

CITY OF WESLACO

A REGULAR MEETING OF THE

PLANNING & ZONING

COMMISSION

JANUARY 5, 2022, 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
DECEMBER 1, 2021**

On Wednesday, December 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
Adrian Torres	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	Secretary

Also, present were Jessie Valderas, Fire Inspector; Albert Aldana, City Engineer; Joe Pedraza Asst. Planning Director 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

Mrs. de la Fuente called the roll call noting that, Commissioner Treviño 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 Berry made a motion to approve the minutes of November 3, 2021, with the noted changes, seconded by Commissioner Bullion. Motion carried.

IV. Public Hearing

A. Discussion and consideration 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. Possible Action.

Mrs. de la Fuente stated that notice appeared in The Monitor on November 15, 2021, there were Thirty-nine (39) 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 Forward. Motion carried.

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

B. Discussion and consideration to rezone 3210 N Texas 40.00 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 PUD District. Possible Action.

Mrs. de la Fuente stated that notice appeared in The Monitor on November 15, 2021, there were eleven (11) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on surrounding land use.

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

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

C. Discussion and consideration to obtain Conditional Use Permit for a Wine and Malt Beverage Retailer's Off-Premises permit at 2941 N Texas. Also being Lot C2, Apostolic Assembly Church Subdivision, Weslaco, Hidalgo County, and Texas Possible Action.

Mrs. de la Fuente stated that notice appeared in The Monitor on November 15, 2021, there were nineteen (19) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval of the conditional use permit.

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

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

D. Discussion and consideration to obtain a Conditional Use Permit for a Wine and Malt Beverage Retailer's On-Premises permit at 2807 N Texas Blvd. Also being Lot 16, Block 2, Tejas Dos Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action.

Mrs. de la Fuente stated that notice appeared in The Monitor on November 15, 2021, there were twenty-three (23) 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 Bullion 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.

V. DISCUSSION AND CONSIDERATION

A. 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.

Mrs. de la Fuente stated that this item is a forty-four (44) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply 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. 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 contingent on the letters of support from the Irrigation District and Drainage District be provided by the time of final plat approval, seconded by Commissioner Bullion. Motion carried

B. 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.

Mrs. de la Fuente stated that this item is a one hundred twenty-three (123) lot subdivision is located outside 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 “A”. Applicant is requesting a variance for off-site drainage and has provided letters of support. Staff recommended approval of the Preliminary Plat and compliance with the ordinance on the variance.

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

C. 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

Mrs. de la Fuente stated that this item is a one hundred eighty-one (181) 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 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 Bullion made the motion to table the Final plat and variance requests, seconded by Commissioner Torres. 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.

Mrs. de la Fuente stated that this item is a twenty (20) lot subdivision and is inside 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. Applicant has provided a single access point onto FM 1015 for every four (4) commercial lots and the appropriate plat notes have been added regarding ownership and maintenance.

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

E. 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 4 1/2W Rd. and Olivarez St. Possible Action.

Mrs. de la Fuente stated that this item is a proposed seven (7) lot subdivision and is outside the City of Weslaco city limits. Final Plat approval is set to expire on December 15, 2021. Staff recommended approval.

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

F. Discussion and consideration for a six-month extension 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.

Mrs. de la Fuente stated that this item is a proposed one (1) lot subdivision and is outside the City of Weslaco city limits. Final Plat approval is set to expire on December 15, 2021. Staff recommended approval.

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

G. 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.

Ms. de la Fuente stated that 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. Staff recommends approval.

Commissioner Bullion made the motion to approve the section of the ordinance for the 5000 ft lot size, minimum lot width of 50' and setbacks of 25' front, 20' rear, 5' side and 15' cul-de-sac, seconded by Commissioner Berry. Commission Torres opposed. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:15 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Absent

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 5, 2022	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 1402 W Mile 5 North Rd. Also being 4.07 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, and Texas from M-1 Mobile home subdivision to R-2 Duplex and Apartment district. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from M-1 Mobile home subdivision to R-2 Duplex and Apartment district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 20, 2021. Seventeen (17) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000159-2021

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 4.07 Ac. out of Farm Tract 795 Block _____

Subdivision Name West and Adams Tracts

Street Address 1402 W Mile 5 North Rd

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

Proposed Zoning R-2 Townhouses Proposed Land Use Townhouses

_____ \$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 _____

Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

City of Weslaco

"The City on the Grow"



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

PLANNING DEPARTMENT

December 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 5, 2022, at 5:30pm and the City Commission will also hold a public hearing on January 18, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 January 5, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Javier Hinojosa is requesting to rezone 1402 W Mile 5 North Rd. Also being 4.07 ac out of Farm Tract 795, West and Adams Tract, Weslaco, Hidalgo County, and Texas from M-1 Mobile home subdivision to R-2 Duplex and Apartment district

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

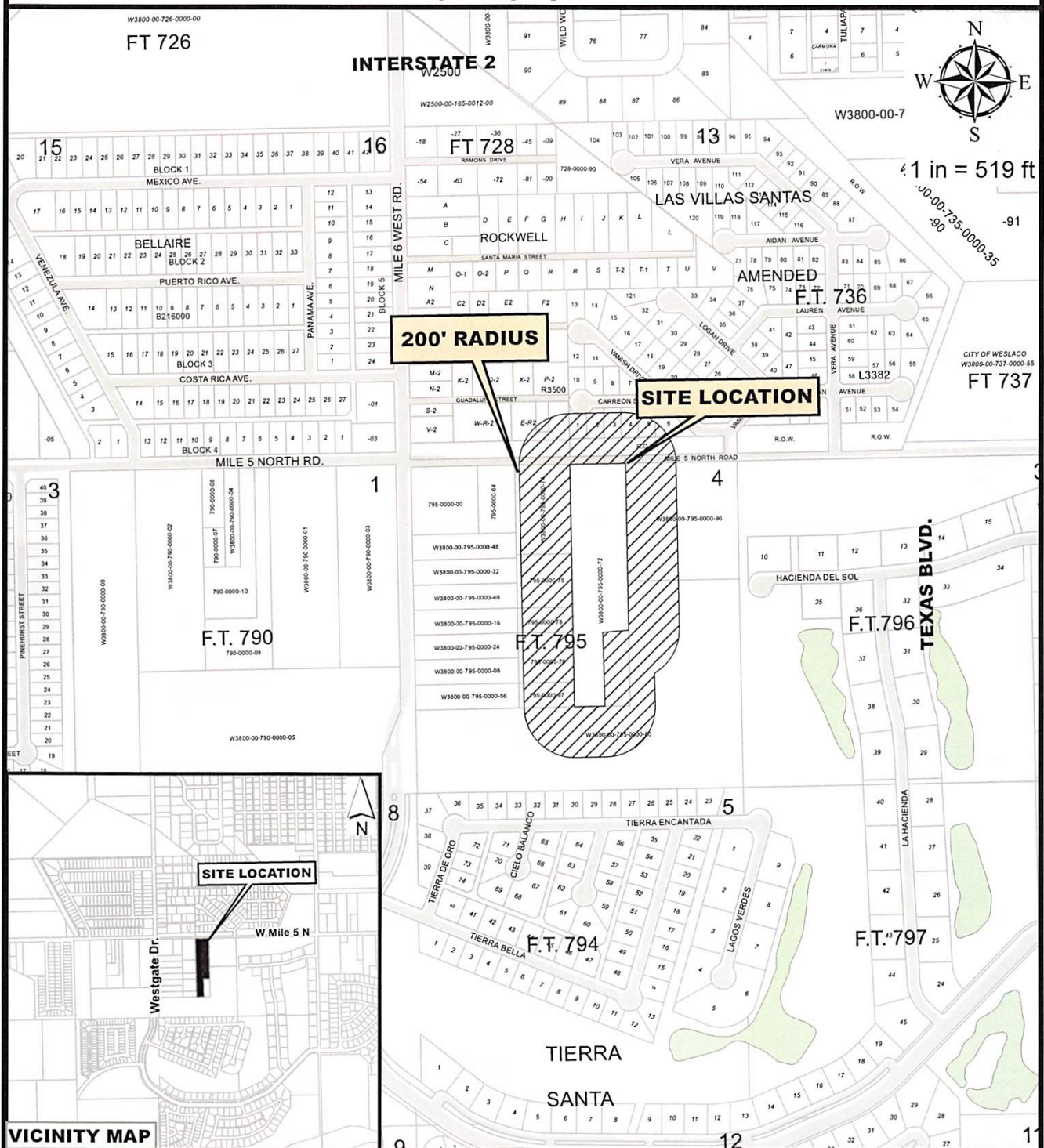
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Cottonfield LTD. Ezequial Reyna

1402 W Mile 5 North Rd
BLOCK 165, F.T. 795

Purpose for the Rezoning request

Existing zoning: M-1
Existing land use: Mobile Home Subdivision
Proposed zoning: R-2
Proposed land use: Townhomes



City of Weslaco Code Enforcement Dept.

DEC 15, 2021

CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	L3382-00-000-0000-00 LAS VILLAS SANTAS - AMENDED 4.42AC 0 MILE 5 N RD	L: 38507 B: 0
EMP-LVS PROPERTIES LLC EM BUD PAYNE 2401 E EXPRESSWAY 83 WESLACO TX 78599	L3382-00-000-0001-00 LAS VILLAS SANTAS - AMENDED LOT 1 1 CARREON ST	L: 5444 B: 0
EMP-LVS PROPERTIES LLC EM BUD PAYNE 2401 E EXPRESSWAY 83 WESLACO TX 78599	L3382-00-000-0002-00 LAS VILLAS SANTAS - AMENDED LOT 2 0 CARREON ST	L: 6488 B: 0
EMP-LVS PROPERTIES LLC EM BUD PAYNE 2401 E EXPRESSWAY 83 WESLACO TX 78599	L3382-00-000-0003-00 LAS VILLAS SANTAS - AMENDED LOT 3 0 CARREON ST	L: 6854 B: 0
EMP-LVS PROPERTIES LLC EM BUD PAYNE 2401 E EXPRESSWAY 83 WESLACO TX 78599	L3382-00-000-0004-00 LAS VILLAS SANTAS - AMENDED LOT 4 0 CARREON ST	L: 6854 B: 0
EMP-LVS PROPERTIES LLC EM BUD PAYNE 2401 E EXPRESSWAY 83 WESLACO TX 78599	L3382-00-000-0005-00 LAS VILLAS SANTAS - AMENDED LOT 5 0 CARREON ST	L: 6854 B: 0
TAMEZ BOBBY JOE A & LINDA GARCIA 1811 ALICIA DR WESLACO TX 78596	L3382-00-000-0006-00 LAS VILLAS SANTAS - AMENDED LOT 6 0 CARREON ST	L: 14486 B: 0
GONZALEZ ARMANDO & ARNULFO ARTURO GONZALEZ 1507 GUADALUPE ST WESLACO TX 78596	R3500-00-000-0000-20 ROCKWELL LOT E-R 2 FT 728 EXC 1507 GUADALUPE	L: 52709 B: 0
GONZALEZ ARMANDO 1507 GUADALUPE ST WESLACO TX 78596	R3500-00-000-0000-93 ROCKWELL W50'-E140'-N120'-LT E-R2 FT 1507 GUADALUPE ST SIDE	L: 12000 B: 27280
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
OLVERA ROGELIO & MARIA PO BOX 4237 HOUSTON HOUSTON TX 77210	W3800-00-795-0000-74 WEST TRACT N383.50'-E220'-W660' FT 795 .79AC NET 1502 W MI 5 N RD	L: 48185 B: 1000
SANCHEZ OLGA RR 7 BOX 152F WESLACO TX 78596	W3800-00-795-0000-75 WEST TRACT E220'-W660'-S210.50'- N594' AC 0 MILE 5 NORTH	L: 28534 B: 23186

City of Weslaco Code Enforcement Dept.

DEC 15, 2021

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
OLVERA ROGELIO & MARIA PO BOX 4237 HOUSTON HOUSTON TX 77210	W3800-00-795-0000-78 WEST TRACT S99'-N693'-E220'-W660' FT 0 MILE 5 NORTH	L: 21537 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
COTTONFIELDS, LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	W3800-00-795-0000-88 WEST TRACT E440'-S495'-N990' FT 795 5AC NET	L: 50000 B: 0
MW PETROLEUM CORP 2000 POST OAK BLVD STE 100 HOUSTON TX 77056	W3800-00-795-0000-96 WEST TRACT E440'-N495' FT 795 5.0AC 1301 W MI 5 N RD	L: 104420 B: 3300

**TRACT 3
METES AND BOUNDS DESCRIPTION**

A tract of land containing 4.07 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 4.07 acres being more particularly described as follows;

COMMENCING, for reference at the Northeast corner of said Farm Tract 795, within the right-of-way of Mile 5 North Road, **THENCE S 88° 48' 15" W**, along the North line of said Farm Tract 795, and said Mile 5 North Road a distance of 440.22 feet to the northwest corner of a tract of land deeded to MW Petroleum Corporation, recorded in Volume 3107 Page 511 Deed Records, Hidalgo County, Texas for the **POINT OF BEGINNING** and the Northeast corner of this tract;

THENCE S 01° 11' 45" E, along the west line of said Petroleum Corporation tract, at distance of 20.00 feet pass the South right-of-way line of said Mile 5 North Road, at a distance of 495.46 feet pass an iron rod with a plastic cap stamped "PE 5242" found, on the southwest corner of said Petroleum Corporation tract, continuing a total distance of 619.21 feet for an exterior corner hereof;

THENCE S 88° 48' 15" W, at a distance of 110.00 feet for an interior corner hereof;

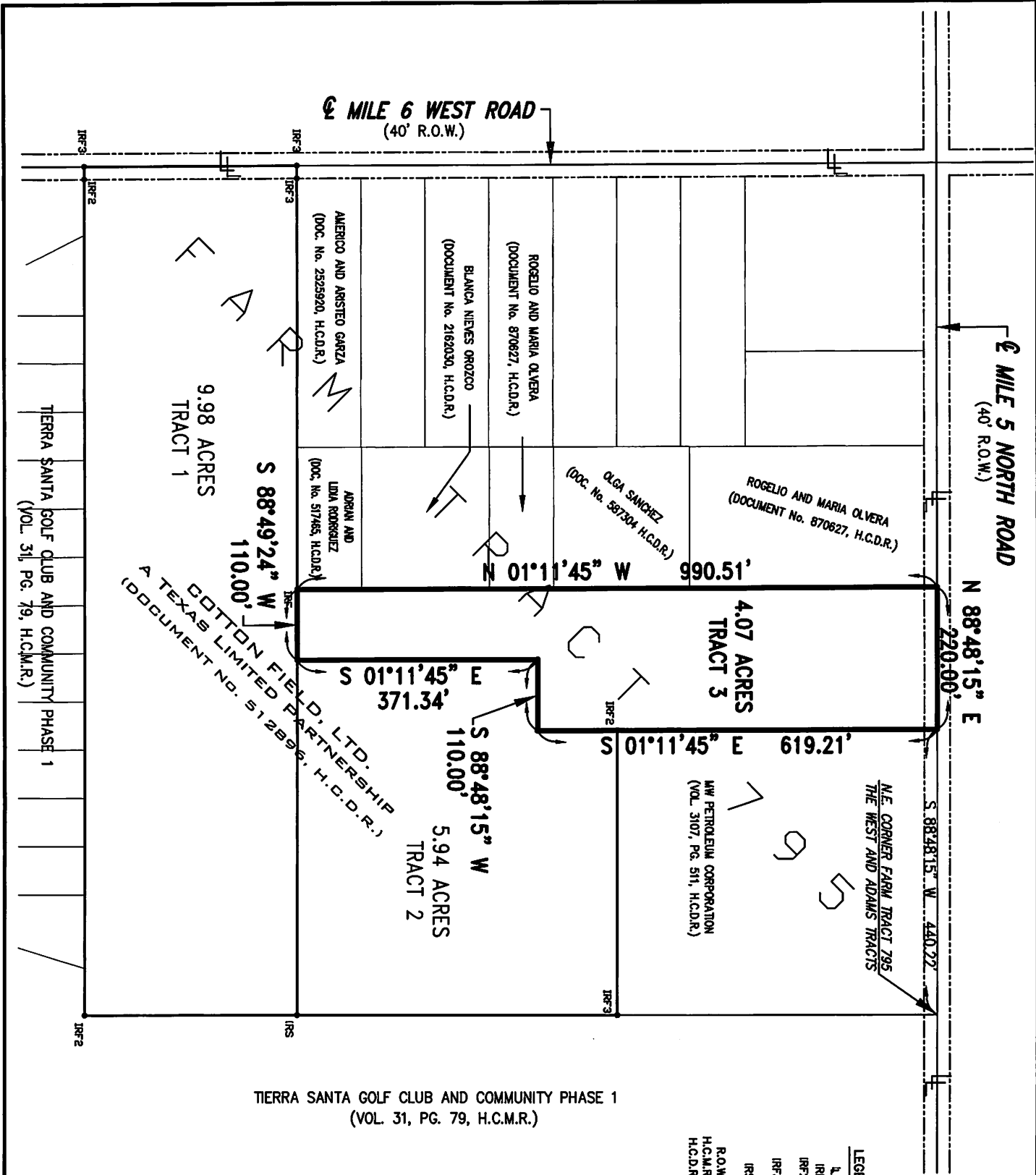
THENCE S 01° 11' 45" E, at a distance of 371.34 feet for the Southeast corner hereof;

THENCE S 88° 49' 24" W, distance of 110.00 feet to the southeast corner of a tract of land deeded to Adrian Rodriguez and wife, Lidia Rodriguez recorded in Document Number 517465 Deed Records, Hidalgo County, Texas, for the Southwest corner hereof;

THENCE N 01° 11' 45" W, along the common line of said Rodriguez tract, at a distance of 970.51 pass the South right-of-way line of said Mile 5 North Road, continuing a total distance of 990.51 feet for the Northwest corner hereof;

THENCE N 88° 48' 15" E, along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 220.00 feet to the **POINT OF BEGINNING**, containing 4.07 acres of land, more or less.

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



LEGEND

1. = LOT LINE

IRF = FOUND 1/2" IRON ROD

IRF2 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PENNA"

IRF3 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242"

IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 15"

R.O.W. = RIGHT OF WAY

H.C.M.R. = HIDALGO COUNTY MAP RECORDS

H.C.D.R. = HIDALGO COUNTY DEED RECORDS

SCALE: 1" = 200'

BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE

"EXHIBIT"

TRACT 3 - 4.07 ACRES

OUT OF

FARM TRACT 795

THE WEST AND ADAMS TRACTS



JAVIER HINOJOSA ENGINEERING

CONSULTING ENGINEERS

416 E. DOVE AVENUE MCALLEN, TEXAS 78504

PHONE (361) 668-1588

javier@javierhinojosaeeng.com

TBPELS FIRM NUMBER F-1295



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 5, 2022	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa.	
Subject/Agenda Item: Discussion and consideration to approve rezone 3631 S Westgate. Also being 5.94 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 property from 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 December 20, 2021. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

RZNE-000158-2021
FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 5.94 Ac. out of Farm Tract 795 Block _____

Subdivision Name West and Adams Tracts

Street Address 3631 S Westgate Drive

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 _____

Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

City of Weslaco

"The City on the Grow"



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

PLANNING DEPARTMENT

December 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 5, 2022, at 5:30pm and the City Commission will also hold a public hearing on January 18, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 January 5, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Javier Hinojosa is requesting to rezone 3631 S Westgate. Also being 5.94 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,

Rebekah de la Fuente, CFM
Planning Director

City of Weslaco Code Enforcement Dept.

DEC 15, 2021

PEREZ JAIME EDUARDO 2500 E EXPRESSWAY 83 WESLACO TX 78596	T5438-01-005-0010-00 TIERRA SANTA GOLF CLB & COMMUNITY 5 1210 HACIENDA DEL SOL	L: 71230 B: 513885
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
SANCHEZ OLGA RR 7 BOX 152F WESLACO TX 78596	W3800-00-795-0000-75 WEST TRACT E220'-W660'-S210.50'- N594' AC 0 MILE 5 NORTH	L: 28534 B: 23186
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
OLVERA ROGELIO & MARIA PO BOX 4237 HOUSTON HOUSTON TX 77210	W3800-00-795-0000-78 WEST TRACT S99'-N693'-E220'-W660' FT 0 MILE 5 NORTH	L: 21537 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
MW PETROLEUM CORP 2000 POST OAK BLVD STE 100 HOUSTON TX 77056	W3800-00-795-0000-96 WEST TRACT E440'-N495' FT 795 5.0AC 1301 W MI 5 N RD	L: 104420 B: 3300
RODRIGUEZ ADRIAN & LIDIA 1421 W MILE 5 N WESLACO TX 78596	W3800-00-795-0000-97 WEST TRACT E200'-W660'-S96'-N990' FT T 1421 W 34TH ST	L: 20145 B: 23436
REYNA EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-796-0000-00 WEST TRACT 22.87AC GOLF COURSE FT 2.78AC NET 0 MILE 5 NORTH RD	L: 129846 B: 33000

TRACT 2
METES AND BOUNDS DESCRIPTION

A tract of land containing 5.94 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 5.94 acres being more particularly described as follows;

COMMENCING, for reference at the Northeast corner of said Farm Tract 795, within the right-of-way of 5 North Road, **THENCE** S 01° 11' 45" E, along the East line of said Farm Tract 795, the east line of a tract of land deeded to MW Petroleum Corporation, recorded in Volume 3107 Page 511, Deed Records, Hidalgo County, Texas, and the west line of Tierra Santa Golf Club & Community Phase I, recorded in Volume 31 Page 79, Map Records, Hidalgo County, Texas, at a distance of 20.00 feet pass the south right-of-way line of said Mile 5 North Road, continuing a total distance of 495.46 feet to a ½" iron rod with a plastic cap stamped "PE 5242" for the **POINT OF BEGINNING** and the Northeast corner of this tract;

THENCE S 01° 11' 45" E, along the common line of said Farm Tract 795, the west line of said Tierra Santa Golf Club Subdivision, a distance of 495.28 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" for the Southeast corner hereof;

THENCE S 88° 49' 24" W, distance of 536.74 feet for the Southwest corner hereof;

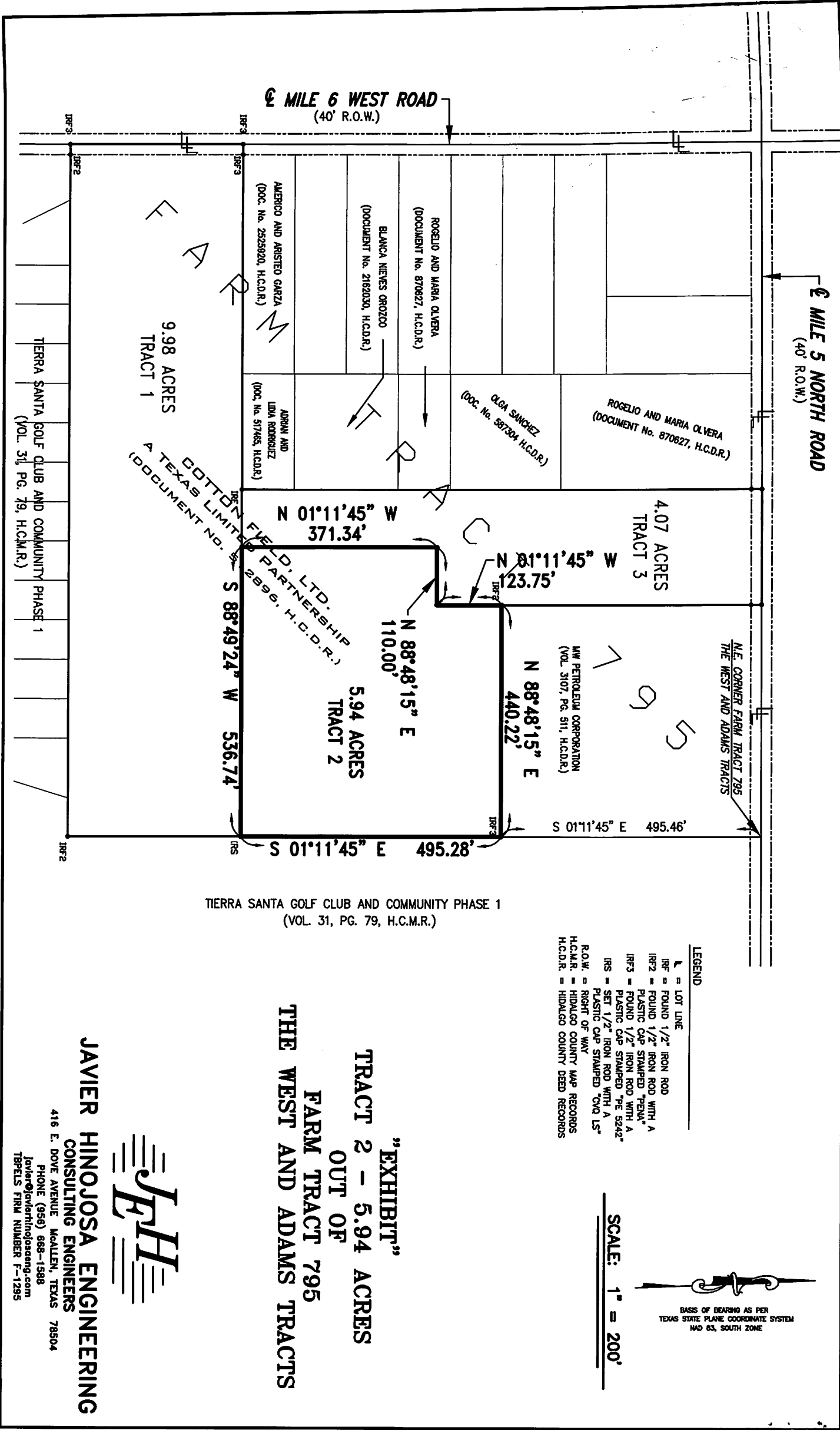
THENCE N 01° 11' 45" W, distance of 371.34 feet for an exterior corner hereof;

THENCE N 88° 48' 15" E, distance of 110.00 feet for an interior corner hereof;

THENCE N 01° 11' 45" W, distance of 123.75 feet to a ½" iron rod with a plastic cap stamped "PENA" for the Northwest corner hereof;

THENCE N 88° 48' 15" E, along the said south line of said Petroleum Corporation tract, a distance of 440.22 feet, to the **POINT OF BEGINNING**, containing 5.94 acres of land, more or less.

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



"EXHIBIT"
TRACT 2 - 5.94 ACRES
OUT OF
FARM TRACT 795
THE WEST AND ADAMS TRACTS

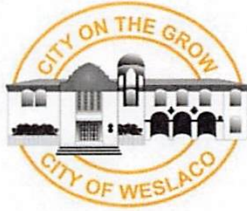


JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosae.com
TPELS FIRM NUMBER F-1295



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 5, 2022	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt Inc.	
Subject/Agenda Item: Discussion and consideration to approve rezone 1402 W Sugarcane Dr. Also being 6.06 acres, out of the East 13.46 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-4 Residential one family / narrow lot zoning. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-4 Residential one family / narrow lot zoning. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 20, 2021. Thirty-two (32) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000160-2021

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 F.T. 141 Block 161

Subdivision Name WEST TRACT SUBDIVISION

Street Address N/A 1402 W Sugar cane

Existing Zoning R-2 Existing Land Use OPEN

Proposed Zoning R-4 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 Melden & Hunt, Inc. c/o Mario A. Reyna, P.E. Phone (956) 381-0981

Address 115 W. McIntyre Street Fax: _____

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

OWNER

Name Ammo Construction, LLC Phone c/o (956) 381-0981

Address 317 S. Main Street Fax: c/o 381-1839

City McAllen State TX Zip Code 78541 E-Mail: 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 _____ Date _____

Owner

Signature Date 12/8/21

Applicant

Signature Date 12/8/21

Authorized Agent

City of Weslaco

"The City on the Grow"



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

PLANNING DEPARTMENT

December 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 5, 2022, at 5:30pm and the City Commission will also hold a public hearing on January 18, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 January 5, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Melden & Hunt is requesting to rezone 1402 W Sugarcane Dr. Also being 6.06 acres, out of the East 13.46 acres of Farm Tract 141, Block 161, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-4 Residential one family / narrow lot zoning.

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

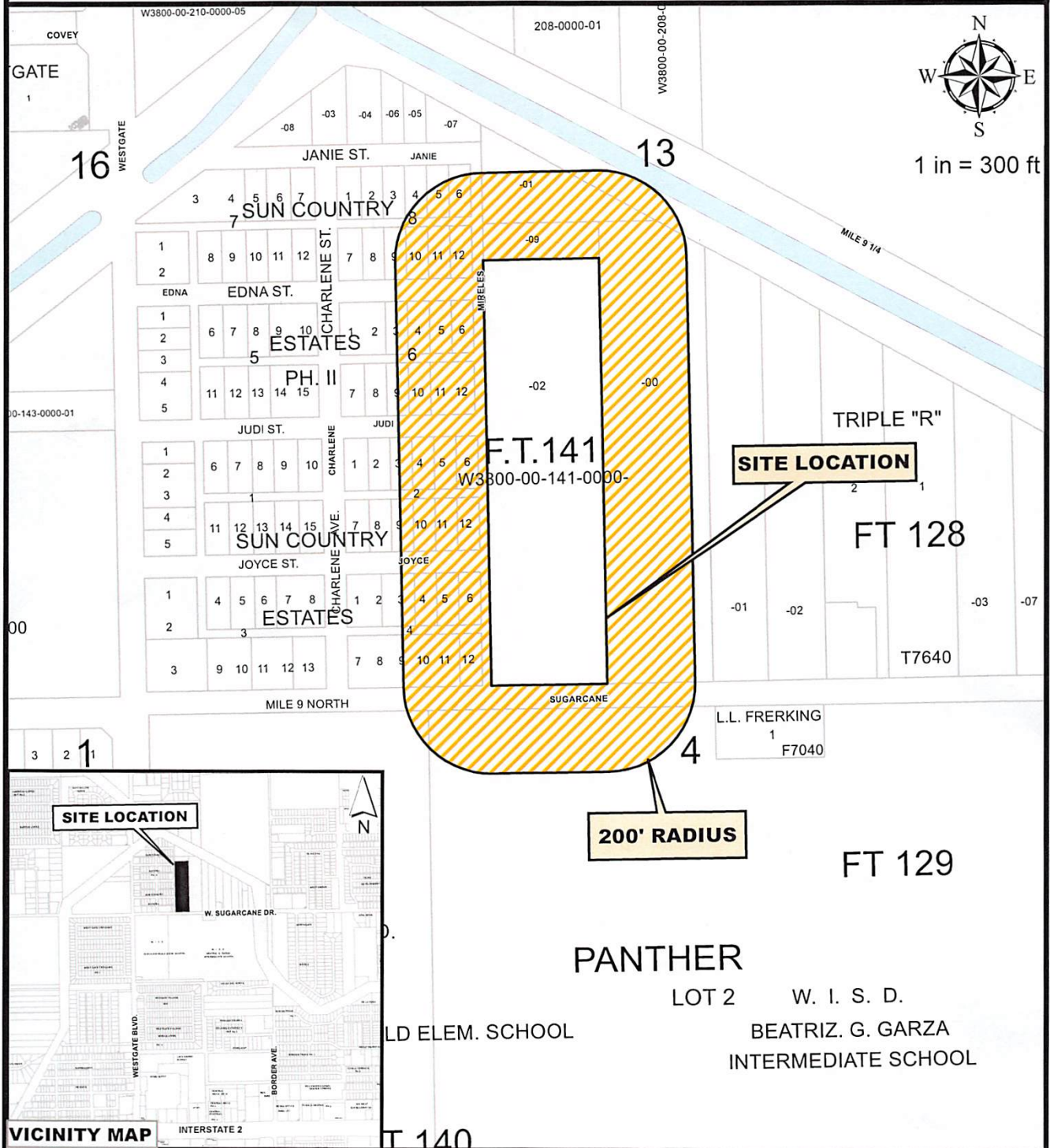
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Israel Lee Rivas

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

Purpose for the Rezoning request

Existing zoning: R-2
Existing land use: Open
Proposed zoning: R-4
Proposed land use: Single Family



City of Weslaco Code Enforcement Dept.

DEC 20, 2021

WESLACO IND SCHOOL DIST 312 W 5TH ST WESLACO TX 78596	P3223-00-000-0002-00 PANTHER LOT 2 1111 SUGAR CANE DR	L: 2560800 B: 9258000
ARISPE RAMON & MINERVA 1507 JUDI ST WESLACO TX 78599	S6900-00-002-0003-00 SUN COUNTRY ESTATES LOT 3 BLK 2 ✓	L: 14400 B: 17434
JIMENEZ MARTA ALICIA T 1505 JUDI ST WESLACO TX 78599	S6900-00-002-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 2 ✓	L: 14400 B: 29295
METZGER LIDIA & RENEE TAMEZ 1503 JUDI ST WESLACO TX 78599	S6900-00-002-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 2 ✓	L: 14400 B: 24886
SANCHEZ EDUARDO & ESTANISLADA 1501 JUDI ST WESLACO TX 78599	S6900-00-002-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 2 ✓ 1501 JUDI ST	L: 14400 B: 16796
MUNOZ FILOMON 1508 JOYCE ST WESLACO TX 78599	S6900-00-002-0009-00 SUN COUNTRY ESTATES LOT 9 BLK 2 ✓	L: 14400 B: 25590
CORTEZ MARIA LUISA FRAIRE & RAY 1506 JOYCE ST WESLACO TX 78599	S6900-00-002-0010-00 SUN COUNTRY ESTATES LOT 10 BLK 2 ✓	L: 14400 B: 23504
MONTANO ISABEL & ELIDA M 1504 JOYCE ST WESLACO TX 78599	S6900-00-002-0011-00 SUN COUNTRY ESTATES LOT 11 BLK 2 ✓	L: 14400 B: 41099
PENA ERNESTINA 1100 JOYCE ST WESLACO TX 78599	S6900-00-002-0012-00 SUN COUNTRY ESTATES LOT 12 BLK 2 ✓	L: 14400 B: 16281
REGALADO, RAUL & ELIA R 1107 JOYCE ST WESLACO TX 78596	S6900-00-004-0003-00 SUN COUNTRY ESTATES LOT 3 BLK 4 ✓	L: 8700 B: 15838
ANCISO VALERIE 1505 JOYCE ST WESLACO TX 78599	S6900-00-004-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 4 ✓	L: 14400 B: 48380
ALVARADO ARMANDO & ELPIDIA PO BOX 830572 RICHARDSON TX 75083	S6900-00-004-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 4 ✓	L: 14400 B: 38448

City of Weslaco Code Enforcement Dept.

DEC 20, 2021

TREVINO RAMON 1501 JOYCE ST WESLACO TX 78599	S6900-00-004-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 4 ✓	L: 14400 B: 17496
LOPEZ OMAR H VIDAL 1502 W SUGAR CANE APT NO 4 WESLACO TX 78599	S6900-00-004-0007-00 SUN COUNTRY ESTATES LOT 7 THRU 11 ✓ 1502 W SUGARCANE DR	L: 99840 B: 159247
VERASTEGUI JOSE DANIEL SERNA 2917 CACTUS DR WESLACO TX 78599	S6900-00-004-0012-00 SUN COUNTRY ESTATES LOT 12 BLK 4 ✓ 1502 W SUGARCANE DR	L: 28200 B: 7623
GARCIA JOSE J & AMELIA 1507 EDNA ST WESLACO TX 78599	S6900-00-006-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT 1107 EDNA ST	L: 14400 B: 15161
TAFOLLA ROBERT PO BOX 8231 WESLACO TX 78599	S6900-00-006-0004-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 33801
RIVERA JUANITA T 1502 JUDI ST WESLACO TX 78599	S6900-00-006-0005-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 13331
RODARTE GUADALUPE & AUGUSTIN JOSE ALVARO RODARTE 64881 80TH AVE HARTFORD MI 49057	S6900-00-006-0006-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 16712
ALEMAN BERTHA ALICIA 1730 W LINCOLN ST WESLACO TX 78599	S6900-00-006-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 0
RIVERA ANGELICA M 1502 JUDI ST WESLACO TX 78599	S6900-00-006-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 55137
RIVERA ANGELICA M 1502 JUDI ST WESLACO TX 78599	S6900-00-006-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 28800 B: 137121
RIVERA ANGELICA M 1502 JUDI ST WESLACO TX 78599-3812	S6900-00-006-0012-00 SUN COUNTRY ESTATES UNIT NO. 2 L OT 12 BLK 6	L: 14400 B: 0
LARA ELEZER & LIANA B PO BOX 1970 DONNA TX 78537	S6900-00-008-0004-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 31816

City of Weslaco Code Enforcement Dept.

DEC 20, 2021

GONZALEZ RAMON & MARIA DEL 213 W MILE 10 NORTH RD WESLACO TX 78599	S6900-00-008-0005-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT 1503 JANIE ST	L: 14400 B: 46423
GONZALEZ RAMON & MARIA DEL 213 W MILE 10 NORTH RD WESLACO TX 78599	S6900-00-008-0006-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT 1501 JANIE ST	L: 14400 B: 55325
SALAZAR ALBERTO LUIS 1508 EDNA ST WESLACO TX 78599	S6900-00-008-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 21104
CRUZ ISAURA GARAY 1705 W 1ST ST MARION IN 46952	S6900-00-008-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 24501
GARZA JOSE GUADALUPE 1502 EDNA ST WESLACO TX 78599	S6900-00-008-0012-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 20539
TORRES INVESTMENTS LLC 1302 W SUGAR CANE WESLACO TX 78599	W3800-00-141-0000-00 WEST TRACT SE 6.43AC-E13.49AC FT 141 5.91 AC NET	L: 476265 B: 187845
MARTINEZ HECTOR G MATA 5807 MENDOZA ST MERCEDES TX 78570	W3800-00-141-0000-01 WEST TRACT NE1.01AC-E13.49AC FT 141	L: 46177 B: 16847
MONTES JUAN 2828 MIRELES ST WESLACO TX 78599	W3800-00-141-0000-09 WEST TRACT 0.515AC-E13.49AC FT 1 41 0.52AC NET	L: 37711 B: 45383

June 3, 2021

**METES AND BOUNDS DESCRIPTION
5.963 ACRES OUT OF FARM TRACT 141,
THE WEST AND ADAMS TRACTS SUBDIVISION,
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS**

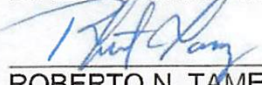
A tract of land containing 5.963 acres situated in the City of Weslaco, County of Hidalgo, Texas, being a part or portion out of Farm Tract 141, The West and Adams Tracts Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, said 5.963 acres were conveyed to Ammo Construction, LLC by virtue of a Warranty Deed recorded under Document Number 3196641, Hidalgo County Official Records, said 5.963 of one acre also being more particularly described as follows:

COMMENCING at the Southeast corner of said Farm Tract 141;

THENCE, S 88° 48' 00" W within the existing right-of-way of Sugar Cane Road, a distance of 240.25 feet to a Nail set, for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 88° 48' 00" W within the existing right-of-way of Sugar Cane Road, a distance of 259.75 feet to a Nail set, from which a No. 4 rebar found bears N 42° 15' 40" W a distance of 40.03 feet & an Iron Pipe found bears N 33° 48' 37" E a distance of 36.30 feet, for the Southwest corner of this tract;
2. THENCE, N 01° 12' 00" W within the existing right-of-way of Mireles Street, a distance of 1,000.00 feet to a Nail set for the Northwest corner of this tract;
3. THENCE, N 88° 48' 00" E at a distance of 20.77 feet pass an Iron pipe found in line, at a distance of 21.42 feet pass a No. 4 rebar set on the existing East right-of-way line of Mireles Street, continuing a total distance of 259.75 feet to a No. 4 rebar set for the Northeast corner of this tract;
4. THENCE, S 01° 12' 00" E at a distance of 970.00 feet pass a No. 4 rebar found on the existing North right-of-way line of Sugar Cane Road, continuing a total distance of 1,000.00 feet the POINT OF BEGINNING and containing 5.963 acres, of which 0.179 of one acre lies within the existing right-of-way of Sugar Cane Road and 0.477 of one acre lies within the existing right-of-way of Mireles Street, leaving a net of 5.307 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 04/20/2021 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

06/03/2021
DATE:

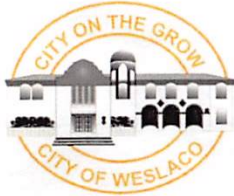


PAGE 1 OF 2



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 5, 2022	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Planning Director, on behalf of George Cavazos.	
Subject/Agenda Item: Discussion and consideration to approve rezone 505 S Oklahoma Ave. Also being lot 16- OT lot 10-11, Canal Blks 38-38-A, Weslaco Original Townsite, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 20, 2021. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.	
Staff recommendation for Commission's Action: Staff recommends denial based on surrounding land use map	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RECEIVED

DEC 15 2021

Planning &
Code Enforcement Dept.

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

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

FILE NO. RZNE-000161-2021

PROPOSED PROJECT

Legal Description of Property to be rezoned: Weslaco Original Townsite

Lot 10-11 Block 38-38A

Subdivision Name Weslaco Original Townsite

Street Address 505 S Oklahoma Ave, Weslaco

Existing Zoning R-1 Existing Land Use Single Family

Proposed Zoning R-2 Proposed Land Use Multi Family

☒ \$305.00 non-refundable filing fee.

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

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

☒ City and school tax receipts attached.

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

APPLICANT

Name George Cuevas (Wallstreet Construction) Phone 956-975-4473

Address 2600 Mid Valley Dr. Fax: _____

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

OWNER

Name Ramon Tamez Phone 956-314-6671

Address 109 Plata Dr. Fax: _____

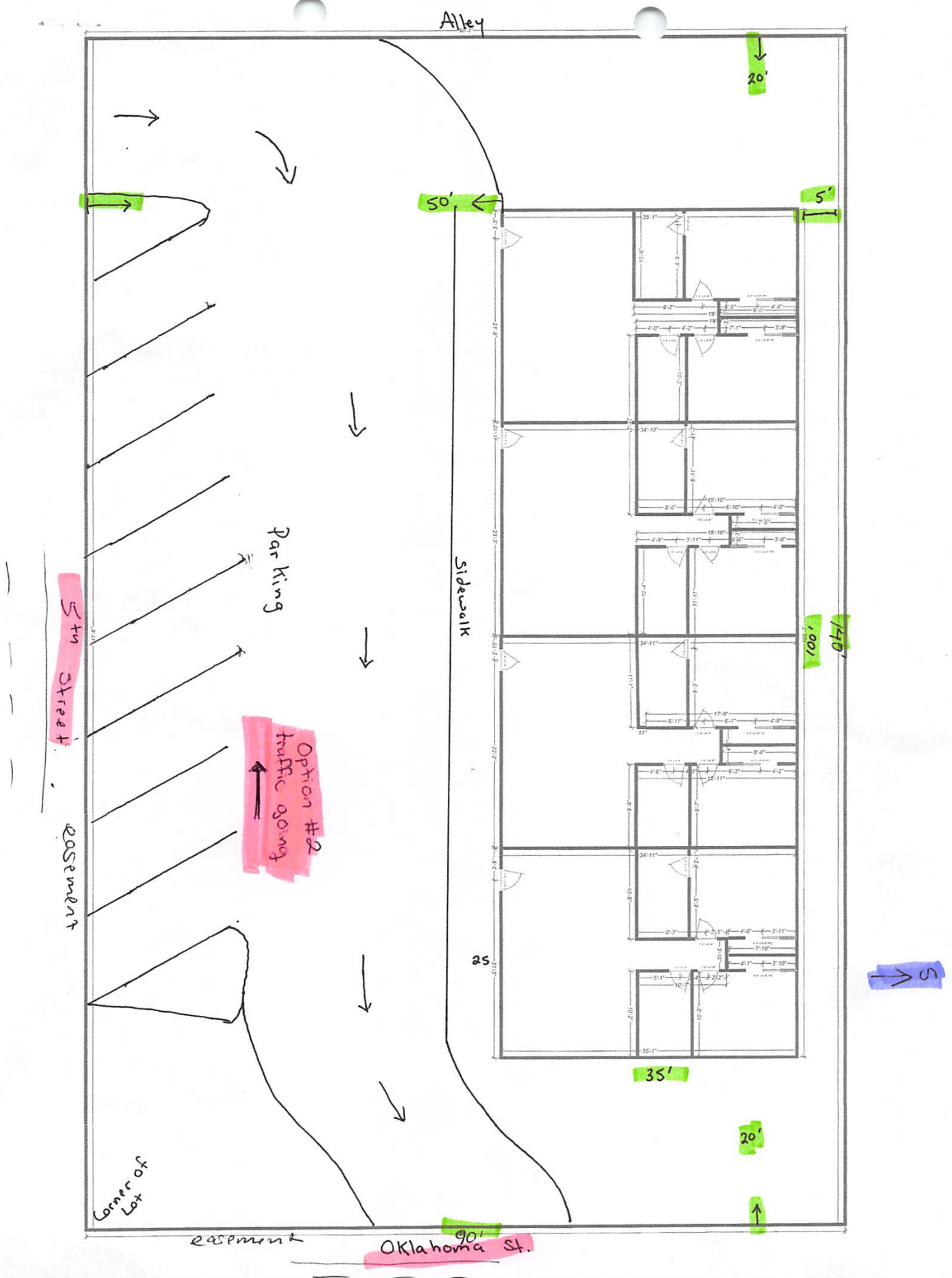
City Weslaco State TX Zip Code 78596 E-Mail: _____

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 Ramon Tamez Date 12/14/21
Owner

Signature [Signature] Date 12/14/21
Applicant

Signature _____ Date _____
Authorized Agent



City of Weslaco

"The City on the Grow"



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

PLANNING DEPARTMENT

December 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 5, 2022, at 5:30pm and the City Commission will also hold a public hearing on January 18, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 January 5, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

George Cavazos is requesting to rezone 505 S Oklahoma Ave. Also being lot 16- OT lot 10-11, Canal Blks 38-38-A, Weslaco Original Townsite, Hidalgo County, and Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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

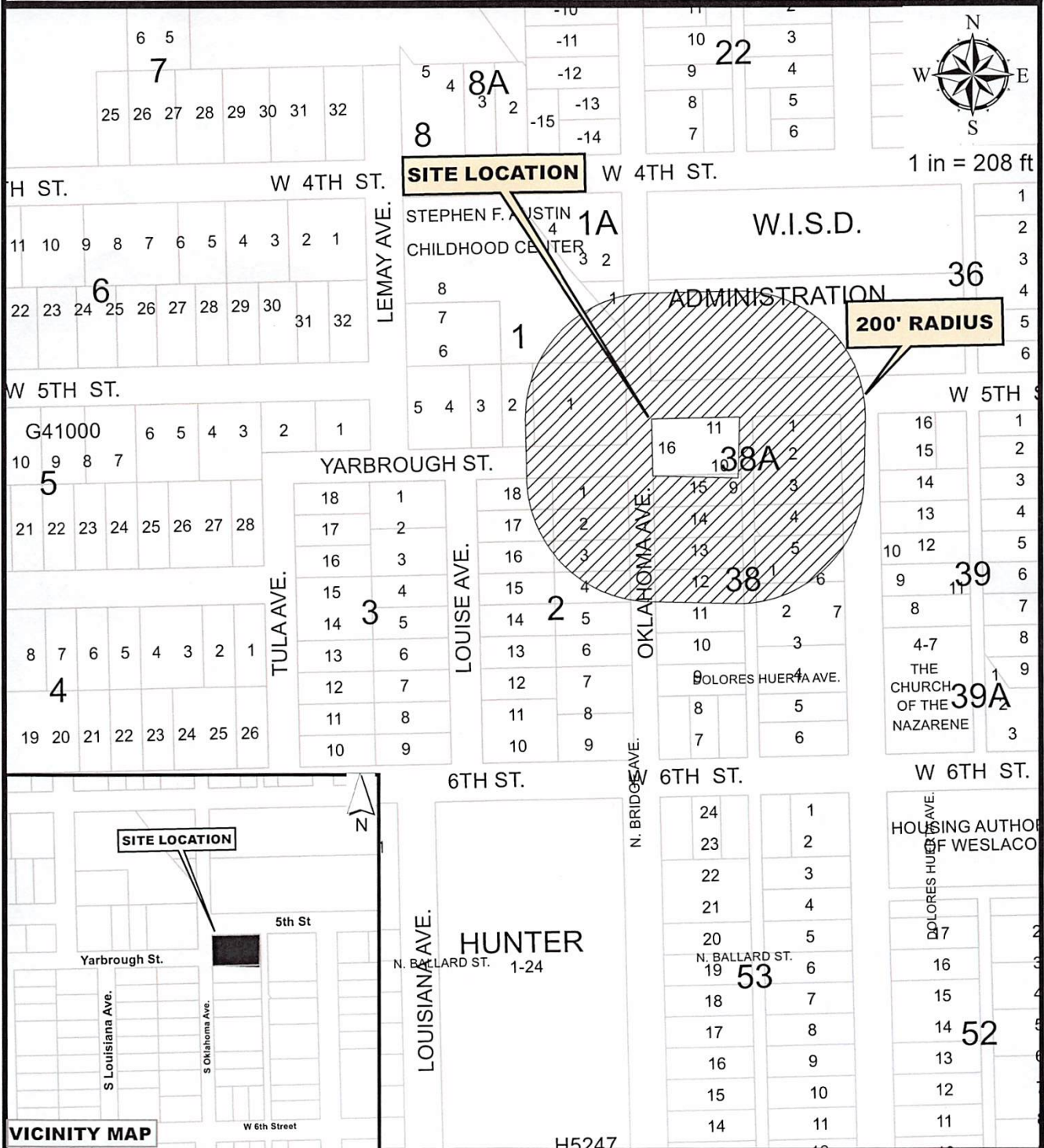
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



George Cavazos

505 S Oklahoma Ave

BLOCK 38-38A, F.T. 1508, LOT 10-11

Purpose for the Rezoning request

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



City of Weslaco Code Enforcement Dept.

DEC 20, 2021

WESLACO IND SCHOOL DISTRICT PO BOX 266 WESLACO TX 78599	G4100-00-001-0001-00 GLENDALE ADDITION LOT 1 BLK 1 514 W 4TH ST	L: 74471 B: 3000
SANCHEZ RENE 506 YARBROUGH ST WESLACO TX 78596	G4100-00-001-0002-00 GLENDALE ADDITION LOT 2 BLK 1 506 YARBROUGH ST	L: 23341 B: 28843
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G4100-00-001-0008-00 GLENDALE ADDITION LOTS 8-12 BLK 1	L: 234442 B: 312880
GOMEZ ANA VELIA 305 PALMVIEW DR ALAMO, TX 78516-2770	G4100-00-002-0001-00 GLENDALE ADDITION LOT 1 BLK 2 506 S OKLAHOMA	L: 21300 B: 26793
FUENTES ELIDA 508 S OKLAHOMA AVE WESLACO TX 78596	G4100-00-002-0002-00 GLENDALE ADDITION LOT 2 BLK 2 508 OKLAHOMA AVE	L: 21300 B: 29281
BRAUNE DOMINIC & LINDA J 510 S OKLAHOMA AVE WESLACO TX 78596	G4100-00-002-0003-00 GLENDALE ADDITION LOT 3 BLK 2 510 S OKLAHOMA	L: 21300 B: 22199
VERA GEORGE & BLANCA J 512 S OKLAHOMA AVE WESLACO TX 78596	G4100-00-002-0004-00 GLENDALE ADDITION LOT 4 BLK 2 512 S OKLAHOMA	L: 21300 B: 101998
OLIVAREZ JOE DANIEL PO BOX 22 WESLACO TX 78599	G4100-00-002-0016-00 GLENDALE ADDITION LOT 16 BLK 2 505 S LOUISIANA	L: 21300 B: 15645
VALDEZ YOLANDA 503 S LOUISIANA AVE WESLACO TX 78596	G4100-00-002-0017-00 GLENDALE ADDITION LOT 17 BLK 2 503 LOUISIANA AVE	L: 21300 B: 14924
WESLACO ISD PO BOX 266 WESLACO TX 78599	W2300-00-036-0006-01 WESLACO ORIGINAL TOWNSITE LTS 7-12 BLK 37 LTS 1-7 BLK 37-A CENTRAL 0 S OKLAHOMA	L: 851073 B: 1299538
CHURCH OF THE LUTHERAN 1310 S TEXAS BLVD WESLACO TX 78596	W2300-00-038-0000-00 WESLACO ORIGINAL TOWNSITE NE COR K 38 & ALL LTS 1-3 BLK 38-A CANAL 500 S INDIANA AVE	L: 96146 B: 44953
MONTALVO FRANK 2009 W JONQUIL AVE MCALLEN TX 78501	W2300-00-038-0001-00 WESLACO ORIGINAL TOWNSITE N17.7' L LOT 4 BLK 38-A CANAL PROPERTY 506 S INDIANA AVE	L: 24850 B: 0

City of Weslaco Code Enforcement Dept.

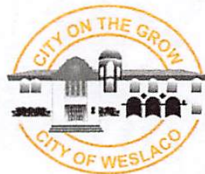
DEC 20, 2021

TAFOLLA MONICA FELICE 617 W 4TH ST WESLACO TX 78596	W2300-00-038-0001-01 WESLACO ORIGINAL TOWNSITE 8 & ALL LOT 5 & N25' LOT 6 BLK 38-A 510 S INDIANA AVE	L: 37275 B: 34981
FOERSTER BRENDA FAY & JAMES H. 512 S INDIANA AVE WESLACO TX 78596	W2300-00-038-0001-02 WESLACO ORIGINAL TOWNSITE S25'-LOT & N25'- LOT 3 BLK 38 & S25'-LOT 6 ALL 514 S INDIANA AVE	L: 49700 B: 51583
HERNANDEZ GERARDO 513 S OKLAHOMA AVE WESLACO TX 78596	W2300-00-038-0011-00 WESLACO ORIGINAL TOWNSITE LOTS 11 513 S OKLAHOMA	L: 49700 B: 40395
ESQUIVEL MARIA G 511 S OKLAHOMA WESLACO TX 78596	W2300-00-038-0013-00 WESLACO ORIGINAL TOWNSITE LOT 13 511 S OKLAHOMA	L: 24850 B: 45363
OLIVAREZ FAMILY PARTNERSHIP PO BOX 22 WESLACO TX 78599	W2300-00-038-0014-00 WESLACO ORIGINAL TOWNSITE LOT 14 509 S OKLAHOMA	L: 24850 B: 30014
VALERIO & ASSOCIATES LLC 530 S BRIDGE AVENUE WESLACO TX 78596	W2300-00-038-0015-00 WESLACO ORIGINAL TOWNSITE LOT 15 K 38-A CANAL PROPERTY 507 S OKLAHOMA	L: 24850 B: 47566



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 5, 2022	Agenda Item No. (to be assigned by PCE): IV. E.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Caliente Restaurant Bar LLC	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain 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 2-9, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on December 20, 2021. Six (6) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000155-2021

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 for which Conditional Use Permit is requested:

Lot 4 Block _____

Subdivision Name TOWN CENTER

Street Address 2307 W INTERSTATE 2, SUITE A WESLACO TX 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request MIXED BEVERAGE PERMIT FOR A RESTAURANT + BAR SERVING MIXED DRINKS

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

- ☒ \$300.00 non-refundable filing fee.
☒ ~~ON FILE~~ 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 ANNETTE VILLALOBOS & SANDRA LOZANO 956-533-2425
Name CLIENTE RESTAURANT BAR LLC Phone 956-867-1070
Address 1515 FULLERTON AVE McALLEN TX Fax: _____
City McALLEN State TX Zip Code 78504 E-Mail: av@ivlreviewoffice.com

OWNER

Name RICK CABALLERO Phone 956-454-7305
Address 610 MACO DRIVE HARLINGEN Fax: _____
City HARLINGEN State TX Zip Code _____ E-Mail: _____

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

Yes _____ No ✓

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



Owner

Date

11-23-2021

Signature

Applicant

Date

Signature

Authorized Agent

Date

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 _____

City of Weslaco

"The City on the Grow"



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

PLANNING DEPARTMENT

December 22, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 5, 2022, at 5:30pm and the City Commission will also hold a public hearing on January 18, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 January 5, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Caliente Restaurant Bar LLC is requesting a Conditional Use Permit for a On Premise 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 2-9, Weslaco, Hidalgo County, Texas

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

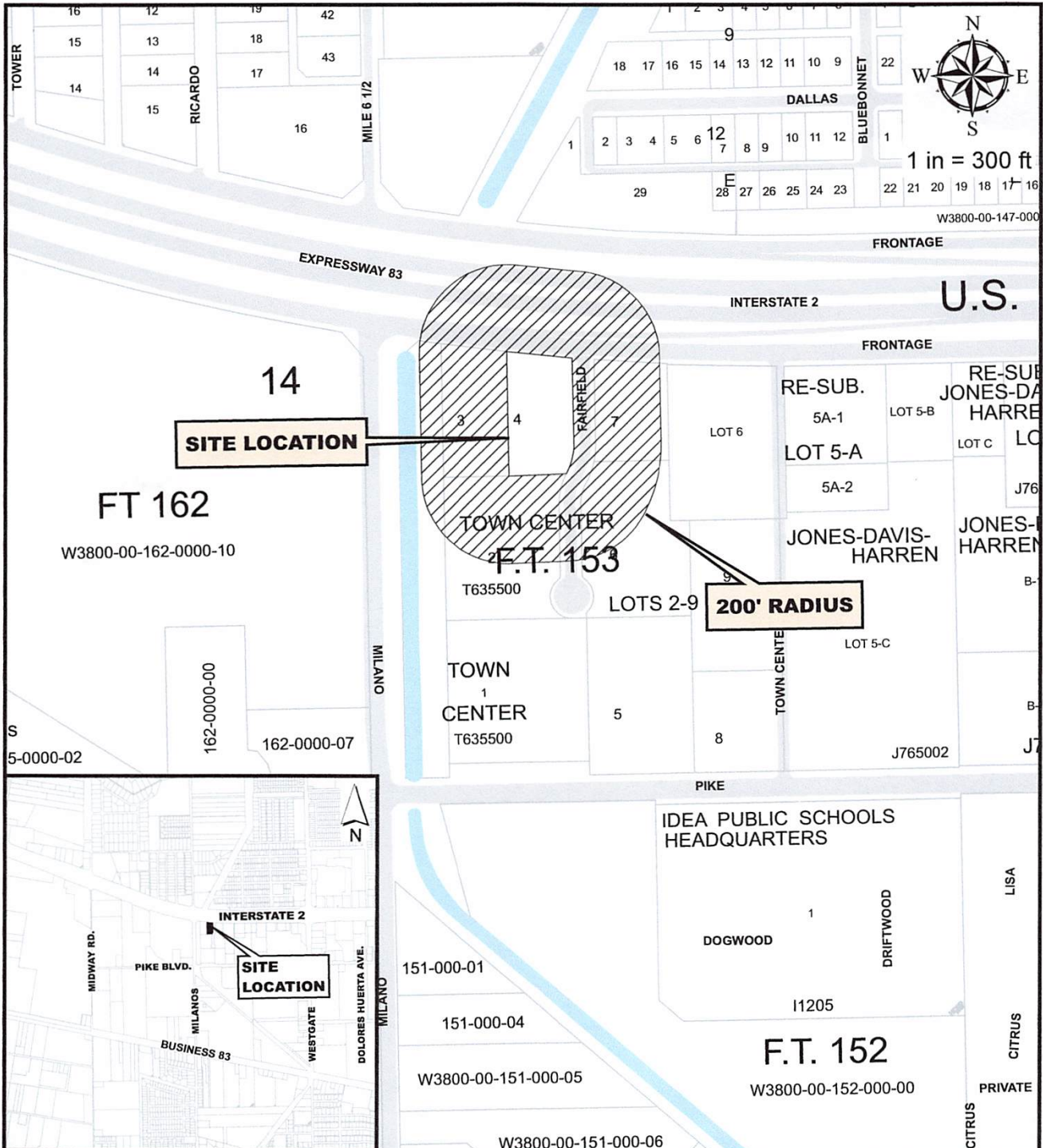
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Caliente Restaurant Bar LLC
2307 W Interstate 2, Suite A.
Weslaco Tx
LOT 8, BLOCK 162, F.T. 18

Purpose for the Conditional Use Permit request

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



City of Weslaco Code Enforcement Dept.

MAY 21, 2020

CREATIVE HOTEL GROUP LLC 6301 S PADRE ISLAND DR CORPUS CHRISTI TX 78412-4013	T6355-00-000-0002-00 TOWN CENTER LOT 2 1005 FAIRFIELD BLVD	L: 433332 B: 1066688
JDH DEVELOPERS LTD 2300 W PIKE BLVD STE 300 WESLACO TX 78596-4128	T6355-00-000-0003-00 TOWN CENTER LOT 3 2309 EXPRWY 83	L: 606135 B: 0
MAYAN CAPITAL MARKETING LLC 610 MACO DR HARLINGEN TX 78550-8450	T6355-00-000-0004-00 TOWN CENTER LOT 4 2307 EXPRWY 83	L: 644905 B: 482262
KRISHNA VALLEY LLC 7118 CRESTA BULIVAR SAN ANTONIO TX 78256-2128	T6355-00-000-0006-00 TOWN CENTER LOT 6 1004 FAIRFIELD BLVD	L: 476718 B: 0
EGD PROPERTIES LLC 1100 TANGLEWOOD LN WESLACO TX 78596-3444	T6355-00-000-0007-00 TOWN CENTER LOT 7 2303	L: 593777 B: 540334
HIDALGO & CAMERON COUNTIES PO BOX 237 MERCEDES TX 78570-0237	W3800-00-153-0000-00 WEST TRACT 2.87AC BNG W120' FT 1 53 2.87AC NET 2300 W PIKE BLVD	L: 37505 B: 0



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

42,387

Document reference ID : 24826

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: 24826

Applicant Name: Caliente Restaurant Bar

License Type applied for: Mixed Beverage Permit (MB)

Address: 2307 West Interstate Highway 2, Weslaco, TX, USA, 2307 W Expressway 83, Suite A, Weslaco, TX, 78596

Email Address: sandralozano76.sl@gmail.com

Phone Number: 956-867-1070

Business Structure: Limited liability company

FEIN/SSN Number: 872638046

Historically Underutilized Business: No

Veteran-owned business: No

Secretary of State Filing Number: 804228746

Date Filed: 9/13/2021 12:00:00 AM

Filing State: TX

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Caliente Restaurant Bar	Annette Villalobos	Member	50
Caliente Restaurant Bar	Sandra Lozano	Member	50

Location Address

Address: 2307 W Interstate 83 Suite A, Weslaco, TX, United States 78596

Business/Trade Name: Caliente Restaurant Bar

Property Ownership

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	Ricardo Caballero

Location Investment

Investment Category	Investment By	Amount Invested	Term
---------------------	---------------	-----------------	------

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 _____, TEXAS
HERE City Secretary/Clerk City

SEAL

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

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the 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 22 day of November, 2021, 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

ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

County



[Handwritten signature]

9/2/2021

Document

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this 22 day of October, 2021, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32080978912

Outlet Number 00001

Print Name of Comptroller Employee Berta Rivena

Print Title of Comptroller Employee Enforcement Officer

SIGN
HERE

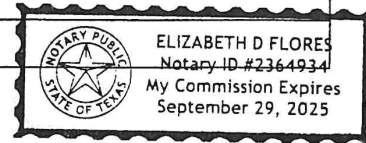


FIELD OFFICE

2H25 - Brownsville

SEAL

PUBLISHER'S AFFIDAVIT	
Name of newspaper	The Monitor
City, County	McAllen, Hidalgo
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	10/26/21 + 10/27/21
Publisher or designee certifies attached notice was published in newspaper stated on dates shown	
Signature of publisher or designee	Stanchola
Sworn to and subscribed before me on this date	11/10/2021
Signature of Notary Public	Elizabeth D. Flores
SEAL	
ATTACH PRINTED COPY OF THE NOTICE	



**LEGAL NOTICE
APPLICATION HAS
BEEN MADE WITH THE
TEXAS ALCOHOLIC
BEVERAGE
COMMISSION FOR A
MIXED BEVERAGE
PERMIT AND A MIXED
BEVERAGE LATE
HOURS CERTIFICATE
BY CALIENTE
RESTAURANT BAR
LLC DBA CALIENTE
RESTAURANT BAR, TO
BE LOCATED AT 2307
W INTERSTATE 83,
SUITE A, WESLACO,
HIDALGO COUNTY,
TEXAS. MANAGING
MEMBER ARE
SANDRA M. LOZANO
AND ANNETTE T.
VILLALOBOS**



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 5, 2021	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of R&R Investments, LTD.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for A&J Subdivision– being 1.47 acres of land out of Farm Tracts 662, West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on the southeast corner of intersection of 6 th Street and Westgate Drive. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 12" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000162-2021

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: A&J Subdivision

Location: southeast corner of intersection of 6th Street and Westgate Drive

Legal Description: 1.47 acres of land out of Farm Tract 662, West and Adams Tract Subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-1 Neighborhood Business District

Existing Land Use: open land Proposed Land Use: commercial office

Number of Lots Proposed: 1 Gross Acreage: 1.47

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: R&R Investments, LTD Telephone: 956-341-3962

Address: 512 S Westgate Drive Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: oralia@adlservicesinc.com

ENGINEER INFORMATION

Name: Rey Robles, Jr. Telephone: 956-968-2422

Address: 107 W Huisache Street Fax: _____

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP, Texas

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District #1 _____	☒ YES ☐ NO Irrigation District #9 _____
--	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: R+R Investments LTD

Owner Signature: Oralia T. Reyes Date: 12-13-21
_____ is the authorized agent

Authorized Agent Signature: Oralia T. Reyes Date: 12-13-21

Authorized Agent Printed Name: Oralia T. Reyes

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: _____



ROBLES
ENGINEERING, LLC

FIRM NO. F-17391

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

DRAINAGE STATEMENT

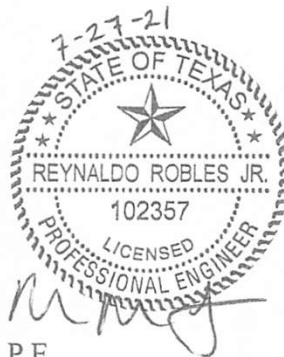
FOR

A&J SUBDIVISION

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

July 27, 2021

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

Page 1 – Cover Sheet

Page 2 – Index

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

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14 – USDA Soil Report: Engineering Properties

Pages 15-16 – Subdivision Plat Sheets 1 & 2

Page 17 – Proposed Site Plan Lot 1



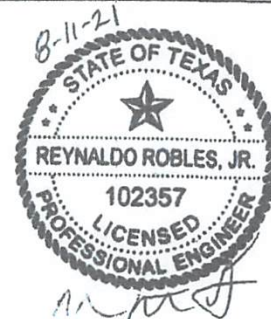
ROBLES
ENGINEERING, LLC

FIRM NO. F-17391

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

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
<i>Hector Garcia</i>	<i>9/3/21</i>
H.C.D.D. NO. 1	DATE

DRAINAGE STATEMENT
For
A&J SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS



A&J Subdivision is located on the southeast corner of the intersection of Mile 6 West Road (Westgate Drive) and W. 6th Street (Mile 7 North Road) in the City of Weslaco, Hidalgo County, Texas and is described as follows: 1.47 acres of land out of Farm Tract 662, West and Adams Tract Subdivision, Hidalgo County, Texas, according to the plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "B", which is described as areas between the limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, as per F.E.M.A. flood insurance rate map with community panel No. 480349 0005 B, with an effective date of March 4, 1980.

Existing Soils:

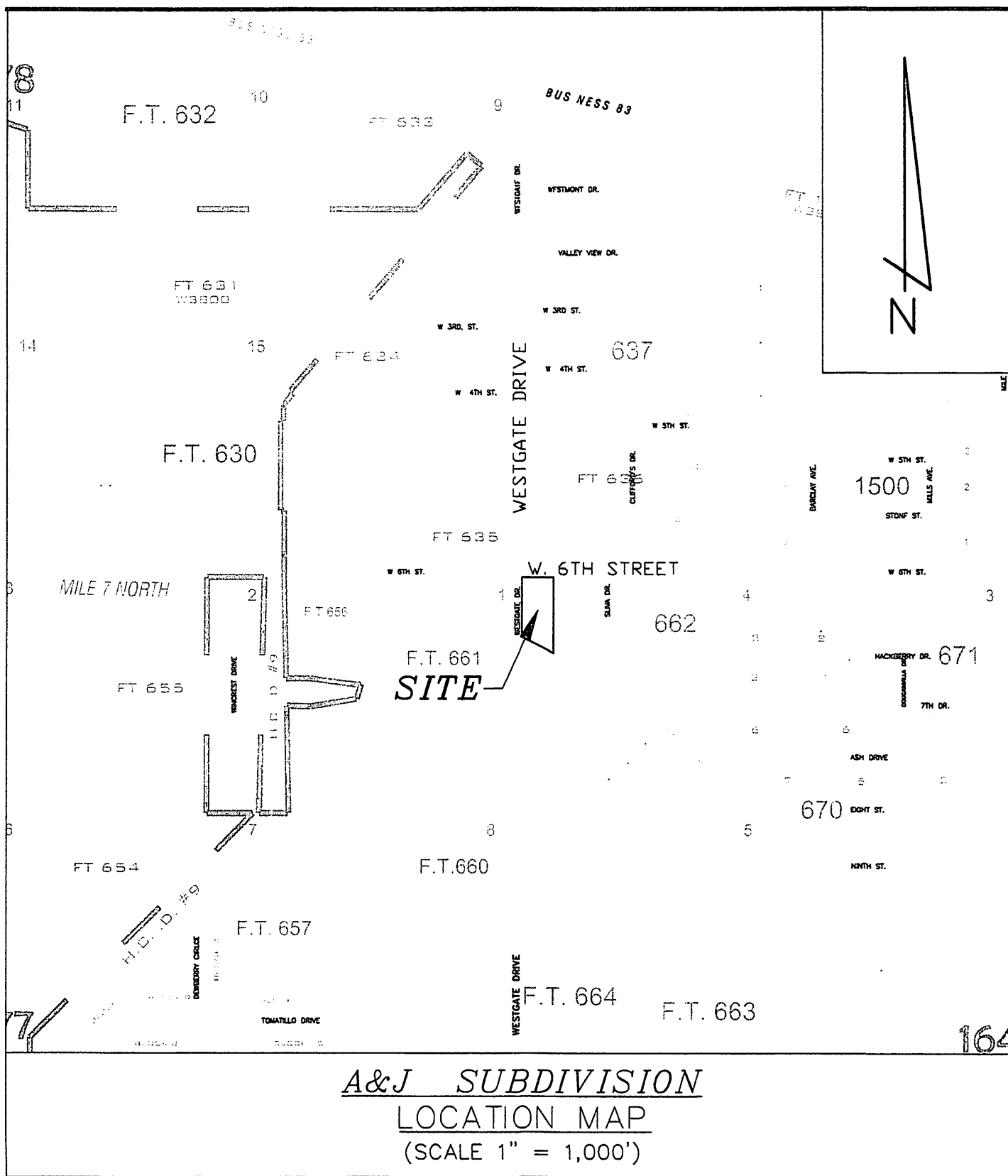
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28) and Mercedes Clay (39). Hidalgo fine sandy loam is listed in hydrologic group B, which consists of well drained soils with a moderate infiltration rate and Mercedes clay is listed in hydrologic group D, which consists of soils with a slow infiltration rate and high shrink/swell potential.

Pre-development Conditions:

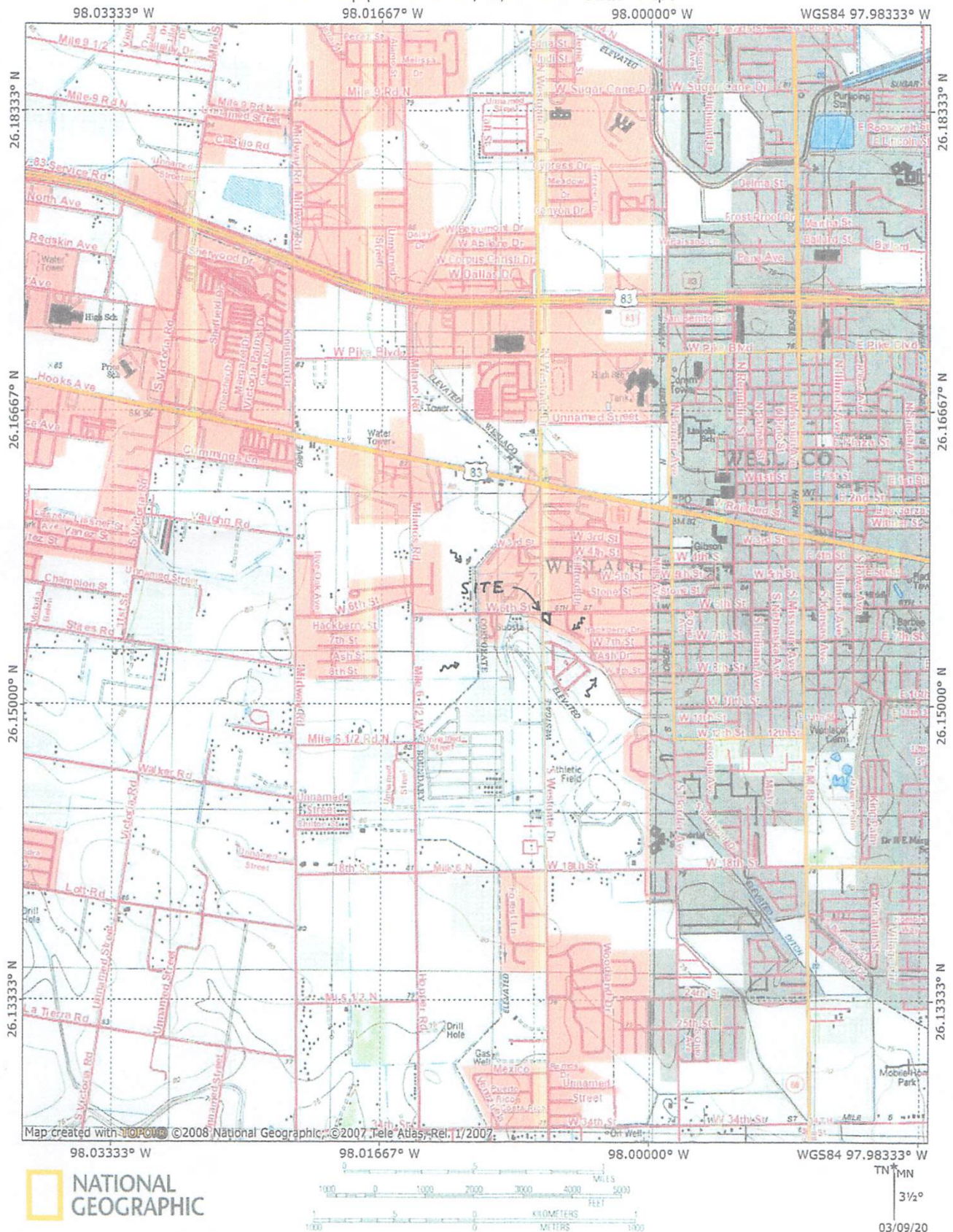
The land comprising A&J Subdivision is currently commercial zoned open land. Topographic information of the site reveals the subdivision site has a predevelopment grade of approximately 0.80% toward the southeast with a predevelopment runoff of 1.61 CFS. The runoff from the existing site overflows into a drain ditch owned by the Hidalgo and Cameron Counties Irrigation District No.9 running along the south side of the site.

Future Conditions:

The development will consist of one commercial lot. Expected use will be for a commercial offices (refer to proposed site plan, page 17). Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula, using a weighted coefficient based on the proposed site plan, reveal total maximum volume of additional run-off of 9,943 cubic feet (0.228 acre-ft), and a future Q of 4.68 CFS for an increase Q of 3.07 CFS. This runoff will be detained within designated detention areas and discharge into the existing drain ditch along the south side of the subdivision owned by the City of Weslaco. A drainage plan is to be approved by the City of Weslaco at the time of issuance of a building permit.



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

Detention Volume

A&J SUBDIVISION

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

For the existing Subdivision site:

Area = 1.47 ac.
Runoff Length = 402 ft
Slope = 0.8 %
Cex = 0.15
 $V = K_u K_p S_p^{0.5} = 0.62 \text{ ft/s}$
 $t_t = L / 60V = 10.72 \text{ min.}$
 $I = b / (t_t + d)^a = 7.29 \text{ in./hr.}$

Where Q = CIA = 1.61 cfs

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

For the future developed subdivision:

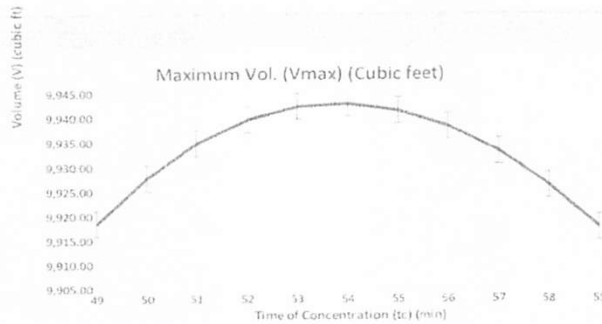
(REFER TO SITE PLAN)

	Area %	C	Weighted C
(6432 SF) Roof	0.20	0.97	0.20
(15,367 SF) Pavement	0.48	0.95	0.46
(10,121 SF) Green	0.32	0.25	0.08
			0.73

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

Proposed Cfut = 0.73

Tc	Qfut	Vfut	Qex	Vex	Vmax
49	4.98	14,641.76	1.61	4,723.31	9,918.45
50	4.92	14,747.47	1.61	4,819.71	9,927.76
51	4.85	14,850.88	1.61	4,916.10	9,934.78
52	4.79	14,952.07	1.61	5,012.50	9,939.57
53	4.73	15,051.13	1.61	5,108.89	9,942.24
54	4.68	15,148.13	1.61	5,205.28	9,942.85
55	4.62	15,243.16	1.61	5,301.68	9,941.48
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58	4.46	15,517.08	1.61	5,590.86	9,926.22
59	4.41	15,604.88	1.61	5,687.25	9,917.63



Total Required Detention Volume: 9.943 cfs =
0.228 ac-ft

Table 3-1. Runoff Coefficients for Rational Formula.⁽¹⁴⁾	
Type of Drainage Area	Runoff Coefficient, C*
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Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
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Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
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Heavy soil, average, 2 - 7%	0.18 - 0.22
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Streets:	
Asphaltic	0.70 - 0.95
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Brick	0.70 - 0.85
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Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041

"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

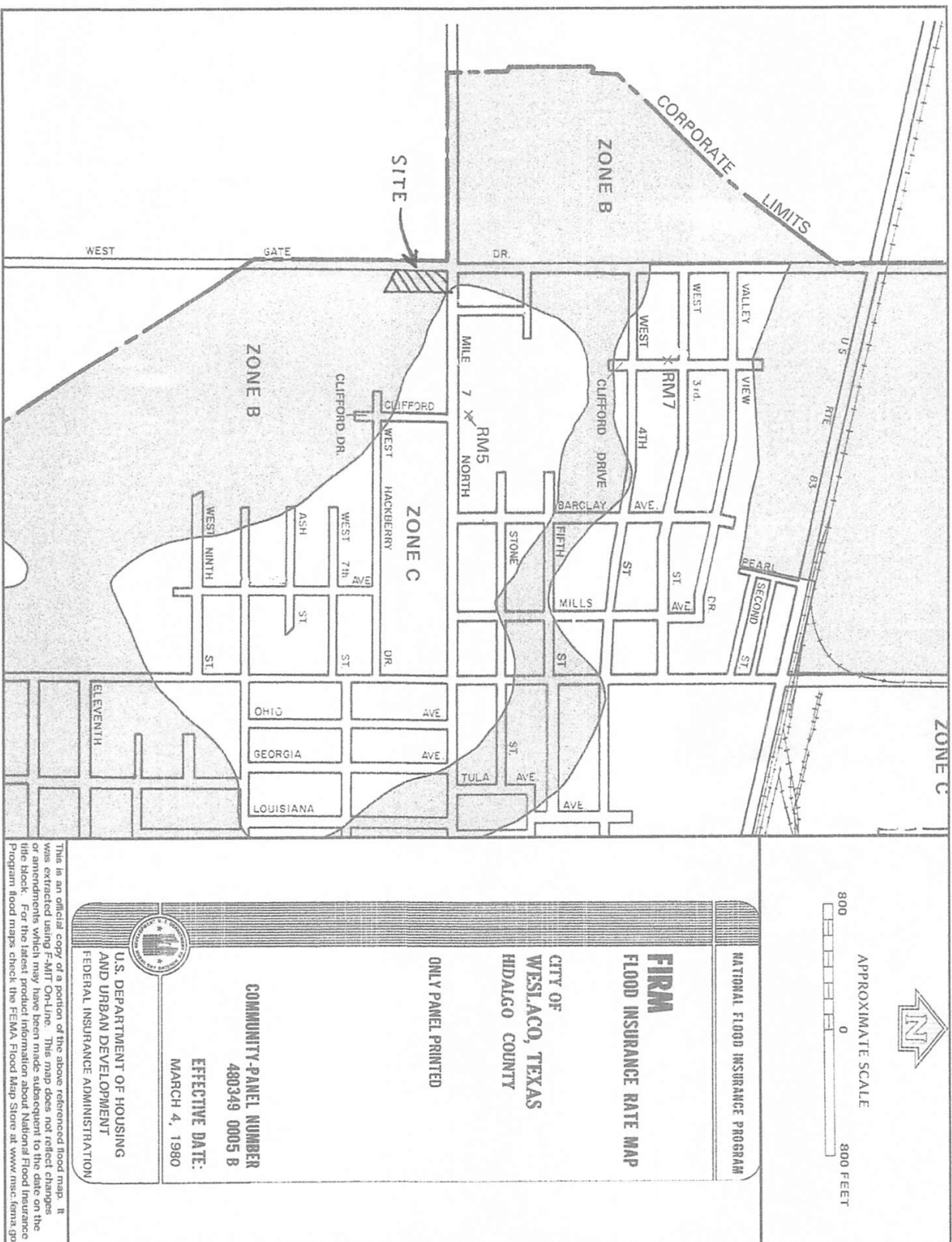
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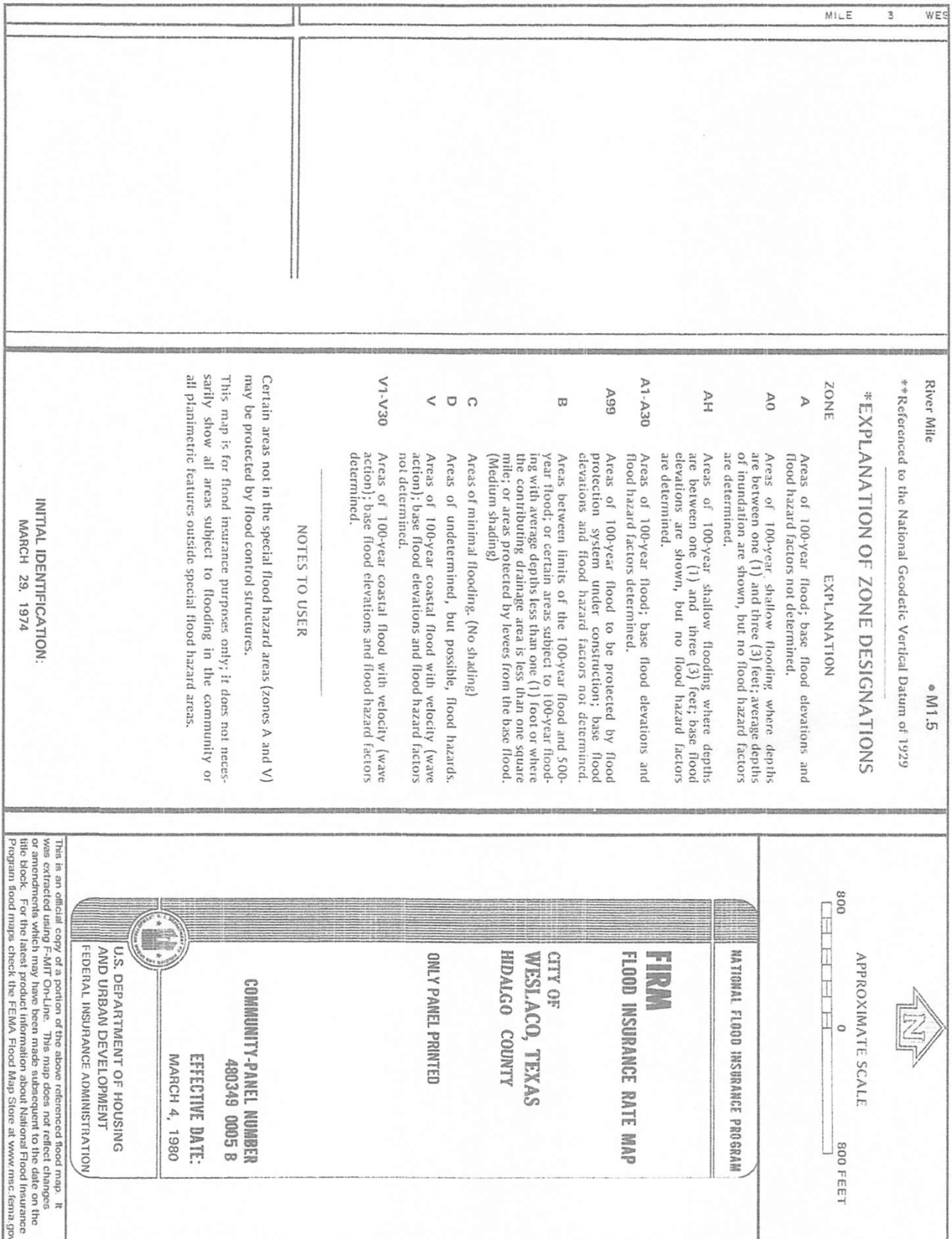
Select Units

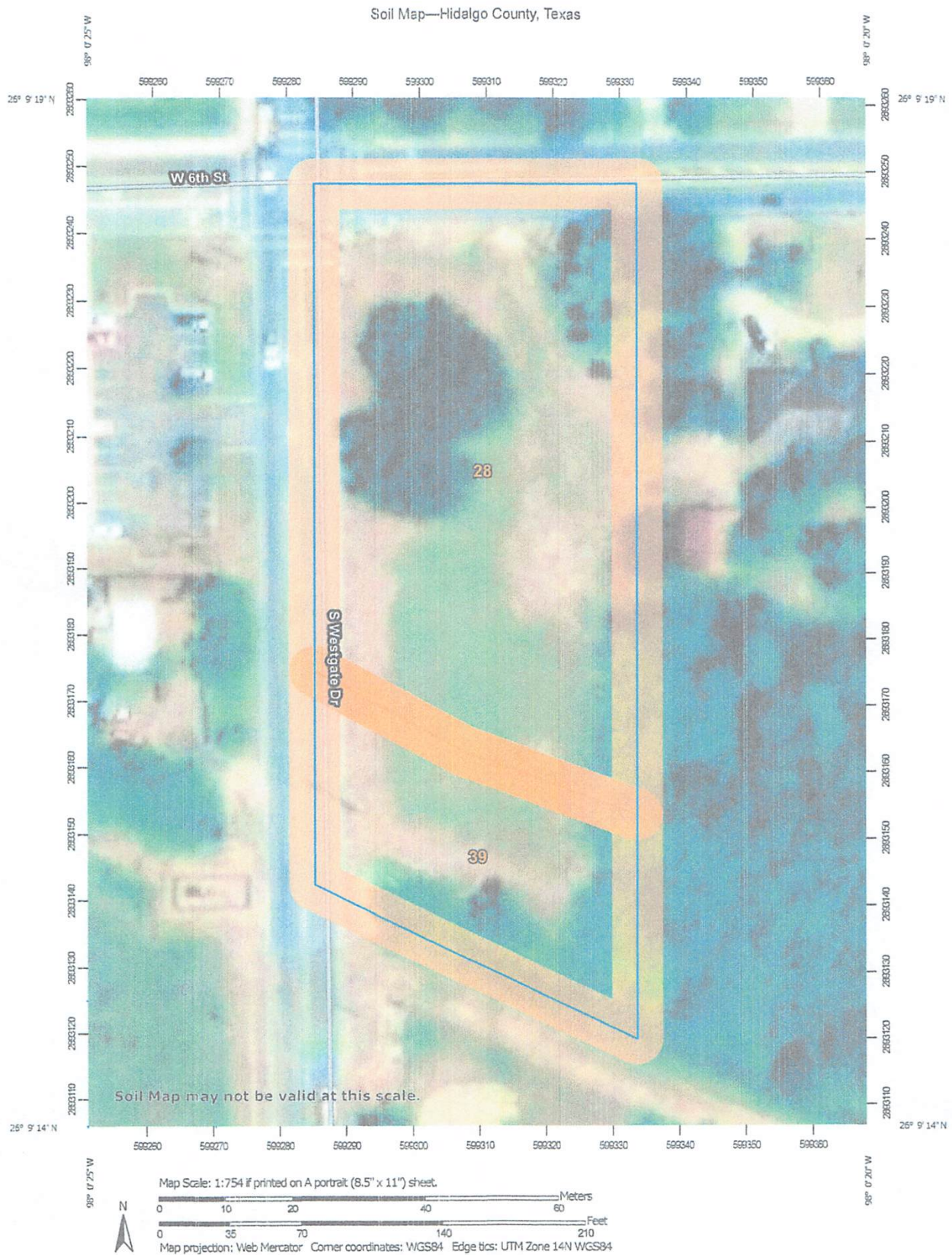
15 min

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

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







Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/3/2020
Page 1 of 3

Soil Map—Hidalgo County, Texas

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 18, Sep 12, 2019

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

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

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

Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	1.0	72.6%
39	Mercedes clay, 0 to 1 percent slopes	0.4	27.4%
Totals for Area of Interest		1.4	100.0%



Engineering Properties—Hidalgo County, Texas

Report—Engineering Properties

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

Engineering Properties—Hidalgo County, Texas															
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct. Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index	
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200			
28—Hidalgo sandy clay loam, 0 to 1 percent slopes			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	
	Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100 -100	95-98-1 00	86-96-1 00	44-54- 63	25-30 -39	11-15-1 8
				17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100 -100	94-98-1 00	85-96-1 00	50-60- 75	30-35 -44	11-17-2 2
				28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-1 00	91-94-1 00	81-93-1 00	54-68- 81	30-38 -44	11-17-2 2
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-1 00	91-95-1 00	82-94-1 00	57-72- 84	30-38 -44	11-17-2 2	
39—Mercedes clay, 0 to 1 percent slopes															
Mercedes	85	D	0-19	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-1 00	80-90-1 00	80-90-1 00	75-85- 95	55-66 -76	32-41-4 9	
			19-57	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-1 00	80-90-1 00	80-90-1 00	75-85- 95	50-63 -76	32-41-4 9	
			57-65	Clay	CH, CL	A-7-6	0-0-0	0-1-2	85-93-1 00	80-90-1 00	80-90-1 00	75-85- 95	48-62 -76	32-41-4 9	



THEORY OF THE MARKET

MCHESTER, EDWARD STATE OF TEXAS

University of Tennessee
City of Nashville

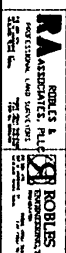
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Current Manager
Rankings & Career on Leadership Magazine

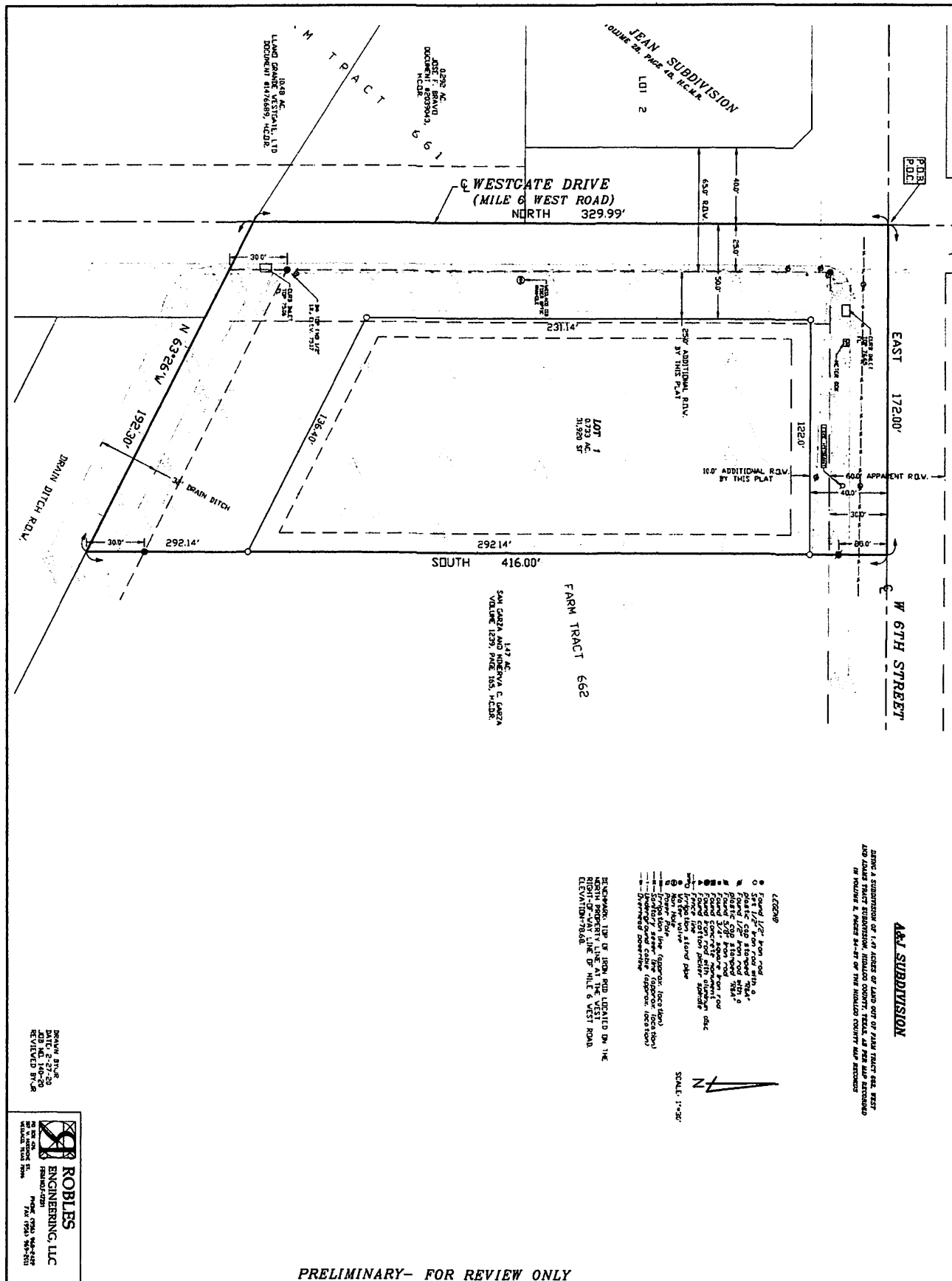
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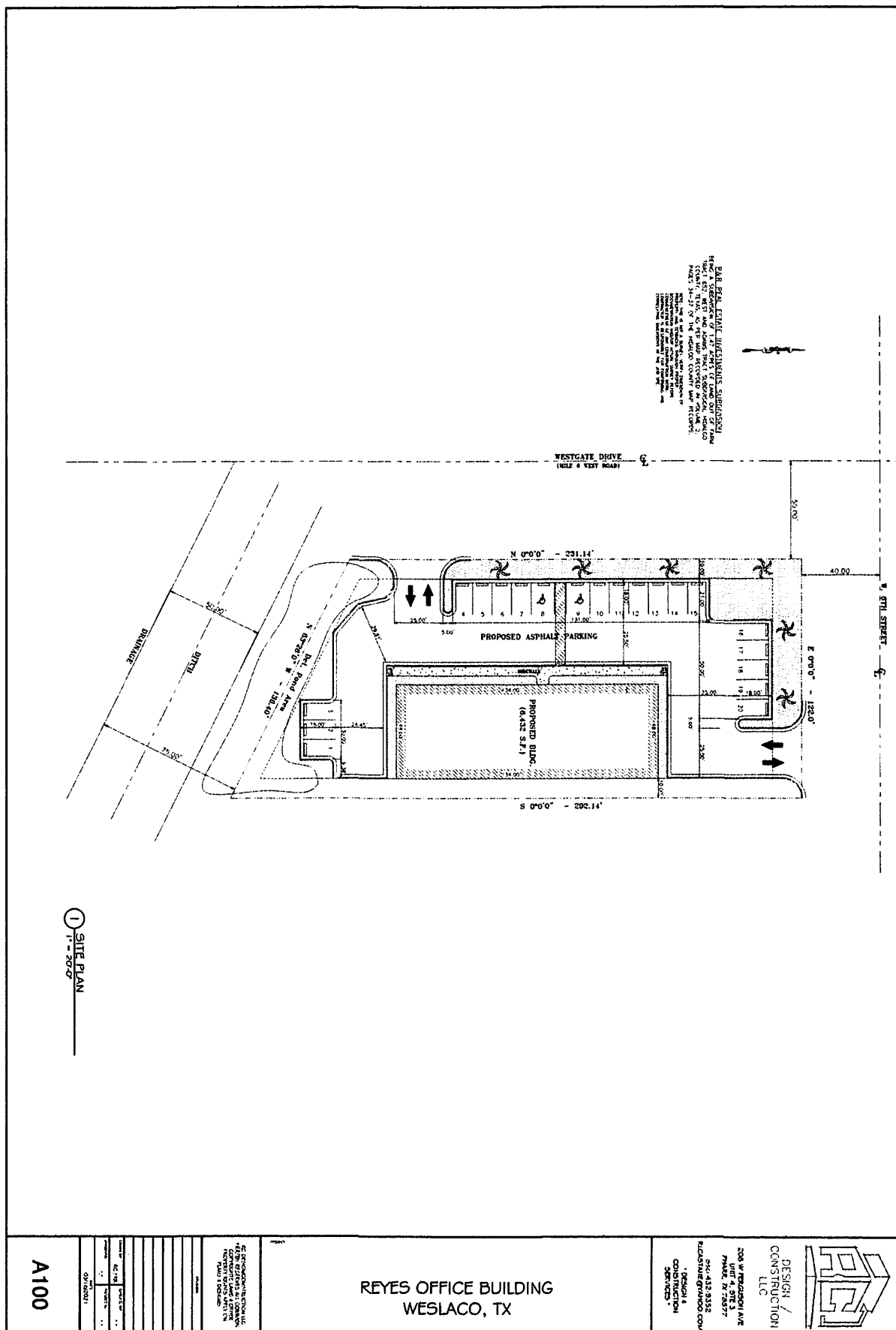
POST-IMPACT

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PRELIMINARY- FOR REVIEW ONLY





City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

July 15, 2021

Mr. Reynaldo Robles, Jr., P.E.
P.O. Box 476
Weslaco, TX 78599

RE: **A&J Subdivision Drainage Detention Requirements**

Dear Mr. Robles:

This is to clarify the drainage detention requirements for the proposed A&J Subdivision located on the southeast corner of the intersection of Westgate Dr and 6th St.

The City of Weslaco requires a 75-ft dedication from the centerline of an existing adjacent drainage ditch. Within these 75-ft, the City permits linear detention to accommodate your subdivision drainage detention requirements, as previously approved by both the City of Weslaco and Hidalgo County Drainage District No. 1.

If you have any questions or need further clarification, please do not hesitate to call me at (956) 969-1533.

Sincerely,

Albert J. Aldana, P.E.
City Engineer



ROBLES
ENGINEERING, LLC

FIRM NO. F-17391

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

DRAINAGE STATEMENT

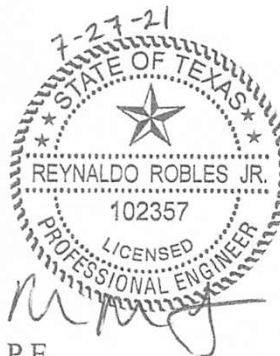
FOR

A&J SUBDIVISION

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

July 27, 2021

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

Page 1 – Cover Sheet

Page 2 – Index

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

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14 – USDA Soil Report: Engineering Properties

Pages 15-16 – Subdivision Plat Sheets 1 & 2

Page 17 – Proposed Site Plan Lot 1



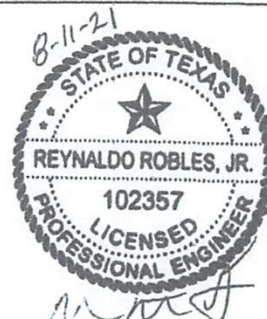
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ENGINEERING, LLC

FIRM NO. F-17391

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PO Box 476
Weslaco, TX 78599

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
<i>Hector Garcia</i> <i>9/3/21</i>	
H.C.D.D. NO. 1	DATE

DRAINAGE STATEMENT
For
A&J SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS



A&J Subdivision is located on the southeast corner of the intersection of Mile 6 West Road (Westgate Drive) and W. 6th Street (Mile 7 North Road) in the City of Weslaco, Hidalgo County, Texas and is described as follows: 1.47 acres of land out of Farm Tract 662, West and Adams Tract Subdivision, Hidalgo County, Texas, according to the plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "B", which is described as areas between the limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, as per F.E.M.A. flood insurance rate map with community panel No. 480349 0005 B, with an effective date of March 4, 1980.

Existing Soils:

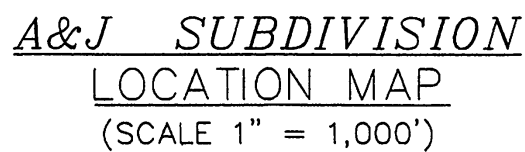
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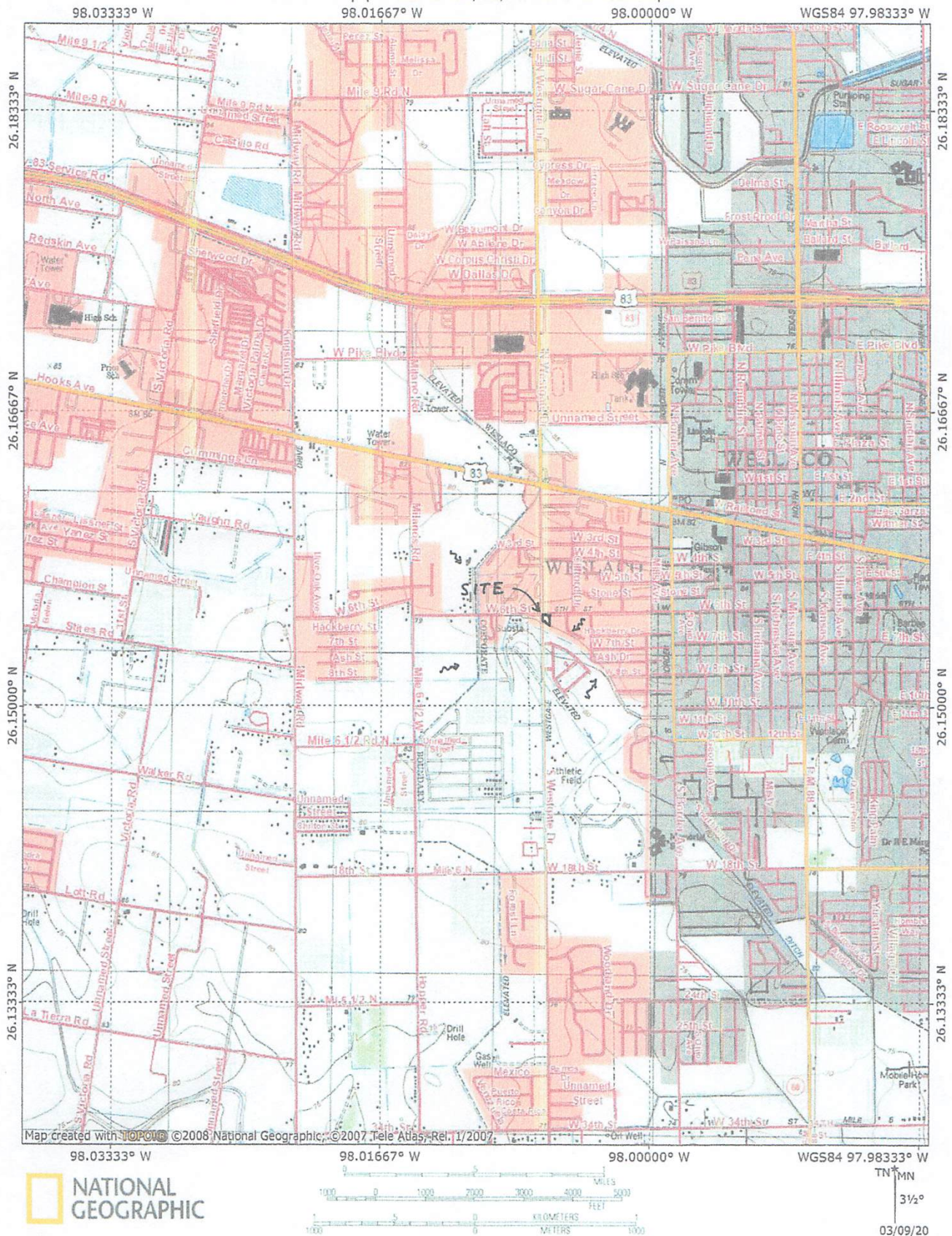
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The development will consist of one commercial lot. Expected use will be for a commercial offices (refer to proposed site plan, page 17). Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula, using a weighted coefficient based on the proposed site plan, reveal total maximum volume of additional run-off of 9,943 cubic feet (0.228 acre-ft), and a future Q of 4.68 CFS for an increase Q of 3.07 CFS. This runoff will be detained within designated detention areas and discharge into the existing drain ditch along the south side of the subdivision owned by the City of Weslaco. A drainage plan is to be approved by the City of Weslaco at the time of issuance of a building permit.



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A&J SUBDIVISION

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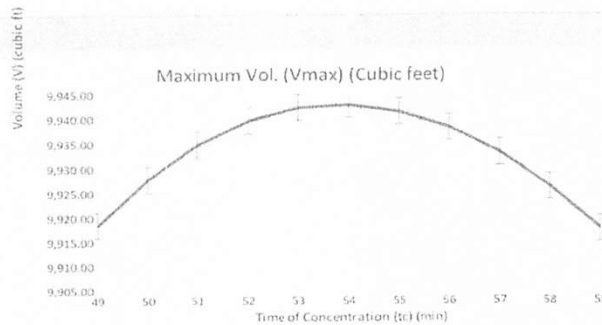
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English

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Hidalgo

3. Enter a Time of Conc.

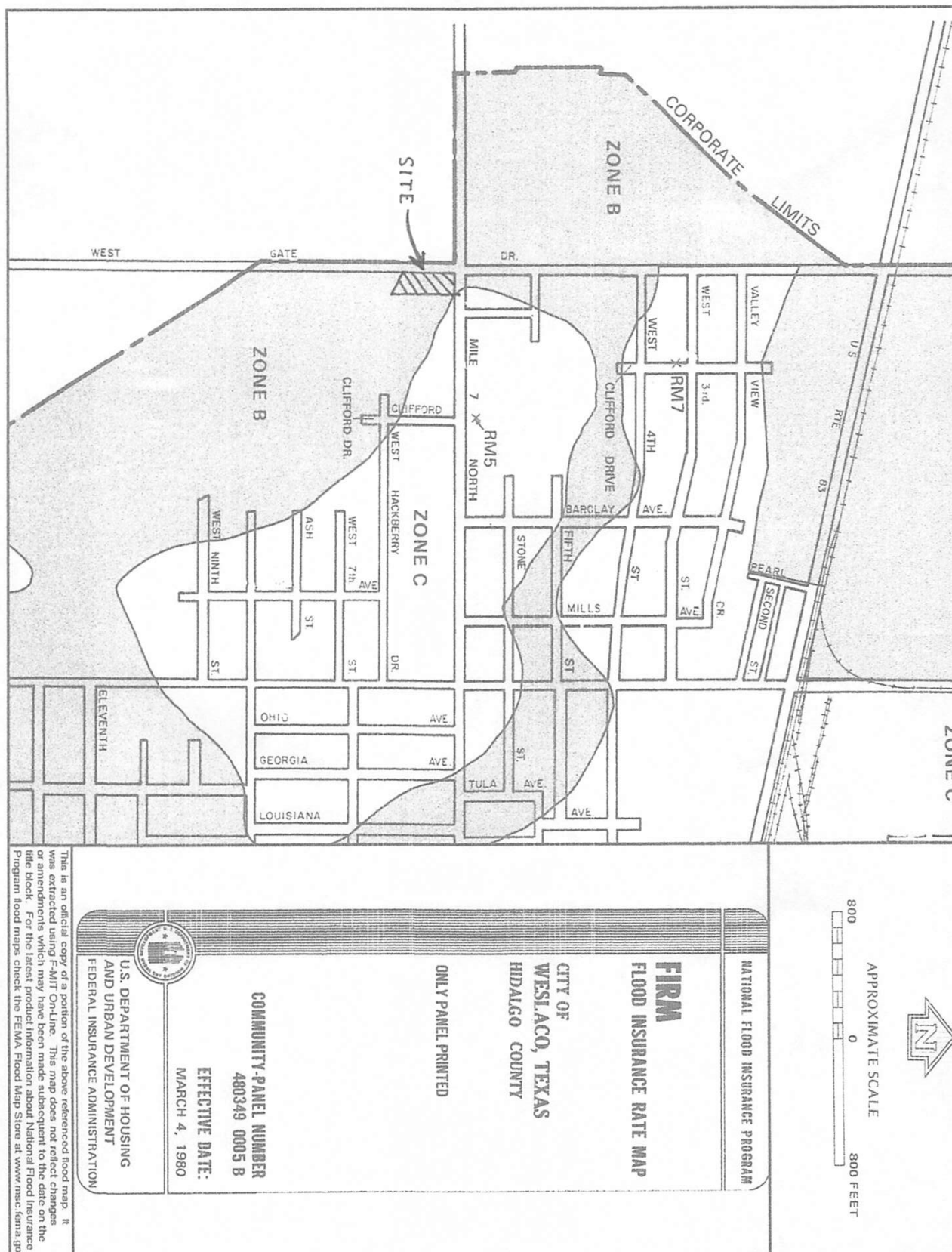
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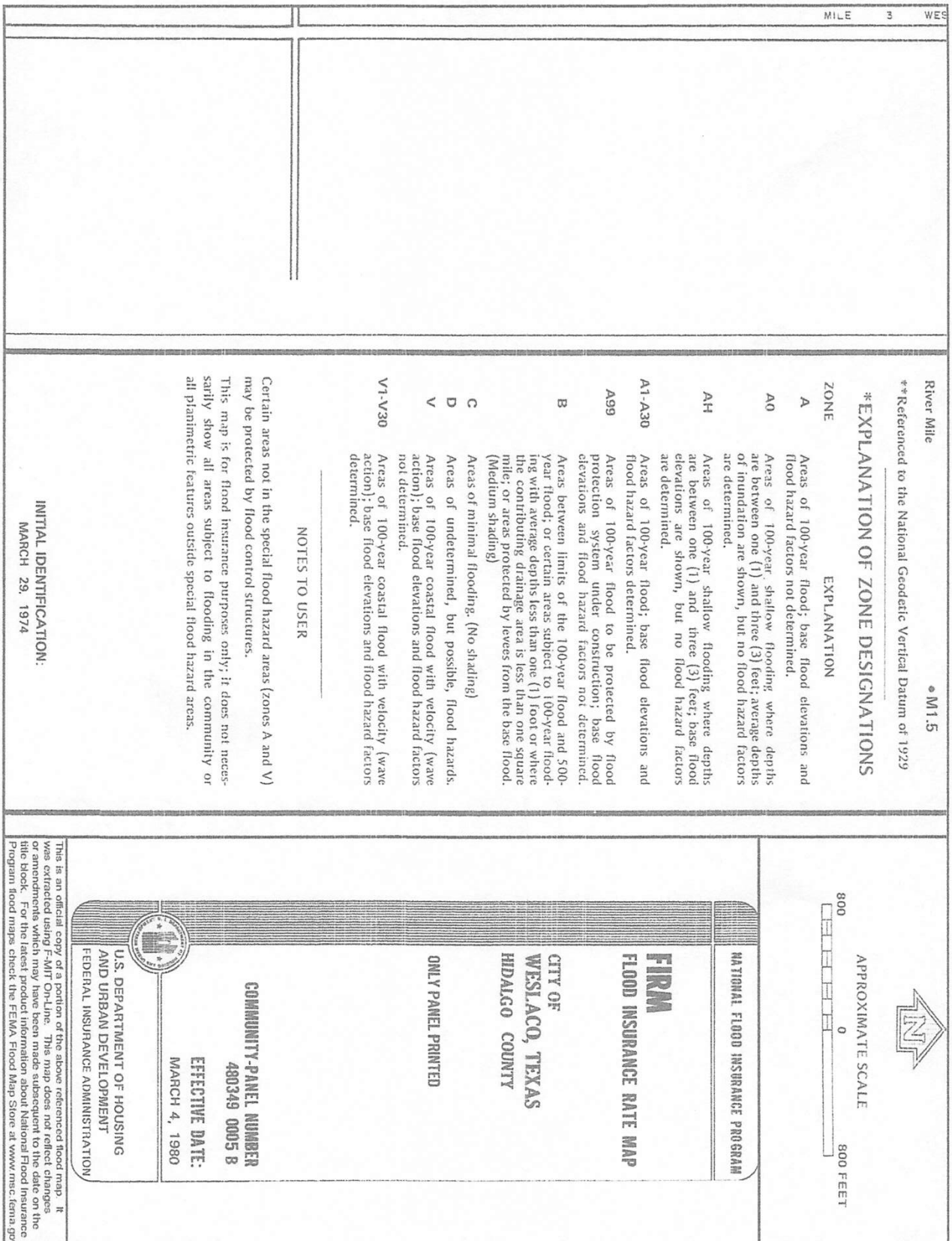
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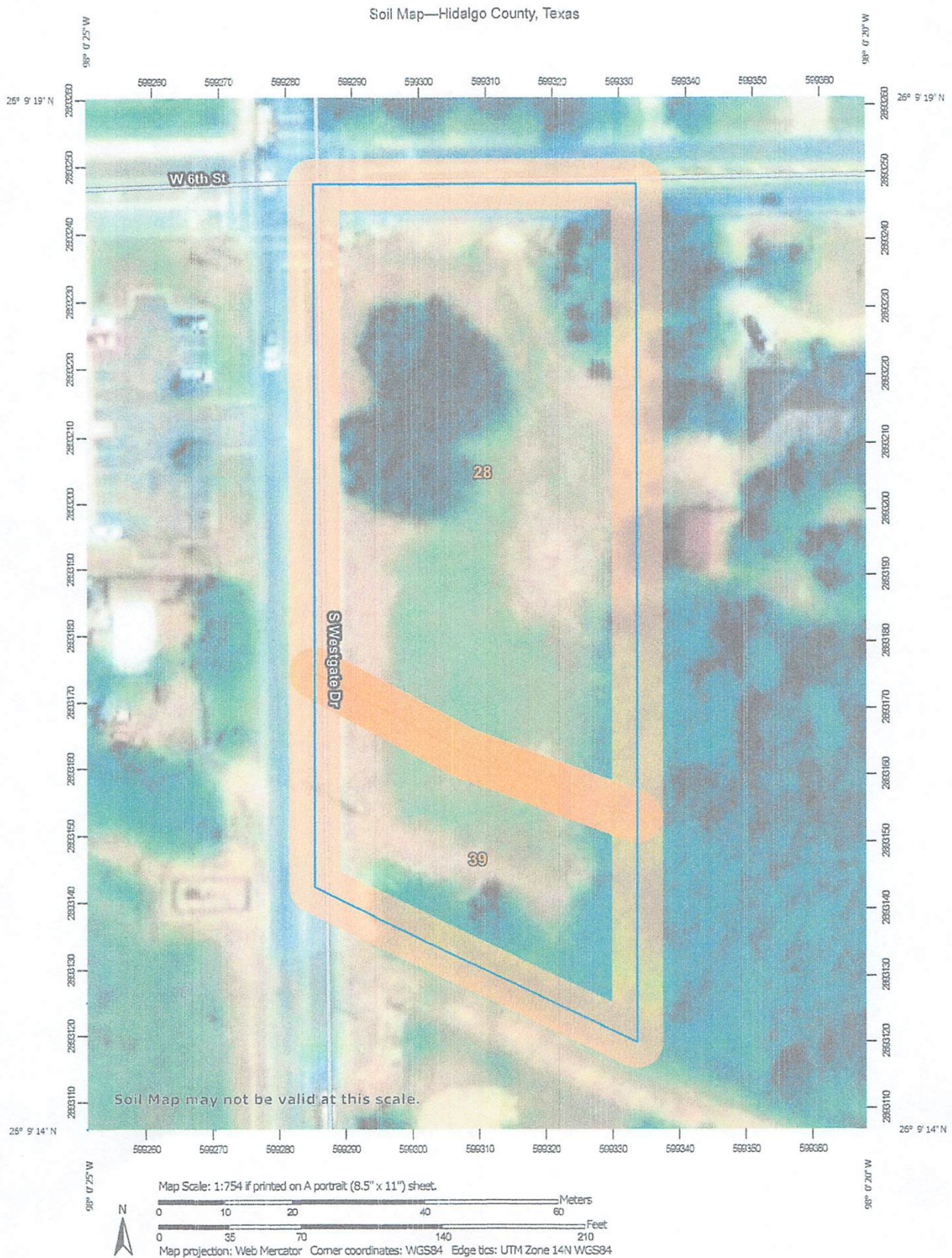
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Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/3/2020
Page 1 of 3

Soil Map—Hidalgo County, Texas

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 18, Sep 12, 2019

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

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

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

Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	1.0	72.6%
39	Mercedes clay, 0 to 1 percent slopes	0.4	27.4%
Totals for Area of Interest		1.4	100.0%

Engineering Properties—Hidalgo County, Texas

Report—Engineering Properties

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

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct. Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
28—Hidalgo sandy clay loam, 0 to 1 percent slopes			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
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	85	D	0-19	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	55-66-76	32-41-49
			19-57	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	50-63-76	32-41-49
			57-65	Clay	CH, CL	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	48-62-76	32-41-49

[illegible][illegible][illegible]

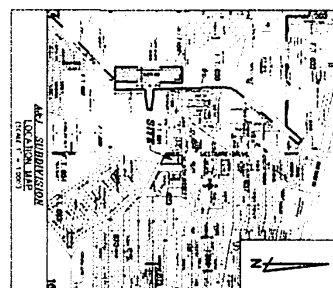
STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned, Attorney at Law, a qualified person in the State of Texas, do hereby certify that the foregoing Declaration was given to me by

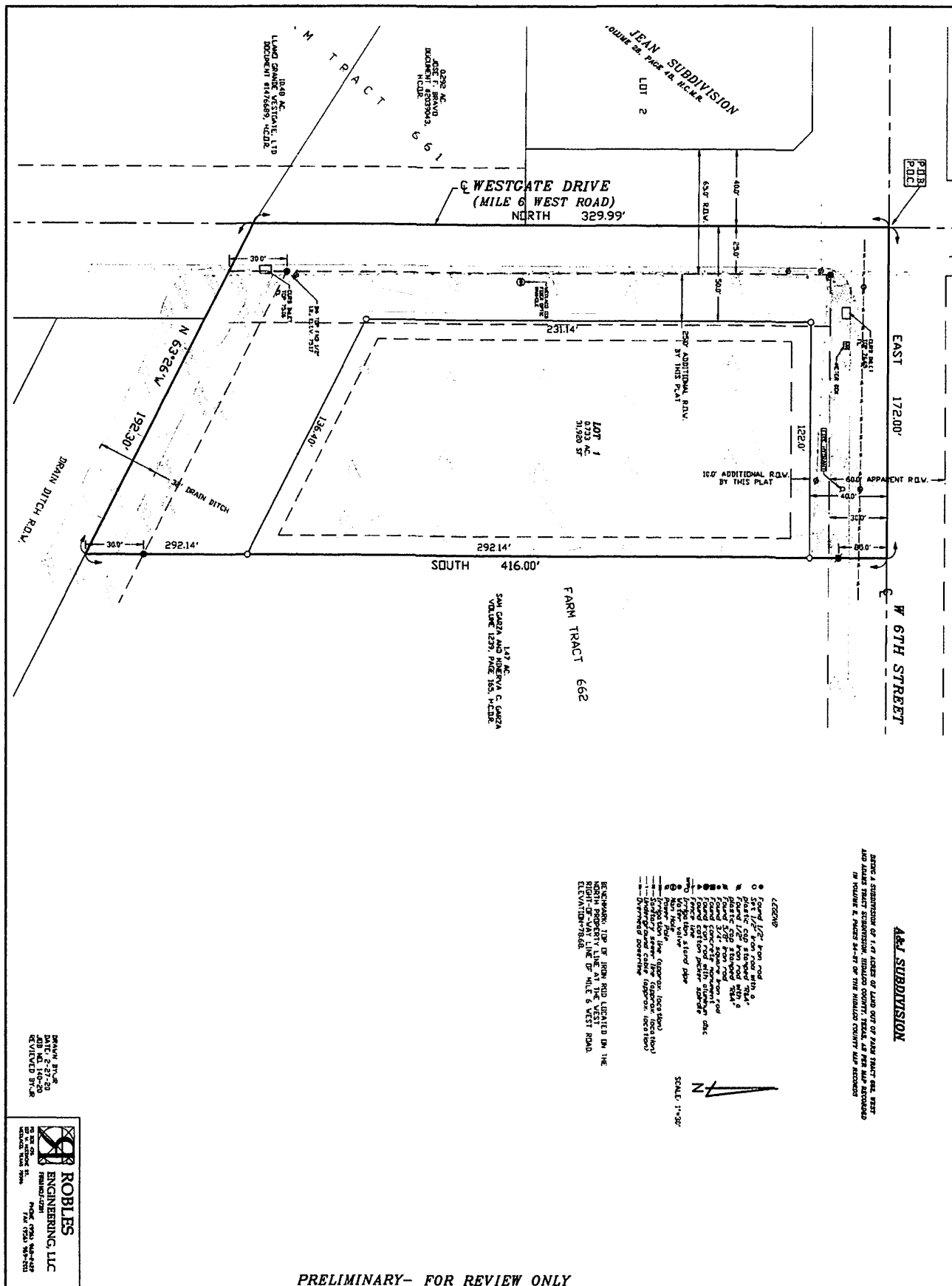
FELICITY HAYES

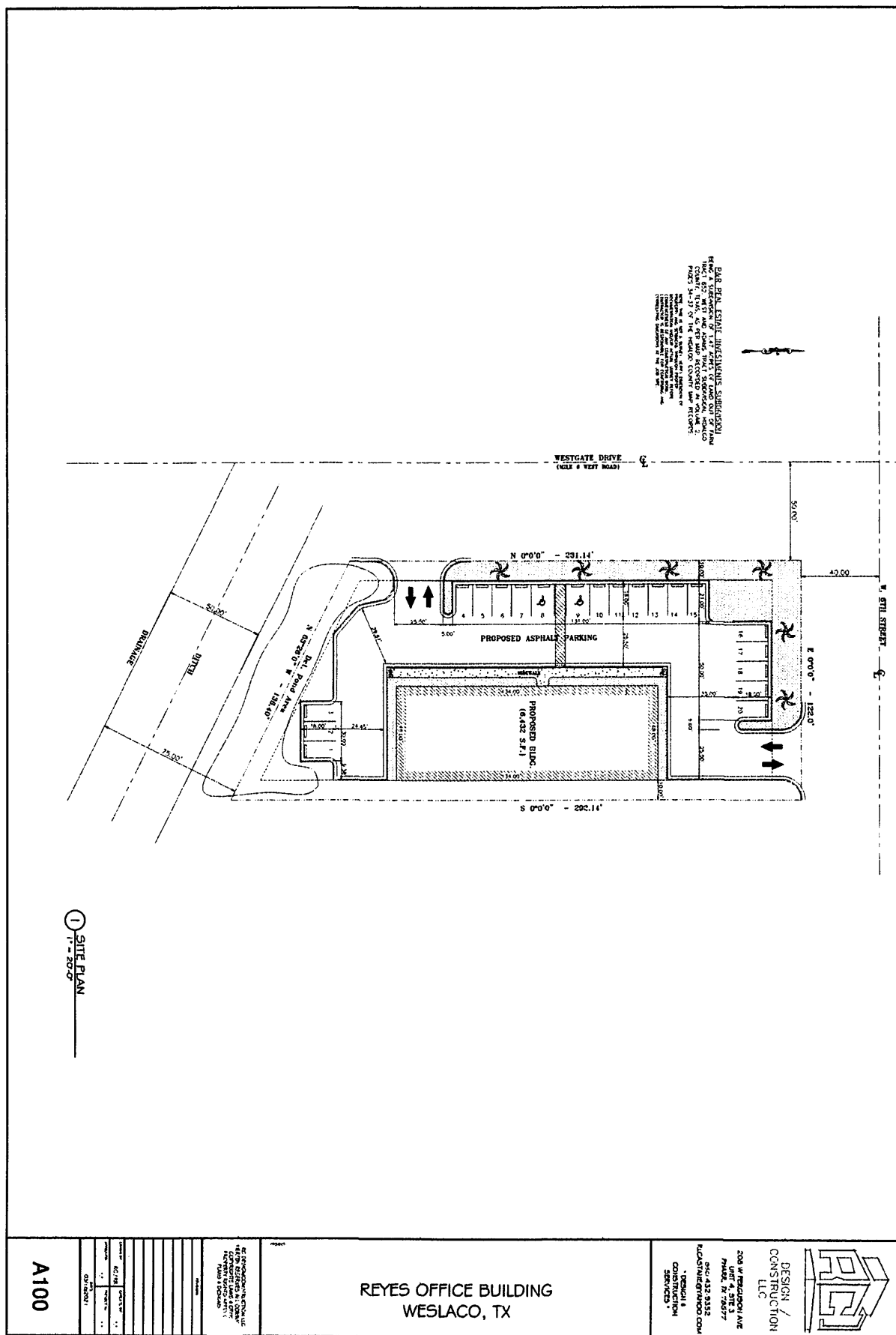
ATTEST:
ATTEST TO CORRECT: _____ DATE _____
WITNESSED BY: _____ (JANUARY 1975)
BY ME: _____
WITNESSED BY: _____
WITNESSED BY: _____

DECLASSIFIED BY THE MODERATOR SYSTEM
This plot is depicted by the "Carter Center" for the first time.

[illegible]

RA RIDLES &
ASSOCIATES, P.L.C.
407 LINDEN ROAD SUITE 100
31407-1000
714-344-1100





City of Weslaco

"The City on the Grow"



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

Mike R. Perez, City Manager

July 15, 2021

Mr. Reynaldo Robles, Jr., P.E.
P.O. Box 476
Weslaco, TX 78599

RE: **A&J Subdivision Drainage Detention Requirements**

Dear Mr. Robles:

This is to clarify the drainage detention requirements for the proposed A&J Subdivision located on the southeast corner of the intersection of Westgate Dr and 6th St.

The City of Weslaco requires a 75-ft dedication from the centerline of an existing adjacent drainage ditch. Within these 75-ft, the City permits linear detention to accommodate your subdivision drainage detention requirements, as previously approved by both the City of Weslaco and Hidalgo County Drainage District No. 1.

If you have any questions or need further clarification, please do not hesitate to call me at (956) 969-1533.

Sincerely,

Albert J. Aldana, P.E.
City Engineer



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

Date of Meeting: January 5, 2022	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Wille Arratia	
Subject/Agenda Item: Discussion and consideration for the Final 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 denial of Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-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: [Signature] Date: 11-18-21

_____ is the authorized agent

Authorized Agent Signature: [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: _____

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 Coeficient 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. 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						
Karnes	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						
Kaufman	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						
Kendall	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						
Kenedy	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						
Kent	0.801	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						
Kerr	0.789	49	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						
Kimbrite	0.775	42	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.761	91	8.0	0.758	104	8.4						
King	0.758	53	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						
Kittney	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						
Kleberg	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						
Knox	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						
Lamar	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						
Lamb	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						

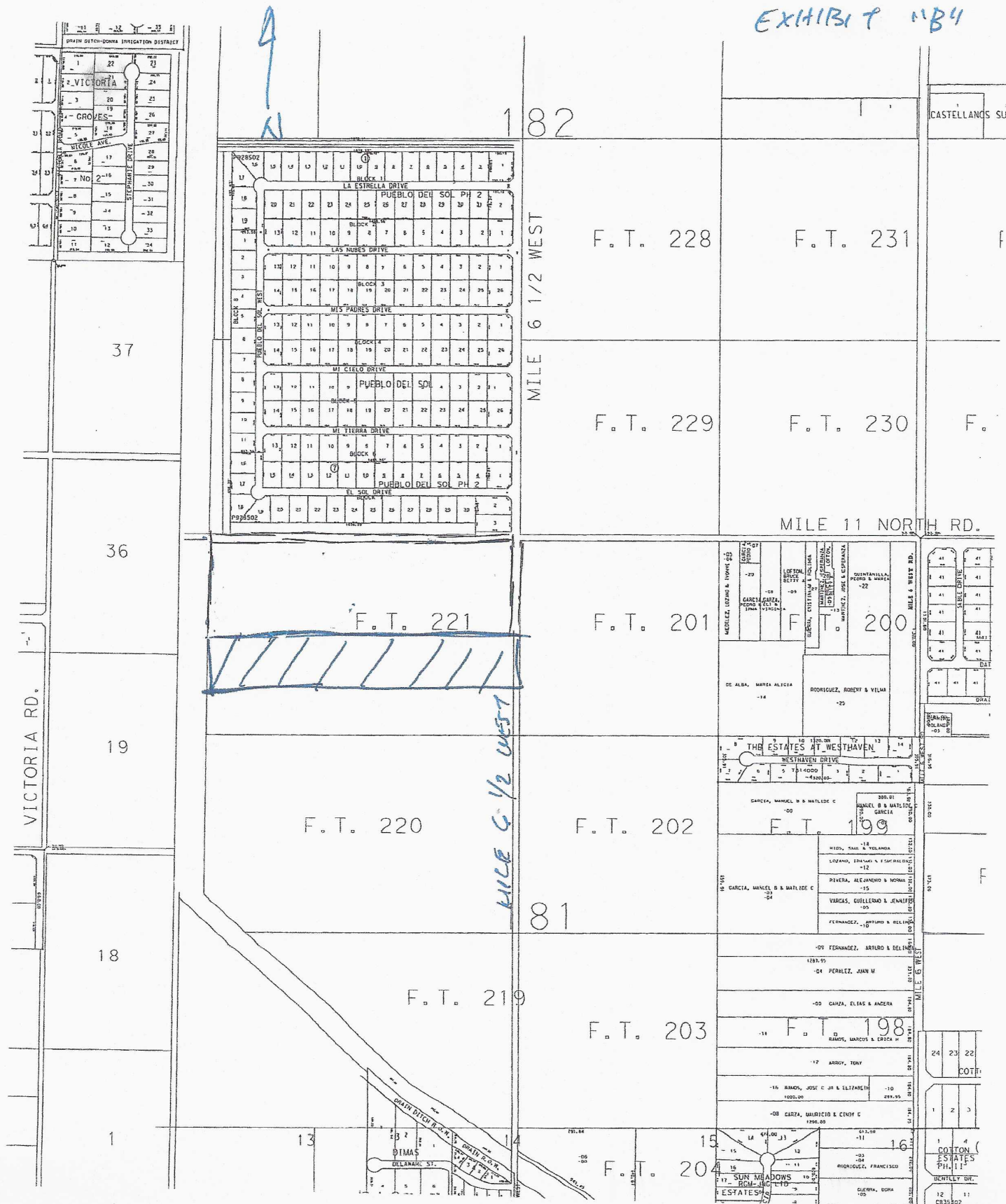
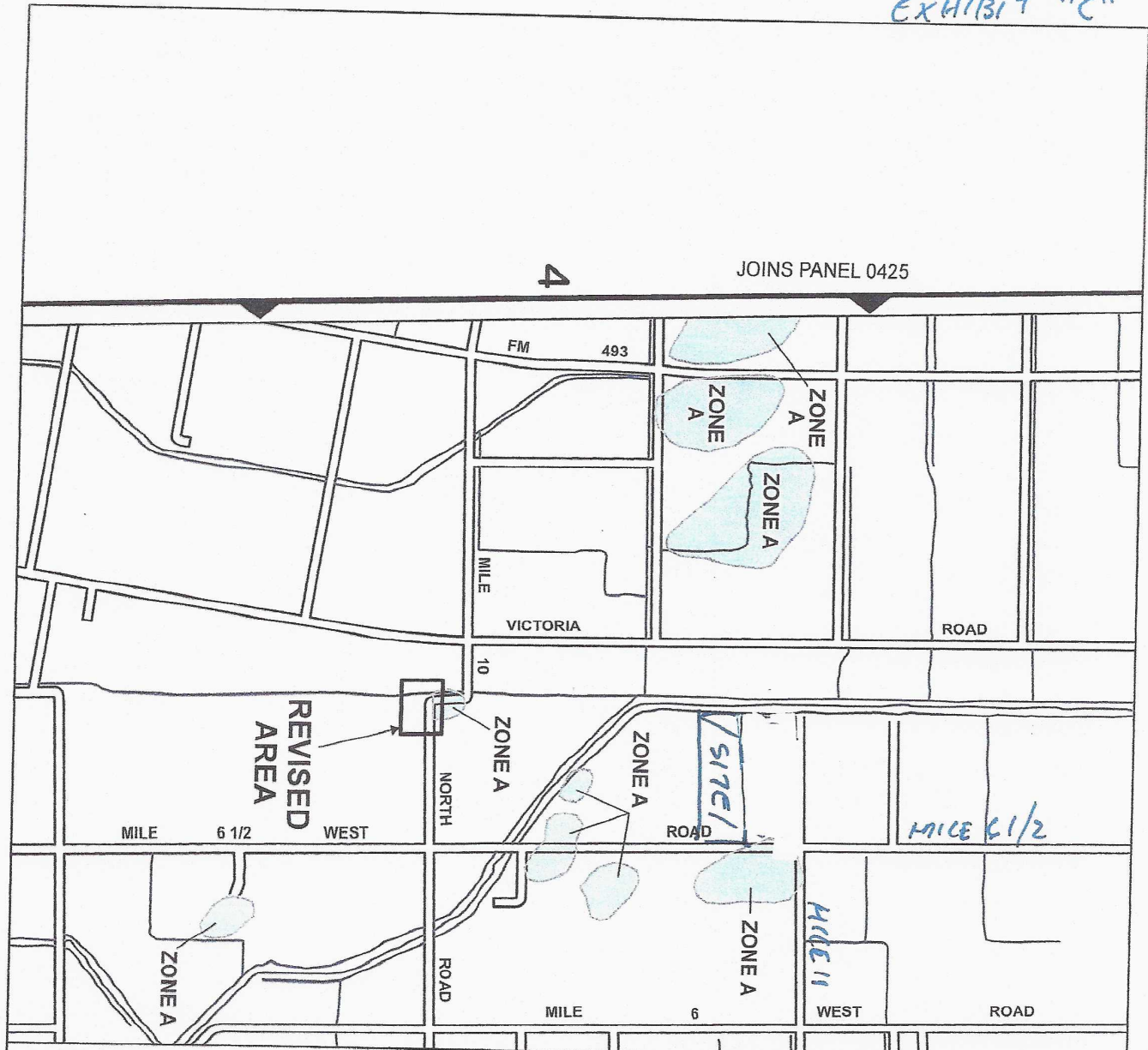


EXHIBIT "C"

4

JOINS PANEL 0425



FEMA
National Flood Insurance Program

HIDALGO COUNTY, TEXAS
(Unincorporated Areas)

REVISOR TO
REFLECT LOMR
EFFECTIVE: October 5, 2018

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

SCALE

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

1 inch = 2,000 feet

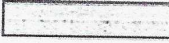
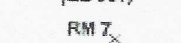
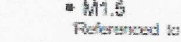
0 1,000 2,000 4,000 Feet

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 Levees

LEGEND

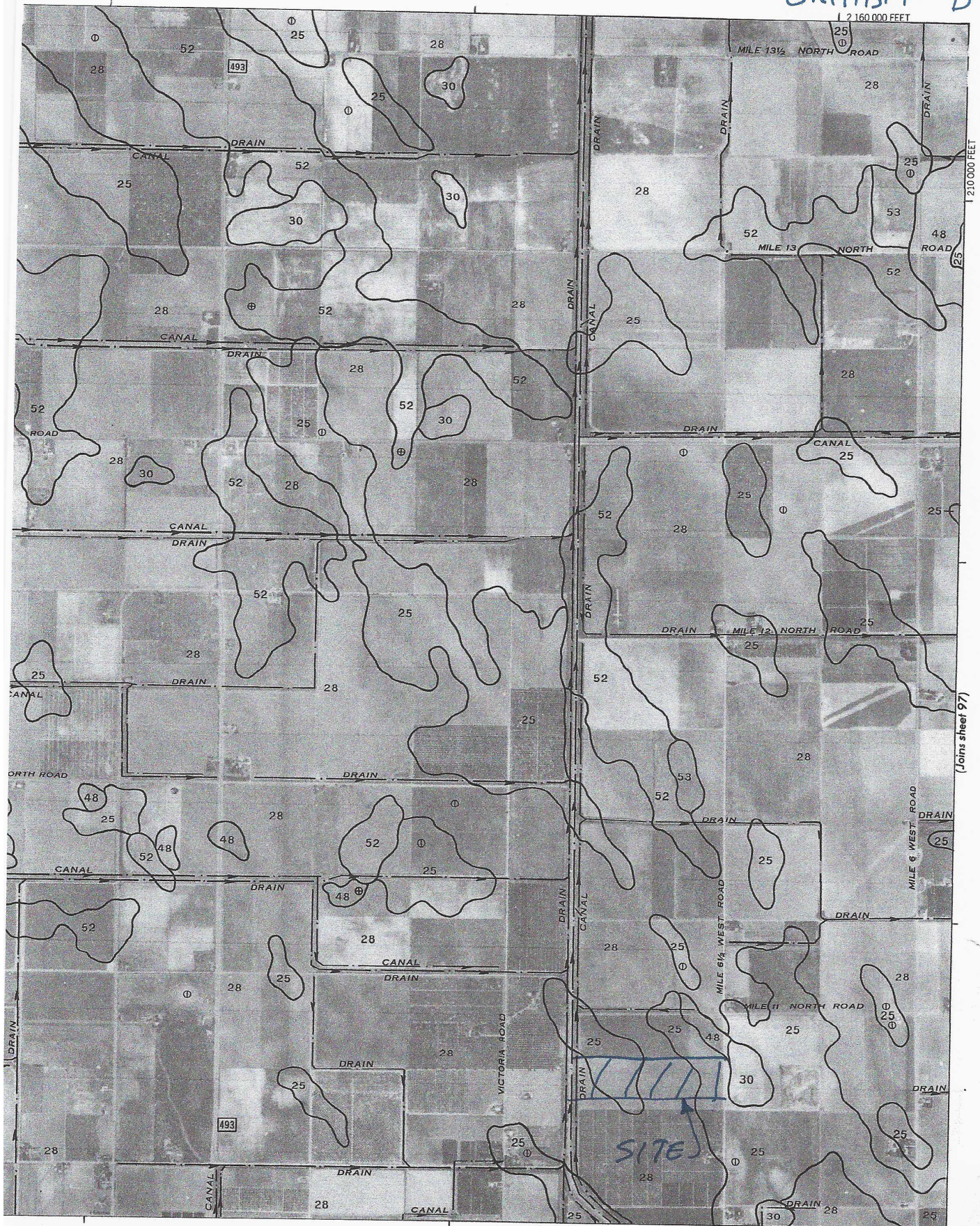
	SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
	ZONE A No base flood elevations determined.
	ZONE AE Base flood elevations determined.
	ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
	ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on 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 1 to 3 feet 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	Hardness	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.

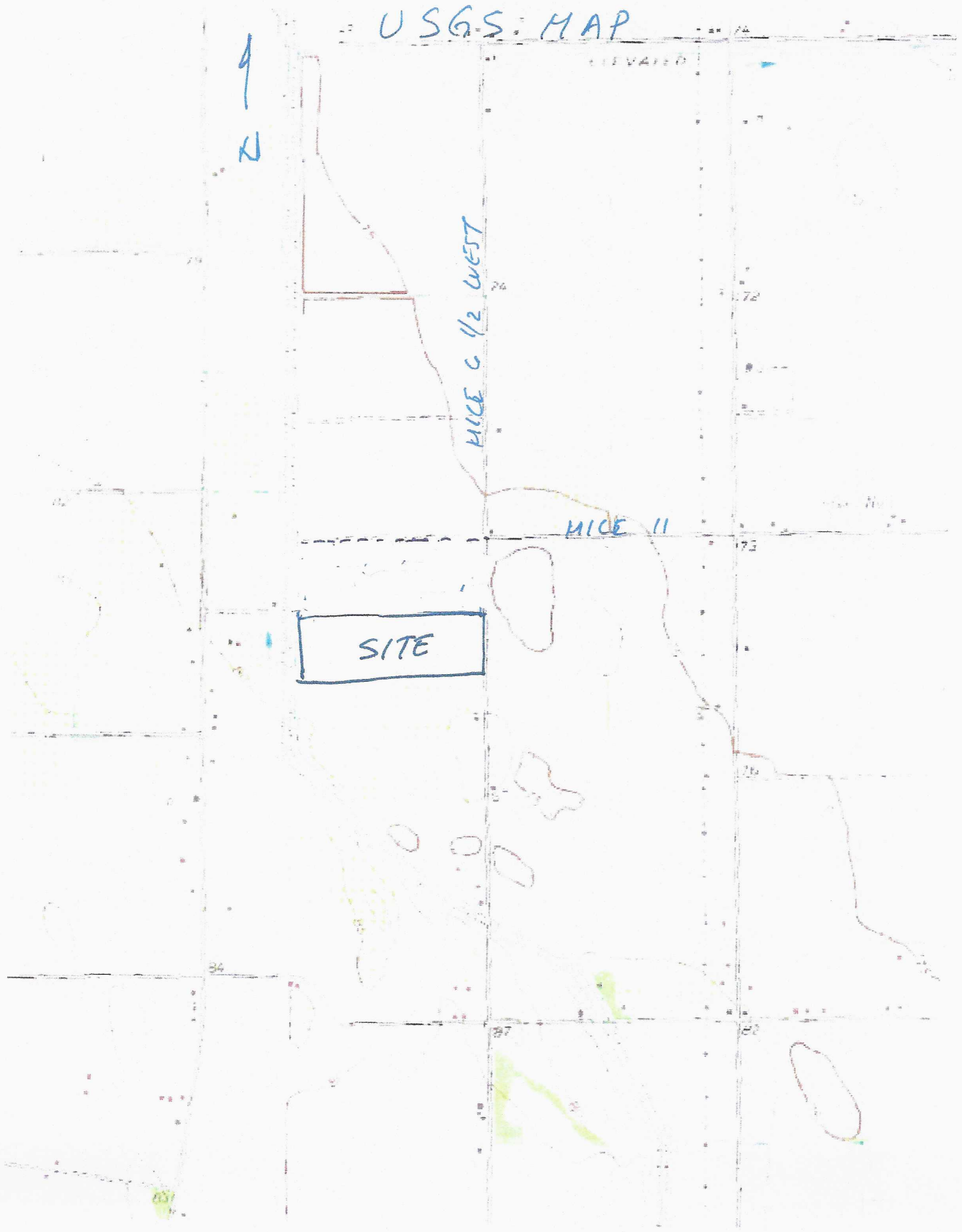
USGS MAP

9
N

WICE C 1/2 WEST

WICE 11

SITE





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 5, 2022	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt	
Subject/Agenda Item: Discussion and consideration for the Final 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 the 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 Final Plat.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-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 mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- \$355.00 Planning Review fee
- One 11" X 17" reduced copy of plat
- Plat Layout
- Existing & Proposed Easements
- Existing & Proposed ROW
- Existing & Proposed Drainage Easements
- Contours
- Flood Zones
- Adjoiners
- Existing street names
- Drainage plans and calculations with engineer's seal
- Elevations
- Flood directional arrows
- Detention areas
- Street names
- Proof of ownership of the property
- If septic tank system required, submit soil evaluation report
- Water Rights associated with the property
- Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

- ☒ 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

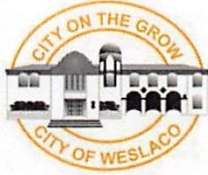
- ☒ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- ☒ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- ☒ Notice of Intent
- ☒ SW3P

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

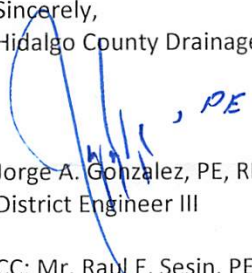
RE: Punta del Cielo Subdivision

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. Segin, PE CFM – Hidalgo County Drainage District General Manager

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 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**



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
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) Hebbronville 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>ACCID 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
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

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

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

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/DA. (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	

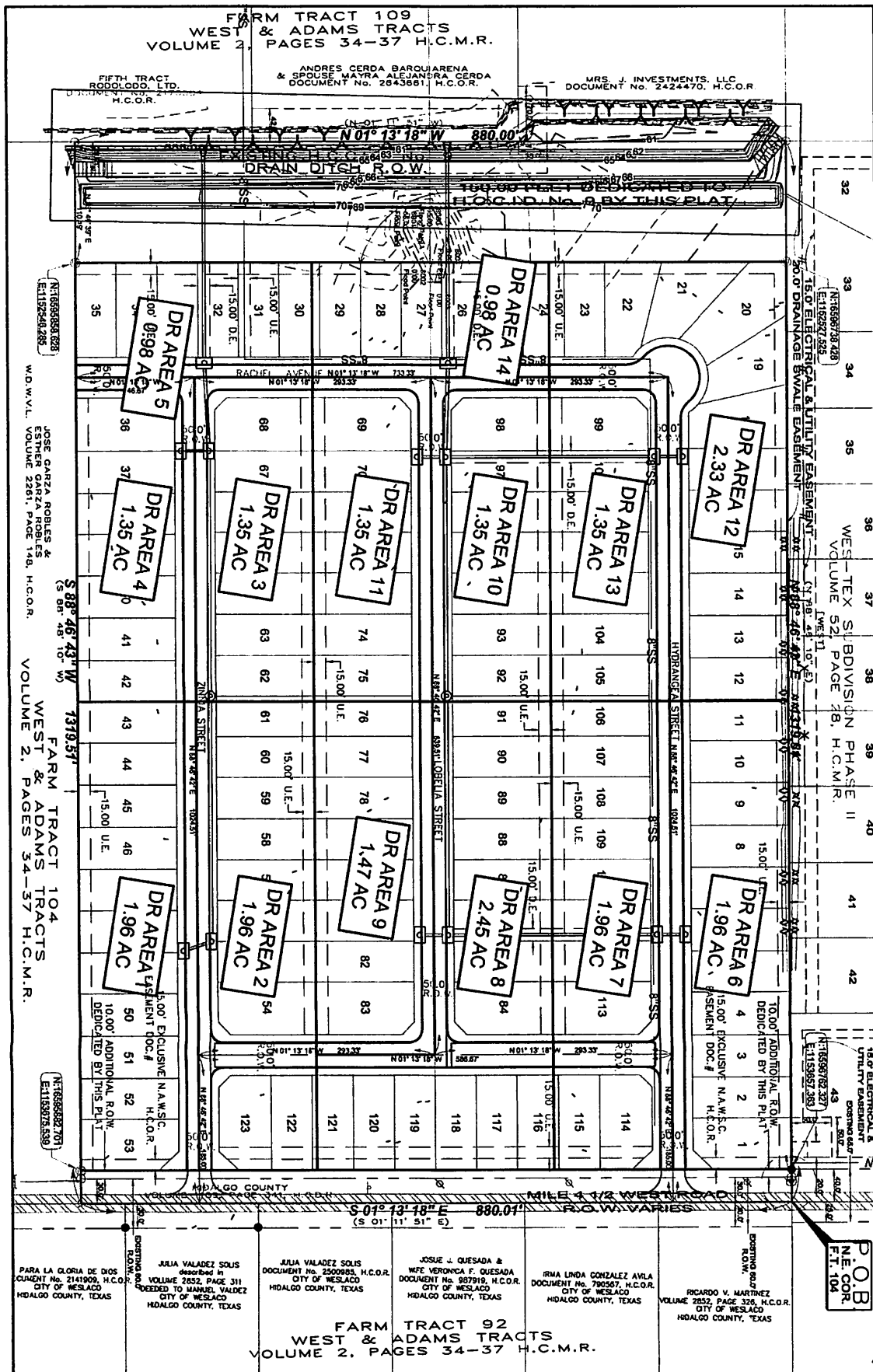
FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

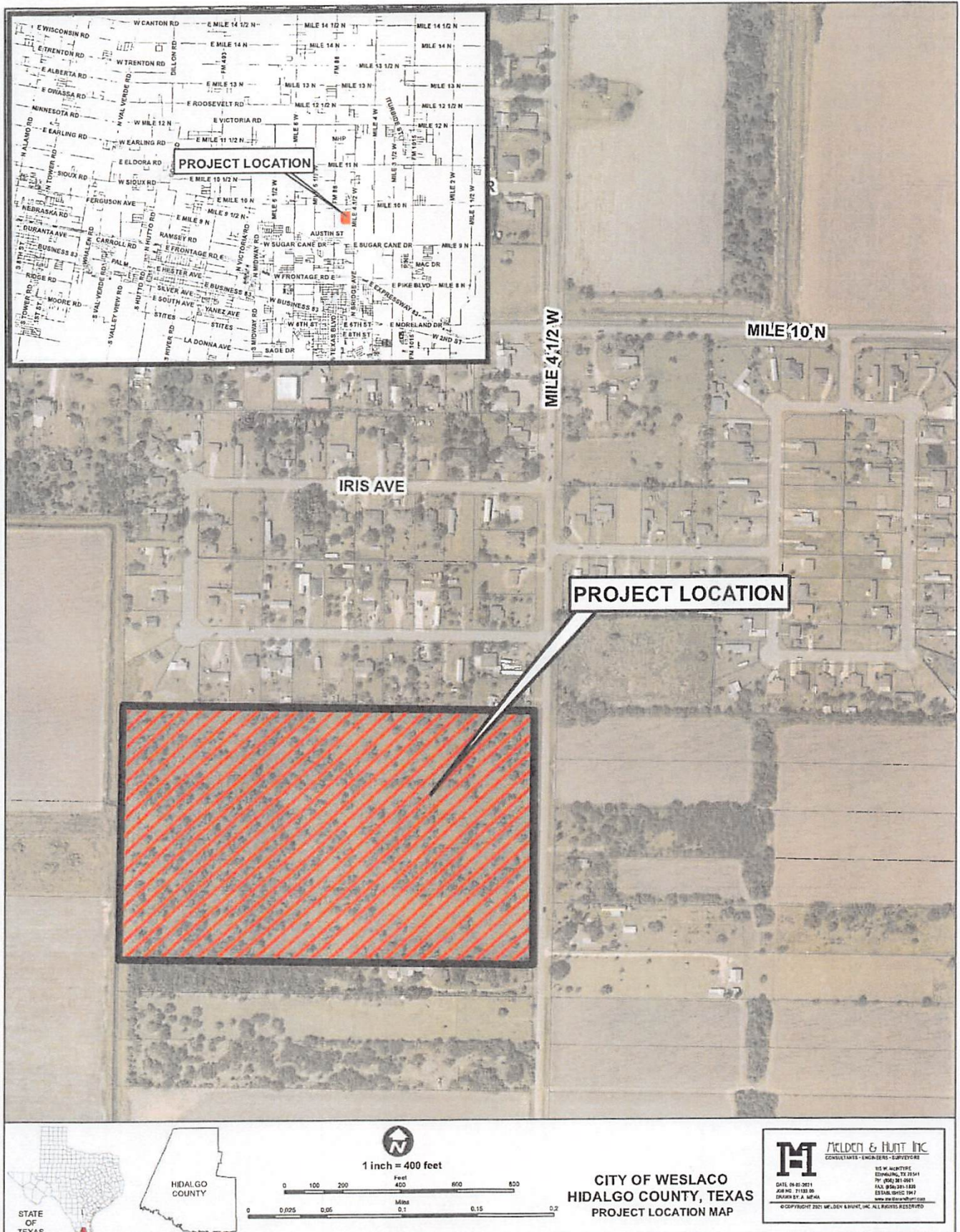
$T_c = \frac{L}{(V \times 60)}$

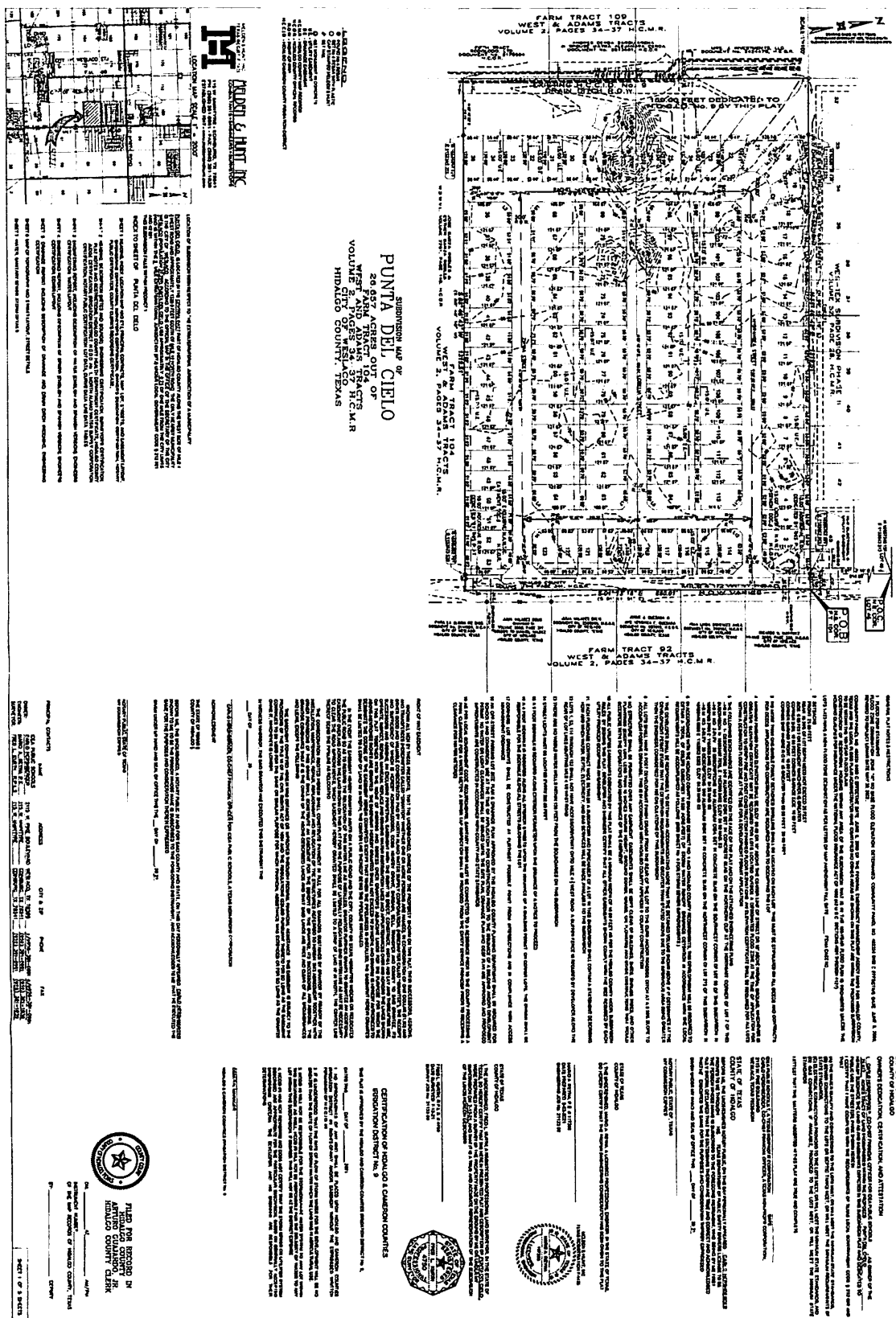
TABLE 1A
FLOWRATE DETERMINATION
PUNTO DEL CIELO

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%

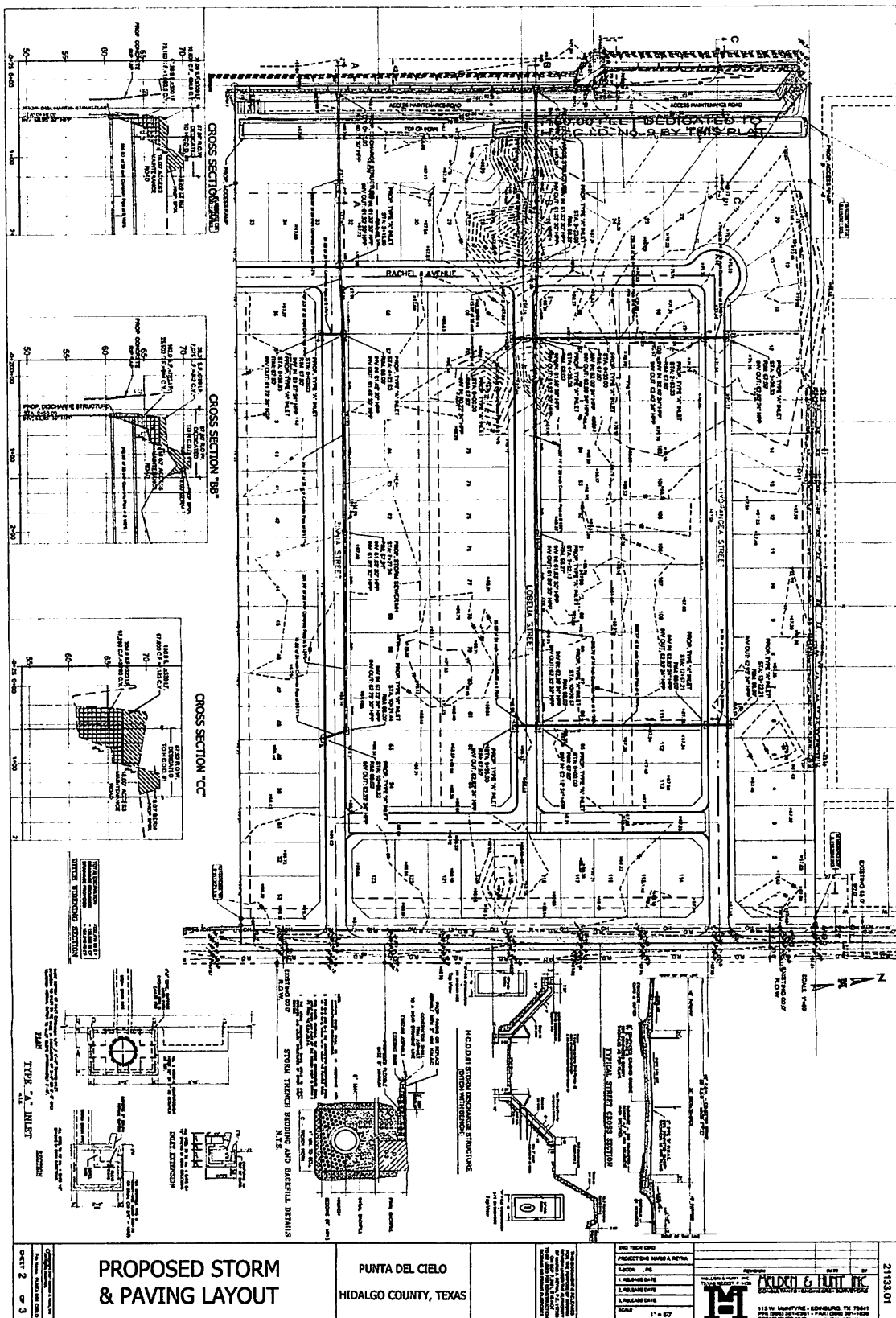
FORMULA FOR INTENSITY $I = \frac{b}{e}$
 USING THE RATIONAL METHOD, AS PER
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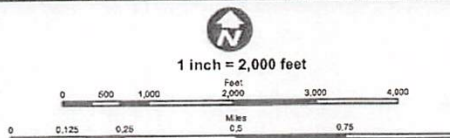
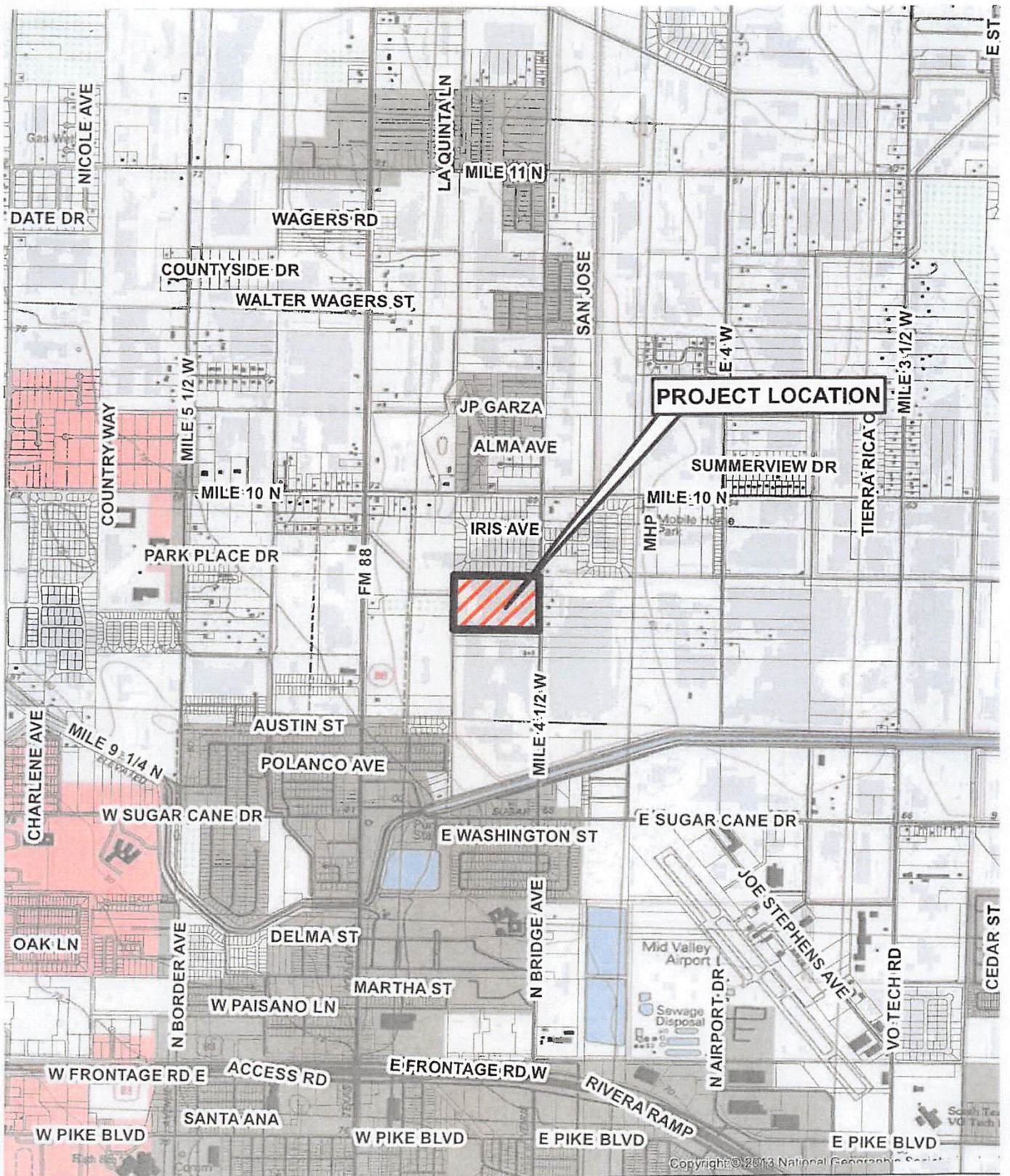






1945-1946

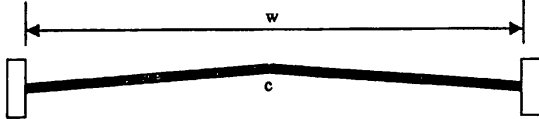
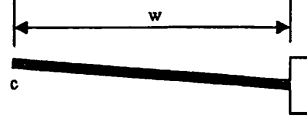




CITY OF WESLACO
HIDALGO COUNTY, TEXAS
USGS MAP

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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"

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

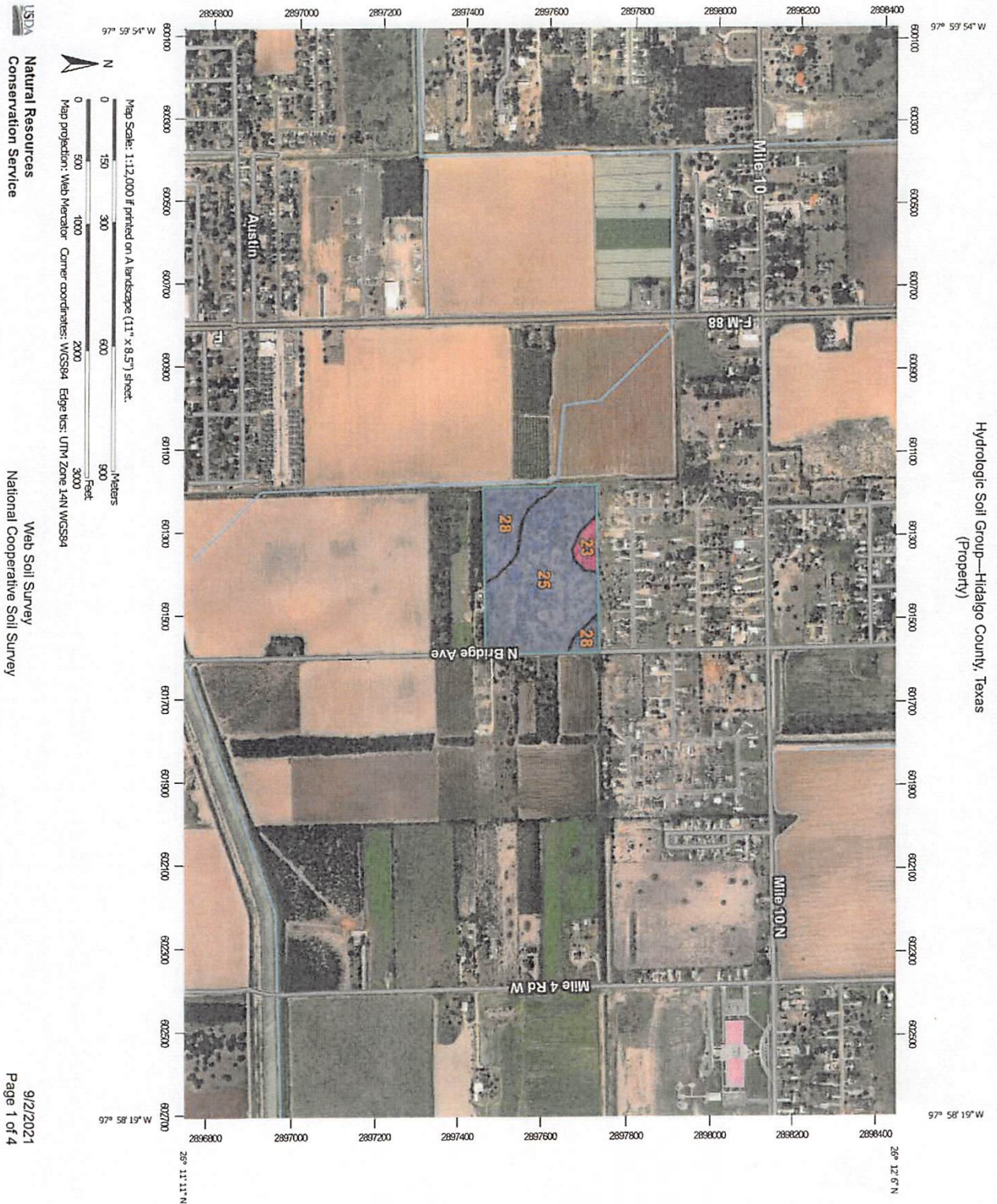
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	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)	C
Area of Interest (AOI)	C/D
Soils	D
Not rated or not available	
Soil Rating Polygons	
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	
Water Features	
Streams and Canals	
Transportation	
Rails	
Interstate Highways	
US Routes	
Major Roads	
Local Roads	
Background	
Aerial Photography	
Soil Rating Points	
A	
A/D	
B	
B/D	

MAP INFORMATION

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

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 Date: Version 19, Jun 11, 2020

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

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

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

Hydrologic Soil Group—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.

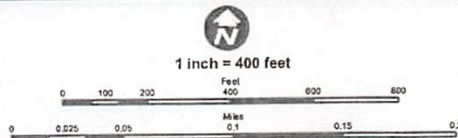
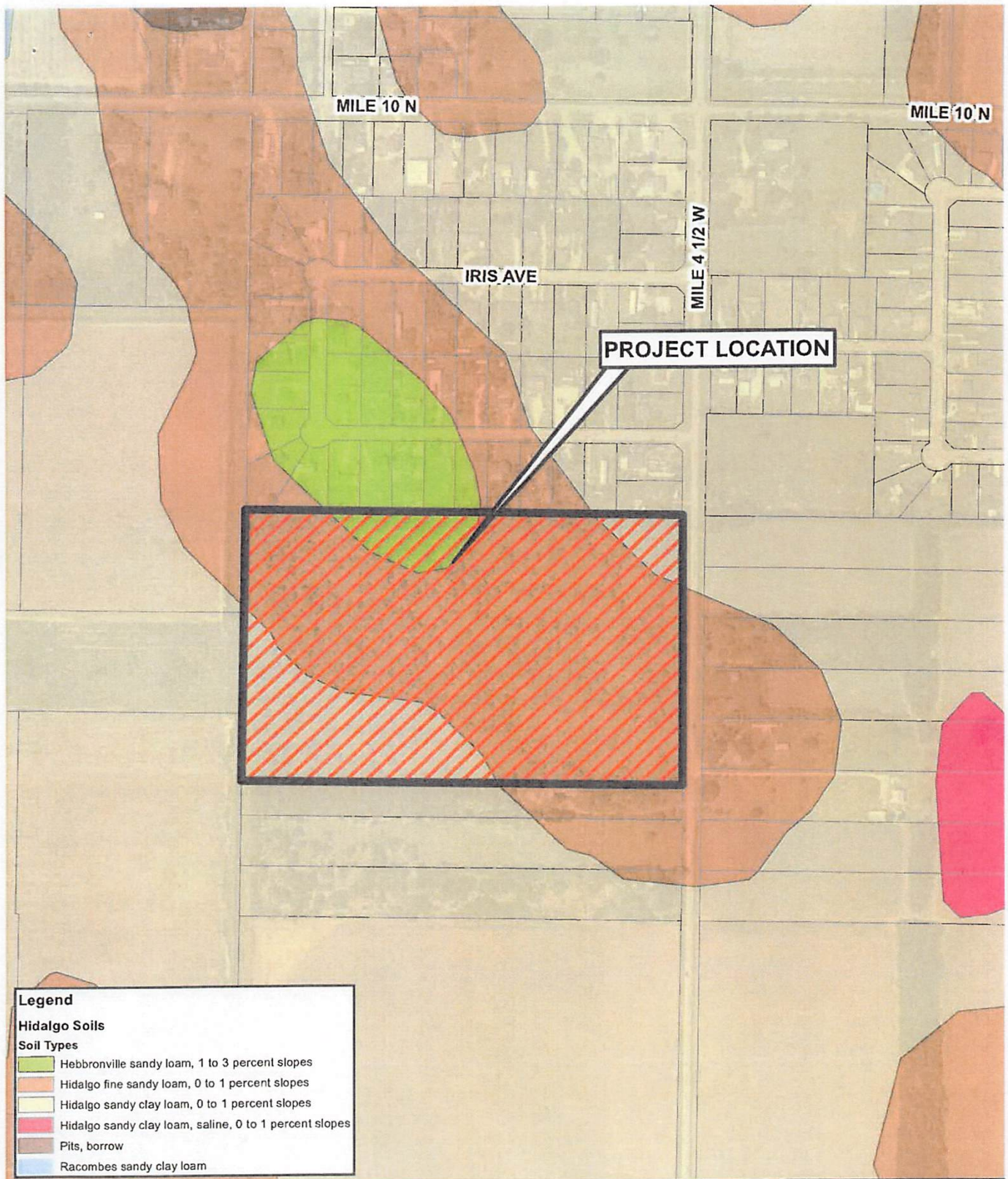
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components.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



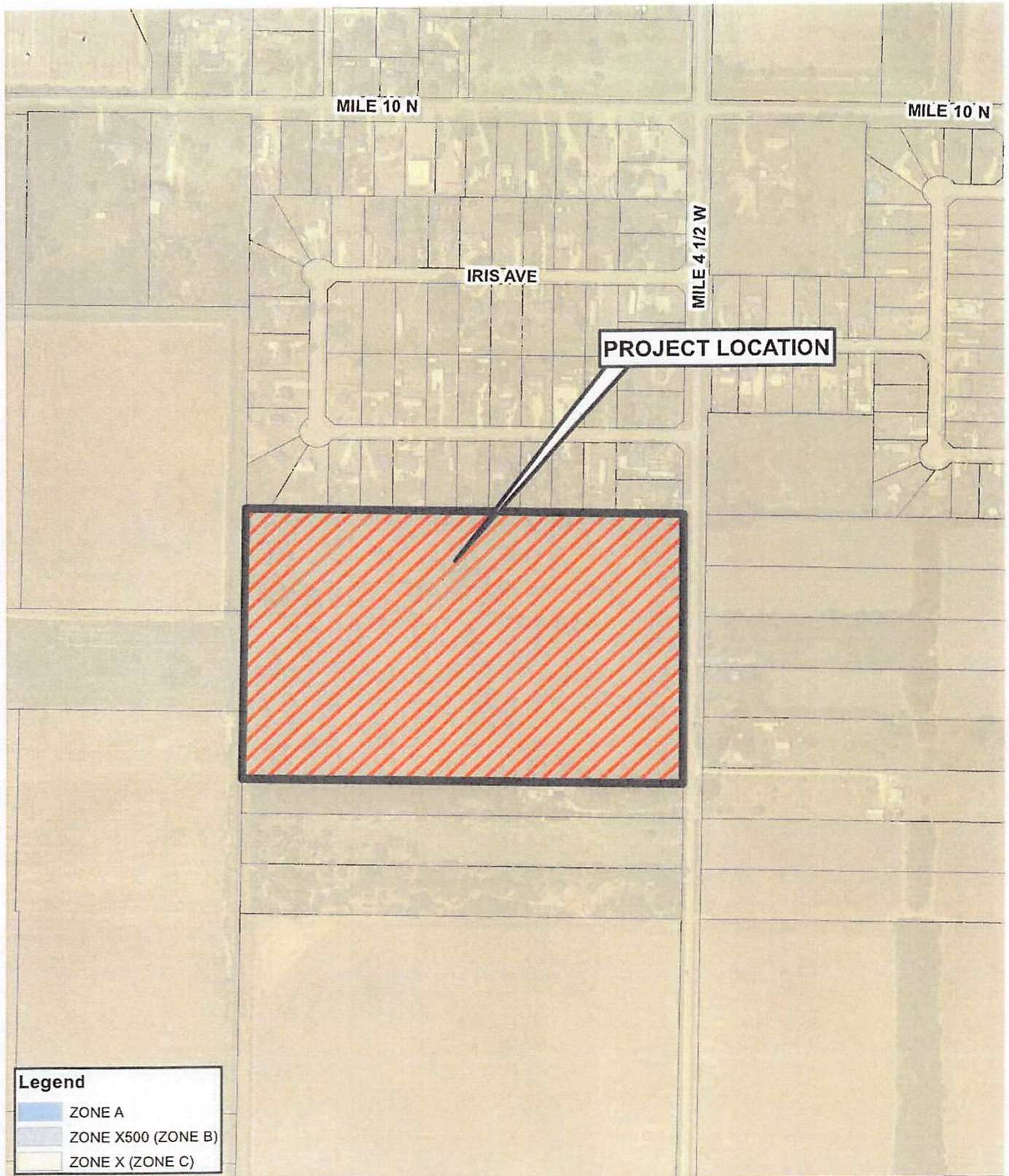
CITY OF WESLACO
HIDALGO COUNTY, TEXAS
SOIL MAP

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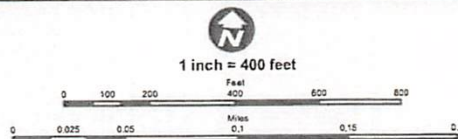
115 W. MONTFIRE
EDINBURG, TX 78941
PH: (361) 361-0001
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DATE: 08-02-2021
JOB NO: 11113-00
DRAWN BY: A. M. H.

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



CITY OF WESLACO
HIDALGO COUNTY, TEXAS
FEMA MAP

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