

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**JANUARY 4, 2023, 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
DECEMBER 7, 2022**

On Wednesday, December 7, 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
Jose Treviño	Commissioner
Jim Forward	Commissioner
Rebekah de la Fuente	Planning Director
Flor E. Acuña	Secretary

Also, present were Joe Pedraza, Assistant PCE Director; Celestino Mejia, Fire Inspector; Albert Aldaña, Engineering Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. November 2, 2022, Regular Meeting

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

IV. PUBLIC HEARING

A. 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 Duplex and Apartment District.

Mrs. de la Fuente stated that notice appeared in the Monitor on November 21, 2022, there were Nine (9) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended to table the item based on that the item was posted incorrectly on the agenda.

Item was tabled.

B. Discussion and consideration to approve rezone 3920 E Pike. Also being the 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.

Mrs. de la Fuente stated that notice appeared in the Monitor on November 21, 2022, there were Twenty -four (24) property owners notified within the 200-foot radius, one letters for or against the item were received. Staff recommended approval.

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, seconded by Commissioner Forward. Motion carried.

C. Discussion and consideration to approve 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.

Mrs. de la Fuente stated that notice appeared in the Monitor on November 21, 2022, there were twenty-one (21) property owners notified within the 200-foot radius, two letter were received against the item. Mrs. de la Fuente stated several properties around the area are currently zone R-2. Staff recommended approval. Commissioner Berry had concern on the access in and out of the complex. Staff stated that due to Border Ave being a major corridor that access would be limited onto W. 10th Street only.

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

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

D. Discussion and consideration to approve a 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

Mrs. de la Fuente stated that notice appeared in the Monitor on November 21, 2022, there were fourteen (14) property owners notified within the 200-foot radius, no letters for or against the item were received. Applicant is proposing to host small event such as baby and bridal showers and the area is heavy commercial. Staff recommended approval.

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

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

V. DISCUSSION AND CONSIDERATION

A. 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 Bus 83.

Mrs. de la Fuente stated that this item is a sixty-five (65) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through an 8" waterline and sewer by the City of Weslaco through a 12" sewer line. Applicant is not requesting a variance at this time. Staff

recommended approval. Mrs. de la Fuente stated street names are currently being approved by 911 addressing. Mrs. de la Fuente also stated sewer connections will become available from the adjacent development Pike Terrace. In response to Commissioner Torres staffed confirmed that the streets would be private.

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

B. Discussion and consideration for the Preliminary and/or Final Plat for 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.

Mrs. de la Fuente stated that this item is a proposed sixty-four (64) lot subdivision and is located inside the City of Weslaco. Approval is set to expire in November, and this would be the 2nd extension for this development. The contractor has completed roughly forty percent of the project and is working towards completing the pending items.

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 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.

Mrs. de la Fuente stated that this item is a proposed two hundred fifty-three (253) lot subdivision and is located outside the City of Weslaco. Approval expired in November and the developer is still pending testing on sewer lines and construction concrete rings for the manholes and lift station.

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

D. Discussion and consideration for the Preliminary and/or Final Plat for 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.

Mrs. de la Fuente stated that this item is a proposed fourteen (14) lot subdivision and is located outside the City of Weslaco. The project has gone through turn over both with the engineer on file and the contractor and the site is pending testing on sewer lines and completion of the fire hydrants.

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

E. Discussion and consideration for the Preliminary and/or Final Plat for six-month extension of the Final Plat 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.

Mrs. de la Fuente stated the proposed development has one portion located inside the city limits of Weslaco. It has been stated by the project engineer that the existing sanitary sewer line was too shallow to extend, however utility staff was looking into confirming weather or not utility extension was as possibility. The property was forcefully annexed into the City in 2014.

Commissioner Treviño made the motion to deny the De-annexation, seconded by Commissioner Summers. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:35p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuna, Secretary



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

Date of Meeting: January 4, 2023	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 December 19, 2022. Eight (8) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2022.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map 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. _____

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 Donna 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.

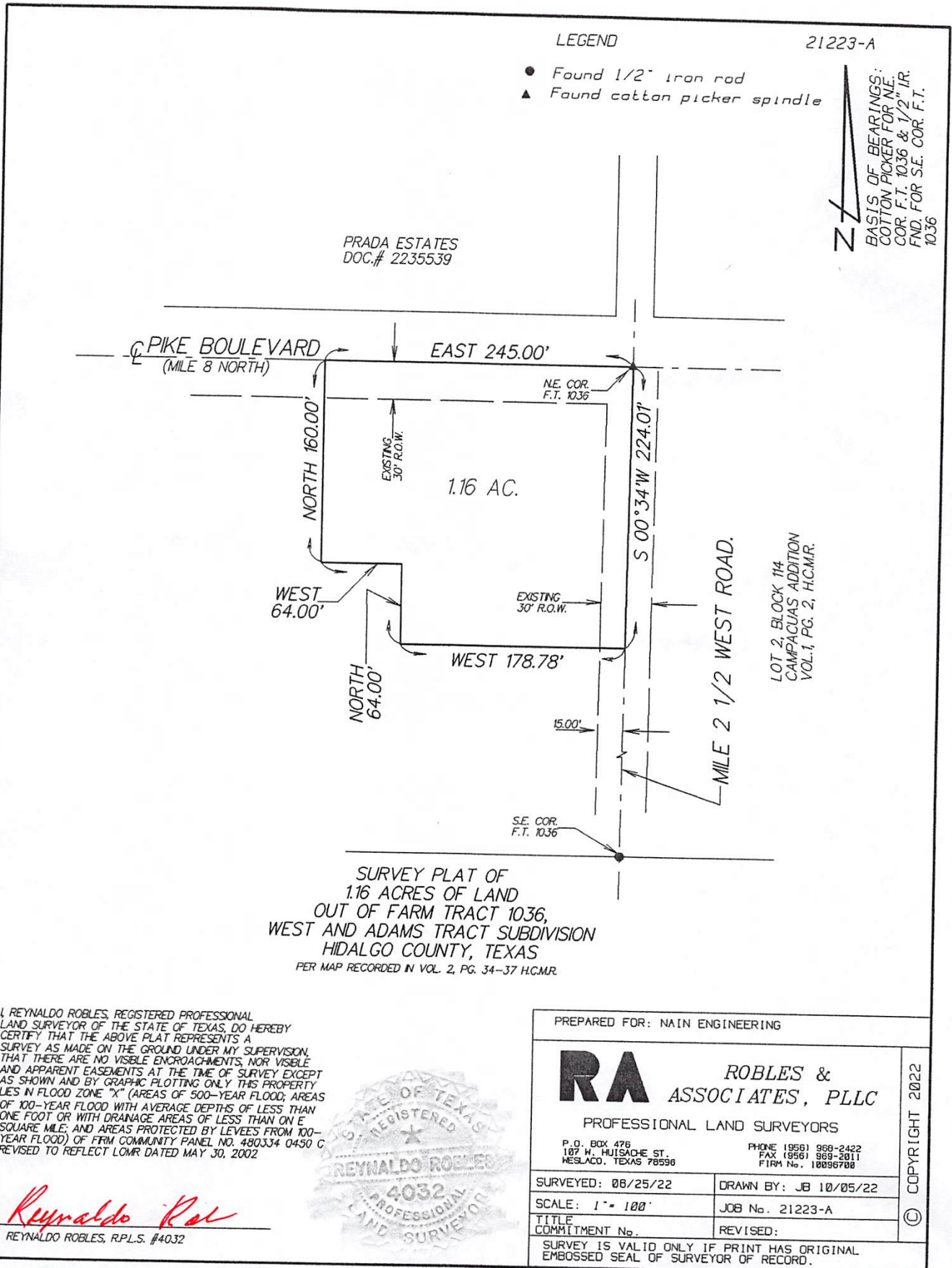
Signature [Signature] Date 9/26/22

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:

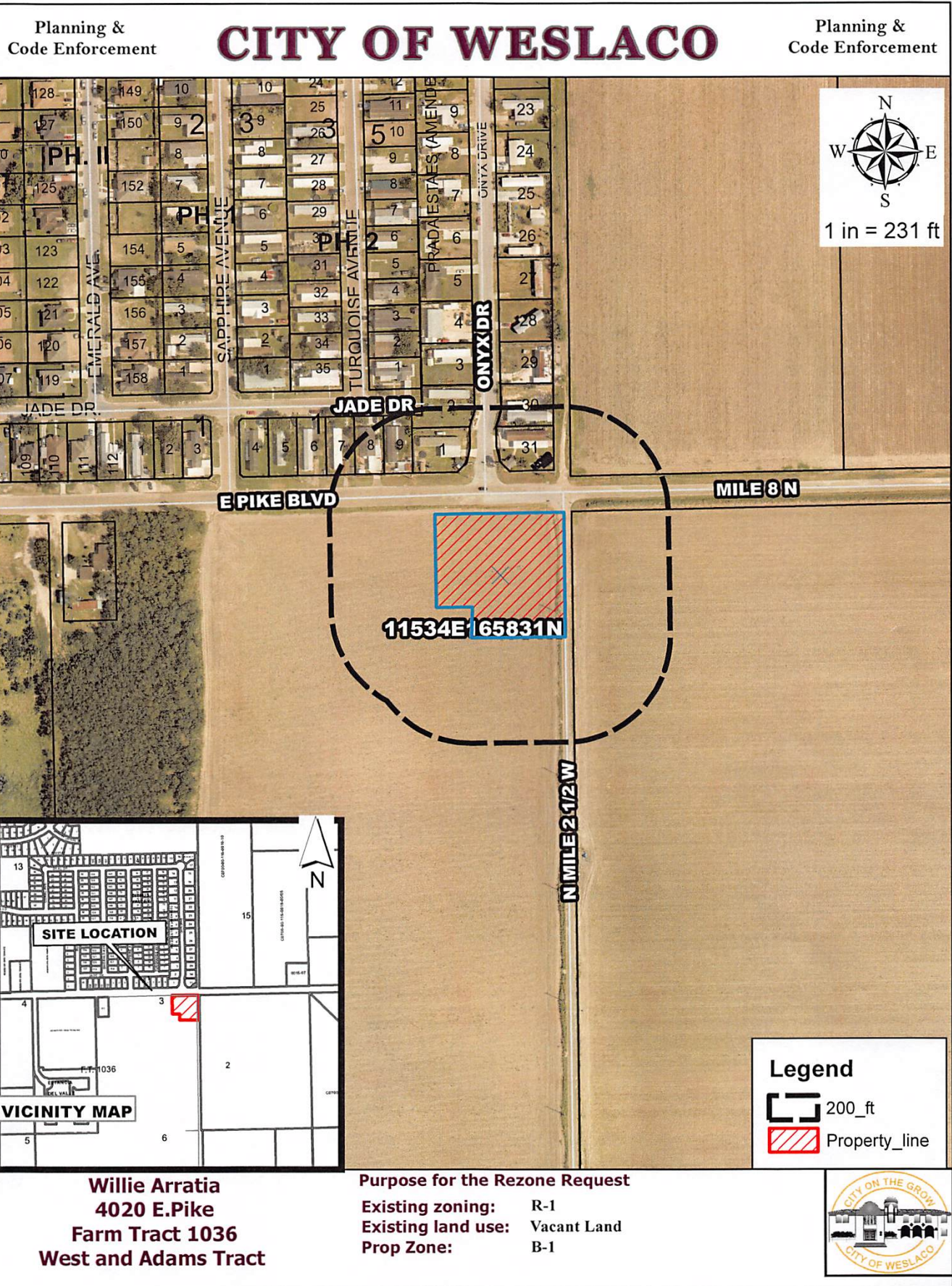
Wille Arratia is requesting to rezone 4020 E Pike. Also being the 1.16 acres out of Farm Tract 1036, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

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.

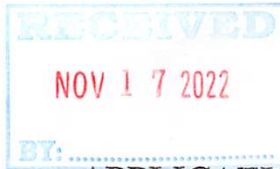
NOV 14, 2022

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: January 4, 2023	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Gloria G Garza.	
Subject/Agenda Item: Discussion and consideration to rezone 809 N. Pino. Also being Lot 8-9, Block 18, Esplanada 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, from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 19, 2022. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2022.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends denial based on the 2040 land use map and surrounding land use.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. RZNE-000345-
2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 819 Block 18

Subdivision Name Esplanada

Street Address 809 N. Pino St.

Existing Zoning R-1 Existing Land Use _____

Proposed Zoning R-2 Proposed Land Use Duplex

- \$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 Gloria G. Garza Phone (956) 565-5649

Address 1033 S. Colorado Fax: _____

City Mercedes State Tx Zip Code 78570 E-Mail: gloriagarzaworkshops@hotmail.com

OWNER

Name Gloria G. Garza Phone (956) 565-5649

Address 1033 S. Colorado Fax: _____

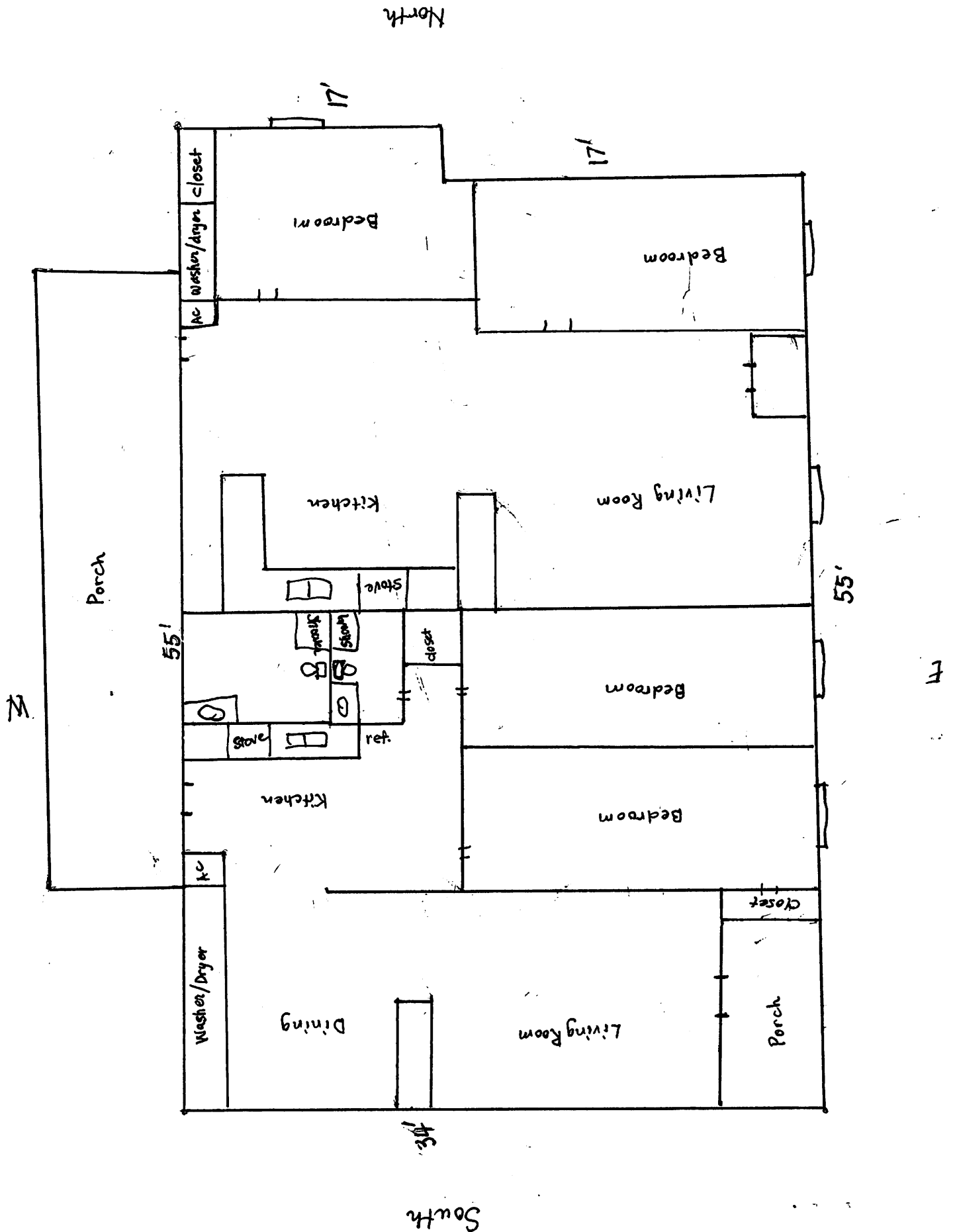
City Mercedes State Tx Zip Code 78570 E-Mail: gloriagarzaworkshops@hotmail.com

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 Gloria G. Garza Date Nov 17, 2022
Owner

Signature Gloria G. Garza Date Nov. 17, 2022
Applicant

Signature _____ Date _____
Authorized Agent



City of Weslaco

"The City on the Grow"



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

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

December 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 4, 2023, and the City Commission will hold a public hearing on January 17, 2023, 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 facuna@weslacotx.gov by 12:00 pm on January 4, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Gloria Garza is requesting to rezone 809 N. Pino. Also being Lot 8-9, Block 18, Esplanada Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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

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

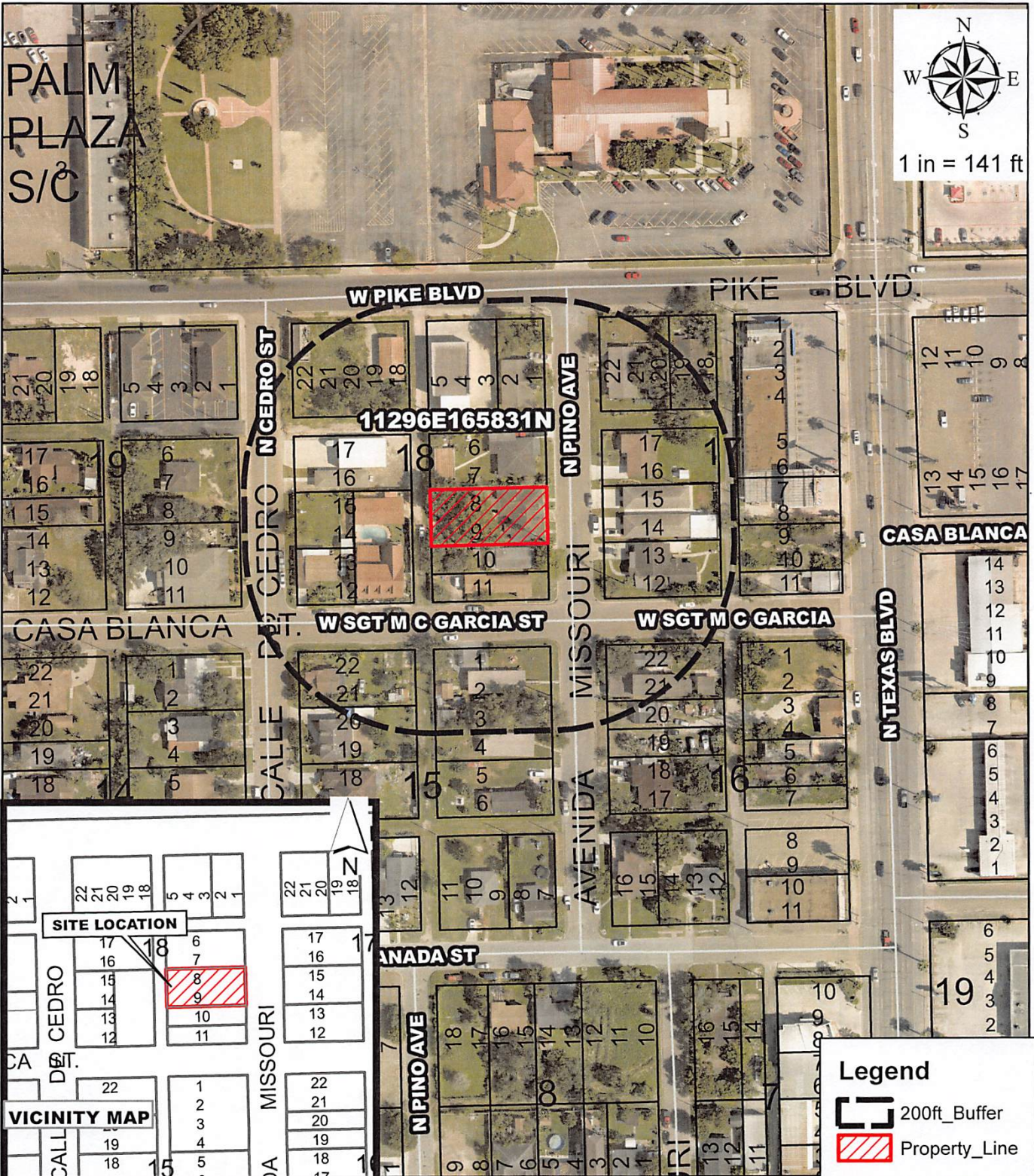
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

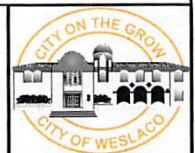
Planning &
Code Enforcement



Gloria Garza
809 N. Pino St.
Esplanada
Block 18, Lots 8 & 9

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: r-2



City of Weslaco Code Enforcement Dept.

DEC 5, 2022

RODRIGUEZ GUADALUPE 719 N PINO ST WESLACO TX 78596	E7200-00-015-0001-00 ESPLANADA BLK 15 LTS 1-2-3-4 719 N PINO ST	L: 53250 B: 53981
RODRIGUEZ CESAR 714 N CEDRO ST WESLACO TX 78596	E7200-00-015-0019-00 ESPLANADA BLK 15 LTS 19-20 714 N CEDRO ST	L: 17750 B: 61174
HERNANDEZ NORA ELMA 718 N CEDRO ST WESLACO TX 78596	E7200-00-015-0021-00 ESPLANADA BLK 15 LTS 21-22 718 N CEDRO ST	L: 26625 B: 22425
GARCIA MARIA SARA 304 N CEDRO WESLACO, TX 78596-5210	E7200-00-016-0020-00 ESPLANADA BLK 16 LOT 20 714 N PINO ST	L: 13313 B: 10708
MARQUEZ IRENE 718 N PINO ST WESLACO TX 78596	E7200-00-016-0021-00 ESPLANADA LOTS 21 & 22 BLK 16 718 N PINO ST	L: 26625 B: 38361
SANDOVAL SALVADOR 802 N PINO WESLACO TX 78596	E7200-00-017-0012-00 ESPLANADA LOTS 12 & 13 BLK 17 802 N PINO ST	L: 28875 B: 71023
MARTINEZ CARLOS C SR & DEANNA 1402 S INTERNATIONAL BLVD WESLACO TX 78596	E7200-00-017-0014-00 ESPLANADA LOT 14 & 15 BLK 17 804 N PINO ST	L: 26625 B: 151962
CERDA ANA CELIA PO BOX 233 WESLACO TX 78599	E7200-00-017-0016-00 ESPLANADA BLK 17 LTS 16-17 808 N PINO ST	L: 26625 B: 39528
ARIAS JOSEPH G & ET AL 101 W PIKE BLVD WESLACO TX 78596	E7200-00-017-0018-00 ESPLANADA LOTS 18-19 BLK 17 101 W PIKE BLVD	L: 22188 B: 47004
DAILY CATARINA 814 N PINO ST WESLACO TX 78596	E7200-00-017-0020-00 ESPLANADA LOTS 20-21-22 BLK 17 814 N PINO ST	L: 26625 B: 43440
GARZA JAVIER G ET AL 815 N PINO WESLACO TX 78596	E7200-00-018-0001-00 ESPLANADA LOTS 1-2 BLK 18 815 N PINO ST	L: 17750 B: 37292
MARTINEZ CARLOS & DEANNA PO BOX 624 WESLACO TX 78599	E7200-00-018-0003-00 ESPLANADA ALL LOTS 3 THRU 5 BLK 18 206 W PIKE BLVD	L: 41250 B: 91119

City of Weslaco Code Enforcement Dept.

DEC 5, 2022

DE LA CRUZ ELEAZAR P & RAQUEL F 811 N PINO ST WESLACO TX 78596	E7200-00-018-0006-00 ESPLANADA LOTS 6-7 BLK 18 811 N PINO ST	L: 26625 B: 95315
GONZALEZ CARLOS M 1033 S COLORADO AVE MERCEDES TX 78570	E7200-00-018-0008-00 ESPLANADA LOTS 8-9 BLK 18 809 N PINO ST	L: 26625 B: 15078
DE LOS SANTOS MARIA E HERMELINDA RODRIGUEZ PO BOX 169 LA BLANCA TX 78558	E7200-00-018-0010-00 ESPLANADA BLK 18 LT 10 803 N PINO ST	L: 13313 B: 18866
FISCAL DANIEL & JULISSA DE LEON 801 N PUEBLO ST WESLACO TX 78596	E7200-00-018-0011-00 ESPLANADA BLK 18 LT 11 801 N PINO ST	L: 13313 B: 37694
ROJAS PABLO & SONIA 502 SAN BENITO ST WESLACO TX 78596	E7200-00-018-0012-00 ESPLANADA BLK 18 LTS W 1/2-12-13 206 SGT M C GARCIA	L: 13313 B: 37144
REYES JAIME 204 W SGT M.C GARCIA WESLACO TX 78596	E7200-00-018-0012-01 ESPLANADA BLK 18 LTS E 1/2-12-13-14-15 204 SGT M C GARCIA	L: 26625 B: 135748
MARTINEZ CARLOS C & DEANNA PO BOX 624 WESLACO TX 78599	E7200-00-018-0016-00 ESPLANADA BLK 18 LTS 16-17 808 N CEDRO ST	L: 26625 B: 98541
CANTU JULIAN SR SR CANTU HERLINDA M 4311 RJ JOHNS AVE WESLACO TX 78599	E7200-00-018-0018-00 ESPLANADA BLK 18 LTS 18-19-20-21-22 215 W PIKE BLVD	L: 44375 B: 58154
ROJAS PABLO & SONIA 206 SARGENTO MC GARCIA WESLACO TX 78596	E7200-00-018-0014-00 ESPLANADA W1/2 - LOTS 14-15 BLK 18	L: 13313 B: 0



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

Date of Meeting: January 4, 2023	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Ramon Gonzalez III.	
Subject/Agenda Item: Discussion and consideration to rezone 1602 & 1604 Judi St. Also being Lot 14-15, Block 5, Sun Country Estates Unit #2 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 December 19, 2022. Thirty-seven (37) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2022.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends denial 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-000352-2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 14 and 15 Block 5

Subdivision Name Sun Country Estates Unit #2

Street Address 1602 + 1604 Judi Street

Existing Zoning Empty lot Existing Land Use Empty lot in a neighborhood

Proposed Zoning to place a duplex apartment for rent Proposed Land Use to place a duplex apartment for rent

 \$305.00 non-refundable filing fee.

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

N/A 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 Ramon Gonzalez III Phone 956-532-1174

Address 213 W MILC 10 N Rd Fax:

City Weslaco State TX Zip Code 78599 E-Mail:

OWNER

Name Gonzi Investments Phone 956-532-1172

Address 213 W. MILC 10 N Rd Fax:

City Weslaco State TX Zip Code 78599 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 November 30, 2022
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
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

December 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 4, 2023, and the City Commission will hold a public hearing on January 17, 2023, 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 facuna@weslacotx.gov by 12:00 pm on January 4, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Ramon Gonzalez III is requesting to rezone 1602 & 1604 Judi St. Also being Lot 14-15, Block 5, Sun Country Estates Unit #2 Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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

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

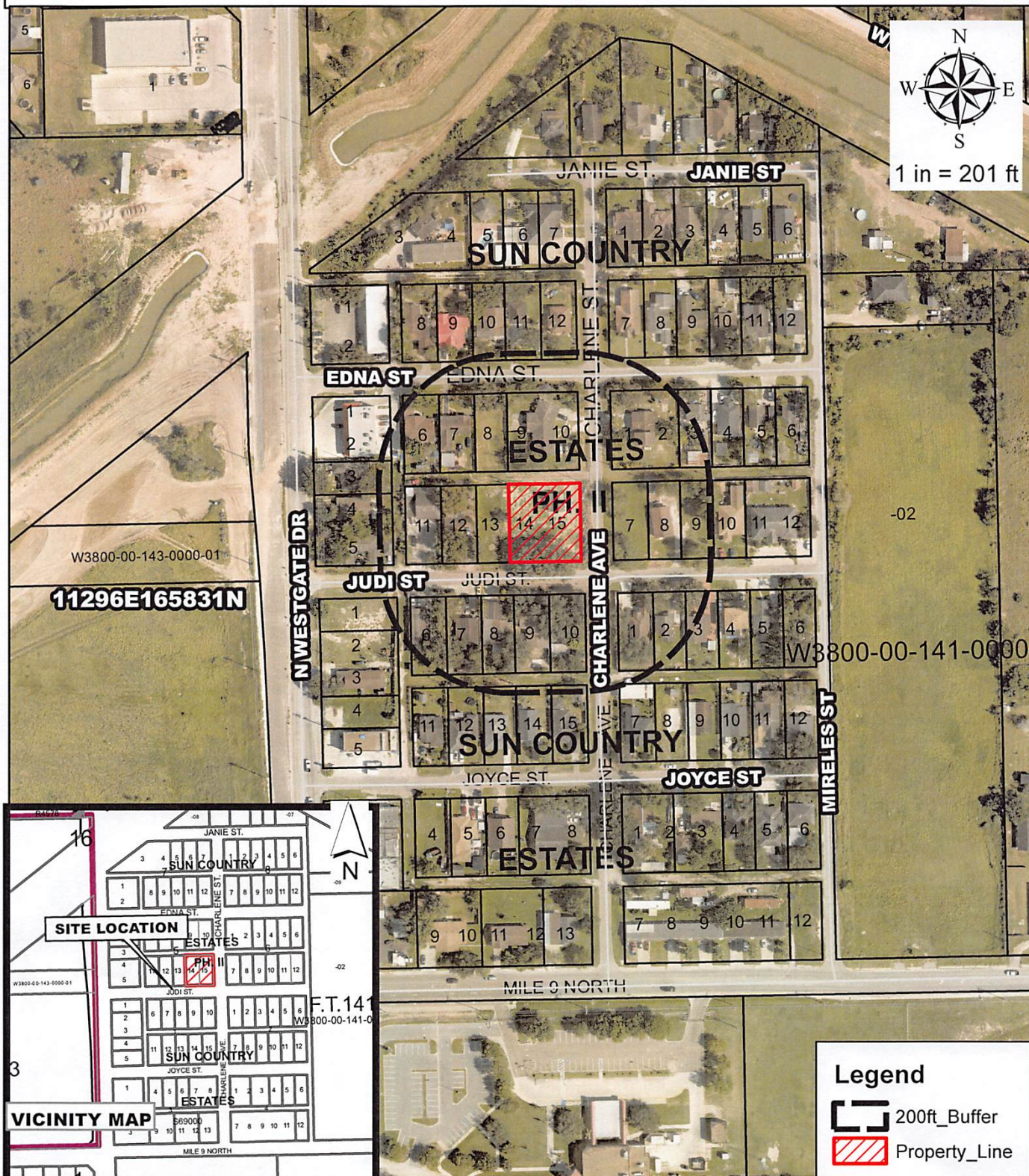
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

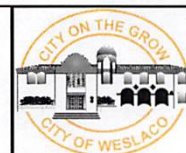
Planning &
Code Enforcement



Ramon Gonzalez III
1602 & 1604 Judi ST
Sun Country Estates Unit No. 2
Block 5, Lots 14 & 15

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2



City of Weslaco Code Enforcement Dept.

DEC 5, 2022

LOZANO VIRGINIA YOLANDA 1902 W MIMOSA DR WESLACO TX 78596	S6900-00-001-0001-00 SUN COUNTRY ESTATES LOT 1 & N1/2 OF	L: 26205 B: 0
LOZANO VIRGINIA YOLANDA 1902 W MIMOSA DR WESLACO TX 78596	S6900-00-001-0002-00 SUN COUNTRY ESTATES S1/2 LOT 2 &	L: 26816 B: 68906
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599	S6900-00-001-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 1	L: 23100 B: 57087
AGUILAR ALEXANDRA & ADAM ABEL 1610 JUDI ST WESLACO TX 78599	S6900-00-001-0007-00 SUN COUNTRY ESTATES LOT 7 BLK 1	L: 23100 B: 82459
RIOS BERTHA ALICIA & RAFAEL MARIA CONSUELO REYNA 1205 JUDI ST WESLACO TX 78599	S6900-00-001-0008-00 SUN COUNTRY ESTATES LOT 8 BLK 1	L: 14400 B: 32812
FARIAS MARIA S PROJECT 9 MILE LLC 1601 JUDI ST WESLACO TX 78599	S6900-00-001-0009-00 SUN COUNTRY ESTATES LOT 9 BLK 1 1603 JUDI ST	L: 15840 B: 74831
PROJECT 9 MILE LLC 3787 BRITTANY NICOLE CT LAS VEGAS NV 89139	S6900-00-001-0010-00 SUN COUNTRY ESTATES LOT 10 BLK 1 1601 JUDI ST	L: 15840 B: 0
JALOMO MARIA EVA 3312 ROSEWOOD DR WESLACO TX 78599	S6900-00-001-0012-00 SUN COUNTRY ESTATES LOT 12 BLK 1	L: 15840 B: 74221
RODRIGUEZ MARIA GUADALUPE 1606 JOYCE ST WESLACO TX 78599	S6900-00-001-0013-00 SUN COUNTRY ESTATES LOT 13 BLK 1 1606 JUDI ST	L: 14400 B: 106990
RINCON ASENCION A 1604 JOYCE ST WESLACO TX 78599	S6900-00-001-0014-00 SUN COUNTRY ESTATES LOT 14 BLK 1	L: 15840 B: 21517
GARZA MANUEL ET UX 1602 JOYCE ST WESLACO TX 78599	S6900-00-001-0015-00 SUN COUNTRY ESTATES LOT 15 BLK 1 1602 JOYCE ST	L: 15840 B: 34051
PEDRAZA GERARDO A & MARIA DE 1511 JUDI ST WESLACO TX 78599	S6900-00-002-0001-00 SUN COUNTRY ESTATES LOT 1 BLK 2	L: 15840 B: 84160

City of Weslaco Code Enforcement Dept.

DEC 5, 2022

GUAJARDO ROGELIO & GRACIELA G 4204 N 3RD ST MCALLEN TX 78504	S6900-00-002-0002-00 SUN COUNTRY ESTATES LOT 2 BLK 2	L: 14400 B: 28650
ARISPE RAMON & MINERVA 1507 JUDI ST WESLACO TX 78599	S6900-00-002-0003-00 SUN COUNTRY ESTATES LOT 3 BLK 2	L: 14400 B: 21348
MARTINEZ ESMERALDA GUTIERREZ P O BOX 1926 WESLACO TX 78599	S6900-00-002-0007-00 SUN COUNTRY ESTATES LOT 7 BLK 2	L: 15840 B: 61133
SONABA ENTERPRISES LLC 100 N MAYBERRY ST MISSION, TX 78572	S6900-00-005-0001-00 SUN COUNTRY ESTATES UNIT NO. 2 0	L: 38850 B: 285757
CARDOSA SILVIO HECTOR & 2710 N WESTGATE DR WESLACO TX 78599	S6900-00-005-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 18900 B: 51074
AGUILAR ELIZABETH 1610 JUDI ST WESLACO TX 78599	S6900-00-005-0004-00 SUN COUNTRY ESTATES UNIT NO. 2	L: 40163 B: 89223
SIFUENTES EMMA 1609 EDNA ST WESLACO TX 78599	S6900-00-005-0006-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 15840 B: 80642
SALINAS JESUS E & SAN JUANITA 1607 EDNA ST WESLACO TX 78599	S6900-00-005-0007-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 15840 B: 39091
GONZALEZ JAVIER & DALIA 1509 EDNA ST WESLACO TX 78599	S6900-00-005-0008-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 0
TAYLOR TYRA NIKITA 2808 THUNDERBIRD AVE MCALLEN TX 78504	S6900-00-005-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 1201 EDNA ST	L: 31680 B: 134763
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599	S6900-00-005-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 15840 B: 6009
CUELLAR GUADALUPE & ANTONIA 1608 JUDI ST WESLACO TX 78599	S6900-00-005-0012-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 15840 B: 24839

City of Weslaco Code Enforcement Dept.

DEC 5, 2022

ROBLEDO JUAN 2629 GRANADA WESLACO TX 78599	S6900-00-005-0013-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 0
GONZI INVESTMENTS INC 213 W MILE 10 N RD WESLACO TX 78599	S6900-00-005-0014-00 SUN COUNTRY ESTATES UNIT NO. 2 1604 JUDI ST	L: 31680 B: 9322
GONZALEZ GUADALUPE D 1509 EDNA ST WESLACO TX 78599	S6900-00-006-0001-00 SUN COUNTRY ESTATES UNIT NO. 2	L: 30240 B: 35413
GARCIA JOSE J & AMELIA 1507 EDNA ST WESLACO TX 78599	S6900-00-006-0003-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT 1107 EDNA ST	L: 14400 B: 18067
ALEMAN BERTHA ALICIA 1730 W LINCOLN ST WESLACO TX 78599	S6900-00-006-0007-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT 1512 JUDI ST	L: 15840 B: 0
SALAZAR JAIME T & LAURA B ROSAS 1510 JUDI ST WESLACO TX 78599	S6900-00-006-0008-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 22792
MALDONADO LUIS A & ANGELICA 1102 JUDI ST WESLACO TX 78599	S6900-00-006-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 0
RIVERA ANGELICA M 1502 JUDI ST WESLACO TX 78599	S6900-00-006-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 66949
MARTINEZ LEONARDO & IRMA 1608 EDNA ST WESLACO TX 78599	S6900-00-007-0009-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 15840 B: 54649
HINOJOSA LORENZO 1604 EDNA ST WESLACO TX 78599	S6900-00-007-0010-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 14400 B: 27593
HINOJOSA LORENZO 1604 EDNA ST WESLACO TX 78599	S6900-00-007-0011-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 15840 B: 0
HINOJOSA LEONARDO 1604 EDNA ST WESLACO TX 78599	S6900-00-007-0012-00 SUN COUNTRY ESTATES UNIT NO. 2 LOT	L: 15840 B: 95427

City of Weslaco Code Enforcement Dept.

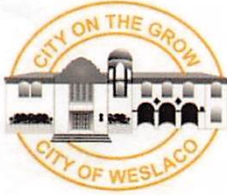
DEC 5, 2022

GARZA JOSE OMAR & VIRGINIA	S6900-00-008-0007-00	L: 15840
1512 EDNA ST	SUN COUNTRY ESTATES UNIT NO. 2 LOT	B: 45759
WESLACO TX 78599		



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

Date of Meeting: January 4, 2023	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Carlos Del Angel.	
Subject/Agenda Item: Discussion and consideration to rezone 3611 Camino De Verdad. Also being 17.83 acres more or less, tract of land out of 16.76-acre tract land out of FT1021 and a 1.07-acre tract of land out of FT 1022, Blk 113, Adams Tract 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 from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 19, 2022. Forty-one (41) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2022.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on 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.	



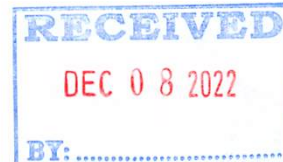
APPLICATION FOR REZONING

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.

RZNF-000356-2022



PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block _____

Subdivision Name Camino de Verdad

Street Address Proposed 3611 Camino de Verdad Subdivision

Existing Zoning _____ Existing Land Use Agricultural

Proposed Zoning multi-family residential Proposed Land Use multi-family residential

_____ \$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 David M. Chacon Phone (956) 429-9033

Address 2205 N. Jackson Rd Fax: N/A

City McAllen State TX Zip Code 78501 E-Mail: david@bstore.biz

OWNER

Name Carlos Del Angel Phone (956) 802-9979

Address 2205 N. Jackson Rd. Fax: N/A

City McAllen State TX Zip Code 78501 E-Mail: carlos@bstore.biz

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

Signature _____ Date _____

Owner

Signature [Signature] Date 12/8/2022

Applicant

Signature [Signature] Date 12/8/2022

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

December 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 4, 2023, and the City Commission will hold a public hearing on January 17, 2023, 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 facuna@weslacotx.gov by 12:00 pm on January 4, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

David M Chacon is requesting to rezone 3611 Camino De Verdad. Also being 17.83 acres more or less, tract of land out of 16.76-acre tract land out of FT1021 and a 1.07-acre tract of land out of FT 1022, Blk 113, 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.

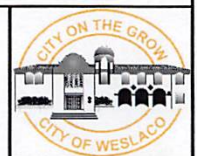
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



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



City of Weslaco Code Enforcement Dept.

DEC 12, 2022

WINSTON JOE B JR 3611 CAMINO DE VERDAD RD WESLACO TX 78596-7534	A0800-00-000-1021-00 ADAMS TRACT FT 1021 EXC W 759' 1 6.76 AC	L: 0 B: 2304
CANO LOUIS 1708 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0001-00 PLAZA DIEZ QUINCE (AMND) LOT 1 0 BUEN CAMINO (MILE 6 N)	L: 41771 B: 82815
SARMIENTO CARLOS & DANITA 1704 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0002-00 PLAZA DIEZ QUINCE (AMND) LOT 2 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 96614
FLORES MARCO ANTONIO JR & JULIA 1700 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0003-00 PLAZA DIEZ QUINCE (AMND) LOT 3 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 99842
BENAVIDES JACOB & CYNTHIA 1632 BUEN CAMINO WESLACO TX 78596	P7415-00-000-0004-00 PLAZA DIEZ QUINCE (AMND) LOT 4 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 106119
SOTO FIDENCIO E 1628 BUEN CAMINO WESLACO TX 78596	P7415-00-000-0005-00 PLAZA DIEZ QUINCE (AMND) LOT 5 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 110483
SUSTAITA ARNOLDO E MONCADA & PO BOX 2622 ELSA TX 78543	P7415-00-000-0006-00 PLAZA DIEZ QUINCE (AMND) LOT 6 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 132658
MUNIZ STEPHANIE MARIE 1620 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0007-00 PLAZA DIEZ QUINCE (AMND) LOT 7 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 82538
CASAS LUIS & JESSICA 1616 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0008-00 PLAZA DIEZ QUINCE (AMND) LOT 8 0 BUEN CAMINO (MILE 6 N)	L: 43204 B: 94640
ROSALES JOANNA 1612 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0009-00 PLAZA DIEZ QUINCE (AMND) LOT 9 0 BUEN CAMINO (MILE 6 N)	L: 43204 B: 95464
RUIZ CASSANDRA & STEVEN VELA 1608 BUEN CAMINO STREET WESLACO TX 78596	P7415-00-000-0010-00 PLAZA DIEZ QUINCE (AMND) LOT 10 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 106376
LEAL MATTHEW J & KRYSTAL L 1303 W FIG AVE APT D PHARR TX 78577	P7415-00-000-0011-00 PLAZA DIEZ QUINCE (AMND) LOT 11 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 112145

City of Weslaco Code Enforcement Dept.

DEC 12, 2022

HERRERA LANCE & SELINA 1600 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0012-00 PLAZA DIEZ QUINCE (AMND) LOT 12 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 121864
OLIVA RUDY 1512 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0013-00 PLAZA DIEZ QUINCE (AMND) LOT 13 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 84125
CF KL ASSETS 2019-1 LLC 875 N MICHIGAN AVE STE 3218 CHICAGO IL 60611	P7415-00-000-0014-00 PLAZA DIEZ QUINCE (AMND) LOT 14 1508 BUEN CAMINO	L: 41172 B: 96699
GUAJARDO JUAN E 1504 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0015-00 PLAZA DIEZ QUINCE (AMND) LOT 15 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 93781
MONTOYA JOSE ENRIQUE 1500 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0016-00 PLAZA DIEZ QUINCE (AMND) LOT 16 0 BUEN CAMINO (MILE 6 N)	L: 42371 B: 103235
GARCIA VANESSA 1501 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0017-00 PLAZA DIEZ QUINCE (AMND) LOT 17 0 BUEN CAMINO (MILE 6 N)	L: 42371 B: 117060
ZAJICEK JOSEPH BENJAMIN 1505 BUEN CAMINO WESLACO TX 78596	P7415-00-000-0018-00 PLAZA DIEZ QUINCE (AMND) LOT 18 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 125364
GARCIA VICTORIA 1509 BUEN CAMINO WESLACO TX 78596	P7415-00-000-0019-00 PLAZA DIEZ QUINCE (AMND) LOT 19 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 83795
CF KL ASSETS 2019-1 LLC 875 N MICHIGAN AVE STE 3218 CHICAGO IL 60611	P7415-00-000-0020-00 PLAZA DIEZ QUINCE (AMND) LOT 20 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 95393
AGUILAR CARLOS LEONARDO TELLO 1601 BUEN CAMINO WESLACO TX 78596	P7415-00-000-0021-00 PLAZA DIEZ QUINCE (AMND) LOT 21 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 95464
AGUILAR JOSE III 1605 BUEN CAMINO WESLACO TX 78596	P7415-00-000-0022-00 PLAZA DIEZ QUINCE (AMND) LOT 22 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 101456
SANCHEZ AMBER N & MAXIMILIANO 1609 BUEN CAMINO WESLACO TX 78596	P7415-00-000-0023-00 PLAZA DIEZ QUINCE (AMND) LOT 23 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 111704

City of Weslaco Code Enforcement Dept.

DEC 12, 2022

WILLIAMS ALICE K & THOMAS E JR 1613 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0024-00 PLAZA DIEZ QUINCE (AMND) LOT 24 0 BUEN CAMINO (MILE 6)	L: 43204 B: 133016
CF KL ASSETS 2019-1 LLC 875 N MICHIGAN AVE STE 3218 CHICAGO IL 60611	P7415-00-000-0025-00 PLAZA DIEZ QUINCE (AMND) LOT 25 0 BUEN CAMINO (MILE 6 N)	L: 43204 B: 83053
CF KL ASSETS 2019-1 LLC 875 N MICHIGAN AVE STE 3218 CHICAGO IL 60611	P7415-00-000-0026-00 PLAZA DIEZ QUINCE (AMND) LOT 26 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 96699
COVARRUBIAS ALEXANDER & 1625 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0027-00 PLAZA DIEZ QUINCE (AMND) LOT 27 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 93293
MARTINEZ MARTITA 1629 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0028-00 PLAZA DIEZ QUINCE (AMND) LOT 28 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 103166
RODRIGUEZ JESUS JR & MAYRA 1633 BUEN CAMINO ST WESLACO TX 78596	P7415-00-000-0029-00 PLAZA DIEZ QUINCE (AMND) LOT 29 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 112042
GONZALEZ YESENIA & CARLOS 1701 BUEN CAMINO WESLACO TX 78596	P7415-00-000-0030-00 PLAZA DIEZ QUINCE (AMND) LOT 30 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 122522
TREVINO ULISSES JR 3283 TRADE WINDS AVE TUARE CA 93274	P7415-00-000-0031-00 PLAZA DIEZ QUINCE (AMND) LOT 31 0 BUEN CAMINO (MILE 6 N)	L: 41172 B: 83387
CHAPA HECTOR NOE JR & PO BOX 1725 WESLACO TX 78599	P7415-00-000-0032-00 PLAZA DIEZ QUINCE (AMND) LOT 32 0 BUEN CAMINO (MILE 6 N)	L: 41771 B: 97224
ROLANDO PENA JR & ALMA M VEGA 3422 LAS VISTAS LANE WESLACO TX 78596	M4820-00-002-0010-00 MIRA VISTA LOT 10 BLK 2 0	L: 44494 B: 0
ANNY SEGURA 1505 N. 25TH ST. APT. 805 HARLINGEN TX 78550	M4820-00-002-0011-00 MIRA VISTA LOT 11 BLK 2 0	L: 44494 B: 0
PALOMAR YESENIA BETZAIIRA 6906 LAGUNA DE PALMAS DR BROWNSVILLE TX 78526	M4820-00-002-0012-00 MIRA VISTA LOT 12 BLK 2	L: 54906 B: 32042

City of Weslaco Code Enforcement Dept.

DEC 12, 2022

ESQUIVEL ELIAS JR & TIFFANY LYNN 3510 LAS VISTAS LANE WESLACO TX 78596	M4820-00-002-0013-00 MIRA VISTA LOT 13 BLK 2 0	L: 69606 B: 0
RODRIGUEZ JASSIEL 1423 FRENTE AL MAR DR WESLACO TX 78596	M4820-00-002-0014-00 MIRA VISTA LOT 14 BLK 2	L: 46046 B: 18220
HUNTER JOHN MARSHALL 1269 DAWN RIDGE AVE EL CAJON CA 92021	M4820-00-003-0008-00 MIRA VISTA LOT 8 BLK 3	L: 94613 B: 326053
ATKINSON SAMUEL & RACHEL 1409 ALTA VISTA DR WESLACO TX 78596	M4820-00-003-0009-00 MIRA VISTA LOT 9 BLK 3	L: 97452 B: 273585
DPH CONSTRUCTION LLC 2312 E 28TH ST MISSION TX 78574	M4820-00-003-0010-00 MIRA VISTA LOT 10 BLK 3	L: 122316 B: 324435



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

Date of Meeting: January 4, 2023	Agenda Item No. (to be assigned by PCE): IV.E.
From: Rebekah de la Fuente, Planning Director, on behalf Jesus Fabian Davila.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Beverage Cartage Permit at 303 S. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.	
Discussion/Overview: The applicant is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Beverage Cartage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 19, 2022. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on December 22, 2022.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the conditional use permit.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR 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-000359-2022

PROPOSED PROJECT

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

Lot 24 Block 26
Subdivision Name West original town site N1/2-LT 23 & ALL LT 24 Bk 24
Street Address 303 S. Texas Blvd.
Existing Zoning Commercial Existing Land Use Commercial
Purpose for the Conditional Use Permit Request TABC Permit, mixed beverage and late hours

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

305.00
\$~~900~~^{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 "CUP Application Instructions"

APPLICANT

Name Jesus Fabian Davila Phone 956-802-5087
Address P.O. Box 820 Fax: _____
City McAllen State TX Zip Code 78505 E-Mail: Fabian@DAKTBC.com

OWNER

Name Jesus Fabian Davila Phone 956-802-5087
Address P.O. Box 820 Fax: _____
City McAllen State TX Zip Code 78505 E-Mail: Fabian@DAKTBC.com

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

December 22, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 4, 2023, and the City Commission will hold a public hearing on January 17, 2023, 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 facuna@weslacotx.gov by 12:00 pm on January 4, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Jesus Fabian Davila is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Beverage Cartage Permit at 303 N. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

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

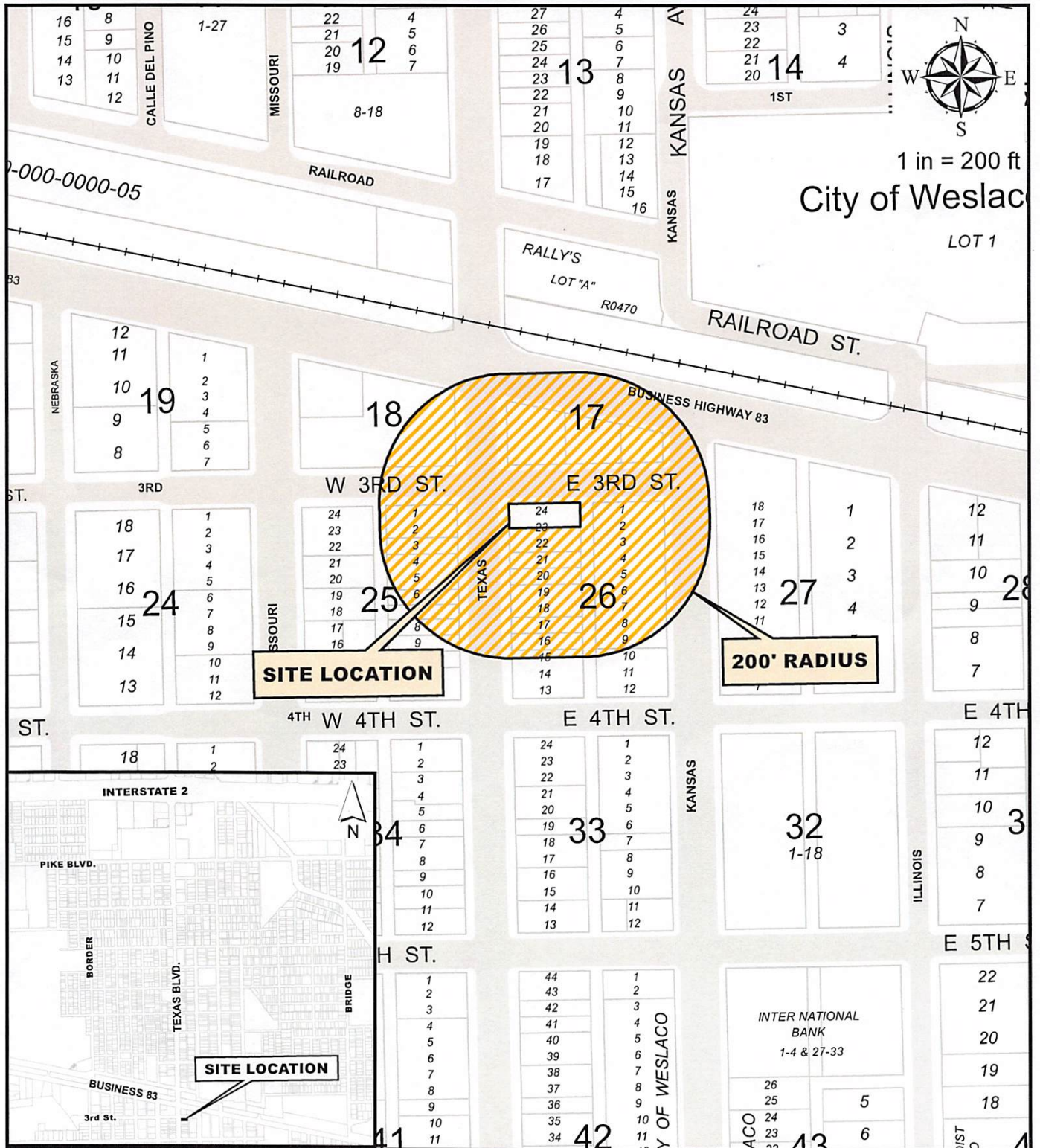
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Jesus Fabian Davila
303 South Texas Blvd.
WESLACO ORIGINAL TOWNSITE
N1/2-LT 23 & ALL LT 24 BK 26
LOT 13, BLOCK 142, F.T. W2304

Purpose for the Conditional Use Permit request
Existing zoning: B-3
Existing land use: Vacant Building
CUP request: Bar and Grill



City of Weslaco Code Enforcement Dept.

DEC 15, 2022

AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-026-0010-10 WESLACO ORIGINAL TOWNSITE LOTS 0 E 4TH ST	L: 40013 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-026-0013-00 WESLACO ORIGINAL TOWNSITE BLK 26 345 S TEXAS BLVD	L: 54450 B: 300623
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-026-0016-00 WESLACO ORIGINAL TOWNSITE BLK 26 337 S TEXAS BLVD	L: 19800 B: 86916
331 SOUTH TEXAS SERIES 415 S AIRPORT DR STE H WESLACO TX 78596	W2300-00-026-0017-00 WESLACO ORIGINAL TOWNSITE BLK 26 331 S TEXAS BLVD	L: 19800 B: 101516
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 321 S TEXAS BLVD	L: 36300 B: 250329
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0020-00 WESLACO ORIGINAL TOWNSITE BLK 26 0 S TEXAS BLVD	L: 19800 B: 1174
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0021-00 WESLACO ORIGINAL TOWNSITE BLK 26 313 S TEXAS BLVD	L: 19800 B: 1174
LEMARROY LIDIA 309 S TEXAS BLVD WESLACO TX 78596	W2300-00-026-0022-00 WESLACO ORIGINAL TOWNSITE BLK 26 309 S TEXAS BLVD	L: 27225 B: 99844
OTBG REALTY LLC 2500 WHITEWING AVE MCALLEN TX 78501	W2300-00-026-0023-00 WESLACO ORIGINAL TOWNSITE N1/2-LT K 26 303 S TEXAS BLVD	L: 27225 B: 171962

City of Weslaco Code Enforcement Dept.

DEC 15, 2022

LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-01 WESLACO ORIGINAL TOWNSITE BLK 17 108 E 3RD ST	L: 63990 B: 405692
LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-02 WESLACO ORIGINAL TOWNSITE BLK 17 104 E 3RD ST	L: 40716 B: 20353
LOPEZ EDGAR 113 E 3RD ST WESLACO TX 78596	W2300-00-017-0003-00 WESLACO ORIGINAL TOWNSITE BLK 17 113 E 3RD ST	L: 20564 B: 66802
SIESTA VILLAGE INC 260 SO TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-018-0000-00 WESLACO ORIGINAL TOWNSITE BLK 18 260 S TEXAS BLVD	L: 223578 B: 615745
GONZALEZ VICTOR DANIEL 420 N 11TH ST DONNA TX 78537	W2300-00-025-0001-00 WESLACO ORIGINAL TOWNSITE BLK 25 300 S TEXAS BLVD	L: 36300 B: 296951
ACSS PROPERTIES LLC 4009 EVERGLADE DR WESLACO TX 78599	W2300-00-025-0003-00 WESLACO ORIGINAL TOWNSITE BLK 25 306 S TEXAS BLVD	L: 19800 B: 99560
CJ3 PROPERTY INVESTMENTS LLC PO BOX 63 WESLACO TX 78599	W2300-00-025-0004-00 WESLACO ORIGINAL TOWNSITE BLK 25 6 308 S TEXAS BLVD	L: 39930 B: 260087
GONZALEZ VICTOR D 411 MI VIDA ST WESLACO TX 78596	W2300-00-025-0006-00 WESLACO ORIGINAL TOWNSITE S20' LOT T 7 BLK 25 326 S TEXAS BLVD	L: 17820 B: 81429
GUTIERREZ MARIE ISABELLE 600 S PEKING ST MCALLEN TX 78501	W2300-00-025-0007-00 WESLACO ORIGINAL TOWNSITE BLK 25 338 S TEXAS BLVD	L: 17820 B: 56962
PENA SANDRA OLIVEIRA 830 VOLZ LN MISSION TX 78572	W2300-00-025-0008-00 WESLACO ORIGINAL TOWNSITE BLK 25 332 S TEXAS BLVD	L: 19800 B: 66755
ADAMS EMILY LEE ATTN: SANDRA OLIVEIRA PENA 830 VOLZ LN MISSION TX 78572	W2300-00-025-0009-00 WESLACO ORIGINAL TOWNSITE BLK 25 336 S TEXAS BLVD	L: 19800 B: 22050
DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-026-0001-10 WESLACO ORIGINAL TOWNSITE LOTS 1 & 3 107 E 3RD ST	L: 41250 B: 54844



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

Date of Meeting: January 4, 2023	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles Jr.	
Subject/Agenda Item: Discussion and consideration for the Preliminary and/or Final Plat for Lucy Laffite Subdivision being a 10.415 acres out of Farm Tracts 56, West Tract Subdivision and Lots 8 through 20, Davenport Subdivision No.3, Weslaco, Hidalgo County, Texas Located on the Northwest corner of Airport Drive & Business 83. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco 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 "C".	
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: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

MP1AT-000360-2022

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

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

FILE NO. _____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: Lucy Laffite Subdivision

Location: S. Airport Drive and Utah Avenue on the north side of U.S. Business 83

Legal Description: 10.415 acres out of Farm Tract 56, West Tract Subdivision and Lots 8 through 20, Davenport Subdivision No.3, Hidalgo County, Texas

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: industrial

Existing Land Use: industrial Proposed Land Use: industrial

Number of Lots Proposed: 2 Gross Acreage: 10.415

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Magx Holdings, LLC Telephone: _____

Address: 2505 Sweeny Lane Fax: _____

City: Austin State: Texas Zip: 78723 E-mail: _____

ENGINEER INFORMATION

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

Address: 108 W Huisache Street Fax: 956-969-2011

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$350.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

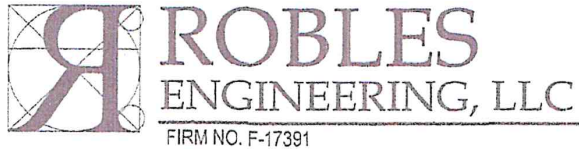
_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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



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

DRAINAGE STATEMENT

FOR

LUCY LAFFITE SUBDIVISION

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

AUGUST 29, 2022

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

Page 1 – Cover Sheet

Page 2 – Index

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

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

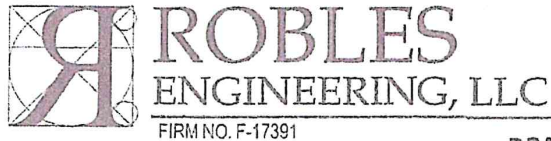
Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14-15 – USDA Soil Report: Engineering Properties

Pages 16-17 – Subdivision Plat Sheets and Profile Sheet



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

DRAINAGE STATEMENT
For
LUCY LAFFITE SUBDIVISION
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

Lucy Laffite Subdivision is located on the east side of S. Utah Avenue and the west side of Airport Drive just north of Business Highway 83 in the City of Weslaco, Hidalgo County, Texas and is described as follows: 10.415 acres of land being Lots 8 through 20, C Davenport Subdivision No. 3, Hidalgo County, Texas as per map recorded in Volume 11 Page 48, Hidalgo County Map Records, and out of Farm Tract 56, West and Adams Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 3, Pages 34-37, Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "C", which is described as areas of minimal flooding, as per F.E.M.A. flood insurance rate map with community panel No. 480349 0005 B, with effective date of March 4, 1980.

Existing Soils:

Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo-urban land complex (31), and urban land (68). Hidalgo-urban land complex is listed in hydrologic soil group B, which consist of well drained soils with a moderate infiltration rate. Urban land is listed in hydrologic soil group D, which consist of soil with a slow infiltration rate.

Pre-development Conditions:

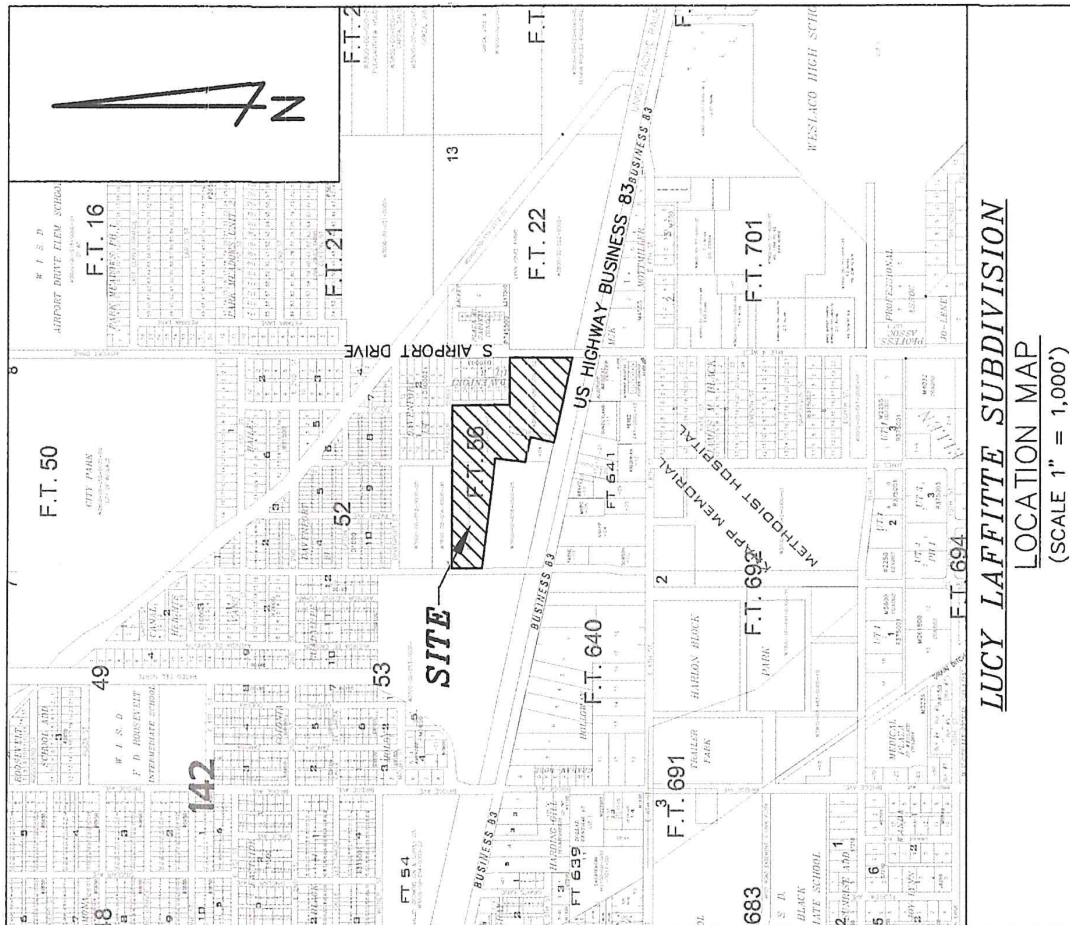
The land comprising this subdivision consists of an existing concrete foundation from an old produce packing plant structure with old concrete and asphalt pavement and open land. Review of the topographic information of the site reveals the site is fairly level with a slope towards the east. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 14.27 CFS.

Future Conditions:

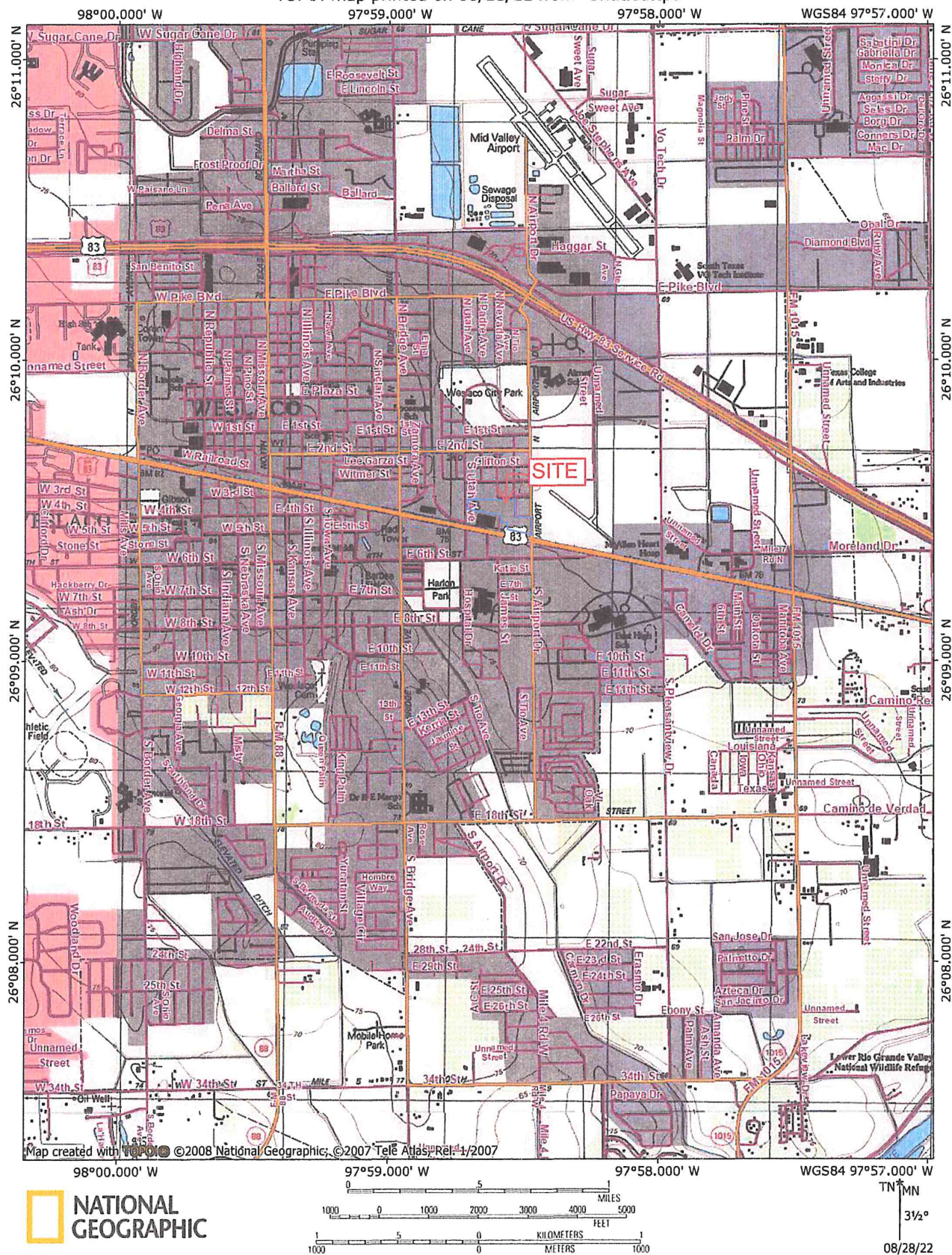
Expected future use for this subdivision will be for industrial use. The development will consist of two lots for industrial use. Drainage calculations for the maximum additional runoff using a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 12.15 CFS, a total maximum volume of additional run-off of 98,762 cubic feet (2.267 acre-ft), and a future peak Q of 26.42 CFS. The additional runoff will be detained onsite within detention areas and will outfall into existing City of Weslaco storm sewer systems located on S Airport Drive, S. Utah Drive and S. Tio Street. Drainage plans and drainage calculations shall be reviewed and approved during the building permit stage by the City of Weslaco.

☐ REJECTED	
☐ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
H.C.D. NO. 1	DATE 9-28-22





TOPO! map printed on 08/28/22 from "Untitled.tpo"





FIRM NO. F-17391

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

revised Detention Volume

Lucy Laffite Subdivision

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

For the existing Subdivision site:

Area = 10.415 ac.
Runoff Length = 755 ft
Slope = 1 %
Cex = 0.2
 $V = K_u k S_p^{0.5} = 1.00 \text{ ft/s}$
 $t_c = L / 60V = 12.58 \text{ min.}$
 $I = b / (t_c + d)^a = 6.85 \text{ in./hr.}$

Where Q = CIA = 14.27 cfs

For the future developed subdivision (50yr):

Area (SF)	Area %	C	Weighted C
COMMERCIAL 453677.4	100	0.83	0.83

weighted runoff coefficient: 0.83

Area = 10.415 ac.
Runoff Length = 755 ft
Slope = 1 %
Cfut = 0.83
 $V = K_u k S_p^{0.5} = 1.00 \text{ ft/s}$
 $t_c = L / 60V = 12.58 \text{ min.}$
 $I = b / (t_c + d)^a = 9.31 \text{ in./hr.}$

Where Q = CIA = 80.46 cfs

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

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

Duration (min.)	Intensity (in/hr)	Q _{in} (cfs)	Vol _{in} (ft ³)	Q _{out} (cfs)	Vol _{out} (ft ³)	Storage (ft ³)
10	10.08	87.11	52,267	14.27	9,667	42,600
20	7.66	66.24	79,488	14.27	13,949	65,539
30	6.23	53.83	96,890	14.27	18,230	78,660
40	5.27	45.55	109,308	14.27	22,512	86,796
50	4.58	39.60	118,800	14.27	26,794	92,006
60	4.06	35.11	126,400	14.27	31,075	95,325
70	3.65	31.59	132,696	14.27	35,357	97,340
80	3.33	28.76	138,046	14.27	39,638	98,408
90	3.06	26.42	142,682	14.27	43,920	98,762
100	2.83	24.46	146,764	14.27	48,202	98,563
110	2.64	22.79	150,405	14.27	52,483	97,922
120	2.47	21.35	153,687	14.27	56,765	96,922
130	2.32	20.09	156,672	14.27	61,046	95,626
140	2.20	18.98	159,409	14.27	65,328	94,080

Total Required Detention Volume: 98,762 cfs =
2.267 ac-ft



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

2. Select or Enter a County

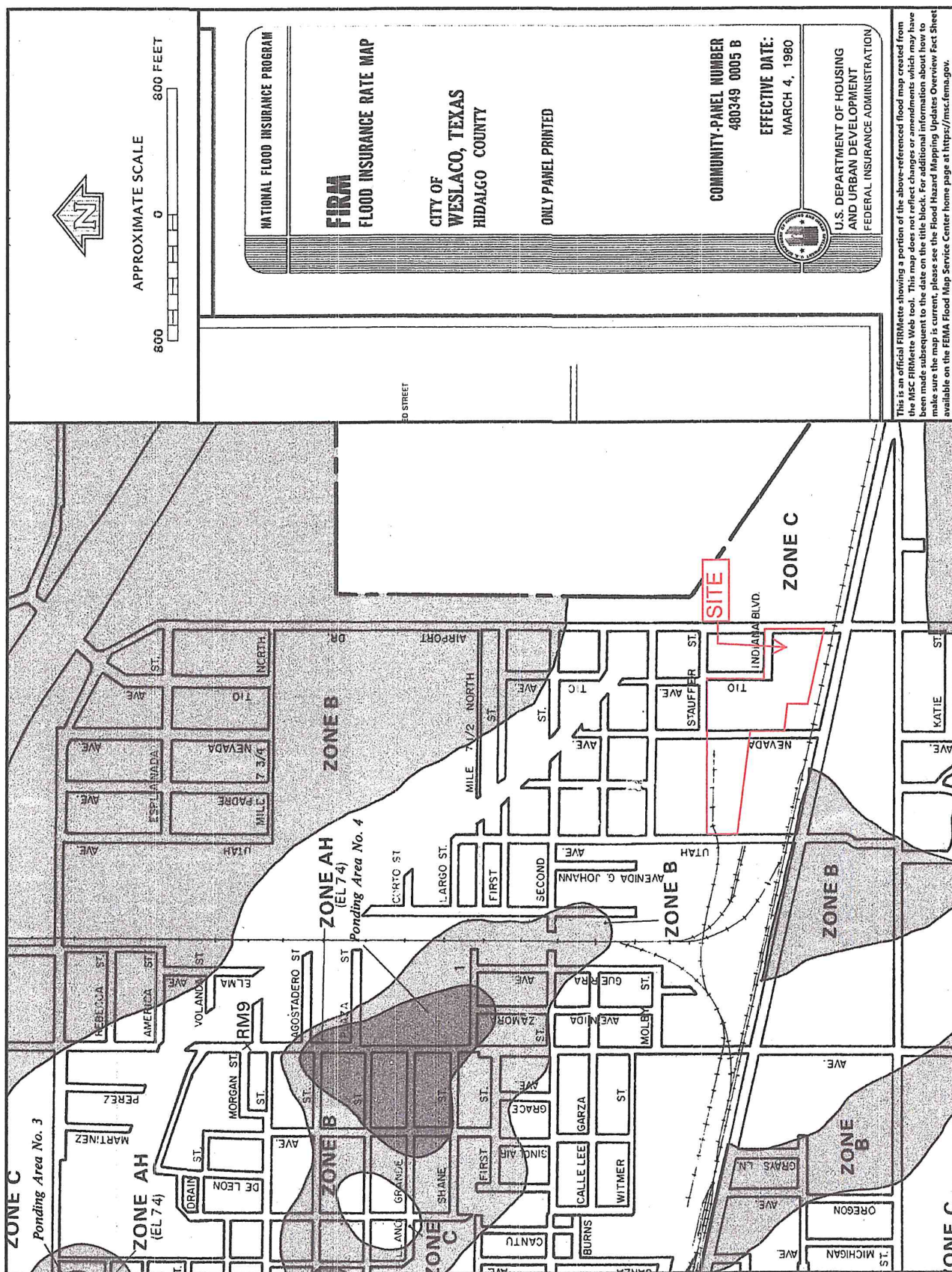
3. Enter a Time of Conc.

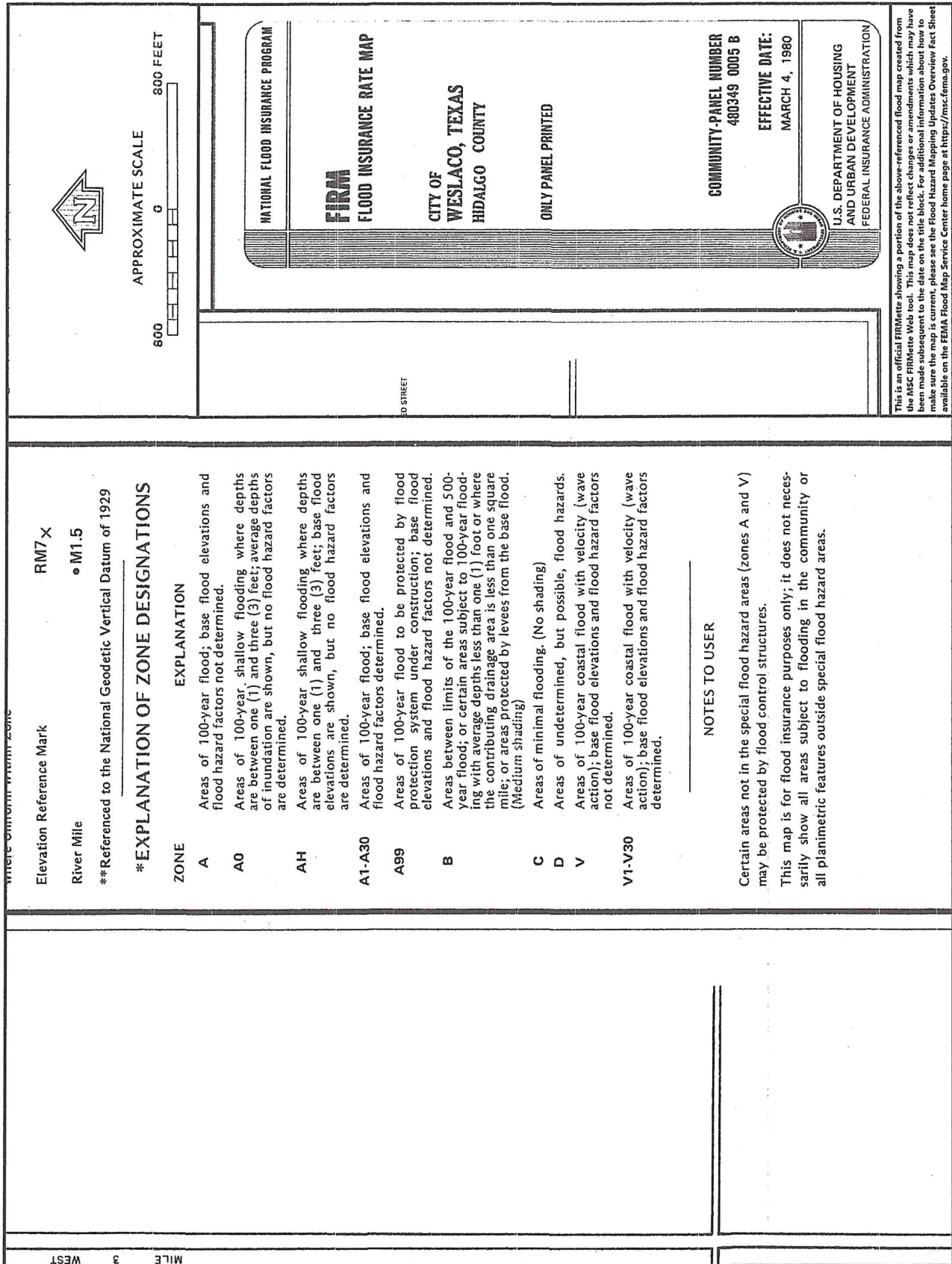
Select Units

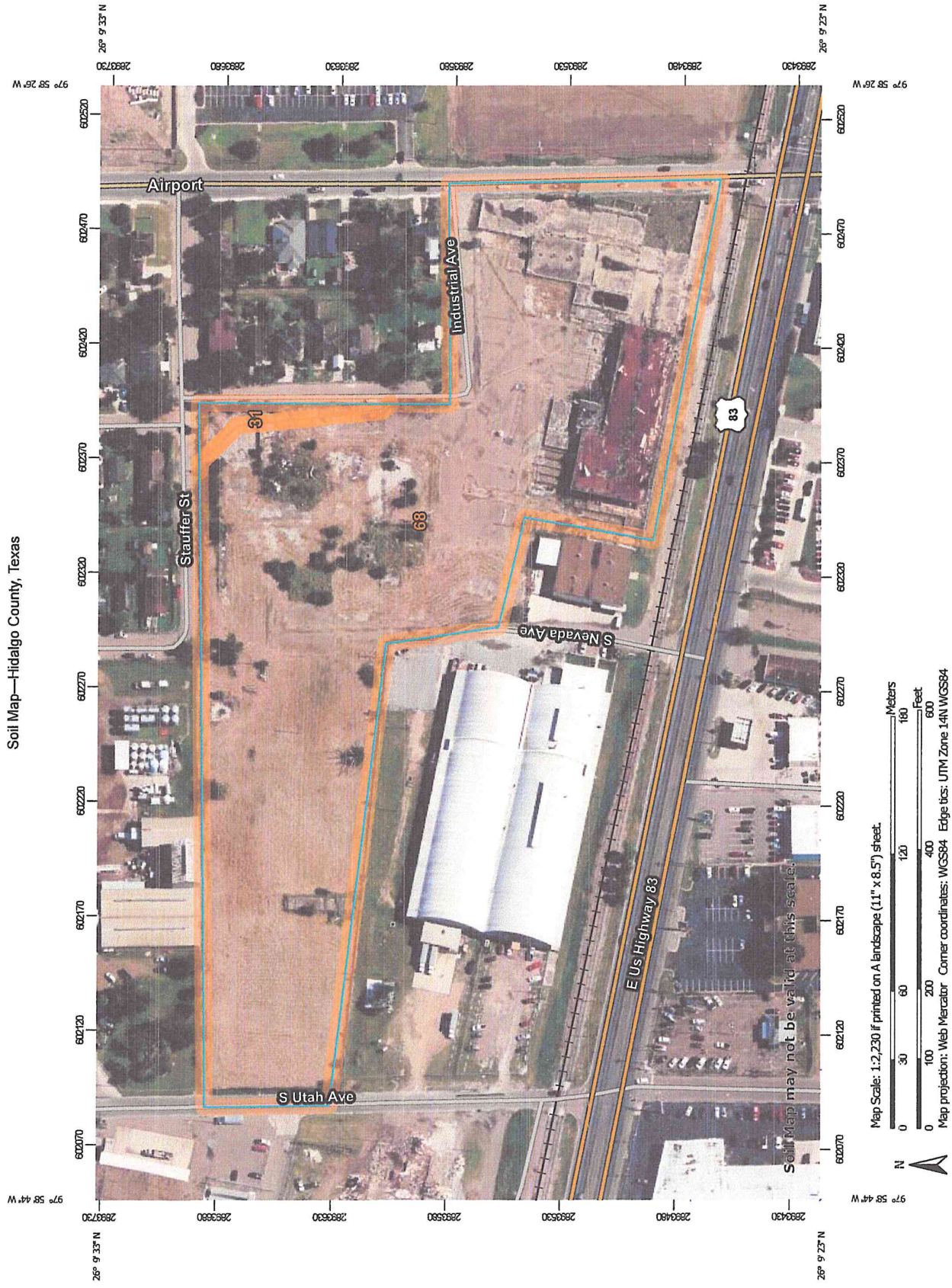
Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.07	5.47	6.36	7.54	8.69	9.88

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

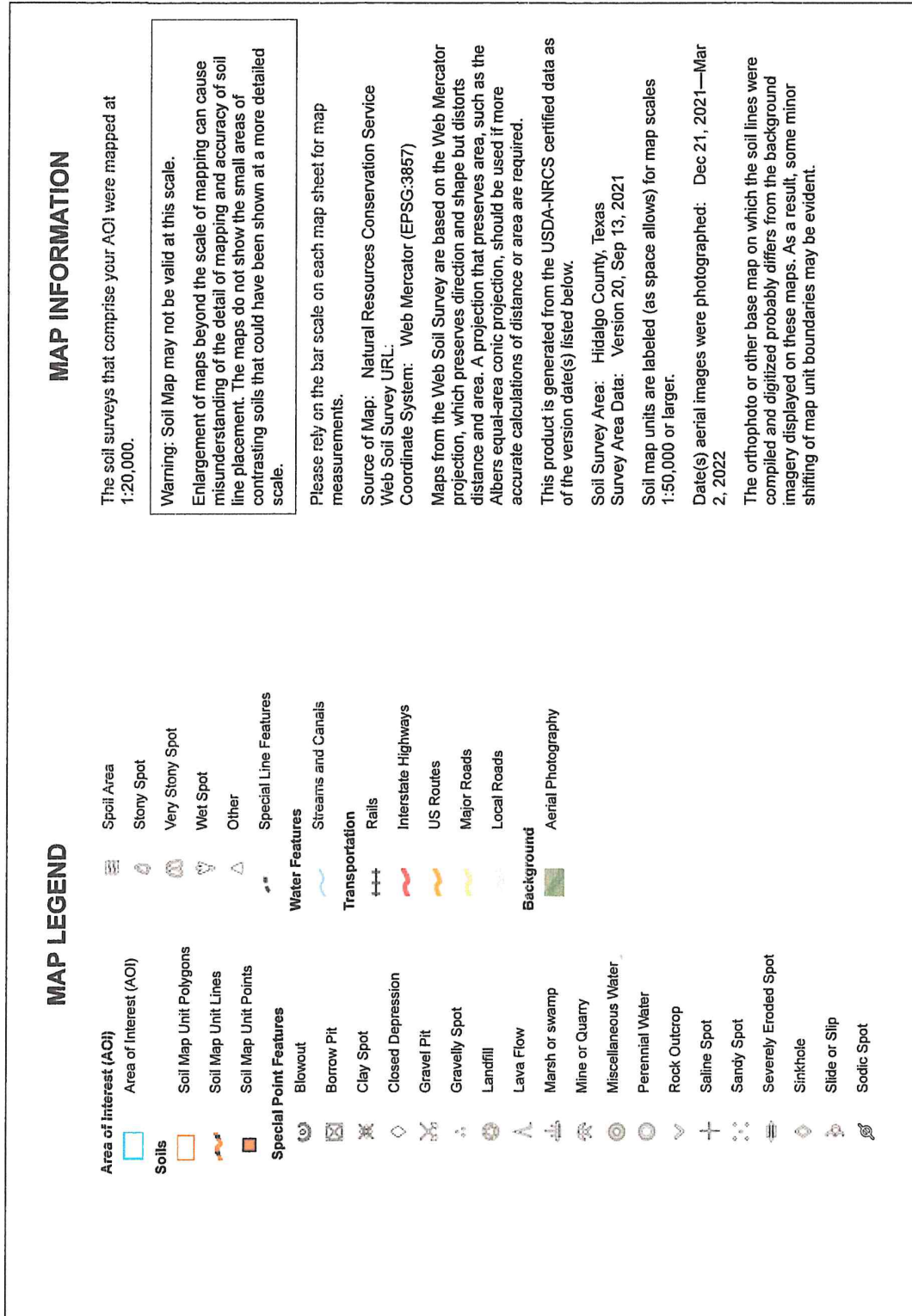
Table 3-1. Runoff Coefficients for Rational Formula. ⁽¹⁴⁾	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	







Soil Map—Hidalgo County, Texas



MAP INFORMATION

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

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

Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	0.2	1.7%
68	Urban land	10.2	98.3%
Totals for Area of Interest		10.4	100.0%



Report—Engineering Properties

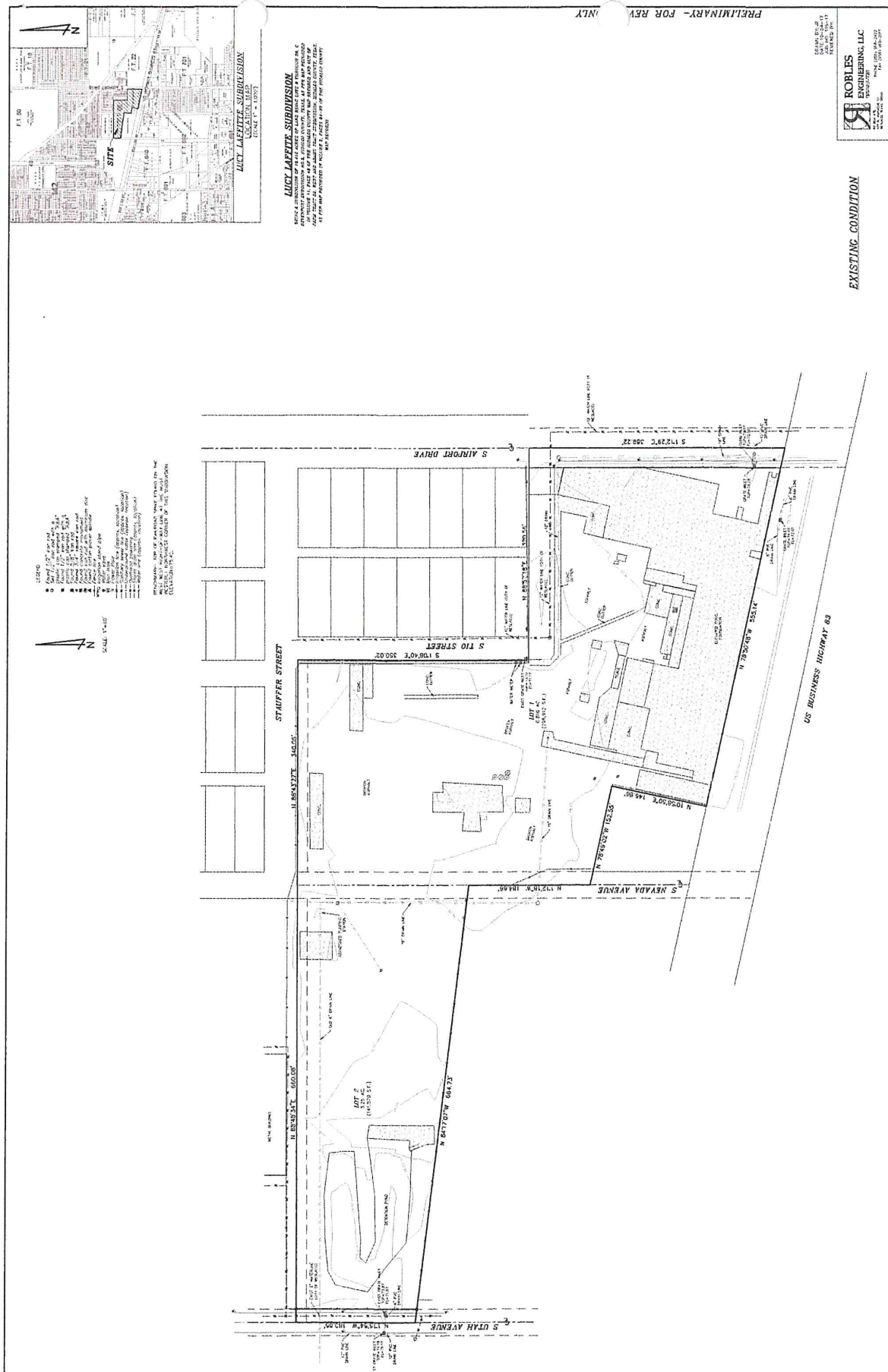
Absence of an entry indicates that the data were not estimated. The asterisk * denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued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

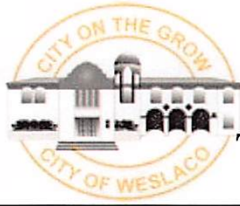
Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In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

Data Source Information

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







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

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: Lucy Laffite Subdivision
 Location: between S. Airport Drive and Utah Avenue on the north side of U.S. Business 83
 Applicant: Rey Robles Jr., PE ☐ Owner ☒ Agent
 Address: 107 W Huisache St Phone Number: 956-968-2422

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
	Manufacturing			25 employees	47.6	34.21	95.1

Comments: 25 employees based on discussion with owner representative for expected use
 Prepared by: Rey Robles Jr., PE Date: _____
 Address: 107 W Huisache St Phone Number: 956-968-2422

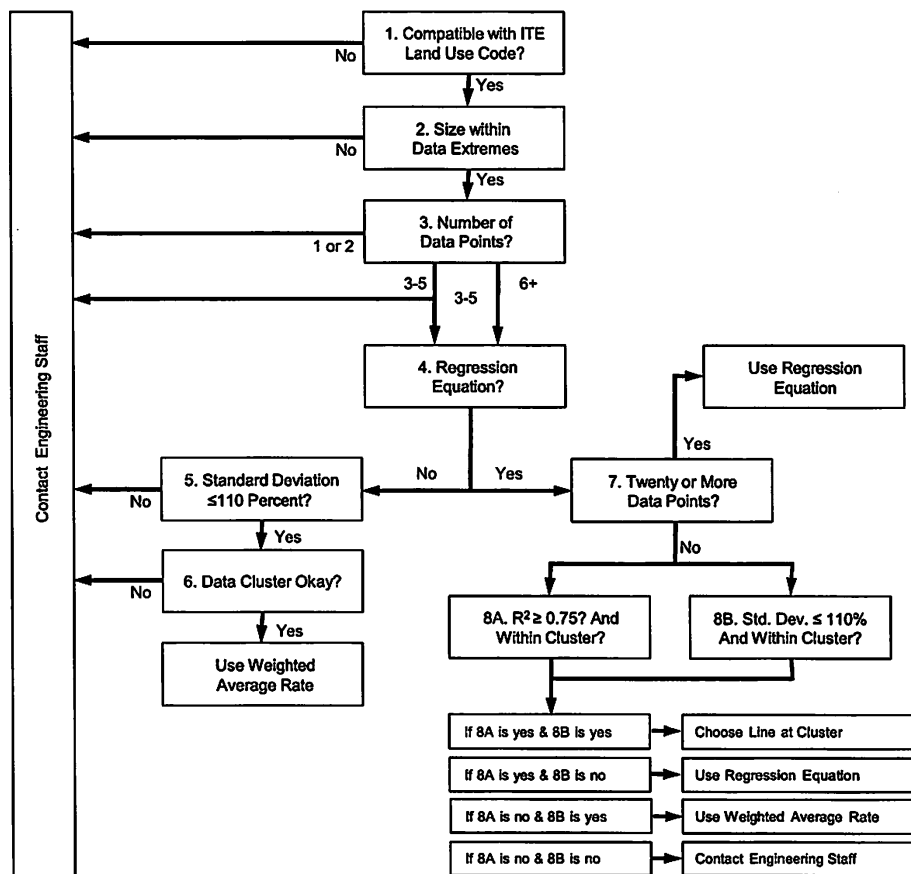
(For Official Use Only, Do Not Write In This Box)

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

Comments:

Reviewed by: Albert J. Aldana, P.E. Date: 11-28-22 STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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



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

Date of Meeting: January 4, 2023	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of David Omar Salinas.	
Subject/Agenda Item: Discussion and consideration for the Preliminary and/or Final Plat for The Groves Subdivision being a 13.90 acres out of Acre Tract out of lot 236, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately at 1300 North of the intersection of Mile 11 N Road and Westgate Drive. Possible Action.	
Discussion/Overview: The proposed sixteen (16) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 10" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for offsite drainage and OSSF.	
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: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

Plat 000362-2022
FILE NO. _____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: GROVES SUBD.

Location: 1/4 M-LB

Legal Description: 13.90 AC. O/D F.T. 236, WEST AND ADAMS TRACT SUBD., W.C.T.

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: 1/A

Existing Land Use: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 16 Gross Acreage: 13.90

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: ROBERT & LUCIA VALLADARES Telephone: 532-7168

Address: P.O. Box 332 Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: Lucyac@live.com

ENGINEER INFORMATION

Name: DANIEL CRISTO SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: _____

City: MENARD State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NWSC
☐ YES ☒ NO Wastewater Provision: SEPTIC TANK
☒ YES ☐ NO Electric Company: WINDY VALLEY

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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:  Date: 5/25/22

Authorized Agent Printed Name: David D Ombel Sellers

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

VAR-000351-2022
FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: GROVES SUBDIVISION

Location: APPROX 1,500 FT NORTH OF MI. 11 N. RD., ON EAST SIDE OF MIKE W. RD.

Legal Description: A 13.90 GR. AC. TRACT O/O F.T. 236, WEST
AND ADAMS TRACT SUBDIVISION H.C.T.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

SEPTIC

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

OFFSITE DRAINAGE

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: LUCY/ROBERT VALADARES Telephone: 956-778-0098

Address: P.O. Box 332 Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: LUCYAL@LIVE.COM

AUTHORIZATION AND ACKNOWLEDGEMENTS

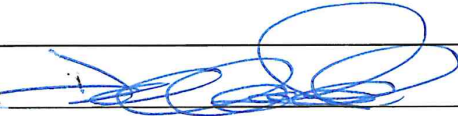
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 11/22/22

Authorized Agent Printed Name: David Oquendo Salinas

DRAINAGE REPORT

GROVES SUBDIVISION

**CITY OF WESLACO ETJ,
HIDALGO COUNTY, TEXAS**

PREPARED BY:

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

AUGUST 24, 2022



INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrograph: Dated 08/23/22 (HCDD No. 1 Modified Rational Method)
- B. Plat reduction of Groves Subdivision, City of Weslaco ETJ
- C. Copy of FIRM – CPN 480334 0450 C dated June 06, 2000, Revised to Reflect LOMR dated May 30, 2002
- D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Groves Subdivision is a 16 - lot residential (15) AND one lot (1) commercial plat containing 13.90 Gross (10.59 Net) Acre tract out of Lot 236, West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 02, Pages 34-37, Map Records of Hidalgo County, Texas, and, located along the east side of Mile 6 West Road at Mile 11 North Road north and east of a HCID No. 9 ditch. Commercial use is proposed along Mile 6 West Road only – all other interior lots (17) are proposed as single - family uses. The subdivision is located in Zone “X” (unshaded) as per the FIRM Community Panel No. 480334 0450 C, Map dated June 06, 2000, and, revised to reflect a LOMR dated May 30, 2002. Zone “X” (unshaded) areas are defined as “Areas determined to be outside the 500-year flood. The site is an orchard of citrus trees that will be removed and pavement widening with curb & gutter and drainage improvements to Mile 6 West Road have recently been completed by the County.

This site is bound on the west side by Mile 6 West Road and is bound by HCID No. 9 ditches along the south and east sides each sitting on 40.0 feet of ROW adjacent to our proposed subdivision. Located to the north are other properties not a part of this plat. There is an existing residential home located near the immediate southwest corner of this property – it is a homestead out parcel but not a part of this subdivision. The site has 301.60 feet of frontage along Mile 6 West Road and 1,320.0 gross feet deep including the two adjoining HCID No. 9 ditches.

Soils of this proposed plat consist of, in part, a Hidalgo fine sandy loam complex (Map Unit No. 25)(Group B) with slopes between 0 and 1 percent – these soils are well drained with slow surface runoff and moderate permeabilities. The site also consists in part of a Hidalgo sandy clay loam soil complex (Map Unit No. 28)(Group B) with slopes between 0 and 1 percent – these soils are also well drained with slow surface runoff and moderate permeabilities. Both soils are in capability subclass IIc non-irrigated and in class I irrigated, Gray sandy loam range - and can be seen on Sheet 97 of the Soil Survey of Hidalgo County, Texas.

Waters within this property flow via sheet flow in a general southerly direction over said lands via sheet flow – the slope is very flat not exceeding 0.05% over a drainage of 398.0 feet – essentially the entire east/west distance of the subject property. Proposed subdivision drainage improvements include the widening of the south side HCID No. 9 ditch, one internal paved curb & gutter roadway with storm sewer and outfall into the ditch.

In discussing the development of this subdivision with developer, for this report 6,000.0 Sq. Ft. and 10,000.0 Sq. Ft. of impervious improvements were assigned for 15 residential and one commercial lot, respectively, and, in addition, 1,320.0 linear feet of 32.0 foot back to back roadway improvements – yielding a future drainage coefficient of 0.42 over the 10.59 Ac. tract.

In accordance with the drainage policies of the City of Weslaco and the County of Hidalgo, this subdivision shall be required to provide for storage of drainage waters in an amount equal to the difference between pre- and post-construction, or, waters CREATED by the post-development of this 10.59 Net acre property. Using the Modified Rational Method (MRM)(*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.42 – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 398.0 feet and an average slope of 0.50%, it was computed that the improved condition would produce an additional 50-year storm event volume of 44,134.19 Cubic Feet, or, 1.01 Acre-Feet. This development shall increase runoff from 8.79 CFS (10-Year) to 14.07 CFS (50-year) – an increase of 5.28 CFS. This volume of water is equivalent to a layer of water 1.14 inches deep if spread out evenly over the entire 10.59 Acre tract.

As part of the drainage plan, it is being proposed that the subdivider shall provide for an underground storm sewer system consisting of inlets, an underground storm sewer line and outfall into a HCID No. 9 ditch. The 24" outfall line shall be installed such that the flow through the pipe is limited to a flow not more than 5.28 CFS – the 10-year storm event flow rate. The pipe entrance shall consist of pipe entrance details as approved by both the irrigation and drainage districts that will include a choke at the end (outfall end) of the proposed 24" storm sewer pipe. The proposed 13' widening of the north side of the east/west HCID No. 9 ditch shall provide for a new volume to the existing ditch of not less than 44,134.19 Cu. Ft. – O.K. Actual storage shall be 46,750.0 Cu. Ft. > 44,134.19 Cu. Ft. – Okay (See Calculations and Detail A-A on Sheet 6 of 8). The benching shall have 3:10 slopes and total excavated volume of 93,852 Cu. Ft. of which credit is given in the amount of 46,750.0 Cu. Ft. > 44,134.19 Cu. Ft. Req.

Maximum permissible discharge rate into the ditch is 5.25 CFS (10-year Q):

Diameter	24	in
W.P.	6.28	ft
Area	3.14	sf
Slope	0.0018	ft/ft
Velocity	3.06	ft/s
Q	9.62	cfs

Note: The resulting Q is 9.62 CFS > 8.79 CFS Permissible.

However, with the chocking of ½ of the original pipe diameter (from 24" to 12") the flow rate is reduced to approximately 4.81 CFS - less than 5.28 CFS while maintaining a velocity of not less than 2.0 FPS.

WSE observation on Marh 09, 2022 was 68.72.

Additionally, there is a dedication of 38.40 feet along the south ditch and 35.0 feet to the east, respectively, of right-of-way to said ditches. This dedication on both ditches would give a total of 75.0 feet of right-of-way from the ditch centerlines. The developer shall apply for and provide for an entrance discharge permit per HCDD No. 1 requirements. It is expressly noted that two access ramps shall also be constructed at 6:1 slopes at each end of the widened south ditch. No

widening shall occur along the west side of the east/west. It is also noted that the ditch along the east side of this site shall not be improved or widened – only dedication of right-of-way shall be provided.

At this time Mile 6 West widening and paving with curb & gutter and drainage improvements have been completed (by The County of Hidalgo Precinct), however, and, no additional paving or drainage improvements to the east side of Mile 6 West Road are being proposed by this plat. Improvements to each lot shall provide for positive flow drainage away from the homes and the minimum finished floor elevations shall be 18" above the top of curb.

Date: August 24, 2022

Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plots\groves.subd\drainagereport.082422

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
	
H.C.D.D. NO. 1	DATE 9-23-22



8/23/2022
jag

Detention Calculations
Groves Subdivision

Existing		Proposed	
LAND CHARACTER		LAND CHARACTER	
0.00 acres	0.9	3.27 acres	0.9
10.59 acres	0.20	7.32 acres	0.20
0.20 C (composite, developed)		0.42 C (composite, developed)	

Area:	10.59 acres
Length of Basin:	398.00 ft.
Avg. Basin Slope (Und.):	0.50 %
Undeveloped t_c :	40.72 min.
Developed t_c :	30.77 min.

2004	2004
County: HIDALGO COUNTY, TEXAS	County: HIDALGO COUNTY, TEXAS
2-year	2-year
e	e
0.831	0.831
5-year	5-year
e	e
0.795	0.795
10-year	10-year
e	e
0.778	0.778
25-year	25-year
e	e
0.771	0.771
50-year	50-year
e	e
0.749	0.749
100-year	100-year
e	e
0.74	0.74

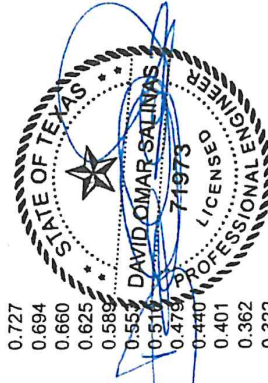
Accumulated Runoff Calculations: 50 year storm
LIMIT OUTFLOW: 8.79

Undeveloped Calculations

County: HIDALGO COUNTY, TEXAS		OUTFLOW	
2-year			
e	b	d	I_2 (in/hr)
0.831	74	9.6	2.85
			$Q_2 = 6.04$
5-year	b	d	I_5 (in/hr)
0.795	80	9.2	3.57
			$Q_5 = 7.57$
10-year	b	d	I_{10} (in/hr)
0.778	87	9.2	4.15
			$Q_{10} = 8.79$
25-year	b	d	I_{25} (in/hr)
0.771	98	9.2	4.81
			$Q_{25} = 10.18$
50-year	b	d	I_{50} (in/hr)
0.749	99	9.2	5.29
			$Q_{50} = 11.21$
100-year	b	d	I_{100} (in/hr)
0.74	103	9.6	5.67
			$Q_{100} = 12.01$

post dev FAA	post dev RM
t_c 30.76566	t_c 10
i 6.25	i 10.83
Q 27.80	Q 48.15

Alt IDF
0



Detention_Drainage.061522 Subdivision

Appendix 1.0 (cont.)
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

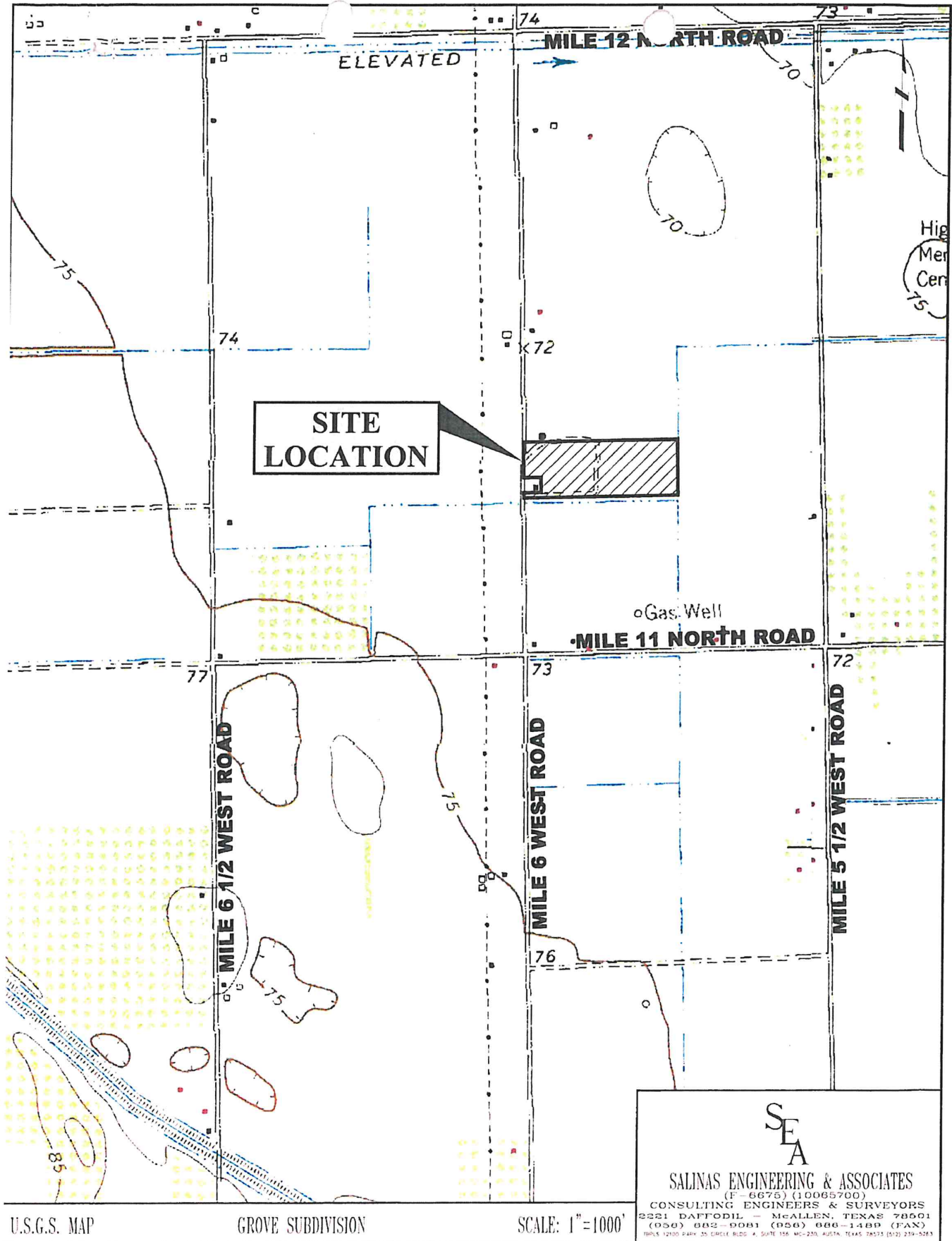
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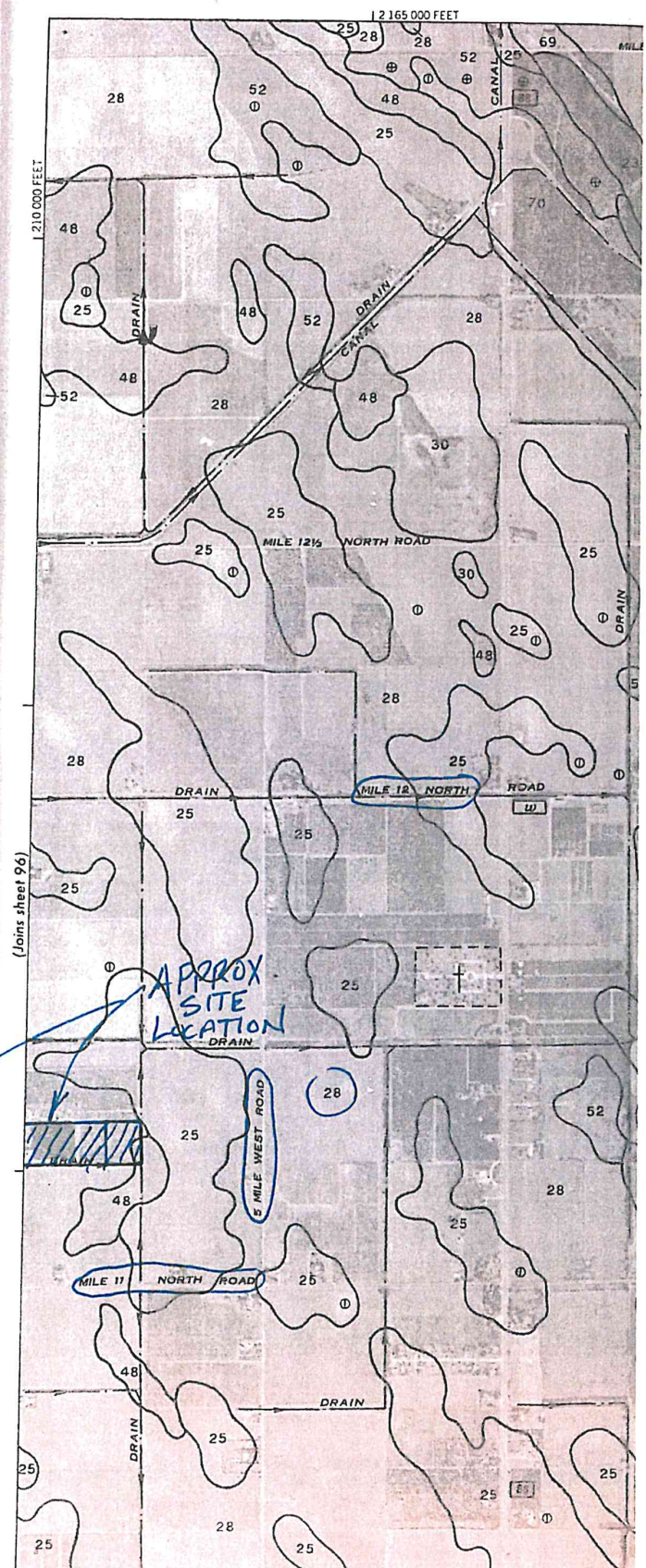
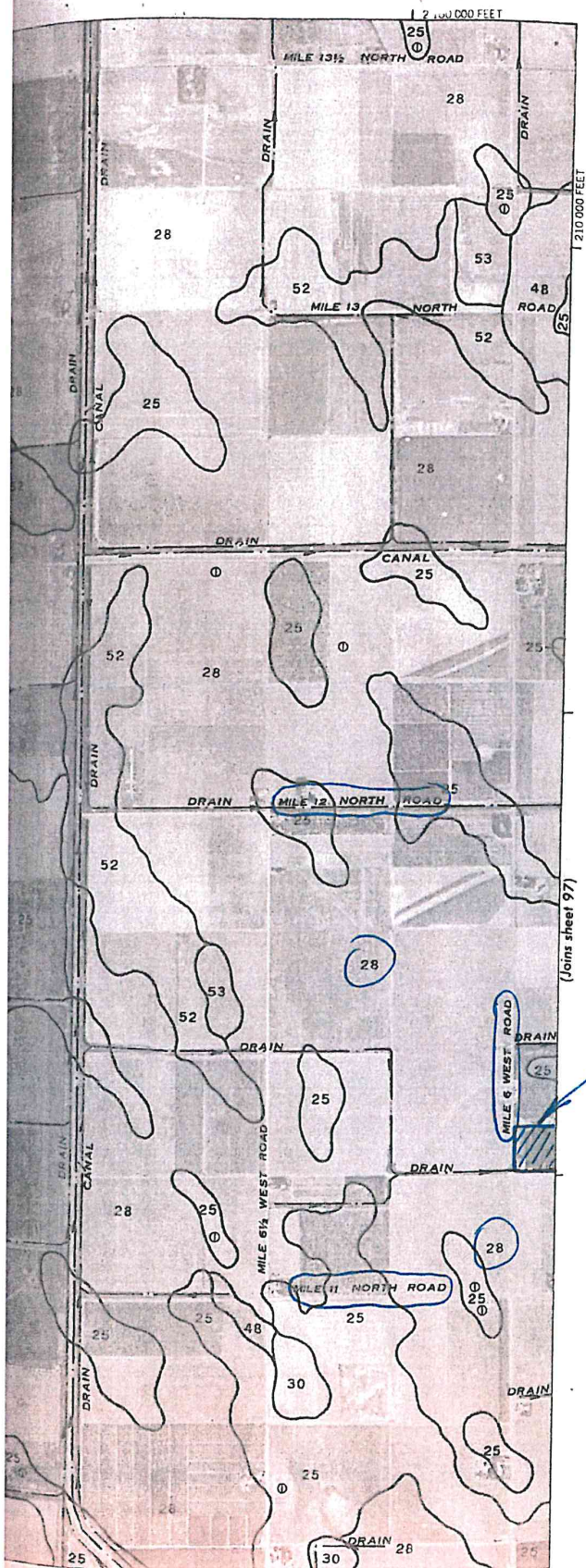
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	1.727	2.015	2.274	2.471
150	1.093	1.421	1.684	1.966	2.220	2.413
155	1.065	1.386	1.644	1.919	2.169	2.359
160	1.039	1.354	1.606	1.876	2.121	2.307
165	1.014	1.323	1.570	1.834	2.075	2.258
170	0.991	1.293	1.536	1.794	2.032	2.211
175	0.968	1.265	1.504	1.757	1.990	2.167
180	0.947	1.239	1.473	1.721	1.951	2.124
185	0.927	1.213	1.443	1.686	1.913	2.084
190	0.907	1.189	1.415	1.654	1.877	2.045
195	0.889	1.166	1.388	1.622	1.842	2.008
200	0.871	1.144	1.362	1.592	1.809	1.972
205	0.854	1.122	1.337	1.564	1.778	1.938
210	0.838	1.102	1.313	1.536	1.747	1.906
215	0.823	1.082	1.290	1.510	1.718	1.874
220	0.808	1.063	1.268	1.484	1.690	1.844
225	0.793	1.045	1.247	1.460	1.663	1.815
230	0.780	1.028	1.227	1.436	1.637	1.787
235	0.766	1.011	1.207	1.413	1.611	1.759
240	0.754	0.995	1.189	1.392	1.587	1.733
245	0.741	0.979	1.170	1.370	1.564	1.708
250	0.729	0.964	1.153	1.350	1.541	1.684
255	0.718	0.950	1.136	1.330	1.519	1.660
260	0.707	0.936	1.119	1.311	1.498	1.637
265	0.696	0.922	1.103	1.293	1.477	1.615
270	0.686	0.909	1.088	1.275	1.458	1.594
275	0.676	0.896	1.073	1.257	1.438	1.573
280	0.666	0.884	1.059	1.241	1.420	1.553
285	0.657	0.872	1.045	1.224	1.402	1.533

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	0.957	1.123	1.288	1.411
325	0.591	0.788	0.946	1.110	1.274	1.395
330	0.583	0.779	0.935	1.097	1.260	1.380
335	0.576	0.770	0.924	1.085	1.246	1.365
340	0.570	0.761	0.914	1.073	1.233	1.351
345	0.563	0.752	0.904	1.061	1.220	1.337
350	0.556	0.744	0.894	1.050	1.207	1.323
355	0.550	0.736	0.885	1.039	1.195	1.309
360	0.544	0.728	0.875	1.028	1.182	1.296
365	0.538	0.720	0.866	1.017	1.171	1.284
370	0.532	0.713	0.857	1.007	1.159	1.271
375	0.526	0.705	0.849	0.997	1.148	1.259
380	0.521	0.698	0.840	0.987	1.137	1.247
385	0.515	0.691	0.832	0.977	1.126	1.235
390	0.510	0.684	0.824	0.968	1.115	1.224
395	0.504	0.677	0.816	0.958	1.105	1.212
400	0.499	0.671	0.808	0.949	1.095	1.201
405	0.494	0.664	0.800	0.940	1.085	1.191
410	0.489	0.658	0.793	0.932	1.075	1.180
415	0.485	0.652	0.786	0.923	1.066	1.170
420	0.480	0.646	0.779	0.915	1.056	1.160
425	0.475	0.640	0.772	0.907	1.047	1.150
430	0.471	0.634	0.765	0.899	1.038	1.140
435	0.466	0.628	0.758	0.891	1.029	1.131
440	0.462	0.623	0.751	0.883	1.021	1.121
445	0.458	0.617	0.745	0.876	1.012	1.112
450	0.454	0.612	0.739	0.869	1.004	1.103
455	0.450	0.607	0.733	0.861	0.996	1.094
460	0.446	0.602	0.726	0.854	0.988	1.086

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.





158

Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13:* Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14----- 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.

160

Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
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.

166

Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>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	4-6.0	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.

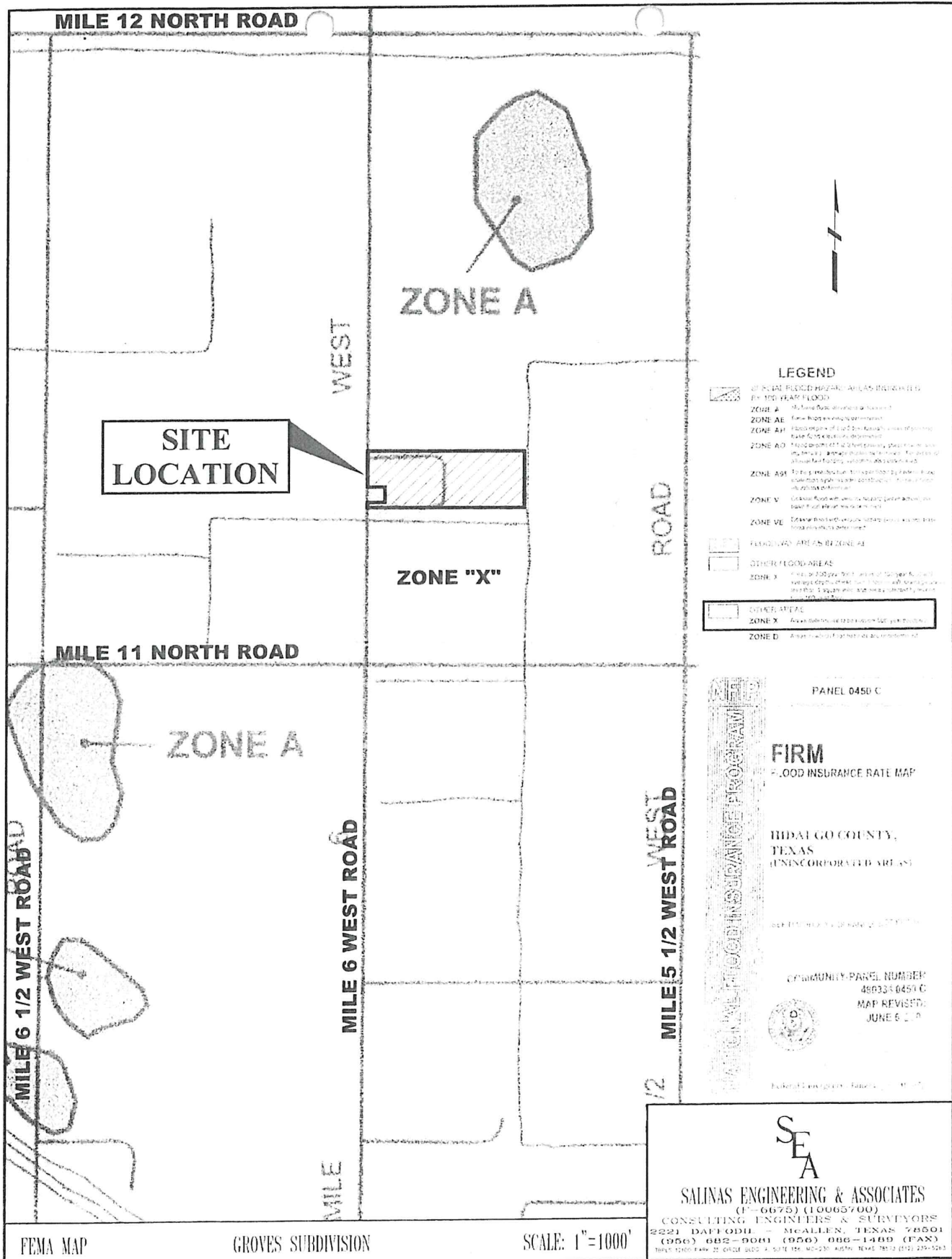
Hidalgo County, Texas

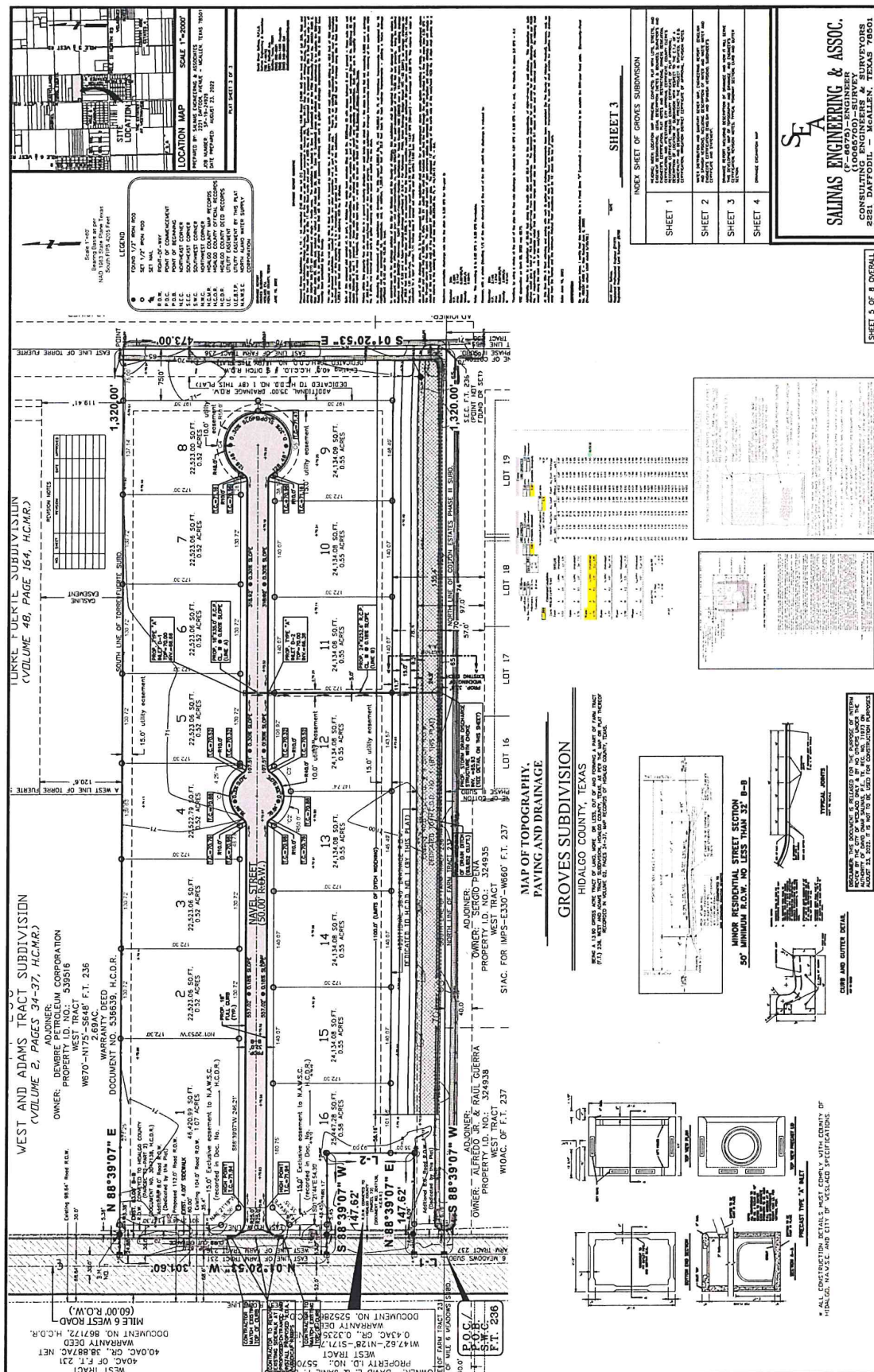
167

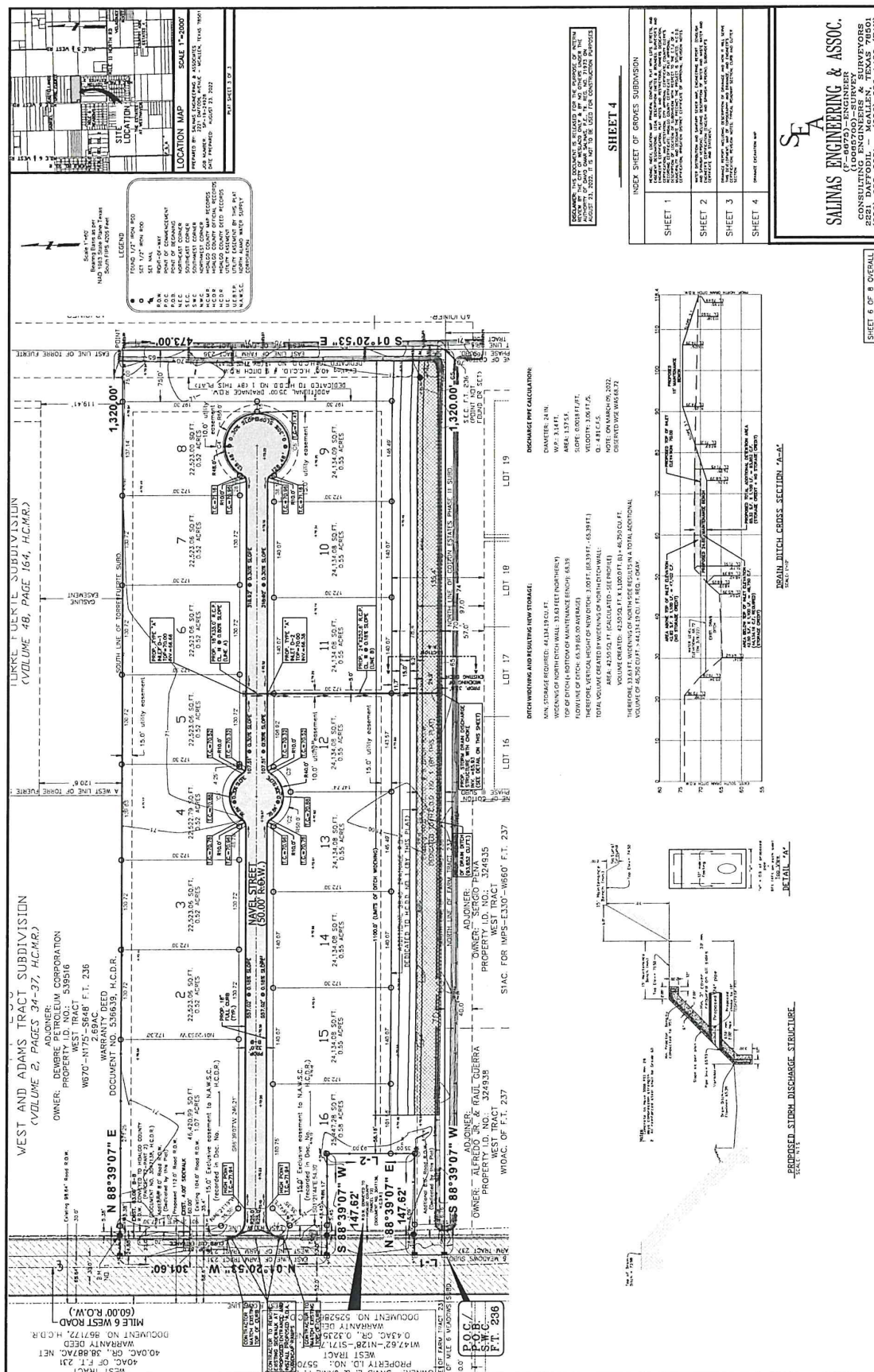
TABLE 18.--SOIL AND WATER FEATURES--Continued

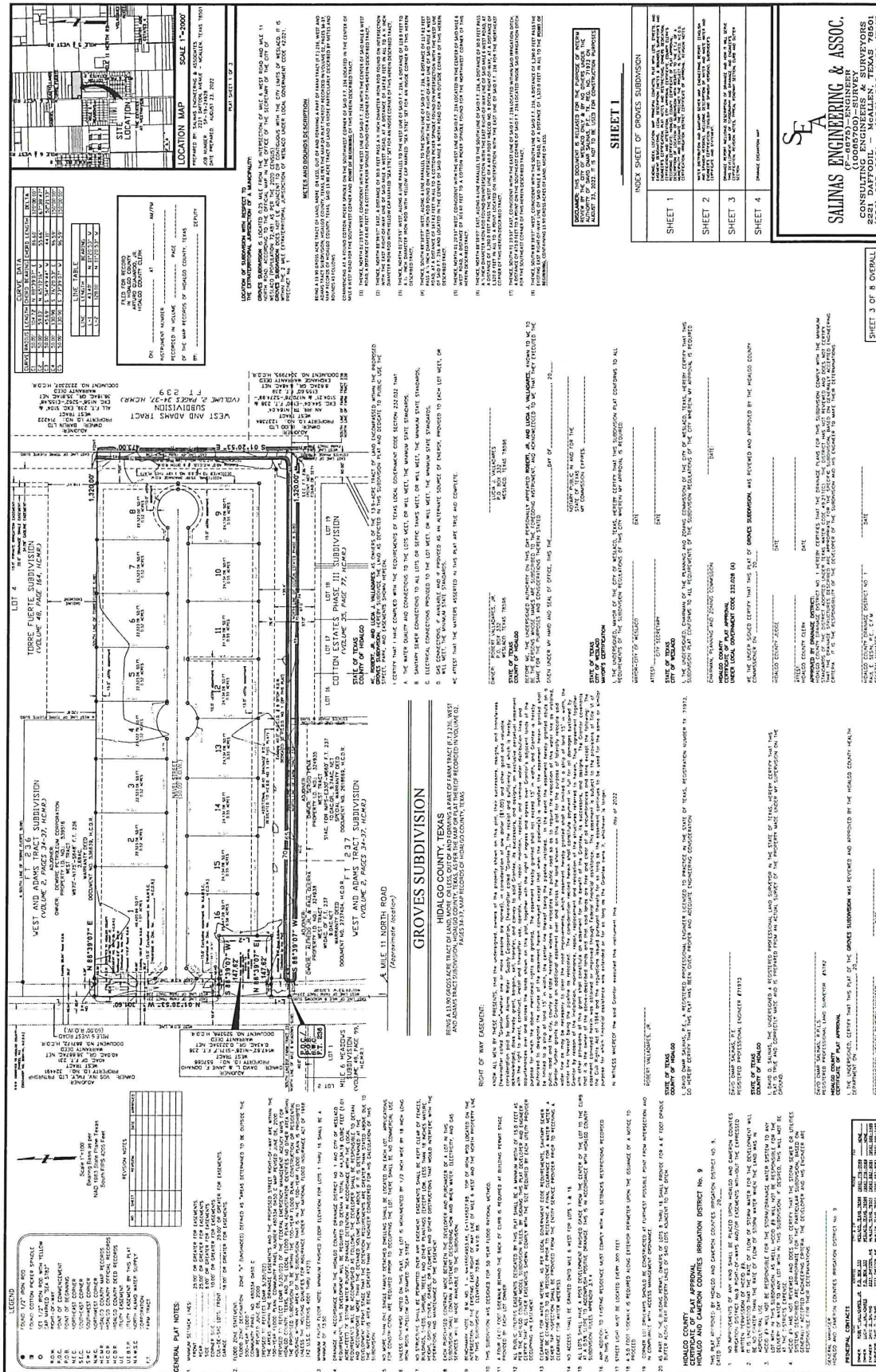
Map symbol and soil name	Hydro- logic group	Flooding		High water table				Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth Ft	Kind	Months	Depth In	Hard- ness	Uncoated steel	Concrete
12:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
13----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
14----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
15, 36, 37, 38----- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
12----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
13:* 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.

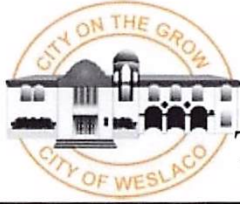
See footnotes at end of table.











**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: The Grove
Location: 1/4 Mile North of Mile 11 North Road along the west side of Mile 6 West Road
Applicant: David O. Salinas, P.E. ☐ Owner ☒ Agent
Address: 2221 Daffodil Ave., McAllen, Tx, 78501 Phone Number: 682-9081

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family	13.90 Gr.		17	23.95	31.29	77.73

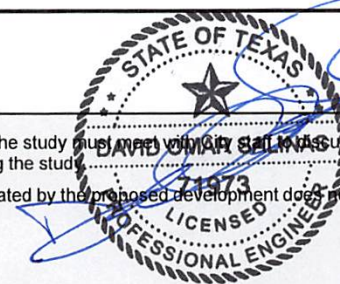
Comments: _____
Prepared by: David Omar Salinas, P.E. Date: _____
Address: 2221 Daffodil Ave., McAllen, Texas, 78501 Phone Number: 682-9081

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

_____ A traffic impact analysis is required. The agent preparing the study must discuss the scope and requirements of the study before beginning the study.
_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

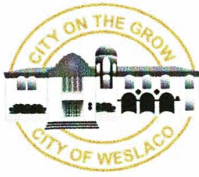
Reviewed by: _____ Date: _____ STID#: _____





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

Date of Meeting: January 4, 2023	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Juan Alonzo, P.E.	
Subject/Agenda Item: Discussion and consideration for the Preliminary and/or Final Plat for White Rose Subdivision being a 4.644-acre tract of land out of Farm Tract 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located North of the intersection of Dolores Huerta & Bridge. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco Company through an 18" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B". Final Plat was previously approved by the City Commission on October 19, 2021.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and Final.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: White Rose Subdivision

Location: Approximately 2000 feet North of Intersection of Frontage Road and Bridge Ave.

Legal Description: 4.644 acre tract out of Farm Tract 31, West Tract Subdivision as recorded in Vol 2 page 34, HCMR.

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: Commercial

Existing Land Use: Commercial Proposed Land Use: Commercial/Multi Family

Number of Lots Proposed: 2 Gross Acreage: 4.644ac

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Raul Guerra Telephone: 956-429-8434

Address: 621 Tierra Prometida Fax: _____

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

ENGINEER INFORMATION

Name: Juan Alonzo, P.E. Telephone: 956-294-1241

Address: 50 N. Vermont Ave. Suite C Fax: _____

City: Mercedes State: Tx Zip: 78570 E-mail: jalonzo@altexeng.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCCD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</u>
--	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

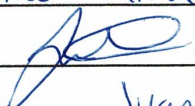
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: RAUL GUERRA

Owner Signature:  Date: 06-16-2021

Juan Alonzo Altex Engineering is the authorized agent

Authorized Agent Signature:  Date: 08-05-21

Authorized Agent Printed Name: Juan Alonzo Jr

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

Preliminary Subdivision Review Date: _____

General Comments: _____

CITY OF WESLACO

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO
DAVID SUAREZ

DATE

CITY SECRETARY, CITY OF WESLACO

DATE

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION

DATE

HIDALGO COUNTY DRAINAGE DISTRICT
NUMBER ONE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 48.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DISTRICT HAS NO RESPONSIBILITY BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

DATED THIS _____ DAY OF _____, 2021.

1. NO IMPROVEMENTS OF ANY KINDS SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAYS AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORMDRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.

4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER

DATE

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, WEI, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS "WHITE ROSE SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

RAUL GUERRA
621 TERRA PROMETIDA
WESLACO, TX 75786

DATE

COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED,

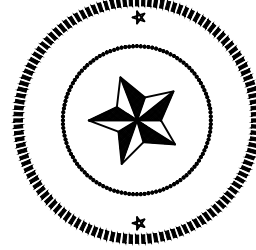
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONAL SIGNER OF THE INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____ day of _____, 20____.



JESSICA REYES - NOTARY PUBLIC

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



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

SHEET
1 OF 2

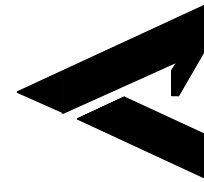
ALTEX ENGINEERING
1007 W. HUISACHE ST.
MERCEDOS, TEXAS 75870
(956) 294-1241
TYPE FIRM REGISTRATION NO. F-19737

WHITE ROSE
SUBDIVISION
PRELIMINARY PLAT

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=50'

DATE: JUNE 4, 2021



BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, AND SAID 4.644 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF MILE 4 1/2 WEST ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; SAID POINT BEING 115.00 FEET FROM THE SOUTHWEST CORNER OF SAID FARM TRACT 31; SAID POINT BEING DESCRIBED AS POINT OF BEGINNING;

THENCE, NORTH, 229.61 FEET, WITH THE WEST LINE OF SAID FARM TRACT 31, AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD, TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF A 0.703 ACRE TRACT DESCRIBED IN DOCUMENT #313384, OF THE HIDALGO COUNTY OFFICIAL RECORDS AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 25.00 FEET A-1; 1-INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD, PASSING AT A DISTANCE OF 30.00 FEET A-1; 1-INCH IRON ROD FOUND ON LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 282.00 FEET TO A-1; 1-INCH IRON ROD FOUND HEREIN DESCRIBED;

THENCE, NORTH, 115.00 FEET, WITH THE EAST LINE OF SAID 0.703 ACRE TRACT TO A-1; 1-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE NORTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 232.00 FEET A-1; 1-INCH IRON ROD FOUND ON LINE FOR REFERENCE, PASSING AT A DISTANCE OF 237.00 FEET A-1; 1-INCH IRON ROD FOUND ON LINE FOR REFERENCE, PASSING AT A DISTANCE OF 237.00 FEET A-1; 1-INCH IRON ROD FOUND ON LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 262.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD ON THE NORTHWEST CORNER OF SAID 0.703 ACRE TRACT AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 25.00 FEET WITH THE WEST LINE OF SAID FARM TRACT 31, THE EAST LINE OF FARM TRACT 30 AND THE CENTERLINE OF OF MILE 4 1/2 WEST ROAD TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 3.00 ACRE TRACT DESCRIBED IN DOCUMENT #388407, HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 25.00 FEET; 1-INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 282.00 FEET TO A-1; 1-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH, 89.95 FEET, WITH THE WEST LINE OF TRACT OF LAND DESCRIBED IN DOCUMENT #47743, HIDALGO COUNTY OFFICIAL RECORDS TO A-1; 1-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

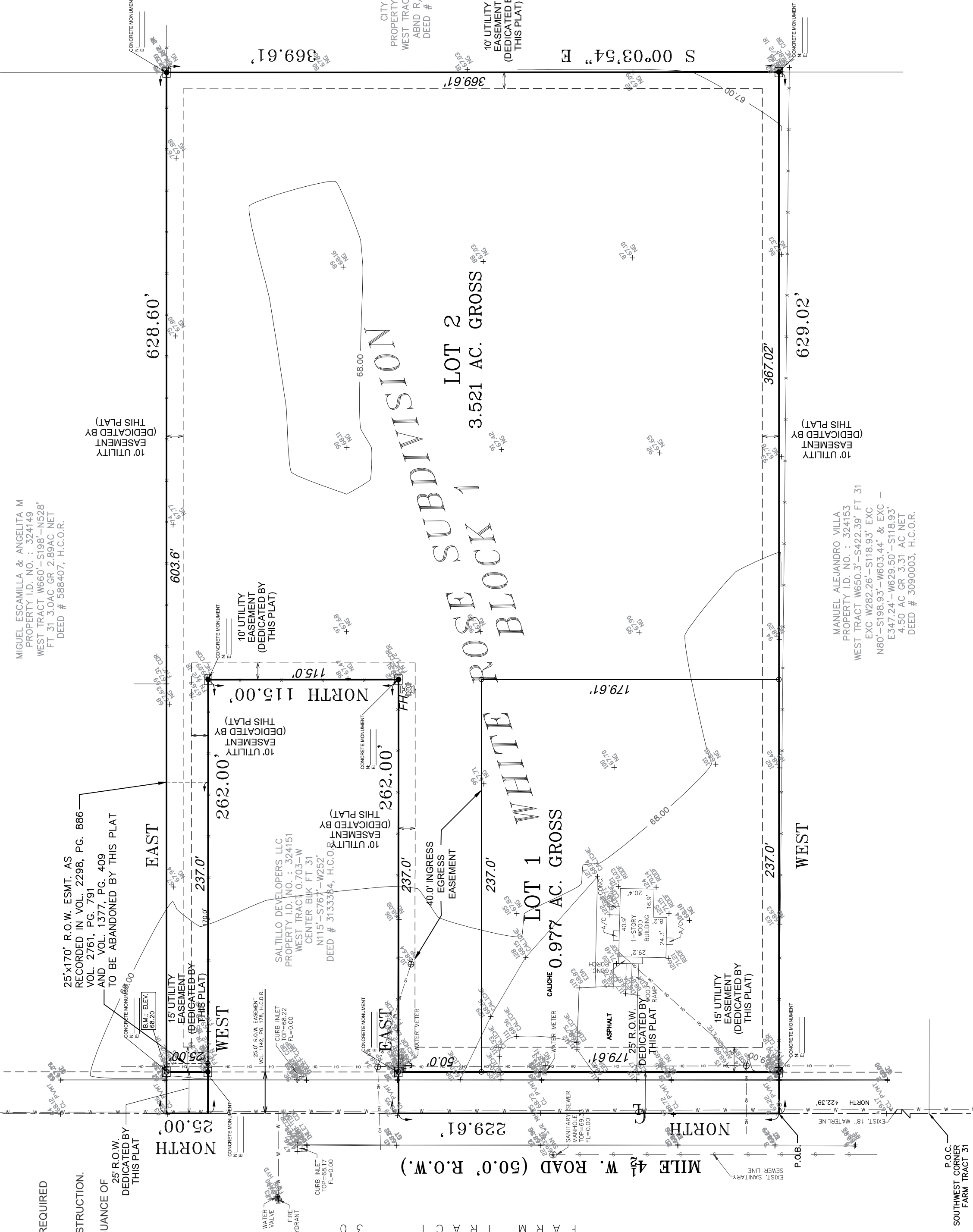
THENCE, WEST, WITH THE NORTH LINE OF A 3.11 ACRE TRACT DESCRIBED IN DOCUMENT #606003, HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 25.00 FEET; 1-INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 892.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.644 ACRES OF LAND MORE OR LESS.

LEGEND

- FOUND 3" IRON ROD
- X— EXIST. HOGWIRE FENCE
- ⊗ EXIST. POWER POLE
- ⊕ EXIST. TELEPHONE PEDESTAL
- O— EXIST. OVERHEAD POWER LINE
- W— EXIST. WATER LINE
- S— EXIST. SANITARY SEWER LINE
- SS— PROP. SANITARY SEWER LINE
- ⊙ EXIST. MANHOLE
- ⊕ PROP. MANHOLE
- ⊕ EXIST. WATER METER
- Q_o PROP. CLEAN OUT
- ⊕ EXIST. FIRE HYDRANT
- ⊕ EXIST. WATER VALVE
- EXIST. CURB INLET

SCALE: 1"=50'

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNERS			
RAUL GUERRA	621 TERRA PROMETIDA	WESLACO, TX 75786	(956) XXX-XXXX
ENGINEER			
JUAN ALONZO, JR.	107 W. HUISACHE AVE., SUITE C	MERCEDOS, TX 75870	(956) 294-1241
SURVEYOR			
REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TX 75786	(956) 984-2422



GENERAL PLAT NOTES & RESTRICTIONS:

1. THE SUBJECT TRACT LIES IN "ZONE B" AREAS DETERMINED TO BE BETWEEN THE LIMITS OF 100-YEAR FLOOD AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS OF 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, AS PER F.E.M.A. F.I.K.M. COMMUNITY PANEL 480348 (005-B, MARCH 4, 1980).

2. SETBACKS:

MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: COMMERCIAL FRONT YARD THERE SHALL BE A FRONT YARD ALONG THE FRONT LINE OF THE LOT. CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP: THE MINIMUM SETBACK SHALL BE 20 FEET FROM THE CENTERLINE OF EACH TWO FEET IN BUILDING HEIGHT, NO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.

II. ALL OTHER CORRIDORS: THE MINIMUM SETBACK SHALL BE 20 FEET. b. SIDE YARDS: THERE SHALL BE A SIDE YARD ON A STREET SIDE SHALL BE FIVE FEET, EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN FEET. c. REAR YARD: THE REAR YARD SETBACK LINE SHALL BE TEN FEET.

MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: APARTMENTS:

FRONT YARD: 20 FEET

SIDE YARD: 5 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)

REAR YARD: 15 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)

3. MINIMUM FINISH FLOOR NOTE: ESTABLISHED MUST BE HIGHER THAN 69.5 FEET OR 16" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. BENCHMARK NOTE: BENCHMARK FOUND FOR THE NORTHWEST CORNER OF THIS TRACT: ELEVATION 68.20 (NAVD 88)

5. DRAINAGE EASEMENTS NOTE: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND CITY OF WESLACO RECORDS REQUIREMENTS: THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 38,310 CF. (0.63 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND DETENTION REQUIREMENTS SHALL BE ACCOMPLISHED AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEIN GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR DRAINS. PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT, REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCE, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS, THAN 8 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. POTABLE WATER SHALL BE PROVIDED BY CITY OF WESLACO

8. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL UTILITIES AND ARE IN PLACE.

9. ALL SANITARY SEWER AND WATER CONNECTION SHALL BE PROPERLY MARKED ON CURB.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11. STREET LIGHTS SHALL BE LOCATED AT MINIMUM OF EVERY 300 FEET AS REQUIRED PER CITY ORDINANCE.

12. STORM WATER POLLUTION PREVENTION PLAN REQUIRED PRIOR TO CONSTRUCTION.

13. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETERS UPON ISSUANCE OF BUILDING PERMIT.

DRAINAGE REPORT

FOR

WHITE ROSE SUBDIVISION

4.644 Acre Tract out of Farm Tract 31, West Tract Subdivision
map or plat thereof recorded in Vol.2, Page 34-37, H.C.D.R.

Prepared for:

Raul Guerra

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
50 N. VERMONT AVE., SUITE C
MERCEDES, TEXAS 78570
PH: (956)294-1241
JALONZO@ALTEXENG.COM

Project No. 21.137

JUNE 2021



[Signature]
6-7-21

TABLE OF CONTENTS

A. PROJECT LOCATION.....	1
B. FLOOD PLAIN.....	1
C. SOIL CONDITIONS.....	1
D. EXISTING CONDITIONS	2
E. PROPOSED CONDITIONS.....	2

EXHIBITS

EXHIBIT "A" - LOCATION MAP

EXHIBIT "B" - FIRM ZONE DESIGNATION MAP

EXHIBIT "C" - SOILS SURVEY MAP

EXHIBIT "D" - RUNOFF COEFFICIENTS

EXHIBIT "E" - DRAINAGE CALCULATIONS

EXHIBIT "F" - SITE PLAN

EXHIBIT "G" - SUBDIVISION PLAT w/DRAINAGE LAYOUT

EXHIBIT "H" - AERIAL of USGS MAP

DRAINAGE REPORT FOR WHITE ROSE SUBDIVISION

A. PROJECT LOCATION

White Rose Subdivision is located on a 4.644-Acre tract of land out of Farm Tract 31, of the West Adams Subdivision, Hidalgo County, Texas. The tract is located approximately 1,980 feet north of the intersection of Mile 4 ½ W Road and W Frontage Road within the City Limits of Weslaco.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone B-Shaded" areas to be between limits of 100-year flood and 500 year flood plain, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480349 0005 B, Map Revised: March 4, 1980 (Refer to Exhibit B).

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of soil consisting of Hidalgo Fine Sandy Loam (25,B,SM-SC) and Hidalgo Clay Sandy Loam (28,B,SC,CL) (that have moderately well drained properties.

(25)Hidalgo fine sandy loam, 0 to 1 percent slopes (25, B, SM-SC):

The Hidalgo fine sandy loam, 0 to 1 percent slopes, is well drained. Permeability is moderate, and the available water capacity is medium. Surface runoff is slow.

(28)Hidalgo sandy clay loam, 0 to 1 percent slopes (28, B, SC, CL):

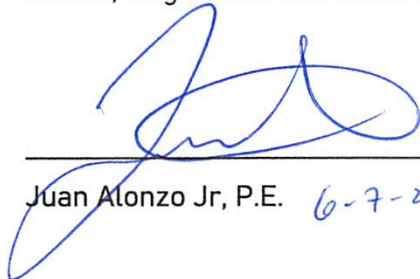
The Hidalgo sandy clay loam, 0 to 1 percent slopes, is well drained. Permeability is moderate, and the available water capacity is high. Surface runoff is slow.

D. EXISTING CONDITIONS

The subject tract is predominantly undeveloped with only a single story commercial building of approximately 1100 sqft and natural grasses present. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the eastern portion of the property. For the existing 10-year storm, the water runoff of this site is 5.22 cfs.

E. PROPOSED CONDITIONS

The proposed conditions for this subdivision will be for development in (two) 2 lots for multi-family use and commercial use. The total contributing 50-year developed storm water discharge of the site will be 31.74cfs (Refer to Exhibit E), an increase of 26.52 cfs from the existing conditions. The total increased flow of this subdivision to the existing drainage district facilities is a total of 36,310 cf (0.834 Ac-ft) (See Exhibit E). A system of detention ponds and swales with a capacity to detain 36,627 cf (0.841Ac-ft) will be constructed along several sections of the lot boundaries that would detain the runoff created by the developed lots. Water from the drainage swales will convey in an easterly flow that will eventually outfall into the existing pond maintained by the city of Weslaco. Additionally, lot owners must maintain their portion of drainage swale. The drainage swale easement must be kept clear of any buildings, fences, large trees that could impede the flow of storm water.



Juan Alonzo Jr, P.E. 6-7-21



EXHIBIT A

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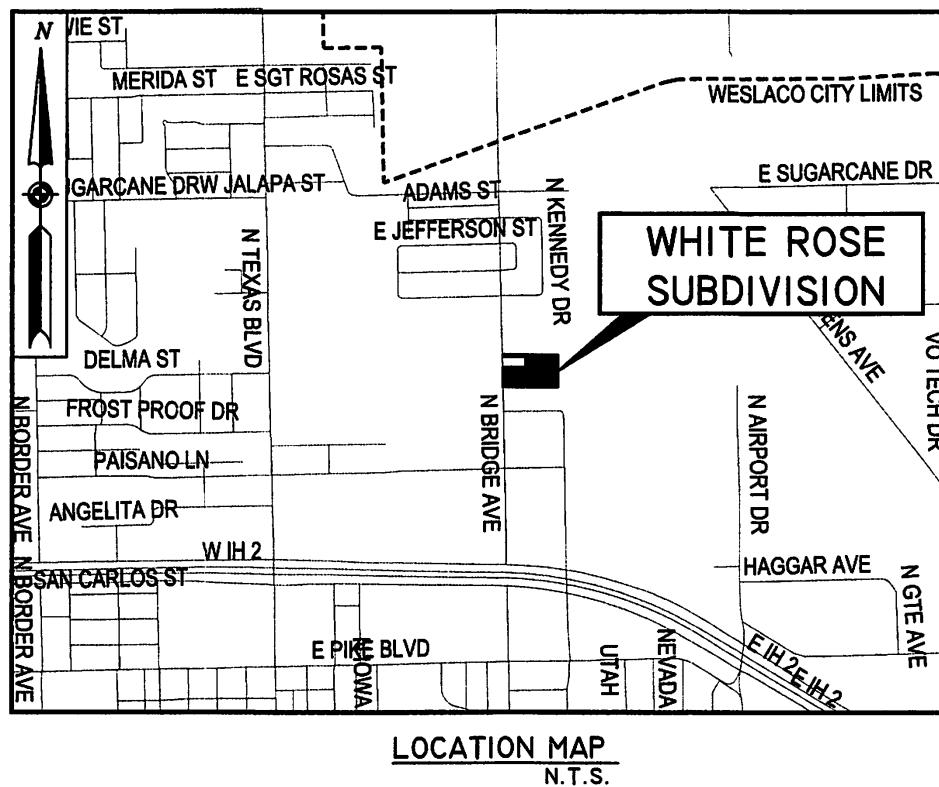
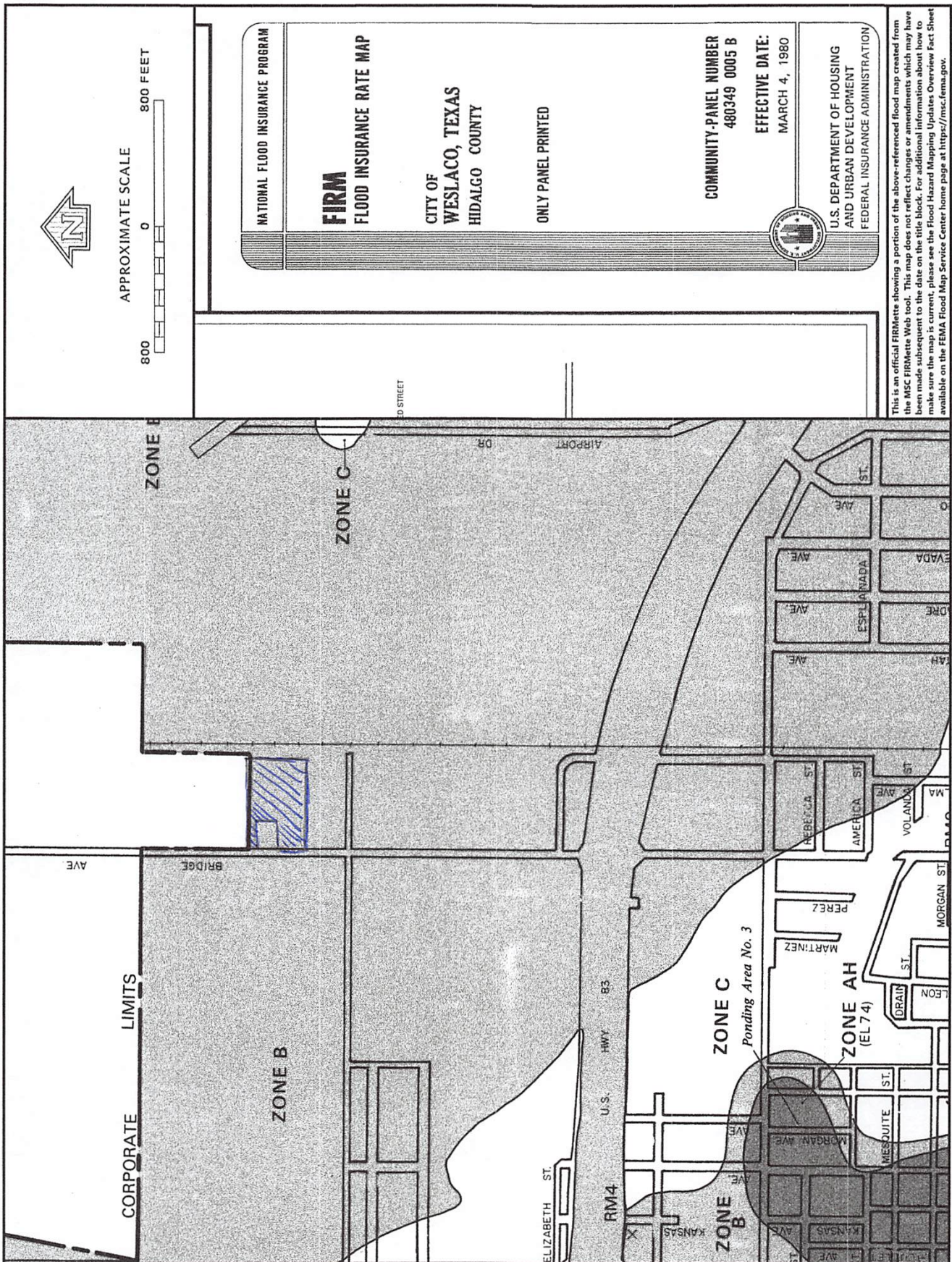


EXHIBIT B

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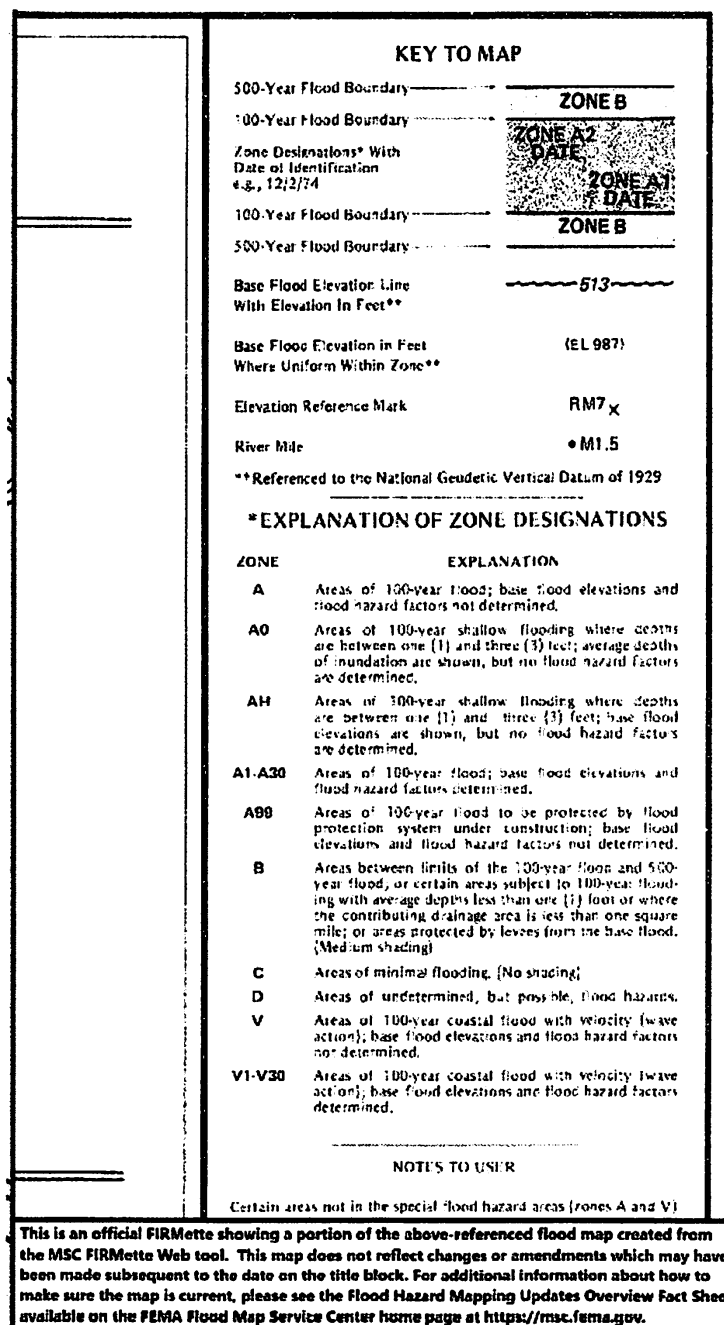


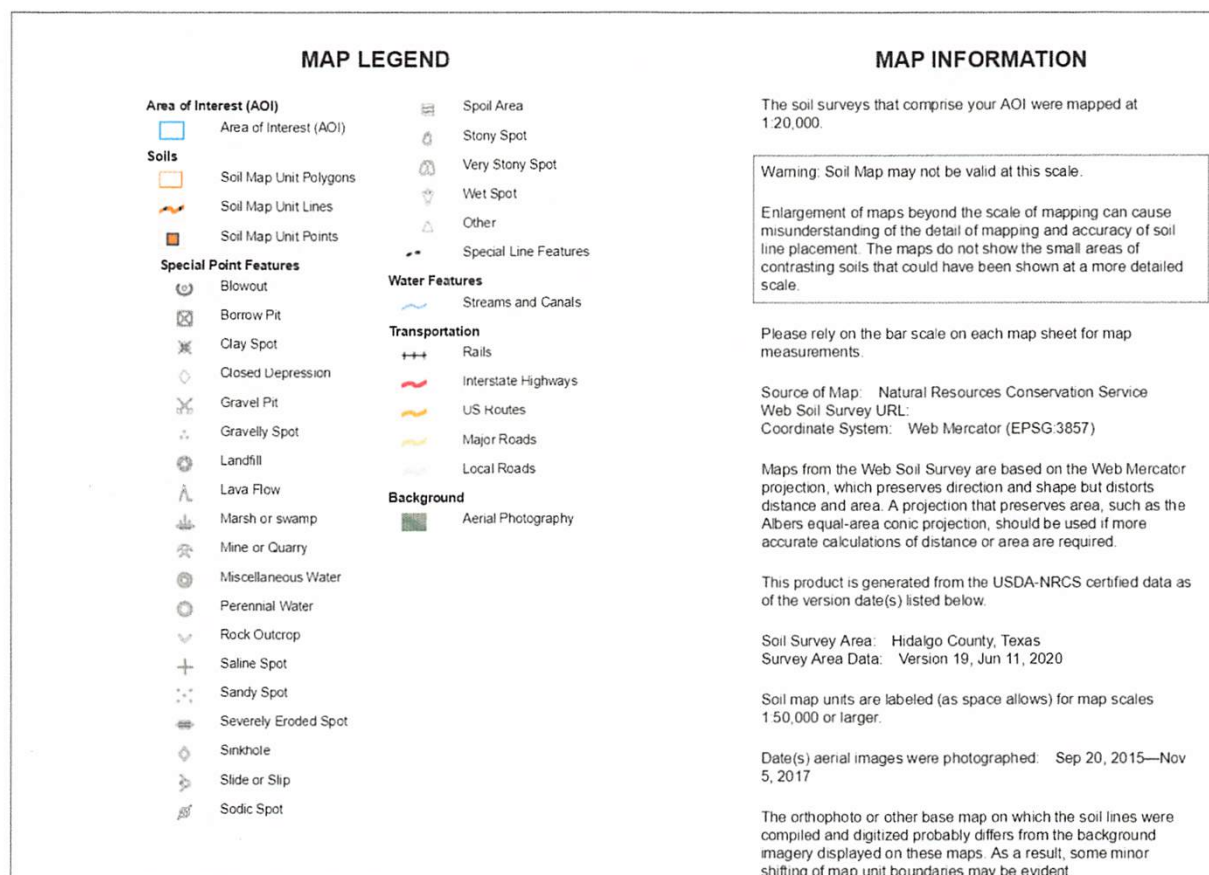
EXHIBIT C

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Custom Soil Resource Report
Soil Map



Custom Soil Resource Report



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	1.6	35.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	2.8	64.1%
Totals for Area of Interest		4.4	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

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.

Custom Soil Resource Report

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxn
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: Prime farmland if irrigated

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: fine sandy 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 capacity: Moderate (about 7.8 inches)

Interpretive groups

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

Custom Soil Resource Report

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083EY023TX - Sandy Loam
Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 2sxl
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

Custom Soil Resource Report

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 capacity: Moderate (about 7.8 inches)

Interpretive groups

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

Minor Components

Raymondville

Percent of map unit: 7 percent
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

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.40
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

EXHIBIT E

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Runoff Coefficient Determination Pre Developed

1) Accepted Runoff Coefficients

1 acre = 43560 SF

a) Building/Roofs	c = 0.90			
b) Asphalt	c = 0.90			
c) Detention Pond /swale	c = 0.30			
d) Concrete	c = 0.90			
e) Unimproved area (grass)	c = 0.23			
Total Area =	4.4977 ac	195919.00 SF	0.24	Cumulative Areas
Area 1	0.0269 ac	1172.00 SF	0.90	Building/Roofs
Area 2	0.0452 ac	1968.00 SF	0.75	Asphalt
Area 3	0.0899 ac	3916.00 SF	0.50	Flex base
Area 4	0.0016 ac	68.00 SF	0.90	Concrete
Area 5	4.3341 ac	188795.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

C= (C1A1+C2A2+C3A3+C4A4+...)/Atotal= 0.24

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

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

Pre-Developed

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)

3.06 4.14 4.84 5.78 6.73 7.71

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

TIME OF CONCENTRATION CALCULATOR
PRE DEVELOPED CONDITIONS

SHEET FLOW (LIMITED TO 100 FEET)

$$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}S_{sh}^{0.4}}$$

n_{ol} see table below

Table 4-6: Overland Flow Roughness		
Surface description		n_{ol}
Smooth surfaces (concrete, asphalt, gravel, or bare soil)		0.011
Fallow (no residue)		0.05
Cultivated soils:	Residue	0.06
	%	
	Residue cover	0.17
	> 20%	
Grass:	Short grass prairie	0.15
	Dense grasses	0.24
	Bermuda	0.41
Range (natural):		0.13
Woods:	Light underbrush	0.4
	Dense underbrush	0.8

DRAINAGE AREA 1

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.008 Sheet flow slope

Tsh 0.2320 Sheet Flow Time (hr)

SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 542.8 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.0022 Slope (ft/ft)
Tsc 0.19929 Shallow Concentrated Flow (hr)

Total Time 0.431 25.88 use 26 min

DRAINAGE AREA 1		
C	0.24	Existing Coefficient for Runoff
I	4.84	(in/hr) intensity
A	4.498	Net area of project (Ac)
Q	5.22	cfs

Runoff Coefficient Determination Post Developed - Area 1 (Commercial-Retail Plaza)

1) Accepted Runoff Coefficients

1 acre = 43560 SF

a) Building/Roofs	c = 0.90			
b) Asphalt	c = 0.90			
c) Detention Pond /swale	c = 0.30			
d) Concrete	c = 0.90			
e) Unimproved area (grass)	c = 0.23			
Runoff Description				
Coeff.				
Total Area =	0.9772 ac	42568.00 SF	0.89	Cumulative Areas
Area 1	0.1796 ac	7823.00 SF	0.90	Building/Roofs
Area 2	0.0000 ac	0.00 SF	0.75	Asphalt
Area 3	0.0000 ac	0.00 SF	0.50	Flex base
Area 4	0.4974 ac	21667.00 SF	0.90	Concrete
Area 5	0.3002 ac	13078.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

C= (C1A1+C2A2+C3A3+C4A4+...)/Atotal=

0.69

Use:

0.7

Runoff Coefficient Determination Post Developed - Area 2 (Multi-Family Apartments)

1) Accepted Runoff Coefficients

1 acre = 43560 SF

a) Building/Roofs	c = 0.90			
b) Asphalt	c = 0.90			
c) Detention Pond /swale	c = 0.30			
d) Concrete	c = 0.90			
e) Unimproved area (grass)	c = 0.23			
Total Area =	3.5205 ac	153351.00 SF	0.65	Cumulative Areas
Area 1	0.7230 ac	31493.00 SF	0.90	Building/Roofs
Area 2	0.0000 ac	0.00 SF	0.75	Asphalt
Area 3	0.0000 ac	0.00 SF	0.50	Flex base
Area 4	1.4986 ac	65278.00 SF	0.90	Concrete
Area 5	1.2989 ac	56580.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

C= (C1A1+C2A2+C3A3+C4A4+...)/Atotal= 0.65 Use: 0.7

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"

Post-Developed

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

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

Intensity
(in./hr)

4.83

6.44

7.47

8.80

10.08

11.38

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

Existing Conditions (10 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.24	4.84	4.498	5.22

Area 1 (Commercial - Retail Plaza)

Developed Conditions(50 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.7*	10.08	0.977	6.89

Area 2 (Multi-Family Apartments)

Developed Conditions(50 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.7*	10.08	3.521	24.84

* Refer to Site Plan on Exhibit F

Prop. Runoff C = 0.7
Area = 4.498 ac
Post Dev. Tc = 10 min

Exist Runoff C = 0.24
Exist. Intensity = 4.8

Total Q= 31.74 cfs

Detention Calculations						
Duration (minutes)	I50year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	37.93	11,379	5.22	2,349	9,030
10	10.08	31.73	19,037	5.22	3,132	15,905
15	8.69	27.37	24,633	5.22	3,915	20,718
20	7.66	24.13	28,952	5.22	4,698	24,254
25	6.86	21.61	32,421	5.22	5,481	26,940
30	6.23	19.61	35,291	5.22	6,264	29,027
35	5.70	17.96	37,720	5.22	7,047	30,673
40	5.27	16.59	39,814	5.22	7,830	31,984
45	4.90	15.42	41,647	5.22	8,613	33,034
50	4.58	14.42	43,271	5.22	9,396	33,875
55	4.30	13.55	44,725	5.22	10,179	34,546
60	4.06	12.79	46,039	5.22	10,962	35,077
65	3.85	12.11	47,236	5.22	11,745	35,491
70	3.65	11.51	48,333	5.22	12,528	35,805
75	3.48	10.97	49,344	5.22	13,311	36,033
80	3.33	10.48	50,281	5.22	14,094	36,187
85	3.19	10.03	51,154	5.22	14,877	36,277
90	3.06	9.62	51,970	5.22	15,660	36,310

95	2.94	9.25	52,735	5.22	16,443	36,292
100	2.83	8.91	53,456	5.22	17,226	36,230
105	2.73	8.59	54,138	5.22	18,009	36,129
110	2.64	8.30	54,783	5.22	18,792	35,991
115	2.55	8.03	55,395	5.22	19,575	35,820

Detention Pond Dimensions

Flow Line Width W1 (ft)	Cross Sect.		Volume Width W2 (ft)	Slope Length L2 (ft)	Top (outer) V2 (cf)	Volume V (cf)
	Depth H (ft)	S				
26.0	3.0	1.0	32.0	349.0	30363.0	30363.0
1.0	2.0	1.0	5.0	544.0	3264.0	3264.0
8.0	2.0	1.0	12.0	150.0	3000.0	3000.0
TOTAL						36627.0

A
B
C

Detention Provided = 36627 cf > 36310 cf = Detention Required

Therefore, the proposed detention pond is O. K.

EXHIBIT F

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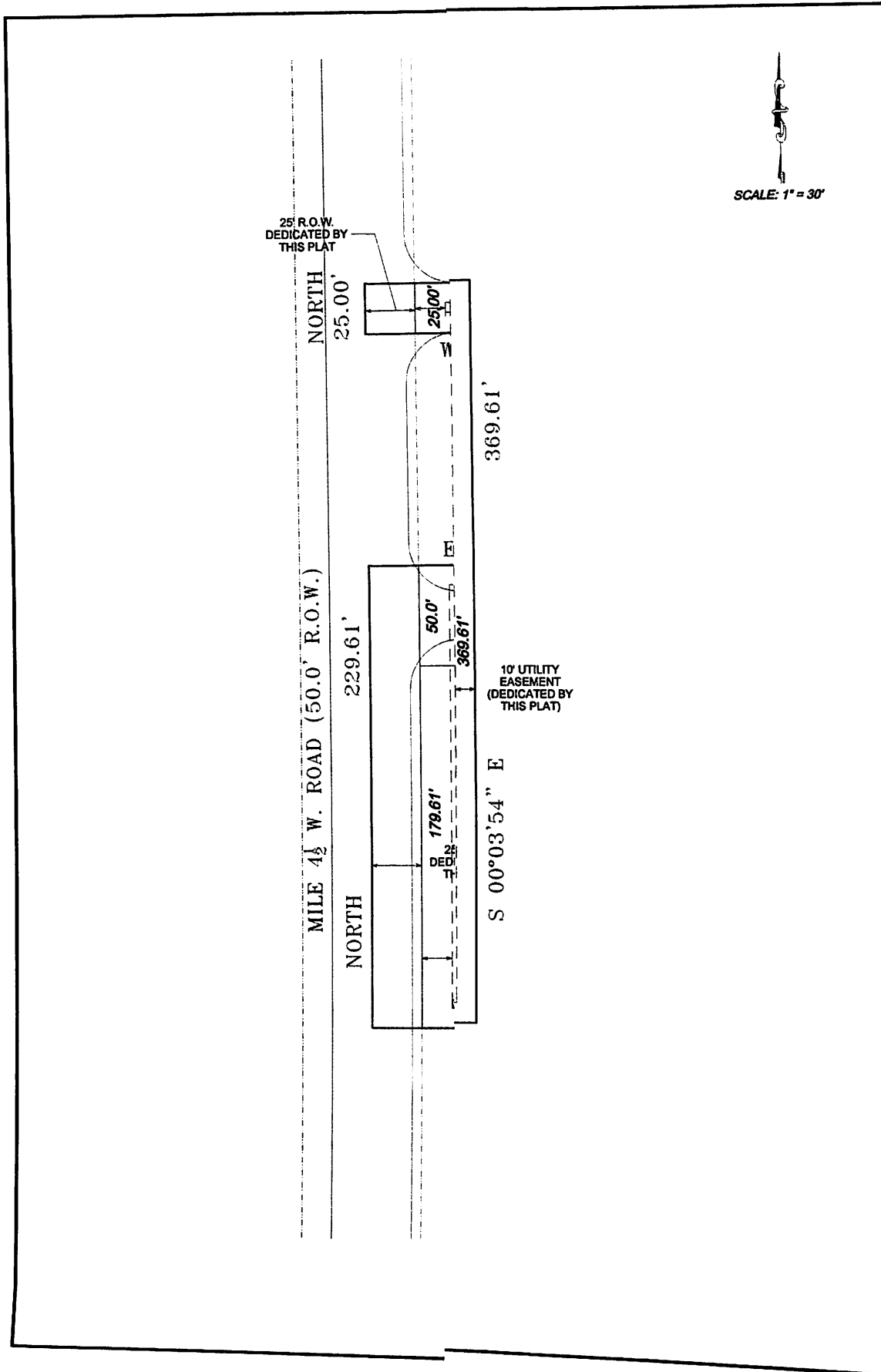
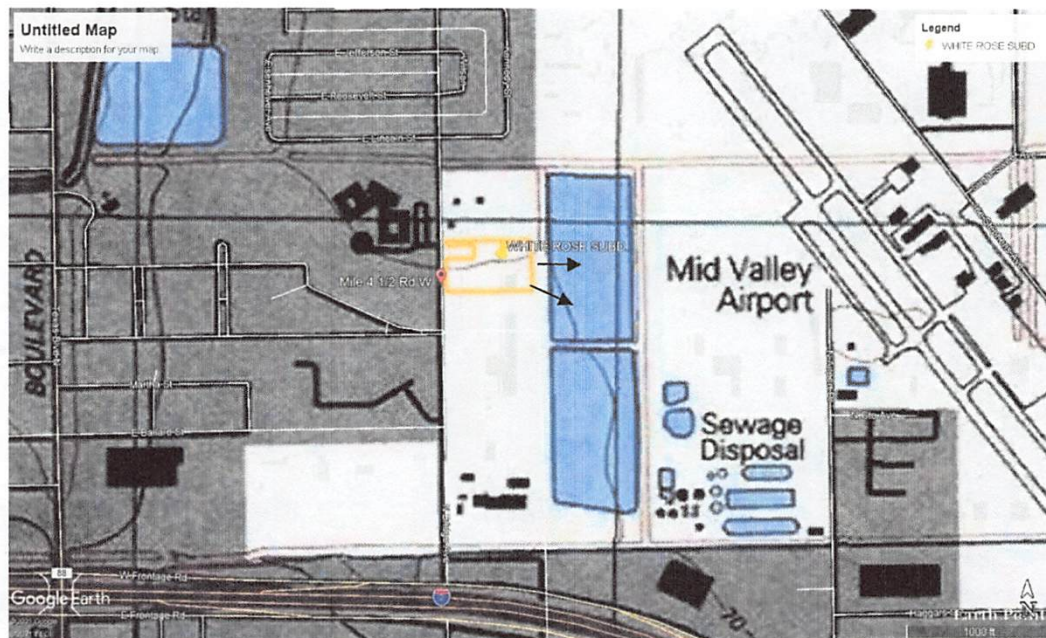


EXHIBIT G

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EXHIBIT H



TRIP GENERATION WORKSHEET

FOR

WHITE ROSE SUBDIVISION
4.644 ACRE TRACT
OUT OF FARM TRACT 31
WEST TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

RAUL GUERRA

Prepared by:

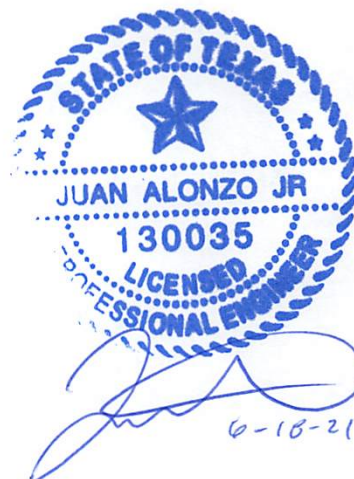


ALTEX ENGINEERING

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JALONZO@ALTEXENG.COM

Project No. 21.137

JUNE 2021



TRIP GENERATION REPORT
FOR
WHITE ROSE SUBDIVISION
(WESLACO, TEXAS)

White Rose Subdivision is located on a 4.644-Acre tract of land out of Farm Tract 31, of the West Adams Subdivision, Hidalgo County, Texas. The tract is located approximately 1,980 feet north of the intersection of Mile 4 ½ W Road and W Frontage Road within the City Limits of Weslaco. The lot is predominantly undeveloped with natural grasses and a small commercial building.

The report is based on the Trip Generation, 8th Edition Book (Institute of Traffic Engineers).

Apartment (220)

1a. - On a weekday, A.M. Peak hour Generator

Directional Distribution: 29% Entering, 71% Exiting

Equation: $\ln(T) = 0.54(x) + 2.45$ where T = avg vehicle trip ends; X = Number of Dwelling Units

$X = 54$ Dwelling Units (Apartment Units)

$$(T) = 0.54 (54) + 2.45 \quad T = 32$$

$$\text{Tenter} = 32(0.29) = 10 \text{ trips/hour}$$

$$\text{Texiting} = 32(0.71) = 23 \text{ trips/hour}$$

1b. - On a weekday, P.M. Peak hour Generator

Directional Distribution: 61% Entering, 39% Exiting

Equation: $\ln(T) = 0.60(x) + 14.91$ where T = avg vehicle trip ends; X = Number of Dwelling Units

$X = 54$ Dwelling Units (Apartment Units)

$$(T) = 0.60 (54) + 14.91 \quad T = 48$$

$$\text{Tenter} = 48(0.61) = 30 \text{ trips/hour}$$

$$\text{Texiting} = 48(0.39) = 19 \text{ trips/hour}$$

Threshold requirements for a Traffic Impact Analysis Report:

AM/PM PHT* < 100 TPH, TIA not Required

Trip Generation 8th Edition A.M. Peak hr. Generator Data Plot & Equation

Apartment (220)

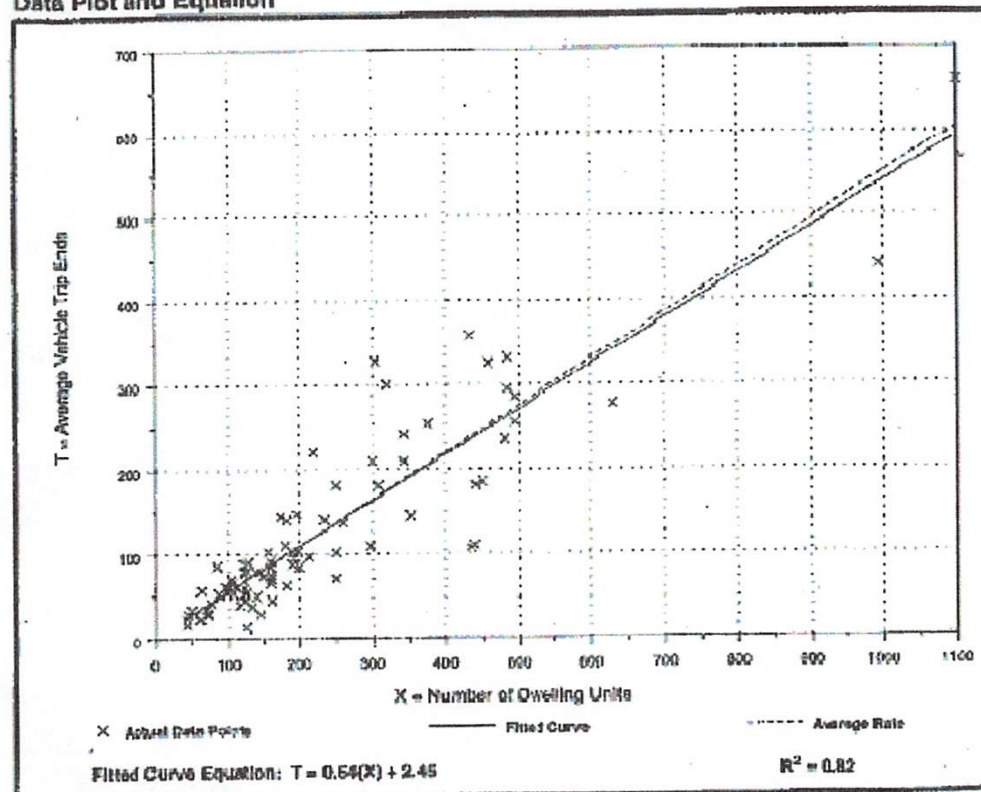
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 83
Avg. Number of Dwelling Units: 230
Directional Distribution: 29% entering, 71% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.10 - 1.08	0.76

Data Plot and Equation



PEAK HOUR TRIP RATES FOR COMMON LAND USES

Land Use	Critical Peak Hour	Peak Hour Trip Rate	%Entering %Exiting	ITE Code
Apartments, High Rise	PM	0.35 Per Unit	61/39	222
Apartments, Low Rise	PM	0.58 Per Unit	65/35	221
Automobile Care Center	PM	3.38 Per 1,000 Sq. Ft.	50/50	942
Automobile Parts Sales and Service Center	PM	4.46 Per 1,000 Sq. Ft.	42/58	943
Automobile Sales (New)	PM	2.59 Per 1,000 Sq. Ft.	39/61	841
Bank with ATMs and Drive-Through	PM	27.41 Per Lane	51/49	912
Business Park	AM	1.43 Per 1,000 Sq. Ft.	84/16	770
Car Wash, Self Service	SAT	20.60 Per Wash Stall	50/50	947
Church	SUN	11.76 Per 1,000 Sq. Ft.	50/50	560
Convenience Store	AM	67.03 Per 1,000 Sq. Ft.	50/50	851
Convenience Store with Gas Pumps	PM	59.69 Per 1,000 Sq. Ft.	50/50	853
Day Care Center	PM	12.46 Per 1,000 Sq. Ft.	47/53	565
Discount Store	PM	5.00 Per 1,000 Sq. Ft.	50/50	815
Drinking Place	PM	15.49 Per 1,000 Sq. Ft.	66/34	925
Golf Course	PM	0.30 Per Acre	34/66	430
Hospital	PM	1.14 Per 1,000 Sq. Ft.	42/58	610
Hotel	PM	0.59 Per Room	53/47	310
Industrial Park	PM	0.86 Per 1,000 Sq. Ft.	21/79	130
Industrial, Heavy	AM	0.51 Per 1,000 Sq. Ft.	N/A	120
Industrial, Light	PM	0.97 Per 1,000 Sq. Ft.	12/88	110
Manufacturing	PM	0.73 Per 1,000 Sq. Ft.	36/64	140
Mobile Home Park	PM	0.59 Per Unit	62/38	240
Motel	AM	0.64 Per Room	36/64	320
Movie Theater with Matinee	PM	102.87 Per Screen	58/42	444
Office Building, General	AM	1.55 Per 1,000 Sq. Ft.	88/12	710
Office Building, Medical-Dental	PM	3.46 Per 1,000 Sq. Ft.	27/73	720
Office Building, Single Tenant	AM	1.80 Per 1,000 Sq. Ft.	89/11	715
Office Park	AM	1.71 Per 1,000 Sq. Ft.	89/11	750
Pharmacy, without Drive-through	PM	8.42 Per 1,000 Sq. Ft.	50/50	880
Pharmacy, with Drive-through	PM	10.35 Per 1,000 Sq. Ft.	50/50	881
Quick Lubrication Vehicle Shop	PM	5.19 Per Bay	55/45	941
Recreational Community Center	PM	1.45 Per 1,000 Sq. Ft.	29/71	495
Residential, Multi-Use, Retail Mixed Development (PUD)	PM	0.62 Per Unit	65/35	270
Residential, Single Family	PM	1.01 Per Unit	63/37	210
Restaurant, Fast-Food (with Drive-Through)	AM	49.36 Per 1,000 Sq. Ft.	51/49	934
Restaurant, High Turnover	PM	18.49 Per 1,000 Sq. Ft.	63/37	932
School, Elementary	AM	0.45 Per Student	55/45	520
School, High	AM	0.42 Per Student	69/31	530
School, Middle/Junior High	AM	0.54 Per Student	55/45	522
Service Station, with Convenience Market (with Car Wash)	PM	13.94 Per Fueling Position	50/50	946
Service Station, with Convenience Market (without Car Wash)	PM	13.38 Per 1,000 Sq. Ft.	50/50	945
Shopping Center	SAT	4.89 Per 1,000 Sq. Ft.	48/52	820
Specialty Retail Center	PM	2.71 Per 1,000 Sq. Ft.	44/56	814
Supermarket	PM	11.85 Per 1,000 Sq. Ft.	51/49	850
Video Rental	PM	13.60 Per 1,000 Sq. Ft.	46/54	896
Warehousing, General	PM	0.32 Per 1,000 Sq. Ft.	25/75	150
Warehousing, Mini	PM	0.26 Per 1,000 Sq. Ft.	51/49	151

These are some of the values from the 8th Edition ITE Manual – Refer to ITE for additional trip rates

AM/PM PHT* > 100 TPH, TIA Required

PHT* = Peak Hour Trips



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

Date of Meeting: January 4, 2023	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Texas Heights Subdivision– being a 18.067 being a part or portion out of Farm Tracts 108 & 109, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located approximately on Texas Blvd & Northcross Avenue. Possible Action.	
Discussion/Overview: The proposed one hundred (100) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on December 14, 2022. This is the first 6-month extension for the subdivision. Project is 80% completed and engineering has provided an email with pending items.	
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): Extension letter.	
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

December 7, 2022

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

Re: TEXAS HEIGHTS SUBDIVISION – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owner, 88 Properties, LLC., we would like to request a six-month extension of plat for Phase II of Texas Heights Subdivision. We are currently working on the recording of Texas Heights Phase I. According to our records, the last approval was in June 2022. The owners are requesting an additional six-month extension.

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

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#); [Salvador Ayar](#)
Subject: TX Heights Update
Date: Wednesday, December 21, 2022 3:36:04 PM
Attachments: [image.png](#)

Good Afternoon,

This is to inform on things pending for the project of TX Height. They still need to do cmts on final flex-base, as well as asphalt, rolling patterns, and core samples. The waterline still needs pressure test and BacT samples too. They are also adjusting fire hydrants and some services that were out of place, also they are finishing up with the new lift station. Overall the project is about 80% done. If you have any further questions or concerns please don't hesitate to call or message me.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



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

Date of Meeting: January 4, 2022	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Jerry Gonzalez	
Subject/Agenda Item: Discussion and consideration for the De- Annexation of Gilberto Estates Subdivision– being a 4.56-acre tract of land out of Farm Tract 101, West and Adams Tract Subdivision, Hidalgo County, Texas located northwest corner of mile 10 N Rd & Mile 4 ½ West Rd. Possible Action	
Discussion/Overview: The proposed development is currently located inside the City of Weslaco city limits, it was annexed in October 2022. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6" waterline and sewer by OSSF. 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.	
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 3, 2022

City of Weslaco
c/o Rebekah de la Fuente
255 S. Kansas Ave
Weslaco Texas 78596

Re: De-Annex Gilberto Estates being a 4.56 acre out of farm tract 101, West & Adams Tract
Subdivision, Weslaco, Hidalgo County, Texas. Property located on Northeast corner of mile
4/12 and Mile 10 N.

Dear Rebekah:

Please let this letter serve as my request to de-annex the aforementioned property from City of
Weslaco. The subject property will return to County designation status.

- Gilberto Estates

I can be reached by phone or email if any questions related to this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Gonzalez". The signature is stylized with a large "J" and "G".

Jerry Gonzalez

956-373-1533

