

CITY OF WESLACO
A REGULAR MEETING OF THE
PLANNING & ZONING
COMMISSION
DECEMBER 1, 2021, 5:30 P.M.
LEGISLATIVE CHAMBERS
255 S. KANSAS AVENUE

David Hernandez, Chairman
Lonnie Berry, Vice-Chairman
Miles Bullion, PZ Commissioner
Randy Summers, PZ Commissioner
Adrian Torres, PZ Commissioner
Jose Treviño, PZ Commissioner
Jim Forward, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 1, 2021**

On Wednesday, November 1, 2021, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Jose Treviño	Commissioner
Randy Summers	Commissioner
Miles Bullion	Commissioner
Jose Treviño	Commissioner
Joe Pedraza	Asst. Planning Director
Kayla Arevalo	Secretary

Also, present were Jessie Valderas, Fire Inspector; Albert Aldana, City Engineer; and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Mr. Pedraza called the roll call noting that, Commissioner Torres was absent at time of roll call, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. October 6, 2021 Regular Meeting

Commissioner Summers made a motion to approve the minutes of October 6, 2021, with the noted changes, seconded by Commissioner Berry. Motion carried.

IV. Public Hearing

A. Discussion and consideration to rezone 409 N Kansas Ave Also being Lot 16, block 4, Gonzalez Addition Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.

Mr. Pedraza stated that notice appeared in The Monitor on October 18, 2021, there were Twenty-four (24) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map.

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

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

B. Discussion and consideration to rezone 110 W Adelita St. Also being Lot 26, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.

Mr. Pedraza stated that notice appeared in The Monitor on October 18, 2021, there were twenty-five (25) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map.

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

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

C. Discussion and consideration to rezone 202 N. Palmas. Also being Lot 10-13, block 12, Northside Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.

Mr. Pedraza stated that notice appeared in The Monitor on October 18, 2021, there were sixty-three (63) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended denial based on 2040 land use map and surrounding land use.

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

Commissioner Berry made a motion to deny the rezone request, seconded by Commissioner Bullion. Motion carried.

D. Discussion and consideration to obtain a Conditional Use Permit for a Wine and Malt Beverage Retail Dealer's On-Premises permit at 2307 W Expressway 83 Ste. B. Also being Lot 4, Town Center Subdivision, Weslaco, Hidalgo County, and Texas Possible Action.

Mr. Pedraza stated that notice appeared in The Monitor on October 18, 2021, there were six (6) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval of the conditional use permit.

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

Commissioner Berry made a motion to approve the conditional use permit, seconded by Commissioner Bullion. Motion carried.

E. Discussion and consideration to obtain a Conditional Use Permit for a On-Premises Wine and Beer Retailer's Permit at 306 S Illinois Avenue. Also being Lot 1-6, Block 27, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action.

Mr. Pedraza stated that notice appeared in The Monitor on October 18, 2021, there were twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval of the conditional use permit.

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

Commissioner Summers made a motion to approve the conditional use permit, seconded by Commissioner Bullion. Motion carried.

F. Discussion and consideration to revoke Conditional Use Permit for a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2307 W Interstate 2. Suite A, also being lot 4, Town center Subdivision Lots 29, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. Possible Action.

Mr. Pedraza stated that notice appeared in The Monitor on October 18, 2021, there were six (6) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval to revoke the conditional use permit based on the amount and type of Police service calls to the location.

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

Commissioner Bullion made a motion to revoke the conditional use permit, seconded by Commissioner Forward. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Texas Heights Subdivision– being an 18.067 being a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd & Northcross Avenue. Possible Action.

Mr. Pedraza stated that this item is a seventy-nine (79) 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 the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for front setbacks and lot size. Developer has complied with 5000 sq ft lot requirement as set by P&Z. The developer has also applied for the rezone to a PUD and submit for voluntary annexation. Staff recommended approval of the Preliminary Plat and compliance with the ordinance on the variance.

Commissioner Berry made the motion to approve the Preliminary plat with the noted comments, that fire hydrants distance be verified, confirm cul-da-sac radius, clarification on front setback and

plat note 17 be updated to reflect lots 1, 14-26 and 81 seconded by Commissioner Summers. Motion carried

B. Discussion and consideration for the Final Plat for Texas Heights Subdivision—being an 18.067 being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd & Northcross Avenue. Possible Action

Mr. Pedraza stated that this item is a seventy-nine (79) 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 the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for front setbacks and lot size. Developer has complied with 5000 sq ft lot requirement as set by P&Z. Has also applied to rezone for PUD and voluntary annexation. Staff recommended approval of the Final Plat and compliance with the ordinance on the variance.

Commissioner Berry made the motion to table the Final plat and variance, seconded by Commissioner Bullion. Motion carried

C. Discussion and consideration for the Preliminary Plat for Mid Valley International Industrial Park – being a 146.09c.00-acre tract of land out of acre tract of land out of farm tract 1056, 1057 and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015.

Mr. Pedraza stated that this item is a twenty (20) 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 City of Weslaco services through a 10" sewer line. The property is within a Flood Zone "X". Staff recommended approval of the Preliminary Plat.

Commissioner Berry made the motion to approve the Preliminary plat with the noted comments, that a plat note be added regarding the access & cross access agreement for commercial lots fronting FM 1015, seconded by Commissioner Forward. Motion carried

D. Discussion and consideration for the Final Plat for Mid Valley International Industrial Park – being a 146.09c.00-acre tract of land out of acre tract of land out of farm tract 1056, 1057 and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015. Possible Action.

Mr. Pedraza stated that this item is a twenty (20) 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 City of Weslaco services through a 10" sewer line. The property is within a Flood Zone "X". Staff recommended approval of the Final Plat.

Commissioner Berry made the motion to table the Final plat and variance, seconded by Commissioner Bullion. Motion carried

E. Discussion and consideration for the Final Plat for Pastor Estates No. 2 Subdivision– being a 2.734-acre tract of land being all of lot 4 Pastor Estates No. 2, Weslaco, Hidalgo County, Texas Located approximately on Mile 4 ½ West Road 3,690 ft North of Mile 10 North Road. Possible Action.

Mr. Pedraza stated that this item is a two (2) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6” waterline and sanitary sewer by OSSF. 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 Treviño. Motion carried

F. Discussion and consideration for the Final Plat for Pleasant View Village Subdivision– being an 8.55 out of Farm Tract 709, Block 136, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on 1,300 ft South of Business 83 & Pleasantview Dr.to the East. Possible Action.

Mr. Pedraza stated that this item was a thirty (30) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sanitary sewer by City of Weslaco services through an 8” sewer line. The property is within a Flood Zone “X”. 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 and Variance, seconded by Commissioner Forward. Motion carried

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

Mr. Pedraza stated that this item is a thirty-six (36) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6” waterline and sewer by City of Weslaco services through an 8” sanitary sewer line. The property is within a Flood Zone “X”. Staff recommended approval of the Final Plat and compliance with the ordinance on the variance.

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

H. Discussion and consideration for the Voluntary Annexation of Texas Heights Subdivision– being an 18.067 being a part or portion out of Farm Tracts 108

&109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd & Northcross Avenue. Possible Action.

Mr. Pedraza stated that this item is a one hundred eighty-one (181) lot subdivision is located both inside and outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The proposed development will be a Planned Unit Development with concaving design. The location is contiguous to the existing city limit lines. Staff recommended approval of the Voluntary annexation.

Commissioner Berry made the motion to approve the voluntary annexation, seconded by Commissioner Bullion. Motion carried

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 6:46 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Absent
Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa	
Subject/Agenda Item: Discussion and consideration to approve rezone 3701 S Westgate. Also being 9.98 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, and Texas from M-1 Mobile home subdivision to R-1 One Family Dwelling District Possible Action.	
Discussion/Overview: The applicant is requesting to rezone M-1 Mobile home subdivision to R-1 One Family Dwelling District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on November 15, 2021. Thirty-nine (39) property owners within 200 feet of the applicant's property were notified by letter on November 19, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map and surrounding land use	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [x] Ordinance – First Reading [x] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZ NE-000145-2021

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 9.98 Ac. out of Farm Tract 795 Block _____

Subdivision Name West and Adams Tracts

Street Address _____

Existing Zoning M-1 Mobile Home Subd. Dist. Existing Land Use Open

Proposed Zoning R-1 One Family Dwelling Dist. Proposed Land Use Single Family

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Javier Hinojosa, P.E. Phone (956) 668-1588

Address 416 E. Dove Ave. Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: javier@javierhinojosaeng.com

OWNER

Name Cottonfield LTD. Ezequial Reyna, Gen. Partner Phone (956) 477-3962

Address 702 W. Exp. 83, Ste. 100 Fax: _____

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

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

Signature _____ Date 11/9/21

Signature _____ Date 11/9/21

Signature _____ Date _____

Authorized Agent

PLANNING DEPARTMENT

November 19, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 1, 2021, and the City Commission will hold a public hearing on December 14, 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:

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on December 1, 2021. A staff member will contact you with instructions via phone call to address your public comment.

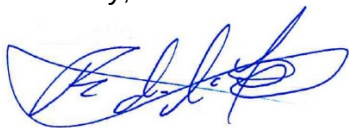
REZONE REQUEST:

Javier Hinojosa is requesting to rezone 3701 S Westgate. Also being 9.98 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, and Texas from M-1 Mobile home subdivision to R-1 One Family Dwelling 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.

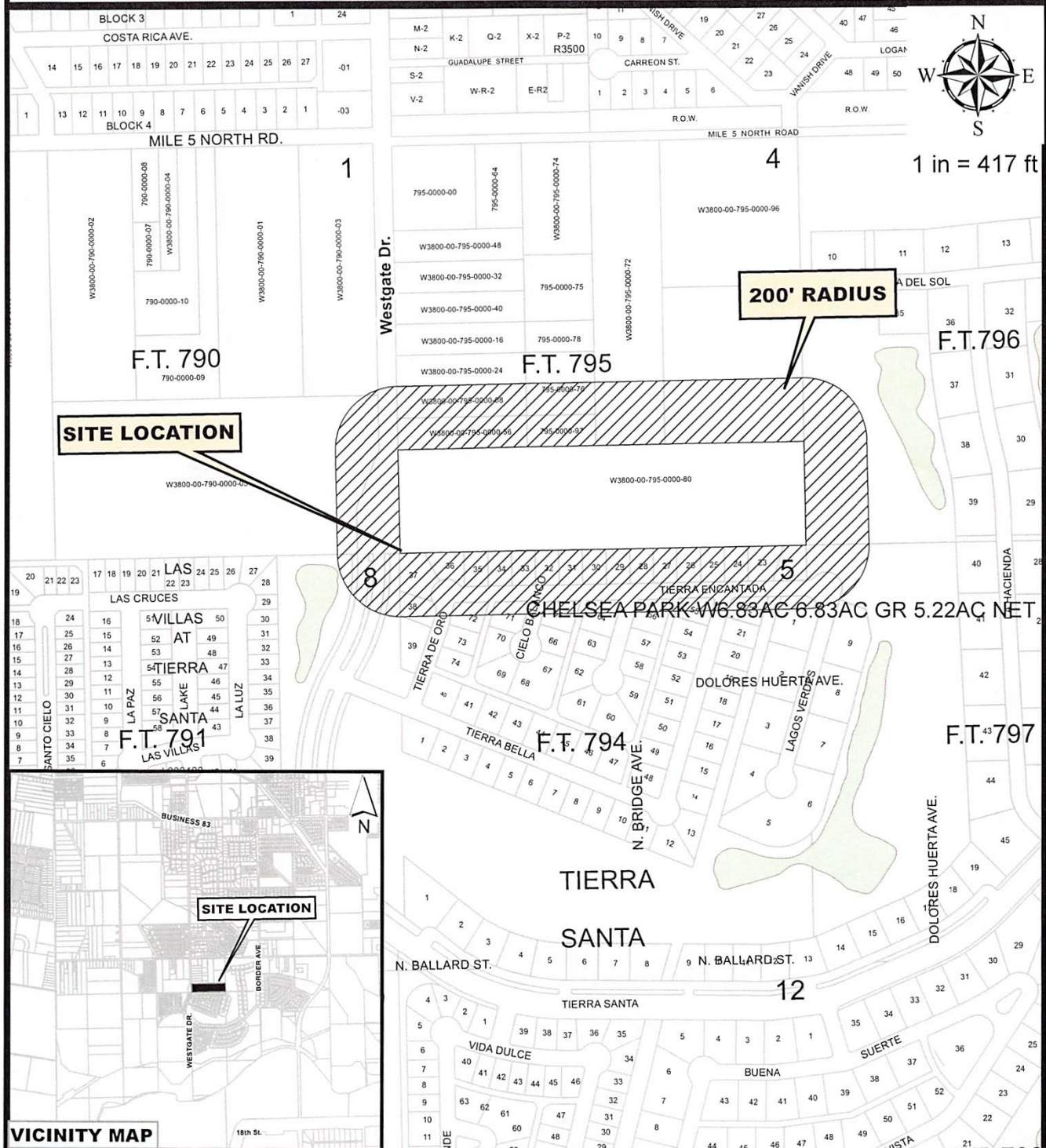
Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', is written over a faint circular official stamp.

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Ezequiel Reyna Jr.

3701 South Westgate Dr.

WEST TRACT S330' & E440'-S495'-N990'
FT 795, Block 66

Purpose for the Rezoning request

Existing zoning: M-1

Existing land use: Open

Proposed zoning: R-1

Proposed land use: Single Family



City of Weslaco Code Enforcement Dept.

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PIATER ERIC W BIANCA ANGELA GUERRERO 1310 TIERRA ENCANTADA WESLACO TX 78596	T5438-01-003-0023-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1310 TIERRA ENCANTADA	L: 42560 B: 246755
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0024-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1314 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0025-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1318 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0026-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1402 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0027-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1406 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0028-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1410 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0029-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1414 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0030-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1502 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0031-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1506 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0032-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1510 TIERRA ENCANTADA	L: 23100 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0033-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1514 TIERRA ENCANTADA	L: 23100 B: 0
COTTONFIELDS LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0034-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1518 TIERRA ENCANTADA	L: 33000 B: 0

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DK III CONSTRUCTION INC 704 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0035-00 TIERRA SANTA GOLF CLB & COMMUNITY 1522 TIERRA ENCANTADA	L: 33000 B: 143958
GARCIA HERIBERTO 413 W PIKE BLVD STE A WESLACO TX 78596	T5438-01-003-0036-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 1602 TIERRA ENCANTADA	L: 38248 B: 0
HANDY MODESTO & PRISCILLA K 3802 TIERRA DE ORO WESLACO TX 78596	T5438-01-003-0037-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3802 TIERRA DE ORO	L: 57020 B: 240407
REYNA EZEQUIEL JR 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	T5438-01-003-0038-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3806 TIERRA DE ORO	L: 24366 B: 0
SOLIS PEDRO OSCAR JR & MARTHA A 3810 TIERRA DE ORO WESLACO TX 78596	T5438-01-003-0039-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3810 TIERRA DE ORO	L: 48356 B: 273652
ELIZONDO YASMIN E 114 LAUREL DR WESLACO TX 78596	T5438-01-003-0065-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3836 CIELO BLANCO	L: 38232 B: 0
GUZMAN CONSTRUCTION LLC 2003 S DANA DR PHARR TX 78577	T5438-01-003-0071-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3802 CIELO BLANCO	L: 38960 B: 0
GARCIA HERIBERTO & ZAY LORENS 3805 TIERRA DE ORO WESLACO TX 78596	T5438-01-003-0072-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3805 TIERRA DE ORO	L: 35832 B: 118436
RUSSELL MARK & LINDA 3802 LAGOS VERDES WESLACO TX 78596	T5438-01-005-0001-00 TIERRA SANTA GOLF CLB & COMMUNITY 3802 LAGOS VERDES	L: 59366 B: 221662
PINPOINT CONSTRUCTION & 4824 S JACKSON ROAD EDINBURG TX 78539	T5438-01-005-0009-00 TIERRA SANTA GOLF CLB & COMMUNITY 3834 LAGOS VERDES	L: 70079 B: 0
MCCANN DAVID R & HANNAH B 3809 TIERRA ESCONDIDA WESLACO TX 78596	T5438-02-003-0022-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3809 TIERRA ESCONDIDO	L: 25471 B: 209222
REYES ERICA 959 CLOSNER BLVD MERCEDES TX 78570	T5438-02-003-0055-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3810 TIERRA ESCONDIDO	L: 23742 B: 0

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MUNIZ BENITO 2005 TOMATILLO DR WESLACO TX 78596	T5438-02-003-0056-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3830 B SHEA	L: 31923 B: 0
JONES JEFFERY A & DIANA 3800 B SHEA WESLACO TX 78596	T5438-02-003-0064-00 TIERRA SANTA GOLF CLB & COMMUNITY 3 3800 B SHEA	L: 32381 B: 226120
MORENO HECTOR MANUEL SOBRON 313 E COMA AVE STE 579 HIDALGO TX 78557	W3800-00-790-0000-00 WEST TRACT W 255' FT 790 7.73 GR 2029 W MI 5 N RD	L: 72295 B: 0
COTTONFIELDS LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-790-0000-05 WEST TRACT E1065'-S501.97' FT 790 12.27 2 AC NET 3700 S WESTGATE DR	L: 321840 B: 0
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-791-0000-00 WEST TRACT 15.67AC BNG 2 IRR TRS FT E	L: 124106 B: 501745
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-794-0000-00 WEST TRACT 11.89AC-FT 794 GOLF 0 TIERRA SANTA BLVD	L: 56501 B: 33000
THRIVE MORTGAGE LLC 4819 WILLIAMS DR GEORGETOWN TX 78633	W3800-00-795-0000-08 WEST TRACT W440'-S99'-N891' FT 795 ET 3611 S WESTGATE DR	L: 53489 B: 0
LOPEZ MELECIO 1005 MARITZA ST WESLACO TX 78596	W3800-00-795-0000-24 WEST TRACT W440'-S99'-N792' FT 795 ET 3609 S WESTGATE DR	L: 53489 B: 54987
GARZA AMERICO & ARISTEO 3621 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-56 WEST TRACT W440'-S99'-N990' FT 795 ET 3621 S WESTGATE	L: 53489 B: 26953
VASQUEZ ARTURO & FRANCES RR 2 BOX 523A WESLACO TX 78596	W3800-00-795-0000-72 WEST TRACT W220'-E660'-N990' FT 795 C NET 0 MILE 5 NORTH	L: 65354 B: 108
OROZCO BLANCA NIEVES 3038 BRIGHT ST FORT WORTH TX 76105	W3800-00-795-0000-76 WEST TRACT S198'-N891'-E220'-W660' FT 0 MILE 5 NORTH	L: 26919 B: 0
COTTONFIELDS LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-795-0000-80 WEST TRACT S330' & E440'-S495'-N990' FT GR 14.77 AC NET 0 S WESTGATE DR	L: 79758 B: 49565

City of Weslaco Code Enforcement Dept.

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RODRIGUEZ ADRIAN & LIDIA	W3800-00-795-0000-97	L: 20145
1421 W MILE 5 N	WEST TRACT E200'-W660'-S96'-N990' FT	B: 23436
WESLACO TX 78596	T 1421 W 34TH ST	
REYNA EZEQUIEL JR & LIVIA	W3800-00-796-0000-00	L: 129846
702 W EXPRESSWAY 83 STE 100	WEST TRACT 22.87AC GOLF COURSE FT	B: 33000
WESLACO TX 78599	2.78AC NET 0 MILE 5 NORTH RD	
REYNA EZEQUIEL JR & LIVIA	W3800-00-797-0000-05	L: 78624
702 W EXPRESSWAY 83 STE 100	WEST TRACT 18.20AC-FT 797 GOLF	B: 35000
WESLACO TX 78599	0 BORDER AVE	

METES AND BOUNDS DESCRIPTION

A tract of land containing 9.98 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of **FARM TRACT 795, THE WEST AND ADAMS TRACTS**, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 9.98 acres being more particularly described as follows;

BEGINNING, at a ½" iron with a plastic cap stamped "PE 5242" found at the Southwest corner of said Farm Tract 795, within Mile 6 West Road, for the Southwest corner of this tract;

THENCE N 01° 11' 45" W, along the west line of said Farm Tract 795, within said Mile 6 West Road a distance of 329.51 feet to a ½" iron rod with a plastic cap stamped "PE 5242" found for the Northwest corner hereof;

THENCE N 88° 49' 24" E, a distance of 1320.00 to a ½" iron rod with a plastic cap stamped "PE 5242" found on the east line of said Farm Tract 795, the west line of Tierra Santa Golf Club & Community Phase I, for the Northeast corner hereof;

THENCE S 01° 11' 45" E, along the east line of said Farm Tract 795 the west line of said Tierra Sana Golf Club & Community Phase I, a distance of 329.27 feet, to a ½" iron rod with a plastic cap stamped "PE 5242" found on the southeast corner of said Farm Tract 795, for the Southeast corner hereof;

THENCE S 88° 48' 47" W, along the south line of said Farm Tract 795 and the north line of said Tierra Santa Golf Club & Community Phase I, pass at a distance of 1300.00 a ½" iron rod with a plastic cap stamped "PE 5242" found on the east line of said Mile 6 West Road, continuing a total distance of 1320.00 feet, to the **POINT OF BEGINNIG**, containing 9.98 acres of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone**.

METES AND BOUNDS DESCRIPTION

A tract of land containing 9.98 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of **FARM TRACT 795, THE WEST AND ADAMS TRACTS**, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 9.98 acres being more particularly described as follows;

BEGINNING, at a ½" iron with a plastic cap stamped "PE 5242" found at the Southwest corner of said Farm Tract 795, within Mile 6 West Road, for the Southwest corner of this tract;

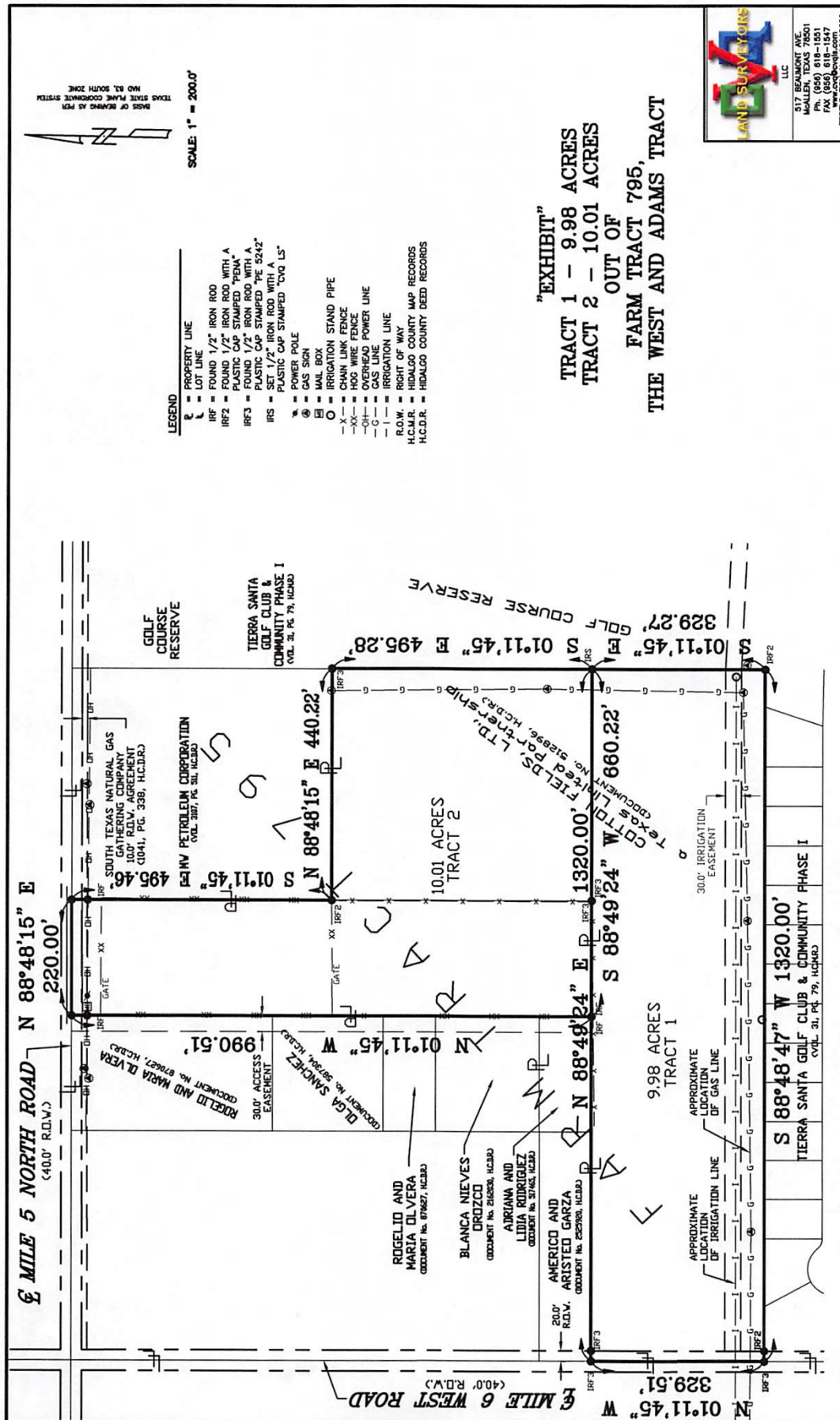
THENCE N 01° 11' 45" W, along the west line of said Farm Tract 795, within said Mile 6 West Road a distance of 329.51 feet to a ½" iron rod with a plastic cap stamped "PE 5242" found for the Northwest corner hereof;

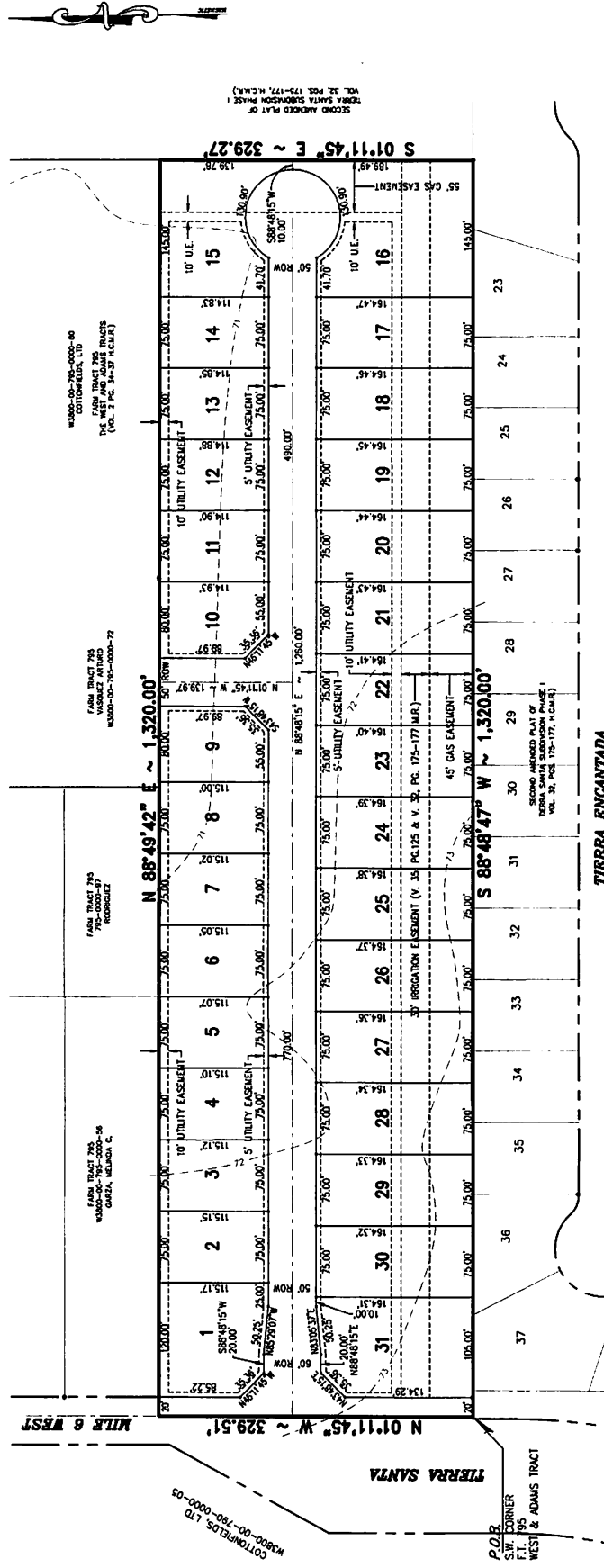
THENCE N 88° 49' 24" E, a distance of 1320.00 to a ½" iron rod with a plastic cap stamped "PE 5242" found on the east line of said Farm Tract 795, the west line of Tierra Santa Golf Club & Community Phase I, for the Northeast corner hereof;

THENCE S 01° 11' 45" E, along the east line of said Farm Tract 795 the west line of said Tierra Sana Golf Club & Community Phase I, a distance of 329.27 feet, to a ½" iron rod with a plastic cap stamped "PE 5242" found on the southeast corner of said Farm Tract 795, for the Southeast corner hereof;

THENCE S 88° 48' 47" W, along the south line of said Farm Tract 795 and the north line of said Tierra Santa Golf Club & Community Phase I, pass at a distance of 1300.00 a ½" iron rod with a plastic cap stamped "PE 5242" found on the east line of said Mile 6 West Road, continuing a total distance of 1320.00 feet, to the **POINT OF BEGINNING**, containing 9.98 acres of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone**.





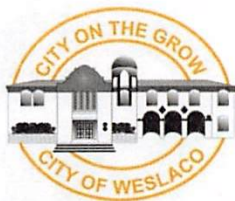
SAN GABRIEL SUBDIVISION

9.98 ACRES BEING OUT OF FARM TRACT 795, THE
WEST AND ADAMS TRACTS AS RECORDED IN VOLUME 2,
PAGES 34-37 OF THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS.



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt	
Subject/Agenda Item: Discussion and consideration to approve rezone 3210 N Texas. Also being 40.00 ac being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to a Planned Unit Development (PUD). Possible Action.	
Discussion/Overview: The applicant is requesting to rezone R-1 One Family Dwelling District to a Planned Unit Development (PUD). Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on November 15, 2021. Eleven (11) property owners within 200 feet of the applicant's property were notified by letter on November 19, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval based on surrounding land use	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [x] Ordinance – First Reading [x] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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 - 000144-2021

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block _____

Subdivision Name Texas Heights Subdivision

Street Address _____

Existing Zoning Residential R-1 Existing Land Use Vacant

Proposed Zoning Residential PUD Proposed Land Use Residential

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Melden & Hunt, Inc. c/o Mario A. Reyna Phone (956) 381-0981

Address 115 W. McIntyre Street Fax: (956) 381-1839

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

OWNER

Name Rodolfo Ltd Phone c/o 381-0981

Address 420 Melone Street Fax: _____

City Houston State TX Zip Code 77007 E-Mail: c/o mario@meldenandhunt.com

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

Signature [Signature] Date 10-25-2021
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

PLANNING DEPARTMENT

November 19, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 1, 2021, and the City Commission will hold a public hearing on December 14, 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:

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on December 1, 2021. A staff member will contact you with instructions via phone call to address your public comment.

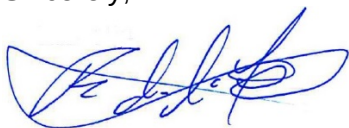
REZONE REQUEST:

Melden & Hunt, Inc. is requesting to rezone 3210 N Texas. Also being 18.067ac being a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to a Planned Unit Development (PUD).

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:	R-1
Existing land use:	Vacant
Proposed zoning:	PUD
Proposed land use:	Residential



City of Weslaco Code Enforcement Dept.

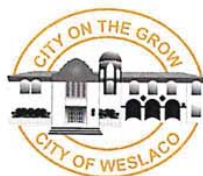
NOV 18, 2021

RODOLODO LTD 420 MALONE ST HOUSTON TX 77007-7115	W3800-00-108-0000-00 WEST TRACT E10AC-N20AC FT 108 & E10AC-S20AC FT 109 20AC NET	L: 410000 B: 0
GARZA CARLOS I PO BOX 6105 MCALLEN TX 78502-6105	W3800-00-108-0000-01 WEST TRACT-E660'-N165'-S495' FT 108 2.50AC	L: 0 B: 0
COLUMBUS CLUB OF WESLACO 610 W 14TH ST WESLACO TX 78596	W3800-00-108-0000-02 WEST TRACT-THE WEST 2.5 ACRES OF OF THE SOUTH 20 ACRES OF FARM	L: 51250 B: 86265
RODOLODO LTD 420 MALONE ST HOUSTON TX 77007	W3800-00-108-0000-05 WEST TRACT-THE WEST 10.0ACRES OF ES OF FARM TRACT 108 & WEST 10AC'S	L: 410000 B: 0
BARQUIARENA ANDRES C & MAYRA A 7511 N FM 88 WESLACO TX 78599	W3800-00-109-0000-00 WEST TRACT AN IRR TR AC NET	L: 74415 B: 0
SANTOS VILLANUEVA INVESTMENTS 414 W MILE 10 RD WESLACO TX 78599	W3800-00-109-0000-01 WEST TRACT NW 1.25AC AN IRR TR T 109 1.25 AC GR 1.00 AC GR	L: 45720 B: 0
TEJAS BLDG & DEV CO INC 2401 E EXPRESSWAY 83 WESLACO TX 78599	W3800-00-115-0000-02 WEST TRACT-THE EAST 5 ACRES OF THE OF FARM TRACT 115 5 ACRES NET 3201 N TEXAS BLVD	L: 123000 B: 93356
PAYNE E M & PAYNE ESTATES LLC 2401 E BUSINESS 83 WESLACO TX 78596	W3800-00-173-0000-00 WEST TRACT-THE WEST 20 ACRES OF ACRES NET	L: 410000 B: 0
BATAQUES LTD 5804 LA QUINTA LN WESLACO TX 78599	N4490-00-000-00C1-00 NORTHCROSS LOT C1	L: 105000 B: 0
GARCIA JUAN M JR 3125 N TEXAS BLVD WESLACO TX 78599	N4490-00-000-00C2-00 NORTHCROSS LOT C2	L: 166440 B: 95931
GONZALEZ NELDA G & JUAN 3308 ROSEWOOD DR WESLACO TX 78599	A5508-00-000-00C1-00 APOSTOLIC ASSEMBLY CHURCH LOT C1	L: 150000 B: 0



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of Veras King o Meats3. LLC.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit for a Wine and Malt Beverage Retailer's Off-Premise permit at 2941 n Texas Blvd. Also being Lot C-2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, and Texas Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's Off-Premise permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 15, 2021. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on November 19, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval of the conditional use permit.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot C2 Block _____
Subdivision Name Apostolic Assembly Church
Street Address 2941 N Texas Blvd.
Existing Zoning CO Existing Land Use commercial business
Purpose for the Conditional Use Permit Request _____
Beer + Wine off premise (BQ)

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 Veras King o Meats 3, LLC Phone 956-227-6893
Address 2941 N Texas Blvd Fax: _____
City Weslaco State TX Zip Code 78599 E-Mail: Veraskm3@gmail.com

OWNER

Name Nadia Vera Moralez Phone 956-227-6893
Address 917 N Canyon Rd. Fax: _____
City Edinburg State TX Zip Code 78542 E-Mail: nvera77@aol.com

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

Yes _____ No ✓

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

Signature  Date 10-27-2021
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 _____

PLANNING DEPARTMENT

November 19, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 1, 2021, and the City Commission will hold a public hearing on December 14, 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:

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on December 1, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Veras King O Meats 3 , LLC is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's Off-Premise permit at 2941 n Texas Blvd. Also being Lot C-2, Apostolic Assembly Church 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.

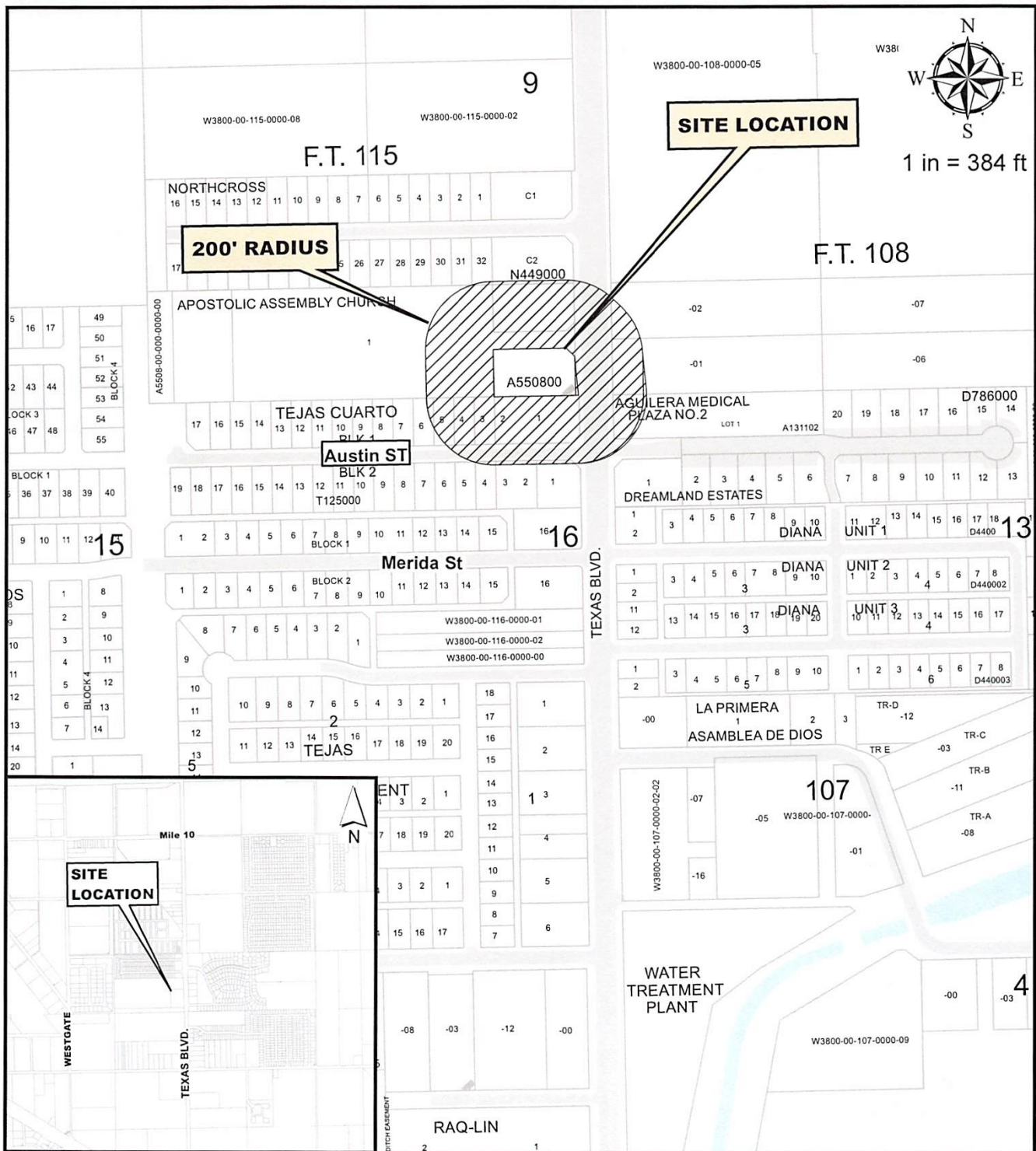
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

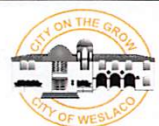
A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', is written over a faint, stylized blue outline of the state of Texas.

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



Existing zoning:	CO
Existing land use:	Meat Market
CUP request:	Meat Market, Selling Wine and Beer for off Premises Consumption



City of Weslaco Code Enforcement Dept.

NOV 16, 2021

AGUILERA REAL ESTATE HOLDINGS 920 S CLOSNER BLVD EDINBURG TX 78539	A1311-02-000-000A-00 AGUILERA MEDICAL PLAZA NO. 2 LOT A 2990 N TEXAS BLVD	L: 396500 B: 909554
OCANAS JOSE G & MARIA 2921 N TEXAS BLVD WESLACO TX 78599	T1250-00-001-0001-00 TEJAS CUATRO LOT 1 & LOT 2 BLK 1 2921 N TEXAS BLVD	L: 95392 B: 136900
CARR JOHN L & LINDA K 202 AUSTIN ST WESLACO TX 78599	T1250-00-001-0003-00 TEJAS CUATRO LOT 3 BLK 1 202 AUSTIN ST	L: 34860 B: 154060
JUAREZ JULIO C & MARIA S 206 AUSTIN ST WESLACO TX 78599	T1250-00-001-0004-00 TEJAS CUATRO LOT 4 BLK 1 206 AUSTIN ST	L: 34860 B: 66845
GOMEZ GERARDO JR 2509 S LANE DRIVE WESLACO TX 78599	T1250-00-001-0005-00 TEJAS CUATRO LOT 5 BLK 1 210 AUSTIN ST	L: 34860 B: 179978
CALDERON JENNIFER 214 AUSTIN ST WESLACO TX 78599	T1250-00-001-0006-00 TEJAS CUATRO LOT 6 BLK 1 214 AUSTIN ST	L: 34860 B: 111858
TEJAS BLDG & DEV INC 2401 E EXPRESSWAY 83 WESLACO TX 78599	T1250-00-002-0001-00 TEJAS CUATRO LOT 1 BLK 2 2901 AUSTIN ST	L: 89440 B: 59340
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0002-00 TEJAS CUATRO LOT 2 & 3 BLK 2 117 AUSTIN ST	L: 63000 B: 141798
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0003-00 TEJAS CUATRO LOT 3 BLK 2 121 AUSTIN ST	L: 22680 B: 0
ALMANZA ANA V 5407 SIERRA DR MERCEDES TX 78570	T1250-00-002-0004-00 TEJAS CUATRO LOT 4 BLK 2 201 AUSTIN ST	L: 34860 B: 0
REYES MONICA ANNE 307 W SUGARCANE DRIVE WESLACO TX 78599	T1250-00-002-0005-00 TEJAS CUATRO LOT 5 BLK 2 205 AUSTIN ST	L: 34860 B: 0
GARZA CARLOS I PO BOX 6105 MCALLEN TX 78502-6105	W3800-00-108-0000-01 WEST TRACT-E660'-N165'-S495' FT 108 2.50AC	L: 0 B: 0

City of Weslaco Code Enforcement Dept.

NOV 16, 2021

COLUMBUS CLUB OF WESLACO 610 W 14TH ST WESLACO TX 78596	W3800-00-108-0000-02 WEST TRACT-THE WEST 2.5 ACRES OF OF THE SOUTH 20 ACRES OF FARM	L: 51250 B: 86265
APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS PO BOX 1894 WESLACO TX 78599	A5508-00-000-0001-00 APOSTOLIC ASSEMBLY CHURCH LOT 1 2941 N TEXAS BLVD	L: 1029105 B: 0
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501	N4490-00-000-0031-00 NORTHCROSS LOT 31	L: 22680 B: 0
VALERO ORLANDO & NANCY A 201 NORTHCROSS LN WESLACO TX 78599	N4490-00-000-0032-00 NORTHCROSS LOT 32	L: 22680 B: 87937
GARCIA JUAN M JR 3125 N TEXAS BLVD WESLACO TX 78599	N4490-00-000-00C2-00 NORTHCROSS LOT C2	L: 166440 B: 95931
GONZALEZ NELDA G & JUAN 3308 ROSEWOOD DR WESLACO TX 78599	A5508-00-000-00C1-00 APOSTOLIC ASSEMBLY CHURCH LOT C1	L: 150000 B: 0
V & M PROPERTY RENTALS INC 2012 E UNIVERSITY DR EDINBURG TX 78542	A5508-00-000-00C2-00 APOSTOLIC ASSEMBLY CHURCH LOT C2	L: 166399 B: 0

10/25/21, 3:44 PM

Document



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

Document reference ID : 23970

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID:	23970
Applicant Name:	Vera's King O Meats 3, LLC
License Type applied for:	Wine and Malt Beverage Retailer's Off-Premise Permit (BQ)
Address:	2941 N. Texas Blvd, Weslaco, TX, 78596
Business Structure:	Limited liability company
Business Name:	Vera's King O Meats 3, LLC
FEIN/SSN Number:	872697852
Historically Underutilized Business:	No
Veteran-owned business:	No
Secretary of State Filing Number:	804233471
Date Filed:	9/15/2021 12:00:00 AM
Filing State:	TX

Location Address

Address: 2941 N Texas Blvd, Weslaco, TX, United States 78599

10/25/21, 3:44 PM

Document

Property Ownership

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	V&M Property Rentals Inc

Location Investment

Investment Category	Investment By	Amount Invested	Term
Entity	Veras King O Meats 2 LLC	\$600000.00	profits from one business to open the other

CERTIFICATE OF CITY SECRETARY FOR: (P, Q, BF & BQ)

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, _____, 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.

OR

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

SIGN
HERE

City Secretary/Clerk

City

, TEXAS

SEAL

10/25/21, 3:44 PM

Document

CERTIFICATE OF COUNTY CLERK

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is in a **"wet"** and is not prohibited by any valid order of the Commissioner's Court for a Wine and Beer Retailer's Off-Premise Permit.

Most current election for given location was held for:

- ☐ legal sale of all alcoholic beverages for off-premise consumption
- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of mixed beverages
- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
- ☐ legal sale of wine on the premises of a holder of a winery permit
- ☐ legal sale of beer/wine (17%) on-premise or beer/wine off-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise or beer/wine off-premise **BEFORE** Sept. 1, 1999
- ☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN
HERE

County Clerk

County

10/25/21, 3:44 PM

Document

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this _____ day of _____, _____, 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 _____
City Secretary/Clerk

City

, TEXAS

S E A L

10/25/21, 3:44 PM

Document

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

10/25/21, 3:34 PM

Document



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Bond

Bond Number: (1) _____

THAT WE, (2) _____ Vera's King O Meats 3 LLC

as PRINCIPAL, and _____ TRAVELERS CASUALTY AND SURETY CO. OF AMERICA

(3)
as SURETY, duly authorized and qualified to do business as a surety company in this State, are
firmly bound unto THE STATE OF TEXAS in sum of (4) \$5,000.00.

dollars payable at Austin, Travis County, Texas, and for the payment of which, well and truly to be made, PRINCIPAL binds
himself, his heirs, executors and administrators, jointly and severally, or itself, its successors and assigns, and the SURETY
binds itself, its successors and assigns, firmly by these presents.

WHEREAS, PRINCIPAL is the holder of

(5) _____ Wine and Malt Beverage Retailer's Off-Premise Permit (BQ)

(Type of Permit/License)

granted the privileges by said permit to be exercised in the city of

(6) _____ Hartford

(If not located in a city / town, leave blank and insert county name in #7)

(7) _____

County, Texas, pursuant to the provisions of the Texas Alcoholic Beverage Code.

10/25/21, 3:34 PM

Document

NOW, THEREFORE, THE CONDITION OF THE OBLIGATION is such that the Principal shall faithfully conform with the Texas Alcoholic Beverage Code and Rules of the Commission. If the holder of this permit or license violates a law of the state relating to alcoholic beverages or a rule of the commission, the amount of the bond shall be paid to the state, SUBJECT, HOWEVER, to the following terms and conditions:

1. This bond shall become effective on the date of the issuance of above permit or license by the Texas Alcoholic Beverage Commission and shall remain in full force and effect until canceled, and thereafter provided, or until such permit or license and succeeding renewals of the permit or license have expired.
2. This bond may be canceled as to liability for future defaults at any time by the SURETY, upon giving thirty (30) days written notice, in which event the liability of the SURETY shall at the expiration of said thirty (30) days, cease and terminate, it being understood that the SURETY shall be liable for the default of the PRINCIPAL fully discharging any liability on his or its part as above set forth, accruing during the life of the permit or license, and while this bond is in full force and effect.
3. The liability of the SURETY shall not exceed the amount above stated.

10/25/21, 3:34 PM

Document

PRINCIPAL

IN TESTIMONY, WHEREOF, said PRINCIPAL has hereunto subscribed his or their names or has cause this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this date:

_____, A.D., _____

SIGN
HERE

(Signature of Principal)

PRINCIPAL MUST BE SHOWN AS:	WHO MUST SIGN:
Proprietorship-individual owner	-individual
Partnership-all partners' names	-partner
Corporation-corporate name	-officer
Limited partnership-partnership name & general partner	-general partner
Limited liability partnership-partnership name & all partners	-general partner
Limited liability company-company name	-officer/manager
Private Club-club name, if corporation, corporate name	-officer

10/25/21, 3:34 PM

Document

SURETY COMPANY

IN TESTIMONY WHEREOF, said SURETY has caused this instrument to be signed by it duly authorized officers and its corporate seal to be hereunto affixed this date:

_____, A.D., _____

SIGN
HERE

(Signature of Attorney-in-Fact for Surety Company)

TRAVELERS CASUALTY AND SURETY CO. OF AMERICA

(Surety Company Name)

One Tower Square CT Hartford 06183

(Surety Company Mailing Address)

(Surety Company Area Code and Phone Number)

(Agent's Area Code and Phone Number)

10/25/21, 3:34 PM

Document

ACKNOWLEDGMENTS

No. 1 (FOR PRINCIPAL)

BEFORE ME, the undersigned authority in and for said State on this day personally appeared

(Name of Principal)

foregoing instrument, and acknowledged to me that he or she executed the same, for the purposes and considerations therein expressed. Given under my hand and seal of office, this date

A.D., _____

SIGN
HERE

(Notary Public)

S E A L

No. 2 (FOR SURETY COMPANY)

BEFORE ME, the undersigned authority in and for said State on this day personally appeared

(Name of Attorney-in-Fact)

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same as the act and deed of the surety company thereof, and for the purposes and considerations therein expressed, and in the capacity therein stated. Given under my hand and seal of office, this date

A.D., _____

SIGN
HERE

(Notary Public)

10/25/21, 3:34 PM

Document

S E A L

NO. 1 – PRINCIPAL-ACKNOWLEDGMENT

Name of principal who signed the bond must be shown. Notary public must date, sign the acknowledgment and affix notary seal.

NO. 2 – SURETY COMPANY-ACKNOWLEDGMENT

Name of attorney-in-fact who signed the bond must be shown. Notary Public must date sign the acknowledgment and affix notary seal.

INSTRUCTIONS

1. On the face of the bond: No. (1) must indicate bond number No. (2) name of principal No. (3) the surety company name No. (4) bond amount. (5) type of permit/license as shown above No. (6) city of business location No. (7) county of business location No.
2. Ensure the principal date is entered and the principal has signed the bond.
3. The attorney-in-fact must date the bond; sign his/her name, enter surety company name, surety mailing address and surety telephone number.
4. Power of Attorney authorizing attorney-in-fact to sign for Surety Company must attached.
5. This form will not be accepted with any alterations or whiteouts on the face of the bond. Bond riders will be accepted from bonding company to correct errors noted by the Commission. Corrections in the acknowledgments will be accepted if the notary public has initialed the correction made thereon.

If Performance Bond:

6. As required under **Section 11.61(23)(b-1)**, of the Texas Alcoholic Beverage Code, this bond must accompany all original applications and renewal applications for the licenses/permits listed below if you are located in a County with a population of 1.4 million or more (Bexar, Dallas, Harris, and Tarrant Counties) unless you are an establishment, which holds a Food and Beverage Certificate, whose primary business is food service.

Type of Permit	Bond Amount
Wine and Beer Retailer's Permit (BG)	\$2,000 or \$4,000 or \$6,000*
Beer Retailer's On Premise License (BE)	\$2,000 or \$4,000 or \$6,000*

*An initial Performance Bond in the amount of \$2,000 is required. In the event the first bond is forfeited to the Commission, a licensee or permittee must file a second bond in the amount of \$4,000 before a license or permit may be reinstated. In the event the second bond is forfeited to the Commission, a licensee or permittee must file a third bond in the amount of \$6,000 before a license or permit may be reinstated. **NOTE:** Bond will remain posted unless forfeited, or until license/permit is expired, or voluntarily canceled.

10/25/21, 3:34 PM

Document

If Conduct Surety Bond:

7. As required under **Section 11.11 and 61.13** of the Texas Alcoholic Beverage Code, this bond must accompany all original applications for the licenses/permits listed below unless you qualify to hold a Food and Beverage Certificate and are in the process of applying for a Food and Beverage Certificate. For renewals, if you hold a Food and Beverage Certificate and are renewing the certificate, you do not have to submit this bond. If the original/renewal application for the Food and Beverage Certificate is not approved, a bond will be required.

Type of Permit	Bond Amount	Type of Permit	Bond Amount
Mixed Beverage Permit (MB)	*\$5,000 or \$10,000	Wine and Beer Retailer's Permit (BG)	*\$5,000 or \$10,000
Private Club Registration Permit (N)	*\$5,000 or \$10,000	Retail Dealer's On Premise License (BE)	*\$5,000 or \$10,000
Private Club for Beer and Wine Permit (NB)	*\$5,000 or \$10,000	Package Store Permit (P)	\$10,000
Private Club Exemption Certificate Permit (NE)	*\$5,000 or \$10,000	Wine Only Package Store Permit (Q)	\$10,000
Only required if the business is located within 1000 feet of a public school measuring from property line to property line			

8. *\$5,000/\$10,000 – A bond is required in the amount of \$5,000 unless the business is located within 1,000 feet of a public school measuring from property line to property line. If within 1,000 feet of a school, a bond in the amount of \$10,000 will be required.

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Document

If Fee Interest Bond:

9. This bond should accompany all original and renewal applications for a **Brewer's License (BW)**, **Nonresident Brewer's License (BN)** that you the applicant do not own a fee interest (ownership) in a brewery facility.

Any correspondence should be addressed to the:

Texas Alcoholic Beverage Commission

P.O. Box 13127, Austin, TX 78711

(512) 206-3333



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Teddy's Barbecue LLC.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit for a Wine and Malt Beverage Retailer's On-Premise permit at 2807 N Texas Blvd. Also being Lot 16, Block 2, Tejas Dos Subdivision, Weslaco, Hidalgo County, and Texas Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 15, 2021. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on November 19, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval of the conditional use permit.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000143-2021

RECEIVED

NOV 09 2021

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

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

FILE NO. _____ Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 2807 N Texas Blvd

Existing Zoning Commercial Existing Land Use Restaurant

Purpose for the Conditional Use Permit Request Beer and Wine License

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 Teddys Barbecue LLC Phone 956-532-6124

Address 2807 N Texas Blvd Fax: _____

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

OWNER

Name Joel Garcia Phone 512-906-5187

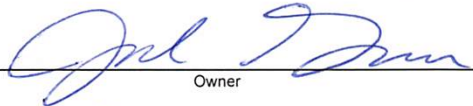
Address 2807 N Texas Blvd Fax: _____

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

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

Yes _____ No ✓

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

Signature  Date 11/8/21
Owner

Signature  Date 11/8/21
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

PLANNING DEPARTMENT

November 19, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 1, 2021, and the City Commission will hold a public hearing on December 14, 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:

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on December 1, 2021. A staff member will contact you with instructions via phone call to address your public comment.

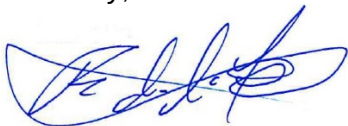
CONDITIONAL USE PERMIT REQUEST:

Teddy's Barbecue LLC is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise permit at 2807 N Texas Blvd. Also being Lot 16, Block 2, Tejas Dos 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.

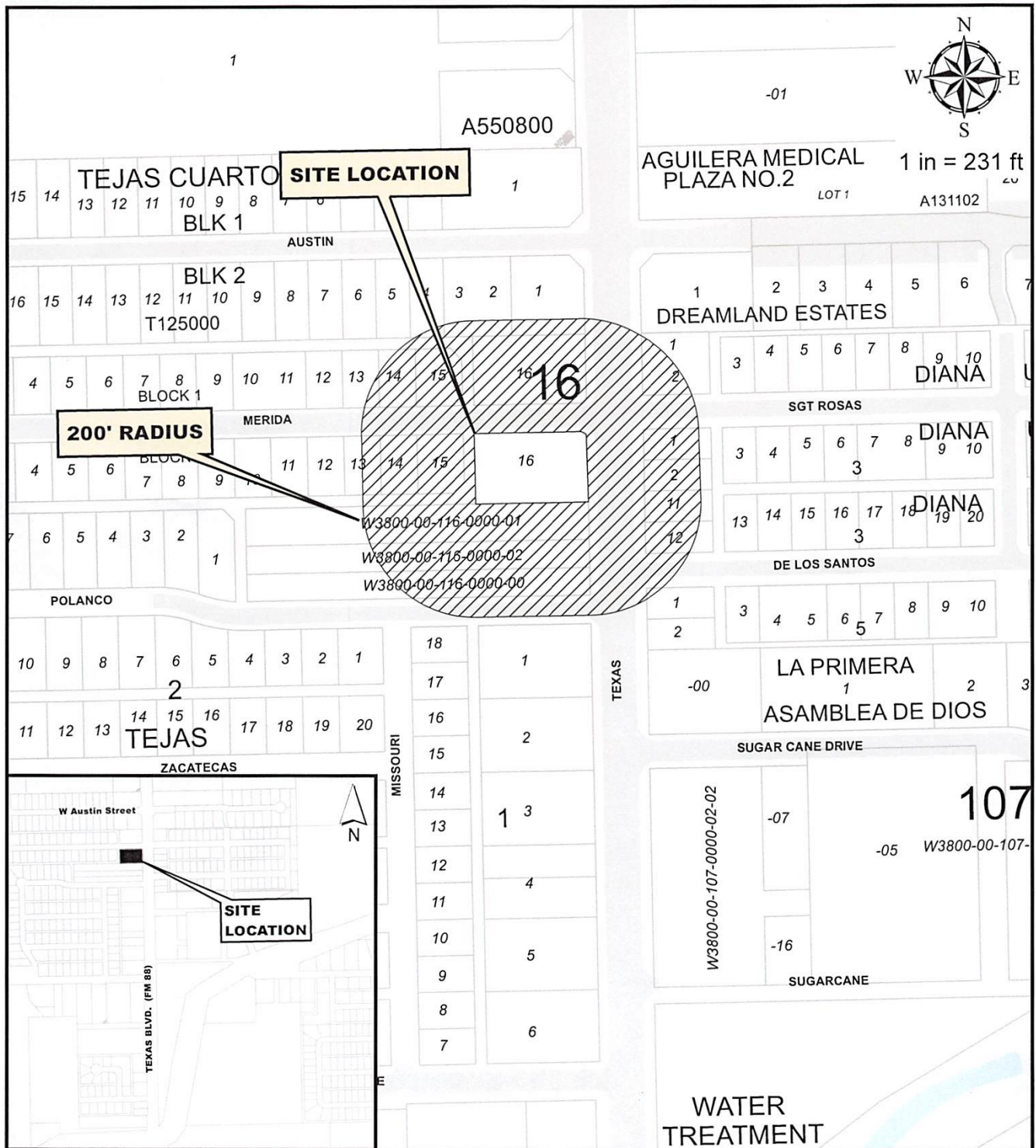
Sincerely,

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

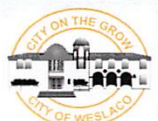
Engineering Department



Teddy's BBQ
2807 N Texas Blvd
LOT 16, BLOCK 16, F.T. 116

Purpose for the Conditional Use Permit request

Existing zoning: B-2
Existing land use: Restaurant
CUP request: TABC License



City of Weslaco Code Enforcement Dept.

NOV 16, 2021

VERA ELVIA & JUAN JR WEBBER ET 113 SGT ROSAS ST WESLACO TX 78599	D4400-01-000-0001-00 DIANA UT 1 LOTS 1 & 2 0 FM 88	L: 46200 B: 66699
S & R TROPIC JUICES LLC PO BOX 326 WESLACO TX 78599	D4400-02-003-0001-00 DIANA UT 2 BLK 3 LOT 1 2812 N TEXAS BLVD	L: 33000 B: 8003
RODRIGUEZ VERONCIA 504 W MERIDA ST WESLACO TX 78599	D4400-02-003-0002-00 DIANA UT 2 BLK 3 LOT 2 2804 N TEXAS BLVD	L: 33000 B: 21417
RODRIGUEZ VERONCIA 504 W MERIDA ST WESLACO TX 78599	D4400-03-003-0011-00 DIANA UT NO. 3 BLK 3 LOT 11	L: 33000 B: 25483
RODRIGUEZ VERONCIA 504 W MERIDA ST WESLACO TX 78599	D4400-03-003-0012-00 DIANA UT NO. 3 BLK 3 LOT 12	L: 33000 B: 0
ROMO AURORA 125 S GUERRA AVE WESLACO TX 78596	D4400-03-005-0001-00 DIANA UT NO. 3 BLK 5 LOT 1	L: 45000 B: 39589
TEJAS BLDG & DEV INC 2401 E EXPRESSWAY 83 WESLACO TX 78599	T1250-00-002-0001-00 TEJAS CUATRO LOT 1 BLK 2 2901 AUSTIN ST	L: 89440 B: 59340
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0002-00 TEJAS CUATRO LOT 2 & 3 BLK 2 117 AUSTIN ST	L: 63000 B: 141798
TREVINO ERIKA 117 AUSTIN ST WESLACO TX 78599	T1250-00-002-0003-00 TEJAS CUATRO LOT 3 BLK 2 121 AUSTIN ST	L: 22680 B: 0
ALMANZA ANA V 5407 SIERRA DR MERCEDES TX 78570	T1250-00-002-0004-00 TEJAS CUATRO LOT 4 BLK 2 201 AUSTIN ST	L: 34860 B: 0
REYES MONICA ANNE 307 W SUGARCANE DRIVE WESLACO TX 78599	T1250-00-002-0005-00 TEJAS CUATRO LOT 5 BLK 2 205 AUSTIN ST	L: 34860 B: 0
HYDE CHRISTINA OLIVARES 208 W MERIDA ST WESLACO TX 78599	T1300-00-001-0013-00 TEJAS DOS LOT 13 BLK 1 208 CALLE MERIDA	L: 27515 B: 93739

City of Weslaco Code Enforcement Dept.

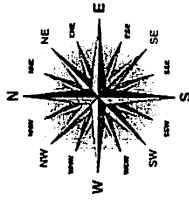
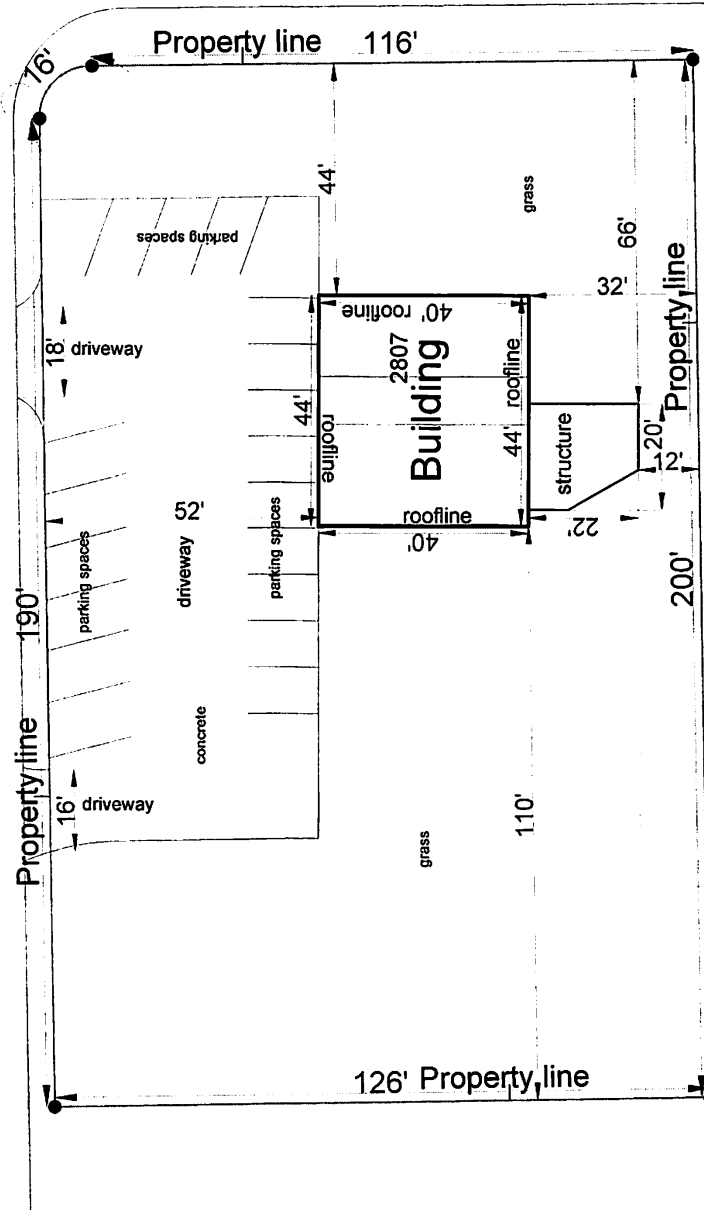
NOV 16, 2021

VALERIO & ASSOCIATES LLC 530 S BRIDGE WESLACO TX 78596	T1300-00-001-0014-00 TEJAS DOS LOT 14 BLK 1 202 CALLE MERIDA	L: 27515 B: 57715
VILLARREAL ROLANDO V & MARICELA 124 MERIDA ST WESLACO TX 78599	T1300-00-001-0015-00 TEJAS DOS LOT 15 BLK 1 124 CALLE MERIDA	L: 34922 B: 88599
ALVAREZ HUMBERTO & ENRIQUETA 324 POLANCO AVE WESLACO TX 78599	T1300-00-001-0016-00 TEJAS DOS LOT 16 BLK 1 2821 N TEXAS BLVD	L: 114075 B: 0
GARZA GUADALUPE 207 CALLE MERIDA WESLACO TX 78596	T1300-00-002-0013-00 TEJAS DOS LOT 13 BLK 2 207 CALLE MERIDA	L: 28324 B: 100215
MARTINEZ DINA 201 W MERIDA ST WESLACO TX 78599	T1300-00-002-0014-00 TEJAS DOS LOT 14 BLK 2 201 CALLE MERIDA	L: 28324 B: 47204
DELGADO JUAN M & LEONOR 123 W MERIDA ST WESLACO TX 78599	T1300-00-002-0015-00 TEJAS DOS LOT 15 BLK 2 123 CALLE MERIDA	L: 35949 B: 91149
MGMA ENTERPRISES LLC 11287 MILE 2 W RD MERCEDES TX 78570	T1300-00-002-0016-00 TEJAS DOS LOT 16 BLK 2 2807 N TEXAS BLVD	L: 117000 B: 43866
SALINAS DANIELLE R & MAYRA A DANIEL & MARIA E CHAPA PO BOX 164 WESLACO TX 78599	W3800-00-116-0000-00 WEST TRACT S0.75-NE1.50-S30AC FT 116 2713 N TEXAS BLVD	L: 88209 B: 18522
ARRIAGA CLARA LUZ TERESA IRISSOA 517 S 6TH ST DONNA TX 78537	W3800-00-116-0000-01 WEST TRACT 1AC-N10AC FT 116 2719 N TEXAS BLVD	L: 217800 B: 28513
SAN MIGUEL YOLANDA ETAL 2552 MILE 13 1/2 N MERCEDES TX 78570	W3800-00-116-0000-02 WEST TRACT S49.5'-N413.5'-E660' FT 116 .70AC NT 2715 N TEXAS BLVD	L: 152460 B: 24701
PALMS PLAZA LLC 2900 N TEXAS BLVD STE 201 WESLACO TX 78599	D7860-00-000-0001-00 DREAMLAND ESTATES LOT 1 0 AUSTIN ST	L: 148440 B: 384432

SITE PLAN

Address: 2807 Texas Blvd N
City, State, ZIP: Weslaco, TX 78596
Country: USA
Scale 1"=20'

Merida St



Texas Blvd N

Document

11/1/21, 8:11 PM



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

COPY

RECEIVED

NOV 09 2021

NOV 09 2021
Cedric J. Smith, Jr.

Document reference ID : 620

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 620

Applicant Name: Teddys Barbecue LLC

License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Address: 2807 N. Texas Blvd, Weslaco, TX, 78599

Email Address: teddysbbq@gmail.com

Phone Number: 512-906-5187

Business Structure: Limited liability company

FEIN/SSN Number: 824494510

Historically Underutilized Business: No

Veteran-owned business: No

Secretary of State Filing Number: 802933902

Date Filed: 2/12/2018 12:00:00 AM

Filing State: TX

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Teddys Barbecue LLC	Bernardina Garcia	Member	10
Teddys Barbecue LLC	Jesus Garcia	Member	15
Teddys Barbecue LLC	Joel Garcia	Member	75

Location Address

Address: 2807 N. Texas Blvd, Weslaco, TX, United States 78599

Business/Trade Name: Teddy's Barbecue

Document

11/1/21, 8:11 PM

Property Ownership

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	MGMA Enterprises LLC

Location Investment

Investment Category	Investment By	Amount Invested	Term
Principal	Bernardina Garcia	\$18000.00	No Terms
Principal	Bernardina Garcia	\$20000.00	Equipment acquired through previous employment.

Document

11/1/21, 8:11 PM

CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the 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 _____, _____, 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
- ☐ **MB/FB (RM)** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)
- ☒ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - Election for given location was held for:
☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License

OR

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

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL

Document

11/1/21, 8:11 PM

CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the 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 _____, _____, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court.

- ☐ MB Mixed Beverage Permit
- ☐ MB/FB Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- ☒ BG/FB Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
- ☐ BG Wine and Beer Retailer's Permit - Election for given location was held for:
☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ BE Beer Retail Dealer's On-Premise License

OR

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

SIGN HERE

County Clerk

County

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

Document

11/1/21, 8:11 PM

I hereby certify on this _____ day of _____, _____, 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

City Secretary/Clerk

_____, TEXAS
City

S E A L

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



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Wille Arratia	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Kingdom Estates Subdivision– being a 26.20 acre tract of land out of Farm Tracts 221, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the west side of Mile 6 ½ W , 757.92 Ft South of Mile 11 North. Possible Action.	
Discussion/Overview: The proposed forty-four (44) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 4" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and off-site drainage.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000154-2021

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: KINGDOM ESTATES

Location: WEST SIDE OF HIGHWAY 6 1/2 WEST, 757.92 FEET SOUTH OF HIGHWAY 11 NORTH

Legal Description: A 26.20 ACRE TRACT OF LAND OUT OF FARM TRACT 221, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 44 Gross Acreage: _____

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Daniel Guerra Telephone: 956-630-0216

Address: 2406 Esperanza South Fax: _____

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

ENGINEER INFORMATION

Name: Willie Arreola Telephone: 956-784-0218

Address: 520 N. 5th St. Fax: _____

City: Poona State: TX Zip: 78537 E-mail: willie.arreola@engineerinc.com

_____ 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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: D. A. W. S. C.
☒ YES ☐ NO Wastewater Provision: OSSF
☒ YES ☐ NO Electric Company: MAGIC VALLEY

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

** 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: Danny Guerra

X Owner Signature:  Date: 11-18-21

_____ is the authorized agent

Authorized Agent Signature:  Date: 11/18/21

Authorized Agent Printed Name: Albert Hanks

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-000148-2021

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: KINGDOM ESTATES

Location: WEST SIDE OF HIGH 6 1/2 WEST, 752.92' SOUTH OF HIGH 11 NORTH

Legal Description: A 26.20 ACRE TRACT OF LAND OUT OF FARM TRACT 221

WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

THERE IS NO SANITARY SEWER AVAILABLE AT THIS LOCATION

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

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: Daniel Guerra

Owner Signature: [Signature] Date: 10/28/21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

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

DRAINAGE REPORT
For
KINGDOM ESTATES

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



Guillermo A. Arratia, P.E.
9/5/21

INDEX OF SHEETS

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

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

DRAINAGE REPORT
For
KINGDOM ESTATES

I. PROJECT LOCATION

A 26.20 acre Tract of land out of Farm Tract 221, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 630569,624286 and 324904 and is located on the west side of Mile 6 ½ North Road, 757.92 feet south of W. Mile 11 North Road, and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: Effective: October 5, 2018. (Refer to Exhibit C).

III. SOIL CONDITIONS

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

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (8.91 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 44 lots for residential use. The storm runoff after development will be increase 12.09 cfs for a total 21.0 cfs, I have calculated that 84,104 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 30" RCP with curb inlets and out falling into Drain Ditch located on the west side of this subdivision and owned by H.C.C.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 84,104 CF will be accomplished by excavating this volume on the existing Drain Ditch.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<i>Hector Garcia</i> <i>9/24/21</i>	
H.C.D.D. NO. 1	DATE



Guillermo A. Arratia, P.E.
9/5/21

DRAINAGE CALCULATIONS EXHIBIT "A"
KINGDOM ESTATES

AREA= 26.2 Ac.

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

Existing Conditions

Length= 1800 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 148 min.
Texist.= 148 min.
Iexist.= 1.70 in/hr
Qexist.= 8.91 cfs.

10 year storm

b= 87
e= 0.778
d= 9.2

Proposed Conditions

Length= 1800 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Concentration= 115 min.
Tfut.= 115 min.
Ifut.= 2.67 in/hr
Qfut.= 21.0 cfs.
Qin= 7.86 i

50 year storm

b= 99
e= 0.749
d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	85.09	51052	8.91	33406	17,647
20	7.91	62.16	74588	8.91	36079	38,509
30	6.34	49.85	89734	8.91	38751	50,983
40	5.35	42.05	100922	8.91	41424	59,498
50	4.66	36.61	109827	8.91	44097	65,730
60	4.14	32.57	117252	8.91	46770	70,482
70	3.75	29.44	123641	8.91	49443	74,198
80	3.43	26.93	129263	8.91	52115	77,148
90	3.16	24.87	134296	8.91	54788	79,508
110	2.76	21.67	143044	8.91	60134	82,911
120	2.60	20.40	146911	8.91	62807	84,104

Storage Requires= 84,104 cubic feet = 1.93 ac-ft



Guillermo A. Arratia, P.E.
9/5/21

Table 5.7. Runoff Coefficients for Rational Formula (ASCE, 1960)

Type of Drainage Area	Runoff Coefficient
Business:	
Downtown area	0.70-0.95
Neighborhood areas	0.50-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.25-0.40
Apartment dwelling areas	0.50-0.70
Industrial:	
Light areas	0.50-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.20-0.40
Railroad yard areas	0.20-0.40
Unimproved areas	0.10-0.30
Lawns:	
Sandy soil, flat, < 2%	0.05-0.10
Sandy soil, average, 2 to 7%	0.10-0.15
Sandy soil, steep, > 7%	0.15-0.20
Heavy soil, flat, < 2%	0.13-0.17
Heavy soil, average 2 to 7%	0.18-0.22
Heavy soil, steep, > 7%	0.25-0.35
Streets:	
Asphalt	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Drives and walks	0.75-0.85
Roofs	0.75-0.95

BRIDGE DIVISION HYDRAULIC MANUAL

2 - 19

12-85

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

COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e
Hempfl	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6						
Henderson	0.800	60	8.7	0.796	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	0.749	99	9.2	0.740	103	9.6						
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	66	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2						
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	12.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4						
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	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	0.769	81	9.6	0.770	90	8.1						
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5						
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8						
Jasper	0.782	66	8.1	0.743	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	66	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2						
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4						
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4						
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	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						
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2						
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.798	93	10.0	0.798	104	9.0						
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.761	91	8.0	0.768	104	8.4						
Kimbire	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.771	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						
Kitney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.780	97	8.0	0.781	108	8.8						
Kleberg	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	0.788	58	9.3	0.770	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						

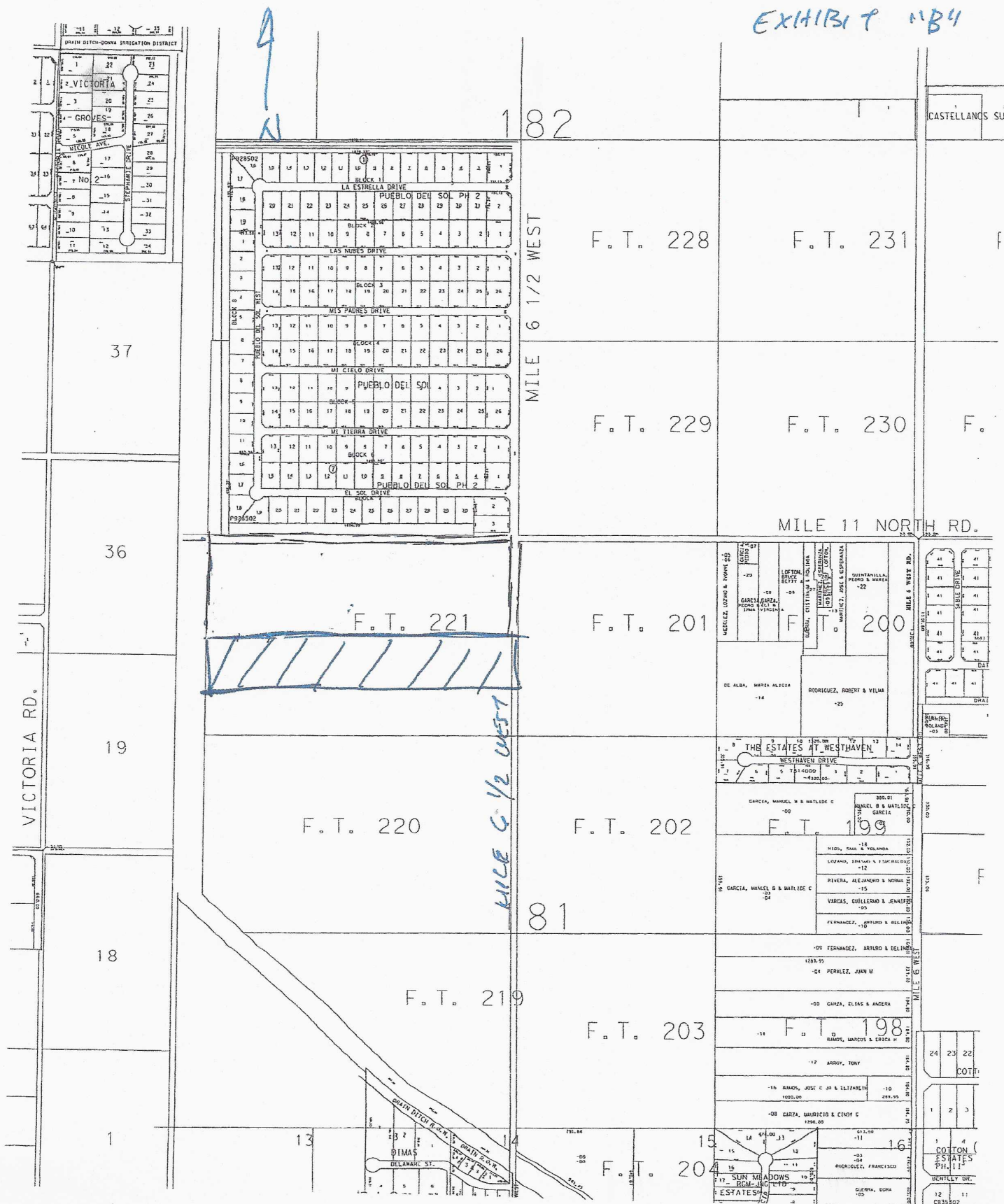
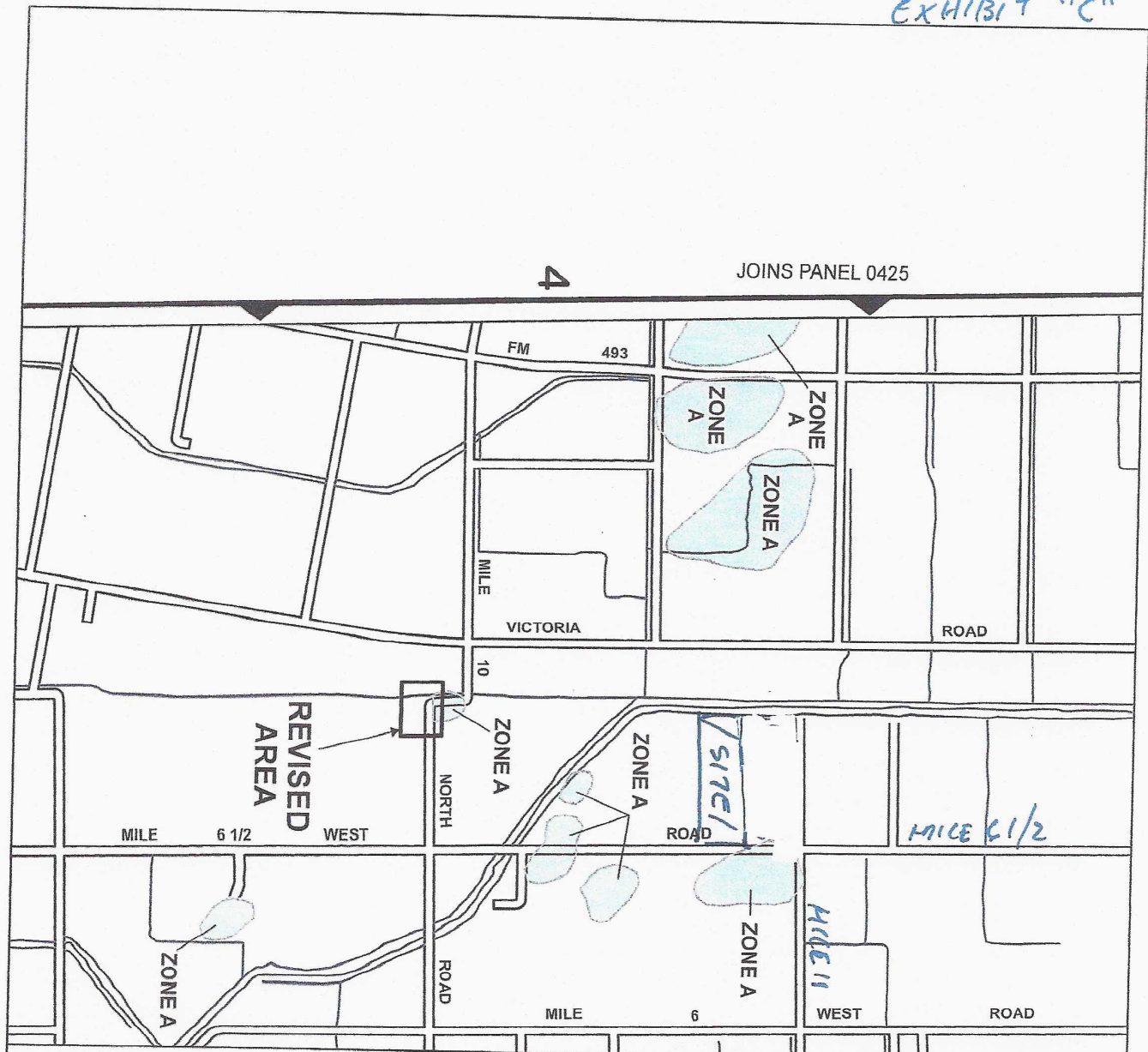


EXHIBIT "C"

4

JOINS PANEL 0425



FEMA
National Flood Insurance Program

COMMUNITY - PANEL NUMBER
480334 0450 C
MAP REVISED
JUNE 6, 2000

**REVISED TO
REFLECT LOMR
EFFECTIVE: October 5, 2018**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

**NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(Unincorporated Areas)**

FEMA

SCALE

Map Projection:
NAD 1983 StatePlane Texas South FIPS 4205 Feet
Western Hemisphere, Vertical Datum: NGVD 29

1 inch = 2,000 feet

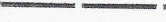
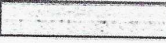
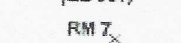
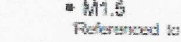
0 1,000 2,000 4,000 Feet

0 300 600 1,200 Meters

OTHER AREAS OF FLOOD HAZARD

- Without Base Flood Elevation (BFE)
- With BFE or Depth Zone AE, AH, AV, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee

LEGEND

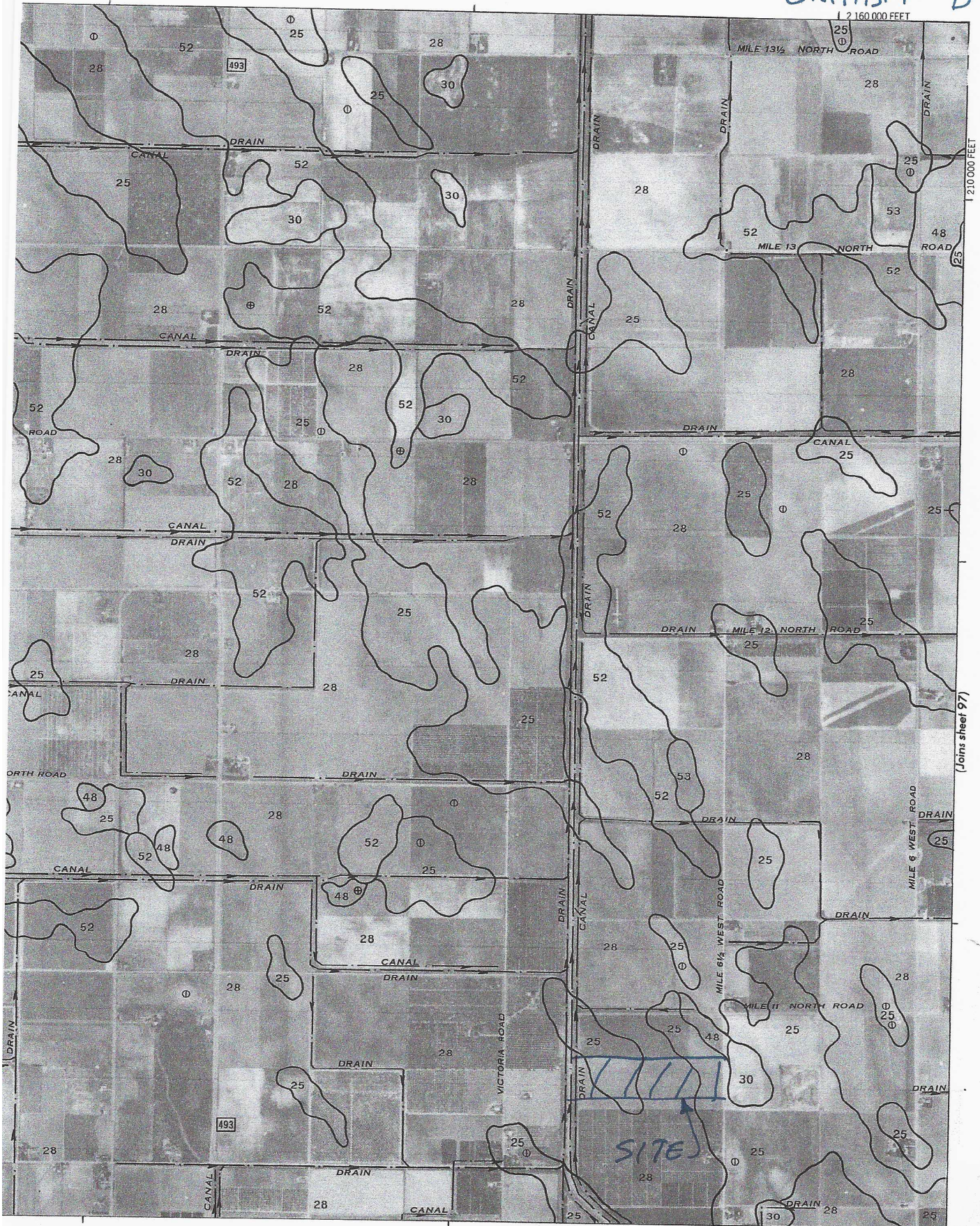
	SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
	ZONE A No base flood elevations determined.
	ZONE AE Base flood elevations determined.
	ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
	ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial/fan flooding, velocities also determined.
	ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
	ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.
	ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.
	FLOODWAY AREAS IN ZONE AE
	OTHER FLOOD AREAS
	ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.
	OTHER AREAS
	ZONE X Areas determined to be outside 500-year floodplain.
	ZONE D Areas in which flood hazards are undetermined.
UNDEVELOPED COASTAL BARRIERS	
	Identified 1982
	Identified 1990
	Identified Protected Area
Coastal barrier areas are normally located within or adjacent to special flood hazard areas.	
	Floodplain Boundary
	Floodway Boundary
	Zone D Boundary
	Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones
	Base Flood Elevation line: Elevation in Feet ¹
	Cross Section Line
	Base Flood Elevation in Feet Where Uniform Within Zone ¹
	Elevation Bench Mark (See notes below)
	River Mile
Referenced to the National Geodetic Vertical Datum of 1929	

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map providers should be consulted for more detailed data on RFEs and

TEXAS — SHEET NUMBER 96

EXHIBIT "D"



166

Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

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

See footnotes at end of table.

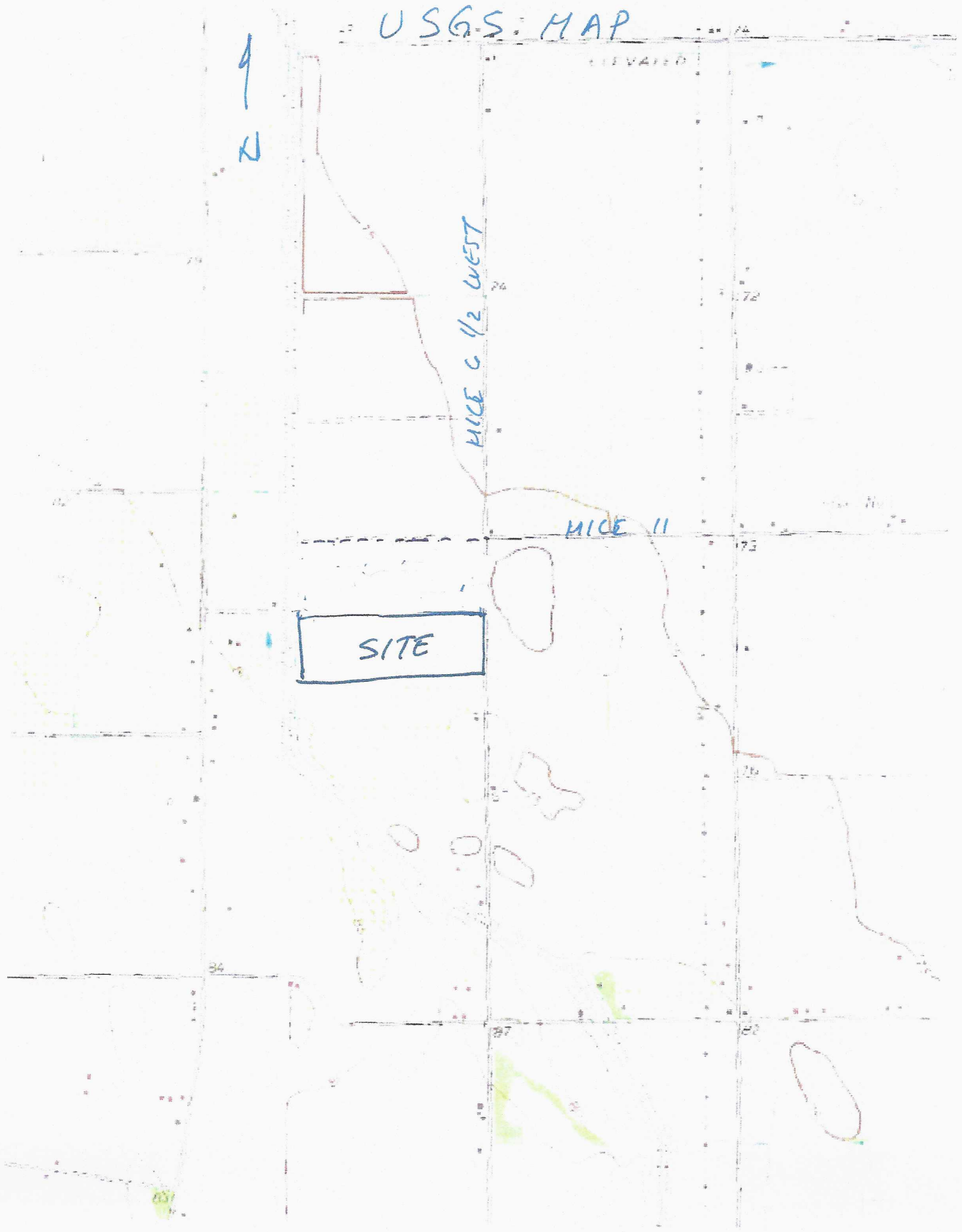
USGS MAP

9
N

WICE C 1/2 WEST

WICE 11

SITE





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

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Punta Del Cielo Subdivision– being a 26.657 acre tract of land out of Farm Tracts 104, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the west side of Mile 4 1/2 W , 1320 Ft South of Mile 10 North. Possible Action.	
Discussion/Overview: The proposed one hundred twenty-three (123) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 8” waterline and sewer by City of Weslaco through a 8” sewer line. The property is within a Flood Zone “A”. Applicant is requesting a variance for off-site drainage and has provided letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor’s Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000150-2021

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: PUNTA DEL CIELO

Location: WEST SIDE OF MILE 4 1/2 WEST RD & APPROXIMATELY 1320 FT. SOUTH OF MILE 10 NORTH RD.

Legal Description: 26.657 ACRES OUT OF FARM TRACT 104 WEST & ADAMS TRACT

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Open Proposed Land Use: Residential

Number of Lots Proposed: 123 Gross Acreage: 26.657

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: IDEA PUBLIC SCHOOLS Telephone: C/O 381-0981

Address: 2115 W. PIKE BLVD. Fax: C/O 381-1839

City: WESLACO State: TX Zip: 78541 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

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

Address: 115 W. McIntyre Street Fax: 381-1839

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: North Alamo WSC
- ☒ YES ☐ NO Wastewater Provision: North Alamo WSC
- ☒ YES ☐ NO Electric Company: MVEC

☒ YES ☐ NO Phone Utility <u>Frontier Comm.</u>	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

- ☒ 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

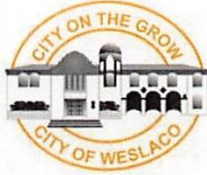
- ☒ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- ☒ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- ☒ Notice of Intent
- ☒ SW3P

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



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000151-2021

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: Punta Del Cielo Subdivision

Location: West side of Mile 4 1/2 West Road & approximately 1,320 feet south of Mile 10 North Road.

Legal Description: 126.657 acres out of Farm Tract 104, West and Adams Tract

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

We are respectfully requesting a variance to build the subdivision to Hidalgo County standards which do not currently allow for detention ponds

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☒ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Idea Public Schools Telephone: c/o (956) 381-0981

Address: 2115 West Pike Boulevard Fax: c/o (956) 381-1839

City: Weslaco State: TX Zip: 78596 E-mail: c/o mario@meldenandhunt.com

Application fees

☒ \$50.00 Application fee per variance, plus a \$5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

Melden & Hunt, Inc c/o Mario A. Reyna, P.E. is the authorized agent

Authorized Agent Signature:  Date: 10/19/21

Authorized Agent Printed Name: Mario A. Reyna



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

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

November 15, 2021

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

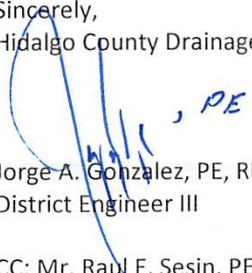
RE: Punta del Cielo Subdivision

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for Punta del Cielo Subdivision, Mario Reyna, PE. Our office has reviewed and approved the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge and widen the existing drain ditch No. 17B2A1A owned by the HCCID9 in the City of Weslaco ETJ. With that stated, our office has no objection to the widening of the ditch to account for runoff volume.

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


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

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

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 11/16/2021

Mr. Mario A. Reyna P.E.
Melden & Hunt Inc.
115 West McIntrye
Edinburg, Texas 78541

RE: **PUNTA DEL CIELO** Subd. Drainage and Detention

Good Morning Mr. Reyna:

I have received your revised cross section and calculations dated 10/28/21 for the **PUNTA DEL CIELO** 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.
3. Sanitary Sewer line crossing to be set to District Standards.

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

FIRM NAME: MELDEN & HUNT, INC. – #F1435

TITLE: PUNTA DEL CIELO

PREPARED BY: MARIO A. REYNA P.E.

DATE: September 7, 2021

DATE: September 24, 2021

REVISED DATE: October 18, 2021



M -
10-18-21

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. “C” Values for Rational Method**
- 4. Weighted C Calculation**
- 5. Time of Concentration Determination Table (If Applicable)**
- 6. Drainage Area Map**
- 7. Location Map**
- 8. Subdivision Plat**
- 9. Drainage Layout**
- 10. USGS Topographical Map**
- 11. Rainfall Intensity Table**
- 12. Street Velocities & Capacities Flowing Curb Full Table**
- 13. USDA Soils Map**
- 14. USDA Soils Legend & Description**
- 15. FEMA FIRM with site location**



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
PUNTA DEL CIELO
Date: October 18, 2021**

PUNTA DEL CIELO A tract of land containing 26.657 acres situated in the County of Hidalgo, Texas, being a part or portion out of Farm tract 104, West and Adams Tract, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, said 26.657 acres conveyed to Idea Public Schools, by virtue of a General Warranty Deed recorded under Document Number 2813810, Hidalgo County Official Records. This subdivision lies in Zone "A", Zone "A" Base Flood Elevation 66.40. Community-panel No. 480334 0450 C Effective date: June 6, 2000, revised to reflect LOMAR date May 30, 2002. The property is located along the west side of Mile 4 ½ West Road & approximately 1320 feet south of Mile 10 North Road. The property is currently open with a proposed use of 123 residential lots inside the City of Weslaco E.T.J.

The soil in this area (23) Hebbbronville sandy loam, (25) Hidalgo Fine Sandy Loam, & (28) Hidalgo Sandy Clay Loam which are in Hydrologic Group "A" & "B". These soils having a high infiltration rate and are moderately pervious index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 16.28 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 64.80 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 48.52 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 42". The proposed storm system shall discharge into a existing HCID #9 drain ditch on the west side of subdivision.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 125,598 cubic feet of detention will be provided within the proposed widening of the HCID#9 Drain ditch.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>HCCID No. 9</u>	
<u>10-28-21</u>	<u>DATE</u>
H.C.D.D. NO. 1	


Mario A. Reyna, P.E. #117368
Vice-President



DRAINAGE REPORT

PROJECT NAME: **PUNTO DEL CIELO**
PROJECT NUMBER: **21133.00**
DATE: **October 18, 2021**

of Lots: **123**

I. Existing Condition-10 year

Ex. Area: **1,161,177.70** sf
26.66 ac

Int. Coeff. "k" **0.312** Table 3-2
K_p 3.28
Length **1543** ft
Velocity 0.396346 ft/sec

Slope : **0.15** %
tc : 64.88 min
Rainfall Intensity (10yr) 3.054 in/hr
c factor 0.200
Q peak existing condition: 16.28 cfs

II. Future Condition-50 year

Future area: 1,161,177.70 sf
26.66 ac
Slope : 15.00%
tc : **32.51** min
Rainfall Intensity (50yr) 6.054 in/hr
c factor 0.402
Q future cond. = Aci = i * = 64.80 * 0.40
10.7034656 i

time min.	time hour	i in/hr	Q _{in} cfs	V _{in} cf	Q _{out} cfs	V _{out} cf	REQ'D V cf
5	0.08	13.57	145.25	43574	16.28	18323	25251
10	0.17	10.83	115.87	69519	16.28	20765	48754
15	0.25	9.10	97.42	87681	16.28	23208	64473
25	0.42	7.03	75.19	112788	16.28	28092	84696
35	0.58	5.80	62.05	130301	16.28	32977	97324
45	0.75	4.98	53.26	143803	16.28	37861	105942
55	0.92	3.96	42.38	139838	16.28	42746	97091
65	1.08	3.54	37.90	147814	16.28	47631	100183
75	1.25	3.21	34.38	154708	16.28	52515	102192
85	1.42	2.95	31.53	160815	16.28	57400	103415
95	1.58	2.73	29.18	166313	16.28	62285	104028
105	1.75	2.54	27.19	171277	16.28	67169	104107
115	1.92	2.67	28.62	197485	16.28	72054	125431
125	2.08	2.52	27.00	202536	16.28	76939	125598
135	2.25	2.39	25.59	207295	16.28	81823	125472
145	2.42	2.27	24.34	211755	16.28	86708	125047
155	2.58	2.17	23.22	215907	16.28	91593	124314
165	2.75	2.08	22.21	219876	16.28	96477	123399
175	2.92	1.99	21.30	223649	16.28	101362	122287
185	3.08	1.91	20.48	227281	16.28	106247	121034
195	3.25	1.84	19.72	230675	16.28	111131	119543
205	3.42	1.78	19.03	234078	16.28	116016	118062
215	3.58	1.72	18.39	237212	16.28	120901	116312
225	3.75	1.66	17.80	240298	16.28	125785	114513
235	3.92	1.61	17.24	243130	16.28	130670	112460

245	4.08	1.56	16.74	246081	16.28	135555	110527
255	4.25	1.52	16.26	248756	16.28	140439	108317
265	4.42	1.48	15.81	251363	16.28	145324	106040
275	4.58	1.44	15.39	253961	16.28	150208	103753
285	4.75	1.40	15.01	256607	16.28	155093	101514
295	4.92	1.37	14.63	258980	16.28	159978	99002
305	5.08	1.33	14.28	261295	16.28	164862	96433
315	5.25	1.30	13.95	263591	16.28	169747	93844
325	5.42	1.27	13.64	265906	16.28	174632	91274
335	5.58	1.25	13.34	268064	16.28	179516	88548
345	5.75	1.22	13.06	270305	16.28	184401	85904
355	5.92	1.19	12.74	271301	16.28	189286	82015
365	6.08	1.17	12.52	274255	16.28	194170	80085
375	6.25	1.15	12.31	276952	16.28	199055	77897
385	6.42	1.13	12.09	279393	16.28	203940	75453
395	6.58	1.10	11.77	279039	16.28	208824	70215
405	6.75	1.08	11.56	280902	16.28	213709	67193
415	6.92	1.07	11.41	284106	16.28	218594	65513
425	7.08	1.05	11.21	285766	16.28	223478	62288
435	7.25	1.03	11.01	287462	16.28	228363	59099
445	7.42	1.01	10.83	289212	16.28	233248	55964
455	7.58	1.00	10.66	291036	16.28	238132	52904
465	7.75	0.98	10.49	292654	16.28	243017	49637
475	7.92	0.97	10.38	295897	16.28	247902	47996
485	8.08	0.95	10.17	295897	16.28	252786	43111
495	8.25	0.94	10.06	298819	16.28	257671	41149
505	8.42	0.92	9.85	298370	16.28	262556	35814
515	8.58	0.91	9.74	300971	16.28	267440	33531
525	8.75	0.90	9.63	303443	16.28	272325	31118
535	8.92	0.88	9.42	302351	16.28	277209	25142
545	9.08	0.87	9.31	304503	16.28	282094	22409
555	9.25	0.86	9.20	306526	16.28	286979	19547
565	9.42	0.85	9.10	308420	16.28	291863	16557
575	9.58	0.84	8.99	310186	16.28	296748	13438
585	9.75	0.83	8.88	311824	16.28	301633	10191

Storage Required: 125,598 cf
Storage Required: 2.883 Ac.-Ft.
w/ release rate of: 16.28 cfs
Storage / Ac. Development: 0.108 Ac.Ft. per Ac.
Storage / Lot: 1021.1189 cf per lot



M R
10-16-21

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

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	758433	17.411	6.094
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)	0.5	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.75	0	0.000	0.000
Industrial				
Light areas	0.75	0	0.000	0.000
Heavy areas	0.75	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Roof/Building areas	0.75	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	269464.7	6.186	1.856
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	133280	3.060	2.754
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9	0	0.000	0.000
Total:		1,161,178	26.657	10.703
Weighted "c":			0.402	

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

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

TABLE I
TIME OF CONCENTRATION DETERMINATION
PUNTO DEL CIELO

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT)	GRADE (%)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1543		171.4						171.4
D.A.#1	Overland & Gutter	0.402	130		14.4			300	0.4	12.5	26.9
D.A.#1-D.A.#2	Pipe Flow	0.402						35	3.0	0.2	27.1
D.A.#2	Overland & Gutter	0.402	130		14.4			300	0.4	12.5	26.9
D.A.#2-D.A.#3	Pipe Flow	0.402						608	3.0	3.4	30.5
D.A.#4	Overland & Gutter	0.402	130		14.4			300	0.4	12.5	26.9
D.A.#4-D.A.#3	Pipe Flow	0.402						35	3.0	0.2	27.1
D.A.#3	Overland & Gutter	0.402	130		14.4			300	0.4	12.5	26.9
D.A.#3-D.A.#5	Pipe Flow	0.402						107	3.0	0.6	31.1
D.A.#5	Overland & Gutter	0.402	130		14.4			150	0.4	6.3	20.7
D.A.#5-OUTFALL	Pipe Flow	0.402						252	3.0	1.4	32.5
D.A.#6	Overland & Gutter	0.402	130		14.4			300	0.4	12.5	26.9
D.A.#6-D.A.#7	Pipe Flow	0.402						35	3.0	0.2	27.1
D.A.#7	Overland & Gutter	0.402	130		14.4			300	0.4	12.5	26.9
D.A.#7-D.A.#8	Pipe Flow	0.402						258	3.0	1.4	28.6
D.A.#9	Overland & Gutter	0.402	130		14.4			300	0.4	12.5	26.9
D.A.#9-D.A.#8	Pipe Flow	0.402						35	3.0	0.2	27.1

FORMULA FOR TIME OF CONCENTRATION $T_c = \frac{L}{(V \times 60)}$
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

TABLE IA
FLOWRATE DETERMINATION
PUNTO DEL CIELO

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	26.6	0.200	171.4	10	1.527	8.12		
D.A.#1	1.96	0.402	26.9	50	6.740	5.30		
D.A.#1-D.A.#2	1.96	0.402	27.1	50	6.713	5.28	24.00	0.055%
D.A.#2	1.96	0.402	26.9	50	6.740	5.30		
D.A.#2-D.A.#3	3.92	0.402	30.5	50	6.281	9.89	30.00	0.191%
D.A.#4	1.35	0.402	26.9	50	6.740	3.65		
D.A.#4-D.A.#3	1.35	0.402	27.1	50	6.713	3.64	24.00	0.026%
D.A.#3	1.35	0.402	26.9	50	6.740	3.65		
D.A.#3-D.A.#5	6.62	0.402	31.1	50	6.211	16.51	30.00	0.162%
D.A.#5	0.98	0.402	20.7	50	7.770	3.06		
D.A.#5-OUTFALL	7.60	0.402	32.5	50	6.054	18.48	30.00	0.203%
D.A.#6	1.96	0.402	26.9	50	6.740	5.30		
D.A.#6-D.A.#7	1.96	0.402	27.1	50	6.713	5.28	24.00	0.055%
D.A.#7	1.96	0.402	26.9	50	6.740	5.30		
D.A.#7-D.A.#8	3.92	0.402	28.6	50	6.521	10.26	24.00	0.206%
D.A.#9	1.47	0.402	26.9	50	6.740	3.98		
D.A.#9-D.A.#8	1.47	0.402	27.1	50	6.713	3.96	24.00	0.031%
					18.783			

FORMULA FOR INTENSITY $I = \frac{b}{Tc + d}$
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL" (Tc + d) e

TABLE I
TIME OF CONCENTRATION DETERMINATION
PUNTO DEL CIELO

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/D.A. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)	
D.A.#8	Overland & Gutter	0.402	120		13.3			300	0.4	12.5	25.8	
D.A.#8-D.A.#10	Pipe Flow	0.402						593	3.0	3.3	31.9	
D.A.#11	Overland & Gutter	0.402	130		14.4			300	0.4	12.5	26.9	
D.A.#11-D.A.#10	Pipe Flow	0.402						35	3.0	0.2	27.1	
D.A.#12	Overland & Gutter	0.402	130		14.4			300	0.4	12.5	26.9	
D.A.#12-D.A.#13	Pipe Flow	0.402						35	3.0	0.2	27.1	
D.A.#13	Overland & Gutter	0.402	130		14.4			300	0.4	12.5	26.9	
D.A.#13-D.A.#10	Pipe Flow	0.402						258	3.0	1.4	28.6	
D.A.#10	Overland & Gutter	0.402	130		14.4			206	0.4	8.6	23.0	
D.A.#10-D.A.#14	Pipe Flow	0.402						115	3.0	0.6	29.2	
D.A.#14	Overland & Gutter	0.402	130		14.4			168	0.4	7.0	21.4	
D.A.#14-OUTFALL	Pipe Flow	0.402						235	3.0	1.3	30.5	

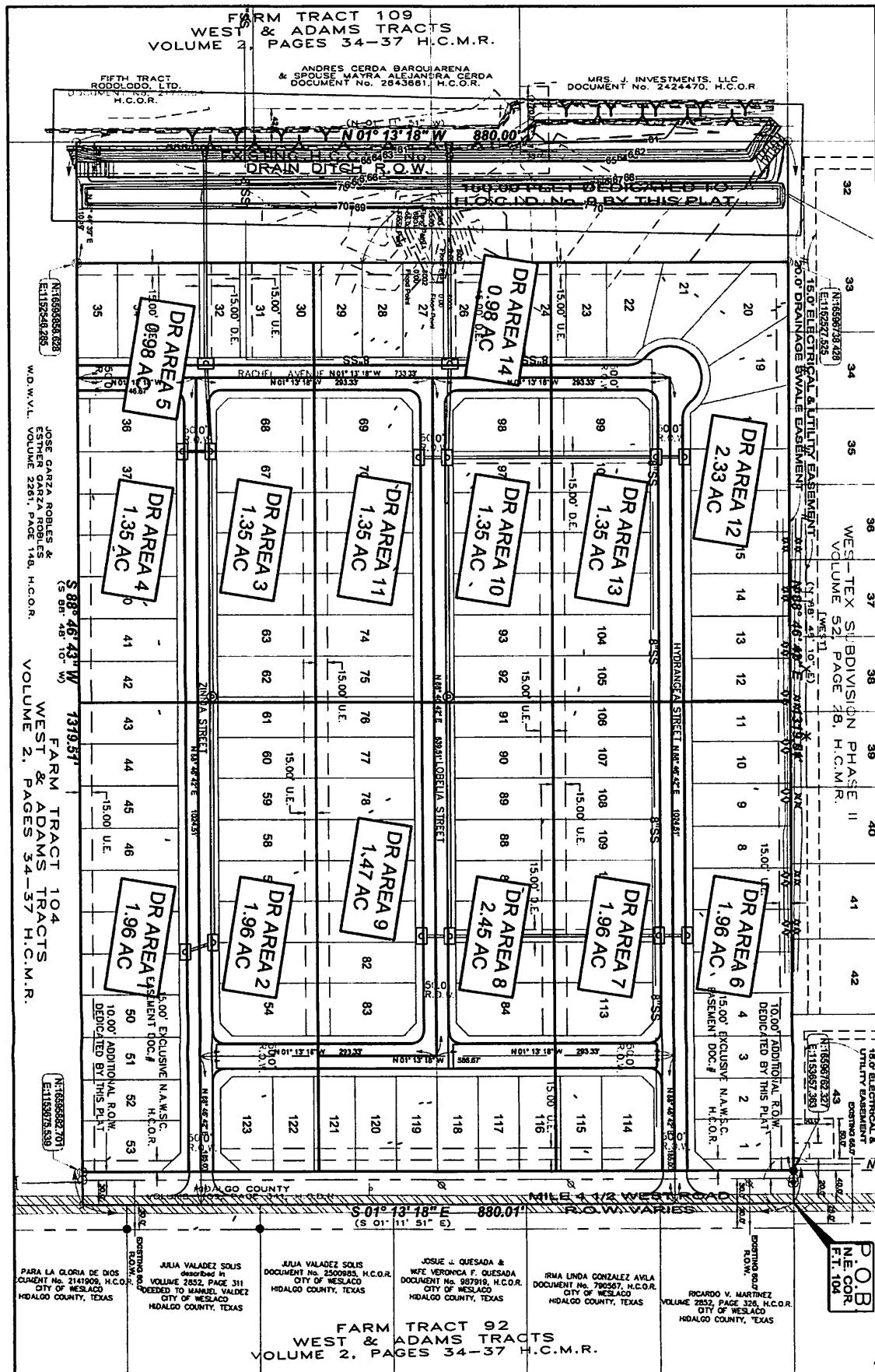
FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

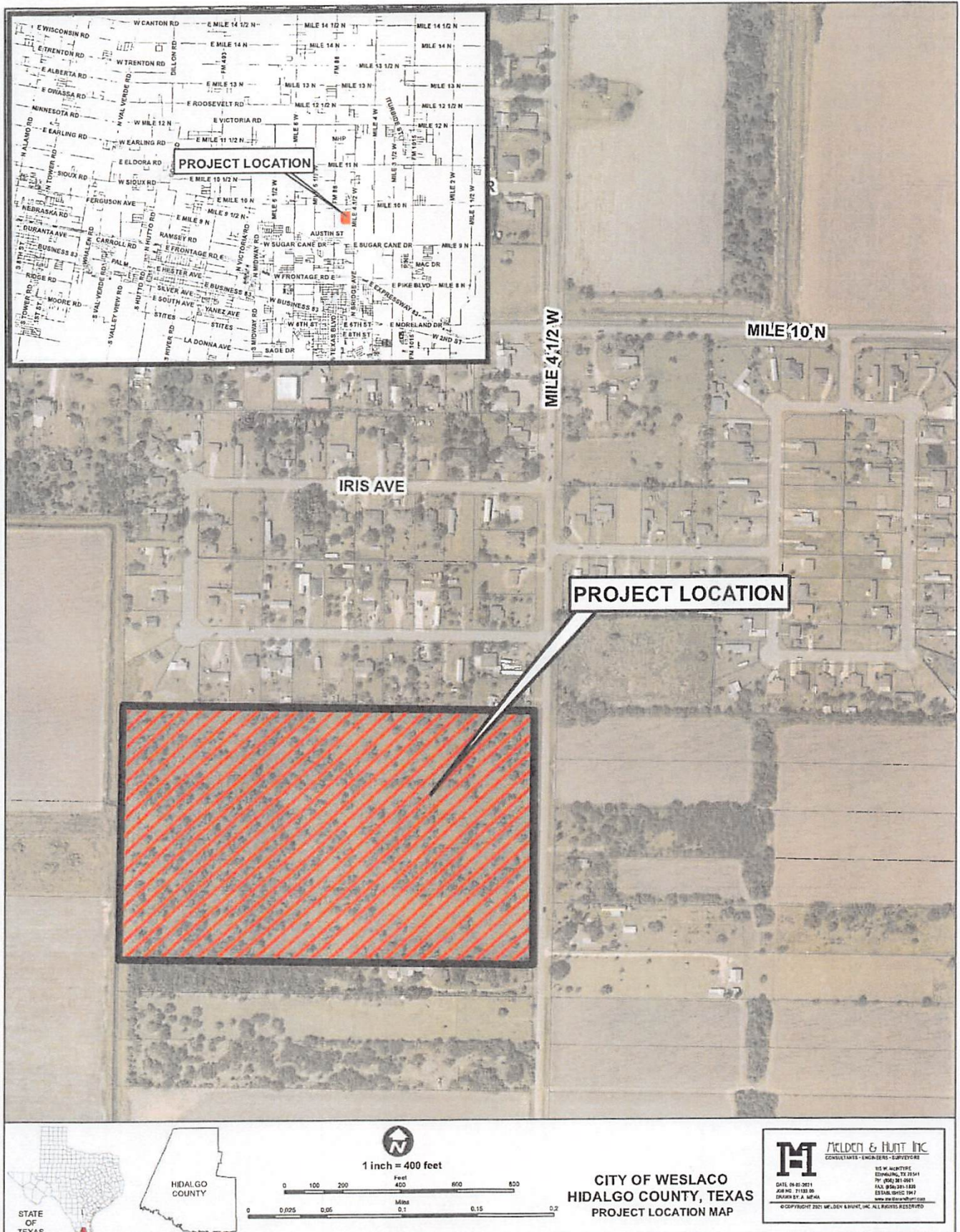
$T_c = \frac{L}{(V \times 60)}$

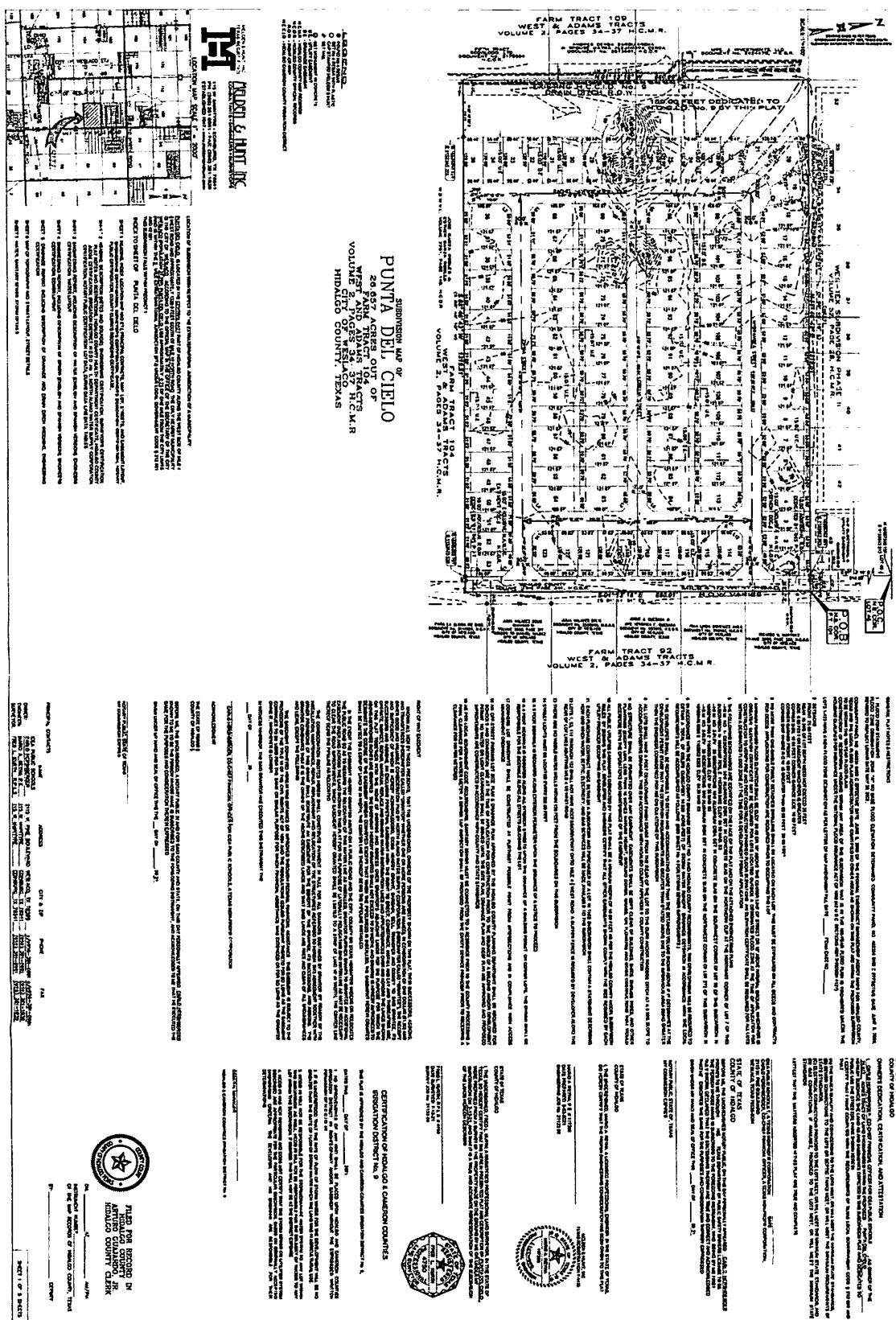
TABLE 1A
FLOWRATE DETERMINATION
PUNTO DEL CIELO

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#8	2.45	0.402	25.8	50	6.900	6.79		
D.A.#8-D.A.#10	7.84	0.402	31.9	50	6.125	19.28	30.00	0.221%
D.A.#11	1.35	0.402	26.9	50	6.740	3.65		
D.A.#11-D.A.#10	1.35	0.402	27.1	50	6.713	3.64	24.00	0.026%
D.A.#12	2.33	0.402	26.9	50	6.740	6.31		
D.A.#12-D.A.#13	2.33	0.402	27.1	50	6.713	6.28	24.00	0.077%
D.A.#13	1.35	0.402	26.9	50	6.740	3.65		
D.A.#13-D.A.#10	3.68	0.402	28.6	50	6.521	9.64	24.00	0.182%
D.A.#10	1.35	0.402	23.0	50	7.345	3.98		
D.A.#10-D.A.#14	6.38	0.402	29.2	50	6.440	16.50	30.00	0.162%
D.A.#14	0.98	0.402	21.4	50	7.627	3.00		
D.A.#14-OUTFALL	7.36	0.402	30.5	50	6.281	18.56	30.00	0.205%

FORMULA FOR INTENSITY $I = \frac{b}{e}$
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC MANUAL" (Tc + d)







[illegible]

POLICE DEPARTMENT REPORT NO 1
 DATE 12-12-71
 BY SA 123456789

SEALING COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.003 (a)

STREET
MCALPIN COMPANY ALBANY

UNDER LOCAL GOVERNMENT CODE & ORDINANCES AND THE LOCAL ELECTION LAWS OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE LOCAL ELECTION LAWS OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE LOCAL ELECTION LAWS OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

ATTN: ATTORNEY GENERAL OF THE CITY OF WASHINGTON

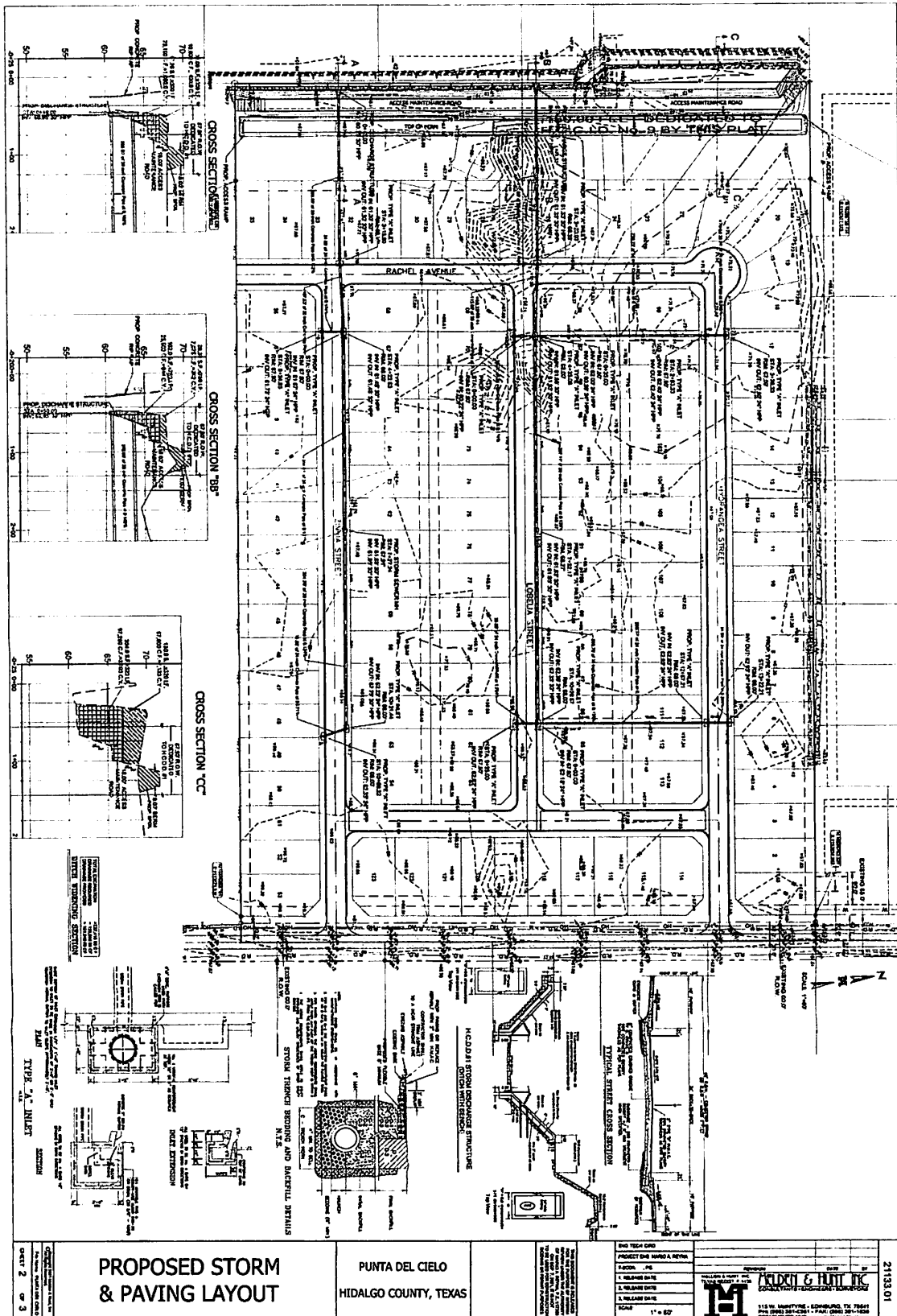
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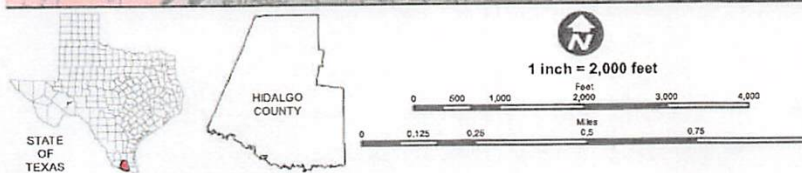
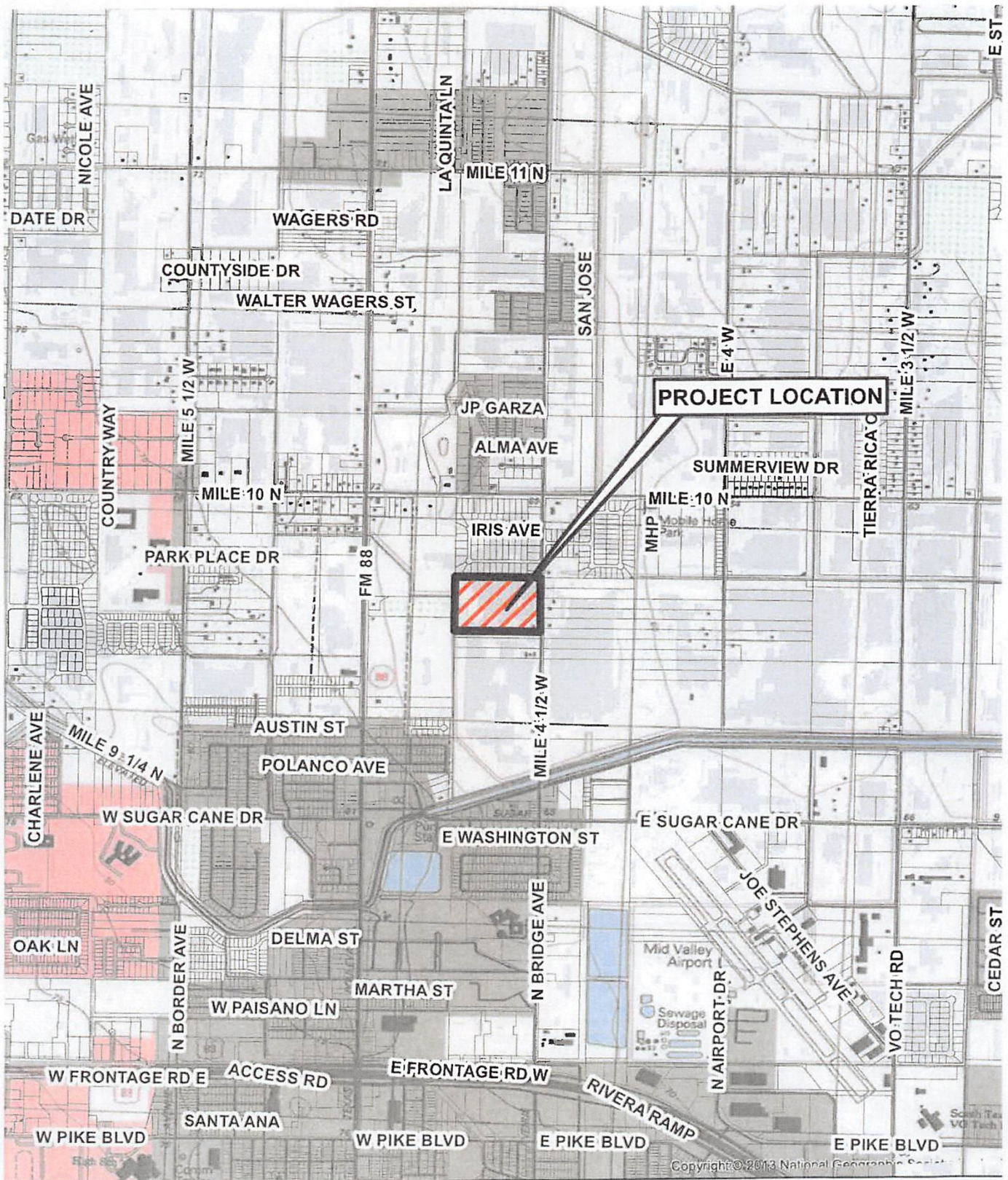
[illegible]

CONFIDENTIAL OF THE FBI REPORT
UNDER LOCAL GOVERNMENT CODE § 86(2)(b) AND § 86(4)(b)
1. THE REQUESTED DESTRUCTION OF THE REQUESTED AND RELATED COLLECTIONS OF THE
CITY OF NEWARK, WILL BE SUBJECT TO THE FOLLOWING LIMITATIONS:
2. ALL INFORMATION OF THE FOLLOWING NATURE WILL BE DELETED FROM THE
CITY OF NEWARK

FILED FOR RECORD
JULY 25 1964
JULIA G. GILBERT
JULIA G. GILBERT
JULIA G. GILBERT

11

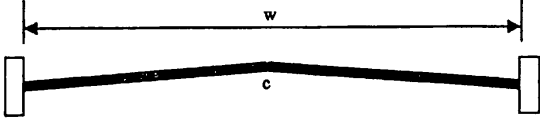
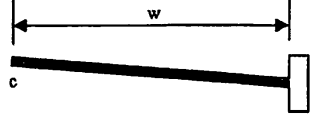




CITY OF WESLACO
HIDALGO COUNTY, TEXAS
USGS MAP

M MELDEN & HUNT, INC.
CONSULTANTS - ENGINEERS - SURVEYORS
115 W. MCINTYRE
EDINBURG, TX 78141
PH: (834) 361-0861
FAX: (834) 361-1896
DATE: 08-02-2021
JOB NO: 21103-01
DRAWN BY: A. MENA
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Street Velocities and Capacities Flowing Curb Full
Manning's n = 0.018

										
	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	w = 30'		w = 40'		w = 44'		w = 24'			
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	24.90	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70

Appendix 1.0 **HIDALGO COUNTY RAINFALL INTENSITY TABLES**

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

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

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

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

where:	2yr	5yr	10yr
c=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

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

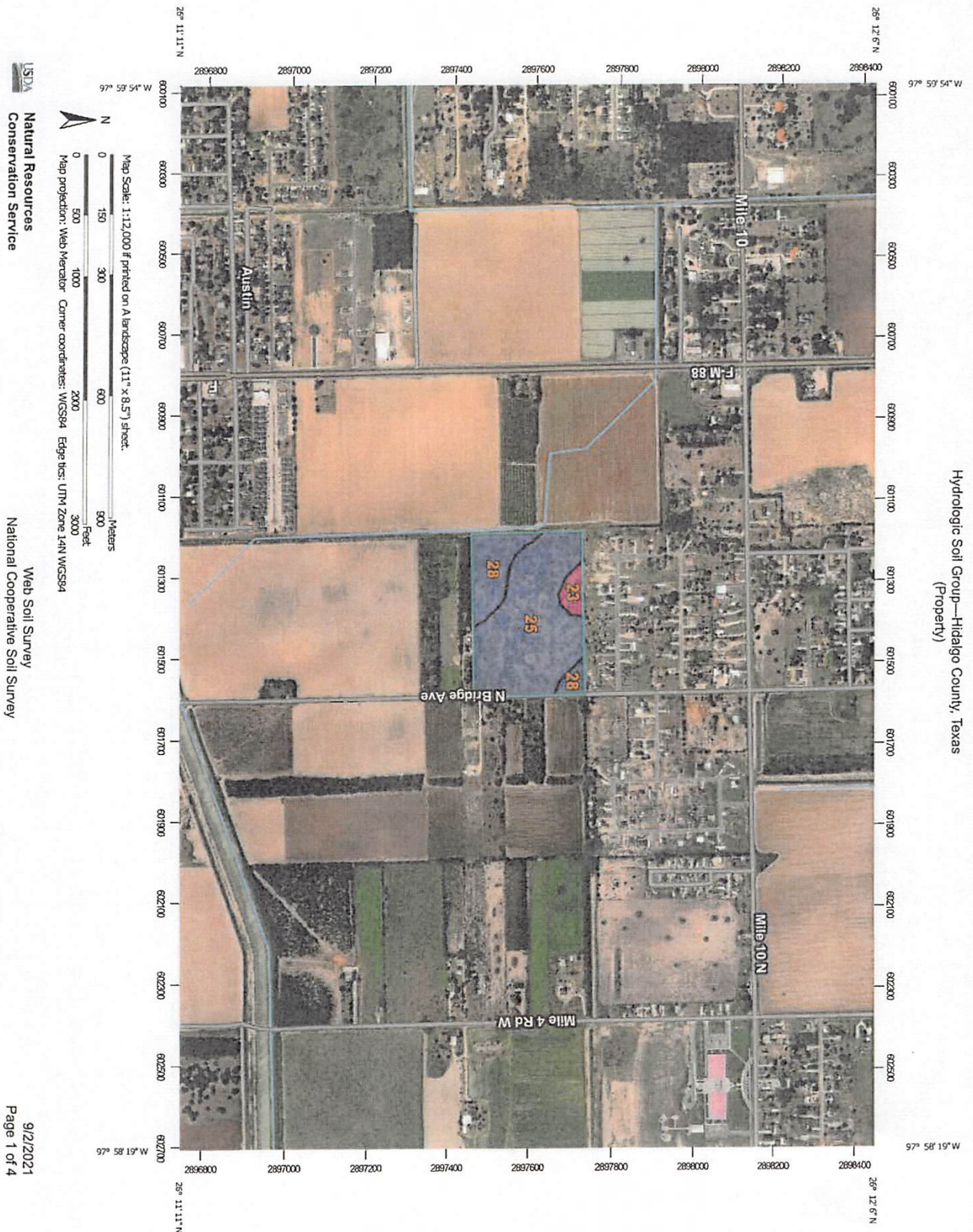
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	1.727	2.015	2.274	2.471
150	1.093	1.421	1.684	1.966	2.220	2.413
155	1.065	1.386	1.644	1.919	2.169	2.359
160	1.039	1.354	1.606	1.876	2.121	2.307
165	1.014	1.323	1.570	1.834	2.075	2.258
170	0.991	1.293	1.536	1.794	2.032	2.211
175	0.968	1.265	1.504	1.757	1.990	2.167
180	0.947	1.239	1.473	1.721	1.951	2.124
185	0.927	1.213	1.443	1.686	1.913	2.084
190	0.907	1.189	1.415	1.654	1.877	2.045
195	0.889	1.166	1.388	1.622	1.842	2.008
200	0.871	1.144	1.362	1.592	1.809	1.972
205	0.854	1.122	1.337	1.564	1.778	1.938
210	0.838	1.102	1.313	1.536	1.747	1.906
215	0.823	1.082	1.290	1.510	1.718	1.874
220	0.808	1.063	1.268	1.484	1.690	1.844
225	0.793	1.045	1.247	1.460	1.663	1.815
230	0.780	1.028	1.227	1.436	1.637	1.787
235	0.766	1.011	1.207	1.413	1.611	1.759
240	0.754	0.995	1.189	1.392	1.587	1.733
245	0.741	0.979	1.170	1.370	1.564	1.708
250	0.729	0.964	1.153	1.350	1.541	1.684
255	0.718	0.950	1.136	1.330	1.519	1.660
260	0.707	0.936	1.119	1.311	1.498	1.637
265	0.696	0.922	1.103	1.293	1.477	1.615
270	0.686	0.909	1.088	1.275	1.458	1.594
275	0.676	0.896	1.073	1.257	1.438	1.573
280	0.666	0.884	1.059	1.241	1.420	1.553
285	0.657	0.872	1.045	1.224	1.402	1.533

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	0.957	1.123	1.288	1.411
325	0.591	0.788	0.946	1.110	1.274	1.395
330	0.583	0.779	0.935	1.097	1.260	1.380
335	0.576	0.770	0.924	1.085	1.246	1.365
340	0.570	0.761	0.914	1.073	1.233	1.351
345	0.563	0.752	0.904	1.061	1.220	1.337
350	0.556	0.744	0.894	1.050	1.207	1.323
355	0.550	0.736	0.885	1.039	1.195	1.309
360	0.544	0.728	0.875	1.028	1.182	1.296
365	0.538	0.720	0.866	1.017	1.171	1.284
370	0.532	0.713	0.857	1.007	1.159	1.271
375	0.526	0.705	0.849	0.997	1.148	1.259
380	0.521	0.698	0.840	0.987	1.137	1.247
385	0.515	0.691	0.832	0.977	1.126	1.235
390	0.510	0.684	0.824	0.968	1.115	1.224
395	0.504	0.677	0.816	0.958	1.105	1.212
400	0.499	0.671	0.808	0.949	1.095	1.201
405	0.494	0.664	0.800	0.940	1.085	1.191
410	0.489	0.658	0.793	0.932	1.075	1.180
415	0.485	0.652	0.786	0.923	1.066	1.170
420	0.480	0.646	0.779	0.915	1.056	1.160
425	0.475	0.640	0.772	0.907	1.047	1.150
430	0.471	0.634	0.765	0.899	1.038	1.140
435	0.466	0.628	0.758	0.891	1.029	1.131
440	0.462	0.623	0.751	0.883	1.021	1.121
445	0.458	0.617	0.745	0.876	1.012	1.112
450	0.454	0.612	0.739	0.869	1.004	1.103
455	0.450	0.607	0.733	0.861	0.996	1.094
460	0.446	0.602	0.726	0.854	0.988	1.086

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

25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.



Hydrologic Soil Group—Hidalgo County, Texas
(Property)

MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Rating Polygons
 - A
 - A/D
 - B
 - B/D
 - C
 - C/D
 - D
 - Not rated or not available
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
 - Aerial Photography
- Soil Rating Lines
 - A
 - A/D
 - B
 - B/D
 - C
 - C/D
 - D
 - Not rated or not available
- Soil Rating Points
 - A
 - A/D
 - B
 - B/D

MAP INFORMATION

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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

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

Hydrologic Soil Group—Hidalgo County, Texas

Property

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
23	Hebbronville sandy loam, 1 to 3 percent slopes	A	1.4	5.1%
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	19.3	72.3%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	6.0	22.6%
Totals for Area of Interest			26.7	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.

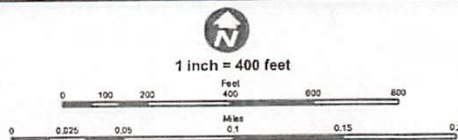
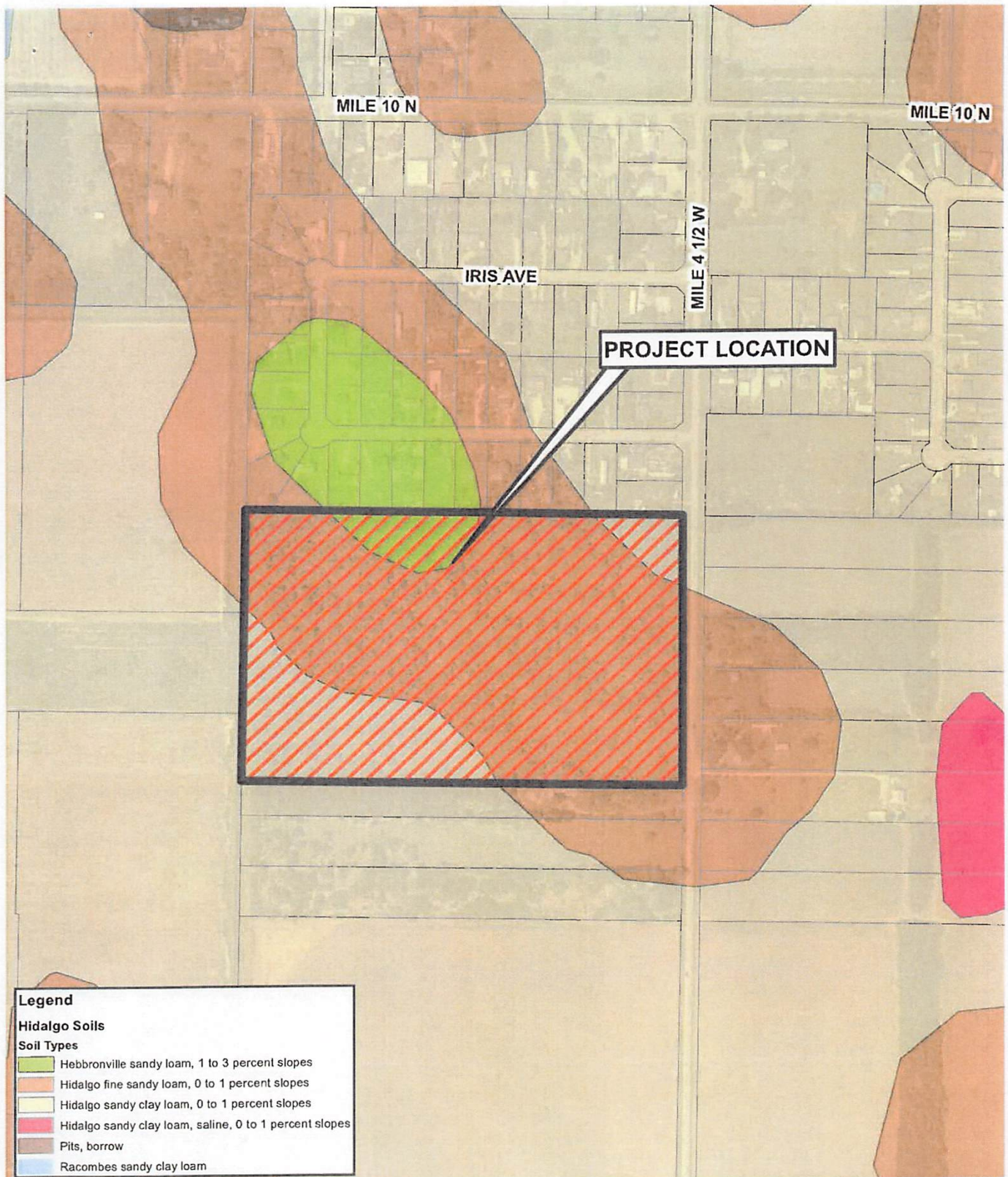
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components.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



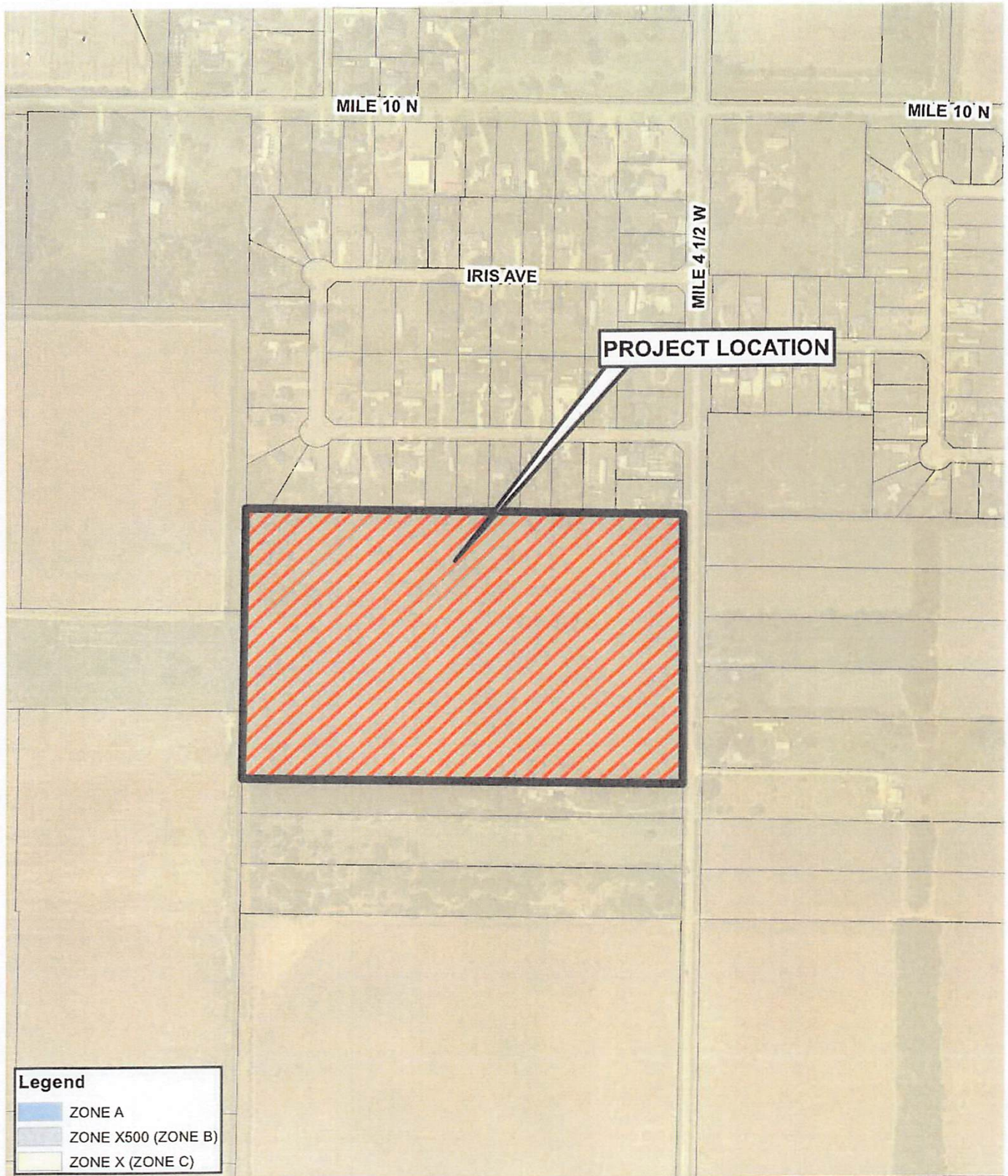
CITY OF WESLACO
HIDALGO COUNTY, TEXAS
SOIL MAP

M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MONTFIRE
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WWW.MELDENANDHUNT.COM

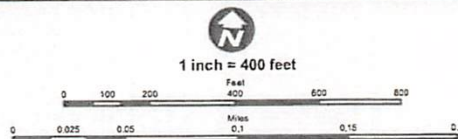
DATE: 08-02-2021
JOB NO: 11121-00
DRAWN BY: A. MORA

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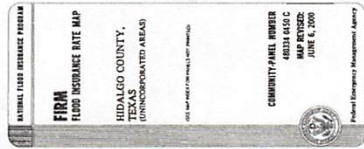
Legend

- ZONE A
- ZONE X500 (ZONE B)
- ZONE X (ZONE C)



CITY OF WESLACO
HIDALGO COUNTY, TEXAS
FEMA MAP

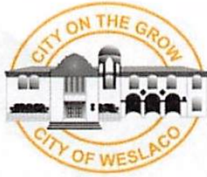
M MELDEN & HUNT, INC.
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Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Texas Heights Subdivision– being a 40.00 being a part or portion out of Farm Tracts 108 &109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd & Northcross Avenue. Possible Action.	
Discussion/Overview: The proposed seventy-nine (79) 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 the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “X”. Applicant is requesting a variance for front setbacks and lot size. Developer has complied with 5000 sq ft lot requirement as set by P&Z. Has also applied to rezone for PUD and voluntary annexation.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor’s Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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: TEXAS HEIGHTS SUBDIVISION

Location: TEXAS BLVD & NORTHCROSS AVENUE

Legal Description: 18.067 ACRES SITUATED IN THE COUNTY OF HIDALGO BEING A PART OR PORTION
OUT OF FARM TRACTS 108 & 109 THE WEST ADAMS TRACTS

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: AG

Existing Land Use: VACANT/ AG Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 79 Gross Acreage: 18.067

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: RODOLDO LTD Telephone: C/O 381-0981

Address: 420 MALONE STREET Fax: _____

City: HOUSTON State: TX Zip: 77007 E-mail: C/O mario@meldenandhunt.com

ENGINEER INFORMATION

Name: MARIO A. REYNA Telephone: (956) 381-0981

Address: 115 W MCINTYRE STREET Fax: _____

City: EDINBURG State: TX 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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: MAGIC VALLEY/AEP BOTH SERVICE AREA

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

MARIO A. REYNA _____ is the authorized agent

Authorized Agent Signature:  _____ Date: 9-24-21

Authorized Agent Printed Name: MARIO A. REYNA _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

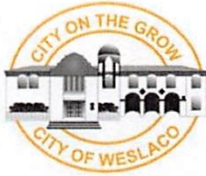
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000117-2021

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: TEXAS HEIGHTS SUBDIVISION

Location: TEXAS BLVD & NORTHCROSS AVENUE

Legal Description: 18.067 ACRES SITUATED IN THE COUNTY OF HIDALGO BEING A PART OR PORTION OUT OF FARM TRACTS 108 & 109 THE WEST ADAMS TRACTS

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ 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:

variance will be required for all front setbacks that are less than 25'
except in cul-da-sacs where the required set back is 20'

☐ 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:

Lot area will be 4,714.91 than the required 6,000 sq ft.

☐ 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: RODOLDO LTD Telephone: C/O 381-0981
Address: 420 MALONE STREET Fax: _____
City: HOUSTON State: TX Zip: 77007 E-mail: C/O mario@meldenandhunt.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

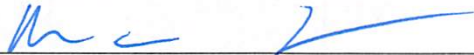
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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.

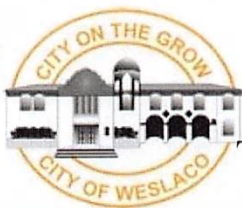
Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 9-24-21

Authorized Agent Printed Name: MARIO A. REYNA, P.E.



**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: Rhodes Weslaco Subdivision

Location: Texas Blvd & Northcross Avenue

Applicant: Melden & Hunt, Inc ☐ Owner ☒ Agent

Address: 115 W McIntyre Street 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			
210	Single Family Residential	40.0	n/a	180	138	185	1,786

Comments: _____

Prepared by: Kelley Heller-Vela Date: 6-1-21

Address: 115 W McIntyre Street 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#: _____

ITETripGen Web-based App



Help Kelley H

Query Filter

Data Plot and Equation

DATA SOURCE: Trip Gen Manual 10th Ed + Supplement

SEARCH BY LAND USE CODE: 210

LAND USE GROUP: (200-299) Residential

LAND USE: 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY: All Sites

INDEPENDENT VARIABLE (Y): Dwelling Units

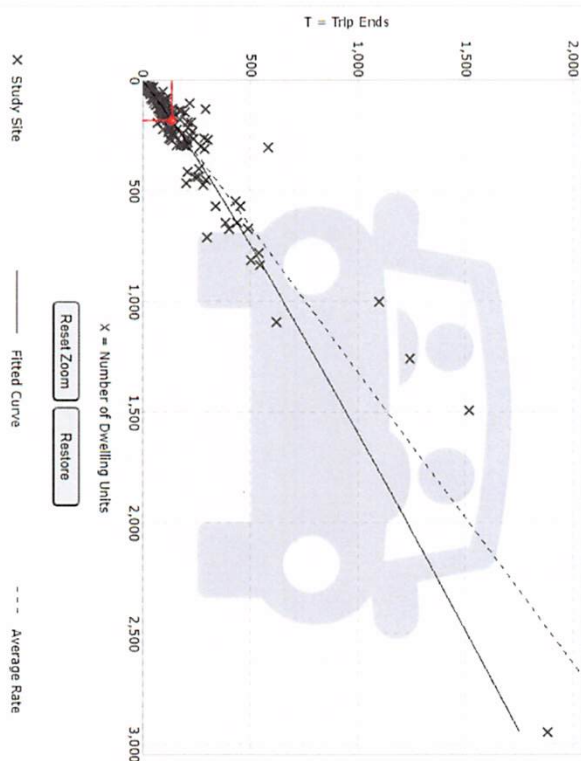
TIME PERIOD: Weekday AM Peak Hour of Generator

SETTING/LOCATION: General Urban/Suburban

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 180

Calculate



DATA STATISTICS

Land Use:	Single-Family Detached Housing (210)
Independent Variable:	Dwelling Units
Time Period:	Weekday AM Peak Hour of Generator
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	157
Avg. Num. of Dwelling Units:	231
Average Rate:	0.76
Range of Rates:	0.36 - 2.27
Standard Deviation:	0.26
Fitted Curve Equation:	$Ln(T) = 0.91 Ln(X) + 0.20$
R^2 :	0.89
Directional Distribution:	26% entering, 74% exiting
Calculated Trip Ends:	Average Rate: 137 (Total), 38 (Entry), 101 (Exit)
Fitted Curve:	138 (Total), 39 (Entry), 102 (Exit)

ITETriGen Web-based App

 Graph Look Up

 Help  Kelley H.

Query 

DATA SOURCE:

Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE:

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, PM Peak Hour of Generator

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

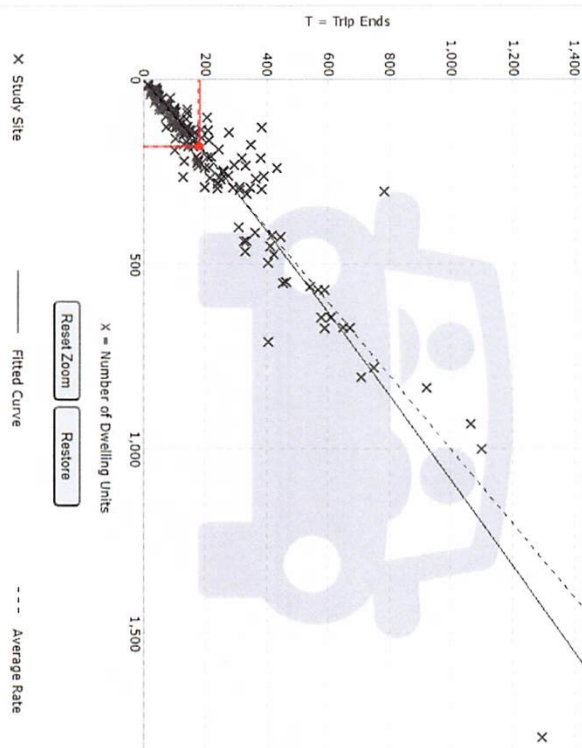
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

180

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Single-Family Detached Housing (210) [Click for Data Table](#)

Independent Variable: Dwelling Units

Time Period: Weekday, PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 165

Avg. Num. of Dwelling Units: 217

Average Rate: 1.00

Range of Rates: 0.49 - 2.98

Standard Deviation: 0.31

Fitted Curve Equation: $\ln(T) = 0.94 \ln(X) - 0.34$

R^2 : 0.92

Directional Distribution: 64% entering, 36% exiting

Calculated Trip Ends: Average Rate: 180 (Total), 115 (Entry), 65 (Exit)

Fitted Curve: 185 (Total), 118 (Entry), 67 (Exit)

ITETripGen Web-based App

 Graph Look Up

 Help  Kelly

Query Filter

Data Plot and Equation

DATA STATISTICS

DATA SOURCE: Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE: 210

LAND USE GROUP: (200-299) Residential

LAND USE: 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY: All Sites

INDEPENDENT VARIABLE (IV): Dwelling Units

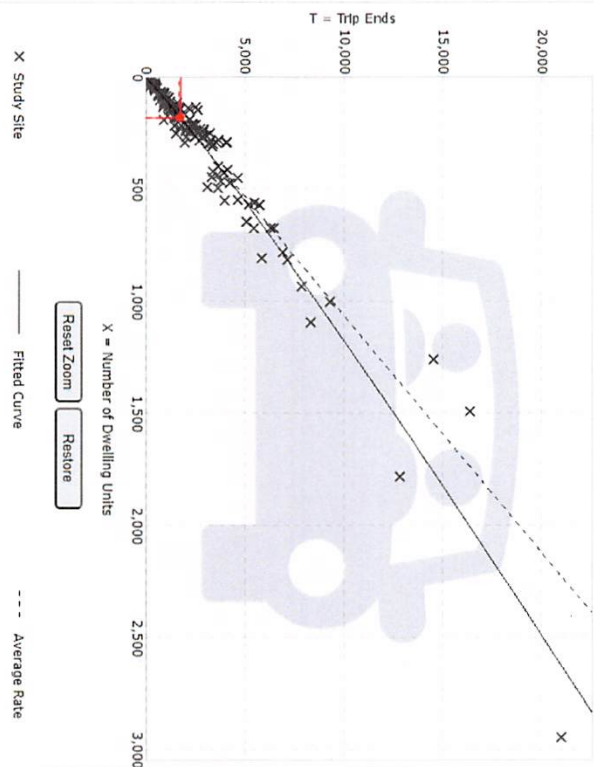
TIME PERIOD: Weekday

SETTING/LOCATION: General Urban/Suburban

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 180

Calculate



Land Use: Single-Family Detached Housing (210) [Click for more details](#)

Independent Variable: Dwelling Units

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 139

Avg. Num. of Dwelling Units: 264

Average Rate: 9.44

Range of Rates: 4.81 - 19.39

Standard Deviation: 2.10

Fitted Curve Equation: $\ln(T) = 0.92 \ln(X) + 2.71$

R²: 0.95

Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends: 1699 (Total), 849 (Entry), 850 (Exit)

Average Rate: 1699 (Total), 893 (Entry), 893 (Exit)

Fitted Curve: 1786 (Total), 893 (Entry), 893 (Exit)

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: TEXAS HEIGHTS SUBDIVISION PHASE I
PREPARED BY: MARIO A. REYNA, P.E
DATE: August 24, 2021



M - R
8-24-21

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Location Map**
- 4. Subdivision Plat**
- 5. Paving & Drainage Layout**
- 6. USGS Topographical Map**
- 7. Rainfall Intensity Table**
- 8. USDA Soils Map**
- 9. USDA Soils Legend & Description**
- 10. FEMA FIRM with site location**



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

Drainage Statement
TEXAS HEIGHTS SUBDIVISION PHASE I
Project #21074.00 Date: August 24, 2021

TEXAS HEIGHTS SUBDIVISION PHASE I A tract of land containing 18.067 acres situated in the County of Hidalgo, Texas, being a part or portion out of Farm Tracts 108 and 109, The West and Adams Tracts, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 18.067 acres were conveyed to Rodolodo, Ltd. by virtue of a Special Warranty Deed recorded under Document Number 2170504, Hidalgo County Official Records. This subdivision lies mostly in Flood Zone "A" and partially in Zone "X". Flood Aone "A" are areas where no Base Flood elevations determined. Zone "X" are areas determined to be outside 500-year floodplain. Community-panel number: 480334 0450 C, Map Revised: May 30, 2002. The property is located 2,500 feet south of the intersection of Mile 10 & Texas Blvd.. The property is currently open with a proposed use of 79 residential lots and a private detention pond, currently inside the City of Weslaco, Texas.

The soils in this area (25) Hidalgo fine sandy loam and (28) Hidalgo sandy clay, which are in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 19.96 cfs during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 45.03 cfs, during the 50-year storm frequency, per the attached calculation, which is an increase of 25.07 cfs.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 48". The proposed storm system shall discharge into a proposed detention pond on the north side of the site, which will then discharge via a 24" pipe into a H.C.C.I.D. #9 drain ditch which will be widened with an increase of 205,920 cubic feet of capacity.

In accordance with the City of Weslaco drainage policy, and in accordance with the Approved Texas Heights Master Drainage Report for this development (see attached) the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 106,700 c.f. of detention will be provided within the proposed detention pond with a design capacity of 276,382 c.f.


Mario A. Reyna, P.E. #117368



DRAINAGE REPORT

PROJECT NAME: **TEXAS HEIGHTS SUBDIVISION PHASE I**

PROJECT NUMBER: **21074**

of Lots: **79**

DATE: **August 24, 2021**

I. Existing Condition-10 year

Ex. Area: **787,020** sf
18.067 ac
Imp. Area: **56,100** sf
% Imp. : 0.07
Slope : **0.15** %
tc : 25.38 min
Rainfall Intensity (10yr)
c factor
Q peak existing condition:

Int. Coeff. "k" **0.491** Table 3-2
Kp 3.28
Length **950** ft
Velocity 0.623736 ft/sec

5.524 in/hr
0.200
19.96 cfs

II. Future Condition-50 year

Future area: 787,020 sf
18.067 ac
Estimated Imp. Area: **683,323** sf
% Imp. : 0.87
Slope : 15.00%
tc : **48.99** min
Rainfall Intensity (50yr)
c factor
Q future cond. = $Aci = i *$ =

4.718 in/hr
0.528
45.03 * 0.53
9.54 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	129.51	38852	19.96	3514	35338
10	0.17	10.83	103.31	61986	19.96	6508	55478
15	0.25	9.10	86.87	78180	19.96	9503	68678
25	0.42	7.03	67.04	100567	19.96	15491	85076
35	0.58	5.80	55.32	116182	19.96	21480	94703
45	0.75	4.98	47.49	128222	19.96	27468	100754
55	0.92	3.96	37.78	124686	19.96	33457	91229
65	1.08	3.54	33.79	131798	19.96	39445	92353
75	1.25	3.21	30.65	137945	19.96	45434	92511
85	1.42	2.95	28.12	143391	19.96	51422	91969
95	1.58	2.73	26.02	148292	19.96	57411	90882
105	1.75	2.54	24.24	152719	19.96	63399	89320
115	1.92	2.67	25.52	176087	19.96	69388	106700
125	2.08	2.52	24.08	180591	19.96	75376	105215
135	2.25	2.39	22.82	184834	19.96	81364	103470
145	2.42	2.27	21.70	188811	19.96	87353	101458
155	2.58	2.17	20.70	192513	19.96	93341	99172



M-8-24-21

165	2.75	2.08	19.80	196052	19.96	99330	96722
175	2.92	1.99	18.99	199416	19.96	105318	94098
185	3.08	1.91	18.26	202654	19.96	111307	91347
195	3.25	1.84	17.58	205681	19.96	117295	88385
205	3.42	1.78	16.97	208715	19.96	123284	85432
215	3.58	1.72	16.40	211510	19.96	129272	82238
225	3.75	1.66	15.87	214261	19.96	135261	79000
235	3.92	1.61	15.37	216787	19.96	141249	75537
245	4.08	1.56	14.93	219418	19.96	147238	72180
255	4.25	1.52	14.50	221803	19.96	153226	68576
265	4.42	1.48	14.10	224128	19.96	159215	64913
275	4.58	1.44	13.72	226444	19.96	165203	61241
285	4.75	1.40	13.38	228803	19.96	171192	57611
295	4.92	1.37	13.05	230919	19.96	177180	53739
305	5.08	1.33	12.73	232983	19.96	183169	49815
315	5.25	1.30	12.44	235030	19.96	189157	45873
325	5.42	1.27	12.16	237095	19.96	195146	41949
335	5.58	1.25	11.89	239019	19.96	201134	37885
345	5.75	1.22	11.64	241017	19.96	207123	33895
355	5.92	1.19	11.36	241905	19.96	213111	28794
365	6.08	1.17	11.17	244539	19.96	219100	25439
375	6.25	1.15	10.98	246944	19.96	225088	21856
385	6.42	1.13	10.78	249120	19.96	231077	18043
395	6.58	1.10	10.50	248805	19.96	237065	11740
405	6.75	1.08	10.31	250465	19.96	243054	7412
415	6.92	1.07	10.17	253323	19.96	249042	4281
425	7.08	1.05	9.99	254803	19.96	255031	-227
435	7.25	1.03	9.82	256315	19.96	261019	-4704
445	7.42	1.01	9.66	257875	19.96	267007	-9132
455	7.58	1.00	9.51	259501	19.96	272996	-13495
465	7.75	0.98	9.35	260944	19.96	278984	-18040
475	7.92	0.97	9.26	263836	19.96	284973	-21137
485	8.08	0.95	9.07	263836	19.96	290961	-27125
495	8.25	0.94	8.97	266442	19.96	296950	-30508
505	8.42	0.92	8.78	266041	19.96	302938	-36898
515	8.58	0.91	8.68	268360	19.96	308927	-40567
525	8.75	0.90	8.59	270565	19.96	314915	-44351
535	8.92	0.88	8.40	269591	19.96	320904	-51313
545	9.08	0.87	8.30	271509	19.96	326892	-55383
555	9.25	0.86	8.21	273313	19.96	332881	-59568
565	9.42	0.85	8.11	275002	19.96	338869	-63867
575	9.58	0.84	8.02	276577	19.96	344858	-68281
585	9.75	0.83	7.92	278037	19.96	350846	-72809

Storage Required: 106,700 cf
Storage Required: 2.449 Ac.-Ft.
w/ release rate of: 19.96 cfs
Storage / Ac. Development: 34.364 Ac.Ft. per Ac.
Storage / Lot: 1,351 cf per lot



Mario A. Reyna
12/1/21

TABLE I
TIME OF CONCENTRATION DETERMINATION
TEXAS HEIGHTS SUBDIVISION PHASE I

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/ID (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	950								25.4
D.A.#1	Overland & Gutter	0.528	250		27.8			300	0.4	12.5	40.3
D.A.#1-D.A.#2	Pipe Flow	0.528						35	3.0	0.2	40.5
D.A.#2	Overland & Gutter	0.528	150		16.7			300	0.4	12.5	29.2
D.A.#2-D.A.#4	Pipe Flow	0.528						600	3.0	3.3	43.8
D.A.#3	Overland & Gutter	0.528	203		22.6			300	0.4	12.5	35.1
D.A.#3-D.A.#4	Pipe Flow	0.528						35	3.0	0.2	35.3
D.A.#4	Overland & Gutter	0.528	117		13.0			300	0.4	12.5	25.5
D.A.#4-MH#1	Pipe Flow	0.528						68	3.0	0.4	44.2
D.A.#5	Overland & Gutter	0.528	130		14.4			300	0.4	12.5	26.9
D.A.#5-D.A.#6	Pipe Flow	0.528						70	3.0	0.4	27.3
D.A.#6	Overland & Gutter	0.528	130		14.4			300	0.4	12.5	26.9
D.A.#6-D.A.#7	Pipe Flow	0.528						35	3.0	0.2	27.5
D.A.#7	Overland & Gutter	0.528	135		15.0			300	0.4	12.5	27.5
D.A.#7-MH#1	Pipe Flow	0.528						140	3.0	0.8	28.3
MH#1	Overland & Gutter	0.528	0		0.0			300	0.4	12.5	12.5
MH#1-D.A.#8	Pipe Flow	0.528						195	3.0	1.1	45.3
D.A.#9	Overland & Gutter	0.528	195		21.7			300	0.4	12.5	34.2
D.A.#9-D.A.#8	Pipe Flow	0.528						35	3.0	0.2	34.4
D.A.#8	Overland & Gutter	0.528	120		13.3			300	0.4	12.5	25.8
D.A.#8-D.A.#10	Pipe Flow	0.528						460	3.0	2.6	47.8
D.A.#10	Overland & Gutter	0.528	130		14.4			300	0.4	12.5	26.9
D.A.#10-D.A.#11	Pipe Flow	0.528						35	3.0	0.2	48.0
D.A.#11	Overland & Gutter	0.528	120		13.3			300	0.4	12.5	25.8
D.A.#11-OUTFALL	Pipe Flow	0.528						175	3.0	1.0	49.0

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

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

TABLE IA
FLOWRATE DETERMINATION
TEXAS HEIGHTS SUBDIVISION PHASE I

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	DESIGN (ft./ft.)	MIN. SLOPE (ft./ft.)	*INLET OPENING INFEET
Existing	18.067	0.200	25.4	10	5.524	19.96				Extension Required
D.A.#1	1.298	0.528	40.3	50	5.327	3.65				
D.A.#1-D.A.#2	1.298	0.528	40.5	50	5.312	3.64	24	0.026%	0.174%	3.4
D.A.#2	1.235	0.528	29.2	50	6.445	4.20				
D.A.#2-D.A.#4	2.533	0.528	43.8	50	5.060	6.77	24	0.090%	0.174%	3.9
D.A.#3	0.936	0.528	35.1	50	5.792	2.86				
D.A.#3-D.A.#4	0.936	0.528	35.3	50	5.773	2.85	24	0.016%	0.174%	2.6
D.A.#4	0.857	0.528	25.5	50	6.949	3.15				
D.A.#4-MH#1	4.326	0.528	44.2	50	5.033	11.50	30	0.079%	0.129%	2.9
D.A.#5	2.820	0.528	26.9	50	6.740	10.04				
D.A.#5-D.A.#6	2.820	0.528	27.3	50	6.686	9.96	24	0.194%	0.174%	9.2
D.A.#6	1.523	0.528	26.9	50	6.740	5.42				
D.A.#6-D.A.#7	4.343	0.528	27.5	50	6.660	15.28	30	0.139%	0.129%	5.0
D.A.#7	1.823	0.528	27.5	50	6.663	6.42				
D.A.#7-MH#1	6.166	0.528	28.3	50	6.556	21.35	36	0.103%	0.101%	5.9
MH#1	6.166	0.528	12.5	50	9.877	32.17				
MH#1-D.A.#8	10.492	0.528	45.3	50	4.958	27.48	42	0.075%	0.082%	N/A
D.A.#9	2.546	0.528	34.2	50	5.880	7.91				
D.A.#9-D.A.#8	2.546	0.528	34.4	50	5.861	7.88	24	0.122%	0.174%	7.3
D.A.#8	1.239	0.528	25.8	50	6.900	4.52				
D.A.#8-D.A.#10	14.277	0.528	47.8	50	4.790	36.13	48	0.063%	0.069%	4.1
D.A.#10	0.999	0.528	26.9	50	6.740	3.56				
D.A.#10-D.A.#11	15.276	0.528	48.0	50	4.778	38.55	48	0.072%	0.069%	3.3
D.A.#11	0.711	0.528	25.8	50	6.900	2.59				
D.A.#11-OUTFALL	15.987	0.528	49.0	50	4.718	39.84	48	0.077%	0.069%	2.4

FORMULA FOR INTENSITY $I = \frac{b}{e}$
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL" $(T_c + d)$

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.5	575938	13.222	6.611
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25		0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45		0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	103,697	2.381	0.714
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	88185	2.024	1.822
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9	19200	0.441	0.397
Total:		787,020	18.067	9.544
Weighted "c":			0.528	

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

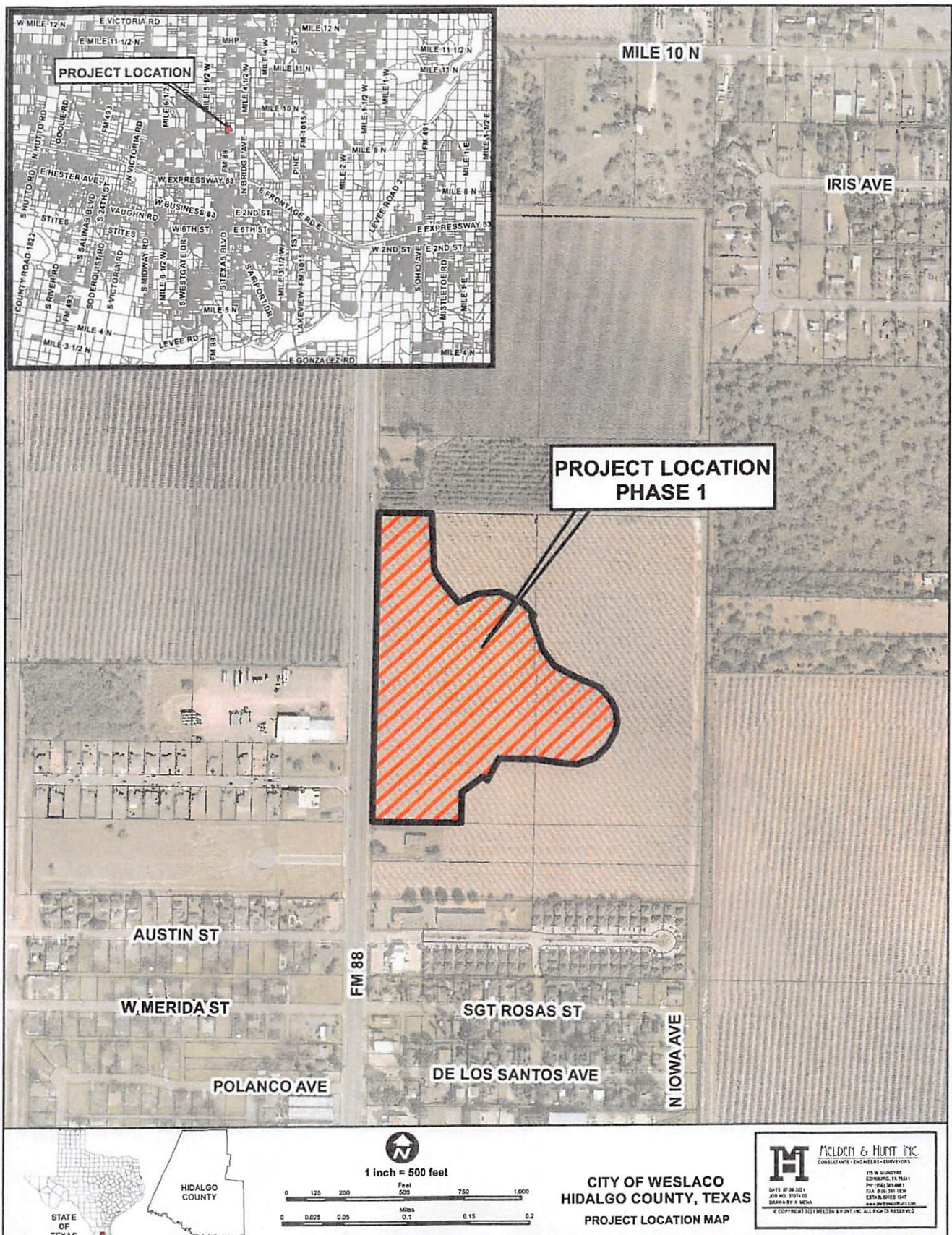
C_w = Weighted Runoff Coefficient (Composite Coefficient)

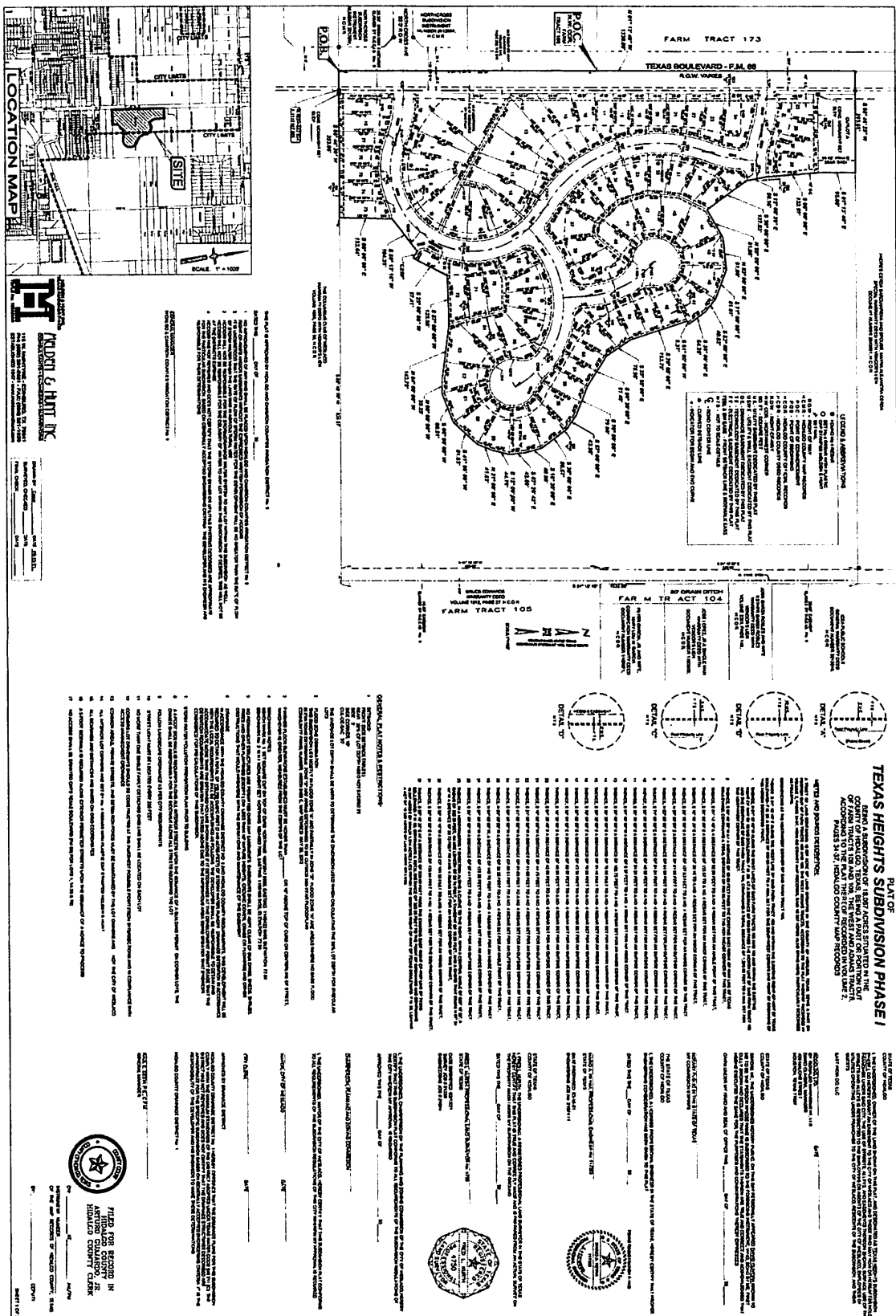
C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)





[illegible]

FRONT ENTRANCE LINE DATE TABLE

Parent Benchmark Units			
Unit #	Length	Duration	
101-1	10:00	10:00	10:00
101-2	10:00	10:00	10:00
101-3	10:00	10:00	10:00
101-4	10:00	10:00	10:00
101-5	10:00	10:00	10:00
101-6	10:00	10:00	10:00
101-7	10:00	10:00	10:00
101-8	10:00	10:00	10:00
101-9	10:00	10:00	10:00
101-10	10:00	10:00	10:00
101-11	10:00	10:00	10:00
101-12	10:00	10:00	10:00
101-13	10:00	10:00	10:00
101-14	10:00	10:00	10:00
101-15	10:00	10:00	10:00
101-16	10:00	10:00	10:00
101-17	10:00	10:00	10:00
101-18	10:00	10:00	10:00
101-19	10:00	10:00	10:00
101-20	10:00	10:00	10:00
101-21	10:00	10:00	10:00
101-22	10:00	10:00	10:00
101-23	10:00	10:00	10:00
101-24	10:00	10:00	10:00
101-25	10:00	10:00	10:00
101-26	10:00	10:00	10:00
101-27	10:00	10:00	10:00
101-28	10:00	10:00	10:00
101-29	10:00	10:00	10:00
101-30	10:00	10:00	10:00
101-31	10:00	10:00	10:00
101-32	10:00	10:00	10:00
101-33	10:00	10:00	10:00
101-34	10:00	10:00	10:00
101-35	10:00	10:00	10:00
101-36	10:00	10:00	10:00
101-37	10:00	10:00	10:00
101-38	10:00	10:00	10:00
101-39	10:00	10:00	10:00
101-40	10:00	10:00	10:00
101-41	10:00	10:00	10:00
101-42	10:00	10:00	10:00
101-43	10:00	10:00	10:00
101-44	10:00	10:00	10:00
101-45	10:00	10:00	10:00
101-46	10:00	10:00	10:00
101-47	10:00	10:00	10:00
101-48	10:00	10:00	10:00
101-49	10:00	10:00	10:00
101-50	10:00	10:00	10:00
101-51	10:00	10:00	10:00
101-52	10:00	10:00	10:00
101-53	10:00	10:00	10:00
101-54	10:00	10:00	10:00
101-55	10:00	10:00	10:00
101-56	10:00	10:00	10:00
101-57	10:00	10:00	10:00
101-58	10:00	10:00	10:00
101-59	10:00	10:00	10:00
101-60	10:00	10:00	10:00
101-61	10:00	10:00	10:00
101-62	10:00	10:00	10:00
101-63	10:00	10:00	10:00
101-64	10:00	10:00	10:00
101-65	10:00	10:00	10:00
101-66	10:00	10:00	10:00
101-67	10:00	10:00	10:00
101-68	10:00	10:00	10:00
101-69	10:00	10:00	10:00
101-70	10:00	10:00	10:00
101-71	10:00	10:00	10:00
101-72	10:00	10:00	10:00
101-73	10:00	10:00	10:00
101-74	10:00	10:00	10:00
101-75	10:00	10:00	10:00
101-76	10:00	10:00	10:00
101-77	10:00	10:00	10:00
101-78	10:00	10:00	10:00
101-79	10:00	10:00	10:00
101-80	10:00	10:00	10:00
101-81	10:00	10:00	10:00
101-82	10:00	10:00	10:00
101-83	10:00	10:00	10:00
101-84	10:00	10:00	10:00
101-85	10:00	10:00	10:00
101-86	10:00	10:00	10:00
101-87	10:00	10:00	10:00
101-88	10:00	10:00	10:00
101-89	10:00	10:00	10:00
101-90	10:00	10:00	10:00
101-91	10:00	10:00	10:00
101-92	10:00	10:00	10:00
101-93	10:00	10:00	10:00
101-94	10:00	10:00	10:00
101-95	10:00	10:00	10:00
101-96	10:00	10:00	10:00
101-97	10:00	10:00	10:00
101-98	10:00	10:00	10:00
101-99	10:00	10:00	10:00
101-100	10:00	10:00	10:00

CONTINUED CURVE DATE TABLE

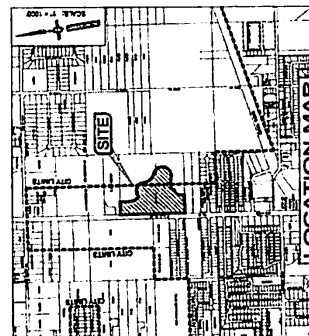
[illegible]

NOT LISTED TABLE

Case No.	Length	Distance
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3	1.0	1.0
4	1.0	1.0
5	1.0	1.0
6	1.0	1.0
7	1.0	1.0
8	1.0	1.0
9	1.0	1.0
10	1.0	1.0
11	1.0	1.0
12	1.0	1.0
13	1.0	1.0
14	1.0	1.0
15	1.0	1.0
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17	1.0	1.0
18	1.0	1.0
19	1.0	1.0
20	1.0	1.0
21	1.0	1.0
22	1.0	1.0
23	1.0	1.0
24	1.0	1.0
25	1.0	1.0
26	1.0	1.0
27	1.0	1.0
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71	1.0	1.0
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74	1.0	1.0
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79	1.0	1.0
80	1.0	1.0
81	1.0	1.0
82	1.0	1.0
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84	1.0	1.0
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86	1.0	1.0
87	1.0	1.0
88	1.0	1.0
89	1.0	1.0
90	1.0	1.0
91	1.0	1.0
92	1.0	1.0
93	1.0	1.0
94	1.0	1.0
95	1.0	1.0
96	1.0	1.0
97	1.0	1.0
98	1.0	1.0
99	1.0	1.0
100	1.0	1.0

PLAT OF

BEING A SUBDIVISION OF 19.087 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACTS 108 AND 109, THE WEST AND ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS



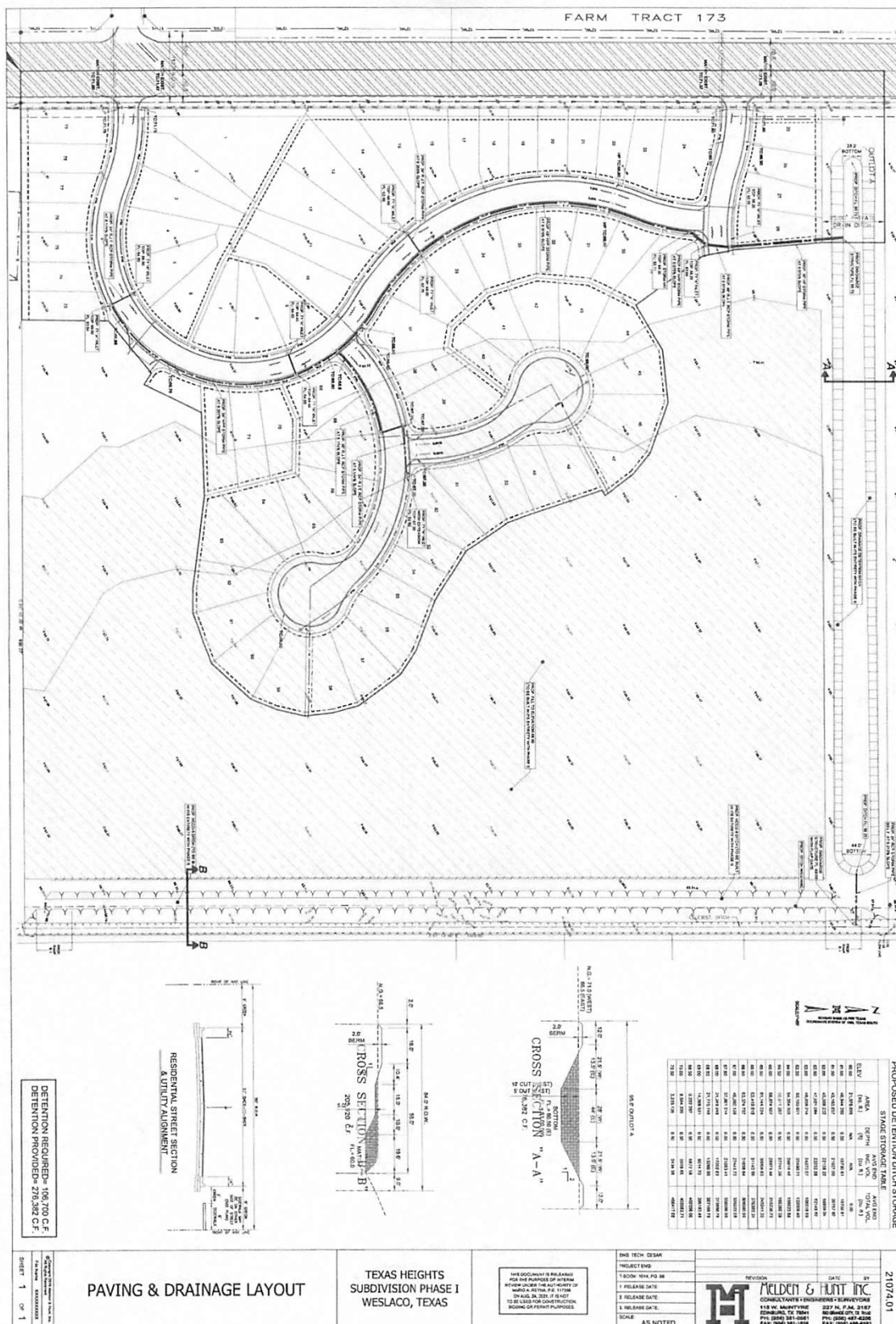
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAREDO, JR.
HIDALGO COUNTY CLERK

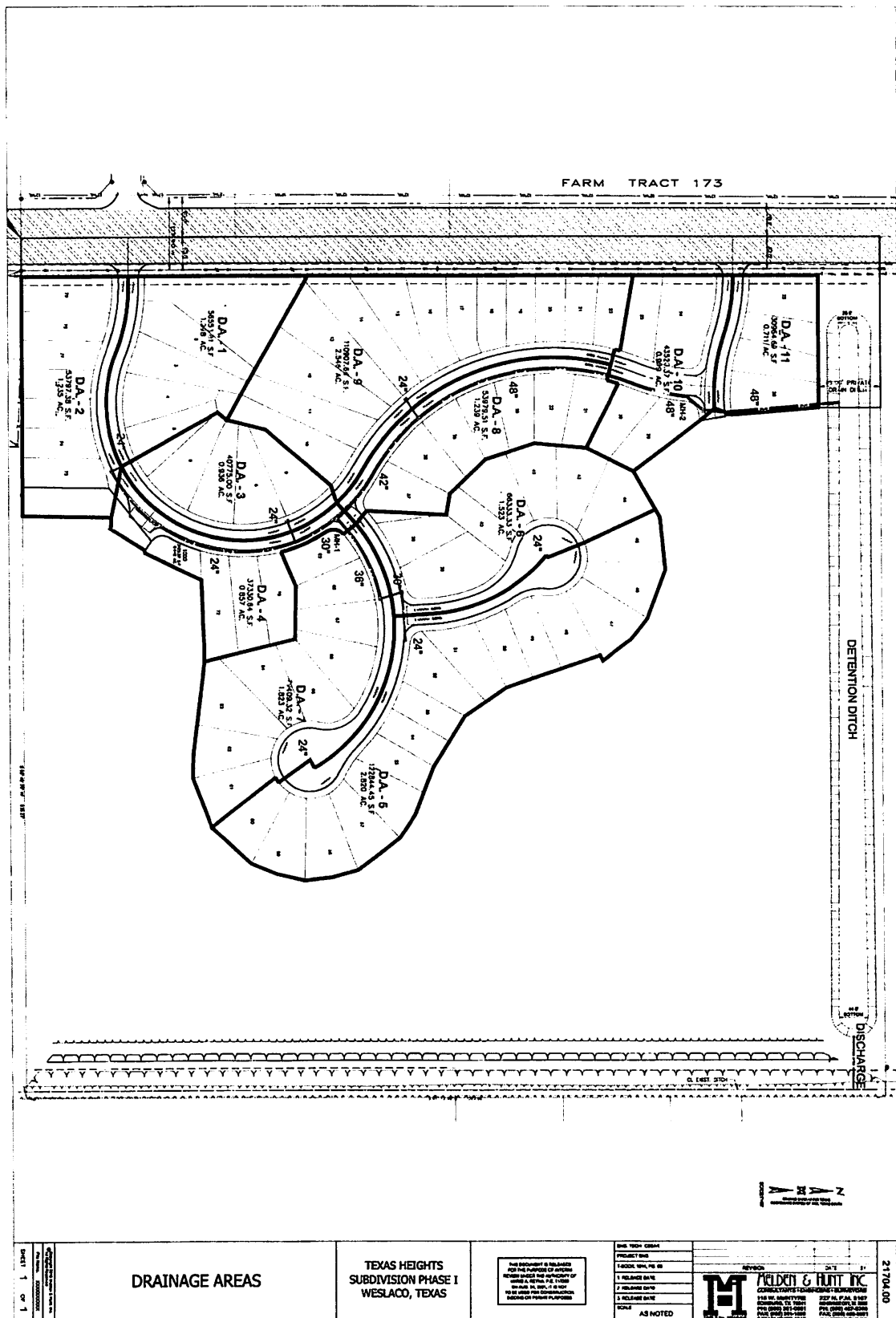
DATE _____ BY _____

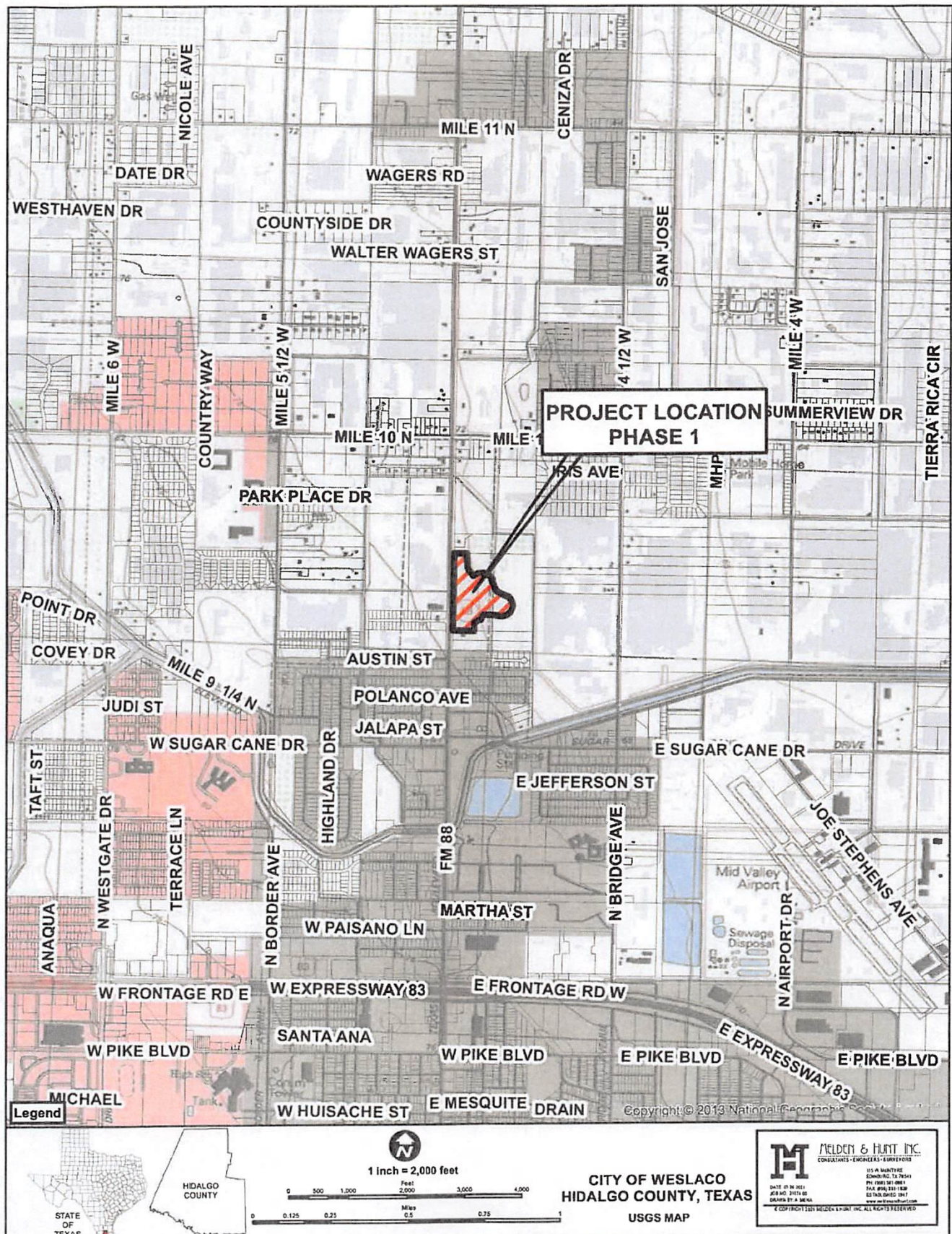
RECEIVED RECORDS
OF THE DEPT. RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPT. _____

SECRET







Appendix 1.0 **HIDALGO COUNTY RAINFALL INTENSITY TABLES**

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

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

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

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

where:	2yr	5yr	10yr	25yr	50yr	100yr
c=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

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

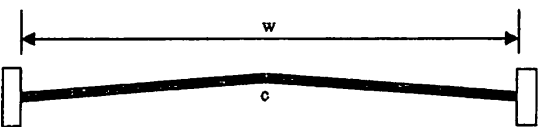
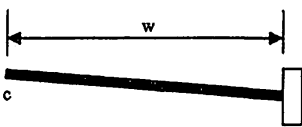
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	1.727	2.015	2.274	2.471
150	1.093	1.421	1.684	1.966	2.220	2.413
155	1.065	1.386	1.644	1.919	2.169	2.359
160	1.039	1.354	1.606	1.876	2.121	2.307
165	1.014	1.323	1.570	1.834	2.075	2.258
170	0.991	1.293	1.536	1.794	2.032	2.211
175	0.968	1.265	1.504	1.757	1.990	2.167
180	0.947	1.239	1.473	1.721	1.951	2.124
185	0.927	1.213	1.443	1.686	1.913	2.084
190	0.907	1.189	1.415	1.654	1.877	2.045
195	0.889	1.166	1.388	1.622	1.842	2.008
200	0.871	1.144	1.362	1.592	1.809	1.972
205	0.854	1.122	1.337	1.564	1.778	1.938
210	0.838	1.102	1.313	1.536	1.747	1.906
215	0.823	1.082	1.290	1.510	1.718	1.874
220	0.808	1.063	1.268	1.484	1.690	1.844
225	0.793	1.045	1.247	1.460	1.663	1.815
230	0.780	1.028	1.227	1.436	1.637	1.787
235	0.766	1.011	1.207	1.413	1.611	1.759
240	0.754	0.995	1.189	1.392	1.587	1.733
245	0.741	0.979	1.170	1.370	1.564	1.708
250	0.729	0.964	1.153	1.350	1.541	1.684
255	0.718	0.950	1.136	1.330	1.519	1.660
260	0.707	0.936	1.119	1.311	1.498	1.637
265	0.696	0.922	1.103	1.293	1.477	1.615
270	0.686	0.909	1.088	1.275	1.458	1.594
275	0.676	0.896	1.073	1.257	1.438	1.573
280	0.666	0.884	1.059	1.241	1.420	1.553
285	0.657	0.872	1.045	1.224	1.402	1.533

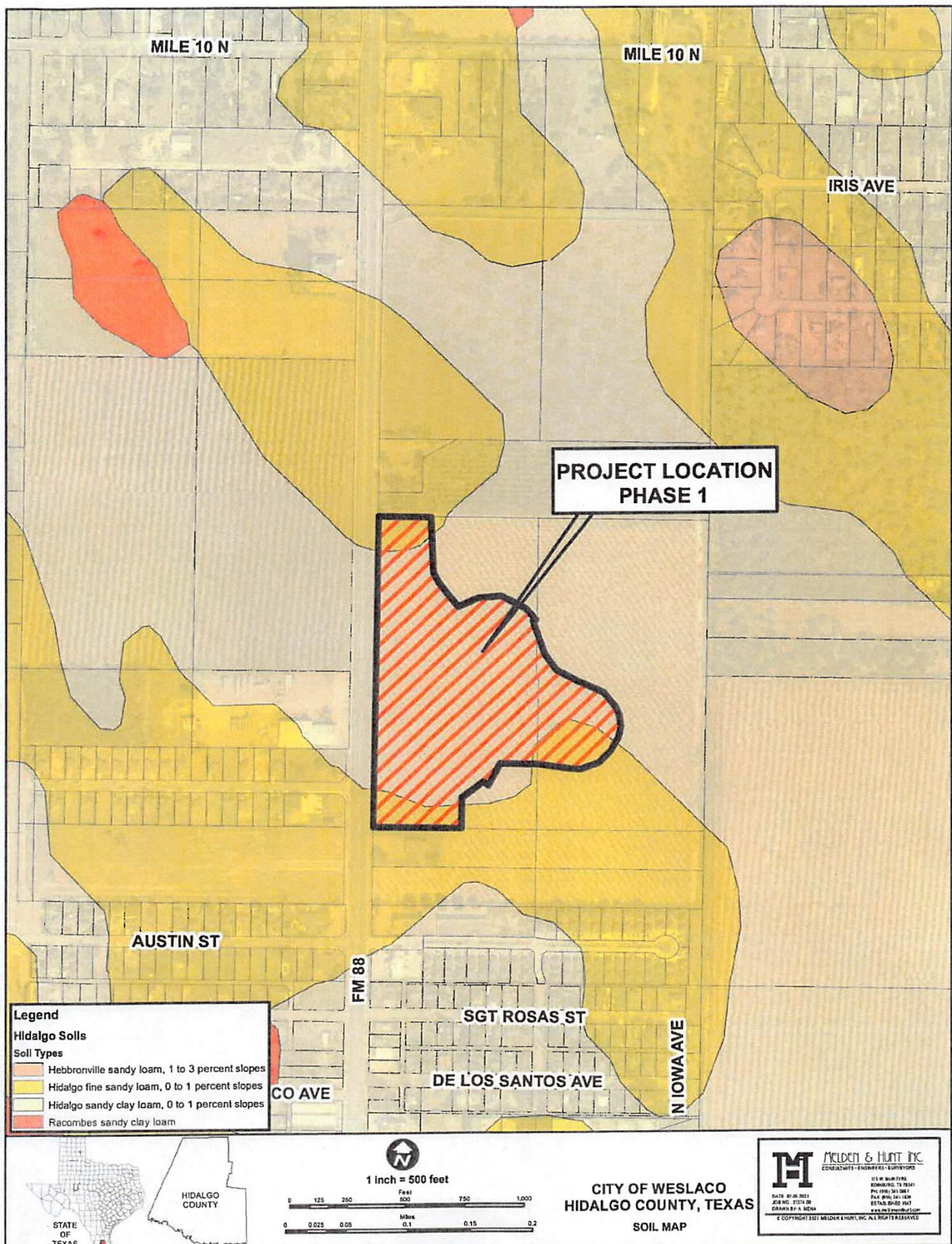
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	0.957	1.123	1.288	1.411
325	0.591	0.788	0.946	1.110	1.274	1.395
330	0.583	0.779	0.935	1.097	1.260	1.380
335	0.576	0.770	0.924	1.085	1.246	1.365
340	0.570	0.761	0.914	1.073	1.233	1.351
345	0.563	0.752	0.904	1.061	1.220	1.337
350	0.556	0.744	0.894	1.050	1.207	1.323
355	0.550	0.736	0.885	1.039	1.195	1.309
360	0.544	0.728	0.875	1.028	1.182	1.296
365	0.538	0.720	0.866	1.017	1.171	1.284
370	0.532	0.713	0.857	1.007	1.159	1.271
375	0.526	0.705	0.849	0.997	1.148	1.259
380	0.521	0.698	0.840	0.987	1.137	1.247
385	0.515	0.691	0.832	0.977	1.126	1.235
390	0.510	0.684	0.824	0.968	1.115	1.224
395	0.504	0.677	0.816	0.958	1.105	1.212
400	0.499	0.671	0.808	0.949	1.095	1.201
405	0.494	0.664	0.800	0.940	1.085	1.191
410	0.489	0.658	0.793	0.932	1.075	1.180
415	0.485	0.652	0.786	0.923	1.066	1.170
420	0.480	0.646	0.779	0.915	1.056	1.160
425	0.475	0.640	0.772	0.907	1.047	1.150
430	0.471	0.634	0.765	0.899	1.038	1.140
435	0.466	0.628	0.758	0.891	1.029	1.131
440	0.462	0.623	0.751	0.883	1.021	1.121
445	0.458	0.617	0.745	0.876	1.012	1.112
450	0.454	0.612	0.739	0.869	1.004	1.103
455	0.450	0.607	0.733	0.861	0.996	1.094
460	0.446	0.602	0.726	0.854	0.988	1.086

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

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

										
	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	w = 30'		w = 40'		w = 44'		w = 24'			
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	24.90	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70





Hydrologic Soil Group—Hidalgo County, Texas
(Property 1)

MAP LEGEND

Area of Interest (AOI)	C
Area of Interest (AOI)	C/D
Soils	D
Soil Rating Polygons	Not rated or not available
A	
A/D	
B	
B/D	
C	
C/D	
D	
Not rated or not available	
Soil Rating Lines	
A	
A/D	
B	
B/D	
C	
C/D	
D	
Not rated or not available	
Soil Rating Points	
A	
A/D	
B	
B/D	
C	
C/D	
D	
Not rated or not available	
Water Features	
Streams and Canals	
Transportation	
++	
Rails	
Interstate Highways	
US Routes	
Major Roads	
Local Roads	
Background	
Aerial Photography	

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
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—Hidalgo County, Texas

Property1

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	3.0	16.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	15.0	83.5%
Totals for Area of Interest			18.0	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.

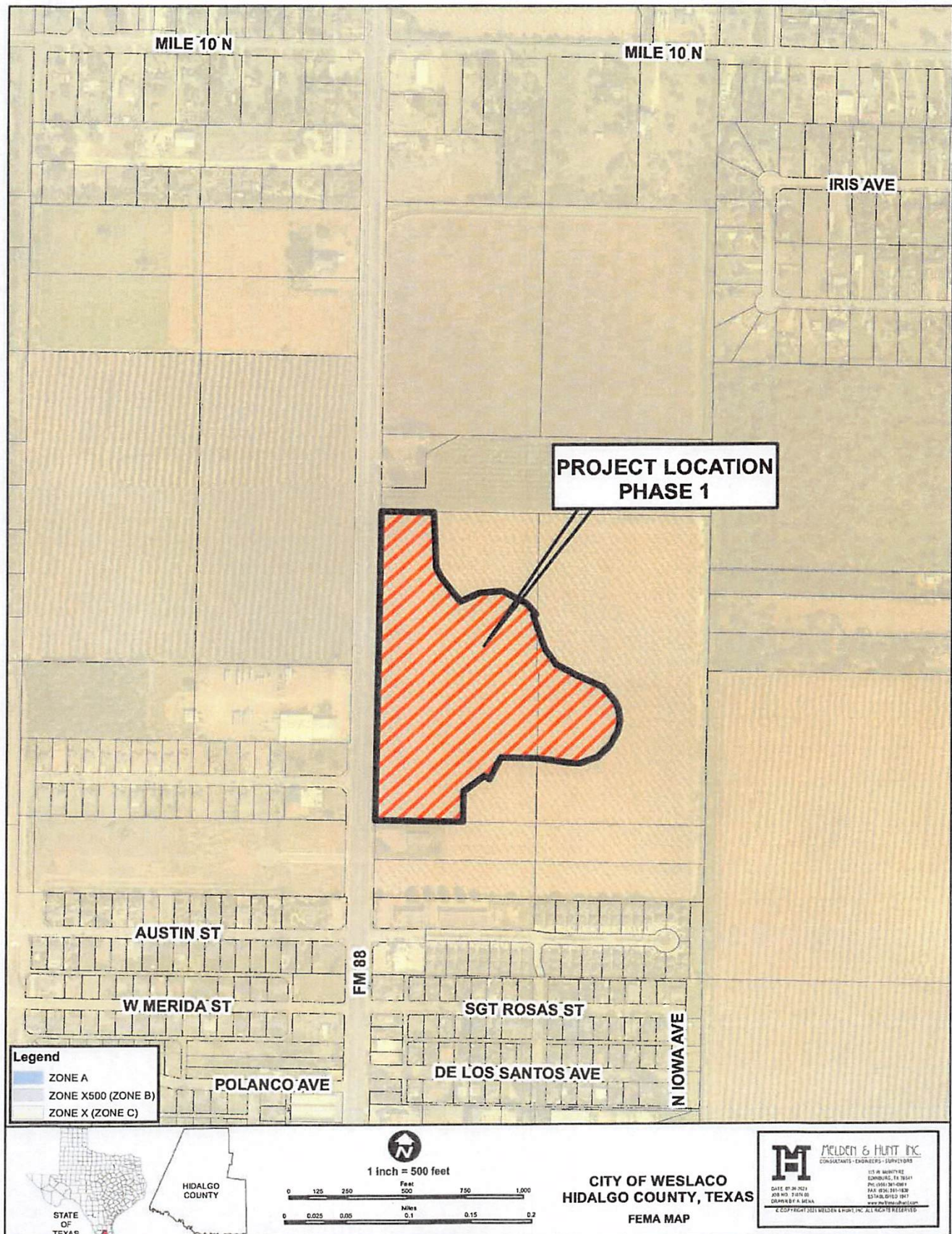
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components.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







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

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of SAMES.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Weslaco Industrial Park – being a 146.09 acre tract of land out of acre tract of land out of farm tract 1056, 1057 and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015. Possible Action.	
Discussion/Overview: The proposed twenty (20) 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 City of Weslaco services through a 10" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000107-2021

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: Weslaco Industrial Park

Location: Located on the Northeast corner of intersection Mile 9 & FM 1015

Legal Description: West and Adams Tract Subdivision 146.09 Acre tract of land out of Farm tract 1056, 1057, and 1058 BLK 116

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: Agriculture

Existing Land Use: Agriculture Proposed Land Use: Commercial & Industrial

Number of Lots Proposed: 20 Gross Acreage: 146.09

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

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

Address: 275 S. Kansas Ave. Suite A Fax: _____

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

ENGINEER INFORMATION

Name: SAMES, Inc. Telephone: 956-702-8880

Address: 200 S. 10th St. Suite 1500 Fax: _____

City: McAllen State: TX Zip: 78501 E-mail: nlopez@samengineering-surveying.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Magic Valley Corporation

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</u>
--	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00 Planning Review fee**

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

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

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

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

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

_____ **Water Rights associated with the property**

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

☒ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: Alex Mendez Date: 8/9/21

Authorized Agent Printed Name: Alex Mendez

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: _____

PROPOSED MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION

Weslaco, Texas

DRAINAGE REPORT

Prepared For:

**Hidalgo County Drainage District #1
902 N. Doolittle
Edinburg, Texas 78541**

Prepared By:



J. Maldonado
08/09/21

Reg. No. F-10602

SAM Engineering & Surveying

200 S. 10St, Ste. 1500

McAllen, TX 78501

Tel 956.702.8880; Fax 956.702.8883

August 2021

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SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 South 10th Street, Suite 1500, McAllen, Texas 78501
Phone: (956) 702-8880 Fax: (956) 702-8883

DRAINAGE REPORT

Mid-Valley International Industrial Park Subdivision Weslaco, Texas

1. PROJECT DESCRIPTION

A. Site Summary

The proposed Weslaco Industrial Park Subdivision is a 146.1 gross acre industrial subdivision out of Farm Tract 1056, Farm Tract 1057, and Farm Tract 1058, Adams Tract Subdivision, 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. The proposed subdivision is located at the Northeast corner of F.M. 1015 and Mile 9 Rd N and will be voluntarily annexed to be within the City Limits of Weslaco, Texas.

B. Flood plain

The subject property is located in Flood Zone "X" (Unshaded), defined as Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood according to FEMA's Flood Rate Insurance Rate Map, Community-Panel Number 480334 0450 C, map revised June 6, 2000. See attached FEMA FIRM map with project location and community panel for reference.

C. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A Soil Conservation Services, the site consists of mostly (28) Hidalgo sandy clay loam, 0-1 percent slopes (approximately 57.7% of site), (25) Hidalgo fine sandy loam, 0-1 percent slopes (approximately 19.5% of site), and (52) Raymondville clay loam, 0-1 percent (approximately 22.9% of site). Soil map units (28) Hidalgo sandy clay loam and (25) Hidalgo fine sandy loam are classified as part of Hydrologic Group 'B', while soil map unit (52) Raymondville clay loam is classified as being part of Hydrologic Group 'C'.

***SAM* Engineering and Surveying**



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 South 10th Street, Suite 1500, McAllen, Texas 78501
Phone: (956) 702-8880 Fax: (956) 702-8883

2. SITE HYDROLOGY ANALYSIS

A. Calculation Methods

Hydrology analysis was conducted using Hydrologic Engineering Center software, HEC-HMS. This software will simulate the overall hydrologic process over the project watershed area and produce and anticipated watershed volume for a 10, 50, and 100-year frequency storm event. Various design parameters control the software output and include such information such as watershed characteristics and soil type properties, and frequency storm data. The characteristics of the project sub-basins identified to contribute a total watershed of approximately 146-acres were inputted into the HEC-HMS model and are more specifically detailed as follows:

The Soil Conservation Service (SCS) Curve Number method was selected and utilized to calculate incremental precipitation losses during a storm event. A composite curve number (CN) was determined for each sub-basin representative of its contributing soil groups. The CN is based on soil type, land use, and vegetation cover of the watershed. The CN values determined may also be adjusted for antecedent moisture conditions: dry conditions, CN(I); average conditions/calculated, CN(II); and wet conditions CN (III). In consideration of the project area and in accordance with the TxDOT Hydraulic Design Manual, CN values were adjusted for dry antecedent moisture conditions with the following equation:

$$CN(I) = \frac{4.2CN(II)}{10 - 0.058CN(II)}$$

The calculation of initial abstraction accounts for the interception of rainfall by vegetation, infiltration during storm and surface storage. Initial abstraction was estimated with the following formula:

$$Ia = 0.2S$$

$$\text{Where } S \text{ is determined by } S = z\left(\frac{100}{CN} - 1\right)$$

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Determination of the percentage of impervious coverage for each sub-basin was considered separately as required by the software inputs and was determined by evaluation of existing land use designation. Input specifics established for each sub-basin can be found in Table 1 below:

Table 1: Loss Method Table

LOSS METHOD TABLE				
Subbasin Identification	Existing		Proposed	
	Curve Number	Impervious Cover (%)	Curve Number	Impervious Cover (%)
Subbasin 5A	76	3	88	72
Subbasin 6A	75	0	88	72

The determination of the watershed runoff of each sub-basin is calculated within the software by the selection of transform method, specifically a unit hydrograph method – the SCS Unit Hydrograph Transform method.

The watershed was modeled in HEC-HMS with a unit hydrograph PRF value of 484 (Standard) for all sub-basins, however for each sub-basin the corresponding Lag Time was calculated using the below formula:

$$T_{lag} = \frac{L^{0.8}(S + 1)^{0.7}}{1900(\%Slope)^{0.5}}$$

Where:

- T_{lag} = Lag Time (hr)
- L = Length of longest drainage path (ft)
- S = (1000/CN)-10
- CN = Curve Number
- % Slope = Average Watershed Slope (%)

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The meteorological method utilized was the Precipitation – Frequency Storm method which models synthetic storm events from input variables such as intensity and duration for specific exceedance probability storms. As required by HCDD1, NOAA Atlas 14 was utilized for the most updated storm precipitation frequency estimates. See Table 2 below for precipitation frequency estimates obtained for a 10 and 50-year storm events. This information was input into the meteorological model, stated in inches to represent anticipated rainfall depth at various time intervals during a storm duration.

Table 2: Rainfall Depth Estimates (Inches)

RAINFALL DEPTH ESTIMATES			
YEAR STORM			
Duration	10 YR	50 YR	100 YR
15 min	1.59	2.17	2.42
60 min	2.95	4.03	4.51
2 hr	3.63	5.14	5.85
3 hr	4.03	5.84	6.72
6 hr	4.73	7.05	8.22
12 hr	5.47	8.25	9.68
24 hr	6.24	9.48	11.1

The combination of meteorological characteristics and watershed land surface conditions simulated in HEC-HMS, provided numerical results to quantify expected watershed runoff. According to the HEC-HMS output tables and the quality control reviews completed during the development of this report, SAM Engineering and Surveying determines the watershed for the project will produce peak flows as shown below in Table 3.

SAM Engineering and Surveying



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Table 3: Storm Event Peak Flow

STORM EVENT PEAK FLOW						
	Existing			Proposed		
	10 YR (cfs)	50 YR (cfs)	100 YR (cfs)	10 YR (cfs)	50 YR (cfs)	100 YR (cfs)
Subbasin 5A	70.9	122.2	147.2	349.7	486.1	545.9
Subbasin 6A	54.6	94.8	114.2	264.3	366.6	411.1

B. Existing Conditions

The subject project site is currently vacant and developed for agricultural use. Existing runoff is by overland flow and shallow concentrated flow in the easterly direction at a slope of approximately 0.25% to an existing drainage ditch #17, segment 0346 owned by Hidalgo and Cameron Counties Irrigation District #9 and maintained by Hidalgo County Drainage District #1. In accordance with City of Weslaco and H.C.D.D. No. 1 drainage policies, the existing 10-year pre-development storm water runoff was determined using the above-mentioned methodology. The total contributing 10-year pre-developed storm water runoff from this site is approximately 125.5 cfs (43.2 ac-ft).

C. Proposed Conditions

The proposed development will include 2 commercial (B-2) lots, 10 industrial (I) lots, and internal public access roadways. A summary of pre-developed and post-developed hydrologic conditions utilizing the HEC-HMS software is included in this report. Improvements in the form of roofs and impervious will increase the curve number from 75-76 to 88. A storm sewer system comprised of curb and gutter, storm drain inlets, and storm sewer piping will capture and convey post-development storm water runoff to a system of proposed regional linear detention areas. Ultimately, storm water runoff will discharge to drainage ditch #17, segment 0346 (owned by H.C.C.I.D. No. 9 and maintained by H.C.D.D. No. 1) located within the property at a rate not to exceed the existing pre-development 10-year storm runoff rate.

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In accordance with the City of Weslaco and H.C.D.D. No.1, the 50-year frequency storm event was utilized to determine the peak rate of post-development runoff for this site. As per the attached calculations, the anticipated post-development peak runoff rate is **852.7 cfs (109.1 ac-ft)**, for an increase of **727.2 cfs (65.9 ac-ft)**.

Therefore, it has been determined that a total of **2,870,600 cubic-feet (65.9 Ac.-ft.)** of storm water runoff will be required to be detained for the proposed development. To accomplish this, a portion, approximately **1,912,937 cubic-feet (43.92 ac-ft)**, of the total required volume will be detained within multiple linear detention ditches and one (1) detention pond within the proposed development. In addition to providing on-site detention areas, the increased peak storm water runoff rate will be mitigated by excavating approximately **909,097 cubic-feet (20.87 ac.-ft.)** of the existing drainage ditch #17, segment 0346 from an existing ditch cross section of 65 ft. to 150 ft. (refer to Drainage Layout, Section C, F & G).

3. CONCLUSION

Adverse impacts were reviewed per the City of Weslaco and County of Hidalgo drainage policies. The proposed on-site detention facility will help detain flows on site to existing conditions; therefore, there will be no adverse drainage impact on the watershed downstream.

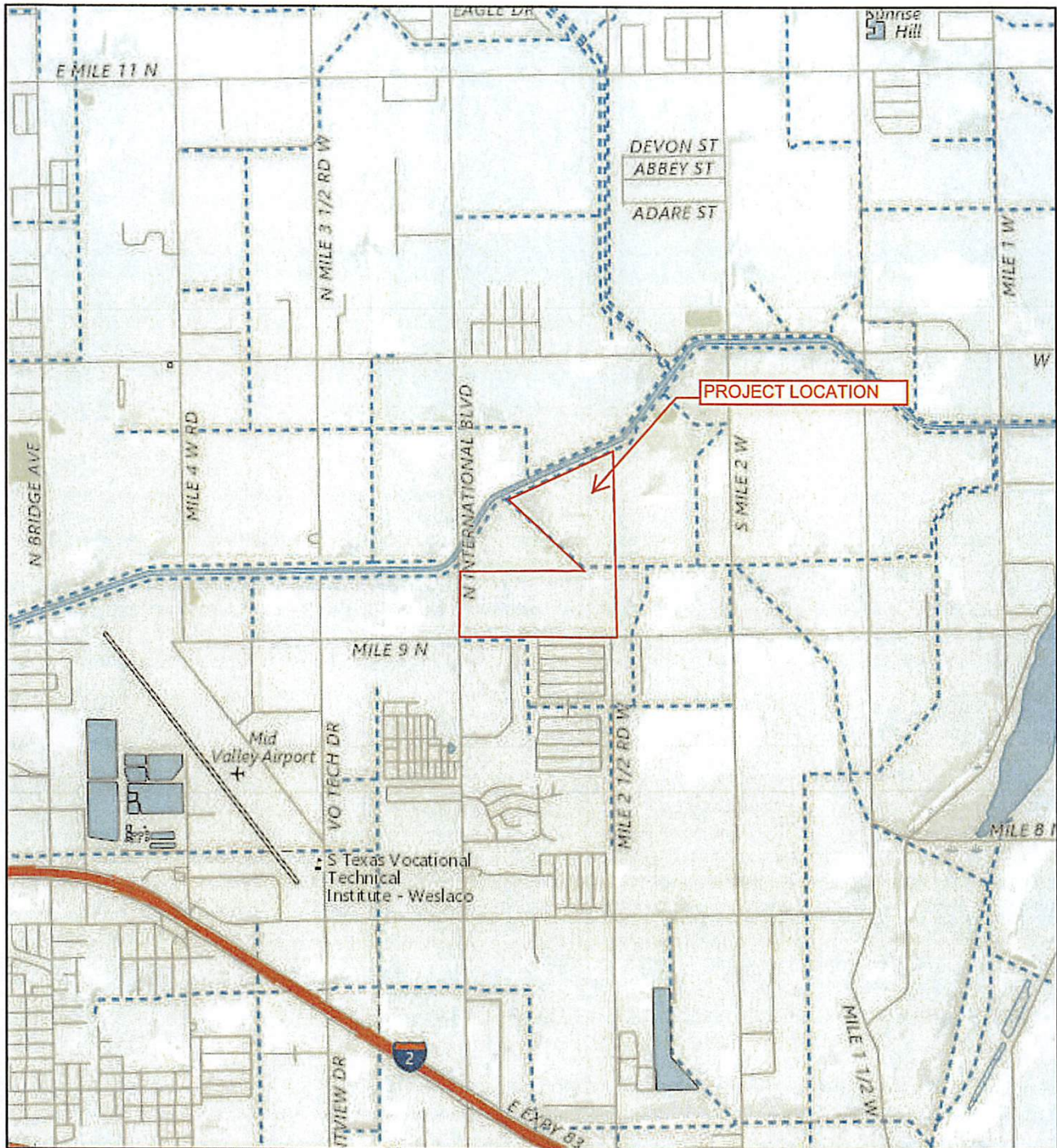
Jessica M. Maldonado, PE, PMP
SAMES, Inc.



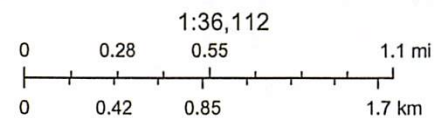
08/09/21

Maps

Weslaco Industrial Park - Location Map

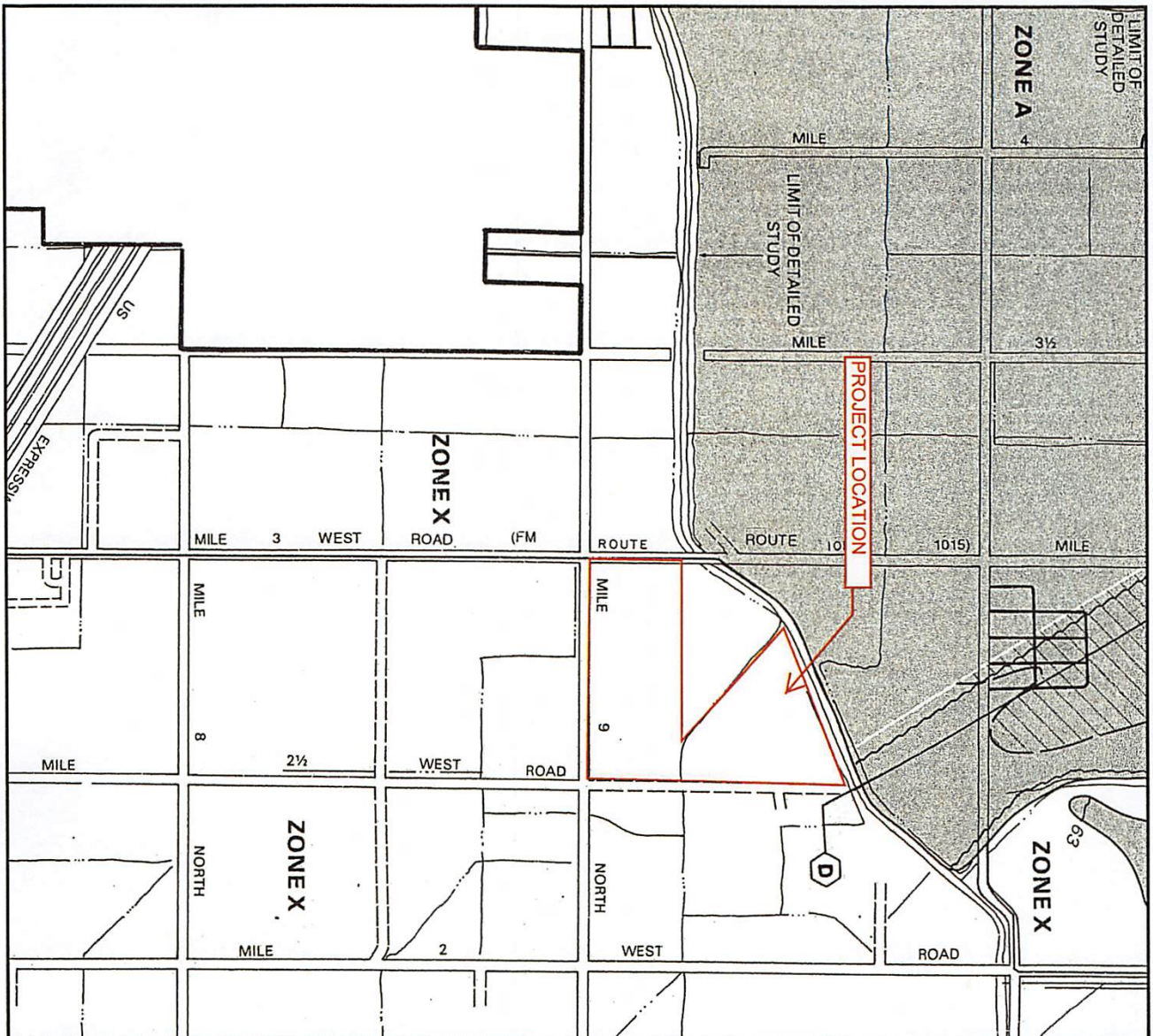


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USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census

USGS
2021 USGS



To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6627.



APPROXIMATE SCALE



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

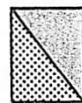
MAP REVISED:
JUNE 6, 2000

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD



ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.

ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.

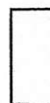
ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

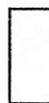


OTHER FLOOD AREAS



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

OTHER AREAS



ZONE X Areas determined to be outside 500-year floodplain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS†



Identified 1983

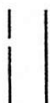


Identified 1990



Otherwise Protected Areas

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



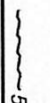
Floodplain Boundary



Floodway Boundary



Zone D Boundary



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

513

Base Flood Elevation Line: Elevation in Feet*

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE



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



Federal Emergency Management Agency

This is an official FIRMMap showing a portion of the above-referenced flood map created from the MSC FIRMMap Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Drainage Calculations

Project: MV INT. INDUSTRIAL PARK Simulation Run: EXIST 10YR
Subbasin: Subbasin-SA (Phase I)

Start of Run: 29Jun2021, 00:00 Basin Model: EXIST CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 10YR
Compute Time: 09Aug2021, 15:13:12 Control Specifications: Control 1

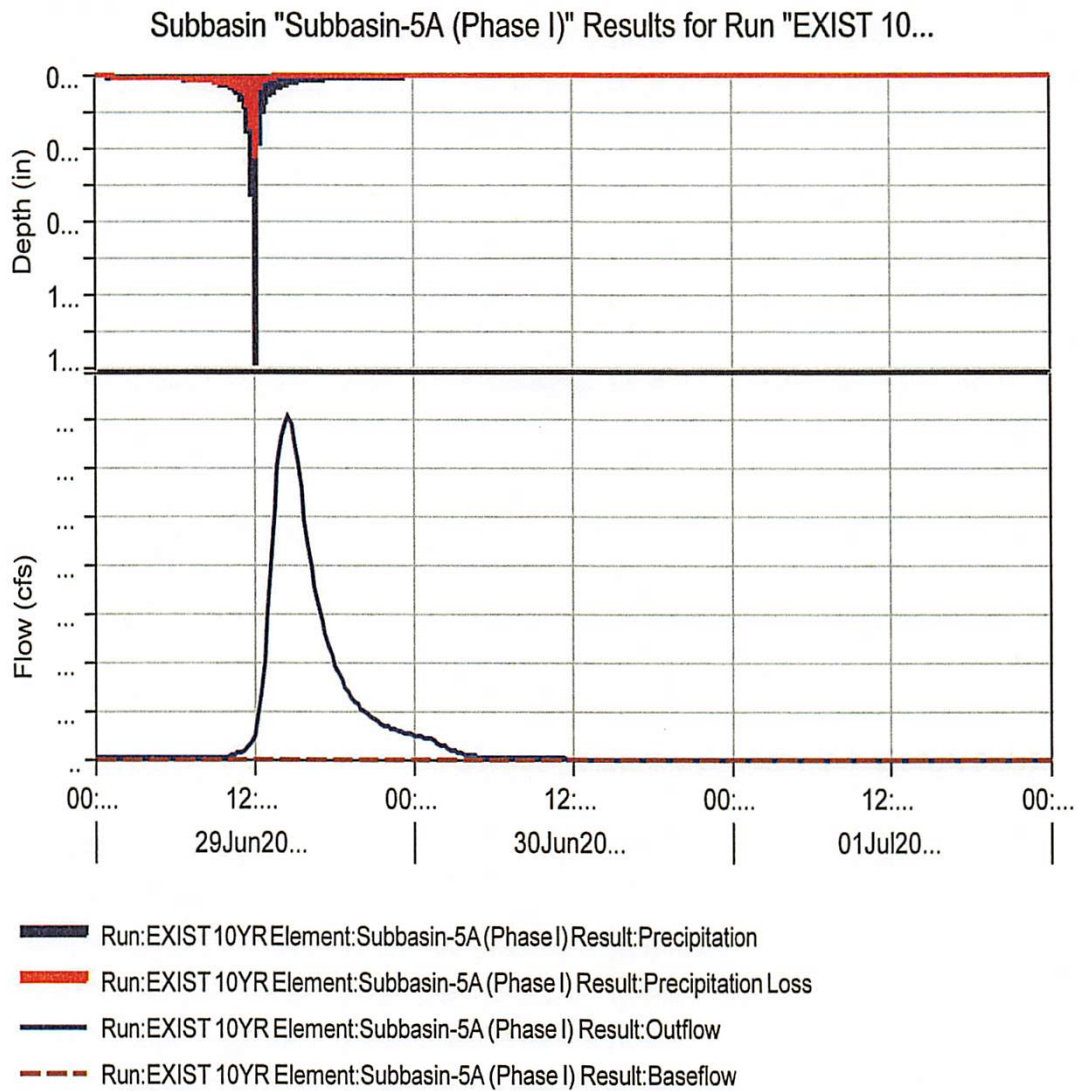
Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	70.9 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 14:30
Precipitation Volume:	45.5 (ACRE-FT)	Direct Runoff Volume:	26.7 (ACRE-FT)
Loss Volume:	18.8 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	26.7 (ACRE-FT)	Discharge Volume:	26.7 (ACRE-FT)



Jessica M
08/09/21



Project: MV INT. INDUSTRIAL PARK Simulation Run: EXIST 10YR
Subbasin: Subbasin-6A (PHASE II)

Start of Run: 29Jun2021, 00:00 Basin Model: EXIST CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 10YR
Compute Time: 09Aug2021, 15:13:12 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

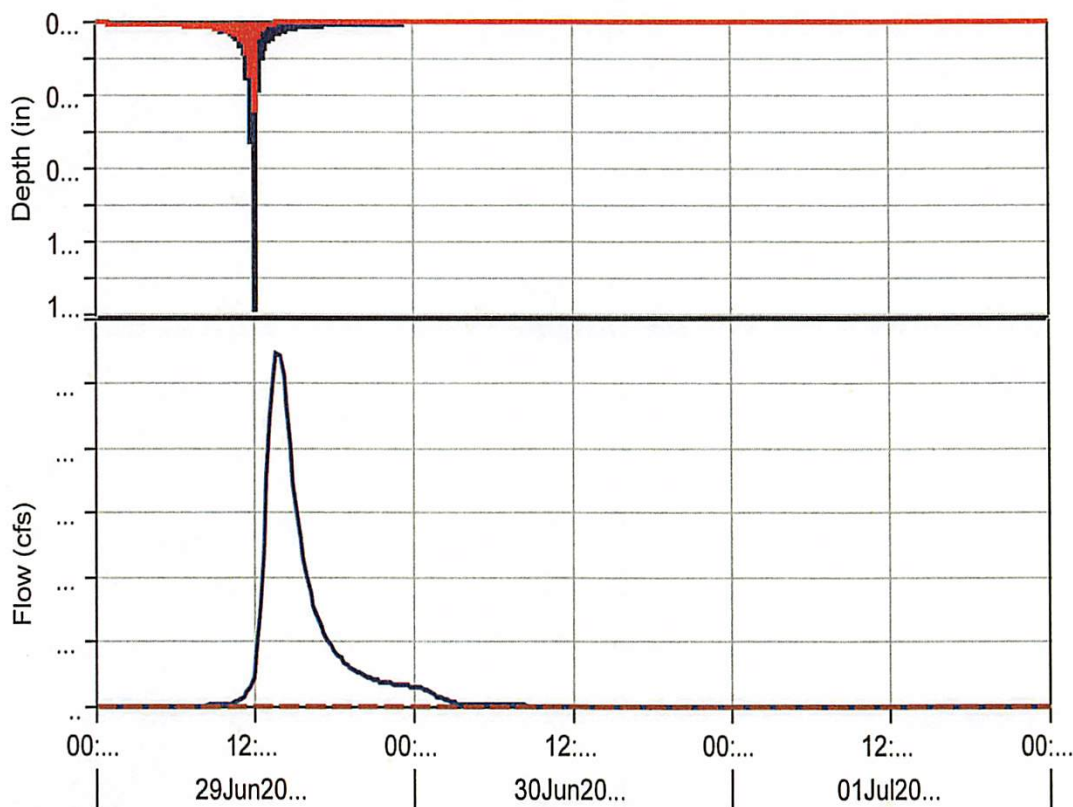
Computed Results

Peak Discharge:	54.6 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 13:45
Precipitation Volume:	29.6 (ACRE-FT)	Direct Runoff Volume:	16.5 (ACRE-FT)
Loss Volume:	13.1 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	16.5 (ACRE-FT)	Discharge Volume:	16.5 (ACRE-FT)



Jemiam
08/09/21

Subbasin "Subbasin-6A (PHASE II)" Results for Run "EXIST 10Y..."



- Run: EXIST10YRElement: Subbasin-6A (PHASE II) Result: Precipitation
- Run: EXIST10YRElement: Subbasin-6A (PHASE II) Result: Precipitation Loss
- Run: EXIST10YRElement: Subbasin-6A (PHASE II) Result: Outflow
- Run: EXIST10YRElement: Subbasin-6A (PHASE II) Result: Baseflow

Project: MV INT. INDUSTRIAL PARK Simulation Run: PROP 50YR
Subbasin: Subbasin-5A (PHASE I)

Start of Run: 29Jun2021, 00:00 Basin Model: PROPOSED CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 50YR
Compute Time: 09Aug2021, 15:13:30 Control Specifications: Control 1

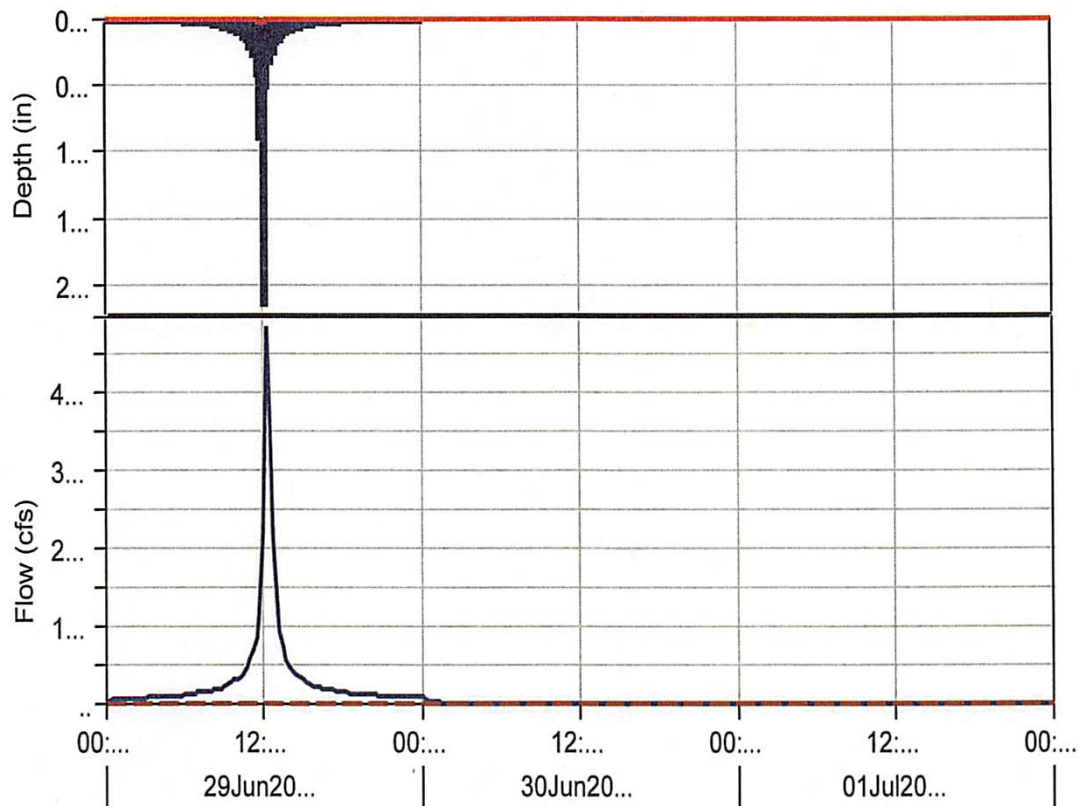
Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	486.1 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 12:15
Precipitation Volume:	69.1 (ACRE-FT)	Direct Runoff Volume:	66.1 (ACRE-FT)
Loss Volume:	3.0 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	66.1 (ACRE-FT)	Discharge Volume:	66.1 (ACRE-FT)



Subbasin "Subbasin-5A (PHASE I)" Results for Run "PROP 50..."



- Run:PROP50YRElement:Subbasin-5A(PHASE I) Result:Precipitation
- Run:PROP50YRElement:Subbasin-5A(PHASE I) Result:Precipitation Loss
- Run:PROP50YRElement:Subbasin-5A(PHASE I) Result:Outflow
- Run:PROP50YRElement:Subbasin-5A(PHASE I) Result:Baseflow

Project: MV INT. INDUSTRIAL PARK Simulation Run: PROP 50YR
Subbasin: Subbasin-6A (PHASE II)

Start of Run: 29Jun2021, 00:00 Basin Model: PROPOSED CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 50YR
Compute Time: 09Aug2021, 15:13:30 Control Specifications: Control 1

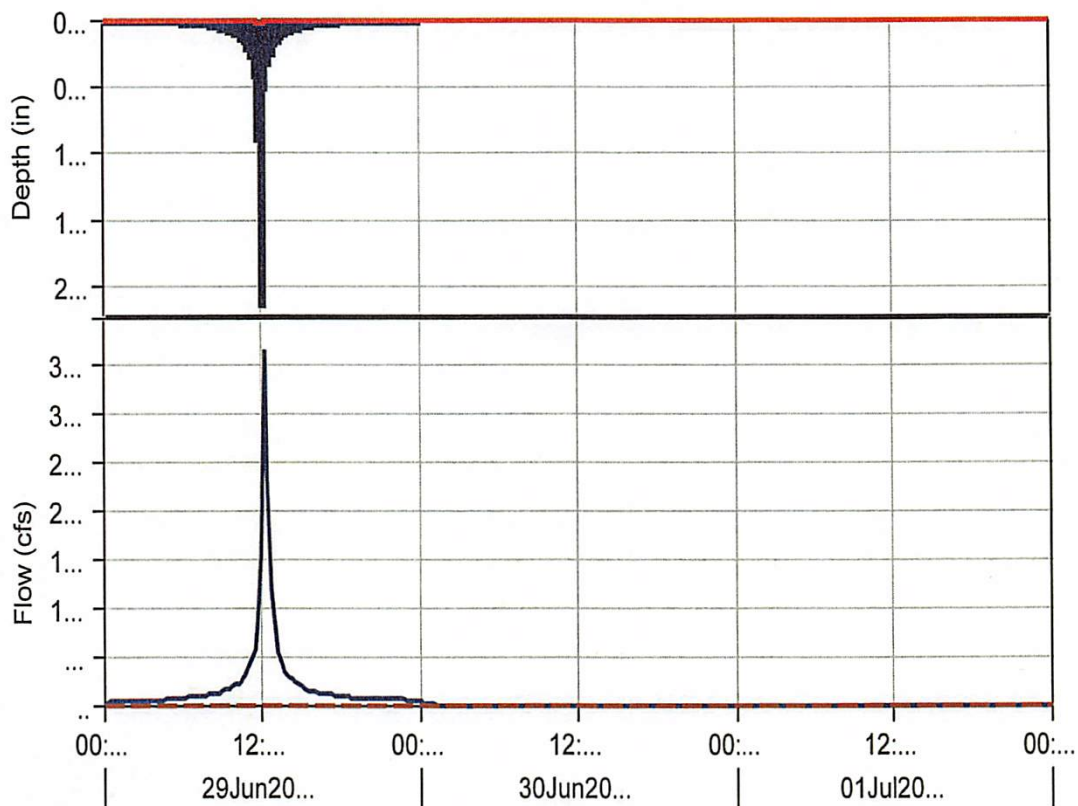
Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	366.6 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 12:15
Precipitation Volume:	44.9 (ACRE-FT)	Direct Runoff Volume:	43.0 (ACRE-FT)
Loss Volume:	1.9 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	43.0 (ACRE-FT)	Discharge Volume:	43.0 (ACRE-FT)

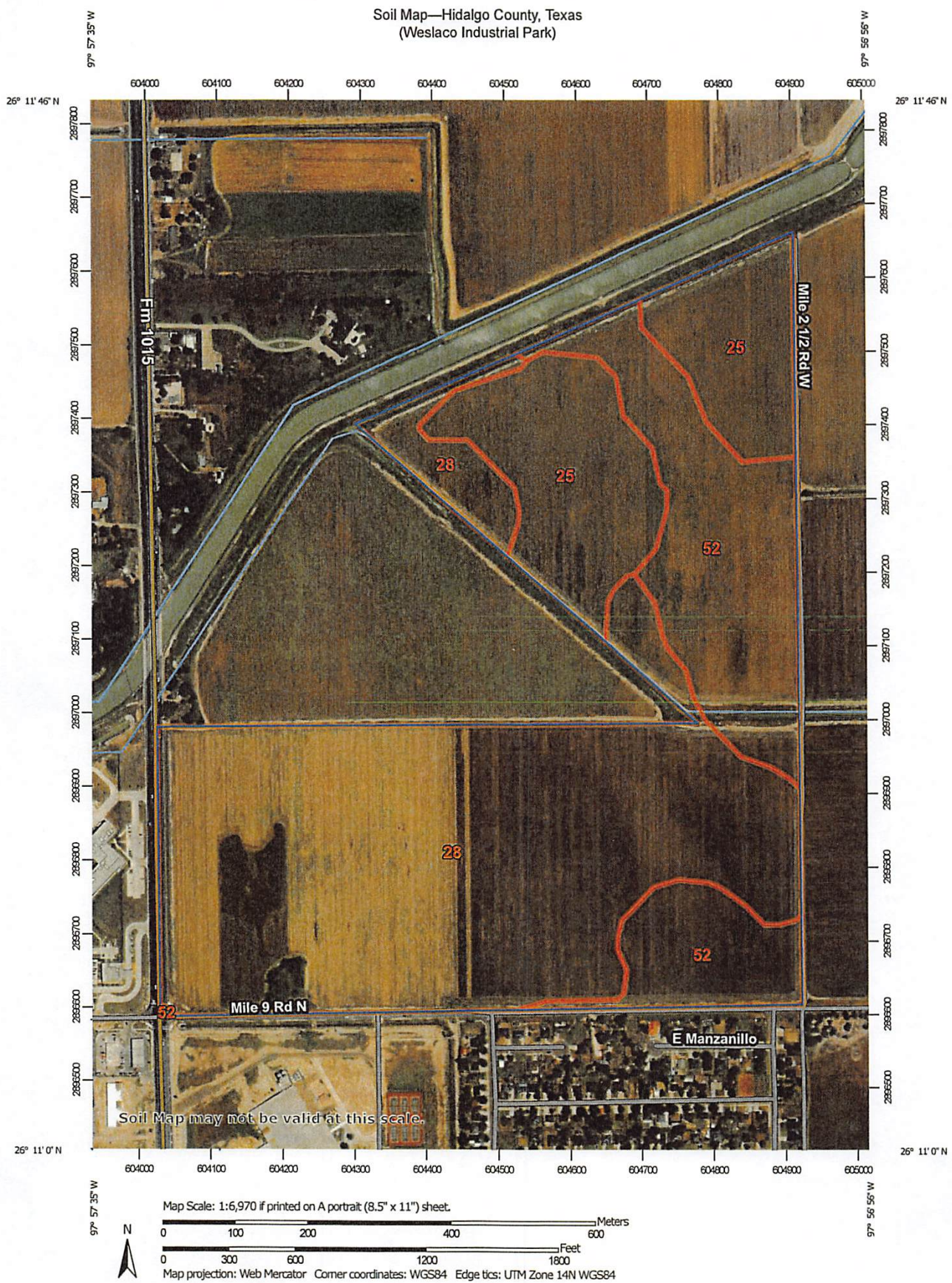


Subbasin "Subbasin-6A (PHASE II)" Results for Run "PROP 50..."



- Run:PROP50YRElement:Subbasin-6A(PHASEII)Result:Precipitation
- Run:PROP50YRElement:Subbasin-6A(PHASEII)Result:Precipitation Loss
- Run:PROP50YRElement:Subbasin-6A(PHASEII)Result:Outflow
- Run:PROP50YRElement:Subbasin-6A(PHASEII)Result:Baseflow

Soil Properties



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/25/2021
Page 1 of 3

Soil Map—Hidalgo County, Texas
(Westlaco Industrial Park)

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

Weslaco Industrial Park

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	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	32.9	22.9%
Totals for Area of Interest		144.0	100.0%

Component Text Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the selected area. The component 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 associated 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 (components) for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The "Map Unit Component Nontechnical Descriptions" report gives a brief, general description of the soil components that occur in a map unit. Descriptions of nonsoil (miscellaneous areas) and minor map unit components may or may not be included. This description is written by the local soil scientists responsible for the respective soil survey area data. A more detailed description can be generated by the "Map Unit Description" report.

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

Report—Component Text Descriptions

Hidalgo County, Texas

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

Description Category: ES

Hidalgo: 85 percent

Gray Sandy Loam 25-35" PZ - Deep, calcareous fine sandy loam or sandy clay loam. Originally a grassland of trichloris, cottontop, sprangletop, windmillgrass, vine-mesquite, and bristlegrass; with scattered shrubs like guajillo, spiny hackberry, ephedra, texas ebony, and yaupon. Forbs include legumes and orange zexmenia.

Description Category: GENSOIL

Hidalgo: 85 percent

Component Text Descriptions—Hidalgo County, Texas

The Hidalgo component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on terraces on relict delta plains. The parent material consists of calcareous loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R083DY019TX Gray Sandy Loam ecological site. Nonirrigated land capability classification is 2s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 4 within 30 inches of the soil surface.

Description Category: PHG

Hidalgo: 85 percent

8C - LOAMY UPLAND - Moderately deep to very deep uplands with loamy surfaces and friable loamy subsoils; slopes 0 to 8 percent; medium natural fertility; medium to high water holding capacity with good plant-soil-moisture relationship; medium to high production potential.

Description Category: GENSOIL

Willacy: 10 percent

Generated brief soil descriptions are created for major soil components. The Willacy soil is a minor component.

Description Category: GENSOIL

Brennan: 5 percent

Generated brief soil descriptions are created for major soil components. The Brennan soil is a minor component.

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

Description Category: ES

Hidalgo: 85 percent

Gray Sandy Loam 20-25" PZ - Deep, calcareous fine sandy loam or sandy clay loam. Originally a grassland of trichloris, cottontop, sprangletop, windmillgrass, vine-mesquite, and bristlegrass; with scattered shrubs like guajillo, spiny hackberry, ephedra, texas ebony, and yaupon. Forbs include legumes and orange zexmenia.

Description Category: GENSOIL

Hidalgo: 85 percent

Component Text Descriptions—Hidalgo County, Texas

The Hidalgo component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on terraces on relict delta plains. The parent material consists of calcareous loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R083DY019TX Gray Sandy Loam ecological site. Nonirrigated land capability classification is 2c. Irrigated land capability classification is 1. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 4 within 30 inches of the soil surface.

Description Category: PHG

Hidalgo: 85 percent

8C - LOAMY UPLAND - Moderately deep to very deep uplands with loamy surfaces and friable loamy subsoils; slopes 0 to 8 percent; medium natural fertility; medium to high water holding capacity with good plant-soil-moisture relationship; medium to high production potential.

Description Category: GENSOIL

Raymondville: 7 percent

Generated brief soil descriptions are created for major soil components. The Raymondville soil is a minor component.

Description Category: GENSOIL

Racombes: 6 percent

Generated brief soil descriptions are created for major soil components. The Racombes soil is a minor component.

Description Category: GENSOIL

Willacy: 2 percent

Generated brief soil descriptions are created for major soil components. The Willacy soil is a minor component.

Map Unit: 52—Raymondville clay loam, 0 to 1 percent slopes

Description Category: GENSOIL

Raymondville: 85 percent

Component Text Descriptions—Hidalgo County, Texas

The Raymondville component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on delta plains on relict delta plains. The parent material consists of calcareous clayey alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R083DY025TX Clay Loam ecological site. Nonirrigated land capability classification is 2s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Description Category: GENSOIL

Unnamed: 15 percent

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Data Source Information

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



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.

Physical Soil Properties—Hidalgo County, Texas

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.

Physical Soil Properties—Hidalgo County, Texas

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>)

Physical Soil Properties--Hidalgo County, Texas

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
										Kw	Kf	T	
25--Hidalgo fine sandy loam, 0 to 1 percent slopes	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct				
Hidalgo	0-17	53-63- 75	5-19- 35	5-18- 20	1.35-1.45 -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
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -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 -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 -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		
Villacy	—	—	—	—	—	—	—	—	—	—	—	—	—
Brennan	—	—	—	—	—	—	—	—	—	—	—	—	—

Physical Soil Properties—Hidalgo County, Texas

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		
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -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 -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 -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 -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			
Raymondville	—	—	—	—	—	—	—	—	—					
Racombes	—	—	—	—	—	—	—	—	—					
Willacy	—	—	—	—	—	—	—	—	—					
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0.18	6.0- 7.5- 8.9	1.0-2.0- 3.0	.28	.28	5	4	86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0.18	6.0- 7.5- 8.9	0.5-0.8- 1.0	.28	.28			
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0.18	6.0- 7.5- 8.9	0.1-0.3- 0.5	.28	.28			
Unnamed	—	—	—	—	—	—	—	—	—					

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.

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—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
25—Hidalgo fine sandy loam, 0 to 1 percent slopes			In											
Hidalgo	85	B	0-17	Fine sandy loam	CL, SM, SC-SM, SC	A-4, A-2.4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7-8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-2
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-2
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-2
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	11-15-1
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-2
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-2
			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	11-17-2

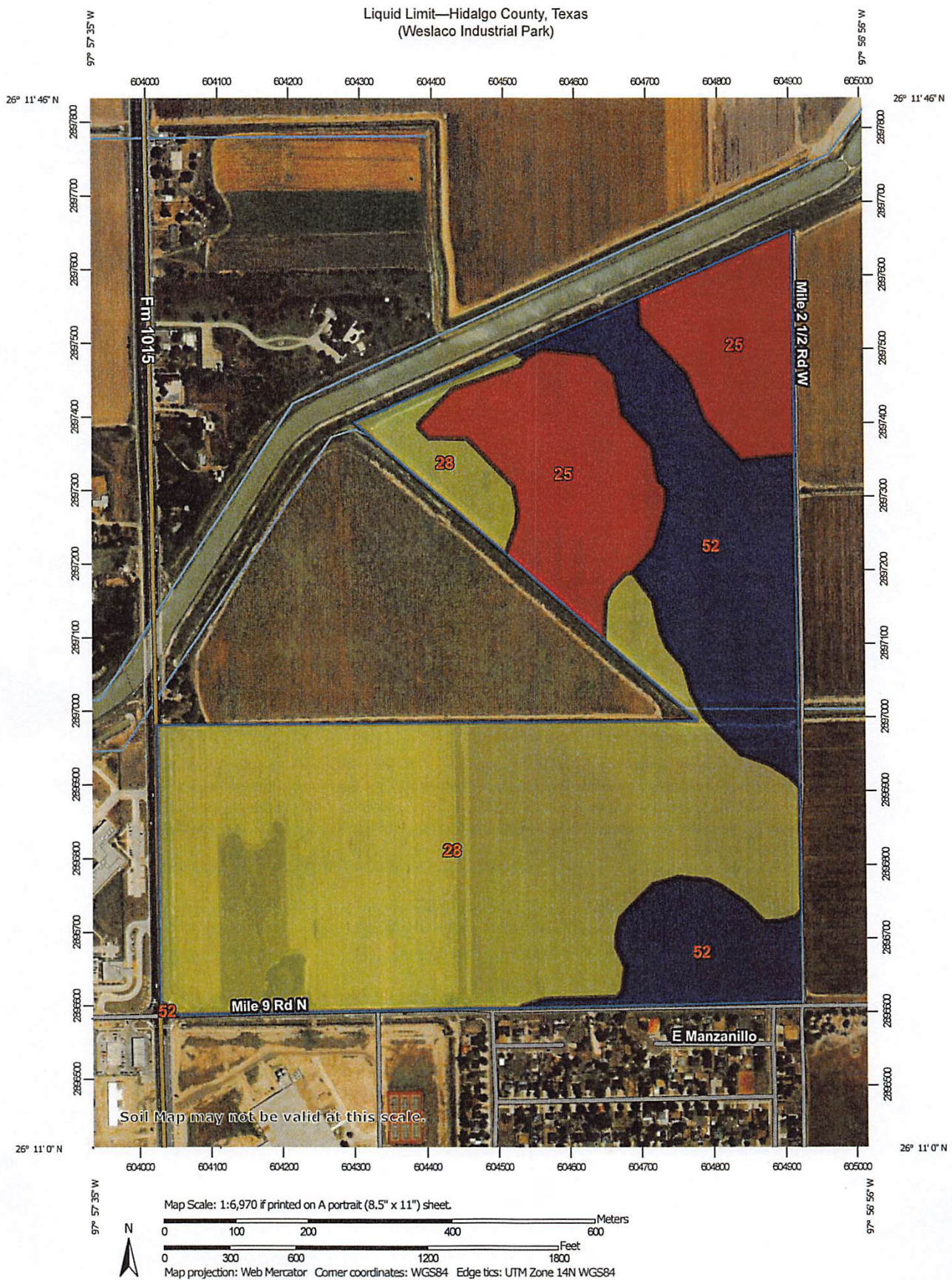
Engineering Properties—Hidalgo County, Texas

Weslaco Industrial Park

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85	C	0-15	Clay loam	CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	51-68-85	37-44-50	18-24-30
			15-43	Clay, clay loam	CH, CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	95-98-100	95-98-100	75-85-95	38-47-55	19-27-35
			43-65	Clay, clay loam	CH, CL	A-7-6	0-0-0	0-0-0	100-100-100	85-93-100	80-90-100	75-85-95	40-47-53	20-25-30

Data Source Information

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



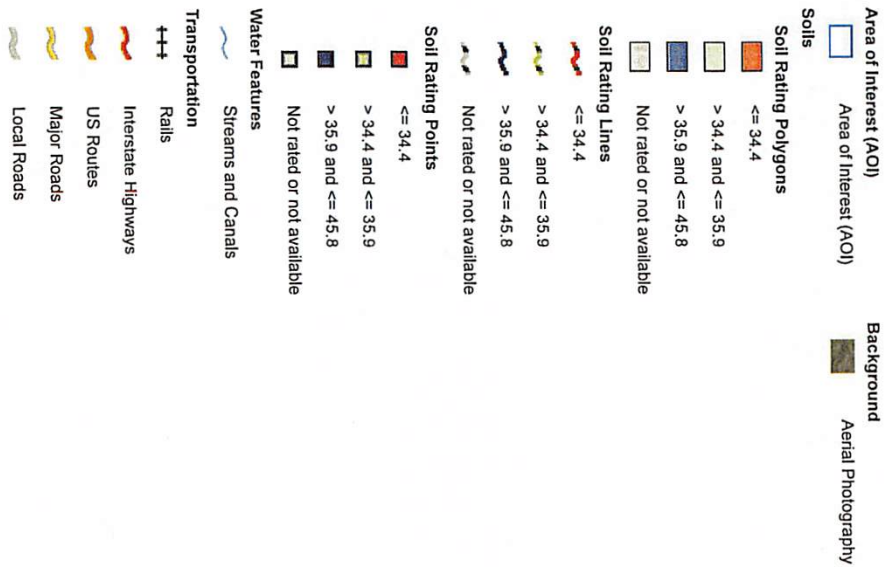
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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Liquid Limit—Hidalgo County, Texas
(Westlaco Industrial Park)

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.

Liquid Limit

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	34.4	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	35.9	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	45.8	32.9	22.9%
Totals for Area of Interest			144.0	100.0%

Description

Liquid limit (LL) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state. Generally, the amount of clay- and silt-size particles, the organic matter content, and the type of minerals determine the liquid limit. Soils that have a high liquid limit have the capacity to hold a lot of water while maintaining a plastic or semisolid state.

Liquid limit is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: percent

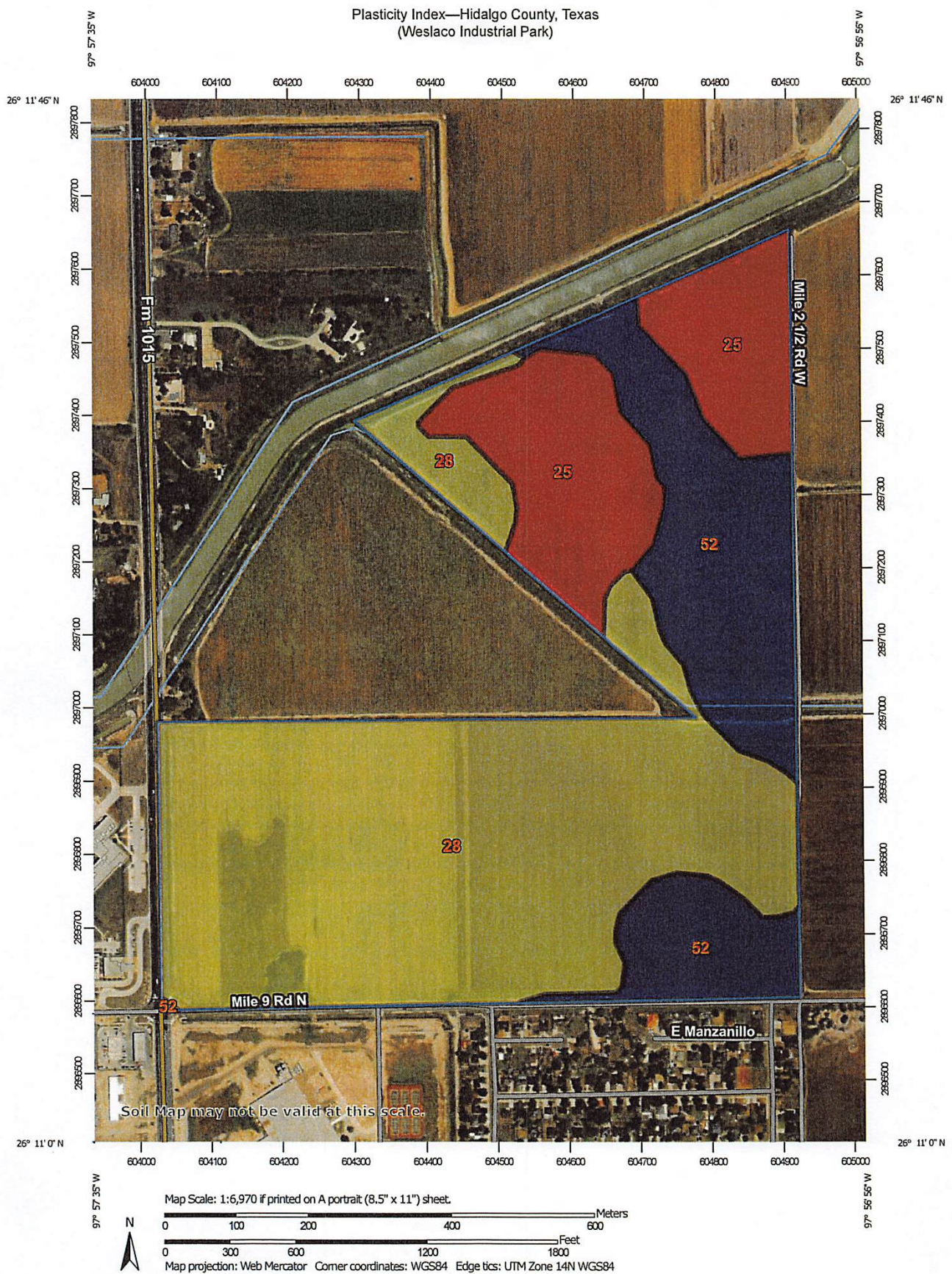
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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Plasticity Index—Hidalgo County, Texas
(Westlaco Industrial Park)

MAP LEGEND

- Area of Interest (AOI)**
 Area of Interest (AOI)
- Background**
 Aerial Photography
- Soils**
Soil Rating Polygons
 ≤ 14.9
 > 14.9 and ≤ 16.6
 > 16.6 and ≤ 25.6
 Not rated or not available
- Soil Rating Lines**
 ≤ 14.9
 > 14.9 and ≤ 16.6
 > 16.6 and ≤ 25.6
 Not rated or not available
- Soil Rating Points**
 ≤ 14.9
 > 14.9 and ≤ 16.6
 > 16.6 and ≤ 25.6
 Not rated or not available
- Water Features**
 Streams and Canals
- Transportation**
 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

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.

Plasticity Index

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	14.9	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	16.6	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	25.6	32.9	22.9%
Totals for Area of Interest			144.0	100.0%

Description

Plasticity index (PI) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is defined as the numerical difference between the liquid limit and plastic limit of the soil. It is the range of water content in which a soil exhibits the characteristics of a plastic solid.

The plastic limit is the water content that corresponds to an arbitrary limit between the plastic and semisolid states of a soil. The liquid limit is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state.

Soils that have a high plasticity index have a wide range of moisture content in which the soil performs as a plastic material. Highly and moderately plastic clays have large PI values. Plasticity index is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: percent

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)



MAP LEGEND

Soil Rating Polygons	Soil Rating Polygons
CH	CH
CL	CL
CL-A (proposed)	CL-A (proposed)
CL-K (proposed)	CL-K (proposed)
CL-ML	CL-ML
CL-O (proposed)	CL-O (proposed)
CL-T (proposed)	CL-T (proposed)
GC	GC
GC-GM	GC-GM
GM	GM
GP	GP
GP-GC	GP-GC
GP-GM	GP-GM
GW	GW
GW-GC	GW-GC
GW-GM	GW-GM
MH	MH
MH-A (proposed)	MH-A (proposed)
MH-K (proposed)	MH-K (proposed)
MH-O (proposed)	MH-O (proposed)
MH-T (proposed)	MH-T (proposed)
ML	ML

Unified Soil Classification (Surface)—Hidalgo County, Texas
(Westlaco Industrial Park - Unified Soil Classification (Surface))

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.

Unified Soil Classification (Surface)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	SC-SM	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	CL	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	CL	32.9	22.9%
Totals for Area of Interest			144.0	100.0%

Description

The Unified soil classification system classifies mineral and organic mineral soils for engineering purposes on the basis of particle-size characteristics, liquid limit, and plasticity index. It identifies three major soil divisions: (i) coarse-grained soils having less than 50 percent, by weight, particles smaller than 0.074 mm in diameter; (ii) fine-grained soils having 50 percent or more, by weight, particles smaller than 0.074 mm in diameter; and (iii) highly organic soils that demonstrate certain organic characteristics. These divisions are further subdivided into a total of 15 basic soil groups. The major soil divisions and basic soil groups are determined on the basis of estimated or measured values for grain-size distribution and Atterberg limits. ASTM D 2487 shows the criteria chart used for classifying soil in the Unified system and the 15 basic soil groups of the system and the plasticity chart for the Unified system.

The various groupings of this classification correlate in a general way with the engineering behavior of soils. This correlation provides a useful first step in any field or laboratory investigation for engineering purposes. It can serve to make some general interpretations relating to probable performance of the soil for engineering uses.

For each soil horizon in the database one or more Unified soil classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

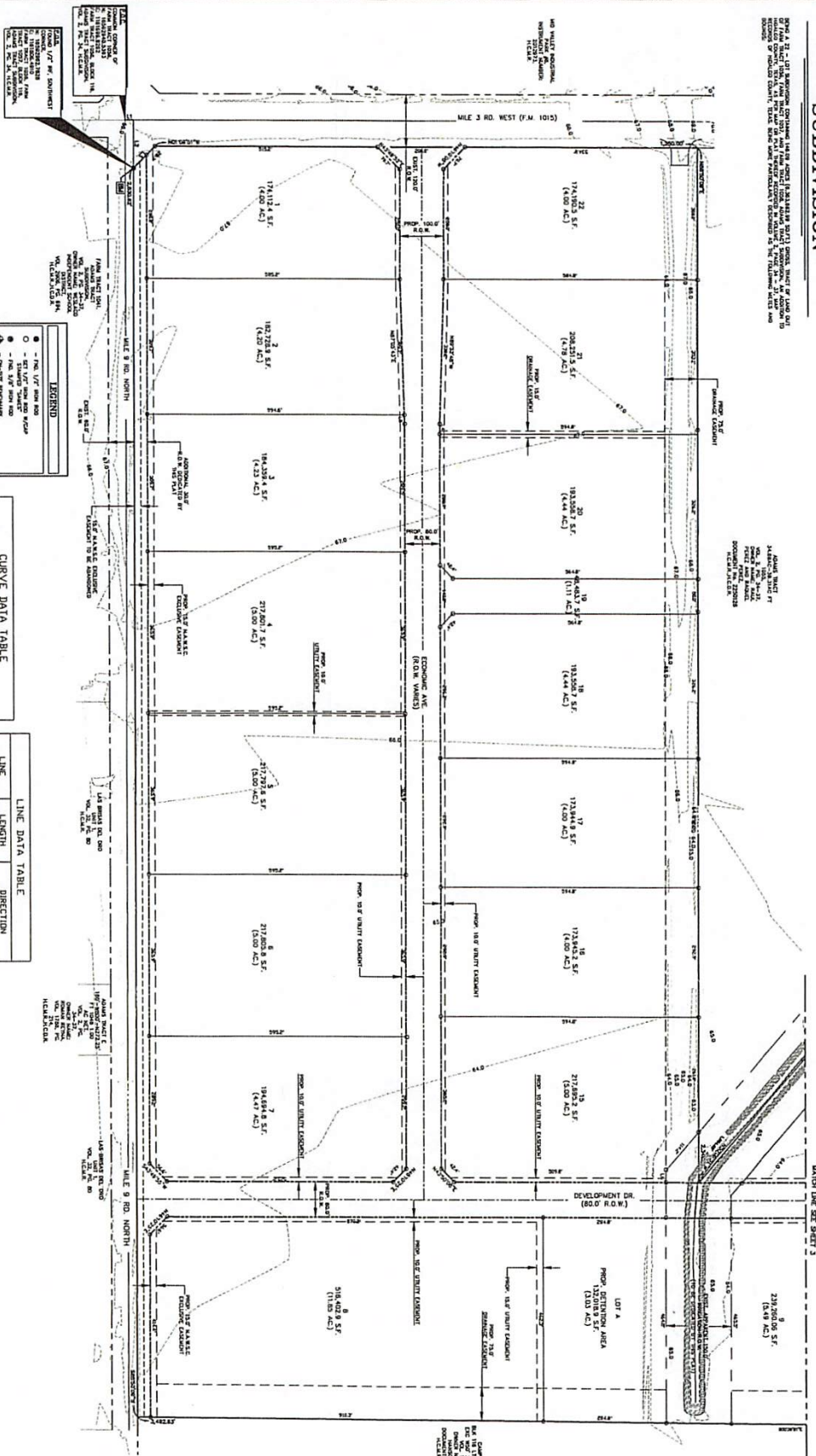
Exhibits

[illegible]

**MID-VALLEY INTERNATIONAL
INDUSTRIAL PARK
SUBDIVISION**

BOGGS A-22 - LOT 1 SUBDIVISION CONTAINING 146.09 ACRES (8.25,182.89 SQ.FT.) CROSS TRACT OF LAND OWNED BY THE STATE OF TEXAS, TRACT 1026, (FARM TRACT 1021, AND FARM TRACT 1024, ACRES TRACT SUBDIVISION, AN ADDITION TO HALLADO COUNTY, TEXAS AS PER MAP ON PLAT THEREBY RECORDED IN VOLUME 2, PAGE 24 - 37, MAP RECORDS OF HALLADO COUNTY, TEXAS BOGGS MORE PARTICULARLY DEPOSED AS THE FOLLOWING ACRES AND SQUARES:

VOL. 3, PG. 34-35;
 OTHER NAME: RAUL
 PEREZ AND RAQUEL
 PEREZ.
 DOCUMENT NO. Z25012
 HCMR/JC006.



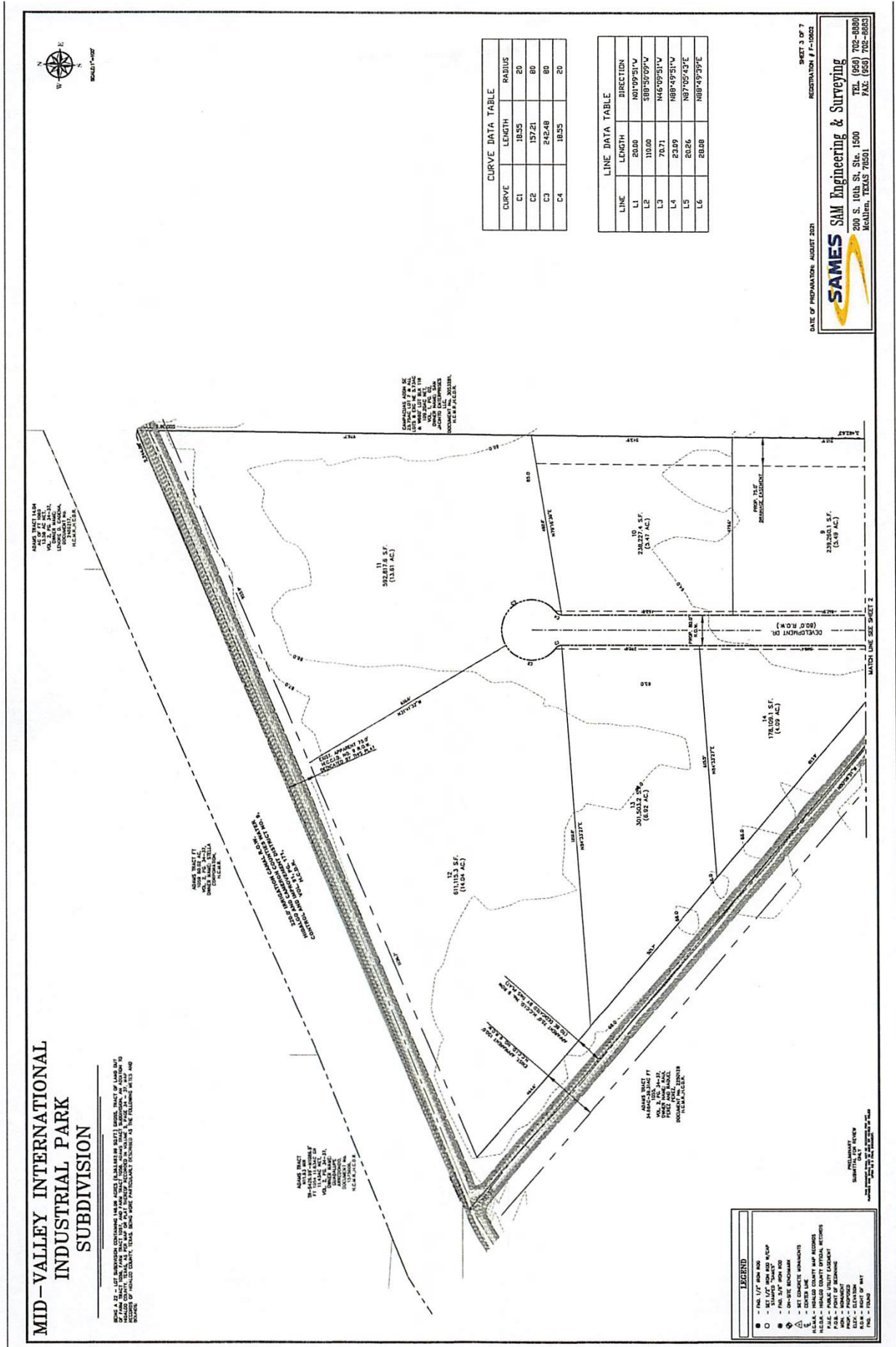
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C2	157.21	80
C3	242.48	80
C4	18.55	20

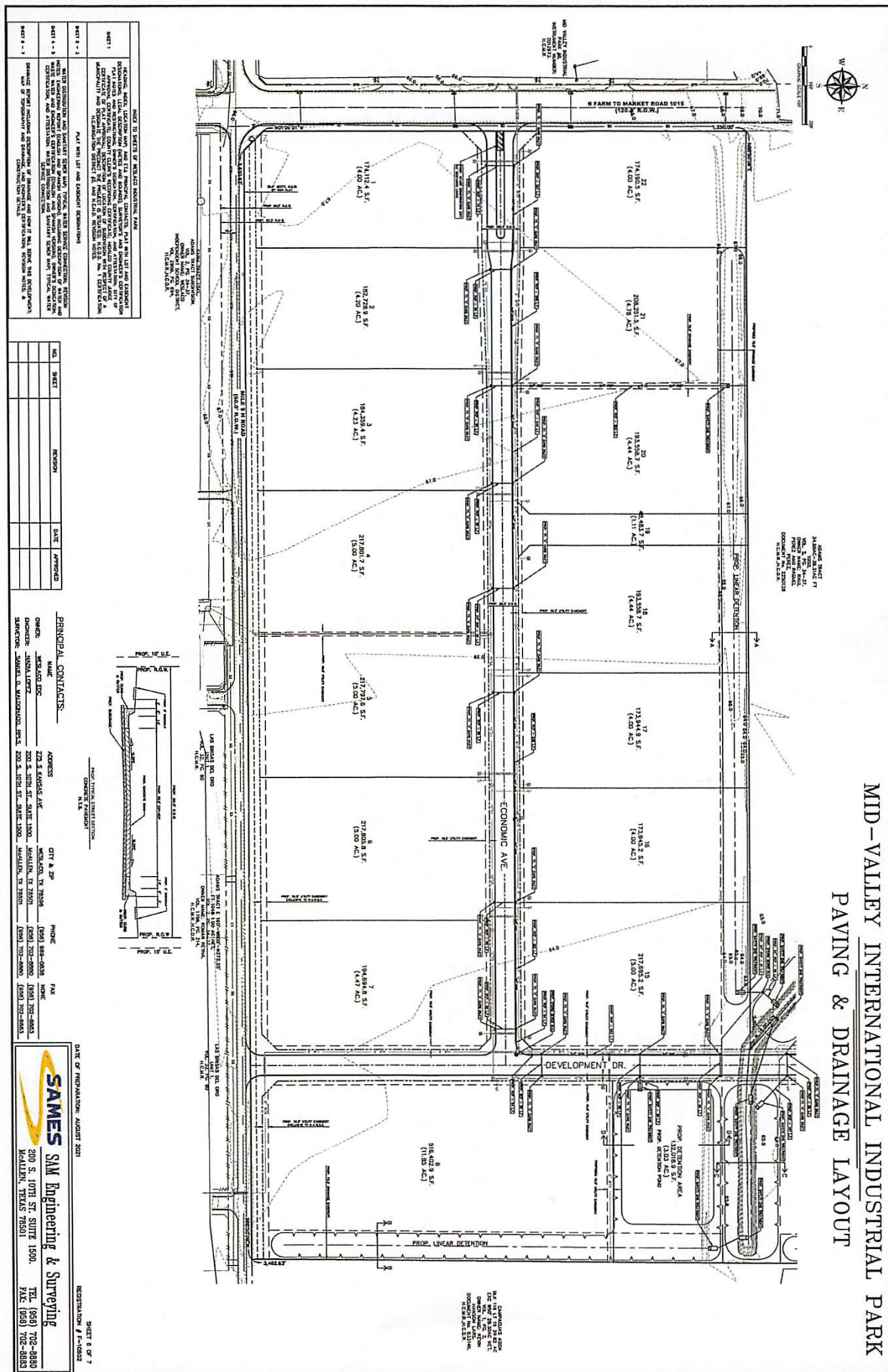
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L2	110.00	S88°56'09"V
L3	70.71	N66°09'51"V
L4	23.09	N88°49'51"V
L5	20.26	N81°05'43"E
L6	82.08	N88°49'39"E

DATE OF PREPARATION AUGUST 2021

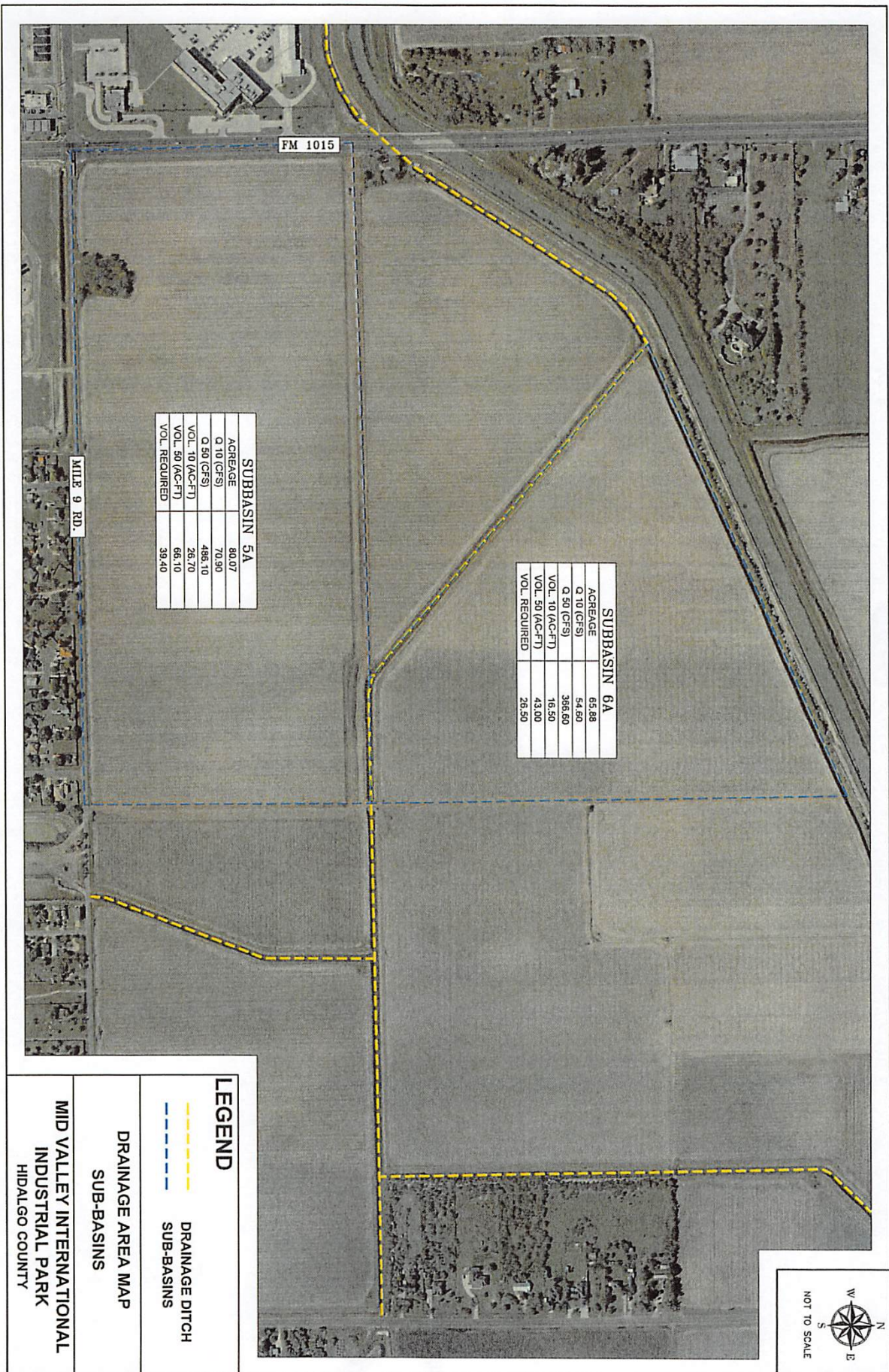
PAGE 2 OF 2
 ITEM # F-10602

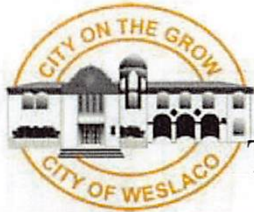
SAMES SAM Engineering & Surveying
200 S. 10th St., Ste. 1500
McAllen, TEXAS 78501
TEL. (956) 702-0800
FAX: (956) 702-0808





SAMES SAM Engineering & Surveying
200 S. 10TH ST. SUITE 1500.
MCKINNEY, TEXAS 75061
TEL. (956) 702-8850
FAX. (956) 702-8853





**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: Weslaco Industrial Park Subdivision
 Location: MILE 3 RD. WEST (F.M. 1015)
 Applicant: SAM Engineering & Surveying ☐ Owner ☒ Agent
 Address: 200 S. 10th Street, Ste 1500, McAllen, TX Phone Number: (956) 702-8880

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			
Various	Industrial & Various	-	-	-	665	707	7,202

Comments: See Attached
 Prepared by: _____ Date: _____
 Address: _____ Phone Number: _____

(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#: _____

Weslaco Industrial Park Subdivision

Trip Generation Calculation

Lot	Land Use:	AM Peak	Average Rate: PM Peak	Weekday	Est. GFA (1000 SF)	AM	Trips PM	Weekday
1	Mixed Use ¹	-	-	-	-	224	243	3,157
2	130 Industrial Park	0.40	0.40	3.37	41.95	17	17	141
3	130 Industrial Park	0.40	0.40	3.37	42.32	17	17	143
4	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	169
5	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	168
6	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	169
7	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	168
8	130 Industrial Park	0.40	0.40	3.37	60.00	24	24	202
9	130 Industrial Park	0.40	0.40	3.37	30.31	12	12	102
10	130 Industrial Park	0.40	0.40	3.37	54.93	22	22	185
11	130 Industrial Park	0.40	0.40	3.37	58.61	23	23	198
12	130 Industrial Park	0.40	0.40	3.37	80.45	32	32	271
13	130 Industrial Park	0.40	0.40	3.37	149.18	60	60	503
14	130 Industrial Park	0.40	0.40	3.37	49.98	20	20	168
15	130 Industrial Park	0.40	0.40	3.37	39.93	16	16	135
16	130 Industrial Park	0.40	0.40	3.37	39.93	16	16	135
17	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	168
18	130 Industrial Park	0.40	0.40	3.37	50.00	20	20	168
19	130 Industrial Park	0.40	0.40	3.37	47.81	19	19	161
20	Mixed Use ²	-	-	-	-	43	66	691
Total					995.39	665	707	7,202

Mixed Use¹

Lot	Land Use:	AM Peak	Average Rate: PM Peak	Weekday	Est. GFA (1000 SF)	AM	Trips PM	Weekday
1a	934 Fast-Food Restaurant with Drive-Through Window	40.19	32.67	470.95	5.10	205	167	2,402
1b	820 Shopping Center	0.94	3.81	37.75	20.00	19	76	755
Total						224	243	3,157

Mixed Use²

Lot	Land Use:	AM Peak	Average Rate: PM Peak	Weekday	Est. GFA (1000 SF)	AM	Trips PM	Weekday
2a	843 Automobile Parts Sales	2.59	4.91	55.34	9.85	26	48	545
2b	710 General Office Building	1.16	1.15	9.74	15.00	17	17	146
Total						43	66	691

Land Use: 130 Industrial Park

Description

An industrial park contains a number of industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities—some with a large number of small businesses and others with one or two dominant industries. General light industrial (Land Use 110) and manufacturing (Land Use 140) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 2000s, and the 2010s in California, Georgia, New Jersey, New York, Ontario (CAN), and Pennsylvania.

Source Numbers

106, 162, 184, 251, 277, 422, 706, 747, 753, 937

Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

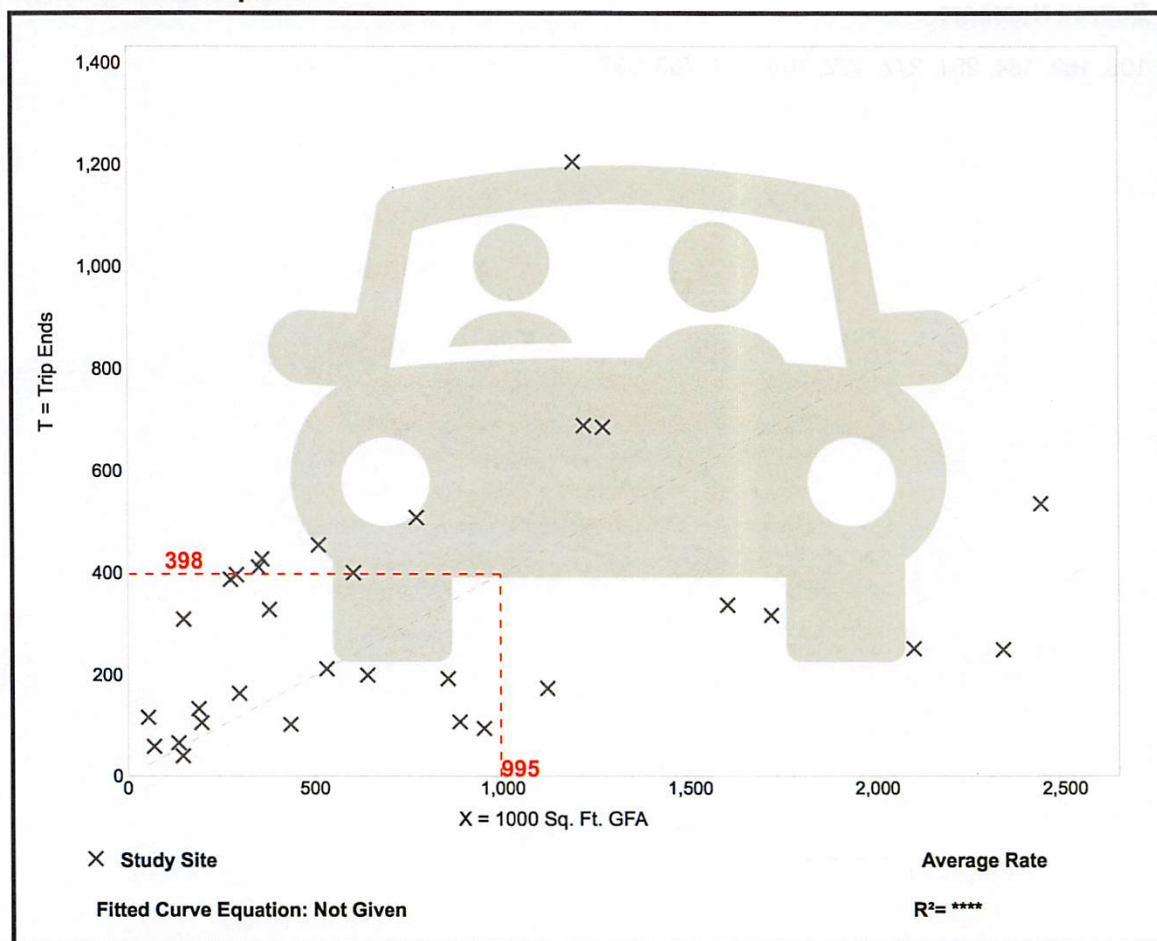
Avg. 1000 Sq. Ft. GFA: 776

Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.40	0.10 - 2.13	0.37

Data Plot and Equation



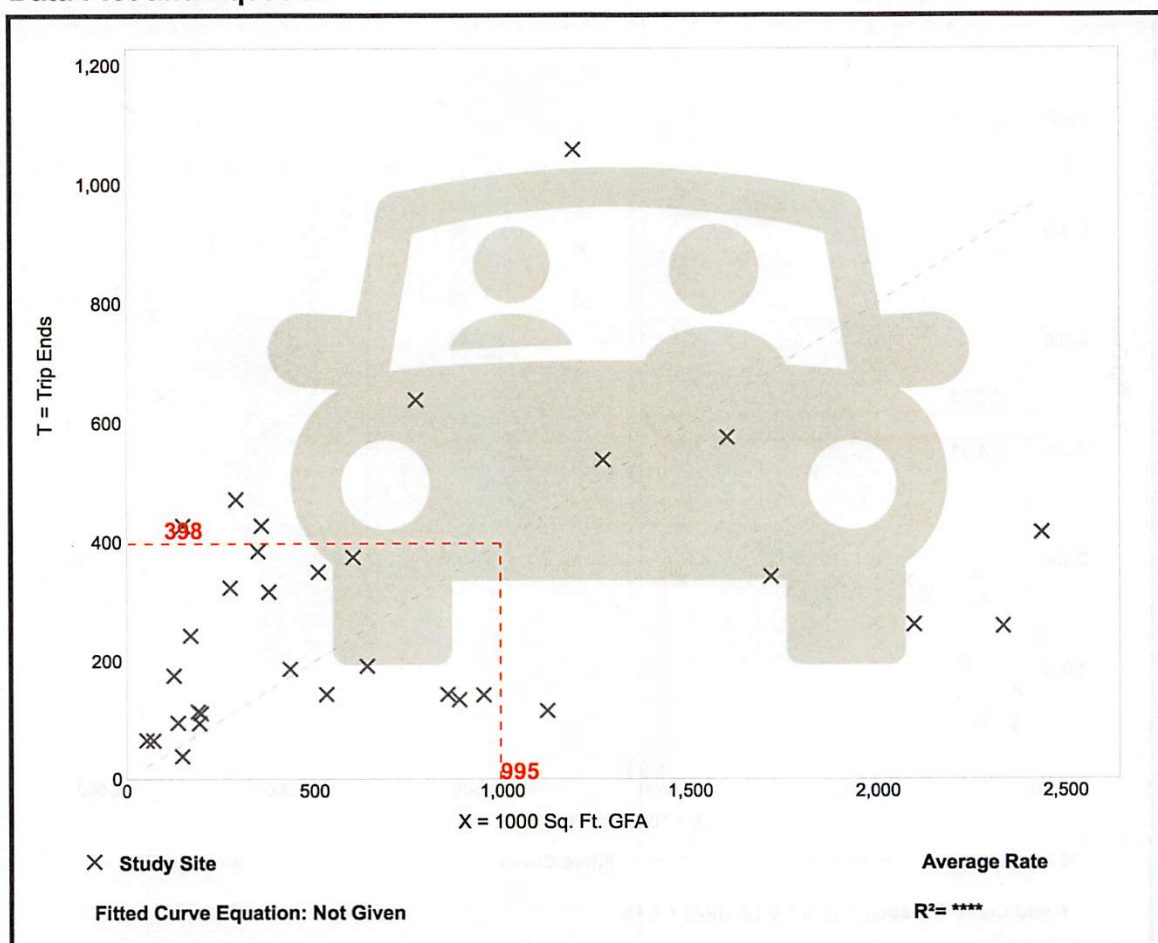
Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 32
 Avg. 1000 Sq. Ft. GFA: 720
 Directional Distribution: 21% entering, 79% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.40	0.10 - 2.85	0.41

Data Plot and Equation



Industrial Park (130)

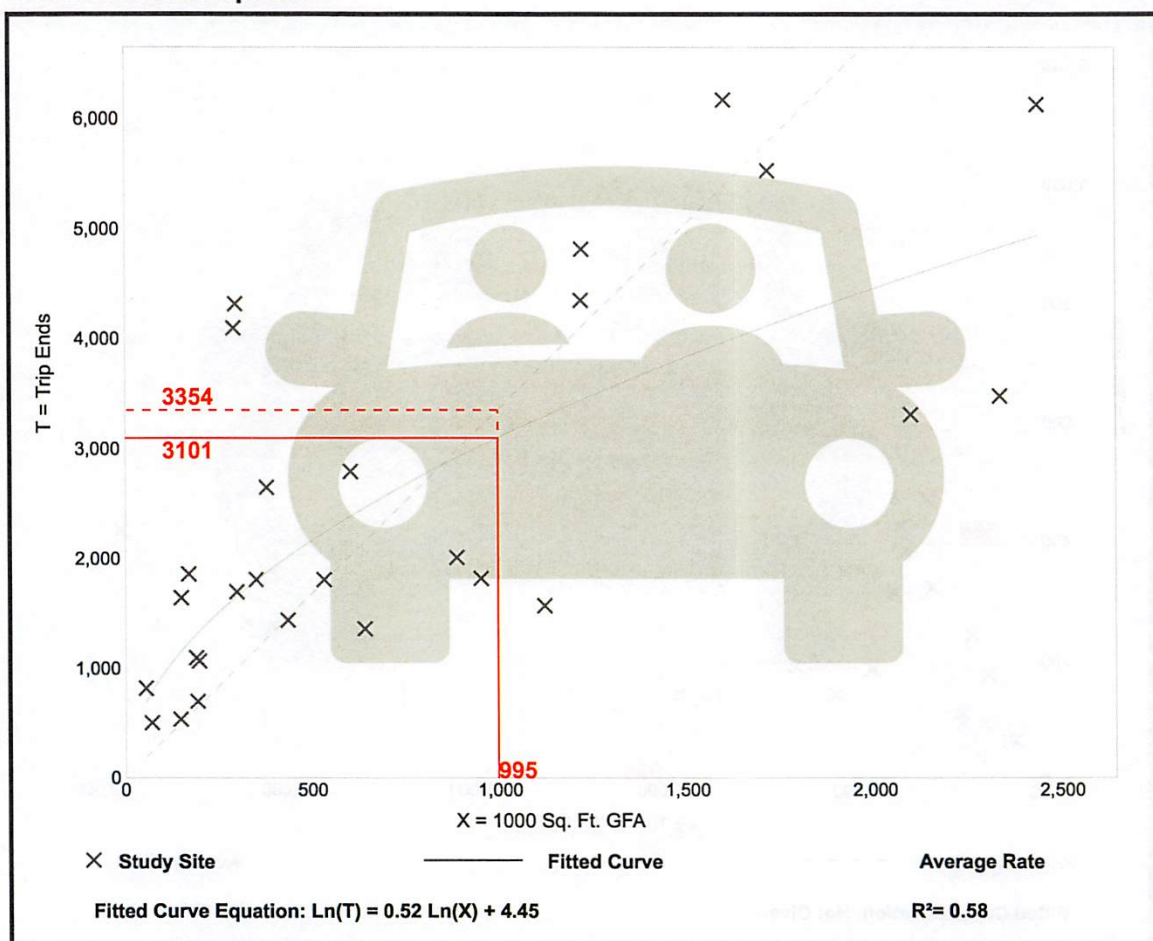
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 762
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

Data Plot and Equation



Land Use: 710

General Office Building

Description

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating trip generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating the trip generation. When the individual buildings are isolated and not related to one another, it is suggested that trip generation be calculated for each building separately and then summed.

Additional Data

The average building occupancy varied considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 16 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 4:30 and 5:30 p.m., respectively.

For the three general urban/suburban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:45 and 9:45 a.m. and 12:45 and 1:45 p.m., respectively. For the three dense multi-use urban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 4:45 and 5:45 p.m., respectively. For the four center city core sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 9:00 and 10:00 a.m. and 12:45 and 1:45 p.m., respectively.

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 2.76 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.90 during Weekday, AM Peak Hour of Generator
- 2.91 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.02 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.47 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.47 during Weekday, AM Peak Hour of Generator
- 1.46 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.53 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.30 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.34 during Weekday, AM Peak Hour of Generator
- 1.32 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.41 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 418, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972

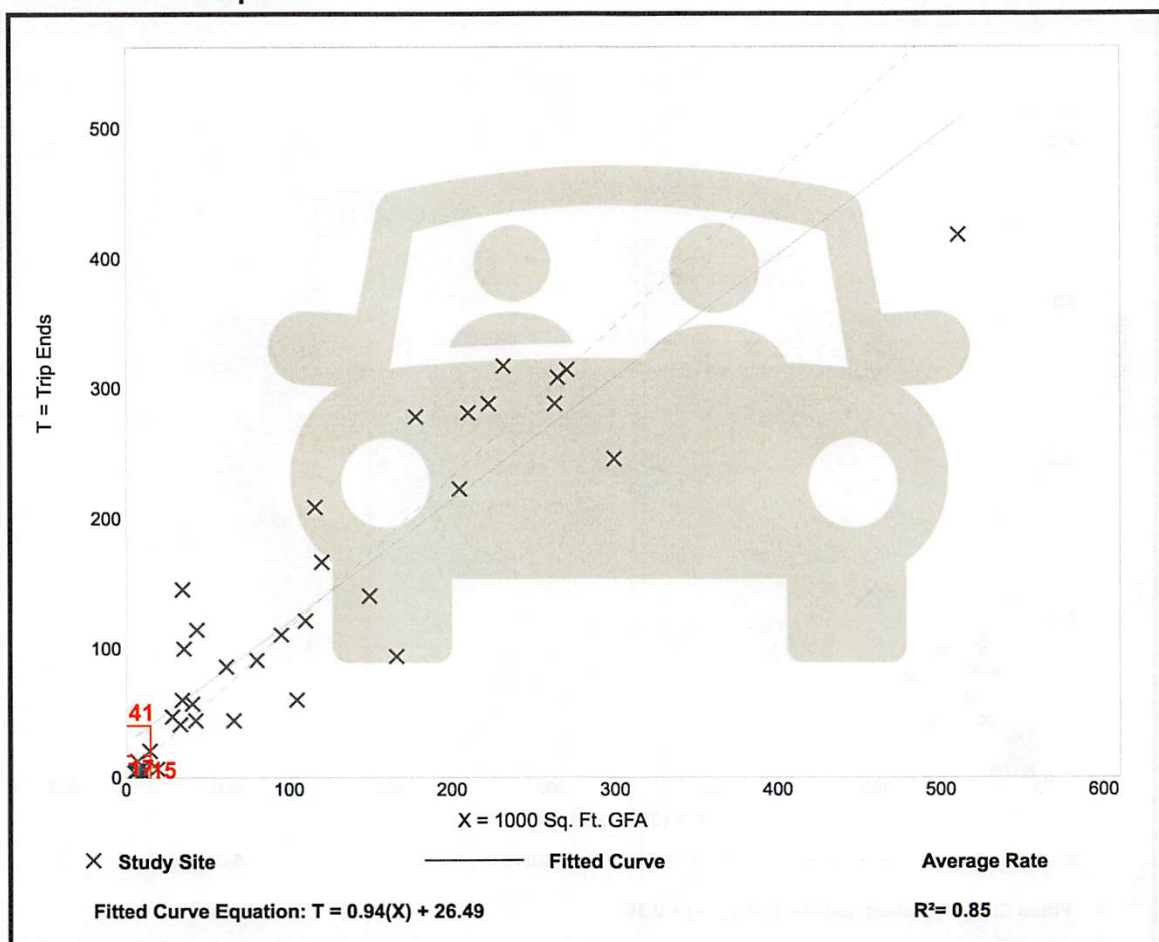
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. 1000 Sq. Ft. GFA: 117
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



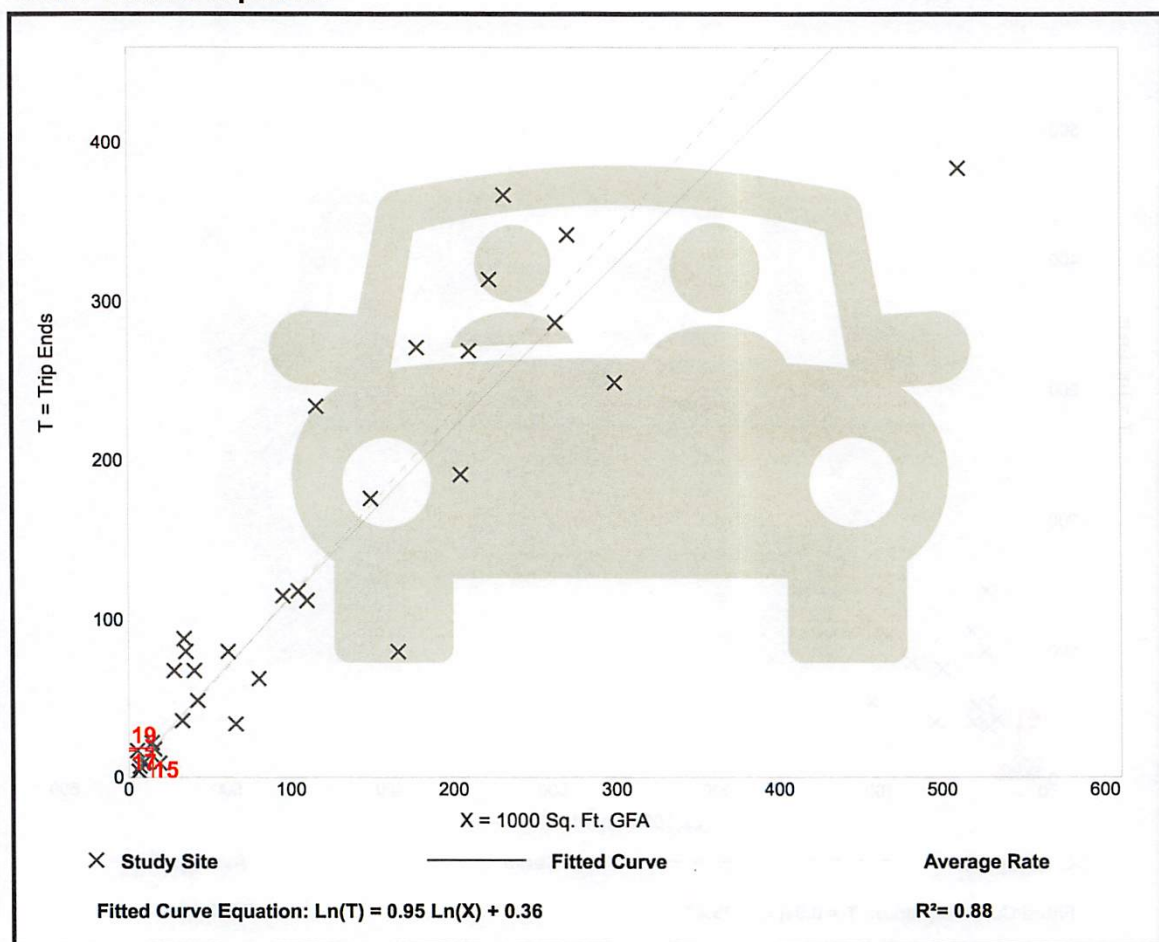
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 32
 Avg. 1000 Sq. Ft. GFA: 114
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



General Office Building (710)

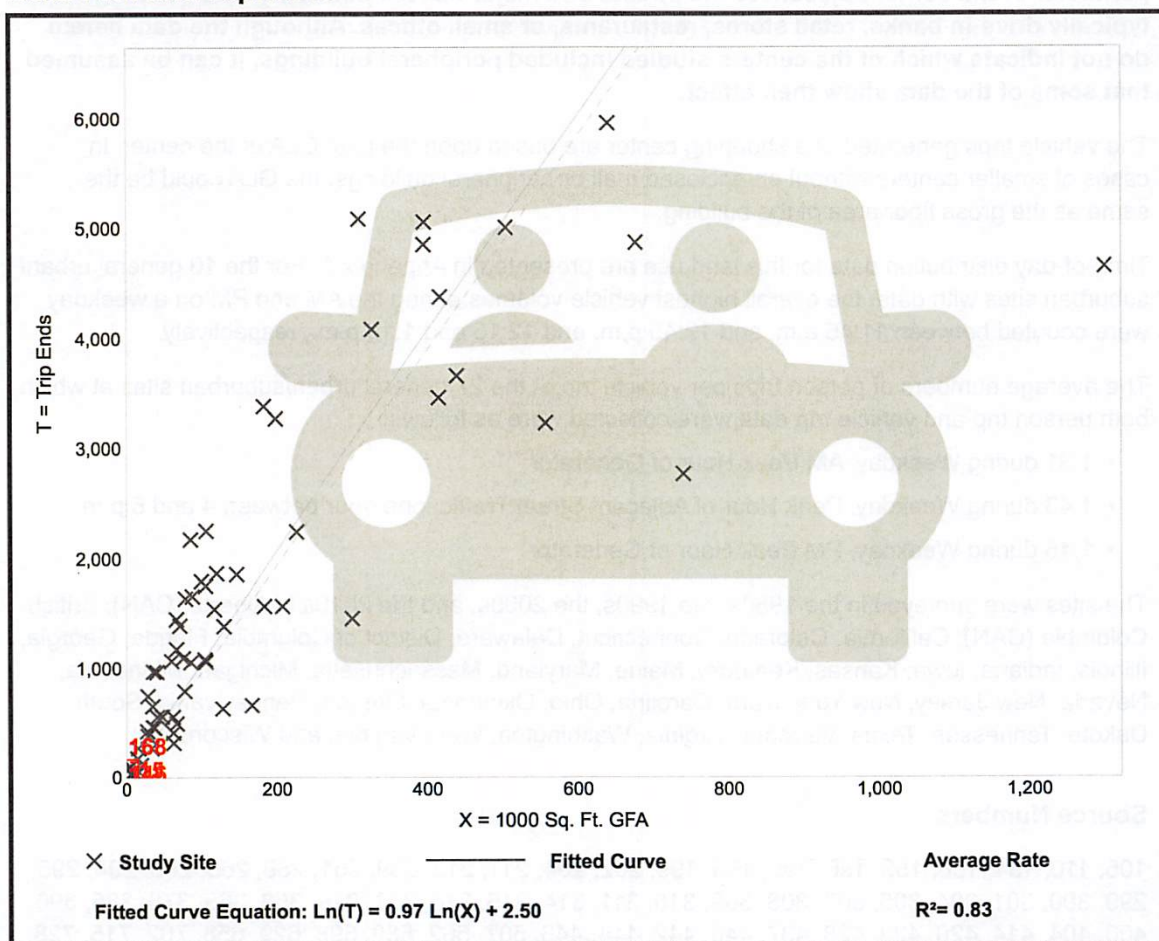
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



Land Use: 820 Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

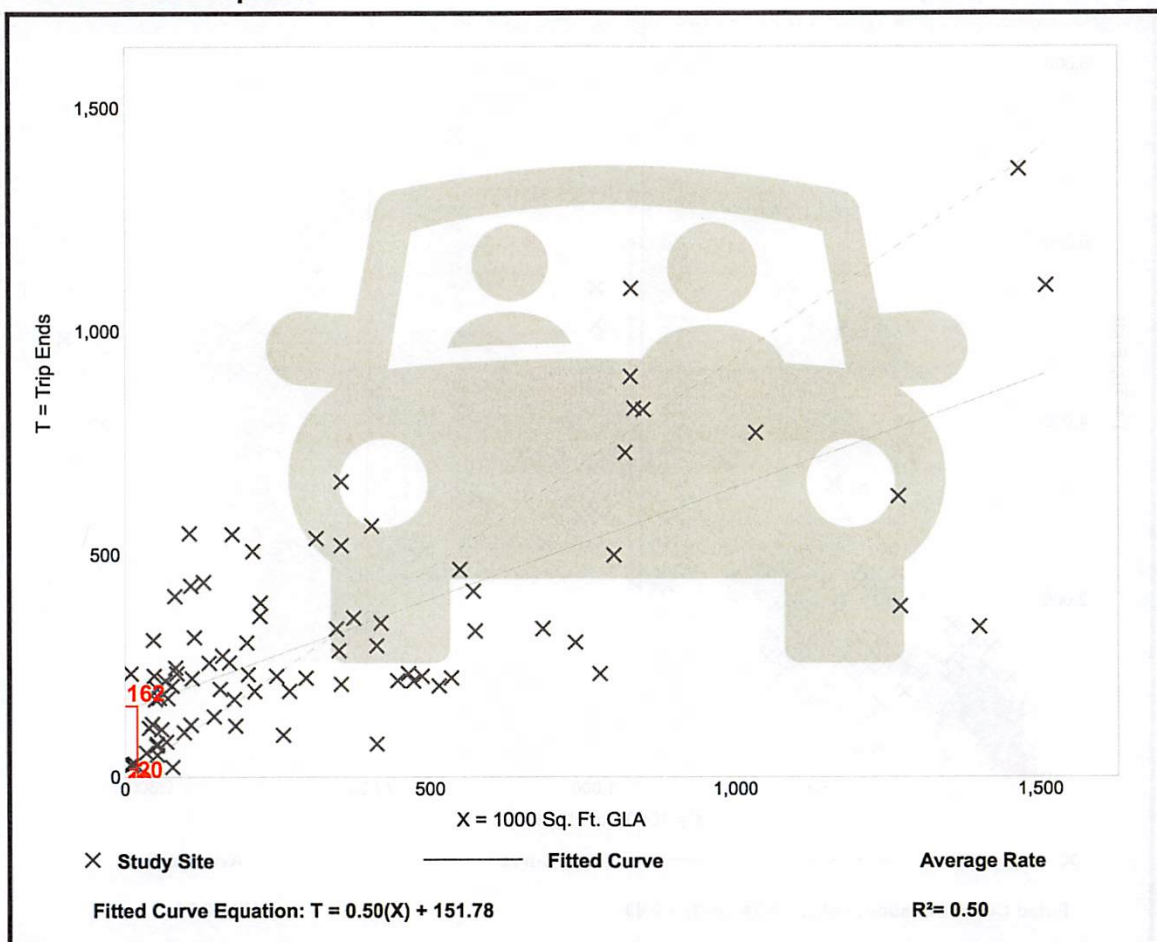
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 84
 Avg. 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



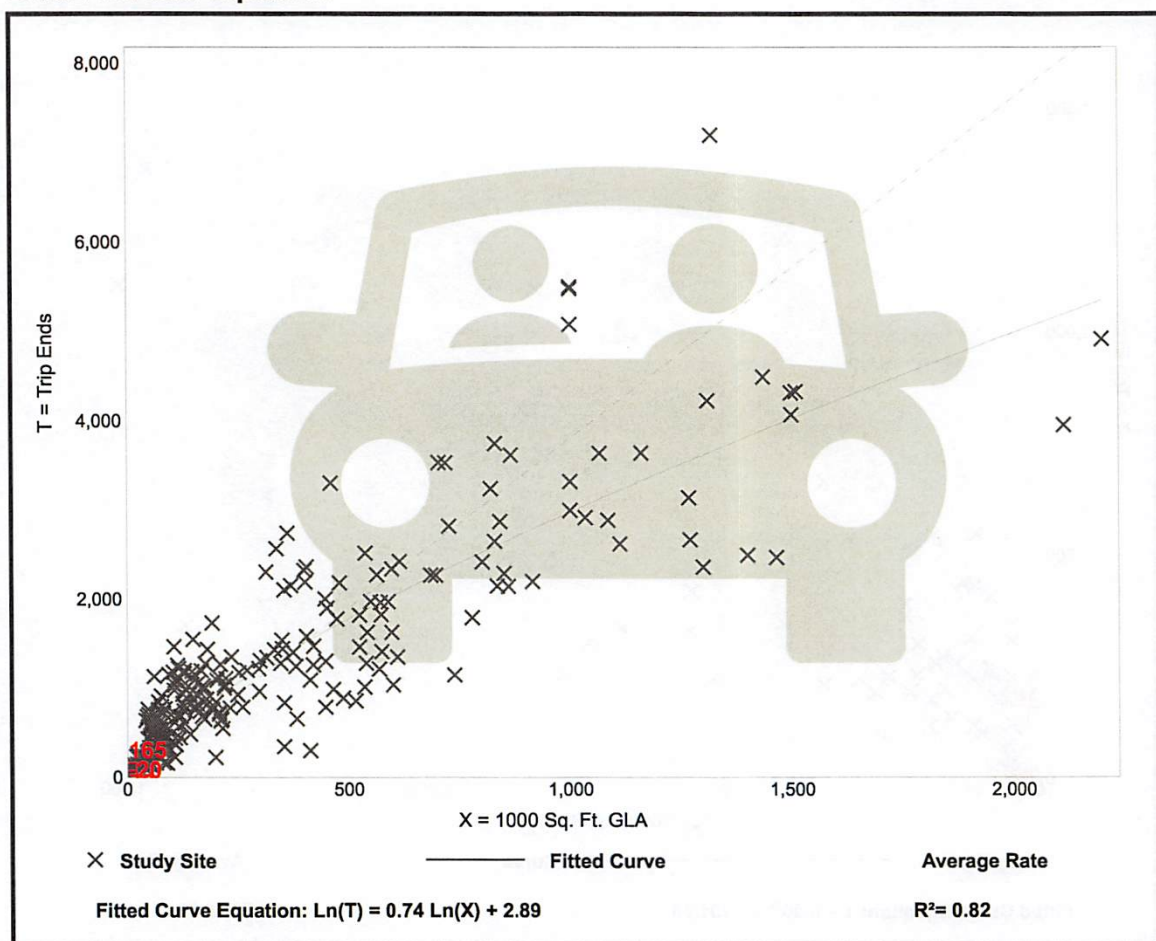
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 261
 Avg. 1000 Sq. Ft. GLA: 327
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



Shopping Center (820)

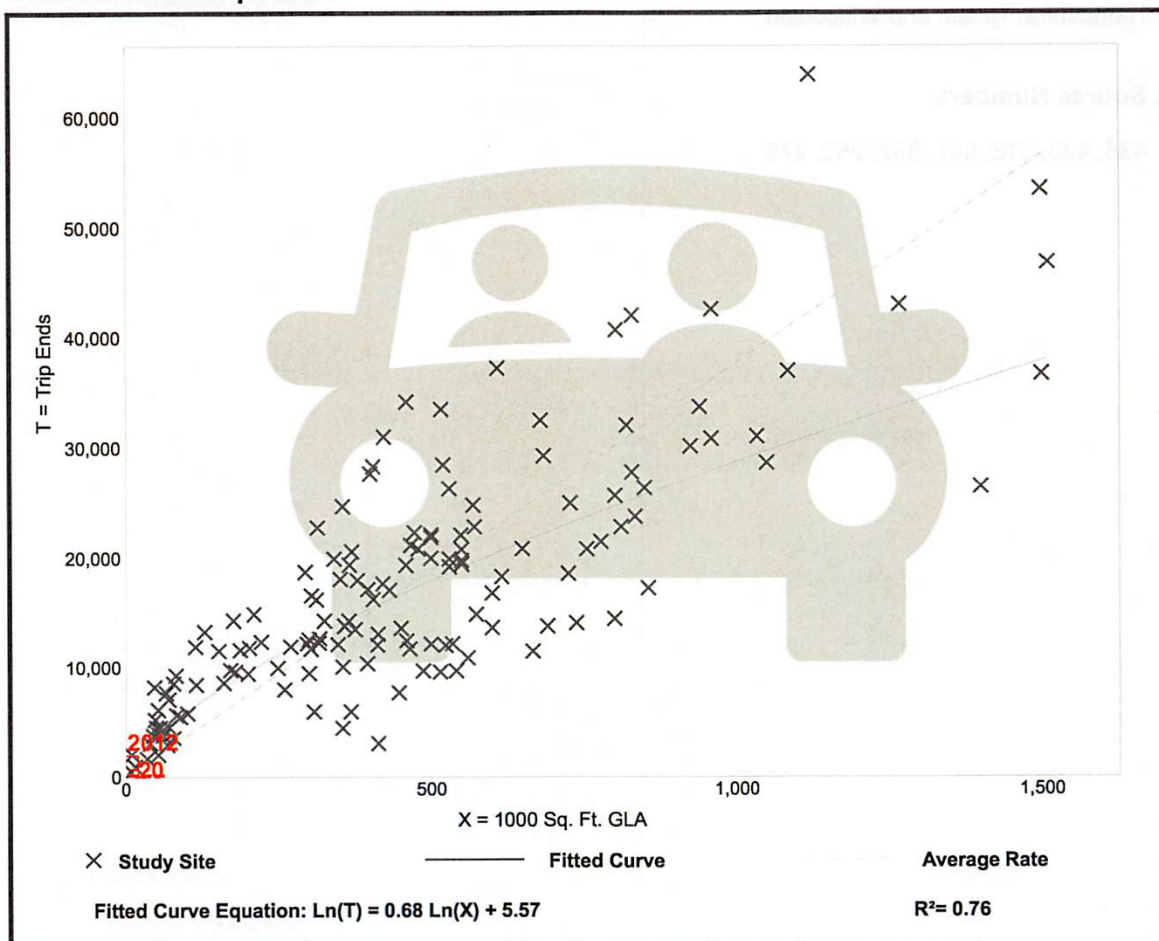
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



Land Use: 843

Automobile Parts Sales

Description

An automobile parts sales facility specializes in the sale of automobile parts for maintenance and repair. Items sold at these facilities include spark plugs, oil, batteries, and a wide range of automobile parts. These facilities are not equipped for on-site vehicle repair. Tire store (Land Use 848), tire superstore (Land Use 849), and automobile parts and service center (Land Use 943) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the seven general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:15 a.m. and 12:15 p.m. and 12:45 and 1:45 p.m., respectively.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Alberta (CAN), Florida, New Hampshire, Texas, and Wisconsin.

Source Numbers

436, 439, 618, 881, 882, 959, 975

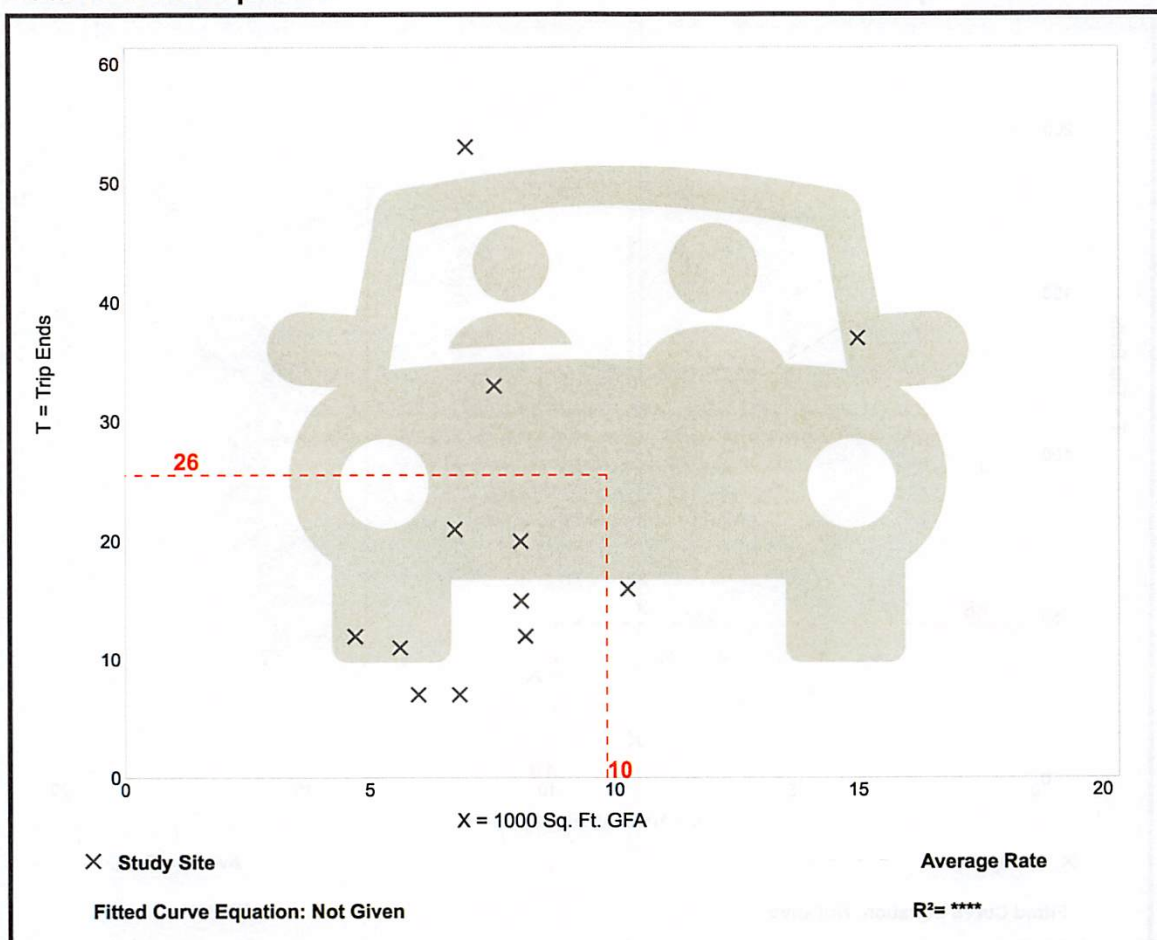
Automobile Parts Sales (843)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 12
 Avg. 1000 Sq. Ft. GFA: 8
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.59	1.02 - 7.58	1.73

Data Plot and Equation



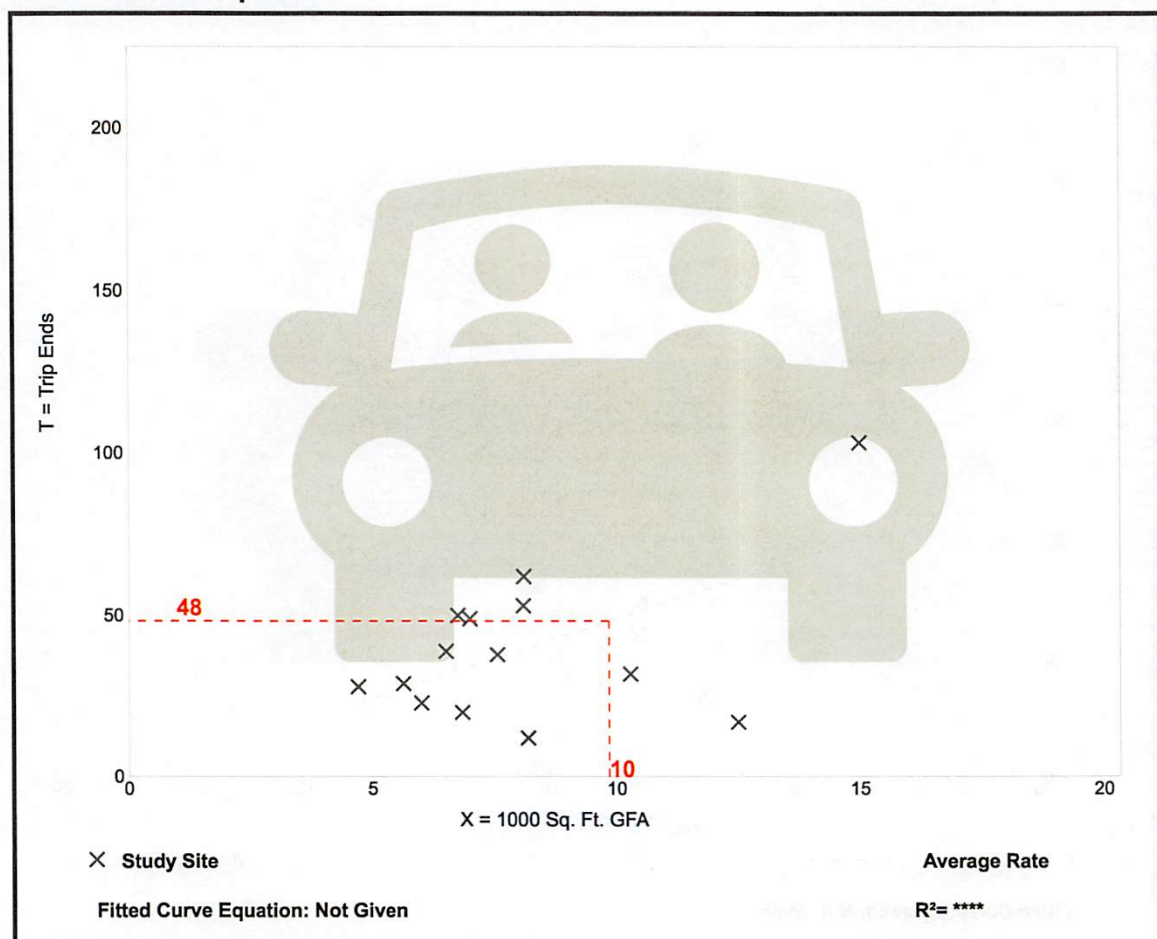
Automobile Parts Sales (843)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 8
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.91	1.36 - 7.65	2.29

Data Plot and Equation



Automobile Parts Sales (843)

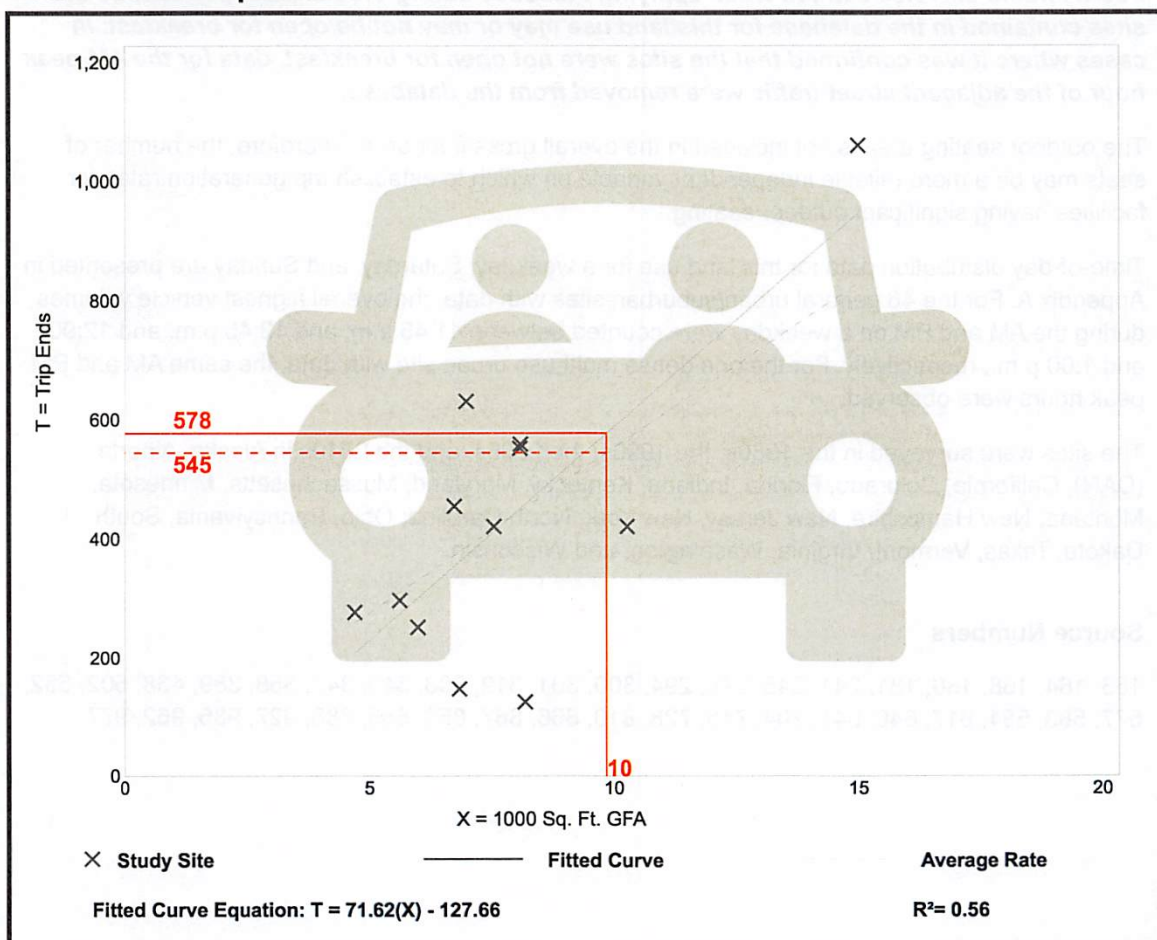
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
55.34	15.38 - 90.41	21.57

Data Plot and Equation



Land Use: 934

Fast-Food Restaurant with Drive-Through Window

Description

This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive-through patrons generally order at a cash register and pay before they eat. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 46 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:00 and 1:00 p.m., respectively. For the one dense multi-use urban site with data, the same AM and PM peak hours were observed.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977

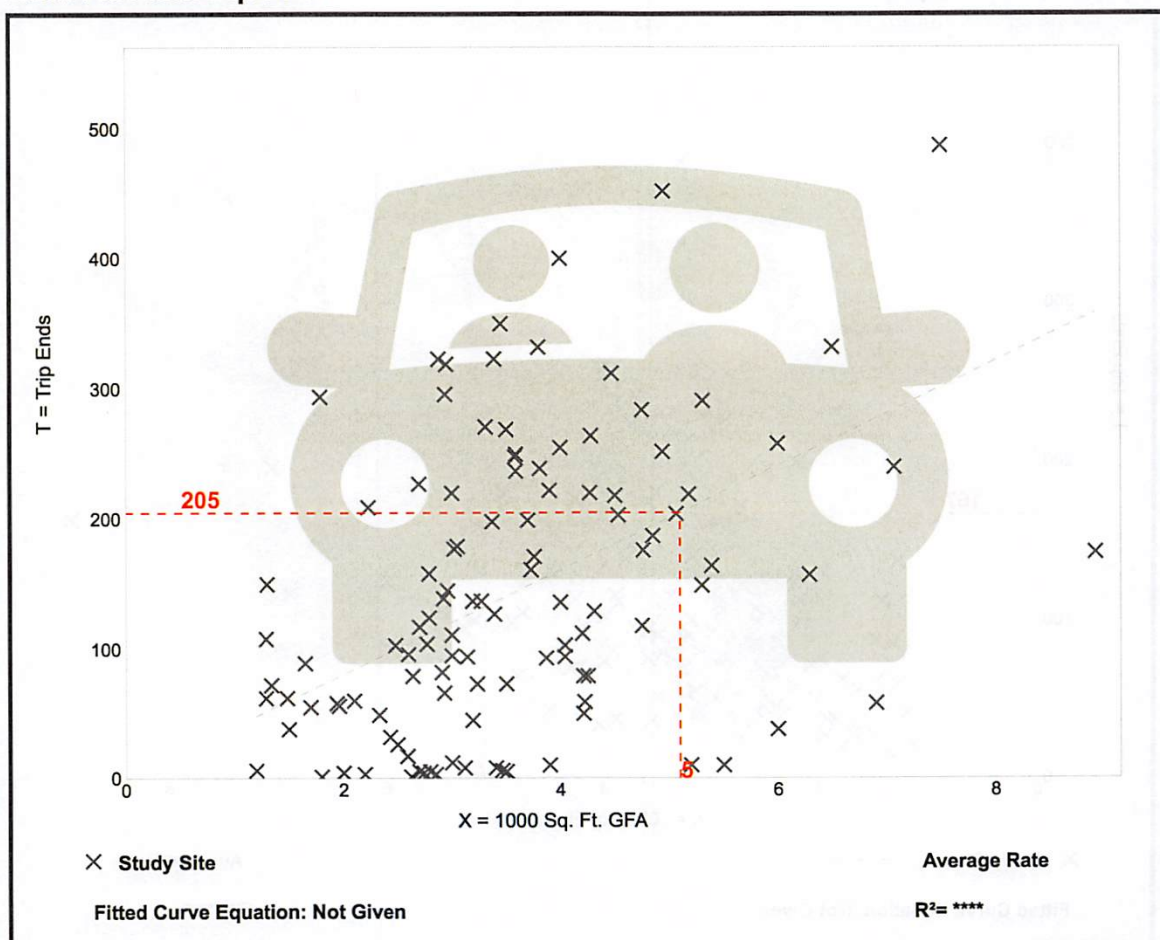
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 111
 Avg. 1000 Sq. Ft. GFA: 4
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
40.19	0.38 - 164.25	28.78

Data Plot and Equation



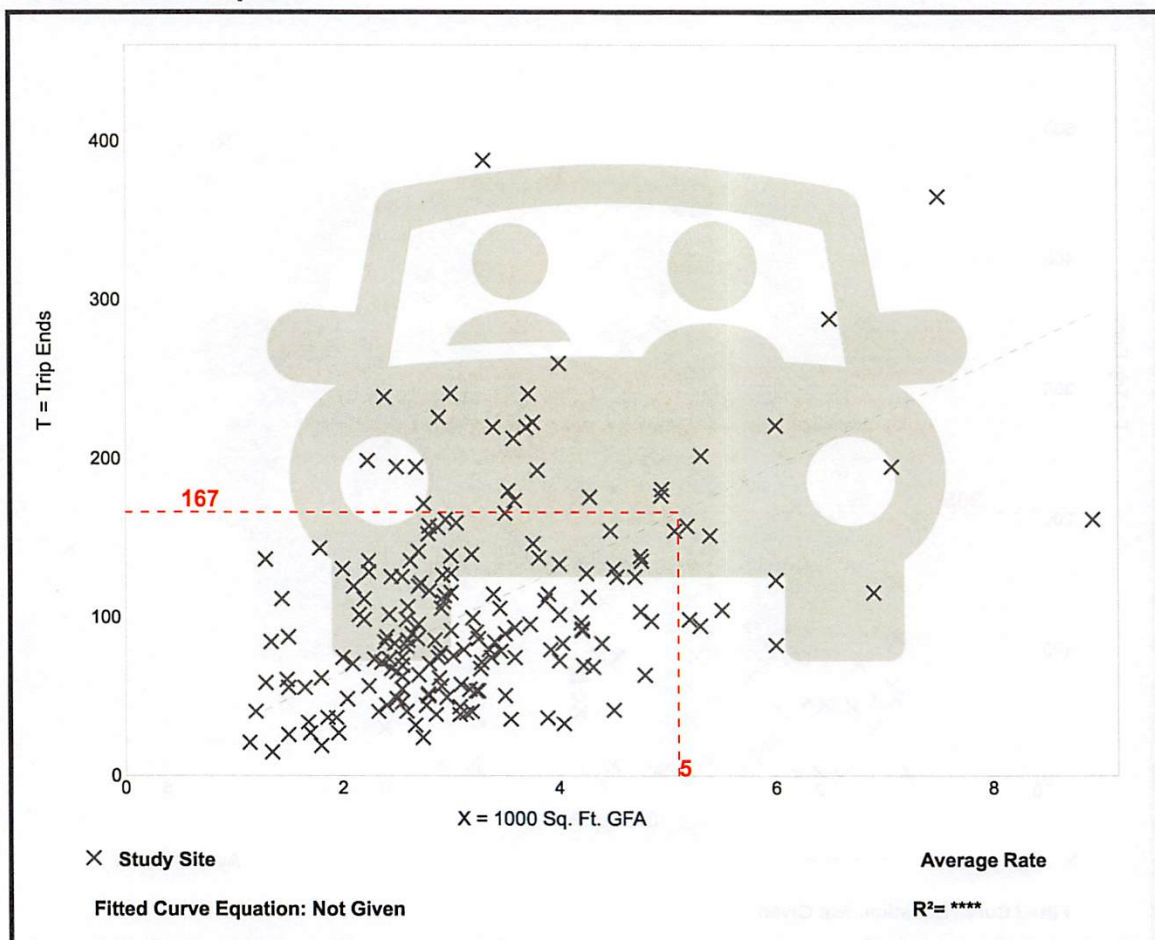
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 185
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
32.67	8.17 - 117.22	17.87

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

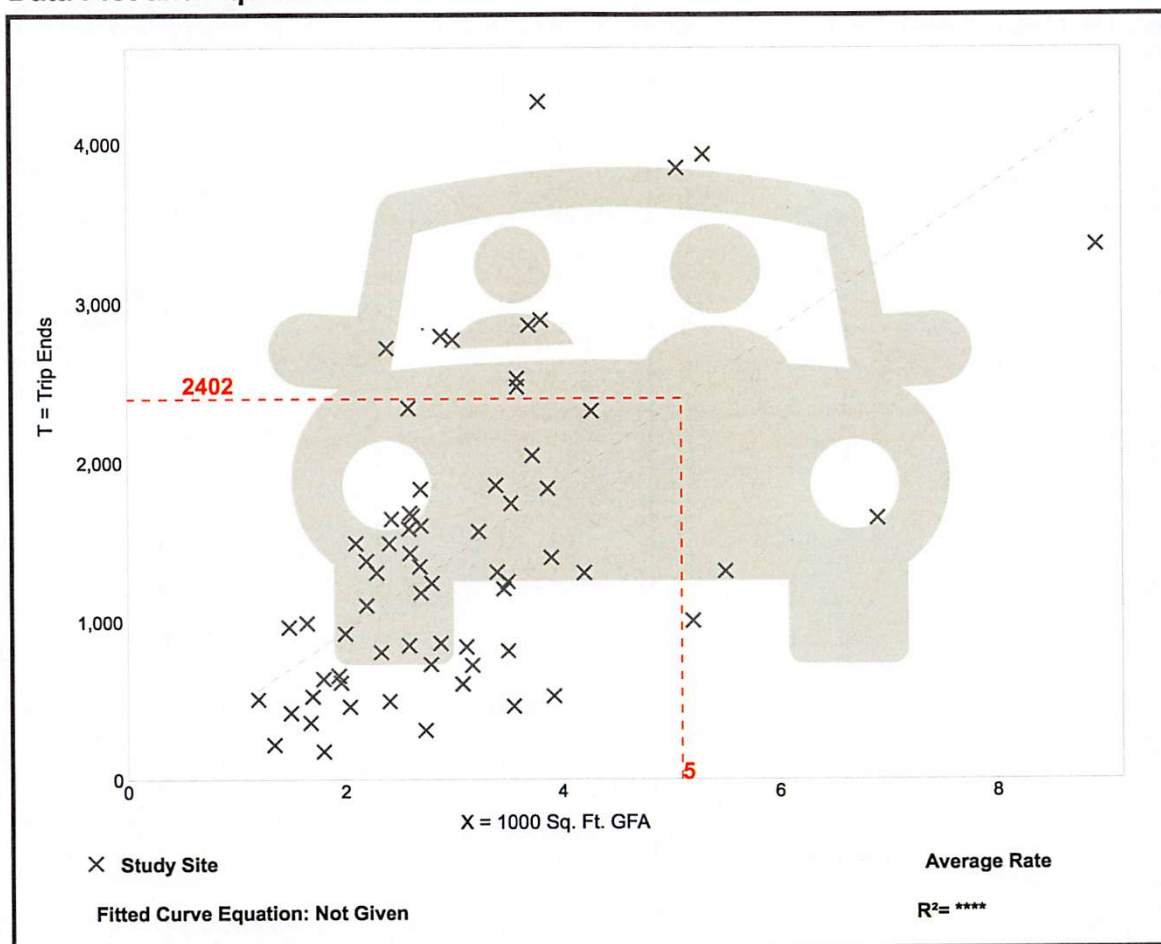
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 67
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
470.95	98.89 - 1137.66	244.44

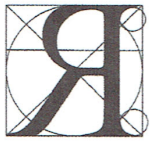
Data Plot and Equation





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): V. E.
From: Rebekah de la Fuente, Planning Director, on behalf of Dustin Moore.	
Subject/Agenda Item: Discussion and consideration for a six-month extension for the Final Plat for MMN # 1 – being the south 5.00 acre of the East 20 acres of Farm Tract 98, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southwest corner of Mile 1/2W Rd. and Olivarez St. Possible Action.	
Discussion/Overview: The proposed seven (7) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of six-month extension.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



ROBLES
ENGINEERING, LLC

FIRM NO. F-17391

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

November 22, 2021

To: Rebekah De La Fuente, CFM
Planning and Code Enforcement Director
City of Weslaco

Re: MMN#1 Subdivision

We are requesting an additional 6 months to complete the improvements and Final documents for the MMN#1 Subdivision. Please contact me should you Have any questions or comments on this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Reynaldo Robles, Jr.', is written over a horizontal line.

Reynaldo Robles, Jr., PE



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

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): V. F.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on December 15, 2021.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

David Omar Salinas, P.E., RPLS
Masters of Environmental Engineering

November 22, 2021

Ms. Rebekah De La Fuente, Planner
CITY OF WESLACO
(Via Email only on 11/22/21)

RE: The Woods Subd.

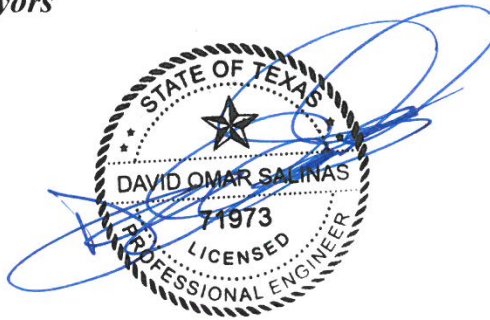
Dear Rebekah:

Please provide us with a six (6) month extension of the approvals for The Woods Subdivision. Thank you.

Sincerely,
SALINAS ENGINEERING & ASSOCIATES
Consulting Engineers & Surveyors

David Omar Salinas, P.E, RPLS

Xc: file



2221 Daffodil Ave., McAllen, Texas, 78501
(956) 682-9081 - (956) 686-1489 FAX
dsalinas@sallinasengineering.com



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

Date of Meeting: December 1, 2021	Agenda Item No. (to be assigned by PCE): V. G.
From: Rebekah de la Fuente, Planning Director	
Subject/Agenda Item: Discussion and recommendation on the proposed ordinance amending ordinance 2018-02 being the Zoning Ordinance to create a R-4 Residential one family / narrow lot zoning.	
Discussion/Overview: The city is seeing a growing trend in one-family residential design by creating narrow type single family lots. The proposed ordinance would require a minimum lot size of 4500 to 5500sq ft. Based on the proposed setbacks this would create a building lot area of 1975sq ft.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

ORDINANCE 2021-XX

AN ORDINANCE AMENDING ORDINANCE NUMBER 2018-02, THE CITY OF WESLACO ZONING ORDINANCE; CODIFIED AS CHAPTER 150 OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO TEXAS THAT:

SECTION I.

Ordinance 2018-02 passed and approved on February 6, 2018 as the “Zoning Ordinance” and Codified as Chapter 150 of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the new zoning ordinance will be adopted and codified as Chapter 150 of the Weslaco Code of Ordinances and said Chapter shall read as follows:

CHAPTER 150 ZONING ORDINANCE

Sec. 150-2. - Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abutting means lying adjacent or contiguous along a common border.

Accessory building and use means a subordinate building or a portion of the main building, the use of which is incidental to that of the main building or to the main use of the premises.

Alley means a public or private thoroughfare which affords only a secondary means of access to property abutting thereon.

Apartment means a room or suite of rooms in a multiple dwelling, or in a building in which more than one living unit is established above or on the same floor as nonresidential uses, which room or suite is intended or designed for use as a residence by one family and which includes culinary accommodations.

Apartment house means a building or portion thereof used or designed as a residence for three or more families living independently of each other, and doing their own cooking in said building, including apartments and apartment hotels.

Assisted living facility means a facility that provides room and board and provides 24-hour care for elderly and handicapped individuals and has the appropriate license from the state.

Bar/Lounge means an establishment where alcoholic beverages are sold for on-premise consumption.

(Note: an establishment that can prove it produces more than 50% of its gross income in sales of food items may be classified as a restaurant rather than a bar/lounge.)

Bed and breakfast(homestay) means a private owners occupied residence with one to four guestrooms. The bed and breakfast is subordinate and incidental to the main residential use of the building.

Bed and Breakfast (inn) means a privately owned residence operated primarily as a business with five to twenty guestrooms, where the owner may live on the premises.

Bed and Breakfast (short term rental) means a privately owned rental of a residential dwelling unit for periods of less than 31 consecutive days.

Boardinghouse means a building, other than a hotel, where, for compensation or by prearrangement for definite periods, meals or lodging and meals are provided for three or more persons, but not exceeding 20 persons.

Building means any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels, or property.

Clinic means an office or group of offices for one or more physicians, surgeons, or dentists engaged in treating the sick or injured, but not including rooms for the abiding of patients.

Day care center means a child care facility, as defined by the Texas Administrative Code, Title 40, Part 19, which provides care for more than 12 children for less than 24 hours per day.

District means a section of the city for which regulations governing the use of buildings and premises, the height of buildings, the size of yards, and the intensity of use are uniform.

Dwelling means any building or portion thereof which is designed and used exclusively for residential purposes.

Dwelling, multiple, means a building having accommodations for and occupied exclusively by more than two families.

Dwelling, single-family, means a building having accommodations for and occupied exclusively by one family.

Dwelling, two-family or duplex, means a building having accommodations for and occupied exclusively by two families.

Family means one or more persons occupying a premise and living as a single housekeeping unit as distinguished from a group occupying a boardinghouse, lodging house, or hotel.

Filling or service station means any building or premises used for the dispensing, sale, or offering for sale at retail of any automobile fuels or oils. When the dispensing, sale, or offering for sale is incidental to the conduct of a public garage or retail store, the premises are classified as a public garage or retail store.

Frontage means all the property on one side of a street between two intersecting streets (crossing or terminating), measured along the line of the street, or, if the street is dead-ended, then all the property abutting on one side between an intersecting street and the dead-end of the street.

Garage, private, means an accessory building or portion of the main use building, designed for or used for the housing of motor-driven vehicles which are the property of and for the private use of the occupants of the lot on which the private garage is located. Not more than one of the vehicles may be a commercial vehicle and of more than 1 ½ ton capacity.

Garage, public, means a building or portion thereof, other than a private garage, designed or used for equipping, repairing, hiring, servicing, selling, or storing motor-driven vehicles.

Grade means the following:

- (1) For buildings having walls adjoining one street only, the elevation of the sidewalk at the center of the wall adjoining the street.
- (2) For buildings having walls adjoining more than one street, the average of the elevation of the sidewalk at the center of all walls adjoining the streets.
- (3) For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.

Any wall approximately parallel to and not more than five feet from the street line shall be considered as adjoining the street. Where no sidewalk exists, the grade shall be established by the city building inspector.

Guesthouse means an accessory building designed for the temporary occupancy of guest of the primary dwelling for which there is no remuneration. “Maids’ quarters” means a portion of a dwelling unit, within the same enclosure and not a separate accessory building attached to the primary building that may contain separate sanitary facilities and must have shared utility meters, which is designed for or used for residential occupancy by an employee/relative of the primary residence.

Height of building means the vertical distance from the grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or the mean height level between the eaves and ridge for a gable, hip and gambrel roofs.

Home occupation means any occupation or profession engaged in by the occupants of a dwelling not involving the conduct of a retail business, and not including any occupation conducted in any building on the premises except the building which is used by the occupant as his private dwelling. Home occupations shall include, in general, personal services in an office environment such as furnished by an architect, lawyer, physician, dentist, musician, artist, and seamstress, when performed by the person occupying the building as his private dwelling, and not including a partnership or the employment of more than one assistant in the performance of such services.

Hospice facility means a facility that provides room and board and 24-hour care for terminally ill individuals and has the appropriate license from the state.

Hotel means a building in which lodging or board and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. As such, it is open to the public in contradistinction to a boardinghouse or an apartment.

Improved Lots means a parcel of land that has been properly platted in accordance with City's Subdivision Ordinance and the Texas Local Government Code, the parcel of land also has access to certain basic required services (i.e. electricity, water, sanitary sewer or street access) necessary to utilize it for other purposes.

Lodging house means a building or place where lodging is provided (or which is equipped to provide lodging regularly) by prearrangement for definite periods, for compensation, for three or more persons in contradistinction to hotels open to transients.

Lot means a parcel of land occupied or intended for occupancy by a use permitted in this chapter, including one main building together with its accessory buildings, the open spaces and parking spaces required by this chapter, and having its principal frontage upon a street or upon an officially approved place.

Lot corner means a lot abutting upon two or more streets at their intersection.

Lot, depth of, means the mean horizontal distance between the front and rear lot lines.

Main building means the building or buildings on a lot which are occupied by the primary user.

Mobile home means a movable or portable dwelling constructed to be towed by a motor vehicle on its own chassis over state roads and highways under a special permit, or modular type units connected to utilities, and designed without a permanent foundation for year-round living. It may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two or more units separately towable but designed to be joined into one integral unit.

Mobile home subdivision means a unified development of single-family mobile home lots with or without units located on the lot for sale, lease or rental.

Nonconforming use means any building or land lawfully occupied by a use at the time of passage of the ordinance from which this article is derived or amendment thereto, which does not conform after the passage of the ordinance from which this article is derived or amendment thereto with the use regulations of the district in which it is situated. Any building or land will lose its nonconforming use if it has not been occupied for a period of six consecutive months or for a 18 months during any three-year period as determined by the planning department based on utility consumption.

Parking space means an area enclosed or unenclosed containing not less than 160 square feet, exclusive of the driveways connecting said space with a street or alley. Said parking space and connecting driveway shall be durably surfaced and so arranged to permit satisfactory ingress and egress of an automobile.

Personal services establishment means any establishment which perform services on the premises such as: Repair shops (watches, radios, TV, shoes, etc.), tailor shops, professional offices, dry cleaners, beauty parlors or barber shops, photographic studio, massage salon, nail salon and self-service laundries; and similar uses but not including automotive repair services and armature repair services.

Recreational vehicle means any of the following, while in use as a residence:

- 1) *Travel trailer*. A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified as a travel trailer by the manufacturer of the trailer and, when factory equipped for the road, it shall have a body width not exceeding state maximum.
- 2) *Pick-up coach*. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation purposes.
- 3) *Motor home*. A portable, temporary dwelling to be used for travel, recreation and vacation purposes, constructed as an integral part of a self-propelled vehicle.
- 4) *Dependent trailer*. A trailer which is dependent upon a service building for toilet and lavatory facilities.
- 5) *Self-contained trailer*. A trailer which can operate independently of connections to sewer, water and electrical systems and containing a water flush toilet, lavatory, shower, and kitchen sink, all of which are connected to water storage and/or sewage holding tanks located within the trailer.

Recreational vehicle and/or mobile home park means a unified development of recreational vehicle and/or mobile home spaces arranged on a tract of land for the purpose of renting or leasing lots with or without units located on the space.

Residential one family / narrow lot -Area for development of single-family units of lots no smaller than 4,500 square feet or greater than 5,500 square feet.

Setback means the distance between the property lot line and the outermost building wall or post/column.

Story means that portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Street means a public thoroughfare which affords the principal means of access to abutting property.

Structural alteration means any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or the exterior walls.

Structure means anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground, including, but not limited to, advertising signs, billboards, poster boards, and pergolas.

Temporary child housing means a shelter, emergency or transitional housing which provides temporary living accommodations for children. Temporary housing for children shall apply to children under the age of 13, unless they are disabled. Disabled children must be under the age of 18. The facility must be licensed, certified, or registered with the state. The facility must provide assessment, care, training, education, custody, treatment, or supervision of the children, for all or part of the 24-hour day, whether or not the facility is operated for profit or charges for the services it offers.

Tourist court, auto court motel, or motor lodge means a group of attached, semidetached, or detached buildings containing individual sleeping or living units, designed for or used temporarily by automobile tourists or transients, with garage attached or parking space conveniently located to each unit and offering to the public daily as well as other longer term rental rates, and maintaining a register of guests and/or their vehicles.

Townhouse means a single-family dwelling unit constructed in a series, or a group of units having common walls, each on a separate lot.

Townhouse condominium means a single dwelling unit, meeting townhouse construction requirements, within which designated dwelling units are conveyed fee simple title, with an undivided interest in the building's common elements, to include, but not be limited to, parking spaces, common areas, and the land upon which the building is constructed.

Unimproved lot means a parcel of land that has not been properly platted in accordance with City's Subdivision Ordinance and the Texas Local Government Code, the parcel of land does not have certain basic required services (i.e. electricity, water, sanitary sewer or street access) necessary to utilize it for other purposes.

Yard means an open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the horizontal distance between the property lot line and the main building shall be used.

Yard, front, means a yard extending across the front of a lot between the side yard lines, and being the minimum horizontal distance between the property lot line and the main building or any projections thereof other than the projection of the usual steps, unenclosed balconies, or open porch.

Yard, rear, means a yard extending across the rear of a lot, measured between the side lot lines, and being the minimum horizontal distance between the rear property lot line and the rear of the

main building or any projections other than steps, unenclosed balconies or unenclosed porches. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of a lot from the front yard.

Yard, side, means a yard between the main building and the side property lot line of the lot, and extending from the front lot line to the rear yard line.

Sec. 150-3. - Districts.

- a) For the purpose of regulating and restricting the height and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, and other vacant spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residents, or other purposes, the city is hereby divided into districts, of which there shall be nine classes in number, and one overlay district and which shall be known as:
- 1) R-1 One-family dwelling district.
 - 2) R-2 Duplex and apartment district.
 - 3) R-3 Rural district.
 - 4) R-4 Residential one family / narrow lot
 - 5) M-1 Mobile home subdivision district.
 - 6) B-1 Neighborhood business district.
 - 7) B-2 Secondary highway business district.
 - 8) B-3 Central business district.
 - 9) B-4 Neighborhood office district.
 - 10) I Industrial district.
 - 11) Overlay Design District

**Sec. 150-4 - R-1 One-family dwelling district &
R-4 Residential one family / narrow lot**

The following regulations shall apply to the R-1 one-family dwelling district:

- 1) *Use regulations.* A building or premises shall be used only for the following purposes:
 - a. Single-family dwellings.
 - b. Church (except temporary revival).
 - c. School, public or private, having a curriculum equal to a public elementary, high school, or institution of higher learning, subject to the prior issuance of a conditional use permit by the city commission in accordance with the procedures established in section 150-12.
 - d. Public parks, playgrounds, golf courses (except miniature golf), public recreation, and community buildings.
 - e. Municipal buildings, nonprofit libraries or museums, police and fire stations.
 - f. Farms, nurseries, truck gardens and greenhouses, provided no sales office is maintained.
 - g. Customary home occupations.
 - h. Accessory buildings and accessory uses, customarily incident to the uses listed in this section (not involving the conduct of a business), when located on the same lot, including a private garage for one or more cars not for rent or used for commercial purposes.
 - i. Signs: Signage shall be provided consistent with the requirements of Chapter 114.
 - j. A day care center shall be a conditionally permitted use in an R-1 district, subject to the

prior issuance of a conditional use permit by the city commission in accordance with the procedures established in section 150-12.

- 2) *Height regulations.* No building shall exceed 2 ½ stories or 35 feet in height except as provided in section 150-12.
- 3) *Area regulations.*
 - a. *Frontyard.* There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be 25 feet. The minimum depth of such front yard located along a cul-de-sac shall be 20 feet.
 - b. *Sideways.* There shall be a side yard on each side of a building of not less than ten percent of the width of the lot, but such side yard shall not be less than five feet.
 - c. *Rear yard.* The depth of the rear yard shall be at least 20 percent of the depth of the lot, but such depth need not be more than 25 feet.
- 4) *Intensity of use.* Every lot or tract of land shall have an area of not less than 6,000 square feet and an average width of not less than 50 feet (cul-da-sac shall be measured at the length of the curve), except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of the ordinance from which this chapter is derived and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling.
- 5) *Lot Coverage.* In no case, shall more than sixty percent (60%) of the total lot area be covered by the combined area of the principal building and all accessory building/use or any other impervious surface such as asphalt or concrete. An exemption may be granted if constructed from brick pavers with a sand base.
- 6) *Additional use, height, and area regulations.* Additional height and area regulations and exceptions shall be as specified in section 150-12.
- 7) *Recreational Vehicles.* No recreational vehicles shall be occupied either temporarily or permanently within the city limits except in designated trailer camps or trailer parks. Recreational vehicles may be stored on a residential lot provided that:
 - a. It is not connected to any utility services,
 - b. Is less than 30 feet in length and in accordance with Section 134-143,
 - c. Is stored on a concrete, cement or asphalt pad
 - d. Is located behind the required front setback line

The following regulations shall apply to the R-4 Residential one family/ narrow lot

- 1) *Use regulations.* A building or premises shall be used only for the following purposes:
 - a. Single-family dwellings.
 - b. Public parks, playgrounds, golf courses (except miniature golf), public recreation, and community buildings.
 - c. Farms, nurseries, truck gardens and greenhouses, provided no sales office is maintained.
 - d. Customary home occupations.
 - e. Signs: Signage shall be provided consistent with the requirements of Chapter 114.
- 2) *Height regulations.* No building shall exceed 2 ½ stories or 35 feet in height except as provided in section 150-12.
- 3) *Area regulations.*
 - a. *Frontyard.* There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be 25 feet. The minimum depth of such front yard located along a cul-de-sac shall be 15 feet.
 - b. *Sideways.* There shall be a side yard on each side of a building of not less than ten percent of the width of the lot, but such side yard shall not be less than five feet.

- c. Rear yard. The minimum depth of the rear yard shall be 20 feet.
- 4) Intensity of use.
 - a. Every lot or tract of land shall have an area of not less than 4,500 square feet and not more than 5,500 square feet.
 - b. An average width of not less than 45 feet (cul-da-sac shall be measured at the length of the curve), except that if a lot or tract should have less area or width than is herein required and its boundary lines along their entire length should touch lands under other ownership on the effective date of the ordinance from which this chapter is derived and shall not have been changed since said date, such parcel of land may be used for a single-family dwelling.
- 5) Additional use, height, and area regulations. Additional height and area regulations and exceptions shall be as specified in section 150-12.
- 6) Recreational Vehicles. No recreational vehicles shall be occupied either temporarily or permanently within this zoning district

Sec.150-12. -Additional use, height, and area regulations and exceptions.

c) Area and density regulations.

- 3. Any building or accessory use constructed on any lot shall be located ten feet from any other building or accessory use on such lot or attached in R-1, R-3, R-4 and M-1 Districts.
- 5. Side yard requirements shall be as follows:
 - a) The minimum width of a side yard of a corner lot in the R-1, R-2, and R-4 districts shall be not less than ten feet, provided that if the corridor is identified on the Hidalgo County Thoroughfare Map and the street side line of a corner lot is in the same block frontage with a lot whose street line is a front of such lot, the side yard shall extend to the average alignment of the buildings along the same side of the street, unless such buildings are more than 25 feet back from the street line, in which case the side yard need not be more than 25 feet.
- 6. Rear yard requirements shall be as follows:
 - a. In R-1, R-2, R-4 and M-1 districts, no main use, accessory use or accessory building shall be constructed, placed or located within five feet of the rear property line on any lot.
 - b. Any accessory building or accessory use constructed on any lot in an R-1, R-2, R-4 and M-1 district shall be located ten feet from the main use building on such lot or attached and may not be more than one story in height.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this ____ day of ____, 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of ____, 2021.

CITY OF WESLACO

David Suarez, **MAYOR**

ATTEST:

Norma Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**