

CITY OF WESLACO
A REGULAR MEETING OF THE
PLANNING & ZONING
COMMISSION
APRIL 6, 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
MARCH 9, 2022**

On Wednesday, March 9, 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:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Miles Bullion	Commissioner
Jose Treviño	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	Secretary

Also, present were Jesse Valderas, Fire Inspector, Rolando Gonzalez, Building Official and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. February 2, 2022 Regular Meeting

Commissioner Berry made a motion to approve the minutes of February 2, 2022, seconded by Commissioner Treviño. Motion carried.

IV. DISCUSSION AND CONSIDERATION

A. 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

Mrs. de la Fuente stated that this item is a thirty-one (31) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for front setback due to the amount of easement along the

rear of the property line. Staff recommended approval of the Preliminary Plat and compliance with the ordinance on the variance.

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

Commission Bullion arrived at the dais @ 5:32pm.

B. 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.

Mrs. de la Fuente stated that this item is a proposed thirty (30) lot subdivision and 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. Staff recommended approval of the Preliminary Plat and compliance with the ordinance on the variance.

Commissioner Summers made the motion to approve the Preliminary plat and variance request contingent on the letters of support from the Irrigation district, seconded by Commissioner Bullion. Motion carried

C. Discussion and consideration for the Preliminary Plat for Moonlight Subdivision– being 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

Mrs. de la Fuente stated that this item is a proposed two (2) lot subdivision and 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. 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 request, seconded by Commissioner Berry. Motion carried

D. Discussion and consideration for the Final Plat for Moonlight Subdivision– being 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.

Mrs. de la Fuente stated that this item is a 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. Staff recommended approval of the Preliminary Plat and compliance with the ordinance on the variance. Staff recommended approval.

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

E. 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

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. The applicant has addressed the issues with the measurements for the lot lines. Staff recommended approval of the Final Plat.

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

F. 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.

Mrs. de la Fuente stated 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 due to the abandonment of a gas easement. Staff recommends approval of Final Plat.

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

G. Discussion and consideration for the Voluntary Annexation of 211 S Milanos – being a 8.00-acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas located Milanos road. Possible Action.

Mrs. de la Fuente stated that the proposed apartment development is currently located outside the City of Weslaco city limits. This subdivision will be serviced with water and sanitary sewer by the City of Weslaco. The development is contiguous to the existing city limits line. Staff recommended approval.

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

H. Discussion and consideration for the six-month extension of the Final Plat for Milanos Estates 1 Subdivision– being 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.

Mrs. de la Fuente stated that 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. Staff recommended approval.

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

I. 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.

Mrs. de la Fuente stated that 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. Staff recommended approval.

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

V. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 5:28 p.m.

Planning and Zoning Commission

David Hernandez, Vice-Chairman

Lonnie Berry, Vice-Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Absent
Adrian Torres, Commissioner

Absent
Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 6, 2022	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Eric Cavazos.	
Subject/Agenda Item: Discussion and consideration to approve rezone 901 Hackberry. Also being Lot 1-3, Block 2, Bougainvillea Heights Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 neighborhood business district. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on March 21, 2022. Twenty-nine (29) property owners within 200 feet of the applicant's property were notified by letter on March 25, 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 denial based on the 2040 land use map.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. RZNE-000188-2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1, 2 & 3 Block 2

Subdivision Name Bouganvillea

Street Address 901 Hackberry Dr.

Existing Zoning Residential (R1) Existing Land Use Single Family

Proposed Zoning Commercial (B1) Proposed Land Use Commercial (B1) Daycare

☒ \$305.00 non-refundable filing fee.

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

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

☐ City and school tax receipts attached.

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

APPLICANT

Name Eric Cavazos Phone 956-900-6595

Address 4317 Vida Santa Fax: _____

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

OWNER

Name Eric Cavazos Phone 956-900-6595

Address 4317 Vida Santa Fax: _____

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

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

Signature E. Cavazos Date 1-28-22
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

CITY OF WESLACO

956-968-3181

***** REPRINT RECEIPT*****

REC#: 02856117 2/15/2022 4:13 PM

OPER: NV TERM: 041

REF#:

PAID BY:

ACCT #: XXXX-XXXX-XXXX-9893

AUTH #: 611698

TRAN #: 000000003363

TYPE: PURCHASE

TRAN: 800.0000 ENERGY PAYMENT

TENDERED: 305.00 CREDIT CARD

APPLIED: 305.00-

CHANGE: 0.00

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

March 25, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 6, 2022, at 5:30pm and the City Commission will also hold a public hearing on April 19, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Eric Cavazos is requesting to rezone 901 Hackberry. Also being Lot 1-3, Block 2, Bougainvillea Heights Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 neighborhood business district.

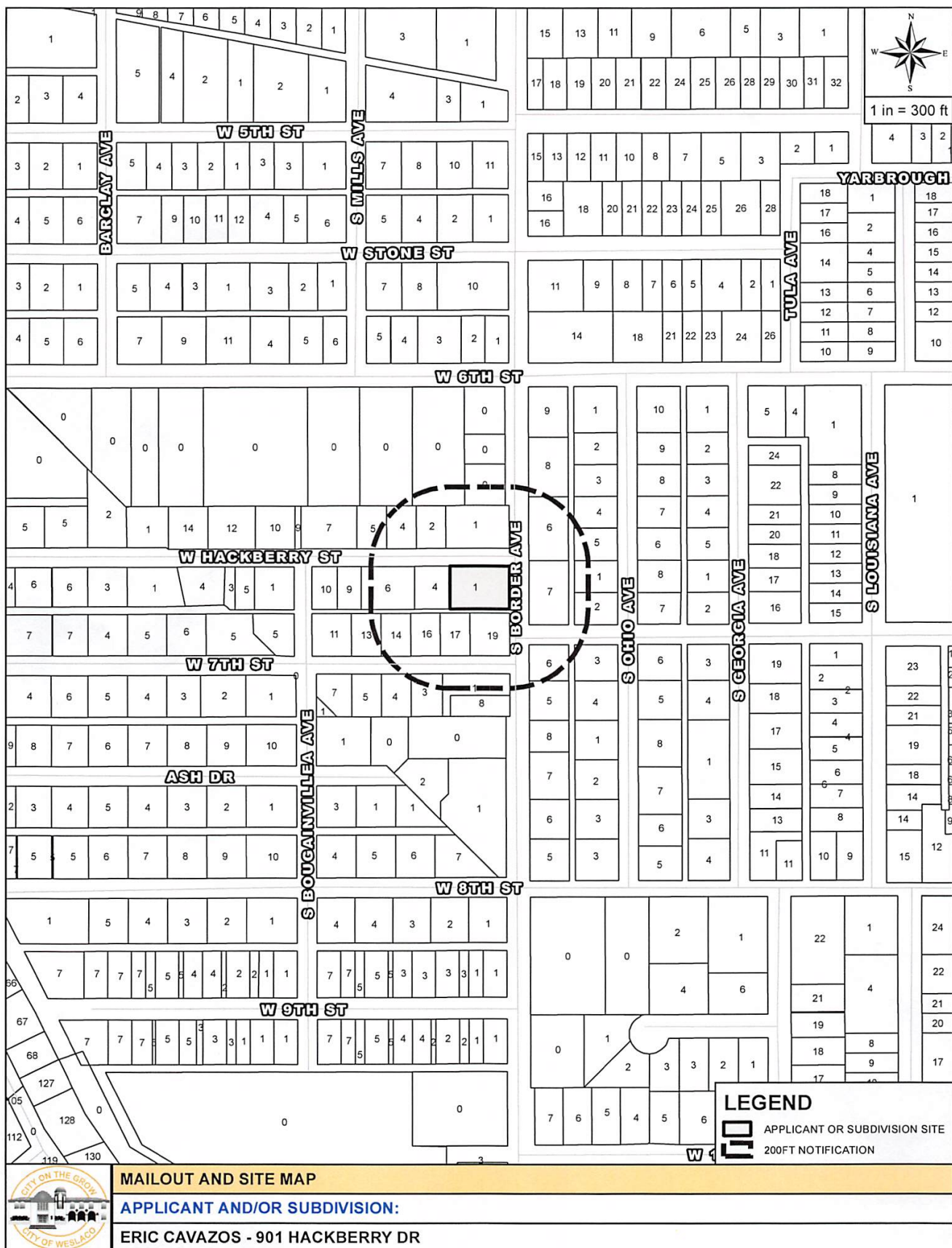
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

MAR 14, 2022

MUNOZ GUSTAVO A & MISTY D 612 S BORDER AVE WESLACO TX 78596	B3750-00-001-0001-00 BOUGAINVILLEA HEIGHTS LOTS 1 LESS T 2 BLK 1 612 BORDER AVE	L: 48016 B: 93586
GAMEZ DAVID & MARICELA 904 HACKBERRY DR WESLACO TX 78596	B3750-00-001-0002-00 BOUGAINVILLEA HEIGHTS W25'- LOT 2 & 1 904 HACKBERRY DR	L: 24300 B: 110097
LOWERY JAY & ELIDA 906 HACKBERRY DR WESLACO TX 78596	B3750-00-001-0004-00 BOUGAINVILLEA HEIGHTS BLK 1 LOTS 4 & 906 HACKBERRY DR	L: 24300 B: 75402
HANDLEY JESSICA F 908 HACKBERRY DR WESLACO TX 78596	B3750-00-001-0005-00 BOUGAINVILLEA HEIGHTS BLK 1 LOTS W 908 HACKBERRY DR	L: 24300 B: 99218
CABALLERO LYDIA E PO BOX 2864 SOUTH PADRE ISLAND TX 78597	B3750-00-002-0001-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 901 HACKBERRY DR	L: 46598 B: 74287
PENA NASARIO & FLORA L 902 HACKBERRY DR WESLACO TX 78596	B3750-00-002-0004-00 BOUGAINVILLEA HEIGHTS LOT 4 & E40' 902 HACKBERRY ST	L: 29430 B: 129574
VALERIO & ASSOCIATES 604 E 6TH ST WESLACO TX 78596	B3750-00-002-0006-00 BOUGAINVILLEA HEIGHTS LOT 5 W10' & LOT 8 BLK 2 911 HACKBERRY DR	L: 41938 B: 60993
MCDANIEL TIMOTHY WAYNE 340 MESQUITE LN MERCEDES TX 78570	B3750-00-002-0013-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 13 914 W 7TH ST	L: 24300 B: 75399
RAMIREZ ANTONIO ET UX 910 W 7TH ST WESLACO TX 78596	B3750-00-002-0014-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 14 910 W 7TH ST	L: 24300 B: 66392
SALAS TERESA ROMERO 1423 CYPRESS DR WESLACO TX 78599	B3750-00-002-0016-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 16 908 W 7TH ST	L: 24300 B: 62509
REPOSH ALBERT M 904 W 7TH ST WESLACO TX 78596	B3750-00-002-0017-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 17 904 W 7TH ST	L: 24300 B: 65807
MBAT LLC ABELARDO TORRES 304 QUAMSASIA AVE MCALLEN TX 78504	B3750-00-002-0019-00 BOUGAINVILLEA HEIGHTS BLK 2 LOTS 19 901 W 7TH ST	L: 32400 B: 33298

City of Weslaco Code Enforcement Dept.

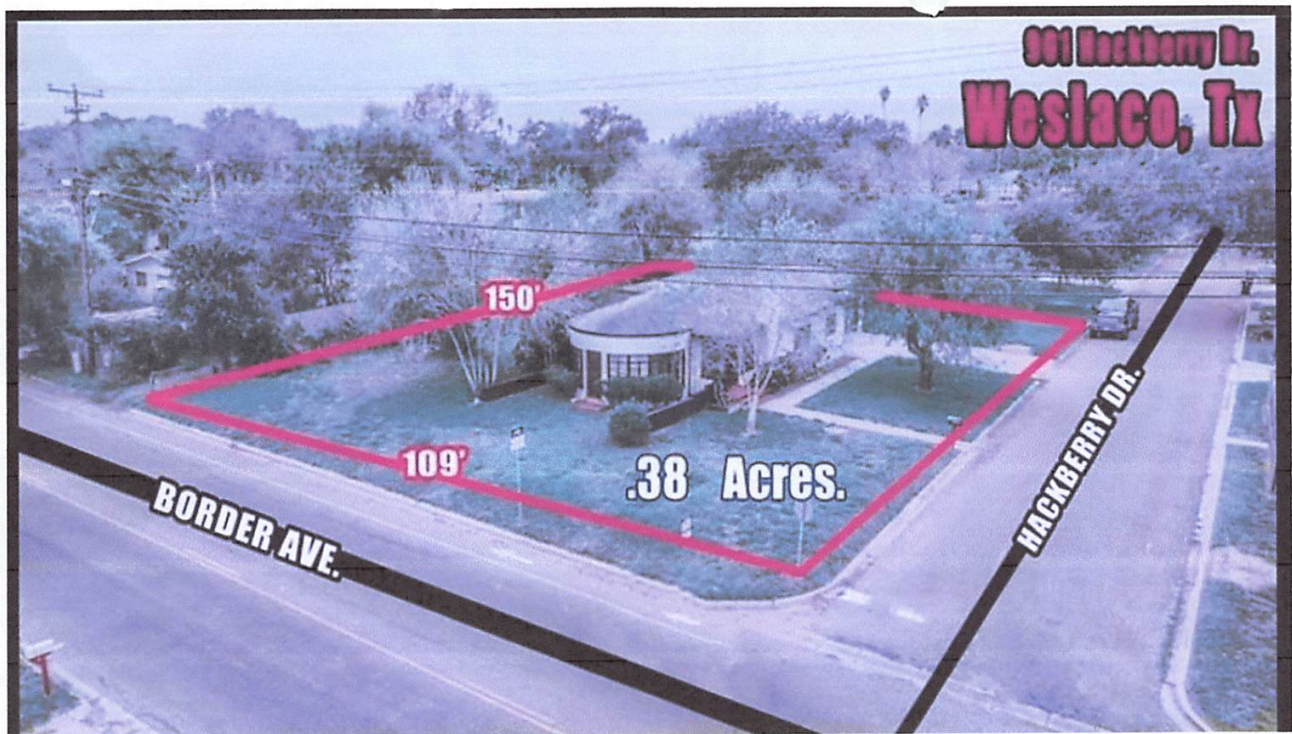
MAR 14, 2022

BEGLEY TERESA LAZARO CARDENAS 810 N ASH ST PAULS VALLEY OK 73075	B3750-00-004-0001-00 BOUGAINVILLEA HEIGHTS LOT 1 & E 20' 901 W 7TH ST	L: 31230 B: 84142
SUAREZ LAURA C 905 W 7TH ST WESLACO TX 78596	B3750-00-004-0003-00 BOUGAINVILLEA HEIGHTS BLK 4 LOTS 3 & 905 W 7TH ST	L: 25920 B: 96194
SMITH BRYAN 907 W 7TH ST WESLACO TX 78596	B3750-00-004-0004-00 BOUGAINVILLEA HEIGHTS BLK 4 LOTS 4 907 W 7TH ST	L: 24300 B: 75119
GARCIA PEDRO III & JULIA C 606 S OHIO AVE WESLACO TX 78596	P6600-00-002-0004-00 PIKE-HOOKE BLK 2 LOT 4 606 S OHIO	L: 26400 B: 95796
POLIN DORA M 3720 N GOOLIE RD DONNA TX 78537	P6600-00-002-0005-00 PIKE-HOOKE BLK 2 LOT 5 608 S OHIO	L: 26400 B: 33475
SOLETHER ROBERT M 609 S BORDER AVE WESLACO TX 78596	P6600-00-002-0006-00 PIKE-HOOKE LOTS 6 & 7 BLK 2 609 S BORDER AVE	L: 52800 B: 79285
FANN CRISTHOPHER SUSANA GONZALEZ 605 S BORDER AVE WESLACO TX 78596	P6600-00-002-0008-00 PIKE-HOOKE BLK 2 S70' LOT 9 & ALL LOT 605 BORDER AVE	L: 49500 B: 111928
CARREON HILDA R 4012 BLUEBIRD AVE MCALLEN TX 78504	W3800-00-671-0000-10 WEST TRACT S 104' LT 1 R/S FT 671 NET 610 S BORDER AVE	L: 29403 B: 83723
GONZALEZ BRAULIO 906 W 6TH ST WESLACO TX 78596	W3800-00-671-0000-24 WEST TRACT 1AC LOT 2 FT 671 906 W 6TH ST	L: 108900 B: 82627
WALKER JEFFERY 910 W 6TH ST WESLACO TX 78596	W3800-00-671-0000-32 WEST TRACT LOT 3 FT 671 910 W 6TH ST	L: 108900 B: 89260
CALVO DIONISIO B MD 1402 E 8TH ST STE 3 WESLACO TX 78596	W4300-00-001-0001-00 WESTSIDE BLK 1 LT 1 (A/K/A MEHAFFEY'S LOT 1) 610 S OHIO	L: 26895 B: 124110
FLORES RAMIRO 800 W 7TH ST WESLACO TX 78596	W4300-00-001-0002-00 WESTSIDE BLK 1 LT 2 (A/K/A MEHAFFEY'S LOT 2) 800 W 7TH ST	L: 26895 B: 87196

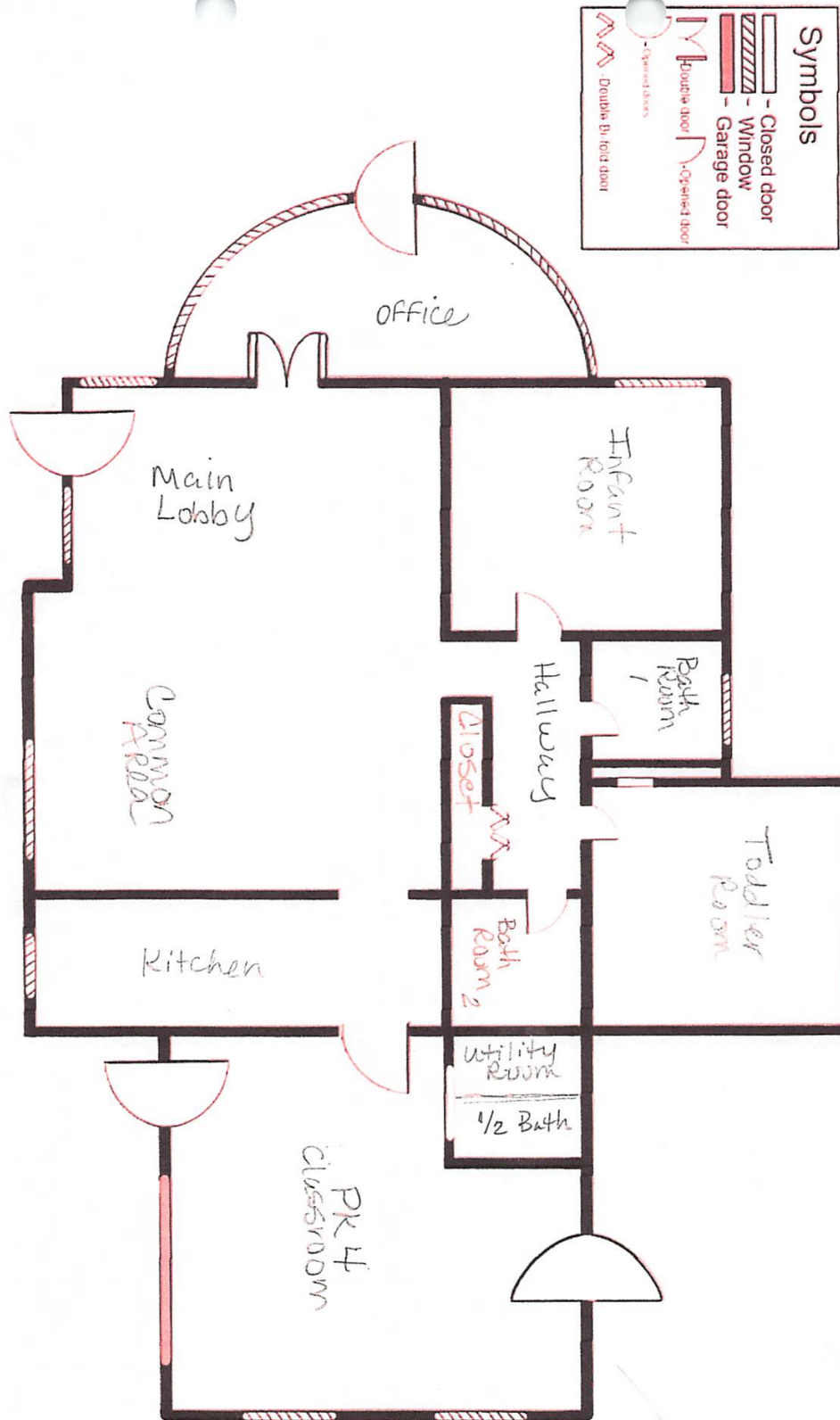
City of Weslaco Code Enforcement Dept.

MAR 14, 2022

GONZALEZ ROLAND A 801 W 7TH ST WESLACO TX 78596	W4300-00-001-0003-00 WESTSIDE BLK 1 LT 3 (A/K/A MEHAFFEY'S LOT 3) 801 W 7TH ST	L: 30030 B: 73162
LOWREY JAY EUGENE JR 906 HACKBERRY DR WESLACO TX 78596	W4300-00-001-0005-00 WESTSIDE BLK 1 LT 5 (A/K/A MEHAFFEY'S LOT 5) 703 S BORDER AVE	L: 33000 B: 85598
PINA NOE & CARMEN B 701 S BORDER AVE WESLACO TX 78596	W4300-00-001-0006-00 WESTSIDE BLK 1 LT 6 (A/K/A MEHAFFEY'S LOT 6) 701 S BORDER AVE	L: 30030 B: 61377
VASQUEZ JAIME A & MINERVA 611 S BORDER AVE WESLACO TX 78596	W4300-00-001-0007-00 WESTSIDE BLK 1 LTS 7-8 (A/K/A K 1 LOTS 7-8) 611 S BORDER AVE	L: 51101 B: 95577
FLORES BEATRIZ 704 W 7TH ST WESLACO TX 78596	W4300-00-002-0007-00 WESTSIDE BLK 2 LT 7 (A/K/A MEHAFFEY'S LOT 7) 704 W 7TH ST	L: 26895 B: 57877



Proposed Daycare





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 6, 2022	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Eduardo Garcia.	
Subject/Agenda Item: Discussion and consideration to approve rezone 149 N. Pleasantview Dr. Also being N275' FT 20 8.333AC GR 8.15AC NET, WEST TRACT Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 secondary and highway business district. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-2 secondary and highway business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on March 21, 2022. Sixty-three (63) property owners within 200 feet of the applicant's property were notified by letter on March 25, 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 denial based on 2040 land use map.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING



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

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

FILE NO.

RZNE-000191-2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block _____

Subdivision Name _____

Street Address 149 N. Pleasantview Drive, Weslaco, TX 78596

Existing Zoning Commercial Existing Land Use Mechanic Shop

Proposed Zoning Commercial Proposed Land Use Mechanic Shop/Trucks

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Eduardo Garcia Phone 956-463-3093

Address 1210 Clifton St Weslaco, TX Fax: _____

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

OWNER

Name Siomara B. Mora Lozano Phone 956-975-5758

Address 1810 Clifton St Weslaco, TX 78596 Fax: _____

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

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

Signature _____ Date 2/18/22

Signature _____ Date 2/18/22

Signature _____ Date _____

Authorized Agent

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

March 25, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 6, 2022, at 5:30pm and the City Commission will also hold a public hearing on April 19, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Eduardo Garcia is requesting to rezone 149 N. Pleasantview Dr. Also being N275' FT 20 8.333AC GR 8.15AC NET, WEST TRACT Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 secondary and highway business district.

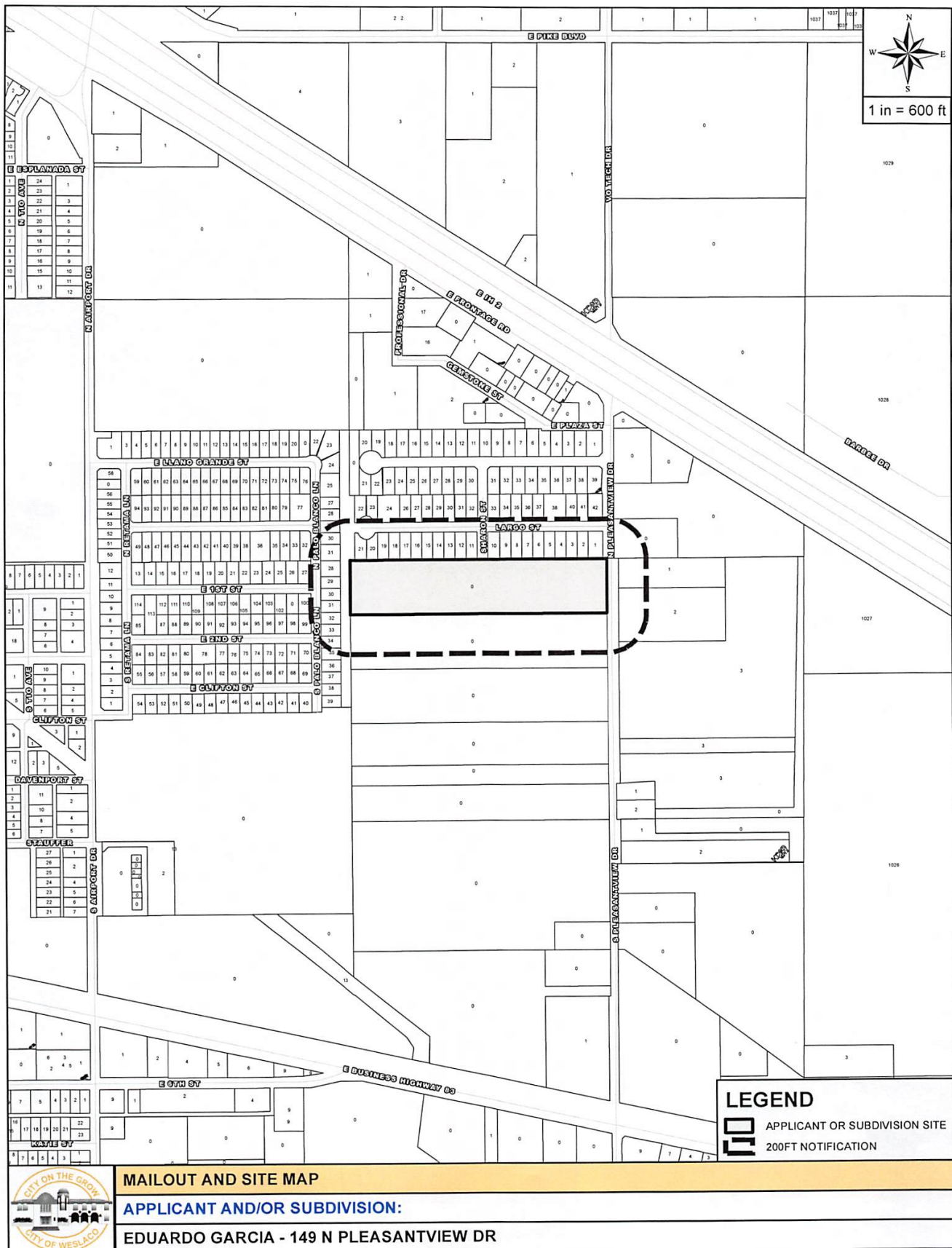
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

MAR 14, 2022

RODRIGUEZ ROBIN & ANTONIO 2406 LARGO ST WESLACO TX 78596	C0224-01-000-0001-00 CABALLERO NO. 1 LOT 1 2406 LARGO ST	L: 29724 B: 112835
CABALLERO RICARDO & ORALIA 100 N PLEASANT VIEW DR WESLACO TX 78596	C0224-01-000-0002-00 CABALLERO NO. 1 LOT 2 2404 LARGO ST	L: 23520 B: 0
GARZA JOSE 2402 LARGO ST WESLACO TX 78596	C0224-01-000-0003-00 CABALLERO NO. 1 LOT 3 2402 LARGO ST	L: 23520 B: 94743
ORTEGA SERGIO & BIANEY 3600 N WESTGATE DR APT 1108 WESLACO TX 78599	C0224-01-000-0004-00 CABALLERO NO. 1 LOT 4 2400 LARGO ST	L: 23520 B: 97230
CASTILLO JOSE R JR 2310 LARGO ST WESLACO TX 78596	C0224-01-000-0005-00 CABALLERO NO. 1 LOT 5 2310 LARGO ST	L: 23520 B: 96329
MARTINEZ LORENA ALEJANDRA 1121 ONYX DR WESLACO TX 78599	C0224-01-000-0006-00 CABALLERO NO. 1 LOT 6 2308 LARGO ST	L: 23520 B: 94476
TIRADO DANIEL & ANGELICA M 2306 LARGO ST WESLACO TX 78596	C0224-01-000-0007-00 CABALLERO NO. 1 LOT 7 2306 LARGO ST	L: 23520 B: 97321
GALVAN RICHARD & ELIZABETH 2304 LARGO ST WESLACO TX 78596	C0224-01-000-0008-00 CABALLERO NO. 1 LOT 8 2304 LARGO ST	L: 23520 B: 104139
BARRIENTOS ERIC 2302 LARGO STREET WESLACO TX 78596	C0224-01-000-0009-00 CABALLERO NO. 1 LOT 9 2302 LARGO ST	L: 23520 B: 98145
LONGORIA ADAN & MARISOL 2300 LARGO ST WESLACO TX 78596	C0224-01-000-0010-00 CABALLERO NO. 1 LOT 10 2300 LARGO ST	L: 24264 B: 93472
LONGORIA ALFREDO A & ELIZABETH 2208 LARGO ST WESLACO TX 78596	C0224-01-000-0011-00 CABALLERO NO. 1 LOT 11 2208 LARGO ST	L: 24264 B: 100151
CAMPOS JAIME ARNOLDO 410 S IOWA AVE WESLACO TX 78596	C0224-01-000-0012-00 CABALLERO NO. 1 LOT 12 2206 LARGO ST	L: 23520 B: 103545

City of Weslaco Code Enforcement Dept.

MAR 14, 2022

CAMPOS JAIME ARNOLDO 410 S IOWA AVE WESLACO TX 78596	C0224-01-000-0013-00 CABALLERO NO. 1 LOT 13 2204 LARGO ST	L: 23520 B: 0
GOMEZ GEORGE & CRISELDA 309 S TIO AVE WESLACO TX 78596	C0224-01-000-0014-00 CABALLERO NO. 1 LOT 14 2202 LARGO ST	L: 23520 B: 85784
RIOS JOSE A & MA DEL ROSARIO 2200 LARGO ST WESLACO TX 78596	C0224-01-000-0015-00 CABALLERO NO. 1 LOT 15 2200 LARGO ST	L: 23520 B: 84751
PEDRAZA DELMA & JOSHUA 2110 LARGO ST WESLACO TX 78596	C0224-01-000-0016-00 CABALLERO NO. 1 LOT 16 2110 LARGO ST	L: 23520 B: 119288
GARCIA NINFA 2108 LARGO ST WESLACO TX 78596	C0224-01-000-0017-00 CABALLERO NO. 1 LOT 17 2108 LARGO ST	L: 23520 B: 87058
GOMEZ DAVID & VERONICA 2106 LARGO ST WESLACO TX 78596	C0224-01-000-0018-00 CABALLERO NO. 1 LOT 18 2106 LARGO ST	L: 23520 B: 124408
RODRIGUEZ EMILIO I & OLGA 2104 LARGO ST WESLACO TX 78596	C0224-01-000-0019-00 CABALLERO NO. 1 LOT 19 2104 LARGO ST	L: 23520 B: 102387
CABALLERO LEONORE 2100 LARGO ST WESLACO TX 78596	C0224-01-000-0020-00 CABALLERO NO. 1 LOT 20 2102 LARGO ST	L: 20550 B: 14256
CABALLERO LEONOR 2100 LARGO ST WESLACO TX 78596	C0224-01-000-0021-00 CABALLERO NO. 1 LOT 21 2100 LARGO ST	L: 22230 B: 85902
YBARRA ADELITA R & ELEAZAR 2101 LARGO ST WESLACO TX 78596	C0224-01-000-0022-00 CABALLERO NO. 1 LOT 22 2101 LARGO ST	L: 22230 B: 73270
GARZA MARIA N 2103 LARGO ST WESLACO TX 78596	C0224-01-000-0023-00 CABALLERO NO. 1 LOT 23 2103 LARGO ST	L: 20550 B: 90914
RANGEL MIGUEL & LEXI PETERSON 2105 LARGO ST WESLACO TX 78596	C0224-01-000-0024-00 CABALLERO NO. 1 LOT 24 & 25 2105 LARGO ST	L: 47040 B: 157135

City of Weslaco Code Enforcement Dept.

MAR 14, 2022

RANGEL, MIGUEL & LEXI PETE 2105 LARGO ST WESLACO TX 78596-9134	C0224-01-000-0025-00 CABALLERO NO. 1 LOT 25 2107 LARGO ST	L: 23520 B: 0
GAMEZ ILDEFONSO & NORMA PO BOX 8210 WESLACO TX 78599	C0224-01-000-0026-00 CABALLERO NO. 1 LOT 26 2109 LARGO ST	L: 23520 B: 0
GONZALEZ RODOLF JR & EVA F 2111 LARGO ST WESLACO TX 78596	C0224-01-000-0027-00 CABALLERO NO. 1 LOT 27 2111 LARGO ST	L: 23520 B: 85769
PROPEL FUNDING NATIONAL 1 LLC 12672 SILICON DR STE 150 SAN ANTONIO TX 78249	C0224-01-000-0028-00 CABALLERO NO. 1 LOT 28 2201 LARGO ST	L: 23520 B: 0
GUERRERO VICENTE & ARIANA 2203 LARGO ST WESLACO TX 78596	C0224-01-000-0029-00 CABALLERO NO. 1 LOT 29 2203 LARGO ST	L: 23520 B: 101795
MORALES DAVID & JOANN 2205 LARGO ST WESLACO TX 78596	C0224-01-000-0030-00 CABALLERO NO. 1 LOT 30 2205 LARGO ST	L: 23520 B: 120732
PEREZ HECTOR EMILIO SILVA MARTHA DE ALBA MUNOZ 2207 LARGO STREET WESLACO TX 78596	C0224-01-000-0031-00 CABALLERO NO. 1 LOT 31 2207 LARGO ST	L: 23520 B: 104534
GAMEZ NORMA L 2209 LARGO ST WESLACO TX 78596	C0224-01-000-0032-00 CABALLERO NO. 1 LOT 32 2209 LARGO ST	L: 24264 B: 77766
CASTILLO JOSE R & JUANITA 2301 LARGO ST WESLACO TX 78596	C0224-01-000-0033-00 CABALLERO NO. 1 LOT 33 2301 LARGO ST	L: 24264 B: 91868
GARCES ELVIRA 2303 LARGO ST WESLACO TX 78596	C0224-01-000-0034-00 CABALLERO NO. 1 LOT 34 2303 LARGO ST	L: 23520 B: 96264
CASTILLO DANIEL 1005 WEST DOUGLAS ST PHARR TX 78577	C0224-01-000-0035-00 CABALLERO NO. 1 LOT 35 2305 LARGO ST	L: 23520 B: 90672
CASTILLO JOSE REYES JR 2310 LARGO ST WESLACO TX 78596	C0224-01-000-0036-00 CABALLERO NO. 1 LOT 36 2307 LARGO ST	L: 23520 B: 0

City of Weslaco Code Enforcement Dept.

MAR 14, 2022

CUELLAR SERVANDO JR & 2309 LARGO ST WESLACO TX 78596	C0224-01-000-0037-00 CABALLERO NO. 1 LOT 37 2309 LARGO ST	L: 23520 B: 99113
CASTILLO RAUL JR & SONIA L 2311 LARGO ST WESLACO TX 78596	C0224-01-000-0038-00 CABALLERO NO. 1 LOTS 38 & 39 2311 LARGO ST	L: 47040 B: 130090
CORONADO, ABEL & RUBY 2311 LARGO ST WESLACO TX 78596-9124	C0224-01-000-0039-00 CABALLERO #1 LOT 39 2401 LARGO ST	L: 23520 B: 0
ORTEGA GUADALUPE 2403 LARGO ST WESLACO TX 78596	C0224-01-000-0040-00 CABALLERO NO. 1 LOT 40 2403 LARGO ST	L: 23520 B: 91565
ALVAREZ JOSE P 2405 LARGO ST WESLACO TX 78596	C0224-01-000-0041-00 CABALLERO NO. 1 LOT 41 2405 LARGO ST	L: 23520 B: 86338
CABALLERO RICARDO JR 2407 LARGO ST WESLACO TX 78596	C0224-01-000-0042-00 CABALLERO NO. 1 LOT 42 2407 LARGO ST	L: 29724 B: 111203
BERMEA CELESTINA PO BOX 853 DONNA TX 78537	P3650-01-000-0029-00 PARK MEADOWS UT 1 LOT 29 120 PALO BLANCO	L: 27300 B: 132870
GARCIA RICARDO R & JACQUELINE R 116 N PALO BLANCO LN WESLACO TX 78596	P3650-01-000-0030-00 PARK MEADOWS UT 1 LOT 30 116 PALO BLANCO LN	L: 27300 B: 141726
LUNA JOHNNY JO & DAALMA A 112 N PALO BLANCO WESLACO TX 78596	P3650-01-000-0031-00 PARK MEADOWS UT 1 LOT 31 112 PALO BLANCO LN	L: 33579 B: 137216
MIRANDA DANIEL & EVANGELINA 1708 WESTHAVEN DR WESLACO TX 78599	P3650-01-000-0032-00 PARK MEADOWS UT 1 LOT 32 2008 LARGO ST	L: 38038 B: 138405
LUNA MARIA 807 S OREGON AVE WESLACO TX 78596	P3650-02-000-0027-00 PARK MEADOWS UT 2 LOT 27 2007 E 1ST ST	L: 34011 B: 147624
JARAMILLO AGUSTIN & PETRA RACHEL JARAMILLO 108 N PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0028-00 PARK MEADOWS UT 2 LOT 28 108 N PALO BLANCO LN	L: 36400 B: 118785

City of Weslaco Code Enforcement Dept.

MAR 14, 2022

RODRIGUEZ MARCOS M PO BOX 908 MERCEDES TX 78570	P3650-02-000-0029-00 PARK MEADOWS UT 2 LOT 29 104 PAOLO BLANCO LN	L: 27300 B: 102671
VALERIA JAIME S 101 S PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0030-00 PARK MEADOWS UT 2 LOT 30 0 PALO BLANCO	L: 27300 B: 126676
ELIZONDO DENISSE ALEJANDRA 105 N PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0031-00 PARK MEADOWS UT 2 LOT 31 105 PALO BLANCO LN	L: 27300 B: 110671
ORTEGA ROSA A 109 S PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0032-00 PARK MEADOWS UT 2 LOT 32 0 PALO BLANCO	L: 27300 B: 142599
CAVAZOS JOSE L & SUSANA B 119 PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0033-00 PARK MEADOWS UT 2 LOT 33 119 PALO BLANCO LN	L: 27300 B: 124636
MARTINEZ MARIBEL 117 N PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0034-00 PARK MEADOWS UT 2 LOT 34 117 PALO BLANCO	L: 27300 B: 126556
FLORES JOSE O 121 S PALO BLANCO LN WESLACO TX 78596	P3650-02-000-0035-00 PARK MEADOWS UT 2 LOT 35 121 PALO BLANCO	L: 27300 B: 128035
ALVAREZ ALFREDO 2007 E 2ND ST WESLACO TX 78596	P3650-02-000-0099-00 PARK MEADOWS UT 2 LOT 99 2007 E 2ND ST	L: 29575 B: 133542
FLORES JOSE Jr 2006 E 1ST ST WESLACO TX 78596	P3650-02-000-0100-00 PARK MEADOWS UT 2 LOT 100 2006 E 1ST	L: 29575 B: 134288
MID VALLEY ASSEMBLY OF GOD PO BOX 755 WESLACO TX 78599	R2360-00-000-0001-00 REV. M. PEREZ DREAM ACRES LOT 1 0 S PLEASANTVIEW DR	L: 152115 B: 0
MID VALLEY ASSEMBLY OF GOD PO BOX 755 WESLACO TX 78599	R2360-00-000-0002-00 REV. M. PEREZ DREAM ACRES LOT 2 0 S PLEASANTVIEW DR	L: 177159 B: 485227
MID VALLEY ASSEMBLY OF GOD PO BOX 755 WESLACO TX 78599	R2360-00-000-0003-00 REV. M. PEREZ DREAM ACRES LOT 3 EXC 'S110'-W886.46' 1.46AC; 14.29AC NET 0 S PLEASANTVIEW DR	L: 643050 B: 0

City of Weslaco Code Enforcement Dept.

MAR 14, 2022

DIAZ ROSALEE C	W3800-00-018-0000-02	L: 116162
101 S PLEASANT VIEW DR	WEST TRACT-S200'-W340' FT 18 1.56AC	B: 51505
WESLACO TX 78596	101 PLEASANT VIEW DR	
DE GARCIA SIOMARA B MORA	W3800-00-020-0000-00	L: 371250
149 S PLEASANTVIEW DR	WEST TRACT N275' FT 20 8.333AC GR	B: 16397
WESLACO TX 78596	0 S PLEASANTVIEW DR	
GARCIA TOMAS	W3800-00-020-0000-06	L: 366750
103 LAUREL DR	WEST TRACT-S275'-N550' FT 20 8.33AC	B: 0
WESLACO TX 78596	0 S PLEASANTVIEW DR	



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 6, 2022	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Oscar Zarate.	
Subject/Agenda Item: Discussion and consideration to approve rezone 211 S Milanos Rd. Also being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on March 23, 2022. Thirty-three (33) property owners within 200 feet of the applicant's property were notified by letter on March 25, 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 based on 2040 land use map.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Authentisign ID: 8DA95123-B579-4EA2-BEFE-A8AED09D5BA



APPLICATION FOR REZONING

RZNE-000203-2022

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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot West Tract N171.75'-W2100.7' IRR TR EXC 0.20 AC FT 631 7.80AC GR 7.68AC NET Block _____

Subdivision Name The West And Adams Tract Subdivision 211 S Milanos

Street Address W Business 83, Weslaco, TX 78596

Existing Zoning _____ Existing Land Use Raw Land

Proposed Zoning Multi-Family Proposed Land Use Multi-Family

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Oscar Zarate Phone 956-561-9587

Address 1992 Date Palm Drive Fax: _____

City Mercedes State TX Zip Code 78570 E-Mail: Oscar@zaratehomedesigns.com

OWNER

Name Robert Roger Davila Phone 956-792-0600

Address 18021 Betty Bob Dr. Fax: _____

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

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

Signature Roger Davila Date 02/01/2022
2/1/2022 7:44:50 PM CST Owner

Signature _____ Date 01/26/2022
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

March 25, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 6, 2022, at 5:30pm and the City Commission will also hold a public hearing on April 19, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

Rezone Request:

Oscar Zarate is requesting to rezone 211 S Milanos Rd. Also being a 8.00 acre tract of land out of Farm Tract Six Hundred Thirty-One (631), West Tract Subdivision, Hidalgo County, Texas from R-1 One Family Dwelling District to R-2 Duplex and Apartment District located 1288 ft South of Bus 83 on Milanos road. Possible Action.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

MAR 21, 2022

PEREZ MARIA R 115 S MILANO RD WESLACO TX 78596	A5000-00-000-0011-00 ANAQUA LT 11 213 MILE 6 1/2 W	L: 13264 B: 29747
PEREZ MARIA R 115 S MILANO RD WESLACO TX 78596	A5000-00-000-0012-00 ANAQUA LOT 12 217 MILE 6 1/2 W	L: 15304 B: 1208
HERNANDEZ MARIA M 121 S MILANOS RD WESLACO TX 78596	A5000-00-000-0013-00 ANAQUA LOT 13 303 MILE 6 1/2 W	L: 15304 B: 14416
GUIN CAMERON & TIFFANY 304 JOHNSON CIR WESLACO TX 78596	C5700-00-002-0008-00 CLIFFORD LOT 8 BLK 2 304 JOHNSON CIR	L: 27900 B: 134602
RAMOS YOLANDA LETICIA CANALES ROBERT 201 JOHNSON CIR WESLACO TX 78596	C5700-00-002-0009-00 CLIFFORD LOT 9 BLK 2 201 JOHNSON CIR	L: 30987 B: 106079
PETERSON JOHN H & JANICE H 303 JOHNSON CIR WESLACO TX 78596	C5700-00-003-0001-00 CLIFFORD LOT 1 BLK 3 303 JOHNSON CIR	L: 34089 B: 118145
HERMOSILLO JOSE & STEPHANIE 120 S MILANOS RD WESLACO TX 78596-4596	T1817-01-001-0003-00 TESORO ESTATES PH 1 LOT 3 BLK 1	L: 25500 B: 108526
MEDINA MOISES 101 S MILANOS RD WESLACO TX 78596	T1817-01-001-0004-00 TESORO ESTATES PH 1 LOT 4 BLK 1	L: 24720 B: 0
LOPEZ JOSE LUIS & GUADALUPE 104 PLATA DR WESLACO TX 78596-8596	T1817-01-001-0005-00 TESORO ESTATES PH 1 LOT 5 BLK 1	L: 19138 B: 61523
CHARLES JOSE EFRAIN & YADIRA JIM 202 S MILANOS RD WESLACO TX 78596-4066	T1817-01-004-0001-00 TESORO ESTATES PH 1 LOT 1 BLK 4	L: 23220 B: 41607
RAMIREZ ERICA 3902 JOSE PORTILLO RD DONNA TX 78537-7705	T1817-01-004-0002-00 TESORO ESTATES PH 1 LOT 2 BLK 4	L: 19138 B: 0
GARZA ANGEL & VERONICA 214 PLATA DR WESLACO TX 78596-5468	T1817-01-004-0003-00 TESORO ESTATES PH 1 LOT 3 BLK 4	L: 19440 B: 67459

City of Weslaco Code Enforcement Dept.

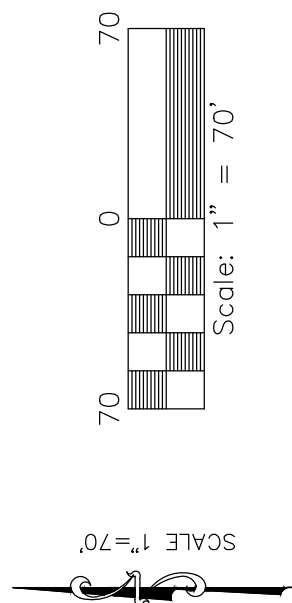
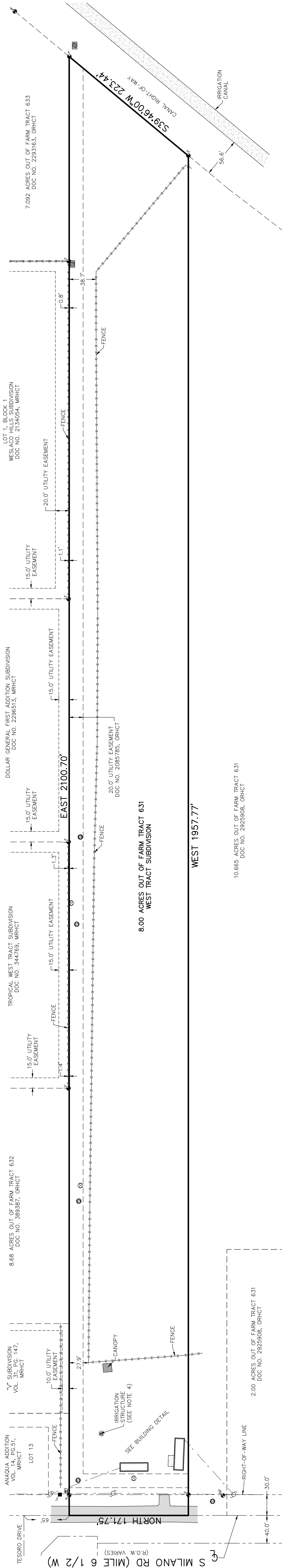
MAR 21, 2022

SMITH ARCHIE L & ALMA V 128 S 83RD ST EDINBURG TX 78542-5864	T1817-02-000-0005-00 TESORO ESTATES PH 2 LOT 5 - AMEN DED	L: 20183 B: 65803
PEREZ TOMAS JR 216 S MILANOS RD WESLACO TX 78596-4066	T1817-02-000-0006-00 TESORO ESTATES PH 2 LOT 6 - AMEN DED	L: 22445 B: 71019
VILLEGAS JESSICA L & NORBERTO P 210 S MILANOS RD WESLACO TX 78596-4066	T1817-02-000-0007-00 TESORO ESTATES PH 2 LOT 7 - AMEN DED	L: 23998 B: 71076
CLARKE SIRIA PAMELA 206 S MILANOS RD WESLACO TX 78596-4066	T1817-02-000-0008-00 TESORO ESTATES PH 2 LOT 8 - AMEN DED	L: 24300 B: 59103
GARCIA MARICELA PENCINA 222 PLATA DR WESLACO TX 78596-5468	T1817-02-000-0009-00 TESORO ESTATES PH 2 LOT 9	L: 18630 B: 65456
GARZA AMELIA & ROBERTO 226 PLATA DR WESLACO TX 78596-5468	T1817-02-000-0010-00 TESORO ESTATES PH 2 LOT 10	L: 18328 B: 66436
PLATA ANTONIA A & MARTHA L 302 PLATA DR WESLACO TX 78596-5478	T1817-02-000-0011-00 TESORO ESTATES PH 2 LOT 11	L: 9552 B: 31319
GARCIA ALFONSO PO BOX 986 PROGRESO TX 78579	V0050-00-000-0001-00 V LOT 1 2415 W BUS HWY 83	L: 173318 B: 104969
DAVILA ESTHER PO BOX 1493 WESLACO TX 78599-1493	W3800-00-631-0000-03 WEST TRACT S160'-N454.80'-W272.2 5' FOR IMPS FT 631 1.0AC GR 0.8	L: 10680 B: 71514
DAVILA ROBERT ROGER PO BOX 1493 WESLACO TX 78599-1493	W3800-00-631-0000-04 WEST TRACT 0.20AC-N171.75'-W2100 .7' IRR TR FT 631	L: 2400 B: 12539
DAVILA ROBERT ROGER PO BOX 1493 WESLACO TX 78599-1493	W3800-00-631-0000-05 WEST TRACT N171.75'-W2100.7' IRR TR EXC 0.20AC FT 631 7.80AC GR	L: 92160 B: 0
DAVILA ESTHER PO BOX 1493 WESLACO TX 78599-1493	W3800-00-631-0000-06 WEST TRACT S283.05'-N454.8'-W195 .77'-IRR TR & S395.74'-E74.7'-W6	L: 0 B: 0

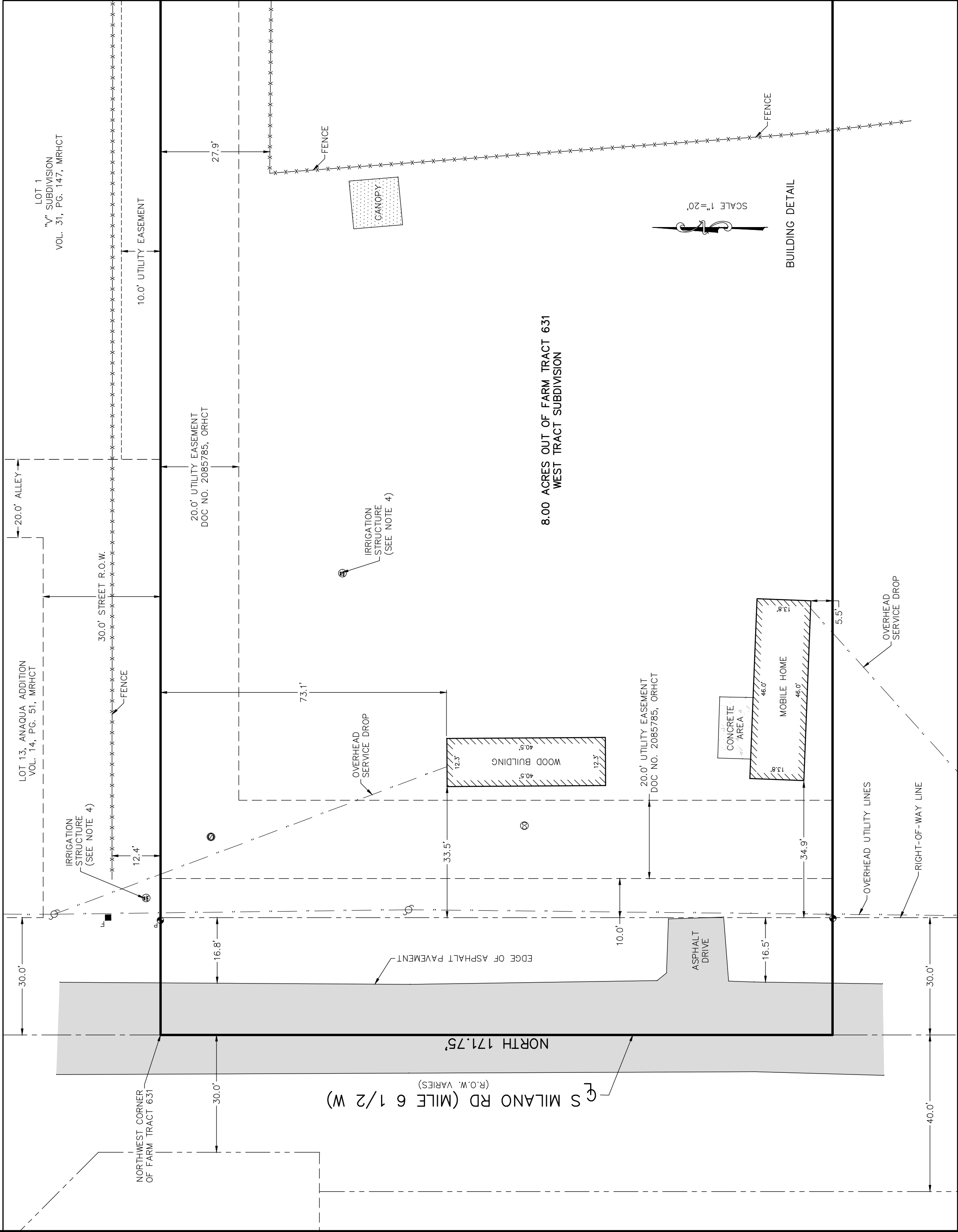
City of Weslaco Code Enforcement Dept.

MAR 21, 2022

FRANTZ NORMAN & SUSAN BARGE 2319 W BUSINESS 83 WESLACO TX 78596	W3800-00-632-0000-01 WEST TRACT BLK FT 632 E8.68-W16.18 0 W BUS 83	L: 350845 B: 119960
E & O VENTURES FAMILY LP 807 S KANSAS AVE WESLACO TX 78596	W3800-00-633-0000-02 WEST TRACT AN IRR TR 33 7.11AC 1821 W BUS HWY 83	L: 391050 B: 0
MEDINA JUAN & JUANA R PO BOX 433 WESLACO TX 78599	W3800-00-633-0000-08 WEST TRACT S0.50 AC -NE 2AC FT 633 1725 W BUS HWY 83	L: 54450 B: 35368
HERNANDEZ CLAUDIA DDS MSD 420 PROFESSIONAL DRIVE SUITE A WESLACO TX 78596	W3800-00-634-0000-00 WEST TRACT S215'-N515' FT 634 202 S WESTGATE DR	L: 175000 B: 0
JONES MITCHELL JAY 1603 SCOBAY DONNA TX 78537	W3800-00-634-0000-03 WEST TRACT S0.95AC-N3.25AC FT 634 204 S WESTGATE DR	L: 214152 B: 0
WESLACO HILLS APARTMENTS LP 9907 MOORBERRY LN HOUSTON TX 77080	W2246-00-001-0001-00 WESLACO HILLS LOT 1 BLK 1 2101 W BUS HWY 83	L: 727452 B: 2616935
CANVI HOLDINGS LLC 1901 S DANA DR PHARR, TX 78577-6778	D6122-00-000-0002-00 DOLLAR GENERAL FIRST ADDITION LOT 2 2107 W BUS HWY 83	L: 359585 B: 0
CHURCH OF JESUS CHRIST 50 E NORTH TEMPLE FL 22 SALT LAKE CITY UT 84150	C5700-00-00E-0000-00 CLIFFORD LOT E	L: 392040 B: 602082
TROPICAL TEXAS BEHAVIORAL PO BOX 1108 EDINBURG TX 78540	T7948-00-000-0001-00 TROPICAL WEST TRACT LOT 1	L: 1250903 B: 3651776



LEGEND	
	IRON ROD FOUND
	IRON ROD SET WITH CAP
	NAIL FOUND
	CONC. MONUMENT FOUND
	IRON PIPE FOUND
	TELEPHONE PEDESTAL
	WATER METER
	SUT WIRE ANCHOR
	FIRE HYDRANT
	GRATE INLET
	ELECTRIC JUNCTION BOX
	CABLE PEDESTAL
	LIGHT POST
	IRRIGATION STANDPIPE
	MANHOLE



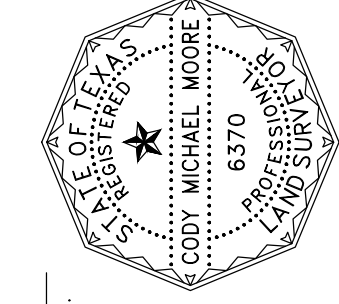
- NOTES**
1. BASE OF BEARINGS AS PER WEST TRACT SUBDIVISION, RECORDED IN VOLUME 21, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 2. ADDRESS: S MILANO ROAD (MILE 6 1/2 W) WESLACO, TEXAS 78596
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 4. IRRIGATION STRUCTURES WITHIN THIS TRACT FOR WHICH NO DEED WAS REVIEWED.

FLOOD ZONE

BY GRADING PLATING ONLY. THIS PROPERTY LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480334, PANEL NO. 0450, SUFFIX "C", REVISED JUNE 6, 2000.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE DATE OF 02/04/2022. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR IMPROVEMENTS AND HAS SHOWN THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS SURVEY. THE SURVEYOR HAS REVIEWED THE STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



Cody Michael Moore, Registered Professional Land Surveyor No. 6370, State of Texas. Date: 02/04/2022.

BOUNDARY SURVEY OF:
8.00 ACRES OF LAND OUT OF FARM TRACT 631, WEST TRACT SUBDIVISION, IN VOLUME 21, 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.

FOR: ZARATE HOMES & DESIGNS, LLC
DATE: 4 FEBRUARY 2022
JOB NO.: 182054

Moore Land Surveying, LLC

14216 Palle Drive, La Feria, TX 78559
(959)245-0985
TBRIS Firm No. 10194186



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 6, 2022	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Leticia Acevedo.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate at 4024 E Interstate 2, also being Lot 3, Royal Subdivision Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on March 21, 2022. Six (6) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

contact person
Rebecca Regalado
956-784-0963

USE-000198-2022

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. _____

PROPOSED PROJECT

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

Lot Royal Lot 3

Block _____

Subdivision Name _____

Street Address 4024 E Interstate 2 - Weslaco TX 78596

Existing Zoning _____ Existing Land Use BAR

Purpose for the Conditional Use Permit Request Sale of Wine and Beer

hours
5pm - 2AM
daily
Sunday 12 noon
2AM

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

☒ \$300.00 non-refundable filing fee.

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

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

☒ City and school tax receipts attached.

☒ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Leticia Acevedo Phone 956-667-2051

Address P.O. Box 562 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: LeticiaAcevedo722@gmail.com

OWNER

Name Leticia Acevedo Phone 956-667-2051

Address P.O. Box 562 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: Leticia Acevedo 722@gmail.com

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

Yes ✓ No _____

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

Signature Arturo Cando Date 02/28/2022
Owner

Signature Arturo Cando Date 02/28/2022
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



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

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (10/2021)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) La Jungla Bar			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Leticia Acevedo			
3. Type of Owner ☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☒ Other: <u>Sole proprietorship</u>			
4. Location Address 4024 E Interstate 2			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
5. Mailing Address P O Box 562			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
6. Business Telephone Number None	Alternate Telephone Number 956-667-2051	E-mail Address leticiaacevedo722@gmail.com	
7. Application for:			
☒ Original	☐ Reinstatement License/Permit Number	☐ Reinstatement and Change of Trade Name License/Permit Number	
	☐ Change of Location License/Permit Number	☐ Change of Location and Trade Name License/Permit Number	
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☒ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location			
☒ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Trade Name: La Jungla Bar

Location Address: 4024 E Interstate 2

City: Weslaco

County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☒ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☒ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: La Jungla Bar

Location Address: 4024 E Interstate 2

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of ____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, TEXAS

City Secretary/Clerk

City

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of ____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, TEXAS

City Secretary/Clerk

City

SEAL

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of ____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, TEXAS

City Secretary/Clerk

City

SEAL

Trade Name: La Jungla Bar

Location Address: 4024 E Interstate 2

City: Weslaco

County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk MB, MB/FB, BG, BG/FB, BE, & BE/FB

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with <u>required</u> Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with <u>required</u> Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise <u>AFTER</u> Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise <u>BEFORE</u> Sept. 1, 1999

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: La Jungla Bar

Location Address: 4024 E Interstate 2

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order...

Certificate of County Clerk for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: La Jungla Bar

Location Address: 4024 E Interstate 2

City: Weslaco

County: Hidalgo

Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38

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

Comptroller of Public Accounts Certificate for All Applicants
TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____ **SEAL**

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

March 25, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 6, 2022, at 5:30pm and the City Commission will also hold a public hearing on April 19, 2022 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT:

Leticia Acevedo is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and Late Hours Certificate at 4024 E Interstate 2, also being Lot 3, Royal Subdivision Weslaco, Hidalgo County, Texas

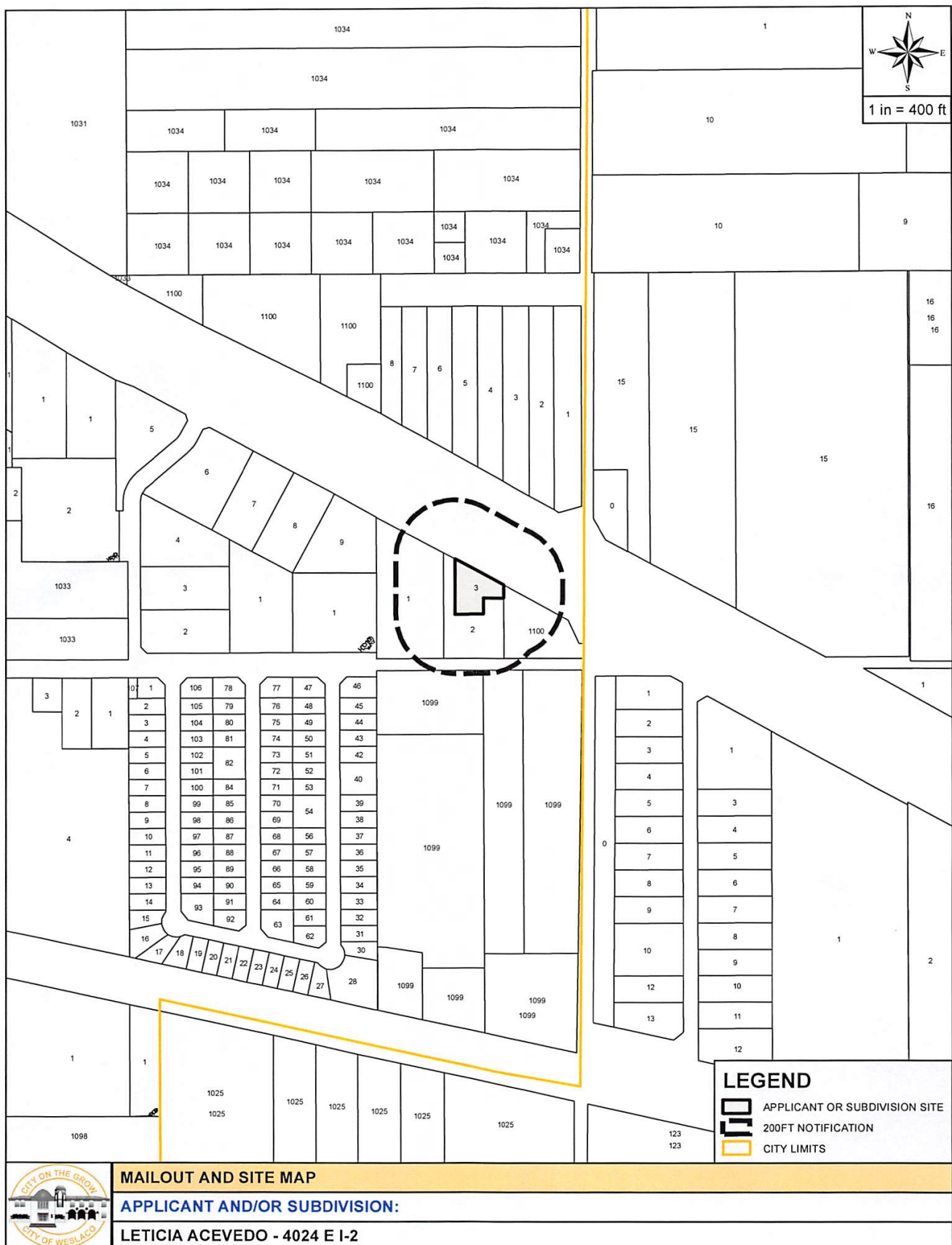
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

MAR 10, 2022

MONTES LOVELY CHILDS INC 4020 N TEXAS BLVD WESLACO TX 78599	A0800-00-000-1099-03 ADAMS TRACT GR 1.75AC NET 4032 E MORELAND DR	L: 113220 B: 38508
HELPFUL PROPERTIES LLC 40 MARSELLA BLVD STE B BROWNSVILLE TX 78521	A0800-00-000-1099-15 ADAMS TRACT W135'-E347.84'-N987.40' FT 1099 3.06 AC GR 2.80 AC NET 4036 E MORELAND DR	L: 98000 B: 0
EQUIPMENT PORTAFOLIO 2105 E 27TH ST MISSION TX 78574	A0800-00-000-1100-07 ADAMS TRACT IRR TR E270.21'-W1527.47'- 1100 1.18 AC	L: 140420 B: 38680
ANDERSON DON JR 3929 E BUSINESS 83 WESLACO TX 78596	R4370-00-000-0001-00 ROYAL LOT 1 3929 MORELAND DR	L: 330620 B: 76546
QUIZAS MANANA LLC 4020 E EXPRSWY 83 WESLACO TX 78599	R4370-00-000-0002-00 ROYAL LOT 2 4019 E MORELAND DR	L: 199940 B: 100060
ACEVEDO LETICIA GONZALEZ PO BOX 562 WESLACO TX 78599	R4370-00-000-0003-00 ROYAL LOT 3 4024 E EXPRESSWAY 83	L: 111078 B: 135817



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 6, 2022	Agenda Item No. (to be assigned by PCE): IV. E.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of OL Beverage Holdings, LLC.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate at 1411 W. Interstate 2, also being Lot 2, Harbor Freight Subdivision Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on March 21, 2022. Sixteen (16) property owners within 200 feet of the applicant's property were notified by letter on March 25, 2022.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

USE-000201-2022

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. _____

PROPOSED PROJECT

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

Lot 2 Block N/A

Subdivision Name Harbor Freight Subdivision

Street Address 1411 W. IH-2, Weslaco, Texas

Existing Zoning B-2 Existing Land Use Vacant

Purpose for the Conditional Use Permit Request Restaurant with alcohol sales and service.

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

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

APPLICANT

Name OL Beverage Holdings, LLC Phone 504-577-9764

Address 6010 W. Spring Creek Parkway Fax: _____

City Plano State TX Zip Code 75024 E-Mail: dawn.diaz@ojoslocos.com

OWNER

Name OL RE Holdings, LLC Phone 504-577-9764

Address 6010 W. Spring Creek Parkway Fax: _____

City Plano State TX Zip Code 75024 E-Mail: dawn.diaz@ojoslocos.com

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

Yes _____ No X

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

Signature _____ Date 3/10/22

Owner

Signature _____ Date 3/10/22

Applicant

Signature _____ Date _____

Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

**CUP Application for OL Beverage Holdings, LLC
OJOS Locos Restaurant
1411 W. IH-2, Weslaco, Texas**

1. Proposed Use Name: Ojos Locos Sports Cantina (the applicant's "to go" food and beverage service is branded as Wild Peckers)
2. Location of Proposed Use: 1411 W. IH-2, Weslaco, Texas. See attached Exhibit A for metes and bounds boundary survey
3. Purpose of Proposed Use: Restaurant with alcohol service
4. Owner/Concessionaire of Proposed Use Property: OL RE Holdings, LLC
5. Alcoholic Beverages Consumed On-Premises: Yes
6. Hours of Operation of Proposed Use: 11 am to 2 am daily
7. Preliminary Site Plan: See attached Exhibit B; 155 off-street parking spaces; direct access to IH-2 service road.
8. Proof of Tax Payment: See attached Exhibit C

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Andrew Muñoz, Interim City Manager

PLANNING DEPARTMENT

March 25, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 6, 2022, at 5:30pm and the City Commission will also hold a public hearing on April 19, 2022, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on April 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT:

OL Beverage Holdings, LLC is requesting a Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate at 1411 W. Interstate 2, also being Lot 2, Harbor Freight Subdivision Weslaco, Hidalgo County, Texas

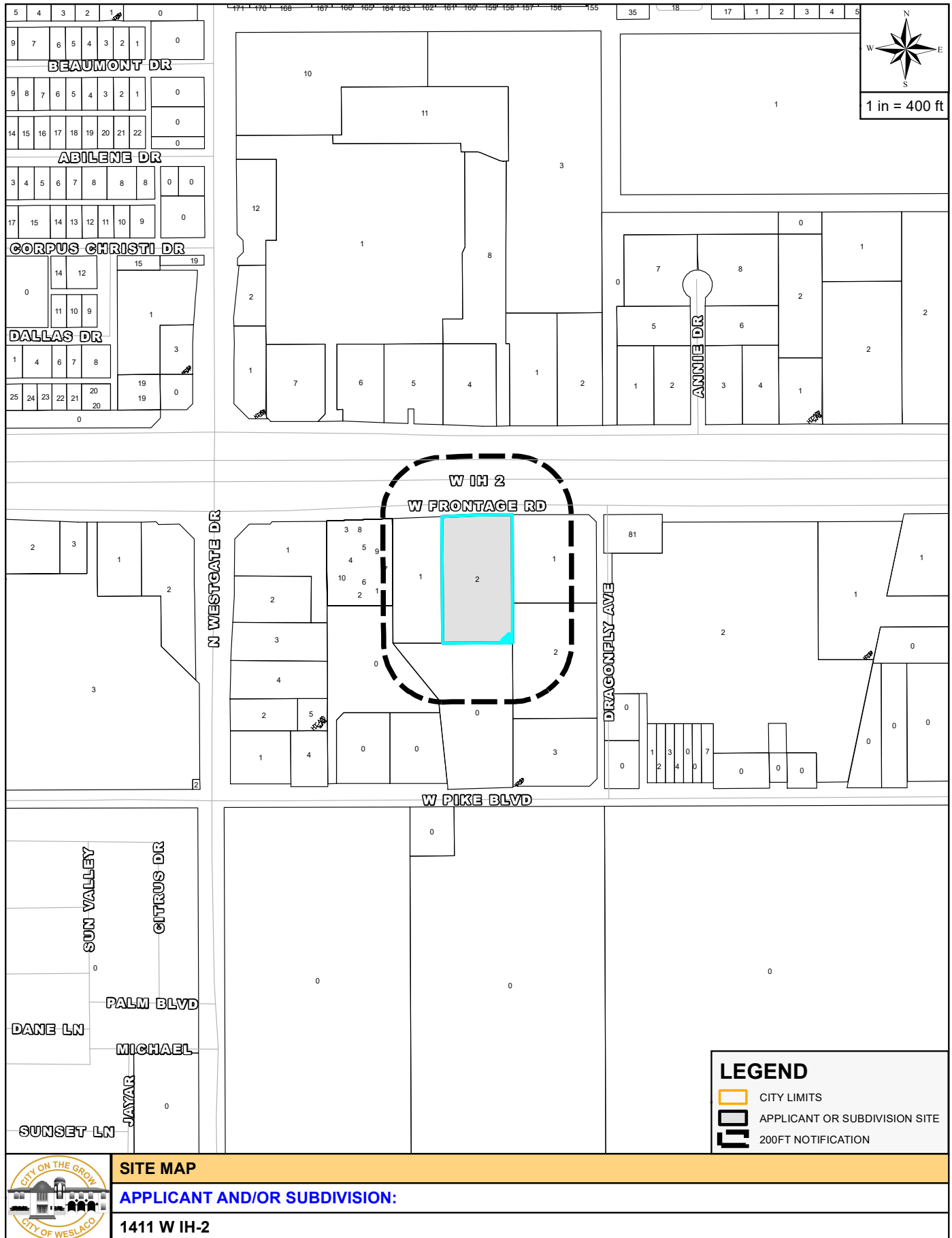
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

MAR 21, 2022

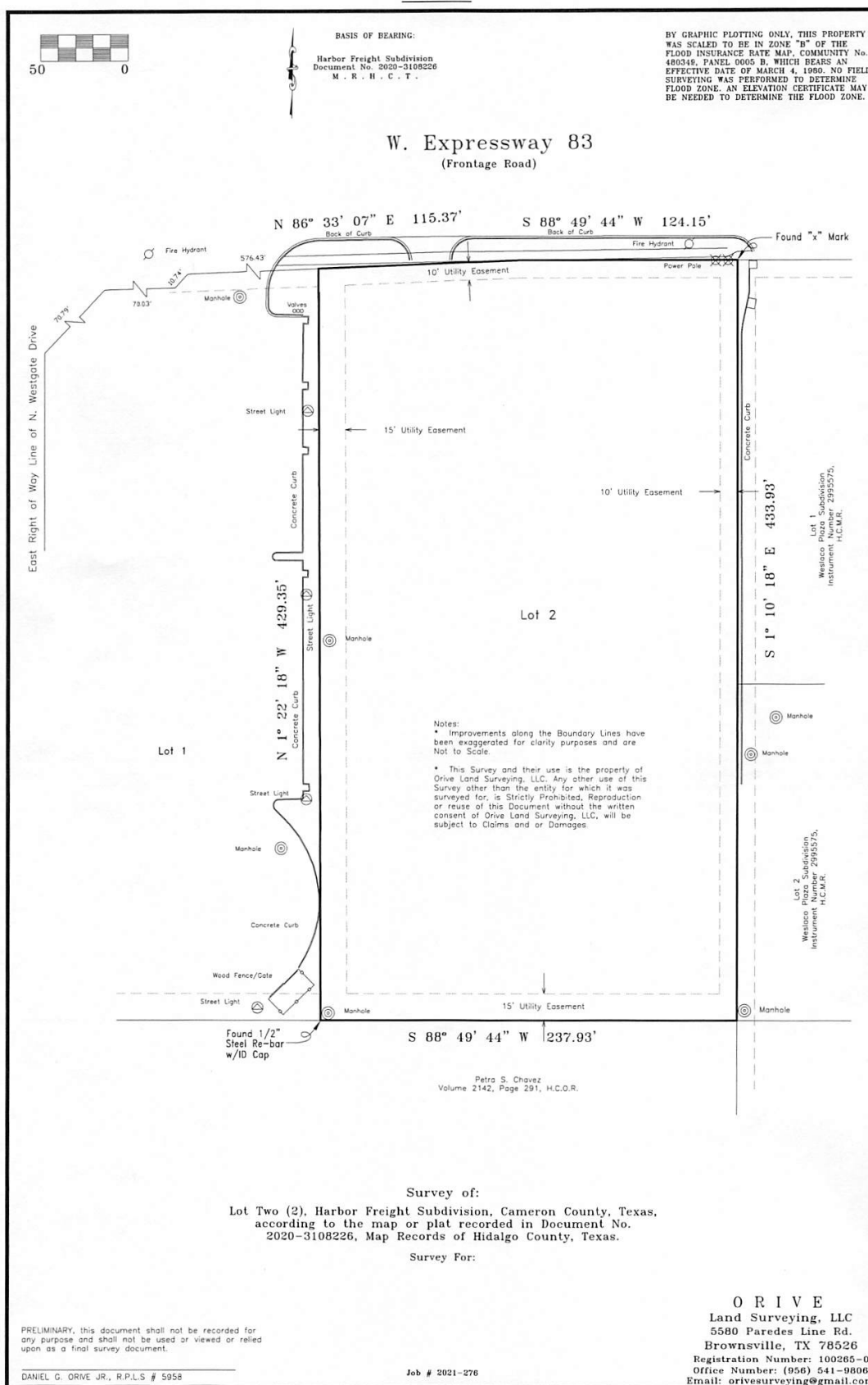
HG1 OPPORTUNITY LLC 25 HIGHLAND PARK VLG STE 100-398 DALLAS TX 75205	M4505-00-000-001A-00 MILLER COMMERCIAL LOT 1A - AMENDED 1502 W PIKE BLVD	L: 331062 B: 1461073
JAGADA INVESTMENT PROPERTIES 1529 W EXPRESSWAY 83 STE A WESLACO TX 78596	W2330-00-000-0001-00 WESLACO PLAZA CONDOMINIUM UNIT 1 1525 W EXPRWY 83	L: 128356 B: 39669
JAGADA INVESTMENT PROPERTIES 1529 W EXPRESSWAY 83 STE A WESLACO TX 78596	W2330-00-000-0002-00 WESLACO PLAZA CONDOMINIUM UNIT 2 1525 W EXPRWY 83	L: 65541 B: 21921
JAGADA INVESTMENT PROPERTIES 1529 W EXPRESSWAY 83 STE A WESLACO TX 78596	W2330-00-000-0003-00 WESLACO PLAZA CONDOMINIUM UNIT 3 1525 W EXPRWY 83	L: 62310 B: 20859
JAGADA INVESTMENT PROPERTIES 1529 W EXPRESSWAY 83 STE A WESLACO TX 78596	W2330-00-000-0004-00 WESLACO PLAZA CONDOMINIUM UNIT 4 1525 W EXPRWY 83	L: 135021 B: 44770
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0005-00 WESLACO PLAZA CONDOMINIUM UNIT 5 1525 W EXPRWY 83	L: 111087 B: 36938
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0006-00 WESLACO PLAZA CONDOMINIUM UNIT 6 1525 W EXPRWY 83	L: 114621 B: 37990
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0007-00 WESLACO PLAZA CONDOMINIUM UNIT 7 1525 W EXPRWY 83	L: 133405 B: 44216
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0008-00 WESLACO PLAZA CONDOMINIUM UNIT 8 1525 W EXPRWY 83	L: 62410 B: 20900
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0009-00 WESLACO PLAZA CONDOMINIUM UNIT 9 1525 W EXPRWY 83	L: 98261 B: 23344
MUNOZ ROBERT & ADELA 513 MOONVINE WAY NEW BRAVNFELS TX 78130	W2330-00-000-0010-00 WESLACO PLAZA CONDOMINIUM UNIT 10 1525 W EXPRWY 83	L: 98261 B: 38155
CHAVEZ PETRA S 1406 W PIKE WESLACO TX 78596	W3800-00-137-0000-06 WEST TRACT S 3.00 FOR 1406 W PIKE BLVD	L: 335691 B: 123864

City of Weslaco Code Enforcement Dept.

MAR 21, 2022

AURIEL INVESTMENTS LLC 100 E NOLANA AVE STE 130 MCALLEN TX 78504	W2320-00-000-0001-00 WESLACO PLAZA LOT 1	L: 766688 B: 764107
AURIEL INVESTMENTS LLC 100 E NOLANA AVE STE 130 MCALLEN TX 78504	W2320-00-000-0002-00 WESLACO PLAZA LOT 2	L: 668079 B: 0
AGREE LIMITED PARTNERSHIP 70 E LONG LAKE RD BLOOMFIELD HILLS MI 48304	H1060-00-000-0001-00 HARBOR FREIGHT LOT 1	L: 644117 B: 1109360
BS MANAGEMENT LLC 1806 S CLOSNER EDINBURG TX 78539	H1060-00-000-0002-00 HARBOR FREIGHT LOT 2	L: 619842 B: 0

EXHIBIT A





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

Required Certifications

Join TABC in the fight against human trafficking

L-CERT (10/2021)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Ojos Locos Sports Cantino			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) OL Beverage Holdings, LLC			
3. Type of Owner ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 1411 W. IH-2			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
5. Mailing Address 6010 W. Spring Creek Parkway			
City Plano	County Collin	State TX	Zip Code 75024
6. Business Telephone Number 469-879-4223	Alternate Telephone Number 972-341-8128	E-mail Address cmartin@addisonlaw.com	
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage	
☐ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☐ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☒ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Trade Name: _____

Location Address: **Ojos Locos Sports Cantino** City: _____ County: _____

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

S E A L

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

S E A L

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

S E A L

Trade Name: _____

Location Address: _____ City: _____ County: _____

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

S E A L

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

S E A L

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

S E A L

Trade Name: _____

Location Address: Ojos Locos Sports Cantino City: Weslaco County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

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☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk MB, MB/FB, BG, BG/FB, BE, & BE/FB

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
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☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
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☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: _____

Location Address: _____ City: _____ County: _____

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk for: BB, BC, J, W & X

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20__, that this location address is in a “wet” area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN
HERE _____ County
County Clerk

S E A L

Certificate of County Clerk for Winery (G) Applicants

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I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a “wet” area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN
HERE _____ County
Ojos Locos Sports Cantina County Clerk

S E A L

1411 W. IH-2

Weslaco

Hidalgo

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a “wet” area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption, and
☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN
HERE _____ County
County Clerk

S E A L

Trade Name: _____

Location Address: _____ City: _____ County: _____

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

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

**Comptroller of Public Accounts Certificate for All Applicants
TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)**

This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____ **S E A L**

Ojos Locos Sports Cantino

1411 W. IH-2

Weslaco

Hidalgo



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

Date of Meeting: April 6, 2022	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for the District North Weslaco Ph. II Subdivision– being 39.988 acres out of Farm Tract 179, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southeast corner of Mile 5 ½ W & Mile 11 N. Rd. Possible action.	
Discussion/Overview: The proposed fifty-four (54) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through a 6” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant is requesting a variance for OSSF and off-site drainage. The nearest sanitary sewer line is 1 mile South at the intersection of mile 10 North & Border. Applicants has submitted his letters of support from the drainage and irrigation 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: ☒ 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-000208-2022

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: THE DISTRICT NORTH WESLACO, PHASE II

Location: SEC MILE 5 1/2 W. & MILE 11 N. ROADS

Legal Description: ALL OF F.T. 179, B1K. 160, WEST TRACT
SUBD., 14 CT.

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: 4/A

Existing Land Use: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 54 Gross Acreage: 39.988

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: BARRY DICKERSON Telephone: 463-3084

Address: 107 LUNAR DR. Fax: _____

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

BUYER: JORGE GONZALEZ (954) 533-1919

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9081

Address: 2221 DUFFODIL AVE. Fax: 686-1489

City: MEALIER State: TX Zip: 78501 E-mail: dsalinas@salinas

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 TANKS
☒ YES ☐ NO Electric Company: MUCC 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 mbinojosa@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 mbinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$350.00 (one time fee for preliminary and final plat)
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- ☐ Scaled 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: BARRY DICKERSON JORGE GONZALEZ

Owner Signature: [Signature] Date: 2/19/22

Barry Dickerson is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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-000210-2022

GENERAL INFORMATION

Name of Subdivision: THE DISTRICT NORTH WESLACO, PHASE II

Location: SRC MILE 5 1/2 WEST : MILE 11 NORTH RDMPS

Legal Description: ALL OF F.T. 179, BIK. 160, WEST TRACT SUBD., N.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:

PROP. TO USE SEPTIC TANKS ON ALL LOTS
NO CITY SEWER NEARBY.

☐ 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: JORGE GONZALEZ Telephone: 533-1919
Address: 2900 W. TEXAS BLVD. SUITE 201
City: WESLACO State: TX Zip: 78596 E-mail: JORGE.TRIGER24@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: JORGE GONZALEZ

Owner Signature: [Signature] Date: 3/11/22

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 3/11/22

Authorized Agent Printed Name: DAVID OMAR SALINAS, P.E.



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. VAR-000 210-2022

GENERAL INFORMATION

Name of Subdivision: THE DISTRICT NORTH WESLACO, PHASE II

Location: SEC MILE 5 1/2 W. 1/2 MILE 11 NORTH ROAD

Legal Description: ALL OF F.T. 179, B1K. 160, WEST TRACT
SUBD., A.C.T.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

PROVIDING FOR OFF-SIDE DRAINAGE INTO ACID #9
DITCH PER APPROVED DRAINAGE REPORT.

☐ 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

Jorge Gonzalez

Owner's Name: DREAMLAND ESTIMATES, LLC Telephone: 533-1919

Address: 2900 TEXAS BLVD. SUITE 201

City: WESLACO State: TX Zip: 78596 E-mail: JORGE : TRIGEN 24 @
gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Jorge Gonzalez

Owner Signature: _____

Date: 3/11/22

_____ is the authorized agent

Authorized Agent Signature: _____

Date: 3/11/22

Authorized Agent Printed Name: David Owen Sullivan, P.E.

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 03/28/2022

DAVID OMAR SALINAS, P.E. RPLS, MSEE, CFM
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE
MCALLEN, TX 78501

RE: THE DISTRICT NORTH WESLACO, PH 2 Subd. Drainage and
Detention

Good Morning Mr. Salinas:

I have received your revised cross section and calculations dated 01/13/2022 for **THE DISTRICT NORTH WESLACO, PH 2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. Rerouting of incorrectly placed 8" waterline done in PH 1.
2. Relocation of existing Irrigation line outside of dedicated Road ROW into dedicated exclusive irrigation easement.
3. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch.
4. Discharge Permit will be required

The maintenance of this section is outside of the City Limits of Weslaco and will be done by HCDD #1. Please verify final designs with Raul Sesin PE, CFM Hidalgo County Drainage District No. 1 District Manager.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

INDEX

Drainage Report Narrative: Page 2.-6.

- A. Hydrograph: Dated 11/11/21 Attached
- B. Plat reduction of The District-North Weslaco Subdivision, Phase II
- C. Copy of FIRM – CPN 480334 0450 C, dated June 06, 2000 Revised to reflect LOMR dated May 30, 2002
- D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed The District North Weslaco Subdivision, Phase II, is a 54 - lot residential ½ Ac. lot plat containing 39.988 Gross (33.61 Net) Acres of land out of Farm Tract 160, West Tract Subdivision, Hidalgo County, Texas, and, located at the immediate southeast corner of Mile 11 North Road and Mile 5 ½ West Road inside the ETJ of the City of Weslaco. The proposed single - family plat is located in part in Zone "X" (unshaded) as per the FIRM Community Panel No. 480334 0450 C, dated 06/06/2000 revised to reflect LOMR dated May 30, 2000. Zone "X" (unshaded) areas are defined as "areas to be outside the 500-year flood."

The site is vacant previously having been used as farmland and has two adjoining ditches along the east and south ends.

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

This tract is bound on the north by Mile 11 North road – a paved county section roadway with bar ditches and no curb & gutter or storm sewer improvements. On the west is located Mile 5 ½ West Road also being paved with a county section of roadway with bar ditches and no curb & gutter or storm sewer. On the east and south ends are ditches known as Lateral 701 held by the HCID No. 9 and run the entire frontage length of this property subdivisions where they stop at the east side of Mile 5 ½ West and Mile 11 North Roads. The north end of the east ditch has a 36" HDPE pipeline crossing under Mile 11 North Road that connects into an off-site irrigation ditch that continues northerly.

The plat is proposing 54 residential lots, four internal roadways and storm sewer with two outfalls – one into each of the two connected ditches. Widening of the east/west Lateral 701 ditch is being proposed using HCDD No. 1 ditch widening details (for storage and ditch maintenance) and additional right-of-way dedication requirements. This plat shall dedicate an additional 90.0 feet of lands along both the inside of both ditches.

Via sheet flow waters within this property essentially flow via sheet flow in a westerly direction over the entire tract toward Mile 5 ½ West Road. Drainage waters along both roadways appear to flow and empty into these two ditches via bar ditch overland flows.

In accordance with the drainage policies of the City of Weslaco, and the County of Hidalgo, this subdivision shall be required to provided detention equivalent to the total volume of water CREATED by the post-development of this 38.06 acre property. Using the Rational Method (For Reference: *TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and, an existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.42 (future home and roadway improvements) using a 50-year storm event – For Reference: *FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 1,210.0 feet and an average slope of 0.17%, it was computed that the improved condition would produce an additional total volume of 158,859.50 Cubic Feet, or, 3.65 Acre-Feet and 33.61 Net Acres. This volume of water is equivalent to a layer of water 1.30 inches deep if spread out evenly over the entire 33.61 net acre tract.

The calculated time of concentration of the undeveloped condition to the developed condition is reduced from 101.72 minutes to 76.86 min.

The developer is providing for a new dedication of 90.0 feet along the west and north sides of the two existing ditches. The development is proposing to widen both the west and north sides of the two existing ditch to create an additional volume of not less than 158,859.50 Cu. Ft.

ADDITIONAL STORAGE COMPUTATION See Sheet 6 of 8

Proposed widening of the east/west Lateral 701 using Drain Ditch Cross Section A-A:
161,783.0 Cu. Ft. (TOTAL) > 158,859.50 Cu. Ft. Required - Okay.

Drainage waters shall be routed to the newly widened ditches via one 36" inch RCP storm sewer line into the south ditch, and, one 24" inch RCP storm sewer line into the east ditch. HCDD No. 1 Entrance Permitting shall be applied for both pipe entrances. At this time no additional paving improvements are being proposed for Mile 11 North and Mile 5 ½ North Roads are being proposed.

DRAINAGE PIPE CALCULATIONS DRAINAGE AREA: 33.61 Net Acres

SOUTH PIPE ENTRANCE
N=16601913.84 E=1148547.80
Size: 36"
Roughness: 140
Length: 375'
Drop: 1.78 Feet

Results in: Vel. 6.49 FPS Q = 45.85 CFS S = 0.47%

EAST PIPE ENTRANCE
N=16602888.27 E=1149592.33
Size: 24"
Roughness: 140

Length: 234'
Drop: 0.40 Feet

Results in: Vel. 2.98 FPS Q = 9.35 CFS S = 0.11%

DRAINAGE PIPE CALCULATIONS:
(MANNING'S) (REFERENCE: SHEET 6 OF 8 PLAN VIEW)

LINE "A"

Diameter 18 in
W.P. 4.71 ft
Area 1.77 sf
Slope 0.0026 ft/ft
Velocity 2.44 ft/s
Q 4.34 cfs

LINE "C"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.35 cfs

LINE "B"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.35 cfs

LINE "D"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.36 cfs

LINE "E"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.36 cfs

LINE "G"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0019 ft/ft
Velocity 3.15 ft/s
Q 9.90 cfs

LINE "F"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.36 cfs

LINE "H"

Diameter 24 in
W.P. 6.28 ft
Area 3.14 sf
Slope 0.0017 ft/ft
Velocity 2.98 ft/s
Q 9.35 cfs

LINE "I"

Diameter	24	in
W.P.	6.28	ft
Area	3.14	sf
Slope	0.0017	ft/ft
Velocity	2.98	ft/s
Q	9.36	cfs

LINE "K"

Diameter	24	in
W.P.	6.28	ft
Area	3.14	sf
Slope	0.0017	ft/ft
Velocity	2.98	ft/s
Q	9.36	cfs

LINE "J"

Diameter	24	in
W.P.	6.28	ft
Area	3.14	sf
Slope	0.0017	ft/ft
Velocity	2.98	ft/s
Q	9.36	cfs

LINE "L"

Diameter	36	in
W.P.	9.42	ft
Area	7.07	sf
Slope	0.0011	ft/ft
Velocity	3.14	ft/s
Q	22.18	cfs

An 18" discharge plug shall be placed on the proposed 36" storm sewer line to help control the incoming Q into the south side ditch, and a 12" discharge plug shall be placed on the 24" storm sewer line to help control the incoming Q into the east side ditch (in part requirements imposed by HCID No. 2).

MINIMUM FINISHED FLOOR ELEVATIONS

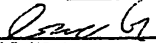
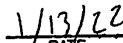
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LOT 3: 71.60	LOT 12: 71.75	LOT 23: 71.20	LOT 34: 71.80	LOT 45: 71.70	
LOT 4: 71.60	LOT 13: 72.20	LOT 24: 71.80	LOT 35: 71.80	LOT 46: 71.70	
LOT 5: 72.10	LOT 14: 72.20	LOT 25: 71.80	LOT 36: 71.20	LOT 47: 71.20	
LOT 6: 72.10	LOT 15: 71.75	LOT 26: 71.80	LOT 37: 71.20	LOT 48: 71.00	
LOT 7: 71.60	LOT 16: 71.50	LOT 27: 71.20	LOT 38: 71.00	LOT 49: 71.00	
LOT 8: 71.40	LOT 17: 72.00	LOT 28: 71.20	LOT 39: 71.00	LOT 50: 71.50	
LOT 9: 72.00	LOT 18: 72.00	LOT 29: 72.50	LOT 40: 71.50	LOT 51: 71.50	
LOT 10: 72.00	LOT 19: 72.00	LOT 30: 72.50	LOT 41: 71.50	LOT 52: 71.50	
LOT 11: 71.50	LOT 20: 71.40	LOT 31: 71.20	LOT 42: 71.50	LOT 53: 71.00	

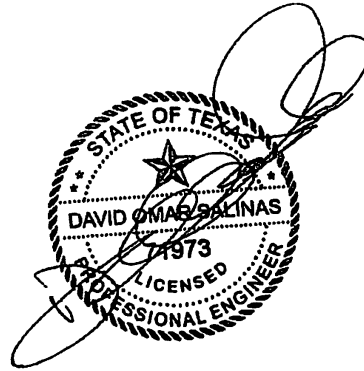
The District North 8411

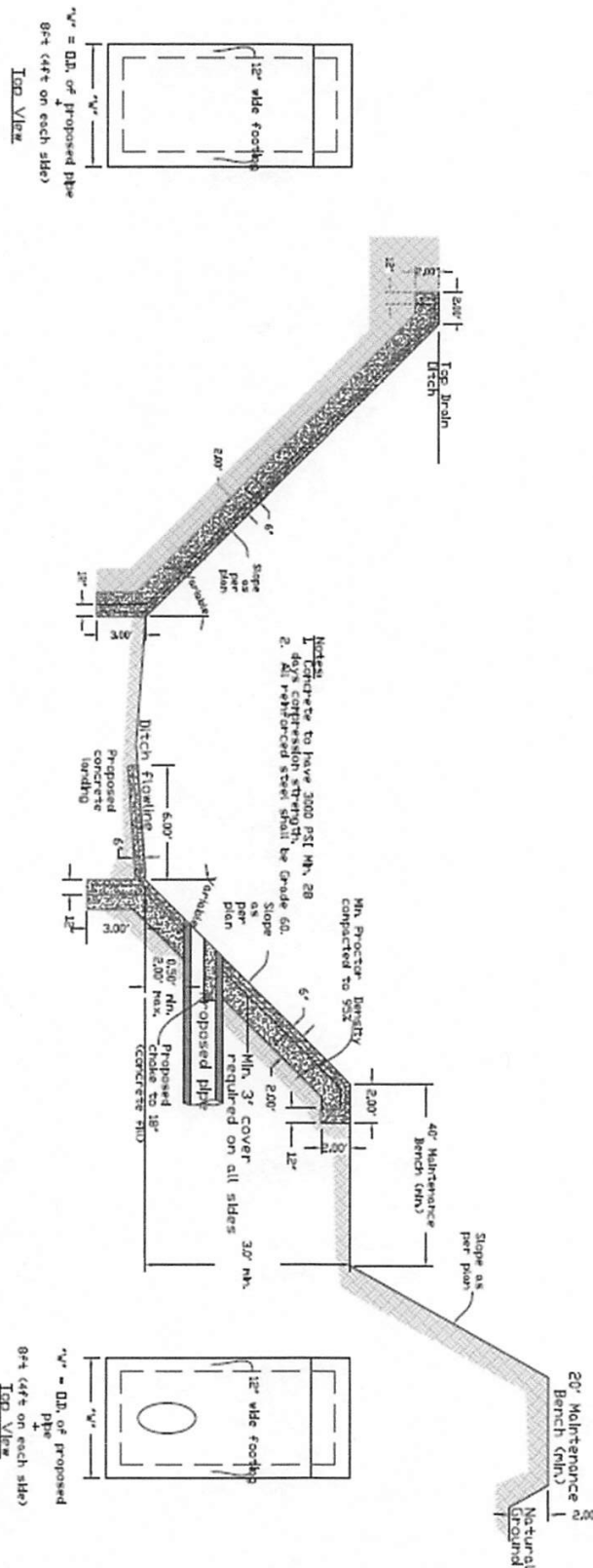
All internal roadways shall have 32' back to back roadways. Mile 5 ½ West Road is being improved by the County of Hidalgo.

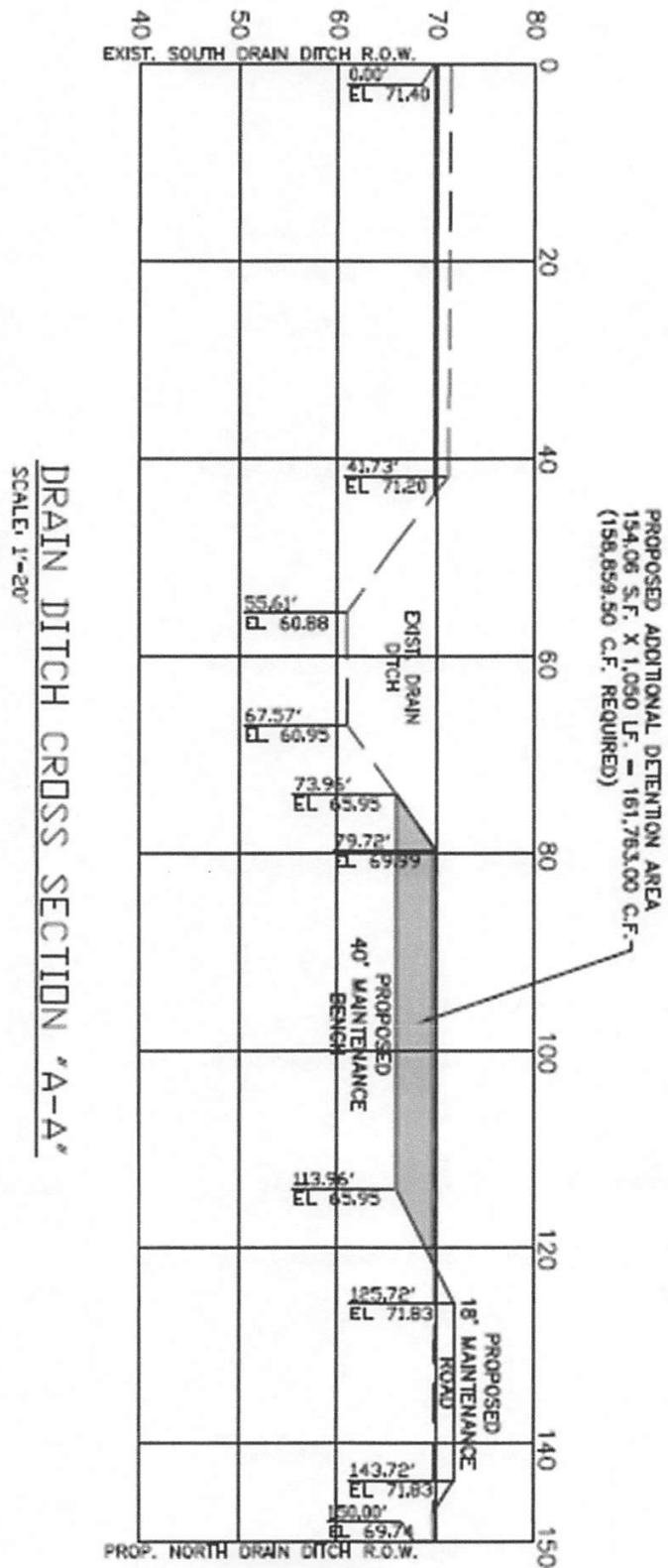
Date: December 14, 2021

Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\thedistrictnorthweslaco.phaseii.\drainage.report.121421

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
 H.C.D.D. NO. 1	 DATE 1/13/22









HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

March 23, 2022

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

RE: Salinas Engineering & Associates - The District North Weslaco Phase II Subdivision

This letter is in response to a request from the Engineer of record for The District North Weslaco Phase II Subdivision, David O. Salinas, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the ETJ that proposes to discharge and widen the existing drain ditch No. 70I owned by the HCCID9 to account for the additional runoff volume.

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

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in black ink, appearing to read "Isaac J. Gonzalez".

Isaac J Gonzalez, EIT

CC: Raul E. Sesin, Omar Anzaldua, Alexis Lozano, Gilberto Aguirre, Esther Mireles – HCDD1



**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: The District North Weslaco, Phase II
Location: SEC of Mile 5 1/2 West And Mile 11 North Roads
Applicant: Jorge Gonzalez ☒ Owner ☐ Agent
Address: 2800 N. Texas Blvd., Suite 200, Weslaco Phone Number: 956-533-1919

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			
268	Residential Home	39.988		54	32.98	28.32	56.79

Comments: _____
Prepared by: David Omar Salinas, P.E. Date: _____
Address: 2221 Daffodil Ave., McAllen, Texas, 78501 Phone Number: 682-9081

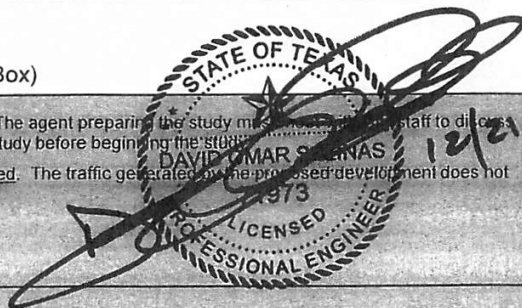
(For Official Use Only, Do Not Write In This Box)

_____ A traffic impact analysis is required. The agent preparing the study must consult with the staff to discuss the scope and requirements of the study before beginning the study.

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

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____



Onsite Sewage Facility Site Evaluation

Applicant Information

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

Property Location:

Subdivision: 38 Acres of Farm Tract 179
Lot: _____ Block: 160
Street Address: Mile 11 Rd/mile 5 1/2
City: Weslaco Zipcode: 78596

Site Evaluator Information

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

Installer Information:

Name: Sergio Rodriguez
Company: Ro-cha Septic
City: Mission State: TX Zipcode: 78574

Schematic of Lot or Tract

Show:

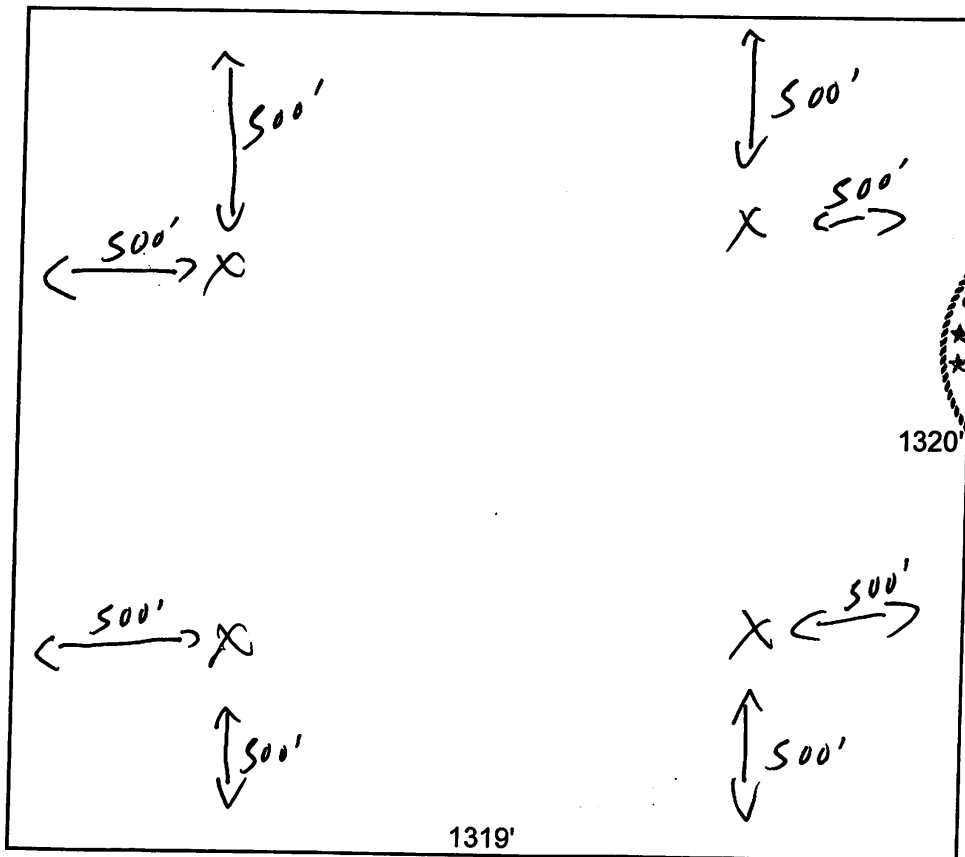
Compass North, adjacent streets, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

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

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

Location of soil boring or dug pits

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



Lot Size: 40 acres

Scale inch = ft

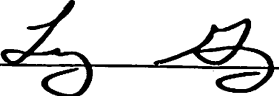


Presence of 100 year flood zone
Presence of adjacent ponds, streams, water impoundments
Existing or proposed water well in nearby area
Organized sewage service available to lot or tract

Yes No ✓
Yes No ✓
Yes No ✓
Yes No ✓

Site Evaluator

Name: Luz Gomez

Signature: 

License No.: OS 0033117

On-Site Sewage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 11/26/2021 County: _____

Subdivision: 38 Acres of Farm Tract 179 Lot: _____ Block: 160

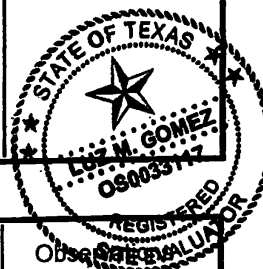
Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth.
For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Soil Boring 1

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



Soil Boring 2

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

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

Signature of Site Evaluator

11/26/2021

Date:

On-Site Sewage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 11/26/2021 County: _____

Subdivision: 38 Acres of Farm Tract 179 Lot: _____ Block: 160

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

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth.
For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Soil Boring 3

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



Soil Boring 4

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

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

Signature of Site Evaluator

11/26/2021

Date:



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 6, 2022	Agenda Item No. (to be assigned by PCE): V.B.
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 Ph II– being a 10.01-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on 600ft east of Mile 6 West on the south side of Mile 5 Rd. Possible Action.	
Discussion/Overview: The proposed sixty-nine (69) 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 Off-site drainage and is pending the letters of support from Irrigation and 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: ☒ 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

DI AT-000200-2022

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 Phase II

Location: 660 feet east of Mile 6 West on the south side of Mile 5 Road

Legal Description: 10.01 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, R-2 Townhouses

Number of Lots Proposed: 69 Gross Acreage: 10.01

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>H.C.D.D. # 1</u>	☒ YES ☐ NO Irrigation District <u>H.C.I.D. # 9</u>
---	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

\$350.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

- _____ 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: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

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 Phase II

Location: 660' East of Mile 6 West (Westgate) along the south side of Mile 5 North

Legal Description: 10.01 Acres out of Farm Tract 795, The West and Adams Tract as recorded in Volume 2, Page 34 - 37, Hidalgo County
Map Records.

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:

Detention to be placed on Golf Course Reserve at Tierr Sanata with outfall into existing lakes within
Tierra Santa as per approved Drainage Report.

☐ 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: Cottonfield, LTD, Ezequiel Reyna Telephone: (956) 477-3962

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

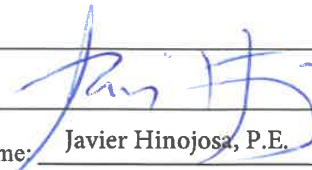
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: _____

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

**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
e-mail: javier@javierhinojosa.eng.com**

February 1, 2022

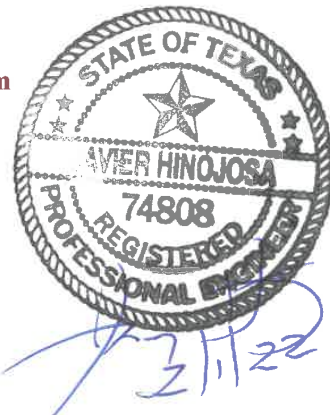


TABLE OF CONTENTS

COVER PAGE.....	1
TABLE OF CONTENTS	2
DRAINAGE STATEMENT	3-4
DRAINAGE ANALYSIS	5-10
HIDALGO COUNTY RAINFALL INTENSITY TABLES	11
LOCATION MAP	12
SAN GABRIEL SUBDIVISION PLAT	13
SAN GABRIEL SUBDIVISION PHASE II PLAT	14
DRAINAGE AREA MAP	15
DETENTION SECTION AND CALCULATION	16
USGS MAP	17
FIRM MAPS	18-19
SOILS MAP AND DESCRIPTIONS	20-30
AGREEMENT BETWEEN SAN GABRIEL SUBDIVISION AND TIERRA SANTA GOLF CLUB	31

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. San Gabriel Subdivision Phase II shall consist of 10.01 acres out of Farm Tract 795 for a total acreage of 19.98 Acres (rounding error). 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.

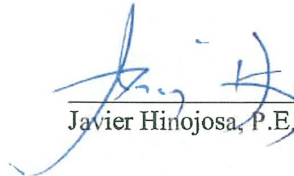
Pre-developed Conditions

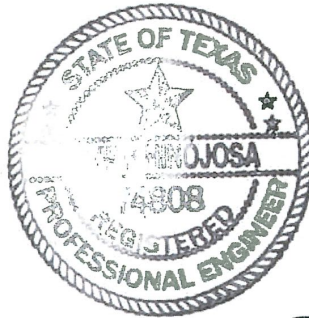
The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 15.08 cubic feet per second is being generated by both phases.

Proposed Conditions

The initial phase of San Gabriel Subdivision is a 31 single-family lot subdivision with Phase II adding an additional 23 single-family lots and 36 townhouse lots. Both phases shall be developed concurrently. 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 a 24" pipe at pre-development flows. The lakes within Tierra Santa are interconnected and ultimately discharge into the South Donna Drain. Both phases 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 both 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 200,746 cubic feet (4.608 Ac.Ft.) at a depth of 7.0 feet. An agreement has been reached allowing the overall development of San Gabriel Subdivision to connect to the lake at Tierra Santa.

 2/1/22
Javier Hinojosa, P.E.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>Westaco</u>	
<u>Alexis Lozano</u>	<u>2/25/22</u>
H.C.D.D. NO. 1	DATE

DRAINAGE ANALYSIS

PROJECT NAME: **San Gabriel Subdivision (Overall)**
DATE: February 1, 2022

I. Existing Condition-10 year

Ex. Area:	870,380 sf 19.981 ac	Int. Coeff. "k K _u	0.213 Table 3-2 3.28
Imp. Area:	- sf	Length	1090
% Imp. :	0.00	Velocity	0.34932 ft/sec
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

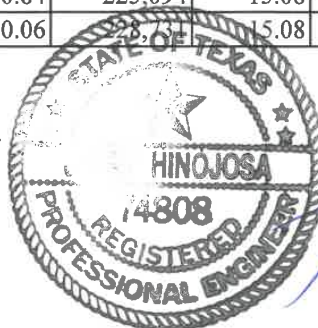
II. Future Condition-100 year

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 Inte PL			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



Handwritten signature and date 2/1/22

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Gabriel Subdivision (Overall)

TABLE I TIME OF CONCENTRATION DETERMINATION San Gabriel Subdivision (Overall)											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/ID. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.213	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			230	1.0	3.83	8.33
D.A.#7-D.A.#8	Pipe Flow	0.491						35	3.0	0.19	8.53
D.A.#8	Overland & Gutter	0.491	108		4.50			230	1.0	3.83	8.33
D.A.#8-OUTFALL B	Pipe Flow	0.491						250	3.0	1.39	9.92
D.A.#9	Overland & Gutter	0.491	92		3.83			160	1.0	2.67	6.50
D.A.#9-D.A.#10	Pipe Flow	0.491						40	3.0	0.22	6.72

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

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

TABLE 1A
FLOWRATE DETERMINATION
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	24	0.426%
D.A.#3	0.914	0.491	8.92	10	9.136	4.10		
D.A.#3-D.A.#4	0.914	0.491	9.14	10	9.049	4.06	24	0.032%
D.A.#4	1.630	0.491	10.92	10	8.421	7.16		
D.A.#4-D.A.#6	6.741	0.491	17.68	10	6.721	22.24	30	0.294%
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	9.538	0.491	18.65	10	6.537	30.62	36	0.211%
D.A.#7	1.278	0.491	8.33	10	9.371	7.16	(2) 24"	0.459%
D.A.#7-D.A.#8	1.278	0.491	8.53	10	9.291	5.83	24	0.067%
D.A.#8	1.278	0.491	8.33	10	9.371	7.16		
D.A.#8-OUTFALL B	2.556	0.491	9.92	10	8.762	11.00	24	0.237%
D.A.#9	0.784	0.491	6.50	10	10.212	7.16		
D.A.#9-D.A.#10	0.784	0.491	6.72	10	10.101	3.89	24	0.030%

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

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

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Gabriel Subdivision (Overall)

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A. #10	Overland & Gutter	0.491	92		3.83			160	1.0	2.67	6.50
D.A. #10-D.A.#12	Pipe Flow	0.491						325	3.0	1.81	8.53
D.A.#11	Overland & Gutter	0.491	92		3.83			175	1.0	2.92	6.75
D.A.#11-D.A.#12	Pipe Flow	0.491						40	3.0	0.22	6.97
D.A.#12	Overland & Gutter	0.491	92		3.83			240	1.0	4.00	7.83
D.A.#12-M.H.#14	Pipe Flow	0.491						130	3.0	0.72	9.25
D.A.#13	Overland & Gutter	0.491	92		3.83			255	1.0	4.25	8.08
D.A.#13-D.A.#14	Pipe Flow	0.491						35	3.0	0.19	8.28
D.A.#14	Overland & Gutter	0.491	87		3.63			255	1.0	4.25	7.88
D.A.#14-M.H.#14	Pipe Flow	0.491						130	3.0	0.72	9.00
M.H. #14-D.A.#16	Pipe Flow	0.491						310	3.0	1.72	10.97
D.A.#15	Overland & Gutter	0.491	108		4.50			220	1.0	3.67	8.17
D.A.#15-D.A.#16	Pipe Flow	0.491						35	3.0	0.19	8.36
D.A.#16	Overland & Gutter	0.491	108		4.50			232	1.0	3.87	8.37
D.A.#16-OUTFALL C	Pipe Flow	0.491						250	3.0	1.39	12.36
	DI										

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]

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

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

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"

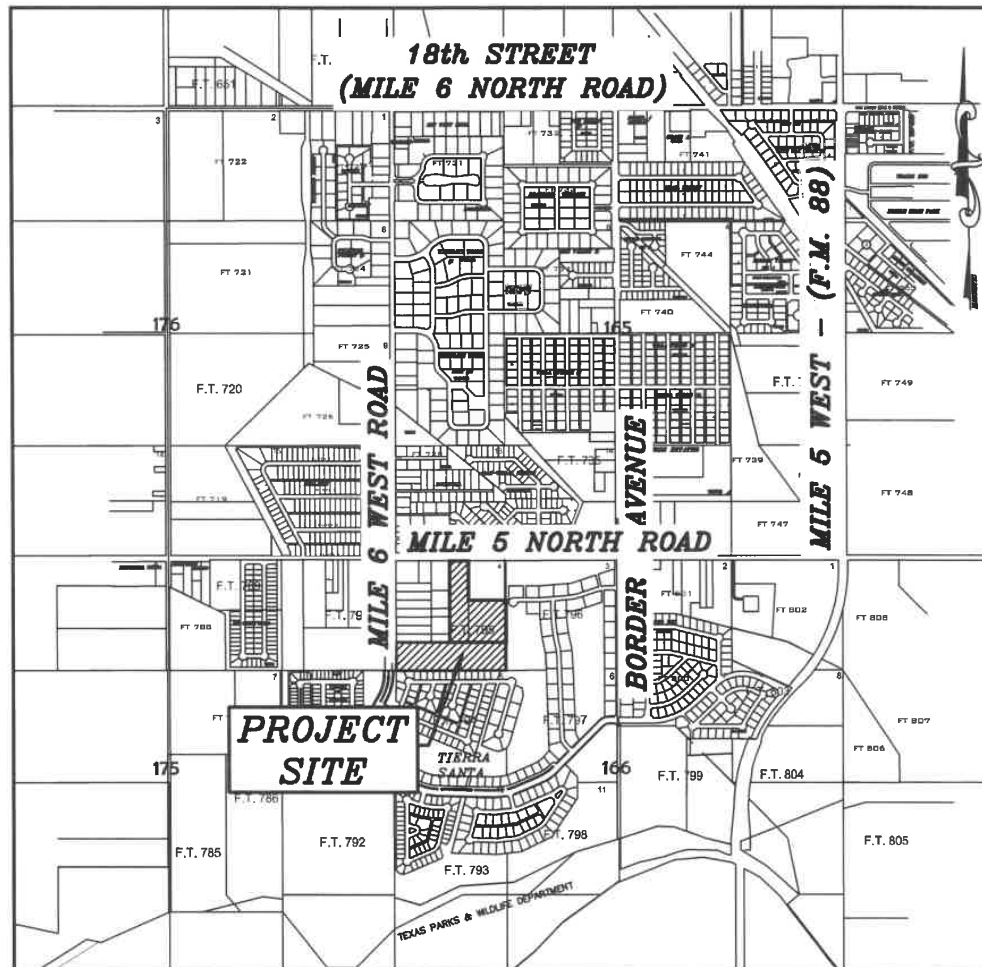
$$\text{formula } I = b/(t_c + d)^e$$

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

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

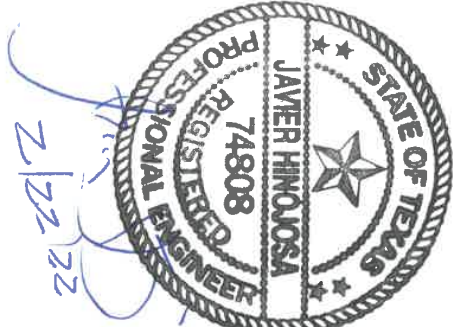
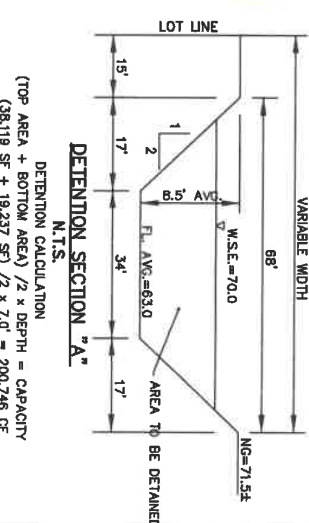
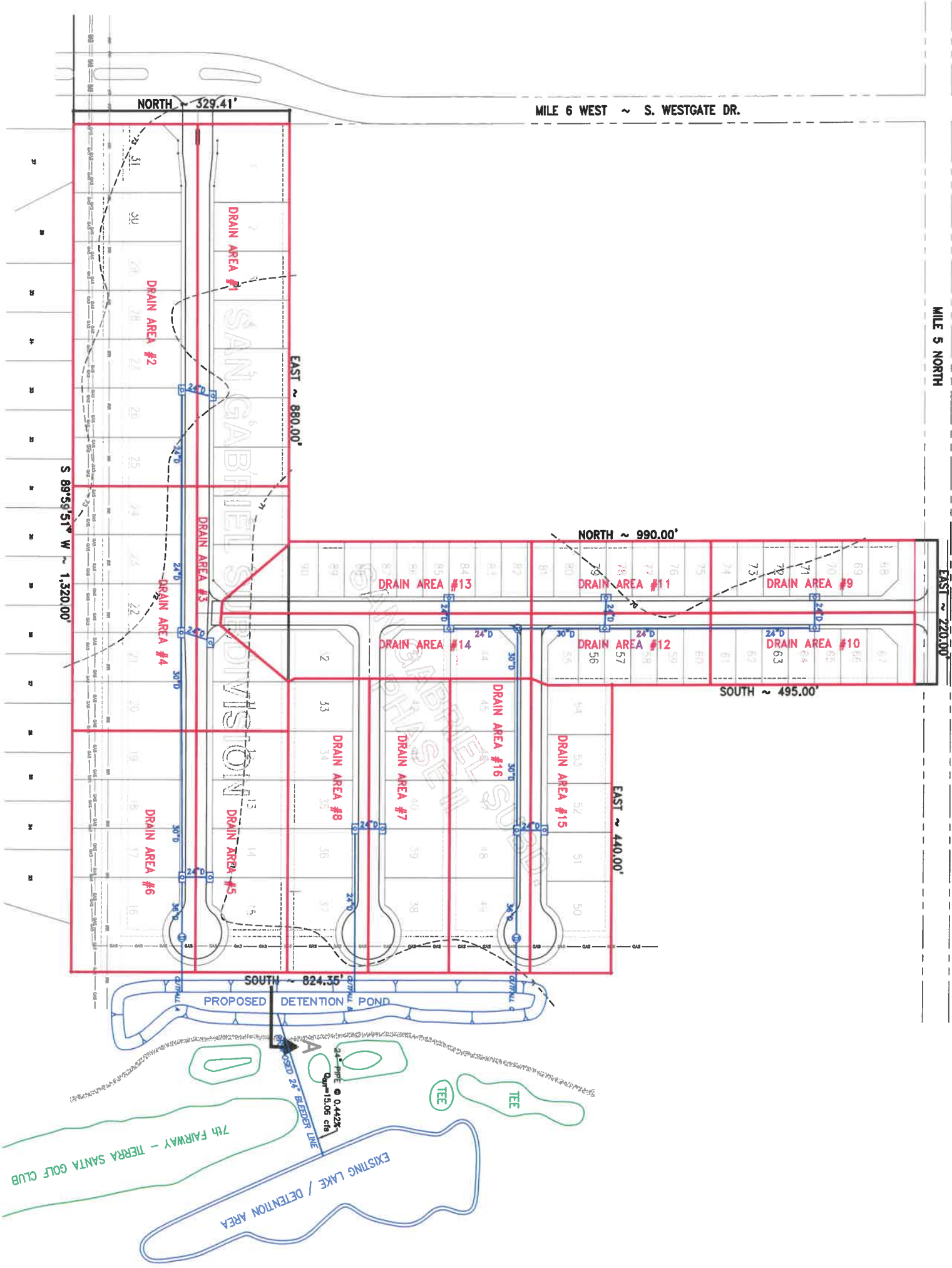
where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

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



LOCATION MAP

SCALE: 1" = 2000'



SCALE: 1" = 80'



DATE: 211001

PROJ: 16

DATE: JANUARY, 2022

DATE: G.T. & A.G.

DATE: J.H.

DATE: J.H.

REVISIONS

JAVIER HINOJOSA ENGINEERING

CONSULTING ENGINEERS

416 E. DOWE AVENUE, MCKINNEY, TEXAS 75064

PHONE: (956) 668-1588

EMAIL: jhinojosa@jhinohinojosa.com

TEL: 714 714 714

DRAINAGE AREA MAP

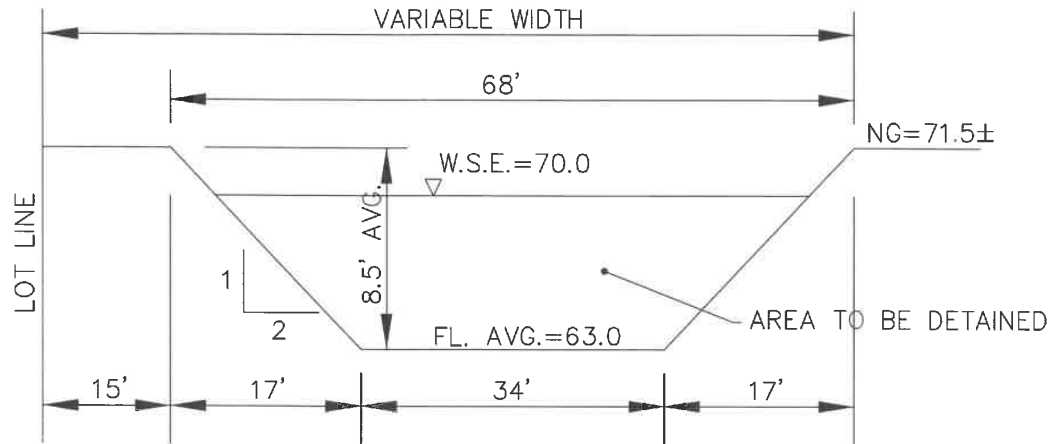
SAN GABRIEL SUBDIVISION / PH. II

WESLACO, TEXAS

SHEET

1

OF 1 SHEETS



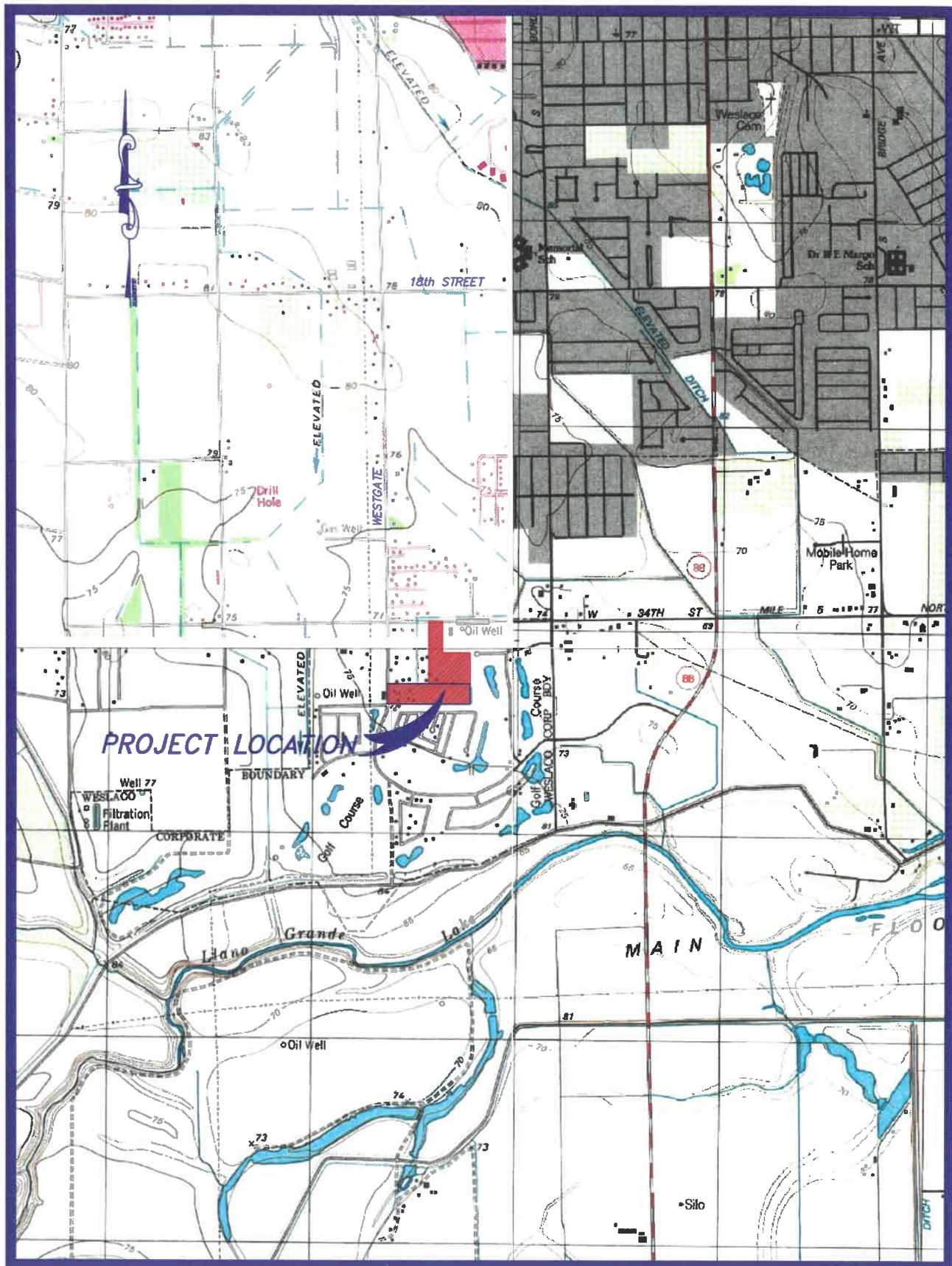
DETENTION SECTION "A"

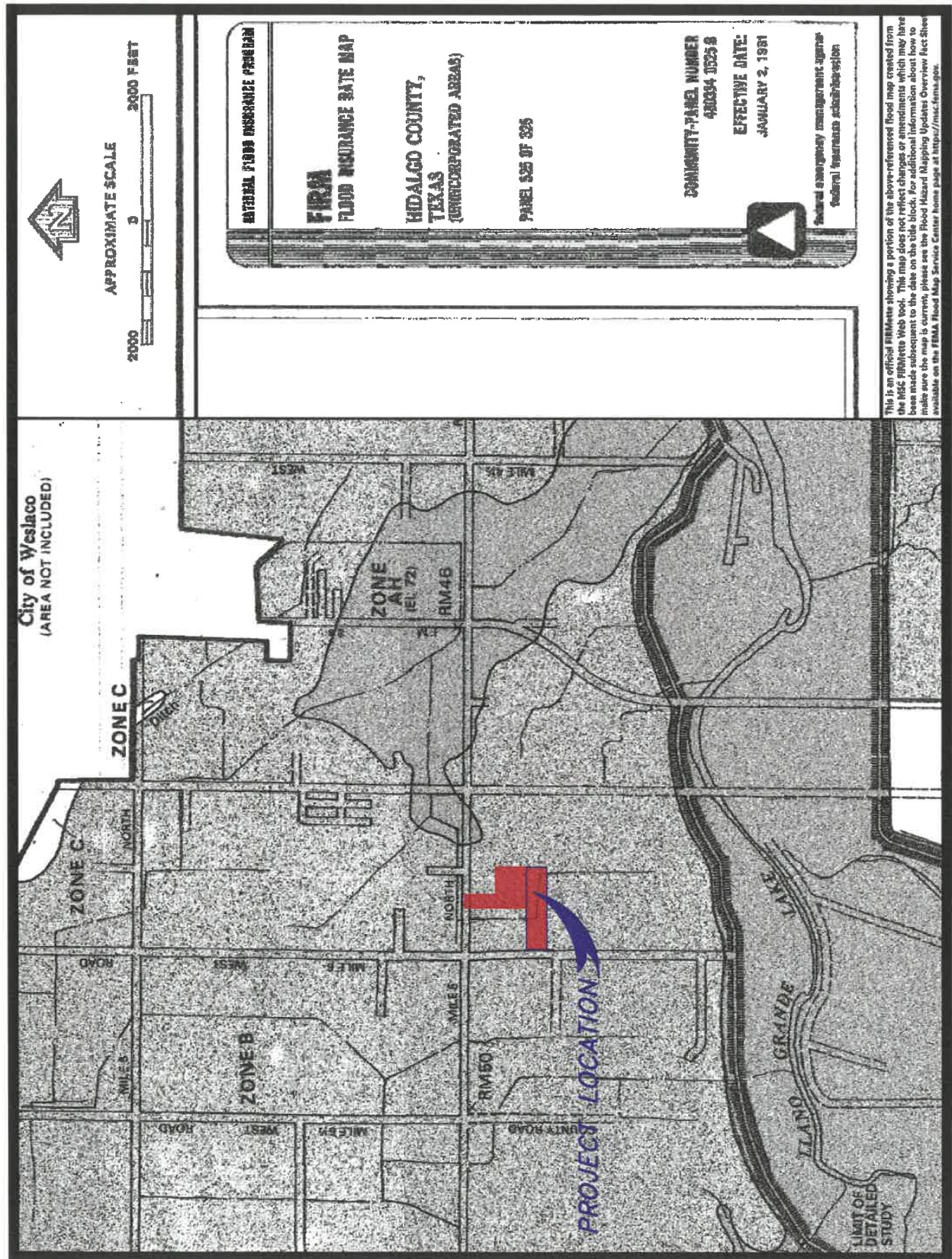
N.T.S.

DETENTION CALCULATION

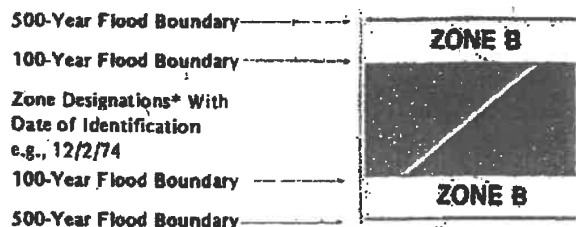
(TOP AREA + BOTTOM AREA) / 2 x DEPTH = CAPACITY

(38,119 SF + 19,237 SF) / 2 x 7.0' = 200,746 CF





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.



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



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: <https://websoilsurvey.nrc.ca/>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the North American Datum of 1983 (NAD83) projection, which preserves direction and area. A projection that preserves area is called an equal-area projection. The maps are not accurate calculations of distance or area.

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

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

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

Date(s) aerial images were photographed: September 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.

157

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

SOILS LEGEND

158

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

158

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

157

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

SOILS LEGEND

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

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

HYDROLOGIC LEGEND

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

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

HYDROLOGIC LEGEND

January 31, 2022

Ezequiel Reyna, Jr.
702 W. Expressway 83, Ste. 100
Weslaco, Texas 78599

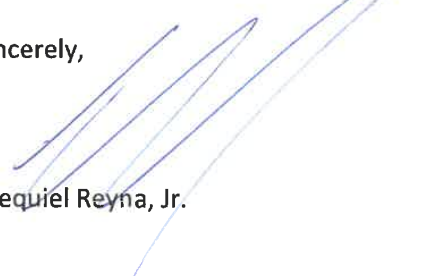
Hidalgo County Drainage District No. 1
Attn: Isaac Gonzalez, EIT
902 N. Doolittle Road
Edinburg, Texas 78542

Re: San Gabriel Subdivision

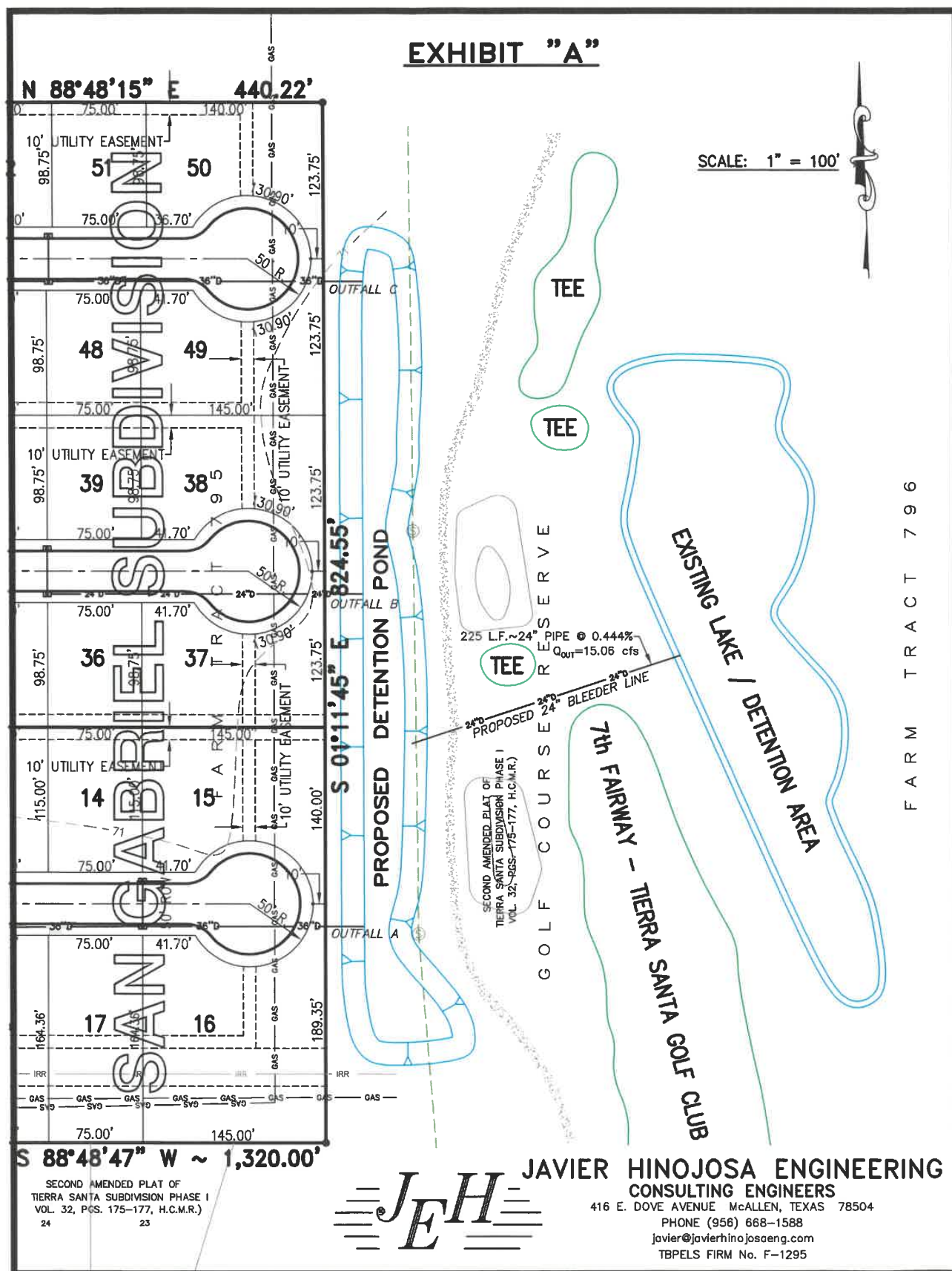
Dear Mr. Gonzalez:

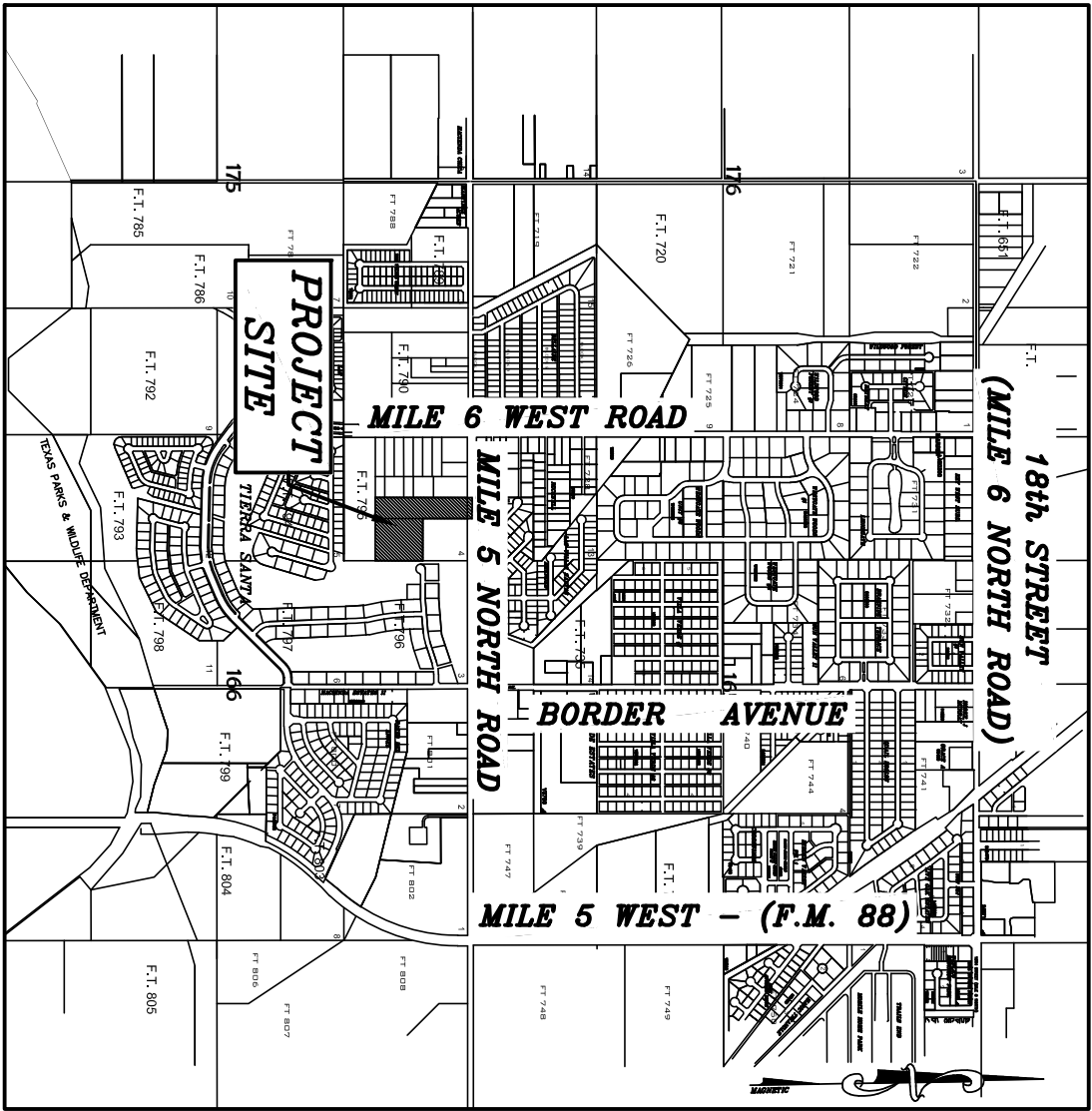
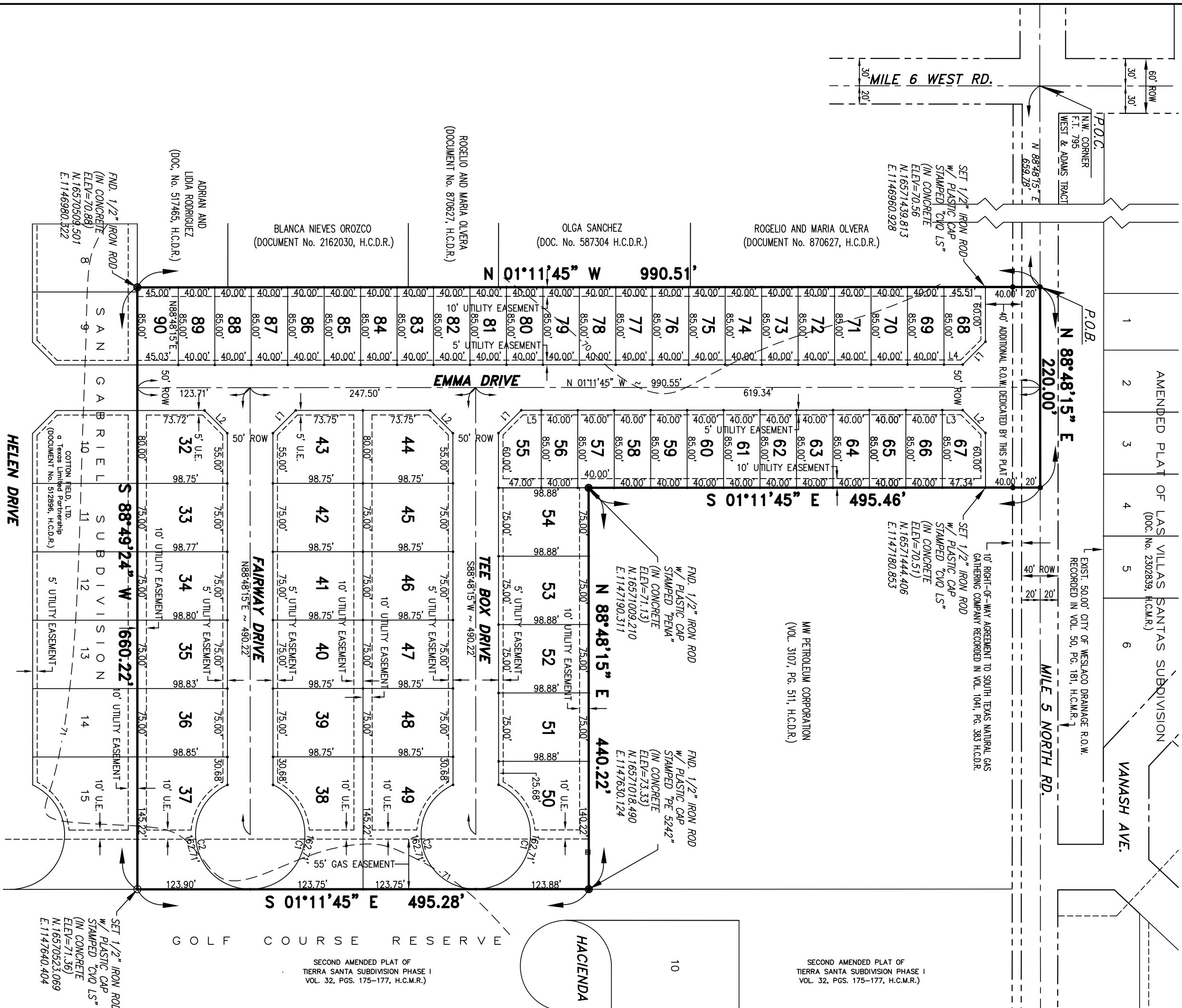
I am the General Manager/Owner of Cottonwood LTD., the Developer of San Gabriel Subdivision, and I am also the owner of Tierra Santa Golf Club. I am aware of, and will allow the construction of a proposed detention pond that lies within the "Golf Course Reserve" as shown on the attached "Exhibit A" that will receive storm runoff from San Gabriel Subdivision through three outfalls, labeled Outfall A, B and C. This detention pond will then be connected to an existing lake via a 24" bleeder pipe that will match the existing pre-development Q₁₀. The detention pond and bleeder pipe will be allowed within Tierra Santa Golf Club in perpetuity.

Sincerely,



Ezequiel Reyna, Jr.





LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: NOVEMBER, 2021

DRAWN BY: G. TEGGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@overhinojosaeng.com
TBP&LS FIRM No. F-1295

Being based on per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: COTTONEFIELD, LTD.	702 W. EXPRESSWAY 83	WESLACO, TX 78596	(956)477-3962
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956)688-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956)618-1551

SCALE: 1" = 100'

- LEGEND:
- IRON ROD FOUND
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R.O.W. = RIGHT OF WAY
 - H.C.M.R. = HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
 - U.E. = UTILITY EASEMENT

CURVE DATA			
CURVE	DELTA	RADIUS	TANGENT
"C1"	155°22'32"	60.00'	274.90'
"C2"	155°22'32"	60.00'	274.88'
IRREGULAR LOT AREAS			
LOT #	AREA, SQ. FT.	PERCENT	ACRES
32	7,586	0.17	0.17
33	7,407	0.17	0.17
34	7,409	0.17	0.17
35	7,411	0.17	0.17
36	7,413	0.17	0.17
37	7,415	0.17	0.17
38	7,417	0.17	0.17
39	7,419	0.17	0.17
40	7,421	0.17	0.17
41	7,423	0.17	0.17
42	7,425	0.17	0.17
43	7,427	0.17	0.17
44	7,429	0.17	0.17
45	7,431	0.17	0.17
46	7,433	0.17	0.17
47	7,435	0.17	0.17
48	7,437	0.17	0.17
49	7,439	0.17	0.17
50	7,441	0.17	0.17
51	7,443	0.17	0.17
52	7,445	0.17	0.17
53	7,447	0.17	0.17
54	7,449	0.17	0.17
55	7,451	0.17	0.17
56	7,453	0.17	0.17
57	7,455	0.17	0.17
58	7,457	0.17	0.17
59	7,459	0.17	0.17
60	7,461	0.17	0.17
61	7,463	0.17	0.17
62	7,465	0.17	0.17
63	7,467	0.17	0.17
64	7,469	0.17	0.17
65	7,471	0.17	0.17
66	7,473	0.17	0.17
67	7,475	0.17	0.17
68	7,477	0.17	0.17
69	7,479	0.17	0.17
70	7,481	0.17	0.17
71	7,483	0.17	0.17
72	7,485	0.17	0.17
73	7,487	0.17	0.17
74	7,489	0.17	0.17
75	7,491	0.17	0.17
76	7,493	0.17	0.17
77	7,495	0.17	0.17
78	7,497	0.17	0.17
79	7,499	0.17	0.17
80	7,501	0.17	0.17
81	7,503	0.17	0.17
82	7,505	0.17	0.17
83	7,507	0.17	0.17
84	7,509	0.17	0.17
85	7,511	0.17	0.17
86	7,513	0.17	0.17
87	7,515	0.17	0.17
88	7,517	0.17	0.17
89	7,519	0.17	0.17
90	7,521	0.17	0.17

LINE DATA			
#	BEARING	DISTANCE	AREA, SQ. FT.
1	N 46°11'45" W	35.36'	35.36'
2	N 43°48'15" E	35.36'	35.36'
3	N 41°14'45" W	35.36'	35.36'
4	N 01°11'45" W	22.34'	22.34'
5	S 01°11'45" E	20.51'	20.51'
6	S 01°11'45" W	22.00'	22.00'

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC LANDS DESCRIBED. 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

METES AND BOUNDS DESCRIPTION

A tract of land containing 10.01 acres of land, more or less, situated in Hidalgo County, Texas, being part or portion of FARM TRACT 795, THE WEST AND ADAMS TRACTS, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 10.01 acres being more particularly described as follows:

COMMENCING, for reference at the Northwest corner of said Farm Tract 795, within the intersection of the 6 West Road and the 5 North Road, THENCE, N 88° 48' 15" E, along the North line of said Farm Tract 795, a distance of 220.00 feet to the Northeast corner hereof; THENCE, N 88° 48' 15" E, along the North line of said Farm Tract 795, a distance of 220.00 feet to the Northeast corner hereof; THENCE, N 01° 11' 45" E, along the common line of said Petroleum Corporation tract, at distance of 20.00 feet pass the South right-of-way line of said Mile 5 North Road, at a distance of 30.00 feet pass on iron rod found on the South line of a 10.00 foot right-of-way agreement to South Texas Natural Gas Gathering Company, recorded in Volume 1041 Page 338 Deed Records, Hidalgo County, Texas, continuing a total distance of 495.46 feet to an iron rod with a plastic cap stamped "PE 5242" found, on the southwest corner of said Petroleum Corporation tract, and inside corner hereof;

THENCE, N 88° 48' 15" E, continuing along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 220.00 feet to the northwest corner of a tract of land deemed to be MW Petroleum Corporation, a distance of 220.00 feet to the northwest corner of a tract of land deemed to be MW Petroleum Corporation, recorded in Volume 5107 Page 511 Deed Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE, S 01° 11' 45" E, along the west line of said Petroleum Corporation tract, at distance of 20.00 feet pass the South line of a 10.00 foot right-of-way agreement to South Texas Natural Gas Gathering Company, recorded in Volume 1041 Page 338 Deed Records, Hidalgo County, Texas, continuing a total distance of 495.46 feet to an iron rod with a plastic cap stamped "PE 5242" found, on the southwest corner of said Petroleum Corporation tract, and inside corner hereof;

THENCE, N 88° 48' 15" E, along the south line of said Petroleum Corporation tract, a distance of 440.22 feet, to a ½" iron rod with a plastic cap stamped "PE 5242" found on the southeast corner of said Petroleum Corporation tract, the east line of said Farm Tract 795, the west line of Tierra Santa Golf Club & Community Phase I recorded in Volume 31 Page 79, Map Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE, S 01° 11' 45" E, along the common line of said Farm Tract 795, the west line of said Tierra Santa Golf Club Subdivision, a distance of 495.28 feet to a ½" iron rod with a plastic cap stamped "CQ LS" set for the Southeast corner hereof;

- GENERAL NOTES
1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334, 0525 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 ORDINANCES, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 96,854 CUBIC FEET OF RAINFALL EXCESS DRAINAGE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRAINAGE SYSTEMS AND SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE. IF 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, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MAJURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS FOR LOTS 32-54:
FRONT:25 FEET, EXCEPT CUL-DE-SAC SHALL BE 20 FEET
REAR:20% OF LOT DEPTH, NOT TO EXCEED 25 FEET.
SIDE:5 FEET
SIDE CORNER:10 FEET
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS FOR LOTS 55-90:
FRONT:10 FEET, EXCEPT GARAGE SHALL BE 20 FEET
REAR:0 FEET, OR GREATER FOR EASEMENT
SIDE:0 FEET, OR GREATER FOR EASEMENT
SIDE CORNER: 5 FEET
 6. A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE SOUTH SIDE OF MILE 5 NORTH.
 7. A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
 8. PROJECT BENCHMARK:
 9. SET ½" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 10. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MAJURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 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 67 AND 68 TO MILE 5 NORTH.
 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 FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATED THIS ____ DAY OF _____, 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCOD #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCOD #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCOD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCOD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS 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	DATE
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9	

FILED FOR RECORD IN
ARTURO GUAYARDO JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

BY: _____ DEPUTY

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SUBDIVISION PLAT OF SAN GABRIEL SUBDIVISION PHASE II

10.01 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 HEREBY AS SAN GABRIEL SUBDIVISION PHASE II TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBMIT THESE ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: EZEQUIEL RETNA, GENERAL PARTNER
OWNER: COTTONEFIELD LTD.
ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
WESLACO, TEXAS 78596

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUIEL RETNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO 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 _____, 2022.

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 212.0115(B)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN GABRIEL SUBDIVISION, PHASE II, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUREZ

DATE

SECRETARY OF THE CITY OF WESLACO: NORMA A. CANTU

DATE

THIS PLAT OF SAN GABRIEL SUBDIVISION PHASE II 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 _____, 2022.

CHAIRMAN

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

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C/O LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78501
TBP&LS FIRM No.1019000
TEL. (956) 618-1551 DATE SURVEYED: FEBRUARY 01, 2021



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

Date of Meeting: April 6, 2022	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Shops at N Bridge– being a 10.657-acre tract of Farm Tract 39, The West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the southwest corner of U.S. Expy 83 & Bridge Ave. Possible Action.	
Discussion/Overview: The proposed eight (8) 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&C". Engineering has required a TIA be submitted by Final Plat approval.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-002122022

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: SHOPS AT N. BRIDGE SUBDIVISION

Location: southwest corner of U.S. Expressway 83 & Bridge Avenue

Legal Description: Being a resubdivision of 10.657 acres out of Farm Tract 39, West Tract S/D

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-1 & B-2

Existing Land Use: Open Proposed Land Use: Commercial

Number of Lots Proposed: 8 Gross Acreage: 10.657

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Shops at N Bridge, LLC Telephone: c/o (956) 381-0981

Address: 105 Sequoia Drive Fax: c/o (956) 381-1839

City: San Antonio State: TX Zip: 78232 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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

☒ YES ☐ NO Phone Utility <u>Verizon/AT&T</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 & rdela Fuente@weslacotx.gov
- _____ **\$355.00** Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
- _____ Existing & Proposed Easements
- _____ Existing & Proposed ROW
- _____ Existing & Proposed Drainage Easements
- _____ Contours
- _____ Flood Zones
- _____ Adjoiners
- _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
- _____ Elevations
- _____ Flood directional arrows
- _____ Detention areas
- _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- ☒ One set of 8 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@reynamcshurt.com C = US O = Menden and
Hart Inc. OU = PE
Date: 2022.03.28 14:20:45 -0500 Date: 3/25/22

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

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

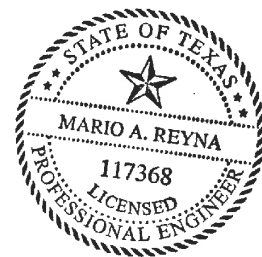
City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: SHOPS AT N. BRIDGE SUBDIVISION
PREPARED BY: MARIO A. REYNA, P.E
DATE: December 16, 2021
Revised: January 14, 2022



M. H.
1-14-21

INDEX

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



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

Drainage Statement

SHOPS AT N. BRIDGE SUBDIVISION

Project #21178.00 Date: December 16, 2021 Rev: January 14, 2022

SHOPS AT N. BRIDGE SUBDIVISION A tract of land containing 10.657 acres situated in the City of Weslaco, County of Hidalgo Texas, being 10.657 acres out of Farm Tract 39, West Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records. This subdivision lies in Zone "B" & "C", 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. Zone "C" is defined as areas of minimal flooding. Community Panel No. 480349 0005 B; Map Revised: March 4, 1980. The property is located on the southwest corner of U.S. Expressway 83 & Bridge Avenue. The property is currently open with a proposed use of 8 commercial lots, currently inside the City of Weslaco, Texas.

The soil in this area is (72) Willacy-Urban land complex, which is in Hydrologic Group "B". This soil is 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 7.70 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 68.53 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 60.83 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the Roof into the proposed parking area and collected by type "C-C" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 30". The proposed storm system for lot 1 shall discharge into a proposed detention pond located on the south side of site. The proposed detention pond will discharge into the City of Weslaco storm sewer network.

In accordance with the Hidalgo County's 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 143,137 cubic feet of detention will be provided. Lot 1-4 will detain a total of 93,064 cubic feet, the 50,073 will be required to detain at building permit stage prorated on each lot as follows; Lot 5: 15,547 c.f., Lot 6: 11,688 c.f., Lot 7: 12,331 c.f., & Lot 8: 10,507 c.f.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
<u>Axis 10290</u>	<u>1/26/22</u>
H.C.D.D. NO. 1	DATE


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

Date:



DRAINAGE REPORT

PROJECT NAME: **Shops At N. Bridge Subdivision**

8

PROJECT NUMBER: **21778**

DATE: **12/16/2021 Rev: 01/14/2022**

I. Existing Condition-10 year

Ex. Area: **464,218.92** sf
10.66 ac

Int. Coeff. "k" **0.213** Table 3-2

K_p **3.28**

Length **820** ft

Velocity **0.270582** ft/sec

Slope **0.15** %

t_c : **50.51** min

Rainfall Intensity (10yr)

3.612 in/hr

c factor

0.200

Q peak existing condition:

7.70 cfs

II. Future Condition-50 year

Future area: **464,218.92** sf
10.66 ac

Slope **15.00** %

t_c : **21.05** min

Rainfall Intensity (50yr)

7.701 in/hr

c factor

0.835

Q future cond. = Aci = i * =

68.53 *

0.84

8.898595 i

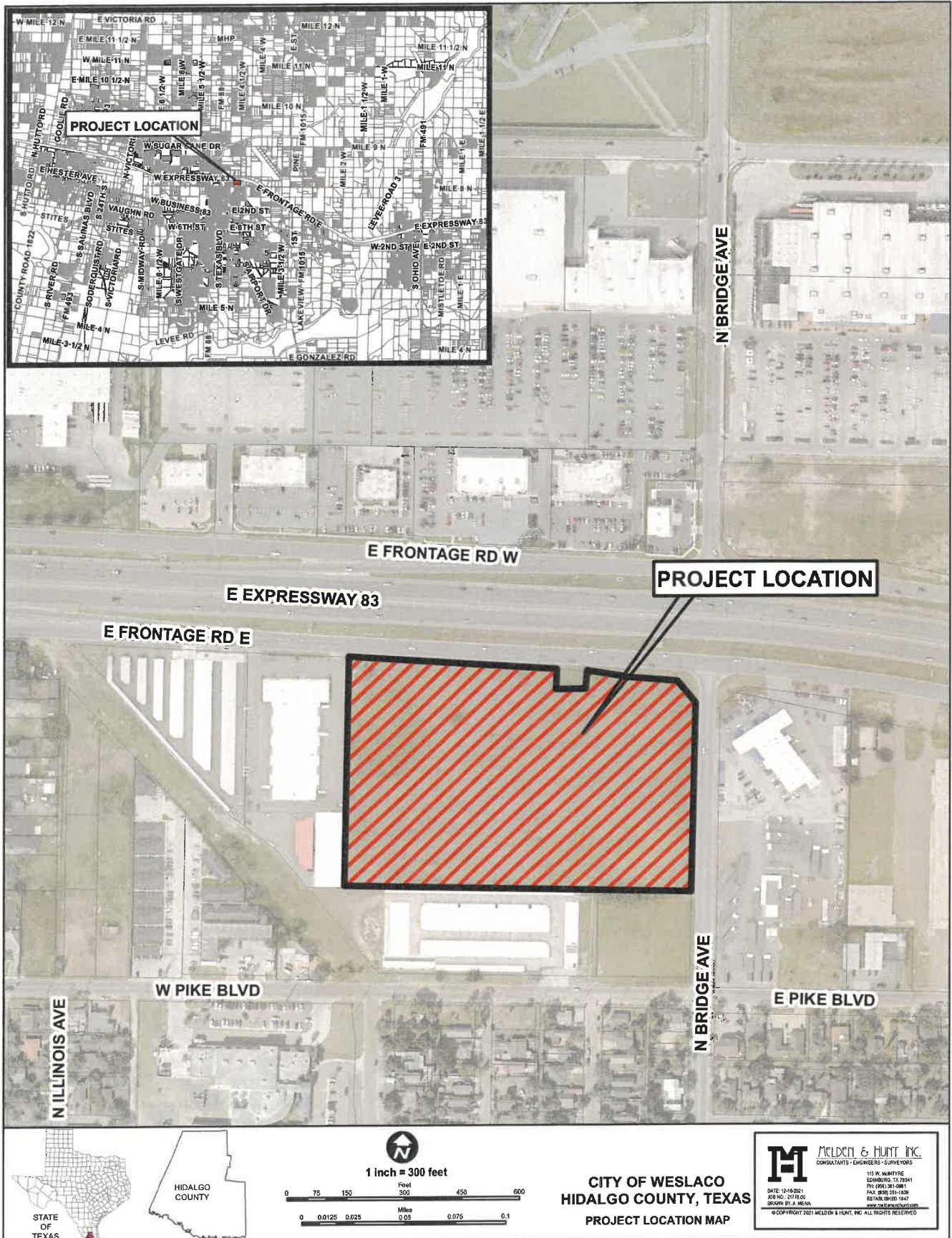
time min.	time hour	i in/hr	Q _{in} cfs	V _{in} cf	Q _{out} cfs	V _{out} cf	REQ'D V cf
5	0.08	13.57	120.75	36226	7.70	6017	30209
10	0.17	10.83	96.33	57796	7.70	7172	50625
15	0.25	9.10	81.00	72896	7.70	8326	64569
25	0.42	7.03	62.51	93769	7.70	10636	83133
35	0.58	5.80	51.59	108329	7.70	12946	95383
45	0.75	4.98	44.28	119554	7.70	15255	104299
55	0.92	3.96	35.23	116257	7.70	17565	98692
65	1.08	3.54	31.51	122889	7.70	19875	103014
75	1.25	3.21	28.58	128620	7.70	22184	106436
85	1.42	2.95	26.22	133698	7.70	24494	109204
95	1.58	2.73	24.26	138268	7.70	26804	111464
105	1.75	2.54	22.60	142395	7.70	29113	113282
115	1.92	2.67	23.79	164184	7.70	31423	132761
125	2.08	2.52	22.45	168384	7.70	33733	134651
135	2.25	2.39	21.28	172340	7.70	36042	136298
145	2.42	2.27	20.24	176048	7.70	38352	137696
155	2.58	2.17	19.30	179500	7.70	40662	138838
165	2.75	2.08	18.46	182799	7.70	42971	139828
175	2.92	1.99	17.71	185936	7.70	45281	140655
185	3.08	1.91	17.02	188955	7.70	47591	141365
195	3.25	1.84	16.39	191777	7.70	49900	141877
205	3.42	1.78	15.82	194607	7.70	52210	142397
215	3.58	1.72	15.29	197212	7.70	54520	142693
225	3.75	1.66	14.80	199778	7.70	56829	142948
235	3.92	1.61	14.34	202132	7.70	59139	142993

245	4.08	1.56	13.92	204586	7.70	61449	143137
255	4.25	1.52	13.52	206810	7.70	63758	143051
265	4.42	1.48	13.14	208977	7.70	66068	142909
275	4.58	1.44	12.80	211137	7.70	68378	142759
285	4.75	1.40	12.48	213337	7.70	70687	142649
295	4.92	1.37	12.16	215310	7.70	72997	142312
305	5.08	1.33	11.87	217234	7.70	75307	141927
315	5.25	1.30	11.59	219143	7.70	77616	141527
325	5.42	1.27	11.34	221068	7.70	79926	141142
335	5.58	1.25	11.09	222862	7.70	82236	140626
345	5.75	1.22	10.86	224725	7.70	84545	140180
355	5.92	1.19	10.59	225553	7.70	86855	138698
365	6.08	1.17	10.41	228009	7.70	89165	138844
375	6.25	1.15	10.23	230251	7.70	91474	138777
385	6.42	1.13	10.06	232280	7.70	93784	138496
395	6.58	1.10	9.79	231986	7.70	96094	135893
405	6.75	1.08	9.61	233535	7.70	98403	135131
415	6.92	1.07	9.49	236199	7.70	100713	135486
425	7.08	1.05	9.32	237579	7.70	103023	134556
435	7.25	1.03	9.16	238989	7.70	105333	133656
445	7.42	1.01	9.01	240444	7.70	107642	132801
455	7.58	1.00	8.86	241960	7.70	109952	132008
465	7.75	0.98	8.72	243305	7.70	112262	131044
475	7.92	0.97	8.63	246002	7.70	114571	131430
485	8.08	0.95	8.45	246002	7.70	116881	129121
495	8.25	0.94	8.36	248431	7.70	119191	129240
505	8.42	0.92	8.19	248057	7.70	121500	126557
515	8.58	0.91	8.10	250220	7.70	123810	126410
525	8.75	0.90	8.01	252275	7.70	126120	126156
535	8.92	0.88	7.83	251368	7.70	128429	122938
545	9.08	0.87	7.74	253156	7.70	130739	122417
555	9.25	0.86	7.65	254838	7.70	133049	121789
565	9.42	0.85	7.56	256413	7.70	135358	121055
575	9.58	0.84	7.47	257881	7.70	137668	120213
585	9.75	0.83	7.39	259243	7.70	139978	119265

Storage Required: 143,137 cf
Storage Required: 3.286 Ac.-Ft.
w/ release rate of: 7.70 cfs
Storage / Ac. Development: 0.308 Ac.Ft. per Ac.
Storage / Lot: 17,892.13 cf per lot



M - L
1-14-25



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.
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1	12.626	14.283	16.353	17.386
2	11.721	13.281	15.215	16.210
3	10.950	12.426	14.244	15.204
4	10.286	11.687	13.405	14.333
5	9.706	11.042	12.671	13.570
6	9.194	10.472	12.023	12.895
7	8.740	9.966	11.447	12.294
8	8.334	9.512	10.930	11.755
9	7.968	9.103	10.464	11.268
10	7.636	8.732	10.042	10.825
11	7.334	8.394	9.656	10.421
12	7.058	8.084	9.303	10.051
13	6.804	7.799	8.978	9.710
14	6.569	7.536	8.678	9.395
15	6.353	7.293	8.400	9.102
16	6.151	7.067	8.142	8.831
17	5.964	6.856	7.902	8.577
18	5.789	6.659	7.677	8.340
19	5.625	6.475	7.466	8.117
20	5.472	6.302	7.268	7.908
21	5.327	6.139	7.082	7.711
22	5.191	5.985	6.906	7.525
23	5.062	5.840	6.740	7.349
24	4.941	5.703	6.583	7.183
25	4.825	5.572	6.434	7.025
26	4.716	5.449	6.293	6.875
27	4.612	5.331	6.158	6.732
28	4.513	5.220	6.030	6.596
29	4.419	5.113	5.908	6.467
30	4.329	5.011	5.792	6.343
31	4.244	4.914	5.680	6.224
32	4.161	4.821	5.574	6.111
33	4.083	4.732	5.472	6.002
34	4.008	4.646	5.374	5.897
35	3.935	4.564	5.280	5.797

TIME	5 yr.	10 yr.	25 yr.	50 yr.
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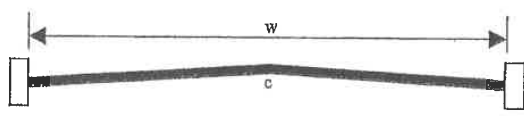
36	3.866	4.486	5.189	5.701
37	3.799	4.410	5.103	5.608
38	3.735	4.337	5.019	5.519
39	3.673	4.267	4.939	5.433
40	3.614	4.199	4.861	5.350
41	3.557	4.134	4.786	5.270
42	3.501	4.071	4.714	5.193
43	3.448	4.010	4.644	5.118
44	3.396	3.951	4.577	5.046
45	3.346	3.895	4.511	4.976
46	3.298	3.840	4.448	4.908
47	3.251	3.786	4.387	4.843
48	3.206	3.735	4.328	4.779
49	3.162	3.685	4.270	4.717
50	3.120	3.636	4.215	4.658
51	3.078	3.589	4.161	4.600
52	3.038	3.543	4.108	4.543
53	2.999	3.499	4.057	4.488
54	2.962	3.456	4.007	4.435
55	2.925	3.414	3.959	4.383
56	2.889	3.373	3.912	4.333
57	2.854	3.333	3.867	4.284
58	2.821	3.295	3.822	4.236
59	2.788	3.257	3.779	4.189
60	2.756	3.220	3.737	4.144
61	2.724	3.185	3.696	4.099
62	2.694	3.150	3.656	4.056
63	2.664	3.116	3.617	4.014
64	2.635	3.083	3.578	3.973
65	2.607	3.050	3.541	3.933
66	2.579	3.019	3.505	3.894
67	2.552	2.988	3.469	3.855
68	2.526	2.958	3.435	3.818
69	2.500	2.928	3.401	3.781
70	2.475	2.899	3.368	3.745

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

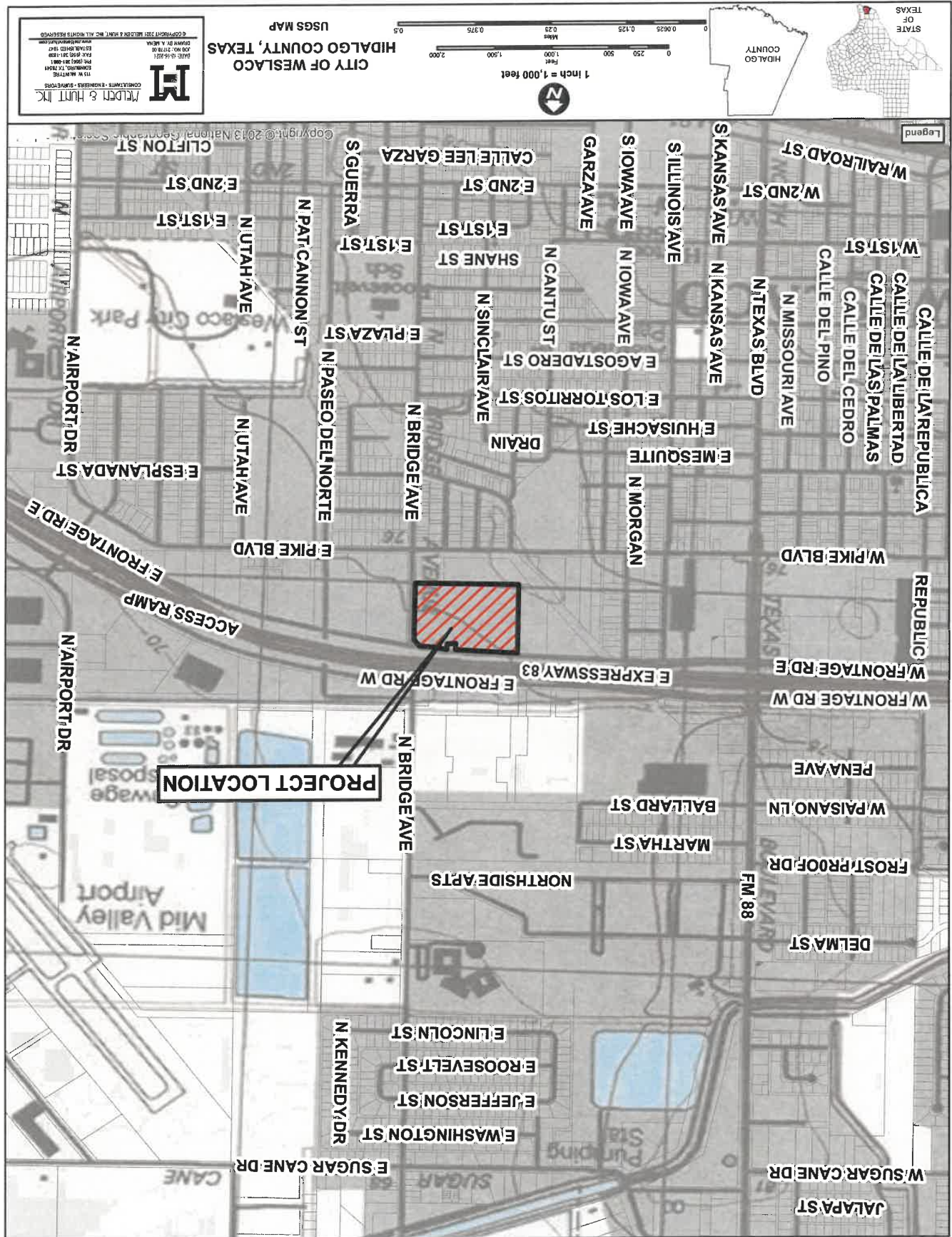
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

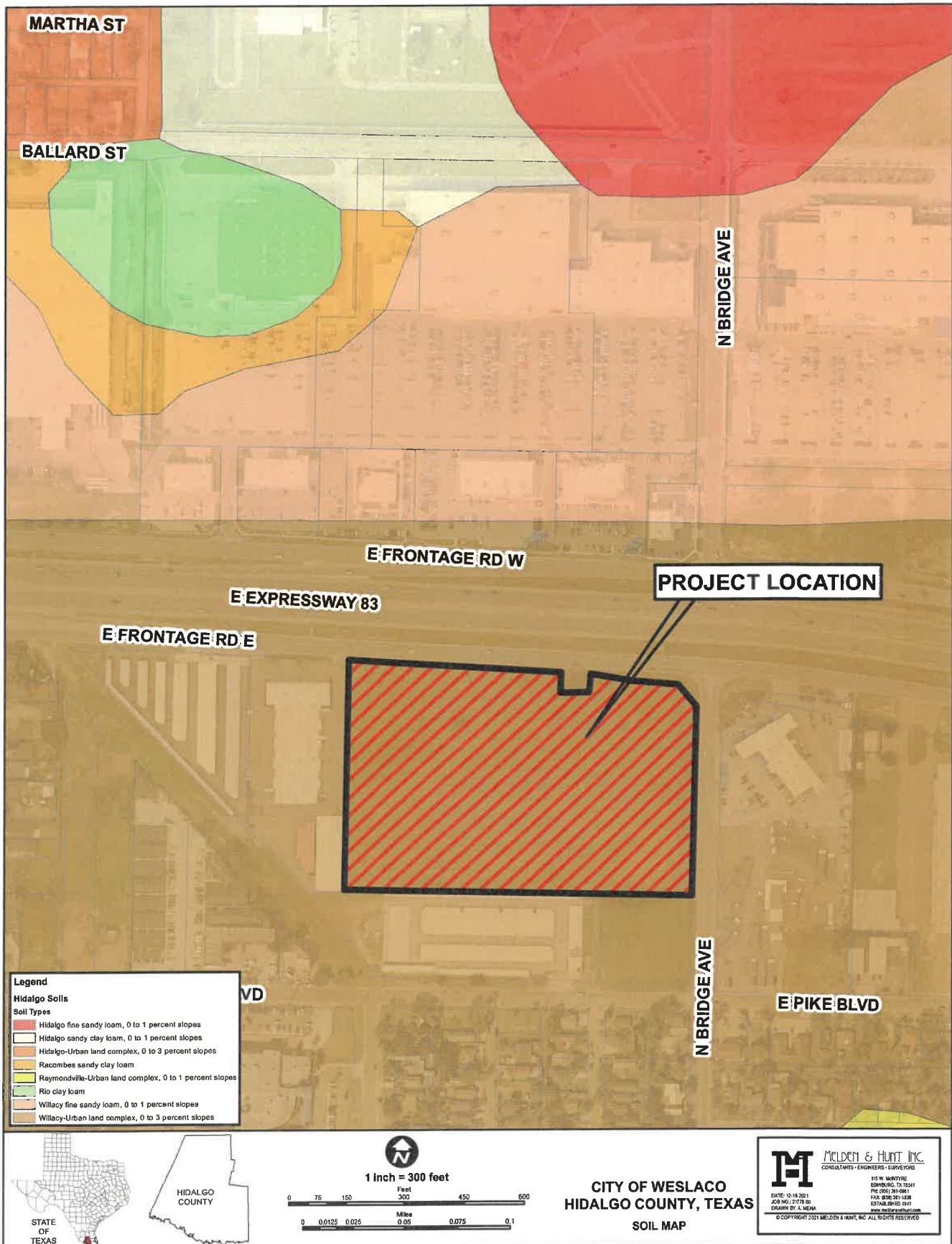
TIME	5 yr.	10 yr.	25 yr.	50 yr.	TIME	5 yr.	10 yr.	25 yr.	50 yr.
71	2.451	2.871	3.335	3.710	106	1.838	2.166	2.523	2.829
72	2.427	2.844	3.303	3.676	107	1.825	2.152	2.506	2.811
73	2.403	2.817	3.272	3.642	108	1.813	2.137	2.489	2.793
74	2.380	2.790	3.242	3.610	109	1.800	2.123	2.473	2.775
75	2.358	2.765	3.212	3.577	110	1.788	2.109	2.457	2.757
76	2.336	2.739	3.183	3.546	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

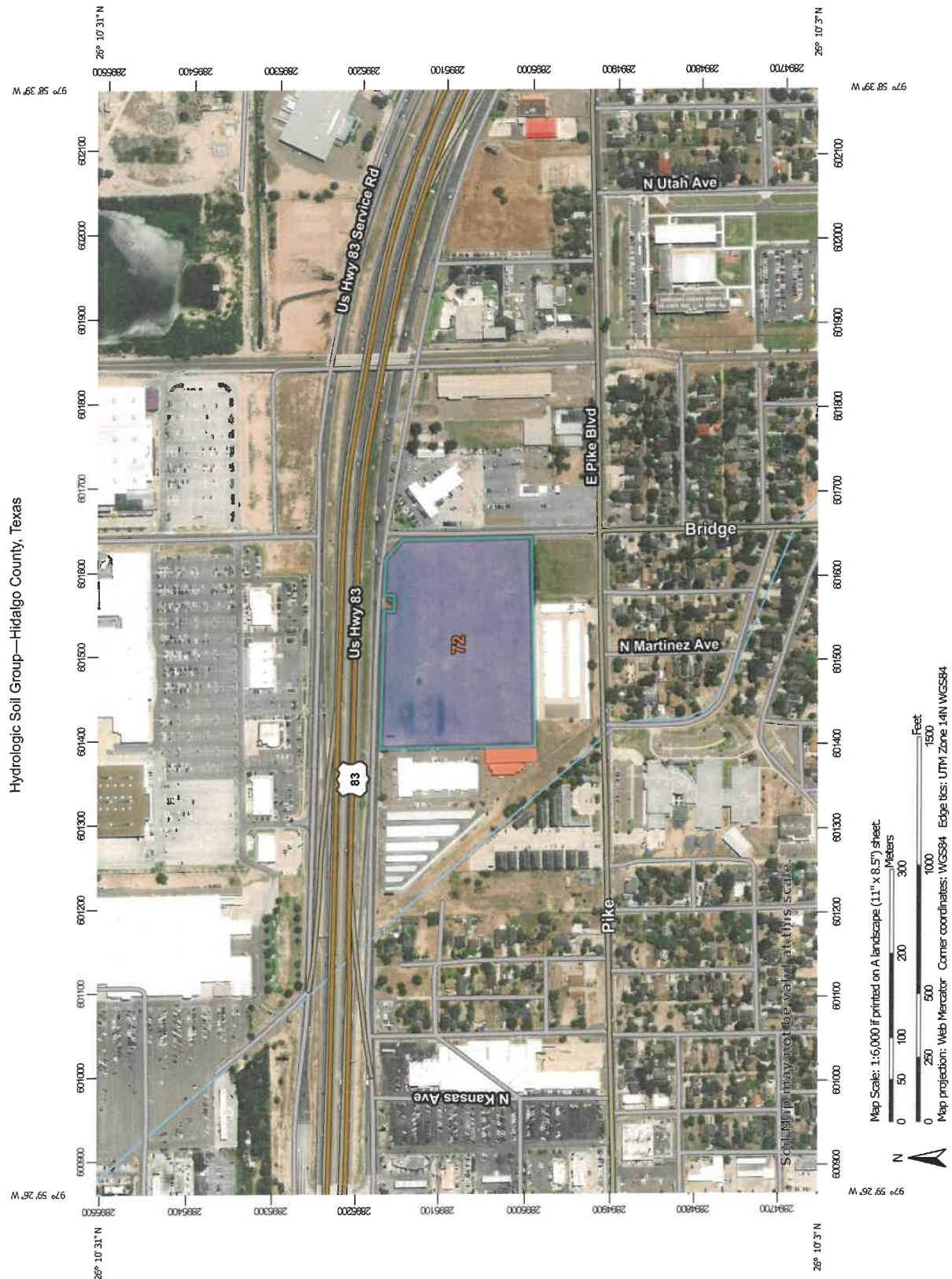
Appendix 3.0
Street Velocities and Capacities Flowing Curb Full
Manning's $n = 0.018$



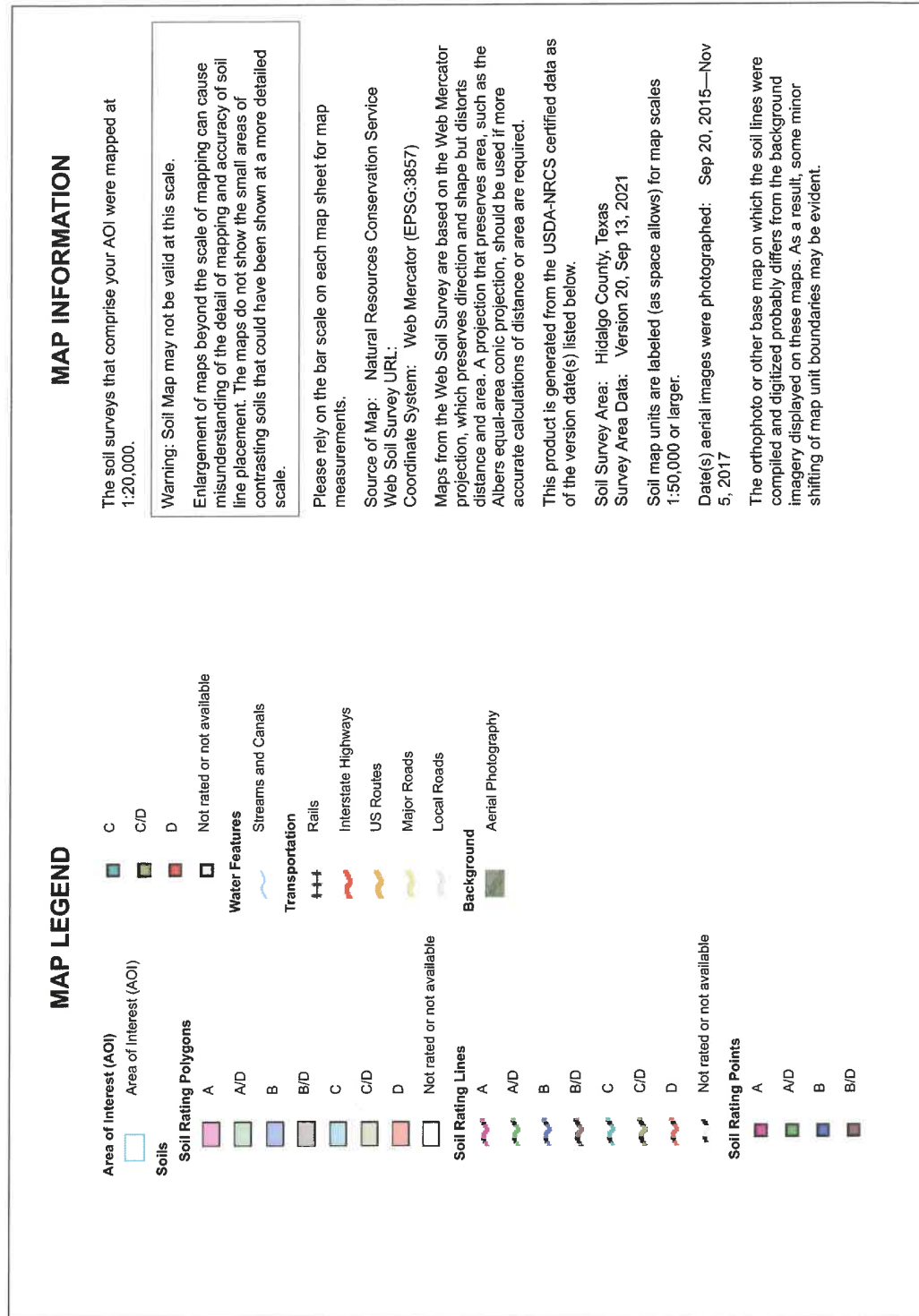

	Local Street $w = 30'$		Local Street $w = 40'$		Collector Street $w = 44'$		Secondary Street (half-section) $w = 24'$		Primary Street (half-section)	
Slope %	$c = 4''$ $wp = 31.16$ $A = 12.45$ $r = 0.40$		$c = 4''$ $wp = 41.17$ $A = 16.67$ $r = 0.405$		$c = 5''$ $wp = 45.17$ $A = 16.50$ $r = 0.365$	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







Hydrologic Soil Group—Hidalgo County, Texas



Hydrologic Soil Group—Hidalgo County, Texas

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
72	Willacy-Urban land complex, 0 to 3 percent slopes	B	10.6	100.0%
Totals for Area of Interest			10.6	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.

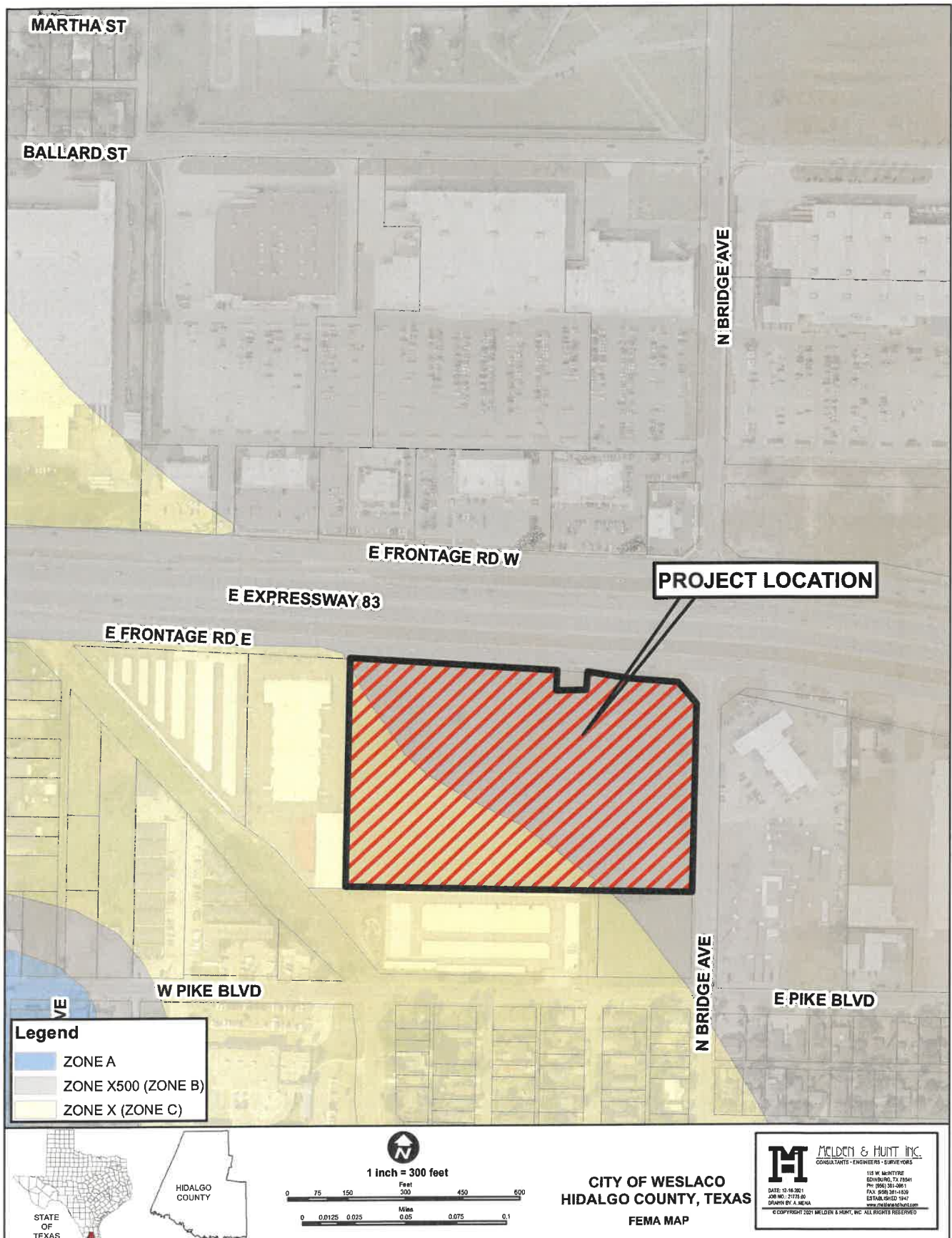
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components.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

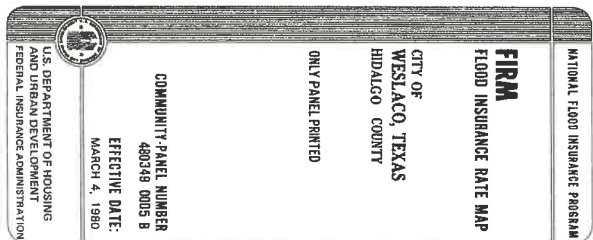
Component Percent Cutoff: None Specified

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.

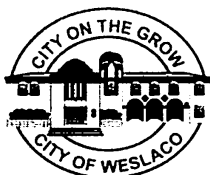






Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 6, 2022	Agenda Item No. (to be assigned by PCE): V.D
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa P.E.	
Subject/Agenda Item: Discussion and consideration for the Final 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 off-site drainage.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [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 <u>AT&T</u>	☐ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility
---	--	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>H.C.D.D. # 1</u>	☒ YES ☐ NO Irrigation District <u>H.C.I.D. # 9</u>
---	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ \$350.00 Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

_____ 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

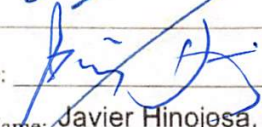
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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 Phase I

Location: 1/4 mi. south of Mile 5 North on East side of Mile 6 West (Westgate)

Legal Description: 9.98 Acres out of Farm Tract 795, The West and Adams Tract as recorded in Volume 2, Page 34 - 37, Hidalgo County Map Records.

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:

Detention to be placed on Golf Course Reserve at Tierr Sanata with outfall into existing lakes within
Tierra Santa as per approved Drainage Report.

☐ 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: Cottonfield, LTD, Ezequiel Reyna Telephone: (956) 477-3962

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

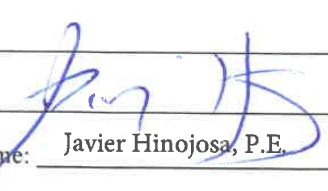
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  _____ Date: _____

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



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.

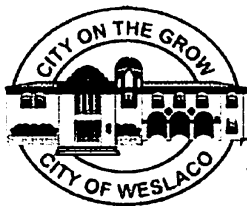
Owner Printed Name: Ezequiel Reyna, General Partner, Cottonfield LTD.

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#: _____


```

graph TD
    Q1[1. Compatible with ITE Land Use Code?] -- No --> CS[Contact Engineering Staff]
    Q1 -- Yes --> Q2[2. Size within Data Extremes]
    Q2 -- No --> CS
    Q2 -- Yes --> Q3[3. Number of Data Points?]
    Q3 -- "1 or 2" --> CS
    Q3 -- "3-5" --> Q4[4. Regression Equation?]
    Q3 -- "6+" --> Q4
    Q4 -- No --> Q5[5. Standard Deviation ≤ 110 Percent?]
    Q4 -- Yes --> Q7[7. Twenty or More Data Points?]
    Q5 -- No --> CS
    Q5 -- Yes --> Q6[6. Data Cluster Okay?]
    Q6 -- No --> CS
    Q6 -- Yes --> UWAR[Use Weighted Average Rate]
    Q7 -- Yes --> URE[Use Regression Equation]
    Q7 -- No --> Q8A[8A. R² ≥ 0.75? And Within Cluster?]
    Q7 -- No --> Q8B[8B. Std. Dev. ≤ 110% And Within Cluster?]
    Q8A --> C1[If 8A is yes & 8B is yes]
    Q8A --> C2[If 8A is yes & 8B is no]
    Q8A --> C3[If 8A is no & 8B is yes]
    Q8A --> C4[If 8A is no & 8B is no]
    C1 --> CLC[Choose Line at Cluster]
    C2 --> URE
    C3 --> UWAR
    C4 --> CS
  
```

**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

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

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

$$\begin{aligned} \ln(T) &= 4.51982 \\ T &= e^{4.51982} \\ &= 91.8 \text{ trips} \end{aligned}$$

use 92 trips

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.76

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

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

$$\begin{aligned} \ln(T) &= 4.29483 \\ T &= e^{4.29483} \\ &= 73.3 \text{ trips} \end{aligned}$$

use 73 trips

Weekday, PM Peak Hour of Generator

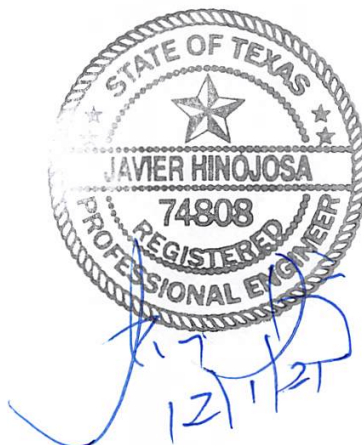
Avg. Rate: 1.00

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

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

$$\begin{aligned} \ln(T) &= 4.56982 \\ T &= e^{4.56982} \\ &= 96.5 \text{ trips} \end{aligned}$$

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

TABLE OF CONTENTS

COVER PAGE	1
TABLE OF CONTENTS	2
DRAINAGE STATEMENT	3-4
DRAINAGE ANALYSIS	5-11
HIDALGO COUNTY RAINFALL INTENSITY TABLES	12
LOCATION MAP	13
SUBDIVISION PLAT	14
DRAINAGE AREA MAP	15
DETENTION SECTION AND CALCULATION	16
USGS MAP	17
FIRM MAPS	18-19
SOILS MAP AND DESCRIPTIONS	20-30
AGREEMENT BETWEEN SAN GABRIEL SUBDIVISION AND TIERRA SANTA GOLF CLUB	31

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

	Int. Coeff. "k	0.213 Table 3-2
Ex. Area: 434,782 sf	K _u	3.28
9.981 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:	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	MAX.
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	

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]

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

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

DRAINAGE ANALYSIS

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

DATE: October 21, 2021

I. Existing Condition-10 year

Ex. Area:	870,380 sf	Int. Coeff. "k	0.213 Table 3-2
	19.981 ac	K _u	3.28
Imp. Area:	- sf	Length	1090
% Imp. :	0.00	Velocity	0.34932 ft/sec
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	MAX.
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	

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)

TABLE I TIME OF CONCENTRATION DETERMINATION San Gabriel Subdivision (OVERALL)											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/ID. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.213	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 1A
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"

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

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	

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

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

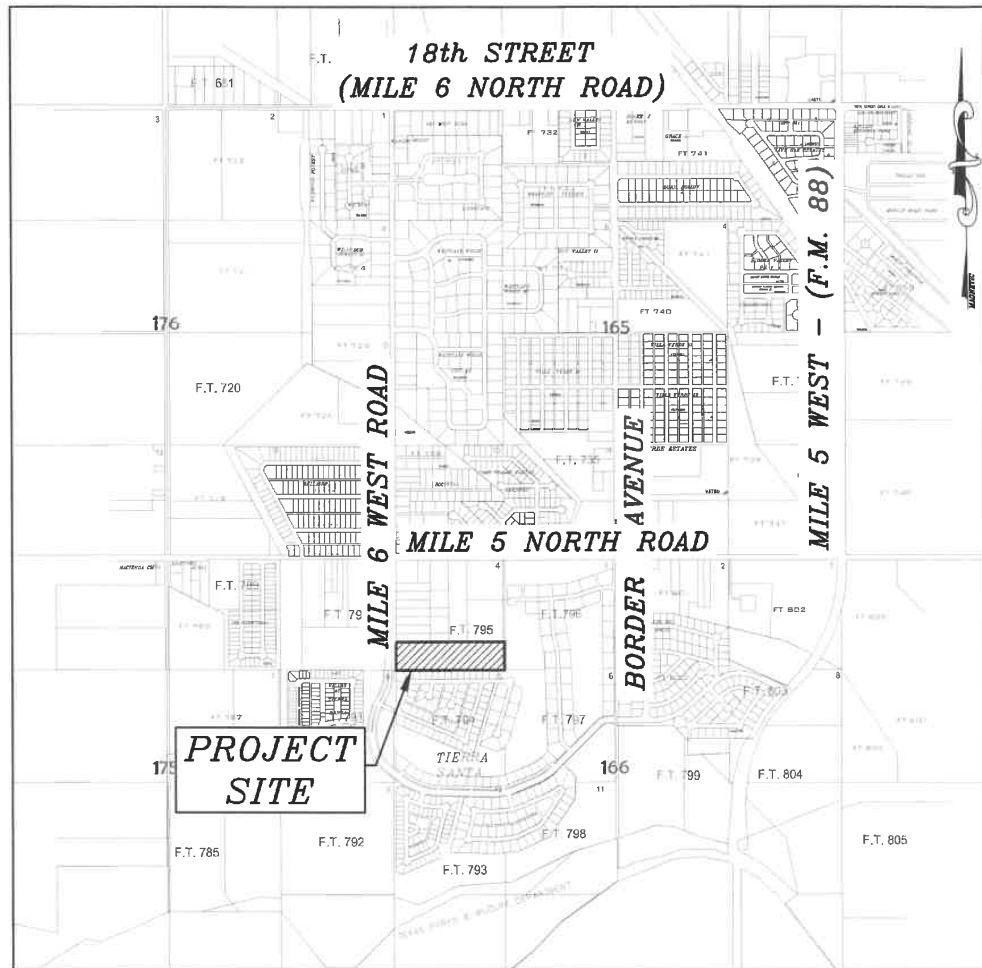
$$\text{formula } I = b/(t_c + d)^e$$

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

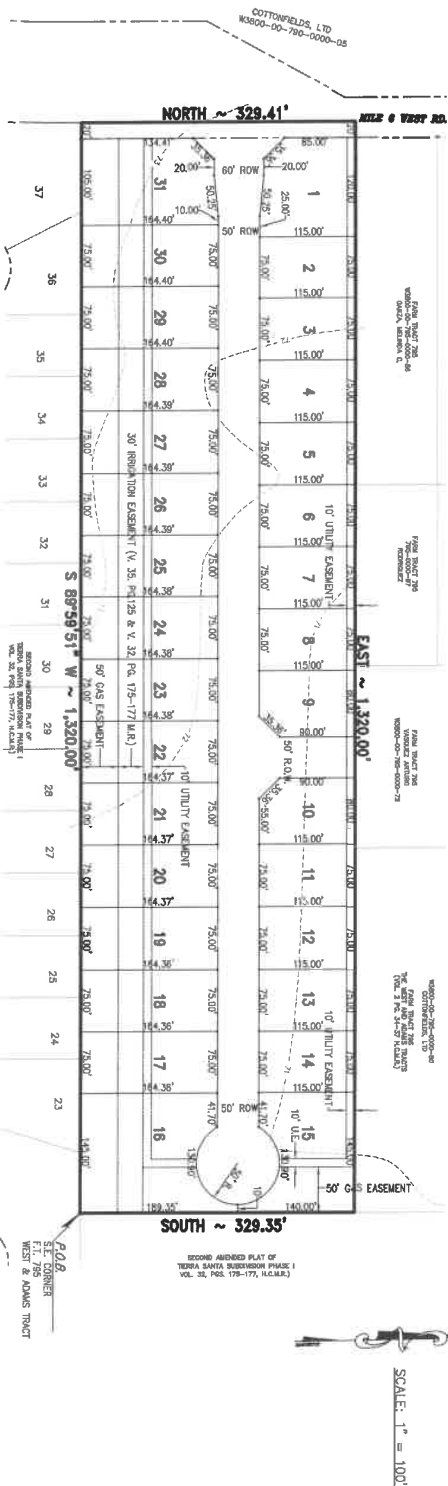
where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

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

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



LOCATION MAP
SCALE: 1" = 2000'

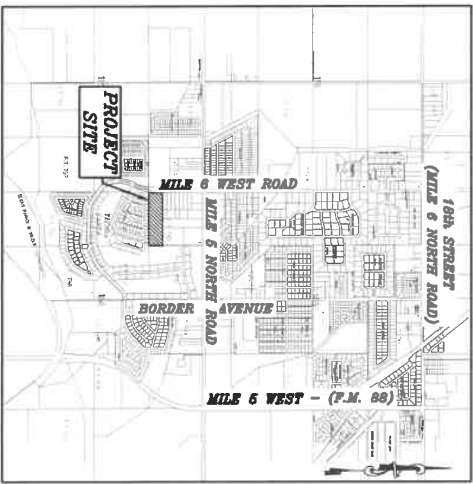


GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE 9F ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 16033, 6033-B, REVISED JANUARY 2, 1984. FLOOD ZONE DESIGNATED AS AREAS SUBJECT TO FLOODING OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 10-YEAR 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 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING DETENTION STORAGE AND DETENTION FACILITIES TO BE SITUATED ABOVE IF 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 MAINTAINED. EASEMENTS SHALL BE KEPT OPEN TO THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT. 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) BUILDING PERMIT.
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: 68.64 (NAD 83-NAD 88) (ZONE 4205 TX, SOUTH). NORTHING: 16578357.402 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 TDES & FOLLOW SWAP.
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 FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

LEGEND:

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



LOCATION MAP

SCALE: 1" = 2000'

DATE OF PREPARATION: OCTOBER, 2021

DRAWN BY:



JAVIER HINOJOSA ENGINEERING

CONSULTING ENGINEERS

416 E. DOVE AVENUE McALLEN, TEXAS 78504

PHONE (956) 668-1588

jh@javierhinojosa.com

TEPELS FIRM No. E-1285

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

NAME: EZEQUIEL REYNA
OWNER: REYNA FAMILY DEVELOPMENT, LTD.
ADDRESS: 702 W. EXPRESSWAY 83
WESLACO, TEXAS 78396

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUIEL REYNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) 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 212.015(e)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN GABRIEL SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ

SECRETARY OF THE CITY OF WESLACO: NORMA A. CANTU

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

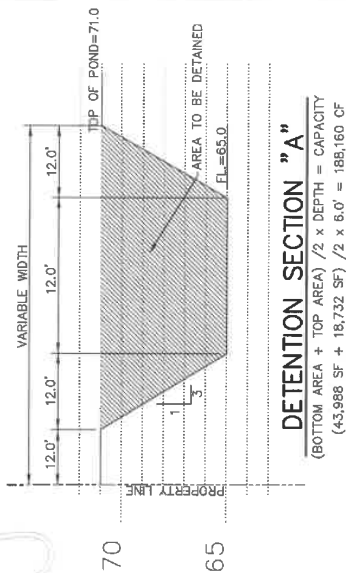
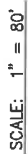
STATE OF TEXAS
COUNTY OF HIDALGO

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 HAS BEEN MADE ON AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

IVAN GARCIA, P.E., R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
RIO DELTA ENGINEERING & SURVEYING
921 S. 10TH STREET
EDINBURG, TEXAS 78539
TEL. (956) 382-5152 DATE SURVEYED: 04-01-2021
TEPELS FIRM No. 10194027



DETENTION SECTION "A"

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

DRAINAGE AREA MAP
SAN GABRIEL SUBDIVISION
WESLACO, TEXAS

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOVE AVENUE MOULTON, TEXAS 78504
PHONE (956) 669-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

THE

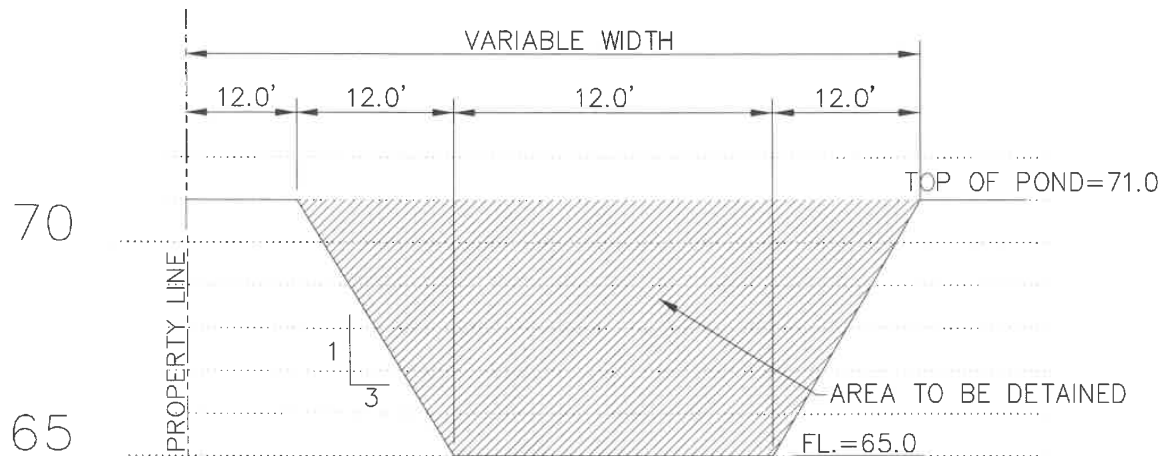
DATE:	REVISIONS	211001
		PROJECT No.
		OCTOBER, 2020
		DATE: G.T. & A.G.
		DRAWN BY: J.H.
		CHECK BY:

SHEET

OF 1

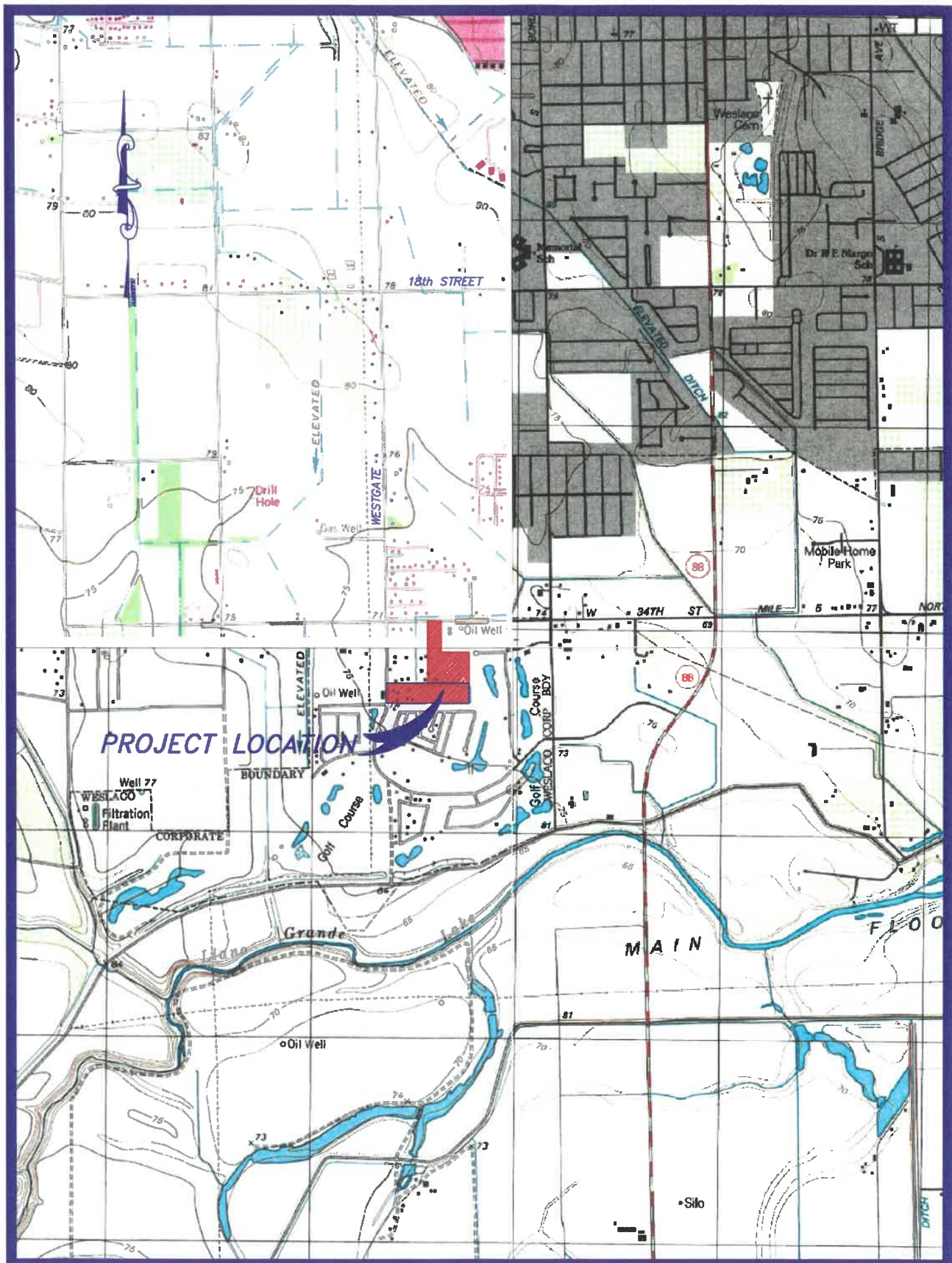
SLEETS

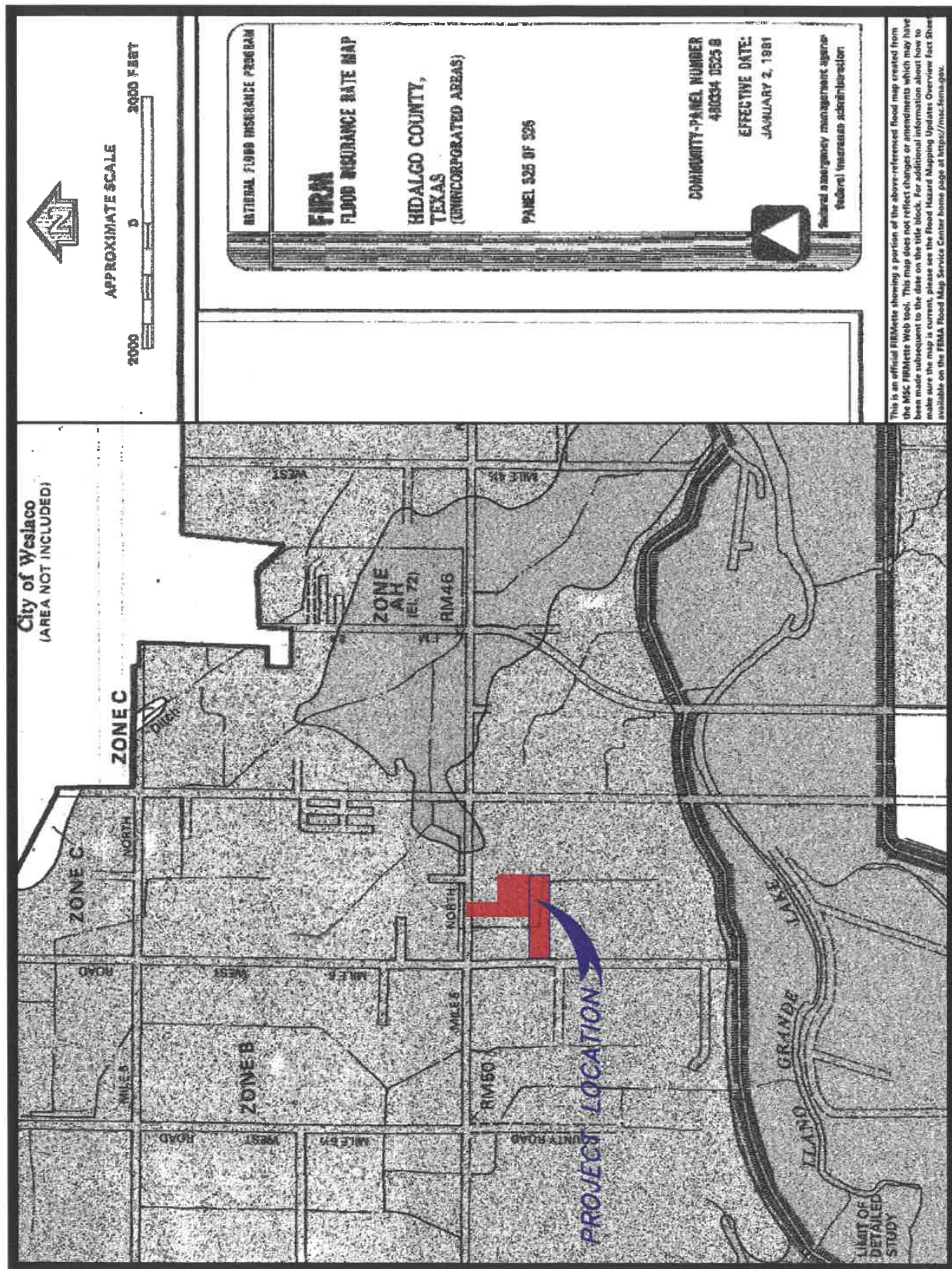
211081



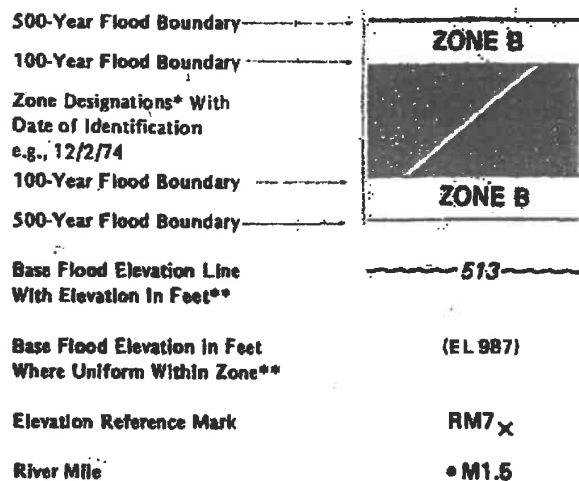
DETENTION SECTION "A"

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





KEY TO MAP



**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 a

Enlargement of maps beyond the sca 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 measurements.

Source of Map: Natural Resources (Web Soil Survey URL: Coordinate System: Web Mercator (

Maps from the Web Soil Survey are b projection, which preserves direction distance and area. A projection that p Albers equal-area conic projection, sh accurate calculations of distance or ai

This product is generated from the US of the version date(s) listed below.

Soil Survey Area: Hidalgo County, T Survey Area Data: Version 20, Sep

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

Date(s) aerial images were photograp 5, 2017

The orthophoto or other base map on compiled and digitized probably differ imagery displayed on these maps. As shifting of map unit boundaries may b

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.

157

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

SOILS LEGEND

158

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

158

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

157

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 22-20
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	
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	Frequency	Flooding		High water table		Cemented pan		Risk of corrol		
			Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc. steel
					ft			in			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3,4----- Brennan	B	None-----	---	---	M	---	---	---	---	Moderate	Low
5,6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low
13:* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Low-----	Low
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	High-----	Low
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate
21:* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
25, 26, 27, 28 29 Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low

HYDROLOGIC LEGEND

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

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

HYDROLOGIC LEGEND



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

Date of Meeting: April 6, 2022	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration for the Final 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. The variance for off-site drainage has been receded and the detention pond will remain privately-owned by the subdivision.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor’s Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-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 5 1/2 WEST, 1/2 MILE NORTH OF MILE 10 NORTH

Legal Description: 20.00 ACRES OUT OF FARM TRACT 180, 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: nairengineering@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>Per 9</u>
---	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Juan San Miguel

Owner Signature: [Signature] Date: 1/25/22
NAIN ENGINEERING, LLC is the authorized agent

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

Authorized Agent Printed Name: Willie Arretia

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-0001922022

GENERAL INFORMATION

Name of Subdivision: VILLAS SAN MIGUEL SUBDIVISION

Location: _____

Legal Description: THE SOUTH 20.00 ACRES OF FARM TRACT 186, 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. MIGUEL MARTIN 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: _____

_____ is the authorized agent

Authorized Agent Signature: Willie Aristic Date: 2/16/2022

Authorized Agent Printed Name: Willie Aristic



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

MAIN ENGINEERING, LLC is the authorized agent

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

Authorized Agent Printed Name: Willie Arzate



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
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
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	
<u>Hector Garcia</u> <u>5/5/21</u>	
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 $I=b/(Tc+d)^e$

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

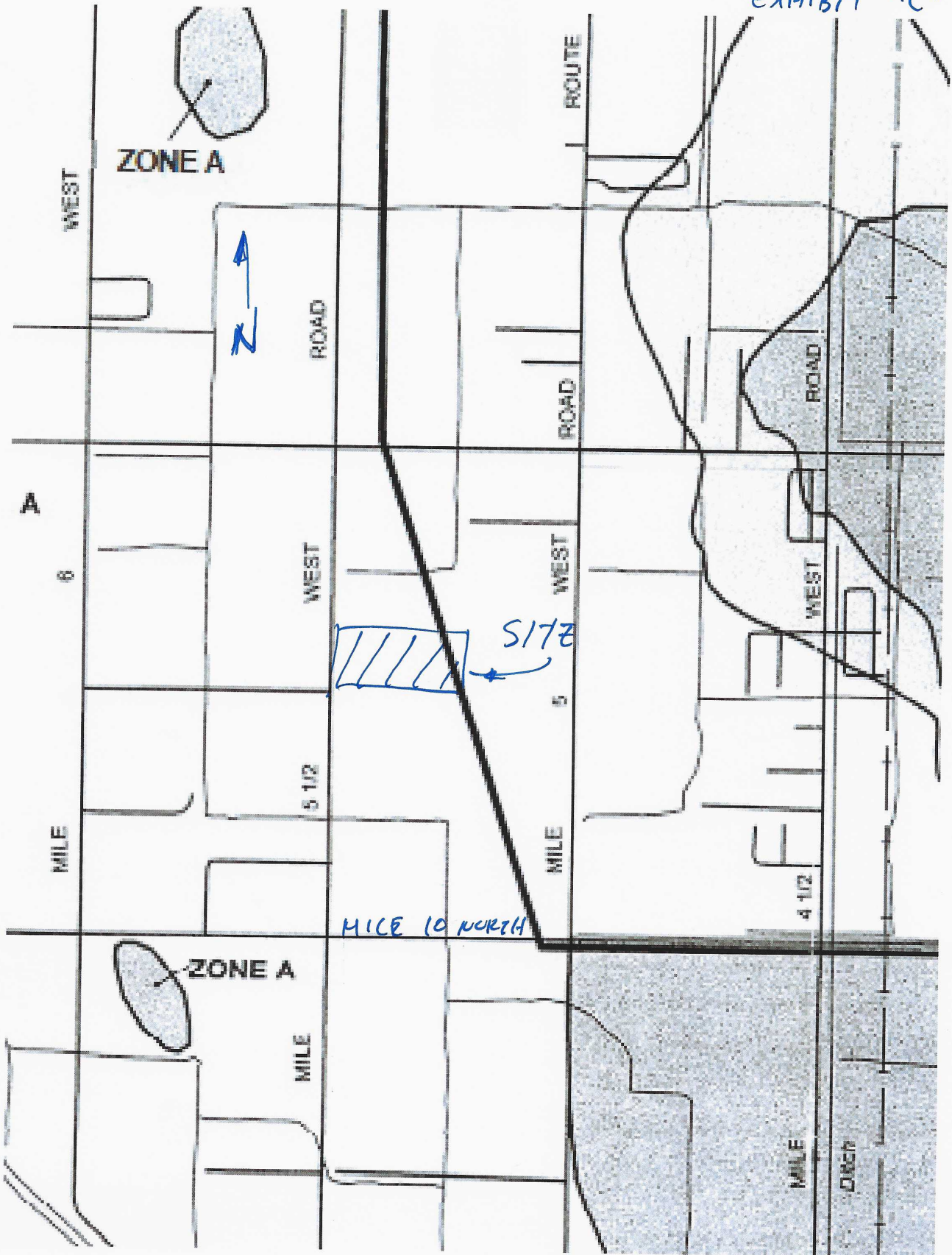
TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c + d)^e$ (Continued)

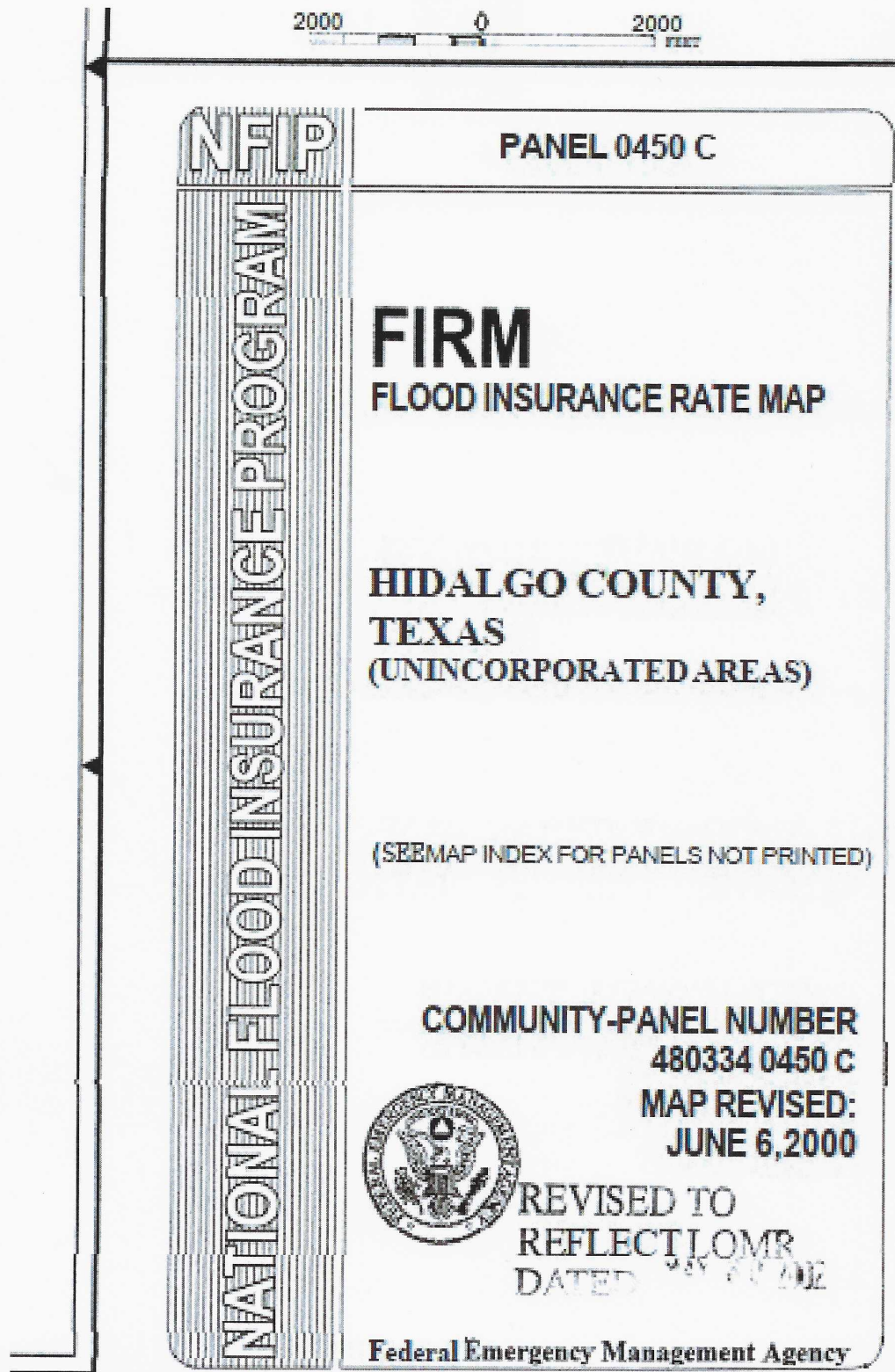
COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	e	b	d		e	b	d		e	b	d		e	b	d		e	b	d		e	b	d	
Hemphill	0.845	56	10.6		0.851	76	10.7		0.842	87	10.7		0.843	103	10.7		0.840	115	10.7		0.847	132	10.6	
Henderson	0.800	60	8.7		0.796	77	9.0		0.770	79	9.0		0.773	93	9.0		0.752	93	9.0		0.749	102	8.7	
Hidalgo	0.831	74	9.6		0.795	80	9.2		0.778	87	9.2		0.771	98	9.2		0.749	99	9.2		0.740	103	9.6	
Hill	0.799	57	8.2		0.790	72	8.8		0.777	78	8.8		0.773	91	8.8		0.764	98	8.8		0.759	105	8.2	
Hockley	0.832	46	9.9		0.832	60	10.0		0.807	64	10.0		0.812	78	10.0		0.810	87	10.0		0.817	101	9.9	
Hood	0.782	48	7.7		0.773	63	8.3		0.773	75	8.3		0.782	90	8.3		0.773	98	8.3		0.766	105	7.7	
Hopkins	0.788	54	8.3		0.783	70	9.1		0.775	77	9.1		0.767	88	9.1		0.754	93	9.1		0.750	100	8.3	
Houston	0.797	63	8.2		0.780	73	8.3		0.757	78	8.3		0.748	85	8.3		0.740	93	8.3		0.727	94	8.2	
Howard	0.805	42	9.2		0.800	56	10.1		0.802	65	10.0		0.796	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	65	7.5		0.727	74	7.5		0.730	86	7.5		0.710	87	7.5		0.687	84	9.2	
Jim Hogg	0.831	73	9.4		0.813	82	9.4		0.786	87	9.4		0.780	98	9.4		0.756	99	9.4		0.750	104	9.4	
Jim Wells	0.825	71	9.4		0.797	79	8.9		0.765	80	8.9		0.768	94	8.9		0.748	98	8.9		0.740	102	9.4	
Johnson	0.789	52	8.1		0.779	67	8.6		0.773	77	8.6		0.776	90	8.6		0.771	99	8.6		0.763	106	8.1	
Jones	0.780	41	8.5		0.771	55	9.0		0.794	73	9.0		0.780	82	9.0		0.803	102	9.0		0.784	104	8.5	
Karnes	0.800	60	8.8		0.791	75	8.9		0.766	77	8.9		0.767	91	8.9		0.751	95	8.9		0.749	106	8.8	
Kaufman	0.797	57	8.6		0.790	72	9.0		0.776	80	9.0		0.777	93	9.0		0.763	98	9.0		0.757	104	8.6	
Kendall	0.791	53	8.6		0.771	64	8.3		0.773	74	8.3		0.764	84	8.3		0.762	94	8.3		0.763	104	8.6	
Kenedy	0.826	73	9.2		0.793	79	8.7		0.771	84	8.7		0.763	94	8.7		0.735	96	8.7		0.731	100	9.2	
Kent	0.801	43	9.0		0.801	60	10.0		0.796	70	10.0		0.806	85	10.0		0.799	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		0.764	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		0.772	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	
Kieberg	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 "C"





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.

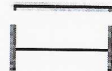


FLOODWAY AREAS IN ZONE AE



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



Identified
Protected Area

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



Floodplain Boundary



Floodway Boundary



Zone D Boundary



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



Base Flood Elevation line; Elevation in Feet*



cross Section Line
Base Flood Elevation in Feet Where Uniform Within Zone *

(EL 987)

RM 7_x

Elevation Bench Mark (See notes below)

• M1.5

River Mile

Referenced to the National Geodetic Vertical Datum of 1929



166

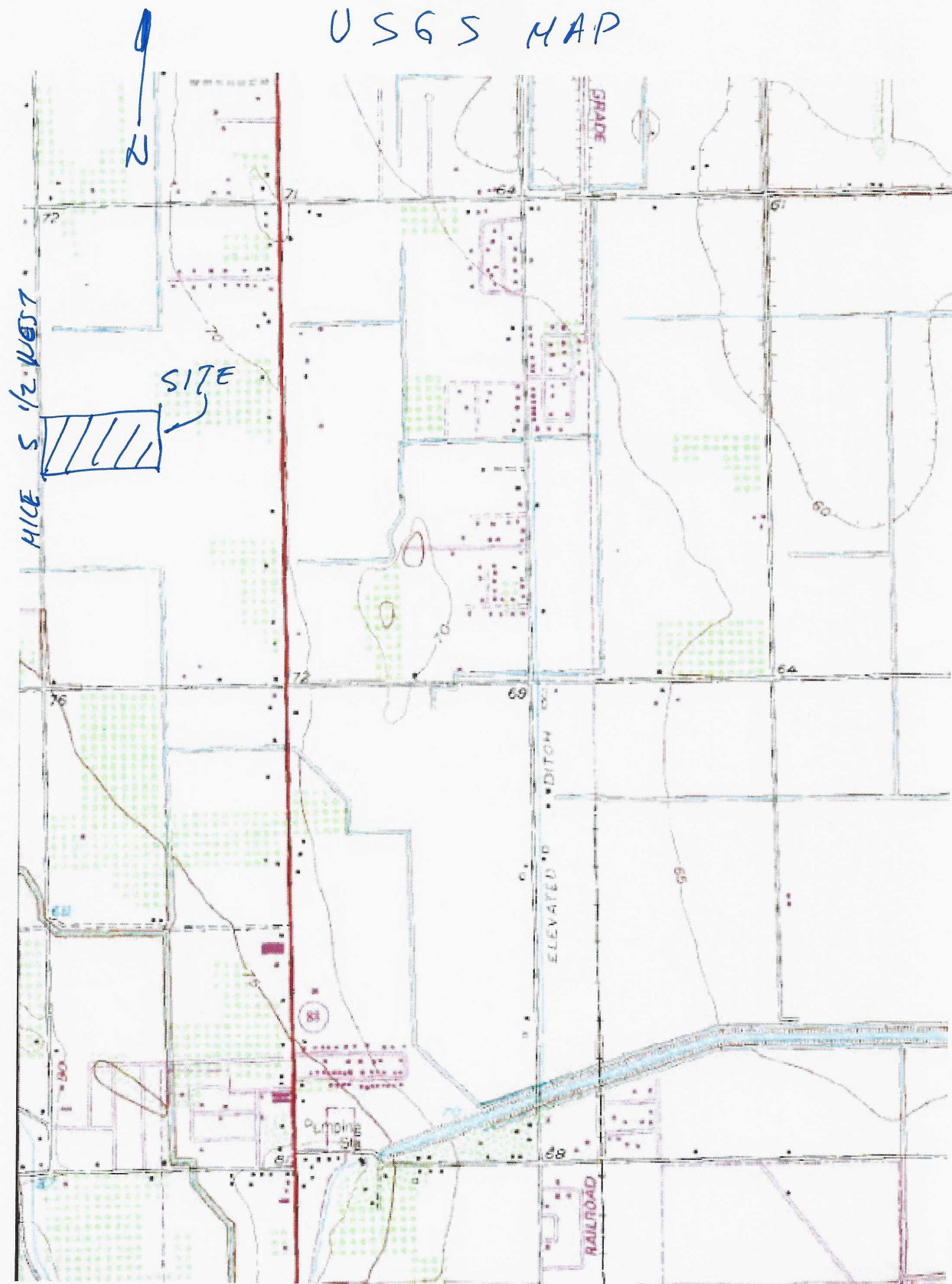
Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
1.* Arents					<u>Ft</u>			<u>In</u>			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13.* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21.* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24----- 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: April 6, 2022	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Homer Gutierrez.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Pleasant View Estates Subdivision– being 10.984 acres out of Farm Tract 772, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on westside of Pleasant View Drive, 1320' North Mile 5 North Road. Possible Action.	
Discussion/Overview: The proposed fifty-one (51) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on April 20, 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: [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.	