

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**DECEMBER 7, 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
NOVEMBER 2, 2022**

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

The following commissioners were present:

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

Also, present were Joe Pedraza, Assistant PCE Director; Celestino Mejia, Fire Inspector; Marcelo Cosme, Water & Sewer Superintendent, Jeremy Anciso, Tech III, Joe Mondragon, Construction inspector 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 Forward was absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. October 5, 2022, Regular Meeting

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

IV. PUBLIC HEARING

A. Discussion and consideration to approve rezone 3030 N Texas Blvd. Also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

Mrs. de la Fuente stated that notice appeared in the Monitor on October 17, 2022, there were Twelve (12) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map and surrounding land use.

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

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

B. Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, Hidalgo County, Texas.

Mrs. de la Fuente stated that notice appeared in the Monitor on October 17, 2022, there were Twenty -six (26) property owners notified within the 200-foot radius, one letters against the item was received from South Texas Educational Technologies. Staff recommended approval.

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

Commissioner Bullion made a motion to approve the conditional use request with the stipulation that items sold be ice cream, coffee and smoothie based no mixed beverages or beer, seconded by Commissioner Summers. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary and/or Final Plat for Chelsea Park Villas Subdivision being the west 6.83acres tract of land out of Chelsea Park Subdivision, Weslaco, Hidalgo County, Texas Located on the SW corner of W 9th & S. Border Ave Possible Action.

Mrs. de la Fuente stated that this item is a sixteen (16) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for side setback and Off-site Drainage and is pending the letter of support from the drainage district. Staff recommended approval of Preliminary and Final Plat and compliance with the ordinance on the variance.

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

B. Discussion and consideration for the Preliminary and/or Final Plat for Sienna Subdivision being a 31.06-acre out of Farm Tracts 216, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on West side of Mile 6 ½ West, 1015' South of Mile 10 North. Possible Action.

Mrs. de la Fuente stated that this item is a proposed fifty-two (52) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and Off-site Drainage and is pending letters of support from the irrigation district. There is currently a conflict between the HCCID#9 and Donna irrigation District on who owns the ditch. The developer has received the letter of support and approved drainage report from the drainage district who will maintain the ditch. The developer has also complied with all the City Engineers comment regarding drainage and 50-year storm. Staff recommends approval of Preliminary Plat and Final and compliance with the ordinance on the variance.

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

C. Discussion and consideration for the Preliminary and/or Final Plat for Heron's Landing Subdivision being a 29.29-acre out of farm tract 1036, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on SW corner of Pike Blvd. and Mile 2 ½ West. Possible Action.

Mrs. de la Fuente stated that this item is a seventy-one (71) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by NAWSC through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X". Staff recommended approval.

Commissioner Summers made the motion to approve the Preliminary and/or Final plat, seconded by Commissioner Berry. Motion carried

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:09p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Absent
Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Secretary



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

Date of Meeting: December 7, 2022	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration to approve rezone 4020 E Pike. Also being 1.16 acres out of Farm Tract 1036, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 17, 2022. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on November 23, 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:

Lot FARM TRACT 1036 Block _____

Subdivision Name WEST AND ADAMS TRACT

Street Address 4020 E PIKE BLVD

Existing Zoning R1 Existing Land Use VACANT

Proposed Zoning B1 Proposed Land Use OFFICE

_____ \$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 Willie Arratin Phone (956)-784-0218

Address 526 N. 5th St Fax: _____

City Dumas State Tx Zip Code 78532 E-Mail: mainengineering@yahoo

OWNER

Name Albert Hanks Phone (956)-630-0216

Address 502 E Expressway Suite G Fax: _____

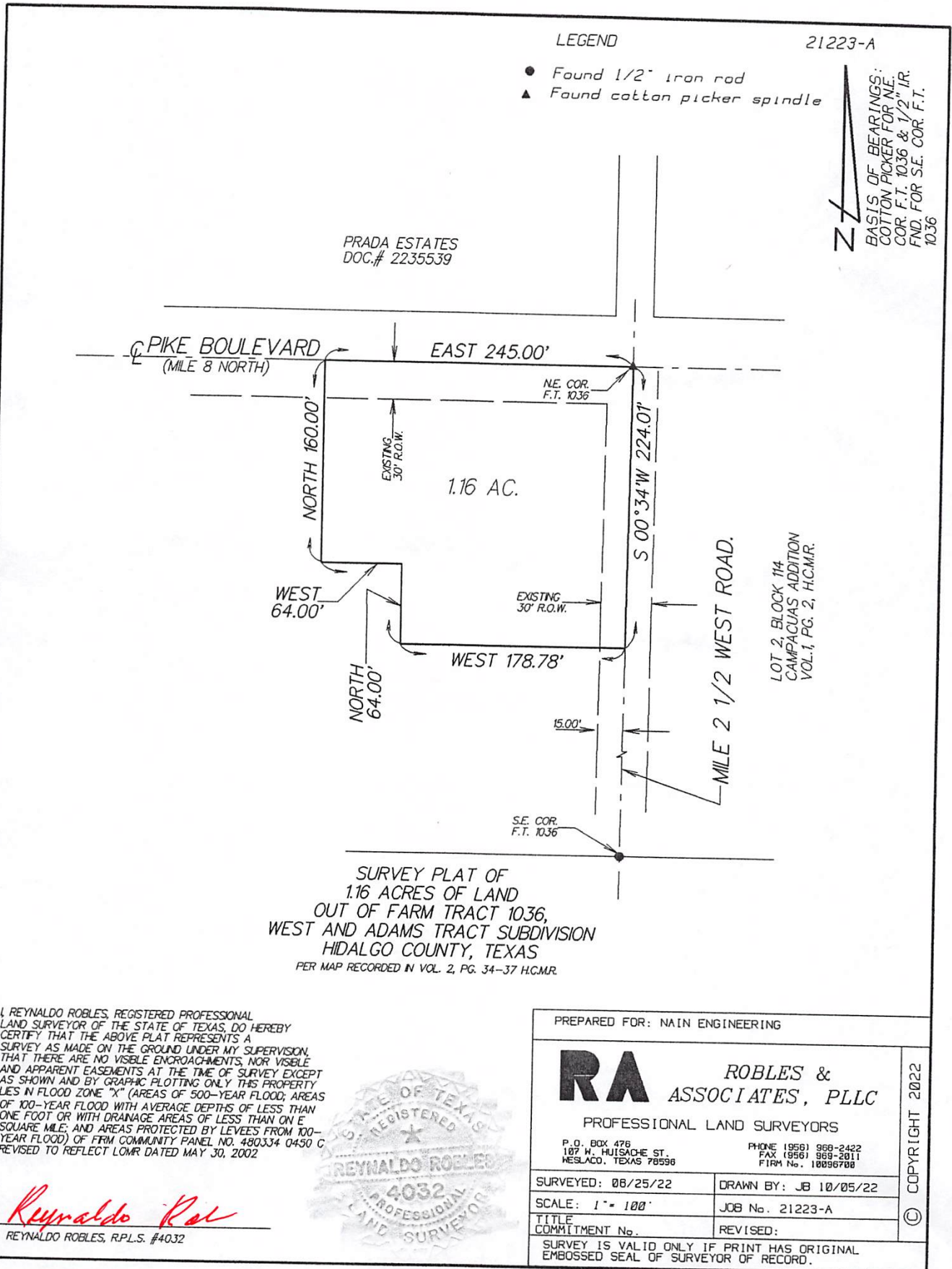
City Weslaco State Tx Zip Code 78596 E-Mail: _____

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

Signature [Signature] Date 9/26/22

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent



City of Weslaco

"The City on the Grow"



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

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

November 18, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 7, 2022, and the City Commission will hold a public hearing on December 20, 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 December 7, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

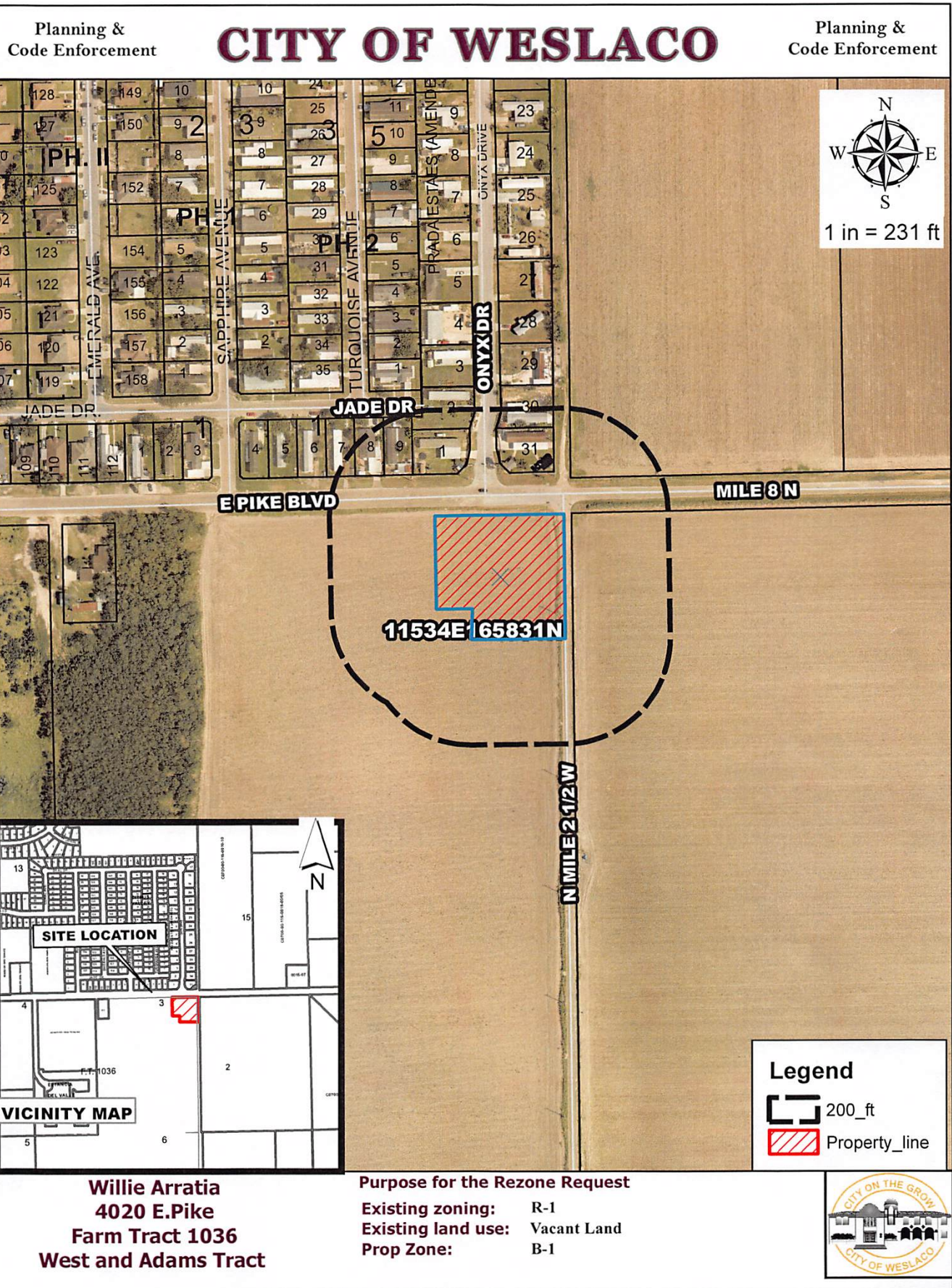
Wille Arratia is requesting to rezone 4020 E Pike. Also being the 1.16 acres out of Farm Tract 1036, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

NOV 14, 2022

GEROW JAMES MARCELO GARZA 822 S OKLAHOMA AVE WESLACO, TX 78596	A0800-00-000-1036-02 ADAMS TRACT E990' EXC W100'-N247 .80' FT 1036 29.50AC GR 28.82AC 0	L: 172920 B: 0
BERNAL RAFAEL LOPEZ 3930 JADE DR WESLACO TX 78599	C5354-02-001-0007-00 CITRUS VALLEY MOBILE HOME PH 2 LOT 3930 JADE DR	L: 31158 B: 0
FLORES ESPERANZA 3934 JADE DR WESLACO TX 78599	C5354-02-001-0008-00 CITRUS VALLEY MOBILE HOME PH 2 LOT 3934 JADE DR	L: 31158 B: 0
FLORES MARIA ISABEL 3938 JADE DR WESLACO TX 78599	C5354-02-001-0009-00 CITRUS VALLEY MOBILE HOME PH 2 LOT 3938 JADE DR	L: 31158 B: 33514
VILLA ROEL & DIANA GONZALEZ 901 ONYX DR WESLACO TX 78599	P8114-00-000-0001-00 PRADA ESTATES LOT 1 - AMENDED 901 ONYX DRIVE	L: 34090 B: 0
CALVILLO ERASMO JR 909 ONYX DR WESLACO TX 78599	P8114-00-000-0002-00 PRADA ESTATES LOT 2 - AMENDED 909 ONYX DRIVE	L: 31730 B: 22804
GARCIA JESUS GABRIEL 908 ONYX DR WESLACO TX 78599	P8114-00-000-0030-00 PRADA ESTATES LOT 30 - AMENDED 908 ONYX DRIVE	L: 31111 B: 29896
HERNANDEZ YESENIA ALVARADO 900 ONYX DRIVE WESLACO TX 78599	P8114-00-000-0031-00 PRADA ESTATES LOT 31 - AMENDED 900 ONYX DRIVE	L: 33953 B: 28012



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 7, 2022	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration to approve rezone 3920 E Pike. Also being 28.34 acres out of Farm Tract 1036, West and Adams Tract, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.	
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 November 21, 2022. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on November 23, 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 and surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. RZNE-00035-2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot FARM TRACT 1036 Block _____

Subdivision Name WEST AND ADAMS TRACT

Street Address 3920 E Pike Blvd

Existing Zoning R1 Existing Land Use VACANT

Proposed Zoning R2 Proposed Land Use APPLEX

_____ \$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 Willie Aranda Phone (956) 784-0218

Address 526 N. 5th St. Fax: _____

City Donna State Tx Zip Code 78537 E-Mail: naengineering@yahoo

OWNER

Name Albert Hanks Phone (956) 630-0216

Address 502 W Expressway 83 Fax: _____

City Weslaco State Tx Zip Code _____ E-Mail: _____

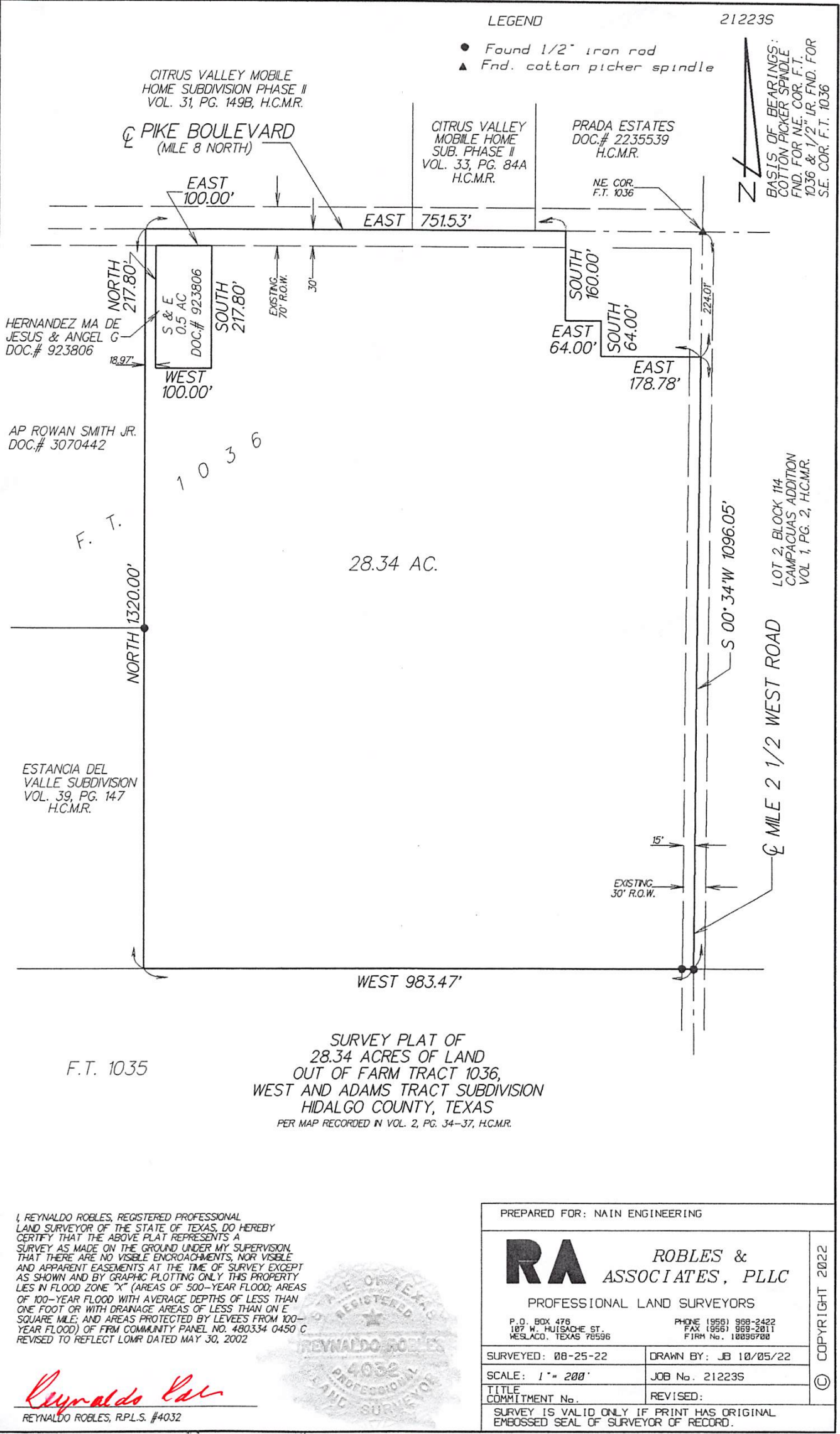
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date 9/26/22

Signature [Signature] Date 10/24/22

Signature _____ Date _____

Authorized Agent



City of Weslaco

"The City on the Grow"



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

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

November 18, 2022

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REZONE REQUEST:

Wille Arratia is requesting to rezone 3920 E Pike Blvd. Also being 28.34 acres out of Farm Tract 1036, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

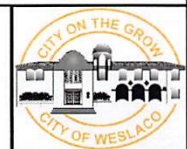
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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 Code Enforcement Dept.

NOV 14, 2022

VESTA/ERI LAND LLC 175 POWER FOREST DR WESTOGUE, CT 06089	A0800-00-000-1036-00 ADAMS TRACT E551.26'-W601.26'-N7 11.18' FT 1036 9.03AC NET 0	L: 243810 B: 0
HERNANDEZ MA DE JESUS & ANGEL 3620 E PIKE BLVD WESLACO TX 78599-3396	A0800-00-000-1036-01 ADAMS TRACT W100'-E990'-N247.80' FT 1036 0.50AC NET	L: 41818 B: 24000
GEROW JAMES MARCELO GARZA 822 S OKLAHOMA AVE WESLACO, TX 78596	A0800-00-000-1036-02 ADAMS TRACT E990' EXC W100'-N247 .80' FT 1036 29.50AC GR 28.82AC 0	L: 172920 B: 0
MILLER ESTER ALVARADO 901 RUBY AVE WESLACO TX 78599	C2675-01-000-0001-00 CENTERPOINT PH 1 LOT 1 901 RUBY AVE	L: 41200 B: 59514
HINOJOSA ANDRES 3806 JADE DR WESLACO TX 78596	C2675-01-000-0108-00 CENTERPOINT PH 1 LOT 108 3805 JADE DR	L: 35406 B: 91250
AGUILAR JOSEPH M 3810 JADE DRIVE WESLACO TX 78599	C2675-02-000-0109-00 CENTERPOINT PH 2 LOT 109 3810 JADE DR	L: 31013 B: 82914
MENDOZA LUIS FRANCISCO 3814 JADE DR WESLACO TX 78599	C2675-02-000-0110-00 CENTERPOINT PH 2 LOT 110 3814 JADE DR	L: 31013 B: 115295
MOLINA JORGE AURELIO & 3818 JADE DR WESLACO TX 78599	C2675-02-000-0111-00 CENTERPOINT PH 2 LOT 111 3818 JADE DR	L: 31013 B: 117968
TREVINO MARIBEL 3822 JADE DR WESLACO TX 78599	C2675-02-000-0112-00 CENTERPOINT PH 2 LOT 112 3822 JADE DR	L: 31013 B: 70819
FLORES ALMA 3902 JADE DR WESLACO TX 78599	C5354-01-001-0001-00 CITRUS VALLEY MOBILE HOME PH 1 LOT 3902 JADE DR	L: 31013 B: 40167
CARRASCO JAVIER 3906 JADE DR WESLACO TX 78599	C5354-01-001-0002-00 CITRUS VALLEY MOBILE HOME PH 1 LOT 3906 JADE DR	L: 31013 B: 0
GERMAIN ELVIA MENDEZ PO BOX 432 WESLACO TX 78599	C5354-01-001-0003-00 CITRUS VALLEY MOBILE HOME PH 1 LOT 3910 JADE DR	L: 30859 B: 22397

City of Weslaco Code Enforcement Dept.

NOV 14, 2022

MATA SANDRA 3918 JADE DR WESLACO TX 78599	C5354-01-001-0004-00 CITRUS VALLEY MOBILE HOME PH 1 LOT 3918 JADE DR	L: 30859 B: 25826
MARTINEZ JUVENTINO & MARICELA 2201 W HARRISON ST WESLACO TX 78599	C5354-01-001-0005-00 CITRUS VALLEY MOBILE HOME PH 1 LOT 3922 JADE DR	L: 31013 B: 22512
AVILA ALEJANDRO & GUILLERMINA 3926 JADE DR WESLACO TX 78599	C5354-02-001-0006-00 CITRUS VALLEY MOBILE HOME PH 2 LOT 3926 JADE DR	L: 31158 B: 22752
BERNAL RAFAEL LOPEZ 3930 JADE DR WESLACO TX 78599	C5354-02-001-0007-00 CITRUS VALLEY MOBILE HOME PH 2 LOT 3930 JADE DR	L: 31158 B: 0
FLORES ESPERANZA 3934 JADE DR WESLACO TX 78599	C5354-02-001-0008-00 CITRUS VALLEY MOBILE HOME PH 2 LOT 3934 JADE DR	L: 31158 B: 0
FLORES MARIA ISABEL 3938 JADE DR WESLACO TX 78599	C5354-02-001-0009-00 CITRUS VALLEY MOBILE HOME PH 2 LOT 3938 JADE DR	L: 31158 B: 33514
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: 4578212
VILLA ROEL & DIANA GONZALEZ 901 ONYX DR WESLACO TX 78599	P8114-00-000-0001-00 PRADA ESTATES LOT 1 - AMENDED 901 ONYX DRIVE	L: 34090 B: 0
CALVILLO ERASMO JR 909 ONYX DR WESLACO TX 78599	P8114-00-000-0002-00 PRADA ESTATES LOT 2 - AMENDED 909 ONYX DRIVE	L: 31730 B: 22804
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HERNANDEZ YESENIA ALVARADO 900 ONYX DRIVE WESLACO TX 78599	P8114-00-000-0031-00 PRADA ESTATES LOT 31 - AMENDED 900 ONYX DRIVE	L: 33953 B: 28012



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 7, 2022	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Wilfredo & Cristela Aviles.	
Subject/Agenda Item: Discussion and consideration to approve rezone 808 & 812 W 10 th St. Also being Lot 6 & 7, Laura Raquel Trejo Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.	
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 November 21, 2022. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on November 23, 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 surrounding land use.	
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

RZNE-000342-2022 Lot 6

RZNE-000343-2022 Lot 7
FILE NO. _____

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 6 (PROPERTY 701938) & 7 (PROPERTY 10:701939) Block _____

Subdivision Name LAURA RAQUEL TREJO

Street Address LOT 6: 808 W 10th St / LOT 7: 812 W 10th St

Existing Zoning ONE FAMILY RESIDENTIAL Existing Land Use R-1 ONE FAMILY DWELLING DISTRICT

Proposed Zoning MULTI-FAMILY Proposed Land Use MULTI FAMILY (FOUR PLEX)

_____ \$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 AVILES WILFREDO A & CRISTELA V Phone (956) 373-1333

Address 2600 WILDWOOD DR Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: avileswdl@gmail.com

OWNER

Name AVILES WILFREDO A & CRISTELA V Phone (956) 373-1333

Address 2600 WILDWOOD DR Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: avileswo1@gmail.com

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

Signature [Signature] Date 9-6-20-22
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
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Martin Garza, Interim City Manager

PLANNING DEPARTMENT

November 18, 2022

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REZONE REQUEST:

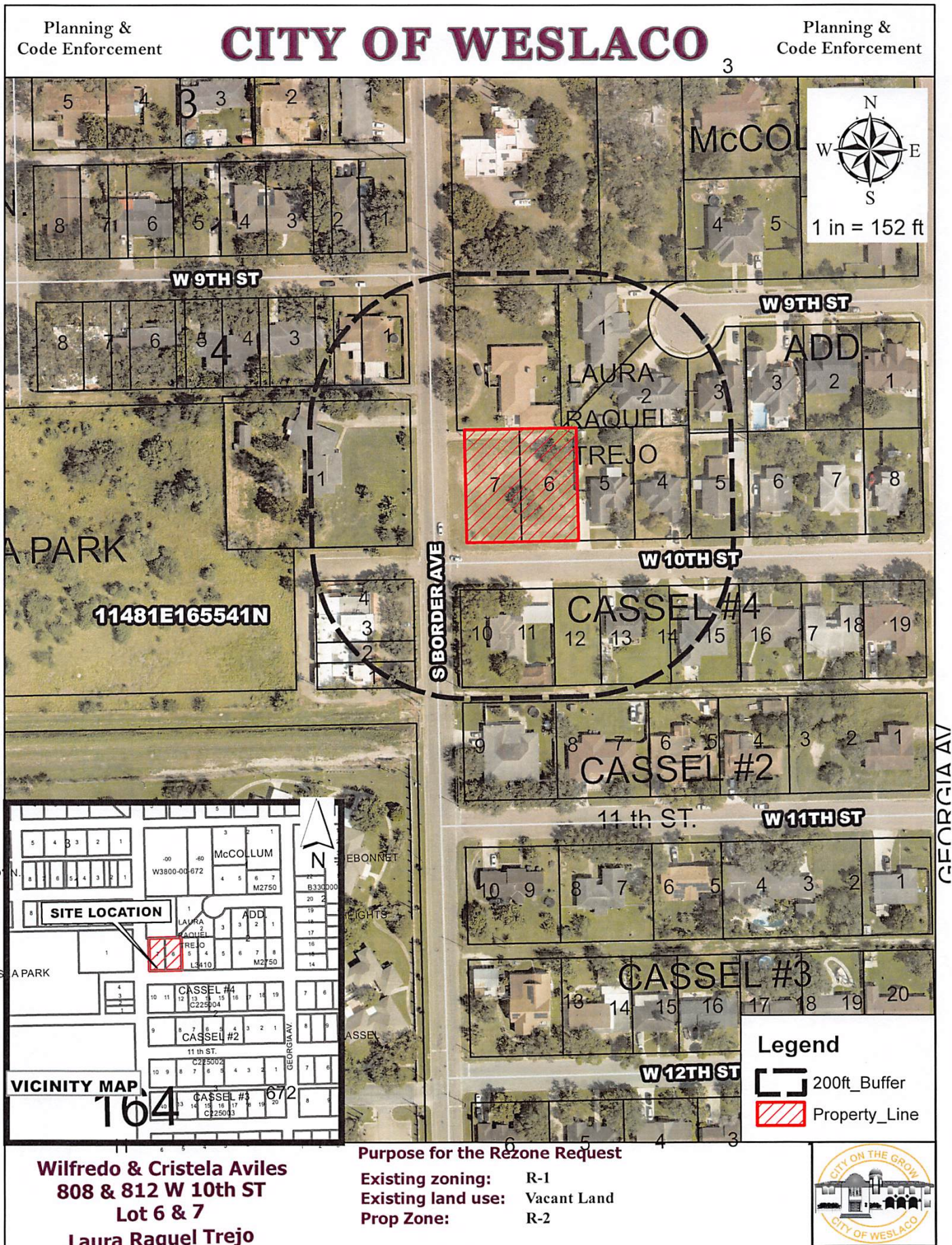
Wilfredo & Cristela Aviles is requesting to rezone 808 & 812 W 10th St. Also being lot 6 & 7, Laura Raquel Trejo Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

NOV 11, 2022

LOERA MARIA THERESA ✓ 619 W 10TH ST WESLACO TX 78596	C2250-04-002-0010-00 CASSEL UT 4 LOTS 10 & 11 BLK 2 619 W 10TH ST	L: 48000 B: 69467
CARRILLO EUDENIA A & JUAN E ✓ ENRIQUE L CARRILLO 3220 S BRIDGE AVE WESLACO TX 78596	C2250-04-002-0012-00 CASSEL UT 4 LOT 12 BLK 2 615 W 10TH ST	L: 24000 B: 0
PEMELTON BILLY BOB & MARY E ✓ 613 W 10TH ST WESLACO TX 78596	C2250-04-002-0013-00 CASSEL UT 4 LOT 13 & W1/2 LOT 14 BLK 2 613 W 10TH ST	L: 36000 B: 79731
GINEZ RIGOBERTO JR & MELINDA ✓ 611 W 10TH ST WESLACO TX 78596	C2250-04-002-0015-00 CASSEL UT 4 E1/2 LOT 14 & ALL LOT 15 611 W 10TH ST	L: 36000 B: 182525
HOLMES DON ED ✓ PO BOX 170 WESLACO TX 78599	C4130-00-000-0001-00 CHELSEA PARK LOT 1 1006 S BORDER AVE	L: 12169 B: 116353
MENDOZA ISAAC QUINTON ✓ 1920 W ROOSEVELT ST WESLACO TX 78599	C4130-00-000-0002-00 CHELSEA PARK LOT 2 1004 S BORDER AVE	L: 9650 B: 87516
HOLMES DON ED & SAN JUANITA ✓ PO BOX 170 WESLACO TX 78599	C4130-00-000-0003-00 CHELSEA PARK LOT 3 0 BORDER AVE	L: 30508 B: 128012
ESQUIVEL SANDRA MD ✓ 2105 S WESTGATE DR WESLACO TX 78596	C4300-00-004-0001-00 CHRISTINE ADDITION LOT 1 & E36' LOT 2 901 W 9TH ST	L: 35712 B: 136120
GARZA RICARDO ✓ 905 W 9TH ST WESLACO TX 78596	C4300-00-004-0002-00 CHRISTINE ADDITION W24' LOT 2 ALL T 4 BLK 4 905 W 9TH ST	L: 35712 B: 114852
RANA RIZWANA N & AMIR A ✓ 805 W 9TH ST WESLACO TX 78596	L3410-00-000-0001-00 LAURA RAQUEL TREJO LOT 1 805 W 9TH ST	L: 48012 B: 280663
PENA SARITA ✓ 801 W 9TH ST WESLACO TX 78596	L3410-00-000-0002-00 LAURA RAQUEL TREJO LOT 2 0 W 9TH ST	L: 36030 B: 219249
PHILLIPS GREGORY K & DALIA ✓ 711 W 9TH ST WESLACO TX 78596	L3410-00-000-0003-00 LAURA RAQUEL TREJO LOT 3 711 W 9TH ST	L: 30258 B: 169527

City of Weslaco Code Enforcement Dept.

NOV 11, 2022

RODRIGUEZ BRENDA M & RENE P & ✓ 800 W 10TH ST WESLACO TX 78596	L3410-00-000-0004-00 LAURA RAQUEL TREJO LOT 4 800 W 10TH ST	L: 37048 B: 121296
MARTINEZ ORFELINDA ✓ 804 W 10TH ST WESLACO TX 78596	L3410-00-000-0005-00 LAURA RAQUEL TREJO LOT 5 804 W 10TH ST	L: 37048 B: 136233
AVILES WILFREDO A & CRISTELA V ✓ 2600 WILDWOOD DR WESLACO TX 78596	L3410-00-000-0006-00 LAURA RAQUEL TREJO LOT 6 808 W 10TH ST	L: 37048 B: 0
AVILES WILFREDO A & CRISTELA V ✓ 2600 WILDWOOD DR WESLACO TX 78596	L3410-00-000-0007-00 LAURA RAQUEL TREJO LOT 7 812 W 10TH ST	L: 36033 B: 0
RUSH TRANSPORTATION LLC ✓ 1008 E PECAN BLVD BLDG D STE 256 MCALLEN, TX 78501	M2750-00-002-0005-00 MCCOLLUM BLK 2 LT 5 706 E 10TH ST	L: 33919 B: 42028
AZUA ADAM ✓ 906 S BORDER AVE WESLACO TX 78596	W3800-00-670-0000-00 WEST TRACT W240'- E270'- S198'- N632' C GR 1.04AC NET 906 S BORDER AVE	L: 113255 B: 225375
TODD RAYMOND L & LYNDAL ✓ 729 W 8TH ST WESLACO TX 78596	W3800-00-672-0000-00 WEST TRACT W55'-N300' LOT 3 & N300' 729 W 8TH ST	L: 114127 B: 211362
GREEN VALLEY FOUNDATION INC ✓ DBA ANGELS OF LOVE 4305 N 10TH ST STE G MCALLEN TX 78504	W3800-00-672-0000-20 WEST TRACT FT 672 LT 4 N 185'- S 360' 903 S BORDER AVE	L: 62073 B: 182888
GARZA CARLOS JAIME ✓ 703 W 8TH ST WESLACO TX 78596	W3800-00-672-0000-60 WEST TRACT FT 672 N300'-E110' LOT 3 703 W 8TH ST	L: 75141 B: 99887



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 7, 2022	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Planning Director, on behalf of Dreamland Estates.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an event center Permit at 909 E James, also being block 1, Lot 2A, Ro-Ellen Addition Ut. No. 3, Hidalgo County, Texas	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to Conditional Use Permit to operate an event center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 21, 2022. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on November 25, 2022.	
Staff recommendation for Commission's Action: Staff recommends approval of the conditional use permit.	
Additional Action Prompted: [☒] Mayor's Signature [☒] Public Hearing [☐] Budget Amendment [☐] Resolution [☐] Ordinance – First Reading [☐] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 30 days prior to the meeting.
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. USE-000327-2022

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 909 E. James St. Ste E, Weslaco, Tx

Existing Zoning B-1 Existing Land Use office

Purpose for the Conditional Use Permit Request Event Center

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

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

APPLICANT

Name _____ Phone _____

Address _____ Fax: _____

City _____ State _____ Zip Code _____ E-Mail: _____

OWNER

Name DreamLand Estate Phone _____

Address 2900 N. Tx. Blvd. Ste 201 Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: dreamhomesbyjj@gmail.com

Yes _____ No

Signature [Signature] Date 10-14-20

Signature _____
Authorized Agent

2

City of Weslaco

"The City on the Grow"



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

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

November 18, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 7, 2022, and the City Commission will hold a public hearing on December 20, 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 December 7, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Dreamland Estates is requesting a Conditional Use Permit to operate an Event Center at 909 E James, also being block 1, Lot 2A, Ro-Ellen Addition Ut. No. 3, 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.

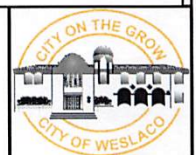
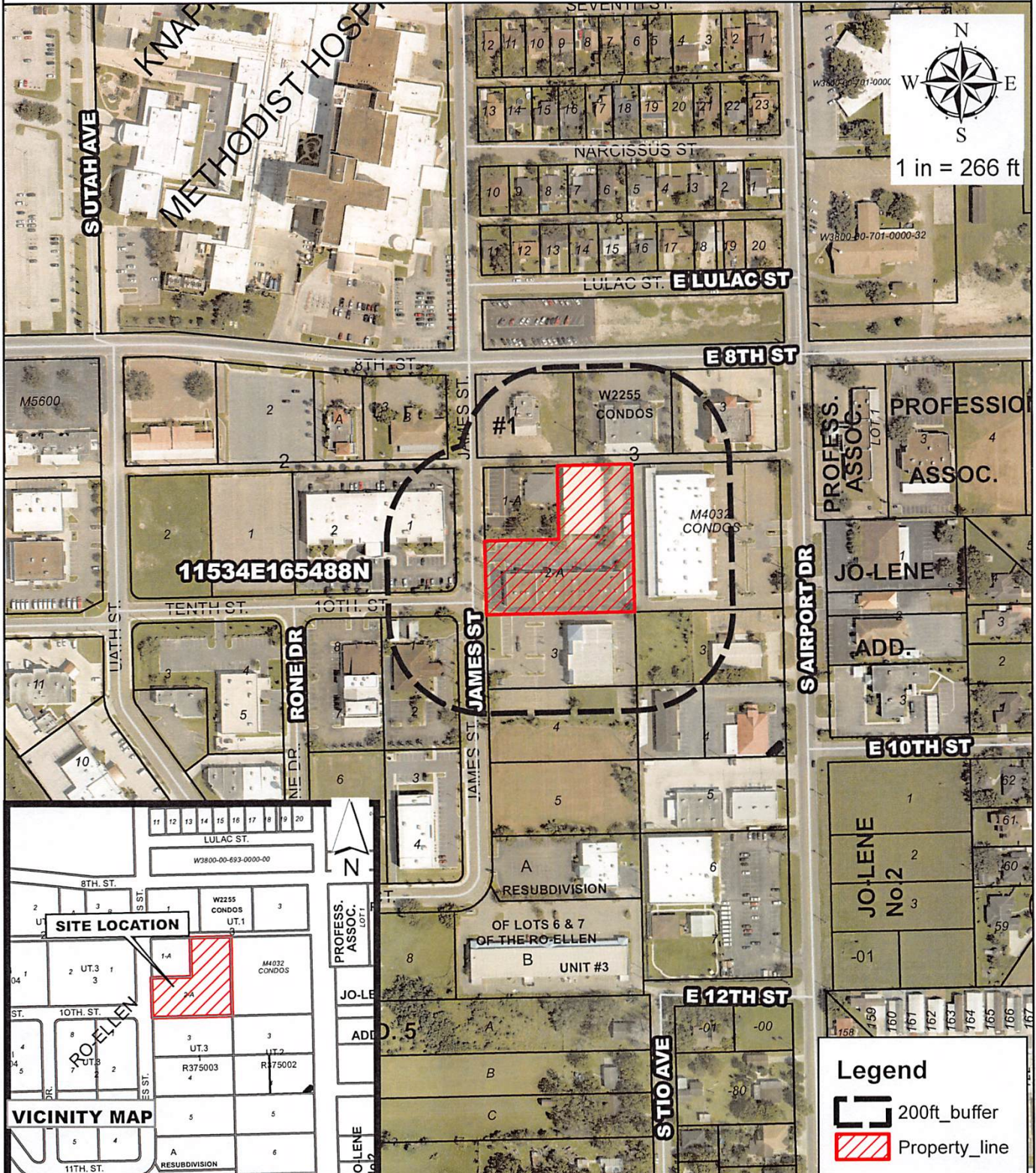
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



City of Weslaco Code Enforcement Dept.

OCT 31, 2022

SAVINON JULIO A & MERCEDES L 2005 BRAZOS CT MISSION TX 78572	M4032-00-000-0003-00 MID-VALLEY PROFESSIONAL CENTER 902 S AIRPORT	L: 62554 B: 242173
GARCIA TOMAS 103 LAUREL DR WESLACO TX 78596	R3750-01-002-000B-00 RO-ELLEN ADDITION UT NO. 1 (R/S LOT 3 1412 E 8TH ST	L: 172476 B: 311940
AMAYA HECTOR G MD PA 3519 OAK PRESERVE WESLACO TX 78599	R3750-01-003-0001-00 RO-ELLEN ADDITION UT NO. 1 LOT 1 BLK 1502 E 8TH ST	L: 202800 B: 184964
NANDIPATY FMLY LMTD PRTNSHP 3613 TIGRIS DR EDINBURG TX 78539	R3750-01-003-0003-00 RO-ELLEN ADDITION UT NO. 1 LOT 3 BLK 1620 E 8TH ST	L: 202800 B: 899165
WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596	R3750-02-000-0003-00 RO-ELLEN ADDITION UT NO. 2 LOT 3 1002 S AIRPORT DR	L: 272250 B: 110839
OVERHEAD MANAGEMENT LLC 524 S CAGE BLVD STE F PHARR TX 78577	R3750-03-001-0003-00 RO-ELLEN ADDITION UT NO. 3 LOT 3 BLK 1001 JAMES ST	L: 272250 B: 551093
BROWNSVILLE CARDIAC BUILDING LP 2310 N ED CAREY DR STE 1A HARLINGEN TX 78550	R3750-03-001-0004-00 RO-ELLEN ADDITION UT NO. 3 LOT 4 BLK 1009 JAMES ST	L: 272250 B: 0
PLANNED PARENTHOOD ASSN 916 E HACKBERRY AVE MCALLEN TX 78501	R3750-03-001-001A-00 RO-ELLEN ADDITION UT NO. 3 LOT 1A BLK 901 S JAMES	L: 136122 B: 156754
DREAMLAND ESTATES LLC 2900 N TEXAS BLVD STE 201 WESLACO TX 78599	R3750-03-001-002A-00 RO-ELLEN ADDITION UT NO. 3 S150' LOT 909 JAMES ST	L: 272250 B: 632756
P.E. & J.T MCDUGAL FAMILY 1010 JAMES ST WESLACO TX 78596	R3750-03-002-0001-00 RO-ELLEN ADDITION UT NO. 3 LOTS 1 & 2 1010 JAMES ST	L: 250572 B: 468132
MPT OF WESLACO LLC ATTN: LEGAL DEPARTMENT 1000 URBAN CENTER DR STE 501 BIRMINGHAM AL 35242	R3750-03-003-0001-00 RO-ELLEN ADDITION UT NO. 3 LOTS 1 & 2 906 S JAMES	L: 494472 B: 2309461
G E N & M J N FAMILY LP 4002 LA HACIENDA WESLACO TX 78596	W2255-00-000-0002-00 WESLACO MEDICAL OFFICES 1604 E 8TH SUITE B	L: 95316 B: 298203

City of Weslaco Code Enforcement Dept.

OCT 31, 2022

UP & PP FAMILY LP	M4031-00-000-0001-00	L: 149850
2004 ALEXANDRA DR	MID VALLEY PEDIATRICS AND ALLERGY	B: 279429
WESLACO TX 78596		
WEE THERAPY SERVICE LLC	M4031-00-000-0002-00	L: 122400
2904 S JACKSON RD	MID VALLEY PEDIATRICS AND ALLERGY	B: 278792
MCALLEN TX 78503		



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 7, 2022	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Jose Reyes.	
Subject/Agenda Item: Discussion and consideration for the Preliminary and/or Final Plat for Dominion Subdivision being a 20acres out of Farm Tracts 164, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 74 ft. east of Midway Rd on Pike Blvd. Possible Action.	
Discussion/Overview: The proposed six-five (65) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by City Of Weslaco through an 12" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and Final.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. Plat-000350-2022

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: Dominion Subdivision

Location: W. Pike Blvd. (Mile 8 North) Milanos Rd. (Mile 6 1/2 West Rd.)

Legal Description: 20 Acres subdivision out of Farm Tract 164, Block 178 West Tract Subdivision.

As recorded in Vol 2 Page 34-37 of the Hidalgo County Map records, Hidalgo Texas

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1

Existing Land Use: Vacant Proposed Land Use: R-2

Number of Lots Proposed: 65 Gross Acreage: 20 Acres

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Fred Perez Telephone: (956) 622-8897

Address: 1248 Chloe Rae Circle Dr. Fax: _____

City: Weslaco State: Tx Zip: 78956 E-mail: fred@kingcarriers.com

ENGINEER INFORMATION

Name: SWG Engineering LLC Telephone: (956) 968-2194

Address: 611 Bill Summers Intl. Blvd. Fax: (956) 968-8300

City: Weslaco State: Tx Zip: 78956 E-mail: jreyes@siglerwinstongreenwood.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☐ YES ☐ NO Water Provision: NAWSC
- ☐ YES ☐ NO Wastewater Provision: City of Weslco
- ☐ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District _____	☒ 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)

- ☒ **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: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: Jose G. Reyes, P.E. Date: Nov-28-2022

Authorized Agent Printed Name: Jose G. Reyes, P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

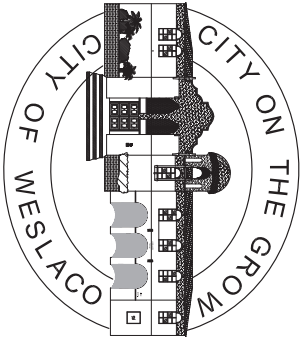
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



CITY OF WESLACO

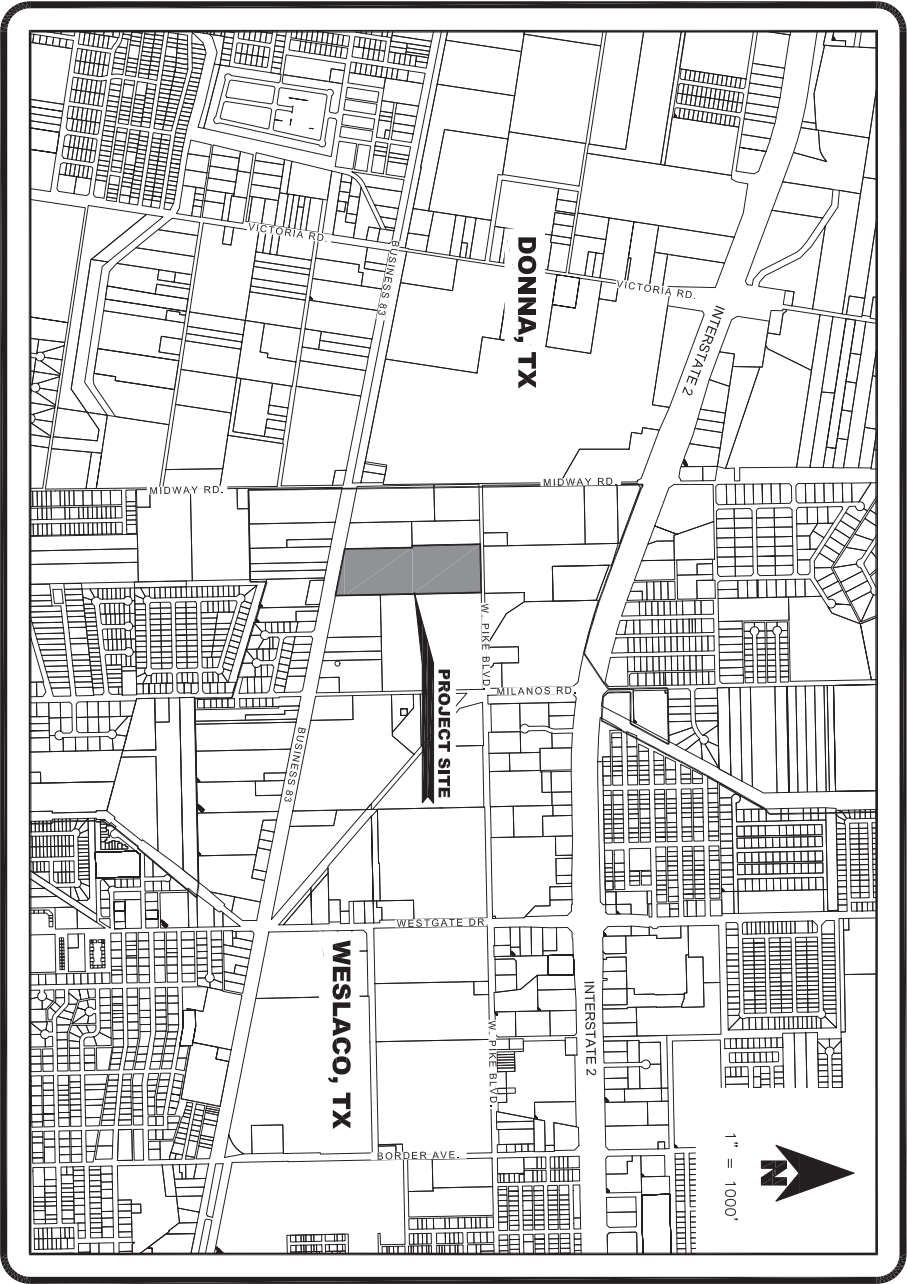
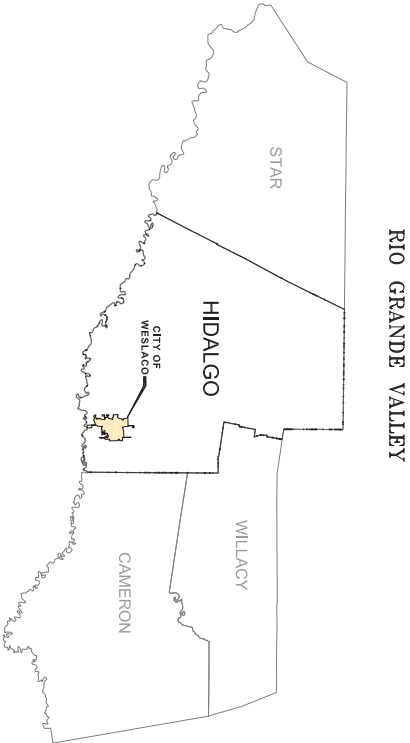
DOMINION SUBDIVISION

HIDALGO COUNTY, TEXAS

2022

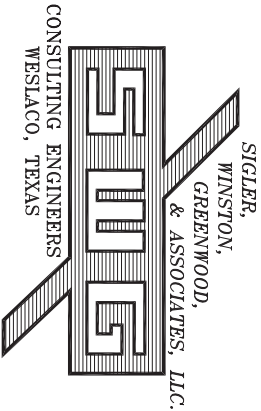
CITY COMMISSION

DAVID SUAREZ	MAYOR
LEO MUNOZ.....	AT-LARGE
GREG KERR.....	AT-LARGE
JOSH PEDRAZA	COMMISSIONER DISTRICT 1
LETTY LOPEZ	COMMISSIONER DISTRICT 2
JOSE 'JP' RODRIGUEZ	COMMISSIONER DISTRICT 3
ADRIAN FARIAS	COMMISSIONER DISTRICT 4
RENE PEREZ	COMMISSIONER DISTRICT 5
MARTIN GARZA	CITY MANAGER



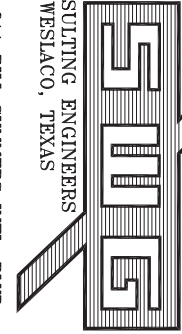
SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PAVING PLAN
4	PAVING PROFILES
5	PAVING PROFILES
6	GRADING PLAN
7	DRAINAGE PLAN
8	DRAINAGE AREA MAP
9	DRAINAGE PROFILES
10	DRAINAGE PUMP STRUCTURE DETAIL
11	SUGGESTED EROSION CONTROL PLAN
12	SANITARY SEWER PLAN
13	SANITARY SEWER PROFILES
14	SANITARY SEWER PROFILES
15	WATER DISTRIBUTION PLAN
16	MISCELLANEOUS DETAILS



PREPARED BY:

611 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78596
(956) - 968-2194 OFFICE (956) - 968-8300 FAX
TEXAS FIRM REGISTRATION NO. F-592



CONSULTING ENGINEERS
WESLACO, TEXAS

SINCE 1945

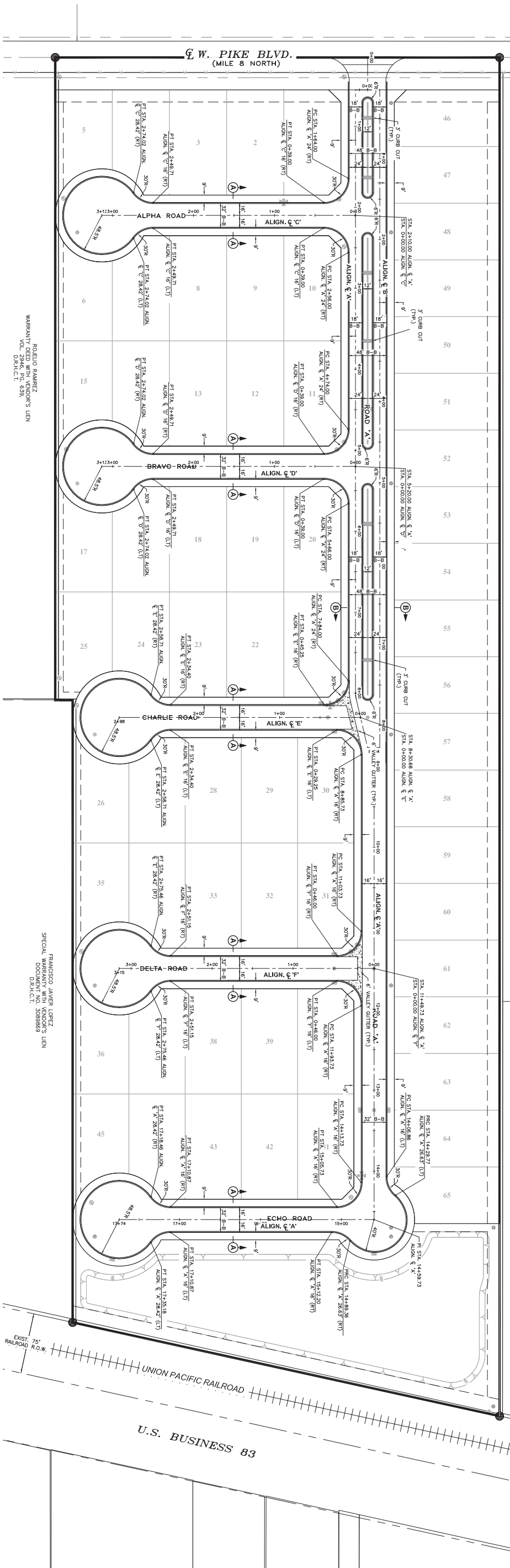


11/28/2022

JOSE G. REYES, JR., P.E.

ZAIDA LLC
SPECIAL WARRANTY DEED
DOCUMENT NO. 2131628
D.R.H.C.T.

MID VALLEY CHEMICALS INC
WARRANTY DEED
VOL. 1740, PG. 109,
D.R.H.C.T.



FRANCISCO JAVIER LOPEZ
SPECIAL WARRANTY WITH VENDOR'S LIEN
DOCUMENT NO. 3089869
D.R.H.C.T.

LEGEND



48' BACK TO BACK ROAD | DETENTION ISLAND CROSS SECTION 'B-B'

UTILITY NOTES: EXISTING ABOVE GROUND UTILITIES AND TOPOGRAPHY HAVE BEEN PLOTTED BY DIRECT FIELD INFORMATION. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM VARIOUS SOURCES AND LOCATORS. CONTRACTOR WILL BE REQUIRED TO ESTABLISH THEIR EXACT LOCATION, DEPTH, AND SIZE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL CUT OR BROKEN WATER LINES, IRRIGATION LINES, FORCE MAINS, SPRINKLER SYSTEMS, GAS LINE, ELECTRICAL LINES, CABLES, ETC.

BENCH MARK:
LOCATED ON THE NORTHWEST BOLT ON FIRE HYDRANT FLANGE. FIRE HYDRANT
LOCATED ON THE INTERSECTION OF WEST PIKE BLVD. AND MILLANS ROAD.
(NORTHING: 16587212.13, EASTING: 1145300.30)
ELEVATION: 49.83



REVISION NOTES:			
NO.	Sheet	Revisions	Date
REV.	DATE	DESCRIPTION	APPROVED
			BY:

CITY OF WESLACO, TEXAS
DOMINION SUBDIVISION

PAVING PLAN

SICLER, WINSTON, GREENWOOD
AND ASSOCIATES
SWG ENGINEERING, LLC

TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS

DATE: November 2022

PROJECT NO.: 22-127

DESIGNED BY: R.G.

CHECKED BY: J.R.

DATE: C2.0 OF 12



11/28/2022



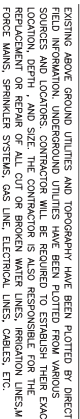
NOT FOR CONSTRUCTION



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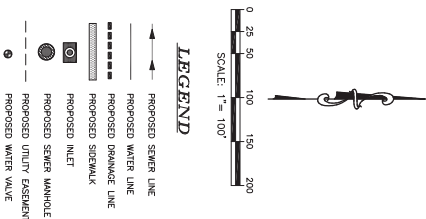


LOCATED ON THE NORTHWEST BOLT ON FIRE HYDRANT PLANCE. FIRE HYDRANT
LOCATED ON THE INTERSECTION OF WEST PIKE BLVD. AND MILLANDS ROAD.
(NORTHING: 16587212.13, EASTING: 1143300.30)
ELEVATION: 49.83

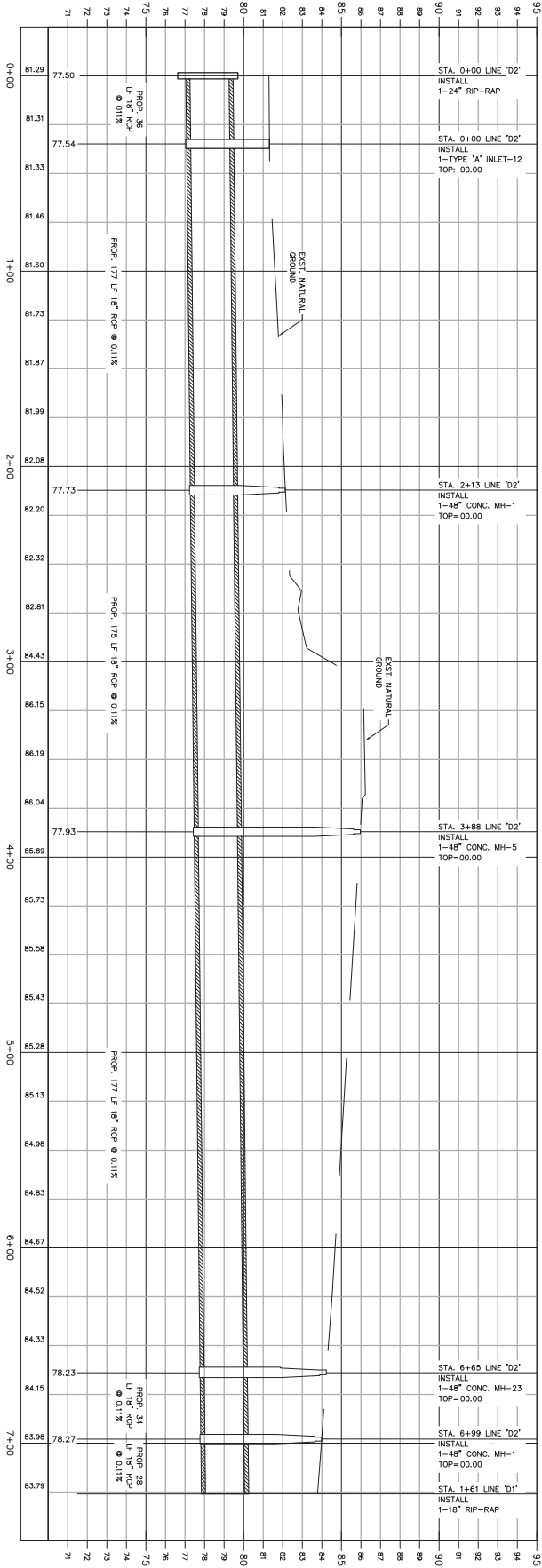
REVISION NOTES:			
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REV.	DATE	DESCRIPTION	BY
CITY OF WESLACO, TEXAS DOMINION SUBDIVISION			
PROPOSED DRAINAGE AREA MAP			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DESIGNED	R.G.	CHECKED	J.R.
PROJECT NO.	22-127	SPANNING NO.	C6.0
November 2022		OF 12	

11/28/2022

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UTILITY NOTES:
EXISTING ABOVE GROUND UTILITIES AND TOPOGRAPHY HAVE BEEN PLOTTED BY DIRECT SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND SIZE OF ALL UTILITIES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REPAIRMENT OR REPAIR OF ALL CUT OR BROKEN WATER LINES, IRRIGATION LINES, FORCE MAINS, SEWER LINES, GAS LINES, ELECTRIC LINES, CABLES, ETC.

BERCH MARK:
NORTHWEST CORNER OF THE INTERSECTION OF WEST FIRE BLVD. AND WILSONS ROAD.
(NORTHING: 16397212.13, EASTING: 1143200.30)
(ELEVATION: 49.83)

REVISION NOTES:

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REV.	DATE	DESCRIPTION		BY

CITY OF WESLACO, TEXAS
DOMINION SUBDIVISION

DRAINAGE PROFILES

SIGLER, WINSTON, GREENWOOD
AND ASSOCIATES
SWG ENGINEERING, LLC
TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS

DATE: November 2022

DESIGNED BY: R.G.

DRAWN BY: J.R.

CHECKED BY: J.R.

PROJECT NO.: 22-127

SCALE: AS SHOWN

C7.0 OF 12

11/28/2022

JOSE G. REYES, JR.

93827

REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION



ALL INLET PROTECTION SHALL BE PLACED AT THROAT OF INLET, AND SHALL BE MAINTAINED UNTIL FINAL COURSE IS IN PLACE.

SOCK FILTER CURB INLET PROTECTION

NTS

50" MIN.

PAVEMENT

(P) INLET PROTECTION AT THROAT OF INLET

OUTFALL PROTECTION DETAIL

STABILIZED CONSTRUCTION EXIT

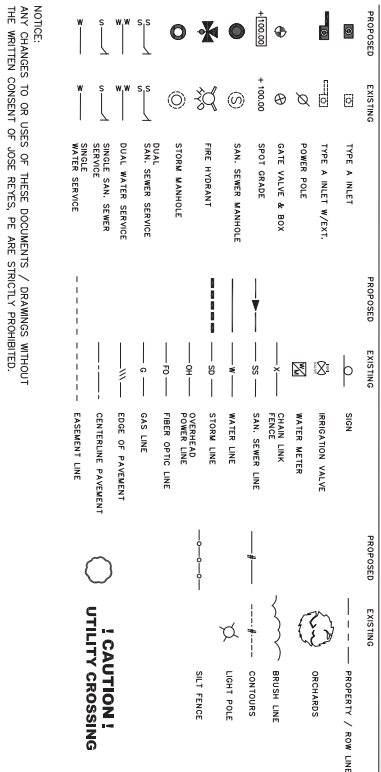
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BENCH MARK:
LOCATED ON THE NORTHWEST BOLT ON FIRE HYDRANT FLANGE. FIRE HYD.
LOCATED ON THE INTERSECTION OF WEST PIKE BLVD. AND MILANOS ROAD.
(NORTHING:16587212.13, EASTING:1143300.30)
ELEVATION: 49.83

REVISION NO. 181		Date	Approved
Sheet	Revisions		
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CITY OF WESLACO, TEXAS DOMINION SUBDIVISION SUGGESTED EROSION CONTROL PLAN			
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DESIGNED	CHECKED	DRAWN	
R.G.	J.R.	NO.	
November 2022		PROJECT NO. 22-127	
C8.0		OF 12	

11/28/2022

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LOCATED ON THE NORTHWEST BOLI ON FIRE HYDRANT FLANGE. FIRE HYDRANT
LOCATED ON THE INTERSECTION OF WEST PIKE BLVD. AND MILLANOS ROAD.
(NORTHING: 16587212.13, EASTING: 1143300.30)
ELEVATION: 49.83

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Description				Approved	
BY					
REV.	DATE				

CITY OF WESLACO, TEXAS	
DOMINION SUBDIVISION	
SANTARY SEWER PLAN	

SICLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC	
TEAMS FIRM REGISTRATION NO. F-592	
WESLACO, TEXAS	

DATE	PROJECT NO.	ISSUED	J.R.	DATE	PROJECT NO.	ISSUED	J.R.
November 2022		22-127					

C9.0	
OF 12	



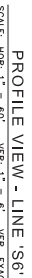
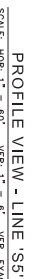
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EXISTING ABOVE GROUND UTILITIES AND TOPOGRAPHY HAVE BEEN PLOTTED BY DIRECT FIELD INFORMATION. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM VARIOUS SOURCES AND LOCATORS. CONTRACTOR WILL BE REQUIRED TO ESTABLISH THEIR EXACT LOCATION, DEPTH, AND SIZE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL CUT OR BROKEN WATER LINES, IRRIGATION LINES, FORCE MAINS, SPRINKLER SYSTEMS, GAS LINE, ELECTRICAL LINES, CABLES, ETC.

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CITY OF WESLACO, TEXAS DOMINION SUBDIVISION SANITARY SEWER PROFILES				
SICLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-5982 WESLACO, TEXAS				
DRAWN	R.G.	SCALE	J.R.	CHECKED S.G.
November 2022		PROJECT NO.	22-127	
C10.0				OF 12

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PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING

LEGEND

PROPOSED

EXISTING

PROPOSED

EXISTING

PROPOSED

EXISTING

TYPE A MELT W/EXT.

POWER POLE

GATE VALVE & BOX

SPOT GRADE

SAN. SEWER MANHOLE

FIRE HYDRANT

STORM MANHOLE

DUAL, SAN. SEWER SERVICE

SAN. SEWER SERVICE

SINGLE WATER SERVICE

SINGLE WATER SERVICE

IRIGATION VALVE

WATER METER

CHAIN LINK

SAN. SEWER LINE

WATER LINE

STORM LINE

OVERHEAD

POWER LINE

FIBER OPTIC LINE

GAS LINE

EDGE OF PAVEMENT

CENTERLINE PAVEMENT

EASEMENT LINE

PROPERTIES / ROW LINE

ORCHARDS

BRUSH LINE

CONTOURS

LIGHT POLE

SILT FENCE

UTILITY CROSSING

NOTICE: THE USER OF THESE DOCUMENTS / DRAWINGS WITHOUT THE WRITTEN CONSENT OF JOSE REYES, PE ARE STRICTLY PROHIBITED.

WATER DISTRIBUTION NOTES:

1. ALL WATER LINES TO BE C-900 DR18 PVC UNLESS OTHERWISE NOTED.
2. FIRE HYDRANTS SHALL BE PLACED 3 FEET BEHIND BACK OF CURB WITH OUTLET FACING THE STREET. FLANGE SHALL BE 6 INCHES ABOVE BACK OF CURB.
3. LOTS TO BE SINGLE 2" SERVICE LINES WITH 2"x1" BRASS Y-BRANCH WITH COMPRESSION FITTINGS.

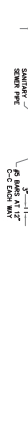
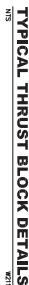
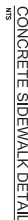
EXISTING ABOVE GROUND UTILITIES AND TOPOGRAPHY HAVE BEEN PLOTTED BY DIRECT SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES, SOURCES AND LOCATIONS. CONTRACTOR SHALL BE REQUIRED TO ESTABLISH THEIR EXACT LOCATION, DEPTH, AND SIZE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REPAIR/REPLACEMENT OR REPAIR OF ALL CUT OR BROKEN WATER LINES, IRRIGATION LINES, FENCE LINES, SPRINKLER SYSTEMS, GAS LINES, ELECTRIC LINES, CABLES, ETC.

REVISION NOTES:	
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DATE	Date
Approved	
BY	
CITY OF WESLACO, TEXAS	
DOMINION SUBDIVISION	
WATER DISTRIBUTION PLAN	
SIGLER, WINSTON, GREENWOOD	
AND ASSOCIATES	
SWG ENGINEERING, LLC	
TEXAS FIRM REGISTRATION NO. F-592	
WESLACO, TEXAS	
DATE	November 2022
DRAWN	R.G.
CHECKED	J.R.
PROJECT NO.	22-127
SCALE	C11.0 OF 12

NOT FOR CONSTRUCTION

11/28/2022

J.G.



REV.	DATE	DESCRIPTION	BY
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7707/07/11

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REPLACEMENT OR REPAIR OF ALL CUT OR BROKEN WATER LINES, IRRIGATION LINE FORCE MAINS, SPRINKLER SYSTEMS, GAS LINE, ELECTRICAL LINES, CABLES, ETC.

(NORTHING: 16587212.13, EASTING: 1143300.30)
ELEVATION: 49.83

DATE	November 2022	R.G.	ISSUED BY	J.R.	FORMING NO.	C12.0
						
SICLER, WINSTON-GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESTLACO, TEXAS						

C12.0
OF 12

SWG Engineering

Hidalgo County Drainage District No. 1

Drainage Report

Weslaco –Dominion Subdivision

Hidalgo County, Texas

Prepared By:

SWG Engineering, LLC

611 Bill Summers Intl. Blvd.

Weslaco, Texas 78596

Tel: 956-968-2194

Fax: 956-968-8300

jreyes@siglerwinstongreenwood.com

8/17/2022



COVER SHEET	1
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PROJECT LOCATION	3
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LOCATION MAP	6
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RAINFALL INTENSITY FOR HIDALGO COUNTY	9
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SOIL CONDITION ATTACHMENT	9

DRAINAGE REPORT For DOMINION SUBDIVISION

I. Project Location

This project involves the development of a 20 acre tract of land for residential use. The site is located in the City of Weslaco, Hidalgo County and lies along the south W. Pike Blvd (Mile 8 North Rd.) between N Milano Rd (Mile 6 1/2 West Rd.) and N. Midway Rd. The proposed subdivision is comprised of 65 lots for a total of a 19.69 acre tract out of West Tract Subdivision, as recorded in Vol 2, Page 34-37, of the Hidalgo County, Texas Map Records.

II. Flood Plain

The area is considered to be under an unincorporated area determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, and Map Revised June 6, 2000. The project area is under Zone "X", which is described as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood".

III. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the area is composed of three types of soil: Hidalgo fine sandy loam (0 to 1 percent slopes), Hidalgo fine sandy loam (1 to 3 percent slopes), and Hidalgo sandy clay loam (0 to 1 percent slopes). The predominant soil type being Hidalgo clay loam, is listed in Hydrological Group B. See attached Soil Survey of Hidalgo County, Texas.

IV. Existing Conditions

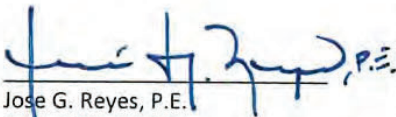
Existing runoff is by surface flow in a southwestern direction and has a runoff of **9.33 cfs** during the **10-yr** storm frequency as per attached calculations. The total impermeable area is approximately **0 sf²** and the total permeable area is **871,200 sf²**. Due to no existing development, an existing weighted runoff coefficient of $C = 0.2$ was calculated.

V. Proposed Conditions

Subject tract of land will be developed into 65 lots that will serve as a multi-family subdivision. One of the lots will be dedicated for a detention pond. Proposed runoff after development is **54.45 cfs**, during the **50-year** storm frequency, which is an increase of **45.12 cfs**. The proposed drainage for Pike terrace Subdivision consists of surface runoff from future development into the street and green areas. The total impermeable area is approximately **186,873 sf²** and the total permeable area is **59,242 ft²**. A

weighted runoff coefficient of $C = 0.54$ was calculated. For a **50-year storm frequency**, a peak detention volume is approximately **144,835 ft³ or 3.32 Acre-ft**. Please refer to attached drainage calculations. At time of improvements the storm water runoff from the improved area shall be discharged in a southwestern direction where it will be discharged into a proposed detention pond on the southeast corner of subdivision. The runoff shall be directed by a 24" RCP into a proposed manhole (by Pike Terrace Subdivision) with a release rate of **9.33 cfs**. From this manhole, a 36" RCP will connect to an existing City of Weslaco manhole along Milano's Rd. (Mile 6 ½ West Rd.). The City of Weslaco manhole will then carry the storm water via 42" RCP to drain ditch 37D1, owned by HCCID#9. The detention pond and median ditches are designed in order to detain a volume of **145,662 ft³ or 3.34 Acre-ft**, which will be able to hold a 50 year frequency.

The drainage calculations are attached.


Jose G. Reyes, P.E.
August 17, 2022



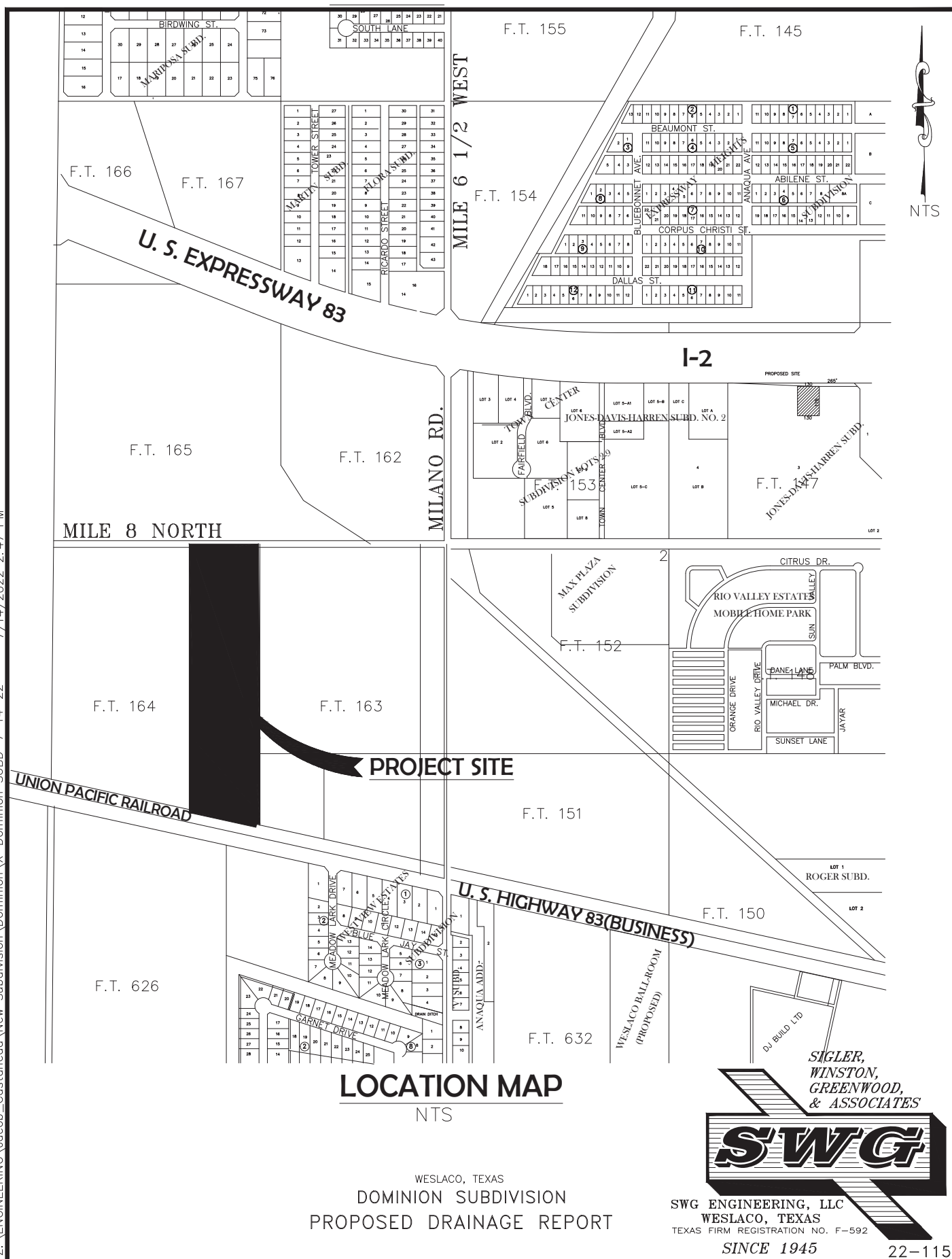
☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
<u>Alexis Lozano</u> H.C.D.D. NO. 1	<u>9/9/22</u> DATE

Weslaco – Dominion Subdivision

Hidalgo County Drainage District No. 1
“C” Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.30 – 0.50
Multi - Family (Less than 20 DU/AC)	0.40 – 0.60
Multi - Family (Greater than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown areas	0.70 – 0.95
Neighborhood areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or sandy loam soil, 0-3%	0.15 – 0.20
Sand or sandy loam soil, 3-5%	0.20 – 0.25
Black or loessial soil, 0-3%	0.18 – 0.25
Black or loessial soil, 3-5%	0.25 – 0.30
Black or loessial soil, >5%	0.70 – 0.80
Deep sand area	0.05 – 0.15
Steep grassed slopes	0.70
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95
Drives & Walks:	
Concrete	0.75 – 0.95

Z:\ENGINEERING\Jacob_Castaneda\New Subdivision\Dominion\X-Dominion SUBD-7-14-22 7/14/2022 2:47 PM



Last Updated: 8/15/2022

Detention Calculator		
10-yr release e= 0.8599 b= 116.24 d= 14.33	50 yr Storm Title: SWG# 22-115 19.69 City of Weslaco, TX	Required Volume: Req'd Volume 3.32 ac.ft

EXISTING DATA

Total Area	19.69 acre
Overland Flow Length - "L"	1746.00 LF
Existing Time of Concentration - "Tov" (grass)	78.14 % composition? 100%
Existing Time of Concentration - "Tov" (pavmt)	0.00 % composition? 0%
Total Existing Time of Concentration - "Tov"	78.14 minutes
Existing Runoff Coefficient - "C"	0.20
Intensity of Rainfall - "I"	2.37 in/hr
Existing - "Q"	9.33 cfs

e= 0.8613
b= 170.66
d= 16.71

PROPOSED IMPROVEMENTS

Total Area	19.69 acre
Overland Flow Length - "L"	1746.00 LF
Proposed Time of Concentration - "Tov" (grass)	29.69 % composition? 38%
Proposed Time of Concentration - "Tov" (pavmt)	11.96 % composition? 62%
Total Proposed Time of Concentration - "Tov"	41.65 minutes
Proposed Runoff Coefficient - "C"	0.54
Intensity of Rainfall - "I"	5.14 in/hr
Proposed - "Q"	54.45 cfs

Time		I	Q in	V in	Q 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
41.65	0.69	5.14	54.45	136074	9.33	23327	112748	2.59
51.65	0.86	4.49	47.52	147255	9.33	26127	121128	2.78
61.65	1.03	3.99	42.24	156266	9.33	28927	127339	2.92
71.65	1.19	3.60	38.09	163764	9.33	31727	132037	3.03
81.65	1.36	3.28	34.73	170159	9.33	34528	135631	3.11
91.65	1.53	3.02	31.95	175717	9.33	37328	138389	3.18
101.65	1.69	2.80	29.61	180621	9.33	40128	140493	3.23
111.65	1.86	2.61	27.62	185004	9.33	42928	142076	3.26
121.65	2.03	2.44	25.89	188961	9.33	45728	143232	3.29
131.65	2.19	2.30	24.38	192565	9.33	48529	144037	3.31
141.65	2.36	2.18	23.05	195873	9.33	51329	144544	3.32
151.65	2.53	2.06	21.86	198927	9.33	54129	144798	3.32
161.65	2.69	1.96	20.80	201765	9.33	56929	144835	3.32
171.65	2.86	1.87	19.85	204413	9.33	59729	144683	3.32
181.65	3.03	1.79	18.98	206895	9.33	62530	144365	3.31
191.65	3.19	1.72	18.20	209231	9.33	65330	143901	3.30
201.65	3.36	1.65	17.48	211437	9.33	68130	143306	3.29
211.65	3.53	1.59	16.81	213526	9.33	70930	142595	3.27
221.65	3.69	1.53	16.20	215510	9.33	73731	141780	3.25

High Point



[Handwritten Signature] P.E.

Existing Runoff Coef. Calculation:

Total Area =		19.49 acres	<u>0.20</u>
Impermeable Area =	0%	0.0 acres	0.9
Mutil-Family Area =	0%	0.0 acres	0.5
Permeable Area =	100%	19.5 acres	0.2

Future Runoff Coef. Calculation:

Total Area =		19.49 acres	<u>0.54</u>
Impermeable Area =	30%	5.85 acres	0.9
Mutil-Family Area =	64%	12.47 acres	0.4
Permeable Area =	6%	1.17 acres	0.2

Elevations:

High =	82.88 ft
Low =	80.66 ft

Average Slope (Adjusted) = 0.00177

K= 0.828 *std coefficient*
N grass= 0.4 *unitless*
N pavement= 0.02 *unitless*

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.

Select Units

41.65

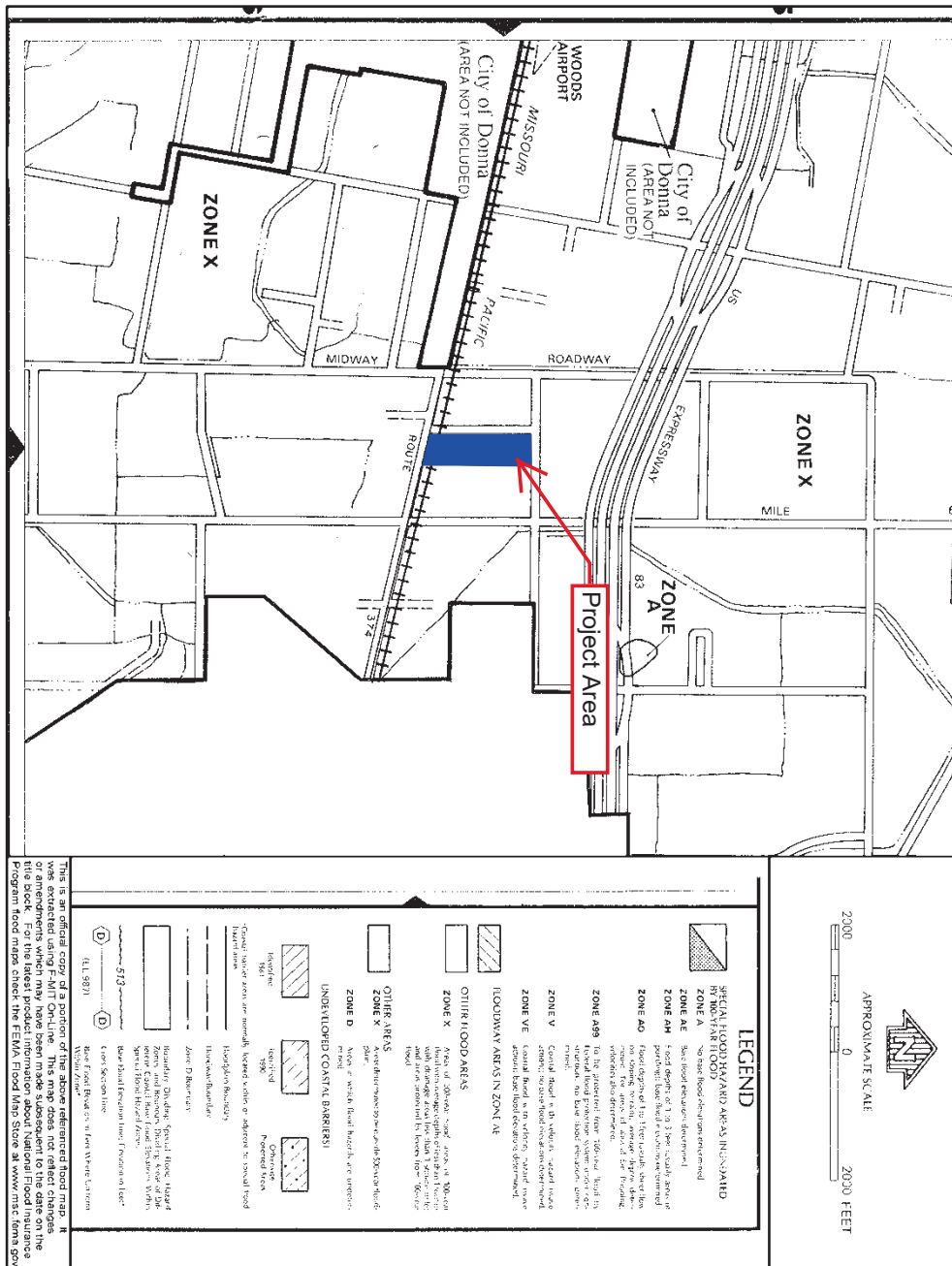
min

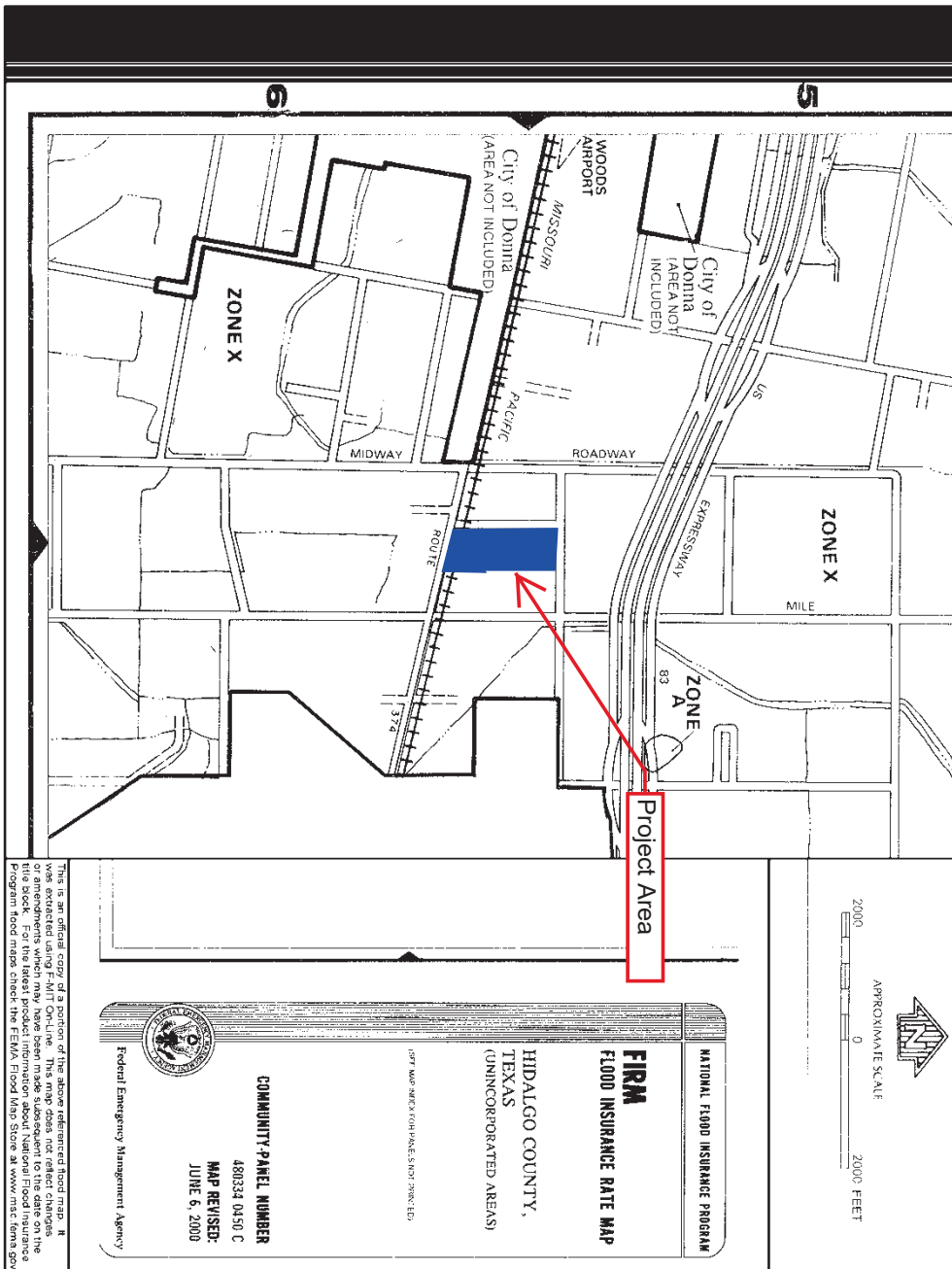
Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00

Intensity (in./hr) 2.28 3.11 3.65 4.39 5.14 5.93

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

Attachments



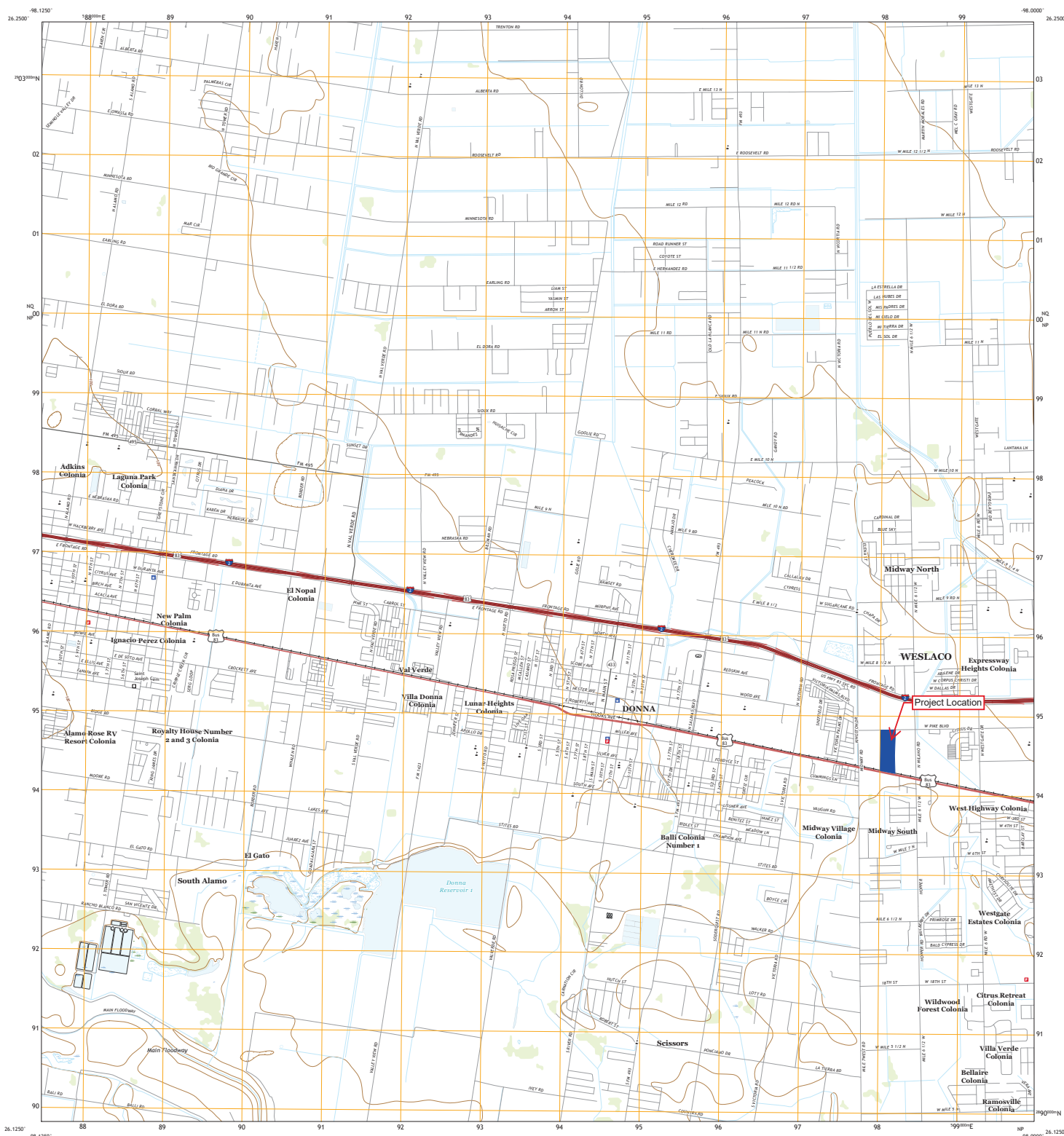




U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



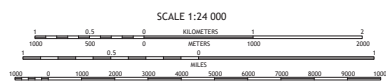
DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid Universal Transverse Mercator, Zone 14B
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery: NADP October 2016 - January 2017
Roads: U.S. Census Bureau, 2015
Names: GNSS, 1979 - 2018
Hydrography: National Hydrography Dataset, 2002 - 2018
Contours: National Elevation Dataset, 2003 - 2008
Boundaries: Multiple sources; see metadata file 2016 - 2017
Wetlands: FWS National Wetlands Inventory 1983 - 1994



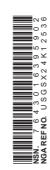
1	2	3
4	5	6
7	8	9

AUTOMATIC QUADRANGLE

- Edinburg
- La Blanca
- Edinburg
- Pharr
- San Antonio
- San Antonio
- San Antonio
- San Antonio
- San Antonio
- San Antonio

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Interstate Route
US Route
State Route

DONNA, TX
2022





United States
Department of
Agriculture

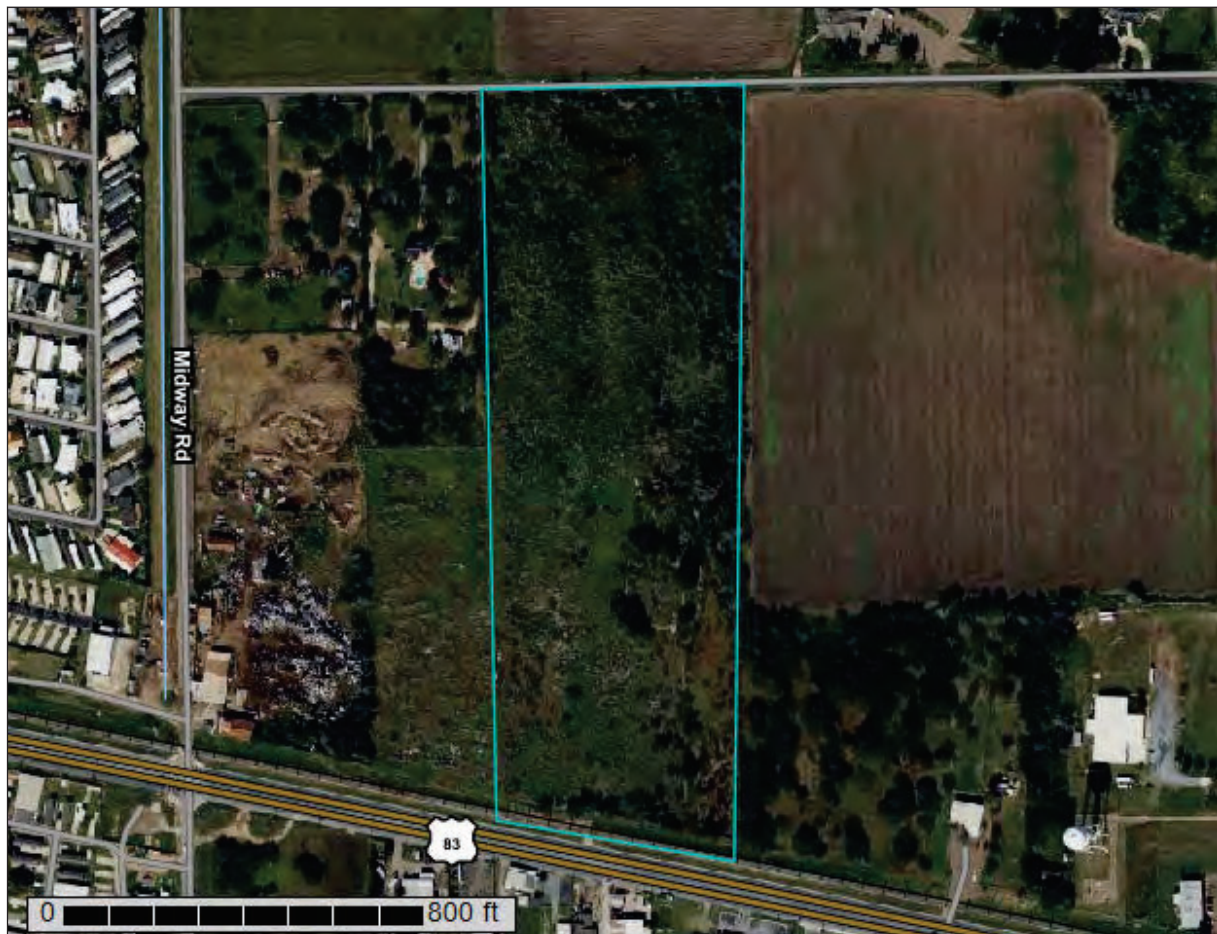
NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Hidalgo County, Texas

Dominion Subdivision



July 14, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map (Dominion Subdivision)



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MAP LEGEND

Area of Interest (AOI)			Spoil Area
			Stony Spot
Soils			Very Stony Spot
			Wet Spot
			Other
			Special Line Features
Special Point Features		Water Features	
			Streams and Canals
			Transportation
			Rails
			Interstate Highways
			US Routes
			Major Roads
			Local Roads
			Background
			Aerial Photography
			
			
			
			
			
			
			
			
			
			
			
			
			
			

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Map Unit Legend (Dominion Subdivision)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	21.4	100.0%
Totals for Area of Interest		21.4	100.0%

Map Unit Descriptions (Dominion Subdivision)

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 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,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

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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
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

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Minor Components

Raymondville

Percent of map unit: 7 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

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

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

Hidalgo County, Texas

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>									
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	5-15
	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 loam, very gravelly loam, very gravelly sandy clay loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	2-10
	12-18	Cemented-----	---	---	---	---	---	---	---	---
	18-60	Variable-----	---	---	---	---	---	---	---	---
33----- Laredo	0-14	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, silt loam, very fine sandy loam.	CL	A-6, A-7-6, A-4	100	95-100	90-100	70-95	28-43	9-21
34----- Matamoros	0-65	Silty clay, stratified silt loam to clay.	CH	A-7-6	100	100	100	95-100	51-65	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	45-70	28-40	11-20
39, 40, 41----- Mercedes	0-19	Clay-----	CH	A-7-6	85-100	80-100	80-100	75-95	55-76	32-49
	19-57	Clay-----	CH, CL-CH	A-7-6	85-100	80-100	80-100	75-95	50-76	32-49
	57-65	Clay-----	CH, CL	A-7-6	85-100	80-100	80-100	75-95	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
Sarita-----	0-48	Fine sand-----	SM-SC, SP-SM, SM	A-2-4, A-3	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

See footnote at end of table.

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Soil survey

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		
	<u>In</u>								<u>Pct</u>	
45,* 46,* 47.* Pits										
48, 49----- Racombe	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	11-20
50----- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	32-42	13-21
51: * Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
Cuevitas-----	0-8	Fine sandy loam	SM, SM-SC, SC	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented-----	---	---	---	---	---	---	---	---
52, 53----- Raymondville	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54: * Raymondville----	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
Urban land.										
55, 56----- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57: * Reynosa-----	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59----- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

See footnote at end of table.

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
60, 61----- Rio	0-12 12-38 38-63	Clay loam----- Clay loam, clay Clay loam, sandy clay, sandy clay loam.	CL CL, CH CL	A-6, A-7 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	70-80 75-95 55-80	35-45 43-57 41-50	15-22 21-32 20-27
62----- Rio Grande	0-8 8-65	Silt loam----- Stratified silt loam to loamy very fine sand.	CL, CL-ML CL, CL-ML	A-4, A-6 A-4, A-6	100 100	100 100	95-100 95-100	70-95 70-100	20-30 20-33	4-12 4-12
63----- Rio Grande	0-8 8-65	Silty clay loam Stratified silt loam to loamy very fine sand.	CL CL, CL-ML	A-6, A-7 A-4, A-6	100 100	100 100	95-100 95-100	80-100 70-100	30-43 20-33	11-18 4-12
64, 65----- Runn	0-55 55-65	Silty clay----- Silty clay, silty clay loam, silt loam.	CH, CL CH, CL, CL-ML	A-7-6 A-6, A-7-6, A-4	100 100	100 95-100	95-100 90-100	85-98 70-98	43-62 21-62	21-36 4-36
66----- Sarita	0-48 48-80	Fine sand----- Sandy clay loam, fine sandy loam.	SM-SC, SP-SM, SM SC	A-2-4, A-3 A-2-6, A-6	100 100	100 100	65-100 80-100	9-35 30-50	<25 28-40	NP-7 11-22
67----- Tiocano	0-65	Clay-----	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70, 71----- Willacy	0-14 14-80	Fine sandy loam Sandy clay loam, fine sandy loam.	SC, SM-SC SC, CL	A-2-4, A-4 A-4, A-6	100 95-100	100 90-100	95-100 90-100	30-45 36-65	20-30 28-40	5-10 9-20
72.* Willacy----- Urban land.	0-14 14-80	Fine sandy loam Sandy clay loam, fine sandy loam.	SC, SM-SC SC, CL	A-2-4, A-4 A-4, A-6	100 95-100	100 90-100	95-100 90-100	30-45 36-65	20-30 28-40	5-10 9-20
73----- Zalla	0-9 9-65	Loamy fine sand Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC SP-SM, SM, SM-SC	A-2-4 A-2-4	95-100 95-100	95-100 95-100	70-85 70-85	10-25 10-25	<25 <25	NP-7 NP-7
74----- Zalla	0-9 9-65	Silt loam----- Loamy fine sand, fine sand, sand.	CL, CL-ML, ML SP-SM, SM, SM-SC	A-4, A-6 A-2-4	100 95-100	100 95-100	90-100 70-85	70-80 10-25	<30 <25	NP-11 NP-7

* See description of the map unit for composition and behavior characteristics of the map unit.

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TABLE 18.--SOIL AND WATER FEATURES

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

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

See footnotes at end of table.

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TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Laredo	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----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	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.
Urban land.											
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
58**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

See footnotes at end of table.

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TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	Uncoated steel	Concrete
60**----- Rio	D	Frequent-----	Long-----	Sep-May	<u>Ft</u> +2-6.0	Apparent	Sep-May	<u>In</u> ---	---	High-----	Low.
61**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63----- Rio Grande	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64----- Runn	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
65----- Runn	D	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66----- Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
67**----- Tlocano	D	Frequent-----	Long-----	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71----- Willacy	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
72:* Willacy----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
73----- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74----- Zalla	A	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

* See description of the map unit for composition and behavior characteristics of the map unit.
** In the "High water table--Depth" column, a plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first numeral in the range indicates how high the water rises above the surface. The second numeral indicates the depth below the surface.

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TABLE 15.--WATER MANAGEMENT

[Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," and "severe." Absence of an entry indicates that the soil was not evaluated]

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
1.* Arents						
2----- Benito	Moderate: seepage.	Moderate: hard to pack, excess salt.	Percs slowly, excess salt.	Slow intake, percs slowly, excess salt.	Percs slowly---	Excess salt, percs slowly.
3, 4----- Brennan	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
5, 6----- Camargo	Moderate: seepage.	Moderate: piping.	Floods-----	Erodes easily	Erodes easily	Erodes easily.
7----- Cameron	Severe: seepage.	Moderate: piping.	Favorable-----	Slow intake---	Favorable-----	Favorable.
8----- Comitas	Severe: seepage.	Moderate: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
9----- Delfina	Moderate: seepage.	Moderate: wetness.	Favorable-----	Wetness, droughty, fast intake.	Soil blowing---	Favorable.
10, 11----- Delfina	Moderate: seepage.	Moderate: wetness.	Favorable-----	Wetness-----	Favorable-----	Favorable.
12----- Delmita	Severe: seepage.	Moderate: thin layer.	Cemented pan---	Soil blowing, cemented pan.	Cemented pan, soil blowing.	Cemented pan.
13:.* Delmita-----	Severe: seepage.	Moderate: thin layer.	Cemented pan---	Soil blowing, cemented pan.	Cemented pan, soil blowing.	Cemented pan.
Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
14----- Falfurrias	Severe: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
15----- Grulla	Slight-----	Severe: hard to pack, ponding.	Ponding, percs slowly, floods.	Ponding, slow intake, percs slowly.	Ponding, percs slowly.	Wetness, percs slowly.
16, 17----- Hargill	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
18----- Hargill	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
19----- Harlingen	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Excess salt, percs slowly.
20----- Harlingen	Slight-----	Moderate: hard to pack, excess salt.	Percs slowly, excess salt.	Droughty, slow intake, percs slowly.	Percs slowly---	Excess salt, droughty, percs slowly.
21:.* Harlingen-----	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Excess salt, percs slowly.
Urban land.						

See footnote at end of table.

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TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24----- Hebbronville	Severe: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Soil blowing---	Favorable.
25, 26----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
27----- Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope-----	Slope-----	Favorable-----	Favorable.
28, 29----- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
30----- Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt.	Wetness-----	Excess salt, droughty.
31: * Hidalgo----- Urban land.	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
32: * Jimenez-----	Severe: cemented pan.	Severe: thin layer.	Cemented pan----	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
Quemado-----	Severe: cemented pan.	Severe: seepage.	Cemented pan----	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33----- Laredo	Severe: seepage.	Moderate: piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
34----- Matamoros	Slight-----	Moderate: hard to pack.	Percs slowly, floods.	Slow intake, percs slowly, floods.	Percs slowly---	Percs slowly.
35, 36, 37, 38---- McAllen	Moderate: seepage.	Moderate: piping.	Favorable-----	Favorable-----	Favorable-----	Favorable.
39----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
40----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly, excess salt.	Percs slowly---	Excess salt, droughty, percs slowly.
41----- Mercedes	Slight-----	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
42----- Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43: * Nueces-----	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
Sarita-----	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
44----- Olmito	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.

See footnote at end of table.

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TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
45,* 46,* 47.* Pits						
48----- Racombes	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
49----- Racombes	Moderate: seepage.	Severe: wetness, excess salt.	Excess salt----	Wetness, droughty, excess salt.	Wetness-----	Excess salt, droughty.
50----- Ramadero	Moderate: seepage.	Moderate: piping.	Floods-----	Floods-----	Favorable-----	Favorable.
51:* Randado-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
Cuevitas-----	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan---	Cemented pan---	Cemented pan---	Cemented pan.
52----- Raymondville	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
53----- Raymondville	Slight-----	Severe: excess salt.	Percs slowly, excess salt.	Wetness, droughty, excess salt.	Wetness, percs slowly.	Excess salt, droughty, percs slowly.
54:* Raymondville-----	Slight-----	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
Urban land.						
55----- Reynosa	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
56----- Reynosa	Severe: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt, erodes easily.	Erodes easily, wetness.	Excess salt, erodes easily, droughty.
57:* Reynosa-----	Severe: seepage.	Moderate: thin layer, piping.	Favorable-----	Erodes easily	Erodes easily	Erodes easily.
Urban land.						
58----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
59----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
60----- Rio	Slight-----	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
61----- Rio	Slight-----	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
62, 63----- Rio Grande	Severe: seepage.	Severe: piping.	Floods-----	Erodes easily, floods.	Erodes easily	Erodes easily.

See footnote at end of table.

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TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
64----- Runn	Moderate: seepage.	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly, excess salt.	Percs slowly---	Percs slowly.
65----- Runn	Moderate: seepage.	Moderate: hard to pack, wetness, excess salt.	Percs slowly, excess salt.	Slow intake, percs slowly, excess salt.	Wetness, percs slowly.	Excess salt, erodes easily, percs slowly.
66----- Sarita	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy-----	Droughty.
67----- Tiocano	Slight-----	Severe: hard to pack, ponding.	Ponding, percs slowly, floods.	Ponding, slow intake, percs slowly.	Ponding, percs slowly.	Wetness, percs slowly.
68.* Urban land						
69.* Ustorthents						
70, 71----- Willacy	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
72.* Willacy----- Urban land.	Moderate: seepage.	Slight-----	Favorable-----	Favorable-----	Favorable-----	Favorable.
73, 74----- Zalla	Severe: seepage.	Severe: seepage, piping.	Floods-----	Droughty, fast intake.	Too sandy-----	Droughty.

* See description of the map unit for composition and behavior characteristics of the map unit.



INARY
w Only

FOR THE PURPOSE OF
FOR THE AUTHORITY ON
S, J., P.E.
FOR BEING,
THAT PURPOSES.

2022

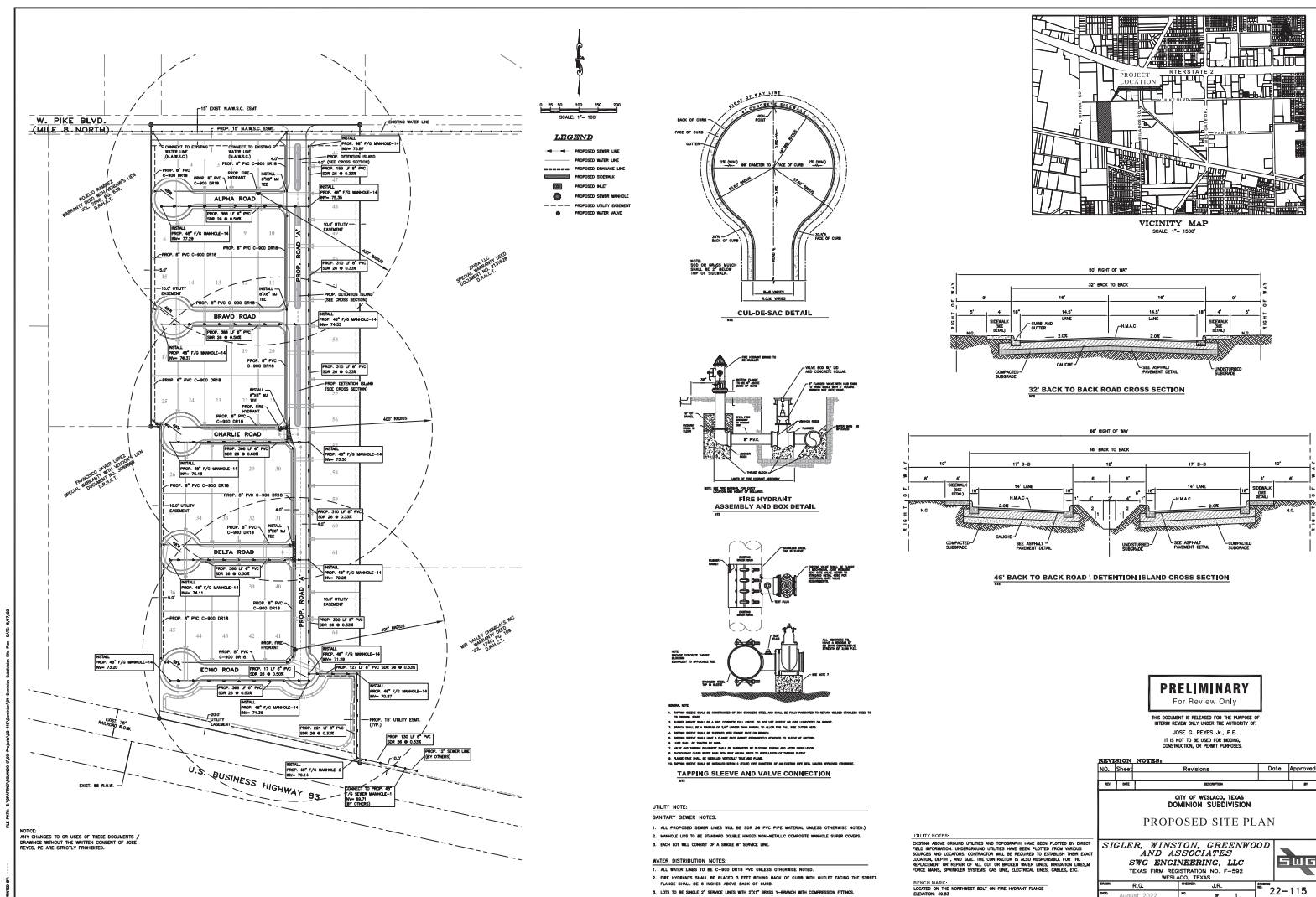
**GREENWOOD
& ASSOCIATES, LLC**

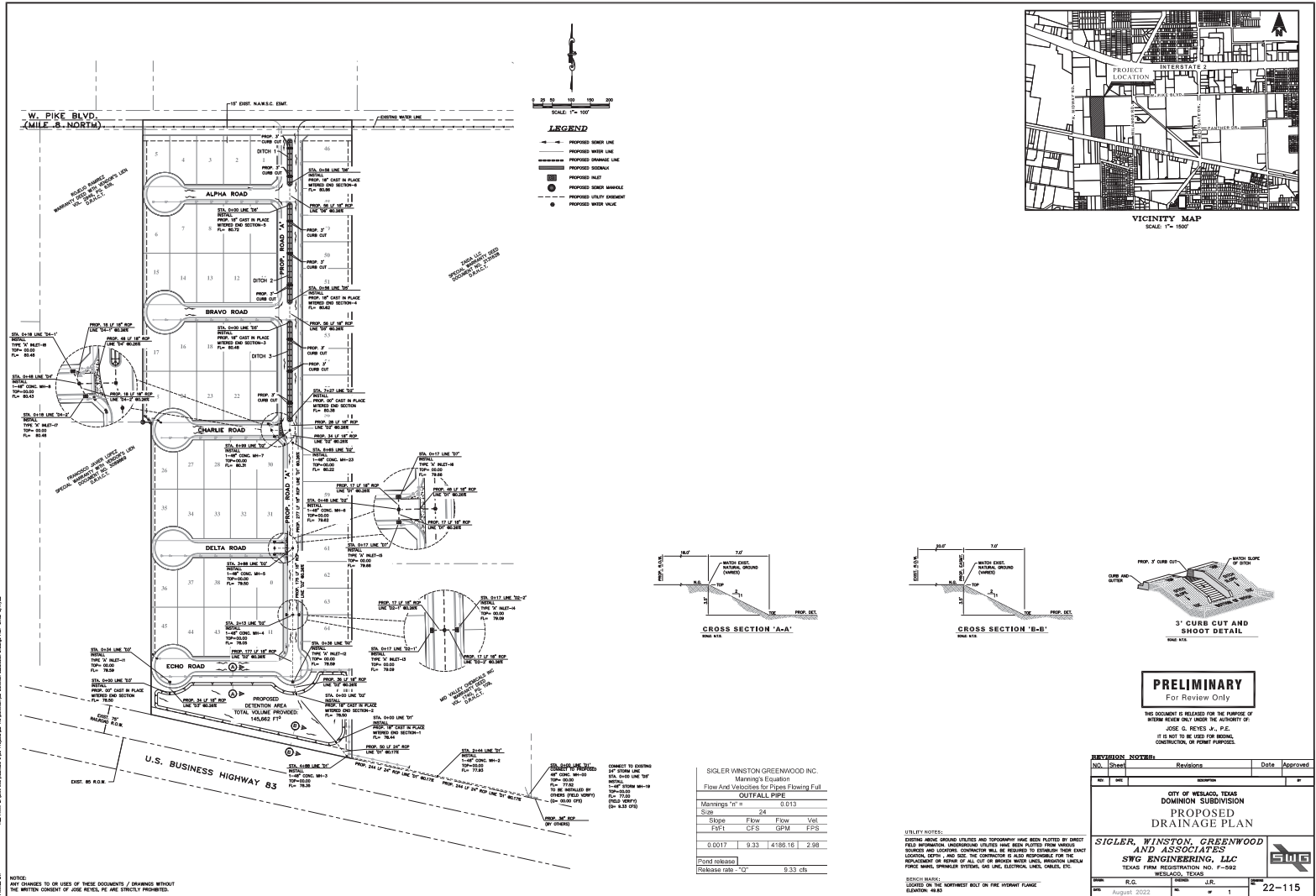
SMG

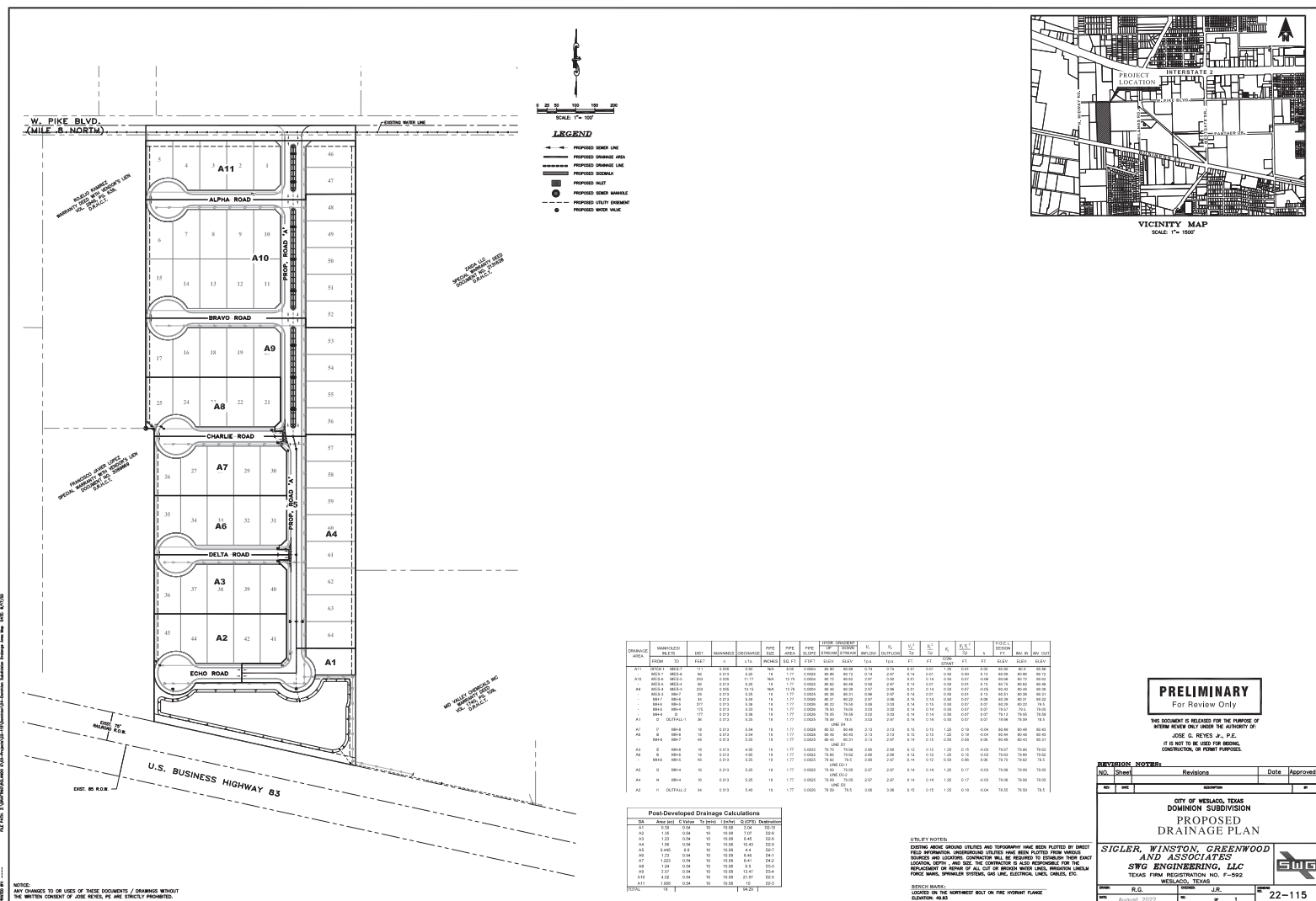
CONSULTING ENGINEERS
WESLACO, TEXAS

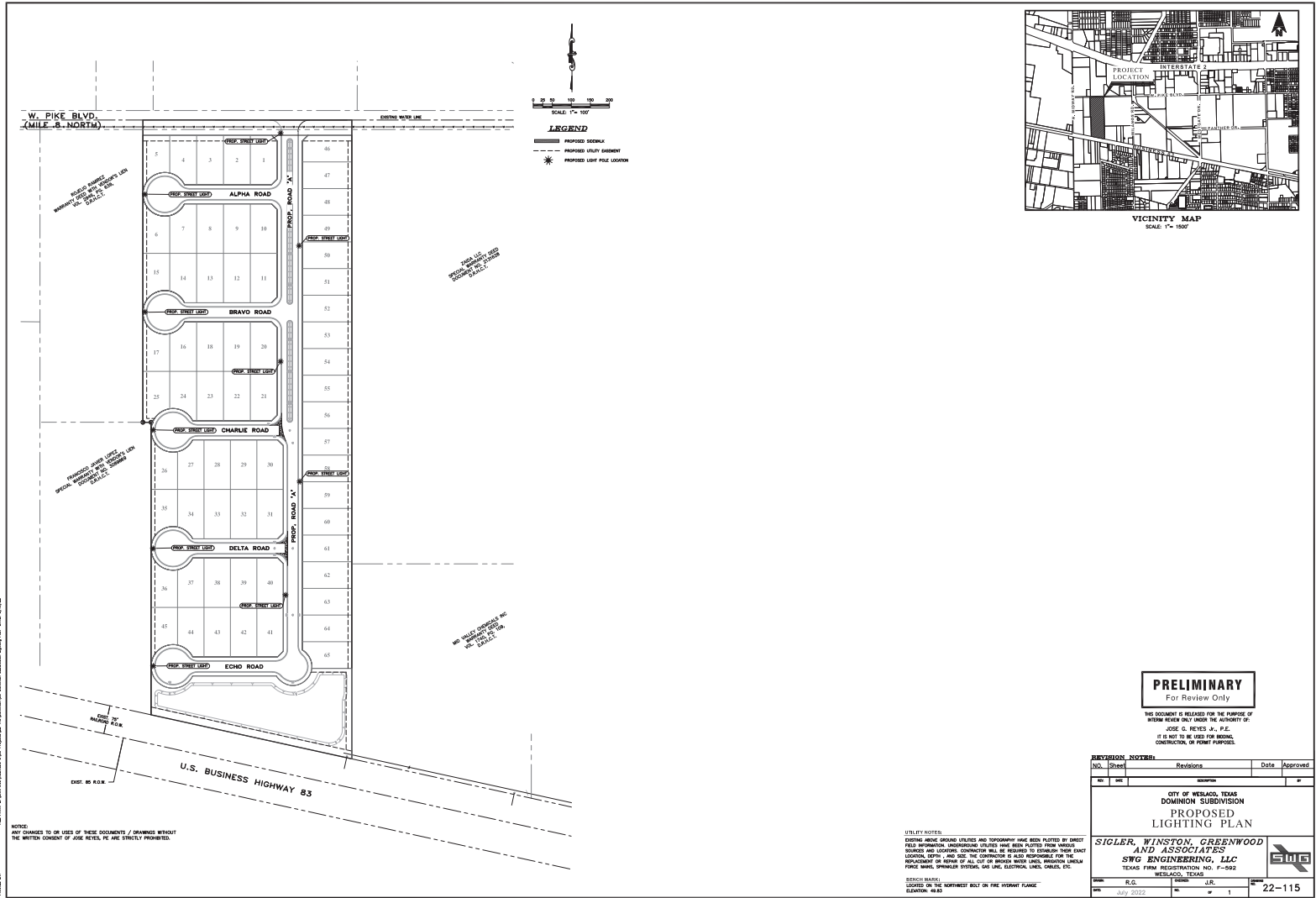
611 BELL ST. #1000 INTL. BLDG.
WESLACO, TEXAS 77680
(956) 965-2014 (OFFICE) (956) 960-6300 FAX
TELE. FIRM REGISTRATION NO. F-582
22-145

DATE PREPARATION: AUGUST, 2022 COPYRIGHT: 2022 SWG ENGINEERING, LLC









PRELIMINARY
For Review Only

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, OR FOR ANY OTHER PURPOSE.

REVISION NOTES			
No.	Sheet	Revisions	Date
1	1		
CITY OF WESLACO, TEXAS DOMINION SUBDIVISION PROPOSED LIGHTING PLAN SIGLER, WINSTON, GREENWOOD AND ASSOCIATES SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DATE	DESIGNED	DRAWN	APPROVED
JULY 2022	R.G.	J.R.	
			22-115



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

Date of Meeting: December 7, 2022	Agenda Item No. (to be assigned by PCE): V.B.
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 November 18, 2022. This is the developers 2 nd extension. Developer is still working on curb gutter and are pending boring to loop water line, asphalt, aprons and concrete rings around manholes.	
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

November 18, 2022

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

Re: BRIDGE CROSSING 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. Our records indicate that the extension expired on November 18th.

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, Owner/Developer



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

Date of Meeting: December 7, 2022	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt.	
Subject/Agenda Item: Discussion and consideration for the 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 November 18, 2022. This is the second 6-month extension for the subdivision. Developer is pending mandrill test on sewer lines, concrete rings on manholes and lift station.	
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

November 18, 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 another six-month extension on the above referenced subdivision plat. Our records indicate that the extension expired on November 18th.

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: December 7, 2022	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Spoor Engineering Consultants, Inc.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Greener Pastures Mobile Home Subdivision PH II– being A 3.94 acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas located approximately on Main Gate Drive and Corral Drive Possible action.	
Discussion/Overview: The proposed fourteen (14) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on November 18, 2022. The infrastructure is currently under construction. This is the second 6-month extension for the subdivision. Developer is pending mandrill & pressure test for sewer line, CMTS, Bact samples, need to reverse fire hydrant for waterline and CMTS, RipRaps for detention pond for storm 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): 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

November 18, 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 an additional six-month extension on the above referenced subdivision plat. Our records indicate that the extension expired on November 18th.

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



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 7, 2022	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Reyna Family Development, LTD.	
Subject/Agenda Item: Discussion and consideration for the De-annexation of Angelita Estates Subdivision– being a 8.35 acres being part or portion of Farm Tracts 799, 800 and 804 West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 805ft. South of Tierra Santa St along FM 88. Possible Action.	
Discussion/Overview: A portion of the proposed subdivision is inside the City of Weslaco city limits. With the westside being outside the city limits. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by OSSF. The developer is requesting for the entire property to be outside.	
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 the dis-annexation.	
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.	

November 28, 2022

Ezequiel Reyna, Jr.
Reyna Family Development, LTD.
702 W. Expressway 83
Weslaco, Texas 78596

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

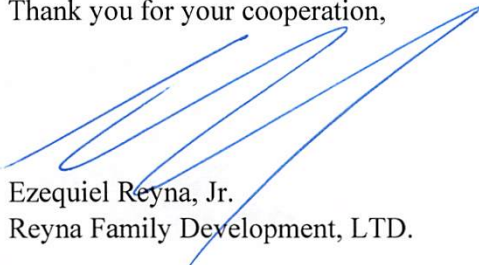
Re: Angelita Estates Subdivision

Dear Ms. De la Fuente:

In light of the eastern portion of Angelita Estates Subdivision currently being within the city limits of Weslaco while the western portion being outside, I am formally requesting that the remaining portion bound by the limits of the subdivision be de-annexed from the City of Weslaco.

Our engineer has prepared a drawing labeled Exhibit "A", with Exhibit "B" being the associated metes and bounds description.

Thank you for your cooperation,



Ezequiel Reyna, Jr.
Reyna Family Development, LTD.

P.O.C.

N.W. CORNER
FARM TRACT 799,
THE WEST TRACT SUBDIVISION
(VOL. 2, PG. 34-37, H.C.M.R.)

PASEO DEL ANGEL SUBDIVISION
(VOL. 47, PG. 158, H.C.M.R.)

TIERRA SANTA BLVD.

N 88°48'37" E 660.00'

TIERRA SANTA GOLF CLUB
AN COMMUNITY PHASE II
(VOL. 31, PG. 155, H.C.M.R.)

(MILE 5 1/2 ROAD)
BORDER AVENUE

EZEQUIEL REYNA JR.
(VOL. 2625, PG. 78, H.C.O.R.)

P.O.B.

N01°10'53"W
396.11'

N01°11'23"W
159.00'

220.83'
S 01°11'23" E

S 46°11'33" E
181.10'

PASEO DEL ANGEL SUBDIVISION
(VOL. 47, PG. 158, H.C.M.R.)

COMMON AREAS
P1

N86°14'37"E 532.48'

N01°11'23"W
175.35'

N89°52'44"E
194.29'

F.M. 88

8.35 ACRES

REYNA FAMILY DEVELOPMENT, LTD.
(DOC. NO. 3060630, H.C.O.R.)

REYNA FAMILY DEVELOPMENT, LTD.
(DOC. NO. 3060630, H.C.O.R.)

S88°48'37"W 553.27'

EXHIBIT "A"

DELTA=22°19'12"
RADIUS=1,990.08'
TANGENT=392.60'
LENGTH=775.25'
CH.B.=S11°47'12"W
CHORD=770.36'

SCALE: 1" = 200'



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

PLAT SHOWING

A TRACT OF LAND CONTAINING 8.35 ACRES OF LAND,
SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR
PORTION OF FARM TRACTS 799, 800 AND 804, THE
WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP
REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS,
HIDALGO COUNTY, TEXAS.