

**CITY OF WESLACO**

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

**JULY 7, 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  
JUNE 2, 2021**

On Wednesday, June 2, 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:

|                      |                   |
|----------------------|-------------------|
| Lonnie Berry         | Vice-Chairman     |
| Jose Treviño         | Commissioner      |
| Randy Summers        | Commissioner      |
| Jim Forward          | Commissioner      |
| Milles Bullion       | Commissioner      |
| Rebekah de la Fuente | Planning Director |
| Flor Acuña           | Secretary         |

Also, present were Mike Swinnea, Assistant Fire Marshall; Rolando Gonzalez, building official; and citizens.

**I. CALL TO ORDER:**

Vice-Chairman Berry called the meeting to order and welcomed everyone in the audience.

**A. Roll Call/Establish a Quorum**

Ms. de la Fuente called the roll call noting that, Chairman Hernandez was absent, a quorum was established.

**II. PUBLIC COMMENTS**

There were no comments received.

**III. APPROVAL OF MINUTES**

**A. May 5, 2021 Regular Meeting**

Commissioner Summers made a motion to approve the minutes of May 5, 2021, seconded by Commissioner Bullion. Motion carried.

**IV. PUBLIC HEARING**

**A. Discussion and consideration to approve Conditional Use Permit to obtain a Retail Dealer's On-Premise Late Hours License at 606 S. Missouri. Also being Lot 4, Block 51, Original Townsite of Weslaco, Weslaco, Hidalgo County, and Texas. Possible Action.**

Ms. de la Fuente stated that notice appeared in The Monitor on May 17, 2021, there were Twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were



received. City Commission had previously recommended denial of late hours permit on January 15, 2019. Staff recommended denial based on previous action by Commission and that the area is primarily residential.

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

Commissioner Bullion made a motion to deny the Conditional Use Permit, seconded by Commissioner Treviño. Motion carried.

## **V. DISCUSSION AND CONSIDERATION**

### **A. Discussion and consideration for the Preliminary Plat for Highland Manor PH 2– being a re-subdivision of 13.46 acres out of Farm Tract 238 and 239, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North Possible Action.**

Ms. de la Fuente stated that this item is an eighteen (18) lot subdivision and 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 OSSF. The property is within a Flood Zone “X”. Applicant is requesting a variance for OSSF. A letter of support has been received from the Drainage district but is pending the letter from the Irrigation District. Staff recommended approval of the Preliminary Plat and compliance with the ordinance for the variance request.

Commissioner Summers made the motion to approve the Preliminary plat and Variance for OSSF, contingent on letter of support from the irrigation district, seconded by Commissioner Bullion. Motion carried

### **B. Discussion and consideration for the Preliminary Plat for Chavez De Los Santos Subdivision– being a 6.364 acre tract out of Farm Tract 256, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the West side of Mile 4 ½ West, approximately 1770ft south of Mile 12 North Possible Action.**

Ms. de la Fuente stated that this item is a two (2) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant is requesting a variance for OSSF. Staff recommends approval of Preliminary Plat and compliance with the ordinance for the variance request.

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

### **C. Discussion and consideration for the Final 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.**

Ms. de la Fuente stated that this item is a seven (7) lot subdivision and 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 6" sewer line. The property is within a Flood Zone "X". Staff recommended approval of the Final Plat

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

**D. Discussion and consideration for the Final 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.**

Ms. de la Fuente stated that this item is a thirty-two (32) lot subdivision and 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". Staff recommended approval of the Final Plat

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

**E. Discussion and consideration for the Final 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.**

Ms. de la Fuente stated that this item is a thirty (30) lot subdivision and is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through a 10" waterline and sewer by OSSF The property is within a Flood Zone "X". Applicant was granted a variance for off-site drainage and OSSF. Staff recommended approval of the Final Plat and compliance with the ordinance on the variance.

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

## **VI. ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:24 p.m.

**Planning and Zoning Commission**

(absent)

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

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Lonnie Berry, Vice-Chairman

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Randy Summers, Commissioner

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Miles Bullion, Commissioner

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Jose Treviño, Commissioner

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Adrian Torres, Commissioner

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Jim Forward, Commissioner

ATTEST:

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Kayla A. Arevalo, Planning Secretary



## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 7, 2021                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Agenda Item No.</b> (to be assigned by PCE):<br>IV. A. |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Juan Rodriguez.                                                                                                                                                                                                                                                                                                                                                                |                                                           |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration to approve Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 2721 W. Business 83. Also being Lot 7, Block 1, Westveiw Estates Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action.                                                                                                                                       |                                                           |
| <b>Discussion/Overview:</b><br>The applicant is requesting to obtain a Conditional Use Permit to obtain On-Premise Retail Dealer's Wine and Beer Retailer's Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 21, 2021. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on June 25, 2021. |                                                           |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                                                                                                                                |                                                           |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading                                                                                                             |                                                           |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                                                  |                                                           |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                                                  |                                                           |
| <b>Attachments,(if any):</b><br>Application for Conditional Use Permit with attachments.                                                                                                                                                                                                                                                                                                                                                          |                                                           |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                        |                                                           |



## APPLICATION FOR CONDITIONAL USE PERMIT

USE-000076-2021

RECEIVED

JUN 03 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

Planning &  
Community Development Dept.

FILE NO.

### PROPOSED PROJECT

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

Lot 7 Block 1

Subdivision Name WINEVIEW ESTATES SUBDIVISION

Street Address 2721 W HWY 83 WESLACO TEXAS 78596

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Purpose for the Conditional Use Permit Request DRIVE THRU SELLING WINE AND BEER FOR ON PREMISE CONSUMPTION

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 JUAN J. RODRIGUEZ Phone 956-562-8268

Address 2408 W MOBILE AVENUE Fax: \_\_\_\_\_

City MCCALLEN State TEX Zip Code 78501 E-Mail: rodriguez.juan94@yahoo.com

### OWNER

Name \_\_\_\_\_ Phone \_\_\_\_\_

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ 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 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 \_\_\_\_\_  
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 \_\_\_\_\_





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

42,241  
JUN 03 2021  
USE-000076-2021  
**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](http://www.tabc.texas.gov/laws/code_and_rules.asp)*

**LOCATION INFORMATION**

|                                                                                     |                                                              |                                                                 |                                              |                             |                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------|-----------------------------|------------------------------------------------------|
| 1. Application for:                                                                 |                                                              | <input checked="" type="checkbox"/> Original                    | <input type="checkbox"/> Add Late Hours Only | License/Permit Number       |                                                      |
| <input type="checkbox"/> Reinstatement                                              |                                                              | <input type="checkbox"/> Reinstatement and Change of Trade Name |                                              | License/Permit Number       |                                                      |
| <input type="checkbox"/> Change of Location                                         |                                                              | <input type="checkbox"/> Change of Location and Trade Name      |                                              | License/Permit Number       |                                                      |
| 2. Type of On-Premise License/Permit                                                |                                                              |                                                                 |                                              |                             |                                                      |
| <input checked="" type="checkbox"/> BG                                              | Wine and Beer Retailer's Permit                              |                                                                 |                                              | <input type="checkbox"/> LB | Mixed Beverage Late Hours Permit                     |
| <input type="checkbox"/> BE                                                         | Beer Retail Dealer's On-Premise License                      |                                                                 |                                              | <input type="checkbox"/> MI | Minibar Permit                                       |
| <input type="checkbox"/> BL                                                         | Retail Dealer's On-Premise Late Hours License                |                                                                 |                                              | <input type="checkbox"/> CB | Caterer's Permit                                     |
| <input type="checkbox"/> BP                                                         | Brewpub License                                              |                                                                 |                                              | <input type="checkbox"/> FB | Food and Beverage Certificate                        |
| <input type="checkbox"/> V                                                          | Wine & Beer Retailer's Permit for Excursion Boats            |                                                                 |                                              | <input type="checkbox"/> PE | Beverage Cartage Permit                              |
| <input type="checkbox"/> MB                                                         | Mixed Beverage Permit                                        |                                                                 |                                              | <input type="checkbox"/> RM | Mixed Beverage Restaurant Permit with FB             |
| <input type="checkbox"/> O                                                          | Private Carrier's Permit -Brewpubs (BP) with a BG only       |                                                                 |                                              | <input type="checkbox"/> E  | Local Cartage Permit - Wine/Beer retailers (BG) Only |
| 3. Indicate Primary Business at this Location                                       |                                                              |                                                                 |                                              |                             |                                                      |
| <input type="checkbox"/> Restaurant                                                 | <input type="checkbox"/> Sporting Arena, Civic Center, Hotel | <input type="checkbox"/> Bar                                    |                                              |                             |                                                      |
| <input type="checkbox"/> Grocery/Market                                             | <input type="checkbox"/> Sexually Oriented                   | <input checked="" type="checkbox"/> Miscellaneous Drive Thru    |                                              |                             |                                                      |
| 4. Trade Name of Location (Name of restaurant, bar, store, etc.)<br>Martha's Sweets |                                                              |                                                                 |                                              |                             |                                                      |
| 5. Location Address<br>2721 W BHWY 83                                               |                                                              |                                                                 |                                              |                             |                                                      |
| City<br>Weslaco                                                                     |                                                              | County<br>Hidalgo                                               | State<br>TX                                  | Zip Code<br>78596           |                                                      |
| 6. Mailing Address<br>2408 W Mobile Avenue                                          |                                                              | City<br>McAllen                                                 | State<br>TX                                  | Zip Code<br>78501           |                                                      |
| 7. Business Phone No.<br>956-562-8268                                               | Alternate Phone No.<br>N/A                                   | E-mail Address<br>rodriguez.juan94@yahoo.com                    |                                              |                             |                                                      |

**OWNER INFORMATION**

|                                                                                      |                                                    |
|--------------------------------------------------------------------------------------|----------------------------------------------------|
| 8. Type of Owner                                                                     |                                                    |
| <input checked="" type="checkbox"/> Individual                                       | <input type="checkbox"/> Corporation               |
| <input type="checkbox"/> Partnership                                                 | <input type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Limited Partnership                                         | <input type="checkbox"/> Joint Venture             |
| <input type="checkbox"/> Limited Liability Partnership                               | <input type="checkbox"/> Trust                     |
| <input type="checkbox"/> City/County/University                                      |                                                    |
| <input type="checkbox"/> Other _____                                                 |                                                    |
| 9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)<br>Juan J. Rodriguez |                                                    |

**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:<br>Juan J Rodriguez | Relation to Business:<br>Owner                   |
| Phone (mandatory):<br>956-562-8268      | Email (mandatory):<br>rodriguez.juan94@yahoo.com |

TABC DATESTAMP

rsantiago@rgv.rr.com

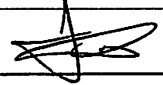
|                                                                                                                                                                                                                                                                                                                                                         |                    |                                                                                                  |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------|----------------|
| 11. Are you, the applicant, a veteran-owned business? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>                                                                                                                                                                                            |                    |                                                                                                  |                |
| 12. Are you, the applicant, a Historically Underutilized Business (HUB)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>                                                                                                                                                                         |                    |                                                                                                  |                |
| <b>13. As indicated on the chart, enter the individuals that pertain to your business type:</b><br>(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<br>Rodriguez                                                                                                                                                                                                                                                                                                                                  | First Name<br>Juan | MI<br>J                                                                                          | Title<br>Owner |
| Last Name                                                                                                                                                                                                                                                                                                                                               | First Name         | MI                                                                                               | Title          |
| Last Name                                                                                                                                                                                                                                                                                                                                               | First Name         | MI                                                                                               | Title          |
| <b>MEASUREMENT INFORMATION</b><br>Section 109.31 et seq.                                                                                                                                                                                                                                                                                                |                    |                                                                                                  |                |
| 14. Will your business be located within 300 feet of a church or public hospital? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>                                                                                                                                                                |                    |                                                                                                  |                |
| <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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>                                                                                                                                 |                    |                                                                                                  |                |
| If "YES," are the facilities located on different floors or stories of the building? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>                                                                                                                                                                        |                    |                                                                                                  |                |
| <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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>                                                                                                                                                                         |                    |                                                                                                  |                |
| 17. Will your business be located within 1,000 feet of a public school? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>                                                                                                                                                                          |                    |                                                                                                  |                |
| <b>60-DAY SIGN</b>                                                                                                                                                                                                                                                                                                                                      |                    |                                                                                                  |                |
| 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)<br>03/01/2021                                                            |                |
| <b>ALL APPLICANTS</b>                                                                                                                                                                                                                                                                                                                                   |                    |                                                                                                  |                |
| 19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE <input type="checkbox"/><br>I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.                                                                                                                           |                    |                                                                                                  |                |
| <b>COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION</b>                                                                                                                                                                                                                                                                              |                    |                                                                                                  |                |
| <i>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.</i>       |                    |                                                                                                  |                |
| All required forms have been completed.                                                                                                                                                                                                                                                                                                                 |                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                              |                |
| I have reviewed all forms to ensure they are complete.                                                                                                                                                                                                                                                                                                  |                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                              |                |
| I have obtained all required local and state certifications (pages 3-5).                                                                                                                                                                                                                                                                                |                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                              |                |
| All application packets have been notarized.                                                                                                                                                                                                                                                                                                            |                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                              |                |
| Phone numbers and email address for contact person are up to date.                                                                                                                                                                                                                                                                                      |                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                              |                |
| All additional documentation as required by the application packets is attached.                                                                                                                                                                                                                                                                        |                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                              |                |
| If required, out of state criminal history checks are attached (PHS #7).                                                                                                                                                                                                                                                                                |                    | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |                |
| Certification of publication in local newspaper has been completed (page 5).                                                                                                                                                                                                                                                                            |                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |                |
| A copy of the newspaper publication is attached (page 5).                                                                                                                                                                                                                                                                                               |                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |                |



| WARNING AND<br>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  |

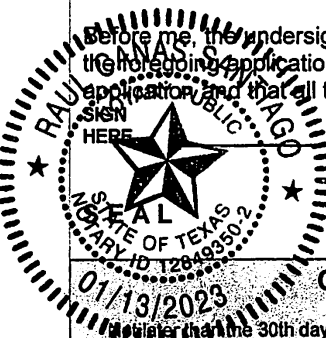
**WARNING:** Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who knowingly makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the commission and required to be sworn commits 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 Juan J. Rodriguez SIGN HERE 

TITLE OWNER

Before me, the undersigned authority, on this 20th day of APRIL, 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.

 Paul C. Santiago  
NOTARY PUBLIC

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

On or after 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<sup>nd</sup> 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 26<sup>th</sup> day of May, 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.*



# **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 22<sup>nd</sup> 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 Clerk

\_\_\_\_\_ COUNTY

**S E A L**

## **COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE**

Section 11.46 (b) & 61.42 (b)

This is to certify on this 28<sup>th</sup> day of April, 2021, 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 32040533732 Outlet Number 00003

Print Name of Comptroller Employee Milagros Cavazos

Print Title of Comptroller Employee Enforcement officer

SIGN

HERE \_\_\_\_\_

FIELD OFFICE McAllen / 2411

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

# 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 22<sup>nd</sup> 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 Clerk

COUNTY

SEAL

## 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

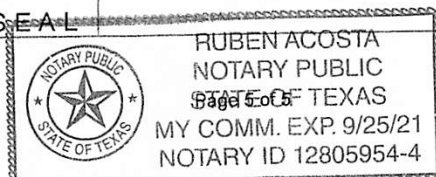
SEAL

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

Section 11.39 and 61.38

|                                                                                                   |                         |
|---------------------------------------------------------------------------------------------------|-------------------------|
| Name of newspaper                                                                                 | Advance News Journal    |
| City, County                                                                                      | Pharr, Hidalgo County   |
| Dates notice published in daily/weekly newspaper (MM/DD/YYYY)                                     | 04/21/2021 & 04/28/2021 |
| Publisher or designee certifies attached notice was published in newspaper stated on dates shown. |                         |
| Signature of publisher or designee                                                                |                         |
| Sworn to and subscribed before me on this date (MM/DD/YYYY)                                       | 04/28/2021              |
| Signature of Notary Public                                                                        | Ruben Acosta            |

SEAL



### LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Beer Retailer's On-Premise Permit by Juan J. Rodriguez, dba Martha's Sweets to be located at 2721 W BHwy 83, Weslaco, Hidalgo County, Texas.

(Published in the Advance News Journal on April 21 & April 28, 2021.)

ole

3/2020)

PLANNING DEPARTMENT

June 25, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 7, 2021 at 5:30 p.m. and the City Commission will also hold a public hearing on Tuesday, July 20, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue to consider the following request:

**CONDITIONAL USE PERMIT REQUEST:**

Juan Rodriguez is requesting a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 2721 W. Business 83. Also being Lot 7, Block 1, Westview Estates 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,

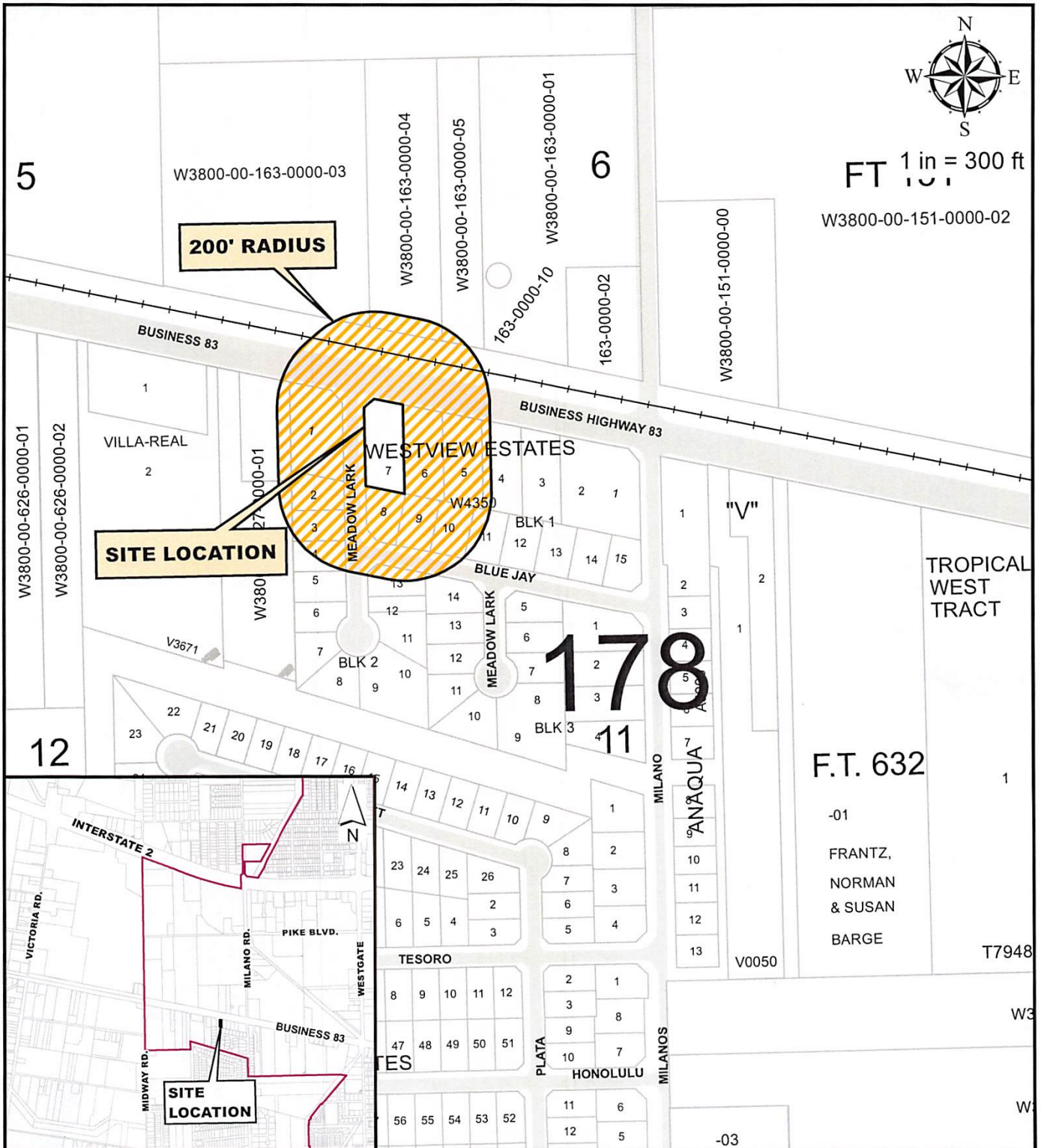
A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', with a stylized flourish at the end.

Rebekah de la Fuente, CFM  
Planning Director



# CITY OF WESLACO

Engineering Department



Ruben Salinas  
2721 West Business 83  
WESTVIEW ESTATES LOT 7 BLK 1  
LOT 6, BLOCK 178, F.T. 627

**Purpose for the Conditional Use Permit request**  
Existing zoning: B-2  
Existing land use: Convenient Store  
CUP request: Drive-Thru, Selling Wine  
and Beer on Premises Consumption



City of Weslaco Code Enforcement Dept.

JUN 24, 2021

|                                                                                                 |                                                                                                                   |                        |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------|
| MID VALLEY CHEMICALS INC<br>ATTN TAX DEPARTMENT<br>3005 ROCKY MOUNTAIN AVE<br>LOVELAND CO 80538 | W3800-00-163-0000-03<br>WEST TRACT FT 163 6.12-W 8.62-S<br>0                                                      | L: 125460<br>B: 0      |
| CHRISTIAN MINISTRIES OF THE<br>PO BOX 1290<br>WESLACO TX 78599                                  | W3800-00-163-0000-04<br>WEST TRACT 2.39AC-E3.91AC-W10AC<br>0                                                      | L: 89379<br>B: 151078  |
| JUAREZ, JUANA<br>2610 N BUSINESS 83<br>WESLACO TX 78596                                         | W3800-00-163-0000-05<br>WEST TRACT 1.52AC-W10AC-S16.29AC<br>2610 US BUS 83                                        | L: 54864<br>B: 27270   |
| VILLA ANTONIO & ELISA E<br>2656 ALEJANDRO ST<br>DONNA TX 78537-0589                             | W3800-00-627-0000-01<br>WEST TRACT AN IRR TR W170.21'-E1<br>020.58'-FT 627 2.66 AC GR 2.46AC<br>2745 W BUS HWY 83 | L: 190677<br>B: 0      |
| MIRELES JAIME & ROSA V<br>2701 WEST BUSINESS 83<br>WESLACO TX 78596                             | W4350-00-001-0004-00<br>WESTVIEW ESTATES LOT 4 BLK 1<br>2701 W BUS HWY 83                                         | L: 107371<br>B: 109485 |
| MIRELES JAIME & ROSA V<br>2701 WEST BUSINESS 83<br>WESLACO TX 78596                             | W4350-00-001-0005-00<br>WESTVIEW ESTATES LOT 5 BLK 1<br>2709 W BUS HWY 83                                         | L: 107371<br>B: 19785  |
| UGALDE RAUL & GABRIELA<br>3404 ROSEWOOD DR<br>WESLACO TX 78596                                  | W4350-00-001-0006-00<br>WESTVIEW ESTATES LOT 6 BLK 1<br>2717 W BUS HWY 83                                         | L: 113022<br>B: 0      |
| REYES ROOSEVELT JR & GILBERTO<br>1804 JOHNSON LN<br>DONNA TX 78537                              | W4350-00-001-0007-00<br>WESTVIEW ESTATES LOT 7 BLK 1<br>2721 W BUS HWY 83                                         | L: 113124<br>B: 28286  |
| CASTILLO ESMERALDA<br>MARICELA MUNIZ<br>2714 BLUEJAY ST<br>WESLACO TX 78596                     | W4350-00-001-0008-00<br>WESTVIEW ESTATES LOT 8 BLK 1<br>2714 BLUE JAY DR                                          | L: 27665<br>B: 76083   |
| GRAHAM A<br>PO BOX 951<br>WESLACO TX 78599                                                      | W4350-00-001-0009-00<br>WESTVIEW ESTATES LOT 9 BLK 1<br>2710 BLUE JAY DR                                          | L: 25663<br>B: 84410   |
| ARIAS MARIA TOMASA<br>2706 BLUE JAY<br>WESLACO TX 78596                                         | W4350-00-001-0010-00<br>WESTVIEW ESTATES LOT 10 BLK 1<br>2706 BLUE JAY DR                                         | L: 25663<br>B: 65411   |
| MIRELES INOCENCIO & GLORIA<br>2702 BLUEJAY ST<br>WESLACO TX 78596                               | W4350-00-001-0011-00<br>WESTVIEW ESTATES LOT 11 BLK 1<br>2702 BLUE JAY DR                                         | L: 25663<br>B: 61423   |



City of Weslaco Code Enforcement Dept.

JUN 24, 2021

|                                                                      |                                                                              |                      |
|----------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------|
| GOMEZ-HERMOSILLO JORGE A &<br>2719 TESORO DR<br>WESLACO TX 78596     | W4350-00-002-0001-00<br>WESTVIEW ESTATES LOT 1 BLK 2<br>2729 W BUS HWY 83    | L: 149046<br>B: 0    |
| SANCHEZ MARIA V<br>217 MEADOW LARK DR<br>WESLACO TX 78596            | W4350-00-002-0002-00<br>WESTVIEW ESTATES LOT 2 BLK 2<br>217 MEADOW LARK CIR  | L: 27671<br>B: 83773 |
| HERRERA JOSE RICARDO<br>209 MEADOW LARK DR<br>WESLACO TX 78596       | W4350-00-002-0003-00<br>WESTVIEW ESTATES LOT 3 BLK 2<br>209 MEADOW LARK CIR  | L: 24780<br>B: 67202 |
| SUMMERS JOHN Jr<br>205 MEADOW LARK DR<br>WESLACO TX 78596            | W4350-00-002-0004-00<br>WESTVIEW ESTATES LOT 4 BLK 2<br>205 MEADOW LARK CIR  | L: 24780<br>B: 20352 |
| ECHAVARRIA EDUARDO & MARIA<br>201 MEADOW LARK DR<br>WESLACO TX 78596 | W4350-00-002-0005-00<br>WESTVIEW ESTATES LOT 5 BLK 2<br>201 MEADOW LARK CIR  | L: 24780<br>B: 57650 |
| GONZALES SANDRA<br>719 BERKLEY PLAZA<br>IRVING TX 75061              | W4350-00-002-0013-00<br>WESTVIEW ESTATES LOT 13 BLK 2<br>206 MEADOW LARK DR  | L: 24689<br>B: 35937 |
| IBARRA ANSELMO & MARIBEL<br>PO BOX 871<br>DONNA TX 78537             | W4350-00-003-0014-00<br>WESTVIEW ESTATES LOT 14 BLK 3<br>205 MEADOW LARK CIR | L: 27117<br>B: 75822 |



## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>Date of Meeting:</b><br>JULY 7, 2021                                                                                                                                                                                                                                                                                                                                                                              | <b>Agenda Item No.</b> (to be assigned by PCE):<br>IV. B. |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Amado Sanchez.                                                                                                                                                                                                                                                                                                                                    |                                                           |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration to approve rezone 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to B-2 secondary and highway business district.                                                                                                                                              |                                                           |
| <b>Discussion/Overview:</b><br>The applicant is requesting to rezone property R-1 One family Dwelling district to B-2 secondary and highway business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 21, 2021. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 25, 2021. |                                                           |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of rezone based on 2040 land use map.                                                                                                                                                                                                                                                                                              |                                                           |
| <b>Additional Action Prompted:</b><br>[ X ] Mayor's Signature [ X ] Public Hearing [ ] Budget Amendment<br>[ ] Resolution [x ] Ordinance – First Reading [ x ] Ordinance – Final Reading                                                                                                                                                                                                                             |                                                           |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                     |                                                           |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                     |                                                           |
| <b>Attachments,(if any):</b><br>Application for Rezone with attachments.                                                                                                                                                                                                                                                                                                                                             |                                                           |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                           |                                                           |



## APPLICATION FOR REZONING

RZNE-000079-2021

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 2-3 Block 20

Subdivision Name Esplanada

Street Address 403 W. Pike Blvd

Existing Zoning R-1 Existing Land Use \_\_\_\_\_

Proposed Zoning R-2 Proposed Land 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 Amado Sanchez Phone 956-453-3331

Address 4009 Everglade Dr. Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78599 E-Mail: asanchez@amadosanchezcpa.com

### OWNER

Name ACSS Properties LLC Phone 956-405-3440

Address 300 S. Texas Blvd. Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78599 E-Mail: \_\_\_\_\_

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

Signature \_\_\_\_\_ Date 6/11/21  
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 Date \_\_\_\_\_

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

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

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

CITY OF WESLACO  
956-968-3181

REC#: 02766785 6/16/2021 4:39 PM  
OPER: NV TERM: 039  
REF#: 3056  
PAID BY:

TRAN: 800.0000 ENERGY PAYMENT  
INV-00001980 305.00CR  
SANCHEZ, AMADO  
CAINVOICEFEE 300.00CR  
CAINVOICEFEE 5.00CR

TENDERED: 305.00 CHECK  
APPLIED: 305.00-

CHANGE: 0.00

PLANNING DEPARTMENT

June 25, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 7, 2021, and the City Commission will hold a public hearing on July 20, 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: 861 6670 7978

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 [planning@weslacotx.gov](mailto:planning@weslacotx.gov) by 12:00 pm on July 7, 2021. A staff member will contact you with instructions via phone call to address your public comment.

**REZONE REQUEST:**

Amado Sanchez is requesting to rezone 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to B-2 secondary and highway business district.

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

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

Sincerely,



Rebekah de la Fuente, CFM  
Planning Director

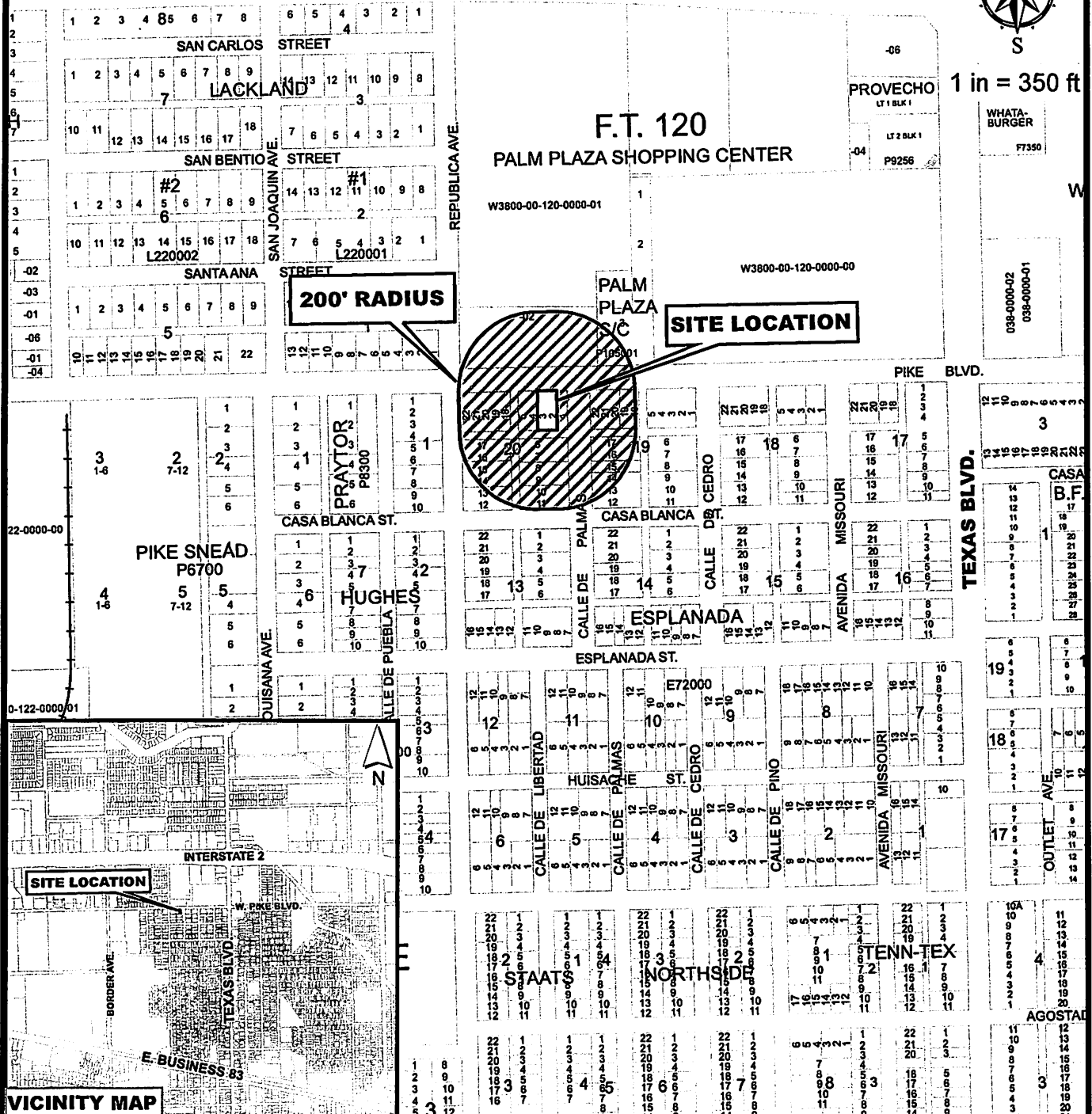
# CITY OF WESLACO

Engineering Department

INTERSTATE 2



1 in = 350 ft



**Amando Sanchez**

403 West Pike Blvd.  
ESPLANADA BLK 20 LTS 2-3  
BLOCK 163, F.T. 121, LOT 1

## Purpose for the Rezoning request

Existing zoning: R-1  
Existing land use: Residential  
Proposed zoning: B-2  
Proposed land use: Commercial





City of Weslaco Code Enforcement Dept.

JUN 24, 2021

|                                                                       |                                                                          |                      |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------|
| SOSA JOSE<br>PO BOX 1121<br>WESLACO TX 78599                          | E7200-00-019-0012-00<br>ESPLANADA BLK 19 LTS 12-13-14<br>804 N PALMAS ST | L: 39938<br>B: 24359 |
| GARCIA SAUL & GLENDA D<br>808 N PALMAS ST<br>WESLACO TX 78596         | E7200-00-019-0015-00<br>ESPLANADA BLK 19 LT 15<br>808                    | L: 13313<br>B: 38710 |
| GARCIA SAUL & MA VICTORIA<br>810 N PALMAS ST<br>WESLACO TX 78596      | E7200-00-019-0016-00<br>ESPLANADA BLK 19 LTS 16-17<br>810                | L: 26625<br>B: 23281 |
| GONZALEZ DOMINGO J<br>328 W ZACATECAS ST<br>WESLACO TX 78599          | E7200-00-019-0018-00<br>ESPLANADA BLK 19 LTS 18-19<br>313 W PIKE BLVD    | L: 17750<br>B: 0     |
| ZAVALA MARIA A<br>805 N PALMAS ST<br>WESLACO TX 78596                 | E7200-00-019-0020-00<br>ESPLANADA BLK 19 LTS 20-21-22<br>321 W PIKE BLVD | L: 26625<br>B: 28165 |
| CASTILLO DAVID JR & ELIDA G<br>6723 N WESTGATE DR<br>WESLACO TX 78599 | E7200-00-020-0001-00<br>ESPLANADA BLK 20 LT 1<br>815 N PALMAS ST         | L: 8875<br>B: 14741  |
| MORA MAXIMO & SANDRA GUERRA &<br>2513 ULEX AVE<br>MCALLEN TX 78504    | E7200-00-020-0002-00<br>ESPLANADA BLK 20 LTS 2-3<br>403 W PIKE BLVD      | L: 17750<br>B: 25586 |
| MARTINEZ CATARINO Jr<br>407 W PIKE BLVD<br>WESLACO TX 78596           | E7200-00-020-0004-00<br>ESPLANADA BLK 20 LTS 4-5<br>407 W PIKE BLVD      | L: 17750<br>B: 63238 |
| GARZA MARIA ESTELLA<br>811 N PALMAS ST<br>WESLACO TX 78596            | E7200-00-020-0006-00<br>ESPLANADA BLK 20 LTS 6-7<br>811                  | L: 26625<br>B: 20360 |
| ZAVALA MARIA TORRES & ROLANDO<br>805 N PALMAS ST<br>WESLACO TX 78596  | E7200-00-020-0008-00<br>ESPLANADA BLK 20 LTS 8-9<br>805                  | L: 26625<br>B: 81200 |
| RODRIGUEZ RENE & GUADALUPE<br>801 N PALMAS ST<br>WESLACO TX 78596     | E7200-00-020-0010-00<br>ESPLANADA BLK20 LTS 10-11<br>801                 | L: 26625<br>B: 84949 |
| PENA JUAN & BASILISA GARZA<br>800 N REPUBLIC<br>WESLACO TX 78596      | E7200-00-020-0012-00<br>ESPLANADA BLK 20 LTS 12-13<br>800 N REPUBLIC ST  | L: 26625<br>B: 11359 |

City of Weslaco Code Enforcement Dept.

JUN 24, 2021

|                                                                                           |                                                                                                        |                        |
|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------|
| GARCIA ELOY & MARIA H<br>806 N REPUBLIC ST<br>WESLACO TX 78596                            | E7200-00-020-0014-00<br>ESPLANADA BLK 20 LTS 14-15 & S 5' OF 16<br>806 N REPUBLIC ST                   | L: 28844<br>B: 24003   |
| LUCIO CRISELDA<br>810 N REPUBLIC ST<br>WESLACO TX 78596                                   | E7200-00-020-0016-00<br>ESPLANADA BLK 20 - N 25' OF LT 16 & ALL<br>810 N REPUBLIC ST                   | L: 24407<br>B: 18271   |
| WILSON CHARLES A & MARIA M<br>2305 SILVERADO N<br>MISSION TX 78573                        | E7200-00-020-0018-00<br>ESPLANADA BLK 20 LTS 18-19-20-21-22<br>413 W PIKE BLVD                         | L: 68750<br>B: 227002  |
| RODRIGUEZ, DAVID<br>DBA LEGACY BUILDERS<br>1014 N TEXAS BLVD STE 20-A<br>WESLACO TX 78596 | E7200-00-020-0021-00<br>ESPLANADA BLK 20 LTS 21-22<br>0                                                | L: 17500<br>B: 0       |
| WESLACO PALM PLAZA LTD<br>4515 SAN PEDRO AVE<br>SAN ANTONIO TX 78212                      | P1050-01-001-0001-00<br>PALM PLAZA SHOPPING CENTER UT NO.<br>LOT 3 BLK 1<br>1025 N TEXAS BLVD          | L: 307704<br>B: 709911 |
| WESLACO PALM PLAZA LTD<br>4515 SAN PEDRO AVE<br>SAN ANTONIO TX 78212                      | W3800-00-120-0000-02<br>WEST TRACT S175.2'-W381'-FT 120<br>R A-2 1.53AC GR 1.18AC NET<br>310 PIKE BLVD | L: 413528<br>B: 610833 |



## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>Date of Meeting:</b><br>JULY 7, 2021                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Agenda Item No.</b> (to be assigned by PCE):<br>IV. C. |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Felix De La Cruz.                                                                                                                                                                                                                                                                                                                                                               |                                                           |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration to approve rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district. to B-1 neighborhood business district.                                                                                                                                               |                                                           |
| <b>Discussion/Overview:</b><br>The applicant is requesting to rezone property R-1 One family Dwelling district R-2 Duplex and apartment district. to B-1 neighborhood business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 21, 2021. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on June 25, 2021. |                                                           |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends denial based on 2040 land use map.                                                                                                                                                                                                                                                                                                                                        |                                                           |
| <b>Additional Action Prompted:</b><br>[ <input checked="" type="checkbox"/> ] Mayor's Signature [ <input checked="" type="checkbox"/> ] Public Hearing [ <input type="checkbox"/> ] Budget Amendment<br>[ <input type="checkbox"/> ] Resolution [ <input checked="" type="checkbox"/> ] Ordinance – First Reading [ <input checked="" type="checkbox"/> ] Ordinance – Final Reading                                                                |                                                           |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                                                   |                                                           |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                                                   |                                                           |
| <b>Attachments,(if any):</b><br>Application for Rezone with attachments.                                                                                                                                                                                                                                                                                                                                                                           |                                                           |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                         |                                                           |



## APPLICATION FOR REZONING

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

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

RZNE-000078-2021  
FILE NO. \_\_\_\_\_

### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 10, 9, 8 Block \_\_\_\_\_

Subdivision Name San Francisco

Street Address 105 Adelita St. • Weslaco, TX

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Proposed Zoning B-1 ~~or B-2~~ Proposed Land 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 Felix DE LA CRUZ Phone 956-460-8538

Address 2411 Durango Dr. Fax: 956-600-8020

City Mission State TX Zip Code 78573 E-Mail: Felix.DLC9@AOL.COM

### OWNER

Name (Same as Above) Phone \_\_\_\_\_

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Signature Felix De La Cruz Date 6-04-21  
Owner

Signature Felix De La Cruz Date 6-04-21  
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 Date \_\_\_\_\_

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

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

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

CITY OF WESLACO  
956-968-3181

REC#: 02764838 6/11/2021 1:31 PM  
OPER: NV TERM: 039  
REF#: 4897  
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT  
INV-00001968 305.00CR  
DE LA CRUZ, FELIX  
CAINVOICEFEE 300.00CR  
CAINVOICEFEE 5.00CR

TENDERED: 305.00 CHECK  
APPLIED: 305.00-

CHANGE: 0.00

JUNE 04, 2021

We are requesting a zone change in our property to be able to have enough parking for the retail grocery store that we are considering building in the City of Weslaco. The three lots are adjacent to a commercial property that contains a mechanic shop. The building that we want to build is 110 by 80 ft. and we plan to hire between 40 and 50 employees. The name of our business is Aguilar's Meat Market, Freshest Meat In the Valley. We operate in San Juan, Mission and we are fixing to start Harlingen. We do not want to skip Weslaco. We get many requests to open here in Weslaco and it has always been our intention to operate here.

Thanks in Advance for your help in this matter.

FELIX & IRMA AGUILAR DE LA CRUZ



PLANNING DEPARTMENT

June 25, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 7, 2021, and the City Commission will hold a public hearing on July 20, 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: 861 6670 7978

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to [karevalo@weslacotx.gov](mailto:karevalo@weslacotx.gov) by 12:00 pm on July 7, 2021. A staff member will contact you with instructions via phone call to address your public comment.

**REZONE REQUEST:**

Felix de la Cruz is requesting to rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district. to B-1 neighborhood business district

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

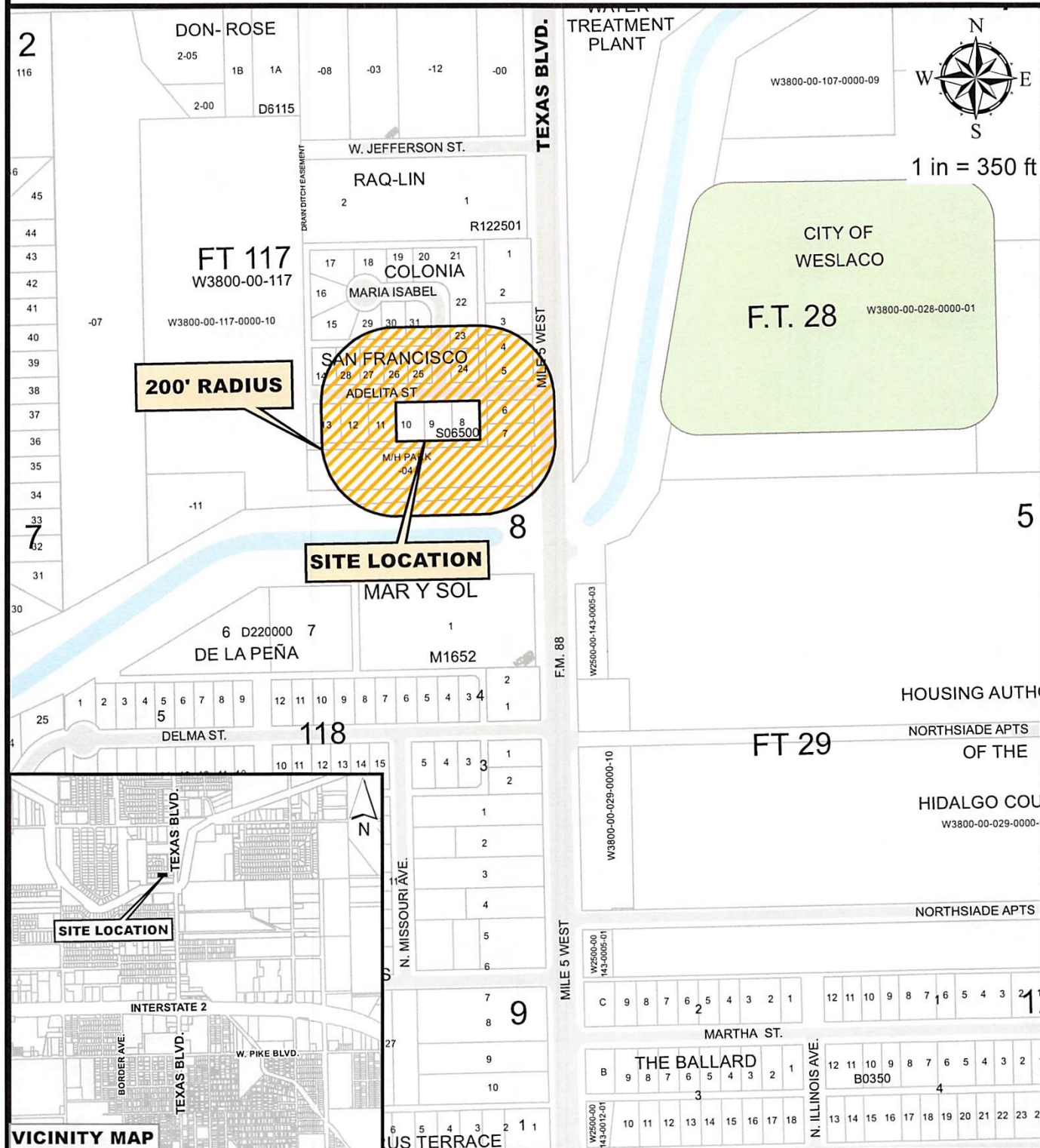
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

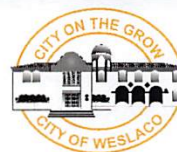
A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', with a stylized flourish at the end.

Rebekah de la Fuente, CFM  
Planning Director

## Engineering Department



**Existing zoning:** LOT 8 (R-1), LOTS 9 AND 10 (R-2)  
**Existing land use:** Residential  
**Proposed zoning:** B-1  
**Proposed land use:** Commercial



City of Weslaco Code Enforcement Dept.

JUN 24, 2021

|                                                                            |                                                                       |                       |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------|
| BAG INVESTMENTS INC<br>5924 N SHARY RD<br>MISSION TX 78573                 | S0650-00-000-0003-00<br>SAN FRANCISCO LT 3<br>2209 N TEXAS BLVD       | L: 53125<br>B: 155051 |
| RANGEL ROBERTO & MELISSA G<br>2303 FRESNO ST<br>SAN JUAN TX 78589          | S0650-00-000-0004-00<br>SAN FRANCISCO LOTS 4 & 5<br>2113 N TEXAS BLVD | L: 77180<br>B: 196951 |
| RANGEL ROBERTO & MELISSA G<br>2303 FRESNO ST<br>SAN JUAN TX 78589          | S0650-00-000-0005-00<br>SAN FRANCISCO LT 5<br>2113 N TEXAS BLVD       | L: 38590<br>B: 169930 |
| DE LA CRUZ FELIX<br>613 S RAUL LONGORIA RD<br>EDINBURG TX 78542            | S0650-00-000-0006-00<br>SAN FRANCISCO LT 6<br>2105 N FM 88            | L: 35753<br>B: 1956   |
| DE LA CRUZ FELIX<br>613 S RAUL LONGORIA RD<br>EDINBURG TX 78542            | S0650-00-000-0007-00<br>SAN FRANCISCO LT 7<br>2105 N TEXAS BLVD       | L: 38750<br>B: 19593  |
| DE LA CRUZ FELIX & IRMA<br>613 S RAUL LONGORIA RD<br>EDINBURG TX 78542     | S0650-00-000-0008-00<br>SAN FRANCISCO LT 8<br>105 ADELITA ST          | L: 16041<br>B: 0      |
| DE LA CRUZ FELIX & IRMA<br>613 S RAUL LONGORIA RD<br>EDINBURG TX 78542     | S0650-00-000-0009-00<br>SAN FRANCISCO LT 9<br>107 ADELITA ST          | L: 16041<br>B: 0      |
| DE LA CRUZ FELIX & IRMA<br>613 S RAUL LONGORIA RD<br>EDINBURG TX 78542     | S0650-00-000-0010-00<br>SAN FRANCISCO LT 10<br>109 ADELITA ST         | L: 16043<br>B: 0      |
| LARA ELEAZAR & LIANA A B<br>PO BOX 1970<br>DONNA TX 78537                  | S0650-00-000-0011-00<br>SAN FRANCISCO LT 11<br>111 ADELITA ST         | L: 23682<br>B: 186794 |
| BLOOM PROPERTIES LLC<br>1316 CITRINE DR<br>WESLACO TX 78596                | S0650-00-000-0012-00<br>SAN FRANCISCO LT 12<br>113 ADELITA ST         | L: 23682<br>B: 218379 |
| LF TRINITY DEVELOPMENT GROUP<br>3533 MORELAND DR STE A<br>WESLACO TX 78596 | S0650-00-000-0013-00<br>SAN FRANCISCO LT 13<br>115 ADELITA ST         | L: 23682<br>B: 190080 |
| PENA BENIGNO<br>4793 W EXPRESSWAY 83<br>HARLINGEN TX 78552                 | S0650-00-000-0014-00<br>SAN FRANCISCO LOT 14<br>116 ADELITA ST        | L: 13306<br>B: 22619  |

City of Weslaco Code Enforcement Dept.

JUN 24, 2021

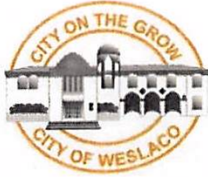
|                                                                             |                                                                                                        |                       |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------|
| GILL EDWARD T & EDITH A<br>3207 MABURY RD<br>SAN JOSE CA 95127              | S0650-00-000-0022-00<br>SAN FRANCISCO LT 22<br>1907 MARIA ISABEL DR                                    | L: 21483<br>B: 126246 |
| GILL, EDWARD T & EDITH A<br>3207 MABURY RD<br>SAN JOSE CA 95127             | S0650-00-000-0023-00<br>SAN FRANCISCO LT 23<br>1905 MARIA ISABEL DR                                    | L: 20693<br>B: 266507 |
| RANGEL ROBERTO & MELISSA G<br>2303 FRESNO ST<br>SAN JUAN TX 78589           | S0650-00-000-0024-00<br>SAN FRANCISCO LT 24                                                            | L: 14018<br>B: 0      |
| DE LA CRUZ FELIX & IRMA<br>613 S RAUL LONGORIA RD<br>EDINBURG TX 78542      | S0650-00-000-0025-00<br>SAN FRANCISCO LT 25<br>108 ADELITA ST                                          | L: 13306<br>B: 0      |
| GONZALEZ JUAN & NELDA<br>3308 ROSEWOOD DR<br>WESLACO TX 78599               | S0650-00-000-0026-00<br>SAN FRANCISCO LT 26<br>110 ADELITA ST                                          | L: 13306<br>B: 0      |
| GARCIA NELDA<br>112 ADELITA ST<br>WESLACO TX 78599                          | S0650-00-000-0027-00<br>SAN FRANCISCO LT 27<br>112 W ADELITA ST                                        | L: 13306<br>B: 94322  |
| GARCIA NELDA<br>112 ADELITA ST<br>WESLACO TX 78599                          | S0650-00-000-0028-00<br>SAN FRANCISCO LT 28                                                            | L: 13306<br>B: 105516 |
| ESTRADA EDUARDO R & EMMA L<br>1910 MARIA ISABEL DR<br>WESLACO TX 78599-4410 | S0650-00-000-0029-00<br>SAN FRANCISCO LT 29<br>1912 MARIA ISABEL DR                                    | L: 14553<br>B: 35042  |
| RODRIGUEZ EDUARDO E & EMMA L<br>1910 MARIA ISABEL DR<br>WESLACO TX 78599    | S0650-00-000-0030-00<br>SAN FRANCISCO LT 30<br>1910 MARIA ISABEL DR                                    | L: 13306<br>B: 30962  |
| SALAS MARIA DEL CARMEN & JESUS<br>1908 MARIA ISABEL DR<br>WESLACO TX 78599  | S0650-00-000-0031-00<br>SAN FRANCISCO LT 31<br>1908 MARIA ISABEL DR                                    | L: 13929<br>B: 47794  |
| WILSON STEVE R & ELSA A<br>301 W STEVE DR<br>WESLACO TX 78599               | W3800-00-117-0000-04<br>WEST TRACT S108'- E660' FT 117 C<br>K 1.64 AC GR 1.52 AC NET<br>118 W STEVE DR | L: 191252<br>B: 37637 |



## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Date of Meeting:</b><br><b>July 7, 2021</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Agenda Item No. (to be assigned by PCE):</b><br><b>V.A.</b> |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Mario Reyna.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Preliminary Plat for South Point Subdivision– being a a resubdivision of 12.889 acres being all of lot 2 VBMH Subdivision, and out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83. Possible Action.                                                                                                                                                             |                                                                |
| <b>Discussion/Overview:</b><br>The proposed seven (7) lot subdivision is located 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 10” sewer line. The property is within a Flood Zone “B”.                                                                                                                                                                                                                            |                                                                |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                                                                                                                                                                                             |                                                                |
| <b>Staff recommendation for Commission’s Action:</b><br>Staff recommends approval of Preliminary Plat.                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                |
| <b>Additional Action Prompted:</b><br><div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> Mayor’s Signature</span> <span><input type="checkbox"/> Public Hearing</span> <span><input type="checkbox"/> Budget Amendment</span> </div> <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Resolution</span> <span><input type="checkbox"/> Ordinance – First Reading</span> <span><input type="checkbox"/> Ordinance – Final Reading</span> </div> |                                                                |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                |
| <b>Attachments,(if any):</b><br>Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                |
| <b>Responsibilities upon Commission’s Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                |





## SUBDIVISION PLATTING APPLICATION

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

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

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

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

### STAFF USE ONLY

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

### GENERAL INFORMATION

Name of Subdivision: South Point Subdivision

Location: East Expressway 83 Frontage - between North Westgate Drive and Border Avenue

Legal Description: Being a Re-subdivision of 12.889 acres, Being all of Lot 2 VBMH Subdivision and out of Farm Tract 133, West and Adams Tract Subdivision, City of Weslaco, 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: B-2 Secondary & Highway District

Existing Land Use: vacant    Proposed Land Use: Commercial Use

Number of Lots Proposed: 7 Lots    Gross Acreage: 12.889

Title Report Submitted:    ☒ YES    ☐ NO

### OWNER INFORMATION

Owner's Name: Sharyland Investors, Ltd and R.I. Pecina    Telephone: c/o (956) 381-0981

Address: 305 A North Shary Road and 2408 Durango Drive    Fax: \_\_\_\_\_

City: Mission and Mission    State: Texas    Zip: 78572    E-mail: c/o mario@meldenandhunt.com

### ENGINEER INFORMATION

Name: Melden & Hunt, Inc.    Telephone: (956) 381-0981

Address: 115 West McIntyre Road    Edinburg    Fax: \_\_\_\_\_

City: Edinburg    State: Texas    Zip: 78541    E-mail: mario@meldenandhunt.com

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

### UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

|                                                                                                     |                                                                                                         |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HCDD#1</u> | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)
- \_\_\_\_\_ \$355.00 Planning Review fee
- \_\_\_\_\_ One 11" X 17" reduced copy of plat
- \_\_\_\_\_ Plat Layout
- \_\_\_\_\_ Existing & Proposed Easements
- \_\_\_\_\_ Existing & Proposed ROW
- \_\_\_\_\_ Existing & Proposed Drainage Easements
- \_\_\_\_\_ Contours
- \_\_\_\_\_ Flood Zones
- \_\_\_\_\_ Adjoiners
- \_\_\_\_\_ Existing street names
- \_\_\_\_\_ Drainage plans and calculations with engineer's seal
- \_\_\_\_\_ Elevations
- \_\_\_\_\_ Flood directional arrows
- \_\_\_\_\_ Detention areas
- \_\_\_\_\_ Street names
- \_\_\_\_\_ Proof of ownership of the property
- \_\_\_\_\_ If septic tank system required, submit soil evaluation report
- \_\_\_\_\_ Water Rights associated with the property
- \_\_\_\_\_ Tax Receipt for all taxing entities showing that taxes are paid in full

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

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

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



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

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

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

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

- ☐ One set of 8 1/2 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: Sharyland Investors, Ltd and R.I. Pecina

Owner Signature: (owner's authorization) Date: \_\_\_\_\_

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature:  Date: 06.30.2021

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: \_\_\_\_\_

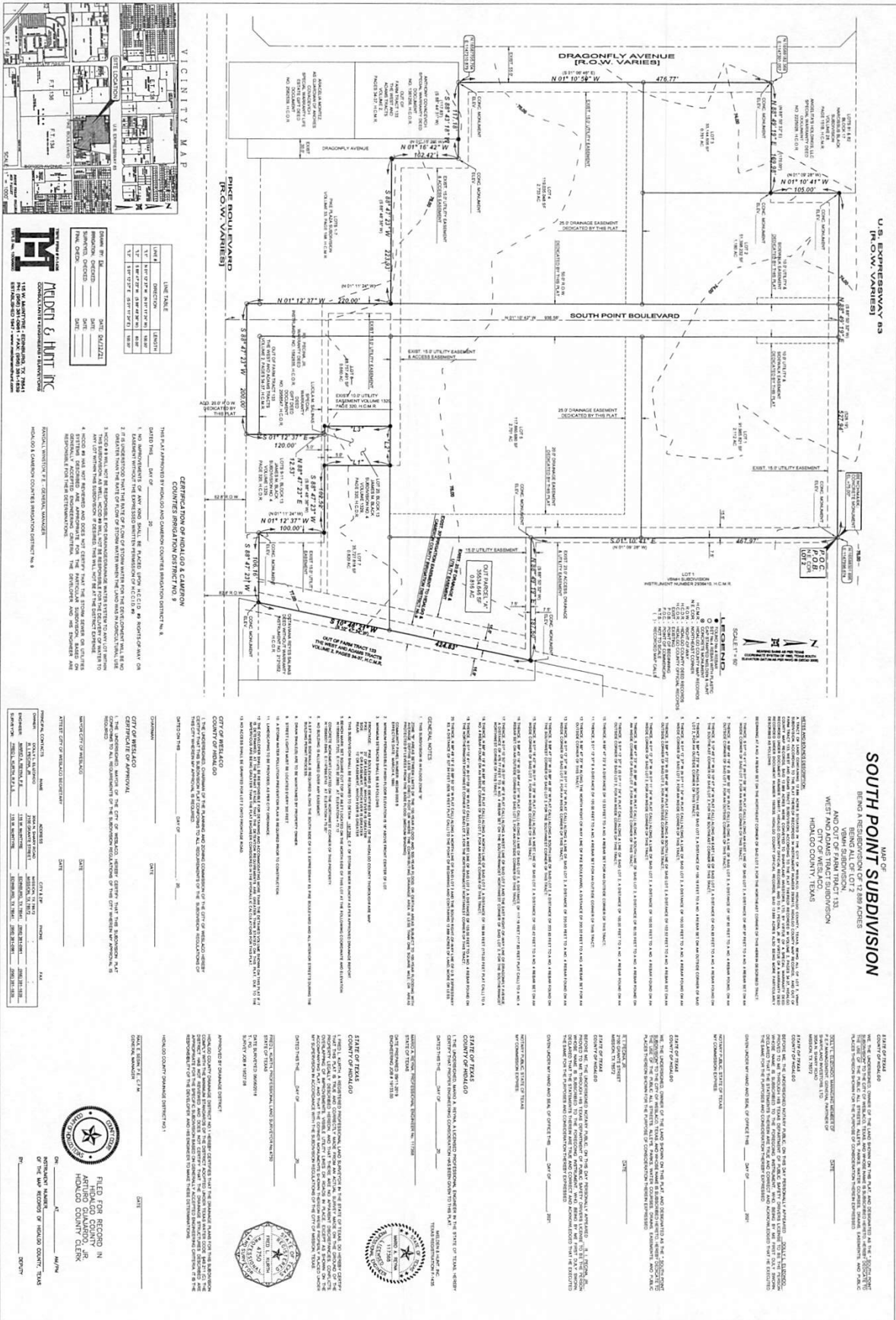
P & Z Commission Approval on Final Plat: \_\_\_\_\_

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

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

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

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



**OWNER'S AUTHORIZATION**

I, R.I. PECINA, JR., HEREBY AUTHORIZE MARIO A. REYNA, P.E., VICE PRESIDENT OF MELDEN & HUNT, INC. TO SIGN ALL SUBDIVISION APPLICATIONS AND RELATED PAPERWORK FOR A TRACT OF LAND CONTAINING APPROXIMATELY 0.55 OF ONE ACRES OUT OF FARM TRACT 133, WEST & ADAMS TRACTS SUBDIVISION, VOLUME 2, PAGES 34-37, H.C.M.R., HIDALGO COUNTY, TEXAS

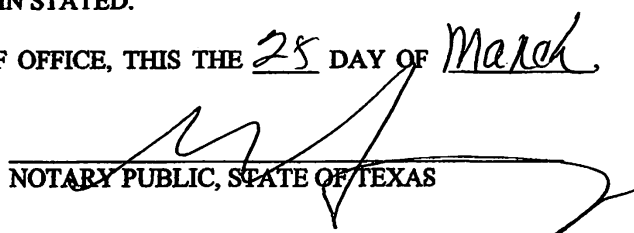
  
\_\_\_\_\_  
R.I. PECINA, JR.  
2100 GRANITE ST.  
MISSION, TX 78572

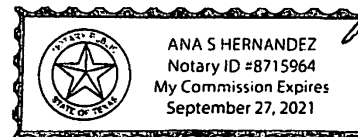
3/25/21  
\_\_\_\_\_  
DATE

STATE OF TEXAS           §  
COUNTY OF HIDALGO   §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.I. PECINA, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25 DAY OF March, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS





**OWNER'S AUTHORIZATION**

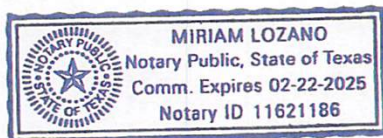
We, **P.E.P. MANAGEMENT, GENERAL PARTNER FOR SHARYLAND INVESTORS, LTD.**, HEREBY AUTHORIZE FRED KURTH, P.E., R.P.L.S., PRESIDENT AND MARIO A. REYNA, P.E., VICE PRESIDENT OF MELDEN & HUNT, INC. TO SIGN ALL SUBDIVISION APPLICATIONS AND RELATED PAPERWORK FOR A TRACT OF LAND CONTAINING APPROXIMATELY 12.34 ACRES BEING ALL OF LOT 2, VBMH SUBDIVISION, INSTRUMENT NUMBER 2936410, H.C.M.R., HIDALGO COUNTY, TEXAS

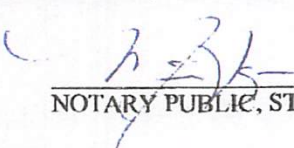
  
DOLLY L. ELIZONDO, MANAGING MEMBER OF  
P.E.P. MANAGEMENT, GENERAL PARTNER OF  
SHARYLAND INVESTORS, LTD.  
305A N. SHARY ROAD  
MISSION, TX 78572

STATE OF TEXAS           §  
COUNTY OF HIDALGO   §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOLLY L. ELIZONDO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8<sup>th</sup> DAY OF March,  
2019: 2021



  
NOTARY PUBLIC, STATE OF TEXAS

**OWNER'S AUTHORIZATION**

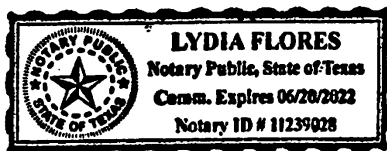
We, **P.E.P. MANAGEMENT, GENERAL PARTNER FOR SHARYLAND INVESTORS, LTD.**, HEREBY AUTHORIZE FRED KURTH, P.E., R.P.L.S., PRESIDENT AND MARIO A. REYNA, P.E., VICE PRESIDENT OF MELDEN & HUNT, INC. TO SIGN ALL SUBDIVISION APPLICATIONS AND RELATED PAPERWORK FOR A TRACT OF LAND CONTAINING APPROXIMATELY 12.34 ACRES BEING ALL OF LOT 2, VBMH SUBDIVISION, INSTRUMENT NUMBER 2936410, H.C.M.R., HIDALGO COUNTY, TEXAS

  
DOLLY L. ELIZONDO, MANAGING MEMBER OF  
P.E.P. MANAGEMENT, GENERAL PARTNER OF  
SHARYLAND INVESTORS, LTD.  
305A N. SHARY ROAD  
MISSION, TX 78572

STATE OF TEXAS           §  
COUNTY OF HIDALGO   §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOLLY L. ELIZONDO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5<sup>th</sup> DAY OF June, 2019.



  
NOTARY PUBLIC, STATE OF TEXAS





**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: South Point Subdivision  
Location: East Expressway 83 Frontage - between North Westgate Drive and Border Avenue  
Applicant: Melden & Hunt, Inc. ☐ Owner ☒ Agent  
Address: 115 W. McIntyre Street Edinburg, TX 78541 Phone Number: (956) 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 |                    |                    |               |
|          | See attachment       |              |     |            | 553                | 514                | 5,695         |

Comments: SEC Dragonfly Ave & US Expressway 83  
Prepared by: Melden & Hunt, Inc. Date: \_\_\_\_\_  
Address: 115 W. McIntyre Street Edinburg, TX 78541 Phone Number: (956) 381-0981

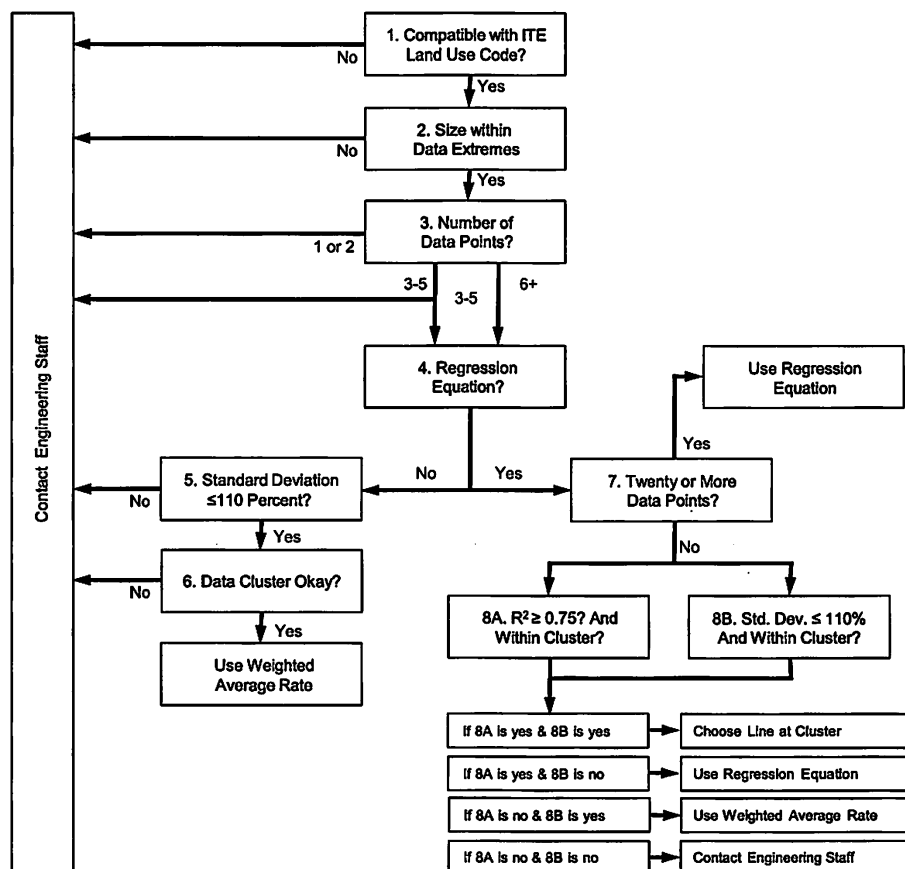
(For Official Use Only, Do Not Write In This Box)

- \_\_\_\_\_ 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)

Trip Generation Calculations  
 Project Name: South Point Subdivision  
 Location: SEC Dragonfly Ave & US Expressway 83  
 Job #: 21083  
 Date: 4/15/2021

| Lot #         | ITE Code | Anticipated Land Use | Project Size  |        |            | AM Peak<br>Hour Trips | PM Peak<br>Hour Trips | Weekday<br>Trips |
|---------------|----------|----------------------|---------------|--------|------------|-----------------------|-----------------------|------------------|
|               |          |                      | Acres         | GFA    | # of Units |                       |                       |                  |
| 1             | 820      | Shopping Center      | 2.112         | 17,000 | n/a        | 124                   | 158                   | 1,802            |
| 2             | 931      | Quality Restaurant   | 1.18          | 5,000  | n/a        | 22                    | 41                    | 419              |
| 3             | 820      | Shopping Center      | 0.761         | 6,000  | n/a        | 94                    | 74                    | 887              |
| 4             | 310      | Hotel                | 2.733         | n/a    | 80         | 51                    | 51                    | 476              |
| 5             | 630      | Medical Clinic       | 2.701         | 20,000 | n/a        | 86                    | 78                    | 763              |
| 6             | 820      | Shopping Center      | 0.66          | 4,000  | n/a        | 88                    | 56                    | 674              |
| 7             | 820      | Shopping Center      | 0.82          | 4,000  | n/a        | 88                    | 56                    | 674              |
| <b>Total:</b> |          |                      | <b>10.967</b> |        |            | <b>553</b>            | <b>514</b>            | <b>5695</b>      |

**FIRM NAME: MELDEN & HUNT, INC. – #F1435**  
**TITLE: SOUTH POINT SUBDIVISION**  
**PREPARED BY: MARIO A. REYNA P.E.**  
**DATE: April 12, 2021**



*Handwritten signature and date:*  
4-12-21

## **INDEX**

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Weighted C Calculation**
- 4. Runoff Coefficients**
- 5. Time of Concentration Determination Table (If Applicable)**
- 6. Location Map**
- 7. Subdivision Plat**
- 8. USGS Topographical Map**
- 9. Rainfall Intensity Table**
- 10. Street Velocities & Capacities Flowing Curb Full Table**
- 11. USDA Soils Map**
- 12. USDA Soils Legend & Description**
- 13. 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**

**SOUTH POINT SUBDIVISION**

Project No.: 21083.00

Date: April 12, 2021

**SOUTH POINT SUBDIVISION** is a tract of land containing 12.889 acres situated in the City of Weslaco, Hidalgo County, Texas, being all of Lot 2, VBMH Subdivision, according to the plat thereof recorded in Instrument Number 2936410, Hidalgo County Map Records, and out of Farm Tract 133, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, said 12.889 acres were conveyed to Sharyland Investors, LTD, by virtue of a Special Warranty Deed recorded under Document Number 1384617, Hidalgo County Official Records, and to R.I. Pecina, Jr. by virtue of a Warranty Deed recorded under Document Number 1582835, Hidalgo County Official Records. The property is located approximately 1,345 feet west of the intersection of F.M. 88 (Texas Boulevard) and US Expressway 83. The property will be subdivided for commercial use. This property is located in Zone "B" in FEMA's Flood Insurance Rate Map, Community Panel No. 480349 0005 B, March 4, 1980. Zone "B" is an "area between limits of the 100-year flood and 500-year flood; or certain acres subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than one square mile; and areas protected by levees from a base flood". (medium shading)

The soils are (28) Hidalgo sandy clay loam, and (31) Hidalgo-Urban land complex which are in Hydrologic Group "B". Soil Group "B" is moderately pervious with a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff flows north into the frontage road and discharge into an existing TxDot curb inlet on the west bound frontage road on Expressway 83 and has a runoff of 5.76 c.f.s. during the 10-year storm frequency as per the attached calculations. The proposed development will increase runoff by 49.40 c.f.s to a total of 55.16 c.f.s.

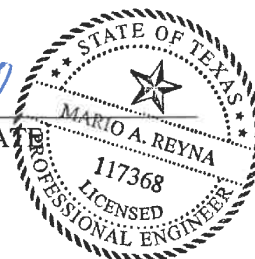
The proposed drainage **SOUTH POINT SUBDIVISION** consists of surface runoff from a proposed parking lot into a detention pond discharging with a 8" bleeder line into an existing TxDot curb inlet on the east bound frontage road on Expressway 83. The TxDot curb inlet discharges into city of Weslaco Drain Ditch 18B which flows northwest ultimately discharging into the Weslaco North Lateral.

In accordance with the City of Weslaco 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. Therefore, as per attached calculations, 187,268 cubic feet of detention will be required within this subdivision. The drainage and detention plan will be reviewed by the City prior to the issuance of the building permit by the City.

By: \_\_\_\_\_

Mario A. Reyna, P.E.  
Vice President

DATE





# DRAINAGE REPORT

PROJECT NAME: **SOUTH POINT SUBDIVISION**  
PROJECT NUMBER: **21083**  
DATE: **April 12, 2021**

## I. Existing Condition-10 year

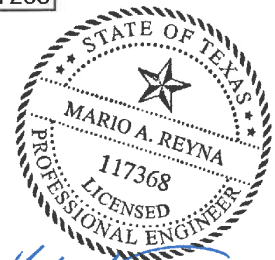
|                            |                      |                 |                        |
|----------------------------|----------------------|-----------------|------------------------|
| Ex. Area:                  | <b>561,425.21</b> sf | Int. Coeff. "k" | <b>0.213</b> Table 3-2 |
|                            | 12.89 ac             | K <sub>u</sub>  | 3.28                   |
| Imp. Area:                 | - sf                 | Length          | <b>914</b> ft          |
| % Imp. :                   | 0.00                 | Velocity        | 0.270582 ft/sec        |
| Slope :                    | <b>0.15</b> %        |                 |                        |
| tc :                       | 101.56 min           |                 |                        |
| Rainfall Intensity (10yr)  |                      |                 | 2.234 in/hr            |
| c factor                   |                      |                 | 0.200                  |
| Q peak existing condition: |                      |                 | 5.76 cfs               |

## II. Future Condition-50 year

|                            |                   |              |             |
|----------------------------|-------------------|--------------|-------------|
| Future area:               | 561,425.21 sf     |              |             |
|                            | 12.89 ac          |              |             |
| Estimated Imp. Area:       | <b>505,560</b> sf |              |             |
| % Imp. :                   | 0.90              |              |             |
| Slope :                    | 0.15%             |              |             |
| tc :                       | <b>40.00</b> min  |              |             |
| Rainfall Intensity (50yr)  |                   |              | 5.350 in/hr |
| c factor                   |                   |              | 0.800       |
| Q future cond. = Aci = i * | =                 | 55.16 *      | 0.80        |
|                            |                   | 10.3108395 i |             |

| time<br>min. | time<br>hour | i<br>in/hr | Qin<br>cfs | Vin<br>cf | Qout<br>cfs | Vout<br>cf | REQ'D V<br>cf |
|--------------|--------------|------------|------------|-----------|-------------|------------|---------------|
| 5            | 0.08         | 13.57      | 139.92     | 41975     | 5.76        | 7773       | 34203         |
| 10           | 0.17         | 10.83      | 111.61     | 66969     | 5.76        | 8636       | 58333         |
| 15           | 0.25         | 9.10       | 93.85      | 84464     | 5.76        | 9500       | 74964         |
| 20           | 0.33         | 7.91       | 81.54      | 97846     | 5.76        | 10364      | 87482         |
| 25           | 0.42         | 7.03       | 72.43      | 108650    | 5.76        | 11227      | 97423         |
| 30           | 0.50         | 6.34       | 65.40      | 117723    | 5.76        | 12091      | 105632        |
| 35           | 0.58         | 5.80       | 59.77      | 125521    | 5.76        | 12954      | 112567        |
| 40           | 0.67         | 5.35       | 55.16      | 132391    | 5.76        | 13818      | 118573        |
| 45           | 0.75         | 4.98       | 51.31      | 138528    | 5.76        | 14682      | 123846        |
| 50           | 0.83         | 4.66       | 48.03      | 144084    | 5.76        | 15545      | 128538        |
| 60           | 1.00         | 4.14       | 42.73      | 153821    | 5.76        | 17273      | 136549        |
| 90           | 1.50         | 3.16       | 32.62      | 176167    | 5.76        | 22454      | 153712        |
| 120          | 2.00         | 2.60       | 26.77      | 192722    | 5.76        | 27636      | 165086        |
| 180          | 3.00         | 1.95       | 20.12      | 217258    | 5.76        | 38000      | 179258        |
| 240          | 4.00         | 1.59       | 16.36      | 235632    | 5.76        | 48363      | 187268        |

Storage Required: 187,268 cf  
Storage Required: 4.299 Ac.-Ft.  
w/ release rate of: 5.76 cfs  
Storage / Ac. Development: 0.334 Ac.Ft. per Ac.



*Handwritten signature and date: 4-12-21*

| 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

$A_{\text{total}}$  = 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       | 0              | 0.000   | 0.000       |
| 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:                        | 0.8        | 561,425        | 12.889  | 10.311      |
| Industrial                                 |            |                |         |             |
| Light areas                                | 0.5        | 0              | 0.000   | 0.000       |
| Heavy areas                                | 0.6        | 0              | 0.000   | 0.000       |
| Roofs                                      | 0.75       | 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        | 0              | 0.000   | 0.000       |
| Concrete                                   | 0.9        | 0              | 0.000   | 0.000       |
| Drives and walks                           | 0.9        | 0              | 0.000   | 0.000       |
| Total:                                     |            | 561,425        | 12.889  | 10.311      |
| Weighted "c":                              |            |                | 0.800   |             |

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

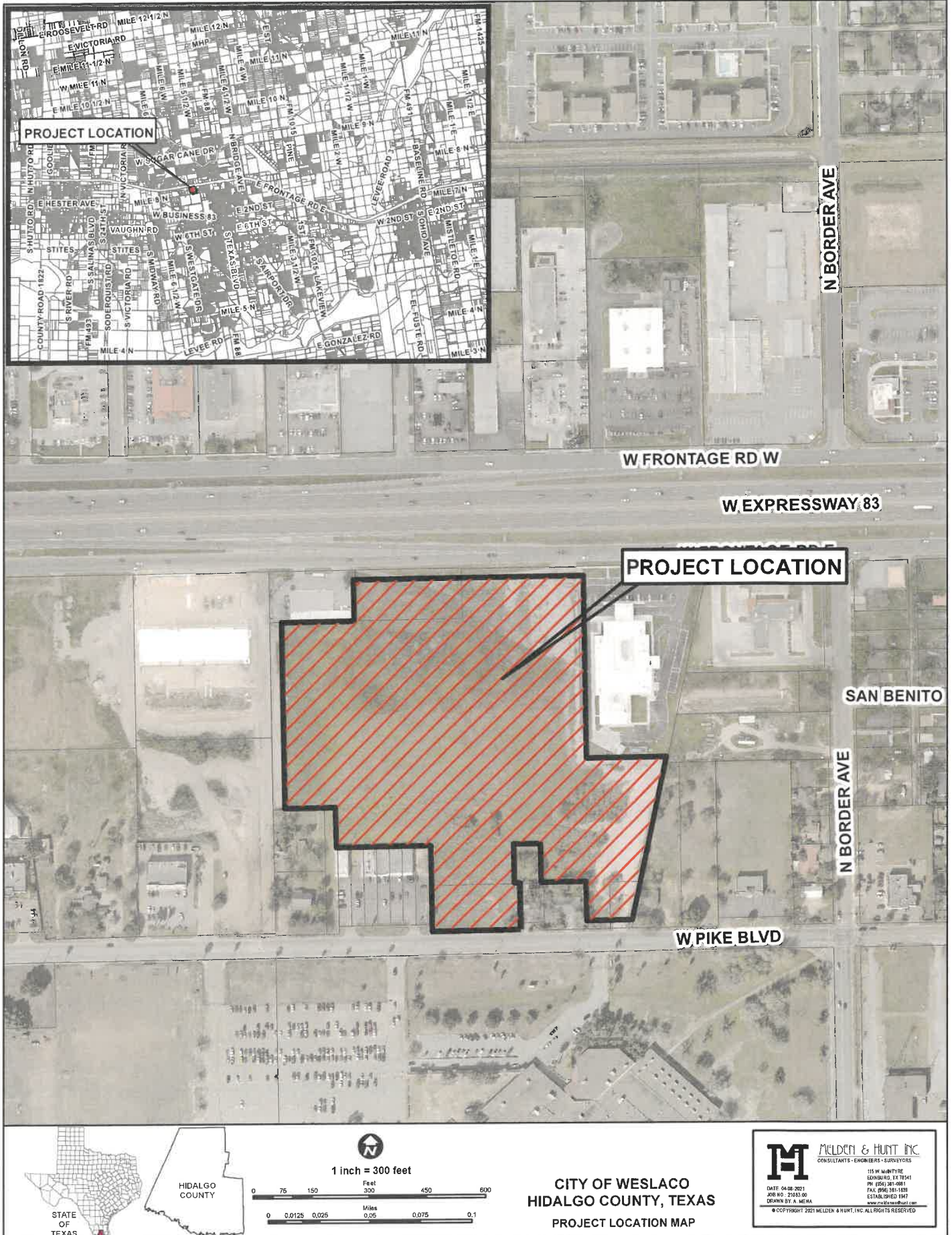
$C_w$  = Weighted Runoff Coefficient (Composite Coefficient)

$C_n$  = Runoff Coefficient n-th term

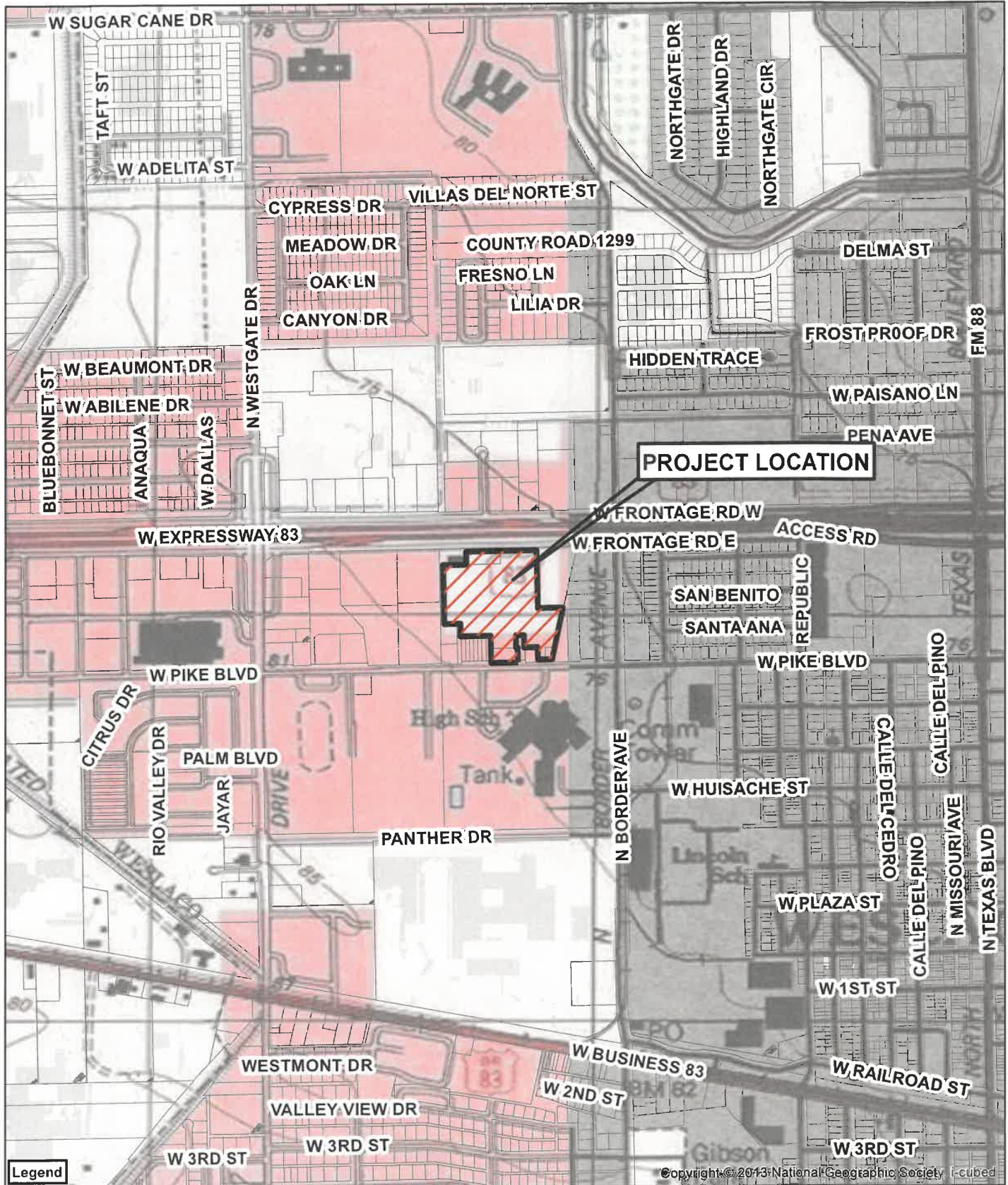
$A_n$  = Area of n-th term

$A_{\text{total}}$  = Total Area (acres)

$A_{\text{total}}$  = Total Area (acres)







CITY OF WESLACO  
HIDALGO COUNTY, TEXAS  
USGS MAP

**M** MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. HARTYRE  
DENVILLE, TX 75844  
PH (936) 381-0981  
DATE: 04-08-2021  
JOB NO: 21042-001  
DRAWN BY: A. MORA  
FAX (936) 381-1439  
ESTD 1982  
www.meldenandhunt.com  
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Hydrologic Soil Group—Hidalgo County, Texas



Natural Resources  
Conservation Service

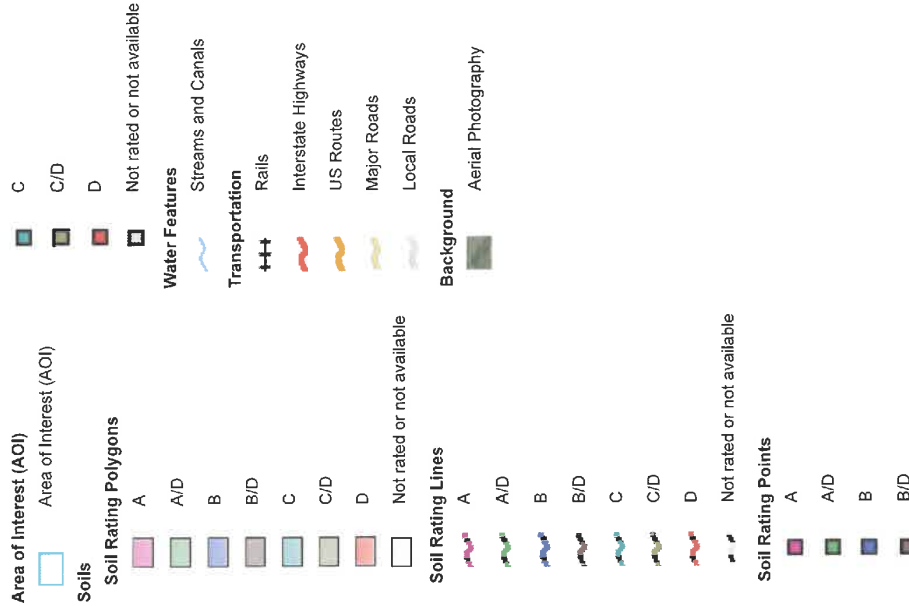
Web Soil Survey  
National Cooperative Soil Survey

4/8/2021  
Page 1 of 4



Hydrologic Soil Group—Hidalgo County, Texas

## MAP LEGEND



## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 19, Jun 11, 2020

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

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

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

## Hydrologic Soil Group

| Map unit symbol             | Map unit name                                     | Rating | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------------------|--------|--------------|----------------|
| 28                          | Hidalgo sandy clay loam, 0 to 1 percent slopes    | B      | 0.7          | 5.2%           |
| 31                          | Hidalgo-Urban land complex, 0 to 1 percent slopes | B      | 13.2         | 94.8%          |
| Totals for Area of Interest |                                                   |        | 13.9         | 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*

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.

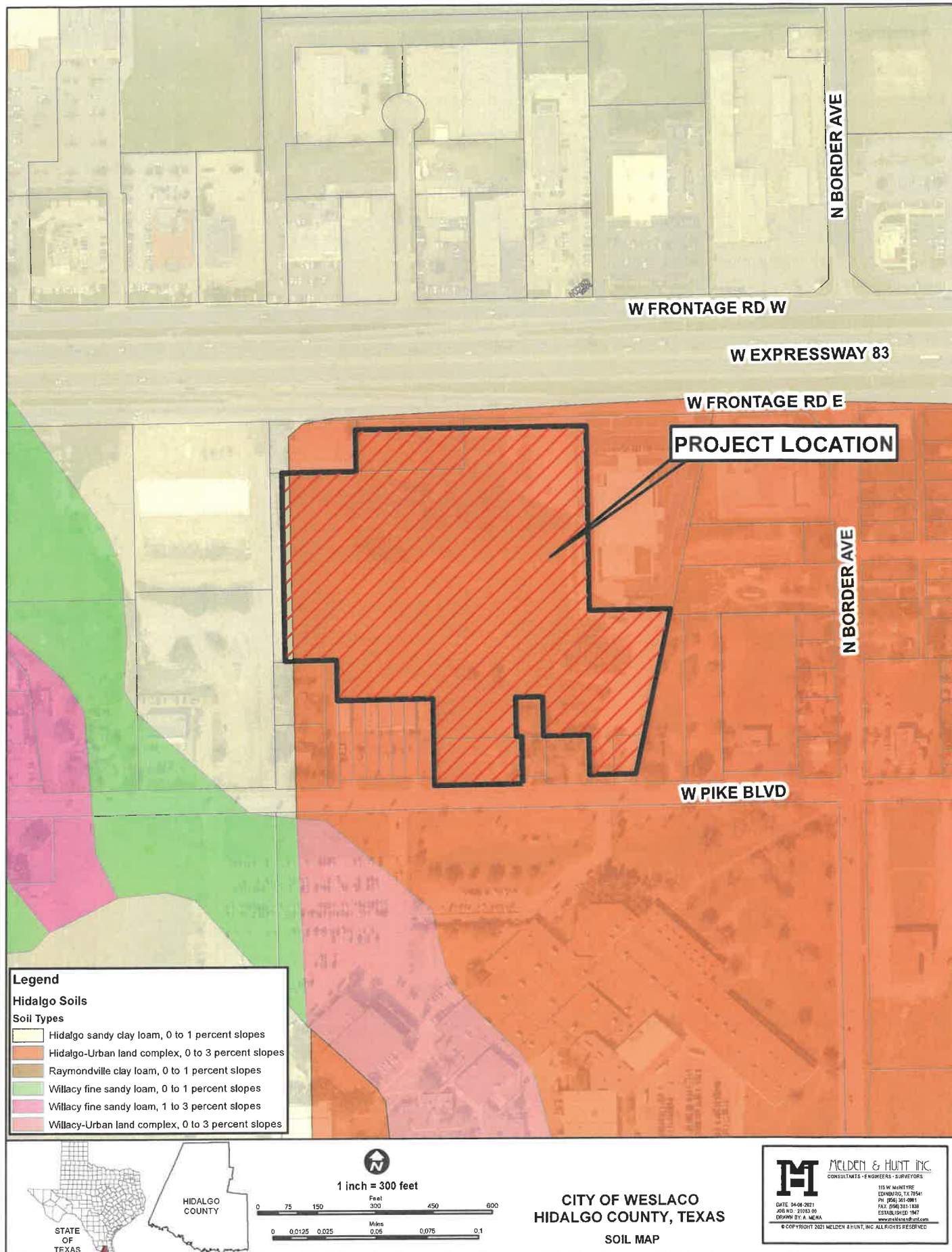
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. 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*

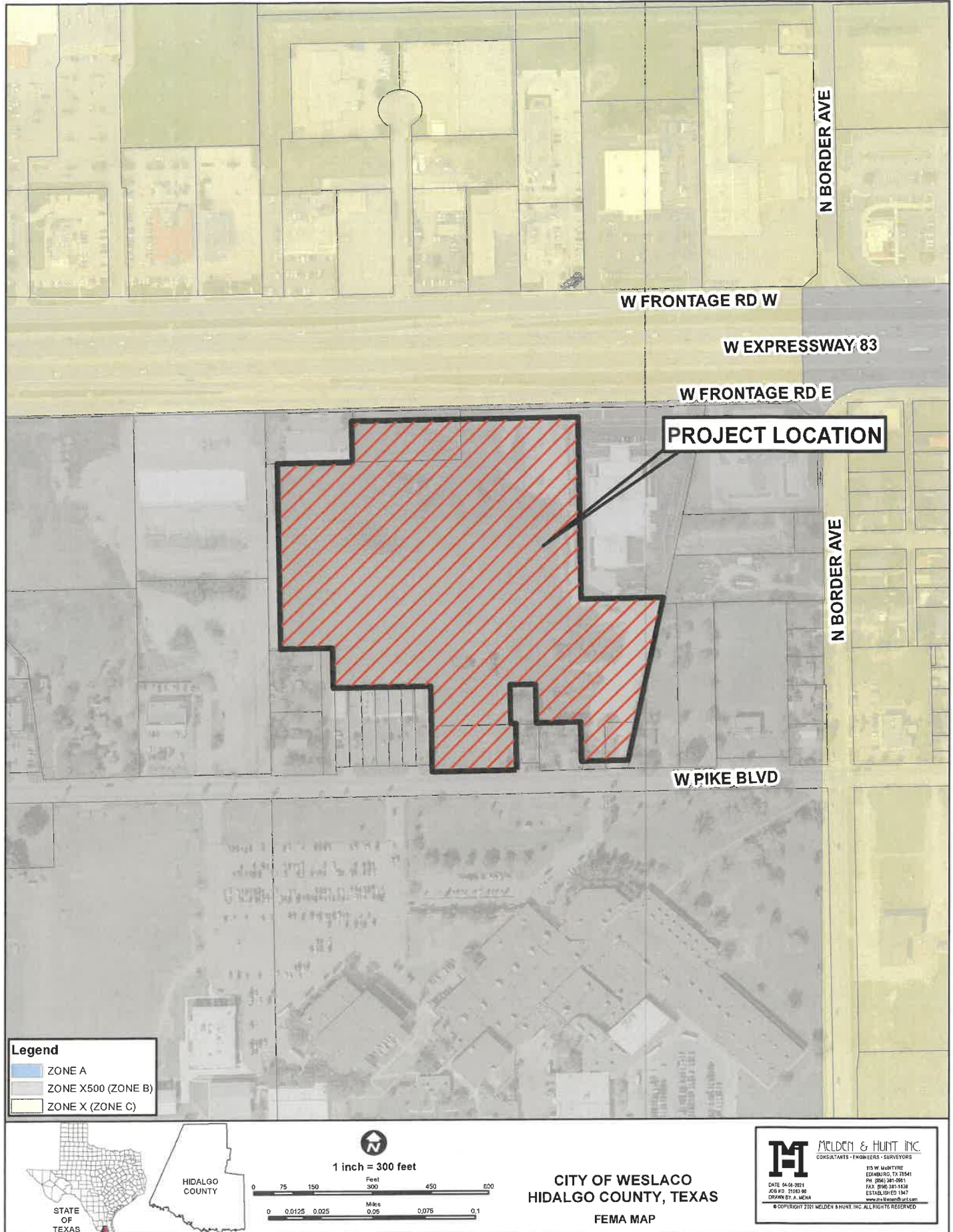
Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

### *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.









## 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"

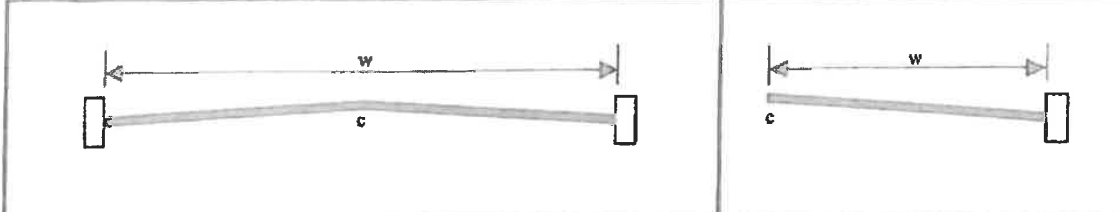
| TIME | 5 yr. | 10 yr. | 25 yr. | 50 yr. |
|------|-------|--------|--------|--------|
|------|-------|--------|--------|--------|

|     |       |       |       |       |
|-----|-------|-------|-------|-------|
| 71  | 2.451 | 2.871 | 3.335 | 3.710 |
| 72  | 2.427 | 2.844 | 3.303 | 3.676 |
| 73  | 2.403 | 2.817 | 3.272 | 3.642 |
| 74  | 2.380 | 2.790 | 3.242 | 3.610 |
| 75  | 2.358 | 2.765 | 3.212 | 3.577 |
| 76  | 2.336 | 2.739 | 3.183 | 3.546 |
| 77  | 2.314 | 2.715 | 3.155 | 3.515 |
| 78  | 2.293 | 2.690 | 3.127 | 3.485 |
| 79  | 2.272 | 2.667 | 3.099 | 3.455 |
| 80  | 2.252 | 2.643 | 3.073 | 3.426 |
| 81  | 2.232 | 2.620 | 3.046 | 3.398 |
| 82  | 2.213 | 2.598 | 3.020 | 3.370 |
| 83  | 2.193 | 2.576 | 2.995 | 3.342 |
| 84  | 2.175 | 2.555 | 2.970 | 3.315 |
| 85  | 2.156 | 2.533 | 2.946 | 3.289 |
| 86  | 2.138 | 2.513 | 2.922 | 3.263 |
| 87  | 2.121 | 2.492 | 2.899 | 3.238 |
| 88  | 2.103 | 2.472 | 2.876 | 3.213 |
| 89  | 2.086 | 2.453 | 2.853 | 3.188 |
| 90  | 2.069 | 2.434 | 2.831 | 3.164 |
| 91  | 2.053 | 2.415 | 2.809 | 3.140 |
| 92  | 2.037 | 2.396 | 2.788 | 3.117 |
| 93  | 2.021 | 2.378 | 2.767 | 3.094 |
| 94  | 2.005 | 2.360 | 2.746 | 3.072 |
| 95  | 1.990 | 2.342 | 2.726 | 3.050 |
| 96  | 1.975 | 2.325 | 2.706 | 3.028 |
| 97  | 1.960 | 2.308 | 2.686 | 3.007 |
| 98  | 1.946 | 2.291 | 2.667 | 2.986 |
| 99  | 1.931 | 2.275 | 2.648 | 2.965 |
| 100 | 1.917 | 2.258 | 2.629 | 2.944 |
| 101 | 1.904 | 2.242 | 2.610 | 2.924 |
| 102 | 1.890 | 2.227 | 2.592 | 2.905 |
| 103 | 1.876 | 2.211 | 2.574 | 2.885 |
| 104 | 1.863 | 2.196 | 2.557 | 2.866 |
| 105 | 1.850 | 2.181 | 2.540 | 2.847 |

| TIME | 5 yr. | 10 yr. | 25 yr. | 50 yr. |
|------|-------|--------|--------|--------|
|------|-------|--------|--------|--------|

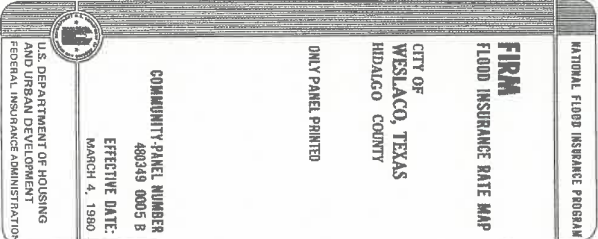
|     |       |       |       |       |
|-----|-------|-------|-------|-------|
| 106 | 1.838 | 2.166 | 2.523 | 2.829 |
| 107 | 1.825 | 2.152 | 2.506 | 2.811 |
| 108 | 1.813 | 2.137 | 2.489 | 2.793 |
| 109 | 1.800 | 2.123 | 2.473 | 2.775 |
| 110 | 1.788 | 2.109 | 2.457 | 2.757 |
| 110 | 1.788 | 2.109 | 2.457 | 2.757 |
| 112 | 1.765 | 2.082 | 2.426 | 2.723 |
| 113 | 1.753 | 2.069 | 2.410 | 2.707 |
| 114 | 1.742 | 2.056 | 2.395 | 2.690 |
| 115 | 1.731 | 2.043 | 2.380 | 2.674 |
| 116 | 1.720 | 2.030 | 2.366 | 2.658 |
| 117 | 1.709 | 2.018 | 2.351 | 2.642 |
| 118 | 1.698 | 2.006 | 2.337 | 2.626 |
| 119 | 1.688 | 1.993 | 2.323 | 2.611 |
| 120 | 1.677 | 1.981 | 2.309 | 2.596 |
| 125 | 1.628 | 1.924 | 2.242 | 2.523 |
| 130 | 1.581 | 1.870 | 2.180 | 2.455 |
| 135 | 1.537 | 1.819 | 2.122 | 2.391 |
| 140 | 1.496 | 1.771 | 2.067 | 2.331 |
| 145 | 1.457 | 1.727 | 2.015 | 2.274 |
| 150 | 1.421 | 1.684 | 1.966 | 2.220 |
| 155 | 1.386 | 1.644 | 1.919 | 2.169 |
| 160 | 1.354 | 1.606 | 1.876 | 2.121 |
| 165 | 1.323 | 1.570 | 1.834 | 2.075 |
| 170 | 1.293 | 1.536 | 1.794 | 2.032 |
| 175 | 1.265 | 1.504 | 1.757 | 1.990 |
| 180 | 1.239 | 1.473 | 1.721 | 1.951 |
| 185 | 1.213 | 1.443 | 1.686 | 1.913 |
| 190 | 1.189 | 1.415 | 1.654 | 1.877 |
| 195 | 1.166 | 1.388 | 1.622 | 1.842 |
| 200 | 1.144 | 1.362 | 1.592 | 1.809 |
| 210 | 1.102 | 1.313 | 1.536 | 1.747 |
| 220 | 1.063 | 1.268 | 1.484 | 1.690 |
| 230 | 1.028 | 1.227 | 1.436 | 1.637 |
| 240 | 0.995 | 1.189 | 1.392 | 1.587 |

Appendix 3.0  
Street Velocities and Capacities Flowing Curb Full  
Manning's  $n = 0.018$



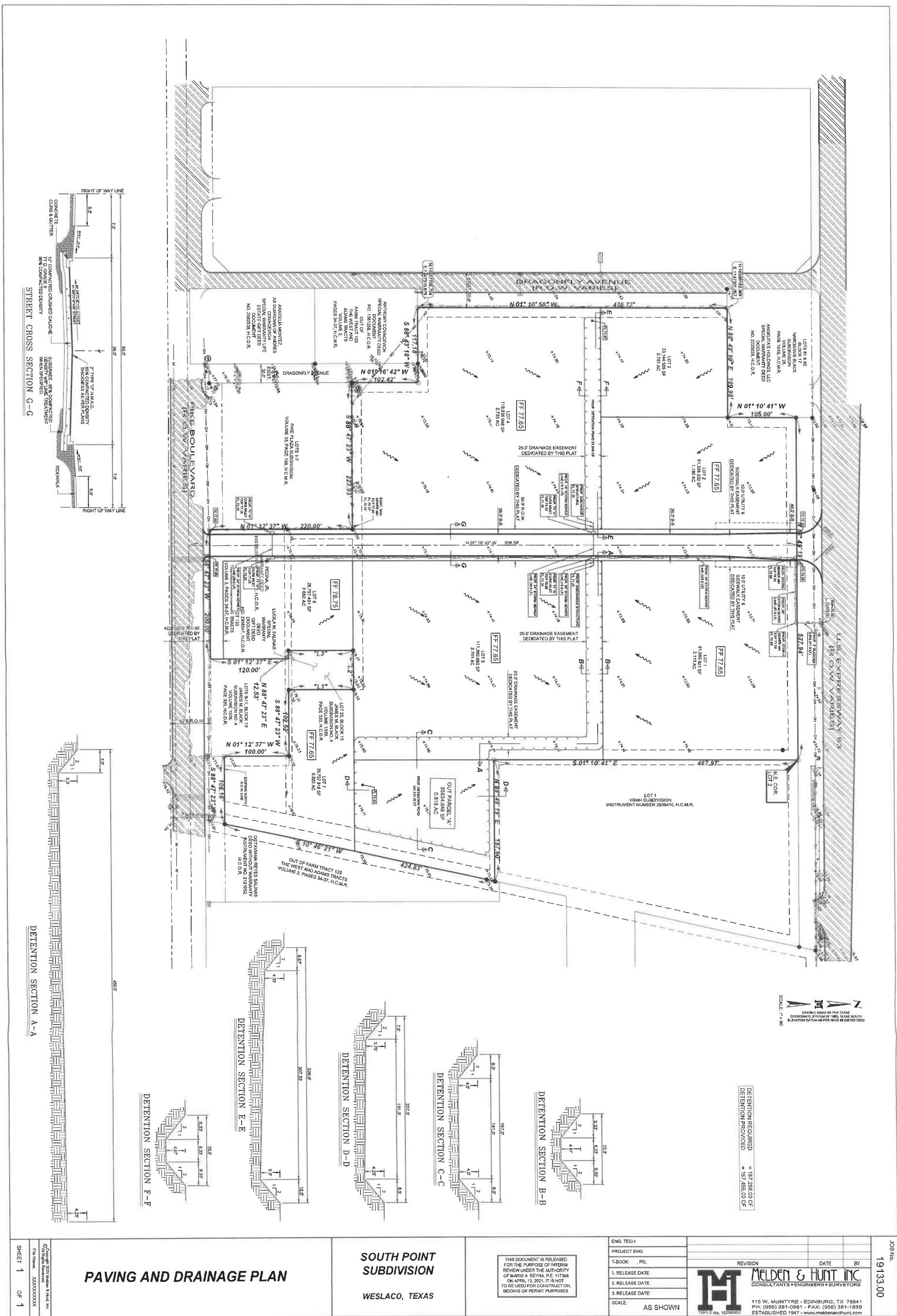
|         | Local Street<br>$w = 30'$                        |        | Local Street<br>$w = 40'$                         |        | Collector Street<br>$w = 44'$                     |        | Secondary Street (half-section)<br>$w = 24'$    |       | Primary Street (half-section)                   |       |
|---------|--------------------------------------------------|--------|---------------------------------------------------|--------|---------------------------------------------------|--------|-------------------------------------------------|-------|-------------------------------------------------|-------|
| Slope % | $c = 4''$ $wp = 31.16$<br>$A = 12.45$ $r = 0.40$ |        | $c = 4''$ $wp = 41.17$<br>$A = 16.67$ $r = 0.405$ |        | $c = 5''$ $wp = 45.17$<br>$A = 16.50$ $r = 0.365$ |        | $c = 6''$ $wp = 24.66$<br>$A = 7.92$ $r = 0.32$ |       | $c = 9''$ $wp = 28.52$<br>$A = 8.12$ $r = 0.28$ |       |
|         | 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 |







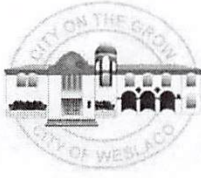






## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 7, 2021                                                                                                                                                                                                                                                                                                                                                                    | <b>Agenda Item No.</b> (to be assigned by PCE):<br>V.B. |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of David Salinas.                                                                                                                                                                                                                                                                                                                       |                                                         |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Preliminary Plat for Pecan Grove No.3 Subdivision– being a 4.73 acre tract out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on East of Pecan Grove No.2. Possible Action.                                                                                                              |                                                         |
| <b>Discussion/Overview:</b><br>The proposed seventeen (17) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco Company through an 8” 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 rear setback and off-site drainage. |                                                         |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                                                          |                                                         |
| <b>Staff recommendation for Commission’s Action:</b><br>Staff recommends approval of Preliminary Plat and compliance with the ordinance for the variance request.                                                                                                                                                                                                                                          |                                                         |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading                                                                                 |                                                         |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                           |                                                         |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                           |                                                         |
| <b>Attachments,(if any):</b><br>Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                                                                                              |                                                         |
| <b>Responsibilities upon Commission’s Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                 |                                                         |



# SUBDIVISION PLATTING APPLICATION

PLAT-000085-2021

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: PECAN GROVE No 3 SUBD.

Location: \_\_\_\_\_

Legal Description: 4.73 AC. o/o F.T. 1046, WEST AND ADAMS TRACT SUBD., H.C.T.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 (RESIDENTIAL)

Existing Land Use: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 17 Gross Acreage: 4.73

Title Report Submitted: ☐ YES ☒ NO

## OWNER INFORMATION

Owner's Name: JORGE FERRITIS dba RGV DEVELOPERS, LLC Telephone: 956-732-6619

Address: 321 W. NOLAN, SUITE 8 Fax: —

City: MENARD State: TX Zip: 78504 E-mail: JORGE.FERRITIS@OUTLOOK.COM

## ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9681

Address: 2221 DAFFODIL AVE. Fax: 686-1489

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

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

### UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: \_\_\_\_\_

☒ YES ☐ NO Wastewater Provision: \_\_\_\_\_

☒ YES ☐ NO Electric Company: \_\_\_\_\_

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

Proposed subdivision is in the following districts:

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

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

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

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

### SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\_\_\_\_\_ **\$355.00 Planning Review fee**

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

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

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

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

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

\_\_\_\_\_ Contours

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

\_\_\_\_\_ Adjoiners

\_\_\_\_\_ Existing street names

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

\_\_\_\_\_ Elevations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

- \_\_\_\_\_ One set of 8 1/2 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 M. FERRETIS

Owner Signature: [Signature] Date: 6/28/21

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

Authorized Agent Signature: [Signature] Date: 6/28/21

Authorized Agent Printed Name: David Omer Salinas

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

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

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

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

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

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

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

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

RCPT!

CITY OF WESLACO  
956-968-3181

REC#: 02771477 6/29/2021 1:38 PM  
OPER: KAREV TERM: 042  
REF#: 19-252180983  
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT  
INV-00002221 355.00CR  
SALINAS, DAVID (SALINAS ENGINE  
CAINVOICEFEE 350.00CR  
CAINVOICEFEE 5.00CR

TENDERED: 355.00 CHECK  
APPLIED: 355.00-

CHANGE: 0.00



## APPLICATION FOR SUBDIVISION VARIANCE

VAR-000091-2021

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: PECAN GROVE NO. 3

Location: EAST OF SHADY GROVE TRAIL: SPANISH OAK DR.

Legal Description: 4.73 AC. O/O F.T. 1046, WEST AND ADAMS 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:

20' FRONT YARD SETBACK REQUESTED DUE TO RELATIVE DEPTH DISTANCE & CUL-DE-SAC.

CUL-DE-SAC LOTS ONLY

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

OFFSITE DRAINAGE WIDENING FOR PECAN GROVE MASTER PLAN TO NCID NO. 9 46 BZ 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: JORGE FERRETTIS Telephone: 956-732-6619  
Address: 321 NOLANA, SUITE B Fax: \_\_\_\_\_  
City: MENARD State: TX Zip: 78504 E-mail: JORGE.FERRETTIS@OUTLOOK.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 FERRETTIS

Owner Signature: [Signature] Date: 7/2/21

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

Authorized Agent Signature: [Signature] P.E. Date: 7/2/21

Authorized Agent Printed Name: DR. DONALD SOLIMAS, P.E.



## **DRAINAGE REPORT**

### **PECAN GROVE NO. 3 SUBDIVISION**

### **CITY OF WESLACO, HIDALGO COUNTY, TEXAS**

#### **PREPARED BY:**

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

**JUNE 22, 2021**

**SEA**



## INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrographs (two parts): Dated 06/22/21 Attached
- B. Plat reduction of Pecan Grove No. 3 Subdivision, Weslaco
- C. Copy of FIRM – CPN 480334 0450 C, dated June 06, 2000  
Revised to reflect LOMR dated May 30, 2002.
- D. Other drainage report exhibits

## DRAINAGE REPORT NARRATIVE

Proposed Pecan Grove No. 3 Subdivision is a 17 - lot residential plat containing 4.73 Acres of land out of Farm Tract 1046, West and Adams Tract Subdivision, Hidalgo County, Texas, and, located along the east side and adjacent to Pecan Grove No. 2 subdivision in the City of Weslaco. The lands are east of and along an extension of two roadways - Shady Grove Trail, and, Spanish Oak Dr. The proposed single - family plat is located in Zone "X" (Shaded) as per the FIRM Community Panel No. 480334 0450 C, dated June 06, 2000, revised to reflect LOMR dated May 30, 2002. Zone "X" (Shaded) are 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. The site is currently vacant. All existing city roadways are improved with pavement, curb & gutter and storm sewer improvements.

Because this subdivision is not "connected together" or the roadways were not continual with each other, the drainage calculations for this subdivision are being provided for in two parts – the North (3.10 Acres) and South (1.63 Acres) sides – as drainage along each part is not the same so each side is being treated differently but will be cumulative.

This subdivision phase (No. 3) is part of a partial master plan of 89.03 Acres and this 3<sup>rd</sup>. and last phase of lands are east of and adjacent to Pecan Grove No. 2. The Engineer's Report (by Cunningham-Allen)(dated November, 2003) and approved by the HCDD No. 1 on 11/17/03 states that the HCID No. 9 ditch (46B2) was widened to account for the overall drainage of the 89.03 Ac. tract and included in the "master plan" for the construction of a 48" storm sewer line from the first phase of Pecan Groves to the HCID No. 9 46B2 ditch. Said 48" drainage line is located within a dedicated 15.0 foot easement – this 48" line provides for runoff from all of the 89.03 Ac. master plan and runs from the first phase of Pecan Groves east to said ditch 46B2 ditch. The previous Pecan Grove developments (Phase 1 and 2) that includes lands from this 3<sup>rd</sup>. and last phase provided for the widening for storage within said irrigation ditch including a dedication of 140' of ditch right-of-way to the irrigation district.

Soils of this proposed plat consist of a Hidalgo sandy clay loam complex (Map Unit No. 28) – these Group B soils are well drained with slow surface runoff with moderate permeabilities – said soils are capability subclass IIc, non-irrigated and in class I irrigated; they are in the Gray Sandy Loam range site, and, in part a Raymondville clay loam complex (Map Unit No. 52) – these Group B soils are moderately well drained with slow surface runoff and slow permeabilities. This soil is in capability subclass IIs, non-irrigated and irrigated and is in the Clay Loam range site – both soils can be seen on Sheet 105 of the Soil Survey of Hidalgo County, Texas.

This land is vacant. The adjoining Pecan Grove No. 2 is a developed subdivision complete with paved streets and storm sewer. This new 17 lot development will require an easterly extension of two roadways – Shady Grove Trail and Spanish Oak Dr. – both new roadway extensions are



approximately 275 feet each. Both new roadways will drain via existing curb & gutter and inlets into the existing storm drainage system of the Pecan Grove developments via the existing 48" concrete storm sewer line into said HCID No. 9 46B2 ditch – said ditch is currently maintained by the HCDD No. 1.

In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provide for the drainage of both the North and South sides of this 4.73 acre property. Using the Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10 and 50 Year storm event. – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*:

**NORTH SIDE (3.10 Acres):** The lands on the north side drain easterly at an average drainage run of 260.0 feet and an average slope of 0.19%. Using an existing coefficient of 0.20 and a future computed drainage coefficient of 0.60 (developed), it was computed that the improved condition would produce an additional total volume of 18,944.11 Cubic Feet, or, 0.435 Acre-Feet. This volume of water is equivalent to a layer of water 1.68 inches deep if spread out evenly over the entire 3.10 Acre side. Runoff would increase from 2.40 CFS (10-Year) to 3.07 CFS (50-Year) – an increase of 0.67 CFS.

**SOUTH SIDE (1.63 Acres):** The lands on the south side drain easterly at an average drainage run of 320.0 feet and an average slope of 0.047%. Using an existing coefficient of 0.20 and a future computed drainage coefficient of 0.57 (developed), it was computed that the improved condition would produce an additional total volume of 8,700.59 Cubic Feet, or, 0.200 Acre-Feet. This volume of water is equivalent to a layer of water 1.47 inches deep if spread out evenly over the entire 1.63 Acre side. Runoff would increase from 1.43 CFS (10-Year) to 1.82 CFS (50-Year) – an increase of 0.39 CFS

It is being proposed at this time that both the north and southern roadway portions of this 4.73 Acre tract will be drain easterly into said ditch via the existing storm sewer line – waters from the north portion will flow via a new 24" storm sewer line that will tie into the existing 48" storm sewer line, and, waters from the south portion will be routed to the existing 48" storm sewer line via existing storm sewer improvements from Pecan Grove No. 2 subdivision.

Overall, both new roadways will be improved with curb & gutter and the new 24" storm sewer line will be the only new storm sewer proposed and shall connect the north portion (3.10 Acres) of this subdivision directly into the existing 48" storm sewer line while the south portion (1.63 Acres) will utilize the existing in-place storm sewer improvements along Pecan Orchard Dr. Minimum finished floor elevations shall be not less than 18" above the top of curb at the center of each lot.

Date: June 22, 2021

Attachment: Hydrograph and Other Required Drainage Report Information  
xc: n:\subdivision\plots\pecangroveno.3.sub\drainagereport.062221



6/22/2021



PECAN GROVE NO. 3 (SOUTH 1.63 ACRES) SUBDIVISION

|                                 |           |                               |                  |                               |                  |
|---------------------------------|-----------|-------------------------------|------------------|-------------------------------|------------------|
| Area: 1.63 acres                |           | Proposed LAND CHARACTER       |                  | Existing LAND CHARACTER       |                  |
| Length of Basin: 320.00 ft.     |           | 0.86 acres                    | 0.9 Developed    | 0.00 acres                    | 0.9 Developed    |
| Avg. Basin Slope (Und.): 0.47 % |           | 0.77 acres                    | 0.20 Undeveloped | 1.63 acres                    | 0.20 Undeveloped |
| Undeveloped $t_c$ : 37.27 min.  | 37.272688 | 0.57 C (composite, developed) |                  | 0.20 C (composite, developed) |                  |

Accumulated Runoff Calculations: 50 year storm  
LIMIT OUTFLOW: 1.43

| Undeveloped Calculations      |     |     |                   | OUTFLOW       |                  |
|-------------------------------|-----|-----|-------------------|---------------|------------------|
| County: HIDALGO COUNTY, TEXAS |     |     |                   | (Undeveloped) | $Q_2 = 0.99$     |
| 2-year                        | b   | d   | $I_2$ (in/hr)     |               |                  |
| 0.831                         | 74  | 9.6 | 3.02              |               |                  |
| 5-year                        | b   | d   | $I_5$ (in/hr)     | (Undeveloped) |                  |
| 0.795                         | 80  | 9.2 | 3.78              |               | $Q_5 = 1.23$     |
| 10-year                       | b   | d   | $I_{10}$ (in/hr)  | (Undeveloped) |                  |
| 0.778                         | 87  | 9.2 | 4.39              |               | $Q_{10} = 1.43$  |
| 25-year                       | b   | d   | $I_{25}$ (in/hr)  | (Undeveloped) |                  |
| 0.771                         | 98  | 9.2 | 5.08              |               | $Q_{25} = 1.66$  |
| 50-year                       | b   | d   | $I_{50}$ (in/hr)  | (Undeveloped) |                  |
| 0.749                         | 99  | 9.2 | 5.58              |               | $Q_{50} = 1.82$  |
| 100-year                      | b   | d   | $I_{100}$ (in/hr) | (Undeveloped) |                  |
| 0.74                          | 103 | 9.6 | 5.98              |               | $Q_{100} = 1.95$ |

| $t_c$<br>(min) | Intensity<br>(in/hr.) | Peak Disch.<br>(cfs) | Acc. Runoff<br>acre ft. | Runoff<br>difference | Acc. Disch.<br>acre ft. | Net Storage<br>acre ft. |
|----------------|-----------------------|----------------------|-------------------------|----------------------|-------------------------|-------------------------|
| 10             | 10.83                 | 10.05                | 0.138                   | 0.1384               | 0.020                   | 0.119                   |
| 15             | 9.10                  | 8.45                 | 0.175                   | 0.0362               | 0.030                   | 0.145                   |
| 20             | 7.91                  | 7.34                 | 0.202                   | 0.0276               | 0.039                   | 0.163                   |
| 25             | 7.03                  | 6.52                 | 0.224                   | 0.0223               | 0.049                   | 0.175                   |
| 30             | 6.34                  | 5.89                 | 0.243                   | 0.0187               | 0.059                   | 0.184                   |
| 35             | 5.80                  | 5.38                 | 0.259                   | 0.0161               | 0.069                   | 0.190                   |
| 40             | 5.35                  | 4.96                 | 0.274                   | 0.0142               | 0.079                   | 0.195                   |
| 45             | 4.98                  | 4.62                 | 0.286                   | 0.0127               | 0.089                   | 0.198                   |
| 50             | 4.66                  | 4.32                 | 0.298                   | 0.0115               | 0.099                   | 0.199                   |
| 55             | 4.38                  | 4.07                 | 0.308                   | 0.0105               | 0.108                   | 0.200                   |
| 60             | 4.14                  | 3.85                 | 0.318                   | 0.0097               | 0.118                   | 0.200                   |
| 65             | 3.93                  | 3.65                 | 0.327                   | 0.0090               | 0.128                   | 0.199                   |
| 70             | 3.75                  | 3.48                 | 0.335                   | 0.0084               | 0.138                   | 0.197                   |
| 75             | 3.58                  | 3.32                 | 0.343                   | 0.0078               | 0.148                   | 0.195                   |
| 80             | 3.43                  | 3.18                 | 0.350                   | 0.0074               | 0.158                   | 0.193                   |
| 85             | 3.29                  | 3.05                 | 0.357                   | 0.0070               | 0.168                   | 0.190                   |
| 90             | 3.16                  | 2.94                 | 0.364                   | 0.0066               | 0.177                   | 0.187                   |
| 95             | 3.05                  | 2.83                 | 0.370                   | 0.0063               | 0.187                   | 0.183                   |
| 100            | 2.94                  | 2.73                 | 0.376                   | 0.0060               | 0.197                   | 0.179                   |
| 105            | 2.85                  | 2.64                 | 0.382                   | 0.0058               | 0.207                   | 0.175                   |
| 110            | 2.76                  | 2.56                 | 0.388                   | 0.0056               | 0.217                   | 0.171                   |
| 115            | 2.67                  | 2.48                 | 0.393                   | 0.0053               | 0.227                   | 0.166                   |
| 120            | 2.60                  | 2.41                 | 0.398                   | 0.0051               | 0.237                   | 0.162                   |
| 125            | 2.52                  | 2.34                 | 0.403                   | 0.0050               | 0.246                   | 0.157                   |
| 130            | 2.45                  | 2.28                 | 0.408                   | 0.0048               | 0.256                   | 0.152                   |
| 135            | 2.39                  | 2.22                 | 0.413                   | 0.0046               | 0.266                   | 0.146                   |
| 140            | 2.33                  | 2.16                 | 0.417                   | 0.0045               | 0.276                   | 0.141                   |
| 145            | 2.27                  | 2.11                 | 0.421                   | 0.0044               | 0.286                   | 0.136                   |
| 150            | 2.22                  | 2.06                 | 0.426                   | 0.0042               | 0.296                   | 0.130                   |
| 155            | 2.17                  | 2.01                 | 0.430                   | 0.0041               | 0.306                   | 0.124                   |
| 160            | 2.12                  | 1.97                 | 0.434                   | 0.0040               | 0.315                   | 0.118                   |
| 165            | 2.08                  | 1.93                 | 0.438                   | 0.0039               | 0.325                   | 0.112                   |
| 170            | 2.03                  | 1.89                 | 0.442                   | 0.0038               | 0.335                   | 0.106                   |
| 175            | 1.99                  | 1.85                 | 0.445                   | 0.0037               | 0.345                   | 0.100                   |
| 180            | 1.95                  | 1.81                 | 0.449                   | 0.0036               | 0.355                   | 0.094                   |

6/22/2021



PECAN GROVE NO. 3 (NORTH 3.10 ACRES) SUBDIVISION

| Proposed                             |                  | Existing                             |                  |
|--------------------------------------|------------------|--------------------------------------|------------------|
| LAND CHARACTER                       |                  | LAND CHARACTER                       |                  |
| 1.75 acres                           | 0.9 Developed    | 0.00 acres                           | 0.9 Developed    |
| 1.35 acres                           | 0.20 Undeveloped | 3.10 acres                           | 0.20 Undeveloped |
| <b>0.60 C (composite, developed)</b> |                  | <b>0.20 C (composite, developed)</b> |                  |

45.437785

Area: 3.10 acres  
Length of Basin: 260.00 ft.  
Avg. Basin Slope (Und.): 0.19 %  
Undeveloped  $t_c$ : 45.44 min.

Accumulated Runoff Calculations: 50 year storm  
LIMIT OUTFLOW: 2.40

Undeveloped Calculations  
County: HIDALGO COUNTY, TEXAS

| 2-year   |       | OUTFLOW          |      |
|----------|-------|------------------|------|
| e        | $t_c$ | b                | d    |
| 0.831    | 74    | 9.6              | 2.65 |
|          |       | $Q_2 = 1.64$     |      |
| 5-year   |       | (Undeveloped)    |      |
| e        | $t_c$ | b                | d    |
| 0.795    | 80    | 9.2              | 3.32 |
|          |       | $Q_5 = 2.06$     |      |
| 10-year  |       | (Undeveloped)    |      |
| e        | $t_c$ | b                | d    |
| 0.778    | 87    | 9.2              | 3.87 |
|          |       | $Q_{10} = 2.40$  |      |
| 25-year  |       | (Undeveloped)    |      |
| e        | $t_c$ | b                | d    |
| 0.771    | 98    | 9.2              | 4.48 |
|          |       | $Q_{25} = 2.78$  |      |
| 50-year  |       | (Undeveloped)    |      |
| e        | $t_c$ | b                | d    |
| 0.749    | 99    | 9.2              | 4.95 |
|          |       | $Q_{50} = 3.07$  |      |
| 100-year |       | (Undeveloped)    |      |
| e        | $t_c$ | b                | d    |
| 0.74     | 103   | 9.6              | 5.31 |
|          |       | $Q_{100} = 3.29$ |      |

| $t_c$<br>(min) | Intensity<br>(in/hr) | Peak Disch.<br>(cfs) | Acc. Runoff<br>acre ft. | Runoff<br>difference | Acc. Disch.<br>acre ft. | Net Storage<br>acre ft. |
|----------------|----------------------|----------------------|-------------------------|----------------------|-------------------------|-------------------------|
| 10             | 10.83                | 19.97                | 0.275                   | 0.2751               | 0.033                   | 0.242                   |
| 15             | 9.10                 | 16.79                | 0.347                   | 0.0719               | 0.050                   | 0.297                   |
| 20             | 7.91                 | 14.59                | 0.402                   | 0.0549               | 0.066                   | 0.336                   |
| 25             | 7.03                 | 12.96                | 0.446                   | 0.0444               | 0.083                   | 0.364                   |
| 30             | 6.34                 | 11.70                | 0.484                   | 0.0372               | 0.099                   | 0.384                   |
| 35             | 5.80                 | 10.70                | 0.516                   | 0.0321               | 0.116                   | 0.400                   |
| 40             | 5.35                 | 9.87                 | 0.544                   | 0.0282               | 0.132                   | 0.412                   |
| 45             | 4.98                 | 9.18                 | 0.569                   | 0.0252               | 0.149                   | 0.420                   |
| 50             | 4.66                 | 8.59                 | 0.592                   | 0.0228               | 0.165                   | 0.427                   |
| 55             | 4.38                 | 8.09                 | 0.613                   | 0.0208               | 0.182                   | 0.431                   |
| 60             | 4.14                 | 7.65                 | 0.632                   | 0.0192               | 0.198                   | 0.434                   |
| 65             | 3.93                 | 7.26                 | 0.650                   | 0.0178               | 0.215                   | 0.435                   |
| 70             | 3.75                 | 6.91                 | 0.666                   | 0.0166               | 0.231                   | 0.435                   |
| 75             | 3.58                 | 6.60                 | 0.682                   | 0.0156               | 0.248                   | 0.434                   |
| 80             | 3.43                 | 6.32                 | 0.697                   | 0.0147               | 0.264                   | 0.432                   |
| 85             | 3.29                 | 6.07                 | 0.710                   | 0.0139               | 0.281                   | 0.430                   |
| 90             | 3.16                 | 5.84                 | 0.724                   | 0.0132               | 0.297                   | 0.426                   |
| 95             | 3.05                 | 5.63                 | 0.736                   | 0.0126               | 0.314                   | 0.422                   |
| 100            | 2.94                 | 5.43                 | 0.748                   | 0.0120               | 0.331                   | 0.418                   |
| 105            | 2.85                 | 5.25                 | 0.760                   | 0.0115               | 0.347                   | 0.413                   |
| 110            | 2.76                 | 5.09                 | 0.771                   | 0.0110               | 0.364                   | 0.407                   |
| 115            | 2.67                 | 4.93                 | 0.781                   | 0.0106               | 0.380                   | 0.401                   |
| 120            | 2.60                 | 4.79                 | 0.792                   | 0.0102               | 0.397                   | 0.395                   |
| 125            | 2.52                 | 4.66                 | 0.802                   | 0.0099               | 0.413                   | 0.388                   |
| 130            | 2.45                 | 4.53                 | 0.811                   | 0.0095               | 0.430                   | 0.381                   |
| 135            | 2.39                 | 4.41                 | 0.820                   | 0.0092               | 0.446                   | 0.374                   |
| 140            | 2.33                 | 4.30                 | 0.829                   | 0.0089               | 0.463                   | 0.366                   |
| 145            | 2.27                 | 4.20                 | 0.838                   | 0.0087               | 0.479                   | 0.359                   |
| 150            | 2.22                 | 4.10                 | 0.846                   | 0.0084               | 0.496                   | 0.351                   |
| 155            | 2.17                 | 4.00                 | 0.854                   | 0.0082               | 0.512                   | 0.342                   |
| 160            | 2.12                 | 3.91                 | 0.862                   | 0.0080               | 0.529                   | 0.334                   |
| 165            | 2.08                 | 3.83                 | 0.870                   | 0.0078               | 0.545                   | 0.325                   |
| 170            | 2.03                 | 3.75                 | 0.878                   | 0.0076               | 0.562                   | 0.316                   |
| 175            | 1.99                 | 3.67                 | 0.885                   | 0.0074               | 0.578                   | 0.307                   |
| 180            | 1.95                 | 3.60                 | 0.892                   | 0.0072               | 0.595                   | 0.297                   |

18944.11



**PECAN GROVE SUBDIVISION No. 3**

**HIDALGO COUNTY, TEXAS**

**LEGEND**

FOUND NO. 8 REBAR  
 SET IN 4" REBAR WITH "SEA"  
 SET IN 4" REBAR WITH "SEA"  
 SET IN 4" REBAR WITH "SEA"

**GENERAL NOTES**

1. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

2. FLOOD ZONE STATEMENT: THE ENTIRE SUBDIVISION IS LOCATED IN FLOOD ZONE 1, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 17000, DATED JANUARY 1, 2003, AND IS THEREFORE SUBJECT TO FLOODING.

3. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

4. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

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10. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

11. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

12. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

13. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

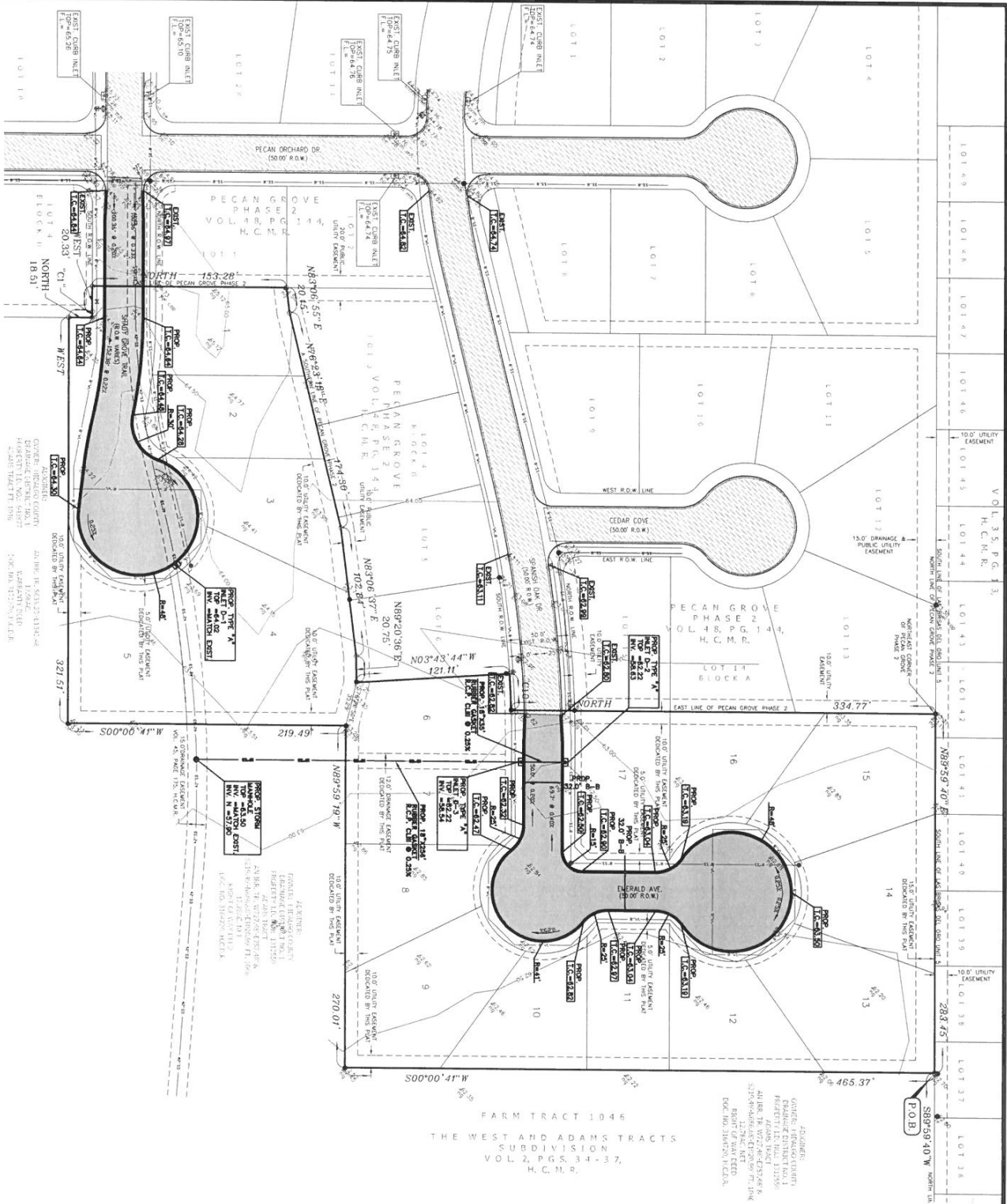
14. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

15. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

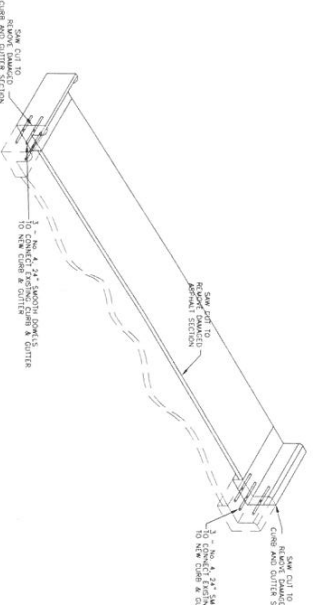
16. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

17. UNUSUAL FINISH FLOOR NOTE: UNUSUAL FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET PAVEMENT OR 1' ABOVE NORMAL FINISH FLOOR ELEVATION, WHICHEVER IS GREATER.

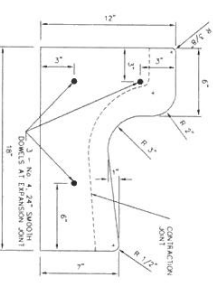
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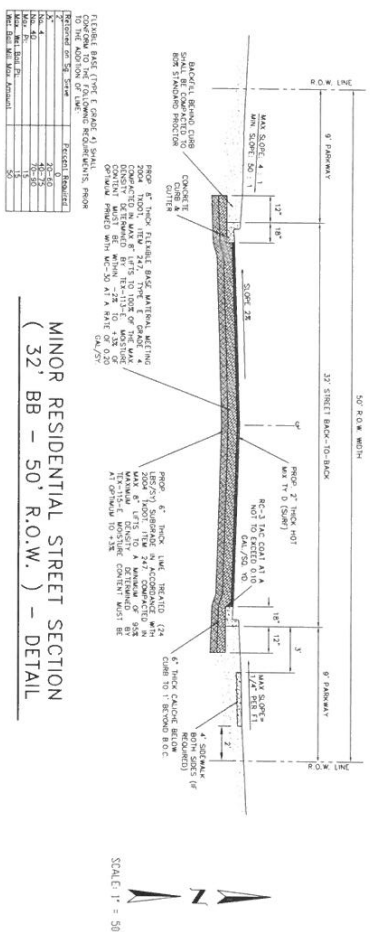
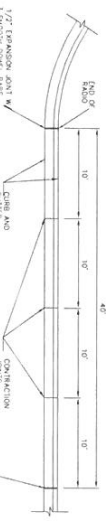
SAW CUT DETAIL  
NOT TO SCALE



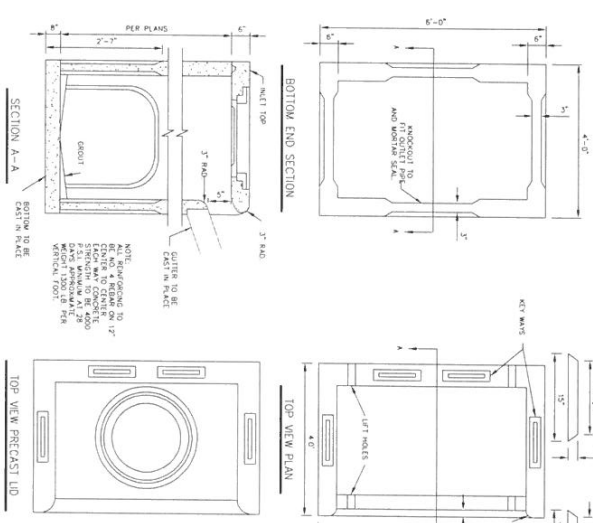
CURB AND GUTTER DETAIL  
NOT TO SCALE



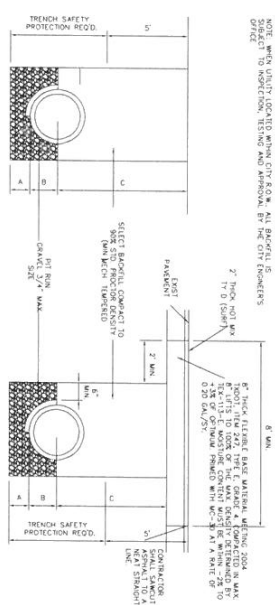
TYPICAL JOINTS  
NOT TO SCALE



MINOR RESIDENTIAL STREET SECTION  
(32' BB - 50' R.O.W.) - DETAIL



PRECAST TYPE "A" INLET



STANDARD PIPE BEDDING

STANDARD PIPE BEDDING

STANDARD PIPE BEDDING - DETAILS

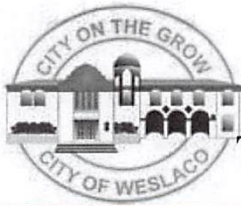
- NOTE: WHEN EXISTING STREET CROSSINGS SHALL REQUIRE SHIELDING OF EXISTING TRENCH.
- UNDER EXISTING PAVEMENT OR NEW PAVEMENT
- A. GRADE (12" MAX) SHALL BE MAINTAINED BEFORE PIPE IS Laid IN.
- B. FROM LINE OF PIPE (MAX THICKNESS = 8")
- C. FILL TRENCH WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- D. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- E. FILL TRENCH WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- F. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- G. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- H. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- I. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- J. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- K. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- L. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- M. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- N. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- O. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- P. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- Q. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- R. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- S. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- T. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- U. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- V. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- W. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- X. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- Y. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)
- Z. BACK FILL WITH SELECT MATERIAL (PHOS 1, 1/2" LITE COMPACT)

SEE PAGE 2 FOR PAVING AND DRAINAGE NOTES

ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH  
CITY OF WESLACO STANDARDS

|           |                                 |              |                               |                                                                                                                                                                                                                                                   |
|-----------|---------------------------------|--------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:  | PECAN GROVE<br>SUBDIVISION No.3 | Sheet Title: | PAVING AND DRAINAGE<br>LAYOUT | <div><div>SEA</div><div><b>SALINAS ENGINEERING &amp; ASSOCIATES</b><br/>(F-6675)-ENGINEER (10065700)-SURVEY<br/>CONSULTING ENGINEERS &amp; SURVEYORS<br/>2881 DARTFORD - McALLEN, TEXAS 78501<br/>(956) 682-0001 (956) 686-1489 (FAX)</div></div> |
| Scale:    | 1"=50'                          | Author:      | DOS                           |                                                                                                                                                                                                                                                   |
| Drawn By: | P.R.                            | Checked By:  | DOS                           |                                                                                                                                                                                                                                                   |
| Design:   | DOS                             | Project No.: | SF-21-25384                   |                                                                                                                                                                                                                                                   |
| Date:     | 05/17/21                        | City:        | WESLACO, TEXAS                |                                                                                                                                                                                                                                                   |





**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: PECAN GROVE No. 3  
 Location: PECAN ORCHARD @ SPANISH OAK DR., WESLACO  
 Applicant: JORGE FERRITIS ☒ Owner ☐ Agent  
 Address: 321 W. NOLANA Phone Number: 732-6619  
MEALIER TX 78504

### 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 FAM. RESIDENTIAL | 4.73         | —   | 17         | 23.95              | 22.91              | 203.68        |

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

Prepared by: DAVID OMAR SALINAS Date: 6/28/21

Address: 2221 DAFFODIL AVE. Phone Number: 682-9081  
MEALIER TX 78501

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

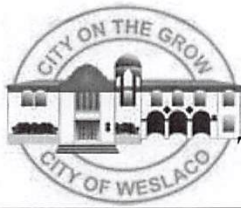
\_\_\_\_\_ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

\_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

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

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_ STID#: \_\_\_\_\_





**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: Pecan Grove No. 3  
Location: EAST OF PECAN GROVE NO. 2  
Applicant: David D Salinas ☐ Owner ☒ Agent  
Address: 2221 WAFFORD AVE. 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 Fam. DWELLINGS | 4.73         | 206,039 S.F. | (lots) 17  | 23.95              | 22.91              | 148           |

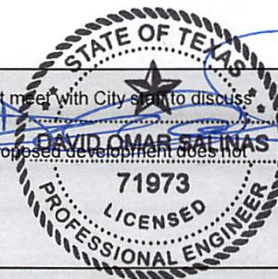
Comments: \_\_\_\_\_  
Prepared by: David D. Salinas, P.E. 4/20/21 Date:  
Address: 2221 WAFFORD AVE. Phone Number: 682-9081  
MENARD TX 78501

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

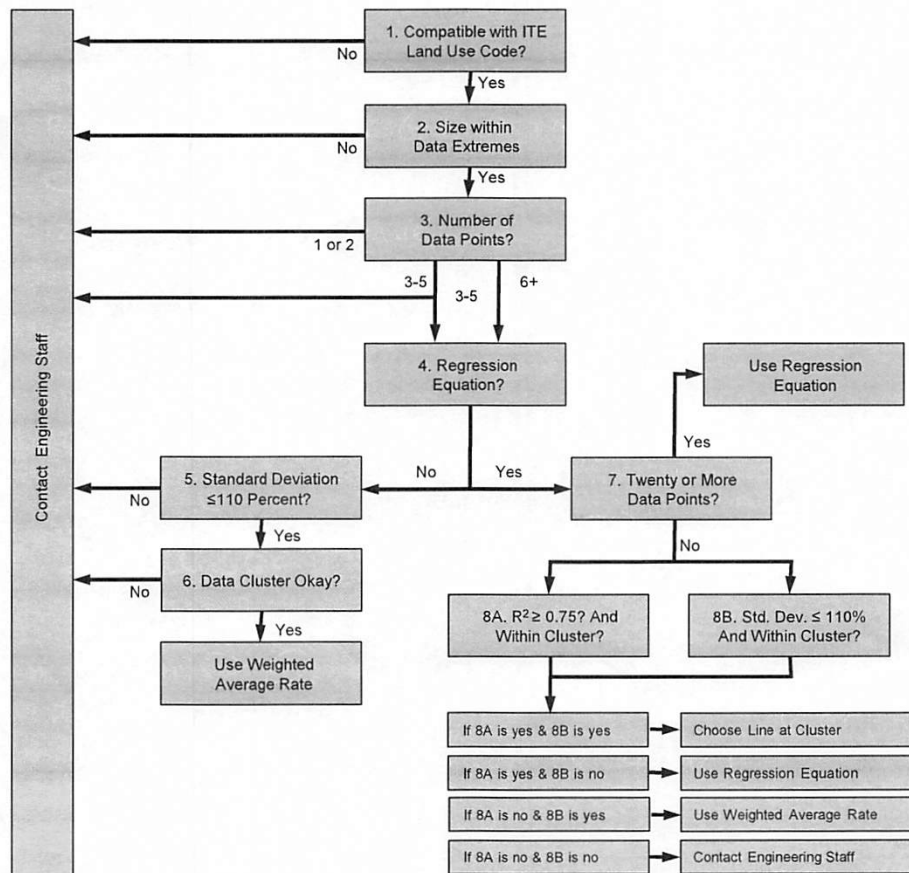
- \_\_\_\_\_ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- \_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not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

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

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_ STID#: \_\_\_\_\_



Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

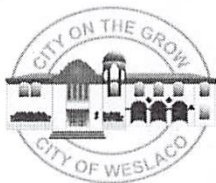
City of Weslaco  
Engineering Division  
255 S. Kansas Ave  
Weslaco, TX 78596  
(956)  
(956) 973-3128 (fax)





## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Date of Meeting:</b><br><b>JULY 7, 2021</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Agenda Item No.</b> (to be assigned by<br>PCE): <b>V.C.</b> |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt.                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Final Plat for Highland Manor PH 2– being a re-subdivision of 13.46 acres out of Farm Tract 238 and 239, West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North Possible Action.                                                                                                                                                                                          |                                                                |
| <b>Discussion/Overview:</b><br>The proposed eighteen (18) lot subdivision is located 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 OSSF. The property is within a Flood Zone "X". Applicant was granted a variance for OSSF. Applicant is requesting a variance for off-site drainage. A letter of support has been received from the Drainage District and the Irrigation District. |                                                                |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                                                                                                                                                                          |                                                                |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of Final Plat and compliance with the ordinance for the variance requests.                                                                                                                                                                                                                                                                                                                               |                                                                |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading                                                                                                                                                                 |                                                                |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                                                                                                                                                           |                                                                |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                |
| <b>Attachments,(if any):</b><br>Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                                                                                                                                                                              |                                                                |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                |



## SUBDIVISION PLATTING APPLICATION

PIAT-000068-2021

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: HIGHLAND MANOR PHASE 2 SUBDIVISION

Location: APPROX. 550 FEET NORTH OF THE INTERSECTION OF W MILE 11 N ROAD & N MILE 5-1/2 W ROAD ON THE WEST RIGHT-OF-WAY OF N MILE 5-1/2 W ROAD.

Legal Description: 12.46 ACRES OUT OF FARM TRACT 238 AND 239, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Is subdivision inside city limits?    ☐ YES    ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: AGRICULTURAL    Proposed Land Use: SINGLE-FAMILY RESIDENTIAL

Number of Lots Proposed: 18    Gross Acreage: 12.46 AC

Title Report Submitted:    ☐ YES    ☒ NO

### OWNER INFORMATION

Owner's Name: DAVID GARCIA -DASC INVESTMENTS, LLC    Telephone: 956-351-7291

Address: 4104 COCONUT PALM DRIVE

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

City: PALMHURST    State: TX    Zip: 78573    E-mail: dgarcia72@gmail.com

### ENGINEER INFORMATION

Name: IVAN GARCIA, P.E. R.P.L.S.    Telephone: 956-380-5152

Address: 921 S. 10TH AVE.

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

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

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



## UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NORTH ALAMO W.S.C.

☐ YES ☒ NO Wastewater Provision: \_\_\_\_\_

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

|                                                                                                   |                                                                                 |                                                                                   |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility <u>AT&amp;T</u> | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Gas Utility | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|

Proposed subdivision is in the following districts:

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

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

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

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

## SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

\_\_\_\_\_ **Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to [mhinojosa@weslacotx.gov](mailto:mhinojosa@weslacotx.gov) & [rdela Fuente@weslacotx.gov](mailto: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](mailto:mhinojosa@weslacotx.gov) & [rdela Fuente@weslacotx.gov](mailto: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](http://WWW.WESLACOTX.GOV)

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

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

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

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

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

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

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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

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

### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: David Garcia

Owner Signature: [Signature] Date: 5/20/21

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

Authorized Agent Signature: [Signature] Date: 5/20/21

Authorized Agent Printed Name: Ivan Garcia, PE, RPLS - Rio Delta Engineering

\*\*\*\*\*

### 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: \_\_\_\_\_

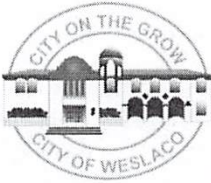
City Commission Approval on Final Plat: \_\_\_\_\_

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

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

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

\_\_\_\_\_



## APPLICATION FOR SUBDIVISION VARIANCE

VAR-000069-2021

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: HIGHLAND MANOR PHASE 2 SUBDIVISION

Location: APPROX. 550 FEET NORTH OF THE INTERSECTION OF W MILE 11 N ROAD & N MILE 5-1/2 W ROAD ON THE WEST RIGHT-OF-WAY OF N MILE 5-1/2 W ROAD.

Legal Description: 12.46 ACRES OUT OF FARM TRACT 238 AND 239, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

### 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 NOT AN EXISTING SANITARY SEWER COLLECTION SYSTEM IN THE IMMEDIATE AREA THAT WOULD BE ABLE TO SERVICE THE SUBDIVISION.

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

THERE IS NOT AN EXISTING DRAINAGE SYSTEM IN THE IMMEDIATE AREA THAT WOULD BE ABLE TO SERVICE THE SUBDIVISION.

☐ 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: DAVID GARCIA -DASC INVESTMENTS, LLC Telephone: 956-351-7291

Address: 4104 COCONUT PALM DRIVE Fax: \_\_\_\_\_

City: PALMHURST State: TX Zip: 78573 E-mail: dgarciatx72@gmail.com

### Application fees

2 \$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: David Garcia

Owner Signature: [Signature] Date: 5/20/21

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

Authorized Agent Signature: [Signature] Date: 5/20/21

Authorized Agent Printed Name: Ivan Garcia, PE, RPLS - Rio Vella Engineering

May 21, 2021

City of Weslaco  
Planning and Zoning Commission  
255 S Kansas Ave  
Weslaco, TX 78596

Re: Highland Manor Phase 2 Subdivision – Looping of Water Line

Dear Sirs,

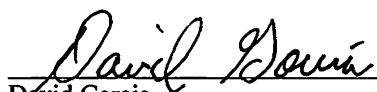
I, David Garcia, Manager of DASC Investments LLC, Owner of the subdivision to be named “Highland Manor Phase 2 Subdivision” shown on the attached preliminary plat and more particularly described as follows:

12.46 ACRES OUT OF FARM TRACT 238 AND 239, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

confirm that NAWSC is not allowing the looping within the cul-de-sac, and the looping of the proposed interior 6-inch water line will be completed during the construction stage of the future Highland Manor Phase 3 Subdivision, which will be located just north of Phase 2.

Please call Rio Delta Engineering at (956) 380-5152 or E-mail at [riodelta2004@yahoo.com](mailto:riodelta2004@yahoo.com) if you have any questions, comments or need anything else regarding this matter.

Respectfully submitted,



David Garcia  
DASC Investments, LLC  
4104 Coconut Palm Dr.  
Palmhurst, TX 78573



## 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

---

May 3, 2021

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

RE: HIGHLAND MANOR PHASE 2 SUBDIVISION

Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Highland Manor Phase 2 Subdivision, Ivan Garcia, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, 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 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

A handwritten signature in cursive script 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

## Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail  
hccid9@hotmail.com



Randy Winston  
General Manager

Judy Beall  
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 06/18/2021

Mr. Ivan Garcia P.E.  
Rio Delta Engineering  
921 South 10<sup>th</sup> Avenue  
Edinburg, TX 78539

RE: **HIGHLAND MANOR PHASE 2** Subd. Drainage and Detention

Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 05/03/21 for the **HIGHLAND MANOR PHASE 2** 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:

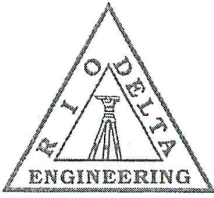
1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.

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

1/9



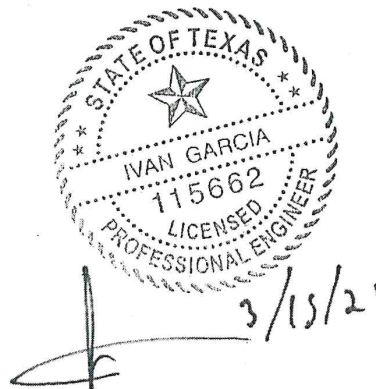
## RIO DELTA ENGINEERING

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

# HIGHLAND MANOR PHASE 2 SUBDIVISION DRAINAGE REPORT

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

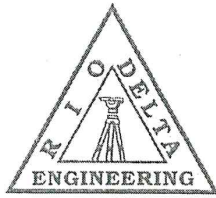
Date:  
March 15, 2021





*INDEX SHEET*

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



## RIO DELTA ENGINEERING

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

### DRAINAGE REPORT Highland Manor Phase 2 Subdivision, Hidalgo County, TEXAS

Highland Manor Phase 2 Subdivision is a proposed 18 lot Residential Subdivision, same being a 11.79 acres tract of land out of Farm Tract 238, the West and Adams Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

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

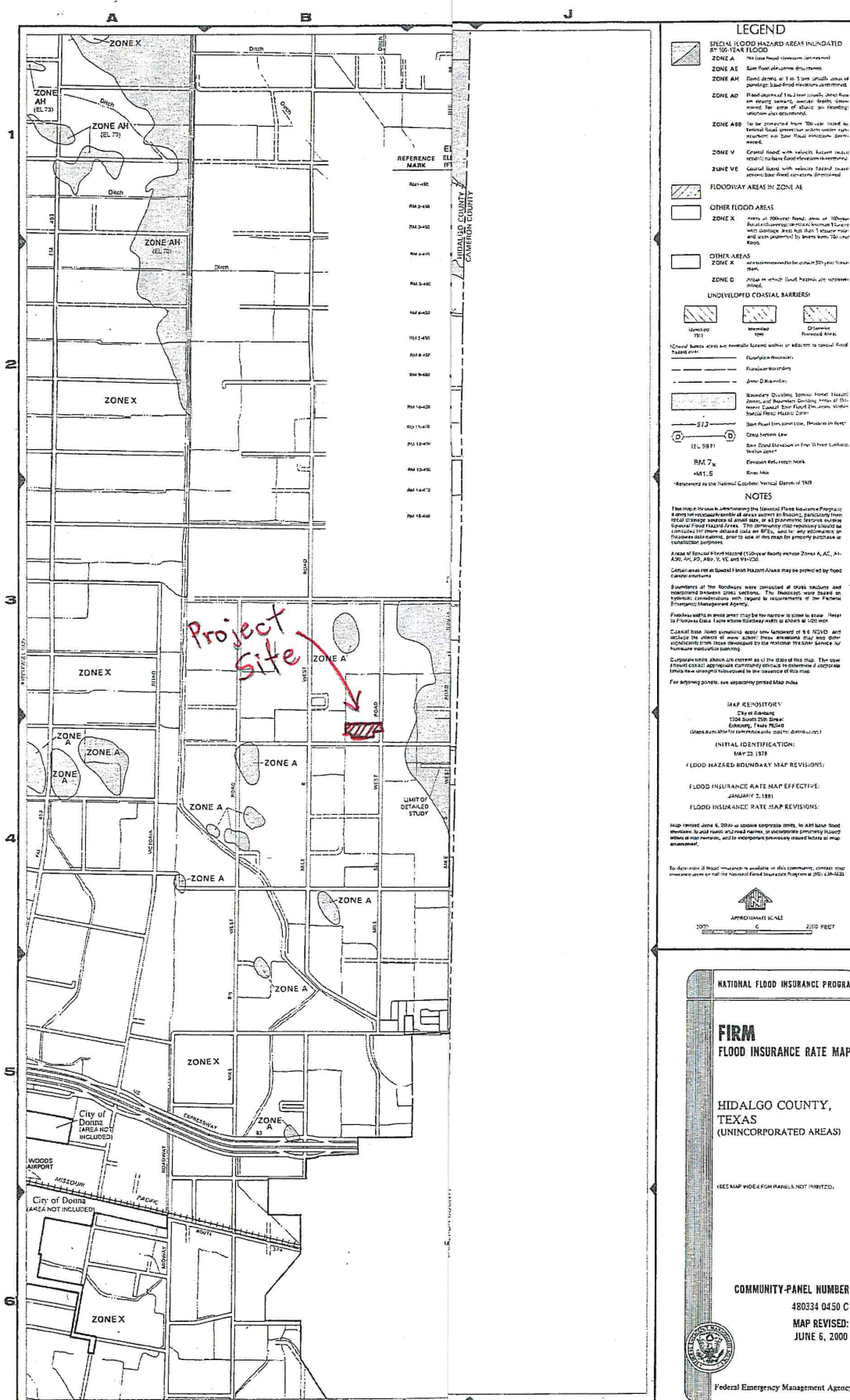
According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 80.5% of Hidalgo fine sandy loam (25), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. Additionally, it consists of 19.5% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability moderately is high to high and the water capacity is moderate. These soils are classified as Group (B). Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a easterly direction and overflows to the existing road side ditch on the west right of way of Mile 5 1/2 West in front of this subdivision, to follow the drainage patterns of the area in an easterly direction with outfall to the 701 drain ditch, then conveyed to the East Lateral drain, then conveyed to the Main Flood Water Channel, and final outfall to the Laguna Madre.

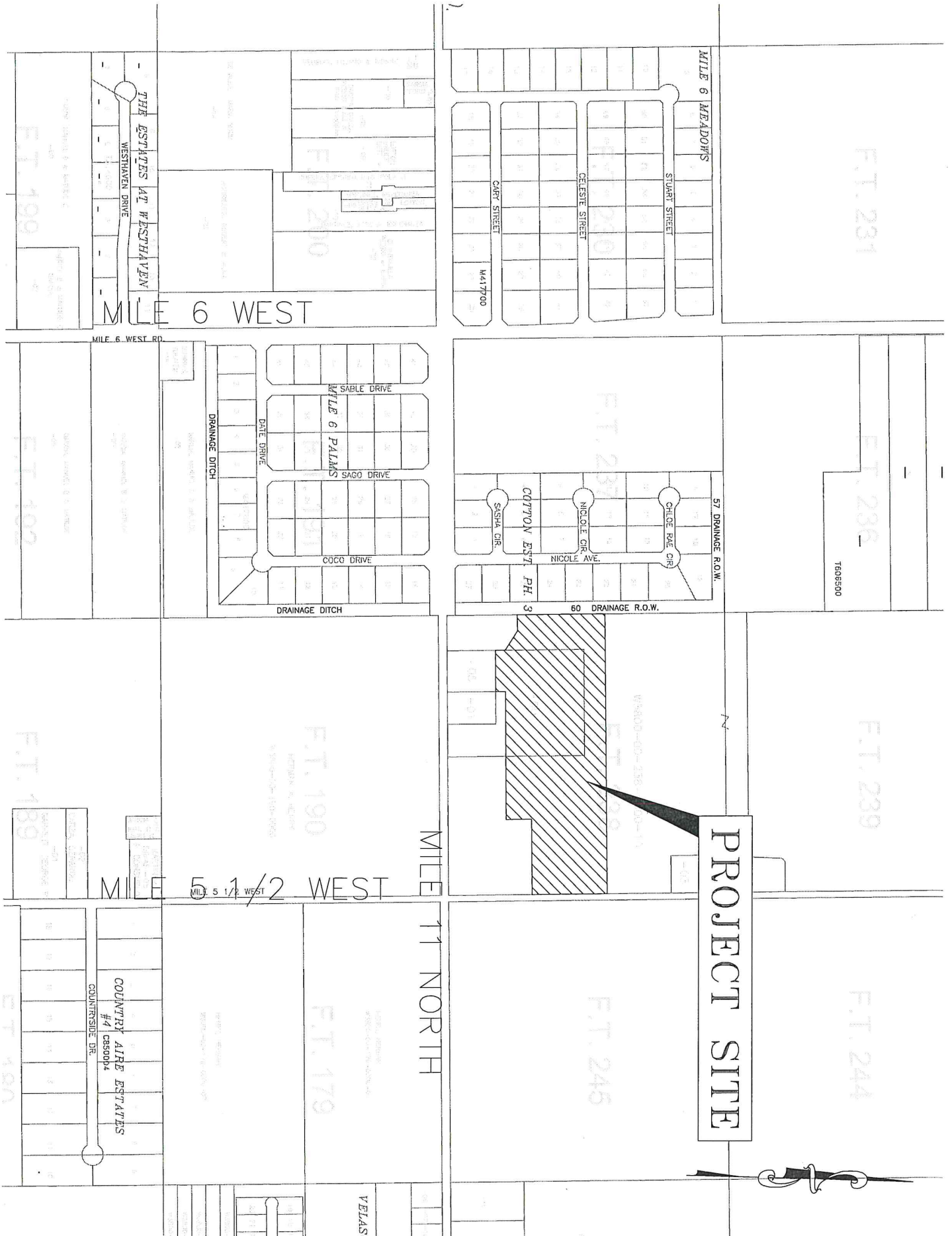
Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 7.38 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 16.31 CFS of runoff 50-yr rainfall events respectively. The improved site will have an approximate increase of 8.93 CFS of storm runoff.

In accordance with the County's drainage requirements, we have calculated that approximately a total of 35,520 CF or 0.815 AC-FT, will need to be detained for the complete development of the subdivision for a 50-yr rainfall event. Linear detention will be provided by improving the existing 17B2A1A drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1). Storm waters will be collected by an on-site collection system and routed to the existing 17B2A1A drain ditch, then conveyed to the East Lateral drain, then conveyed to the Main Flood Water Channel, and final outfall to the Laguna Madre. Tables and calculations, are attached.









## STORM WATER DETENTION CALCULATIONS

### SUMMARY SHEET

|                                   |                                           |             |                         |
|-----------------------------------|-------------------------------------------|-------------|-------------------------|
| Project Name:                     | <b>HIGHLAND MANOR PHASE 2 SUBDIVISION</b> |             |                         |
| City:                             | <b>WESLACO</b>                            |             |                         |
| State:                            | <b>Texas</b>                              |             |                         |
| County:                           | <b>HIDALGO COUNTY</b>                     |             |                         |
| Total Area:                       | <b>11.79</b>                              | Acres Gross |                         |
| Total lots:                       | <b>18</b>                                 |             |                         |
| Area already developed:           | <b>0.00</b>                               | Acres       | *Pre-existing condition |
| Area unimproved:                  | <b>11.79</b>                              | Acres       |                         |
| Existing Run off:                 | <b>7.23</b>                               | cfs         | *10 year storm          |
| Future Run off:                   | <b>16.17</b>                              | cfs         | *50 year storm          |
| Total on site detention required: | <b>35,520</b>                             | cft         | *50 year storm          |
|                                   | <b>0.815</b>                              | Ac-ft       |                         |

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

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



*[Handwritten signature]* 3/18/21



\*Pre-existing condition

I. EXISTING RUN OFF (10 YEAR STORM)

\*Rational Method

Project Name: **HIGHLAND MANOR PHASE 2 SUBDIVISION**

City: **WESLACO**

State: **Texas**

Highest elevation= **72.00** ft

Lowest elevation= **69.00** ft

Watercourse length, L= **1300.00** ft

Slope,  $S_o$  = **0.23** %

Average flow velocity, V= **0.34** ft/sec

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

$K_u = 3.28$

$k = 0.213$

\*From Table 3-2 - Intercept Coefficients

\*For short grass pasture

Time of concentration,  $t_c$  = **64.56** min (calculated)

$$t_c = L/60V$$

**64.56** min (used)

Intensity,  $i$  = **3.06** in/hr

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

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

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

\*For a recurrence interval of 10 years

$e = 0.778$

$b = 87$

$d = 9.2$

Area already developed= **0.00** SQFT  
**0.00** ACRES

\*Pre-existing condition

Area unimproved= **513,572** SQFT  
**11.79** ACRES

\*Pre-existing condition

Existing Run off Coefficient: **0.2**

\*For Unimproved areas

\*From Table 3-3 - Run off Coefficients

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

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

Peak flow, Q= **7.23** CFS

$$Q = CiA$$

## II. FUTURE RUN OFF (50 YEAR STORM)

\*Rational Method

Project Name: **HIGHLAND MANOR PHASE 2 SUBDIVISION**

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

Highest elevation= **72.00** ft  
Lowest elevation= **69.00** ft  
Watercourse length, L= **1300.00** ft  
Slope,  $S_p$  = **0.23** %

Average flow velocity,  $V$ = **0.34** ft/sec

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

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

Time of concentration,  $t_c$ = **64.56** min (calculated)

$$t_c = L/60V$$

**64.56** min (used)

Intensity,  $i$ = **3.95** min

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

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

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

Area to be developed **108,000** SQFT \*Avg 6000 SF home, driveways and walks  
**2.48** ACRES per lot

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

Area left unimproved= **405,572** SQFT \*Remaining area  
Total area left unimproved= **9.31** ACRES

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

Weighted Run off Coefficient,  $C_w$ = **0.35**

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

Peak flow,  $Q$ = **16.17** CFS

$$Q = CiA$$

### III. STORAGE CALCULATIONS (50 YEAR STORM)

\*Rational Method

Project Name: **HIGHLAND MANOR PHASE 2 SUBDIVISION**

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

Highest elevation= **72.00** ft  
Lowest elevation= **69.00** ft  
Watercourse length, L= **1300.00** ft  
Slope,  $S_p$  = **0.23** %

Average flow velocity,  $V$  = **0.34** ft/sec

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

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

Time of concentration,  $t_c$  = **64.56** min (calculated)

$$t_c = L / 60V$$

**64.56** min (used)

Intensity,  $i$  = **3.95** min

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

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

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

Area already developed= **108,000** SQFT  
**2.48** ACRES \*Avg 6000 SF home, driveways and walks per lot

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

Area left unimproved= **405,572** SQFT  
Total area left unimproved= **9.31** ACRES \*Remaining area

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

Weighted Run off Coefficient,  $C_w$  = **0.35**

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

Peak flow,  $Q$  = **16.17** CFS

$$Q = C i A$$

IV. STORM WATER DETENTION CALCULATIONS

\*Rational Method

| Duration<br>(min) | Intensity<br>(in/hr) | Q in<br>(cfs) | Vol in<br>(cft) | Q out<br>(cfs) | V out<br>(cft) | Storage<br>(cft) |
|-------------------|----------------------|---------------|-----------------|----------------|----------------|------------------|
| 0                 | 18.78                | 76.89         | 0               | 7.23           | 0              | 0                |
| 5                 | 13.57                | 55.55         | 16,664          | 7.23           | 2,168          | 14,497           |
| 10                | 10.83                | 44.31         | 26,588          | 7.23           | 4,336          | 22,253           |
| 15                | 9.10                 | 37.26         | 33,535          | 7.23           | 6,504          | 27,031           |
| 20                | 7.91                 | 32.37         | 38,846          | 7.23           | 8,671          | 30,174           |
| 25                | 7.03                 | 28.76         | 43,136          | 7.23           | 10,839         | 32,297           |
| 30                | 6.34                 | 25.96         | 46,734          | 7.23           | 13,007         | 33,727           |
| 35                | 5.80                 | 23.73         | 49,835          | 7.23           | 15,175         | 34,660           |
| 40                | 5.35                 | 21.90         | 52,561          | 7.23           | 17,343         | 35,218           |
| 45                | 4.98                 | 20.37         | 54,996          | 7.23           | 19,511         | 35,486           |
| <b>50</b>         | <b>4.66</b>          | <b>19.07</b>  | <b>57,199</b>   | <b>7.23</b>    | <b>21,678</b>  | <b>35,520</b>    |
| 55                | 4.38                 | 17.94         | 59,211          | 7.23           | 23,846         | 35,365           |
| 60                | 4.14                 | 16.96         | 61,066          | 7.23           | 26,014         | 35,051           |
| 65                | 3.93                 | 16.10         | 62,786          | 7.23           | 28,182         | 34,604           |
| 70                | 3.75                 | 15.33         | 64,393          | 7.23           | 30,350         | 34,043           |
| 75                | 3.58                 | 14.64         | 65,900          | 7.23           | 32,518         | 33,383           |
| 80                | 3.43                 | 14.03         | 67,321          | 7.23           | 34,686         | 32,636           |

Total on site detention required= 

|               |
|---------------|
| <b>35,520</b> |
| <b>0.815</b>  |

 cft  
acres-ft

Duration: Duration in minutes

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

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

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

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

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

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

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

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

Reference: TxDOT Hydraulic Design Manual, (2009)

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

| Land Cover/Flow Regime                                                                          | k     |
|-------------------------------------------------------------------------------------------------|-------|
| Forest with heavy ground litter; hay meadow (overland flow)                                     | 0.076 |
| Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow) | 0.162 |
| Short grass pasture (overland flow)                                                             | 0.213 |
| Cultivated straight row (overland flow)                                                         | 0.274 |
| Nearly bare and untilled (overland flow); alluvial fans in western mountain regions             | 0.305 |
| Grassed waterway (shallow concentrated flow)                                                    | 0.457 |
| Unpaved (shallow concentrated flow)                                                             | 0.491 |
| Paved area (shallow concentrated flow); small upland gullies                                    | 0.619 |

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

**Table 3-3. Runoff Coefficients for Rational Formula**

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

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





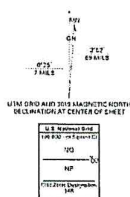
U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



DONNA QUADRANGLE  
TEXAS - HIDALGO COUNTY  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
Using data from the National Wetlands Inventory, 1983-2019.  
This map is not a legal document. Boundaries may be  
inaccurate for this map. Private lands within government  
jurisdiction may not be shown. Owners are responsible for  
obtaining necessary permits.  
Legend:  
Wetlands: National Wetlands Inventory, 1983-2019  
Roads: U.S. Census Bureau, 2013  
Hydrography: National Hydrography Dataset, 2013  
Contours: National Elevation Dataset, 2013  
Boundaries: Multiple sources; see metadata file 2016-2017  
Waterbodies: FWS National Wetlands Inventory, 1983-2019



SCALE 1:24 000  
1 000 0 500 1000 1500 2000  
FEET  
1 000 0 500 1000 1500 2000  
METERS  
ELEVATION INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988  
This map was produced to conform with the  
National Geographic Society US Topographic Standard, 2015.  
A metadata file associated with this product is available at  
https://www.usgs.gov/centers/national-geographic/society-topographic-standard



|   |   |   |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | 9 |

ABUTTING QUADRANGLES

ROAD CLASSIFICATION  
Expressway  
Secondary Road  
Ramp  
Local Connector  
Local Road  
US Road  
State Road

DONNA, TX  
2019







**MERCEDES QUADRANGLE**  
TEXAS - HIDALGO COUNTY  
7.5-MINUTE SERIES

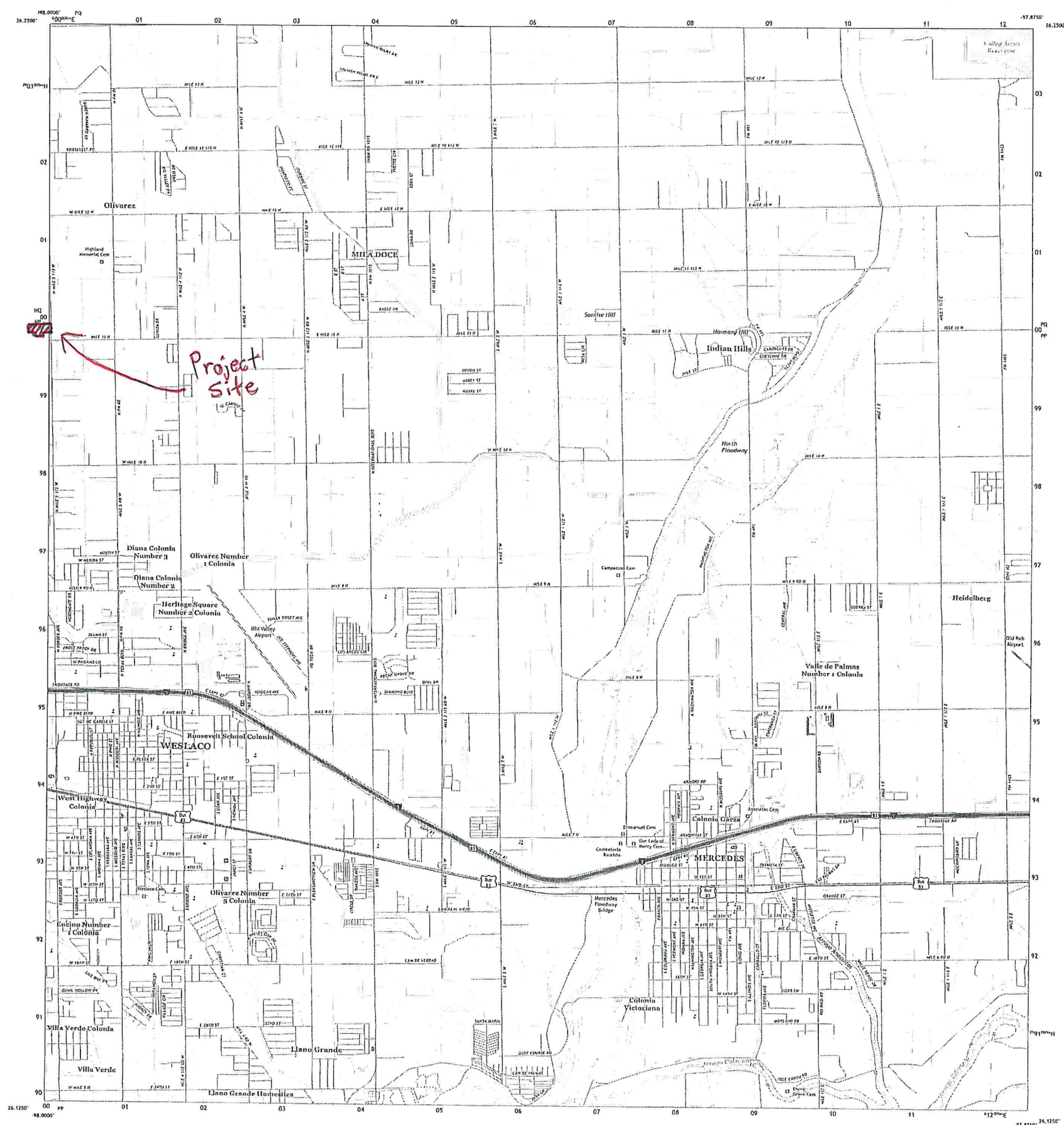


Figure 1: A schematic diagram of a 2D magnetic field profile. The diagram shows a vertical line representing the borehole axis with points labeled 'Top', 'G1', and 'G2'. To the right, a horizontal line represents the magnetic field profile with a peak labeled '2-48' and a value 'NR 33.5'. Below the borehole axis, a rectangular box contains a 'U.S. National Grid' with coordinates '100,000' and '100,000' and a 'Grid East' label. Below the grid box, a rectangular box contains a 'Grid East' label and a 'Grid East' label.

The image shows three horizontal scales for distance measurement, each with a different unit. The top scale is labeled 'KILOMETERS' and ranges from 0 to 2, with major markings at 0, 0.5, 1, and 2. The middle scale is labeled 'METERS' and ranges from 0 to 2000, with major markings at 0, 1000, and 2000. The bottom scale is labeled 'MILES' and ranges from 0 to 1000, with major markings at 0, 200, 400, 600, 800, and 1000. Each scale has a corresponding number line with tick marks and labels.

CONTOUR INTERVAL, 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the  
National Geospatial Program 1:5 Topo Product Standard, 2011.  
A metadata file associated with this product is draft version 0.6.18



|   |   |   |
|---|---|---|
| 1 | 2 | 3 |
| 4 |   | 5 |
| 6 | 7 | 8 |

1 La Blanca  
 2 Edgough  
 3 Santa Rosa  
 4 Devine  
 5 La Ferte  
 6 San Juan  
 7 Ferguson  
 8 Santa Rosa

**ROAD CLASSIFICATION**

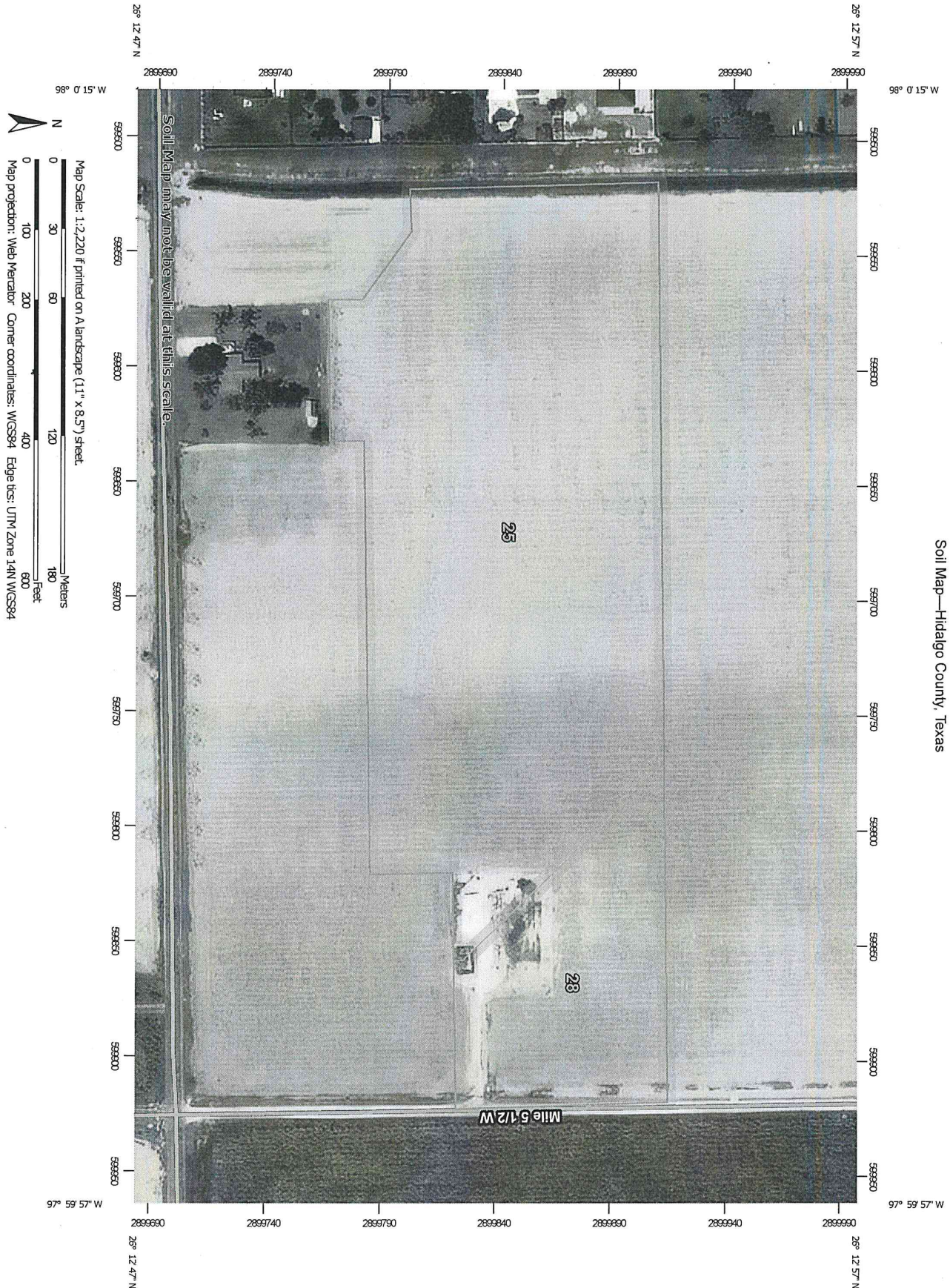
|               |       |                 |       |
|---------------|-------|-----------------|-------|
| Expressway    | ————— | Local Connector | ————— |
| Secondary Hwy | ————— | Local Road      | ..... |
| Road          | ————— | 4WT             | ————— |

 Interstate Route    US Route    State Route

MERCEDES, TX  
2019



Soil Map—Hidalgo County, Texas





## MAP LEGEND

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

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas  
Survey Area Data: Version 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

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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 | 9.6          | 80.5%          |
| 28                          | Hidalgo sandy clay loam, 0 to 1 percent slopes | 2.3          | 19.5%          |
| Totals for Area of Interest |                                                | 11.9         | 100.0%         |





## Chemical Soil Properties

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

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

*Cation-exchange capacity* is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

*Effective cation-exchange capacity* refers to the sum of extractable cations plus aluminum expressed in terms of milliequivalents per 100 grams of soil. It is determined for soils that have pH of less than 5.5.

*Soil reaction* is a measure of acidity or alkalinity. It is important in selecting crops and other plants, in evaluating soil amendments for fertility and stabilization, and in determining the risk of corrosion.

*Calcium carbonate* equivalent is the percent of carbonates, by weight, in the fraction of the soil less than 2 millimeters in size. The availability of plant nutrients is influenced by the amount of carbonates in the soil.

*Gypsum* is expressed as a percent, by weight, of hydrated calcium sulfates in the fraction of the soil less than 20 millimeters in size. Gypsum is partially soluble in water. Soils that have a high content of gypsum may collapse if the gypsum is removed by percolating water.

*Salinity* is a measure of soluble salts in the soil at saturation. It is expressed as the electrical conductivity of the saturation extract, in millimhos per centimeter at 25 degrees C. Estimates are based on field and laboratory measurements at representative sites of nonirrigated soils. The salinity of irrigated soils is affected by the quality of the irrigation water and by the frequency of water application. Hence, the salinity of soils in individual fields can differ greatly from the value given in the table. Salinity affects the suitability of a soil for crop production, the stability of soil if used as construction material, and the potential of the soil to corrode metal and concrete.

*Sodium adsorption ratio* (SAR) is a measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration. Soils that have SAR values of 13 or more may be characterized by an increased dispersion of organic matter and clay particles, reduced saturated hydraulic conductivity and aeration, and a general degradation of soil structure.

## Report—Chemical Soil Properties

| Chemical Soil Properties—Hidalgo County, Texas    |           |                          |                                    |               |                   |            |                 |                         |  |
|---------------------------------------------------|-----------|--------------------------|------------------------------------|---------------|-------------------|------------|-----------------|-------------------------|--|
| Map symbol and soil name                          | Depth     | Cation-exchange capacity | Effective cation-exchange capacity | Soil reaction | Calcium carbonate | Gypsum     | Salinity        | Sodium adsorption ratio |  |
|                                                   | <i>In</i> | <i>meq/100g</i>          | <i>meq/100g</i>                    | <i>pH</i>     | <i>Pct</i>        | <i>Pct</i> | <i>mmhos/cm</i> |                         |  |
| 25—Hidalgo fine sandy loam, 0 to 1 percent slopes |           |                          |                                    |               |                   |            |                 |                         |  |
| Hidalgo                                           | 0-17      | 2.6-10                   | —                                  | 7.9-8.4       | 1-5               | 0          | 0.0-2.0         | 0-2                     |  |
|                                                   | 17-28     | 10-20                    | —                                  | 7.9-8.4       | 2-15              | 0          | 0.0-3.0         | 2-5                     |  |
|                                                   | 28-38     | 10-20                    | —                                  | 7.9-8.4       | 10-35             | 0          | 0.0-4.0         | 2-6                     |  |
|                                                   | 38-80     | 10-20                    | —                                  | 7.9-8.4       | 10-35             | 0          | 0.0-4.0         | 4-10                    |  |
| 28—Hidalgo sandy clay loam, 0 to 1 percent slopes |           |                          |                                    |               |                   |            |                 |                         |  |
| Hidalgo                                           | 0-17      | 10-18                    | —                                  | 7.9-8.4       | 1-5               | 0          | 0.0-2.0         | 0-4                     |  |
|                                                   | 17-28     | 10-20                    | —                                  | 7.9-8.4       | 2-15              | 0          | 0.0-3.0         | 2-5                     |  |
|                                                   | 28-38     | 10-20                    | —                                  | 7.9-8.4       | 10-35             | 0          | 0.0-4.0         | 2-6                     |  |
|                                                   | 38-80     | 10-20                    | —                                  | 7.9-8.4       | 10-35             | 0          | 0.0-4.0         | 4-10                    |  |

## Data Source Information

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

## Engineering Properties

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

#### References:

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



Engineering Properties---Hidalgo County, Texas

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



## Report—Engineering Properties

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

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

**Data Source Information**

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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

## Physical Soil Properties

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

Reference:

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

## Report—Physical Soil Properties

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

| Physical Soil Properties—Hidalgo County, Texas    |       |           |           |           |                    |                                  |                          |                      |                |                 |     |   |                        |                        |
|---------------------------------------------------|-------|-----------|-----------|-----------|--------------------|----------------------------------|--------------------------|----------------------|----------------|-----------------|-----|---|------------------------|------------------------|
| Map symbol and soil name                          | Depth | Sand      | Silt      | Clay      | Moist bulk density | Saturated hydraulic conductivity | Available water capacity | Linear extensibility | Organic matter | Erosion factors |     |   | Wind erodibility group | Wind erodibility index |
|                                                   |       |           |           |           |                    |                                  |                          |                      |                | Kw              | Kf  | T |                        |                        |
|                                                   | In    | Pct       | Pct       | Pct       | g/cc               | micro m/sec                      | In/In                    | Pct                  | Pct            |                 |     |   |                        |                        |
| 25—Hidalgo fine sandy loam, 0 to 1 percent slopes |       |           |           |           |                    |                                  |                          |                      |                |                 |     |   |                        |                        |
| Hidalgo                                           | 0-17  | 53-63- 75 | 5-19- 35  | 5-18- 20  | 1.35-1.45<br>-1.65 | 14.00-28.00-42.00                | 0.10-0.13-0.15           | 0.3- 1.4- 1.7        | 0.5- 1.0- 1.5  | .24             | .24 | 5 | 3                      | 86                     |
|                                                   | 17-28 | 25-48- 70 | 10-25- 50 | 23-27- 35 | 1.20-1.40<br>-1.50 | 4.00-9.00-14.00                  | 0.10-0.13-0.18           | 1.2- 2.1- 5.0        | 0.3- 0.6- 1.0  | .28             | .28 |   |                        |                        |
|                                                   | 28-38 | 25-35- 70 | 10-35- 50 | 23-30- 35 | 1.20-1.40<br>-1.60 | 4.00-9.00-14.00                  | 0.10-0.13-0.18           | 1.2- 2.3- 5.9        | 0.1- 0.3- 0.5  | .32             | .32 |   |                        |                        |
|                                                   | 38-80 | 25-30- 70 | 10-40- 50 | 23-30- 35 | 1.40-1.50<br>-1.80 | 4.00-9.00-14.00                  | 0.10-0.13-0.18           | 1.0- 2.2- 5.0        | 0.1- 0.2- 0.3  | .32             | .32 |   |                        |                        |
| 28—Hidalgo sandy clay loam, 0 to 1 percent slopes |       |           |           |           |                    |                                  |                          |                      |                |                 |     |   |                        |                        |
| Hidalgo                                           | 0-17  | 45-55- 70 | 5-18- 28  | 20-27- 30 | 1.35-1.50<br>-1.65 | 4.00-9.00-14.00                  | 0.10-0.13-0.18           | 1.5- 2.7- 5.0        | 1.0- 1.5- 2.0  | .17             | .17 | 5 | 5                      | 56                     |
|                                                   | 17-28 | 25-48- 70 | 10-25- 50 | 23-27- 35 | 1.20-1.40<br>-1.50 | 4.00-9.00-14.00                  | 0.10-0.13-0.18           | 1.2- 2.1- 5.0        | 0.3- 0.6- 1.0  | .28             | .28 |   |                        |                        |
|                                                   | 28-38 | 25-35- 70 | 10-35- 50 | 23-30- 35 | 1.20-1.40<br>-1.60 | 4.00-9.00-14.00                  | 0.10-0.13-0.18           | 1.2- 2.3- 5.9        | 0.1- 0.3- 0.5  | .32             | .32 |   |                        |                        |
|                                                   | 38-80 | 25-30- 70 | 10-40- 50 | 23-30- 35 | 1.40-1.50<br>-1.80 | 4.00-9.00-14.00                  | 0.10-0.13-0.18           | 1.0- 2.2- 5.0        | 0.1- 0.2- 0.3  | .32             | .32 |   |                        |                        |

**Data Source Information**

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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey



## Component Legend—Hidalgo County, Texas

## Component Legend

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

### Report—Component Legend

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

### Data Source Information

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



## Map Unit Description

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

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

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

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

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

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

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

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

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

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

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

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

## Report—Map Unit Description

### Hidalgo County, Texas

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

##### Map Unit Setting

National map unit symbol: 2sxn

Elevation: 20 to 500 feet

Map Unit Description---Hidalgo County, Texas

---

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

#### **Map Unit Composition**

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

#### **Description of Hidalgo**

##### **Setting**

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

##### **Typical profile**

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

##### **Properties and qualities**

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*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

#### **Minor Components**

##### **Willacy**

*Percent of map unit:* 10 percent  
*Landform:* Terraces





Map Unit Description---Hidalgo County, Texas

---

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

**Brennan**

*Percent of map unit:* 5 percent  
*Landform:* Terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* 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

**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

Map Unit Description---Hidalgo County, Texas

---

*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

**Data Source Information**

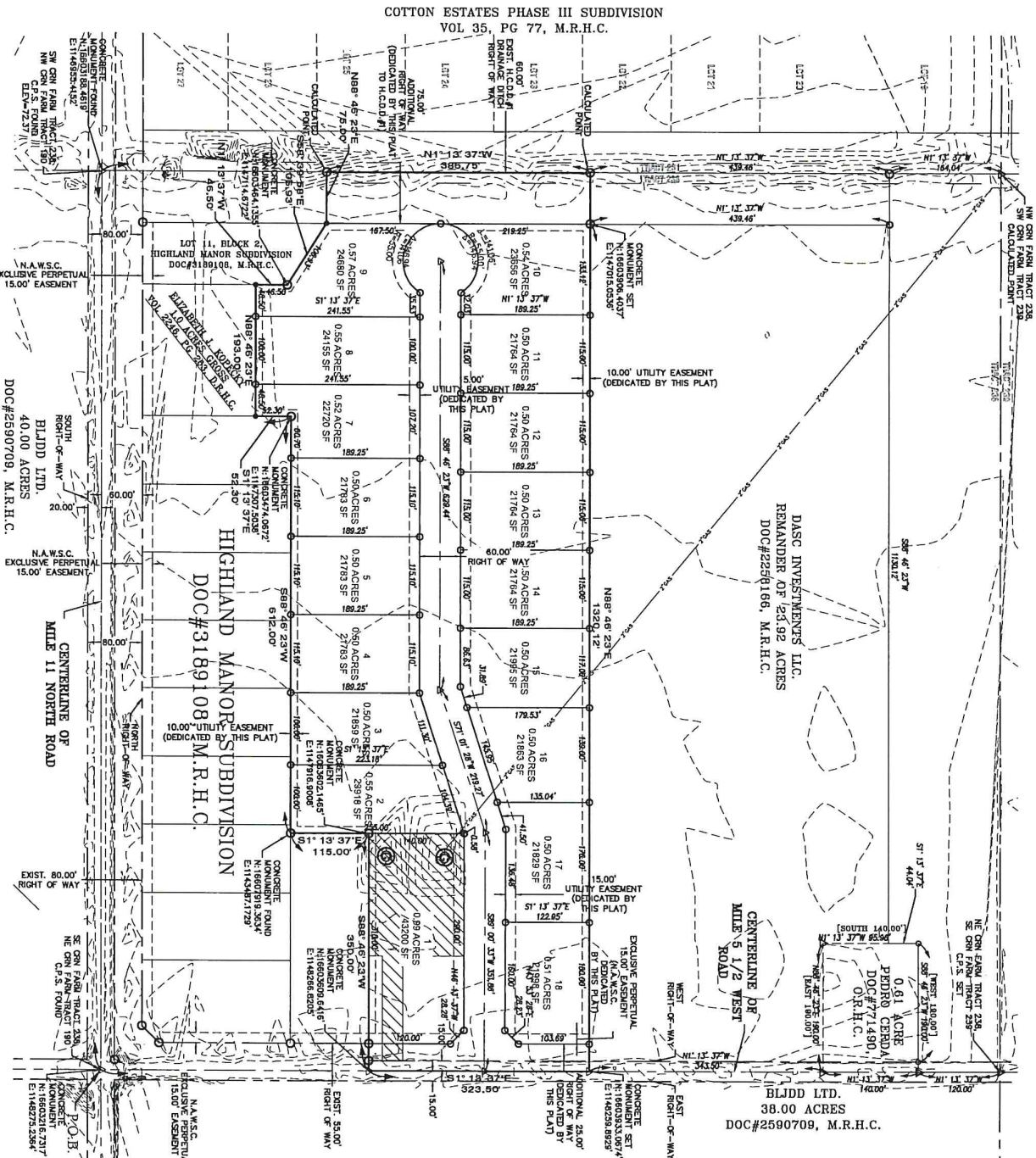
Soil Survey Area: Hidalgo County, Texas  
Survey Area Data: Version 19, Jun 11, 2020



DATE OF PREPARATION: MARCH, 2021

# HIGHLAND MANOR PHASE 2 SUBDIVISION

BEING A 11.73 ACRES TRACT OF LAND OUT OF FARM TRACT 23A, THE WEST AND SOUTH TRACTS BEING PART OF HIGHLAND COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 127 AND 128, MAP RECORDS OF HIGHLAND COUNTY, TEXAS.



| ABBREVIATION LEGEND                                              |                                                                  |
|------------------------------------------------------------------|------------------------------------------------------------------|
| 1/2" = 100'                                                      | 1/2" = 100'                                                      |
| 1/4" = 25'                                                       | 1/4" = 25'                                                       |
| 1/8" = 12.5'                                                     | 1/8" = 12.5'                                                     |
| 1/16" = 6.25'                                                    | 1/16" = 6.25'                                                    |
| 1/32" = 3.125'                                                   | 1/32" = 3.125'                                                   |
| 1/64" = 1.5625'                                                  | 1/64" = 1.5625'                                                  |
| 1/128" = 0.78125'                                                | 1/128" = 0.78125'                                                |
| 1/256" = 0.390625'                                               | 1/256" = 0.390625'                                               |
| 1/512" = 0.1953125'                                              | 1/512" = 0.1953125'                                              |
| 1/1024" = 0.09765625'                                            | 1/1024" = 0.09765625'                                            |
| 1/2048" = 0.048828125'                                           | 1/2048" = 0.048828125'                                           |
| 1/4096" = 0.0244140625'                                          | 1/4096" = 0.0244140625'                                          |
| 1/8192" = 0.01220703125'                                         | 1/8192" = 0.01220703125'                                         |
| 1/16384" = 0.006103515625'                                       | 1/16384" = 0.006103515625'                                       |
| 1/32768" = 0.0030517578125'                                      | 1/32768" = 0.0030517578125'                                      |
| 1/65536" = 0.00152587890625'                                     | 1/65536" = 0.00152587890625'                                     |
| 1/131072" = 0.000762939453125'                                   | 1/131072" = 0.000762939453125'                                   |
| 1/262144" = 0.0003814697265625'                                  | 1/262144" = 0.0003814697265625'                                  |
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DASC INVESTMENTS LLC.  
REMAINDER OF 23.92 ACRES  
DOC#2258166, M.R.H.C.



**DRAINAGE VOLUME LEGEND**  
**VOLUME PROVIDED = 13.50 SF X 240 FT = 3,240 CF**

IVAN GARCIA, P.E., R.P.L.S.



DATE \_\_\_\_\_

**SUBSIDIZED CERTIFICATION**

1. BY COMPLETING THE PHOTOGRAPHS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1-1. DAVID GARLICK, SUBDIVIDER OF HICKLAND PLANNED PHASE 2 SUBDIVISION HEREIN CERTIFIES SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT ADEQUATE DRINKING WATER SOURCE IS PERMANENTLY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO MAINTAIN ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DAVID GARCIA - MANAGING EMER  
DASC INVESTMENTS, LLC.

STATE OF TEXAS  
COUNTY OF HIDALGO

DO NOT SEAL THE ORDER  
SUBSCRIBED TO THE  
HAND AND SEAL OF

NOTARY PUBLIC

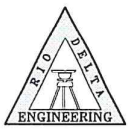
1111

SHEET 3. ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/SEWER SYSTEMS, PLANNING REPORT, AND DESIGNER'S CERTIFICATION. PLANNING REPORT INCLUDING DESCRIPTION OF PLANNING.

|            |                  |
|------------|------------------|
| CHECKED:   | DANIEL RODRIGUEZ |
| DRAWN:     | DANIEL RODRIGUEZ |
| SCALE:     | 1"=60'           |
| DATE:      | MARCH 9, 2021    |
| PROJECT:   | SUB 20 046       |
| REVISIONS: |                  |
| PAGE NO    | 3-OF-3           |

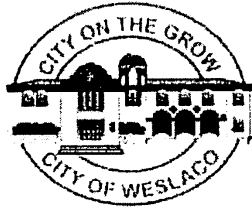
## PRELIMINARY

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
IVAN GARCIA,  
PE, 115662 ON  
MARCH, 2021  
IT IS NOT TO BE  
USED FOR CONSTRUCTION  
BIDDING OR PERMIT  
PURPOSES.



**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
21 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083





**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: HIGHLAND MANOR PHASE 2 SUBDIVISION  
Location: APPROX. 500 FEET NORTH OF THE INTERSECTION OF MILE 11 NORTH ROAD AND MILE 5 1/2 WEST  
Applicant: DAVID GARCIA ☒ Owner ☐ Agent  
Address: 2130 W. MILE 11 NORTH Phone Number: 956-380-5152

### 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 HOUSING | 11.79        | n/a | 18         | 25                 | 33                 | 58            |

Comments: \_\_\_\_\_  
Prepared by: RIO DELTA ENGINEERING Date: \_\_\_\_\_  
Address: 921 S. 10TH AVENUE Phone Number: 956-380-5152

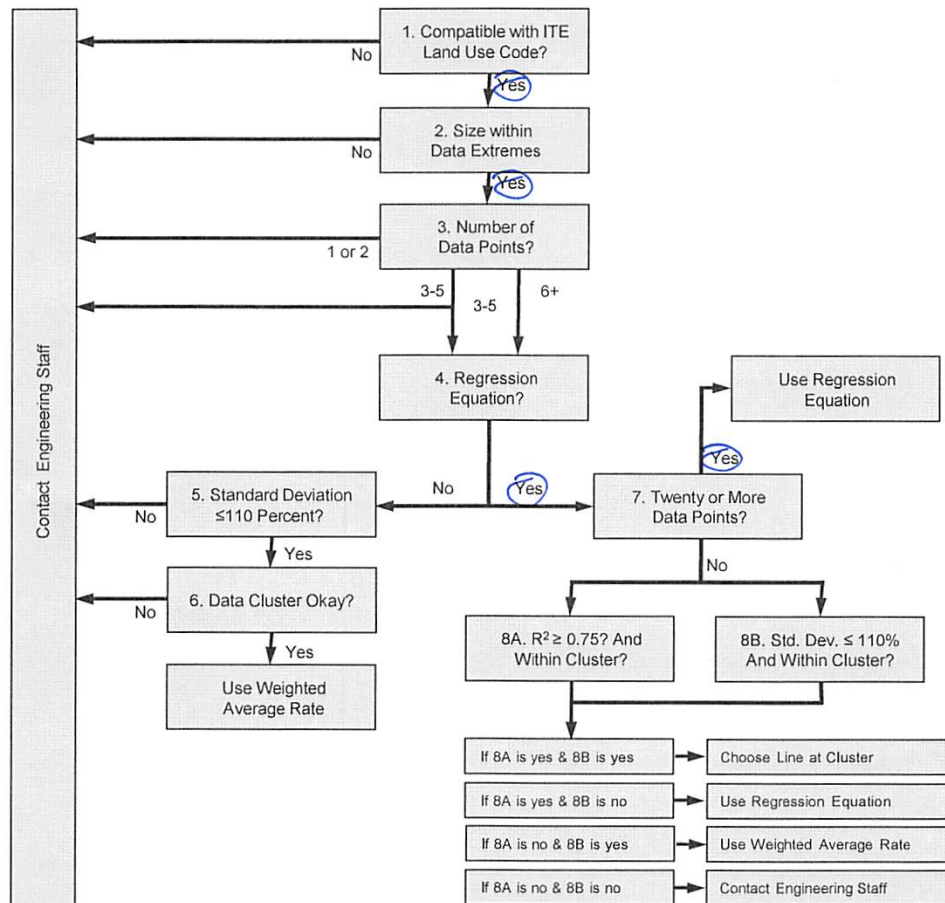
(For Official Use Only, Do Not Write In This Box)

\_\_\_\_\_ 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)

## Single-Family Detached Housing (210)

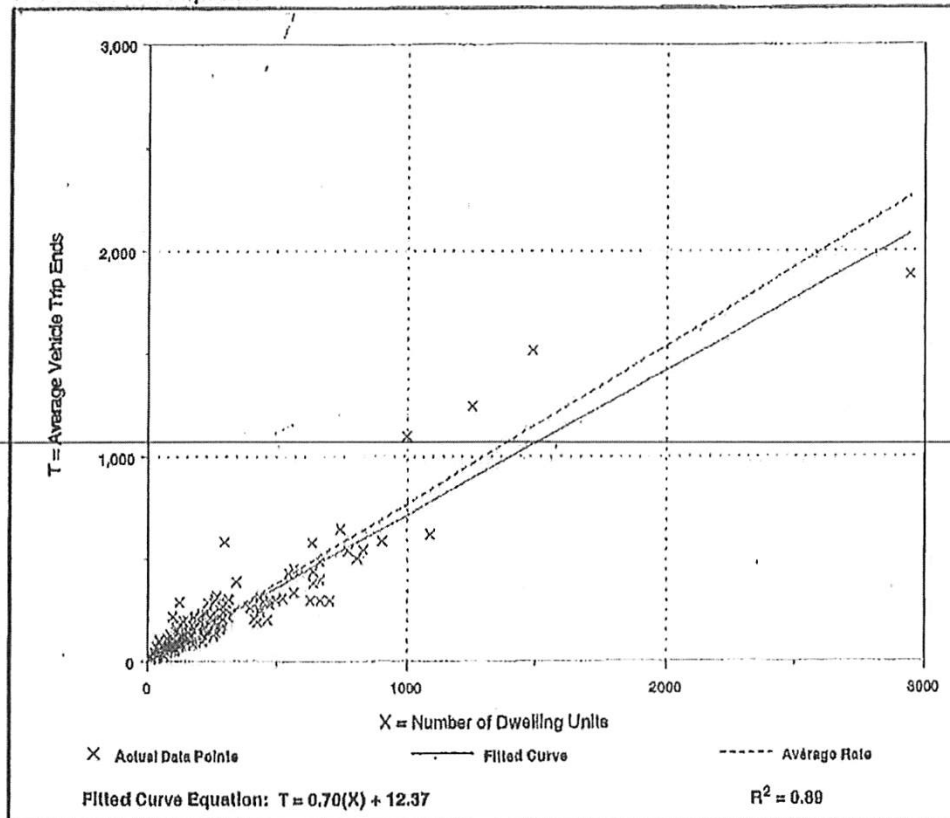
Average Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
A.M. Peak Hour of Generator

Number of Studies: 341  
Avg. Number of Dwelling Units: 181  
Directional Distribution: 26% entering, 74% exiting

### Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.77         | 0.33 - 2.27    | 0.91               |

### Data Plot and Equation



A.M. Trip Generation, 8th Edition

203

Institute of Transportation Engineers

$$T = 0.7(x) + 12.37$$

$$T = 0.7(18) + 12.37$$

$$T = 12.6 + 12.37$$

$$T = 24.97 \approx 25 \text{ Trip Ends}$$

## Single-Family Detached Housing (210)

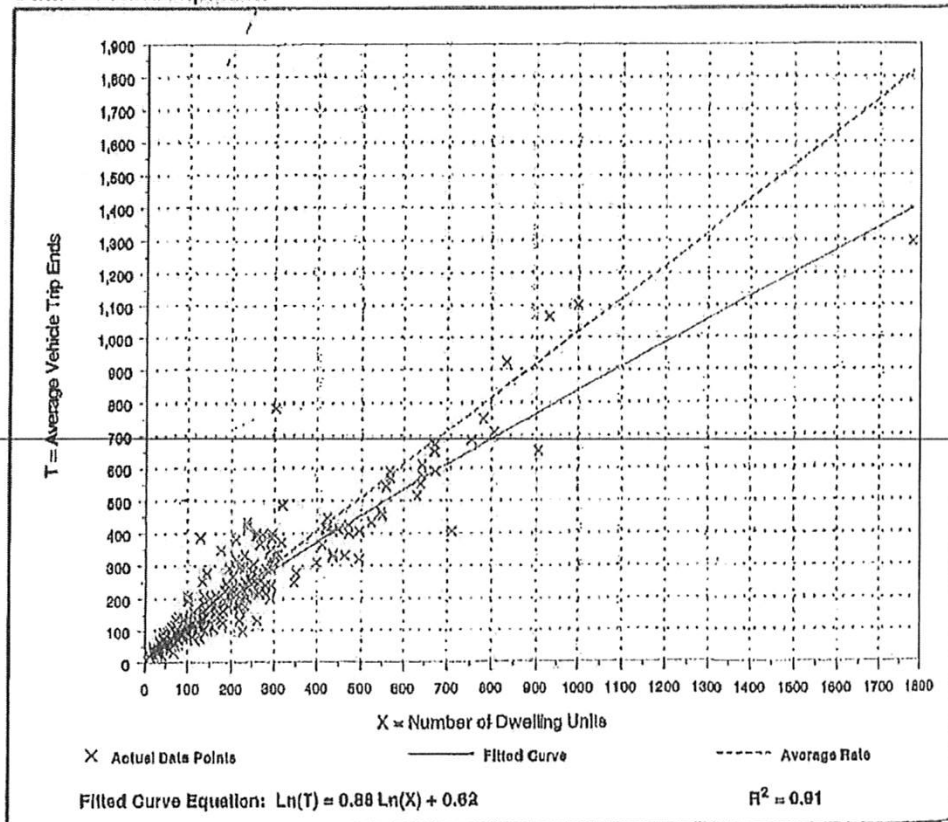
Average Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
P.M. Peak Hour of Generator

Number of Studies: 360  
Avg. Number of Dwelling Units: 174  
Directional Distribution: 64% entering, 36% exiting

### Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.02         | 0.42 - 2.98    | 1.08               |

### Data Plot and Equation



P.M.

Trip Generation, 8th Edition

294

Institute of Transportation Engineers

$$\ln(T) = 0.88 \ln(X) + 0.62$$

$$\ln(T) = 0.88 \ln(18) + 0.62$$

$$\ln(T) = (2.89 + 0.62)$$

$$T = 33.45 \approx 33 \text{ Trip Ends}$$





## Planning & Zoning Commission Standardized Agenda Request Form

|                                                                                                                                                                                                                                                                                                                                    |                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Date of Meeting:</b><br><b>JUNE 2, 2021</b>                                                                                                                                                                                                                                                                                     | <b>Agenda Item No.</b> (to be assigned by PCE): <b>V.D.</b> |
| <b>From:</b><br>Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.                                                                                                                                                                                                                                              |                                                             |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Final Plat for Chavez De Los Santos Subdivision—being a 6.364 acre tract out of Farm Tract 256, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the West side of Mile 4 ½ West, approximately 1770ft south of Mile 12 North Possible Action. |                                                             |
| <b>Discussion/Overview:</b><br>The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant was granted a variance for OSSF.        |                                                             |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                  |                                                             |
| <b>Staff recommendation for Commission's Action:</b><br>Staff recommends approval of Final Plat                                                                                                                                                                                                                                    |                                                             |
| <b>Additional Action Prompted:</b><br><input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading         |                                                             |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                   |                                                             |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                   |                                                             |
| <b>Attachments,(if any):</b><br>Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.                                                                                                                                                                                      |                                                             |
| <b>Responsibilities upon Commission's Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                         |                                                             |



## SUBDIVISION PLATTING APPLICATION

PIAT-000071-2021

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: CHAVEZ DE LOS SANTOS SUBDIVISION

Location: WEST SIDE OF MILE 4 1/2 WEST, 6770 FEET SOUTH OF MILE 12 NORTH

Legal Description: A 6.364 ACRE TRACT OF LAND OUT OF FARM TRACT 256, 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: 2 Gross Acreage: \_\_\_\_\_

Title Report Submitted: ☐ YES ☒ NO

### OWNER INFORMATION

Owner's Name: Jaimie Chavez Telephone: 376-6346

Address: 6745 N. MILE 4 1/2 WEST Fax: \_\_\_\_\_

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

### ENGINEER INFORMATION

Name: Willie Armatia Telephone: 784-0218

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

City: Donna State: TX Zip: 78537 E-mail: naengineering@yahoo.com

### UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: P.A.W.S.C.

☐ YES ☒ NO Wastewater Provision: DSSF

☒ YES ☐ NO Electric Company: Magic Valley

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

Proposed subdivision is in the following districts:

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

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

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

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

### SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\$350.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

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

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

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

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

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

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

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

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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



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

**AUTHORIZATION AND ACKNOWLEDGEMENTS**

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

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

Owner Printed Name: Jaime Chavez

Owner Signature: [Signature] Date: 5/22/21  
\_\_\_\_\_ is the authorized agent

Authorized Agent Signature: [Signature] Date: 5/22/21

Authorized Agent Printed Name: Willie Arreola

\*\*\*\*\*

**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-000072-2021

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: CHAVEZ DE LOS SANTOS SUBDIVISION

Location: WEST SIDE OF MILE 4 1/2 WEST 1,770 FEET SOUTH OF MILE 12 NORTH

Legal Description: A 6.364 ACRE TRACT OF LAND OUT OF FARM TRACT 256, 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  
OSCF WILL BE USE

☐ 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: JARME CHAVEZ

Owner Signature: [Signature] Date: 5/21/21

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

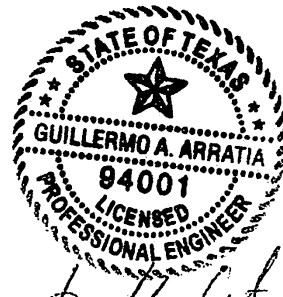
Authorized Agent Signature: [Signature] Date: 5/21/21

Authorized Agent Printed Name: WILHE ARCTIC

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

**DRAINAGE REPORT**  
**For**  
**CHAVEZ DE LOS SANTOS SUBDIVISION**

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



*Guillermo A. Arratia, P.E.*  
1/4/2021



## **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. 5<sup>TH</sup> STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218  
FIRM No. F-9050

**DRAINAGE REPORT**  
**For**  
**CHAVEZ DE LOS SANTOS SUBDIVISION**

**I. PROJECT LOCATION**

A 6.364 acre Tract of land out of Farm Tract 256, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 584473 and is located on the east side of Mile 4 ½ West Road, 1,770.00 feet south of Mile 12 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", (shaded) Areas of 500-year flood; areas for 100-year flood with average depths less than 1 square mile; and are protected by levees from 100-year flood. 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 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 (2.42 cfs) from the site is by form of sheet flow runs towards the southeast side of this tract.

**V. PROPOSED CONDITIONS**

The proposed conditions for this subject tract is for 2 lots for residential use. The storm runoff after development will increase 2.08 cfs for a total 4.5 cfs, I have calculated that 13,409 cf of storm runoff for a 50 year design frequency, will be detained within the property by existing natural low areas, and will be out falling into the re-graded road side ditch of Mile 4 ½ West Road. A 24 inch pipe with safety end treatment will be required at driveways.

|                                                            |                                                                                     |
|------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input type="checkbox"/> REJECTED                          |  |
| <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL |                                                                                     |
| <input checked="" type="checkbox"/> TO H.C. PLANNING DEPT. |                                                                                     |
| <input checked="" type="checkbox"/> TO CITY                |                                                                                     |
| <input type="checkbox"/> DISCHARGE PERMIT REQUIRED         |                                                                                     |
| <input type="checkbox"/> DISTRICT FACILITY                 |                                                                                     |
| <input type="checkbox"/> CITY FACILITY                     |                                                                                     |
| <input type="checkbox"/> OTHER                             |                                                                                     |
| <i>Hector Garcia</i>                                       | <i>2/25/21</i>                                                                      |
| H.C.D.D. NO. 1                                             | DATE                                                                                |



*Guillermo A. Arratia*  
*1/31/2021*

DRAINAGE CALCULATIONS EXHIBIT "A"

AREA= 6.364 Ac. TxDOT Intensity Constants for  $I=b/(T_c+d)^e$

**Existing Conditions**

Length= 1320 ft.  
Slope= 0.1 %  
Cexist.= 0.2  
Time of Concentration=  
Texist. = 127 min.  
Iexist. = 1.90 in/hr  
Qexist. = 2.42 cfs.

10 year storm

b= 87  
e= 0.778  
d= 9.2

127 min.

**Proposed Conditions**

Length= 1320 ft.  
Slope= 0.15 %  
Cfut.= 0.25  
Time of Concentration=  
Tfut.= 105 min.  
Ifut.= 2.85 in/hr  
Qfut.= 4.5 cfs.  
Qin= 1.59 i

50 year storm

b= 99  
e= 0.749  
d= 9.2

105 min.

| tp<br>(Min.) | I50<br>(in/hr) | Qin<br>(cfs) | Vin<br>(cubic ft.) | Qout<br>(cfs) | Vout<br>(cubic ft.) | Ev<br>(cubic ft.) |
|--------------|----------------|--------------|--------------------|---------------|---------------------|-------------------|
| 10           | 10.83          | 17.22        | 10334              | 2.42          | 8332                | 2,002             |
| 20           | 7.91           | 12.58        | 15098              | 2.42          | 9059                | 6,039             |
| 30           | 6.34           | 10.09        | 18164              | 2.42          | 9786                | 8,378             |
| 40           | 5.35           | 8.51         | 20428              | 2.42          | 10513               | 9,915             |
| 50           | 4.66           | 7.41         | 22231              | 2.42          | 11240               | 10,991            |
| 60           | 4.14           | 6.59         | 23734              | 2.42          | 11967               | 11,767            |
| 70           | 3.75           | 5.96         | 25027              | 2.42          | 12694               | 12,333            |
| 80           | 3.43           | 5.45         | 26165              | 2.42          | 13421               | 12,744            |
| 90           | 3.16           | 5.03         | 27184              | 2.42          | 14148               | 13,036            |
| 110          | 2.76           | 4.39         | 28955              | 2.42          | 15601               | 13,353            |
| 120          | 2.60           | 4.13         | 29737              | 2.42          | 16328               | 13,409            |

Storage Requires= 13,409 cubic feet = 0.31 ac-ft



*Guillermo A. Arratia*  
1/4/2021

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 | .4        | .51 | .55 |
| B. Multi-Unit (Detached)                                 | .35       | .40 | .45 | .40       | .45 | .50 | .45       | .50 | .55 | .51       | .52 | .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. Driveways                                             | .85       | .90 | .95 | .85       | .90 | .95 | .85       | .90 | .95 | .85       | .90 | .95 |
| B. Sidewalks, & Roofs                                    | .25       | .25 | .30 | .35       | .40 | .45 | .40       | .45 | .50 | .40       | .45 | .50 |
| Lawns                                                    |           |     |     |           |     |     |           |     |     |           |     |     |
| A. 50%-75% Grass (Fair Condition)                        | .10       | .10 | .15 | .20       | .20 | .25 | .30       | .35 | .40 | .30       | .35 | .40 |
| B. 75% Or More Grass (Good Condition)                    | .05       | .05 | .10 | .15       | .15 | .20 | .25       | .25 | .30 | .30       | .35 | .40 |
| Undeveloped Surface <sup>1</sup> (By Slope) <sup>2</sup> |           |     |     |           |     |     |           |     |     |           |     |     |
| A. Flat (0-1%)                                           | 0.04-0.09 |     |     | 0.07-0.12 |     |     | 0.11-0.16 |     |     | 0.15-0.20 |     |     |
| B. Average (2-6%)                                        | 0.09-0.14 |     |     | 0.12-0.17 |     |     | 0.16-0.21 |     |     | 0.20-0.25 |     |     |
| C. Steep                                                 | 0.13-0.18 |     |     | 0.18-0.24 |     |     | 0.23-0.31 |     |     | 0.28-0.38 |     |     |

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

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

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



12-03

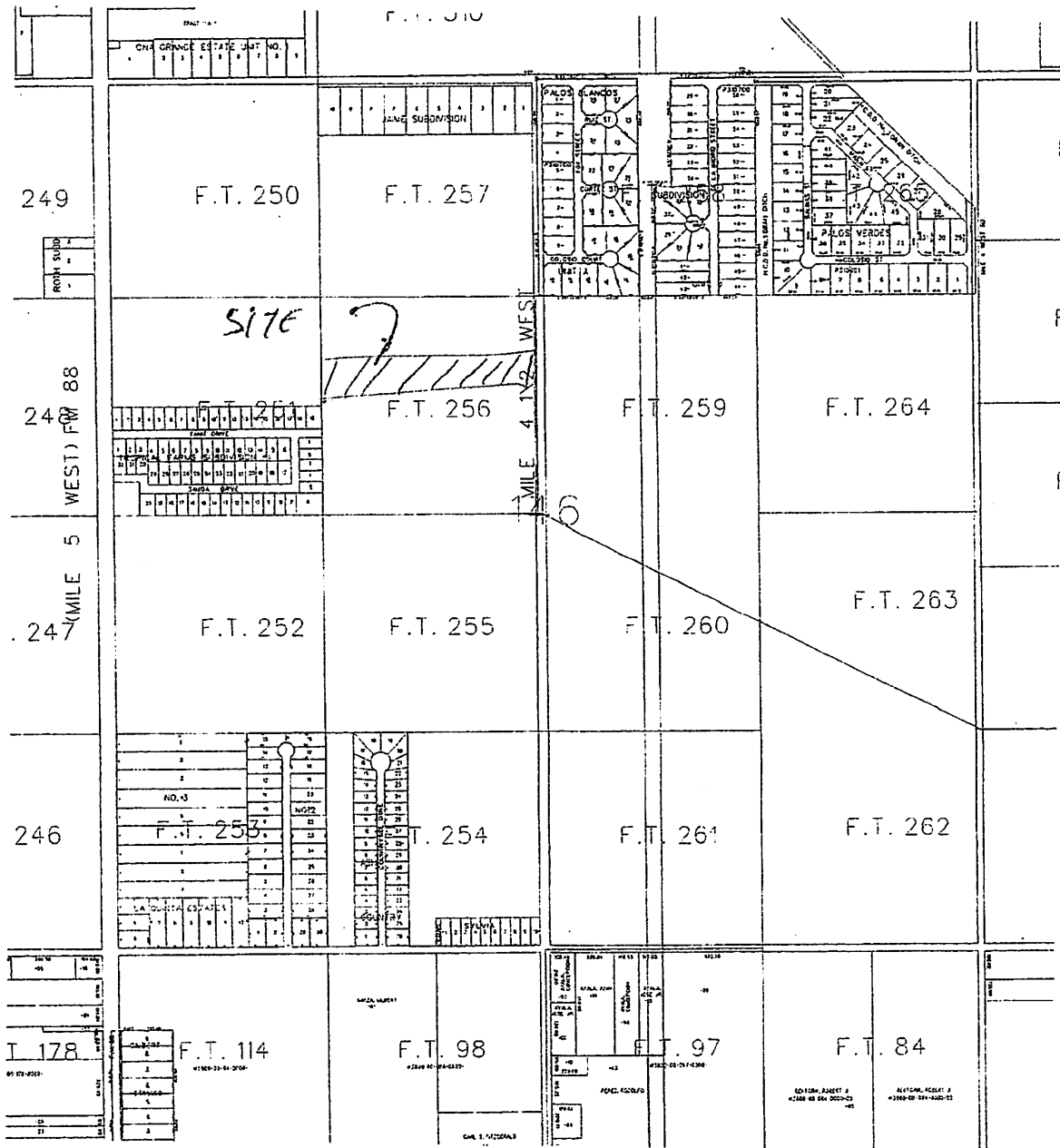
BRIDGE DIVISION HYDRAULIC MANUAL

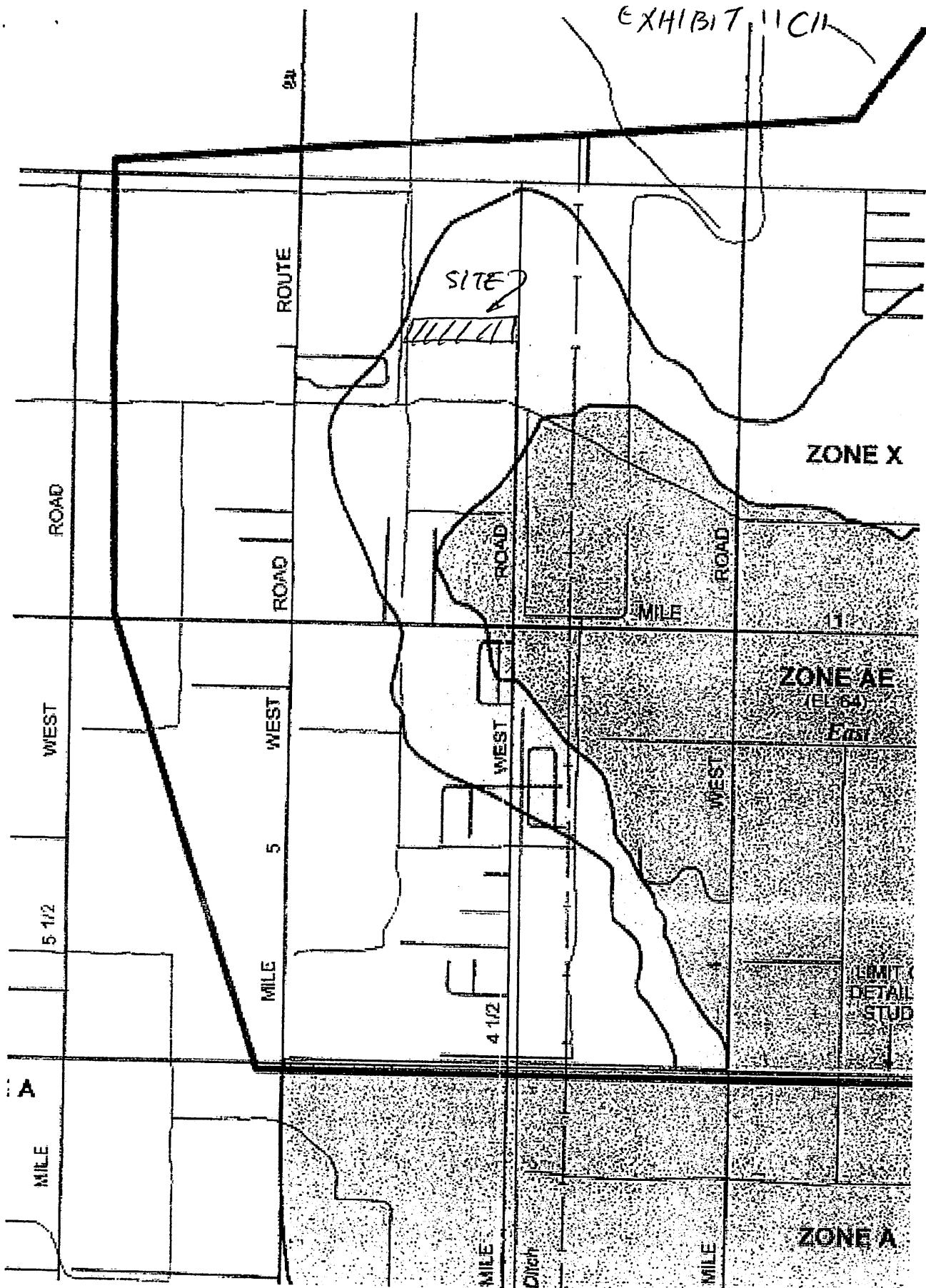
2 - 19

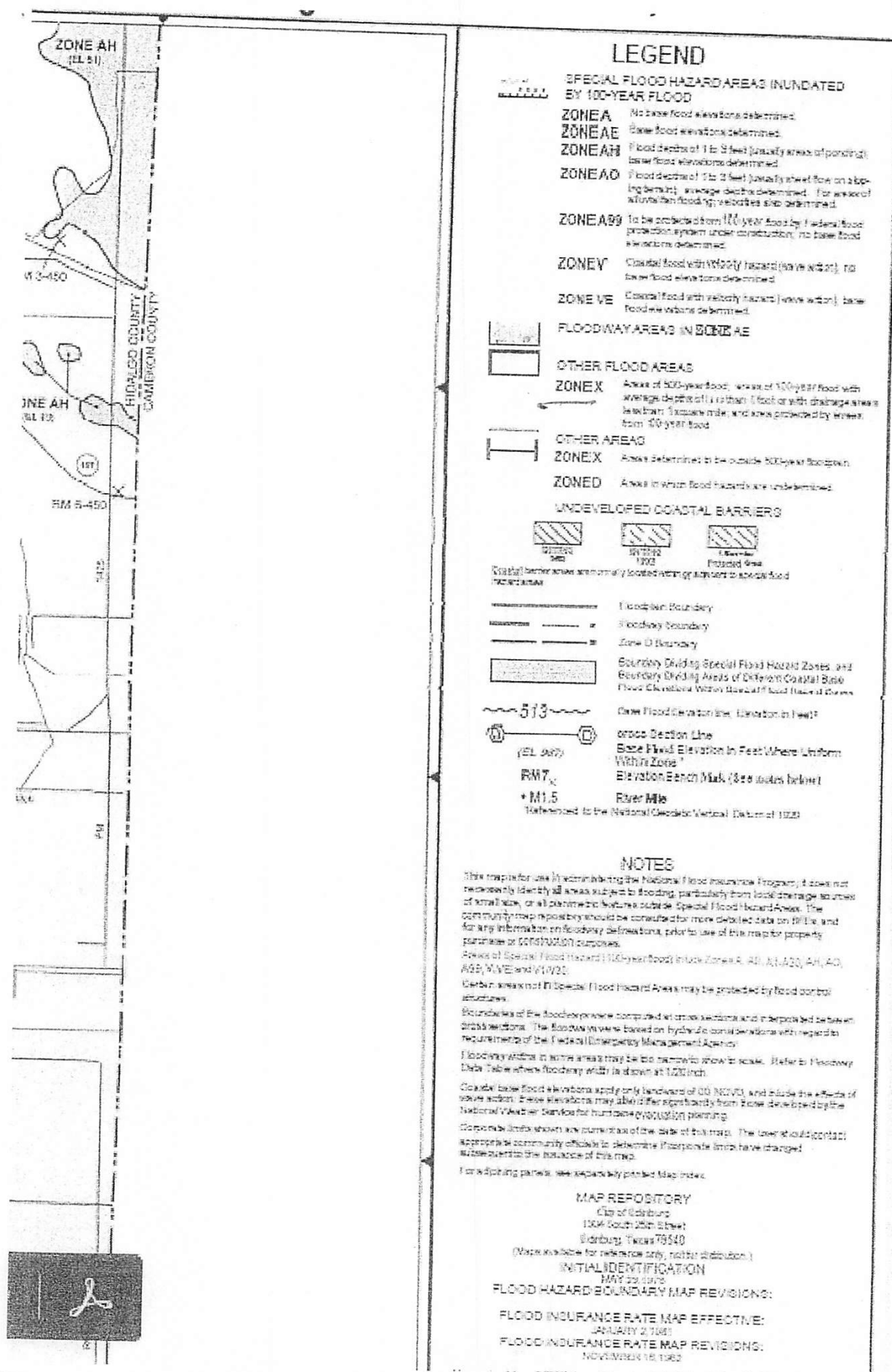
TABLE 6. CONSTANTS FOR USE IN FORMULA 1 =  $b/(t_c + d)^e$  (Continued)

| COUNTY     | 2 year |    |      |  | 5 year |    |      |  | 10 year |    |      |  | 25 year |     |      |  | 50 year |     |      |  | 100 year |     |   |      |
|------------|--------|----|------|--|--------|----|------|--|---------|----|------|--|---------|-----|------|--|---------|-----|------|--|----------|-----|---|------|
|            | e      | b  | d    |  | e      | b  | d    |  | e       | b  | d    |  | e       | b   | d    |  | e       | b   | d    |  | e        | b   | d |      |
| Hempfl     | 0.845  | 56 | 10.6 |  | 0.861  | 76 | 10.7 |  | 0.842   | 87 | 10.7 |  | 0.843   | 103 | 10.7 |  | 0.840   | 115 | 10.7 |  | 0.847    | 132 |   | 10.6 |
| Hendersen  | 0.800  | 60 | 8.7  |  | 0.796  | 77 | 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  |  | 0.771   | 98  | 9.2  |  | 0.745   | 98  | 9.2  |  | 0.740    | 103 |   | 8.7  |
| Hill       | 0.799  | 57 | 8.2  |  | 0.790  | 72 | 8.8  |  | 0.777   | 78 | 8.8  |  | 0.773   | 91  | 8.8  |  | 0.764   | 98  | 8.8  |  | 0.759    | 105 |   | 8.2  |
| Hockley    | 0.832  | 46 | 9.9  |  | 0.832  | 60 | 10.0 |  | 0.807   | 64 | 10.0 |  | 0.812   | 78  | 10.0 |  | 0.810   | 87  | 10.0 |  | 0.817    | 101 |   | 9.9  |
| Hood       | 0.782  | 48 | 7.7  |  | 0.773  | 63 | 8.3  |  | 0.773   | 75 | 8.3  |  | 0.782   | 90  | 8.3  |  | 0.773   | 98  | 8.3  |  | 0.766    | 105 |   | 7.7  |
| Hopkins    | 0.788  | 54 | 8.3  |  | 0.783  | 70 | 9.1  |  | 0.775   | 77 | 9.1  |  | 0.767   | 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  |  | 0.748   | 86  | 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 |  | 0.796   | 76  | 10.1 |  | 0.791   | 85  | 10.1 |  | 0.788    | 95  |   | 9.2  |
| Hudspeth   | 0.800  | 27 | 9.4  |  | 0.840  | 44 | 11.4 |  | 0.827   | 50 | 11.4 |  | 0.819   | 60  | 11.4 |  | 0.856   | 78  | 11.4 |  | 0.833    | 77  |   | 7.4  |
| Hunt       | 0.793  | 55 | 8.4  |  | 0.786  | 69 | 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 |  | 0.851   | 100 | 11.0 |  | 0.863   | 121 | 11.0 |  | 0.837    | 115 |   | 10.4 |
| Irion      | 0.780  | 37 | 8.1  |  | 0.789  | 55 | 9.6  |  | 0.775   | 61 | 9.6  |  | 0.783   | 77  | 9.6  |  | 0.759   | 81  | 9.6  |  | 0.770    | 90  |   | 8.1  |
| Jack       | 0.789  | 48 | 8.5  |  | 0.779  | 63 | 8.5  |  | 0.766   | 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   | 86 | 8.5  |  | 0.745   | 89  | 8.5  |  | 0.737   | 95  | 8.5  |  | 0.720    | 97  |   | 8.8  |
| Jasper     | 0.782  | 55 | 8.1  |  | 0.743  | 65 | 7.4  |  | 0.736   | 73 | 7.4  |  | 0.719   | 78  | 7.4  |  | 0.715   | 84  | 7.4  |  | 0.700    | 87  |   | 8.1  |
| Jeff Davis | 0.821  | 35 | 9.6  |  | 0.865  | 63 | 10.8 |  | 0.853   | 69 | 10.8 |  | 0.802   | 65  | 10.8 |  | 0.818   | 77  | 10.8 |  | 0.832    | 93  |   | 9.6  |
| Jefferson  | 0.799  | 74 | 9.2  |  | 0.733  | 65 | 7.5  |  | 0.727   | 74 | 7.5  |  | 0.730   | 85  | 7.5  |  | 0.710   | 87  | 7.5  |  | 0.687    | 84  |   | 9.2  |
| Jim Hogg   | 0.881  | 73 | 9.4  |  | 0.813  | 82 | 9.4  |  | 0.786   | 87 | 9.4  |  | 0.780   | 98  | 9.4  |  | 0.756   | 99  | 9.4  |  | 0.750    | 104 |   | 9.4  |
| Jim Wells  | 0.825  | 71 | 9.4  |  | 0.797  | 79 | 8.9  |  | 0.765   | 80 | 8.9  |  | 0.768   | 94  | 8.9  |  | 0.748   | 98  | 8.9  |  | 0.740    | 102 |   | 9.4  |
| Johnson    | 0.789  | 52 | 8.1  |  | 0.779  | 67 | 8.6  |  | 0.773   | 77 | 8.6  |  | 0.776   | 90  | 8.6  |  | 0.771   | 99  | 8.6  |  | 0.763    | 106 |   | 8.1  |
| Jones      | 0.780  | 41 | 8.5  |  | 0.771  | 55 | 9.0  |  | 0.794   | 73 | 9.0  |  | 0.780   | 82  | 9.0  |  | 0.803   | 102 | 9.0  |  | 0.784    | 104 |   | 8.5  |
| Karnes     | 0.800  | 60 | 8.8  |  | 0.791  | 75 | 8.9  |  | 0.766   | 77 | 8.9  |  | 0.767   | 91  | 8.9  |  | 0.751   | 95  | 8.9  |  | 0.749    | 106 |   | 8.8  |
| Kaufman    | 0.797  | 57 | 8.6  |  | 0.790  | 72 | 9.0  |  | 0.776   | 80 | 9.0  |  | 0.777   | 93  | 9.0  |  | 0.763   | 98  | 9.0  |  | 0.757    | 104 |   | 8.6  |
| Kendall    | 0.791  | 53 | 8.6  |  | 0.771  | 64 | 8.3  |  | 0.773   | 74 | 8.3  |  | 0.764   | 84  | 8.3  |  | 0.762   | 94  | 8.3  |  | 0.763    | 104 |   | 8.6  |
| Kendry     | 0.826  | 73 | 9.2  |  | 0.793  | 79 | 8.7  |  | 0.771   | 84 | 8.7  |  | 0.763   | 94  | 8.7  |  | 0.735   | 96  | 8.7  |  | 0.731    | 100 |   | 9.2  |
| Kent       | 0.801  | 43 | 9.0  |  | 0.801  | 60 | 10.0 |  | 0.796   | 70 | 10.0 |  | 0.806   | 85  | 10.0 |  | 0.799   | 93  | 10.0 |  | 0.798    | 104 |   | 9.0  |
| Kerr       | 0.789  | 49 | 8.4  |  | 0.765  | 58 | 8.0  |  | 0.764   | 69 | 8.0  |  | 0.763   | 80  | 8.0  |  | 0.768   | 91  | 8.0  |  | 0.768    | 104 |   | 8.4  |
| Kimble     | 0.775  | 42 | 8.2  |  | 0.788  | 53 | 7.6  |  | 0.763   | 66 | 7.6  |  | 0.778   | 75  | 7.6  |  | 0.778   | 88  | 7.6  |  | 0.768    | 100 |   | 8.2  |
| King       | 0.804  | 45 | 9.4  |  | 0.794  | 59 | 9.6  |  | 0.804   | 74 | 9.6  |  | 0.802   | 87  | 9.6  |  | 0.811   | 103 | 9.6  |  | 0.802    | 111 |   | 9.4  |
| Kinney     | 0.812  | 53 | 8.8  |  | 0.780  | 62 | 8.0  |  | 0.773   | 70 | 8.0  |  | 0.777   | 82  | 8.0  |  | 0.790   | 97  | 8.0  |  | 0.781    | 108 |   | 8.8  |
| Krieberg   | 0.826  | 72 | 9.4  |  | 0.794  | 79 | 8.7  |  | 0.764   | 81 | 8.7  |  | 0.761   | 93  | 8.7  |  | 0.739   | 96  | 8.7  |  | 0.731    | 99  |   | 9.4  |
| Knox       | 0.800  | 46 | 9.4  |  | 0.798  | 58 | 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  |  | 0.769   | 87  | 8.9  |  | 0.759   | 93  | 8.9  |  | 0.752    | 98  |   | 8.2  |
| Lamb       | 0.837  | 47 | 10.1 |  | 0.828  | 60 | 9.6  |  | 0.800   | 63 | 9.6  |  | 0.821   | 80  | 9.6  |  | 0.818   | 88  | 9.6  |  | 0.820    | 103 |   | 10.1 |

EXHIBIT "B"









and roads and road names, to incorporate previously issued letters of map revision, and to incorporate previously issued letters of map amendment.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6520.



SCALE 1" = 2000'

2000

0

2000

2000 0 2000

NFIP

PANEL 0450 C

NATIONAL FLOOD INSURANCE PROGRAM

**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

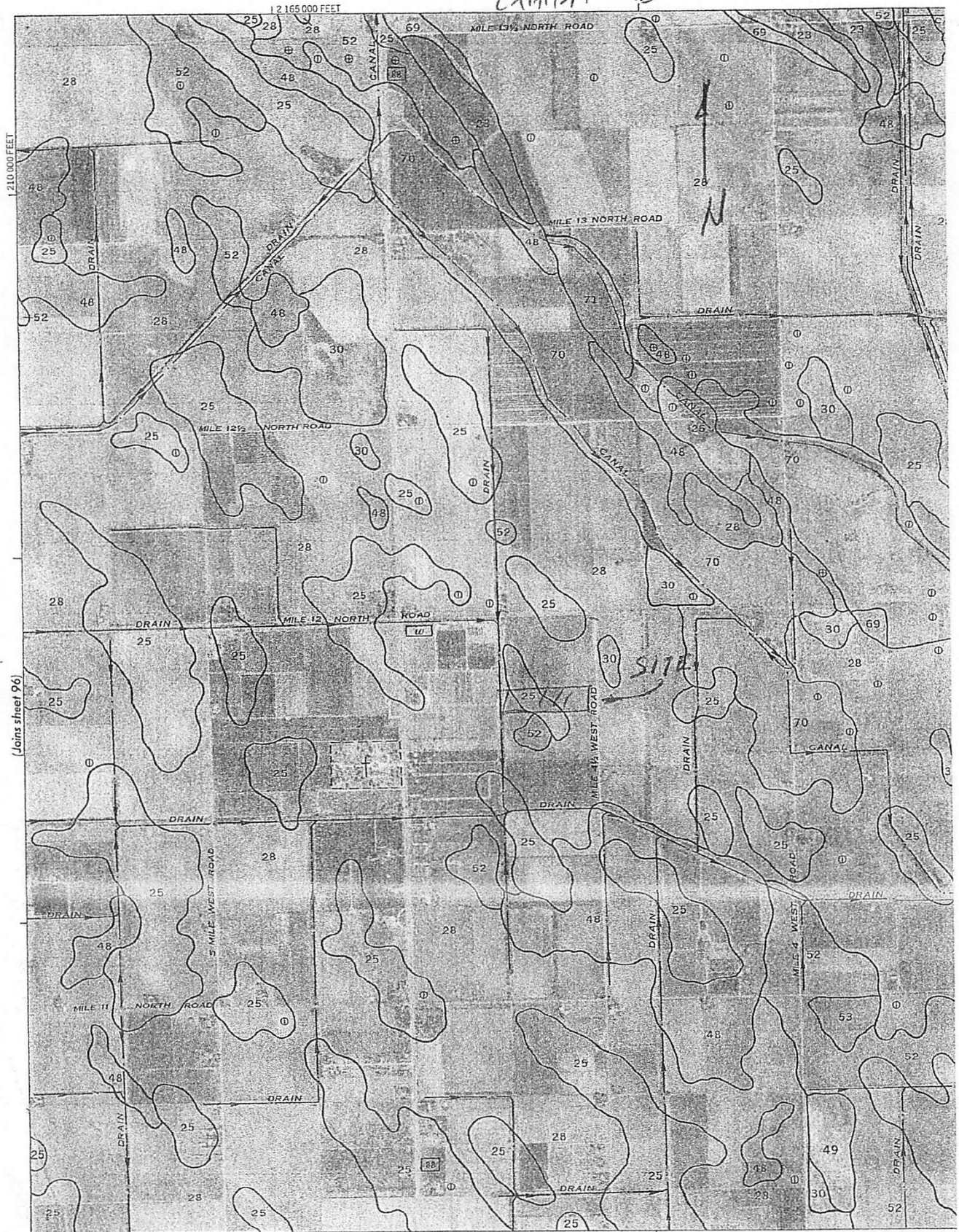


REVISED TO  
REFLECT LOMR  
DATE: 11/1/2002

Federal Emergency Management Agency

HIDALGO COUNTY, TEXAS

EXHIBIT "D"



166

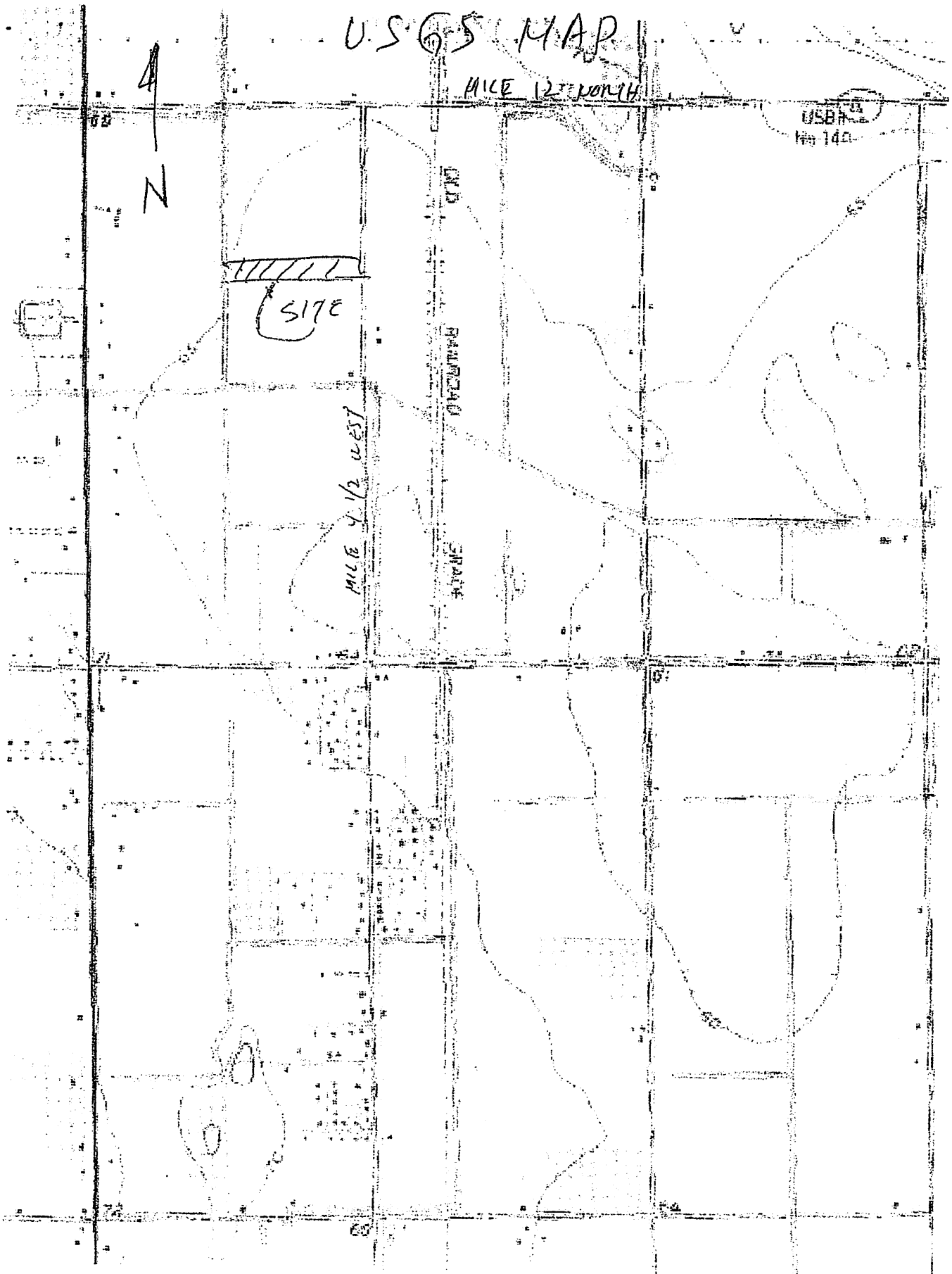
Soil survey

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

See footnotes at end of table.

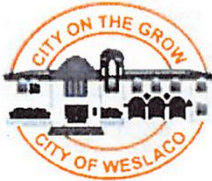






**Planning & Zoning Commission  
Standardized Agenda Request Form**

|                                                                                                                                                                                                                                                                                                                                                 |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Date of Meeting:</b><br>July 7, 2021                                                                                                                                                                                                                                                                                                         | <b>Agenda Item No.</b> (to be assigned by PCE):<br><b>V. E.</b> |
| <b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Sames Inc..                                                                                                                                                                                                                                                                  |                                                                 |
| <b>Subject/Agenda Item:</b><br>Discussion and consideration for the Voluntary Annexation of Weslaco Industrial Park Subdivision – being a 146.09 acre tract of land out of Farm Tract 1056, 1057, and 1058, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at the Northeast Intersection of Mile 9 & FM 1015. Possible Action. |                                                                 |
| <b>Discussion/Overview:</b><br>The property is within a Flood Zone “X”. Developer will begin subdivision process in the next few months, for the next Phase of the Mid Valley Industrial Park. City services are available adjacent to the property. Consensual annexation will be step one in the platting process.                            |                                                                 |
| <b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A                                                                                                                                                                               |                                                                 |
| <b>Staff recommendation for Commission’s Action:</b><br>Staff recommends approval.                                                                                                                                                                                                                                                              |                                                                 |
| <b>Additional Action Prompted:</b><br><br><input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment<br><input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading                  |                                                                 |
| <b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A                                                                                                                                                                                                                                                |                                                                 |
| <b>If item previously considered, provide date and action by Commission:</b> N/A                                                                                                                                                                                                                                                                |                                                                 |
| <b>Attachments,(if any):</b><br>Request letter.                                                                                                                                                                                                                                                                                                 |                                                                 |
| <b>Responsibilities upon Commission’s Action:</b><br>Planning staff will advise applicant.                                                                                                                                                                                                                                                      |                                                                 |



## APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000089-2021

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: Weslaco Industrial Park

Location: Located at the Northeast Intersection of Mile 9 & FM 1015

Legal Description: 1. ADAMS TRACT FT 1056 EXC N80' 37.060AC GR 35.84AC NET 2. ADAMS TRACT FT 1057 50.18 AC EXC AN IRR TR N80' 46.462AC GR 45.702AC NET

3. ADAMS TRACT AN IRR TR N80'-FT 1057; 61.56AC-FT1058. 65.17 AC NET 4. ADAMS TRACT FT 1056 N80' 2.43AC GR 2.35AC NET

- ☒ 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

Owner's Name: Economic Development Corporation of Weslaco Telephone: 956-969-0838

Address: 275 S. Kansas Ave. Ste A Fax: \_\_\_\_\_

City: Weslaco State: TX Zip: 78596 E-mail: svaldez@weslacoedc.com

### ENGINEER INFORMATION

Name: SAMES, Inc. - Nadia Lopez, P.E. Telephone: 956-702-8880

Address: 200 S. 10th St. Suite 1500 Fax: \_\_\_\_\_

City: McAllen State: TX Zip: 78501 E-mail: nlopez@samengineering-surveying.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: Steven M. Valdez

Owner Signature: [Signature] Date: 6-25-21

\_\_\_\_\_ 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: \_\_\_\_\_



THE ECONOMIC DEVELOPMENT CORPORATION  
OF WESLACO



June 15, 2021

Steven M. Valdez, Director  
Weslaco Economic Development Corporation  
275 S. Kansas Ave  
Weslaco, TX 78596

**Re: Voluntary Annexation Request**

To Whom it May Concern,

As the owners of the below referenced property, we would like the City of Weslaco to consider our request for annexation. The property in question is located at the Northeast corner of intersection Mile 9 & FM 1015 (property ID's 1240511, 1240512, 108458, and 108460). The property is currently undeveloped and will be zoned accordingly. The size of the tracts in total are 151.23 acres. Should have any questions please feel free to reach us at the number provided below.

Sincerely,

Steven M. Valdez  
Executive Director  
Weslaco Economic Development Corporation



## **SAM** Engineering and Surveying



Engineering Firm Reg # 10602      Surveying Firm Reg # 101416-00  
200 S. 10<sup>TH</sup> St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

### **METES & BOUNDS DESCRIPTION**

**A 146.09 ACRE (6,363,662.99 SQ. FT.) GROSS,**

**TRACT OF LAND OUT OF FARM TRACTS 1056, 1057, AND 1058, ADAMS TRACT SUBDIVISION, AS RECORDED IN  
VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.**

#### **TRACT I:**

A 35.26 ACRE (1,535,942.23 SQ.FT.), TRACT OF LAND OUT OF FARM TRACT 1056, AND A 44.95 ACRE (1,957,987.89 SQ.FT.), TRACT OF LAND OUT OF FARM TRACT 1057, WEST AND ADAMS SUBDIVISION, THEREOF CONVEYED TO ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT No. 322370, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

#### **TRACT II:**

A 6.04 ACRES (263,119.42 SQ.FT.) TRACT OF LAND OUT OF FARM TRACTS 1056 AND 1057, AND A 59.84 ACRES (2,606,613.45 SQ.FT.) TRACT OF LAND OUT OF FARM TRACT 1058, ADAMS TRACT SUBDIVISION, THEREOF CONVEYED TO SAN JACINTO ENTERPRISES, LLC, DOCUMENT No. 3053281, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

**COMMENCING;** AT THE COMMON CORNERS OF FARM TRACT 1056, ADAMS TRACT SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, **THENCE;** SOUTH 01°09'51" EAST, ALONG THE COMMON LINE OF FARM TRACT 1056 AND 1040, A DISTANCE OF 20.00 FEET, TO A POINT ON THE CENTERLINE OF MILE 3 ROAD WEST, **THENCE;** SOUTH 88°50'09" WEST, PARALLEL TO THE SOUTH LINE OF FARM TRACT 1056, A DISTANCE OF 110.00 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, AT THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD (HAVING A 60.0' RIGHT OF WAY) NORTH, BEING THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF E=1161696.9262, N=165592940.5393, ALONG A CORNER CLIP TO A SET (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE;** NORTH 46°09'51" WEST, A DISTANCE OF 70.71 FEET, TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF MILE 3 ROAD WEST (HAVING A 120.0' RIGHT OF WAY), FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE;** NORTH 01°09'51" EAST (NORTH), ALONG THE EAST RIGH OF WAY LINE OF SAID MILE 3 ROAD WEST (F.M. 1015), A DISTANCE OF 1,250.0 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, FOR AN EXTERNAL CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE;** NORTH 88°50'09" EAST (EAST), ALONG THE SOUTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, A DISTANCE OF 2,346.50 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE;** NORTH 50°06'51" WEST (NORTH 48°57'00" WEST), ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO SAID RAUL PEREZ AND RAQUEL PEREZ, A DISTANCE OF 1,984.65 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", ON THE SOUTH RIGHT OF WAY LINE OF A 220.00' IRRIGATION CANAL RIGHT OF WAY, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE;** NORTH 65°30'10" EAST (NORTH 66°40'00" EAST), ALONG A DISTANCE OF 2,244.88 FEET, TO A SET HALF (1/2) INCH IRON ROD STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE;** SOUTH 00°39'51" WEST (SOUTH 00°30'00" WEST), AT A DISTANCE OF 2,322.59 FEET, PASS A HALF (1/2) INCH IRON ROD, A TOTAL DISTANCE OF 3,492.59 FEET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE;** SOUTH 88°50'09" WEST (WEST), ALONG THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD NORTH, A DISTANCE OF 2,830.62 FEET, TO A HALF (1/2) INCH FOUND IRON ROD, BEING THE **POINT OF BEGINNING**, CONTAINING A 146.09 ACRE (6,363,662.99 SQ. FT.) GROSS, TRACT OF LAND, MORE OR LESS.

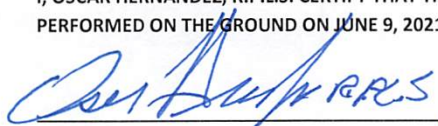
## **SAM** Engineering and Surveying



Engineering Firm Reg # 10602      Surveying Firm Reg # 101416-00  
200 S. 10<sup>TH</sup> St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM SOUTH ZONE (4205) (NAD 83 2011 ADJUSTMENT), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, OSCAR HERNANDEZ, R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JUNE 9, 2021 UNDER MY DIRECTION.

  
OSCAR HERNANDEZ.      DATE 6.28.21  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5005



TAX CERTIFICATE



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

**Issued To:**

SAMES INC  
200 S 10TH ST. STE#1500  
MCALLEN, TX 78570-1

**Legal Description**

ADAMS TRACT FT 1057 50.18 AC EXC AN IRR  
TR N80° 46.57 AC NET

Fiduciary Number: 27114773

**Parcel Address:** MILE 9 NORTH

**Legal Acres:** 46.5700

**Account Number:** A0800-00-000-1057-00

**Deposit No.:** ED2117641TC

**Certificate No:** 243582714

**Certificate Fee:** \$10.00

CASH

**Print Date:** 06/25/2021 09:02:43 AM

**Paid Date:** 06/25/2021

**Issue Date:** 06/25/2021

**Operator ID:** IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

**Exemptions:**

OPEN SPACE 1-D-1

**Certified Owner:**

HANSEN LARS KEVIN  
220 ROBLEDO VERDE ST  
SAN ANTONIO, TX 78232-1114

**Certified Tax Unit(s):**

1 HIDALGO COUNTY  
2 DRAINAGE DIST #1  
28 CITY OF MERCEDES  
53 WESLACO ISD  
54 SOUTH TEXAS ISD  
55 SOUTH TEXAS COLLEGE

|                                 |          |
|---------------------------------|----------|
| <b>2020 Value:</b>              | 745,120  |
| <b>2020 Levy:</b>               | \$499.70 |
| <b>2020 Levy Balance:</b>       | \$0.00   |
| <b>Prior Year Levy Balance:</b> | \$0.00   |
| <b>Total Levy Due:</b>          | \$0.00   |
| <b>P&amp;I + Attorney Fee:</b>  | \$0.00   |
| <b>Total Amount Due:</b>        | \$0.00   |

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

**Reference (GF) No:** 108460

**Issued By:** *Paul Villarreal*

PABLO (PAUL) VILLARREAL JR., PCC  
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.



TAX CERTIFICATE



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

**Issued To:**

SAMES INC  
200 S 10TH ST. STE#1500  
MCALLEN, TX 78570-1

**Legal Description**

ADAMS TRACT 1.0AC-40.0AC FT 1056 1AC NET

Fiduciary Number: 27114773

Parcel Address: MI 9

Legal Acres: 1.0000

Account Number: A0800-00-000-1056-00

Deposit No.: ED2117641TC

Certificate No: 243582710

Certificate Fee: \$10.00

CASH

Print Date: 06/25/2021 08:55:06 AM

Paid Date: 06/25/2021

Issue Date: 06/25/2021

Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

**Exemptions:**

**Certified Owner:**

HANSEN LARS KEVIN  
220 ROBLEDO VERDE ST  
SAN ANTONIO, TX 78232-1114

**Certified Tax Unit(s):**

1 HIDALGO COUNTY  
2 DRAINAGE DIST #1  
3 EMS DIST #1  
53 WESLACO ISD  
54 SOUTH TEXAS ISD  
55 SOUTH TEXAS COLLEGE

|                          |          |
|--------------------------|----------|
| 2020 Value:              | 16,000   |
| 2020 Levy:               | \$309.94 |
| 2020 Levy Balance:       | \$0.00   |
| Prior Year Levy Balance: | \$0.00   |
| Total Levy Due:          | \$0.00   |
| P&I + Attorney Fee:      | \$0.00   |
| Total Amount Due:        | \$0.00   |

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 108458

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC  
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



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TAX CERTIFICATE



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

**Issued To:**

SAMES INC  
200 S 10TH ST. STE#1500  
MCALLEN, TX 78570-1

**Legal Description**

ADAMS TRACT FT 1056 N80° 2.43AC GR  
2.35AC NET

Fiduciary Number: 27114773

**Parcel Address:**

Legal Acres: 2.3500

Account Number: **A0800-00-000-1056-04**

Deposit No.: ED2117641TC

Certificate No: 243582711

Certificate Fee: \$10.00

CASH

Print Date: 06/25/2021 08:57:35 AM

Paid Date: 06/25/2021

Issue Date: 06/25/2021

Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

**Exemptions:**

**Certified Owner:**

SAN JACINTO ENTERPRISES LLC  
2100 W EXPRESSWAY 83  
MERCEDES, TX 78570-9764

|                          |          |
|--------------------------|----------|
| 2020 Value:              | 17,625   |
| 2020 Levy:               | \$341.40 |
| 2020 Levy Balance:       | \$0.00   |
| Prior Year Levy Balance: | \$0.00   |
| Total Levy Due:          | \$0.00   |
| P&I + Attorney Fee:      | \$0.00   |
| Total Amount Due:        | \$0.00   |

**Certified Tax Unit(s):**

1 HIDALGO COUNTY  
2 DRAINAGE DIST #1  
3 EMS DIST #1  
53 WESLACO ISD  
54 SOUTH TEXAS ISD  
55 SOUTH TEXAS COLLEGE

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 1240512

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC  
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



This certification does not include any mineral estates in and to said land where severance thereof has been affected by sale, reservation lease, pooling agreement, unitization or otherwise.

TAX CERTIFICATE



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

**Issued To:**

SAMES INC  
200 S 10TH ST. STE#1500  
MCALLEN, TX 78570-1

**Legal Description**

ADAMS TRACT AN IRR TR N80'-FT 1057;  
61.56AC-FT1058. 65.17 AC NET

Fiduciary Number: 27114773

**Parcel Address:**

Legal Acres: 65.1700

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Account Number: A0800-00-000-1057-02

Deposit No.: ED2117641TC

Certificate No: 243582712

Certificate Fee: \$10.00

CASH

Print Date: 06/25/2021 09:01:17 AM

Paid Date: 06/25/2021

Issue Date: 06/25/2021

Operator ID: IVED41

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

**Exemptions:**

OPEN SPACE 1-D-1

**Certified Owner:**

SAN JACINTO ENTERPRISES LLC  
2100 W EXPRESSWAY 83  
MERCEDES, TX 78570-9764

|                          |          |
|--------------------------|----------|
| 2020 Value:              | 488,775  |
| 2020 Levy:               | \$699.28 |
| 2020 Levy Balance:       | \$0.00   |
| Prior Year Levy Balance: | \$0.00   |
| Total Levy Due:          | \$0.00   |
| P&I + Attorney Fee:      | \$0.00   |
| Total Amount Due:        | \$0.00   |

**Certified Tax Unit(s):**

1 HIDALGO COUNTY  
2 DRAINAGE DIST #1  
28 CITY OF MERCEDES  
53 WESLACO ISD  
54 SOUTH TEXAS ISD  
55 SOUTH TEXAS COLLEGE

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: 1240511

Issued By:

PABLO (PAUL) VILLARREAL JR., PCC  
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR



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