

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

May 4, 2022, 5:30P.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
APRIL 6, 2022**

On Wednesday, April 6, 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
Jim Forward	Commissioner
Miles Bullion	Commissioner
Jose Treviño	Commissioner
Adrian Torres	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	Secretary

Also, present were Celestino Mejia, Fire Inspector, 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 was absent at time of roll call, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. March 9, 2022, Regular Meeting

Commissioner Summers made a motion to approve the minutes of March 9, 2022, seconded by Commissioner Treviño. Motion carried.

IV. Public Hearing

A. Discussion and consideration 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. Possible Action

Mrs. de la Fuente stated that notice appeared in The Monitor on March 21, 2022, there were twenty-nine (29) property owners notified within the 200-foot radius, a petition and 2 letters against the item were received. Total of 15 of the 29 property owners within the 200-foot radius signed the petition. Staff recommended denial based on based on 2040 land use map.

Mr. Jeff Walker of 901 W 6th St. on behalf of the residents, stated the area has been residential for many years, and the zone change will negatively impact the traffic in the area.

Mr. Jamie Vasquez of 611 S Border, stated traffic in the area is already problematic the zone change will add to traffic in an already busy street. Additionally, there are already several daycares in the neighboring areas and several properly zoned properties that can be utilized for a daycare.

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

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

B. Discussion and consideration 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. Possible Action.

Mrs. de la Fuente stated that notice appeared in The Monitor on March 21, 2022, there were sixty-three (63) property owners notified within the 200-foot radius, a petition and 1 letter against the item were received. Total of 29 of the 63 property owners within the 200-foot radius signed the petition. Staff recommended denial based on based on 2040 land use map.

Mr. Josh Pedraza of 2110 Largo on behalf of residents stated, the requested zone change will increase the amount of commercial activity in the area, while negatively impact the existing established residential neighborhoods and have impact on traffic.

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

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

Commission Bullion arrived at the dais @ 5:41pm.

C. 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.

Mrs. de la Fuente stated that notice appeared in The Monitor on March 21, 2022, there were thirty-three (33) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on based on surrounding land use.

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

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

D. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's on-Premises Permit and Late Hours Certificate at 4024

E Interstate 2, also being Lot 3, Royal Subdivision Weslaco, Hidalgo County, Texas.

Possible Action.

Mrs. de la Fuente stated that notice appeared in The Monitor on March 21, 2022, there were six (6) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on based on surrounding land use.

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

Commissioner Summers made a motion to approve the conditional use permit with the stipulation that two (2) licensed security guards be on duty during late hours, seconded by Commissioner Bullion. Motion carried.

E. Discussion and consideration to approve Conditional Use Permit to obtain a On-premises 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

Mrs. de la Fuente stated that notice appeared in The Monitor on March 21, 2022, there were sixteen (16) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on based on surrounding land use.

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

Commissioner Bullion made a motion to approve the conditional use permit with the stipulation that two (2) licensed security guards be on duty during late hours, seconded by Commissioner Berry. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. 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 on the southeast corner of Mile 5 ½ W & Mile 11 N. Rd. Possible action.

Mrs. de la Fuente stated that this item is a fifty-four (54) lot subdivision is located 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. 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 requests, seconded by Commissioner Torres. Motion carried

B. 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 600ft east of Mile 6 West on the south side of Mile 5 Rd. Possible Action.

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

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

C. Discussion and consideration for the Preliminary Plat for Shops at N. Bridge Subdivision– being a 10.657-acre tract of Farm Tract 39, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the southwest corner of U.S. Expy 83 & Bridge Ave. Possible Action.

Mrs. de la Fuente stated that this item is an 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. 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, seconded by Commissioner Bullion. Motion carried

D. 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 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 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. Staff recommended approval of the Final Plat and compliance with the ordinance on the variance.

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

E. 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 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. The variance for off-site drainage has been receded and the detention pond will remain privately-owned by the subdivision. Staff recommended approval of the Final Plat and compliance with the ordinance on the variance.

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

F. 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 the westside of Pleasant View Drive, 1320' North Mile 5 North Road. Possible Action

Mrs. de la Fuente stated that the proposed eighty-two (82) lot subdivision is located 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 Bullion made the motion to approve the extension, seconded by Commissioner Berry. Motion carried

G. Discussion and consideration for potential workshop of the 2022 addendum to the City of Weslaco Comprehensive plan.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:12 p.m.

Planning and Zoning Commission

David Hernandez, Vice-Chairman

Lonnie Berry, Vice-Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of AEC Engineering.	
Subject/Agenda Item: Discussion and consideration to approve rezone 842 N. International. Also being a 6.17 acre tract of land out of Farm Tract 1030, West and Adams 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 April 18, 2022. Six (6) property owners within 200 feet of the applicant's property were notified by letter on April 22, 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.	



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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned: 6.17 acres out of Farm Tract 1030, West And Adams Tract Subd.

Lot Farm Tract 1030 Block _____

Subdivision Name West And Adams Tract

Street Address South side of Mile 8 (E. Pike Blvd.), approx. 710 feet east of Intl. Blvd. (F.M. 1015)

Existing Zoning R1 Existing Land Use Vacant/Agriculture

Proposed Zoning R2 Proposed Land Use Apartments

- ☒ \$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 AEC Engineering, L.L.C. Carlos Garza, P.E. Phone (956) 380-6558

Address P.O. Box 480 Fax: (956) 380-6110

City Edinburg State TX Zip Code 78540 E-Mail: aecengineering.net
carlos@aecengineering.net

OWNER

Name Miguel Brito Phone (956) 540-5557

Address 2015 N. Shary Rd., Suite 2 Fax: _____

City Mission State TX Zip Code 78572 E-Mail: britoconstruction.com

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

Signature _____ Date _____
Owner

Signature Carlos Garza, P.E. Date 03-29-2022
Applicant

Signature _____ Date _____
Authorized Agent

PLANNING DEPARTMENT

April 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 4, 2022, at 5:30pm and the City Commission will also hold a public hearing on May 17, 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 May 4, 2022. A staff member will contact you with instructions via phone call to address your public comment.

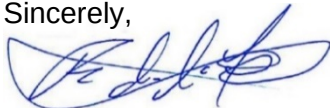
REZONE REQUEST:

AEC Engineering is requesting to rezone 842 N. International. Also being a 6.17-acre tract of land out of Farm Tract 1030, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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

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

Sincerely,

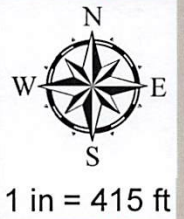


Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement

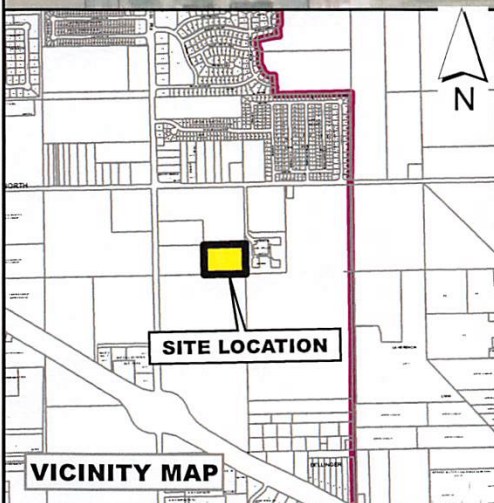


FM 1015

E. PIKE Blvd

200' RADIUS

SITE LOCATION



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Miguel Brito
842 N. International Blvd
West Tract

Purpose for the Rezone Request
Existing zoning: R-1
Existing land use: Residential
Prop Zone: R-2



842 N Int'l

City of Weslaco Code Enforcement Dept.

APR 21, 2022

TRIPLE J LEASING LLC 201 NE 21ST ST FORT WORTH TX 76164	A0800-00-000-1030-00 ADAMS TRACT W710'-S361'-N879' FT 1030 55AC NET	L: 179820 B: 218776
RANCHO BRITO LLC 3511 LOS INDIOS PARKWAY MISSION TX 78572	A0800-00-000-1030-05 ADAMS TRACT N518' & 6AC GR 19.39AC NET 820 N INTERNATIONAL BLVD	L: 523530 B: 0
COLD TRANSLOADING LLC 802 TRINITY ST MISSION TX 78572	A0800-00-000-1030-10 ADAMS TRACT S 441' - FT 1030 13.36 AC AC NET	L: 391392 B: 369157
TEXAS COLLEGE OF ART & IND NADDRESS WESLACO TX 78596	A0800-00-000-1031-01 ADAMS TRACT 40AC LOT 1031 & 37.33AC 3AC NET 0 N FM 1015	L: 2087910 B: 1607214
GARZA JOSE MARCELO & TERESA 822 S OKLAHOMA AVE WESLACO TX 78596-6932	A0800-00-000-1034-03 ADAMS TRACT N20AC -FT 1034 & ALL FT 1035 & E990' LOT 1036 EXC W	L: 0 B: 0
LA ESTANCIA APARTMENTS ATTN: ACCOUNTING DEPARTMENT 175 POWDER FOREST DRIVE WEATOGUE CT 6089	E7250-00-000-0001-00 ESTANCIA DEL VALLE LOT 1 3601 E MILE 8 NORTH	L: 378661 B: 6371381

MAP SHOWING

A 6.17-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A 6.17-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 6.17-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID FARM TRACT 1030, BEING ALSO THE SOUTHWEST CORNER OF FARM TRACT 1036, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 88°48'52" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 1030, A DISTANCE OF 610.00 FEET TO THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
2. THENCE, N 01°11'08" W, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID FARM TRACT 1030, A DISTANCE OF 441.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
3. THENCE, N 88°48'52" E, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID FARM TRACT 1030, A DISTANCE OF 610.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
4. THENCE, S 01°11'08" E, ALONG THE EAST LINE OF SAID FARM TRACT 1030, A DISTANCE OF 441.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.17 ACRES OF LAND, MORE OR LESS.



03-28-22

JOSE MARIO GONZALEZ, R.P.L.S. 5571



EXHIBIT "A"

JOB NUMBER

1281.004

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RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
FIRM No. 10013900

441.00'

N 88°48'52"E 610.00'

S 88°48'52" W 610.00'

MAP SHOWING

MAP RECORDS OF HIDALGO COUNTY, TEXAS

EXHIBIT "B"

S 01°11'08" E

441.00'

ESTANCIA DEL VALLE SUBDIVISION
RECORDED IN VOLUME 39, PAGE 147, H.C.M.R.

BASIS OF BEARING

NAD 83 TEXAS STATE PLANES
GRID COORDINATE SYSTEM
TEXAS SOUTH 4205, US FOOT.
NAVD 88

SCALE: 1"= 60'

P.O.B.
SE. COR. F.T. 1030
SW. COR. F.T. 1036
FND. 1/2" IRON ROD

03-28-22

JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5571

RIO DELTA SURVEYING
FIRM #10013900

FIRM #1001390C

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM

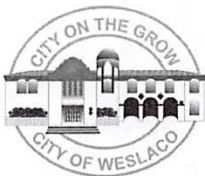
JOB# RIO/AEC 1281.004

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SHEET 1 OF 1



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Ayvaz Pizza.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 623 W Business 83, also being Lot 5-8, West Tract 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. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on April 18, 2022. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on April 22, 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-000223-2022

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 5-8 Block _____

Subdivision Name West Tract Subdivision

Street Address 623 W US Highway 83, Weslaco, TX 78596

Existing Zoning _____ Existing Land Use Restarant

Purpose for the Conditional Use Permit Request Restaurant

Restaurant

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 Shoukat Dhanani Phone 210-408-2400

Address 17890 Blanco Rd, Ste 401 Fax: 210-417-4136

City San Antonio State TX Zip Code 78232 E-Mail: contact@ayvazpizza.com

OWNER

Name AYVAZ Pizza, LLC Phone 210-408-2400

Address 17890 Blanco Rd, Ste 401 Fax: 210-417-4136

City San Antonio State TX Zip Code 78232 E-Mail: contact@ayvazpizza.com

INV - 0000 6839

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 4/7/2022
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

PLANNING DEPARTMENT

April 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 4, 2022, at 5:30pm and the City Commission will also hold a public hearing on May 17, 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 May 4, 2022. A staff member will contact you with instructions via phone call to address your public comment.

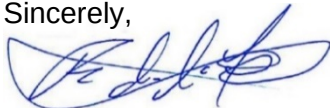
CONDITIONAL USE PERMIT REQUEST:

Ayvaz pizza is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 623 W Business 83, also being Lot 5-8, West Tract 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,

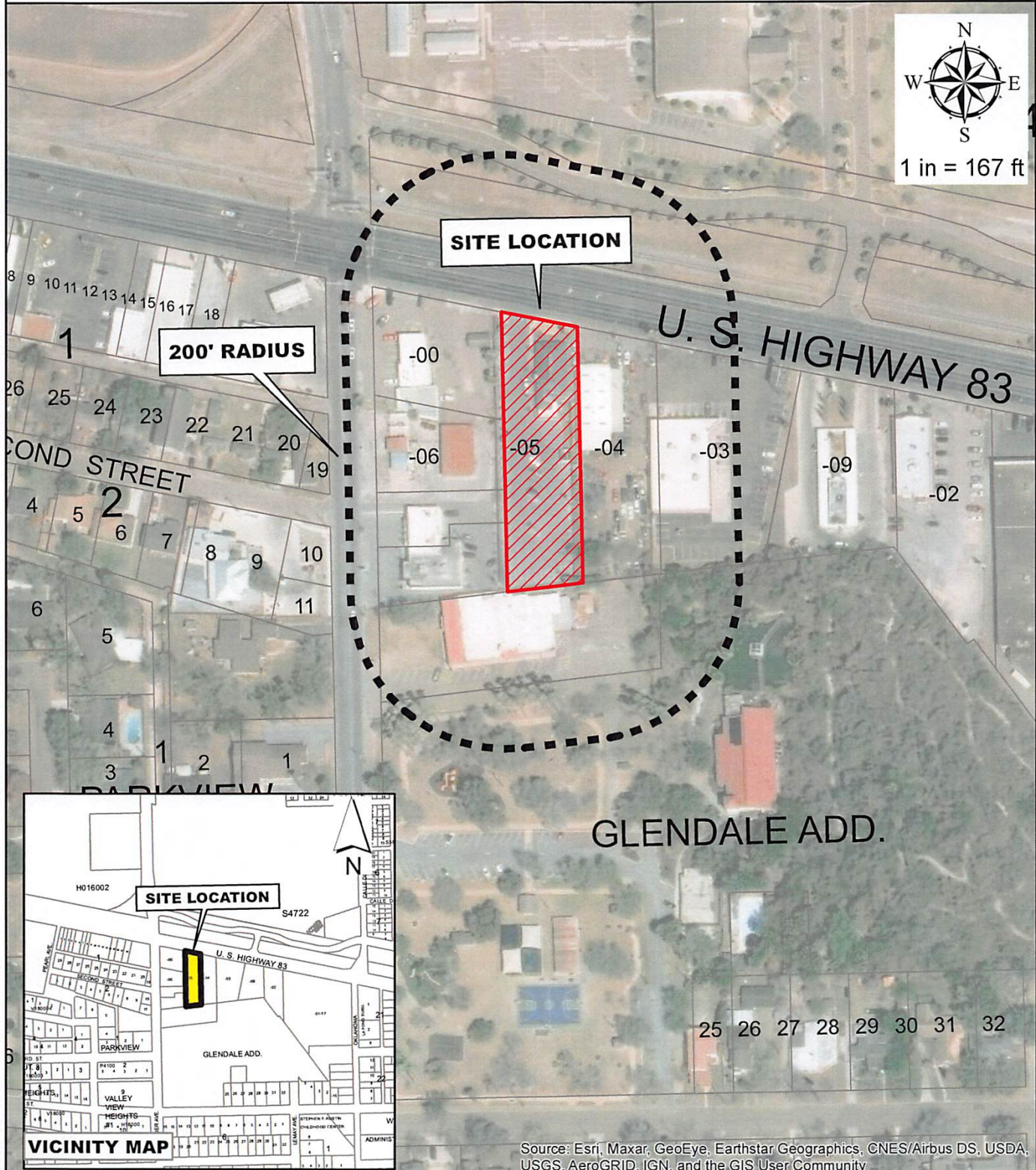


Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

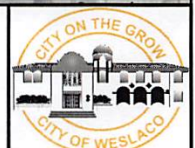
Planning &
Code Enforcement



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AYVAZ Pizza, LLC
623 W. U.S. HWY 83
West Track

Purpose for the conditional use
Existing zoning: B-2
Existing land use: Secondary & Highway
CUP request: Alcohol Consumption



623 W BUS 83

City of Weslaco Code Enforcement Dept.

APR 21, 2022

CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-000-0000-21 WESLACO ORIGINAL TOWNSITE 61.43' X TO RR IN ILLINOIS ST 0.08AC 0 WESTGATE DR	L: 14981 B: 0
MAC BORDER CROSSINGS LLC 401 WEST MILE 5 NORTH WESLACO TX 78596	W3800-00-000-1507-00 WEST TRACT N150'-W200' FT 1507 0.69AC T 625 W BUS HWY 83	L: 243063 B: 55289
AUTOZONE INC PO BOX 2198 MEMPHIS TN 38101	W3800-00-000-1507-03 WEST TRACT BLK FT 1507 .99 LOT 3 619 W BUS HWY 83	L: 245809 B: 234094
ALANIS HUMBERTO ET AL 2815 CHARLENE AVE WESLACO TX 78599	W3800-00-000-1507-04 WEST TRACT BLK FT 1507 .70 LOT 4 621 W BUS HWY 83	L: 130353 B: 36722
PIZZA HUT OF S VALLEY INC 2101 N 23RD ST MCALLEN TX 78501	W3800-00-000-1507-05 WEST TRACT BLK FT 1507 .77 LOT 5 623 W BUS HWY 83	L: 191184 B: 276759
MAC BORDER CROSSINGS LLC 401 WEST MILE 5 NORTH WESLACO TX 78596	W3800-00-000-1507-06 WEST TRACT NO. 0.49AC AN IRR BLK 163 0 S BORDER	L: 128064 B: 26211
VOLKMAN STACEY E & VALERIE B DBA MILTONS LAUNDRY 110 SCALETT CIRCLE HARLINGEN TX 78552	W3800-00-000-1507-07 WEST TRACT CENTER 0.14AC - S 1.07AC 7 159 S BORDER AVE	L: 36588 B: 87906
WESLACO ELKS LODGE 201 S BORDER AVE WESLACO TX 78596	W3800-00-000-1507-16 WEST TRACT BLK FT 1507 W1.086 201 S BORDER AVE	L: 189224 B: 230477
VOLKMAN STACEY E 110 SCARLETT CIR HARLINGEN TX 78552	W3800-00-000-1507-20 WEST TRACT FT 1507 S76-78'-LOT 6 EXC & S67.90'-LOT 7 .31AC GR .27AC NET 161 S BORDER AVE	L: 70566 B: 57253
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G4100-00-007-0001-00 GLENDALE ADDITION LOTS 1-4 LOT 5 LOT 6 EXC S105' LOTS 7-24 BLK 7 & ALL	L: 1908495 B: 745773



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

GERALD FRANKLIN AGENCY
ANGELA GURKA
agurka@geraldfranklinagency.com
713-868-0068

**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.) Pizza Hut #39475			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Ayvaz Pizz, LLC			
3. Type of Owner ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 623 W. Business 83			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
5. Mailing Address 4415 Hwy 6			
City Sugar Land	County Fort Bend	State TX	Zip Code 77478
6. Business Telephone Number Pending		Alternate Telephone Number 281-201-2782	E-mail Address rameez@gulshaninc.com
7. Application for:			
☒ Original ☐ Reinstatement License/Permit Number _____ ☐ Change of Location License/Permit Number _____		☐ Reinstatement and Change of Trade Name 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 ☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit ☐ LP Local Distributor's Permit		☐ E Local Cartage Permit ☐ ET Third-Party Local Cartage Permit ☐ P Package Store Permit ☐ Q Wine Only Package Store	
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License ☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit ☐ BP Brewpub License		☐ E Local Cartage Permit ☐ FB Food and Beverage Certificate ☐ LH Late Hours Certificate ☐ MB Mixed Beverage ☐ WP Waterpark Permit	
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License ☐ BC Branch Distributor's License ☐ BN Nonresident Brewer's License ☐ BW Brewer's License ☐ JD Bonded Warehouse (Dry Area)		☐ D Distillers and Rectifiers Permit - allows on-premise consumption ☐ DS Out-of-State Winery Direct Shipper's Permit ☐ G Winery - allows on-premise consumption ☐ J Bonded Warehouse ☐ S Nonresident Seller's Permit ☐ SD Brewer's Self-Distribution License ☐ W Wholesaler's Permit ☐ X General Class B Wholesaler Permit	
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar ☐ Civic Center ☐ Convenience Store ☐ Delivery Company	☐ Grocery/Market ☐ Hotel ☐ Motel ☐ Movie Theater	☐ Package Store ☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73) ☐ Racetrack ☒ Restaurant	☐ Sexually Oriented ☐ Sporting Arena

Trade Name: Pizza Hut #39475

Location Address: 623 W. Business 83

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**

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: Pizza Hut #39475

Location Address: 623 W. Business 83

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

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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: Pizza Hut #39475

Location Address: 623 W. Business 83

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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SIGN

HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

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

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*Mark box on right for BE and/or BE/FB	
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*Mark box on right for any of the following license or permit types	
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☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999	

SIGN

HERE _____, _____ County
County Clerk

SEAL

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SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: Pizza Hut #39475

Location Address: 623 W. Business 83

City: Weslaco

County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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

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SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for Winery (G) Applicants

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OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

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: Pizza Hut #39475

Location Address: 623 W. Business 83

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 16th day of February, 2022, 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 32080684502 Outlet Number 00170

Print Name of Comptroller Employee Mary C. Gill

Print Title of Comptroller Employee Enforcement Officer

SIGN HERE Mary C. Gill FIELD OFFICE 2431

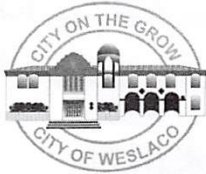
SEAL





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Ayvaz Pizza.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1302 N Texas Blvd., also being Block 1, Lot 3, Wal-Mart 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. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on April 18, 2022. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on April 22, 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

USE-000222-2022

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 3 Block 1

Subdivision Name Wal-Mart

Street Address 1302 North Texas, Weslaco, TX 78596

Existing Zoning _____ Existing Land Use Restaurant

Purpose for the Conditional Use Permit Request Restaurant

Restaurant

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 Shoukat Dhanani Phone 210-408-2400

Address 17890 Blanco Rd, Ste 401 Fax: 210-417-4136

City San Antonio State TX Zip Code 78232 E-Mail: contact@ayvazpizza.com

OWNER

Name AYVAZ Pizza, LLC Phone 210-408-2400

Address 17890 Blanco Rd, Ste 401 Fax: 210-417-4136

City San Antonio State TX Zip Code 78232 E-Mail: contact@ayvazpizza.com

INV-00006838

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 4/7/2022
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

PLANNING DEPARTMENT

April 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 4, 2022, at 5:30pm and the City Commission will also hold a public hearing on May 17, 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 May 4, 2022. A staff member will contact you with instructions via phone call to address your public comment.

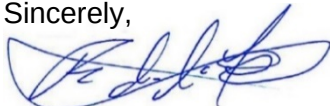
CONDITIONAL USE PERMIT REQUEST:

Ayvaz pizza is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit at 1302 N Texas Blvd., also being Lot 3, block 1, Wal-Mart Subdivision Weslaco, Hidalgo County, Texas

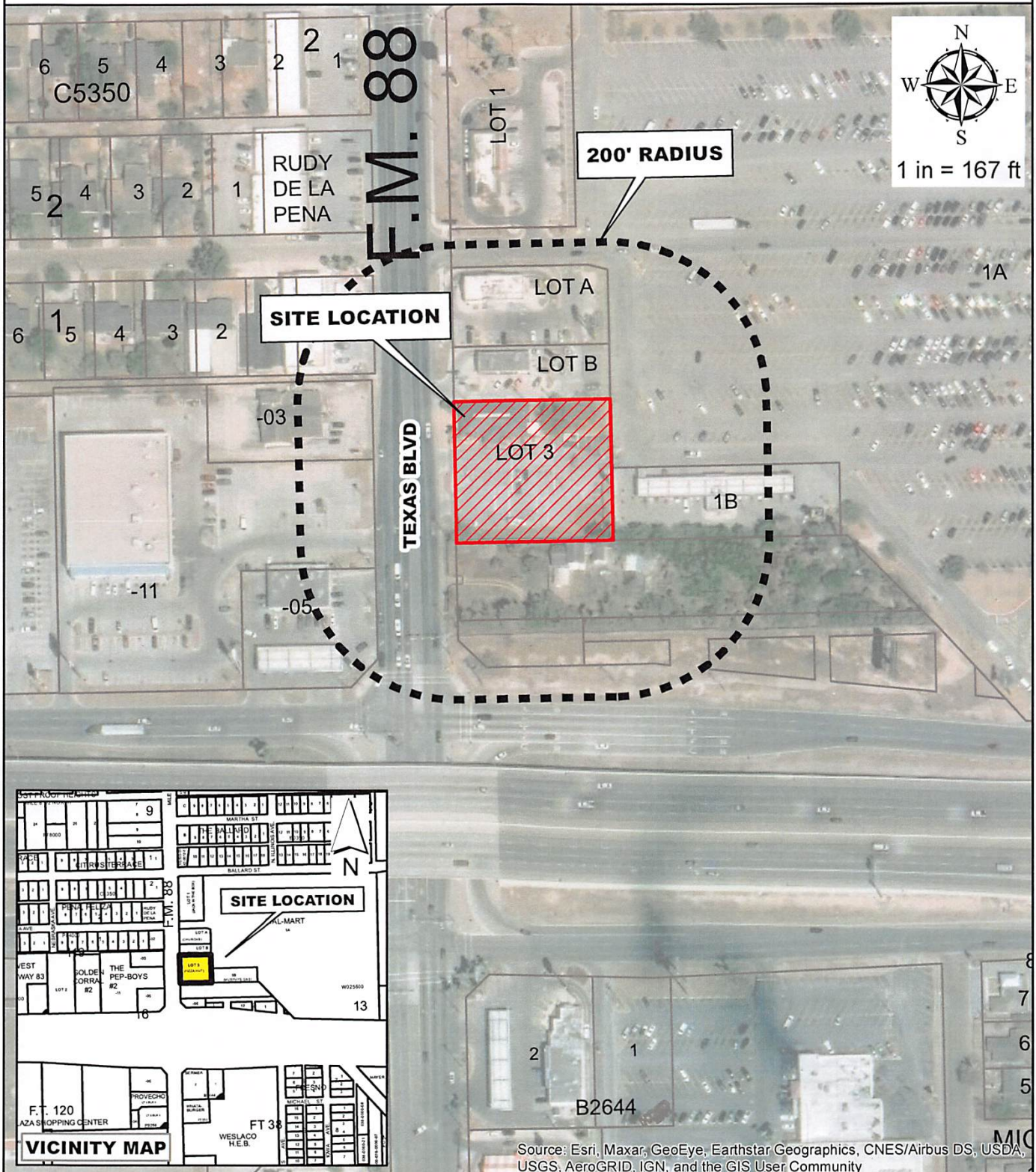
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,



Rebekah de la Fuente, CFM
Planning Director



Purpose for the conditional use
Existing zoning: B-2
Existing land use: Secondary & Highway
CUP request: Alcohol Consumption

1302 N Texas

City of Weslaco Code Enforcement Dept.

APR 21, 2022

ACME PARTNERSHIP LP 3701 BEE CAVES RD STE 101 AUSTIN TX 78746	F7350-00-002-0001-00 FRESNO LOTS 1 & PT-2 & 12 BLK 2 0 TEXAS BLVD/FRNTG N EXPWY	L: 13770 B: 0
ACME PARTNERSHIP LP 3701 BEE CAVES RD STE 101 AUSTIN TX 78746	F7350-00-003-0001-00 FRESNO N30' LOT 1 BLK 3 0 TEXAS BLVD/FRNTS N EXPWY	L: 3300 B: 0
PEP BOYS 3111 W ALLEGHENY AVE DEPT C PHILADELPHIA PA 19132	T3640-02-000-0000-05 THE PEP BOYS NO.2 ALL EXC S380'-W25' 1501 N TEXAS BLVD	L: 1564531 B: 999710
FRIS CHKN LLC C/O CAJUN OPERATING COMPANY 980 HAMMOND DR STE 1100 ATLANTA GA 30328	W0256-00-000-000A-00 WAL-MART LOT A 1310 N TEXAS	L: 202190 B: 200211
MY BLESSINGS LTD 3921 SARATOGA BLVD STE 103 CORPUS CHRISTI TX 78415	W0256-00-000-000B-00 WAL-MART LOT B 1306 N TEXAS BLVD	L: 140000 B: 104135
PIZZA HUT OF SOUTH VALLEY INC PO BOX 96 CUNNINGHAM TX 75434	W0256-00-001-0003-00 WAL-MART BLK 1 LOT 3 - AMENDED 1302 N TEXAS BLVD	L: 360000 B: 327182
NODROG O T 1500 N TEXAS BLVD WESLACO TX 78599	W3800-00-037-0000-02 WEST TRACT BLK FT 37 S1.80 AC 1500 N TEXAS BLVD	L: 784080 B: 36049
MOFFITT JIM & MARY KAY FAMILY 1128 PECAN BLVD MCALLEN TX 78501	W3800-00-038-0000-06 WEST TRACT FT 38 NW0.28AC 0 TEXAS BLVD/ FRNTG N EXPW	L: 14636 B: 0
AAC MANAGEMENT CO LLC 700 LA VACA ST STE 1401 AUSTIN TX 78701	W3800-00-119-0000-02 WEST TRACT E150'-S135'-N660' FT 119 AC NET 1503 N TEXAS BLVD	L: 126320 B: 195879
PAYNE ED & PAYNE ESTATES LLC ATTN: JERRY GARZA 2401 E BUSINESS 83 WESLACO TX 78596	W3800-00-119-0000-03 WEST TRACT E264'-S100'-N760'-FT 119 AC NET 1505 N TEXAS BLVD	L: 211300 B: 37932
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72712	W0256-00-000-001A-00 WAL-MART - SWL LOT 1A 1306 N TEXAS	L: 7135936 B: 11922698
MURPHY OIL USA INC PO BOX 7300 EL DORADO AR 71731	W0256-00-000-001B-00 WAL-MART - SWL LOT 1B 1310 N TEXAS BLVD	L: 269519 B: 190123

City of Weslaco Code Enforcement Dept.

APR 21, 2022

LIU WILLIAM & CHIALING TRUSTEES	W3800-00-119-0000-05	L: 440658
WILLIAM & CHIALING FAMILY TRUST	WEST TRACT E225'-N151.31'-S421.31' FT	B: 181329
10031 WILBUR AVE	R 0.56AC NET	
NORTHRIDGE CA 91324	119 W EXPRWY 83	



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

GERALD FRANKLIN AGENCY
ANGELA GURKA
agurka@geraldfranklinagency.com
713-868-0068

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.) Pizza Hut #39497			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Ayvaz Pizza, LLC			
3. Type of Owner ☐ Corporation ☐ Limited Partnership ☒ Limited Liability Company ☐ Limited Liability Partnership ☐ Partnership ☐ Other: _____			
4. Location Address 1302 N. Texas Boulevard			
City Weslaco	County Hidalgo	State TX	Zip Code 78599
5. Mailing Address 4415 Highway 6			
City Sugar Land	County Fort Bend	State TX	Zip Code 77478
6. Business Telephone Number Pending	Alternate Telephone Number 281-201-2782	E-mail Address rameez@gulshaninc.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: Pizza Hut #39497

Location Address: 1302 N. Texas Boulevard

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: Pizza Hut #39497

Location Address: 1302 N. Texas Boulevard

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

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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: Pizza Hut #39497

Location Address: 1302 N. Texas Boulevard

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	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

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SIGN

HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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*Mark box on right for BE and/or BE/FB	
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OR	
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*Mark box on right for any of the following license or permit types	
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Election for given location was held for:	
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OR	
☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999	

SIGN

HERE _____, _____ County
County Clerk

SEAL

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OR	
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☐	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: Pizza Hut #39497

Location Address: 1302 N. Texas Boulevard

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

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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
County Clerk

S E A L

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: Pizza Hut #39497

Location Address: 1302 N. Texas Boulevard

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	
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	

ATTACH PRINTED
COPY OF THE
NOTICE HERE

[Click here to see example of newspaper publication](#)

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 25th day of February, 20 22, 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 32080684502

Outlet Number 00191

Print Name of Comptroller Employee Colette Thomas

Print Title of Comptroller Employee E.O.

SIGN HERE C. Thomas

FIELD OFFICE 2131 Houston NW

SEAL





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

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Ronnie Cruz	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Mid Valley Estates– being a 40.00-acre tract of Farm Tract 715, The West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 6 North and Mile 6 ½ West. Possible Action.	
Discussion/Overview: The proposed one hundred fifty-eight (158) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “B”.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Preliminary Plat	
Additional Action Prompted: [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

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: Mid Valley Estates

Location: Southwest corner of Mile 6 North (18th St.) and mile 6 1/2 West (Milano)

Legal Description: Farm tract 715, out of the west tract subdivision Hidalgo County, Texas as per map recorded in vol. 2, pages 34-37 of the 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: _____

Existing Land Use: Farm Land Proposed Land Use: Multi-Family and Residential

Number of Lots Proposed: 158 Gross Acreage: 40.00

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Affordable Homes of South Texas, Inc. (AHSTI) Telephone: 956-687-6263

Address: 1420 Erie Ave.

Fax: _____

City: McAllen State: Tx Zip: 78504 E-mail: rcalvillo@ahsti.org

ENGINEER INFORMATION

Name: Ronnie Cruz, P.E., CFM Telephone: 956-682-5022

Address: 605 E. Violet Ave., Ste. 1

Fax: _____

City: McAllen State: Tx Zip: 78504 E-mail: ronnie@cruzhogan.net

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
- ☐ 11 Number of fire hydrants proposed for subdivision
- ☒ Trip Generation Worksheet

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

255 S. KANSAS AVE ■ WESLACO, TEXAS 78598-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

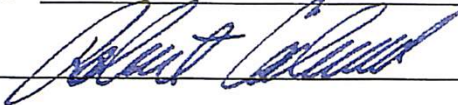
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Robert Calvillo

Owner Signature:  Date: 4/20/22

_____ 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: _____



CRUZ - HOGAN

ENGINEERS | PLANNERS

DRAINAGE REPORT
FOR
MID VALLEY ESTATES SUBDIVISION
WESLACO, TEXAS

PREPARED BY:

CRUZ-HOGAN CONSULTANTS, INC.
605 E. VIOLET, SUITE 1
MCALLEN, TEXAS 78504
TBPE FIRM REGISTRATION No. F-4880



TABLE OF CONTENTS

COVER SHEET	1
INDEX	2
PROJECT LOCATION	3
FLOOD PLAIN	3
SOIL CONDITIONS	3
EXISTING CONDITIONS	3
PROPOSED CONDITIONS	3
LOCATION MAP	4
HYDRAULIC CALCULATIONS	5
"C" VALUES FOR RATIONAL METHOD	6
WEIGHTED C CALCULATION	7
TIME OF CONCENTRATION DETERMINATION TABLES	8-13
LAND COVER/FLOW REGIME (K VALUES)	14
RAINFALL INTENSITY FOR HIDALGO COUNTY	15
FLOOD PLAIN ATTACHMENTS	16-17
SOIL CONDITION ATTACHMENTS	18-41
USGS MAP	42
ULTIMATE OUTFALL	43
DRAINAGE DETENTION QUANTITIES	44
DRAINAGE SYSTEM LAYOUT	45
DRAINAGE AREA MAP	46
PLAT	47

**DRAINAGE STATEMENT
FOR
MID VALLEY ESTATES
CITY OF WESLACO**

PROJECT LOCATION

The proposed Mid Valley Estates is 40.00 acre subdivision located adjacent to the City of Weslaco city limit line. Legal description is Farm Tract 715, West Tract Subdivision, Hidalgo County, Texas as per Map Recorded in Volume 2, Pages 34-37, Hidalgo County Map Records. It is physically located at the Southwest corner of Mile 6 North (18th Street) and Mile 6 ½ West Road (S. Milano Road). Weslaco, Texas.

FLOOD PLAIN

This tract of land is located within Zone "B" (Medium shading) according to FIRM Flood Insurance Rate Map Community Panel 480334 00525 B, dated January 2, 1981. Zone "B" are areas between limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than (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)

SOIL CONDITIONS

According to the soil survey report for Hidalgo County by the U.S.D.A. Soil Conservation Service, there is (28) Hidalgo Sandy Clay Loam with a Hydrological Soil Group B, (52) Raymondville Clay Loam with a Hydrological Soil Group C, and (39) Mercedes Clay with a Hydrological Soil Group D. Soil (28) is made up of Sandy Clay Loam (SC) and Clay Loam (CL). It's moderately well drained, surface runoff slow, and permeability is moderate. Plasticity Index has a range of 11-22. Natural slopes are of 0 to 3 percent. Soil (52) is made of Clay Loam (CL) and Clay (CH). It has slow infiltration rate and have moderate rate of water transmission. Plasticity index has a range of 18-30. Soil (39) is made up of clay (CH) and has a very slow infiltration rate. These soils have a very slow rate of water transmission. Plasticity index has a range of 32-49.

EXISTING CONDITIONS

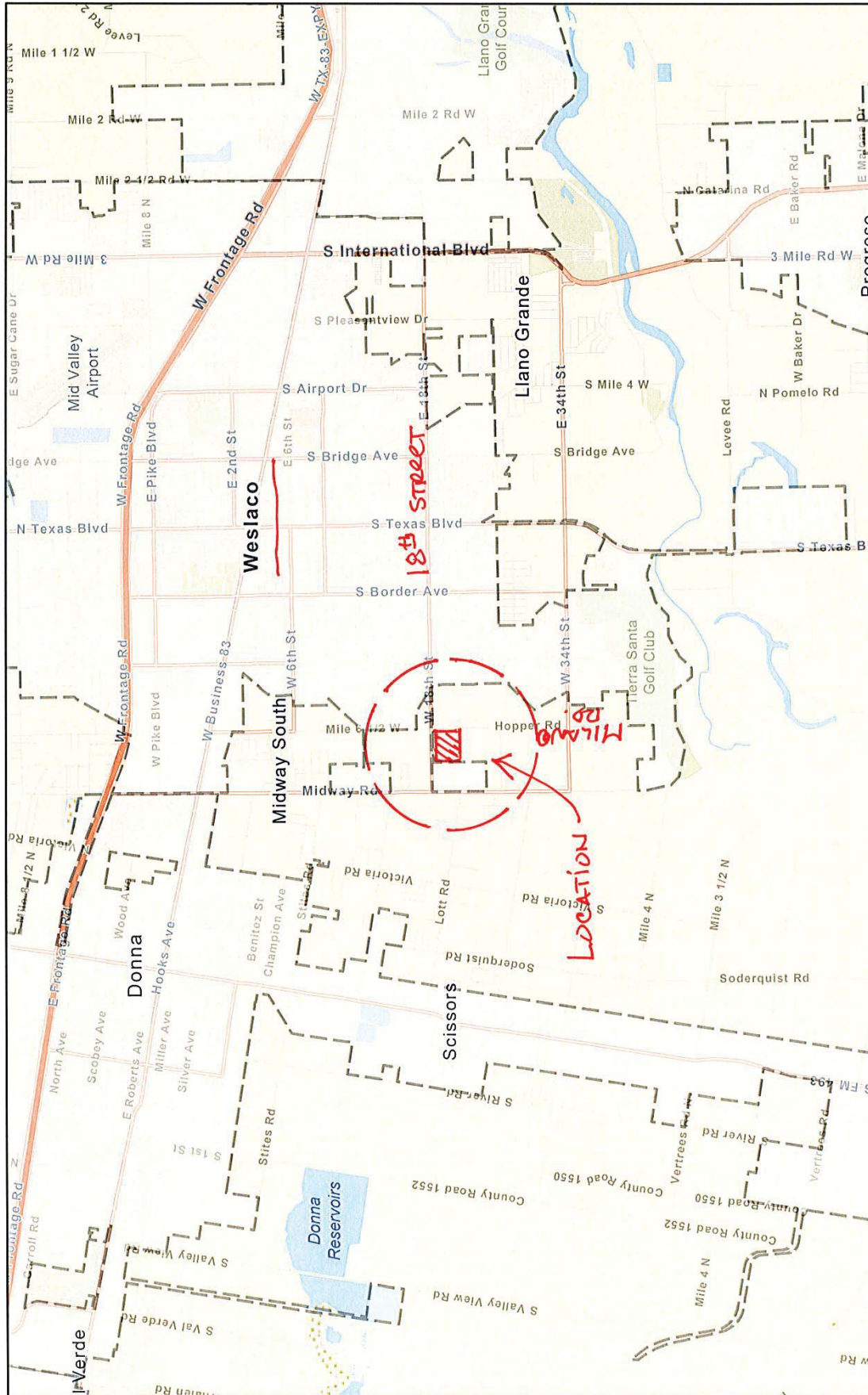
Existing on the proposed site is open farm land. The site has a slope from east to west. The drop is approximately 3 feet. The existing runoff for the proposed subdivision is $Q = 13.70 \text{ ft}^3/\text{sec}$ based on a 10 year storm and a C value of .20.

PROPOSED CONDITIONS

The Subdivision will be constructed in 2 types of zoning. Proposed are 114 residential lots (R-1) and 44 multi-family lots (R-2). After development, the runoff will increase to $Q = 54.31 \text{ ft}^3/\text{sec}$. As calculations show, the detention required will be $164,632 \text{ ft}^3$ or 3.78 Ac-Ft. These calculations were based on a 50-year storm event. Detention will be provided by expanding an existing drainage ditch along the west property line owned by Hidalgo/Cameron County Irrigation District No. 9. The district and the City of Weslaco have provided us with a cross section of their requirements. The subdivision will have two drainage outfalls into the existing ditch. A drainage system consisting of 18", 24", and 36" lines with 8-Type "A" inlets will drain the multi-family lots which consists of 17.27 acres. The second drainage system will drain 22.73 acres of the residential lots which consists of 18", 24", 30" and 42" RCP lines with 16-Type "A" inlets. Both systems will discharge into the existing ditch. The ditch flows south for approximately 9,500 feet into the floodway.



ArcGIS Web Map



Mid-Valley Estates Subdivision Weslaco, Texas

Date: 10-Jan-22

EXISTING DATA

Total Area	40.000 ac
Intercept Coefficient - "k"	0.213 Table 3-2 *
"K _u "	3.28
Overland Flow Length - "L"	1320.00 ft
Overland Slope - "S _p "	0.0500 ft/ft
Velocity - "V"	0.15 ft/s
Existing Time of Concentration - "T"	147 min.
Existing Runoff Coefficient - "C"	0.20
Intensity of Rainfall - "I"	1.71 in/hr (10 year event)
Existing - "Q _{10yr} "	13.70 ft ³ /s

PROPOSED IMPROVEMENTS

Proposed Runoff Coefficient - "C"	0.31 Table 3-4 *	
Velocity - "V"	0.40 ft/s	
Proposed Time of Concentration - "T"	55 min.	
Proposed Intensity - "I"	4.38 in/hr (50 year event)	t= D/V(60)
Proposed - "Q _{50yr} "	54.31 ft ³ /s	t= 55 min.

IDF Coefficients For 50yr Storm

e=0.749
b=99.0
d=9.2

Time		I _{50yr}	Q _{50yr} in	V in	Q _{10yr} out	V out	Req'd V	Req'd V
min	hr	in/hr	ft ³ /s	ft ³	ft ³ /s	ft ³	ft ³	ac-ft
55.00	0.92	4.38	54.35	179361	13.70	45202	134158	3.08
75.00	1.25	3.58	44.36	199623	13.70	53421	146202	3.36
95.00	1.58	3.05	37.82	215550	13.70	61640	153911	3.53
115.00	1.92	2.67	33.16	228775	13.70	69858	158917	3.65
135.00	2.25	2.39	29.65	240147	13.70	78077	162070	3.72
155.00	2.58	2.17	26.90	250164	13.70	86295	163869	3.76
175.00	2.92	1.99	24.68	259146	13.70	94514	164632	3.78
195.00	3.25	1.84	22.85	267307	13.70	102733	164575	3.78
215.00	3.58	1.72	21.30	274802	13.70	110951	163851	3.76
235.00	3.92	1.61	19.98	281744	13.70	119170	162574	3.73
255.00	4.25	1.52	18.84	288218	13.70	127388	160829	3.69
275.00	4.58	1.44	17.84	294291	13.70	135607	158684	3.64
295.00	4.92	1.37	16.95	300016	13.70	143826	156190	3.59
315.00	5.25	1.30	16.16	305436	13.70	152044	153391	3.52

PEAK



Type of Drainage Area	Runoff Coefficient, C
Business:	
Downtown Areas	0.70 - 0.95
Neighborhood Areas	0.50 - 0.70
Residential:	
Single Family Areas	0.30 - 0.50
Multi-Units, Detached	0.40 - 0.60
Multi-Units Attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment Dwelling Areas	0.50 - 0.70
Industrial:	
Light Areas	0.50 - 0.80
Heavy Areas	0.60 - 0.90
Parks, Cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad Yard Areas	0.20 - 0.40
Unimproved Areas	0.10 - 0.30
Lawns:	
Sandy Soil, flat, 2%	0.05 - 0.10
Sandy Soil, average, 2 - 7%	0.10 - 0.15
Sandy Soil, steep, 7%	0.15 - 0.20
Heavy Soil, flat, 2%	0.13 - 0.17
Heavy Soil, average, 2 - 7%	0.18 - 0.22
Heavy Soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and Walks:	0.75 - 0.85
Roofs:	0.75 - 0.95

Table 3-3: Runoff Coefficients

Weighted C Calculation				
Land Use:	"C" Value	Square Footage	Acreage	Partial "C"
Roofs	0.75	241400	5.542	4.156
Drives and Walks	0.75	90475	2.077	1.558
Streets Asphaltic	0.8	221600	5.087	4.070
Lawns Sandy Soil, Average 2-7%	0.1	1188926.64	27.294	2.729
Total		1742401.64	40.000	12.513
			Weighted "C"=	0.31

Table 3-4: Calculated Weighted "C" Runoff Coefficient

TABLE I TIME OF CONCENTRATION DETERMINATION MID-VALLEY ESTATES SUBDIVISION											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN.)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT.)	VELOCITY (FPS)	TIME (MIN.)	TOTAL TIME (MIN.)
Existing	Overland	0.2	1320		147						147
DRAINAGE SYSTEM 1											
D1	Overland & Gutter	0.31	425		47.2			0	0.4	0	47.2
D1 - D3	Pipe Flow	0.31						68	3	0.38	47.6
D2	Overland & Gutter	0.31	280		31.1			0	0.4	0	31.1
D2 - D3	Pipe Flow	0.31						35	3	0.19	31.3
D3	Overland & Gutter	0.31	410		45.6			0	0.4	0	45.6
D3 - D4	Pipe Flow	0.31						382	3	2.12	47.7
D4	Overland & Gutter	0.31	460		51.1			0	0.4	0	51.1
D4 - D5	Pipe Flow	0.31						68	3	0.38	51.5
D5	Overland & Gutter	0.31	460		51.1			0	0.4	0	51.1
D5 - D8	Pipe Flow	0.31						382	3	2.12	53.2
D6	Overland & Gutter	0.31	290		32.2			0	0.4	0	32.2
D6 - D5	Pipe Flow	0.31						35	3	0.19	32.4
D7	Overland & Gutter	0.31	510		56.7			0	0.4	0	56.7
D7 - D8	Pipe Flow	0.31						35	3	0.19	56.9
D8	Overland & Gutter	0.31	410		45.6			0	0.4	0	45.6
D8 - OUTFALL #1	Pipe Flow	0.31						302	3	1.68	47.2
DRAINAGE SYSTEM 2											
D9	Overland & Gutter	0.31	241		26.8			0	0.4	0	26.8
D9 - D10	Pipe Flow	0.31						35	3	0.19	27.0
D10	Overland & Gutter	0.31	320		35.6			0	0.4	0	35.6
D10 - D12	Pipe Flow	0.31						436	3	2.42	38.0
D11	Overland & Gutter	0.31	270		30.0			0	0.4	0	30.0
D11 - D12	Pipe Flow	0.31						35	3	0.19	30.2

TABLE I TIME OF CONCENTRATION DETERMINATION MID-VALLEY ESTATES SUBDIVISION											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN.)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT.)	VELOCITY (FPS)	TIME (MIN.)	TOTAL TIME (MIN.)
D12	Overland & Gutter	0.31	270		30.0				0.4	0	30.0
D12 - D14	Pipe Flow	0.31						466	3	2.59	32.6
D13	Overland & Gutter	0.31	230		25.6				0.4	0	25.6
D13 - D14	Pipe Flow	0.31						38	3	0.21	25.8
D14	Overland & Gutter	0.31	265		29.4				0.4	0	29.4
D14 - D15	Pipe Flow	0.31						60	3	0.33	29.8
D15	Overland & Gutter	0.31	255		28.3				0.4	0	28.3
D15 - D24	Pipe Flow	0.31						230	3	1.28	29.6
D16	Overland & Gutter	0.31	360		40.0				0.4	0	40.0
D16 - D17	Pipe Flow	0.31						35	3	0.19	40.2
D17	Overland & Gutter	0.31	360		40.0				0.4	0	40.0
D17 - D24	Pipe Flow	0.31						519	3	2.88	42.9
D18	Overland & Gutter	0.31	235		26.1				0.4	0	26.1
D18 - D19	Pipe Flow	0.31						35	3	0.19	26.3
D19	Overland & Gutter	0.31	320		35.6				0.4	0	35.6
D19 - D21	Pipe Flow	0.31						436	3	2.42	38.0
D20	Overland & Gutter	0.31	270		30.0				0.4	0	30.0
D20 - D21	Pipe Flow	0.31						35	3	0.19	30.2
D21	Overland & Gutter	0.31	270		30.0				0.4	0	30.0
D21 - D23	Pipe Flow	0.31						466	3	2.59	32.6
D22	Overland & Gutter	0.31	225		25.0				0.4	0	25.0
D22 - D23	Pipe Flow	0.31						38	3	0.21	25.2
D23	Overland & Gutter	0.31	265		29.4				0.4	0	29.4
D23 - D24	Pipe Flow	0.31						234	3	1.30	30.7
D24	Overland & Gutter	0.31	255		28.3				0.4	0	28.3
D24 - OUTFALL #2	Pipe Flow	0.31						200	3	1.11	29.4

TABLE 1A FLOWRATE DETERMINATION MID-VALLEY ESTATES SUBDIVISION									
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (ACRES)	C	TIME (SEE TABLE I) (MIN.)	RETURN FREQUENCY (YEARS)	INTENSITY (IN./HR.)	FLOWRATE (C.F.S.)	DESIGN PIPE SIZE (IN.)	MIN. SLOPE (FT./FT.)	
Existing	40	0.2	147.0	10	1.71	13.7			
DRAINAGE SYSTEM 1									
D1	1.91	0.31	55.0	50	4.38	2.60			
D1 - D3	1.91	0.31	55.0	50	4.38	2.60	18.00	0.00061	
D2	1.74	0.31	55.0	50	4.38	2.36			
D2 - D3	1.74	0.31	55.0	50	4.38	2.36	18.00	0.00050	
D3	1.59	0.31	55.0	50	4.38	2.16			
D3 - D4	5.24	0.31	55.0	50	4.38	7.12	24.00	0.00099	
D4	2.6	0.31	55.0	50	4.38	3.53			
D4 - D5	7.84	0.31	55.0	50	4.38	10.65	30.00	0.00067	
D5	2.65	0.31	55.0	50	4.38	3.60			
D5 - D8	12.31	0.31	55.0	50	4.38	16.73	30.00	0.00165	
D6	1.82	0.31	55.0	50	4.38	2.47			
D6 - D5	1.82	0.31	55.0	50	4.38	2.47	18.00	0.00055	
D7	3.44	0.31	55.0	50	4.38	4.67			
D7 - D8	3.44	0.31	55.0	50	4.38	4.67	18.00	0.00197	
D8	1.54	0.31	55.0	50	4.38	2.09			
D8 - OUTFALL#1	17.29	0.31	55.0	50	4.38	23.49	36.00	0.00123	
DRAINAGE SYSTEM 2									
D9	1.13	0.31	55.0	50	4.38	1.54			
D9 - D10	1.13	0.31	55.0	50	4.38	1.54	18.00	0.00021	
D10	1.99	0.31	55.0	50	4.38	2.70			
D10 - D12	3.12	0.31	55.0	50	4.38	4.24	18.00	0.00162	
D11	1.43	0.31	55.0	50	4.38	1.94			
D11 - D12	1.43	0.31	55.0	50	4.38	1.94	18.00	0.00034	
D12	1.43	0.31	55.0	50	4.38	1.94			
D12 - D14	5.98	0.31	55.0	50	4.38	8.13	24.00	0.00128	

TABLE 1A FLOWRATE DETERMINATION MID-VALLEY ESTATES SUBDIVISION									
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (ACRES)	C	TIME (SEE TABLE I) (MIN.)	RETURN FREQUENCY (YEARS)	INTENSITY (IN./HR.)	FLOWRATE (C.F.S.)	DESIGN PIPE SIZE (IN.)	MIN. SLOPE (FT./FT.)	
D13	0.9	0.31	55.0	50	4.38	1.22			
D13 - D14	0.9	0.31	55.0	50	4.38	1.22	18.00	0.00013	
D14	1.14	0.31	55.0	50	4.38	1.55			
D14 - D15	8.02	0.31	55.0	50	4.38	10.90	30.00	0.00070	
D15	1.32	0.31	55.0	50	4.38	1.79			
D15 - D24	9.34	0.31	55.0	50	4.38	12.69	30.00	0.00095	
D16	2.01	0.31	55.0	50	4.38	2.73			
D16 - D17	2.01	0.31	55.0	50	4.38	2.73	18.00	0.00067	
D17	2.01	0.31	55.0	50	4.38	2.73			
D17 - D24	4.02	0.31	55.0	50	4.38	5.46	18.00	0.00269	
D18	1.11	0.31	55.0	50	4.38	1.51			
D18 - D19	1.11	0.31	55.0	50	4.38	1.51	18.00	0.00021	
D19	1.99	0.31	55.0	50	4.38	2.70			
D19 - D21	3.1	0.31	55.0	50	4.38	4.21	18.00	0.00160	
D20	1.43	0.31	55.0	50	4.38	1.94			
D20 - D21	1.43	0.31	55.0	50	4.38	1.94	18.00	0.00034	
D21	1.44	0.31	55.0	50	4.38	1.96			
D21 - D23	5.97	0.31	55.0	50	4.38	8.11	24.00	0.00128	
D22	0.9	0.31	55.0	50	4.38	1.22			
D22 - D23	0.90	0.31	55.0	50	4.38	1.22	18.00	0.00013	
D23	1.15	0.31	55.0	50	4.38	1.56			
D23 - D24	8.02	0.31	55.0	50	4.38	10.90	30.00	0.00070	
D24	1.33	0.31	55.0	50	4.38	1.81			
D24 - OUTFALL #2	22.71	0.31	55.0	50	4.38	30.86	42.00	0.00094	

Land Cover / Flow Regime	k
Forrest w/ heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); Alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved Area (shallow concentrated flow); small upland gullies	0.619

Table 3-2: Intercept Coefficients

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

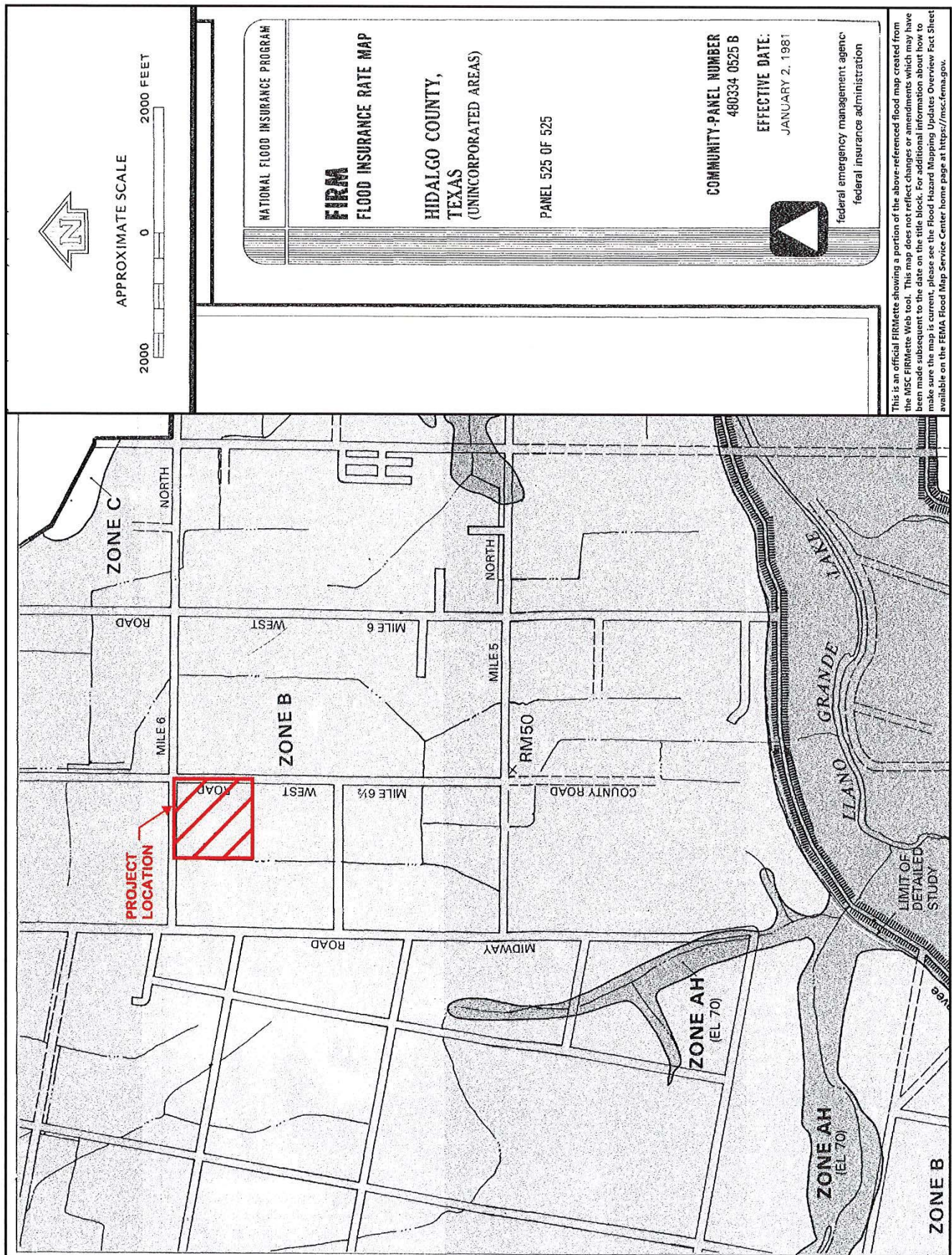
$$\text{formula } I = b / (t_c + d)^e$$

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	0.74
98	99	103
9.2	9.2	9.6



KEY TO MAP		NOTES TO USER
500-Year Flood Boundary	→	Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures. This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas. For adjoining map panels, see separately printed Index To Map Panels.
100-Year Flood Boundary	→	
Zone Designations* With Date of Identification e.g., 12/2/74	→	
100-Year Flood Boundary	→	
500-Year Flood Boundary	→	
Base Flood Elevation Line With Elevation In Feet**	~~~~~	INITIAL IDENTIFICATION: MAY 23, 1978
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 987)	
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.	FLOOD INSURANCE RATE MAP EFFECTIVE: JANUARY 2, 1981 Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established. To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-8872.
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.	

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

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

Soil Map—Hidalgo County, Texas

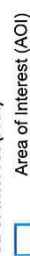


Soil Map—Hidalgo County, Texas

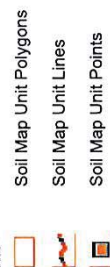
MAP LEGEND

MAP INFORMATION

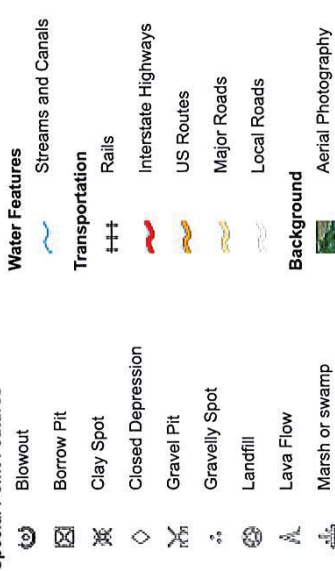
Area of Interest (AOI)



Soils



Special Point Features



Background



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

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

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

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

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

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

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

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

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

Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	10.1	25.2%
39	Mercedes clay, 0 to 1 percent slopes	13.3	33.3%
52	Raymondville clay loam, 0 to 1 percent slopes	16.6	41.5%
Totals for Area of Interest		40.0	100.0%



Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References:

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

Engineering Properties---Hidalgo County, Texas

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



Report—Engineering Properties

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

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

Engineering Properties---Hidalgo County, Texas

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 Inches	3-10 inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85 C		0-15	Clay loam	CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	51-88-85	37-44-50	18-24-30
			15-43	Clay, clay loam	CH, CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	95-98-100	95-98-100	75-85-95	38-47-55	19-27-35
			43-65	Clay, clay loam	CH, CL	A-7-6	0-0-0	0-0-0	100-100-100	85-93-100	80-90-100	75-85-95	40-47-53	20-25-30

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

Soil Features—Hidalgo County, Texas									
Map symbol and soil name	Restrictive Layer			Subsidence		Potential for frost action	Risk of corrosion		
	Kind	Depth to top	Thickness	Hardness	Initial	Total	Uncoated steel	Concrete	
		Low-RV-High	Range		Low-High	Low-High			
		In	In		In	In			
28—Hidalgo sandy clay loam, 0 to 1 percent slopes									
Hidalgo		—	—		0	0	Moderate	Moderate	
39—Mercedes clay, 0 to 1 percent slopes									
Mercedes		—	—		0	—	High	High	
52—Raymondville clay loam, 0 to 1 percent slopes									
Raymondville		—	—		0	—	High	Moderate	

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

Hydrologic Soil Group—Hidalgo County, Texas

Mid Valley Estates

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	9.6	24.4%
39	Mercedes clay, 0 to 1 percent slopes	D	14.1	36.0%
52	Raymondville clay loam, 0 to 1 percent slopes	C	15.6	39.6%
Totals for Area of Interest			39.2	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.

Hydrologic Soil Group---Hidalgo County, Texas

Mid Valley Estates

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Water Features

This table gives estimates of various soil water features. The estimates are used in land use planning that involves engineering considerations.

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 four hydrologic soil groups are:

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.

Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based on slope, climate, and vegetative cover. The concept indicates relative runoff for very specific conditions. It is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal. The classes are negligible, very low, low, medium, high, and very high.

The *months* in the table indicate the portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

Water table refers to a saturated zone in the soil. The water features table indicates, by month, depth to the top (*upper limit*) and base (*lower limit*) of the saturated zone in most years. Estimates of the upper and lower limits are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors or mottles (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table. The kind of water table, apparent or perched, is given if a seasonal high water table exists in the soil. A water table is perched if free water is restricted from moving downward in the soil by a restrictive feature, in most cases a hardpan; there is a dry layer of soil underneath a wet layer. A water table is apparent if free water is present in all horizons from its upper boundary to below 2 meters or to the depth of observation. The water table kind listed is for the first major component in the map unit.

Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. The table indicates *surface water depth* and the *duration* and *frequency* of ponding. Duration is expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days, and *very long* if more than 30 days. Frequency is expressed as none, rare, occasional, and frequent. *None* means that ponding is not probable; *rare* that it is unlikely but possible under unusual weather conditions (the chance of ponding is nearly 0 percent to 5 percent in any year); *occasional* that it occurs, on the average, once or less in 2 years (the chance of ponding is 5 to 50 percent in any year); and *frequent* that it occurs, on the average, more than once in 2 years (the chance of ponding is more than 50 percent in any year).

Flooding is the temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

Duration and *frequency* are estimated. Duration is expressed as *extremely brief* if 0.1 hour to 4 hours, *very brief* if 4 hours to 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days, and *very long* if more than 30 days. Frequency is expressed as none, very rare, rare, occasional, frequent, and very frequent. *None* means that flooding is not probable; *very rare* that it is very unlikely but possible under extremely unusual weather conditions (the chance of flooding is less than 1 percent in any year); *rare* that it is unlikely but possible under unusual weather conditions (the chance of flooding is 1 to 5 percent in any year); *occasional* that it occurs infrequently under normal weather conditions (the chance of flooding is 5 to 50 percent in any year); *frequent* that it is likely to occur often under normal weather conditions (the chance of flooding is more than 50 percent in any year but is less than 50 percent in all months in any year); and *very frequent* that it is likely to occur very often under normal weather conditions (the chance of flooding is more than 50 percent in all months of any year).

The information is based on evidence in the soil profile, namely thin strata of gravel, sand, silt, or clay deposited by floodwater; irregular decrease in organic matter content with increasing depth; and little or no horizon development.

Also considered are local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Water Features---Hidalgo County, Texas

Mid Valley Estates

Report—Water Features

Map unit symbol and soil name	Hydrologic group	Surface runoff	Most likely months	Water table			Ponding			Flooding	
				Upper limit	Lower limit	Kind	Surface depth	Duration	Frequency	Duration	Frequency
28—Hidalgo sandy clay loam, 0 to 1 percent slopes											
Hidalgo	B	Negligible	Jan-Dec	—	—	—	—	—	None	—	None
39—Mercedes clay, 0 to 1 percent slopes											
Mercedes	D	High	Jan-Dec	—	—	—	—	—	None	—	None
52—Raymondville clay loam, 0 to 1 percent slopes											
Raymondville	C	Medium	Jan-Dec	—	—	—	—	—	None	—	None

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

Hydrologic Soil Group and Surface Runoff

This table gives estimates of various soil water features. The estimates are used in land use planning that involves engineering considerations.

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 four hydrologic soil groups are:

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.

Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based on slope, climate, and vegetative cover. The concept indicates relative runoff for very specific conditions. It is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal. The classes are negligible, very low, low, medium, high, and very high.

Report—Hydrologic Soil Group and Surface Runoff

Absence of an entry indicates that the data were not estimated. The dash indicates no documented presence.

Hydrologic Soil Group and Surface Runoff—Hidalgo County, Texas			
Map symbol and soil name	Pct. of map unit	Surface Runoff	Hydrologic Soil Group
28—Hidalgo sandy clay loam, 0 to 1 percent slopes			
Hidalgo	85	Negligible	B

Hydrologic Soil Group and Surface Runoff---Hidalgo County, Texas

Mid Valley Estates

Hydrologic Soil Group and Surface Runoff--Hidalgo County, Texas			
Map symbol and soil name	Pct. of map unit	Surface Runoff	Hydrologic Soil Group
39—Mercedes clay, 0 to 1 percent slopes			
Mercedes	85	High	D
52—Raymondville clay loam, 0 to 1 percent slopes			
Raymondville	85	Medium	C

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

Map Unit Description

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

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

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

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

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

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

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

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

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

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

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

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

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvl

Elevation: 20 to 500 feet

Map Unit Description---Hidalgo County, Texas

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent

Map Unit Description---Hidalgo County, Texas

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

39—Mercedes clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dblk
Elevation: 10 to 150 feet
Mean annual precipitation: 24 to 34 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Mercedes

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 19 inches: clay
H2 - 19 to 57 inches: clay
H3 - 57 to 65 inches: clay

Map Unit Description---Hidalgo County, Texas

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low
to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Gypsum, maximum content: 10 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0
mmhos/cm)
Sodium adsorption ratio, maximum: 12.0
Available water supply, 0 to 60 inches: Moderate (about 7.8
inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: R083DY015TX - Saline Clay
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear

Map Unit Description---Hidalgo County, Texas

Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water
(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

Physical Soil Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Reference:

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

Mid Valley Estates

Physical Soil Properties—Hidalgo County, Texas

Report—Physical Soil Properties

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

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	0-17	45-55-70	5-18-28	20-27-30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5-2.7-5.0	1.0-1.5-2.0	.17	.17	5	5	56
	17-28	25-48-70	10-25-50	23-27-35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2-2.1-5.0	0.3-0.6-1.0	.28	.28			
	28-38	25-35-70	10-35-50	23-30-35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2-2.3-5.9	0.1-0.3-0.5	.32	.32			
	38-80	25-30-70	10-40-50	23-30-35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0-2.2-5.0	0.1-0.2-0.3	.32	.32			
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	0-19	-22-	-28-	40-50-60	1.35-1.45 -1.55	0.01-0.21-0.42	0.12-0.15-0.18	9.0-17.0-25.0	1.0-2.0-3.0	.17	.17	5	4	86
	19-57	-18-	-29-	45-53-60	1.35-1.48 -1.60	0.01-0.21-0.42	0.09-0.12-0.15	9.0-17.0-25.0	0.1-0.6-1.0	.24	.24			
	57-65	-22-	-28-	40-50-60	1.40-1.55 -1.70	0.01-0.21-0.42	0.06-0.13-0.20	9.0-17.0-25.0	0.1-0.6-1.0	.24	.24			

Mid Valley Estates

Physical Soil Properties---Hidalgo County, Texas

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
52— Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0. 18	6.0- 7.5- 8.9	1.0- 2.0- 3.0	.28	.28	5	4	86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.5-0.8- 1.0	.28	.28			
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.1- 0.3- 0.5	.28	.28			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

USGS MAP

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1:18,056

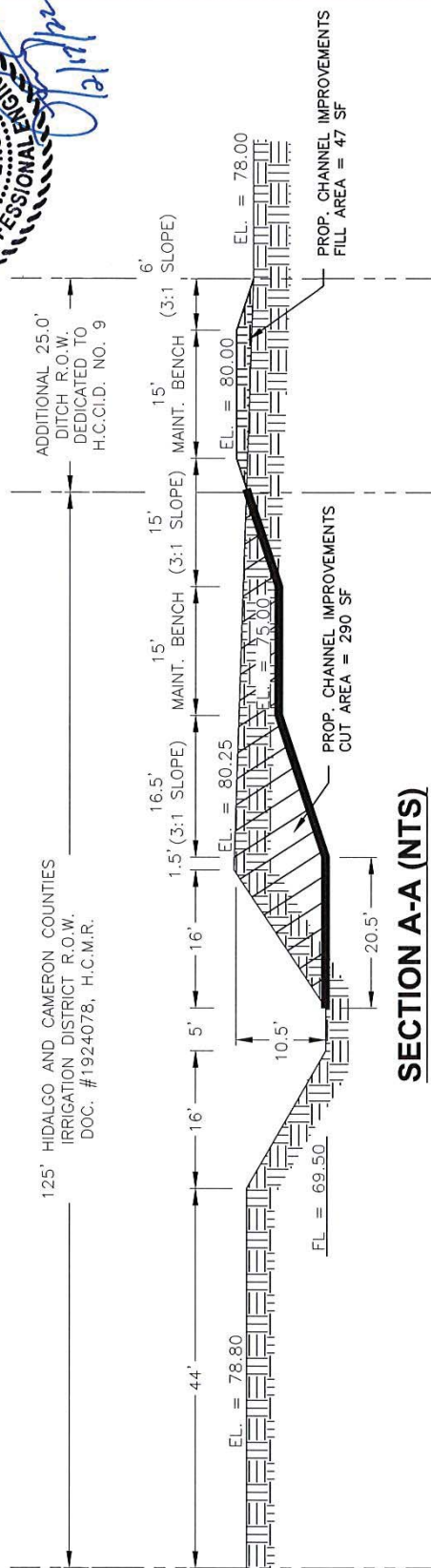
-
- The image shows two horizontal number lines. The top number line is labeled with '0', '0.13', '0.25', and '0.5 mi'. The bottom number line is labeled with '0', '0.2', '0.4', and '0.8 km'. Both lines have tick marks at intervals of 0.0625 miles (0.1 km).

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DRAINAGE DITCH PLAN



SECTION A-A (NTS)

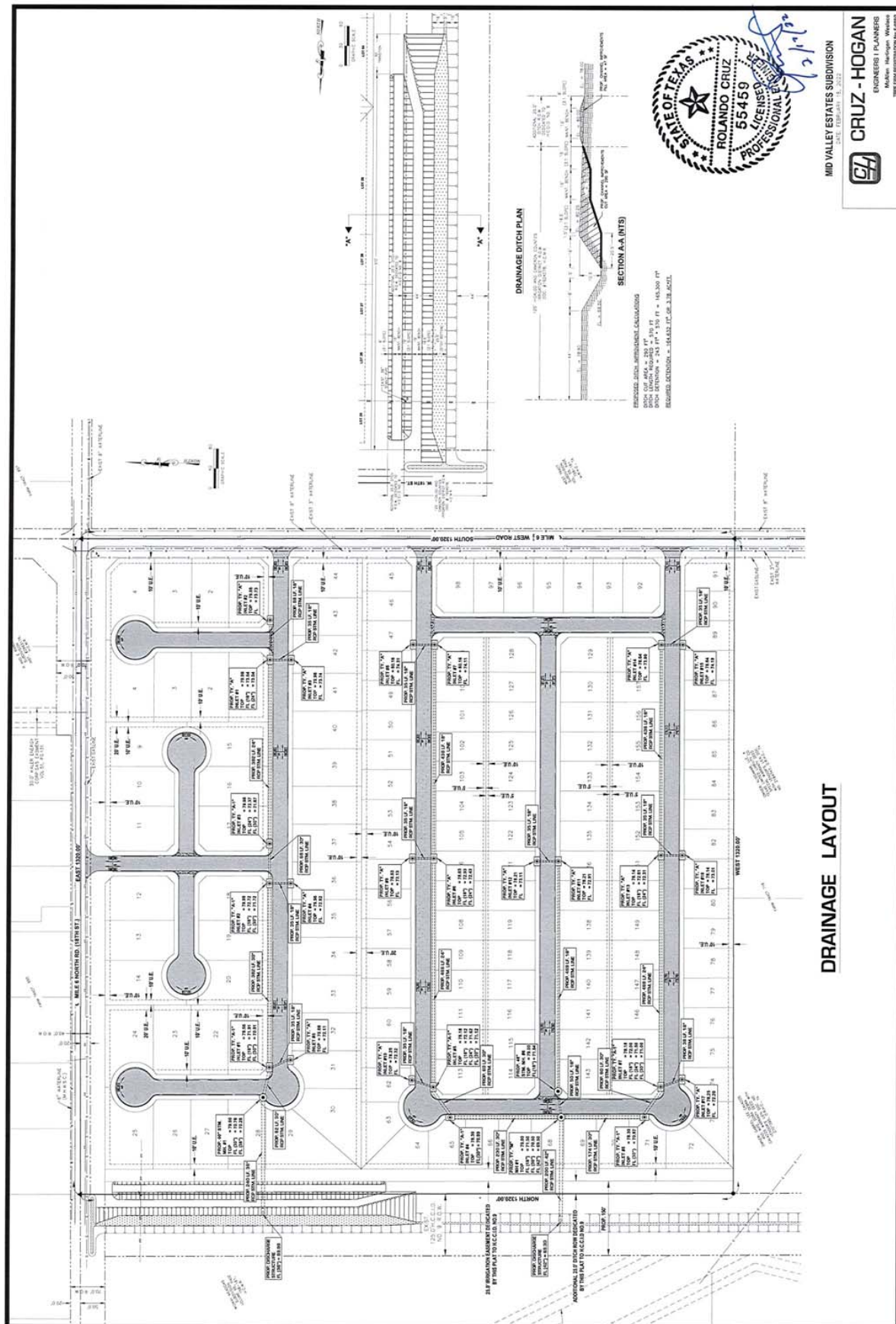
PROPOSED DITCH IMPROVEMENT CALCULATIONS

DITCH CUT AREA = 290 FT²
DITCH LENGTH REQUIRED = 570 FT
DITCH DETENTION = 243 FT² * 570 FT = 165,300 FT³
REQUIRED DETENTION = 164,632 FT³ OR 3.78 AC*FT.

MID-VALLEY ESTATES SUBDIVISION
DATE: FEBRUARY 11, 2022



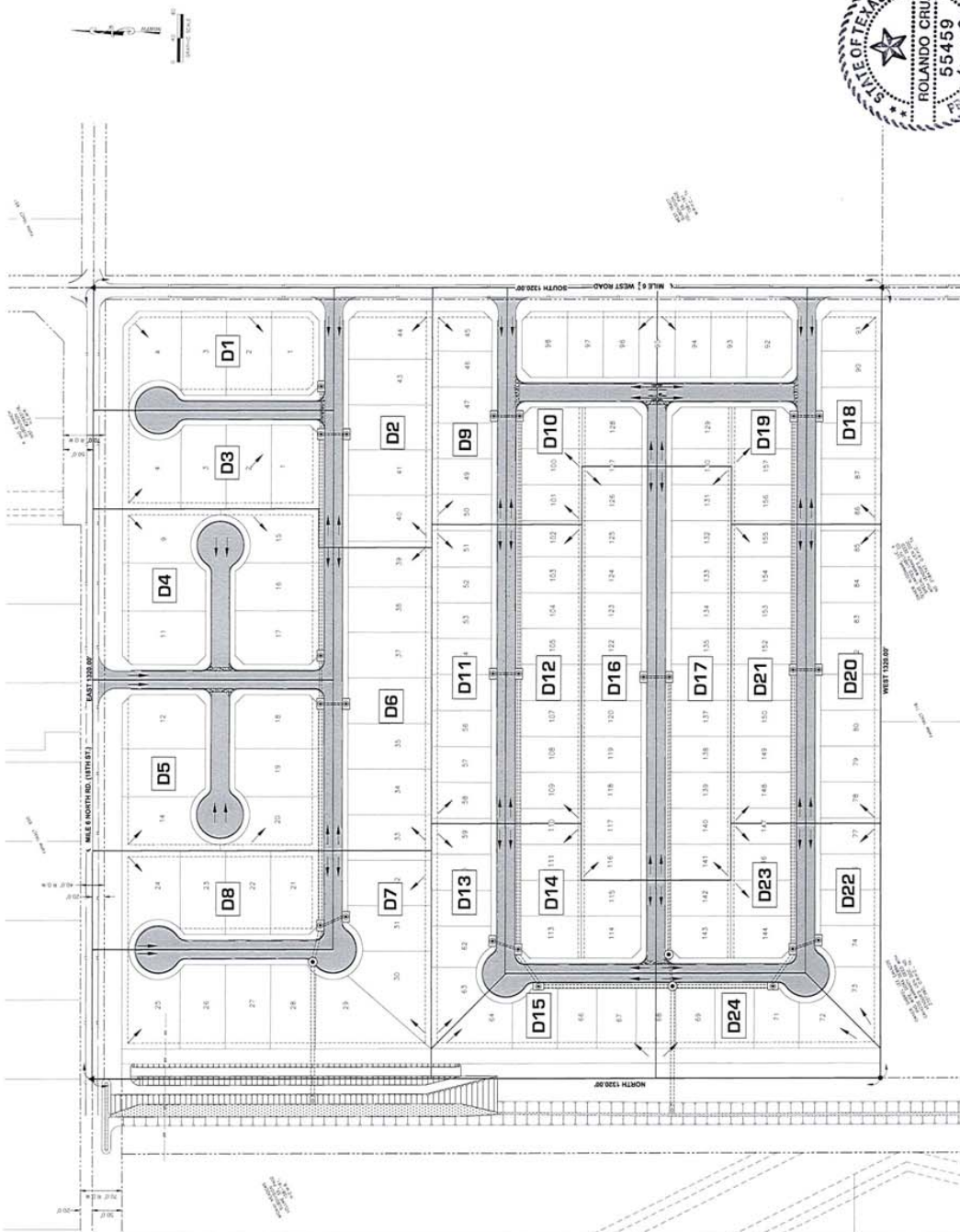
CRUZ - HOGAN
ENGINEERS | PLANNERS
McAllen, Harlingen, Weslaco
TYPE FIRM REGISTRATION NO: F-4060



FLOWRATE CALCULATIONS				
BASED ID	TC	WEIGHTED	50 YR	AREA
			FLOWRATE	
01	55	0.31	4.38	2.60
02	55	0.31	4.38	2.60
03	55	0.31	4.38	2.60
04	55	0.31	4.38	2.60
05	55	0.31	4.38	2.60
06	55	0.31	4.38	2.60
07	55	0.31	4.38	2.60
08	55	0.31	4.38	2.60
09	55	0.31	4.38	2.60
10	55	0.31	4.38	2.60
11	55	0.31	4.38	2.60
12	55	0.31	4.38	2.60
13	55	0.31	4.38	2.60
14	55	0.31	4.38	2.60
15	55	0.31	4.38	2.60
16	55	0.31	4.38	2.60
17	55	0.31	4.38	2.60
18	55	0.31	4.38	2.60
19	55	0.31	4.38	2.60
20	55	0.31	4.38	2.60
21	55	0.31	4.38	2.60
22	55	0.31	4.38	2.60
23	55	0.31	4.38	2.60
24	55	0.31	4.38	2.60
TOTAL				54.31

DRAINAGE SYSTEM 1				
BASED ID	SEGMENT	SYSTEM	PIPE	
		FLOWRATE	SIZE	
01	D101	2.59	18	
02	D102	2.59	18	
03	D103	2.59	18	
04	D104	2.59	18	
05	D105	2.59	18	
06	D106	2.59	18	
07	D107	2.59	18	
08	D108	2.59	18	
09	D109	2.59	18	
10	D110	2.59	18	
11	D111	2.59	18	
12	D112	2.59	18	
13	D113	2.59	18	
14	D114	2.59	18	
15	D115	2.59	18	
16	D116	2.59	18	
17	D117	2.59	18	
18	D118	2.59	18	
19	D119	2.59	18	
20	D120	2.59	18	
21	D121	2.59	18	
22	D122	2.59	18	
23	D123	2.59	18	
24	D124	2.59	18	
DRAINAGE SYSTEM 2				
BASED ID	SEGMENT	SYSTEM	PIPE	
		FLOWRATE	SIZE	
01	D201	1.53	18	
02	D202	1.53	18	
03	D203	1.53	18	
04	D204	1.53	18	
05	D205	1.53	18	
06	D206	1.53	18	
07	D207	1.53	18	
08	D208	1.53	18	
09	D209	1.53	18	
10	D210	1.53	18	
11	D211	1.53	18	
12	D212	1.53	18	
13	D213	1.53	18	
14	D214	1.53	18	
15	D215	1.53	18	
16	D216	1.53	18	
17	D217	1.53	18	
18	D218	1.53	18	
19	D219	1.53	18	
20	D220	1.53	18	
21	D221	1.53	18	
22	D222	1.53	18	
23	D223	1.53	18	
24	D224	1.53	18	
DRAINAGE SYSTEM 3				
BASED ID	SEGMENT	SYSTEM	PIPE	
		FLOWRATE	SIZE	
01	D301	1.53	18	
02	D302	1.53	18	
03	D303	1.53	18	
04	D304	1.53	18	
05	D305	1.53	18	
06	D306	1.53	18	
07	D307	1.53	18	
08	D308	1.53	18	
09	D309	1.53	18	
10	D310	1.53	18	
11	D311	1.53	18	
12	D312	1.53	18	
13	D313	1.53	18	
14	D314	1.53	18	
15	D315	1.53	18	
16	D316	1.53	18	
17	D317	1.53	18	
18	D318	1.53	18	
19	D319	1.53	18	
20	D320	1.53	18	
21	D321	1.53	18	
22	D322	1.53	18	
23	D323	1.53	18	
24	D324	1.53	18	

CALCULATED PIPE FLOWRATE CAPACITY				
PIPE	DIAMETER	VELOCITY	PIPE AREA	FLOWRATE
	(IN)	(FT/S)	(SQ FT)	(MGD)
01	18	2.59	2.07	0.02
02	18	2.59	2.07	0.02
03	18	2.59	2.07	0.02
04	18	2.59	2.07	0.02
05	18	2.59	2.07	0.02
06	18	2.59	2.07	0.02
07	18	2.59	2.07	0.02
08	18	2.59	2.07	0.02
09	18	2.59	2.07	0.02
10	18	2.59	2.07	0.02
11	18	2.59	2.07	0.02
12	18	2.59	2.07	0.02
13	18	2.59	2.07	0.02
14	18	2.59	2.07	0.02
15	18	2.59	2.07	0.02
16	18	2.59	2.07	0.02
17	18	2.59	2.07	0.02
18	18	2.59	2.07	0.02
19	18	2.59	2.07	0.02
20	18	2.59	2.07	0.02
21	18	2.59	2.07	0.02
22	18	2.59	2.07	0.02
23	18	2.59	2.07	0.02
24	18	2.59	2.07	0.02



DRAINAGE AREA MAP



MID-VALLEY ESTATES SUBDIVISION
CRUZ - HOGAN
ENGINEERS & PLANNERS
1000 TEXAS HIGHWAY 100, SUITE 1000, DALLAS, TEXAS 75201
TEL: 214-635-1000 FAX: 214-635-1001

[illegible]

GENERAL NOTE: This document is a 2000 year old

2. this publication is in closed form. 9

CERTAIN AREAS SUBJECT TO 100-YEARS FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE. OR AREAS PROTECTED BY LEVEES FROM THE GULF.

(SUGGESTED READING)

COMPACT-PANEL NUMBER: 400334 0125 H
EFFECTIVE DATE: JANUARY 2, 1991

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION 18" ABOVE TOP OF CURB MEASURED AT CENTER OF EACH LOT

3. LOTS 1-44 ARE FOR MIDDLE-FAMILY RESIDENCES AND LOTS 45-158 ARE FOR SINGLE FAMILY RESIDENCES.

STAIRCASE (LOS 1-44 MULTIFAMILY RESIDENT)	10.00	143
FRONT		
STAIRCASE (LOS 45-150 SINGLE FAMILY RESIDENT)	20.00	117
FRONT		

FEINSTEIN-ELITE - SAC	1.00 FEET
BEAR	19.00 FEET
SURF	5.00 FEET
TOTAL	25.00 FEET

www.hillcountrytexas.com 1-800-451-7273

OR TO CEMENT THE MORTAR IS GREATER IN ALL CASES.

5. BENCH MARK: CIP FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 71N15E1V. = 8611) (MAYD 88)

This development will be required to obtain 164,832 cubic feet (17.8 acre feet) of storm water runoff drainage attention in accordance with the local ordinances. The local ordinances require that the applicant provide for runoff storage and control.

DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINS AT THE DEVELOPMENT IMPACT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STAFF

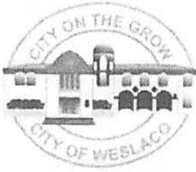
above due to the numerous area being created that the Engineer considered for his calculation of the subdivision.

[illegible][illegible]



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas	
Subject/Agenda Item: Discussion and consideration for the Final 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 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-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, BIK. 160, WEST TRACT SUBD., 10 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: U/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 DAFODIL AVE. Fax: 686-1489

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: NAWSA
- ☒ YES ☐ NO Wastewater Provision: SEPTIC TANKS
- ☒ YES ☐ NO Electric Company: MACE 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 mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

\$355.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

- ☐ 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: SEC MILE 5 1/2 WEST : MILE 11 NORTH ROUNDS

Legal Description: ALL OF F.T. 179, B.K. 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
DREAM LAND ESTATES, LLC Telephone: 533-1919
Address: 2900 W. TEXAS BLVD. SUITE 201
City: WESLACO State: TX Zip: 78596 E-mail: JORGE: TRIGEN24@
9MAIL.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 NINE 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 ESTATES, 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: [Signature] Date: 3/11/22

_____ is the authorized agent

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

Authorized Agent Printed Name: DANIEL OUNDA SALINAS, 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 IIc irrigated and non-irrigated in the Gray sandy loam range. The second soil is a Racombes sandy clay loam (Map Unit 48) with slopes between 0 and 1 percent - these Group b soils are moderately well drained with slow runoffs and moderate permeabilities: capability subclass IIw 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

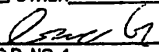
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LOT 2.: 71.30	LOT 11: 71.50	LOT 22: 71.20	LOT 33: 71.80	LOT 44: 71.20	
LOT 3: 71.60	LOT 12: 71.75	LOT 23: 71.20	LOT 34: 71.80	LOT 45: 71.70	
LOT 4: 71.60	LOT 13: 72.20	LOT 24: 71.80	LOT 35: 71.80	LOT 46: 71.70	
LOT 5: 72.10	LOT 14: 72.20	LOT 25: 71.80	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	

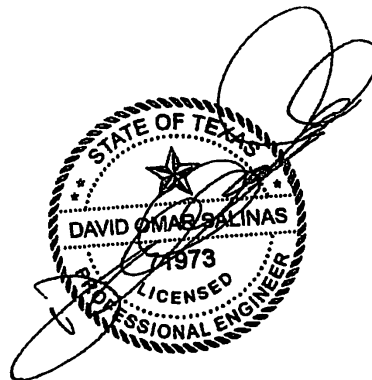
The District North Ph 11

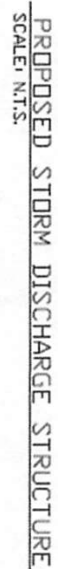
All internal roadways shall have 32' back to back roadways. Mile 5 ½ West Road is being improved by the County of Hidalgo.

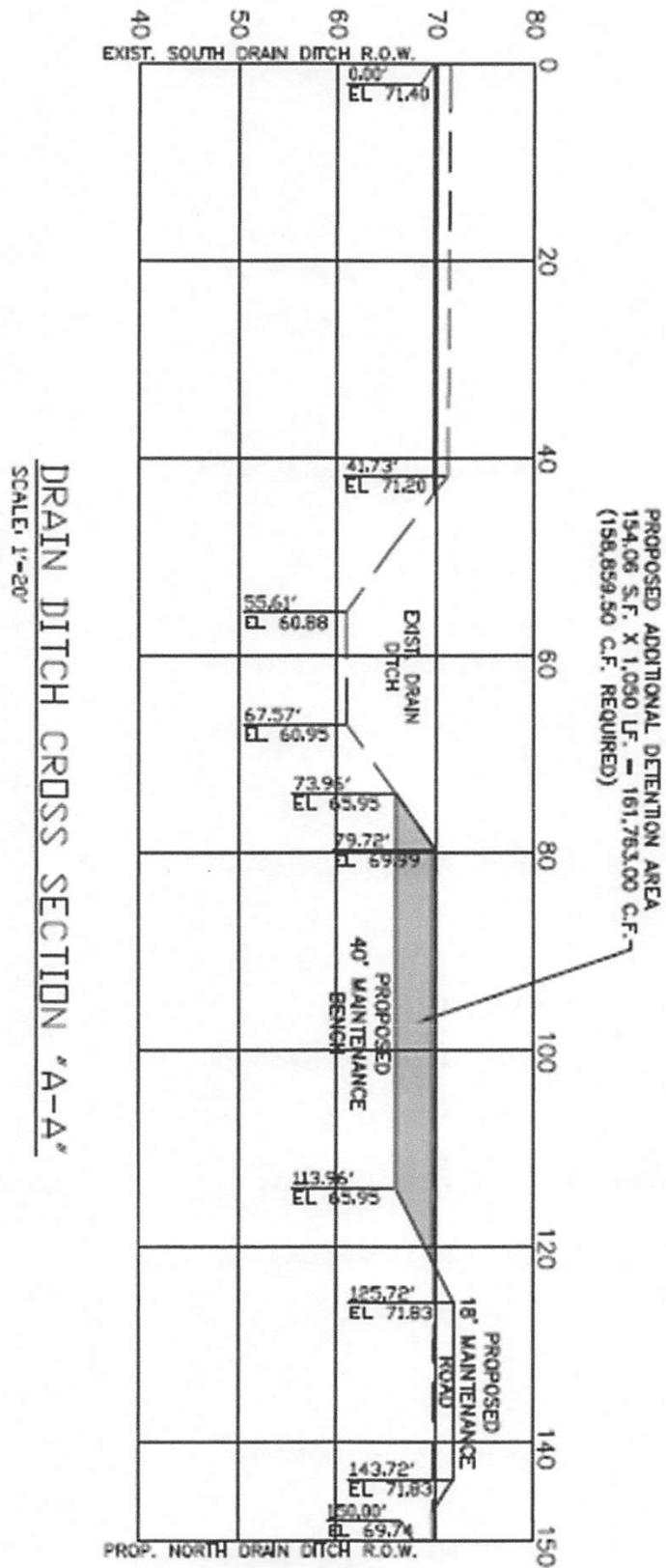
Date: December 14, 2021

Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\thedistrictnorthwestlaco.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	<u>1/13/22</u> DATE









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

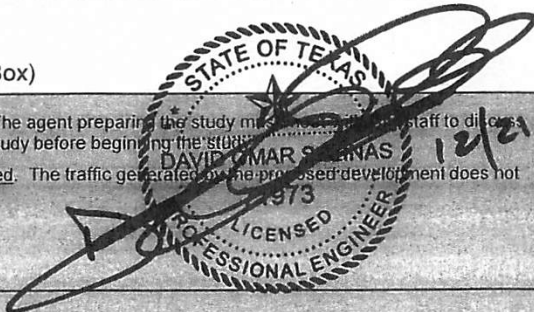
(For Official Use Only, Do Not Write In This Box)

_____ A traffic impact analysis is required. The agent preparing the study must consult with 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:

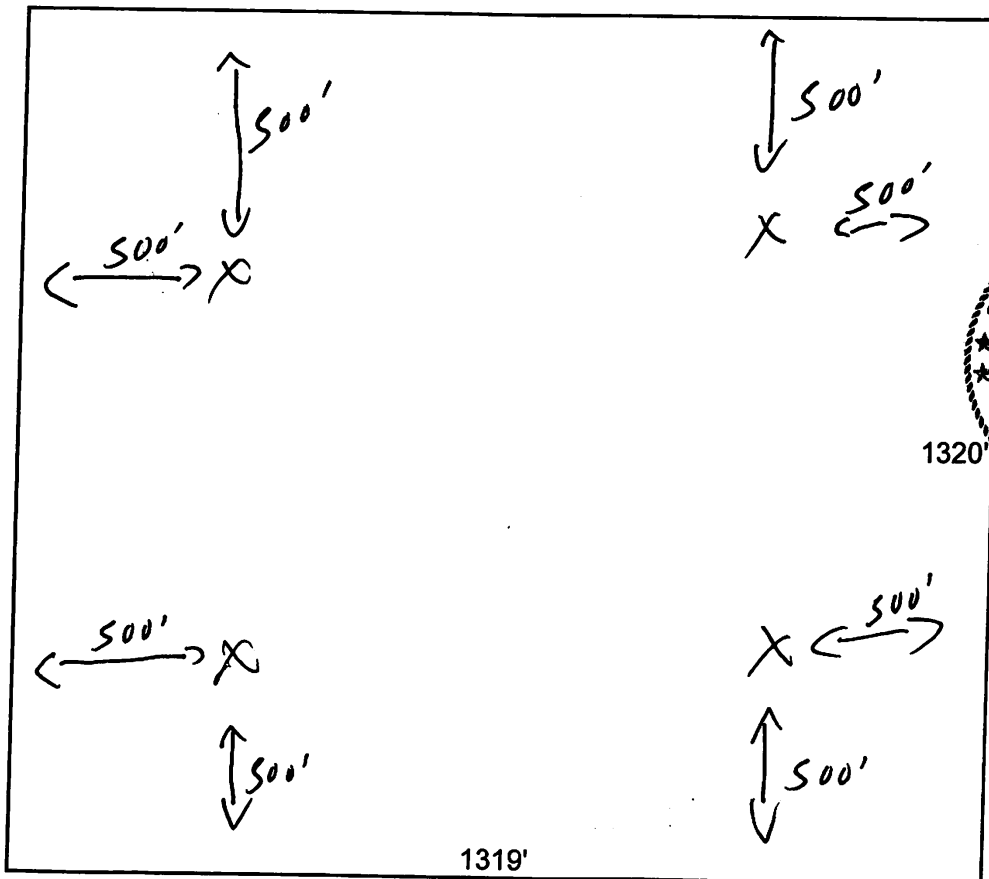
Compass North, adjacent streets, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

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: [Signature] License No.: OS 0033117

On-Site Sewage Facility Soil Evaluation Report Information

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

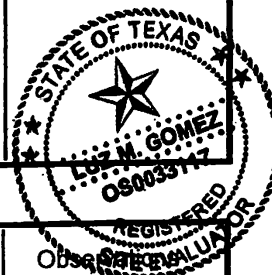
Subdivision: 38 Acres of Farm Tract 179 Lot: _____ Block: 160

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.

Luz Gomez
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

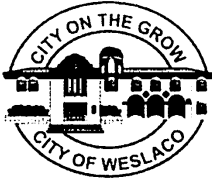
11/26/2021

Date:



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

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): V.C.
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 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 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

DI AT-000206-2022

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: _____

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

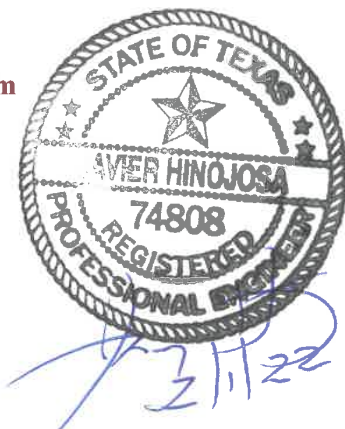


TABLE OF CONTENTS

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.

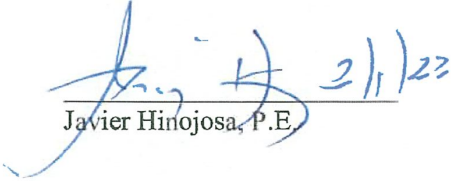
Pre-developed Conditions

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.


Javier Hinojosa, P.E.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>Westlaco</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	Int. Coeff. "k	0.213 Table 3-2
	19.981 ac	K _u	3.28
		Length	1090
Imp. Area:	- sf	Velocity	0.34932 ft/sec
% Imp. :	0.00		
Slope :	0.25 %		
tc :	52.01 min		
Rainfall Intensity (10yr)			3.543 in/hr
c factor			0.213
Q peak existing condition:			15.08 cfs

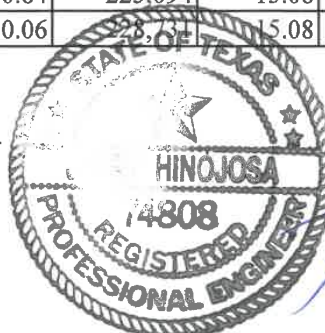
II. Future Condition-100 year

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		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)											
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)
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

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

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

TABLE IA FLOWRATE DETERMINATION San Gabriel Subdivision (Overall)									
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	
Existing	19.981	0.213	52.01	10	3.543	15.08			
D.A. #1	1.784	0.491	11.46	10	8.249	7.23			
D.A. #1-D.A.#2	1.784	0.491	11.68	10	8.180	7.17	24	0.101%	
D.A. #2	2.413	0.491	13.54	10	7.654	9.07			
D.A.#2-D.A.#4	4.197	0.491	15.60	10	7.156	14.75	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	30.62	(2) 24"	0.459%	
D.A.#7-D.A.#8	1.278	0.491	8.53	10	9.291	7.16	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"

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

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"

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

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	

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

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

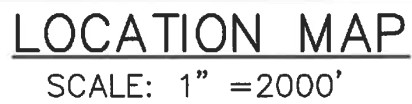
$$\text{formula } I = b/(t_c + d)^c$$

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

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



SUBDIVISION PLAT OF
SAN GABRIEL
SUBDIVISION

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

NAME: EZEQUIEL REYNA, GENERAL PARTNER DATE
OWNER: COTTONFIELD LTD., ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
WESLACO, TEXAS 78096

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN STATED.

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

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

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

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE

SECRETARY OF THE CITY OF WESLACO: NORMA A. CANTU DATE

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

CHAIRMAN

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

SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE
OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND
GIVEN TO THIS PLAT.

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

I, CARLOS VASQUEZ, A REGISTERED PUBLIC LAND SURVEYOR IN THE 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.V.C. LAND SURVEYORS L.L.C.
1000 ALAMITOS AVENUE
MCALLEN, TX 78505
TEL: (956) 618-1551 DATE SURVEYED: FEBRUARY 01, 2021

SCALE: 1" = 100'

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 9.98 ACRES OF LAND, MORE OR LESS SITUATED IN HIDALGO
COUNTY, TEXAS, BEING A PART OR PORTION OF FARM TRACT 795, THE WEST AND ADAMS
TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP
RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.98 ACRES BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND AT THE
SOUTHWEST CORNER OF SAID FARM TRACT 795, WITHIN MILE 6 WEST ROAD, FOR THE
SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01°11'45" W, ALONG THE WEST LINE OF SAID FARM TRACT 795, WITHIN SAID MILE 6
WEST ROAD A DISTANCE OF 329.51 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP
STAMPED "PE 5242" FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE N 88°49'24" E, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC
CAP STAMPED "PE 5242" FOUND ON THE EAST LINE OF SAID FARM TRACT 795, THE WEST
CORNER OF TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, FOR THE NORTHEAST CORNER
HEREOF;

THENCE S 01°11'45" E, ALONG THE EAST LINE OF SAID FARM TRACT 795, THE WEST LINE OF
SAID TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, A DISTANCE OF 329.27 FEET, TO
A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE SOUTHEAST
CORNER OF SAID FARM TRACT 795, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 88°48'47" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 795 AND THE NORTH
LINE OF SAID TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, PASS AT A DISTANCE OF
1300.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE
EAST LINE OF SAID MILE 6 WEST ROAD, CONTINUING A DISTANCE OF 1320.00 FEET,
TO THE POINT OF BEGINNING, CONTAINING 9.98 ACRES OF LAND, BEING MORE PARTICULARLY
DESCRIBED AS PER TEXAS STATE PLANE COORDINATE SYSTEM.



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 SUBDIVISION, BASED ON
ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS
ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS ____ DAY OF ____ 2021.

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

GENERAL MANAGER
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9



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

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

NAME	CITY & ZIP	PHONE #
OWNER: COTTONFIELD, LTD.	WESLACO, TX 78096	(956) 477-3962
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	(956) 668-1538
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	(956) 618-1551

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
REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 136,854 CUBIC FEET
(3,142 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE
LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE
RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF
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"
MATURE 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:
FRONT:25 FEET
REAR:15 FEET
SIDE:5 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-NAVD 88) (ZONE 4205 TX,
SOUTH). NORTHING: 16576357.402 EASTING: 1162741.964
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 SWP.
13. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO
ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
15. NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 31 TO MILE 6 WEST.
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.

CURVE DATA

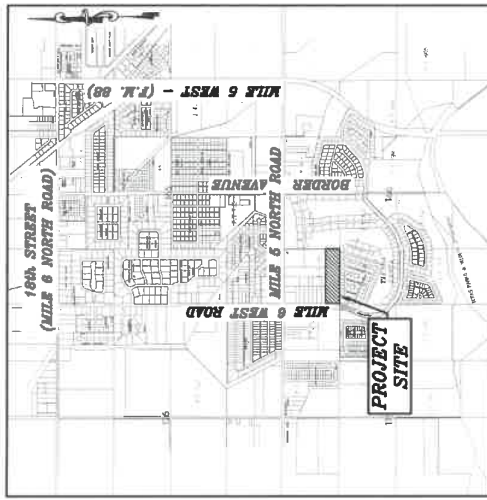
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BEARING	CHORD
"C1"	150°00'00"	50.00'	186.60'	130.90'	S78°48'15"E	98.59'
"C2"	150°00'00"	50.00'	186.60'	130.90'	S73°48'15"W	98.59'

IRREGULAR LOT AREAS

LOT #	AREA	SQ. FT.	ACRES
1	13.131	0.30	0.07
2	8.637	0.20	0.05
3	8.635	0.20	0.05
4	8.633	0.20	0.05
5	8.631	0.20	0.05
6	8.629	0.20	0.05
7	8.627	0.20	0.05
8	8.625	0.20	0.05
9	8.623	0.20	0.05
10	8.621	0.20	0.05
11	8.619	0.20	0.05
12	8.617	0.20	0.05
13	8.615	0.20	0.05
14	8.613	0.20	0.05
15	15.540	0.36	0.08
16	22.619	0.52	0.12

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) 668-1538
javier@javierhinojosaeng.com
TOPGELS FIRM No. F-1245

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: COTTONFIELD, LTD.	702 W. EXPRESSWAY 83	WESLACO, TX 78096	(956) 477-3962
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1538
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551

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 HEREIN AS SAN GABRIEL SUBDIVISION PHASE II TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS DESCRIBED HEREIN, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DESIGNATE THE SAME INTO LOTS, BLOCKS, TRACTS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

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(S) IS (ARE) DESIGNATED HEREIN TO THE RECORDING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE EXECUTION OF THE SAME IS 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 212.0115(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 SUAREZ

SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU

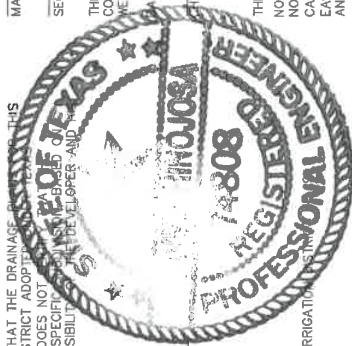
THIS PLAT OF SAN GABRIEL SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2021.

FAIRMAN

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

DATE



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

SECRETARY

PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

I, CARLOS VASQUEZ, A REGISTERED PUBLIC LAND SURVEYOR IN THE 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
COTTONFIELD, LTD.
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78502
TPELS FIRM No. 10119000
TEL. (956) 618-1551

DATE SURVEYED: FEBRUARY 01, 2021

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 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 136,854 CUBIC FEET (3.142 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING DETENTION STORAGE FOR THE ENTIRE DEVELOPMENT. THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPER'S OPTION TO PROVIDE DETENTION STORAGE FOR THE ENTIRE DEVELOPMENT SHALL BE GREATER THAN THAT 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 BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE 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:

FRONT:25 FEET
REAR:15 FEET
SIDE:5 FEET
SIDE CORNER:10 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: MAGNETIC NAIL SET 27.55 FEET SOUTH AND 310.57 FEET EAST FROM THE NORTH-NEAST CORNER OF THIS SUBDIVISION. ELEVATION: 68.64 (NAD 83-NAVD 88) (ZONE 4205 TX, SOUTH). NORTHING: 16576357.402 EASTING: 1162741.954

9. SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.

10. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS.

11. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.

12. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SW3P.

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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE OF THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED BY THE DISTRICT BOARD OF DIRECTORS. THE DISTRICT HAS NOT REVIEWED AND DOES NOT WARRANT THE ACCURACY OF THE DRAINAGE INFORMATION. THE DEVELOPER AND ENGINEER SHALL BE RESPONSIBLE FOR THE DRAINAGE INFORMATION. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE THESE DETERMINATIONS.

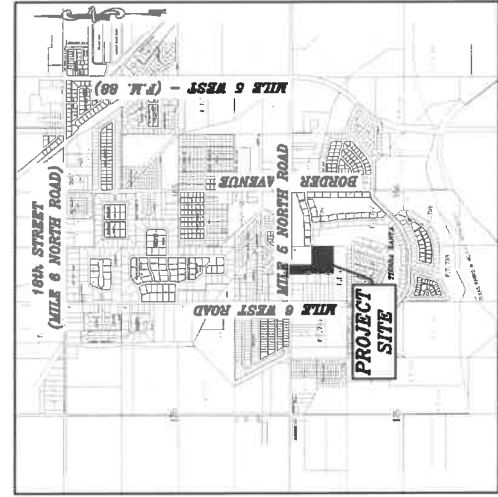
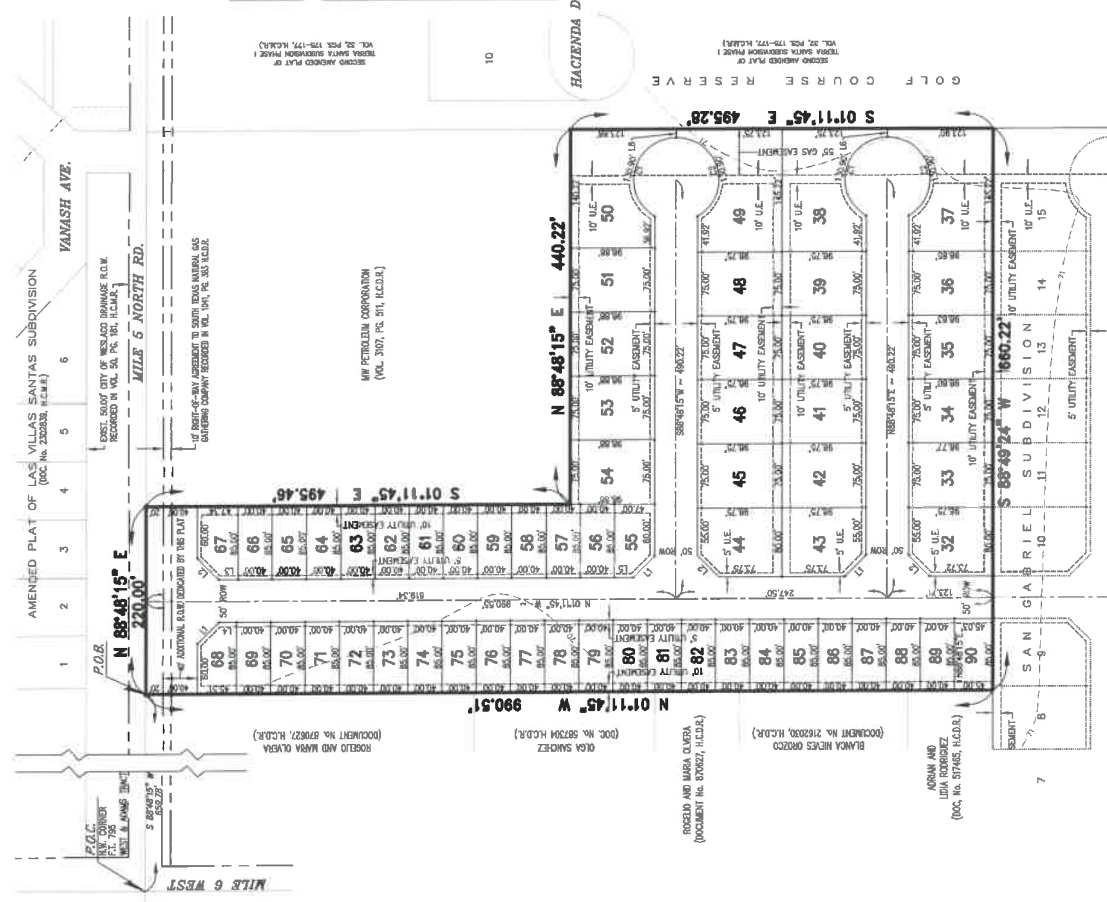
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

SCALE: 1" = 100'

- LEGEND:
- IRON ROD FOUND
 - IRON ROD SET
 - 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	CH. BEARING
"C1"	150°00'00"	50.00'	186.60'	130.90'
"C2"	150°00'00"	50.00'	186.60'	130.90'

LINE DATA			
LOT #	AREA	SQ. FT.	ACRES
32	7.596	0.17	35.36
33	7.407	0.17	35.36
34	7.407	0.17	35.36
35	7.407	0.17	35.36
36	7.413	0.17	35.36
37	13.128	0.30	69.42
38	13.109	0.30	69.42
39	13.109	0.30	69.42
40	13.109	0.30	69.42
41	13.109	0.30	69.42
42	12.613	0.29	66.63
43	12.613	0.29	66.63
44	12.613	0.29	66.63
45	12.613	0.29	66.63
46	12.613	0.29	66.63
47	12.613	0.29	66.63
48	12.613	0.29	66.63
49	12.613	0.29	66.63
50	12.613	0.29	66.63
51	12.613	0.29	66.63
52	12.613	0.29	66.63
53	12.613	0.29	66.63
54	12.613	0.29	66.63
55	12.613	0.29	66.63
56	12.613	0.29	66.63
57	12.613	0.29	66.63
58	12.613	0.29	66.63
59	12.613	0.29	66.63
60	12.613	0.29	66.63
61	12.613	0.29	66.63
62	12.613	0.29	66.63
63	12.613	0.29	66.63
64	12.613	0.29	66.63
65	12.613	0.29	66.63
66	12.613	0.29	66.63
67	12.613	0.29	66.63
68	12.613	0.29	66.63
69	12.613	0.29	66.63
70	12.613	0.29	66.63
71	12.613	0.29	66.63
72	12.613	0.29	66.63
73	12.613	0.29	66.63
74	12.613	0.29	66.63
75	12.613	0.29	66.63
76	12.613	0.29	66.63
77	12.613	0.29	66.63
78	12.613	0.29	66.63
79	12.613	0.29	66.63
80	12.613	0.29	66.63
81	12.613	0.29	66.63
82	12.613	0.29	66.63
83	12.613	0.29	66.63
84	12.613	0.29	66.63
85	12.613	0.29	66.63
86	12.613	0.29	66.63
87	12.613	0.29	66.63
88	12.613	0.29	66.63
89	12.613	0.29	66.63
90	12.613	0.29	66.63



LOCATION MAP
SCALE: 1" = 2000'

METS AND BOUNDS DESCRIPTION

A tract of land containing 10.01 acres of land, more or less situated in Hidalgo County, Texas, being part of 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 Mile 6 West Road and Mile 5 North Road, THENCE N 88° 48' 15" E, along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 658.78 feet to the Northeast corner of a tract of land known as the "HIDALGO COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY", recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, and the Northwest corner of this tract;

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 northeast corner of a tract of land desired to MW Petroleum Corporation, recorded in Volume 3107 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 right-of-way line of said Mile 5 North Road, at a distance of 30.00 feet pass on an 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 2, Pages 34-37, Map 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 1/2" iron rod with a plastic cap stamped "PE 5242" found on the southeast corner of said Petroleum Corporation tract, and inside corner hereof, continuing along the South line of said Petroleum Corporation Phase I recorded in Volume 31 Page 78, 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 455.28 feet, for the Southeast corner hereof;

THENCE S 88° 48' 24" W, distance of 660.22 feet to the southeast corner of a tract of land desired to Adrian Rodriguez and wife, Lidia Rodriguez recorded in Document Number 517465 Deed Records, Hidalgo County, Texas, for the Southwest corner hereof;

THENCE N 01° 11' 45" W, along the common line of said Rodriguez tract, at distance of 960.51 feet pass the South right-of-way line of said Mile 5 North Road, continuing a total distance of 990.51 feet to the POINT OF BEGINNING, containing 10.01 acres of land, more or less.

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

DRAWN BY: C. TEGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 688-1558
javier@javierhinojosa.com
TPELS FIRM No. F-1255

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: COTTONFIELD, LTD.	702 W. EXPRESSWAY 83	WESLACO, TX 78596	(956) 477-3962
ENGINEER: JAVIER HINOJOSA	418 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 688-1558
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551



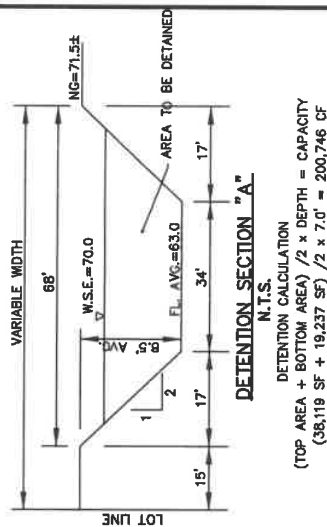
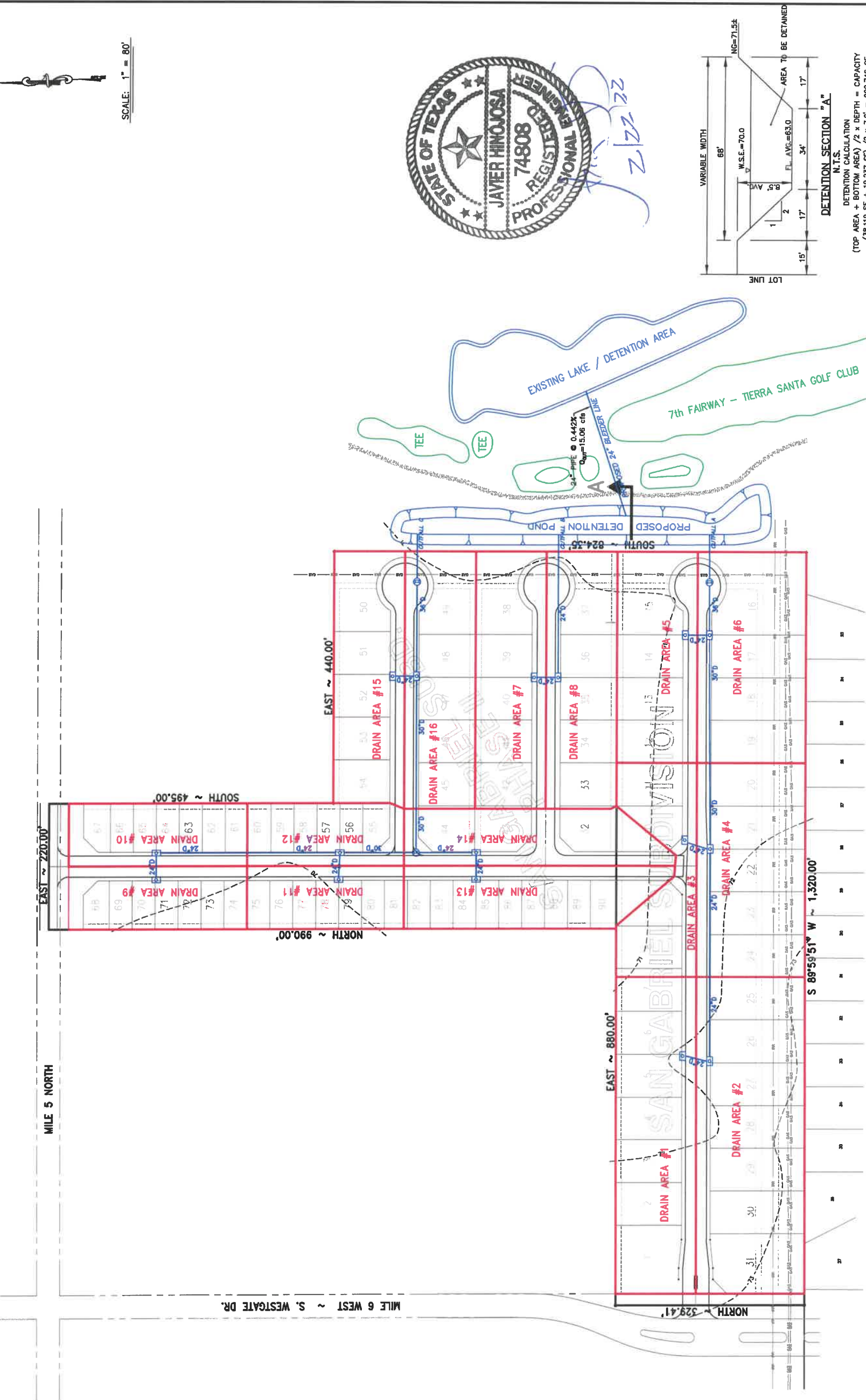
FILED FOR RECORD IN
HIDALGO COUNTY
ABSTRACT CLERK'S OFFICE
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

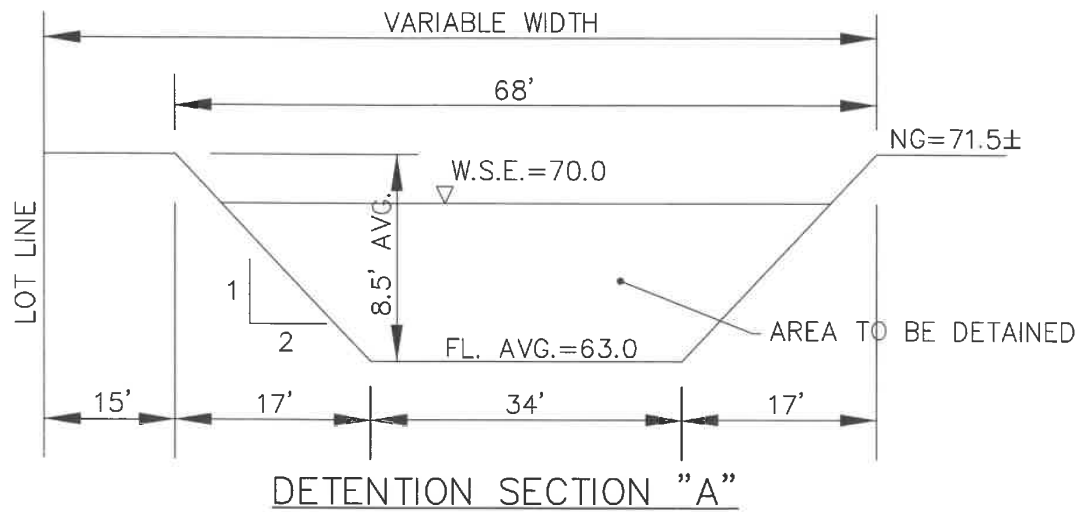
INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

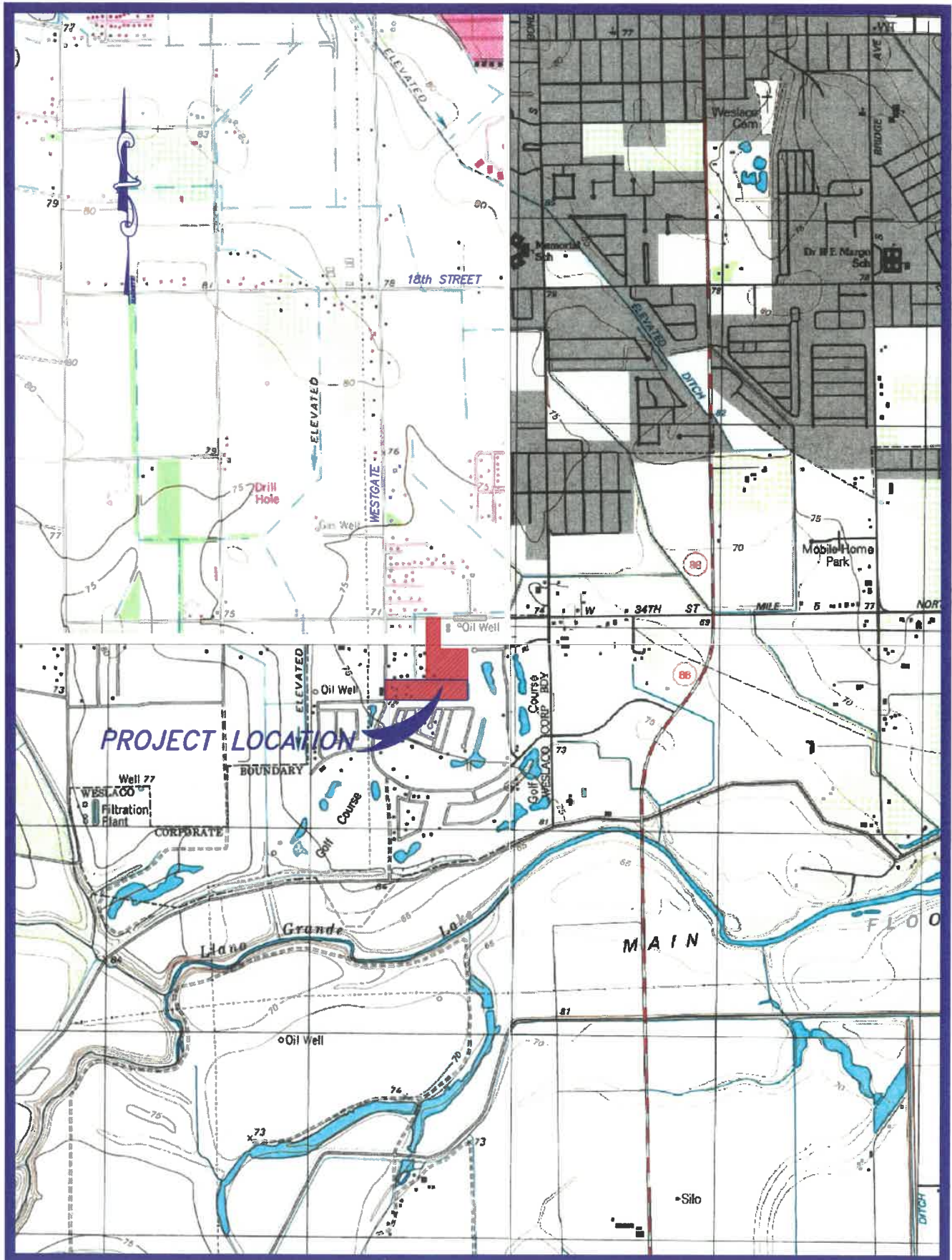
BY: _____ DEPUTY

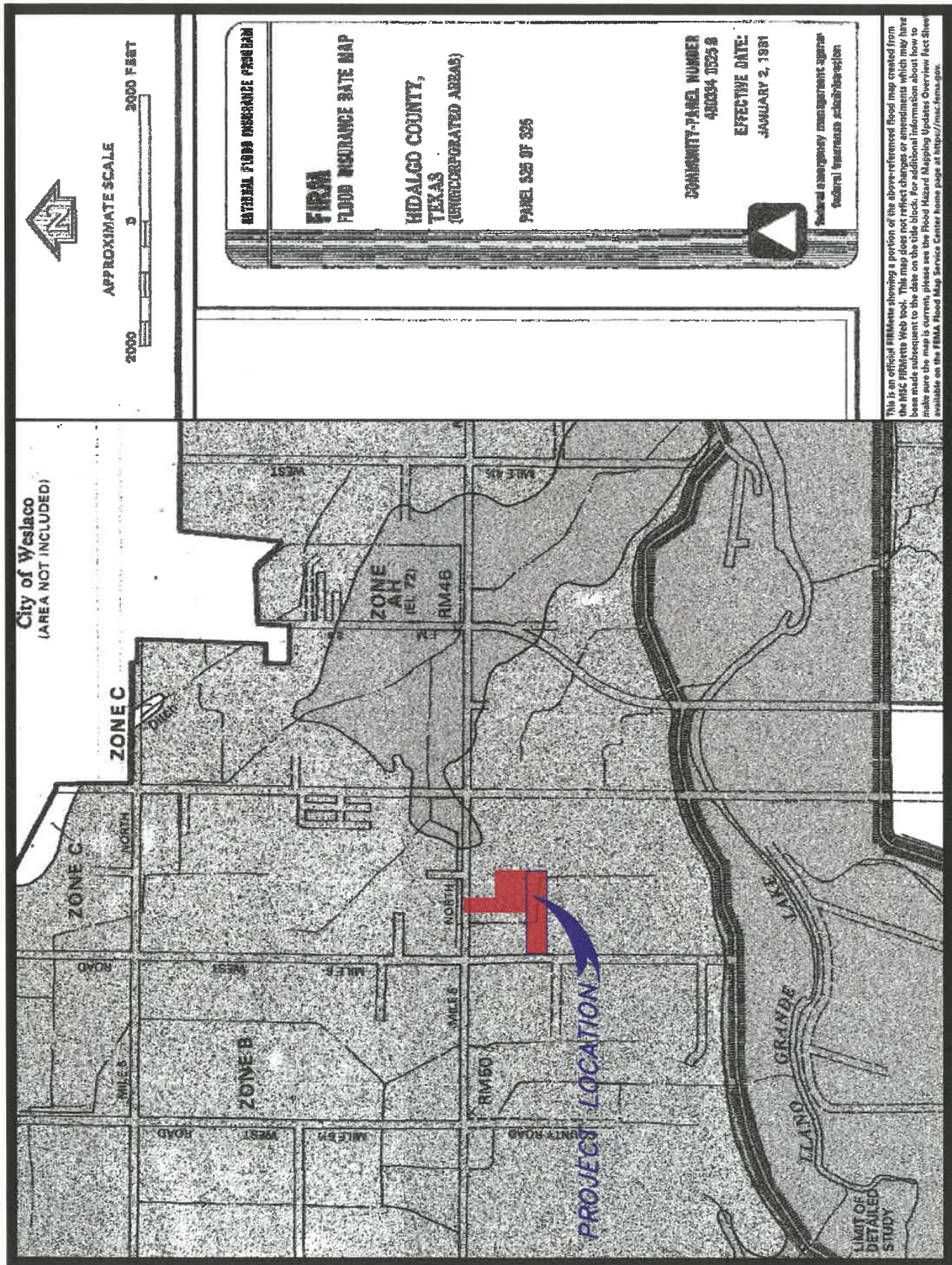


211001	REVISIONS	DATE: JANUARY, 2022	BY: J.H.	CHK: J.H.
PROJECT NO.	JAVIER HINOJOSA ENGINEERING	CONSULTING ENGINEERS	416 E. DOVE AVENUE, McALLEN, TEXAS 78504	PHONE (361) 648-1588
ELECT. & A.G.	JAVIER HINOJOSA ENGINEERING	WWW.JHENGINEERING.COM	TYPE: PLAN NUMBER F-1235	SHEET 1 OF 1 SHEETS
DRAWN BY: J.H.	CHECKED BY: J.H.	DATE: JANUARY, 2022	PROJECT NO. 211001	SHEET 1 OF 1 SHEETS

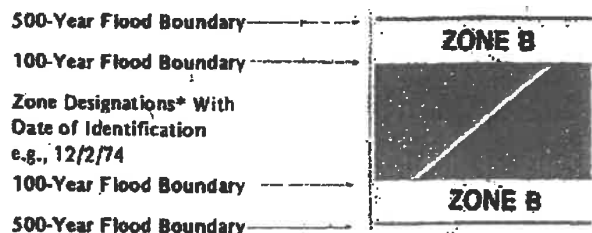


DETENTION CALCULATION
 $(\text{TOP AREA} + \text{BOTTOM AREA}) / 2 \times \text{DEPTH} = \text{CAPACITY}$
 $(38,119 \text{ SF} + 19,237 \text{ SF}) / 2 \times 7.0' = 200,746 \text{ CF}$





KEY TO MAP



Base Flood Elevation Line
With Elevation In Feet**

513

Base Flood Elevation in Feet
Where Uniform Within Zone**

(EL 987)

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



October 20, 2021

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

MAP LEGEND

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

MAP INFORMATION

The soil surveys that comprise your 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 i
measurements.

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

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

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 i
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	sieve number					
					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 30-65	Silty clay----- Silt loam, loam	CH, CL CL	A-7-6 A-4, A-6	100 100	100 95-100	100 90-100	90-100 70-95	48-68 25-35	25-41 8-15
8-----	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		
	In								Pct	
13:*										
Randado----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, 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-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias										
15-----	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
Grulla	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18---	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
Hargill	18-63	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-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen---	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay-----	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24---	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
Hebbronville	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4 A-4 A-2-6 A-6	95-100	95-100	90-100	20-40	20-30	4-13
25, 26, 27---	0-17	Fine sandy loam,	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
Hidalgo	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30---	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
Hidalgo	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	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	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	in								Pct	
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.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	10-2
		gravelly loam,								
		Very gravelly sandy clay loam.								
	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 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 22-20
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 16-60	Fine sandy loam Fine sandy loam, sandy caly loam. Cemented-----	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 ---
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.
1.* Arents					ft			in			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3,4----- Brennan	B	None-----	---	---	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----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombe	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombe	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Racombe	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville--	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.

HYDROLOGIC LEGEND

January 31, 2022

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

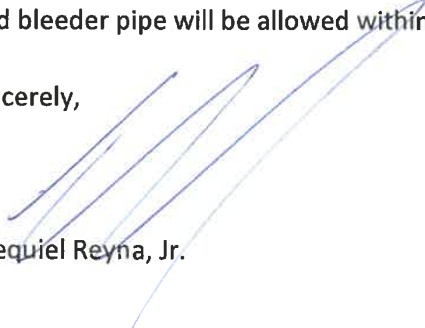
Hidalgo County Drainage District No. 1
Attn: Isaac Gonzalez, EIT
902 N. Doolittle Road
Edinburg, Texas 78542

Re: San Gabriel Subdivision

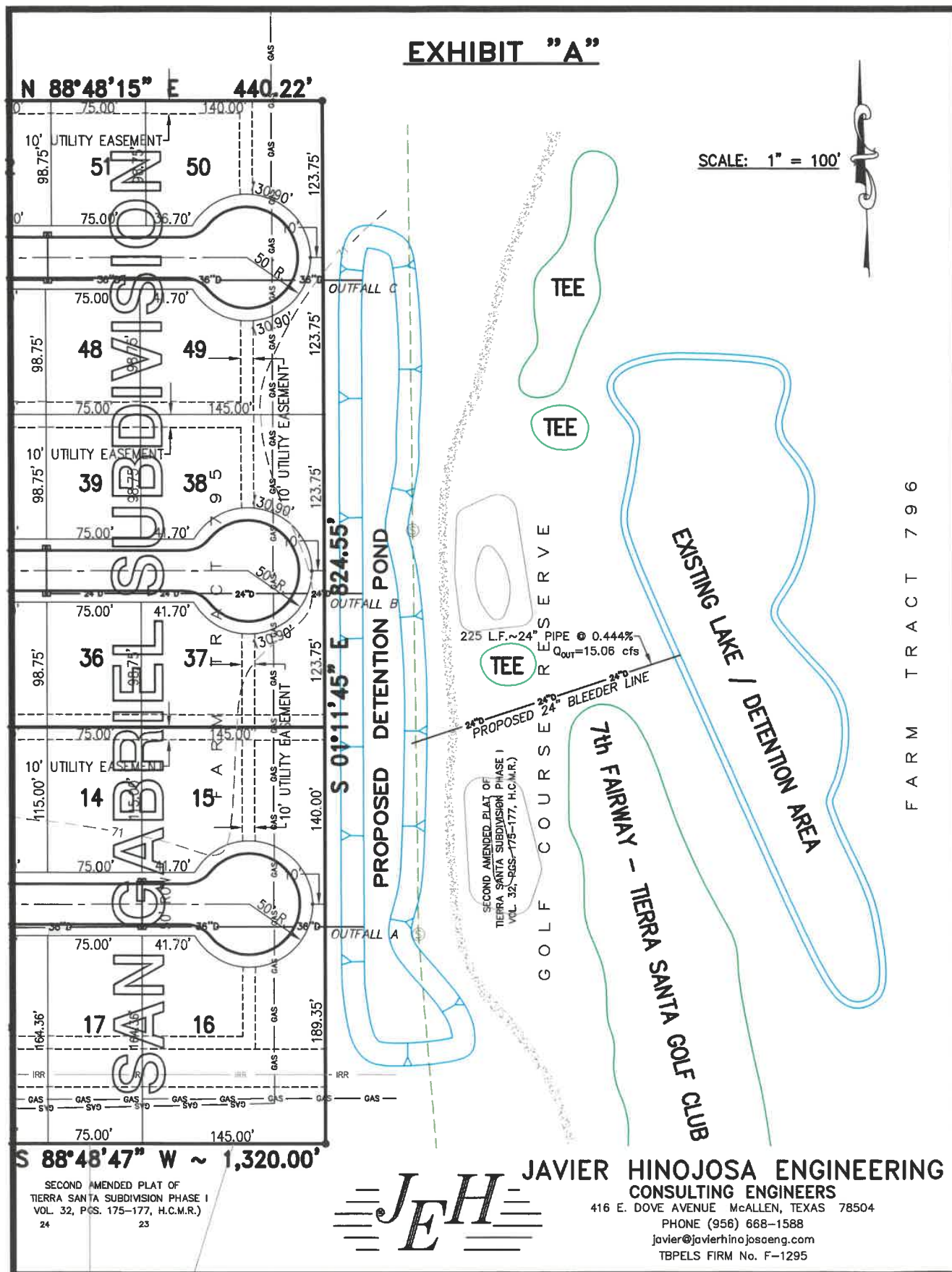
Dear Mr. Gonzalez:

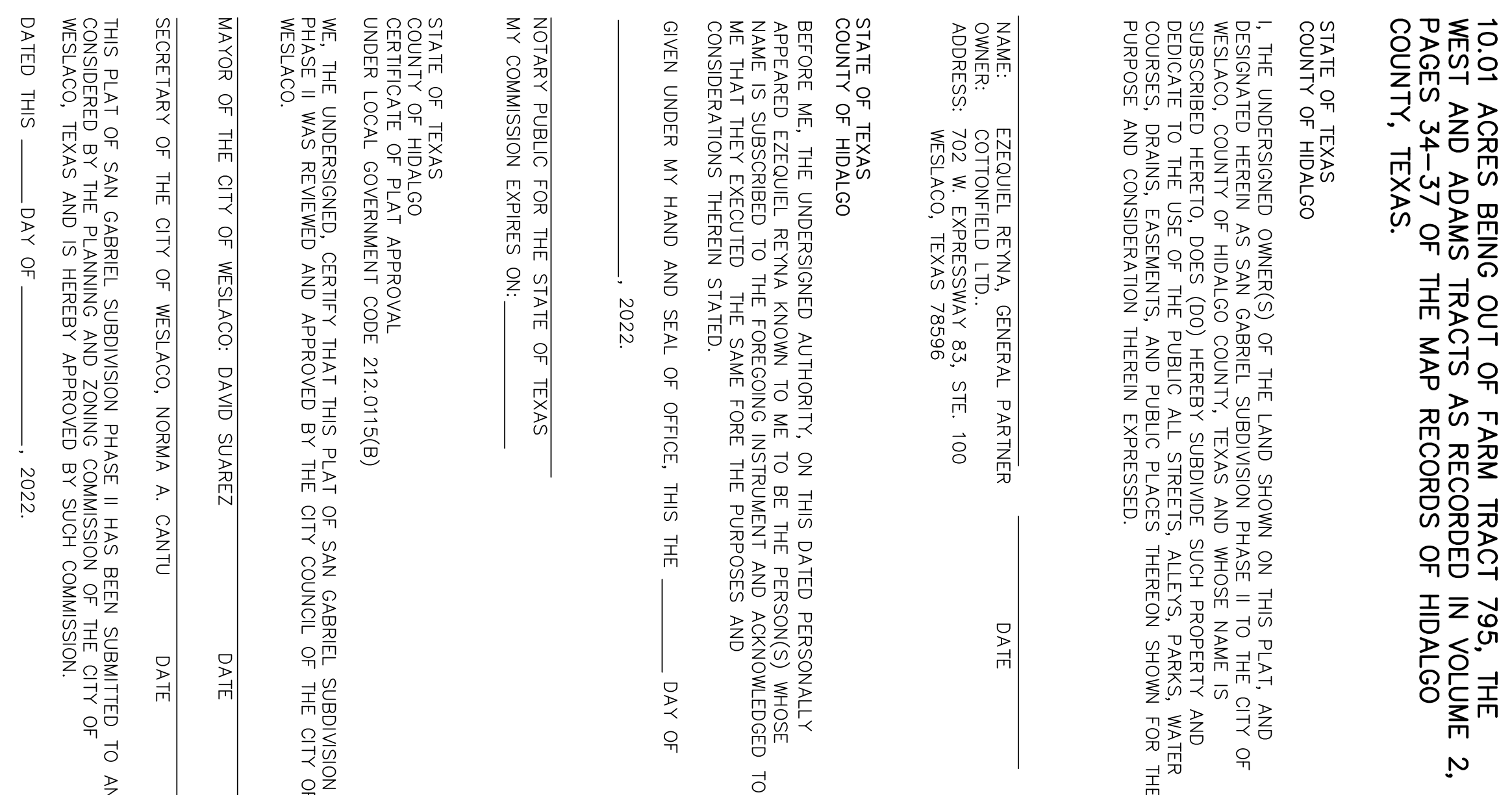
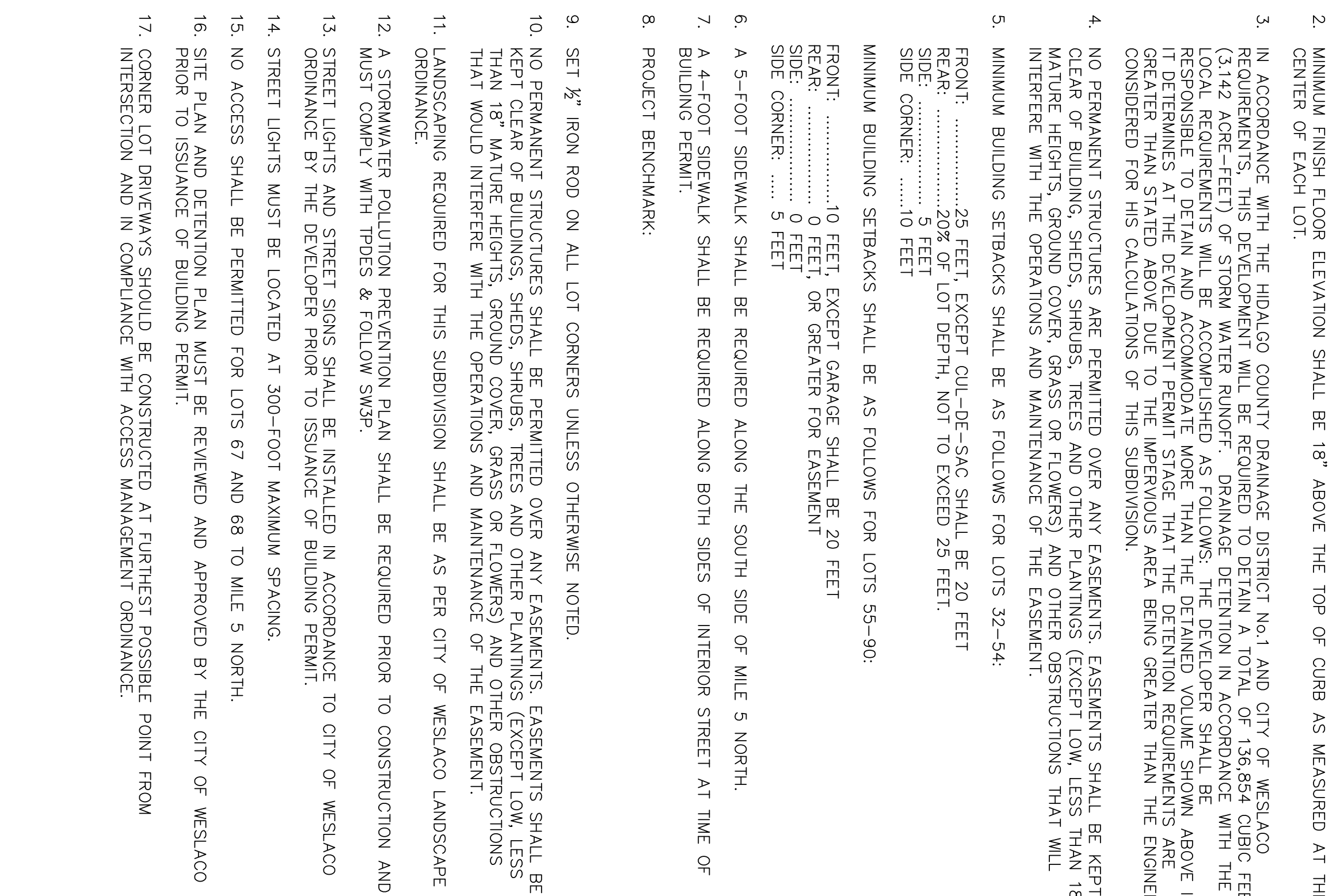
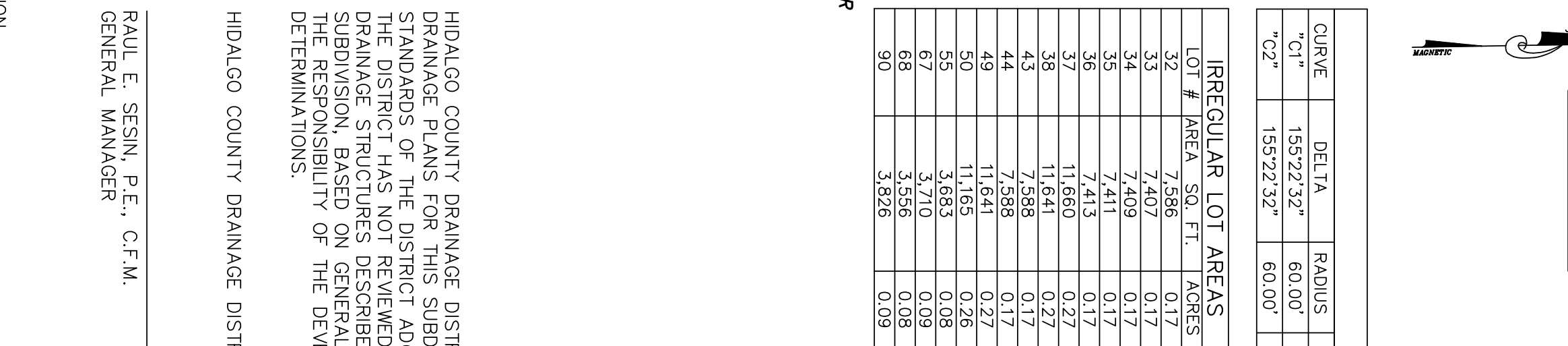
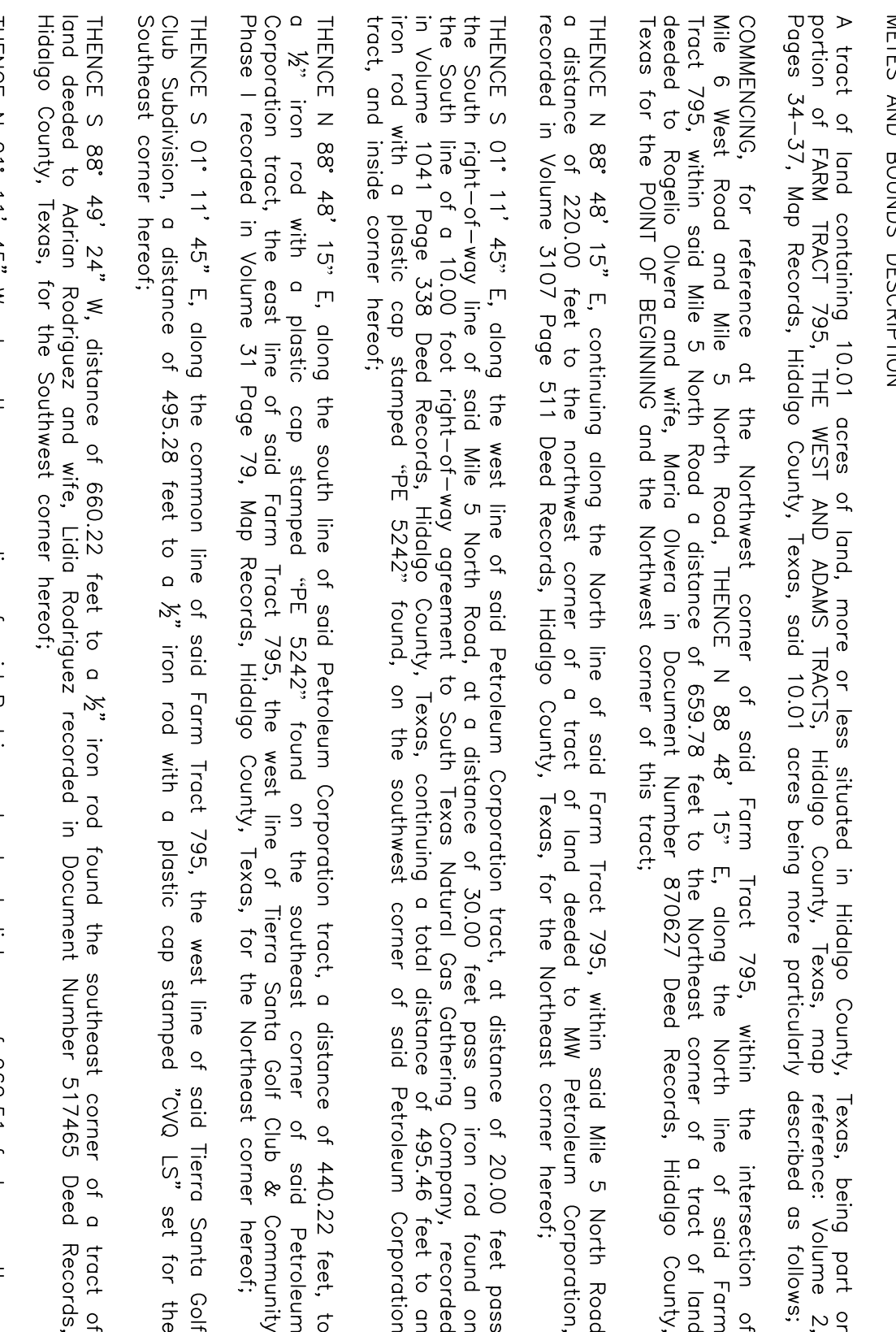
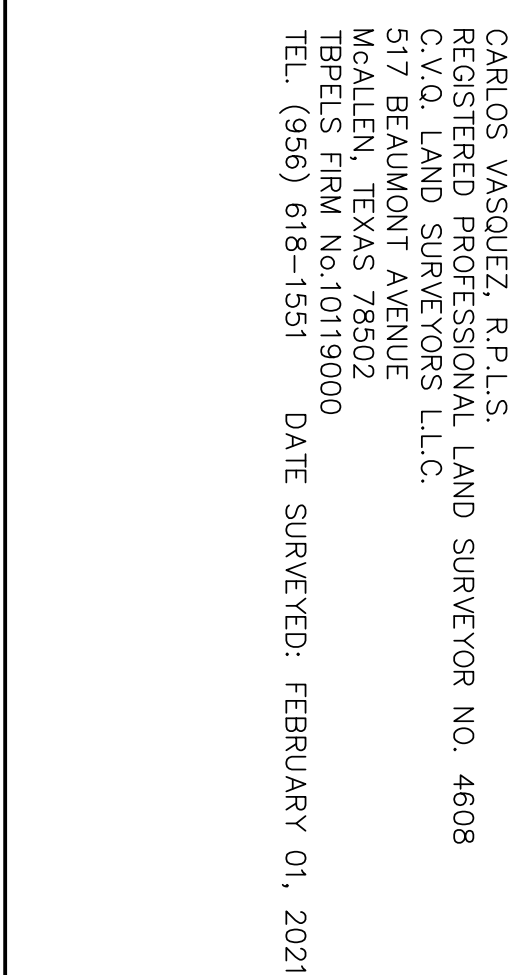
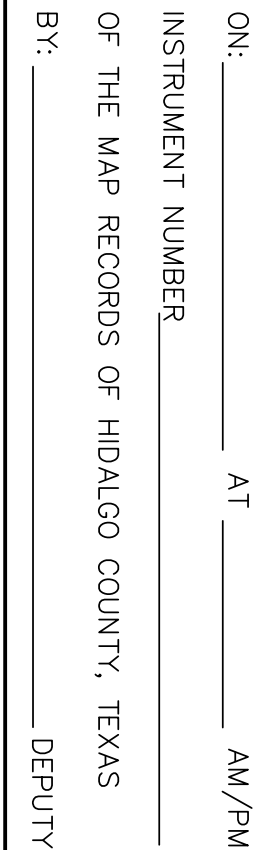
I am the General Manager/Owner of Cottonwood LTD., the Developer of San Gabriel Subdivision, and I am also the owner of Tierra Santa Golf Club. I am aware of, and will allow the construction of a proposed detention pond that lies within the "Golf Course Reserve" as shown on the attached "Exhibit A" that 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.







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

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc	
Subject/Agenda Item: Discussion and consideration for the Final 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 Final Plat	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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
☒ N/A Street names
☒ Drainage plans and calculations with engineer's seal
☒ Elevations
☒ Flood directional arrows
☒ Detention areas
☒ N/A 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
☒ 10 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

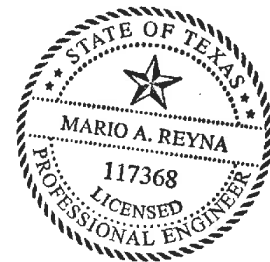
SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

☒ 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

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>Ataxis lozano</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** %
tc 50.51 min
Rainfall Intensity (10yr)
c factor
Q peak existing condition:

3.612 in/hr
0.200
7.70 cfs

II. Future Condition-50 year

Future area: 464,218.92 sf
10.66 ac

Slope 15.00%
tc **21.05** min

Rainfall Intensity (50yr)

7.701 in/hr

c factor

0.835

Q future cond. = Aci = i *

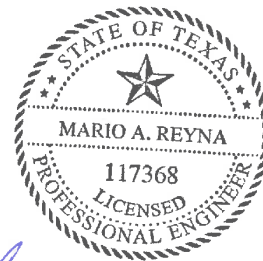
68.53 * 0.84

8.898595 i

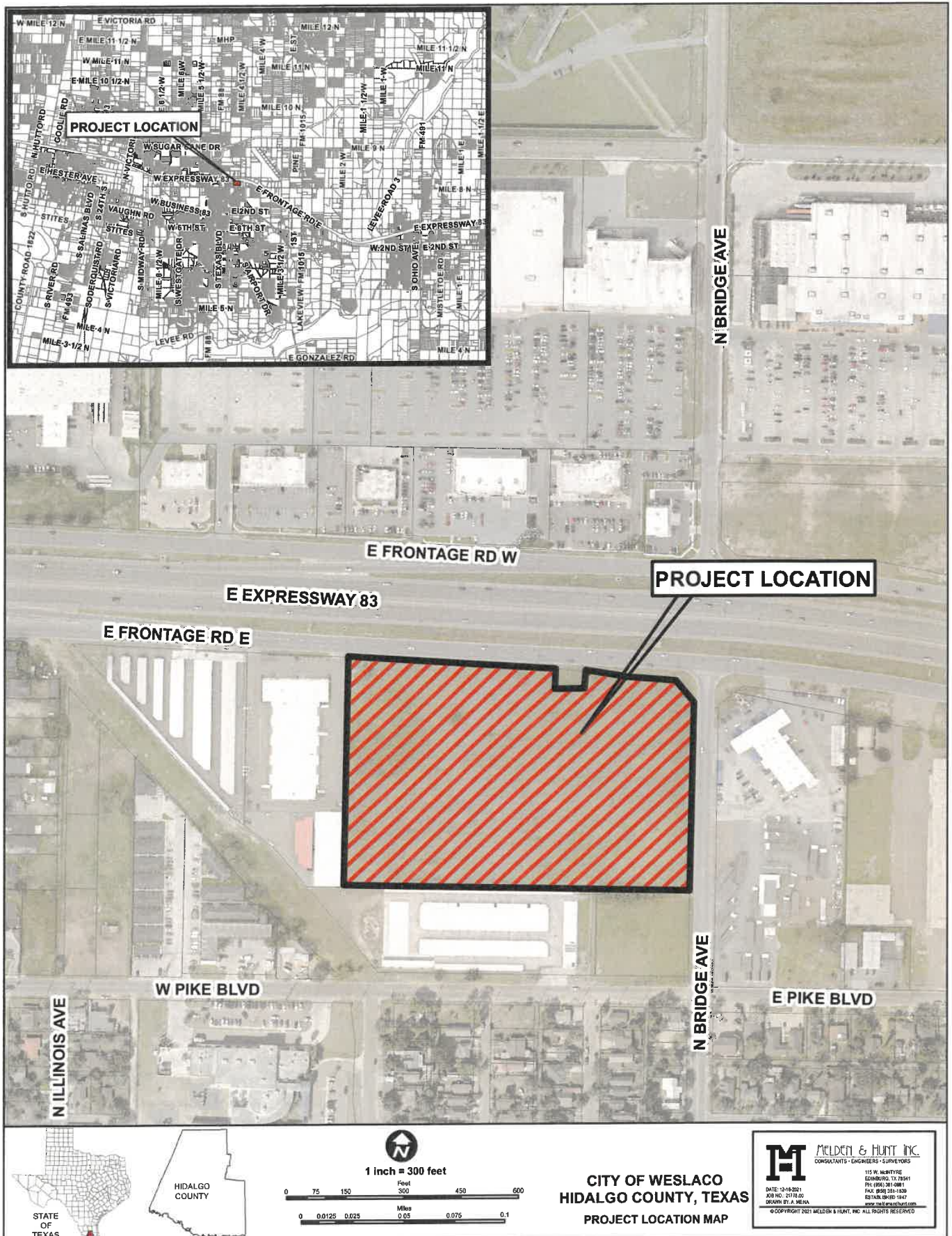
time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	120.75	36226	7.70	6017	30209
10	0.17	10.83	96.33	57796	7.70	7172	50625
15	0.25	9.10	81.00	72896	7.70	8326	64569
25	0.42	7.03	62.51	93769	7.70	10636	83133
35	0.58	5.80	51.59	108329	7.70	12946	95383
45	0.75	4.98	44.28	119554	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



MAR
1-14-21



HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

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

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

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

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

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

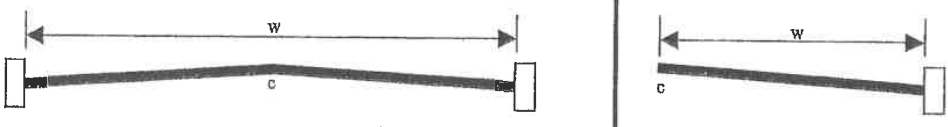
TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

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

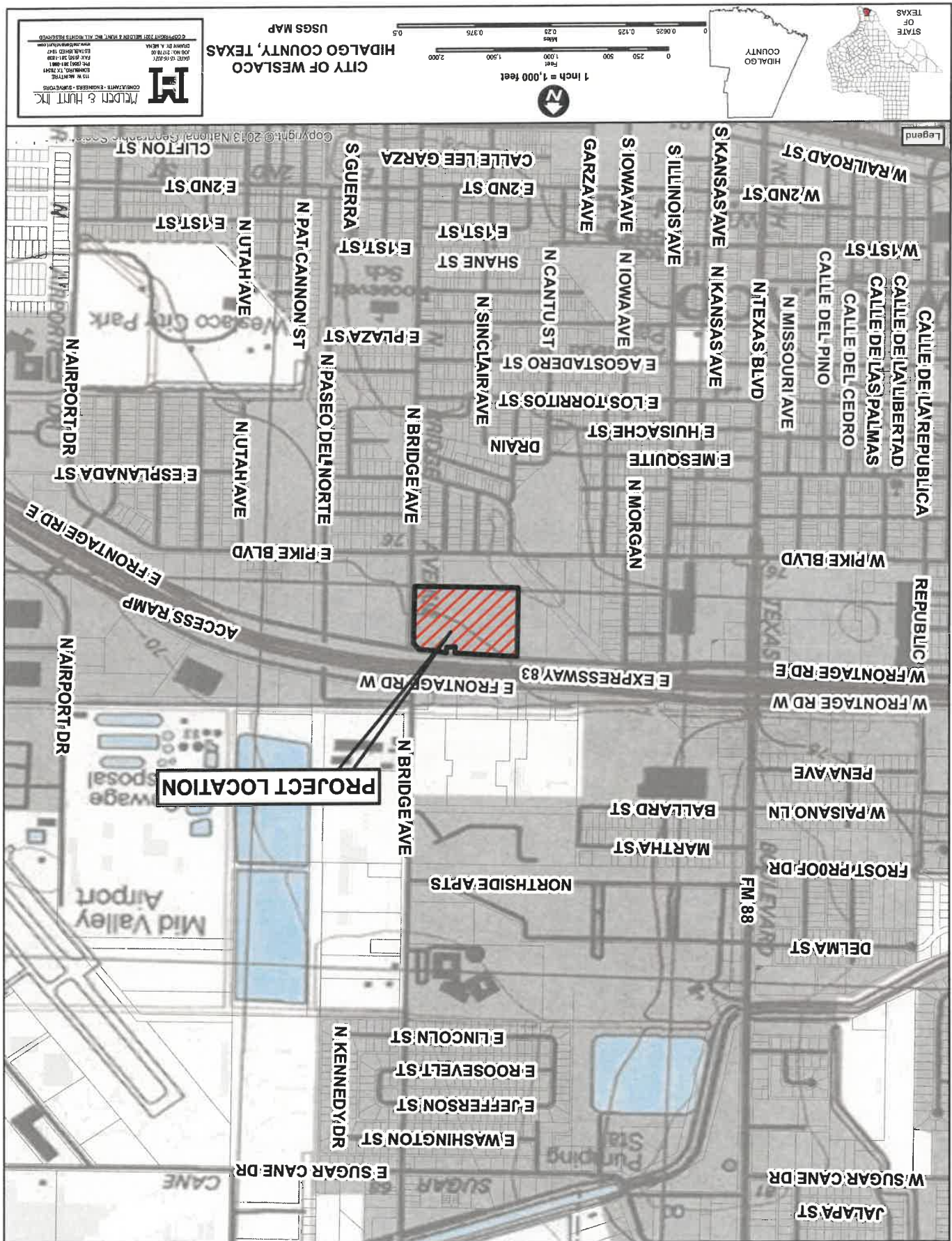
TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

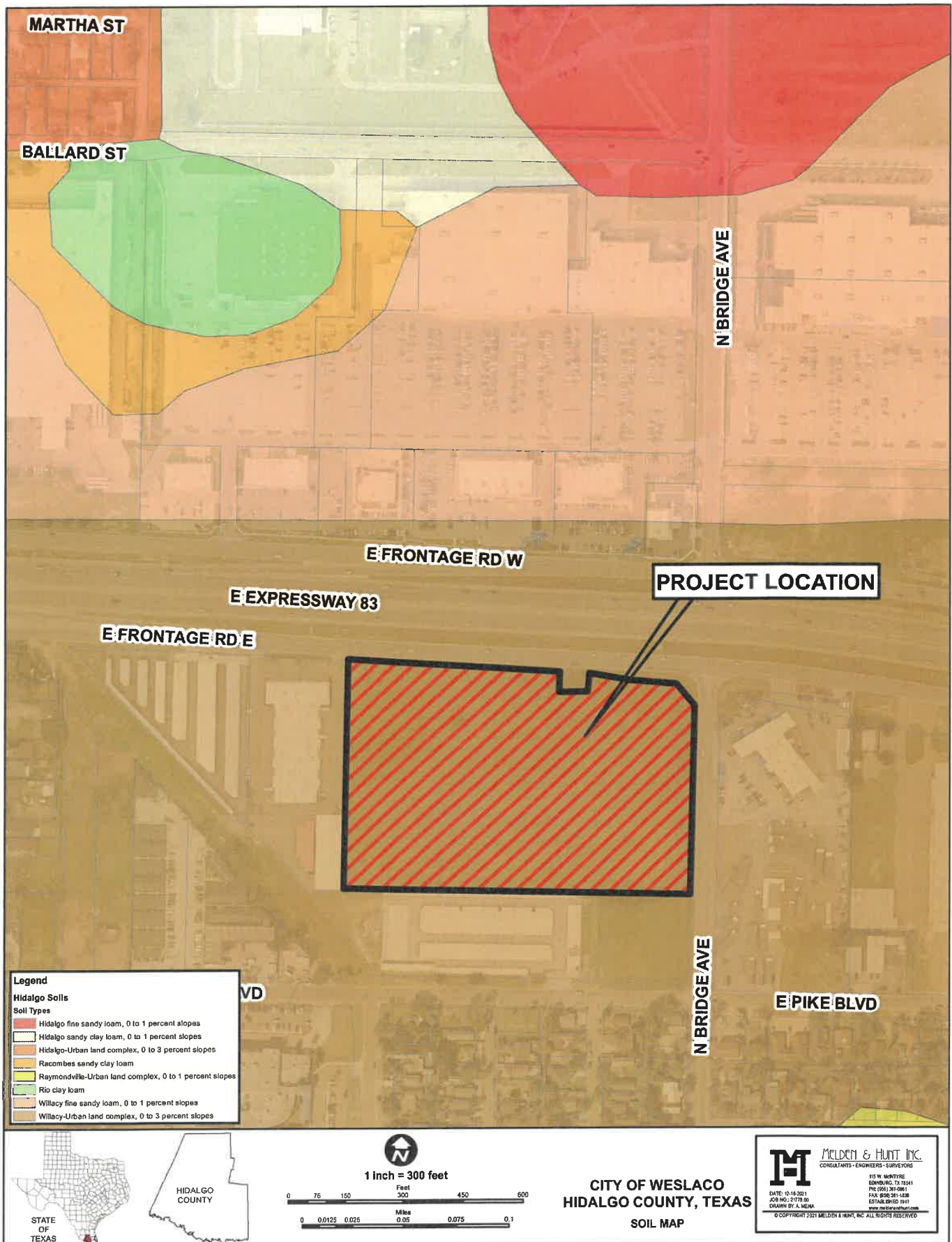
106	1.838	2.166	2.523	2.829
107	1.825	2.152	2.506	2.811
108	1.813	2.137	2.489	2.793
109	1.800	2.123	2.473	2.775
110	1.788	2.109	2.457	2.757
111	1.788	2.109	2.457	2.757
112	1.765	2.082	2.426	2.723
113	1.753	2.069	2.410	2.707
114	1.742	2.056	2.395	2.690
115	1.731	2.043	2.380	2.674
116	1.720	2.030	2.366	2.658
117	1.709	2.018	2.351	2.642
118	1.698	2.006	2.337	2.626
119	1.688	1.993	2.323	2.611
120	1.677	1.981	2.309	2.596
125	1.628	1.924	2.242	2.523
130	1.581	1.870	2.180	2.455
135	1.537	1.819	2.122	2.391
140	1.496	1.771	2.067	2.331
145	1.457	1.727	2.015	2.274
150	1.421	1.684	1.966	2.220
155	1.386	1.644	1.919	2.169
160	1.354	1.606	1.876	2.121
165	1.323	1.570	1.834	2.075
170	1.293	1.536	1.794	2.032
175	1.265	1.504	1.757	1.990
180	1.239	1.473	1.721	1.951
185	1.213	1.443	1.686	1.913
190	1.189	1.415	1.654	1.877
195	1.166	1.388	1.622	1.842
200	1.144	1.362	1.592	1.809
210	1.102	1.313	1.536	1.747
220	1.063	1.268	1.484	1.690
230	1.028	1.227	1.436	1.637
240	0.995	1.189	1.392	1.587

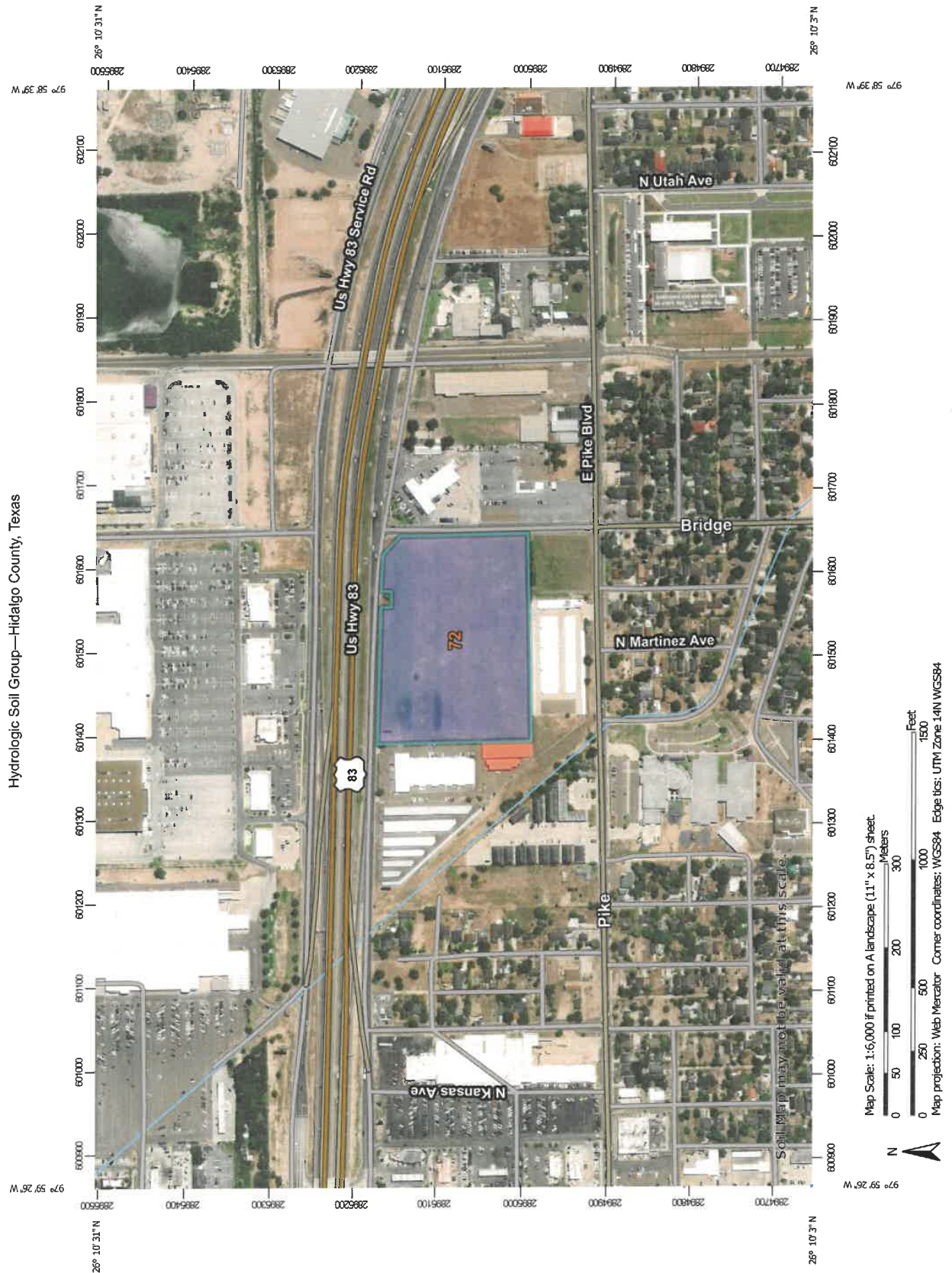
Appendix 3.0
Street Velocities and Capacities Flowing Curb Full
Manning's $n = 0.018$



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







MAP LEGEND

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

D

Not rated or not available

Water Features

Streams and Canals

Material	Color	Symbol	Notes
Concrete	Grey		
Steel	Blue		
Reinforcing Bars	Black		
Interlocking	Red		

	Soil Rating Lines	Background	Local Roads
☐	Not rated or not available		
A			
A/D			



C/D D

Not rated or not available

A
A/D
B

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.

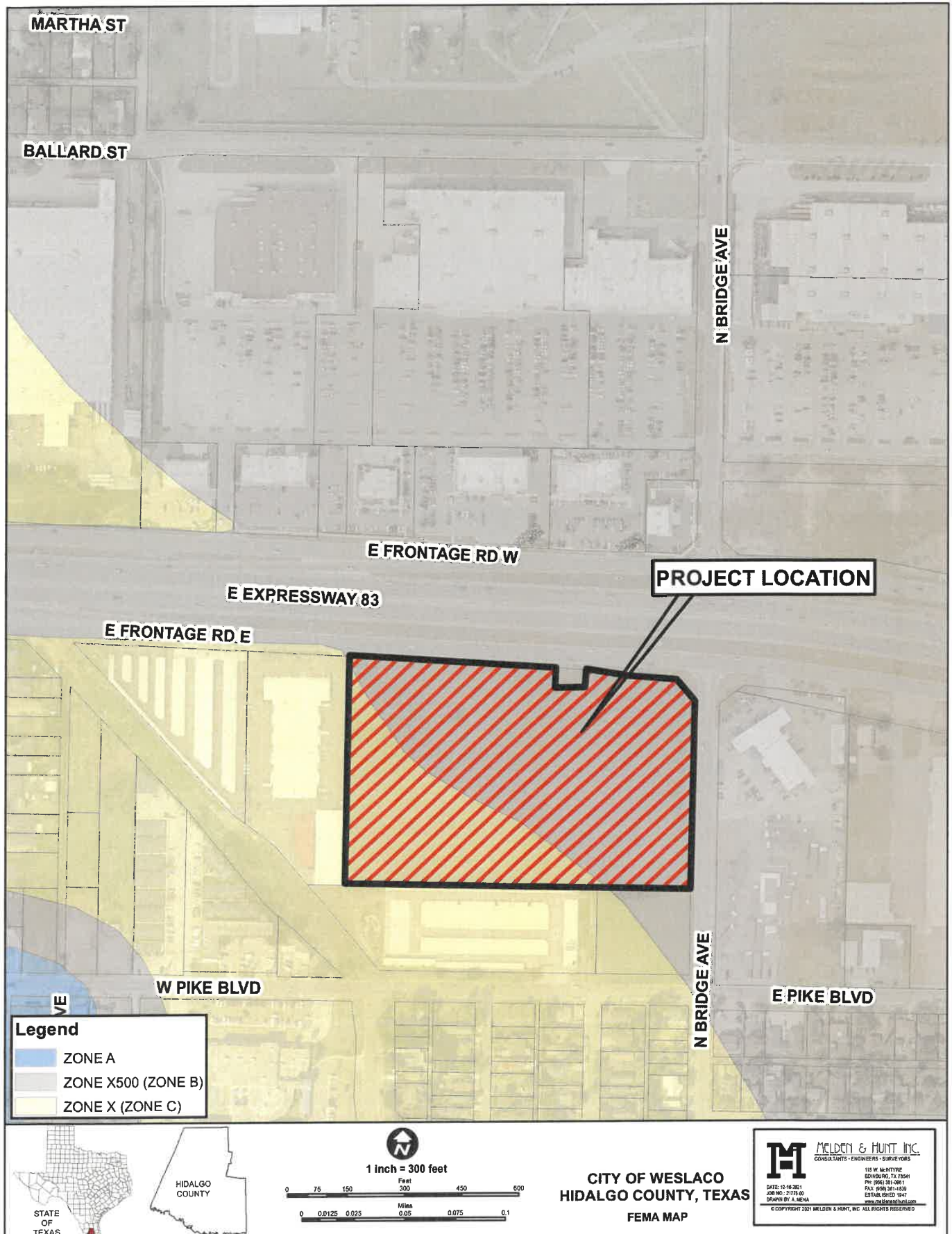
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components.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

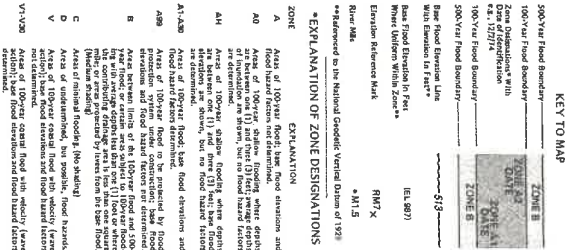
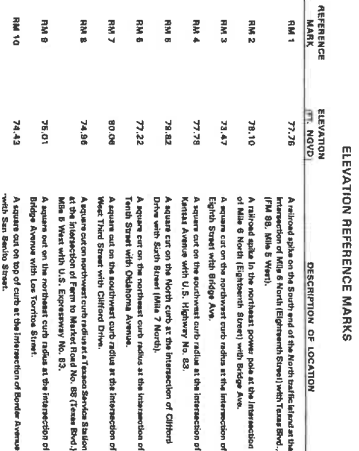
Component Percent Cutoff: None Specified

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: May 4, 2022	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Ronnie Cruz.	
Subject/Agenda Item: Discussion and consideration for the Voluntary Annexation of Mid Valley Estates – being a 40.00 acre tract of land out of Farm Tract 715, West Tract Subdivision, Hidalgo County, Texas located on the southwest corner of Mile 6 North and Mile 61/2 West Possible Action.	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water and sewer by the City of Weslaco. The developer has initiated a buyout from NAWSC and MHWSC so that the city can service this area. The proposed development will be a combination of one-family residential lots and apartments. The development is contiguous to the existing city limits line.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX - 000225-2022

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: Mid Valley Estates

Location: Southwest Corner of Mile 6 North (18th St.) and mile 6 1/2 West (Milano)

Legal Description: Farm tract 715, out of the west tract subdivision Hidalgo County, Texas as per map recorded in vol. 2, pages 34-37 of the H.C.M.R.

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

OWNER INFORMATION

Owner's Name: Affordable Homes of South Texas, Inc. (AHSTI) Telephone: 956-687-6263
Address: 1420 Erie Ave. Fax: _____
City: McAllen State: Tx Zip: 78504 E-mail: rcalvillo@ahsti.org

ENGINEER INFORMATION

Name: Ronnie Cruz, P.E., CFM Telephone: 956-682-5022
Address: 605 E. Violet Ave., Ste. 1 Fax: _____
City: McAllen State: Tx Zip: 78504 E-mail: ronnie@cruz Hogan.net

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: Robert Calvillo, Executive Director

Owner Signature:  Date: 4/13/22

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____



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

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Jose Reyes.	
Subject/Agenda Item: Discussion and re-consideration for the Final Plat for Pleasant View Village Subdivision– being a 8.55 out of Farm Tract 709, Block 136, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on 1,300 ft South of Business 83 & Pleasantview Dr.to the East. Possible Action.	
Discussion/Overview: The Subdivision was previously approved by Commission November 16, 2021, as a thirty (30) lot subdivision. The developer is requesting a rear setback variance of 5', City ordinance requires 15'.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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: Pleasant View Village

Location: 1,300 south of Business 83 and Pleasantview Dr., to the

Legal Description: 8.55 acres of land, in being out of part of Llano Grande Grant, situated in Hidalgo County, out of farm tract
709, block 136 of the west and Adams Tract Subdivision as per map records in volume 2 pages 36 of 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:

Owner would kindly like to request a variance for the 15' Rear Building Setback Line,
and would like to have a 5' Rear Building Setback

☐ 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: Roberto Salvia & Marcos Luis Telephone: _____

Address: 3710 E. Canton Fax: _____

City: Edinbur State: TX Zip: 7853 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

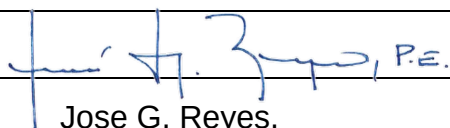
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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.

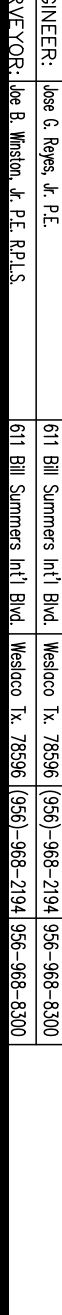
Owner Printed Name: _____

Owner Signature: _____ Date: _____

SWG Engineering, _____ is the authorized agent

Authorized Agent Signature:  P.E. Date: April 22, 2022

Authorized Agent Printed Name: Jose G. Reyes,



BEING THE SOUTH 8.55 ACRES OF THE NORTH 9.92 ACRES OF LAND AS PER SPECIAL WARRANTY DEED RECORDED ON DOCUMENT NUMBER 2016-2676114, LESS SAID AND EXCEPT A 1.37 ACRE TRACT OF LAND RECORDED IN VOLUME 7209 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, ALL OUT OF FARM TRACT 709 OF THE WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2 PAGES 34-37 OF THE MAP RECORDS HIDALGO COUNTY, TEXAS.

A DISTANCE OF 568.03 FT. (MEASURED) TO A SET OPS (COTTON PICKER SPINDLE) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

1/2-INCH REBAR FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

 - EXISTING PAVEMENT

14. MESQUAO IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF MESQUAO REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 52,488 GALLONS OF RAINFALL. THE DETENTION SHALL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL EXPAND DITCH #34 OWNED BY H.C.I.D. #9 TO PROVIDE A TOTAL DETENTION OF 66,399 C.F. (1.5 AC.-FT.)
15. CORNER LOTS ALONG SWEENEY TO HAVE 15 FOOT CORNER CUTS UNLESS OTHERWISE NOTED.
16. LOTS 1 & 28 ENTRANCE TO BE FROM PARKVIEW STREET.
17. LOTS 21 & 22 ENTRANCE TO BE FROM CLEAVEN STREET.
18. LOTS 20 & 30 ENTRANCE TO BE FROM CLEAVEN STREET.
19. NO ACCESS TO LOTS 1, 20, 28, 29, & 30 THROUGH PLEASANTVIEW ROAD.
20. CITY WILL NOT ACCEPT THE STREETS IF HOME OWNERS ASSOCIATION IS EVER DISSOLVED UNLESS THE STREETS ARE RETURNED TO ACCEPTABLE CITY STANDARDS.
21. A 5 FT. SIDEWALK IS REQUIRED ALONG PLEASANTVIEW DRIVE UPON THE ISSUANCE OF A NOTICE TO PROCEED.



*Singer,
Muston,
Greenwood,
& Associates, Inc.*

74.52'

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO SALVA and MARCOS LUIS GUTIERREZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

COUNTY OF HIDALGO:

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "PILASANT VINE VILLAGE SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND THOSE WHOSE NAME ARE SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE INTERESTS IN THE SURFACE LIST OF THE

GENERAL MANAGER

HINDALCO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES

3. HCCD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO WRITTEN PERMISSION OF HCCD #9.

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

THIS PLAN IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9
DATE THIS _____ DAY OF _____ 2022.

RAUL E. SESIN, P.E., CFM
GENERAL MANAGER

ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

SUBMISSION 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 SUBDIVISION, BASED ON GENERALLY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFY THAT THE DRAINAGE PLANS FOR THIS

ADMINISTRATOR / PLANNING AND ZONING
DEPARTMENT DIRECTOR CITY OF WESLACO

DATE _____

REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE ____ DAY OF _____, 20____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF WESLACO, TEXAS, DO HEREBY CERTIFY THIS MINOR PLAT KNOWN AS PLEASANT VIEW VILLAGE SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS

STATE OF TEXAS
COUNTY OF HIDALGO

PAGE	PLANNING AND ZONING CHAIR	DATE
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14. I, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR

SECRETARY OF THE CITY OF WESLACO DATE _____

STATE OF TEXAS

MAYOR OF CITY OF WESLACO

DATE

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PLEASANT VIEW VILLAGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MESLACO

CITY OF MESQUITE
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 21.2.0115(B)

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO



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

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): V.G.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
Subject/Agenda Item: Discussion and re-consideration for the Final Plat for Ten fifteen Subdivision– being 10.33 acres being a resubdivision of lots 1A,2A,3A, 4A,5A and 6A, out of Plaza Diez Quince Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of F.M. 1015 and Mile 6 North. Possible Action.	
Discussion/Overview: The Subdivision was previously approved by Commission June 15, 2021, as a thirty-two (32) lot subdivision. The developer is requesting change from a public to a private subdivision. The developer will need to provide fire with gate details and paved road widths, as well as Knox box access. Engineering will need a minimum throat length of 80 ft for queueing.	
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.	

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Tuesday, April 19, 2022 9:37 AM
To: javier@javierhinojosaeng.com
Subject: RE: Ten Fifteen

Good morning,

Please see comments below from the departments and make required changes so we can proceed with reconsideration of the Final Plat

Fire marshal:

We will need a paving plan to include gate details and road widths at the proposed gates. The gates shall not obstruct access to fire hydrants. They will also need to provide a Knox emergency gate access key switch for all entrance gates.

Engineering:

I would add that the throat length should be a minimum of 80 feet to accommodate queueing vehicles.

Public Works:

Call out separate easements for Public utilities where lines are proposed to run do not include as part of private access easement

Planning:

Under Ten Fifteen in parenthesis callout (Private Subdivision)

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: javier@javierhinojosaeng.com <javier@javierhinojosaeng.com>
Sent: Thursday, April 7, 2022 4:24 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Ten Fifteen

Rebekah,

Attached please find a copy of the revised subdivision plat for Ten Fifteen Subdivision turning the street right of way into an access and utility easement. This is for your review and comments. I will wait for your reply before forwarding to the owner.

Thank you,

Gil Teegardin
JAVIER HINOJOSA ENGINEERING
416 E. Dove Avenue
McAllen, Texas 78504
Tel: 956-668-1588
email: javier@javierhinojosaeng.com

From: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Sent: Thursday, April 7, 2022 10:23 AM
To: javier@javierhinojosaeng.com
Cc: Gilbert Teegardin <giltee4@yahoo.com>
Subject: Ten Fifteen & San Gabriel

Good morning,

In order of Ten Fifteen to become a private subdivision I would need at least 3 hardcopies and one PDF copy of what is being proposed. We will need to know gate location and throat length to confirm that there will be no stacking on 18th or FM 1015. Would will also need to add the comments and language below so private subdivision. If water and sewer lines are currently in the right-of-way they would have to be placed in public dedicated easements otherwise they are considered private lines.

This would have to go back to P&Z and City Commission for reconsideration but once finalized and accepted by staff approvals could be done in about a month.

Also, attached are the sample letters of support we need for the off-site drainage for San Gabriel

PRIVATE SUBDIVISION- Comments

The developer's dedicatory language on the plat shall read as follows: "I, the undersigned, owner of the land shown on this plat, and designated as (the name of the subdivision), do hereby grant an easement to the City of Weslaco and those who may now or hereafter hold franchise under said city, the use of the streets, alleys, and easements thereon shown, surface use of the streets and alleys is restricted to the employees or agents of the City of Weslaco, employees of utilities operating under franchise to the City of Weslaco, residents of the subdivision, and their guests."

Plat notes shall be required on the plat to be as follows:

Plat note: All private streets, inclusive of median islands and any sentry shelters, plus any accompanying storm drainage, street lighting, and/or sidewalks, shall be privately maintained by the homeowner's association. Also, all perimeter walls and fences shall be under the ownership and the exclusive responsibility of the homeowner's association for the purposes of enclosed privacy, security, and repair.

Plat note: After the recording of the plat's conditions, covenants, and restrictions (CCRs) to thus assure maintenance of common areas and median islands, etc., a building permit application may be filed with the City of Weslaco for any proposed gated entry mechanisms whereafter it shall be reviewed for approval or disapproval by the city including the fire marshal's office. In no case shall gate(s) be installed where a building permit has not been issued.

Plat note: The homeowner's association and/or every lot owner shall hold the City of Weslaco, Texas, harmless and indemnify said city from any and all liability and alleged claims relating to said private streets. The lot owners shall be responsible for the costs to maintain the private streets, accompanying storm drainage, private sidewalks, private street lighting, and any other private improvement in the private street area.

Plat note: The owner(s)/developer(s) shall sign and record an indemnification agreement holding harmless the City of Weslaco and indemnifying it from all obligations to maintain said streets and from any liability arising out of or incident to such streets.

The developer shall sign and record a private street agreement on a form established by the City of Weslaco after consultation with the city attorney.

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov





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

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): V.H.
From: Rebekah de la Fuente, Planning Director, on behalf of MagX Science Corporation.	
Subject/Agenda Item: Discussion and consideration for the construction of a cement manufacturing factory located at 615 E Business 83 Weslaco, Hidalgo County, Texas Possible Action.	
Discussion/Overview: In accordance to section 150-11 of the city's zoning ordinance the proposed type of use requires P&Z and City Commission approval. The developer is proposing to construct a new building at the former McManus site. The site will have measures in place to capture dust created by the factory through a collection system.	
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.	



April 24, 2022

Mrs. Rebekah De La Fuente
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

Dear Mrs. De La Fuente,

MagX Science Corporation, wishes to build a factory to manufacture Magnesium Oxide (MgO) construction boards at 615 E Business 83, Weslaco.

Upon review of the Weslaco zoning code, a recommendation from the planning commission and approval by the city commission is required as the company manufactures products that, while not cement, are cementitious in nature.

Our products are very different than cement, 100% 'green', made solely from naturally occurring minerals. Our products are composed of:

- Magnesium Oxide (used as food additive, in antacids and laxatives and agricultural fertilizer) see [Wikipedia](#)
- Magnesium Sulphate (commonly known as Epsom Salts and agricultural fertilizer) see [Wikipedia](#)
- Perlite (used in breweries and agriculture) see [Wikipedia](#)
- Sand
- Wood fibers

The manufacturing process varies significantly from cement manufacturing in that it is non-toxic, creates minimal amount of noise and dust, uses little energy.

When trimming our products to size, a minimal amount of dust is created (similar to cutting a sheet of plywood), which will be captured by a dust collection system. We use heat at 85 degrees in the drying room for the drying of the product. When the outside temperature is 90 degrees or higher, we will use outside air for drying. We will be storing finished product for several days before shipping.

We seek the recommendation of the planning commission and approval of the city commission for us to then seek a building permit.

I ask this matter be put on the agenda for the May 4th meeting.

Sincerely,

Greg Kelly
gkelly@magxscience.com
(802) 448-4884



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

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): V.I.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Vaquero Estates Phase V– being a re-subdivision of 86.961 acres being all of farm tract 1072 an out of Farm Tract 1065, 1066 & 1071, West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North Possible Action.	
Discussion/Overview: The proposed two hundred fifty-three (253) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on May 18, 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.	



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

April 29, 2022

Rebekah De La Fuente, Planning Director
CITY OF WESLACO PLANNING DEPT.
255 South Kansas Ave.
Weslaco, TX 78596

Re: VAQUERO V – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owner, Tres Terrenos RGV, L.P., we are requesting a six-month extension on the above referenced subdivision plat. Our records indicate that we received our last approval in May of 2021. The owner is requesting an additional six-month time frame.

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: Tres Terrenos RGV, L.P., Owner/Developer



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

Date of Meeting: May 5, 2021	Agenda Item No. (to be assigned by PCE): V.J.
From: Rebekah de la Fuente, Planning Director, on behalf of Mario Reyna.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273 acres being part or portion out of farm tract 744, The West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1370 ft east of the intersection of 18th st & mile 5 ½. Possible action.	
Discussion/Overview: The proposed sixty-four (64) lot subdivision is inside the City of Weslaco. Final Plat approval is set to expire on May 18, 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.	



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

April 29, 2022

Rebekah De La Fuente, Planning Director
CITY OF WESLACO PLANNING DEPT.
255 South Kansas Ave.
Weslaco, TX 78596

Re: BRIDGE CROSSING SUBDIVISION PHASE 2 – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owner, East India Co., LC, we are requesting a six-month extension on the above referenced subdivision plat. According to our records, the last approval was in May 2021. The owners are requesting an additional six-month time frame.

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: East India Co., LC



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

Date of Meeting: May 4, 2022	Agenda Item No. (to be assigned by PCE): V.I.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Vaquero Estates Phase V– being a re-subdivision of 86.961 acres being all of farm tract 1072 an out of Farm Tract 1065, 1066 & 1071, West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North Possible Action.	
Discussion/Overview: The proposed two hundred fifty-three (253) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on May 18, 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.	



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

April 29, 2022

Rebekah De La Fuente, Planning Director
CITY OF WESLACO PLANNING DEPT.
255 South Kansas Ave.
Weslaco, TX 78596

Re: GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owner, Amistad Finance, LLC, we are requesting a six-month extension on the above referenced subdivision plat. The owner is requesting an additional six-month time frame.

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: John G. Phillips, Amistad Finance, LLC