

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

MARCH 1, 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
FEBRUARY 1, 2023**

On Wednesday, February 1, 2023, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

Lonnie Berry	Vice-Chairman
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 Rebekah de la Fuente, PCE Director, Kayla Arevalo, City Planner, Chris Sanchez, Fire Marshall, Mike Swinnea, Assistant Fire Marshall; Rolando Gonzalez, Building Official, Marcelo Cosme, Water & Sewer Superintendent, and Salvador Ayar Assistant Engineer Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. January 4, 2023, Regular Meeting

Commissioner Trevino made a motion to approve the minutes of January 4, 2023, seconded by Commissioner Forward. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 208 S Kansas Ave. Also being Lot 4 & 5, Blk 13, Weslaco Original Townsite Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

Mrs. Arevalo stated that notice appeared in the Monitor on January 16, 2023, there were Twenty-seven (27) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map and surrounding land use.

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

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

B. Discussion and consideration to rezone 925 E. Sugarcane Dr. Also being 1.07-acre tract of land out of Farm Tract 58, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

Mrs. Arevalo stated that notice appeared in the Monitor on January 16, 2023, there were Twenty-six (26) property owners notified within the 200-foot radius. A petition was received with four of the property owners being within the 200 feet, which does not meet the twenty percent requirement. Staff recommended approval based on surrounding land use.

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

Commissioner Summers made a motion to reopen the Public Hearing, seconded by Commissioner Treviño. Motion carried.

Mrs. Miran Velez, 908 E Sugarcane Drive, recently purchased the property about nine months ago and is against the property becoming commercial due to the traffic impact on the surrounding area. As well as concerns with the potential for fires at a self-storage building. There are elderly citizens who live within the area and if the item is approved, she would need to relocate.

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

Mrs. de la Fuente stated the proposed use would be self-storage that would not be in high traffic use like the other commercial properties around the area.

Commissioner Summers made a motion to deny the rezone, seconded by Commissioner Torres. Motion Carried.

C. Discussion and consideration to rezone 3024 W Pike Blvd. Also being 30.07 acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

Mrs. Arevalo stated that notice appeared in the Monitor on January 16, 2023, there were Twelve (12) property owners notified within the 200-foot radius. No petitions for or against were received. Staff recommended approval based on 2040 use map and surrounding land use.

Mrs. Elisa Ramon, 2808 W Pike Blvd., raised concerns regarding her property and that it has not been provided with sewer or water from the city and questioned if streets will be widened due to the increase of traffic in the area.

Mrs. De la Fuente stated Pike Terrace located on the southwest corner of Milano Road and Pike Blvd. oversizing the line to a 12" sanitary sewer line to be able to provide sewer to the North side of Pike Blvd. The water services for this area would remain with North Alamo. The proposed street outlets would be off of Pike Blvd. to Midway Road.

Mr. Moises Hernandez, 2820 W Pike Blvd., stated that there have been at least five accidents every year since he has lived in the area and questioned if there would be streetlights provided in the area.

Mr. Salvador Ayar stated every subdivision would need to go through an analysis for traffic and the study would determine if changes would need to be done to the existing roadways.

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

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

D. Discussion and consideration to rezone 3227 W Interstate 2. Also being 12.11-acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-2 Secondary and Highway Business District.

Mrs. Arevalo stated that notice appeared in the Monitor on January 16, 2023, there were Five (5) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map and surrounding land use.

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

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

E. Discussion and consideration to rezone 715 E Sugarcane Dr. Also being 2.349-acre tract of land out of Farm Tract 57, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

Mrs. Arevalo stated that notice appeared in the Monitor on January 16, 2023, there were Nineteen (19) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2040 land use map and surrounding land use.

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

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

F. Discussion and consideration to obtain Conditional Use Permit to operate an Event Center and obtain a Wine and Malt Beverage Retail Dealer's on-Premises Permit and Late Hours Permit, at 1502 N Border Ave, also being Lot 1, Ramos Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on January 16, 2023, there were Fifteen (15) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval with two security guards on premises during the late hours.

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

Commissioner Treviño made a motion to approve with the stipulation of two security guards on premises for the late hours from 10:00pm to 2:00am, seconded by Commissioner Forward. Motion carried.

G. Discussion and consideration to obtain Conditional Use Permit to obtain a Brewpub License and Retail Dealer's On-Premises Permit, at 419 S Texas Blvd, also being Lot 19, Block 33 Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on January 16, 2023, there were Twenty-two (22) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval. Applicate is proposing to operate a brewery.

Mr. Miguel Gallegos stated the focus of the brewery would be distribution and at this time no food services would be provided.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary and/or Final Plat for Camino De Verdad Subdivision being 17.83 acres out of 16.76-acre tract of Farm Tract 1021- and 1.07-acre tract of land out of farm tract 1022, Block 113, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 750 ft. east of FM 1015 on Camino De Verdad Road.

Mrs. Arevalo stated the proposed fifty-eight (58) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through a 8" sewer line. The developer is requesting a variance to allow for off-site drainage and the letters of support have been submitted. Staff recommended approval of the Final Plat and compliance with the ordinance on the variance.

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

B. Discussion and consideration for the six-month extension of the Final Plat for Punta Del Cielo Subdivision- being a 26.657-acre tract of land out of Farm Tract 104, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the west side of Mile 4 1/2 W 1320 Ft South of Mile 10 North.

Mrs. Arevalo stated that this item is a proposed one hundred and twenty-three (123) lot subdivision and is located outside the City of Weslaco. Final plat approval is set to expire on January 18, 2023and this is the first extension

for this project. The development is pending the construction of the lift station and several tests. Staff recommended approval.

Commissioner Summers made the motion to approve the six-month extension, seconded by Commissioner Treviño. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:10p.m.

Planning and Zoning Commission

Absent

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent

Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

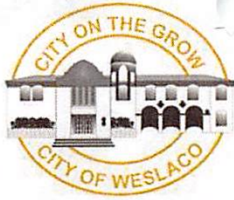
ATTEST:

Flor E. Acuña, Secretary



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

Date of Meeting: March 1, 2023	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of RGV Superior Development, LLC.	
Subject/Agenda Item: Discussion and consideration to rezone 320 S Pleasantview Drive. Also being 27.498 acre out of the following tracts: North 100 feet of the South 280 feet of the South 15 acres of Farm Tract 20 West and 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 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 February 13, 2023. Twenty-four (24) property owners within 200 feet of the applicant's property were notified by letter on February 17, 2023.	
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 to the west.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000382-
2023

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 _____ Block _____

Subdivision Name The West and Adams Tract

Street Address Pleasantview Dr. 320 S. Pleasantview Drive.

Existing Zoning R-1 & I Existing Land Use Single Family

Proposed Zoning R-2 Proposed Land Use Multi Family

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name RGV Superior Development, LLC Phone (956) 960-4111

Address 3407 San Fabian St Fax: _____

City Mission State TX Zip Code 78572 E-Mail: cerdafuente65@gmail.com

OWNER

Name RGV Superior Development, LLC Phone (956) 960-4111

Address 3407 San Fabian St Fax: _____

City Mission State TX Zip Code 78572 E-Mail: cerdafuente65@gmail.com

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

Signature _____ Date 1/23/2023
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

February 17, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, March 1, 2023, and the City Commission will hold a public hearing on March 7, 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 March 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

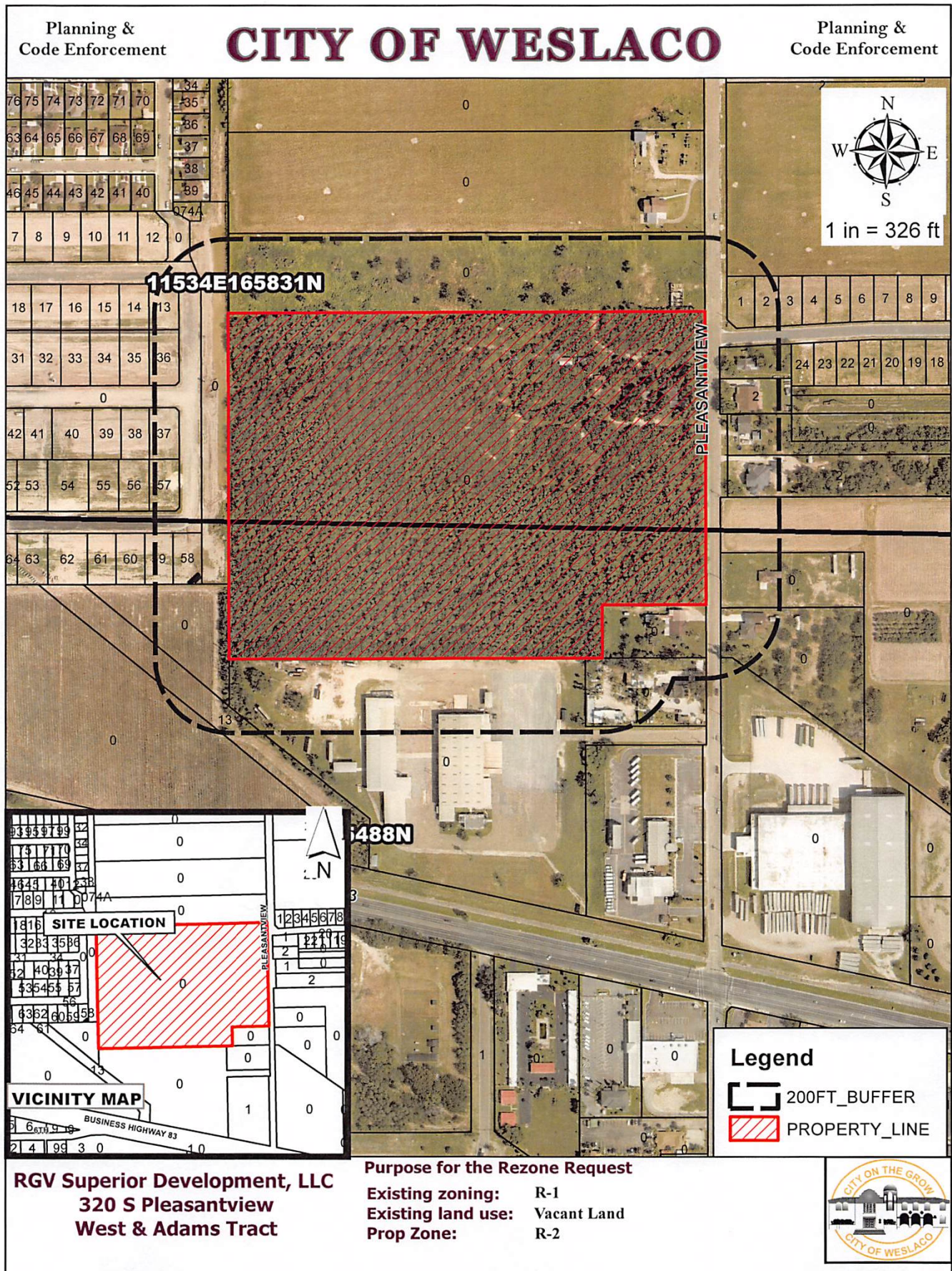
RGV Superior Development, LLC is requesting to rezone 320 S Pleasantview. Also being 27.498 acre out of the following tracts; North 100 feet of the South 280 feet of the South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

FEB 15, 2023

VILLARREAL GRACIELA 1502 VIDA DULCE WESLACO TX 78596	R1171-00-000-0001-00 RANGEL LOT 1 301 S PLEASANTVIEW DR	L: 29871 B: 7000
SALAZAR MARIO CESAR PO BOX 412 DONNA TX 78537	R1171-00-000-0002-00 RANGEL LOT 2 301 S PLEASANTVIEW DR	L: 31968 B: 111291
RGV SUPERIOR DEVELOPMENT LLC 3407 SAN FABIAN ST MISSION TX 78572	W3800-00-020-0000-01 WEST TRACT 4.45AC-S5.45AC FT 20 302 S PLEASANTVIEW DR	L: 200250 B: 0
GUERRA RAUL 621 TIERRA PROMETIDA WESLACO TX 78596	W3800-00-020-0000-04 WEST TRACT N215'-S494.80' FT 20 6.52 AC 216 S PLEASANTVIEW DR	L: 272745 B: 10756
RGV REALTY GROUP LP PO BOX 3266 MCALLEN TX 78502	W3800-00-022-0000-00 WEST TRACT 20.91AC EXC N626.75' FT 22 501 S AIRPORT DR	L: 0 B: 0
ONION HOUSE LLC PO BOX 170 WESLACO TX 78599	W3800-00-023-0000-02 WEST TRACT SW11.25AC BEING AN IRR GR 11.23AC NET 502 PLEASANT VIEW DR	L: 471660 B: 1065267
HERNANDEZ SERGIO ETAL 1112 TAMAULIPAS ST WESLACO TX 78596	W3800-00-023-0000-03 WEST TRACT-S185'-N845-E350 FT 23 NET 502 S PLEASANTVIEW DR	L: 110435 B: 138403
GARCIA JUAN & MARY R 500 S PLEASANTVIEW DR WESLACO TX 78596	W3800-00-023-0000-05 WEST TRACT -S144'-N660'-E302.5' FT 23 92AC NET 500 S PLEASANTVIEW DR	L: 82463 B: 97970
DUSEK MIRNA E 417 S PLEASANTVIEW DR WESLACO TX 78596	W3800-00-024-0000-00 WEST TRACT BNG AN IRR TR ' FT 24 2.33AC GR 2.25AC NET 417 PLEASANT VIEW DR	L: 49560 B: 80737
ALVAREZ ERASMO & ORALIA C G 807 S KANSAS WESLACO TX 78596	W3800-00-024-0000-02 WEST TRACT S150'-N525'-W408.9' FT 24 0AC NET 415 S PLEASANTVIEW DR	L: 106345 B: 32445
BOARD OF REGENTS OF TEXAS A & OFFICE OF GEN COUNSEL SYS 301 TARROW ST 6TH FL COLLEGE STATION TX 77840	W3800-00-024-0000-03 WEST TRACT BLK FT 24 SE 12.46-N21.21 0 E BUS 83	L: 822360 B: 0
CIL WAREHOUSE 1 & 2 LLC 6800 S INTERNATIONAL PKWY MCALLEN TX 78503	W3800-00-024-0000-05 WEST TRACT AN IRR TR T 24 8.25 AC GR 7.71 AC NET 501 PLEASNTVIEW	L: 381645 B: 1263318

City of Weslaco Code Enforcement Dept.

FEB 15, 2023

RANGEL TOMAS IV & MARIA L 307 S PLEASANT VIEW DR WESLACO TX 78596	R1175-02-000-0001-00 RANGEL NO. 2 LOT 1	L: 56359 B: 53400
RANGEL TOMAS IV 307 S PLEASANTVIEW DR WESLACO TX 78596	R1175-02-000-0002-00 RANGEL NO. 2 LOT 2	L: 107811 B: 180189
ROBERTS TYLER 2812 S MONTEVISTA DR BOISE ID 83706	A1445-00-000-0012-00 AIRPORT HEIGHTS LOT 12	L: 57615 B: 124648
JESMER INVESTMENTS LLC 3005 SAN RODRIGO MISSION TX 78572	A1445-00-000-0013-00 AIRPORT HEIGHTS LOT 13	L: 55590 B: 0
ROBERTS DILLON 5917 MIDSUMMER ST BOISE ID 83716	A1445-00-000-0036-00 AIRPORT HEIGHTS LOT 36	L: 67656 B: 41400
GONZALEZ CHRISTIAN 2108 STAUFFER ST WESLACO TX 78599	A1445-00-000-0037-00 AIRPORT HEIGHTS LOT 37	L: 62294 B: 0
MELWANI AMIT MITHU 2507 E 4TH ST AUSTIN TX 78702	A1445-00-000-0057-00 AIRPORT HEIGHTS LOT 57	L: 62708 B: 0
JIMENEZ ROLANDO & CLAUDIA 4900 WALNUT AVE MCALLEN TX 78501	A1445-00-000-0058-00 AIRPORT HEIGHTS LOT 58 0	L: 59171 B: 0
JIMENEZ ROLANDO & CLAUDIA 4900 WALNUT AVE MCALLEN TX 78501	A1445-00-000-0059-00 AIRPORT HEIGHTS LOT 59 0	L: 59171 B: 0
LAMAR DESIGNS LLC & EXCLUSIVE 1206 LINDBERG PALMHURST TX 78573	P7710-00-000-0001-00 PLEASANT VIEW HEIGHTS LOT 1	L: 30865 B: 0
LAMAR DESIGNS LLC 1206 LINDBERG PALMHURST TX 78573	P7710-00-000-0002-00 PLEASANT VIEW HEIGHTS LOT 2	L: 26927 B: 0
EXCLUSVE PLATINUM HOME 1611 STONEGATE MISSION TX 78574	P7710-00-000-0003-00 PLEASANT VIEW HEIGHTS LOT 3	L: 26337 B: 0



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

Date of Meeting: March 1, 2023	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Maria Elva Alaniz.	
Subject/Agenda Item: Discussion and consideration to rezone 409 N Kansas. Also being Lot 16, Block 4, Gonzalez Addition Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 Neighborhood Business District.	
Discussion/Overview: The applicant is requesting to rezone property from R-2 Duplex and Apartment 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 February 13, 2023. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on February 17, 2023.	
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: [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): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

March 1st Tuesday By

22NE-000394-2023



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 16 Block 4

Subdivision Name Gonzalez Addition Sub.

Street Address 409 N KANSAS

Existing Zoning R-2 Duplex and Apt Existing Land Use VACANT.

Proposed Zoning _____ Proposed Land Use 2 story commercial Building

- ☒ \$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 MARIA ELVA ALANIZ Phone 956-777-8422

Address 110 E Agostadero St Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: ndalanis@aol.com

OWNER

Name MARIA ELVA ALANIZ Phone 956-777-8422

Address 110 E Agostadero 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 _____ Date 2/6/23

Owner

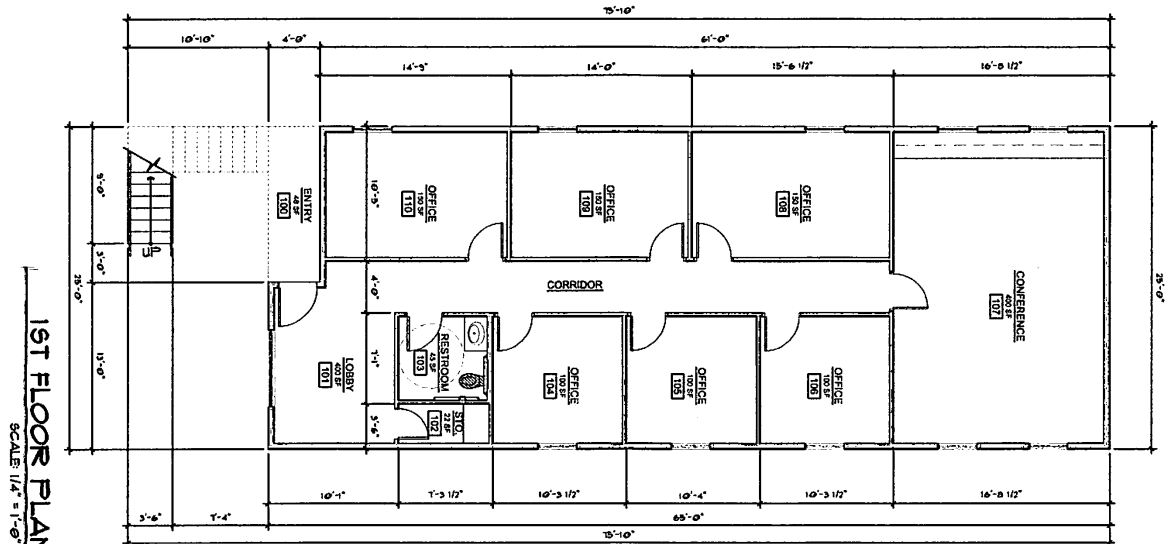
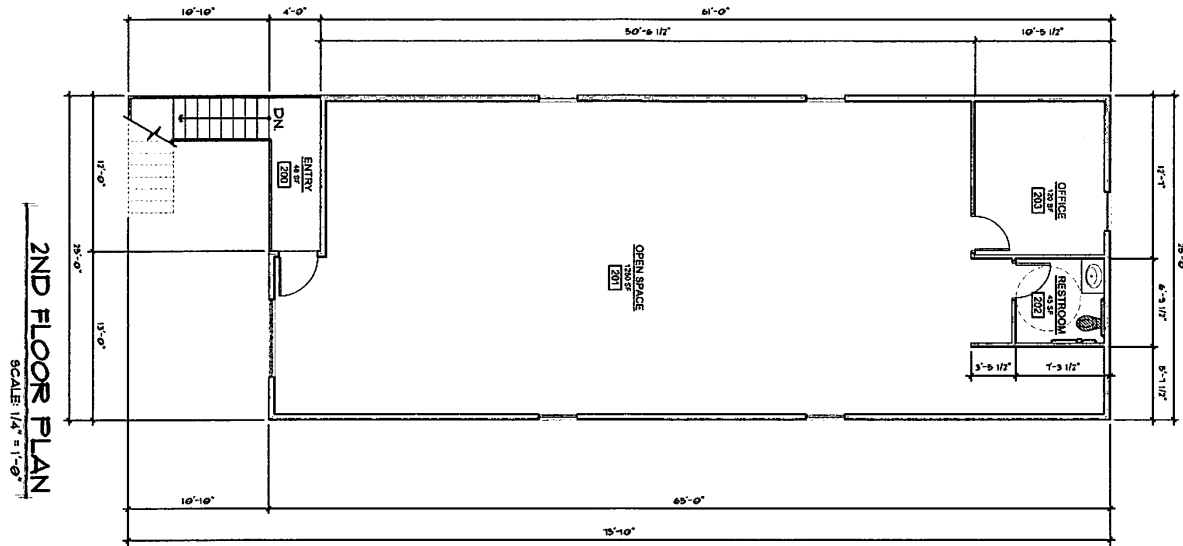
Signature _____ Date 2/6/23

Applicant

Signature _____ Date _____

Authorized Agent

Accepted By _____	CITY OF WESLACO 956-968-3181	Date Paid _____
Notice of Public Hearing 200' of Proposed Site	***** R E P R I N T R E C E I P T ***** REC#: 02992688 2/06/2023 4:21 PM OPER: SS TERM: 040	Date _____
P & Z Notice of Public H	REF#: _____ PAID BY: _____	Date _____
City Commission Notice	ACCT #: XXXX-XXXX-XXXX-7422 AUTH #: 114819 TRAN #: 000000001621	Date _____
Presented to P & Z Com Approved _____ Disap	TYPE: PURCHASE TRAN: 800.0000 ENERGOV PAYMENT INV-00011375 305.00CR	Date _____
Presented to City Comm Approved _____ Disap	ALANIS, MARIA CAINVOICEFEE 300.00CR CAINVOICEFEE 5.00CR	Date _____
Ordinance No. _____	TENDERED: 305.00 CREDIT CARD APPLIED: 305.00- CHANGE: 0.00	



SHEET TITLE	
11	1ST & 2ND FLOOR PLAN

PROJECT NAME	
2-STORY ON	KANSAS

PROJECT ADDRESS
401 N. KANSAS
WESLACO, TX 75896

DESIGN	
DR. [Signature]	11

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

February 17, 2023

Legal Notice

Dear Occupant:

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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 March 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

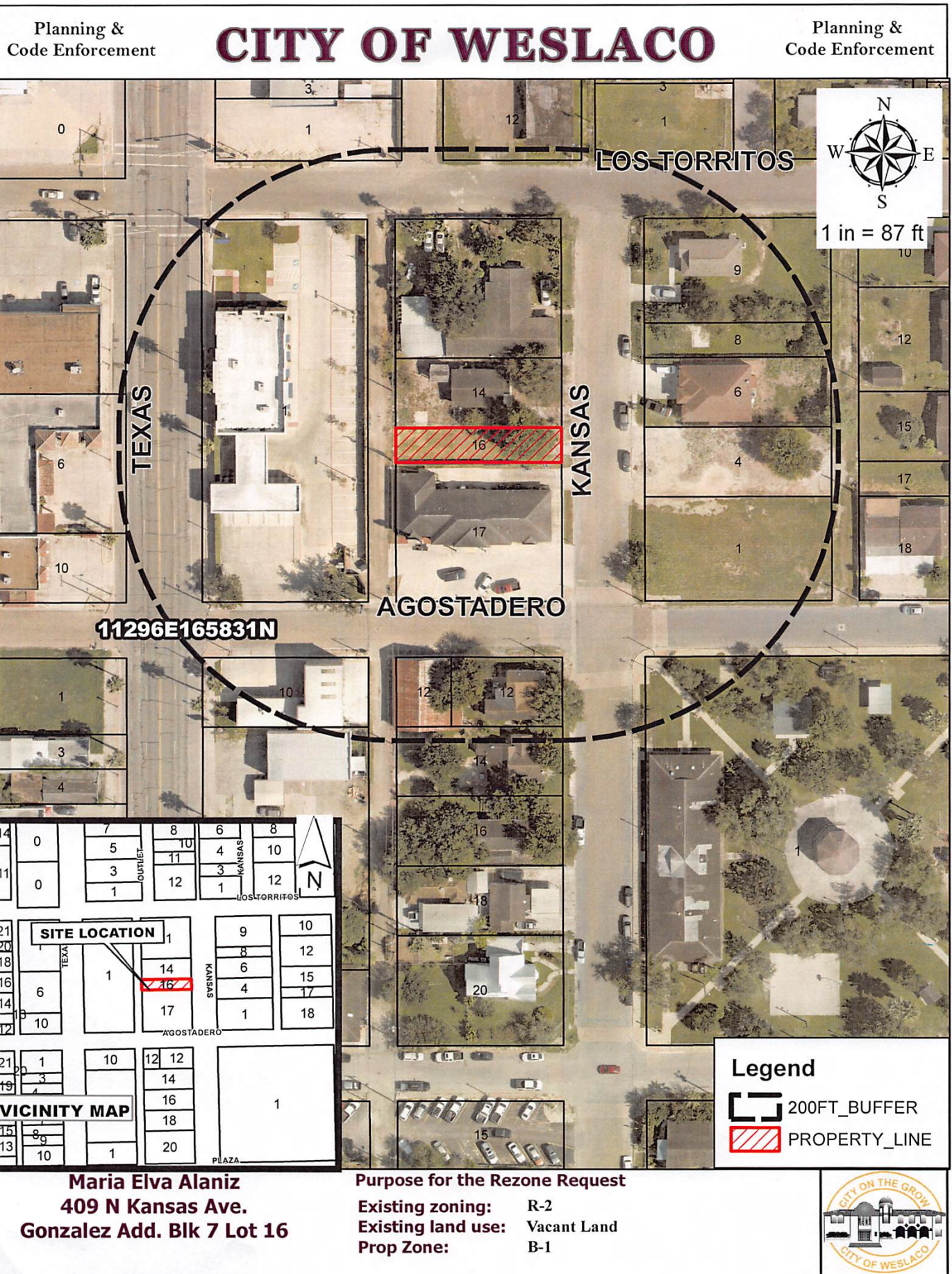
Maria Elva Alaniz is requesting to rezone 409 N Kansas. Also being Lot 16, Block 4, Gonzalez Addition Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 neighborhood business district.

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

FEB 15, 2023

RODRIGUEZ FRANCISCO ET UX 901 E UNIVERSITY DR EDINBURG TX 78539	G5600-00-003-0003-00 GONZALES ADDN LOTS 3 THRU 9 BLK 3 311 N TEXAS BLVD	L: 105000 B: 110580
GARCIA CHARLIE 2025 W MILE 11 N WESLACO TX 78599	G5600-00-003-0010-00 GONZALES ADDN LOTS 10 & 11 BLK 3 309 N TEXAS BLVD	L: 54900 B: 91533
MOLINA ESTELA 321 N KANSAS AVE WESLACO, TX 78596-5373	G5600-00-003-0012-00 GONZALES ADDN E80.25' LOTS 12 & 13 321 N KANSAS AVE	L: 14244 B: 21079
MOLINA EFRAIN & ESTELA 321 N KANSAS AVE WESLACO TX 78596	G5600-00-003-0012-01 GONZALES ADDN W39.75' LOTS 12 & 13 0 E AGOSTADERO ST	L: 9938 B: 10120
GARZA ISRAEL G Jr 315 N KANSAS AVE WESLACO TX 78596	G5600-00-003-0014-00 GONZALES ADDN LOTS 14 & 15 BLK 3 315 N KANSAS AVE	L: 21300 B: 29016
INTER NATIONAL BANK C/O CARLOS GARZA 1801 S 2ND ST SUITE 540 MCALLEN TX 78503	G5600-00-004-0001-00 GONZALES ADDN LOTS 1 THRU 10A BLK 4 0 N TEXAS	L: 231000 B: 619237
MORENO RUBEN PO BOX 512 WESLACO TX 78599	G5600-00-004-0011-00 GONZALES ADDN ALL LOTS 11 THRU 13 & 417 N KANSAS AVE	L: 42600 B: 97759
VANTAGE BANK TEXAS 1801 S 2ND STREET MCALLEN TX 78503	G5600-00-004-0014-00 GONZALES ADDN LOTS 14 & 15 BLK 4 413 N KANSAS AVE	L: 21300 B: 16903
ALANIS MARIA ELVA 110 E AGOSTADERO ST WESLACO TX 78596	G5600-00-004-0016-00 GONZALES ADDN LOT 16 BLK 4 409 N KANSAS AVE	L: 10650 B: 0
ALANIS MARIA ELVA 110 E AGOSTADERO STE A WESLACO TX 78596	G5600-00-004-0017-00 GONZALES ADDN LOTS 17 18 19 & 20 110 E ACOSTADERO ST	L: 60000 B: 187651
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G5600-00-005-0001-00 GONZALES ADDN LOTS 1 THRU 3 BLK 5 402 N KANSAS AVE	L: 50625 B: 0
OCANA HIDALIA 403 DELIA AVE ALAMO TX 78516	G5600-00-005-0004-00 GONZALES ADDN LOTS 4 & 5 BLK 5 408 N KANSAS AVE	L: 23963 B: 0

City of Weslaco Code Enforcement Dept.

FEB 15, 2023

OCANA HIDALIA 403 DELIA AVE ALAMO TX 78516	G5600-00-005-0006-00 GONZALES ADDN LOTS 6 & 7 BLK 5 410 N KANSAS AVE	L: 23963 B: 120835
OCANA HIDALIA 403 DELIA AVE ALAMO TX 78516	G5600-00-005-0008-00 GONZALES ADDN LOT 8 BLK 5 414 N KANSAS AVE	L: 11981 B: 0
CAVAZOS JUAN JR 420 N KANSAS AVE WESLACO TX 78596	G5600-00-005-0009-00 GONZALES ADDN LOTS 9 10 & 10A BLK 5 420 N KANSAS AVE	L: 35944 B: 58502
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	G5600-00-006-0001-00 GONZALES ADDN LOTS 1 THRU 22 & ETWEEN LOTS 1 THRU 22 BLK 6 310 N KANSAS AVE	L: 392000 B: 6511
BORJAS JUAN G 1017 W 3RD ST WESLACO TX 78596	M6450-00-016-0001-00 L. D. MORGAN'S ADDN LOTS 1-2 BLK 16 501 N KANSAS AVE	L: 19525 B: 0
CUELLAR JOHN F 151 E TORRITOS WESLACO TX 78596	M6450-00-016-0012-00 L. D. MORGAN'S ADDN BLK 16 LOTS 12 13 151 E LOS TORRITOS ST	L: 42500 B: 44816
GONZALEZ SERGIO & GUDALIA REV PO BOX 706 SUGARLAND TX 77487	M6450-00-017-0001-00 L. D. MORGAN'S ADDN LOTS 1 & 2 BLK 17 500 N TEXAS BLVD	L: 42525 B: 12294
OLIVAREZ FAMILY PARTNERSHIP PO BOX 22 WESLACO TX 78599	T1700-00-001-0001-00 TENN-TEX LOTS 1 THRU 5 BLK 1 413 N TEXAS BLVD	L: 74375 B: 138042
OLIVAREZ FAMILY PARTNERSHIP PO BOX 22 WESLACO TX 78599	T1700-00-001-0006-00 TENN-TEX BLK 1 LTS 6 7 8 & 9 409 N TEXAS BLVD	L: 70000 B: 212975
OLIVAREZ FAMILY PTNRSHLP LTD PO BOX 22 WESLACO TX 78599	T1700-00-001-0010-00 TENN-TEX BLK 1 LTS 10-11 318 N TEXAS BLVD	L: 38888 B: 59144



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

Date of Meeting: March 1, 2023	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Ivan Garcia.	
Subject/Agenda Item: Discussion and reconsideration of the Final Plat for Milanos Estates Phase II Subdivision being a 27.65 acres out of Farm Tract 720 and 721, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 240 ft. North from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road. Possible Action.	
Discussion/Overview: The proposed one-hundred and twenty-seven (127) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for offsite drainage. Applicant has submitted the letters of support. Final plat was previously denied by Planning and Zoning on August 3, 2022 for pending letters of support.	
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 final plat and compliance with ordinance for the variance request.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000254-2022

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: MILANOS ESTATES PHASE II SUBDIVISION

Location: APPROX. 240 FEET NORTH FROM THE INTERSECTION OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD

Legal Description: BEING A 27.65 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 27.65 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDED OF 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: N/A

Existing Land Use: AGRICULTURE

Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 127

Gross Acreage: 27.65

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: GARVIC PROPERTIES, LP

Telephone: _____

Address: P.O. BOX 2604

Fax: _____

City: EDINBURG

State: TX

Zip: 78536

E-mail: _____

ENGINEER INFORMATION

Name: IVAN GARCIA P.E. R.P.L.S.

Telephone: (956) 380-5152

Address: 921 S. 10TH AVE.

Fax: (956) 380-5083

City: EDINBURG

State: TX

Zip: 78539

E-mail: RIDELTA2004@YAHOO.COM

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: CITY OF WESLACO
- ☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
- ☒ YES ☐ NO Electric Company: MAGIC VALLEY ELECTRIC COOP.

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>#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: GARVIC Properties, L.P.

Owner Signature: By: [Signature] VP GARVIC Mgmt, INC Date: 6/24/22
its sole general partner

is the authorized agent

Authorized Agent Signature: [Signature] Date: 6/24/22

Authorized Agent Printed Name: Ivan Garcia

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

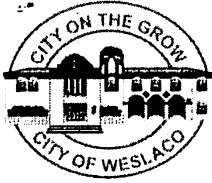
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000255-2022

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: MILANOS ESTATES PHASES 2

Location: APPROX. 15080 FEET SOUTH FROM THE INTERSECTION OF MILE 6 AND HOPPER ROAD

Legal Description: BEING A 28.27 ACRES TRACT OF OUT OF FARM TRACT 720 AND 721, WEST TRACT SUBDIVISION

HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Would like to reduce setbacks to the following: front to 20' or easement (whichever is greater) and rear to 10' or easement (whichever is greater)
so that the biggest mobile home available 76 feet long can fit within the lots, which is in compliance with Hidalgo County requirements.

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Off-site 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: VICTOR J. DANIEC GARVIC Properties, L.P. Telephone: _____
Address: P.O. BOX 2604 Fax: _____
City: EDINBURG State: TX Zip: 78536 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: VICTOR J. DANIEC GARVIC Properties, L.P.

Owner Signature: By: J. S. UP GARVIC Mgmt, Inc Date: 6/8/22
its sole general partner

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

February 7, 2023

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

RE: Rio Delta Engineering – Milanos Estates Phase II Subdivision

This letter is in response to a request from the Engineer of record for Milanos Estates Phase II Subdivision, Ivan Garcia, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

If you should have any questions or require additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in blue ink, appearing to read "Yvette Barrera", is written over a horizontal line.

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Sesin, PE, CFM – District General Manager, HCDD1
Omar Anzaldúa, PE, CFM – Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT
Gilberto Aguirre, EIT
Esther Mireles

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 06/28/2022

IVAN GARCIA
RIO DELTA ENGINEERING
921 SOUTH 10TH AVE
EDINBURG, TEXAS, 78539

RE: **MILANOS ESTATES PH 2** Subd. Drainage and Detention

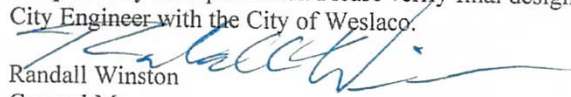
Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 04/18/2021 for the **MILANOS ESTATES PH2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

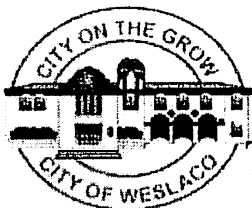
HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch.
2. The outfall control structure (currently being a culvert at Milanos Road) will not be changed and added as a Plat note so it can control and limit the flow from this development
3. Discharge Permit will be required.
4. Canal R.O.W. will not include any form of detention and be noted on the Plat.

The maintenance of this section is within the City Limits of Weslaco and will be completed by their personnel. Please verify final designs with Mr. Albert Adana, P.E. City Engineer with the City of Weslaco.


Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



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: MILANOS ESTATES PHASE II SUBDIVISION
Location: APPROX. 240 FEET NORTH FROM THE INTERSECTION OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD
Applicant: VICTOR J. DANIEC ☒ Owner ☐ Agent
Address: P.O. BOX 2604 Phone Number: _____

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	SINGLE-FAMILY DETACHED HOUSING	27.65	N/A	132	104.77	136.56	241.33

Comments: _____
Prepared by: IVAN GARCIA P.E., R.P.L.S. 4-8-2022 Date:
Address: 921 S. 10TH AVE EDINBURG TX. 778539 Phone Number: 956 - 380 - 5152

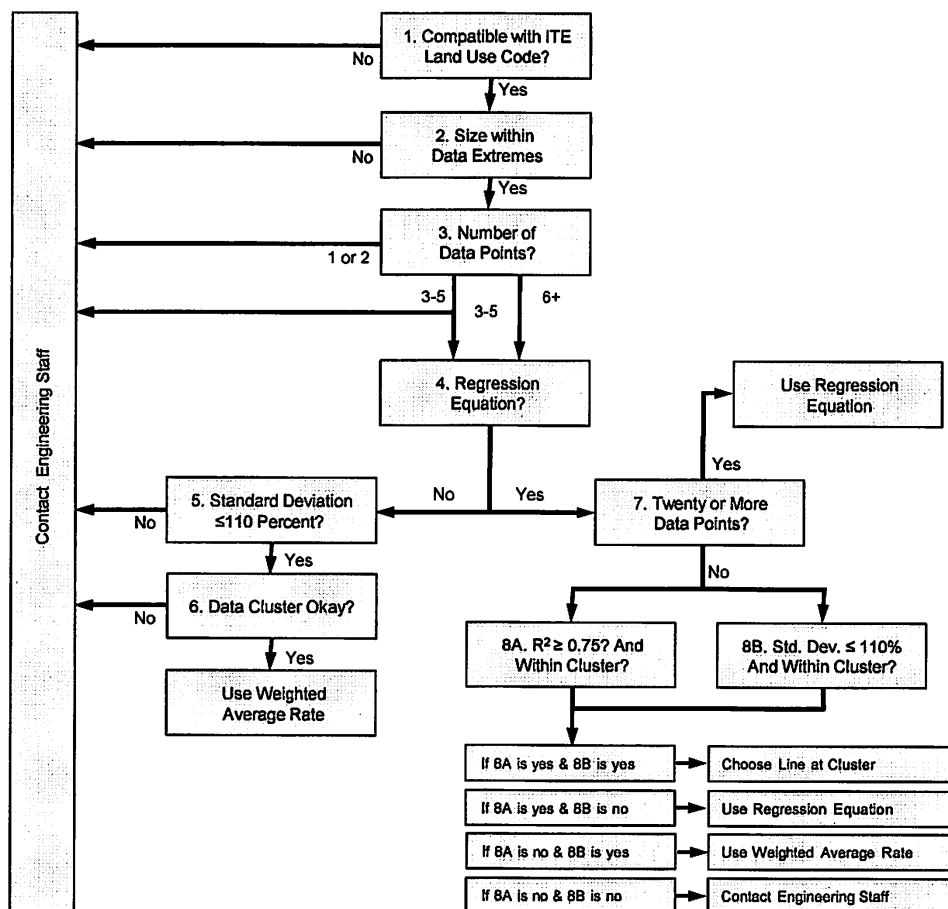
(For Official Use Only, Do Not Write In This Box)

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

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

Single-Family Detached Housing (210)

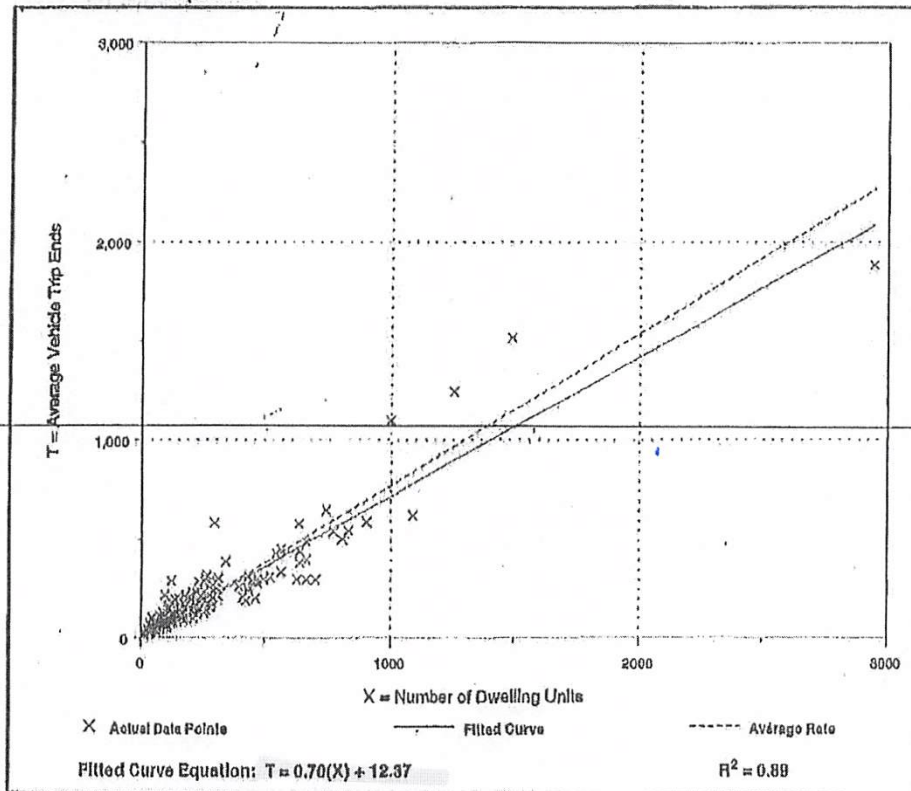
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 341
Avg. Number of Dwelling Units: 181
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.38 - 2.27	0.91

Data Plot and Equation



Trip Generation, 8th Edition

283

Institute of Transportation Engineers

$$T = 0.70(X) + 12.37$$

$$T = 0.70(139) + 12.37$$

$$T = 104.77$$

Single-Family Detached Housing (210)

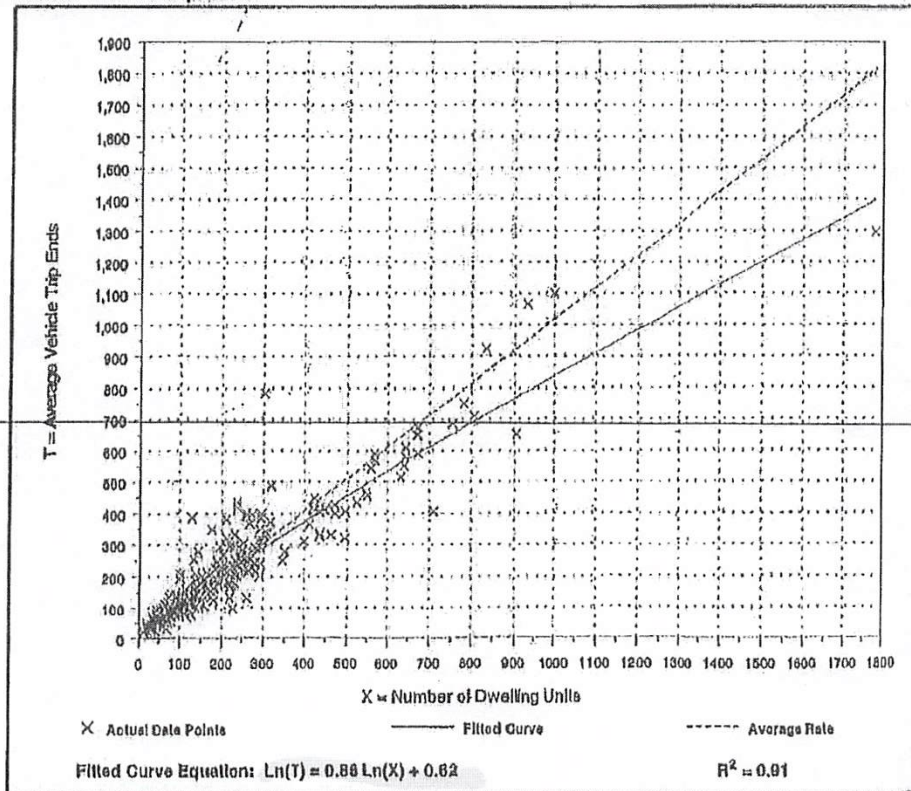
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 360
Avg. Number of Dwelling Units: 174
Directional Distribution: 64% entering, 36% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.08

Data Plot and Equation



Trip Generation, 8th Edition

284

Institute of Transportation Engineers

$$\ln(T) = 0.88 \ln(x) + 0.62$$

$$\ln(T) = 0.88 \ln(132) + 0.62$$

$$\ln(T) = 4.9168$$

$$T = e^{4.9168} = 136.569$$



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

MILANOS ESTATES PHASE II SUBDIVISION DRAINAGE REPORT

Prepared By:
Ivan Garcia P.E., R.P.L.S.

Date:
April 11, 2022



[Handwritten signature] 4/11/22

INDEX SHEET

1. COVER SHEET
2. INDEX SHEET
3. DRAINAGE REPORT
4. PROJECT LOCATION MAP
5. HYDRAULIC CALCULATIONS
6. "C" VALUES FOR METHOD
7. RAINFALL INTENSITY FOR HIDALGO COUNTY
8. FLOOD PLAIN
9. SOIL SURVEY
10. PRELIMINARY PLAT AND UTILITY & DRAINAGE LAYOUT



RIO DELTA ENGINEERING
CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT
Milanos Estates Phase II Subdivision
Master Plan
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase II Subdivision is proposed 127 lot Residential Subdivision, same being a 27.64 acres tract of land out of Farm Tracts 720 and 721, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

The subdivision is in zone "B" of the flood insurance rate, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0525 B dated: January 2, 1981.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 7.1% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 1.4% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 91.5% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

This area has been identified by Hidalgo County as having flooding issues, that will need to be addressed in order to allow this site to be developed. After careful evaluation of the existing topography and features of the site, it was determined that the existing ponding issues within the southern area of the property are caused because of the lack of an outfall or connection to the existing ditch. It is assumed that this was done on purpose with the intent of capturing as much water as possible for irrigation of the lands which are used for farming. The average existing natural ground elevation of the site along the south side of the property is 74.50, which is only 1 foot below the existing average top of ditch elevation of 75.50. The average existing centerline elevation of Mile 6 ½ West Road (Milanos/Hopper Road) at the intersection between the said drain ditch and Mile 6 ½ West Road (Milanos/Hopper Road) is also 75.50, which is the lowest point along the profile of Mile 6 ½ West Road (Milanos/Hopper Road) for this specific area between E Mile 5 North Road and W 18th Street. This small difference in elevation and the lack of an outfall/connection into the existing drain ditch along the south side of the site is enough for water to potentially pond as shown on the pictures provided to us by Hidalgo County. There are not any low areas within the site and all runoff naturally sheet flows overland in a southwesterly direction.

In addition, the site appears to be at the farthest upstream end of the existing drainage system. A connection will be made as part of this development to allow the water to drain into the existing ditch, and the potential ponding issue will most likely be completely eliminated without any risk of water backing up into the site. The existing ditch flows from east to west, and the terrain elevation also drops naturally to the west.



Finally, and in order to mitigate any potential risk of flooding for any future structures within the lots, the following general note will be added to the subdivision plat: minimum finished floor elevation shall be 6" above the center line of Mile 6 ½ West Road or 18" above top of curb in front of the center-point of the lot, whichever is greater.

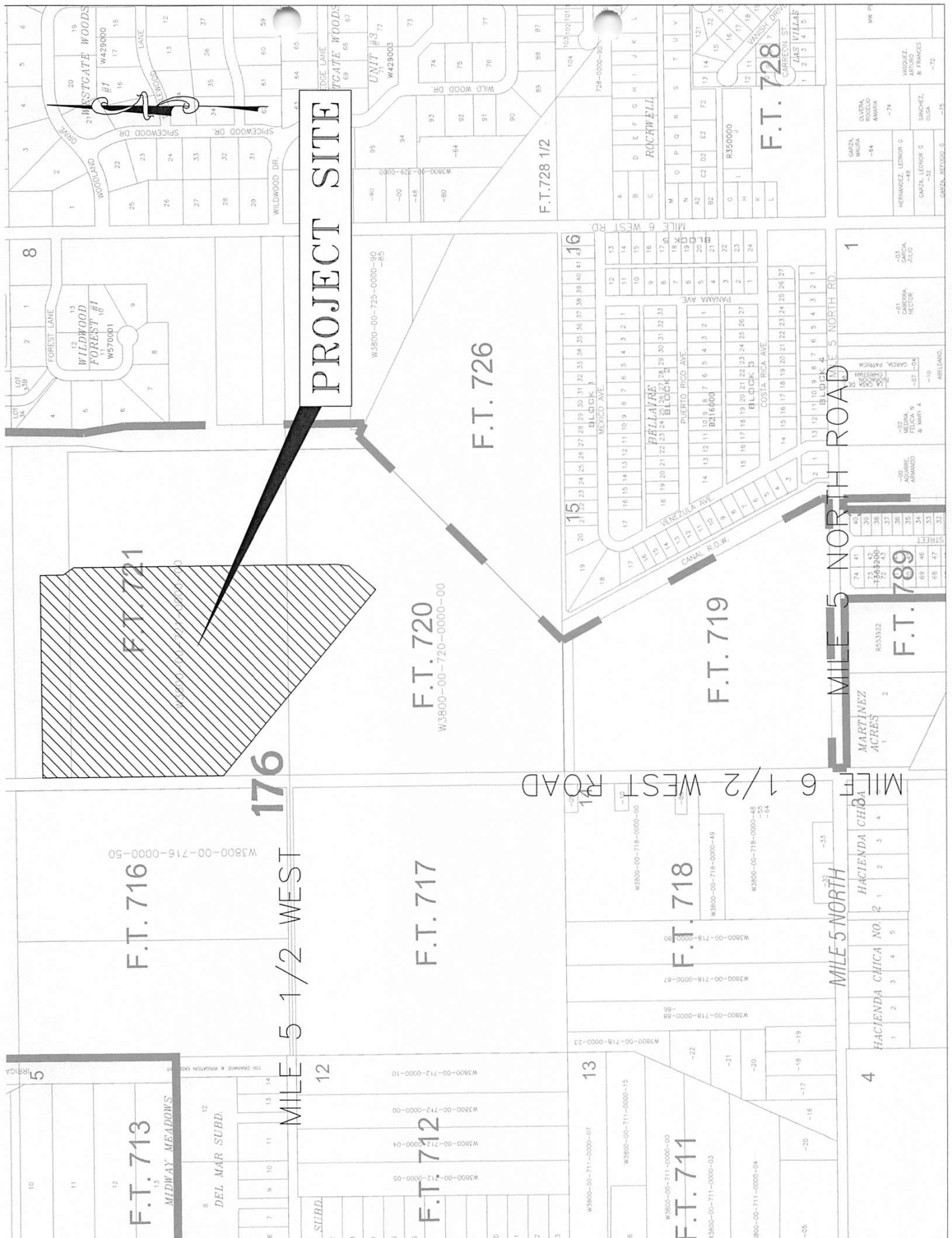
Existing runoff sheet flows overland in a southerly direction to follow the existing drainage patterns of the area in an southerly direction with outfall to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drianage District 1) south of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre.

All runoff and detention for this subdivision were already accounted for in the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report approved August 12, 2020 (attached). The required detention volume for Phase I is 104,544 CF or 2.40 AC-FT as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report.

Linear detention will be provided for Phases I, II, II, and IV by improving the existing 39EXTA drain ditch section as required during the construction of Phase II as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report. Storm waters will be collected by an on-site collection system and routed to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) south of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drianage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre.



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Soil Map—Hidalgo County, Texas



Soil Map—Hidalgo County, Texas

MAP LEGEND

Area of Interest (AOI)	Area of Interest (AOI)	Spoil Area
		
Soils	Soil Map Unit Polygons	Stony Spot
		
	Soil Map Unit Lines	Very Stony Spot
		
	Soil Map Unit Points	Wet Spot
		
	Special Point Features	Other
		
	Blowout	Special Line Features
		
	Borrow Pit	
		
	Clay Spot	
		
	Closed Depression	
		
	Gravel Pit	
		
	Gravelly Spot	
		
	Landfill	
		
	Lava Flow	
		
	Marsh or swamp	
		
	Mine or Quarry	
		
	Miscellaneous Water	
		
	Perennial Water	
		
	Rock Outcrop	
		
	Saline Spot	
		
	Sandy Spot	
		
	Severely Eroded Spot	
		
	Sinkhole	
		
	Slide or Slip	
		
	Sodic Spot	
		

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: Sep 20, 2015—Nov 5, 2017

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

Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	2.1	7.1%
39	Mercedes clay, 0 to 1 percent slopes	0.4	1.4%
52	Raymondville clay loam, 0 to 1 percent slopes	27.3	91.5%
Totals for Area of Interest		29.9	100.0%



Component Legend—Hidalgo County, Texas

Component Legend

This report presents general information about the map units and map unit components in the selected area. It shows map unit symbols and names and the components in each map unit. It also shows the percent of the components in the map units, the kind of component, and the slope range of each component.

Report—Component Legend

Component Legend—Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0
39—Mercedes clay, 0 to 1 percent slopes	9,471						
		85	Mercedes	Series	0.0	0.5	1.0
52—Raymondville clay loam, 0 to 1 percent slopes	37,287						
		85	Raymondville	Series	0.0	0.5	1.0

Data Source Information

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



Map Unit Description

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

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

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

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

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

Map Unit Description---Hidalgo County, Texas

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

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

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

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

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

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

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

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvl

Elevation: 20 to 500 feet

Map Unit Description---Hidalgo County, Texas

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

Percent of map unit: 7 percent

Map Unit Description---Hidalgo County, Texas

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

Racombes

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

Willacy

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

39—Mercedes clay, 0 to 1 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Mercedes

Setting

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

Typical profile

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

Map Unit Description---Hidalgo County, Texas

Properties and qualities

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

Interpretive groups

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

Minor Components

Unnamed

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear

Map Unit Description---Hidalgo County, Texas

Across-slope shape: Linear

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam

H2 - 15 to 43 inches: clay loam

H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0
mmhos/cm)

Sodium adsorption ratio, maximum: 8.0

Available water supply, 0 to 60 inches: Moderate (about 9.0
inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 20, Sep 13, 2021

Chemical Soil Properties

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

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

Cation-exchange capacity is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

Effective cation-exchange capacity refers to the sum of extractable cations plus aluminum expressed in terms of milliequivalents per 100 grams of soil. It is determined for soils that have pH of less than 5.5.

Soil reaction is a measure of acidity or alkalinity. It is important in selecting crops and other plants, in evaluating soil amendments for fertility and stabilization, and in determining the risk of corrosion.

Calcium carbonate equivalent is the percent of carbonates, by weight, in the fraction of the soil less than 2 millimeters in size. The availability of plant nutrients is influenced by the amount of carbonates in the soil.

Gypsum is expressed as a percent, by weight, of hydrated calcium sulfates in the fraction of the soil less than 20 millimeters in size. Gypsum is partially soluble in water. Soils that have a high content of gypsum may collapse if the gypsum is removed by percolating water.

Salinity is a measure of soluble salts in the soil at saturation. It is expressed as the electrical conductivity of the saturation extract, in millimhos per centimeter at 25 degrees C. Estimates are based on field and laboratory measurements at representative sites of nonirrigated soils. The salinity of irrigated soils is affected by the quality of the irrigation water and by the frequency of water application. Hence, the salinity of soils in individual fields can differ greatly from the value given in the table. Salinity affects the suitability of a soil for crop production, the stability of soil if used as construction material, and the potential of the soil to corrode metal and concrete.

Sodium adsorption ratio (SAR) is a measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration. Soils that have SAR values of 13 or more may be characterized by an increased dispersion of organic matter and clay particles, reduced saturated hydraulic conductivity and aeration, and a general degradation of soil structure.

Chemical Soil Properties---Hidalgo County, Texas

Report—Chemical Soil Properties

Chemical Soil Properties—Hidalgo County, Texas									
Map symbol and soil name	Depth	Cation-exchange capacity meq/100g	Effective cation-exchange capacity meq/100g	Soil reaction pH	Calcium carbonate Pct	Gypsum Pct	Salinity mmhos/cm	Sodium adsorption ratio	
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	In								
Hidalgo									
	0-17	10-18	—	7.9-8.4	1-5	0	0.0-2.0	0-4	
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5	
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6	
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10	
39—Mercedes clay, 0 to 1 percent slopes									
Mercedes									
	0-19	35-55	—	7.9-8.4	2-5	0-5	0.0-4.0	2-4	
	19-57	40-55	—	7.9-8.4	2-5	0-5	4.0-8.0	4-8	
	57-65	35-55	—	7.9-8.4	2-5	0-10	4.0-16.0	5-12	
52—Raymondville clay loam, 0 to 1 percent slopes									
Raymondville									
	0-15	25-40	—	7.9-8.4	1-5	0	0.0-4.0	0-2	
	15-43	25-40	—	7.9-8.4	5-10	0	0.0-4.0	0-2	
	43-65	25-40	—	7.9-8.4	5-10	0	0.0-4.0	0-8	

Data Source Information

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

Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References:

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

Engineering Properties---Hidalgo County, Texas

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



Report---Engineering Properties

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

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85 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	Sandy clay loam, 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
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	85 D		0-19	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	55-66-76	32-41-49
			19-57	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	50-63-76	32-41-49
			57-65	Clay	CH, CL	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	48-62-76	32-41-49

Engineering Properties---Hidalgo County, Texas

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85	C	0-15	Clay loam	CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	51-68-85	37-44-50	18-24-30
			15-43	Clay, clay loam	CH, CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	95-98-100	95-98-100	75-85-95	38-47-55	19-27-35
			43-65	Clay, clay loam	CH, CL	A-7-6	0-0-0	0-0-0	100-100-100	85-93-100	80-90-100	75-85-95	40-47-53	20-25-30

Data Source Information

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



Physical Soil Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Physical Soil Properties—Hidalgo County, Texas

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

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

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

Reference:

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

Report—Physical Soil Properties

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

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

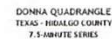
Physical Soil Properties—Hidalgo County, Texas

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

Data Source Information

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





1	2	3
4		5
6	7	8

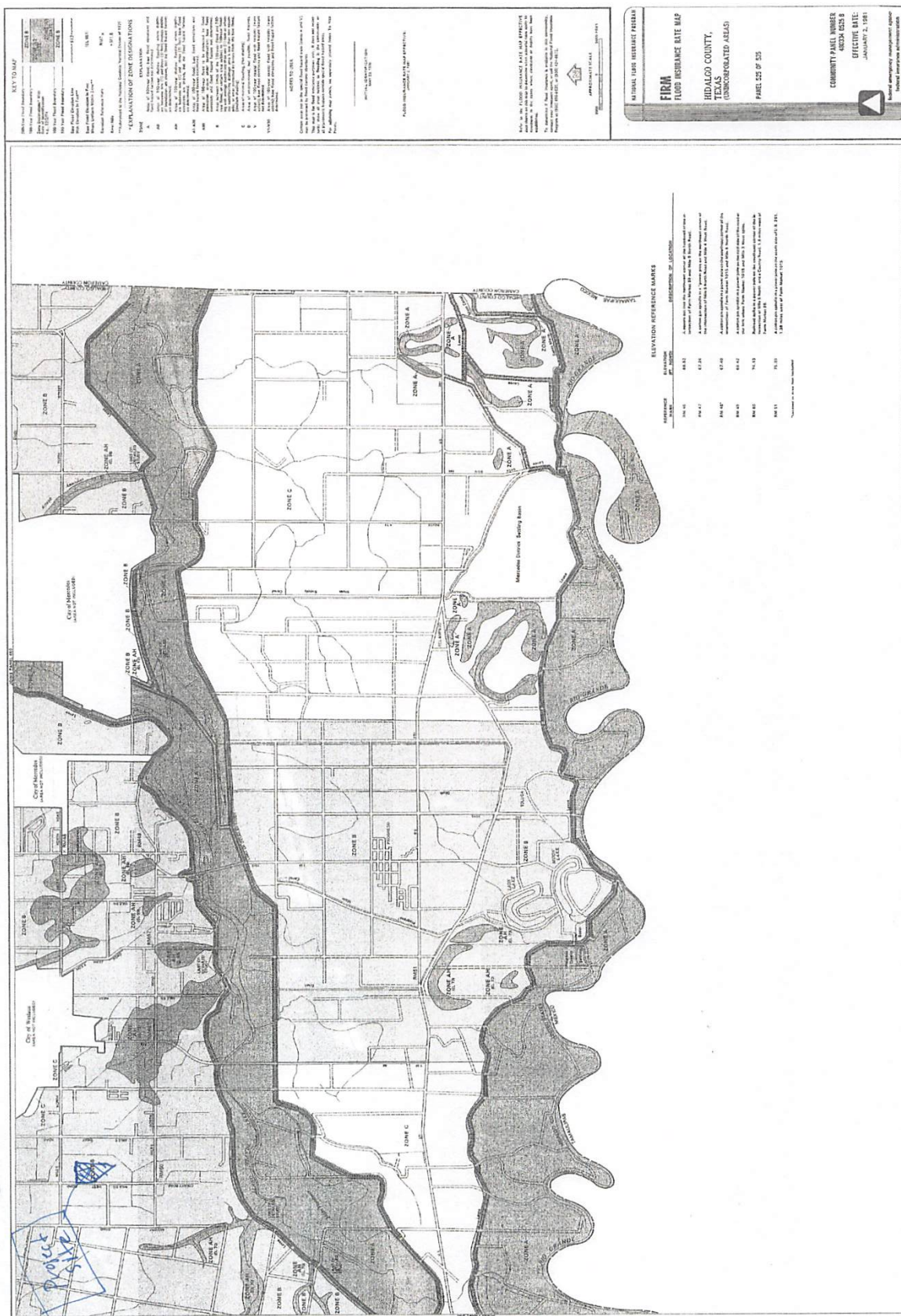
1 January
 2 1st Floor
 3 Entrance
 4 West
 5 Entrance
 6 1st Floor
 7 San Juan
 8 Progress

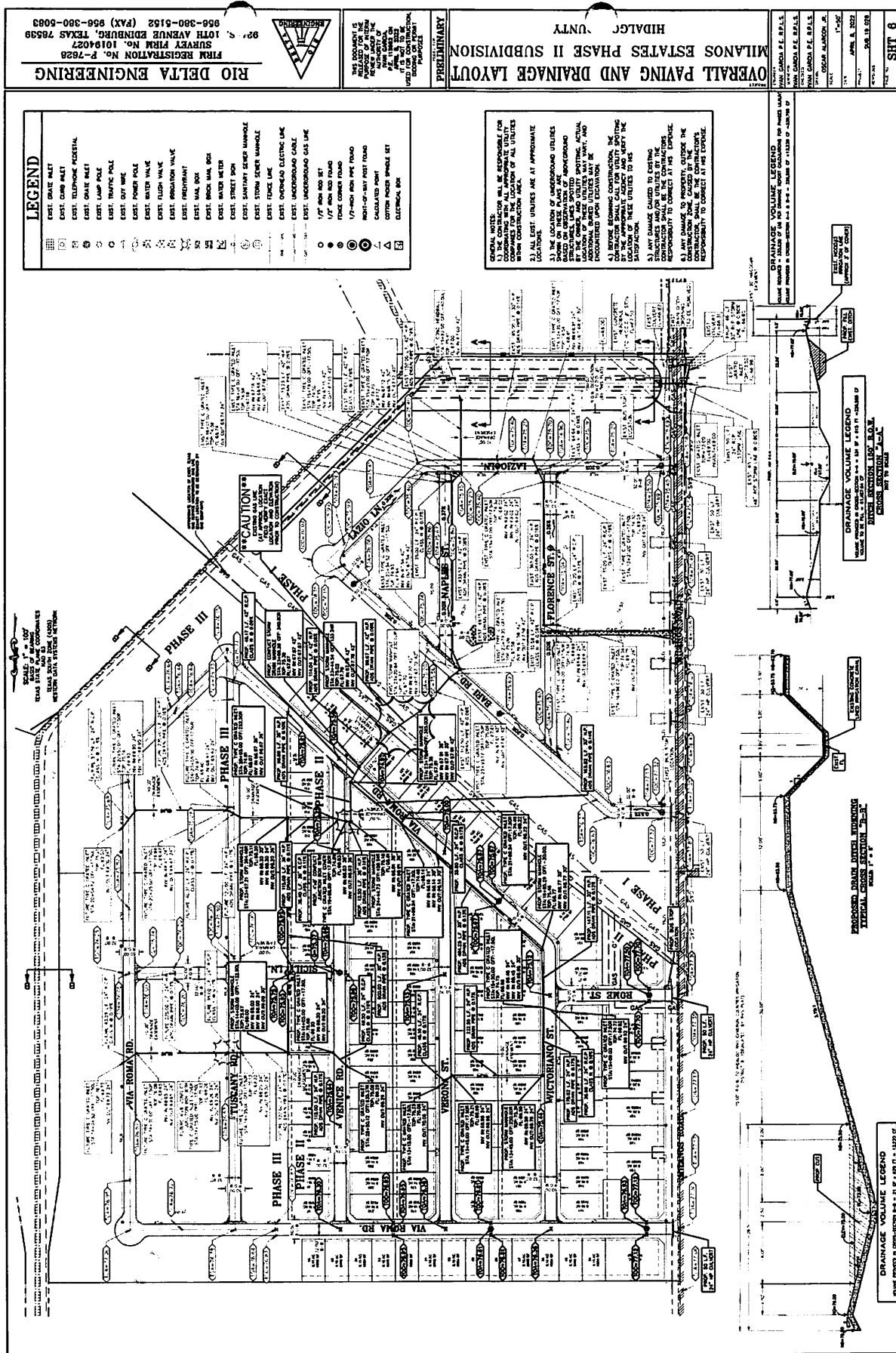
ROAD CLASSIFICATION

_____	Local Connector	_____
_____	Local Road	_____
_____	Arterial	_____

Route  US Route  State Route

DONNA, TX
2019





Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 06/28/2022

IVAN GARCIA
RIO DELTA ENGINEERING
921 SOUTH 10TH AVE
EDINBURG, TEXAS, 78539

RE: **MILANOS ESTATES PH 2** Subd. Drainage and Detention

Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 04/18/2021 for the **MILANOS ESTATES PH2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch.
2. The outfall control structure (currently being a culvert at Milanos Road) will not be changed and added as a Plat note so it can control and limit the flow from this development
3. Discharge Permit will be required.
4. Canal R.O.W. will not include any form of detention and be noted on the Plat.

The maintenance of this section is within the City Limits of Weslaco and will be completed by their personnel. Please verify final designs with Mr. Albert Adana, P.E. City Engineer with the City of Weslaco.


Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



RIO DELTA ENGINEERING
CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT
Milanos Estates Subdivision Phases I, II, III, and IV
Master Plan
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase I, II, III, and IV Master Plan is proposed 379 lot Residential Subdivision, same being a total of 96.95 Acres comprised of the following:

- 1) Phases I, II, and III - 76.95 Acres Tract (328 proposed lots), being all of the south 38.49 acres, more or less, of Farm Tract 721, and all of Farm Tract 720 containing 38.47 Acres, more or less, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas.
- 2) Phase IV - 20.00 Acres Tract (51 proposed lots), being the east 20.00 acres of Farm Tract 717, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas.

These lots will be used for single-family homes.

The subdivision is in zone "B" of the flood insurance rate, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0525 B dated: January 2, 1981.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 16.2 % of Hidalgo fine sandy loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 17.9% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 64.4% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

This area has been identified by Hidalgo County as having flooding issues, that will need to be addressed in order to allow this site to be developed. After careful evaluation of the existing topography and features of the site, it was determined that the existing ponding issues within the southern area of the property are caused because of the lack of an outfall or connection to the existing ditch. It is assumed that this was done on purpose with the intent of capturing as much water as possible for irrigation of the lands which are used for farming. The average existing natural ground elevation of the site along the south side of the property is 74.50, which is only 1 foot below the existing average top of ditch elevation of 75.50. The average existing centerline elevation of Mile 6 ½ West Road (Milanos/Hopper Road) at the intersection between the said drain ditch and Mile 6 ½ West Road (Milanos/Hopper Road) is also 75.50, which is the lowest point along the profile of Mile 6 ½ West Road (Milanos/Hopper Road) for this specific area between E Mile 5 North Road and W 18th Street. This small difference in elevation and the lack of an outfall/connection into the existing drain ditch along the south side of the site is enough for water to potentially pond as shown on the pictures provided to us by Hidalgo

County. There are not any low areas within the site and all runoff naturally sheet flows overland in a southwesterly direction.

In addition, the site appears to be at the farthest upstream end of the existing drainage system. A connection will be made as part of this development to allow the water to drain into the existing ditch, and the potential ponding issue will most likely be completely eliminated without any risk of water backing up into the site. The existing ditch flows from east to west, and the terrain elevation also drops naturally to the west to an elevation below 74.00 by the time it gets to the southwest corner of the proposed Phase IV which will ensure that no ponding will occur above that elevation.

Finally, and in order to mitigate any potential risk of flooding for any future structures within the lots, the following general note will be added to the subdivision plat: minimum finished floor elevation shall be 6" above the center line of Mile 6 1/2 West Road or 18" above top of curb in front of the center-point of the lot, whichever is greater.

Existing runoff sheet flows overland in a southerly direction to follow the existing drainage patterns of the area in an southerly direction with outfall to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) along the south boundary of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre. Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 20.95 CFS of storm runoff for all 4 phases of this development. We have also used the Rational Method to determine that the improved site will generate an estimated 84.34 CFS of runoff 50-yr rainfall event for all 4 phases of this development. The improved site will have an approximate increase of 63.39 cfs of storm runoff.

In accordance with the City of Weslaco and County's drainage requirements, we have calculated that approximately a total of 330,712 CF or 7.59 AC-FT, will need to be detained for the complete development of Phases I, II, III, and IV of the subdivision for a 50-yr rainfall event. The pro-rated detention volume required for phases I, II, and III is 3,778 CF or 0.087 AC-FT per acre developed as per the following table:

Phase	Area	Detention Required (AC-FT)
I	26.43	2.29
II	27.64	2.40
III	22.88	1.98

The required detention volume for phase IV is 39,994 CF or 0.92 AC-FT.

Linear detention will be provided for Phases I, II, II, and IV by improving the existing 39EXTA drain ditch section as required during the construction of Phase I. Storm waters will be collected by an on-site collection system and routed to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) along the south boundary of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre. Tables and calculations, are attached.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<i>Hector Garcia</i>	
H.C.D.D. NO. 1	DATE 4/15/21



STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City: **WESLACO ETJ**

State: **TEXAS**

County: **HIDALGO**

Total Area: **76.95** GROSS Acres

Total lots: **328**

Area already developed: **0.00** Acres

Area unimproved: **68.83** NET Acres

Existing Run off: **23.42** cfs

Future Run off: **62.91** cfs

Future Run off: **70.73** cfs

*10 year storm

*25 year storm

*50 year storm

Total on site detention required: **290,718** cft

6.674 Ac-ft

*50 year storm

*References for calculations and procedure: 1) TxDOT Hydraulic Design Manual
Revised March 2009

2) FHWA, Urban Drainage Design Manual HEC-22
Revised September 2009



[Signature] 7/15/2020

I. EXISTING RUN OFF (10 YEAR STORM)

***Rational Method**

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City: **WESLACO ETJ**
State: **TEXAS**
Highest elevation= **68.83** Acres Net
Lowest elevation= **78.00** ft
Watercourse length, L= **75.00** ft
Slope, S_p = **2500.00** %
Slope, S_p = **0.12** %

Average flow velocity, V= **0.24** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u=3.28
k= 0.213 *From Table 3-2 - Intercept Coefficients
*For short grass pasture

Time of concentration, t_c= **172.16** min (calculated)
172.16 min (used)

$$t_c = L/60V$$

Intensity, i= **1.52** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients
*For a recurrence interval of 10 years

e= 0.778
b= 87
d= 9.2

Area already developed= **0.00** SQFT
0.00 ACRES *No area developed

Existing Run off Coefficient: **0**

Area unimproved= **2,998,235** SQFT
68.83 NET ACRES

Existing Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= **0.20**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **23.42** CFS

$$Q = C i A$$

II. FUTURE RUN OFF (25 YEAR STORM)

*Rational Method

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City: **WESLACO ETJ**
State: **TEXAS**
Highest elevation= **68.83** Acres Net
Lowest elevation= **78.00** ft
Watercourse length, L= **75.00** ft
Slope, S_p = **2500.00** %
Slope, S_p = **0.12** %

Average flow velocity, V= **0.35** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u=3.28
k= 0.305

*From Table 3-2 - Intercept Coefficients
*For nearly bare and untilled (overland flow)

Time of concentration, t_c=

$$t_c = L/60V$$

120.23 min (calculated)
120.23 min (used)

Intensity, i= **2.31** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
*Coefficients for HIDALGO, County, Texas from TXDoT IDF Coefficients
*For a recurrence interval of 25 years

e= **0.771**
b= **98.00**
d= **9.20**

Area to be developed= **492,000** SQFT *1500 SF avg homes
11.29 ACRES

Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **246,000** SQFT * 750 SF avg driveway and sidewalks area
5.65 ACRES

Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **1,869,835** SQFT *Remaining green areas
42.93 ACRES

Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed= **390,400** SQFT 32' B-B STREET SECTION
8.96 ACRES

Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= **0.35**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **62.91** CFS

$$Q = C_i A$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City: **WESLACO ETJ**
State: **TEXAS**
Highest elevation= **68.83** Acres Net
Lowest elevation= **78.00** ft
Watercourse length, L= **75.00** ft
Slope, S_o = **2500.00** %
Slope, S_o = **0.12** %

Average flow velocity, V= **0.35** ft/sec

$$V = K_u k S_p^{0.5}$$

K_u=3.28
k= **0.305**

*From Table 3-2 - Intercept Coefficients
*For nearly bare and untilled (overland flow)

Time of concentration, t_c= **120.23** min (calculated)
120.23 min (used)

$$t_c = L/60V$$

Intensity, I= **2.59** min

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
*Coefficients for HIDALGO, County, Texas from TXDoT IDF Coefficients
*For a recurrence interval of 50 years

e= **0.749**
b= **99.0**
d= **9.2**

Area to be developed= **492,000** SQFT *1500 SF avg homes
11.29 ACRES

Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **246,000** SQFT * 750 SF avg driveway and sidewalks area
5.65 ACRES

Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **1,869,835** SQFT *Remaining green areas
42.93 ACRES

Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed= **390,400** SQFT 32' B-B STREET SECTION
8.96 ACRES

Future Run off Coefficient: **0.7** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= **0.35**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **70.73** CFS

$$Q = C_i A$$

IV. STORM WATER DETENTION CALCULATIONS

*Rational Method

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
5	13.57	331.16	99,347	23.42	7,026	92,320
10	10.83	264.18	158,509	23.42	14,053	144,457
15	9.10	222.14	199,922	23.42	21,079	178,843
20	7.91	192.99	231,583	23.42	28,105	203,477
25	7.03	171.44	257,159	23.42	35,131	222,028
30	6.34	154.78	278,611	23.42	42,158	236,453
35	5.80	141.47	297,094	23.42	49,184	247,910
40	5.35	130.56	313,347	23.42	56,210	257,137
45	4.98	121.43	327,865	23.42	63,236	264,628
50	4.66	113.67	340,995	23.42	70,263	270,733
55	4.38	106.97	352,993	23.42	77,289	275,704
60	4.14	101.12	364,049	23.42	84,315	279,733
65	3.93	95.98	374,307	23.42	91,341	282,966
70	3.75	91.40	383,884	23.42	98,368	285,517
75	3.58	87.30	392,871	23.42	105,394	287,477
80	3.43	83.61	401,342	23.42	112,420	288,921
85	3.29	80.27	409,357	23.42	119,447	289,911
90	3.16	77.22	416,968	23.42	126,473	290,495
95	3.05	74.42	424,217	23.42	133,499	290,718
100	2.94	71.86	431,140	23.42	140,525	290,615
105	2.85	69.49	437,769	23.42	147,552	290,217
110	2.76	67.29	444,129	23.42	154,578	289,551
115	2.67	65.25	450,244	23.42	161,604	288,640
120	2.60	63.35	456,135	23.42	168,630	287,504
125	2.52	61.58	461,818	23.42	175,657	286,161
130	2.45	59.91	467,310	23.42	182,683	284,627
135	2.39	58.35	472,625	23.42	189,709	282,915
140	2.33	56.88	477,774	23.42	196,735	281,039
145	2.27	55.49	482,770	23.42	203,762	279,008
150	2.22	54.18	487,622	23.42	210,788	276,834
155	2.17	52.94	492,340	23.42	217,814	274,525

Total on site detention required= **290,718** cft
6.674 acres-ft

Duration: Duration in minutes
Intensity: Intensity for respective duration (10-year event)
Q in: Developed conditions peak discharge ($C_{dev} \times i_{50} \times \text{Area}$)
Vol in: Developed conditions run off volume ($Q_{in} \times \text{Duration} \times 60$)
Q out: Pre-developed peak discharge ($C_{pre} \times i_{10} \times \text{Area}$)
V out: (duration $\times$ Qout $\times$ 60)
Storage: Required storage ($V_{in} - V_{out}$)

Table 3-1. Rainfall Intensity-Duration-Frequency Coefficients for Hidalgo County

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (in)	0.831	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

Table 3-2. Intercept Coefficients for Velocity vs. Slope Relationship

Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.162
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.60 - 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.	

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)



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

Date of Meeting: March 1, 2023	Agenda Item No. (to be assigned by PCE): V. B.
From: Rebekah de la Fuente, Planning Director, on behalf of Cruz-Hogan Consultants, Inc.	
Subject/Agenda Item: Discussion and consideration on the variance request to section 26-38- Perimeter Sidewalk Requirement for Mid Valley Estates Subdivision being a 40.00-acre tract of Farm Tract 715, The West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 6 North and Mile 6 ½ West. Possible Action.	
Discussion/Overview: The proposed development is currently located inside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco and sewer by the City of Weslaco. The proposed development will be Multi-Family and Residential. Developer is requesting a variance to waive the requirement for the construction of the sidewalk along Milanos and Mile 6 North Road.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000392-2023

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Mid Valley Estates Subdivision

Location: Weslaco, TX

Legal Description: Being 40.00 acres of land and being all of Farm Tract 715 out of the West Tract Subdivision, as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

ASHTI would like to ask for a variance to construct sidewalks along 18th Street & Milano Road. Since both Streets do not have curb & gutter streets, the sidewalks would possibly be installed on the roadside drainage swales along both roads.

☐ 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: Affordable Homes of South Texas, Inc. Telephone: 956-687-6263

Address: 1420 Erie Avenue Fax: _____

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

Application fees

☒ \$50.00 Application fee per variance, plus a \$5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

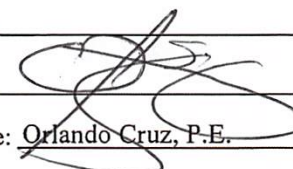
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Robert Calvillo

Owner Signature:  Date: 1/31/23

Cruz-Hogan Consultants, Inc. is the authorized agent

Authorized Agent Signature:  Date: 2/1/23

Authorized Agent Printed Name: Orlando Cruz, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

CITY OF WESLACO
956-968-3181

REC#: 02992524 2/06/2023 2:13 PM
OPER: SS TERM: 040
REF#: 72573
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT
INV-00011364 55.00CR
AFFORDABLE HOMES OF SOUTH TEX
CAINVOICEFEE 50.00CR
CAINVOICEFEE 5.00CR

TENDERED: 55.00 CHECK
APPLIED: 55.00-

CHANGE: _____ 0.00



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

Date of Meeting: March 1, 2023	Agenda Item No. (to be assigned by PCE): V. C.
From: Rebekah de la Fuente, Planning Director, on behalf of SWG Engineering, LLC.	
Subject/Agenda Item: Discussion and consideration for the Voluntary Annexation of Ranchettes on 18 th St Subdivision being a 12.16 acres of land out of a call gross 14.82 acre tract of land out of Farm Tract 706, West Tract Subdivision, Hidalgo County, Texas. Located approximately 500 ft. West from the intersection of 18 th Street and Pleasantview Dr. Possible Action.	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco, and sewer by OSSF. The proposed development will be single family residential lots. The development is contiguous to the existing city limits line.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the annexation.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR VOLUNTARY ANNEXATION

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Ranchetes on 18Th. St.

Location: 18Th & Pleasantview Dr.

Legal Description: Lot 14, Block 136, F.T. 706

_____ Petition for annexation signed and notarized by property owners.

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

X _____ Survey and metes and bounds.

_____ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Cynthia O'Brien Telephone: (917) 838-7222

Address: 23 Park Ave 2C Fax: _____

City: New York State: NY Zip: 10016 E-mail: cobrien@spgswis.com

ENGINEER INFORMATION

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

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

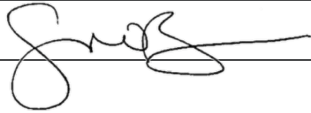
City: Weslaco State: Tx Zip: 78956 E-mail: jreyes@siglerwinstongreenwood.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

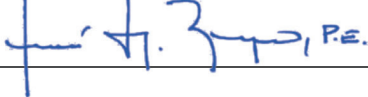
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: Cynthia O'Brien

Owner Signature:  Date: 02/20/2023

_____ is the authorized agent

Authorized Agent Signature:  P.E. Date: 2/20/2023

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

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

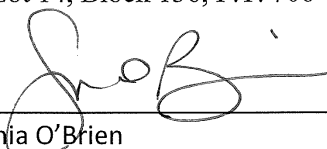
City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

OWNER'S AUTHORIZATION

I, **Cynthia O'Brien**, hereby authorize Jose G. Reyes, P.E., Vice President and Project Engineer of SWG Engineering, LLC. to sign all subdivision applications and necessary paperwork for the proposed residential development at 18th Street and Pleasantview Dr., situated in the Hidalgo County, Texas being Lot 14, Block 136, F.T. 706

BY: _____


Cynthia O'Brien
23 Park Ave. 2C
New York, NY 10016

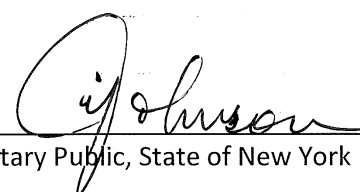
(Acknowledgement)

STATE OF NEW YORK §

COUNTY OF NEW YORK §

This instrument was acknowledged before me on the 21st day of —
February, 2023, Cynthia O'Brien on behalf of same, for the purposes and
consideration therein expressed.

Karen Johnson
NOTARY PUBLIC, State of New York
No. 01JO6439924
Qualified in Kings County
Commission Expires August 29, 2024


Notary Public, State of New York



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

Date of Meeting: February 1, 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 six-month extension of the Final Plat for South Point Subdivision– being a 12.889 acre being all of lot 2, VBMH subdivision and out of Farm tract 133, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located East Expressway 83, between North Westgate Drive and Border Avenue. Possible Action.	
Discussion/Overview: The proposed seven (7) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on February 17, 2023. This is the second 6-month extension for the subdivision. Project is about 80% completed. Pending items are the curb and gutter, the rest of Flex base, asphalt and the testing.	
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 six-month extension.	
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 and email from Engineering.	
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

January 08, 2023

Rebekah De La Fuente, Planning Director
CITY OF WESLACO PLANNING DEPT.
255 S. Kansas Avenue
Weslaco, Texas 78596-6158

Re: SOUTH POINT SUBDIVISION – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owner, Auriel Investments, LLC., a Texas limited liability company, Melden & Hunt, Inc. is requesting a six-month extension on the above referenced subdivision plat. According to our records, the extension is set to expire on February 17, 2023. The owners are requesting an additional six-month time frame.

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

Respectfully,

Mario A. Reyna, P.E.
President

Cc: Auriel Investments, LLC., a Texas limited liability company

Flor Acuna

From: Joe Mondragon <jmondragon@weslacotx.gov>
Sent: Monday, February 13, 2023 10:38 AM
To: Flor Acuna
Cc: Alberto J. Aldana; Rebekah M. De La Fuente
Subject: South Point Subdivision Extension

Good Morning,

This is a letter to inform everyone that as of today February 13, 2023, the project called South Point Subdivision is about 20% completed. They are currently working on their Roadway and have recently passed their sub grade and under the curb testing. The steps that are pending are they curb & gutter, the rest of the Flex base, and then the Asphalt as well as the Testing. If anyone has any questions or concerns please to 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: March 1, 2023	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Ivan Garcia P.E.	
Subject/Agenda Item: Discussion and consideration for the three-month extension of the Final Plat for Milanos Estates 1 Subdivision– being a 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road. Possible Action.	
Discussion/Overview: The proposed eighty-two (82) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on March 15, 2023. This is the fourth extension request for the development. Project is about 60% 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 of the three-month extension.	
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 and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



RIO DELTA ENGINEERING
CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

February 16, 2023

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

Re: Milanos Estates Phase I Subdivision, request for 3 months extension

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Milanos Estates Phase I Subdivision", we are requesting a 3-month extension to complete this subdivision due to construction and material delays. We are currently 85% complete and we foresee completing the construction of the remaining subdivision within the next 60 to 90 days.

Respectfully submitted,

Ivan Garcia P.E. R.P.L.S
Agent

Flor Acuna

From: Joe Mondragon <jmondragon@weslacotx.gov>
Sent: Monday, February 20, 2023 1:54 PM
To: Flor Acuna
Cc: Alberto J. Aldana; Rebekah M. De La Fuente
Subject: Milano's Estates phase1

Good Afternoon,

This Email is regarding the letter of extension for the Project of Milano's Estates Phase1, they have about 60% of the project done. They still have things pending such as,

- They need to continue with the main sewer line on the outside of the project.
- They need remove and re-adjust the water line to east side of the road from the west side.
- Manholes on the main sewer line outside
- Finish sewer main psi and mandrel test
- Waterline and outside sewer main cmts
- BacT samples for waterline
- Meter boxes and making the antenna holes.
- Roadway is being worked on its on its Flex base level (Belongs to County)

They have put in water, sewer, and storm line inside the project, services have been installed as well as manholes and inlet boxes have been placed. So this project still has work to be done. If you have any 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