

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

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

TABLE I
TIME OF CONCENTRATION DETERMINATION
VAQUERO ESTATES PHASE V

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW					CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	LOW RATE (FPS)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)	
Existing	Overland	0.200	2555		0.15	283.9						283.9	
D.A.#1	Overland & Gutter	0.459	20		0.15	2.2			450	1.7	4.3	6.5	
D.A.#1-D.A.#2	Pipe Flow	0.459							312	3.0	1.7	8.3	
D.A.#2	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0	
D.A.#2-D.A.#3	Pipe Flow	0.459							35	3.0	0.2	18.2	
D.A.#3	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0	
D.A.#3-D.A.#4	Pipe Flow	0.459							297	3.0	1.7	19.8	
D.A.#4	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0	
D.A.#4-D.A.#5	Pipe Flow	0.459							35	3.0	0.2	20.0	
D.A.#5	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0	
D.A.#5-D.A.#6	Pipe Flow	0.459							156	3.0	0.9	20.9	
D.A.#6	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0	
D.A.#6-D.A.#7	Pipe Flow	0.459							35	3.0	0.2	21.1	
D.A.#7	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0	
D.A.#7-D.A.#8	Pipe Flow	0.459							297	3.0	1.7	22.7	
D.A.#8	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0	
D.A.#8-D.A.#9	Pipe Flow	0.459							35	3.0	0.2	22.9	

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

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

TABLE IA
FLOWRATE DETERMINATION
VAQUERO ESTATES PHASE V

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
Existing	78.9	0.200	283.9	50	1.228	19.38				
D.A.#1	6.53	0.459	6.5	50	11.708	35.11				
D.A.#1-D.A.#2	6.53	0.459	8.3	50	10.802	32.39	24.00	2.054%	0.230%	32.2
D.A.#2	3.09	0.459	18.0	50	7.680	10.90				
D.A.#2-D.A.#3	9.62	0.459	18.2	50	7.638	33.74	24.00	2.229%	0.286%	10.0
D.A.#3	1.83	0.459	18.0	50	7.680	6.45				
D.A.#3-D.A.#4	11.45	0.459	19.8	50	7.301	38.39	24.00	2.886%	0.215%	5.9
D.A.#4	2.46	0.459	18.0	50	7.680	8.68				
D.A.#4-D.A.#5	13.91	0.459	20.0	50	7.263	46.40	30.00	1.281%	0.286%	8.0
D.A.#5	2.46	0.459	18.0	50	7.680	8.68				
D.A.#5-D.A.#6	16.37	0.459	20.9	50	7.102	53.39	30.00	1.696%	0.215%	8.0
D.A.#6	1.83	0.459	18.0	50	7.680	6.45				
D.A.#6-D.A.#7	18.20	0.459	21.1	50	7.066	59.06	30.00	1.038%	0.268%	5.9
D.A.#7	3.09	0.459	18.0	50	7.680	10.90				
D.A.#7-D.A.#8	21.29	0.459	22.7	50	6.783	66.32	36.00	0.496%	0.268%	10.0
D.A.#8	1.83	0.459	18.0	50	7.680	6.45				
D.A.#8-D.A.#9	23.12	0.459	22.9	50	6.752	71.69	36.00	1.159%	0.197%	5.9

FORMULA FOR INTENSITY $I = \frac{b}{e}$
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MAN" (Tc + d)

TABLE I
TIME OF CONCENTRATION DETERMINATION
VAQUERO ESTATES PHASE V

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	FLOW RATE (FPS)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#9	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#9-D.A.#10	Pipe Flow	0.459							156	3.0	0.9	23.8
D.A.#10	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#10-D.A.#11	Pipe Flow	0.459							35	3.0	0.2	24.0
D.A.#11	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#11-D.A.#12	Pipe Flow	0.459							297	3.0	1.7	25.6
D.A.#12	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#12-D.A.#13	Pipe Flow	0.459							35	3.0	0.2	25.8
D.A.#13	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#13-OUTFALL	Pipe Flow	0.459							475	3.0	2.6	28.5

$$\text{FORMULA FOR TIME OF CONCENTRATION} \quad T_c = \frac{L}{(V \times 60)}$$

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

TABLE 1A
FLOWRATE DETERMINATION
VAQUERO ESTATES PHASE V

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (ft./ft.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
			(SEE TABLE 1) (minutes)							
D.A.#9	3.09	0.459	18.0	50	7.680	10.90				
D.A.#9-D.A.#10	26.21	0.459	23.8	50	6.614	79.62	36.00	1.429%	0.286%	10.0
D.A.#10	2.46	0.459	18.0	50	7.680	8.68				
D.A.#10-D.A.#11	28.67	0.459	24.0	50	6.585	86.69	36.00	1.694%	0.286%	8.0
D.A.#11	2.46	0.459	18.0	50	7.680	8.68				
D.A.#11-D.A.#12	31.13	0.459	25.6	50	6.343	90.68	42.00	0.812%	0.215%	8.0
D.A.#12	2.94	0.459	18.0	50	7.680	10.37				
D.A.#12-D.A.#13	34.07	0.459	25.8	50	6.316	98.82	42.00	0.965%	0.265%	9.5
D.A.#13	2.98	0.459	18.0	50	7.680	10.51				
D.A.#13-OUTFALL	37.05	0.459	28.5	50	5.972	101.61	24.00	10.107%	0.268%	9.6
							24.00			

FORMULA FOR INTENSITY $I = \frac{b}{T_c + d}$
 USING THE RATIONAL METHOD, AS PER e
 TXDOT BRIDGE HYDRAULIC MANUAL

TABLE I
TIME OF CONCENTRATION DETERMINATION
VAQUERO ESTATES PHASE V

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	FLOW RATE (FPS)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	2555		0.15	283.9						283.9
D.A.#14	Overland & Gutter	0.459	20		0.15	2.2			450	1.7	4.3	6.5
D.A.#14-D.A.#15	Pipe Flow	0.459							312	3.0	1.7	8.3
D.A.#15	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#15-D.A.#16	Pipe Flow	0.459							35	3.0	0.2	18.2
D.A.#16	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#16-D.A.#17	Pipe Flow	0.459							156	3.0	0.9	19.0
D.A.#17	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#17-D.A.#18	Pipe Flow	0.459							35	3.0	0.2	19.2
D.R.#18	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#18-D.A.#19	Pipe Flow	0.459							298	3.0	1.7	20.9
D.A.#19	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#19-D.A.#20	Pipe Flow	0.459							35	3.0	0.2	21.1
D.A.#20	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#20-D.A.#21	Pipe Flow	0.459							156	3.0	0.9	22.0
D.A.#21	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#21-D.A.#22	Pipe Flow	0.459							35	3.0	0.2	22.2

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

$$T_c = \frac{L}{V_{x60}}$$

TABLE IA
FLOWRATE DETERMINATION
VAQUERO ESTATES PHASE V

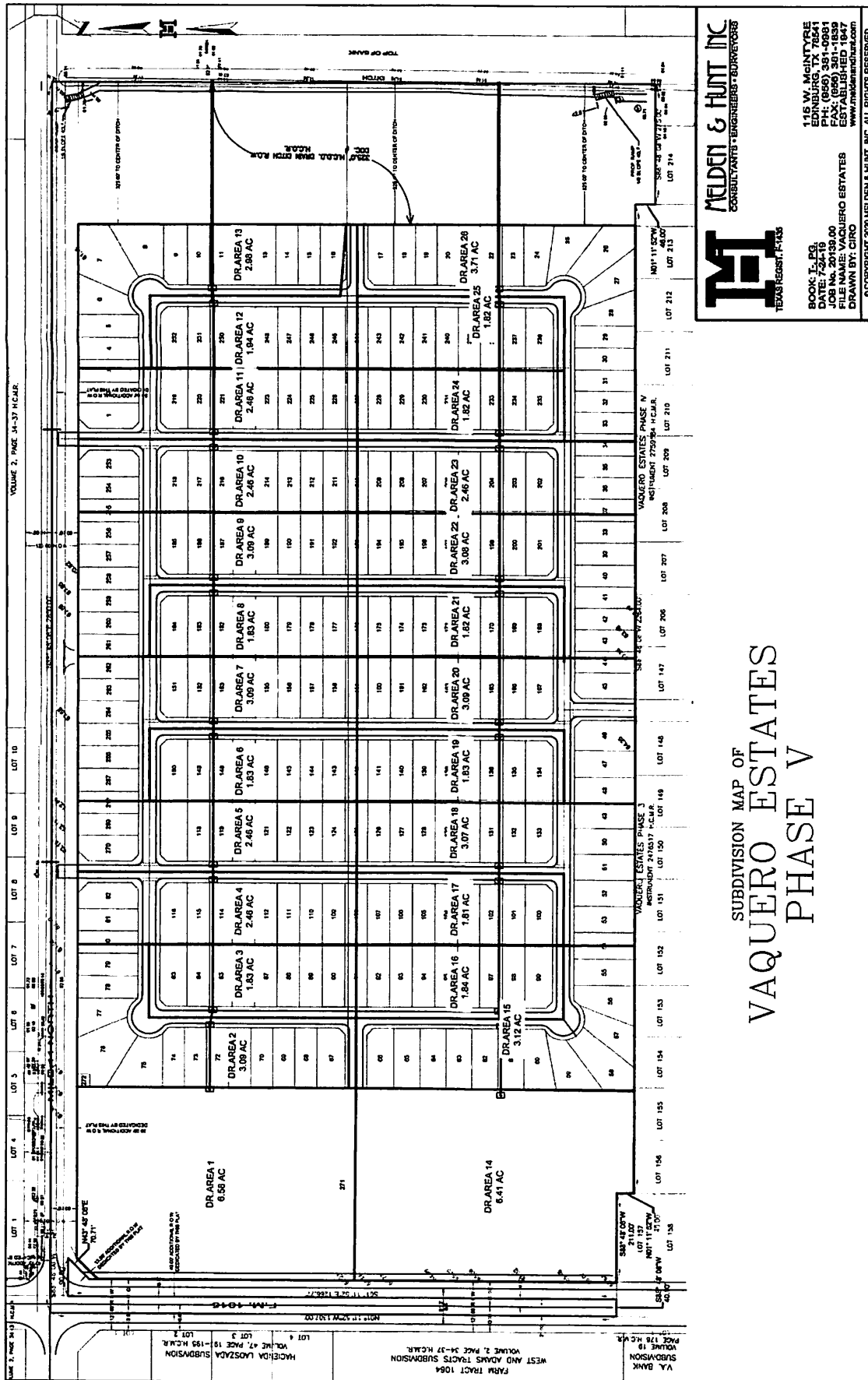
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
Existing	78.9	0.200	283.9	50	1.228	19.38				
D.A.#14	6.41	0.459	6.5	50	11.708	34.47				
D.A.#14-D.A.#15	6.41	0.459	8.3	50	10.802	31.80	24.00	1.980%	0.230%	31.6
D.A.#15	3.12	0.459	18.0	50	7.680	11.00	24.00	2.188%	0.286%	10.1
D.A.#15-D.A.#16	9.53	0.459	18.2	50	7.638	33.43				
D.A.#16	1.84	0.459	18.0	50	7.680	6.49				
D.A.#16-D.A.#17	11.37	0.459	19.0	50	7.457	38.93	24.00	2.968%	0.215%	6.0
D.A.#17	1.81	0.459	18.0	50	7.680	6.38				
D.A.#17-D.A.#18	13.18	0.459	19.2	50	7.417	44.89	30.00	1.199%	0.215%	5.9
D.R.#18	3.07	0.459	18.0	50	7.680	10.83				
D.A.#18-D.A.#19	16.25	0.459	20.9	50	7.101	52.99	30.00	1.670%	0.270%	9.9
D.A.#19	1.83	0.459	18.0	50	7.680	6.45				
D.A.#19-D.A.#20	18.08	0.459	21.1	50	7.065	58.66	30.00	1.024%	0.268%	5.9
D.A.#20	3.09	0.459	18.0	50	7.680	10.90				
D.A.#20-D.A.#21	21.17	0.459	22.0	50	6.913	67.21	36.00	0.509%	0.268%	10.0
D.A.#21	1.82	0.459	18.0	50	7.680	6.42				
D.A.#21-D.A.#22	22.99	0.459	22.2	50	6.880	72.64	36.00	1.190%	0.286%	5.9

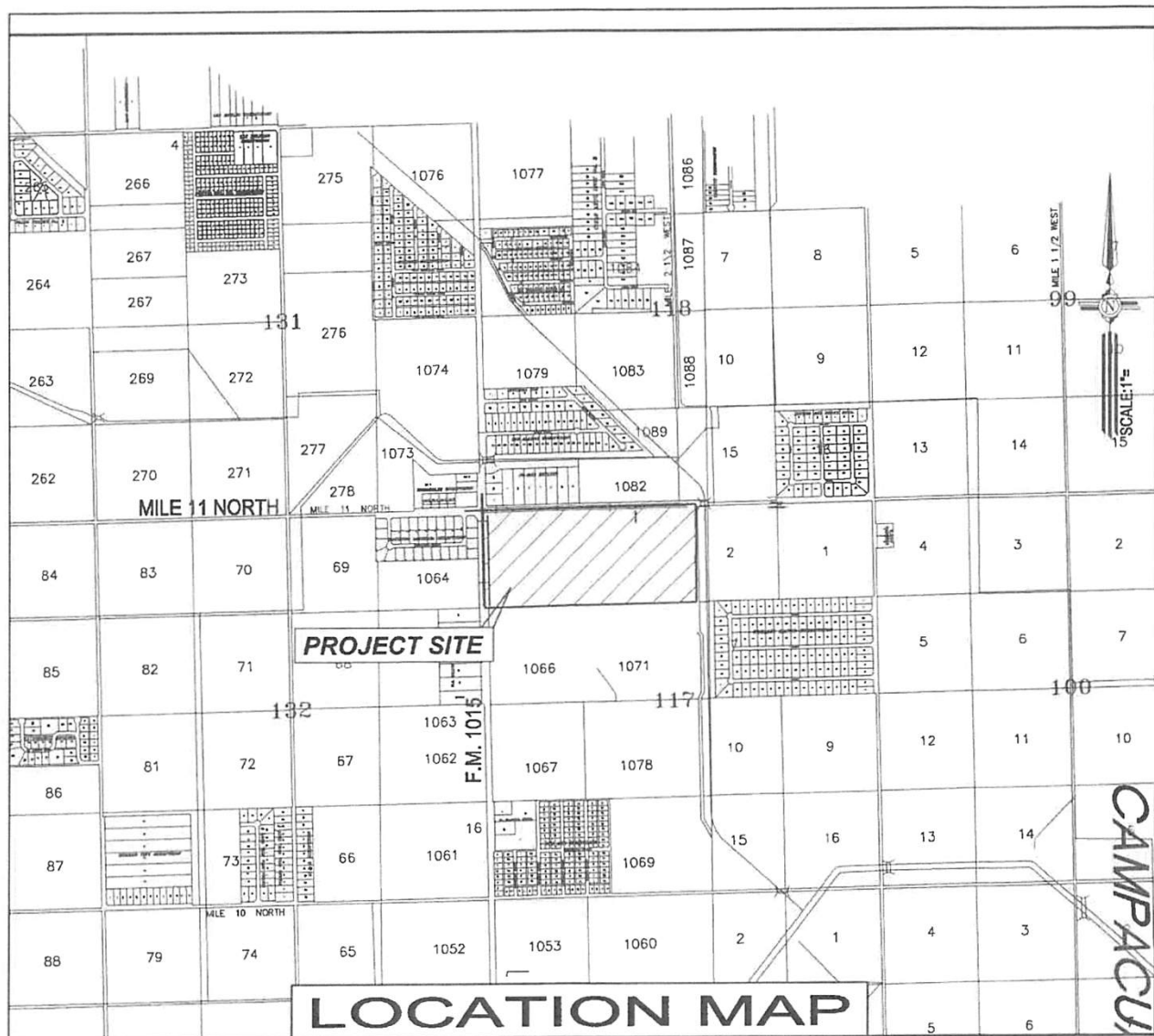
FORMULA FOR INTENSITY $I = \frac{b}{e}$
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC MAN" (Tc + d)

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

[illegible]

FORMULA FOR INTENSITY $I = \frac{b}{e}$
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANL (Tc + d)





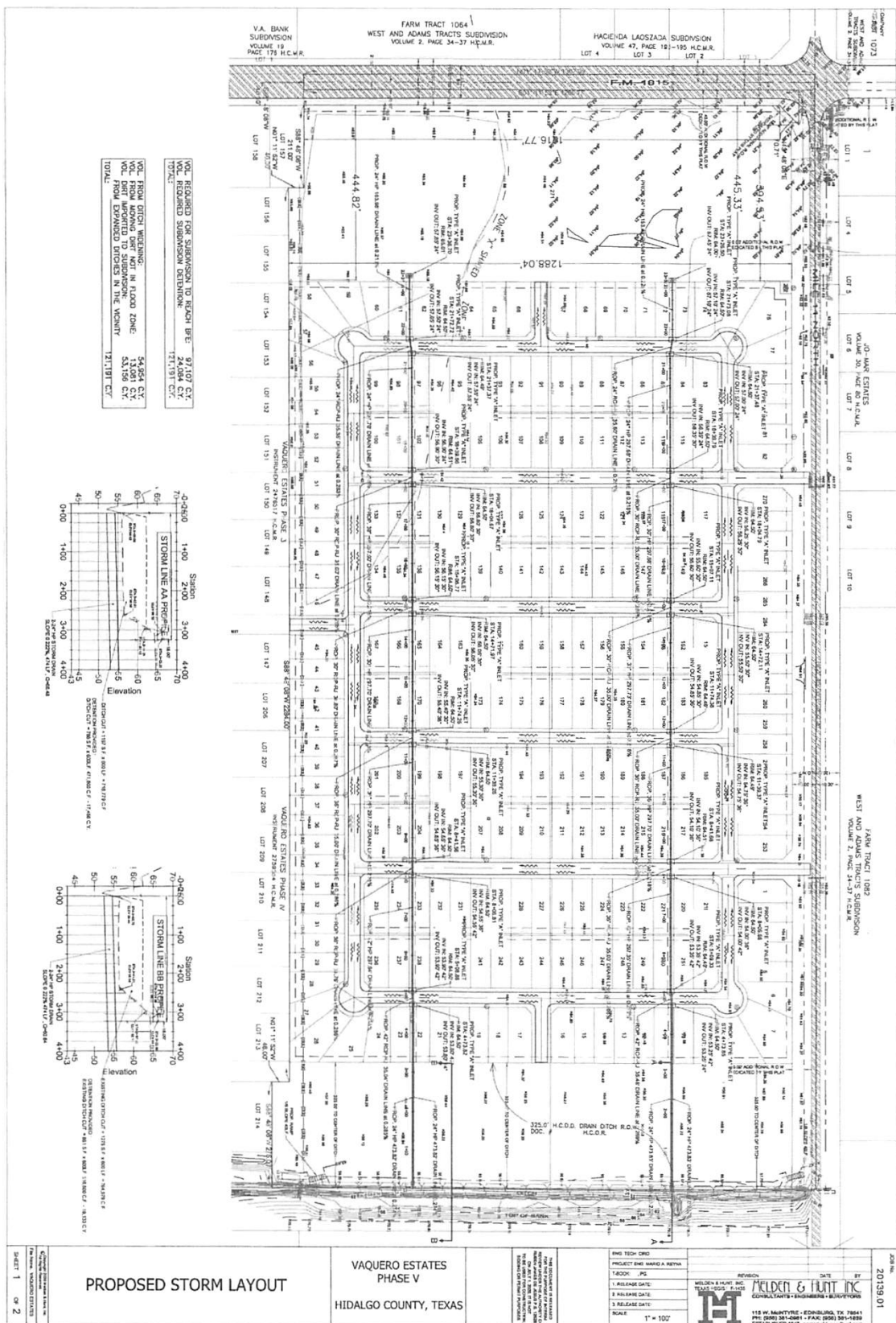
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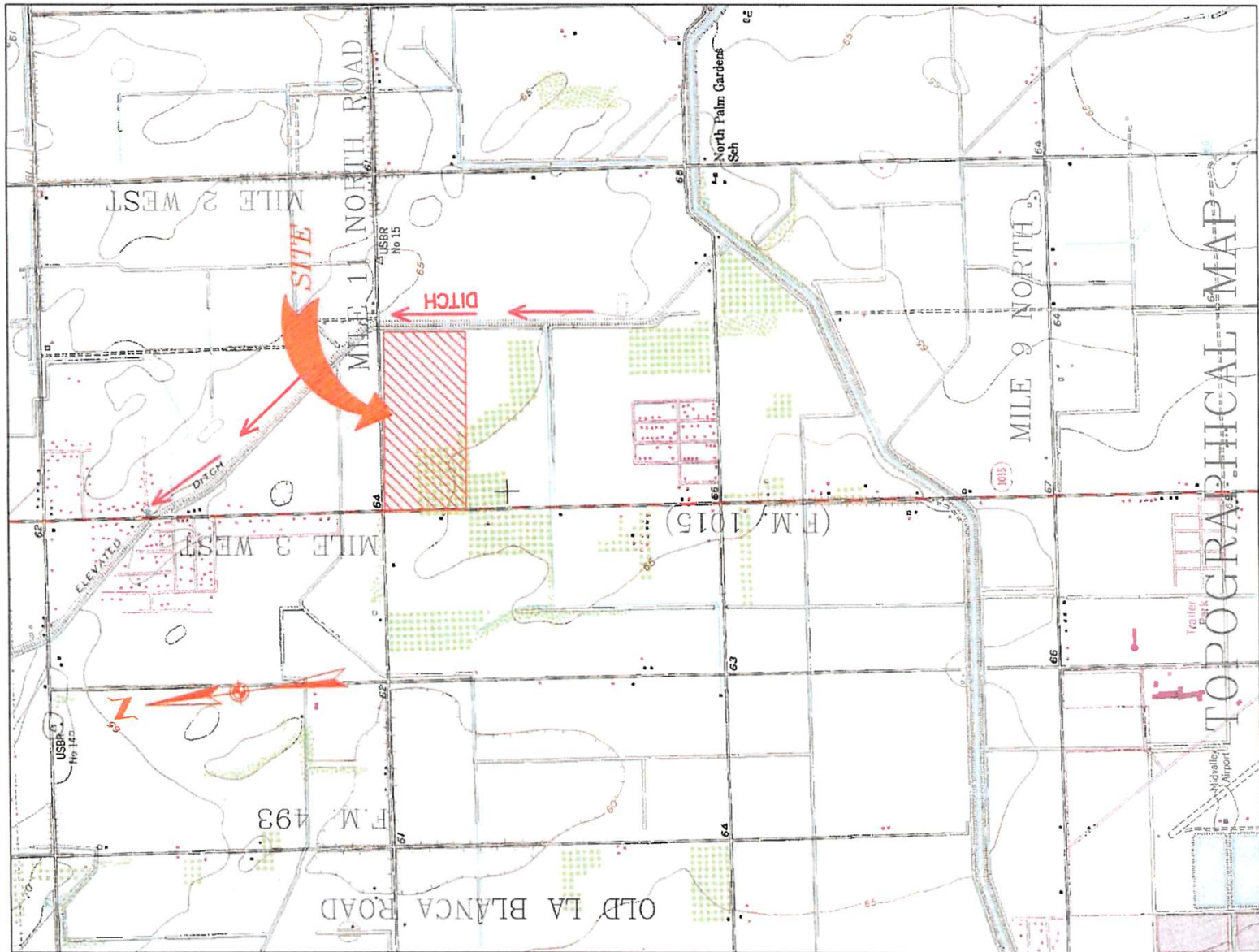
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JOB No. 20139.00
FILE NAME:
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DRAWN BY: CIRO

115 W. McINTYRE
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Appendix 1.0 **HIDALGO COUNTY RAINFALL INTENSITY TABLES**

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

$$\text{formula I} = b/(t_c + d)^e$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

$$\text{formula } I = b/(t_c + d)^e$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	1.727	2.015	2.274	2.471
150	1.093	1.421	1.684	1.966	2.220	2.413
155	1.065	1.386	1.644	1.919	2.169	2.359
160	1.039	1.354	1.606	1.876	2.121	2.307
165	1.014	1.323	1.570	1.834	2.075	2.258
170	0.991	1.293	1.536	1.794	2.032	2.211
175	0.968	1.265	1.504	1.757	1.990	2.167
180	0.947	1.239	1.473	1.721	1.951	2.124
185	0.927	1.213	1.443	1.686	1.913	2.084
190	0.907	1.189	1.415	1.654	1.877	2.045
195	0.889	1.166	1.388	1.622	1.842	2.008
200	0.871	1.144	1.362	1.592	1.809	1.972
205	0.854	1.122	1.337	1.564	1.778	1.938
210	0.838	1.102	1.313	1.536	1.747	1.906
215	0.823	1.082	1.290	1.510	1.718	1.874
220	0.808	1.063	1.268	1.484	1.690	1.844
225	0.793	1.045	1.247	1.460	1.663	1.815
230	0.780	1.028	1.227	1.436	1.637	1.787
235	0.766	1.011	1.207	1.413	1.611	1.759
240	0.754	0.995	1.189	1.392	1.587	1.733
245	0.741	0.979	1.170	1.370	1.564	1.708
250	0.729	0.964	1.153	1.350	1.541	1.684
255	0.718	0.950	1.136	1.330	1.519	1.660
260	0.707	0.936	1.119	1.311	1.498	1.637
265	0.696	0.922	1.103	1.293	1.477	1.615
270	0.686	0.909	1.088	1.275	1.458	1.594
275	0.676	0.896	1.073	1.257	1.438	1.573
280	0.666	0.884	1.059	1.241	1.420	1.553
285	0.657	0.872	1.045	1.224	1.402	1.533

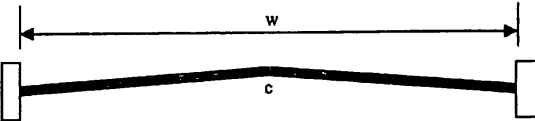
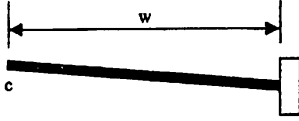
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	0.957	1.123	1.288	1.411
325	0.591	0.788	0.946	1.110	1.274	1.395
330	0.583	0.779	0.935	1.097	1.260	1.380
335	0.576	0.770	0.924	1.085	1.246	1.365
340	0.570	0.761	0.914	1.073	1.233	1.351
345	0.563	0.752	0.904	1.061	1.220	1.337
350	0.556	0.744	0.894	1.050	1.207	1.323
355	0.550	0.736	0.885	1.039	1.195	1.309
360	0.544	0.728	0.875	1.028	1.182	1.296
365	0.538	0.720	0.866	1.017	1.171	1.284
370	0.532	0.713	0.857	1.007	1.159	1.271
375	0.526	0.705	0.849	0.997	1.148	1.259
380	0.521	0.698	0.840	0.987	1.137	1.247
385	0.515	0.691	0.832	0.977	1.126	1.235
390	0.510	0.684	0.824	0.968	1.115	1.224
395	0.504	0.677	0.816	0.958	1.105	1.212
400	0.499	0.671	0.808	0.949	1.095	1.201
405	0.494	0.664	0.800	0.940	1.085	1.191
410	0.489	0.658	0.793	0.932	1.075	1.180
415	0.485	0.652	0.786	0.923	1.066	1.170
420	0.480	0.646	0.779	0.915	1.056	1.160
425	0.475	0.640	0.772	0.907	1.047	1.150
430	0.471	0.634	0.765	0.899	1.038	1.140
435	0.466	0.628	0.758	0.891	1.029	1.131
440	0.462	0.623	0.751	0.883	1.021	1.121
445	0.458	0.617	0.745	0.876	1.012	1.112
450	0.454	0.612	0.739	0.869	1.004	1.103
455	0.450	0.607	0.733	0.861	0.996	1.094
460	0.446	0.602	0.726	0.854	0.988	1.086

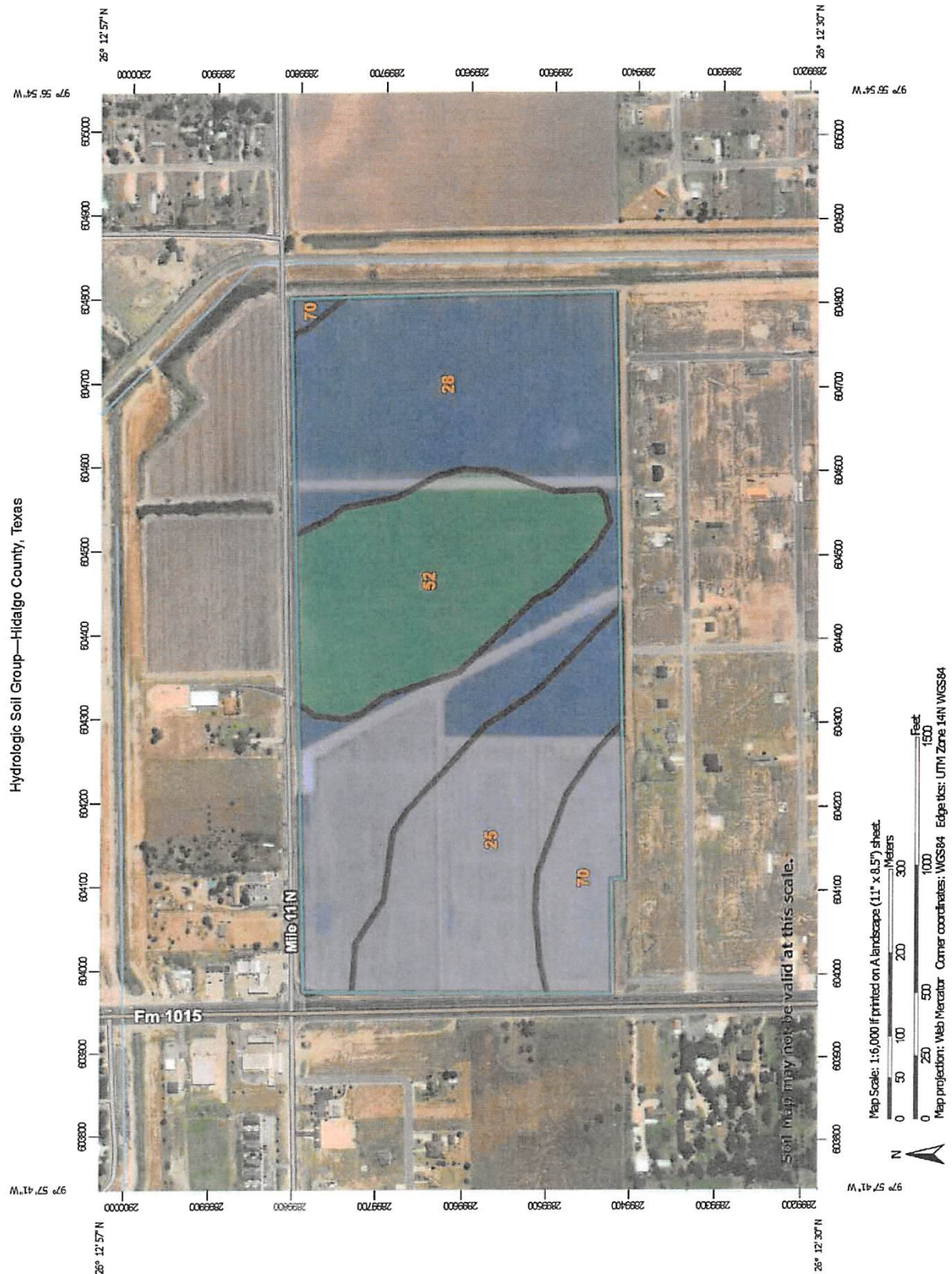
where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

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

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



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Hydrologic Soil Group—Hidalgo County, Texas

MAP LEGEND

- Area of Interest (AOI)  Area of Interest (AOI)
- Soils
- Soil Rating Polygons
-  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Water Features
-  Streams and Canals
- Transportation
-  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Soil Rating Lines
-  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Background
-  Aerial Photography
- Soil Rating Points
-  A
 -  A/D
 -  B
 -  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: <http://websoilsurvey.sc.egov.usda.gov>

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 17, Sep 15, 2018

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.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Hydrologic Soil Group—Hidalgo County, Texas

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	17.4	22.2%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	37.2	47.4%
52	Raymondville clay loam, 0 to 1 percent slopes	C	17.6	22.4%
70	Willacy fine sandy loam, 0 to 1 percent slopes	B	6.3	8.0%
Totals for Area of Interest			78.5	100.0%



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

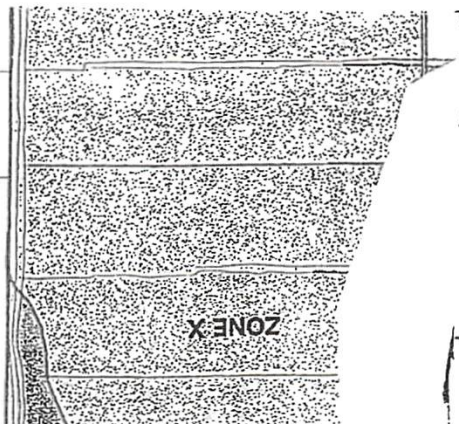
MAP REVISED

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.

Shaded



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.



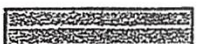
Floodplain Boundary



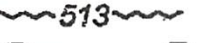
Floodway Boundary



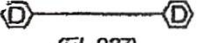
Zone D Boundary



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 *



Cross Section Line

(EL 937)

Base Flood Elevation in Feet Where Uniform Within Zone *

RM 7_x

Elevation Bench Mark (See notes below)

• M1.5

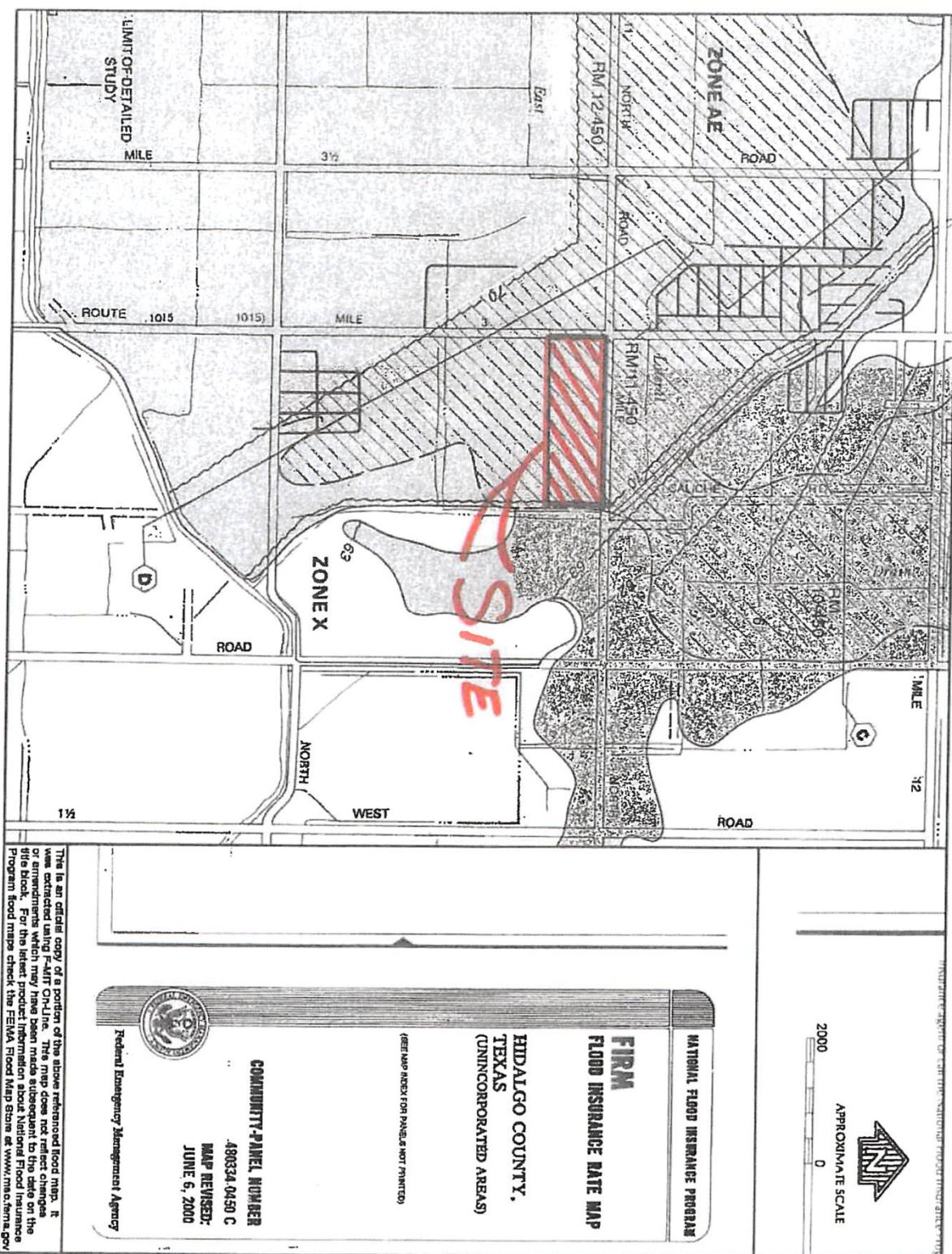
River Mile

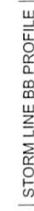
*Referenced to the National Geodetic Vertical Datum of 1929

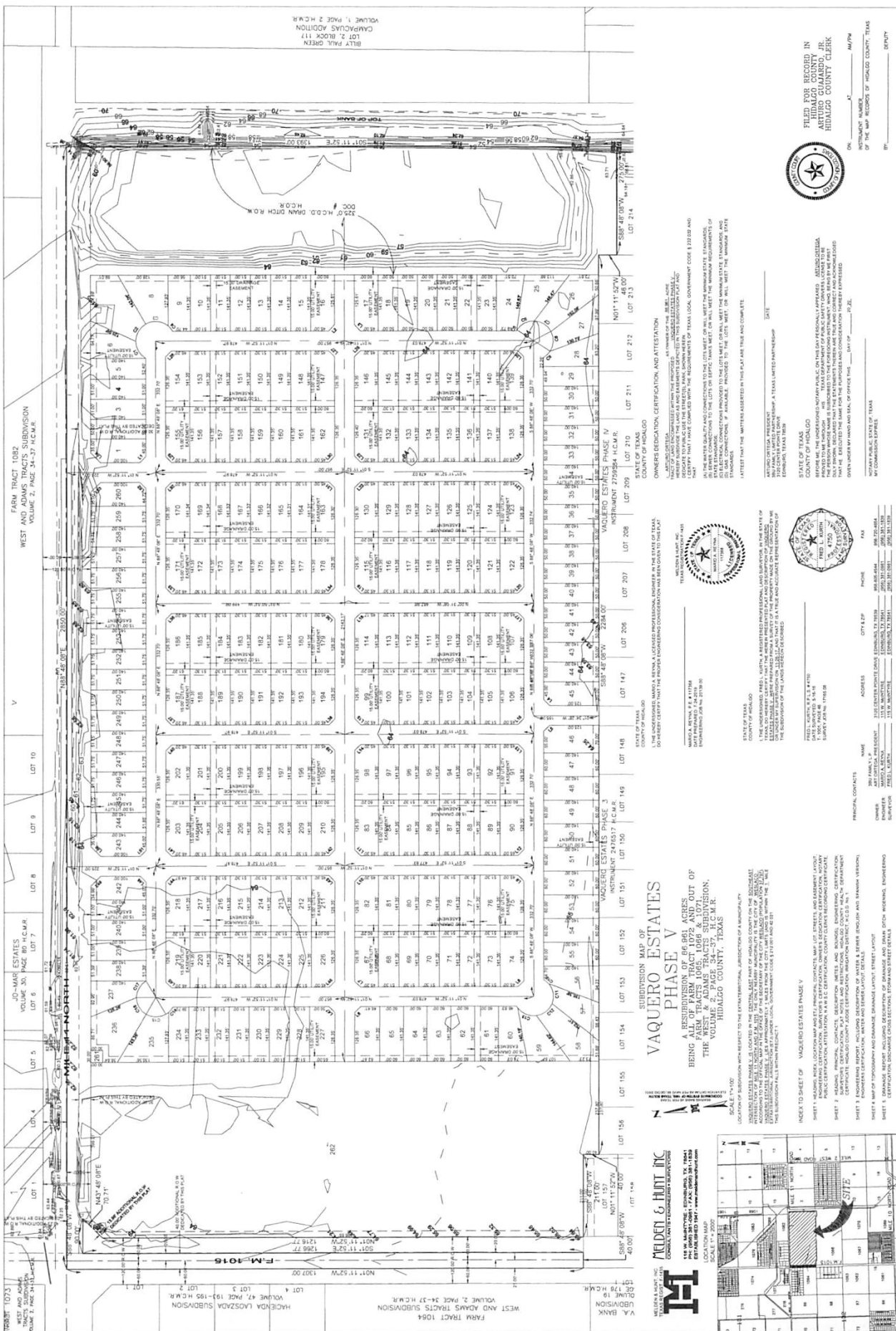
NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFEs, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V30.









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

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V. K.
From: Rebekah de la Fuente, Planning Director, on behalf of SWG Engineering, LLC.	
Subject/Agenda Item: Discussion and consideration on the variance request to section 26-38(a) for Pike District Subdivision— being 36.052 acres out of Farm Tract 163, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southeast corner of W. Pike Blvd and Milanos Rd. Possible Action.	
Discussion/Overview: Pike District was approved by City Commission and recorded as County. The City ordinance requires developers to installed sidewalks along perimeter streets; therefore, the developer is requesting a variance to Section 26-38(a)	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance for the variance request.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000052-2021

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: Pike District

Location: Pike and Milanos

Legal Description: A tract of land containing 36.092 Acres situated in the City of Weslaco, Hidalgo County, TEXAS being a part or portion of Farm Tract 163, Block 178, The West and Adams tracts.

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:

☐ 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:

See attached letter

☐ 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: Abraham Tanus (AST) Telephone: 956-647-8409

Address: 1709 E. Pike Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: abrahamtanus@mountainside-investment.com

Application fees

\$50.00 Application fee per variance, plus a \$5.00 processing fee

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: Abraham Tanus

Owner Signature: [Signature] Date: 4/19/21

Richard Barr is the authorized agent

Authorized Agent Signature: [Signature] Date: _____

Authorized Agent Printed Name: Richard Barr



Re: Variance request for perimeter sidewalk
City Planning and Zoning Commission

April 15, 2021

Dear Commission members,

I am requesting a variance for the sidewalk on the perimeter of the Pike Subdivision for the following reasons:

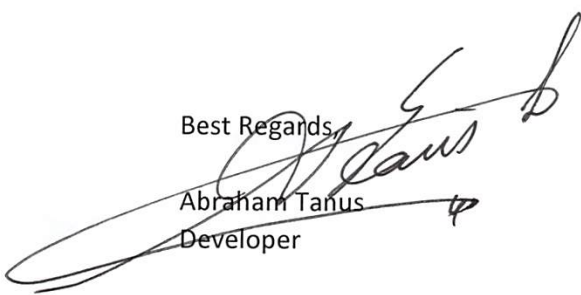
The two roads considered (Milano and Pike), do not have public destinations for walking on either road.

Weslaco as a city, is a driver destination city and with the temperatures we have you do not see people walking as a norm.

Given this reasoning we do not see it logical to create such an expense of over 100k dollars for a sidewalk that is not purposeful and would not be used.

Thank you for your time and consideration and ask for a favorable decision.

Best Regards,



Abraham Tanus
Developer



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

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V. L.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the Voluntary Annexation of West and Adams Tract Subdivision – being a 4.73 acre tract of land out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located adjacent to and east of Spanish Oak Dr and Shady Grove Trail. Possible Action.	
Discussion/Overview: The proposed seventeen (17) lot subdivision is outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000046-2021

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: WEST AND ADAMS TRACT SUBD.

Location: ADJ. TO AND EAST OF SPANISH OAK DR. AND

Legal Description: 4.73 AC. O/O F.T. 1044, SHADY GROVE.

WEST AND ADAMS TRACT SUBD. 11. C.T. TRAIL

VOL. 2, PGS 34-37

_____ Petition for annexation signed and notarized by property owners.

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

_____ Survey and metes and bounds.

_____ City and school tax receipts attached.

OWNER INFORMATION

ZGV DEVELOPERS, LLC

Owner's Name: JORGE FERRETTIS Telephone: _____

Address: 321 W. NOLANA AVE., STE. 8 Fax: _____

City: MENARD State: TX Zip: 78504 E-mail: JORGE.FERRETIS@OUTLOOK.COM

ENGINEER INFORMATION

Name: DAVID O. SALINAS Telephone: 956-682-9081

Address: 2221 DAFFODIL AVE. Fax: 956-686-1489

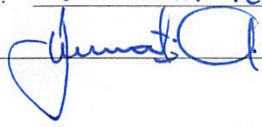
City: MENARD State: TX Zip: 78501 E-mail: dsalinas@salinaseng.com

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: JORGE M FERRETIS

Owner Signature:  Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

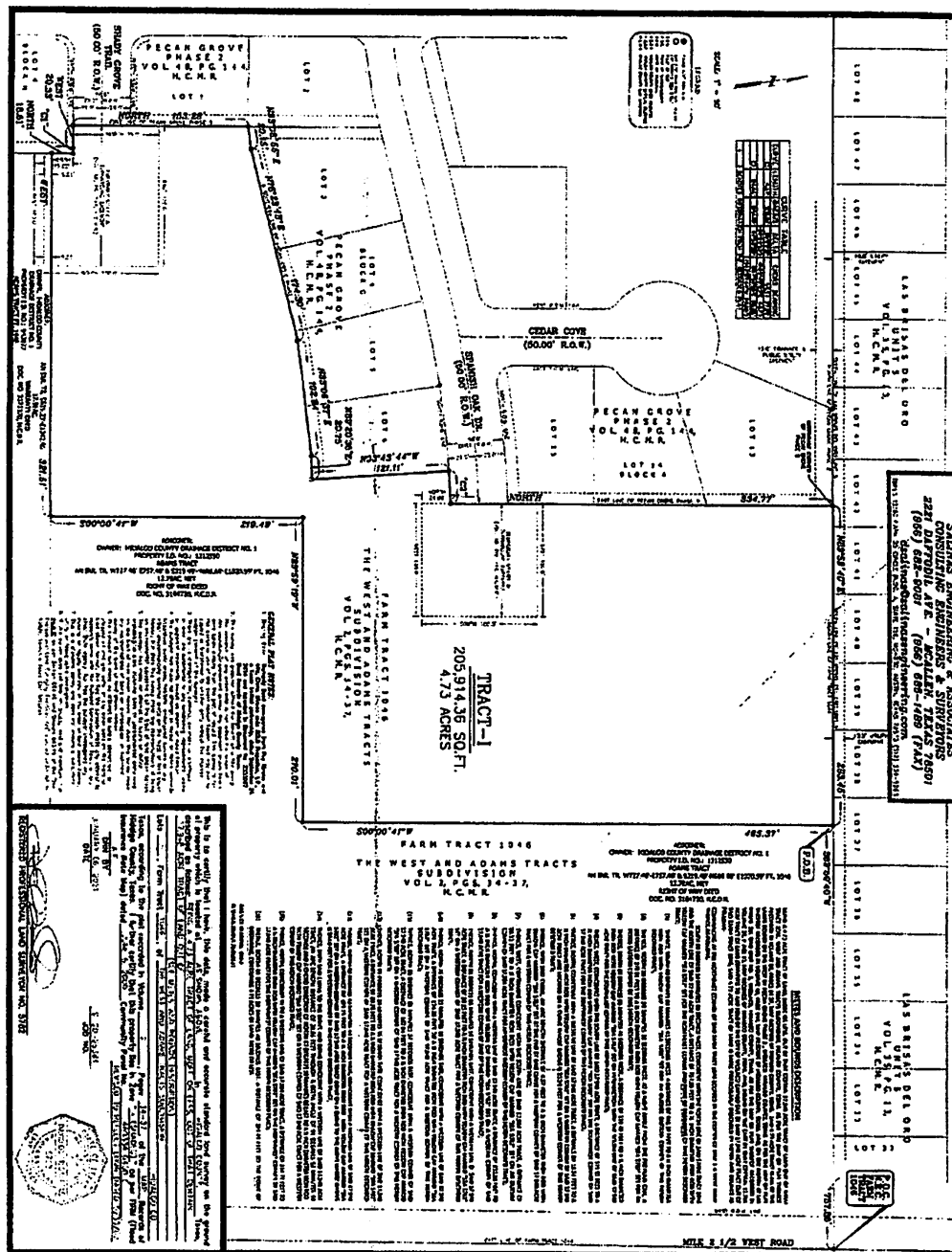
Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

EXHIBIT "A-1"



AK