

CITY OF WESLACO
A SPECIAL MEETING OF THE
PLANNING & ZONING
COMMISSION
MARCH 9, 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
FEBRUARY 2, 2022**

On Wednesday, February 2, 2022, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person

The following commissioners were present:

Lonnie Berry	Vice-Chairman
Jim Forward	Commissioner
Miles Bullion	Commissioner
Jose Treviño	Commissioner
Adrian Torres	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	Secretary

Also, present were Celestino Mejia, Fire Inspector; Albert Aldana; City Engineer, Rolando Gonzalez; Building Official and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Mrs. de la Fuente called the roll call noting that, Chairman Hernandez, Commissioner Summers and Commissioner Bullion were absent at time of roll call, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. January 5, 2022 Regular Meeting

Commissioner Forward made a motion to approve the minutes of January 5, 2022, seconded by Commissioner Treviño. Motion carried.

IV. Public Hearing

A. Discussion and consideration to rezone 105 W Adelita St. Also being Lot 8, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Possible Action

Mrs. de la Fuente stated that notice appeared in The Monitor on January 17, 2022, there were twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on based on surrounding land use.

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

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

B. Discussion and consideration to rezone 108 W Adelita St. Also being Lot 25, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.

Mrs. de la Fuente stated that notice appeared in The Monitor on January 17, 2022, there were fifteen (15) 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 Torres made a motion to close the Public Hearing, seconded by Commissioner Forward. Motion carried.

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

C. Discussion and consideration to rezone 1719 W Business 83. Also being 7.092 acres out of Farm Tract 633, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.

Mrs. de la Fuente stated that notice appeared in The Monitor on January 17, 2022, there were Twelve (12) property owners notified within the 200-foot radius, one petition against the item was received from Jose Medina. Staff recommended approval based on surrounding land use.

Mr. Jose Media of 1725 W Business stated he opposed the rezone due to drainage concerns and issues with the existing storm drains along Business Highway 83.

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

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

Commissioner Bullion arrived at the dais at 5:46pm.

D. Discussion and consideration to rezone 4027 E Expressway 83. Also being lot 4, Dellinger Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 secondary and highway business district. Possible Action.

Mrs. de la Fuente stated that notice appeared in The Monitor on January 17, 2022, there were ten (10) 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 Treviño made a motion to close the Public Hearing, seconded by Commissioner Bullion. Motion carried.

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for Sugarcane Estates Subdivision– being a 5.963-acre tract of Farm Tract 141, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on Mireles Road & W Sugarcane Drive. Possible Action

Mrs. de la Fuente stated that this item is a thirty-three (33) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "X". The applicant has requested a variance to permit a thirty-six (36) foot right-of-way dedication instead of the City required fifty (50) foot. Staff recommended approval of the Preliminary Plat and compliance with the ordinance on the variance.

Commissioner Bullion made the motion to approve the Preliminary plat and variance requests with the condition that the right-of-way be paved to the full thirty-six (36) feet, and with the noted changes that the lot dimensions, seconded by Commissioner Torres. Motion carried

B. 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. The property owner has received letters of support from the Irrigation and Drainage District. The closest sanitary sewer line is 3.5 miles south of the proposed site. Staff recommended approval of Preliminary Plat and compliance with the ordinance on the variance.

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

C. 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.

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. The property owner has received letters of support from the Irrigation and Drainage District. The closest sanitary sewer line is 3.5 miles south of the proposed site. Staff recommended approval of Preliminary Plat and compliance with the ordinance on the variance.

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

D. Discussion and consideration for the Final 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 6th Street and Westgate Drive. Possible Action

Mrs. de la Fuente stated that this item is a one (1) lot subdivision and 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". Staff recommended approval of the Final Plat.

In response to commission, Mr. Albert Aldana, City Engineer, stated that the developer would not be required to dedicate a corner clip, as they have already dedicated the full required right-of-way as per Hidalgo County MPO.

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

E. Discussion and consideration for the six-month extensions of the Final Plat for Verona Subdivision– being 20 acres out of Farm Tract 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1800 ft. North of mile 8 on FM 1015.

Mrs. de la Fuente stated that this item is a proposed fifty (50) lot subdivision is inside the City of Weslaco city limits. Six-month extension of Final Plat approval is set to expire on March 15, 2022. The developer was pending authorization from TxDOT for the waterline tie-in along FM 1015 and once completed will be able to request the final walk-through inspection. Staff recommended approval.

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

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 6:05 p.m.

Planning and Zoning Commission

Absent

David Hernandez, Vice-Chairman

Lonnie Berry, Vice-Vice-Chairman

Absent

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



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

Date of Meeting: March 2, 2022	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa P.E.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for San Gabriel Subdivision– being a 9.98-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on ¼ mile South of Mile 5 North on the east side of Westgate Dr. Possible Action.	
Discussion/Overview: The proposed thirty-one (31) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for front setback.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000189-2022

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: San Gabriel Subdivision

Location: 1/4 mi. south of Mile 5 North on east side of Mile 6 West

Legal Description: 9.98 acres being out of Farm Tract 795, the West and Adams Tracts as recorded in Vol. 2, Pgs. 34-37, H.C.M.R.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 One Family Dwelling District

Existing Land Use: Open Proposed Land Use: R-1

Number of Lots Proposed: 31 Gross Acreage: 9.98

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Cottonfields, LTD. Telephone: (956) 477-3962

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

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

ENGINEER INFORMATION

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

Address: 416 E. Dove Ave. Fax: _____

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility AT&T

☐ YES ☐ NO Gas Utility

☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District H.C.D.D. #1

☒ YES ☐ NO Irrigation District H.C.I.D. #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

\$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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

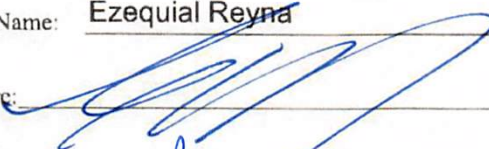
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

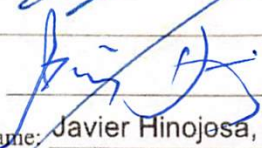
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Ezequial Reyna

Owner Signature:  Date: 12/1/21

is the authorized agent

Authorized Agent Signature:  Date: 12/1/21

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

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: SAN GABRIEL SUBDIVISION

Location: 1/4 Mile south of Mile 5 on the east side of Mile 6 West (Westgate Drive)

Legal Description: 9.98 Acres being out of Farm Tract 795, The West and Adams Tracts as recorded in Volume 2, Pages 34-37 of the Map Records of Hidalgo County, Texas

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Average lot depth is 164.4 feet, with easements totalling 75 feet in the rear. Asking for a variance from a 25 foot front setback to a 15 foot front setback to give builder greater options on location of residence. This applies to lots 16 thru 31 inclusive.

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Ezequiel Reyna Telephone: (956) 477-3962

Address: 702 W. Expressway 83 Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

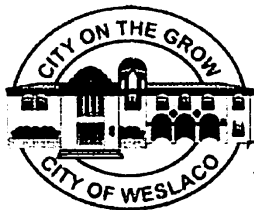
Owner Printed Name: Ezequiel Reyna, General Partner, Cottonfield LTD.

Owner Signature: _____ Date: _____

Javier Hinojosa is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



**City of Weslaco
Engineering Division**
255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: San Gabriel Subdivision Ph. I and II
 Location: 1/4 Mile South of Mile 5 North along the East side of Mile 6 West
 Applicant: Javier Hinojosa, P.E. ☐ Owner ☒ Agent
 Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single-Family Detached Housing	19.99	N.A.	90 Units	73	97	

Comments: This development will be completed in two concurrent phases
 Prepared by: Javier Hinojosa Engineering December 1, 2021 Date:
 Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

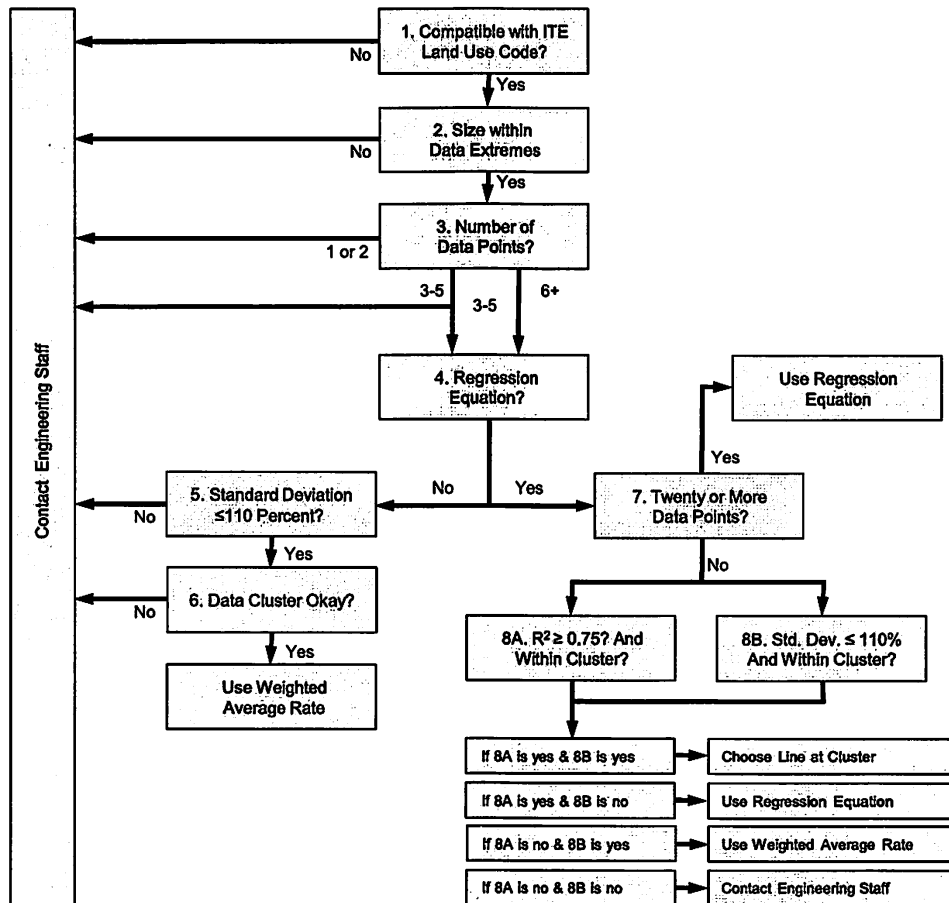
(For Official Use Only, Do Not Write In This Box)

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

Subdivision Name: San Gabriel Subdivision Ph. I and II

Location: 1/4 Mile South of Mile 5 North along East Side of Mile 6 West

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

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

Number of Lots: 90 Number of Dwellings: 90

ITE Code: 210 Single-Family Detached Housing

TRIP GENERATION CALCULATIONS:

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

Avg. Rate: 0.74

$$0.74 \times 90 \text{ Dwellings} = 66.6 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } T &= 0.71(x) + 4.80 \\ &= 0.71(90) + 4.8 \end{aligned}$$

$$= 68.7 \text{ trips}$$

use 69 trips

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

Avg. Rate: 0.99

$$0.99 \times 90 \text{ Dwellings} = 89.1 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.96 \ln(x) + 0.20 \\ &= 0.96 \ln(90) + 0.20 \end{aligned}$$

$$\ln(T) = 4.51982$$

$$T = e^{4.51982}$$

$$= 91.8 \text{ trips}$$

use 92 trips

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.76

$$0.76 \times 90 \text{ Dwellings} = 68.4 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.91 \ln(x) + 0.20 \\ &= 0.91 \ln(90) + 0.20 \end{aligned}$$

$$\ln(T) = 4.29483$$

$$T = e^{4.29483}$$

$$= 73.3 \text{ trips}$$

use 73 trips

Weekday, PM Peak Hour of Generator

Avg. Rate: 1.00

$$1.00 \times 90 \text{ Dwellings} = 90.0 \text{ trips}$$

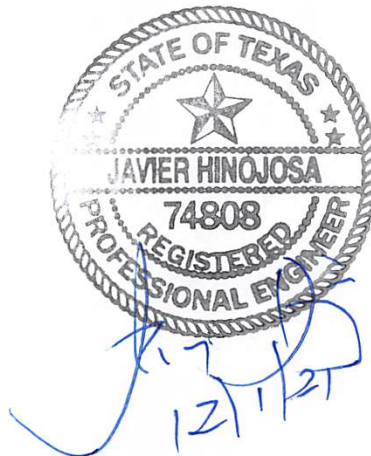
$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.94 \ln(x) + 0.34 \\ &= 0.94 \ln(90) + 0.34 \end{aligned}$$

$$\ln(T) = 4.56982$$

$$T = e^{4.56982}$$

$$= 96.5 \text{ trips}$$

use 97 trips



Proposed
San Gabriel Subdivision
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

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

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPELS FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
Fax: (956) 994-8102
e-mail: javier@javierhinojosa.eng.com

October 21, 2021

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Drainage Statement San Gabriel Subdivision Weslaco, Texas

Introduction

The initial phase of San Gabriel Subdivision is a 9.98 acre tract of land out of Farm Tract 795, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. All phases of San Gabriel Subdivision shall consist of 19.98 acres out of Farm Tract 795. This subdivision is located along the east side of Mile 6 West (Westgate Drive), one-quarter of a mile south of Mile 5 North and is within the city limits of Weslaco, Texas.

Flood Plain

The subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading)". The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or 18" above natural ground, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Soil Conservation Service; the soils in this subdivision are found to be Cameron Silty Clay (7), Hidalgo Sandy Clay Loam (28), Mercedes Clay (39), and Raymondville Clay Loam (52). Soils group 28 is in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 7, 39 and 52 are in hydrologic group "D" and are not very pervious with a relatively high plasticity index. Soils group "D" make up 96% of this subdivision.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 10.06 cubic feet per second is being generated by this site. The overall development is generating a runoff of 15.08 cubic feet per second

Proposed Conditions

The initial phase of San Gabriel Subdivision is a 31 single-family lot subdivision with future developments adding an additional 23 single-family lots and 36 townhouse lots. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 36" throughout this development and shall discharge into a proposed detention pond located adjacent to the east side of this subdivision between the property line and golf cart path within Tierra Santa Golf Club. The detention pond shall discharge into an existing lake approximately 300 feet east of the detention pond via an 18" pipe. The lakes within Tierra Santa are interconnected and ultimately discharge into the South Donna Drain. The proposed initial development will increase runoff to a maximum of 42.59 cubic feet per second for an increase Q of 32.53 cubic feet per second based on a 100-year storm. Required detention for this initial

phase is 68,363 cubic feet (1.569 Ac.Ft.). All phases developed will increase runoff to a maximum of 85.27 cubic feet per second for an increase Q of 70.19 cubic feet per second based on a 100-year storm. Required detention for all phases is 136,854 cubic feet (3.142 Ac.Ft.). The detention pond for the overall development shall be constructed as part of the initial phase and has a capacity of 188,160 cubic feet (4.320 Ac.Ft.) at a depth of 6.0 feet. An agreement has been reached allowing the overall development of San Gabriel Subdivision to connect to the lake at Tierra Santa.

Javier Hinojosa, P.E.

DRAINAGE ANALYSIS

PROJECT NAME: **San Gabriel Subdivision (INITIAL PHASE)**

DATE: October 21, 2021

I. Existing Condition-10 year

Ex. Area:	434,782 sf	Int. Coeff. "k	0.213 Table 3-2
	9.981 ac	K _u	3.28
		Length	1090
Imp. Area:	- sf	Velocity	0.34932 ft/sec
% Imp. :	0.00		
Slope :	0.25 %		
tc :	52.01 min		
Rainfall Intensity (10yr)			3.543 in/hr
c factor			0.213
Q peak existing condition:			7.53 cfs

II. Future Condition-100 year

Future area:	434,782.00 sf		
	9.98 ac		
Estimated Imp. Area:	393,640 sf		
% Imp. :	0.91		
Slope :	0.25%		
tc :	18.65 min		
Rainfall Intensity (100yr)			8.691 in/hr
c factor			0.491
Q future cond. = Aci = i *	=	42.59 *	0.49
			4.90077966 i

time min.	time hour	i100 in/hr	Q100 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
100	1.67	3.187	15.62	93,712	7.53	26,813	66,899
110	1.83	2.988	14.64	96,633	7.53	29,073	67,560
120	2.00	2.815	13.80	99,336	7.53	31,333	68,003
130	2.17	2.665	13.06	101,855	7.53	33,593	68,262
140	2.33	2.532	12.41	104,215	7.53	35,852	68,363
150	2.50	2.413	11.83	106,439	7.53	38,112	68,327
160	2.67	2.307	11.31	108,542	7.53	40,372	68,170
170	2.83	2.211	10.84	110,539	7.53	42,632	67,907
180	3.00	2.124	10.41	112,441	7.53	44,892	67,549
190	3.17	2.045	10.02	114,258	7.53	47,152	67,107

MAX.

Storage Required: 68,363 cf
Storage Required: 1.569 Ac.-Ft.
w/ release rate of: 7.53 cfs

TABLE I

[illegible]

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

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

TABLE IA

[illegible]
$$I = \frac{b}{(T_c + d)^e}$$

DRAINAGE ANALYSIS

PROJECT NAME: **San Gabriel Subdivision (OVERALL)**

DATE: October 21, 2021

I. Existing Condition-10 year

		Int. Coeff. "k	0.213 Table 3-2
Ex. Area:	870,380 sf	K _u	3.28
	19.981 ac	Length	1090
Imp. Area:	- sf	Velocity	0.34932 ft/sec
% Imp. :	0.00		
Slope :	0.25 %		
tc :	52.01 min		
Rainfall Intensity (10yr)			3.543 in/hr
c factor			0.213
Q peak existing condition:			15.08 cfs

II. Future Condition-100 year

Future area:	870,380.00 sf		
	19.98 ac		
Estimated Imp. Area:	393,640 sf		
% Imp. :	0.45		
Slope :	0.25%		
tc :	18.65 min		
Rainfall Intensity (100yr)			8.691 in/hr
c factor			0.491
Q future cond. = Aci = i *	=	85.27 *	0.49
			9.81075712 i

time min.	time hour	i100 in/hr	Q100 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
100	1.67	3.187	31.27	187,599	15.08	53,677	133,923
110	1.83	2.988	29.31	193,447	15.08	58,200	135,247
120	2.00	2.815	27.62	198,859	15.08	62,724	136,134
130	2.17	2.665	26.14	203,901	15.08	67,248	136,653
140	2.33	2.532	24.84	208,627	15.08	71,772	136,854
150	2.50	2.413	23.68	213,078	15.08	76,296	136,781
160	2.67	2.307	22.63	217,288	15.08	80,820	136,468
170	2.83	2.211	21.69	221,286	15.08	85,344	135,942
180	3.00	2.124	20.84	225,094	15.08	89,868	135,226
190	3.17	2.045	20.06	228,731	15.08	94,392	134,339

MAX.

Storage Required: 136,854 cf
Storage Required: 3.142 Ac.-Ft.
w/ release rate of: 15.08 cfs

TABLE I TIME OF CONCENTRATION DETERMINATION San Gabriel Subdivision (OVERALL)											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			CHANNEL, PIPE, STREET, ETC. FLOW					TOTAL TIME (MIN)	
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	
Existing	Overland	0.213	560		52.01						52.01
D.A. #1	Overland & Gutter	0.491	115		4.79			400	1.0	6.67	11.46
D.A. #1-D.A.#2	Pipe Flow	0.491						40	3.0	0.22	11.68
D.A. #2	Overland & Gutter	0.491	165		6.88			400	1.0	6.67	13.54
D.A.#2-D.A.#4	Pipe Flow	0.491						370	3.0	2.06	15.60
D.A.#3	Overland & Gutter	0.491	120		5.00			235	1.0	3.92	8.92
D.A.#3-D.A.#4	Pipe Flow	0.491						40	3.0	0.22	9.14
D.A.#4	Overland & Gutter	0.491	172		7.17			225	1.0	3.75	10.92
D.A.#4-D.A.#6	Pipe Flow	0.491						375	3.0	2.08	17.68
D.A.#5	Overland & Gutter	0.491	123		5.13			225	1.0	3.75	8.88
D.A.#5-D.A.#6	Pipe Flow	0.491						35	3.0	0.19	9.07
D.A.#6	Overland & Gutter	0.491	172		7.17			225	1.0	3.75	10.92
D.A.#6-OUTFALL A	Pipe Flow	0.491						175	3.0	0.97	18.65
D.A.#7	Overland & Gutter	0.491	108		4.50			280	1.0	4.67	9.17
D.A.#7-D.A.#8	Pipe Flow	0.491						35	3.0	0.19	9.36
D.A.#8	Overland & Gutter	0.491	108		4.50			280	1.0	4.67	9.17
D.A.#8-OUTFALL B	Pipe Flow	0.491						325	3.0	1.81	11.17
D.A.#9	Overland & Gutter	0.491	92		3.83			237	1.0	3.95	7.78
D.A.#9-D.A.#10	Pipe Flow	0.491						40	3.0	0.22	8.01

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 San Gabriel Subdivision (OVERALL)									
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	19.981	0.213	52.01	10	3.543	15.08			
D.A. #1	1.784	0.491	11.46	10	8.249	7.23			
D.A. #1-D.A.#2	1.784	0.491	11.68	10	8.180	7.17	24	0.101%	
D.A. #2	2.413	0.491	13.54	10	7.654	9.07			
D.A.#2-D.A.#4	4.197	0.491	15.60	10	7.156	14.75	30	0.129%	
D.A.#3	1.626	0.491	8.92	10	9.136	7.29			
D.A.#3-D.A.#4	1.626	0.491	9.14	10	9.049	7.22	24	0.102%	
D.A.#4	1.630	0.491	10.92	10	8.421	7.16			
D.A.#4-D.A.#6	7.453	0.491	17.68	10	6.721	24.59	36	0.136%	
D.A.#5	1.189	0.491	8.88	10	9.152	7.16			
D.A.#5-D.A.#6	1.189	0.491	9.07	10	9.076	5.30	24	0.055%	
D.A.#6	1.608	0.491	10.92	10	8.421	7.16			
D.A.#6-OUTFALL A	10.250	0.491	18.65	10	6.537	32.90	36	0.244%	
D.A.#7	1.455	0.491	9.17	10	9.039	7.16			
D.A.#7-D.A.#8	1.455	0.491	9.36	10	8.965	6.40	24	0.080%	
D.A.#8	1.455	0.491	9.17	10	9.039	7.16			
D.A.#8-OUTFALL B	2.910	0.491	11.17	10	8.340	11.92	24	0.278%	
D.A.#9	0.972	0.491	7.78	10	9.606	7.16			
D.A.#9-D.A.#10	0.972	0.491	8.01	10	9.510	4.54	24	0.040%	

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

$$I = \frac{b}{(Tc + d)^e}$$

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	476740	10.944	2.736
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	0	0.000	0.000
Streets				
Asphalt	0.75	127320	2.923	2.192
Concrete	0.8	0	0.000	0.000
Parking/Driveways	0.8	48600	1.116	0.893
Sidewalks	0.8	21520	0.494	0.395
Buildings	0.8	196200	4.504	3.603
Total:		870,380	19.981	9.819
Weighted "c":			0.491	

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

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

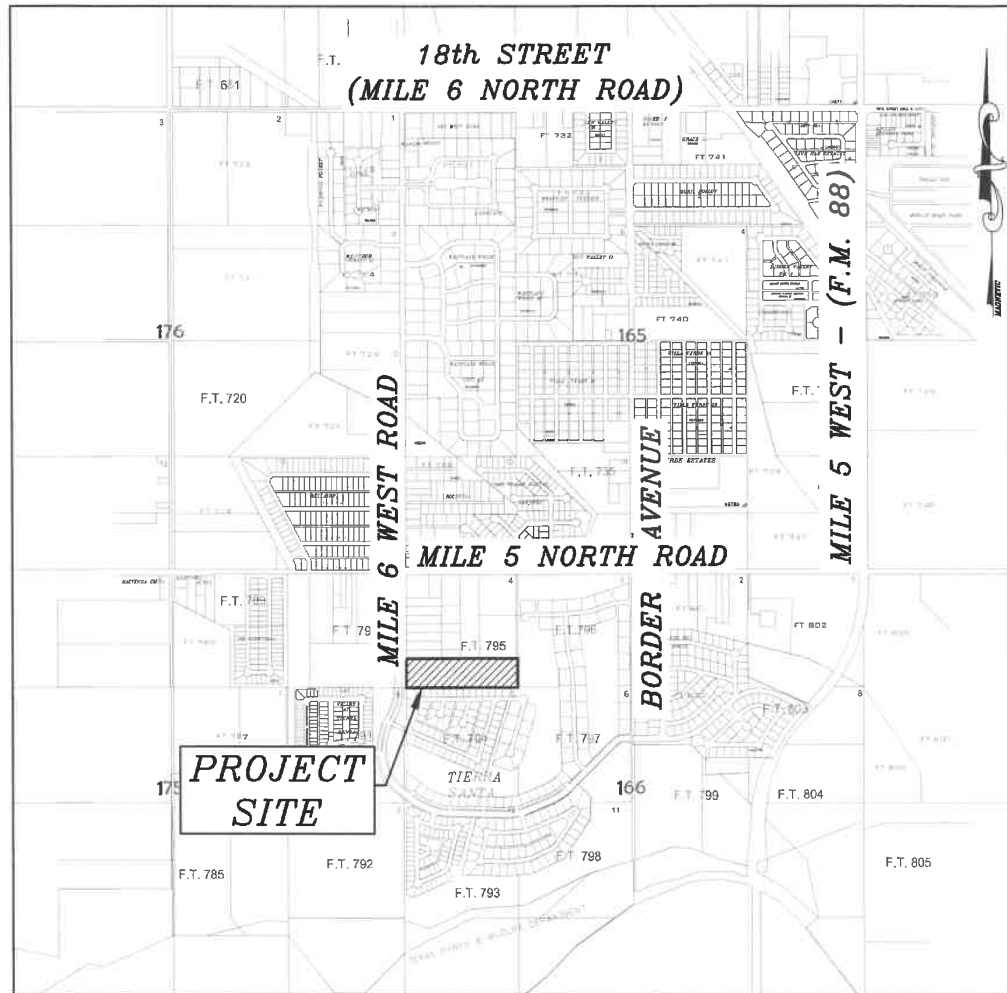
$$\text{formula } I = b/(t_c + d)^c$$

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

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

where:	2yr	5yr	10yr
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



LOCATION MAP

SCALE: 1" = 2000'

SUBDIVISION PLAT OF
SAN GABRIEL
SUBDIVISION

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SAN GABRIEL SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND OTHER RIGHTS AND INTERESTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: EZEQUIEL REYNA
OWNER: REYNA FAMILY DEVELOPMENT, LTD.
ADDRESS: 702 W. EXPRESSWAY 83
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED AND KNOWN TO ME, THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.011(5)(B)
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN GABRIEL SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE _____

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

THIS PLAT OF SAN GABRIEL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2021.

CHAIRMAN _____

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

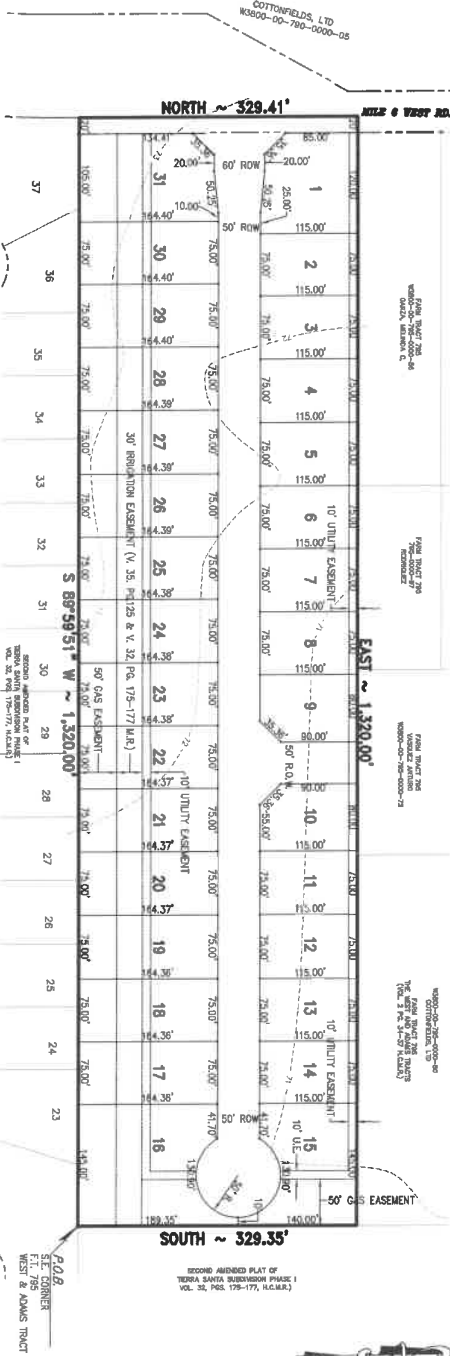
SECRETARY _____ PRESIDENT _____

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

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

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

IVAN GARCIA, P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
RIO DELTA ENGINEERING & SURVEYING
921 S. 10TH STREET
ENHURAC, TEXAS 78539
TEL. (959) 382-5152 DATE SURVEYED: 04-01-2021
TIPBLS FIRM NO. 10194027



SCALE: 1" = 100'

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0925 B, REVISED JANUARY 2, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 136,854 CUBIC FEET (3.142 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE CITY OF WESLACO REQUIREMENTS SHALL BE REQUIRED FOR THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DETENTION SYSTEM ABOVE. IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
4. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING SHEDS, STEEP STREETS AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25 FEET
REAR: 15 FEET
SIDE: 10 FEET
SIDE CORNER: 10 FEET
6. A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF MILE 6 WEST (WESTGATE AVE)
7. A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
8. PROJECT BENCHMARK: MAGNETIC NAIL SET 27.55 FEET SOUTH AND 310.57 FEET EAST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION: 66.64 (NAD 83-NAD 88) (ZONE 4205 TX, SOUTH). NORTHING: 16573357.402. EASTING: 1182741.954
9. SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS.
11. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
12. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SWP.
13. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
15. NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 32 TO 18th STREET AND FOR LOTS 1 THROUGH 16 (INCLUSIVE) TO F.M. 1015.
16. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
17. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FARTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

18. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25 FEET
REAR: 15 FEET
SIDE: 10 FEET
SIDE CORNER: 10 FEET
19. A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF MILE 6 WEST (WESTGATE AVE)
20. A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
21. PROJECT BENCHMARK: MAGNETIC NAIL SET 27.55 FEET SOUTH AND 310.57 FEET EAST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION: 66.64 (NAD 83-NAD 88) (ZONE 4205 TX, SOUTH). NORTHING: 16573357.402. EASTING: 1182741.954
22. SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
23. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS.
24. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
25. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SWP.
26. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
27. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
28. NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 32 TO 18th STREET AND FOR LOTS 1 THROUGH 16 (INCLUSIVE) TO F.M. 1015.
29. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
30. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FARTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) AND THE TEXAS WATER CODE 46.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER DATE _____

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATED THIS _____ DAY OF _____, 2021.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCID #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCID #9 WILL NOT BE RESPONSIBLE FOR STORM DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
4. HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWERS OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9



FILED FOR RECORD IN
ASST. CLERK OF DISTRICT CLERK
HIDALGO COUNTY, TEXAS

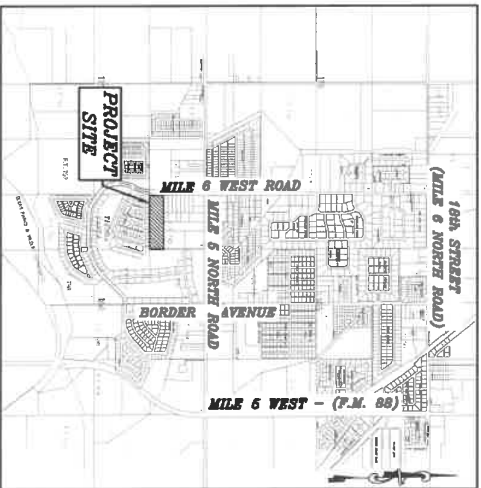
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

LOCATION MAP

SCALE: 1" = 2000'

DATE OF PREPARATION: OCTOBER, 2021

DRAWN BY:



LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS



JAVIER HINOJOSA ENGINEERING

CONSULTING ENGINEERS

416 E. DOVE AVENUE MCALLEN, TEXAS 78504

PHONE: (959) 668-1588

javier@javierhinojosaeng.com

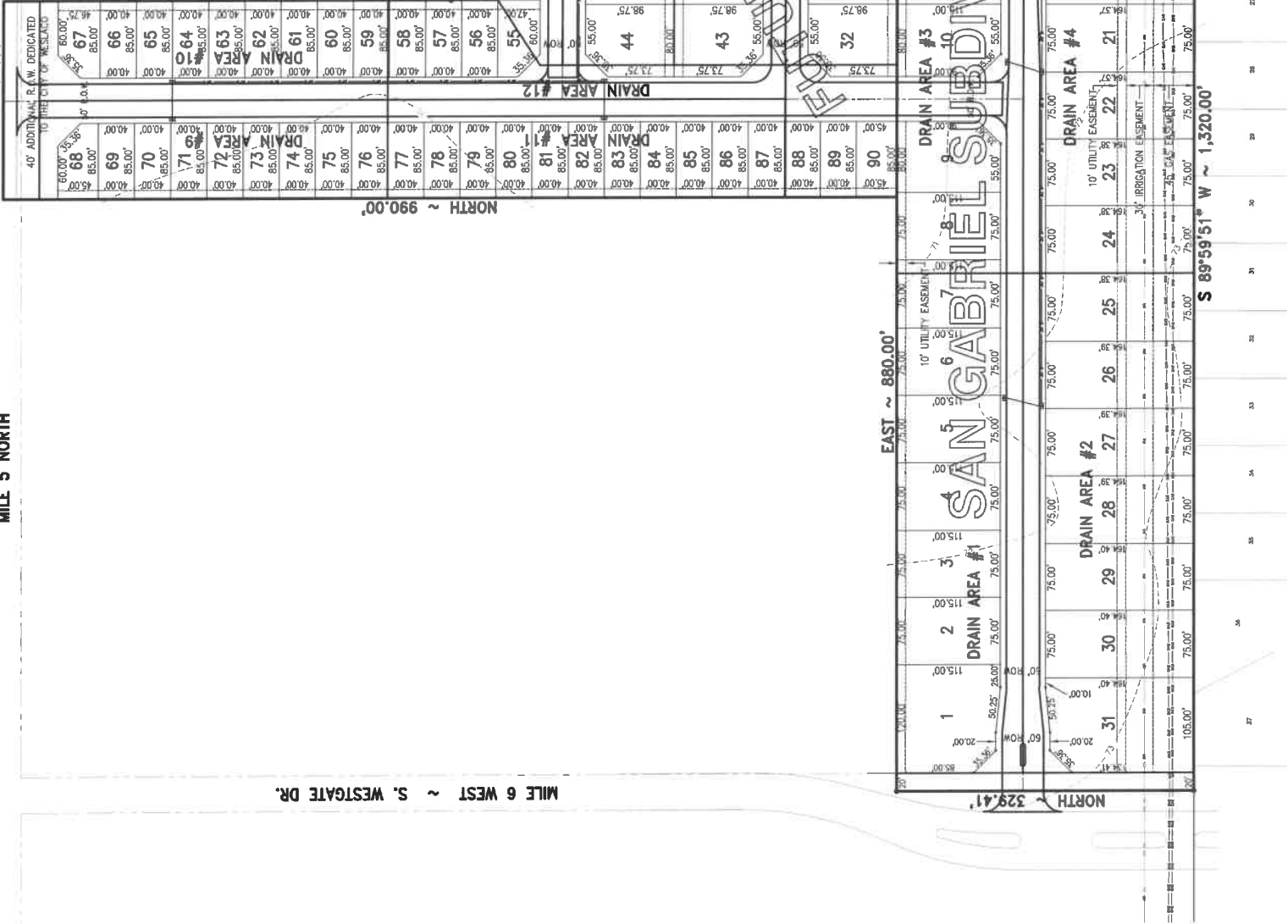
TIPBLS FIRM No. F-1295



SCALE: 1" = 80'

MILE 5 NORTH

EAST ~ 220.00'

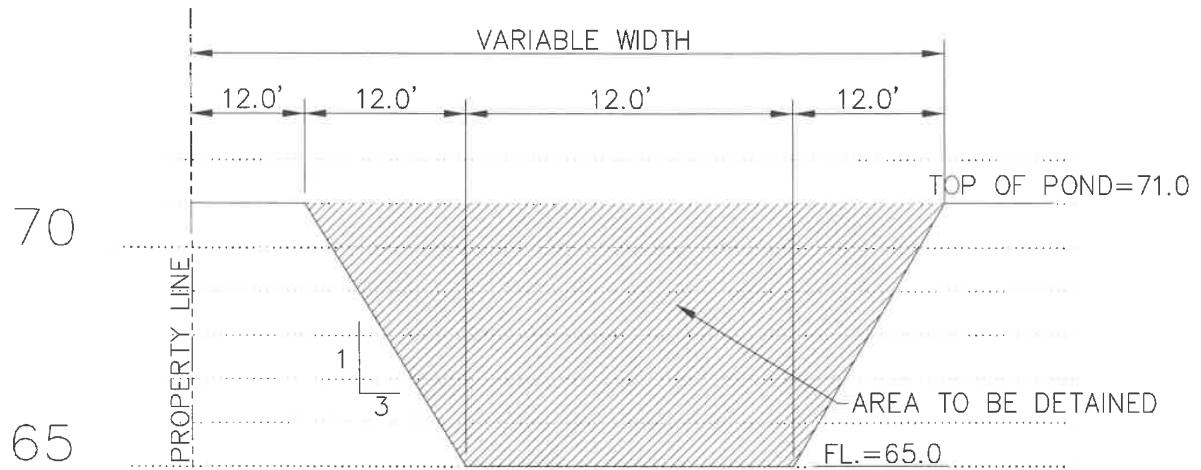


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javier@javierhinojosa.com
TBPELS FIRM NUMBER F-1295



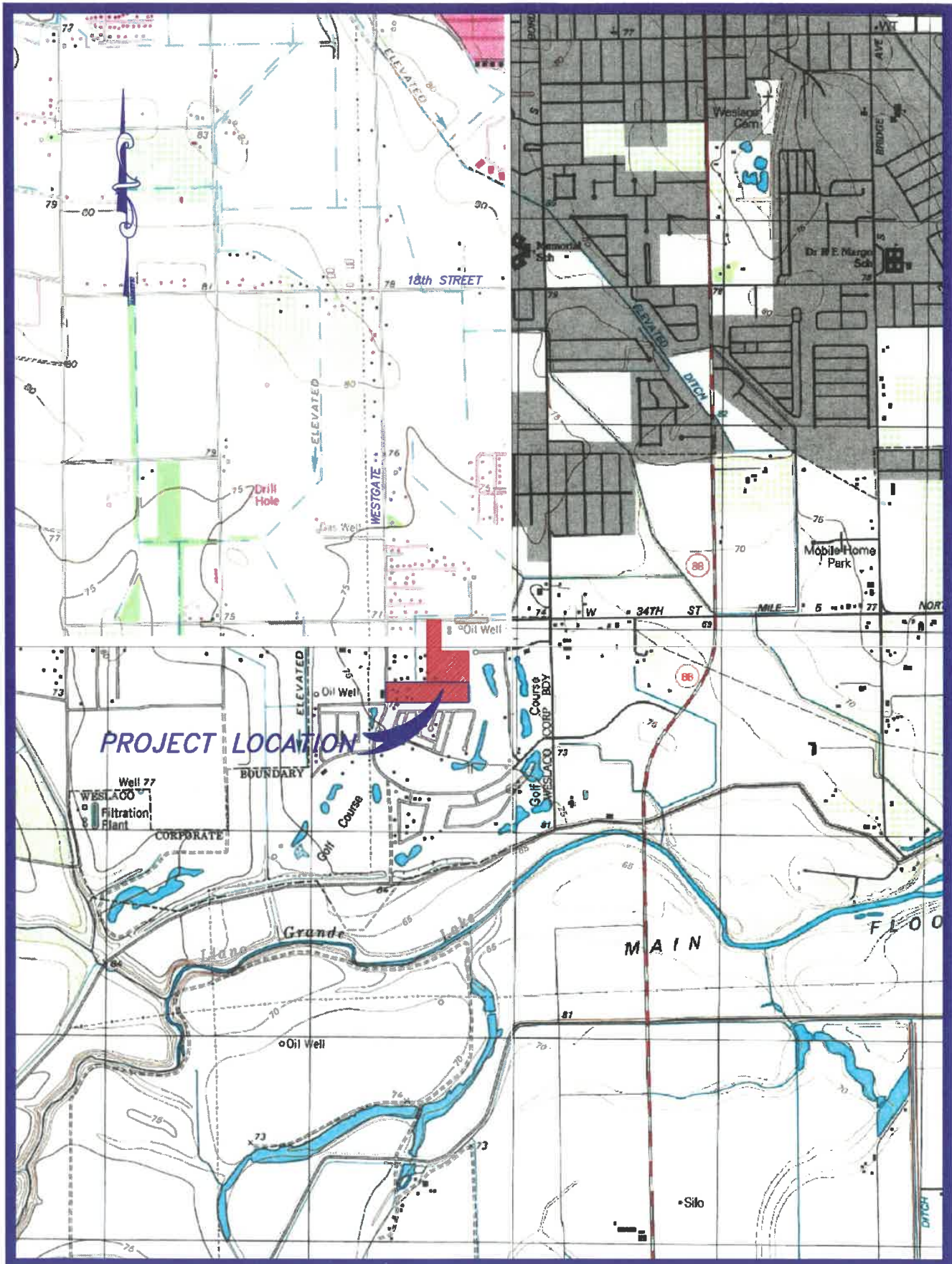
DRAINAGE AREA MAP
SAN GABRIEL SUBDIVISION
WESLACO, TEXAS

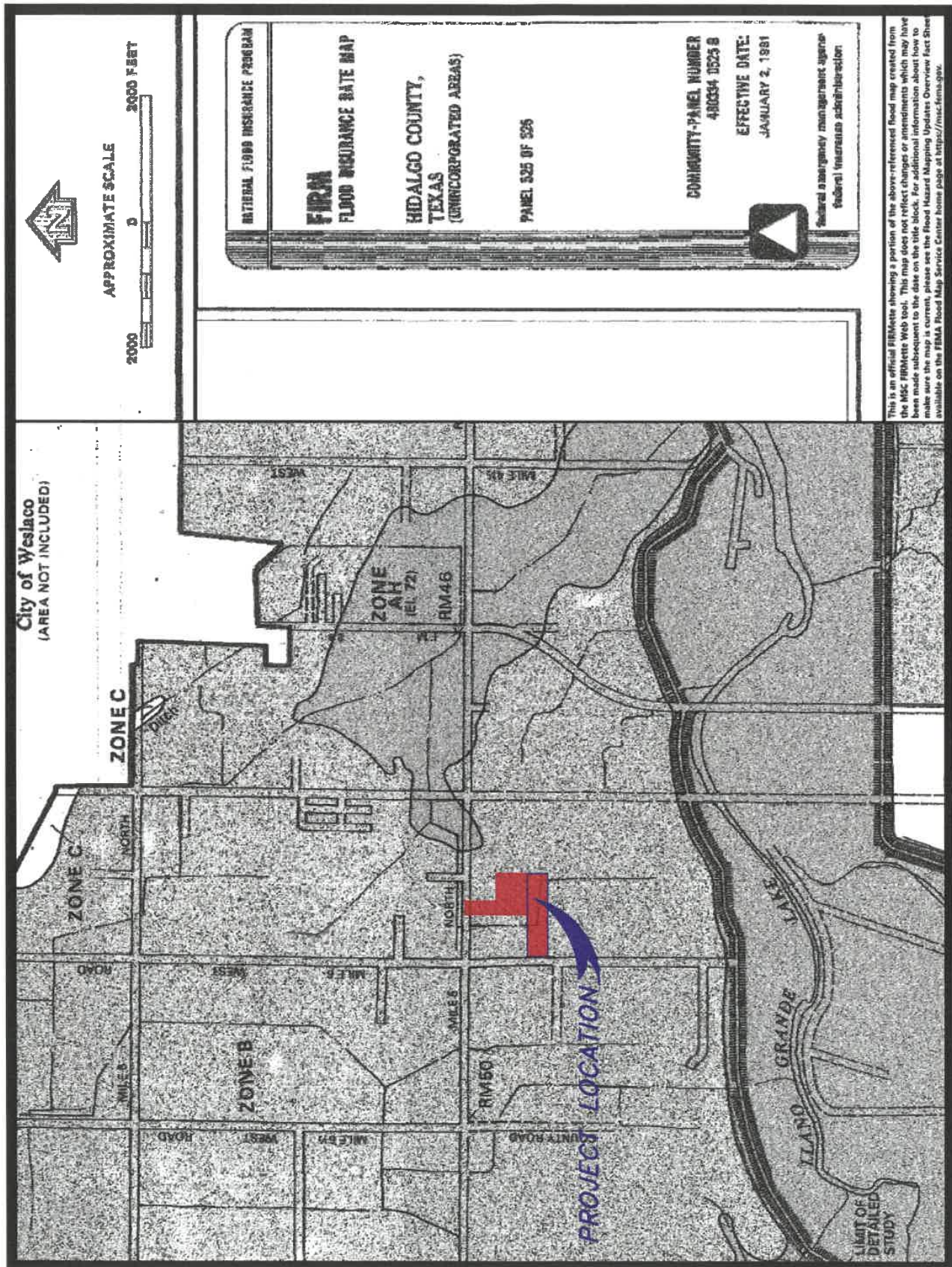
SHEET
1
OF
1
SHEETS



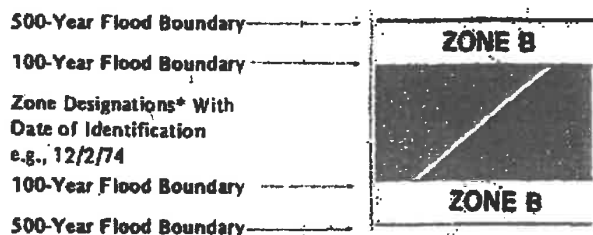
DETENTION SECTION "A"

$$\begin{aligned} &(\text{BOTTOM AREA} + \text{TOP AREA}) / 2 \times \text{DEPTH} = \text{CAPACITY} \\ &(43,988 \text{ SF} + 18,732 \text{ SF}) / 2 \times 6.0' = 188,160 \text{ CF} \end{aligned}$$





KEY TO MAP



Base Flood Elevation Line
With Elevation In Feet** 513

Base Flood Elevation in Feet (EL 987)
Where Uniform Within Zone**

Elevation Reference Mark RM7 X

River Mile • M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Hidalgo County, Texas

SAN GABRIEL SUBDIVISION



October 20, 2021

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your A 1:20,000.

Warning: Soil Map may not be valid at

Enlargement of maps beyond the scale may lead to a misunderstanding of the detail of map line placement. The maps do not show contrasting soils that could have been scale.

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

Source of Map: Natural Resources Canada
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Albers equal-area conic projection, which preserves direction, distance and area. A projection that preserves distance and area is not possible. The maps are not accurate calculations of distance or area.

This product is generated from the USGS National Map Accuracy Act of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 2017

Soil map units are labeled (as space permits) at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: 5, 2017

The orthophoto or other base map on which the soil map is compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may be observed.

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Cameron silty clay	0.3	1.4%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.8	4.0%
39	Mercedes clay, 0 to 1 percent slopes	0.5	2.5%
52	Raymondville clay loam, 0 to 1 percent slopes	18.5	92.2%
Totals for Area of Interest		20.1	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

Custom Soil Resource Report

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plast. index
			Unified	AASHTO						
					4	10	40	200		
1:* Arents----	in								Pct	
2----- Benito	0-7 7-65	Clay----- Clay-----	CH CH	A-7-6 A-7-6	100 100	100 100	100 100	95-100 95-100	75-94 75-94	48-64 48-64
3, 4----- Brennan	0-13 13-65	Fine sandy loam Sandy clay loam, loam.	SM, SM-SC SC SC, CL	A-2-4, A-4 A-2-4 A-2-6 A-4, A-6	100 95-100	98-100 90-100	70-100 60-100	20-45 30-59	<30 22-39	NP-9 8-22
5----- Camargo	0-8 8-65	Silt loam----- Stratified silty clay loam to very fine sandy loam.	CL, CL-ML CL	A-6, A-4 A-6, A-7-6	100 100	100 100	95-100 95-100	70-100 70-100	20-35 30-45	4-16 11-25
6----- Camargo	0-8 8-65	Silty clay loam Stratified silty clay loam to very fine sandy loam.	CL CL	A-6,A-7-6 A-6, A-7-6	100 100	100 100	95-100 95-100	70-100 70-100	30-45 30-45	11-25 11-25
7----- Cameron	0-30 30-65	Silty clay----- Silt loam, loam	CH, CL CL	A-7-6 A-4, A-6	100 100	100 95-100	100 90-100	90-100 70-95	48-68 25-35	25-41 8-15
8----- Comitas	0-28 28-80	Loamy fine sand Fine sandy loam, sandy clay loam.	SM, SM-SC SM, SC SM-SC	A-2-4 A-2-4, A-2-6, A-4, A-6	95-100 95-100	95-100 95-100	85-100 80-100	15-25 23-50	<25 <34	NP-4 NP-14
9----- Delfina	0-13 13-34 34-72	Loamy fine sand Sandy clay loam, clay loam. Sandy clay loam, fine sandy loam.	SM, SM-SC SC, CL SC	A-2-4, A-4 A-6, A-7-6 A-6, A-7-6	100 100 90-100	100 95-100 75-98	85-100 90-100 70-97	20-45 40-55 36-50	<25 31-48 30-46	NP-7 18-35 16-31
10, 11----- Delfina	0-13 13-34 34-72	Fine sandy loam, Sandy clay loam, clay loam. Sandy clay loam, fine sandy loam.	SM-SC, SC SM SC, CL SC	A-2-4, A-4 A-6, A-7-6 A-6, A-7-6	100 100 90-100	100 95-100 75-98	90-100 90-100 70-97	25-50 40-55 36-50	19-30 31-48 31-46	3-10 18-35 16-31
12----- Delmita	0-13 13-34 34-60	Loamy fine sand Sandy clay loam, fine sandy loam. Indurated-----	SM, SM-SC, SP-SM SC ---	A-2-4 A-2-4 A-2-6, A-4, A-6 ---	100 100 ---	95-100 100 ---	85-100 90-100 ---	11-25 30-50 ---	<25 27-39 ---	NP-7 8-18 ---
13:* Delmita-----	0-13 13-34 34-60	Fine sandy loam Sandy clay loam, fine sandy loam. Indurated-----	SM, SM-SC SC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	100 100 ---	100 100 ---	90-100 90-100 ---	20-35 30-50 ---	<27 27-39 ---	NP-7 8-18 ---

SOILS LEGEND

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth in	USDA texture	Classification		Percentage passing sieve number				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
32:* Jimenez----	0-8	Very gravelly loam.	GC, GM-GC	A-1, A-2-4, A-2-6,	30-58	15-40	15-35	15-30	22-35	15-May
	8-10	Cemented-----	---	---	---	---	---	---	---	---
	10-60	Variable-----	---	---	---	---	---	---	---	---
Quemado-----	0-6	Very gravelly sandy loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	<25	NP-10
	6-12	Very gravelly sandy clay loam. gravelly loam, Very gravelly sandy clay loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	10-2
	12-18	Cemented-----	---	---	---	---	---	---	---	---
	18-60	Variable-----	---	---	---	---	---	---	---	---
33--- Laredo	14-Jan	Silty clay loam	CL	A-6, A-7-6, A-4	100	100	90-100	85-100	28-44	9-22
	14-65	Silty clay loam silty loam, very fine sandy loam.	CL	A-6, A-7-6, A-4	100	90-100	90-100	70-95	28-43	9-21
34-----	0-60	Silty clay, stratified silt loam to clay	CH	A-7-6	100	100	100	90-100	51-85	30-41
35, 36, 37--- McAllen	0-14	Fine sandy loam	CL, SC, CL-ML, SM-SC	A-4, A-6	100	100	95-100	36-55	21-30	4-11
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC,	A-6	95-100	90-100	85-100	45-70	28-40	11-20
38----- McAllen	0-14	Sandy clay loam	CL, SC,	A-6	100	100	95-100	36-55	29-40	11-20
	14-72	Sandy clay loam clay loam, fine sandy loam.	CL, SC,	A-6	95-100	90-100	85-100	45-40	28-40	11-20
39, 40, 41--- Mercedes	0-19	Clay -----	CH	A-7-6	85-100	80-100	80-100	75-100	55-76	32-49
	19-57	Clay -----	CH, CL-CH	A-7-6	85-100	80-100	80-100	75-100	50-76	32-49
	57-65	Clay -----	CH, CL	A-7-6	85-100	80-100	80-100	75-100	48-76	32-49
42----- Nueces	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
43* Nueces-----	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
Saita-----	0-48	Fine sand-----	SM-SC, SP-SM, SM	A-2-4, A-4	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
44----- Olmito	0-47	Silty clay-----	CH	A-7-6	100	100	100	90-100	51-70	28-44
	47-65	Silty clay, silty clay loam.	CH	A-7-6	95-100	90-100	85-100	85-100	51-70	28-44

SOILS LEGEND

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

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

HYDROLOGIC LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

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

HYDROLOGIC LEGEND



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

Date of Meeting: March 2, 2022	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Villas San Miguel Subdivision– being a 20.00-acre tract of Farm Tract 180, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the East side of Mile 5 ½ West, ½ mile North of Mile 10 North. Possible Action.	
Discussion/Overview: The proposed thirty (30) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and off-site drainage and has provided letter of support from the Drainage district.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000183-2022

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: VILLAS SAN MIGUEL SUBDIVISION

Location: EAST SIDE OF MILE 3 1/2 WEST, 1/2 MILE NORTH OF MILE 10 NORTH

Legal Description: 20.00 ACRES OUT OF FARM TRACT 150, FARM 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: _____ Gross Acreage: _____

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Juan A. San Miguel Telephone: _____

Address: 820 W. Mile 10 North Fax: _____

City: Weslaco State: Tx Zip: 78599 E-mail: _____

ENGINEER INFORMATION

Name: Willie Aratic Telephone: (956) 784-0218

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

City: Donna State: Tx Zip: 78531 E-mail: naimeengineering@yahoo.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

☒ YES ☐ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: MAGIC VALLEY

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\$350.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Juan San Miguel

Owner Signature: *Juan San Miguel* Date: 1/25/22

NAIN ENGINEERING, LLC is the authorized agent

Authorized Agent Signature: *Willie Arreola* Date: 1/25/22

Authorized Agent Printed Name: Willie Arreola

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR VARIANCE



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. VAR-000192-2022

GENERAL INFORMATION

Name of Subdivision: VILLAS SAN MIGUEL SUBDIVISION

Location: _____

Legal Description: THE SOUTH 20.00 ACRES OF FARM TRACT 180, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

NOT TO REQUIRED ONSITE DETENTION, DETENTION WILL BE PROVIDED ON THE EAST SIDE, BY A PROPOSED DRAIN DITCH

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Juan A. San Miguel Telephone: 956-310-2026

Address: 820 W. MILE 10 PORTIT ROAD Fax: _____

City: Weslaco State: Tx Zip: 78574 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: Juan San Miguel Date: _____

[Signature] is the authorized agent

Authorized Agent Signature: [Signature] Date: 2/16/2022

Authorized Agent Printed Name: Willie Anstic



APPLICATION FOR VARIANCE

VAR-000184-2022

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: VILLAS SAN MIGUEL SUBDIVISION

Location: EAST SIDE OF MILE 5 1/2 WEST, 1/2 MILE NORTH OF MILE 10 NORTH

Legal Description: 20 ACRES OUT OF FARM TRACT 180, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

There is no sanitary sewer available at this time

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Juan San Miguel

Owner Signature: [Signature] Date: 1/25/22

NAIEN ENGINEERING, LLC is the authorized agent

Authorized Agent Signature: [Signature] Date: 1/25/22

Authorized Agent Printed Name: Willie Araceli



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

January 6, 2021

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

RE: Nain Engineering – Villas San Miguel Subdivision

This letter is in response to a request from the Engineer of record for Villas San Miguel Subdivision, Guillermo A. Arratia, PE. Our office has received 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. 34 owned by the HCCID9 in the City of Weslaco, ETJ to account for the additional runoff volume. We strongly encourage the use of on-site detention with a bleeder line into the system. However, we will work with this request as long as a plat note is added stating that the original subdividers/owner's will be responsible for maintaining the detention area if the homeowner's association fails to maintain it as per the approved drainage report.

If you have any questions or need additional information, please feel free to contact me and/or Mr. Omar Anzaldúa, PE, CFM, Assistant General Manager at 956-292-7080. Thank you.

Sincerely,
Hidalgo County Drainage District No. 1

Alexis Lozano

Alexis J Lozano, EIT

CC: Raul E. Sesin, Omar Anzaldua, Isaac Gonzales, Gilberto Aguirre, Esther Mireles – HCDD1

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
VILLAS SAN MIGUEL SUBDIVISION

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



Guillermo A. Arratia, P.E.
2/7/2021

INDEX OF SHEETS

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

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
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FIRM No. F-9050

DRAINAGE REPORT
For
VILLAS SAN MIGUEL SUBDIVISION

I. PROJECT LOCATION

A 20.00 acre Tract of land out of being the south 20.00 acres of Farm Tract 180, Fram Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 324768 and is located on the east side of Mile 5 ½ North Road, ½ mile north of Mile 10 North Road and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain. F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS

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

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (7.66 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 30 lots for residential use. The storm runoff after development will be increase 10.24 cfs for a total 17.9 cfs, I have calculated that 62,132 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 proposed detention area on the east side of this subdivision with a 75.00' R.O.W will dedicated to H.C.D.D. No. 1. but the Detention area will be maintained by the Home Owners Association.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
<i>Hector Garcia</i> <i>5/5/21</i>	
H.C.D.D. NO. 1	DATE



Guillermo A. Arratia, P.E.
2/7/2021

DRAINAGE CALCULATIONS EXHIBIT "A"
VILLAS SAN MIGUEL SUBDIVISION

AREA= 20 Ac.

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

Existing Conditions

Length= 1300 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 126 min.
Texist.= 126 min.
Iexist.= 1.91 in/hr
Qexist.= 7.66 cfs.

10 year storm

b= 87
e= 0.778
d= 9.2

Proposed Conditions

Length= 1300 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Concentration= 98 min.
Tfut.= 98 min.
Ifut.= 2.99 in/hr
Qfut.= 17.9 cfs.
Qin= 6.00 i

50 year storm

b= 99
e= 0.749
d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	64.95	38971	7.66	24745	14,226
20	7.91	47.45	56937	7.66	27042	29,895
30	6.34	38.06	68500	7.66	29339	39,160
40	5.35	32.10	77040	7.66	31636	45,403
50	4.66	27.95	83838	7.66	33934	49,904
60	4.14	24.86	89505	7.66	36231	53,275
70	3.75	22.47	94382	7.66	38528	55,854
80	3.43	20.56	98674	7.66	40825	57,849
90	3.16	18.98	102516	7.66	43122	59,394
110	2.76	16.54	109194	7.66	47717	61,477
120	2.60	15.58	112146	7.66	50014	62,132

Storage Requires= 62,132 cubic feet = 1.43 ac-ft



Guillermo A. Arratia, P.E.
2/7/2021

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			
	e	b	d		e	b	d		e	b	d		e	b	d		e	b	d		e	b	d	
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6						
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	99	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	65	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2						
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4						
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	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	0.778	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1						
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	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	55	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2						
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4						
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4						
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	106	8.1						
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5						
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8						
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6						
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6						
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2						
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.805	85	10.0	0.799	93	10.0	0.798	104	9.0						
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.768	91	8.0	0.768	104	8.4						
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.771	88	7.6	0.768	100	8.2						
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4						
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8						
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4						
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4						
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2						
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1						

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

EXHIBIT "B"

HENRY
)-0000-

MILE 5 1/2 WEST

660.00

HENRY, HERMAN
W3800-00-179-0000-01

F.T. 179

650.00

HENRY, HERMAN
W3800-00-179-0000-00

1320

[illegible]

-03
-04

-18 -01 35.0

-02

FT 178

20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
WALTER WAGERS																	38	39	
21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	40		
MCKEE SUBD.																			

660.00	-25	0
--------	-----	---

-24	-23	9
-----	-----	---

-22	-21	93
-----	-----	----

-20	-19	99
-----	-----	----

-15	-00	00
-----	-----	----

560

F. T. 177

W3800-00-113-0000-

20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
----	----	----	----	----	----	----	----	----	----	----	---	---	---	---	---	---	---	---	---

WALTER WAGERS

21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
McKEE SUBD.																	40	

165.00	GARCIA, % JUAN C & MARIA G	MARTINEZ, DIMAS -05 & CONSUELO	150.00
--------	----------------------------------	--------------------------------------	--------

420.20	100.00
GARZA, GERARDO	00

-01
GARRETT, GEORGE 250. F

1000-

294.95

330.00

RZA, EUGENE & MELBA

-05 GARCIA, MARTIN & GUILLERMINA

AL G & KAREN G

-03	-07	CASTILLO, BERNARDINO & MINERBA
-----	-----	--------------------------------

DAVID R & RUBELINA

-01 -06 CARRINGTON, JOHN L

RLOS & PATRICIA

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

COUNTRY LANE

INRADO JR & ROSALBA

20	19	18	17	16	15	14	13	12	11
----	----	----	----	----	----	----	----	----	----

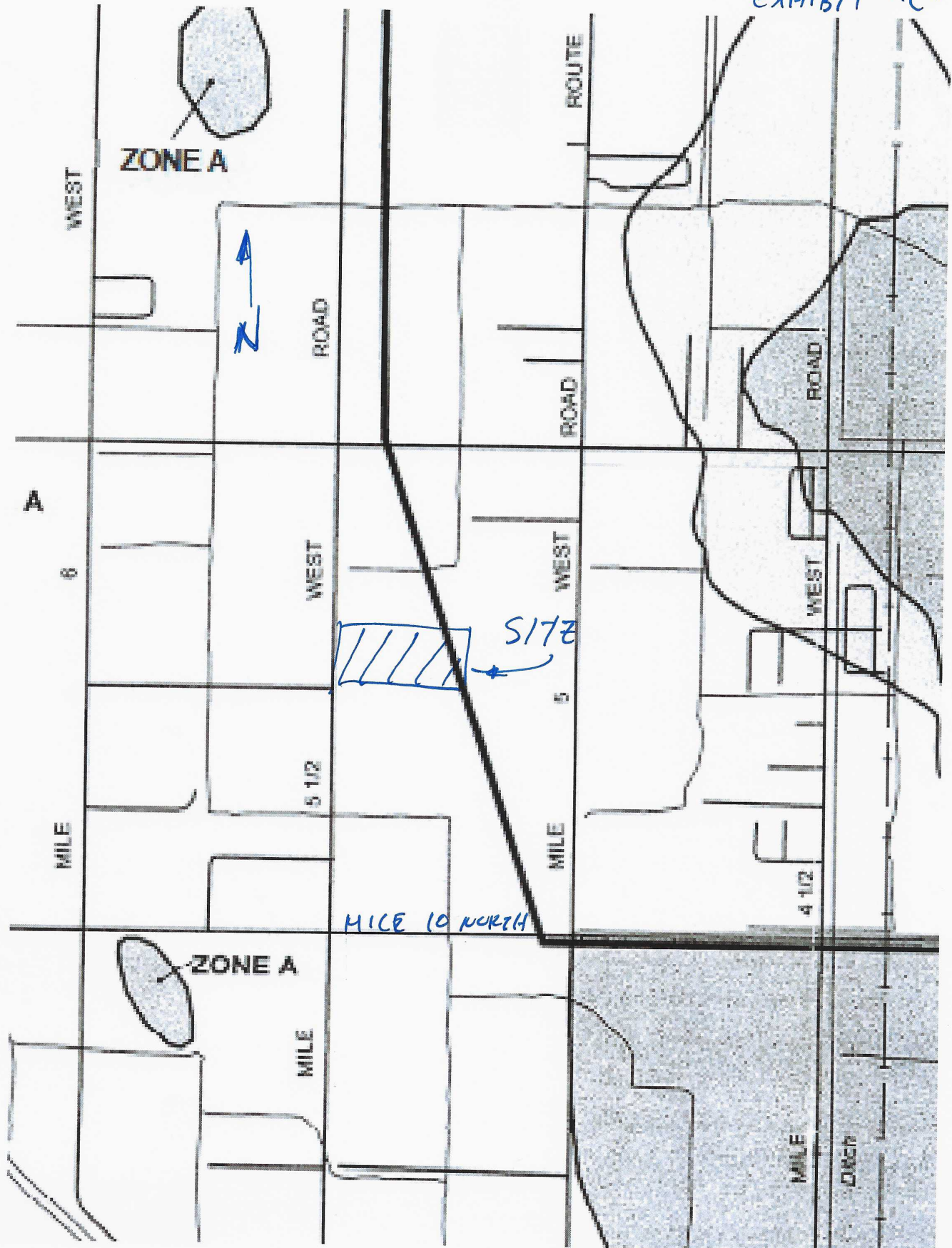
AMIRO & MARIA P

COUNTRY BREEZE ESTATES

F.T. 176

W3800-00-176-0000-

EXHIBIT "C"



2000 0 2000
FEET

NFIP

PANEL 0450 C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

480334 0450 C

MAP REVISED:

JUNE 6, 2000



**REVISED TO
REFLECT LOMR
DATED 08/01/02**

Federal Emergency Management Agency

LEGEND

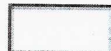


SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

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



OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS



Identified
1983



Identified
1990



Otherwise
Protected Areas

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



Floodplain Boundary



Floodway Boundary



Zone D Boundary



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



Base Flood Elevation line; Elevation in Feet*



cross Section Line

(EL 987)

Base Flood Elevation in Feet Where Uniform
Within Zone *

RM 7_x

Elevation Bench Mark (See notes below)

* M1.5

River Mile

Referenced to the National Geodetic Vertical Datum of 1929

EXHIBIT 74 D5 DALLAS COUNTY, TEXAS



166

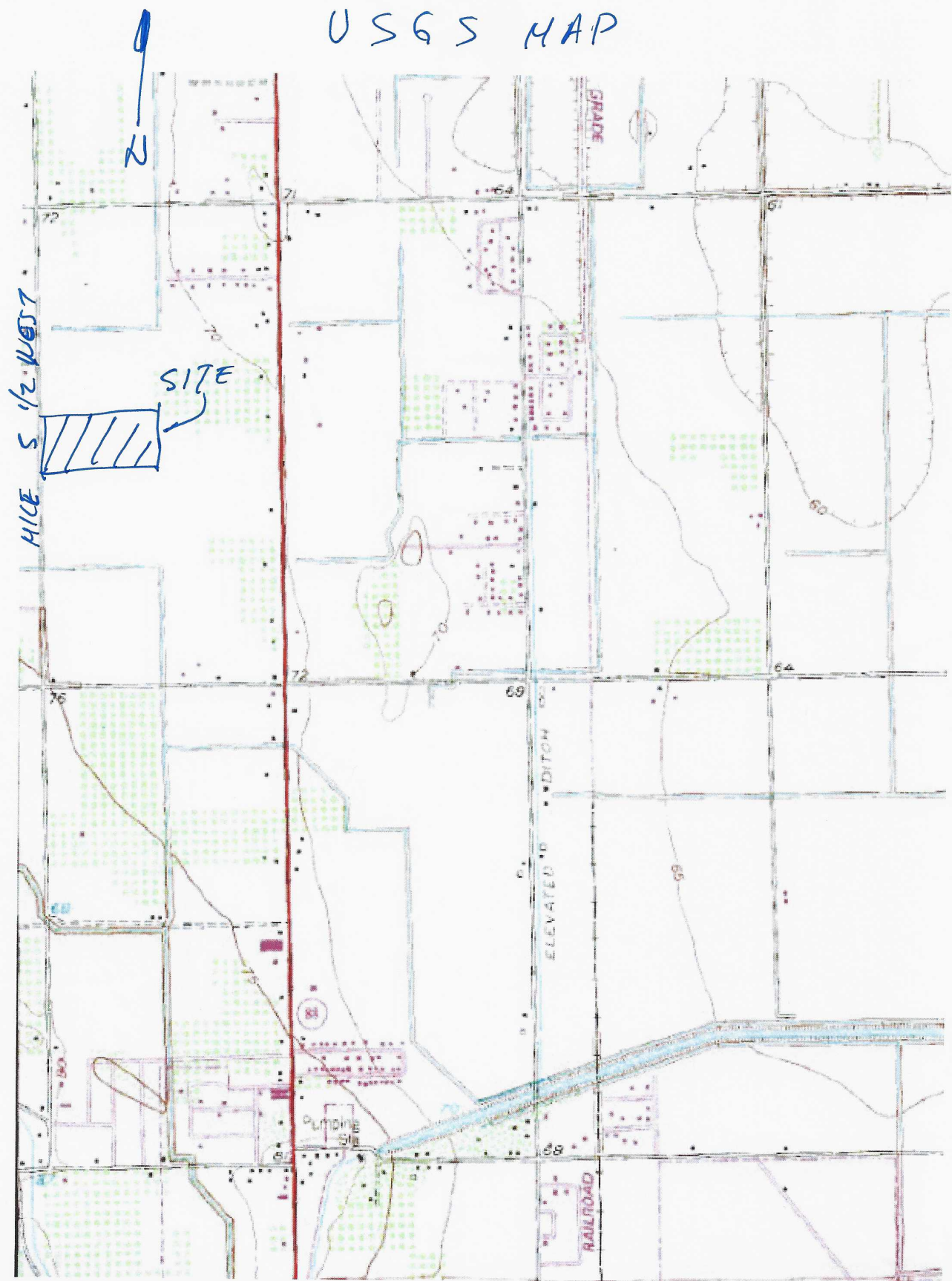
Soil survey

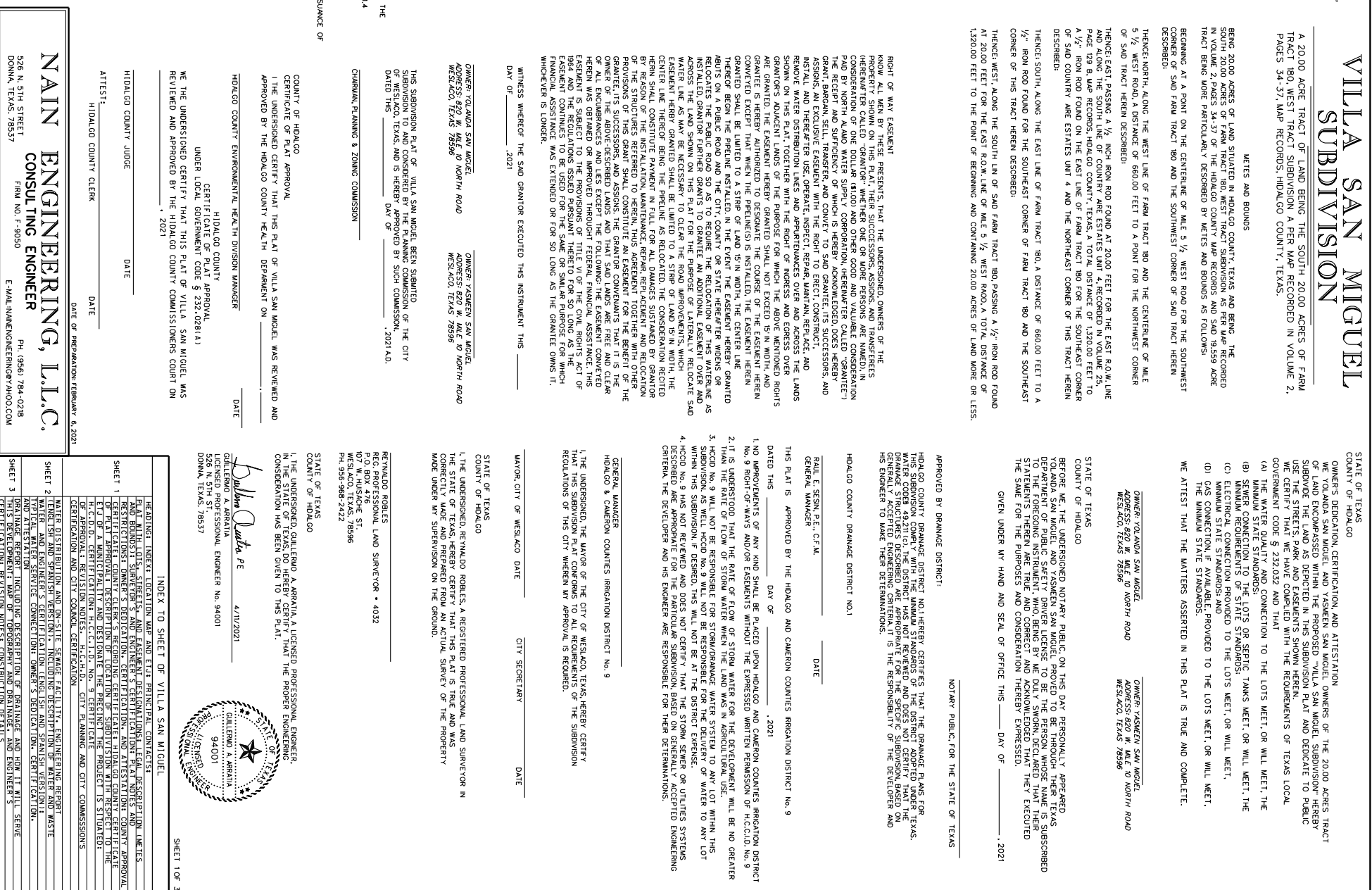
TABLE 18.--SOIL AND WATER FEATURES

["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.







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

Date of Meeting: March 2, 2022	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Moonlight Subdivision– being a 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330' north of Mile 10N along the Westside of F.M. 88. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 4" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant has requested variance for OSSF. Final Plat approval for this subdivision expired on August 18, 2021.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat with compliance of 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-000193-2021

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: MOONLIGHT GLOW SUBDIVISION

Location: 330' NORTH OF MILE 10 N. ALONG WEST SIDE OF F.M. 88

Legal Description: 4.0 ACRES GRDS 9/0 F.T. 175. WEST
AND 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 / SINGLE FAM. Proposed Land Use: SINGLE FAMILY HOME

Number of Lots Proposed: 2 Gross Acreage: 4.0

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: PAULA VILLANUEVA Telephone: 956-376-6022

Address: 414 W. MILE 10 N. Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: PAULA.VILLANUEVA@MUN.COM

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 956-682-7081

Address: 2221 DAFFONIL Fax: _____

City: MCDUEN State: TX Zip: 78701 E-mail: DSALINAS@SALINASENGINEERING.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: NAWSC
- ☒ YES ☐ NO Wastewater Provision: SEPTIC TANK
- ☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Paula Villanueva

Owner Signature: [Signature] Date: 2/14/22

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 2/14/22

Authorized Agent Printed Name: David Daniel Salinas

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

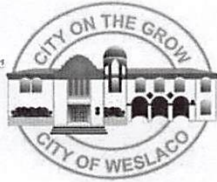
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000195-2022

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: MOONLIGHT GLOW SUBD.

Location: +/- 330' NORTH OF MILE 10 W. ROAD ALONG W. SIDE OF F.W. 88

Legal Description: 4.0 AC. 9/10 F.T. 175', THE WEST AND ADAMS TRACT SUBD., 12-C.T.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

SEPTIC TANK USE - CITY SEW. NOT AVAILABLE AT THIS LOCATION

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: PAULA VILLANUEVA Telephone: 356-6022
Address: 414 W. MILE 10 ROAD Fax: _____
City: WESLACO State: TX Zip: 78599 E-mail: PAULA LOPEZ VILLANUEVA @
MSW.COM

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Paula Villanueva, for Date: 2/22/22

Owner Signature: PAULA VILLANUEVA Date: 2/22/20

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 2/22/20

Authorized Agent Printed Name: Dr. D. O. Silvers, P.E. Date: 2/22/22

DRAINAGE REPORT

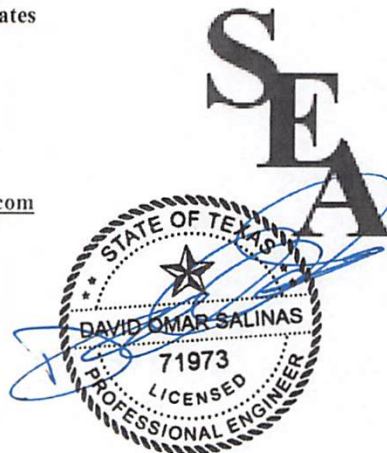
MOONLIGHT GLOW SUBDIVISION

**WESLACO ETJ,
HIDALGO COUNTY, TEXAS**

PREPARED BY:

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

APRIL 30, 2021



INDEX

Drainage Report Narrative: Pages 2. – 3.

- A. Hydrograph: Dated 01/10/20 Attached
- B. Plat reduction of Moonlight Glow Subdivision, H.C.T.
- C. Copy of FIRM – CPN 480334 0450 C, June 06, 2000

DRAINAGE REPORT NARRATIVE

Proposed Moonlight Glow Subdivision is a two-lot residential plat containing 4.0 Gross Acres of land out of F.T. 175, West and Adams Tract Subdivision, as per the map or plat thereof recorded in Volume 02, Pages 34-37, Map records of Hidalgo County, Texas, and, located along the west side of F.M. 88 approximately ¼ Mile North of Mile 10 North Road in the City of Weslaco ETJ. The proposed residential plat is located in Zone "X" as per the FIRM Community Panel No. 480334 0450 C, dated 06/06/2000 (revised to reflect LOMR dated 5/30/02). Zone "X" areas are defined as areas determined to be outside of the 500-year flood plain. The entire frontage is along F.M. 88 - a paved curb & gutter section of roadway complete with underground storm sewer.

It is noted that residential improvements complete with a driveway already exist on Lot 1 – no additional improvements are planned for Lot 1. The purpose of this plat is to obtain a building permit for new residential construction on Lot 2. Lot 2 is 2.20 Acres and it is being proposed to build one single family home on this lot.

Soils of this proposed plat consist of a Hidalgo sandy clay loam with moderate permeabilities and slow surface runoff. This Hidalgo soil is in capability subclass IIC non-irrigated and in Class I, irrigated; it is in the Gray Sandy Loam range site as per Sheet 105 of the Soil Survey of Hidalgo County, Texas.

Cross section elevations within this property reveal that overall drainage is westerly away from F.M. 88 and waters flow to the rear (to the back or west of the subject property). Elevations indicate an average slope of 0.20% over an average drainage run of 750.0 feet. The pre-development storm water runoff coefficient (C_{ex}) for this hydrograph and drainage report is 0.20 while the estimated C(fut) is 0.30 that accounts for the existing and future impervious residential home improvements.

Using the Rational Method and a 50-year storm event, the post-development (construction of one single family home on Lot 2) runoff is 5.94 CFS – an increase of 0.98 CFS from the existing condition of 4.66 CFS (See Attached hydrograph).

In accordance with the drainage policies of the City of Weslaco and County of Hidalgo drainage policies, the subdivider shall be required to provide for an onsite total detention of 4,465 Cu. Ft., and, pro-rated per lot - 1,810.0 Cu. Ft. for Lot 1 and 2,655.0 Cu. Ft. for Lot 2.

In this case, because the lands being platted are large and the residential improvements are relatively small compared to the remaining land areas, it is proposed that new waters created by the existing and new residential improvements will be absorbed into the remaining green areas naturally. Water naturally drain northwesterly toward the back of this property away from F.M. As such waters created by this subdivision do not flow into F.M. 88 and instead will be absorbed into the ground naturally.

Date: April 30, 2021

By: David Omar Salinas, P.E.

Attachment: Hydrograph and Other Required Drainage Report Information xc:
n:\subdivisionplats\moonlightglow.sub\drainagereport.043021

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Hector Garcia</u>	<u>5/4/21</u>
H.C.D.D. NO. 1	DATE



MOONLIGHT GLOW SUBDIVISION

9-Jan-20

EXISTING DATA

Total Area	3.700 Net Acres
Intercept Coefficient - "k"	0.213 Table 3-2 *
"K _u "	3.28
Overland Flow Length - "L"	750.00 Ft.
Overland Slope - "S _p "	0.2000 %
Velocity - "V"	0.31
Existing Time of Concentration - "T"	40 min.
Existing Runoff Coefficient - "C"	0.30
Intensity of Rainfall - "I"	4.20 in/hr (10 year event)
Existing - "Q _{10yr} "	4.66 ft ³ /s

Flood Zone	X
Single Family Use	

PROPOSED IMPROVEMENTS

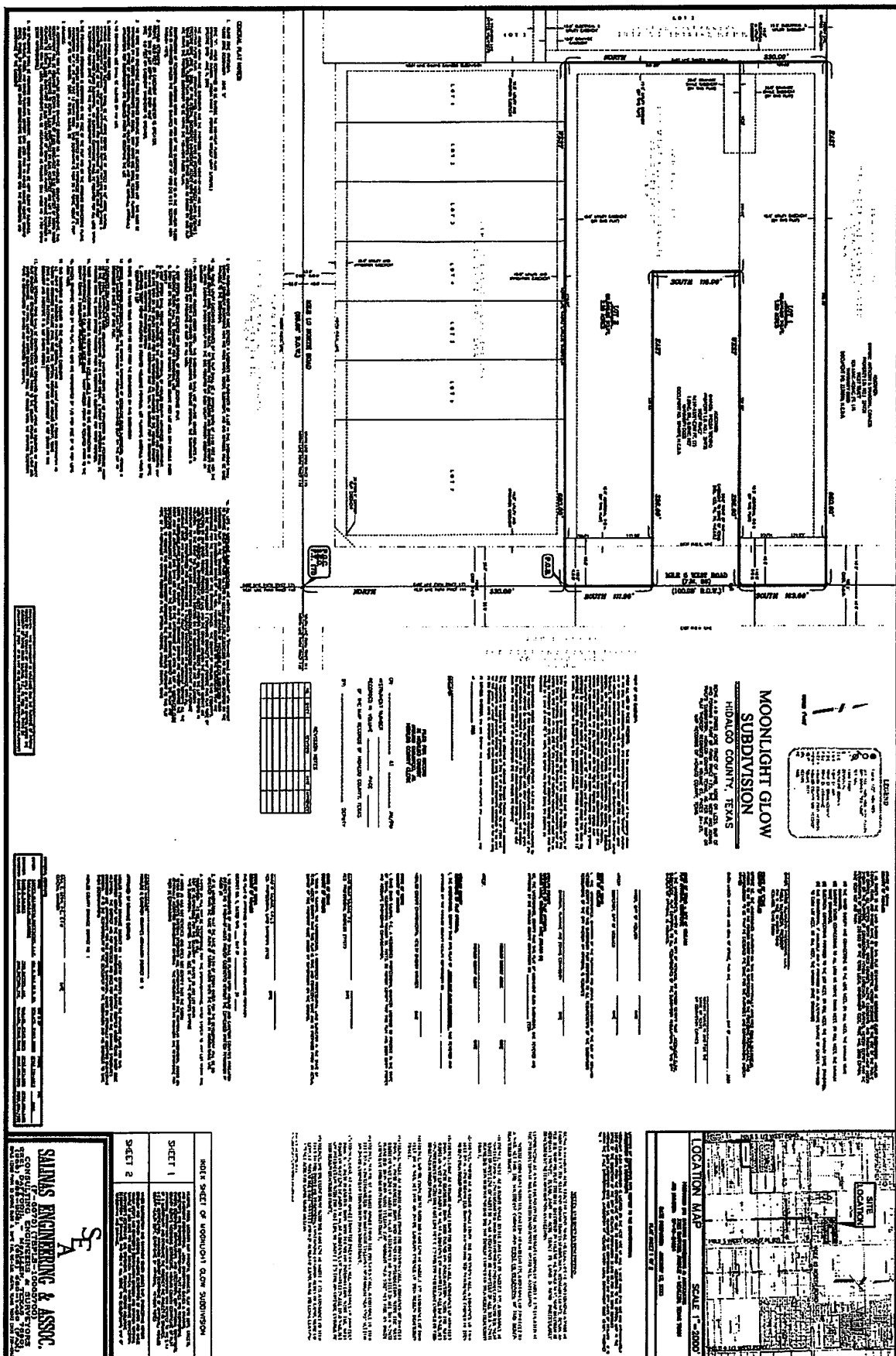
Proposed Runoff Coefficient - "C"	0.30 Table 3-3 *
Proposed Time of Concentration - "T"	30 min.
Proposed Intensity - "I"	6.34 in/hr (50 year event)
Proposed - "Q _{50yr} "	7.04 ft ³ /s

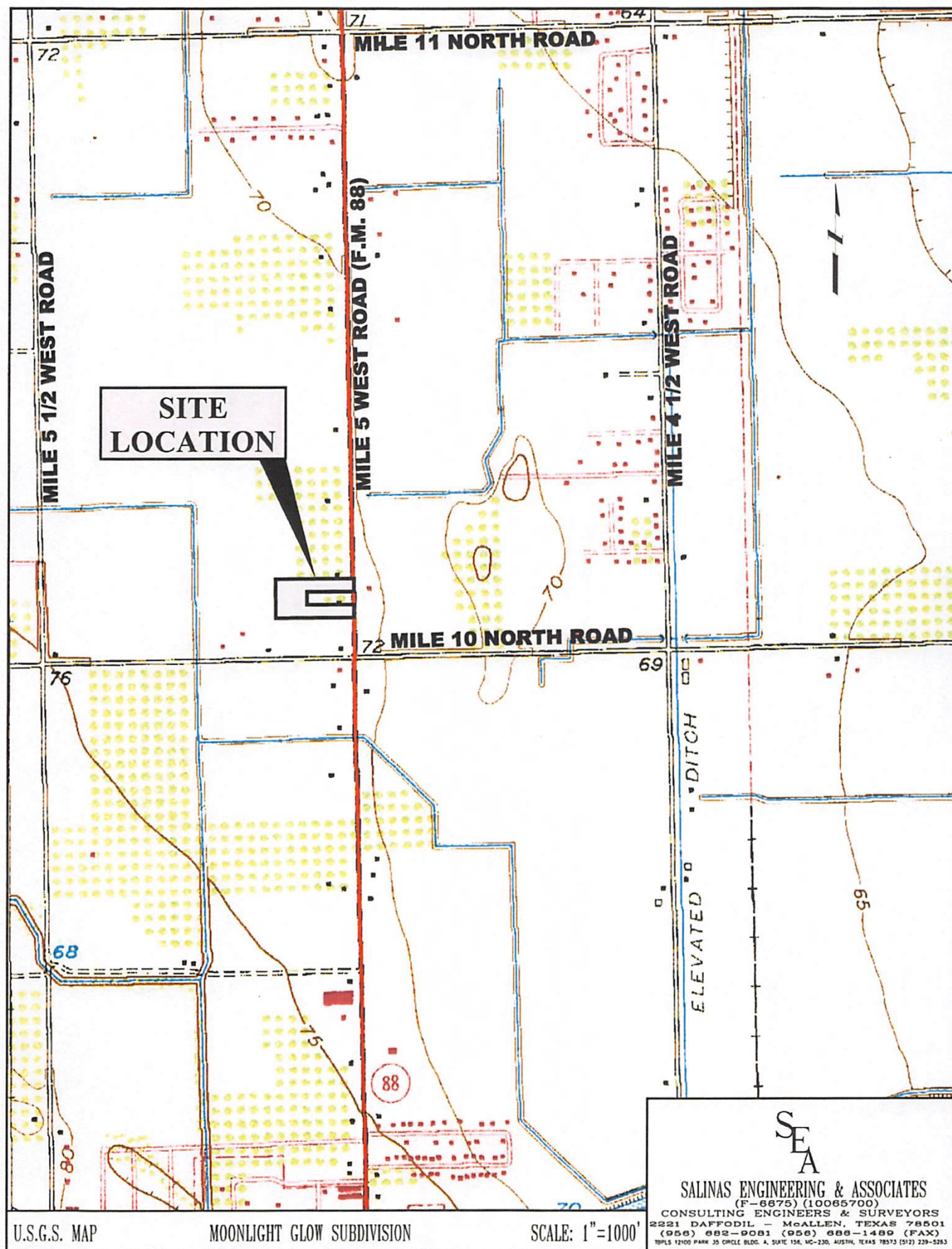
Time		I _{50yr}	Q _{50yr} in	V in	Q _{10yr} out	V out	Req'd V	Req'd V
min	hr	in/hr	ft ³ /s	ft ³	ft ³ /s	ft ³	ft ³	ac-ft
30.00	0.50	6.34	7.04	12672	4.66	8389	4283	0.10
31.00	0.52	6.22	6.91	12850	4.66	8529	4321	0.10
32.00	0.53	6.11	6.78	13023	4.66	8669	4354	0.10
33.00	0.55	6.00	6.66	13191	4.66	8809	4382	0.10
34.00	0.57	5.90	6.55	13354	4.66	8948	4406	0.10
35.00	0.58	5.80	6.43	13513	4.66	9088	4425	0.10
36.00	0.60	5.70	6.33	13668	4.66	9228	4440	0.10
37.00	0.62	5.61	6.23	13820	4.66	9368	4452	0.10
38.00	0.63	5.52	6.13	13967	4.66	9508	4460	0.10
39.00	0.65	5.43	6.03	14111	4.66	9647	4464	0.10
40.00	0.67	5.35	5.94	14252	4.66	9787	4465	0.10
41.00	0.68	5.27	5.85	14390	4.66	9927	4463	0.10
42.00	0.70	5.19	5.76	14525	4.66	10067	4458	0.10
43.00	0.72	5.12	5.68	14657	4.66	10207	4450	0.10
44.00	0.73	5.05	5.60	14786	4.66	10347	4440	0.10
45.00	0.75	4.98	5.52	14913	4.66	10486	4426	0.10
46.00	0.77	4.91	5.45	15037	4.66	10626	4411	0.10
47.00	0.78	4.84	5.38	15158	4.66	10766	4392	0.10
48.00	0.80	4.78	5.30	15278	4.66	10906	4372	0.10
49.00	0.82	4.72	5.24	15395	4.66	11046	4349	0.10
50.00	0.83	4.66	5.17	15510	4.66	11185	4325	0.10
51.00	0.85	4.60	5.11	15623	4.66	11325	4298	0.10
52.00	0.87	4.54	5.04	15734	4.66	11465	4269	0.10

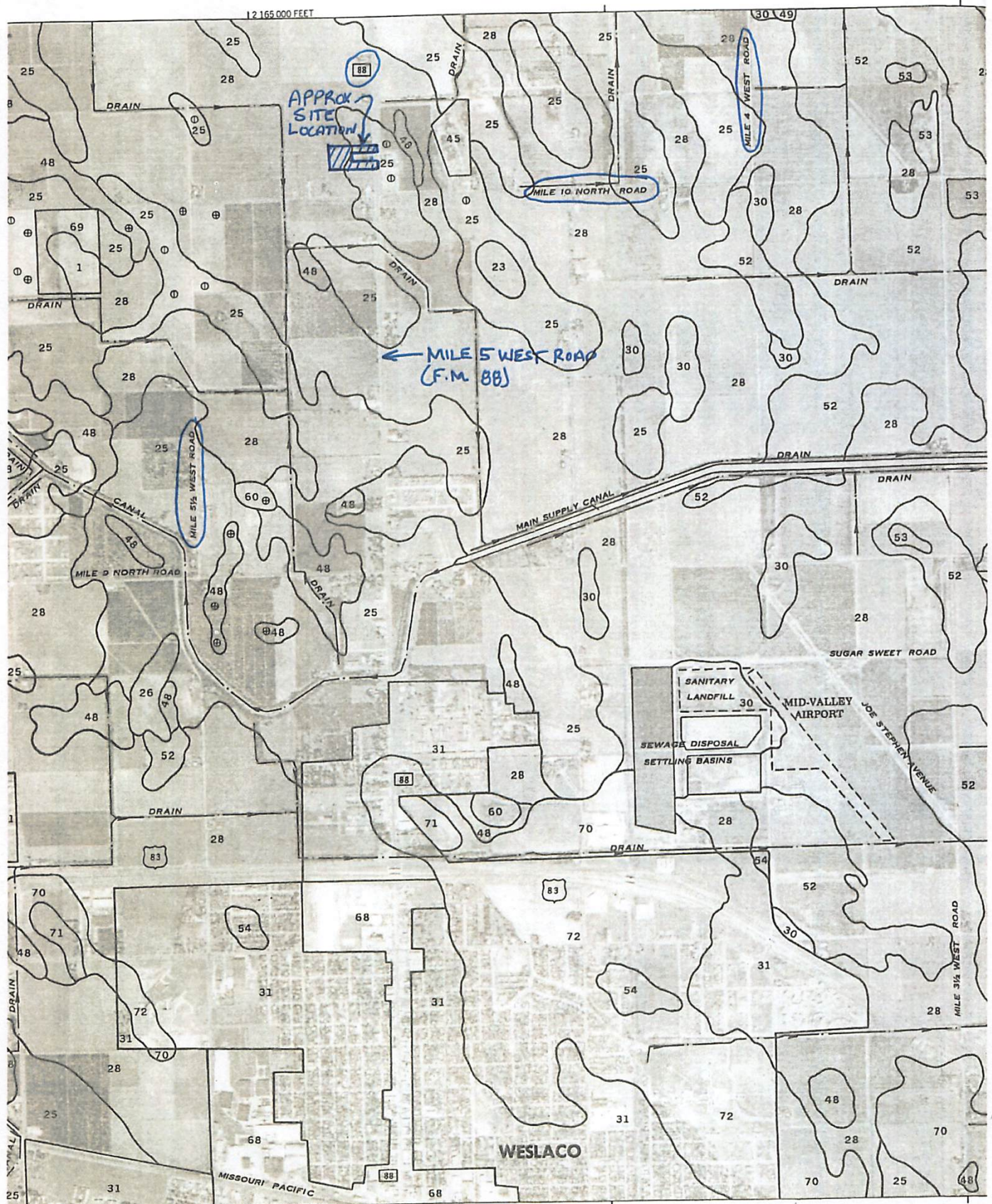
High Point

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









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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

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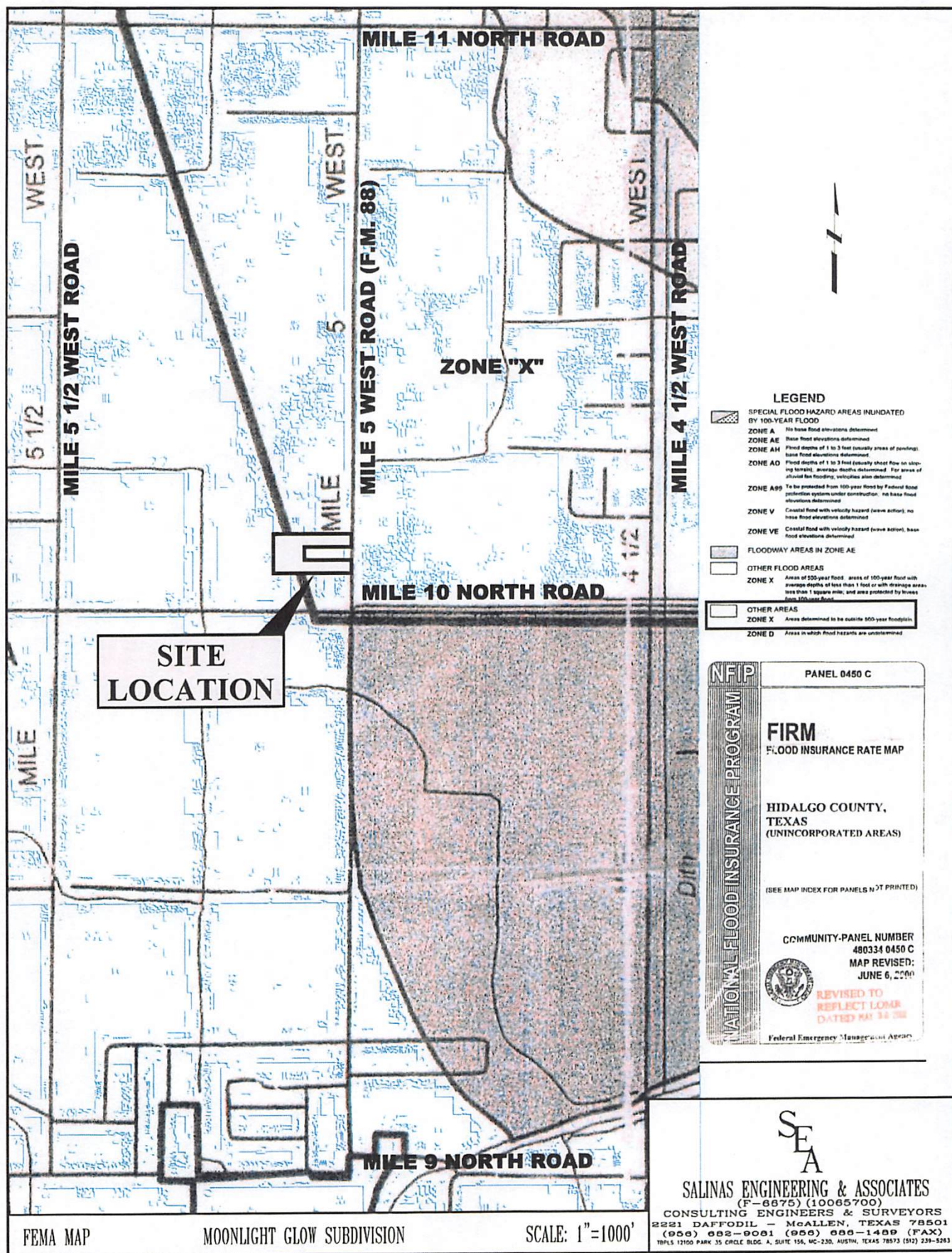
Soil survey

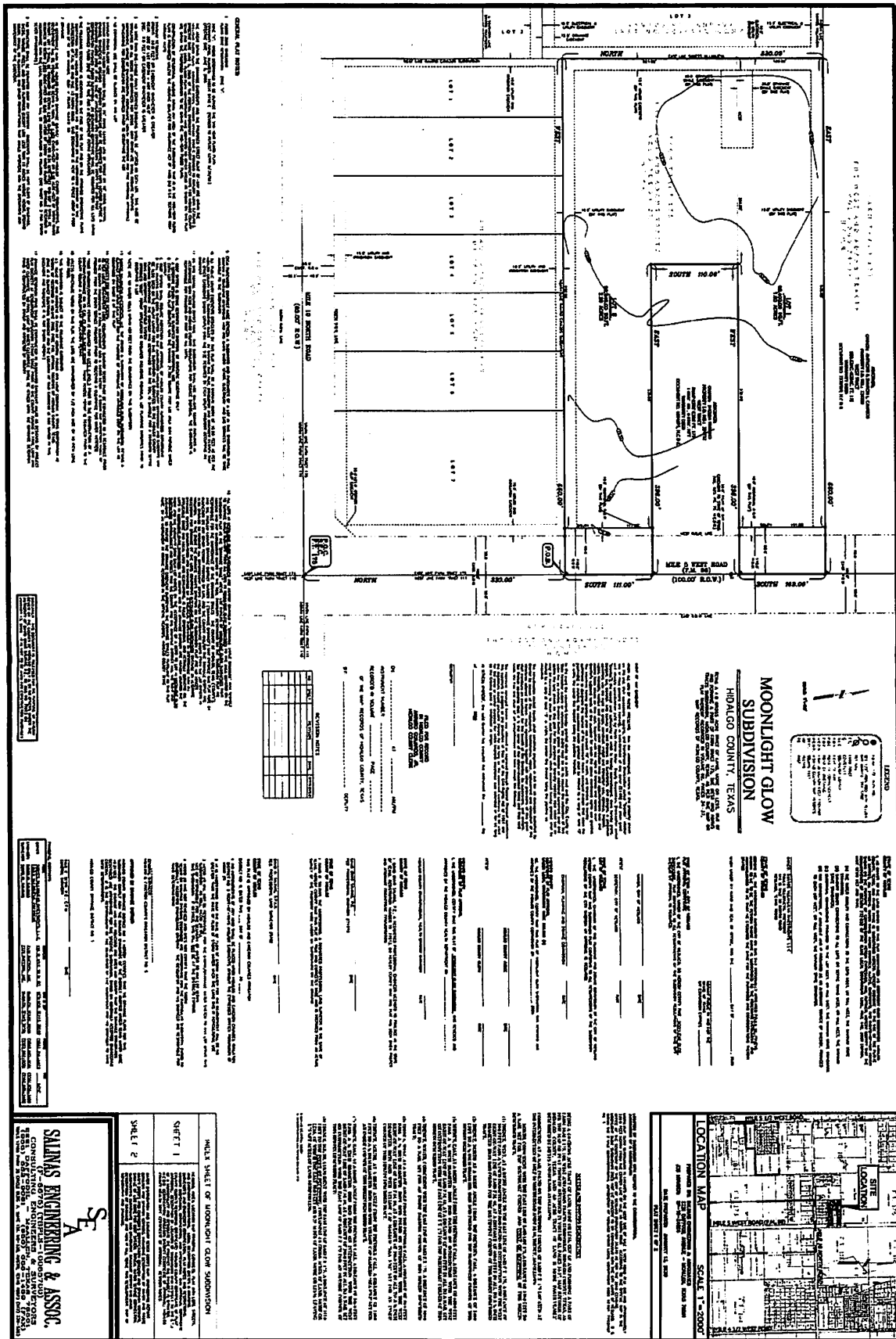
TABLE 18.--SOIL AND WATER FEATURES

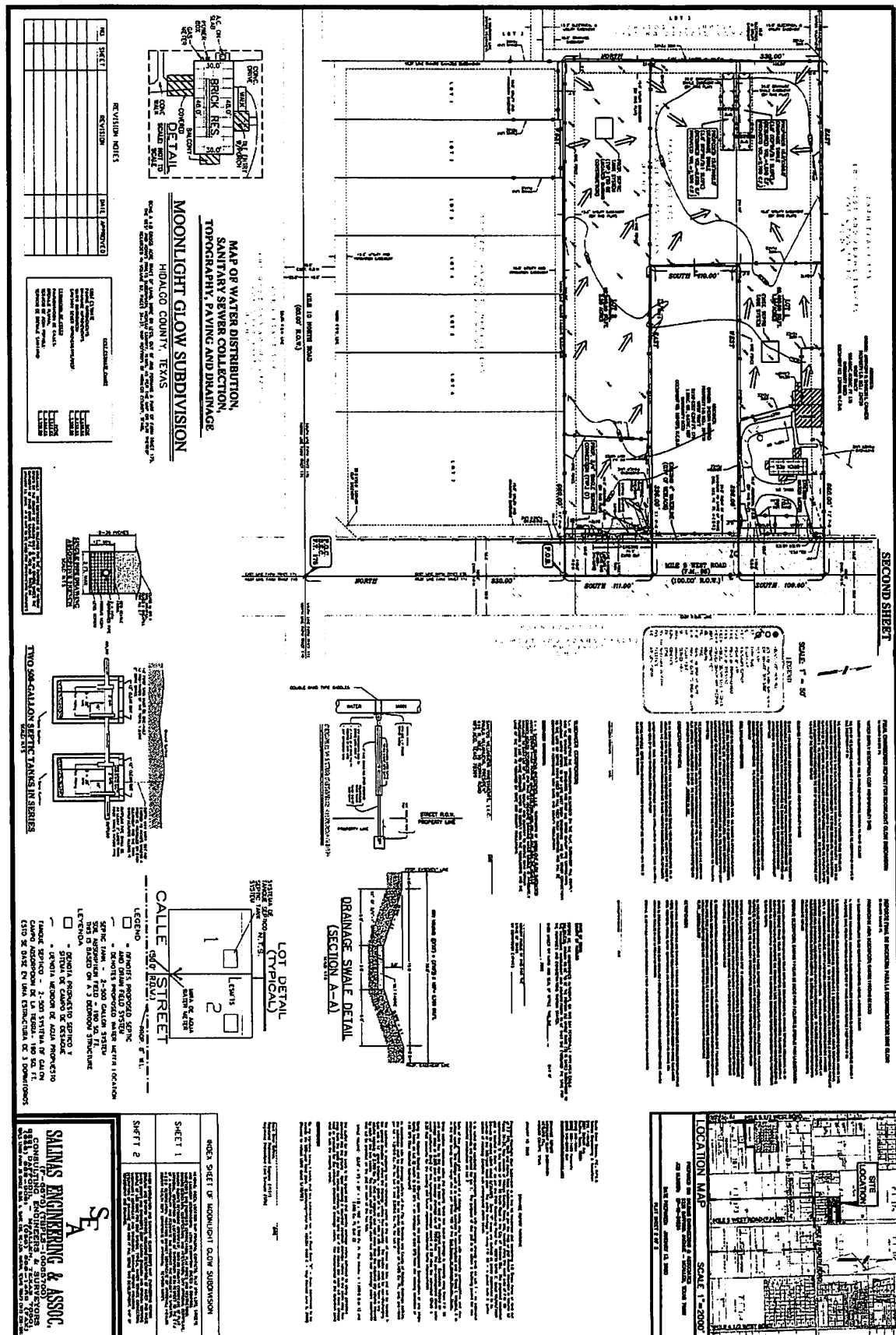
["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

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









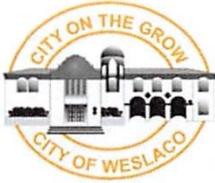
**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: March 2, 2022	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Moonlight Subdivision– being a 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330' north of Mile 10N along the Westside of F.M. 88. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply Company through a 4" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant has requested variance for OSSF. Final Plat approval for this subdivision expired on August 18, 2021.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat with compliance of 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.	



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

Date of Meeting: March 2, 2022	Agenda Item No. (to be assigned by PCE): IV.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Sugarcane Estates Subdivision– being a 5.963 acre tract of Farm Tract 141, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on Mireles Road &W Sugarcane Drive. Possible Action.	
Discussion/Overview: The proposed thirty-three (33) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco through a 12” sewer line. The property is within a Flood Zone “X”. Applicant was granted a variance for lot size and required right of way width. Engineer has corrected the lot dimensions.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Final Plat	
Additional Action Prompted: [X] Mayor’s Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

Plat-000118-2021

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: SUGARCANE ESTATES

Location: Mireles Street & W. Sugarcane Dr.

Legal Description: Resubdivision of 5.963 acres being a part or portion out of Farm Tract 141, West & Adams
Tracts Subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-2

Existing Land Use: Open Proposed Land Use: Single Family Residential

Number of Lots Proposed: 33 Gross Acreage: 5.963

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Ammo Construction, LLC Telephone: c/o (956) 381-0981

Address: 317 S. Main Street Fax: c/o (956) 381-1839

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

ENGINEER INFORMATION

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

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☒ YES ☐ NO Electric Company: 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
- ☒ Pend. Street names
- ☒ Drainage plans and calculations with engineer's seal
- ☒ Elevations
- ☒ Flood directional arrows
- ☒ Detention areas
- ☒ Pend. Street names
- ☐ N/A Proof of ownership of the property
- ☐ N/A If septic tank system required, submit soil evaluation report
- ☒ Water Rights associated with the property
- ☒ Tax Receipt for all taxing entities showing that taxes are paid in full
- ☒ Number of fire hydrants proposed for subdivision
- ☒ Trip Generation Worksheet

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- ☐ One set of 8 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Digitally signed by Mario A. Reyna
DN: CN = Mario A. Reyna email = mario@melderandhunt.com C = US O
= Melder and Hunt Inc OU = PE
Date: 2021.09.27 16:08:14 -0600 Date: 9/27/21

Authorized Agent Printed Name: Mario A. Reyna, P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000119-2021

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: Sugarcane Estates

Location: Mireles Street & W. Sugar Cane Dr

Legal Description: Resubdivision of 5.963 acres being a part or portion o/o Farm Tract 141 West & Adams Tract S/D

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Minimum Lot Size ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Lot area will be 5,000 than the required 6,000

☐ 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 40' Road ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Proposing a 40' Road instead of a 50' Road

OWNER INFORMATION

Owner's Name: Ammo Construction, LLC Telephone: c/o 381-0981

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

City: McAllen State: TX Zip: 78501 E-mail: c/o mario@meldenandhunt.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

Mario A. Reyna, P.E. is the authorized agent

Authorized Agent Signature: _____ Date: 8/4/21

Authorized Agent Printed Name: Mario A. Reyna



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000175-2021

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: SUGARCANE ESTATES

Location: MIRELES STREET & W. SUGAR CANE DR.

Legal Description: RESUBDIVISION OF 5.963 ACRES BEING A PART OR PORTION O/O FARM TRACT 141

WEST & ADAMS TRACT SUBDIVISION

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Other ROAD ROW ☒ YES ☐ NO

Describe in detail the reason for the variance request:

PROPOSING A 36' ROAD ROW INSTEAD OF 50'. PAVING FULL 36' ROAD WIDTH WITH ADJACENT 15'
SIDEWALK/UTILITY EASEMENT

OWNER INFORMATION

Owner's Name: Ammo Construction, LLC Telephone: C/O (956) 381-0981
Address: 317 S. Main Street Fax: c/o (956) 381-1839
City: McAllen State: TX Zip: 78501 E-mail: c/o mario@meldenandhunt.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

MELDEN & HUNT, INC. C/O MARIO A. REYNA, P.E. is the authorized agent

Authorized Agent Signature:  Digitally signed by Mario A. Reyna
DN: cn = Mario A. Reyna, email = mario@meldenandhunt.com C = US O = Melden and Hunt Inc OU =
Date: 2022.01.07 10:34:32 -0800 Date: 1/7/22

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



Rio Grande Valley Emergency Communication District

Sheriff J. E. "Eddie" Guerra, Hidalgo County Sheriff..... President
Mayor Gilbert Gonzales, Raymondville Vice President
Mayor David Suarez, Weslaco.....Secretary
Mayor Pro-Tem Joaquin "J.J." Zamora, McAllen..... Treasurer

September 30, 2021

RGV9-1-1 BOARD OF MANAGERS

Arturo Galvan Jr.
Mayor Pro Tem, Alton

Richard Molina
Mayor, Edinburg

Alonzo "AL" Perez Jr
Mayor, Elsa

Yvette Cabrera
Mayor, Granjeno

Oscar D. Montoya
Mayor, Mercedes

Rodrigo "Rigo" Lopez
Mayor, Penitas

Alma D. Salinas
Mayor, Sullivan City

Lydia Flores, Administrative Assistant
Melden & Hunt, Inc
115 McIntyre St
Edinburg, TX 78578541

The RGVECD 9-1-1 Dept. acknowledges the
notification on the following **PROPOSED NAMES:**

**STEVIA DR
TRUVIA LN**

to be part of **SUGARCANE ESTATES** in the Weslaco community.

A query was done on the state 9-1-1 database and found no conflict for
the proposed names to be used.

ACKNOWLEDGED ON: September 30, 2021
RESEARCHED BY: Savannah Arredondo
TITLE: Customer Service Representative II

STAFF:

EXECUTIVE DIRECTOR
Manuel "Manny" Cruz

DIRECTOR OF PUBLIC SAFETY
Randall Snyder

RGV9-1-1 DISTRICT OFFICE: 1912 Joe Stephens Ave. *Weslaco, TX 78599 TEL: (956) 682-3481 Ext. 174

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: SUGARCANE ESTATES SUBDIVISION
PREPARED BY: MARIO A. REYNA, P.E
DATE: July 29, 2021

Mari *7-29-21*



INDEX

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



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

Drainage Statement
SUGARCANE ESTATES SUBDIVISION
Project #20220.00 Date: June 29, 2021

SUGARCANE ESTATES SUBDIVISION 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. This subdivision lies in Zone "X" (Unshaded), which is defined as areas determined to be outside 500-year floodplain. Community Panel No. 480334 0450 C; Map Revised: June 6, 2000. The property is located on the northeast corner of Mireles Street & W. Sugar Cane Drive. The property is currently open with a proposed use of 33 residential lots and 2 detention ponds, currently inside the City of Weslaco, Texas.

The soils in this area are (25) Hidalgo fine sandy loam and (28) Hidalgo sandy clay & (48) Racombes sandy clay, which are in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 4.38 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 15.35 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 10.97 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into a proposed detention pond on the southeast corner of site, which will then discharge into an existing City of Weslaco storm sewer network.

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 36,032 cubic feet of detention will be provided within the proposed detention pond.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
<i>Hector Garcia</i>	
H.C.D.D. NO. 1	DATE <i>8/11/21</i>



Mario A. Reyna, P.E. #117368



Date:

DRAINAGE REPORT

PROJECT NAME: **SUGARCANE ESTATES SUBDIVISION**

PROJECT NUMBER: **20220.00**

DATE: **July 29, 2021**

I. Existing Condition-10 year

Ex. Area:	259,748.28 sf	Int. Coeff. "k"	0.213 Table 3-2
	5.96 ac	K _p	3.28
Imp. Area:	- sf	Length	800 ft
% Imp. :	0.00	Velocity	0.270582 ft/sec
Slope :	0.15 %		
tc :	49.28 min		
Rainfall Intensity (10yr)			3.671 in/hr
c factor			0.200
Q peak existing condition:			4.38 cfs

II. Future Condition-50 year

Future area:	259,748.28 sf		
	5.96 ac		
Estimated Imp. Area:	133,829 sf		
% Imp. :	0.52		
Slope :	15.00%		
tc :	45.00 min		
Rainfall Intensity (50yr)			4.976 in/hr
c factor			0.517
Q future cond. = Aci = i *	=	15.35 *	0.52
		3.08421361 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	41.85	12556	4.38	6567	5988
10	0.17	10.83	33.39	20032	4.38	7224	12808
15	0.25	9.10	28.07	25265	4.38	7881	17384
20	0.33	7.91	24.39	29268	4.38	8538	20730
25	0.42	7.03	21.67	32500	4.38	9194	23306
30	0.50	6.34	19.56	35214	4.38	9851	25363
35	0.58	5.80	17.88	37546	4.38	10508	27038
40	0.67	5.35	16.50	39601	4.38	11165	28437
60	1.00	4.14	12.78	46012	4.38	13792	32220
90	1.50	3.16	9.76	52696	4.38	17732	34964
100	1.67	2.94	9.08	54480	4.38	19045	35434
125	2.08	2.52	7.78	58361	4.38	22329	36032
150	2.00	2.22	6.85	61623	4.38	25613	36010
180	3.00	1.95	6.02	64987	4.38	29553	35434
195	3.25	1.84	5.68	66469	4.38	31524	34946

Storage Required:	36,032 cf
Storage Required:	0.827 Ac.-Ft.
w/ release rate of:	4.38 cfs
Storage / Ac. Development:	0.139 Ac.Ft. per Ac.



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

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

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.5	180773	4.150	2.075
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	45193	1.037	0.311
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	32607	0.749	0.674
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9	1175	0.027	0.024
Total:		259,748	5.963	3.084
Weighted "c":			0.517	

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

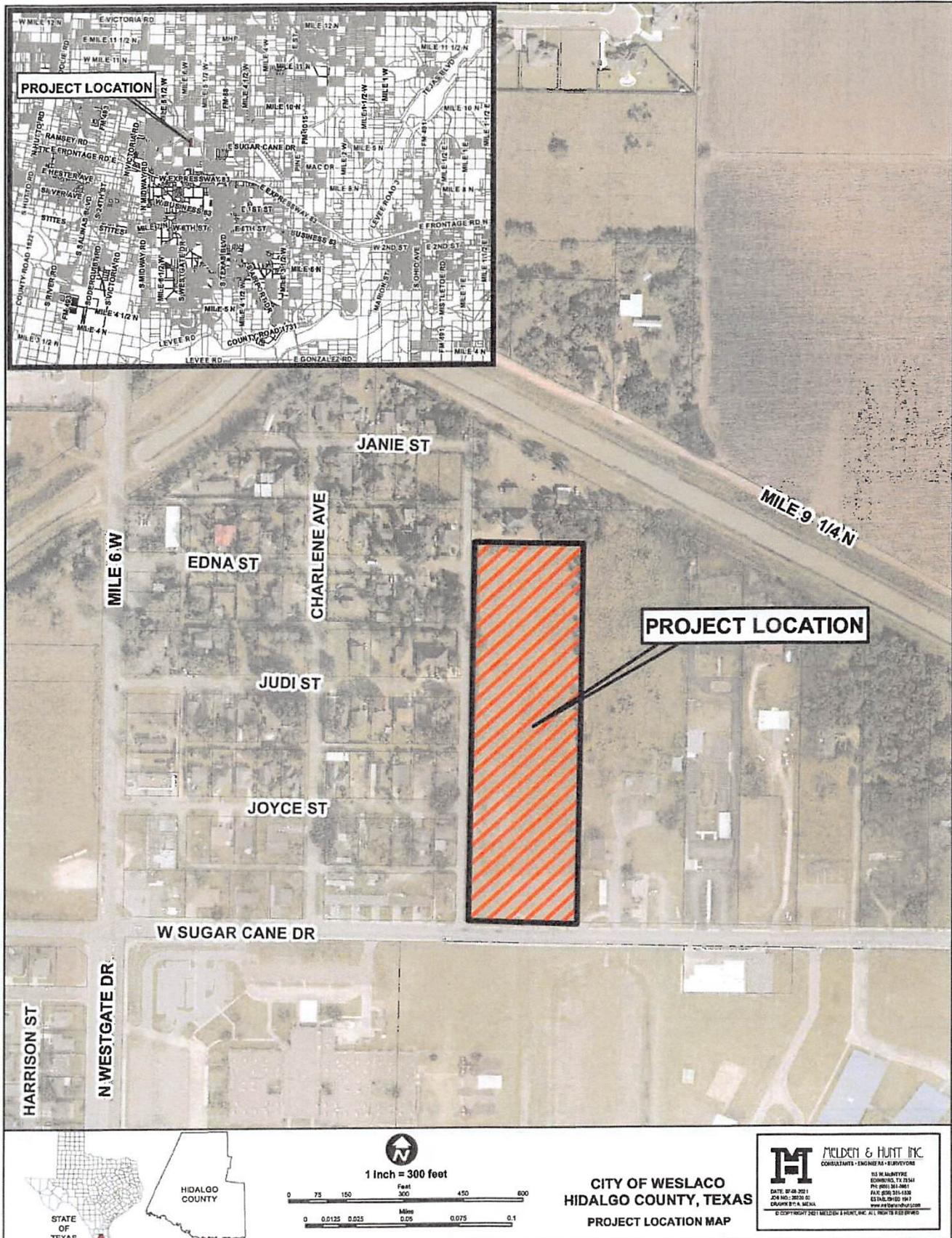
C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)



HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

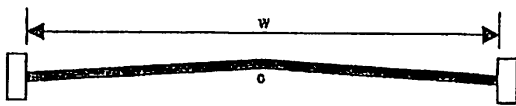
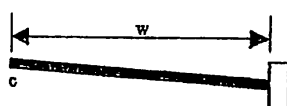
TIME	5 yr.	10 yr.	25 yr.	50 yr.	TIME	5 yr.	10 yr.	25 yr.	50 yr.
1	12.626	14.283	16.353	17.386	36	3.866	4.486	5.189	5.701
2	11.721	13.281	15.215	16.210	37	3.799	4.410	5.103	5.608
3	10.950	12.426	14.244	15.204	38	3.735	4.337	5.019	5.519
4	10.286	11.687	13.405	14.333	39	3.673	4.267	4.939	5.433
5	9.706	11.042	12.671	13.570	40	3.614	4.199	4.861	5.350
6	9.194	10.472	12.023	12.895	41	3.557	4.134	4.786	5.270
7	8.740	9.966	11.447	12.294	42	3.501	4.071	4.714	5.193
8	8.334	9.512	10.930	11.755	43	3.448	4.010	4.644	5.118
9	7.968	9.103	10.464	11.268	44	3.396	3.951	4.577	5.046
10	7.636	8.732	10.042	10.825	45	3.346	3.895	4.511	4.976
11	7.334	8.394	9.656	10.421	46	3.298	3.840	4.448	4.908
12	7.058	8.084	9.303	10.051	47	3.251	3.786	4.387	4.843
13	6.804	7.799	8.978	9.710	48	3.206	3.735	4.328	4.779
14	6.569	7.536	8.678	9.395	49	3.162	3.685	4.270	4.717
15	6.353	7.293	8.400	9.102	50	3.120	3.636	4.215	4.658
16	6.151	7.067	8.142	8.831	51	3.078	3.589	4.161	4.600
17	5.964	6.856	7.902	8.577	52	3.038	3.543	4.108	4.543
18	5.789	6.659	7.677	8.340	53	2.999	3.499	4.057	4.488
19	5.625	6.475	7.466	8.117	54	2.962	3.456	4.007	4.435
20	5.472	6.302	7.268	7.908	55	2.925	3.414	3.959	4.383
21	5.327	6.139	7.082	7.711	56	2.889	3.373	3.912	4.333
22	5.191	5.985	6.906	7.525	57	2.854	3.333	3.867	4.284
23	5.062	5.840	6.740	7.349	58	2.821	3.295	3.822	4.236
24	4.941	5.703	6.583	7.183	59	2.788	3.257	3.779	4.189
25	4.825	5.572	6.434	7.025	60	2.756	3.220	3.737	4.144
26	4.716	5.449	6.293	6.875	61	2.724	3.185	3.696	4.099
27	4.612	5.331	6.158	6.732	62	2.694	3.150	3.656	4.056
28	4.513	5.220	6.030	6.596	63	2.664	3.116	3.617	4.014
29	4.419	5.113	5.908	6.467	64	2.635	3.083	3.578	3.973
30	4.329	5.011	5.792	6.343	65	2.607	3.050	3.541	3.933
31	4.244	4.914	5.680	6.224	66	2.579	3.019	3.505	3.894
32	4.161	4.821	5.574	6.111	67	2.552	2.988	3.469	3.855
33	4.083	4.732	5.472	6.002	68	2.526	2.958	3.435	3.818
34	4.008	4.646	5.374	5.897	69	2.500	2.928	3.401	3.781
35	3.935	4.564	5.280	5.797	70	2.475	2.899	3.368	3.745

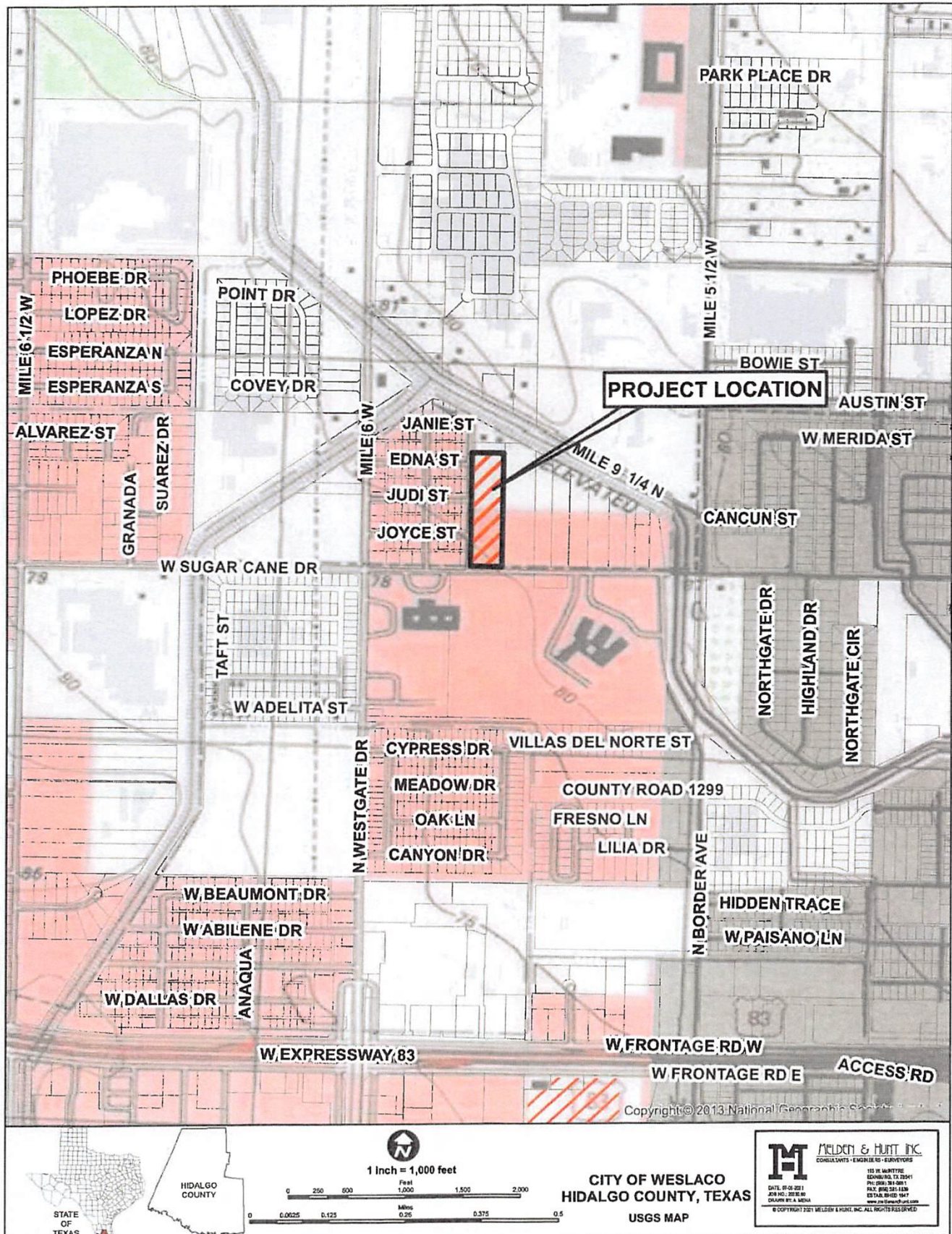
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

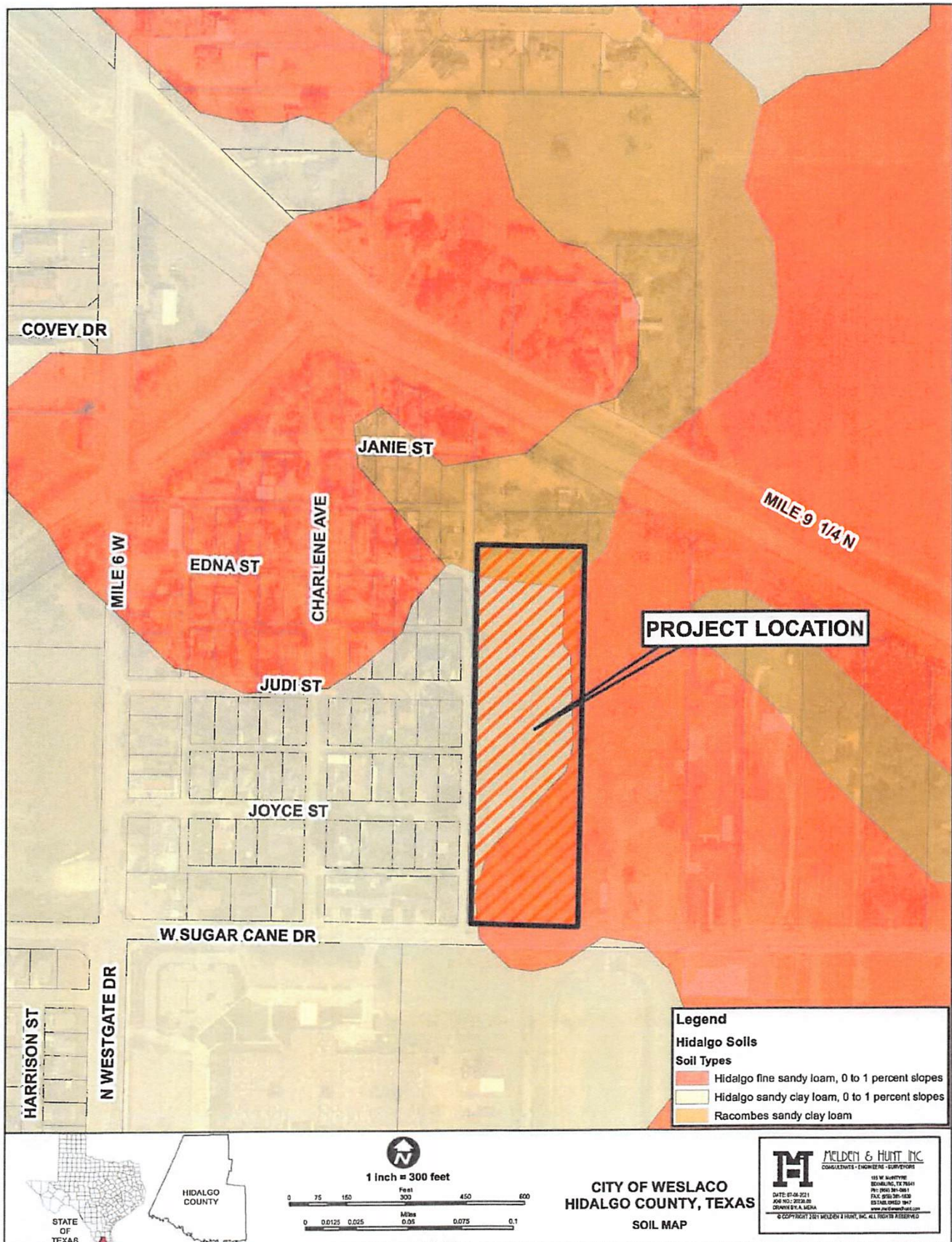
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

TIME	5 yr.	10 yr.	25 yr.	50 yr.	TIME	5 yr.	10 yr.	25 yr.	50 yr.
71	2.451	2.871	3.335	3.710	106	1.838	2.166	2.523	2.829
72	2.427	2.844	3.303	3.676	107	1.825	2.152	2.506	2.811
73	2.403	2.817	3.272	3.642	108	1.813	2.137	2.489	2.793
74	2.380	2.790	3.242	3.610	109	1.800	2.123	2.473	2.775
75	2.358	2.765	3.212	3.577	110	1.788	2.109	2.457	2.757
76	2.336	2.739	3.183	3.546	110	1.788	2.109	2.457	2.757
77	2.314	2.715	3.155	3.515	112	1.765	2.082	2.426	2.723
78	2.293	2.690	3.127	3.485	113	1.753	2.069	2.410	2.707
79	2.272	2.667	3.099	3.455	114	1.742	2.056	2.395	2.690
80	2.252	2.643	3.073	3.426	115	1.731	2.043	2.380	2.674
81	2.232	2.620	3.046	3.398	116	1.720	2.030	2.366	2.658
82	2.213	2.598	3.020	3.370	117	1.709	2.018	2.351	2.642
83	2.193	2.576	2.995	3.342	118	1.698	2.006	2.337	2.626
84	2.175	2.555	2.970	3.315	119	1.688	1.993	2.323	2.611
85	2.156	2.533	2.946	3.289	120	1.677	1.981	2.309	2.596
86	2.138	2.513	2.922	3.263	125	1.628	1.924	2.242	2.523
87	2.121	2.492	2.899	3.238	130	1.581	1.870	2.180	2.455
88	2.103	2.472	2.876	3.213	135	1.537	1.819	2.122	2.391
89	2.086	2.453	2.853	3.188	140	1.496	1.771	2.067	2.331
90	2.069	2.434	2.831	3.164	145	1.457	1.727	2.015	2.274
91	2.053	2.415	2.809	3.140	150	1.421	1.684	1.966	2.220
92	2.037	2.396	2.788	3.117	155	1.386	1.644	1.919	2.169
93	2.021	2.378	2.767	3.094	160	1.354	1.606	1.876	2.121
94	2.005	2.360	2.746	3.072	165	1.323	1.570	1.834	2.075
95	1.990	2.342	2.726	3.050	170	1.293	1.536	1.794	2.032
96	1.975	2.325	2.706	3.028	175	1.265	1.504	1.757	1.990
97	1.960	2.308	2.686	3.007	180	1.239	1.473	1.721	1.951
98	1.946	2.291	2.667	2.986	185	1.213	1.443	1.686	1.913
99	1.931	2.275	2.648	2.965	190	1.189	1.415	1.654	1.877
100	1.917	2.258	2.629	2.944	195	1.166	1.388	1.622	1.842
101	1.904	2.242	2.610	2.924	200	1.144	1.362	1.592	1.809
102	1.890	2.227	2.592	2.905	210	1.102	1.313	1.536	1.747
103	1.876	2.211	2.574	2.885	220	1.063	1.268	1.484	1.690
104	1.863	2.196	2.557	2.866	230	1.028	1.227	1.436	1.637
105	1.850	2.181	2.540	2.847	240	0.995	1.189	1.392	1.587

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

										
	Local Street		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







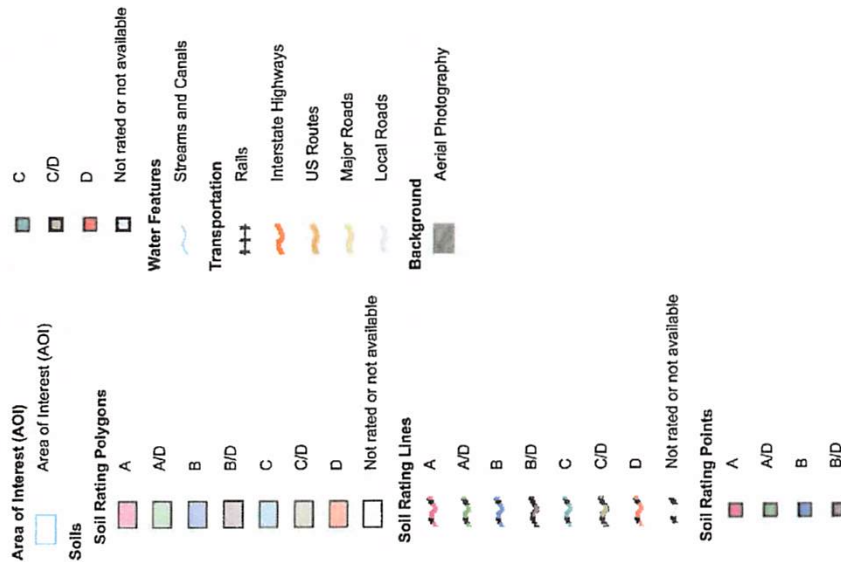
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/8/2021
Page 1 of 4

Hydrologic Soil Group—Hidalgo County, Texas

MAP LEGEND



MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

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

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

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

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

Hydrologic Soil Group—Hidalgo County, Texas

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	2.0	35.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	3.2	57.0%
48	Racombes sandy clay loam, 0 to 1 percent slopes	B	0.4	7.5%
Totals for Area of Interest			5.6	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

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.

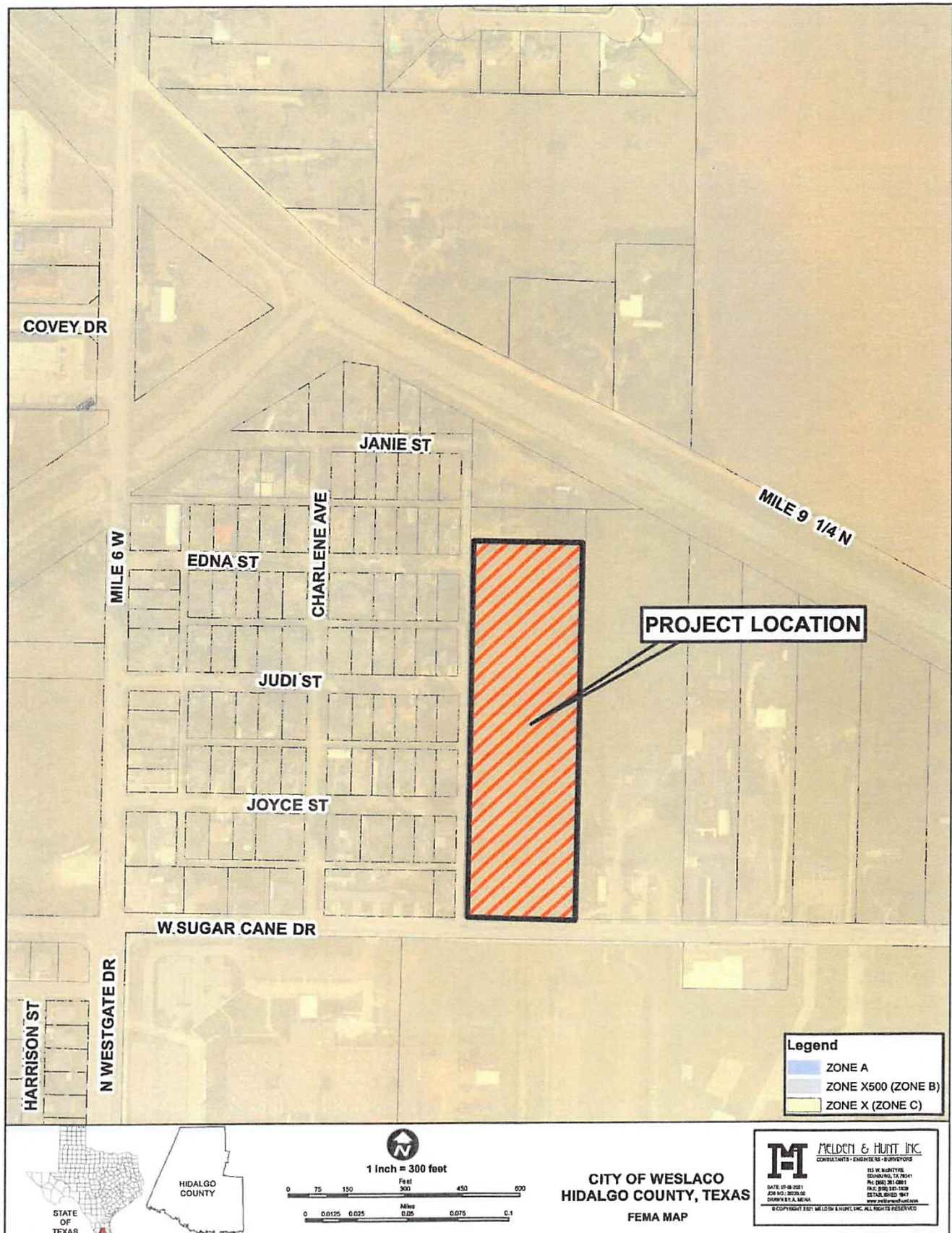
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components.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

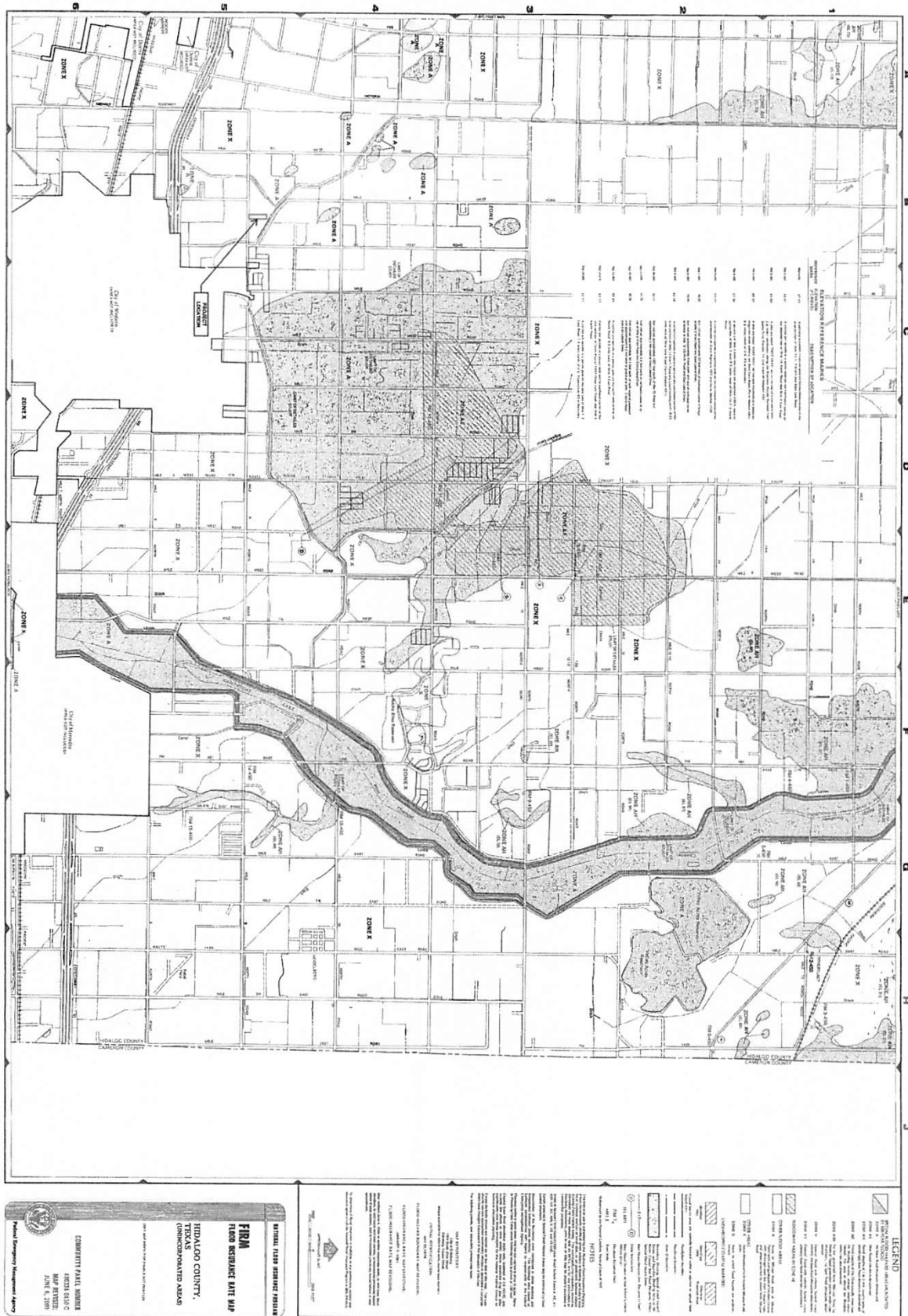
Component Percent Cutoff: None Specified

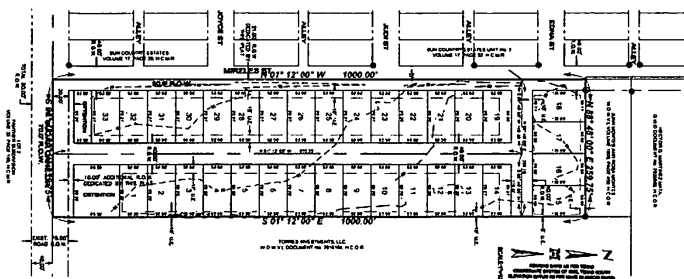
Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

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.







PLAT OF
SUGARCANE ESTATES
SUBDIVISION

BEING RESUBDIVISION OF 3.993 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 PLAN THEREOF RECORDED IN VOLUME 2, PAGES 34-35
HIDALGO COUNTY MAP RECORDS

WELLS AND BOUNDS DESCRIPTION

[illegible]

GENERAL PLAY NOTES & RESTRICTIONS

1. **Identify the problem.** The problem is that the current system is not working properly. The system is not able to handle the increasing volume of data and the complexity of the tasks.
2. **Define the problem.** The problem is that the current system is not working properly. The system is not able to handle the increasing volume of data and the complexity of the tasks.
3. **Identify the causes.** The causes of the problem are the increasing volume of data and the complexity of the tasks.
4. **Identify the effects.** The effects of the problem are the increasing volume of data and the complexity of the tasks.
5. **Identify the solutions.** The solutions to the problem are the increasing volume of data and the complexity of the tasks.
6. **Identify the implementation.** The implementation of the solutions is the increasing volume of data and the complexity of the tasks.
7. **Identify the evaluation.** The evaluation of the solutions is the increasing volume of data and the complexity of the tasks.
8. **Identify the conclusion.** The conclusion of the solutions is the increasing volume of data and the complexity of the tasks.
9. **Identify the recommendation.** The recommendation of the solutions is the increasing volume of data and the complexity of the tasks.
10. **Identify the summary.** The summary of the solutions is the increasing volume of data and the complexity of the tasks.

THIS PLAN IS APPROVED BY HUALAHO AND CANNON COUNTIES REGISTRATION DISTRICT No. 6

- [illegible]

CHURCH, WOODRUFF &
HOLDEN & CARRISON COURTESY OF ILLINOIS DISTRICT NO. 9

Left hand frame		Left hand frame	
Left	Right	Left	Right
1	2013-01-01	1	2013-01-01
2	2013-01-01	2	2013-01-01
3	2013-01-01	3	2013-01-01
4	2013-01-01	4	2013-01-01
5	2013-01-01	5	2013-01-01
6	2013-01-01	6	2013-01-01
7	2013-01-01	7	2013-01-01
8	2013-01-01	8	2013-01-01
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11	2013-01-01	11	2013-01-01
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96	2013-01-01	96	2013-01-01
97	2013-01-01	97	2013-01-01
98	2013-01-01	98	2013-01-01
99	2013-01-01	99	2013-01-01
100	2013-01-01	100	2013-01-01

MELDEN & HUNT INC.
CORPORATE & ESTABLISHED • BANGOR, ME

118 W. ACACENTYS • CORPUS CHRISTI, TX 78401
PH: (361) 281-0265 • FAX: (361) 281-1122
ESTABLISHED 1947 • www.meldenandhunt.com

DRAWN BY OTW DATE 05-18-21
 SUPPLIED, CHG CNO DATE
 FINAL CHECK DATE

OWNER	MOON TOWNS LANDCO
ENGINEER	MARCO A. BELTRA
SURVEYOR	STUDIOS, KURTIN, P.L.S. & P.C.

NAME	LAST	FIRST	MIDDLE
SMITH	JOHN	DAVID	LEE
ADDRESS	12345 MAIN ST		
CITY	SPRINGFIELD, IL 62761		
STATE	ILLINOIS		
ZIP	62761		

[illegible]

DATE _____
JALING CONSTRUCTION, LLC
MICHAEL TOWMAN
217 S. WALDEN ST
MURFREESBORO, TENN 37055

STATE OF TEXAS
COUNTY OF HOWARD

[illegible]

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

COUNTY OF HIOU LOO

WILCOX RIVER PROJECT, LOCATED IN THE STATE OF TEXAS

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STATE OF TEXAS
COUNTY OF HENDON

DATE THE _____ DAY OF _____, 20__

FRED L. ALLEN, JR.
STATE OF TEXAS

CLARIFY THAT THE
THE CITY WOULD BE

1

1. THE UNDERTAKING TO...

CAVONIA CITY OF MILLS

OTV/CLINK

AUTHORISED BY COMNAV

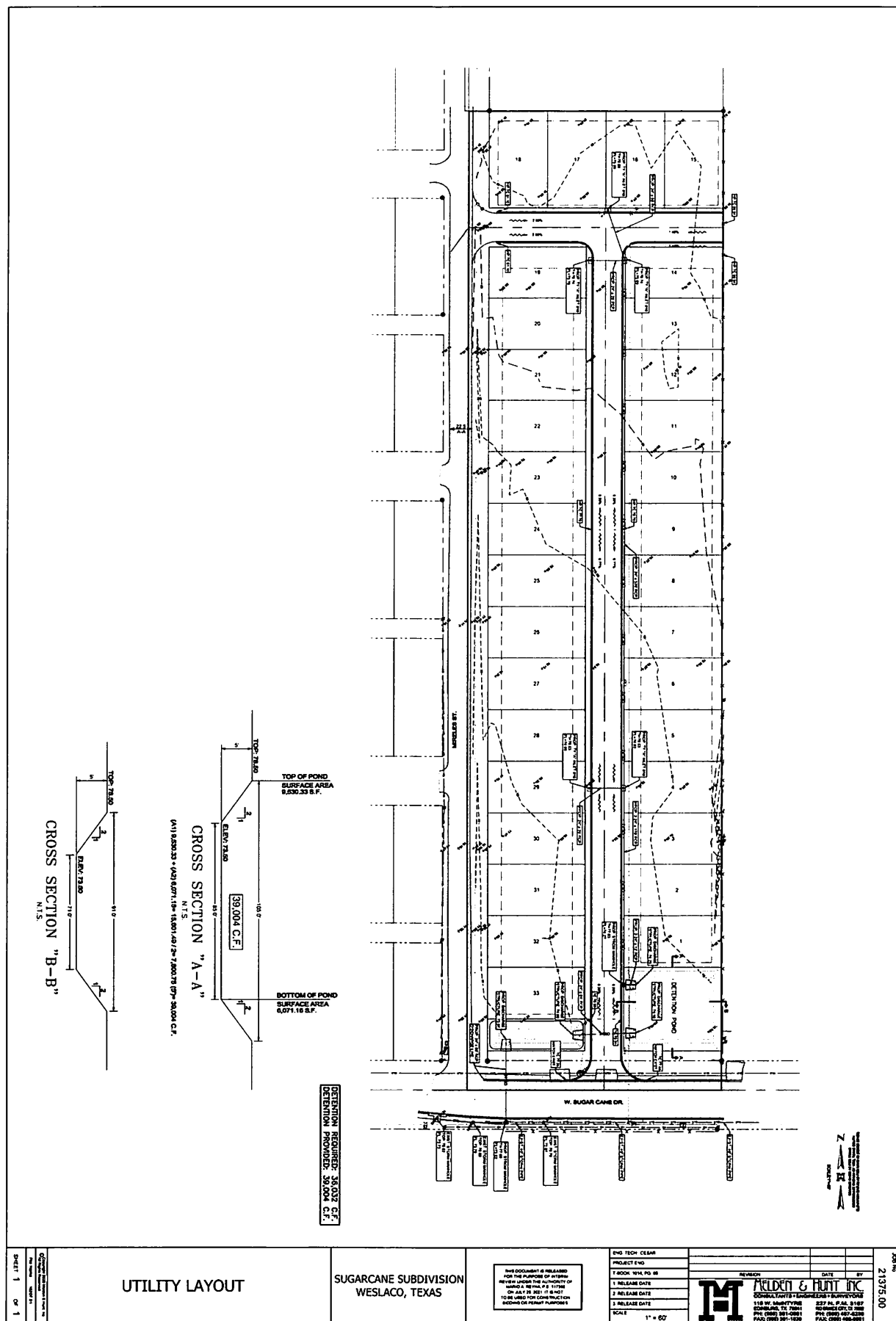
1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

WILEY

2010-2011-2012

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

BY _____ DEPUTY





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

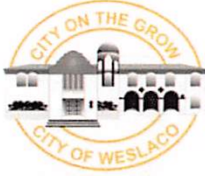
Date of Meeting: March 2, 2022	Agenda Item No. (to be assigned by PCE): IV.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering.	
Subject/Agenda Item: Discussion and re-consideration for the Final Plat for Highland Manor PH 2– being a re-subdivision of 13.46 acres out of Farm Tract 238 and 239, West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North Possible Action.	
Discussion/Overview: The Subdivision was previously approved by Commission July 20, 2021, as a seventeen (17) lot subdivision. The developer is requesting to add an additional lot.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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

Date of Meeting: March 2, 2022	Agenda Item No. (to be assigned by PCE): IV.G.
From: Rebekah de la Fuente, Planning Director, on behalf of Oscar Zarate.	
Subject/Agenda Item: Discussion and consideration for the Voluntary Annexation of West Tract Subdivision – being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas located 1288 ft South of Bus 83 on Milanos road. Possible Action.	
Discussion/Overview: The proposed apartment development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 12" waterline and sewer by the City of Weslaco through a 12" sewer line. The property is within a Flood Zone "X". The development is contiguous to the existing city limits line.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Authentisign ID: 57A76AFF-3E30-4E7E-B387-054399867EFA



APPLICATION FOR VOLUNTARY ANNEXATION

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: WEST TRACT

Location: Milano Rd., Weslaco, TX

Legal Description: WEST TRACT N171.75'-W2100.7' IRR TR EXC 0.20AC FT 631 7.80AC GR 7.68AC NET

_____ Petition for annexation signed and notarized by property owners.
_____ Detailed dimensioned site plan/map must be submitted with this request.
_____ Survey and metes and bounds.
_____ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Roger Davila Telephone: 956-792-0600

Address: 18021 Betty Bob Dr. Fax: _____

City: Harlingen State: TX Zip: 78552 E-mail: liz.davila6898@gmail.com

ENGINEER INFORMATION

Name: _____ Telephone: _____

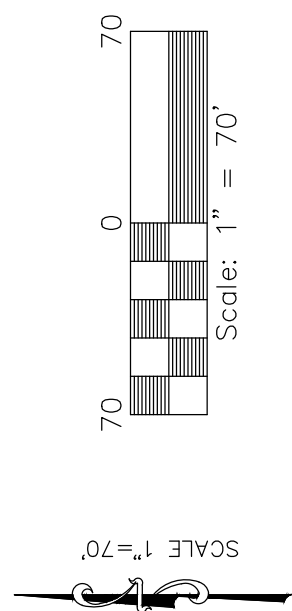
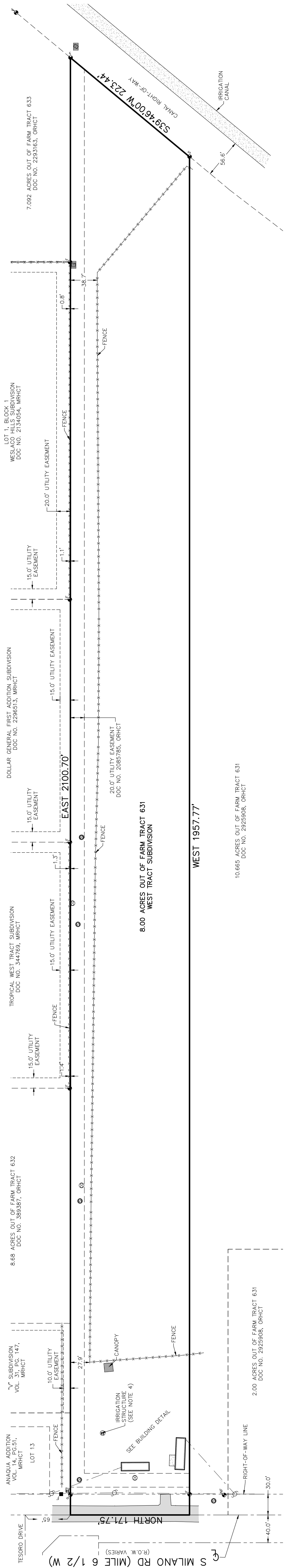
Address: _____ Fax: _____

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

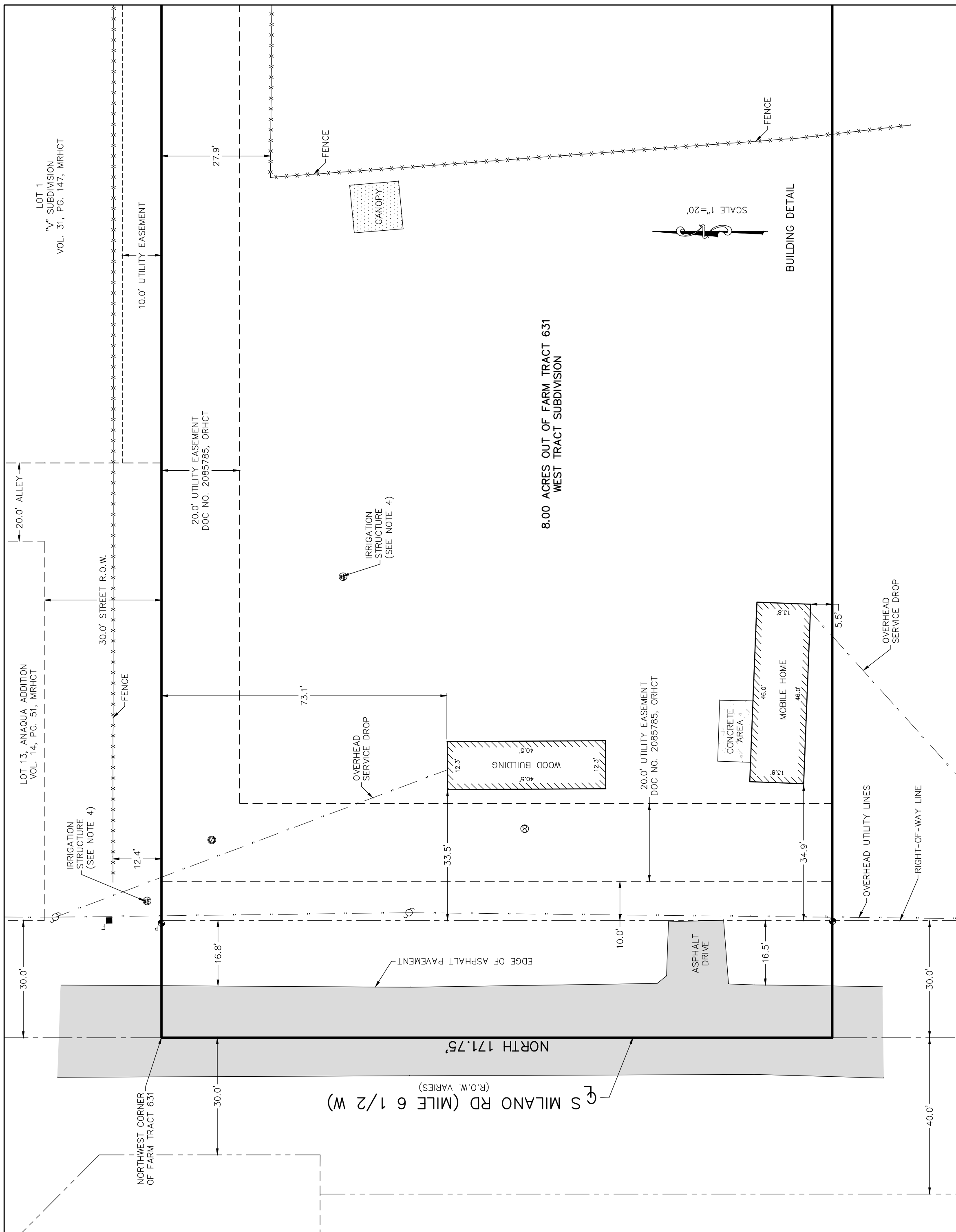
AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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



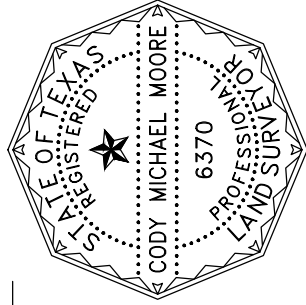
LEGEND	
	IRON ROD FOUND
	IRON ROD SET WITH CAP
	STAMPED "MOORE-8370"
	NAIL FOUND
	CONC. MONUMENT FOUND
	IRON PIPE FOUND
	TELEPHONE PEDESTAL
	WATER METER
	GUY WIRE ANCHOR
	FIRE HYDRANT
	GRATE INLET
	POWER POLE
	CLEANOUT
	ELECTRIC JUNCTION BOX
	CABLE PEDESTAL
	LIGHT POST
	IRRIGATION STANDPIPE
	MANHOLE



SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY OF THE DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON **02/03/2022**, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN: THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPIINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Cyrus Moore
CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
AND SURVEYOR NO. 6370
02/04/2022
DATE



BOUNDARY SURVEY OF:
8.00 ACRES OF LAND OUT OF FARM TRACT 631,
WEST TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME
2, PAGES 34-37, MAP RECORDS OF HIDALGO
COUNTY, TEXAS, BEING THE TRACT OF LAND
DESCRIBED IN DOCUMENT NO. 801908, OFFICIAL
RECORDS OF HIDALGO COUNTY, TEXAS.

DATE: 4 FEBRUARY 2022	JOB NO: 185054
-----------------------	----------------

Moore Land
Surveying, LLC

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

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559 (956)245-0988

TBPLS Firm No. 10194186

February 14, 2022

METES AND BOUNDS 8.00 ACRE OF LAND

BEING 8.00 ACRE OF LAND out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas, and being the tract of land described in Document No. 801908, ORHCT, said 8.00 Acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a nail found for the Northwest corner of Farm Tract 631, being the Northwest corner and **POINT OF BEGINNING** of the tract herein described;

- 1) **THENCE, EAST** a distance of **2100.70 FEET** to an iron pipe found for the Northeast corner of Farm Tract 631, and the Northeast corner of the tract herein described;
- 2) **THENCE, SOUTH 39 Deg. 46 Min. 00 Sec. WEST** a distance of **223.44 FEET** along the East line of Farm Tract 631 to a point, for the Southeast corner of the tract herein described;
- 3) **THENCE, WEST** a distance of **1957.77 FEET** to a nail on the West line of Farm Tract 631, for the Southwest corner of the tract herein described;
- 4) **THENCE, NORTH** a distance of **171.75 FEET** along the West line of Farm Tract 631, to the **POINT OF BEGINNING**; Containing 8.00 Acre of land within these metes and bounds.

Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83.



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

Date of Meeting: March 2, 2022	Agenda Item No. (to be assigned by PCE): IV.H.
From: Rebekah de la Fuente, Planning Director, on behalf of Ivan Garcia P.E.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Milanos Estates 1 Subdivision– being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road. Possible Action.	
Discussion/Overview: The proposed eighty-two (82) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on March 15, 2022. This is the second 6-month extension for the development.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [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.	

GarVic Properties, L.P.

Mailing: PO Box 1000, Mission, TX 78573

Physical: 5121 W. State Highway 107, Edinburg, TX 78539
(956) 383-3222 FAX (956) 383-3623

February 15, 2022

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596

Re: Milanos Estates Phase 1

Dear Ms. De la Fuente,

GarVic Properties, L.P. respectfully requests a 12-month extension, or a length the city allows if it's less than 12-months, of the plat approval for Milanos Estates, Phase 1.

We appreciate your consideration of our request and look forward to your response.

Sincerely,



J. Gary Frisby
Vice President,
GarVic Management, Inc.,
It's sole general partner



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

Date of Meeting: March 2, 2022	Agenda Item No. (to be assigned by PCE): IV.I.
From: Rebekah de la Fuente, Planning Director, on behalf of SWG Engineering, LLC.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of Final Plat for Pike District Subdivision– being 36.052 acres out of Farm Tract 163, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately the southeast corner of W. Pike Blvd and Milanos Rd. Possible Action.	
Discussion/Overview: The proposed One hundred nineteen (119) lot subdivision is inside the City of Weslaco. The Final Plat approval is set to expire on March 16, 2022.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



February 17, 2022

Re: Platt Approval Extension Request

City of Weslaco,

Please receive this letter as a request for a 6 month extension of the Plat approval for the Pike District Subdivision which is set to expire on the 16th of March 2022.

Thank you for your consideration.

Regards,

Rick Barr
On behalf of Abraham Tanus