

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

APRIL 5, 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
MARCH 1, 2023**

On Wednesday, March 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:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Adrian Torres	Commissioner
Jose Treviño	Commissioner
Jim Forward	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

Also, present were Rolando Gonzalez, Building Official, Jesse Valderas, Fire Inspector, Marcelo Cosme, Water & Sewer Superintendent, and Alberto Aldana Engineer Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Ms. Arevalo called the roll call noting that, Commissioner Bullion, was absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

Randy Hall, 1400 El Paseo Dr, member to the Drainage Advisory Board District 3 stated his concerns on the approval of the variance granted to Chelsea Park Villas Subdivision on October 5, 2022. Noting that the citizens of Southwest Weslaco are now deprived of their rightful use of approximately 25,000 sq ft of land and believes that the citizens are now in threat of future flooding.

Debbie Krukowski, 1601 S Airport Dr, Country Sunshine RV Resort, stated her concern for the development of the voluntary annexation which started in 2021 when the citrus orchard was removed. Development was started without any permits and piles of dirt were placed on property to raise the elevation to comply with the requirement as set by FEMA remove property from the flood zone. This in turn caused mud flows within the trailer park. A silt fence has since been installed on the property but has not prevented the dirt from eroding into the trailer park property. Mrs. Krukowski is requesting that if approved that there be more communication between the developer and the manager of the trail park to have answers for these concerns.

III. APPROVAL OF MINUTES

A. February 1, 2023, Regular Meeting

Commissioner Summers made a motion to approve the minutes of February 1, 2023, seconded by Commissioner Trevino. Motion carried.

IV. PUBLIC HEARING

- A. Discussion and consideration 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.**

Ms. Arevalo stated that notice appeared in the Monitor on February 13, 2023, there were twenty-four (24) 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 to the west.

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

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

- B. 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.**

Ms. Arevalo stated that notice appeared in the Monitor on February 13, 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 based on surrounding land use.

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

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

DISCUSSION AND CONSIDERATION

- A. Discussion and consideration for the Preliminary and/or Final Plat for Milanos Estates Phase II Subdivision being 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.**

Ms. Arevalo stated the proposed one-hundred and twenty-seven (127) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The 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.

Mr. Ivan Garcia stated a note on the plat would be added showing the shared driveways on lots 133 and 83 and would add a note that no driveways shall have direct access to Milanos. Application for variance was submitted for the setback and approved at a previous meeting. The drainage improvements for Phases I, II and III were built in place as part of the Phase I development.

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

B. 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.

Ms. Arevalo stated the proposed one hundred and fifty-eight (158) lot subdivision was previously approved by commission on June 21, 2022. The developer is requesting a variance to waive the requirement for the construction of the sidewalk along Milanos and Mile 6 North Road. Staff recommends compliance with the ordinance for the variance request.

Mr. Ronnie Cruz stated no curb and gutters are available in to Milanos and 18th St. and also noted that the surrounding properties within the area do not have sidewalks as well.

Mr. Aldana stated there are currently no plans in place for the widening of either 18th or Milanos and that this would be an opportunity to possibly extend the sidewalk to the west and make connection to the Harlon Block Park located on 18th Street.

Commissioner Summers made the motion to approve the variance along Milanos, but required to have sidewalk constructed along 18th street, seconded by Commissioner Berry. Commissioner Torres opposed motion.

C. Discussion and consideration for the Voluntary Annexation of Ranchettes on 18th St Subdivision being 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 18th Street and Pleasantview Dr.

Ms. Arevalo stated the proposed development is located outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer is proposed through OSSF. The developer is proposing single family residential lots and is contiguous to the existing city limits line. Staff recommended approval of the annexation.

Mr. Aldana stated drainage would be towards the existing detention pond on the northern side of the properties. The southern part would probably use bar ditches to carry the water towards the east side of the ditch.

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

D. 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.

Mrs. Arevalo stated that this item is a proposed seven (7) lot subdivision and is located inside the City of Weslaco. The final plat approval is set to expire on February 17, 2023, and this is the second extension for this project. Staff recommended approval.

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

E. Discussion and consideration for the three-month extension of the Final Plat for Milanos Estates 1 Subdivision– being 26.43 acres being out of and forming a portion of Farm Tract 720 and 721, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Northeast corner of Mile 5 ½ West and Mile 6 ½ Road.

Ms. Arevalo stated that this item is a proposed eighty-two (82) lot subdivision and is located outside the City of Weslaco. The final plat approval is set to expire on March 15, 2023, and this is the fourth extension for this project. The Engineering Department has provided an email with pending items and noted that the development is about 60% complete.

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

V. 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

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: April 5, 2023	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Araceli R Castillo.	
Subject/Agenda Item: Discussion and consideration to rezone 622 N Tio. Also being Lot 23, Block 8, El Texano Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on March 20, 2023. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on March 24, 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 adjacent land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Rzne-000408-2023



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 23 Block 8

Subdivision Name El Tejano

Street Address 622 N. TIO

Existing Zoning Residential L Existing Land Use Residential

Proposed Zoning BUSINES Proposed Land Use BUSINES

_____ \$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 Araceli R. Castillo Phone (956) 246-6439

Address 610 N. TIO Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: Castilloaraceli06@gmail.com

OWNER

Name Efrain & Rita C. Jovar Phone 956-373-3729

Address 507 San Benito St Fax: _____

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

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

Signature Efrain & Rita C. Jovar Date _____

Signature Araceli R. Castillo Date 02/21/2023

Signature _____ Date _____

Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing _____ Date _____
200' of Proposed _____

P & Z Notice of Public Hearing _____ Date _____
CITY OF WESLACO
956-968-3181

City Commission Meeting _____ Date _____
REC#: 03003588 3/03/2023 1:12 PM
OPER: MDLDP TERM: 036
REF#:
PAID BY:

Presented to P & Z _____ Date _____
Approved _____

Presented to City _____ Date _____
Approved _____
TRAN: 800.0000 ENERGY PAYMENT
INV-00011755 305.00CR
CASTILLO, ARACELI
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

Ordinance No. _____
TENDERED: 305.00 CASH
APPLIED: 305.00-
CHANGE: 0.00

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

March 24, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 5, 2023, and the City Commission will hold a public hearing on April 18, 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 April 5, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Araceli R Castillo is requesting to rezone 622 N Tio. Also being Lot 23, Block 8, El Texano Subdivision Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

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

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

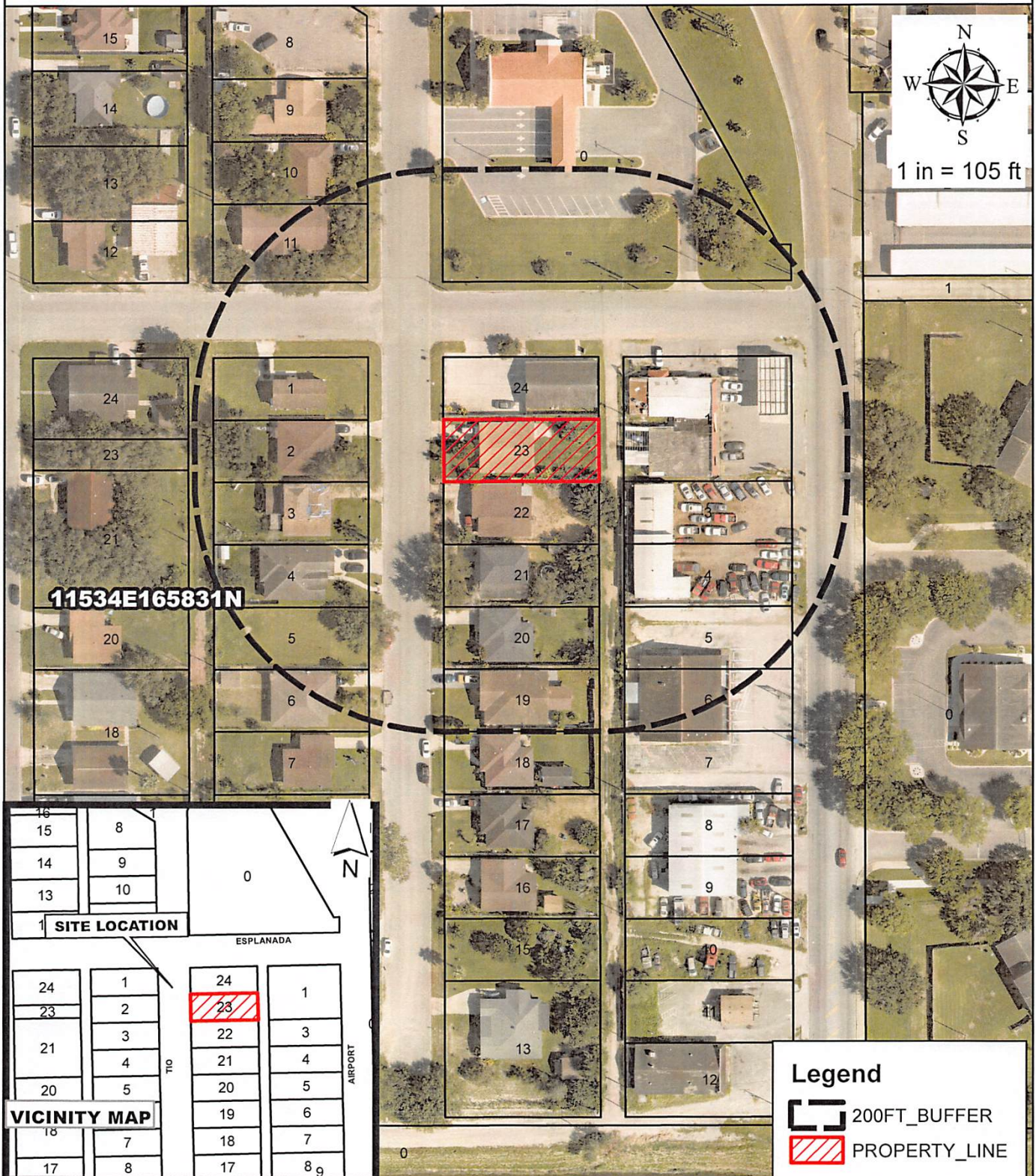
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement

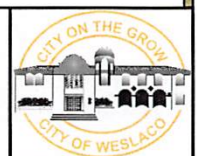


11534E165831N

Araceli R Castillo
622 N Tio Ave.
El Tezano Blk 8 lot 23

Purpose for the Rezone Request

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



City of Weslaco Code Enforcement Dept.

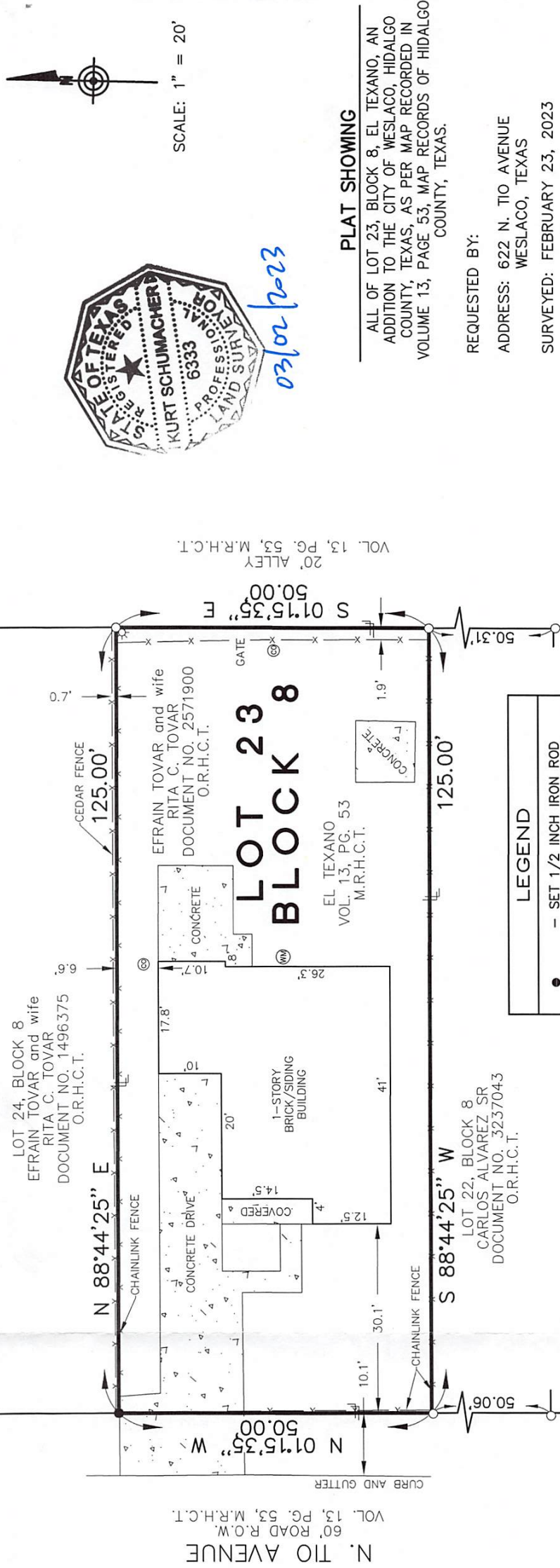
MAR 8, 2023

NAVY ARMY COMMUNITY CREDIT 2730 RODD FIELD RD CORPUS CHRISTI TX 78414	A1742-00-000-0000-00 ALAMO BANK BEING 1.39AC NET 701 N AIRPORT DR	L: 241732 B: 605748
OCHOA ALEJANDRO & YOLANDA 703 N TIO AVE WESLACO TX 78596	E4900-00-002-0010-00 EL TEXANO BLK 2 LT 10 703 N TIO AVE	L: 20625 B: 39562
CHAPA BALDEMERO JR 701 N TIO AVE WESLACO TX 78596	E4900-00-002-0011-00 EL TEXANO BLK 2 LT 11 701 N TIO AVE	L: 25988 B: 83306
LOPEZ JUAN J & ADINA S 2410 E MILE 12 N WESLACO TX 78599	E4900-00-007-0001-00 EL TEXANO LT 1 BLK 7 623 N TIO AVE	L: 20625 B: 33435
MORENO SAMMY MARTINEZ 621 N TIO AVE WESLACO TX 78596	E4900-00-007-0002-00 EL TEXANO LOT 2 BLK 7 621 N TIO AVE	L: 20625 B: 70490
GONZALES SYLVIA 619 N TIO AVE WESLACO TX 78596	E4900-00-007-0003-00 EL TEXANO BLK 7 LT 3 619 N TIO AVE	L: 20625 B: 46966
DIAZ VICTOR H CORONADO 617 N TIO AVE WESLACO TX 78596	E4900-00-007-0004-00 EL TEXANO BLK 7 LT 4 617 N TIO AVE	L: 20625 B: 112583
CHIHUAHUA FELIX A & EVANGELINA PO BOX 1387 WESLACO TX 78599	E4900-00-007-0005-00 EL TEXANO BLK 7 LT 5 615 N TIO AVE	L: 19800 B: 0
FLORES JOSE RUBEN & ROSA N 2129 WARNICK PL NEW BRAUNFELS TX 78130	E4900-00-007-0006-00 EL TEXANO LOT 6 BLK 7 613 N TIO AVE	L: 20625 B: 53673
GONZALEZ PEDRO 2222 WILSON DR WESLACO TX 78599	E4900-00-008-0001-00 EL TEXANO LOT 1 & 2 BLK 8 623 N AIRPORT DR	L: 54000 B: 87980
DE LA GARZA NORMA E & ET AL 1632 E BUSINESS 83 WESLACO TX 78596	E4900-00-008-0003-00 EL TEXANO BLK 8 LT 3 619 N AIRPORT DR	L: 27000 B: 17023
DE LA GARZA NORMA E & ET AL 1632 E BUSINESS 83 WESLACO TX 78596	E4900-00-008-0004-00 EL TEXANO BK 8 LT 4 617 N AIRPORT DR	L: 27000 B: 18266

City of Weslaco Code Enforcement Dept.

MAR 8, 2023

FAROLAN FAMILY LIMITED 5607 N CYNTHIA ST MCALLEN TX 78504	E4900-00-008-0005-00 EL TEXANO LOT 5 BLK 8 615 N AIRPORT DR	L: 27000 B: 79106
FAROLAN FAMILY LIMITED 5607 N CYNTHIA ST MCALLEN TX 78504	E4900-00-008-0006-00 EL TEXANO LOT 6 BLK 8 615 N AIRPORT DR	L: 22275 B: 0
FAROLAN FAMILY LIMITED 5607 N CYNTHIA ST MCALLEN TX 78504	E4900-00-008-0007-00 EL TEXANO LOT 7 BLK 8 611 N AIRPORT DR	L: 22275 B: 0
CASTILLO LUIS A & ARACELI 610 N TIO AVE WESLACO TX 78596	E4900-00-008-0018-00 EL TEXANO BLK 8 LT 18 610 N TIO AVE	L: 20625 B: 55097
GAMBOA ABIGAIL R & CESAR SAID R 612 N TIO AVE WESLACO TX 78596	E4900-00-008-0019-00 EL TEXANO BLK 8 LT 19 612 N TIO AVE	L: 20625 B: 46199
ALCOCER MIRIAM 911 E 2ND ST WESLACO TX 78596	E4900-00-008-0020-00 EL TEXANO BLK 8 LT 20 614 N TIO AVE	L: 20625 B: 41867
TORRES MOISES MARTINEZ 616 N TIO AVE WESLACO TX 78596	E4900-00-008-0021-00 EL TEXANO BLK 8 LT 21 616 N TIO AVE	L: 20625 B: 48732
ALVAREZ CARLOS SR 620 N TIO AVE WESLACO TX 78596	E4900-00-008-0022-00 EL TEXANO BLK 8 LT 22 620 N TIO AVE	L: 20625 B: 67916
TOVAR EFRAIN & RITA C 507 SAN BENITO ST WESLACO TX 78596	E4900-00-008-0023-00 EL TEXANO BLK 8 LT 23 622 N TIO AVE	L: 20625 B: 70920
TOVAR EFRAIN & RITA C 507 SAN BENITO ST WESLACO TX 78596	E4900-00-008-0024-00 EL TEXANO BLK 8 LT 24 624 N TIO AVE	L: 25000 B: 72987



PLAT SHOWING

ALL OF LOT 23, BLOCK 8, EL TEXANO, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 13, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

REQUESTED BY:

ADDRESS: 622 N. TIO AVENUE
WESLACO, TEXAS

SURVEYED: FEBRUARY 23, 2023

FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480349 0005 B
MAP REVISED: MARCH 4, 1980

I, KURT SCHUMACHER, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

[Signature]

REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 6333



LEGEND

- SET 1/2 INCH IRON ROD W/ A RED CAP STAMPED "KLSC 6333 PROP COR" UNLESS OTHERWISE NOTED
- FD. 1/2 INCH IRON ROD UNLESS OTHERWISE NOTED
- X— FENCE LINE
- O—E— POWER LINE
- ⊗ CLEAN OUT
- ⊗ LIGHT POLE
- ⊗ WATER METER
- ⊗ LOT LINE
- ⊗ MAP RECORDS HIDALGO COUNTY, TEXAS
- ⊗ DEED RECORDS HIDALGO COUNTY, TEXAS
- ⊗ OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
- VOL. — VOLUME
- PGS. — PAGES
- R.O.W. — RIGHT OF WAY

- NOTE:
- THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
 - BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THIS SURVEY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.
 - MINIMUM BUILDING SETBACKS AS PER THE CITY OF WESLACO ZONING ORDINANCE.

© COPYRIGHT 2023 KANE LINDSEY LLC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

JOB NUMBER
2023_015



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

Date of Meeting: April 5, 2023	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of John L. Castillo.	
Subject/Agenda Item: Discussion and consideration to rezone 1813 W Bus 83. Also being 0.34 acre tract being E100'-W450.81'- N150' out of Farm Tract 633, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on March 20, 2023. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on March 24, 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 adjacent land use and 2040 land use map.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. Rzne. 000462-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot West Tract E 100'-W 450.81'-N 150' FT 633 Block _____

Subdivision Name _____

Street Address 1813 W. BUS 83, Weslaco, TX. 78596

Existing Zoning R1 Existing Land Use USED CAR LOT

Proposed Zoning COMMERCIAL B-1 Proposed Land Use USED CAR LOT

_____ \$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 John L. Castillo Phone 956-969-0033

Address 1813 W. BUS 83, Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: castillo.rgv.motors@gmail.com

OWNER

Name John L. Castillo Phone 956-969-0033

Address 1813 W. BUS 83 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: castillo.rgv.motors@gmail.com

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

Signature [Signature] Date 02/21/23

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

March 24, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 5, 2023, and the City Commission will hold a public hearing on April 18, 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 April 5, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

John L. Castillo is requesting to rezone 1813 W Bus 83. Also being 0.34 acre tract being E100'-W450.81'-N150' out of Farm Tract 633 West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

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

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

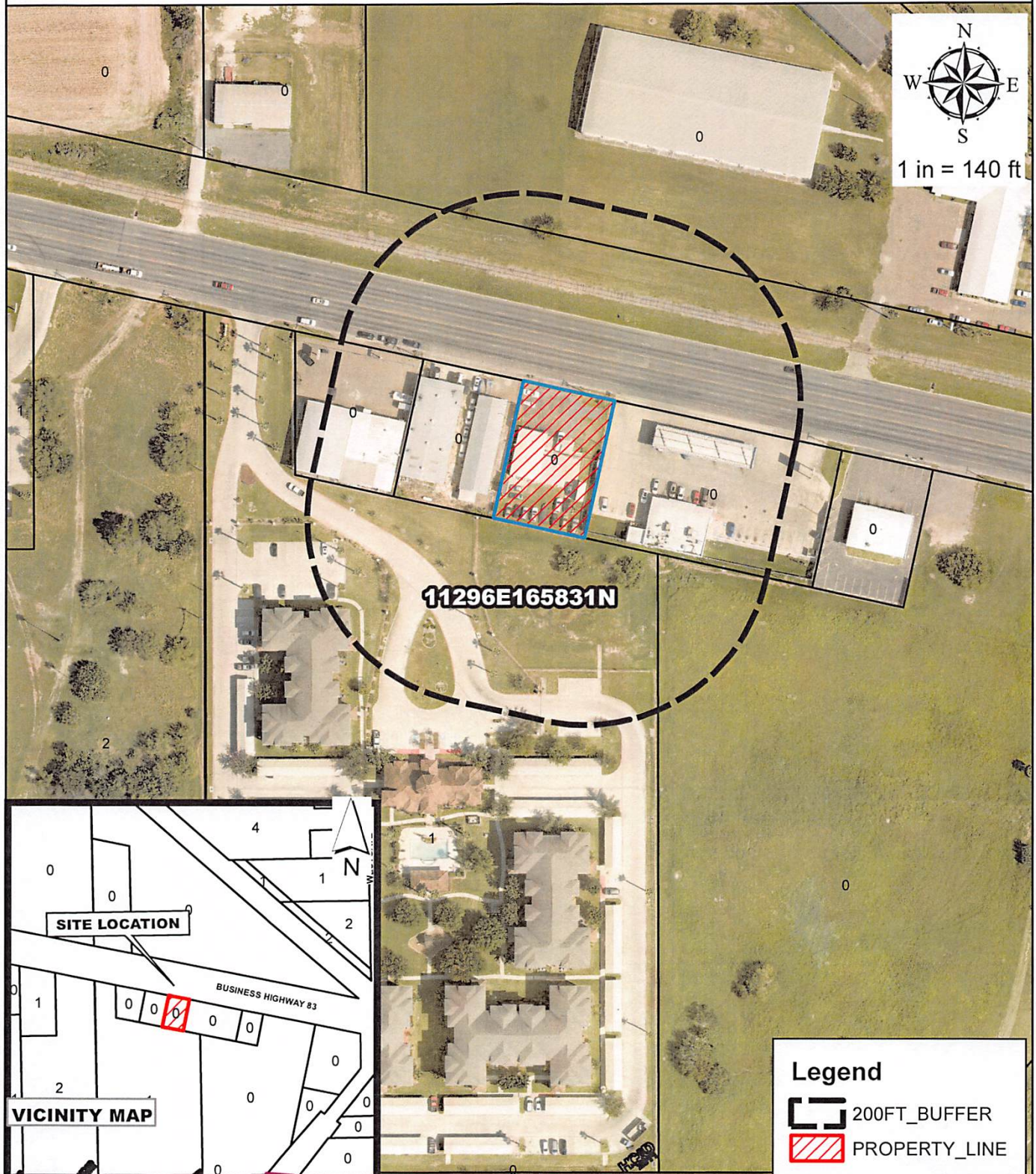
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



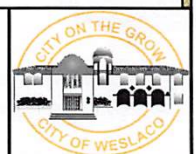
John Castillo
1813 W Bus. 83
West Tract

Purpose for the Rezone Request

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

Legend

	200FT_BUFFER
	PROPERTY_LINE



City of Weslaco Code Enforcement Dept.

MAR 8, 2023

GALVAN REVIVAL CHURCH 2731 IRWIN DR SAN ANTONIO TX 78222	W3800-00-150-0000-00 WEST TRACT BLK FT 150 E9.79-11.79 AC 0 US BUS 83	L: 342650 B: 405382
FOUR RIGHT INVESTMENT 3255 WILSHIRE BLVD STE 1034 LOS ANGELES CA 90010	W3800-00-633-0000-02 WEST TRACT AN IRR TR 33 7.092AC 1719 W BUS HWY 83	L: 5060 B: 0
RODRIGUEZ SIGIFREDO JR ET UX 1003 S OKLAHOMA AVE WESLACO TX 78596	W3800-00-633-0000-04 WEST TRACT 0.43AC-E10.57AC FT 633 1903 W BUS HWY 83	L: 112386 B: 68075
CASTILLO JOHN L 1813 W BUS 83 WESLACO TX 78596	W3800-00-633-0000-05 WEST TRACT E100'-W450.81'-N150' FT 633 0 US HWY 83	L: 88860 B: 70358
CASTELLANOS JORGE & ANGEL 1604 RICARDO ST WESLACO TX 78599	W3800-00-633-0000-06 WEST TRACT 0.38AC FT 633 1901 W BUS HWY 83	L: 99318 B: 143707
MDC COAST 9 LLC ATTN PM #5987 3200 HACKBERRY RD IRVING TX 75063	W3800-00-633-0000-07 WEST TRACT 0 US HWY 83	L: 213533 B: 220008
WESLACO HILLS APARTMENTS LP 9907 MOORBERRY LN HOUSTON TX 77080	W2246-00-001-0001-00 WESLACO HILLS LOT 1 BLK 1 2101 W BUS HWY 83	L: 727452 B: 2665213

5397 5370

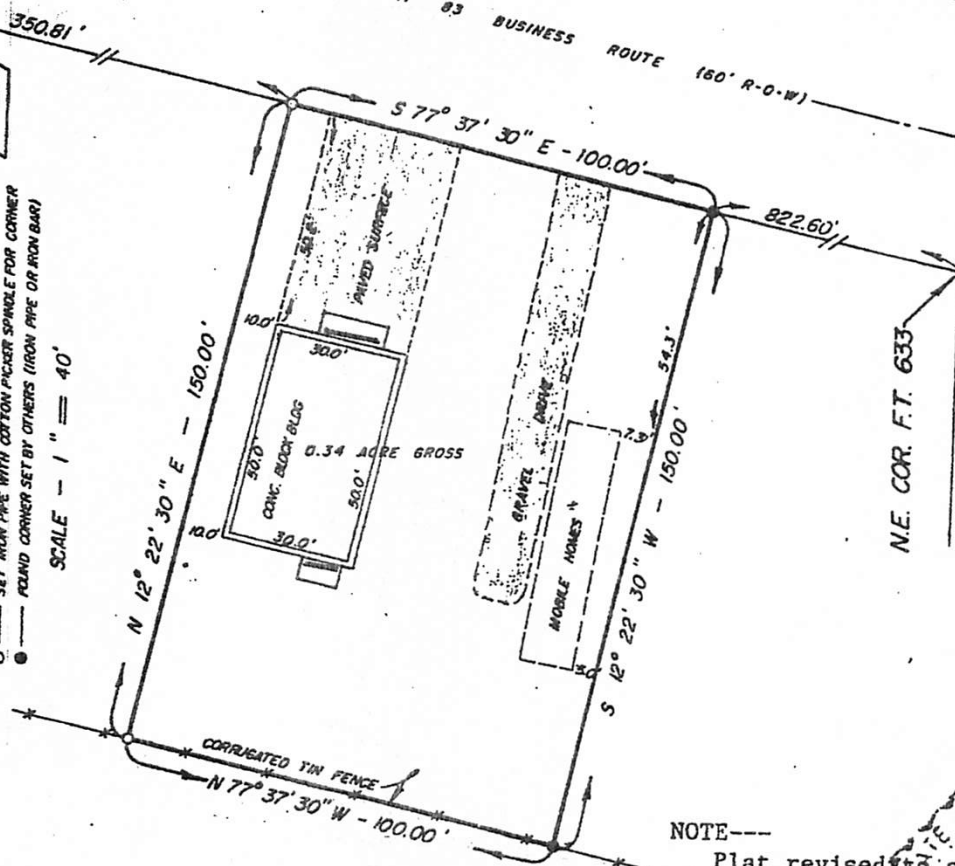
SURVEY LINE MILE 6 V4 WEST
NW COR. FT. 633

BASIS OF BEARING SAME AS ON ORIGINAL RECORDED WEST TRACT SUBDIVISION



- SET IRON PIPE WITH COTTON PICKER SPINDLE FOR CORNER
- PLAIN CORNER SET BY OTHERS (IRON PIPE OR IRON BAR)

SCALE - 1" = 40'



NE COR. FT. 633

SURVEY LINE MILE 6 WEST

NOTE---
Plat revised to show building improvements as of 22 April, 1972.



PLAT OF

A 0.34 ACRE TRACT OUT OF
FARM TRACT 633, BLOCK 178,
WESLACO, HIDALGO COUNTY, TEXAS

WEST TRACT SUBDIVISION RECORDED IN
VOLUME 2, PAGES 34-37, HIDALGO COUNTY
MAP RECORDS.

I, TOM W. STOVALL, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY
THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE
ON THE GROUND UNDER MY SUPERVISION.

Tom W. Stovall



18 FEBRUARY, 1975

5370

1813 W Business 83 - Google Maps

Google Maps 1813 W Business 83

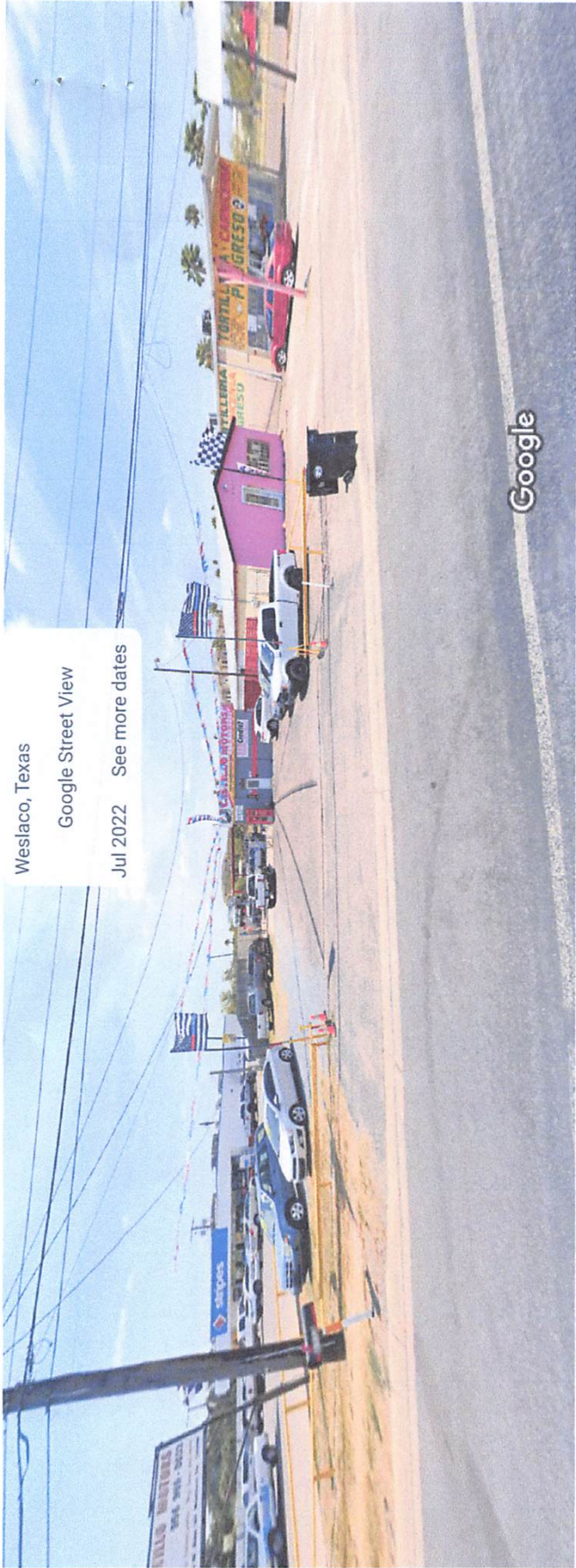


Image capture: Jul 2022 © 2023 Google

1813 W Business 83

Street View & 360°



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

Date of Meeting: April 5, 2023	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of David Trevino.	
Subject/Agenda Item: Discussion and consideration to rezone 502 N International Blvd. Also being 6.78 acres tract being S441'-W710' out of farm tract 1030, Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to I Industrial district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on March 20, 2023. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on March 24, 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: ☒ 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

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. Rzine-000413-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot A tract of land containing 13.36 Block gross acres out of Farm Tract

Subdivision Name 1030, West and Adams Tracts, Hidalgo County, TX recorded

Street Address in Volume 2, Pages 34-37, Map Records, Hidalgo

Street Address 502 N International Blvd 78599 County, Texas

Existing Zoning R-1 Existing Land Use _____

Proposed Zoning Light Industrial Proposed Land Use I

\$305.00 non-refundable filing fee. (Deed)

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

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

City and school tax receipts attached.

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

APPLICANT

Name David Trevino Phone (956) 600-1917

Address 401 Monshire Cir Fax: _____

City Edinburg State TX Zip Code 78599 E-Mail: david.trevino@cit.mx

OWNER

Name Hans Humphrey Phone _____

Address 6000 S International Pkwy Fax: _____

City McAllen State TX Zip Code 78503 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 _____

Signature [Signature] Date 3/13/2023

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

March 24, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 5, 2023, and the City Commission will hold a public hearing on April 18, 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 April 5, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

David Trevino is requesting to rezone 502 N International Blvd. Also being 6.78 acres tract being S441'-W710' out of farm tract 1030, Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to I Industrial district.

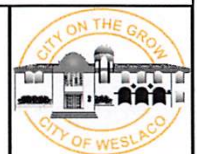
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning & Code Enforcement



City of Weslaco Code Enforcement Dept.

MAR 16, 2023

1015 RAINBOW LTD 2006 SAHARA DR WESLACO TX 78596	A0800-00-000-1028-00 ADAMS TRACT N1000'- E929.77' & W59.17'- S286.72' FT 1028 21.67AC GR 20.75AC NET 0 N FM 1015	L: 0 B: 0
1015 RAINBOW LTD 2006 SAHARA DR WESLACO TX 78596	A0800-00-000-1029-05 ADAMS TRACT FT 1029 EXC 38.93AC NET 0 N FM 1015	L: 0 B: 0
TRIPLE J LEASING LLC 201 NE 21ST ST FORT WORTH TX 76164	A0800-00-000-1030-00 ADAMS TRACT W710'-S361'-N879' FT 1030 55AC NET	L: 179820 B: 218776
RANCHO BRITO LLC 3511 LOS INDIOS PARKWAY MISSION TX 78572	A0800-00-000-1030-05 ADAMS TRACT N518' & 6AC GR 19.39AC NET 820 N INTERNATIONAL BLVD	L: 40500 B: 0
COLD TRANSLOADING LLC 802 TRINITY ST MISSION TX 78572	A0800-00-000-1030-10 ADAMS TRACT S441'-W710' FT 1030 ET	L: 219672 B: 561153
TEXAS COLLEGE OF ART & IND NADDRESS WESLACO TX 78596	A0800-00-000-1031-01 ADAMS TRACT 40AC LOT 1031 & 37.33AC 3AC NET 0 N FM 1015	L: 2087910 B: 1632553
RANCHO BRITO LLC 2015 N SHARY RD STE 2 MISSION TX 78572	A0800-00-000-1030-09 ADAMS TRACT S441'-E609.75' FT 1030	L: 199908 B: 0



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 5, 2023	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Eric Peña.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, Original Townsite of Weslaco, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on March 20, 2023. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on March 24, 2023.	
Staff recommendation for Commission's Action: Staff recommends approval.	
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 for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. USE-000401-2023

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 260 S. Texas Blvd Ste. 105

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Restaurant / Bar

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

_____ \$300.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Eric Peña Phone (956) 546-5113

Address 809 E. Ithaca Ave Fax: _____

City McAllen State TX Zip Code 78501 E-Mail: ericpena1977@aol.com

OWNER

Name Eric Peña, Benjamin Peña, Jessica Aguilar Phone (956) 546-5113

Address 809 E. Ithaca Ave Fax: _____

City McAllen State TX Zip Code 78501 E-Mail: _____

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

Yes _____ No ☒ _____

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

Signature [Signature] Date 02/7/23
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

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

March 24, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 5, 2023, and the City Commission will hold a public hearing on April 18, 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 April 5, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Eric Peña is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit and Beverage Cartage Permit at 260 S. Texas Blvd. Suite 105, Also being a 98'x90' Tract, Block 18, Original Townsite of Weslaco, Weslaco, Hidalgo County, and Texas.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

SUERTE BAR & GRILL ON TEXAS, LLC
400 W. NOLANA SUITE N1
MCALLEN, TEXAS 78504

02/07/2023

The conditional use permit request is being submitted for the use of a restaurant/bar. The name of the restaurant/bar is Suerte Bar & Grill on Texas, LLC. The location of the restaurant is in the main lobby of the Villa de Cortez lobby at 260 S. Texas.

The owners and operators of the proposed use are Eric Pena, Jessica Aguilar, and Benjamin Pena.

Alcoholic beverages will be consumed on proposed premises. The hours of operations will be Monday thru Sunday from 12pm-2am.

USE-000401-2023

2/16/23, 9:22 AM

Document



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 205192

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 205192
Applicant Name: SUERTE BAR & GRILL ON TEXAS LLC
License Type applied for: Late Hours Certificate (LH)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 921541630
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 804852915
Date Filed: 12/22/2022
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: ERIC
Legal Middle Name: PENA
Email Address: ERICPENAI977@AOL.COM
Phone Number: 956-566-5113

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Legal First Name: ERIC

Document

2/16/23, 9:22 AM

Legal Last Name: PENA
Email Address: ERICPENA1977@AOL.COM
Phone Number: 956-566-5113

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
SUERTE BAR & GRILL ON TEXAS LLC	BENJAMIN PENA	Member	33.33
SUERTE BAR & GRILL ON TEXAS LLC	ERIC PENA	Member	33.33
SUERTE BAR & GRILL ON TEXAS LLC	JESSICA AGUILAR	Member	33.34

Primary license number

Primary License Information

203914 - New Mixed Beverage Permit Application - Initiated

Primary License Location Address

Address: 260 S Texas Blvd, STE 105, Weslaco, TX, United States, Hidalgo 78596

Document

2/16/23, 9:22 AM



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

CERTIFICATE OF COUNTY CLERK

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court for a Wine and Beer Retailer's Off-Premise Permit.

Most current election for given location was held for:

- ☐ legal sale of all alcoholic beverages for off-premise consumption
- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of mixed beverages
- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
- ☐ legal sale of wine on the premises of a holder of a winery permit
- ☐ legal sale of beer/wine (17%) on-premise or beer/wine off-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise or beer/wine off-premise **BEFORE** Sept. 1, 1999

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

SIGN HERE

County Clerk

County

SEAL

Document

2/16/23, 9:22 AM



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Certificate of City Secretary For Late Hours Certificate

Chapters 29 & 70 et seq

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

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

OR

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

SIGN HERE

City Secretary/Clerk

CITY

SEAL

Document

2/16/23, 9:22 AM



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Certificate of County Clerk For Late Hours Certificate

Chapters 29 & 70 et seq

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

- ☐ The Commissioner's Court of the county has by order authorized the sale of *mixed beverages* between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of *beer* between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,00 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census of March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

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

SIGN HERE

County Clerk

_____,
COUNTY

SEAL

Document

2/16/23, 9:22 AM



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

PUBLISHER'S AFFIDAVIT

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

Document

2/13/23, 5:37 AM



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Drama Helping Business & Protecting Communities

Document reference ID : 203914

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID:	203914
Applicant Name:	SUERTE BAR & GRILL ON TEXAS LLC
License Type applied for:	Mixed Beverage Permit (MB)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	921541630
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	804852915
Date Filed:	12/22/2022
Filing State:	TX

Primary Business Entity Contact Information

Legal First Name:	ERIC
Legal Middle Name:	PENA
Email Address:	ERICPENAI977@AOL.COM
Phone Number:	956-566-5113

Document

2/13/23, 5:37 AM

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority

Legal First Name: ERIC

Legal Last Name: PENA

Email Address: ERICPENAI977@AOL.COM

Phone Number: 956-566-5113

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
SUERTE BAR & GRILL ON TEXAS LLC	BENJAMIN PENA	Member	33.33
SUERTE BAR & GRILL ON TEXAS LLC	ERIC PENA	Member	33.33
SUERTE BAR & GRILL ON TEXAS LLC	JESSICA AGUILAR	Member	33.34

Document

2/13/23, 5:37 AM

Basic Business information

Business/Trade Name: SUERTE BAR & GRILL ON TEXAS LLC

What is your primary business at this location? Bar

Location's Phone Numbers

Business Phone Number 956-566-5113

Location Address

Address: 260 S Texas Blvd, STE 105, Weslaco, TX, United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 809 E Ithaca Ave, McAllen, TX, United States, Hidalgo 78501

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

Document

2/13/23, 5:37 AM

Sixty Day Sign Requirements

Posted the 60 day sign: No

Refuting reason: LOCATION IS ALREADY LICENSED, CHANGING ENTITY NAME AND ADDING MEMBERS

Projected Sales Information

Sales Year:	2023
Alcohol Sale:	\$100,000.00
Food Sales:	\$50,000.00
Other Sales:	\$10,000.00
Total Sales:	\$160,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No

Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No

Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

Document

2/13/23, 5:37 AM

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type

Building

Property Ownership Type

Owner

Entity Name

SIESTA VILLAGE INC.

Document

2/13/23, 5:37 AM

Location Diagram

Will the license or permit embrace the entire location address? No



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Enforce, Regulate, Restrict & Promote

CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

MB Mixed Beverage Permit

MB/FB Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)

BG/FB Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)

BG Wine and Beer Retailer's Permit - Election for given location was held for:
legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

BE Beer Retail Dealer's On-Premise License

BE/FB Retail Dealer's On-Premise License with required Food and Beverage Certificate

OR

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

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL

Document

2/13/23, 5:37 AM



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Ensuring Responsible Drinking & Protecting Communities

CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

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

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court.

MB Mixed Beverage Permit

MB/FB Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate

BG/FB Wine and Beer Retailer's Permit with Required Food and Beverage Certificate

BG Wine and Beer Retailer's Permit - **Election for given location was held for:**
legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

BE Beer Retail Dealer's On-Premise License

BE/FB Retail Dealer's On-Premise License with required Food and Beverage Certificate

OR

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

SIGN HERE

County Clerk

County

SEAL

Document

2/13/23, 5:37 AM



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Responsible Helping Businesses & Protecting Communities

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this _____ day of _____, _____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

Comptroller Representative

_____, TEXAS
City

S E A L

Document

2/13/23, 5:37 AM



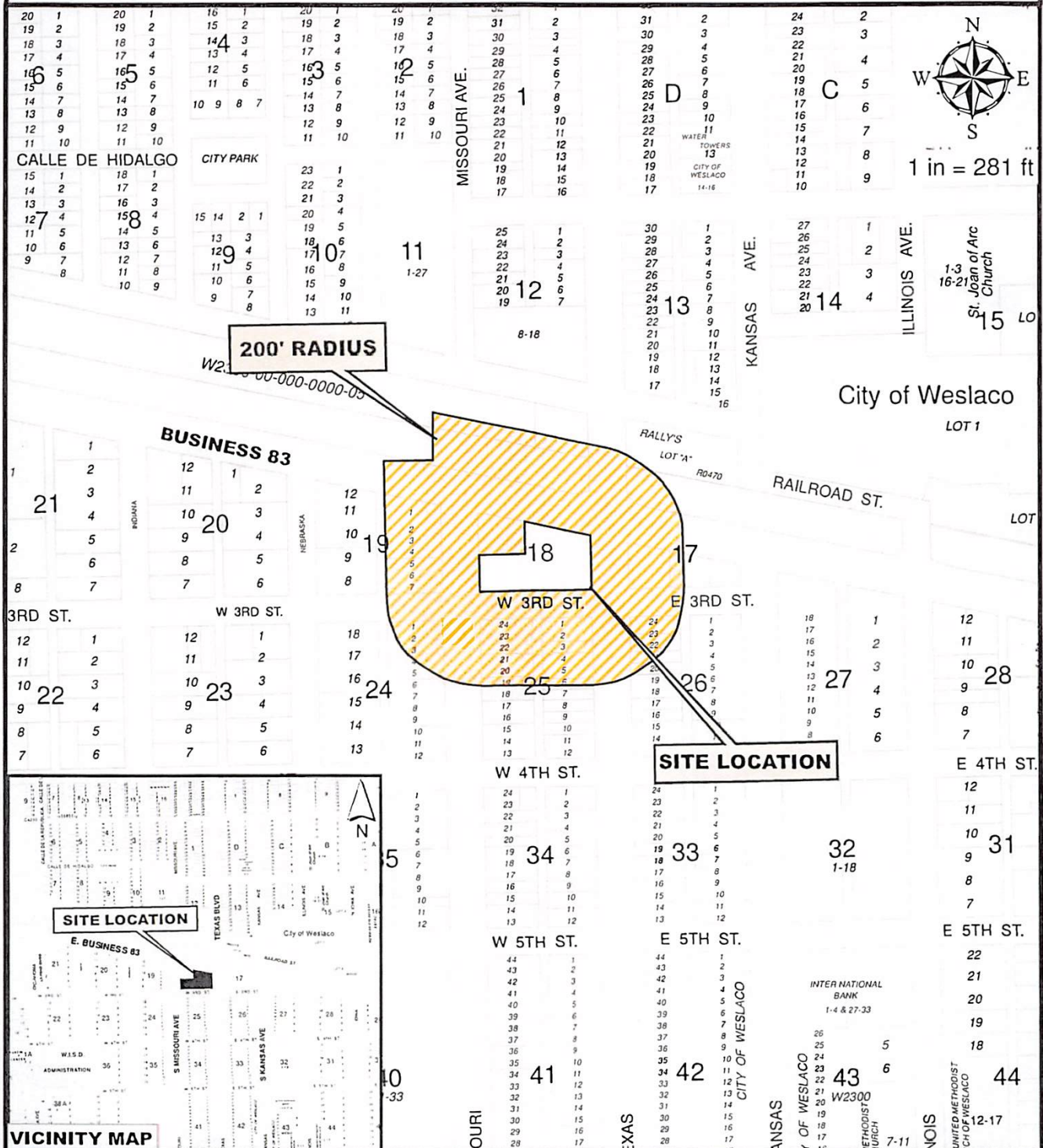
**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Ensuring Responsible & Productive Consumption

PUBLISHER'S AFFIDAVIT

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

CITY OF WESLACO

Engineering Department



Eric Pena

260 S Texas Boulevard
WESLACO ORIGINAL TOWNSITE
BLK 18 EXC NW 98'X90' TR

Purpose for the Conditional Use Permit

Existing zoning: B-3
Existing land use:
Proposed land use: Bar & Grill



City of Weslaco Code Enforcement Dept.

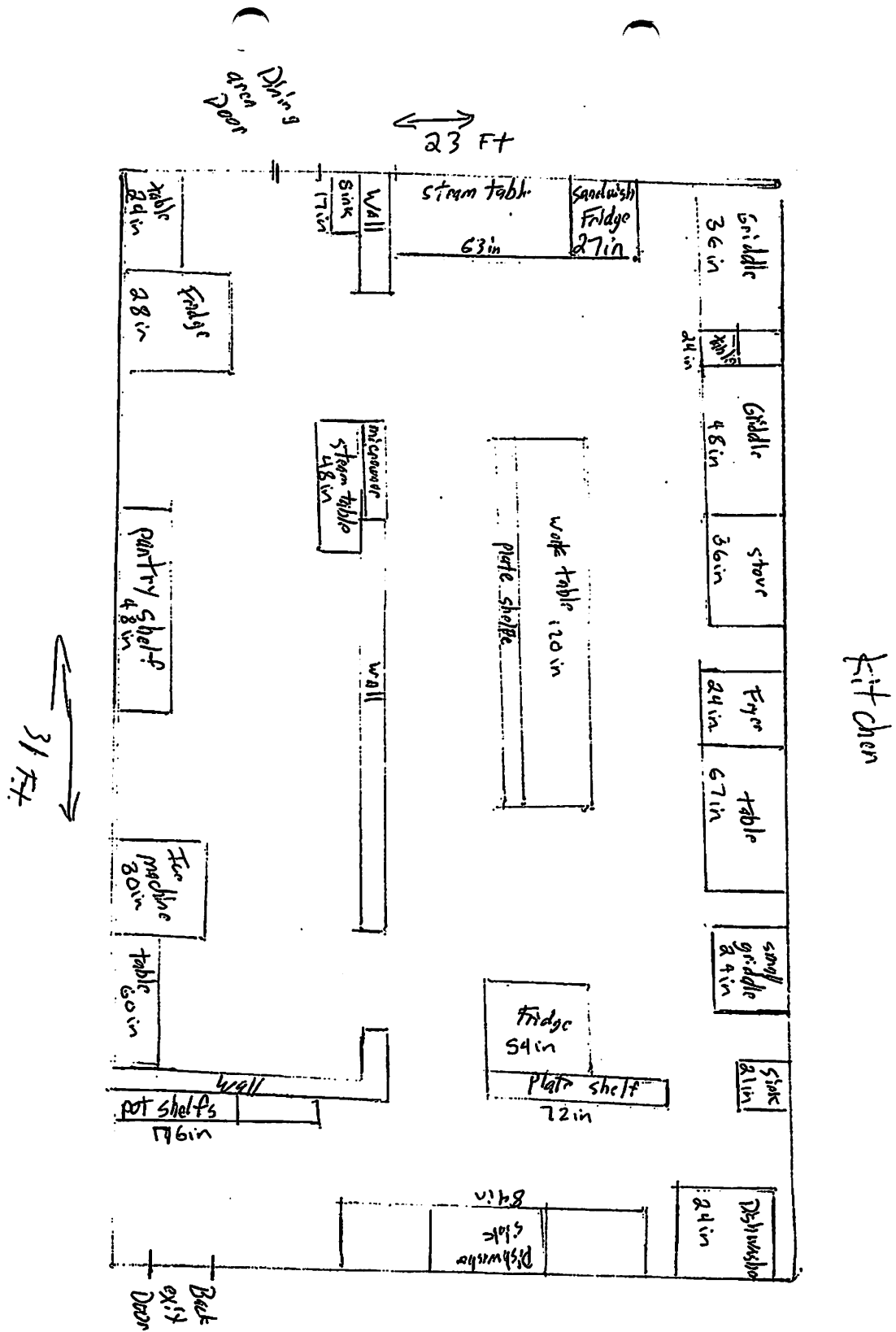
FEB 28, 2023

GREATER SOUTH TEXAS BANK 3300 N 10TH ST MCALLEN TX 78501	R0470-00-000-000A-00 RALLY'S LOT A 255 N TEXAS BLVD	L: 149765 B: 285634
LOWER RIO GRANDE VALLEY 301 W RAILROAD ST WESLACO TX 78596	W2300-00-000-0000-05 WESLACO ORIGINAL TOWNSITE AN IRR 1.89' S OF RAILROAD ST BTW CALLE DE 205 W RAILROAD ST	L: 758064 B: 1639465
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-000-0000-21 WESLACO ORIGINAL TOWNSITE 61.43' X TO RR IN ILLINOIS ST 0.08AC 0 WESTGATE DR	L: 14981 B: 0
LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-02 WESLACO ORIGINAL TOWNSITE BLK 17 104 E 3RD ST	L: 40716 B: 20353
LOPEZ EDGAR 113 E 3RD ST WESLACO TX 78596	W2300-00-017-0003-00 WESLACO ORIGINAL TOWNSITE BLK 17 113 E 3RD ST	L: 20564 B: 66802
SIESTA VILLAGE INC 260 SO TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-018-0000-00 WESLACO ORIGINAL TOWNSITE BLK 18 260 S TEXAS BLVD	L: 223578 B: 615745
DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-018-0000-01 WESLACO ORIGINAL TOWNSITE BLK 18 TR 211 W BUS HWY 83	L: 42865 B: 68694
FRIS CHKN LLC C/O CAJUN OPERATING COMPANY 980 HAMMOND DR STE 1100 ATLANTA GA 30328	W2300-00-019-0001-00 WESLACO ORIGINAL TOWNSITE BLK 19 205 W BUS HWY 83	L: 72936 B: 178998
PARRA LOAN COMPANY 744 E WASHINGTON ST BROWNSVILLE TX 78520	W2300-00-019-0005-00 WESLACO ORIGINAL TOWNSITE BLK 19 224 S MISSOURI AVE	L: 45469 B: 159551
WHITLEY DAVID L & BONNIE B 32 HARBOR TOWN LAGUNA VISTA TX 78578	W2300-00-024-0001-00 WESLACO ORIGINAL TOWNSITE BLK 24 300 S MISSOURI AVE	L: 75781 B: 382584
RIO GRANDE VALLEY CHAMBER OF COMMERCE 322 S MISSOURI AVE WESLACO TX 78596	W2300-00-024-0006-00 WESLACO ORIGINAL TOWNSITE BLK 24 322 S MISSOURI AVE	L: 60625 B: 236649
GONZALEZ VICTOR DANIEL 420 N 11TH ST DONNA TX 78537	W2300-00-025-0001-00 WESLACO ORIGINAL TOWNSITE BLK 25 300 S TEXAS BLVD	L: 36300 B: 296951

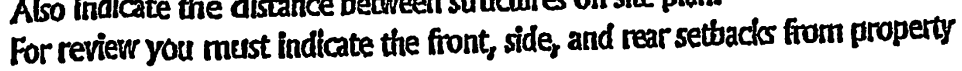
City of Weslaco Code Enforcement Dept.

FEB 28, 2023

ACSS PROPERTIES LLC 4009 EVERGLADE DR WESLACO TX 78599	W2300-00-025-0003-00 WESLACO ORIGINAL TOWNSITE BLK 25 306 S TEXAS BLVD	L: 19800 B: 99560
CJ3 PROPERTY INVESTMENTS LLC PO BOX 63 WESLACO TX 78599	W2300-00-025-0004-00 WESLACO ORIGINAL TOWNSITE BLK 25 6 308 S TEXAS BLVD	L: 39930 B: 260087
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-025-0018-00 WESLACO ORIGINAL TOWNSITE LT 18 &	L: 33000 B: 16486
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-025-0020-00 WESLACO ORIGINAL TOWNSITE BLK 25 301 S MISSOURI AVE	L: 33000 B: 16638
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-025-0022-00 WESLACO ORIGINAL TOWNSITE BLK 25 0 S MISSOURI	L: 40013 B: 150000
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 321 S TEXAS BLVD	L: 36300 B: 250329
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0020-00 WESLACO ORIGINAL TOWNSITE BLK 26 0 S TEXAS BLVD	L: 19800 B: 1174
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0021-00 WESLACO ORIGINAL TOWNSITE BLK 26 313 S TEXAS BLVD	L: 19800 B: 1174
LEMARROY LIDIA 309 S TEXAS BLVD WESLACO TX 78596	W2300-00-026-0022-00 WESLACO ORIGINAL TOWNSITE BLK 26 309 S TEXAS BLVD	L: 27225 B: 99844
OTBG REALTY LLC 2500 WHITEWING AVE MCALLEN TX 78501	W2300-00-026-0023-00 WESLACO ORIGINAL TOWNSITE N1/2-LT K 26 303 S TEXAS BLVD	L: 27225 B: 171962



Date:





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

Date of Meeting: April 5, 2023	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Angelita Estates Subdivision being 21.64 acres out of Farm Tract 799, 800 and 804, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located southeast corner of Tierra Santa Blvd and Border Ave. Possible Action.	
Discussion/Overview: The proposed twenty-seven (27) 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 a 12" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the Preliminary and Final plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

Plat-000412-2023
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: Angelita Estates Subdivision

Location: East side of Border Avenue, 70' south of Tierra Santa Blvd.

Legal Description: 21.64 Acres of land, being a part or portion of Farm Tracts 799, 800 and 804. The West Tract Subdivision as recorded in Volume 2, Pages 34-37, Map Records 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) This subdivision was de-annexed from the City of Weslaco

Existing Zoning: n.a.

Existing Land Use: Open Proposed Land Use: One Family Dwelling

Number of Lots Proposed: 25 Gross Acreage: 21.64

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Reyna Family Development, LTD. Telephone: (956) 477-3962

Address: 702 W. Expressway 83 Fax: _____

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

ENGINEER INFORMATION

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588

Address: 416 E. Dove Ave. Fax: _____

City: McAllen State: TX Zip: 78552 E-mail: javier@javierhinojosaeng.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility AT&T

☐ YES ☐ NO Gas Utility

☐ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District 1

☒ YES ☐ NO Irrigation District H.C.C.I.D. #9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ \$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: Ezequiel Reyna, Jr.

Owner Signature: [Signature] Date: 3/10/23

Javier Hinojosa is the authorized agent

Authorized Agent Signature: [Signature] Date: 3/10/23

Authorized Agent Printed Name: Javier Hinojosa

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



**City of Weslaco
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: Angelita Estates Subdivision
 Location: Southeast corner of Tierra Santa Blvd. and Border Avenue
 Applicant: Javier Hinojosa, P.E. ☐ Owner ☒ Agent
 Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single-Family Detached Housing	21.64	N.A.	27	25	31	

Comments: This development will be completed in one phases

Prepared by: Javier Hinojosa Engineering October 20, 2022 Date:
 Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

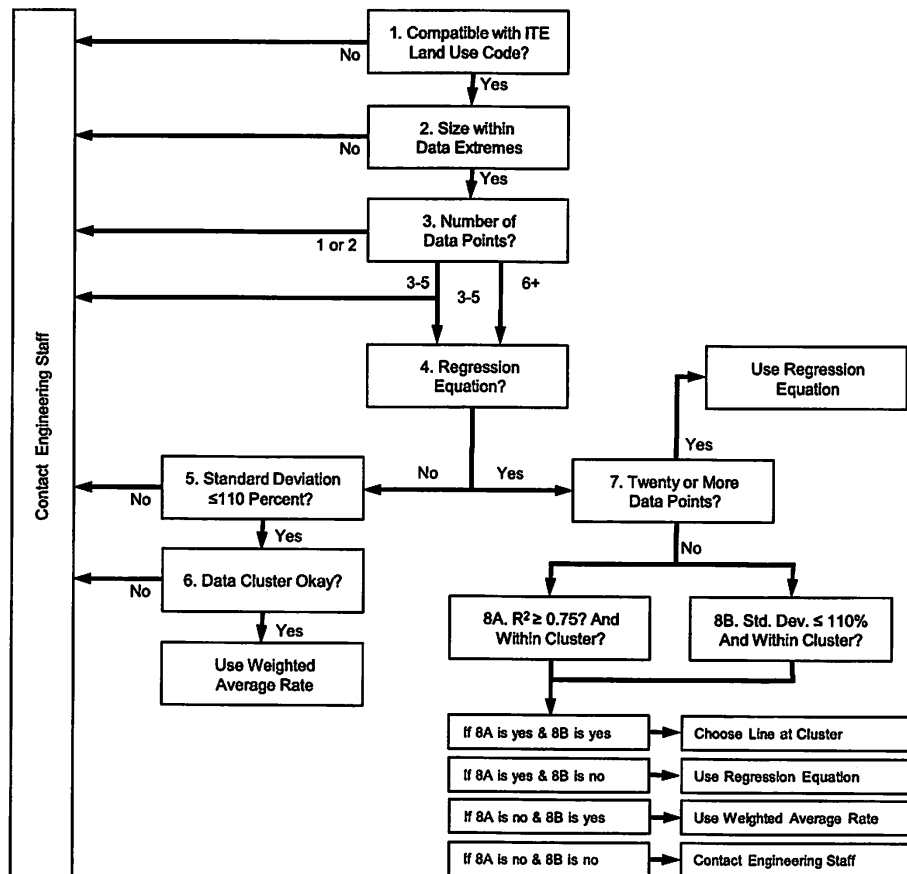
(For Official Use Only, Do Not Write In This Box)

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

Subdivision Name: Angelita Estates Subdivision

Location: Southeast corner of Tierra Santa Blvd. & Border Avenue

Applicant: Javier Hinojosa, P.E. (Agent)

Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 27 Number of Dwellings: 27

ITE Code: 210 Single-Family Detached Housing

TRIP GENERATION CALCULATIONS:

Weekday, Peak Hour of Adjacent Street Traffic between 7 and 9 am

Avg. Rate: 0.74

$$0.74 \times 27 \text{ Dwellings} = 20.0 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } T &= 0.71(x) + 4.80 \\ &= 0.71(27) + 4.8 \\ &= 24.0 \text{ trips} \end{aligned}$$

use 24 trips

Weekday, Peak Hour of Adjacent Street Traffic between 4 and 6 pm

Avg. Rate: 0.99

$$0.99 \times 27 \text{ Dwellings} = 26.7 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.96 \ln(x) + 0.20 \\ &= 0.96 \ln(27) + 0.20 \\ \ln(T) &= 3.364 \\ T &= e^{3.364} \\ &= 28.9 \text{ trips} \end{aligned}$$

use 29 trips

Proposed
Angelita Estates Subdivision
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPELS FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
e-mail: javier@javierhinojosaeng.com

Updated March 7, 2023

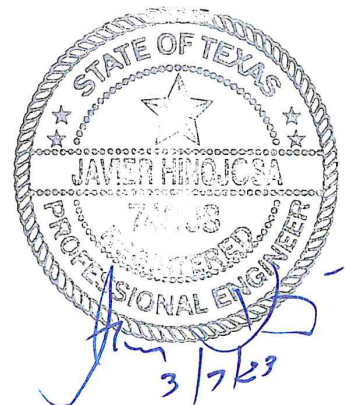


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Drainage Statement Angelita Estates Subdivision Weslaco, Texas

Introduction

Angelita Estates Subdivision is a 21.64-acre tract of land out of Farm Tracts 799, 800 and 804, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. This subdivision is located at the southeast corner of Tierra Santa Blvd. and Border Avenue. The western portion of this subdivision is located outside the city limits of Weslaco, whereas the eastern portion is located within its city limits. The City of Weslaco has granted that the eastern portion of the property be de-annexed from the city as of February 7, 2023. See de-annexation paper trail at the end of this drainage report. The entire acreage of this subdivision is now located outside the city limits of Weslaco.

Flood Plain

The subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading). The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 74.00, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Cameron Silty Clay (7), Harlingen Clay (19), Reynosa Silty Clay Loam (55), and Runn Silty Loam (64). All these soils group are in hydrologic group "D" and are not very pervious with a relatively high plasticity index.

Pre-developed Conditions

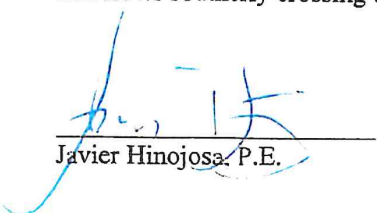
The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 12.51 cubic feet per second is being generated by this subdivision.

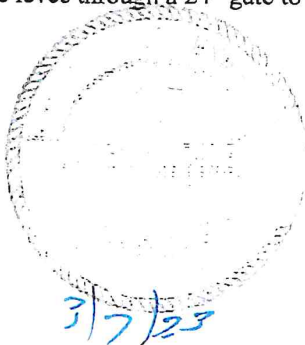
Proposed Conditions

There is currently a small drainage ditch (unclaimed) that meanders from the northwest corner to the southeast corner of the property. This ditch has 3-24" storm drains entering from the Paseo Del Angel Subdivision from the north and 1-12" storm drain coming the private residence of Ezequiel Reyna from the south. The pipe size, slope and calculated Q are "clouded" on each of these and are shown on the drainage area map for your information. The total Q from these pipes is 28.41 cfs based on the pipe capacity flowing full at the existing slope of the pipe. The developer plans on intercepting these pipes and interconnecting them and will then tie into the

subdivisions drainage system before going into the detention pond. By intercepting and rerouting the drainage from Paseo Del Angel Subdivision, this will allow the small ditch to be filled in. Each lot within Paseo Del Angel Subdivision was required to detain 478 cubic feet of detention as per the subdivision plat note.

Angelita Estates Subdivision is a 27-lot, single family use subdivision. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 42". Angelita Estates development will increase runoff to a maximum of 63.56 cubic feet per second based on the 50-year storm frequency for an increase Q of 51.05 cubic feet per second. Required detention for this subdivision is 96,428 cubic feet (2.214 Ac.Ft.). The proposed detention pond shall have a capacity of 331,029 c.f. (7.599 Ac. Ft.) at a depth of 6.50 feet. Discharge from the detention area will be through a 24" storm drain @ 0.303% (discharge Q=12.44 cfs) into an existing ditch near the southeast corner of this development. This ditch crosses F.M. 88 through a 30" pipe to a ditch that flows southerly crossing the levee through a 24" gate to the Pilot Channel.


Javier Hinojosa, P.E.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>IBWC</u>	
<u>Alexis Lozano</u>	
H.C.D.D. NO. 1	<u>3/6/23</u> DATE

DRAINAGE ANALYSIS

PROJECT NAME: **Angelita Estates Subdivision**

DATE: Updated January 7, 2023

I. Existing Condition-10 year

Ex. Area:	912,800 sf	Int. Coeff. "k	0.213 Table 3-2
	20.955 ac	K _u	3.28
Imp. Area:	- sf	Length	1125
% Imp. :	0.00	Velocity	0.279456 ft/sec
Slope :	0.16 %		
tc :	67.09 min		
Rainfall Intensity (10yr)			2.985 in/hr
c factor			0.200
Q peak existing condition:			12.51 cfs

II. Future Condition-50 year

Future area:	912,800.00 sf		
	20.96 ac		
Estimated Imp. Area:	243,963 sf		
% Imp. :	26.73 %		
Slope :	0.25%		
tc :	19.64 min		
Rainfall Intensity (50yr)			7.982 in/hr
c factor			0.380
Q future cond. = Aci = i *	=	63.56 *	0.38
		7.96290174 i	

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
60	1.00	4.144	33.00	118,787	12.51	29,889	88,898
70	1.17	3.745	29.82	125,260	12.51	33,642	91,618
80	1.33	3.426	27.28	130,956	12.51	37,395	93,561
90	1.50	3.164	25.20	136,055	12.51	41,148	94,907
100	1.67	2.944	23.45	140,679	12.51	44,901	95,778
110	1.83	2.757	21.96	144,917	12.51	48,654	96,263
120	2.00	2.596	20.67	148,834	12.51	52,407	96,428
130	2.17	2.455	19.55	152,481	12.51	56,160	96,321
140	2.33	2.331	18.56	155,895	12.51	59,913	95,982
150	2.50	2.220	17.68	159,109	12.51	63,666	95,443

MAX.

Storage Required: 96,428 cf
Storage Required: 2.214 Ac.-Ft.
w/ release rate of: 12.51 cfs

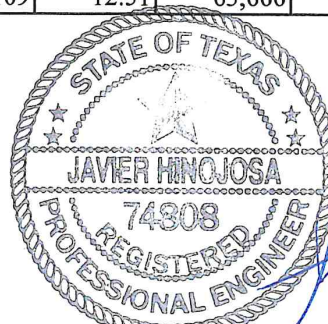


TABLE I
TIME OF CONCENTRATION DETERMINATION
Angelita Estates Subdivision

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1125		67.09						67.09
D.A. #1	Overland & Gutter	0.380	170		7.08			410	1.0	6.83	13.92
D.A. #1-D.A.#2	Pipe Flow	0.380						32	3.0	0.18	14.09
D.A. #2	Overland & Gutter	0.380	170		7.08			405	1.0	6.75	13.83
D.A.#2-M.H.#6	Pipe Flow	0.380						368	3.0	2.04	16.14
D.A.#3	Overland & Gutter	0.380	170		7.08			300	1.0	5.00	12.08
D.A.#3-D.A.#4	Pipe Flow	0.380						50	3.0	0.28	12.36
D.A.#4	Overland & Gutter	0.380	170		7.08			270	1.0	4.50	11.58
D.A.#4-M.H.#6	Pipe Flow	0.380						275	3.0	1.53	13.89
M.H.#6-D.A.#6	Pipe Flow	0.380						55	3.0	0.31	14.19
D.A.#5	Overland & Gutter	0.380	170		7.08			200	1.0	3.33	10.42
D.A.#5-D.A.#6	Pipe Flow	0.380						32	3.0	0.18	10.59
D.A.#6	Overland & Gutter	0.380	190		7.92			140	1.0	2.33	10.25
D.A.#6-D.A.#8	Pipe Flow	0.380						360	3.0	2.00	18.14
D.A.#7	Overland & Gutter	0.380	260		10.83			150	1.0	2.50	13.33
D.A.#7-D.A.#8	Pipe Flow	0.380						32	3.0	0.18	13.51
D.A.#8	Overland & Gutter	0.380	260		10.83			150	1.0	2.50	13.33
D.A.#8-M.H.#8	Pipe Flow	0.380						195	3.0	1.08	19.22
OFFSITE-M.H.#8	Pipe Flow	0.380									
M.H.#8-POND	Pipe Flow	0.380						75	3.0	0.42	19.64

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

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

TABLE IA
FLOWRATE DETERMINATION
Angelita Estates Subdivision

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	20.955	0.200	67.09	10	2.985	12.51		
D.A. #1	3.750	0.380	13.92	10	7.558	10.77		
D.A. #1-D.A.#2	3.750	0.380	14.09	10	7.513	10.71	24	0.224%
D.A. #2	2.410	0.380	13.83	10	7.579	6.94		
D.A.#2-M.H.#6	6.160	0.380	16.14	10	7.037	16.47	30	0.161%
D.A.#3	1.736	0.380	12.08	10	8.059	5.32		
D.A.#3-D.A.#4	1.736	0.380	12.36	10	7.979	5.26	24	0.054%
D.A.#4	1.736	0.380	11.58	10	8.210	7.16		
D.A.#4-M.H.#6	3.472	0.380	13.89	10	7.565	9.98	24	0.195%
M.H.#6-D.A.#6	9.632	0.380	14.19	10	7.488	27.41	30	0.447%
D.A.#5	1.462	0.380	10.42	10	8.587	7.16		
D.A.#5-D.A.#6	1.462	0.380	10.59	10	8.527	4.74	24	0.044%
D.A.#6	1.508	0.380	10.25	10	8.644	7.16		
D.A.#6-D.A.#8	12.602	0.380	18.14	10	6.633	31.76	36	0.227%
D.A.#7	2.144	0.380	13.33	10	7.709	7.16		
D.A.#7-D.A.#8	2.144	0.380	13.51	10	7.662	6.24	24	0.076%
D.A.#8	3.046	0.380	13.33	10	7.709	7.16		
D.A.#8-M.H.#8	17.792	0.380	19.22	10	6.435	43.51	42	0.187%
OFFSITE-M.H.#8						26.45	36	0.158%
M.H.#8-POND						69.96	42	0.484%

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

$$I = \frac{b}{(T_c + d)^{0.5}}$$

TABLE 3-2: Intercept Coefficients	
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)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	531057	12.191	3.048
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	137780	3.163	0.791
Streets				
Asphalt	0.7	68255	1.567	1.097
Concrete	0.75	0	0.000	0.000
Driveways	0.75	27000	0.620	0.465
Parking	0.75	0	0.000	0.000
Sidewalks	0.75	13708	0.315	0.236
Buildings	0.75	135000	3.099	2.324
Total:		912,800	20.955	7.961
Weighted "c":			0.380	

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots + C_n A_n) / A_{total}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

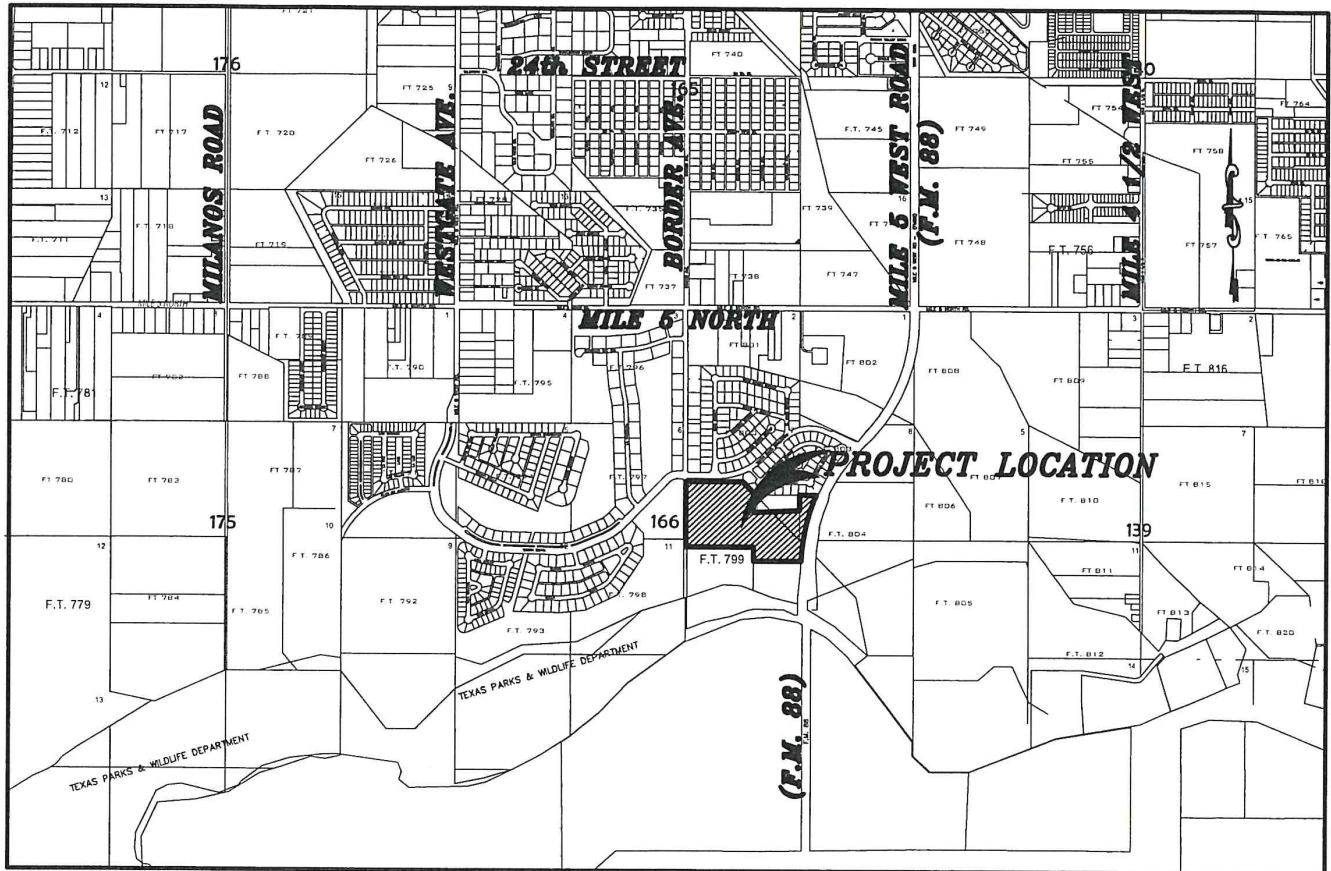
$$\text{formula } I = b/(t_c + d)^e$$

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

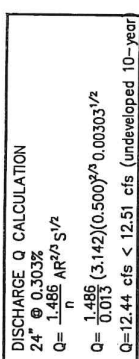
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071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

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

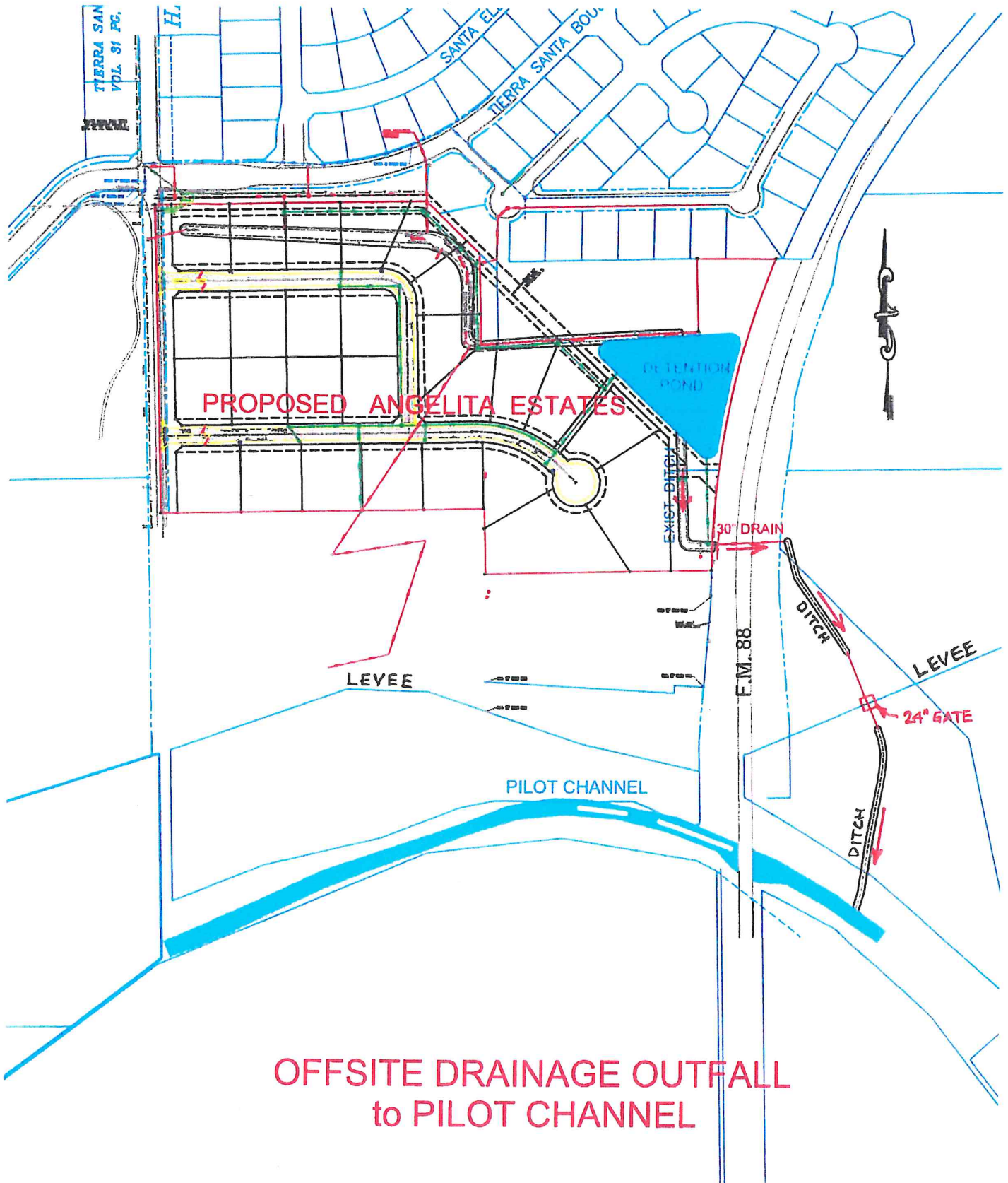
	25yr	50yr	100yr
	0.771	0.749	0.740
	98	99	103
	9.2	9.2	9.6

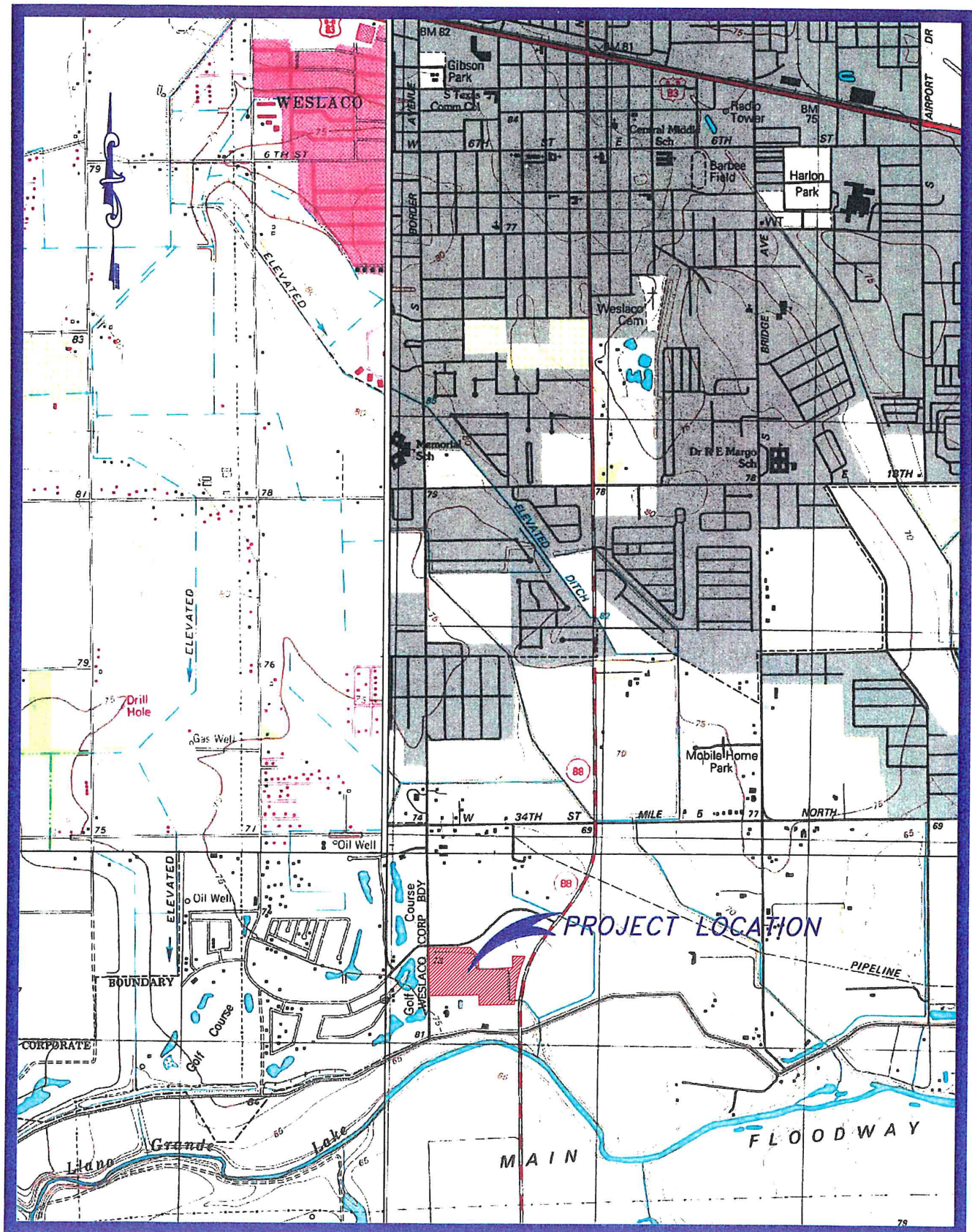


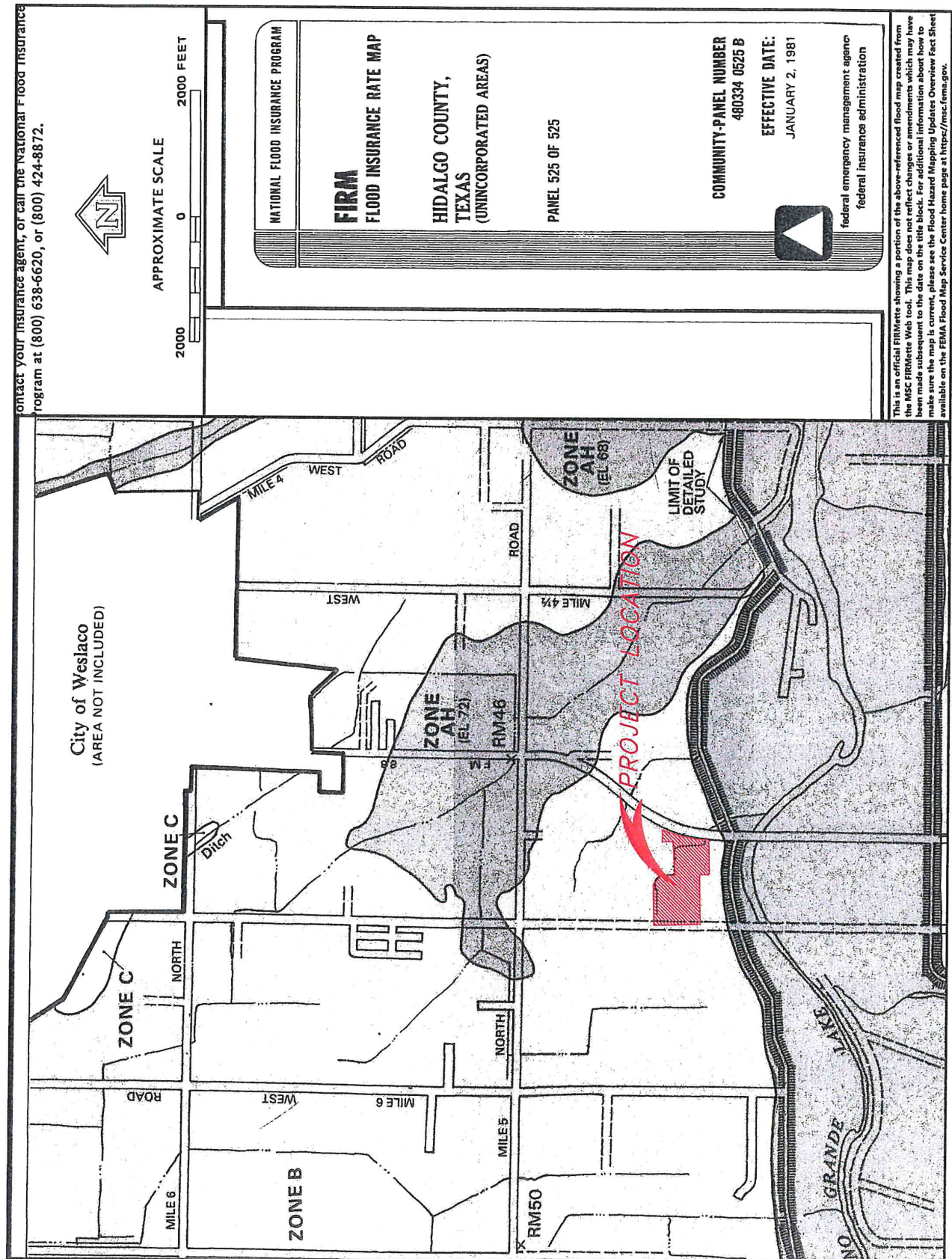
LOCATION MAP
SCALE: 1" = 2000'



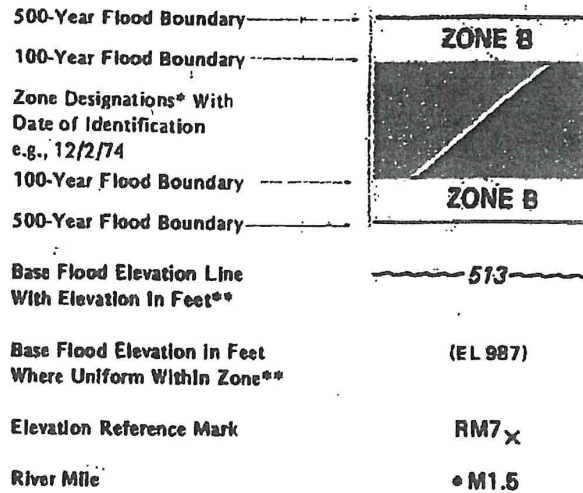
EXISTING
DITCH CROSS SECTION "A"







KEY TO MAP



**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.



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

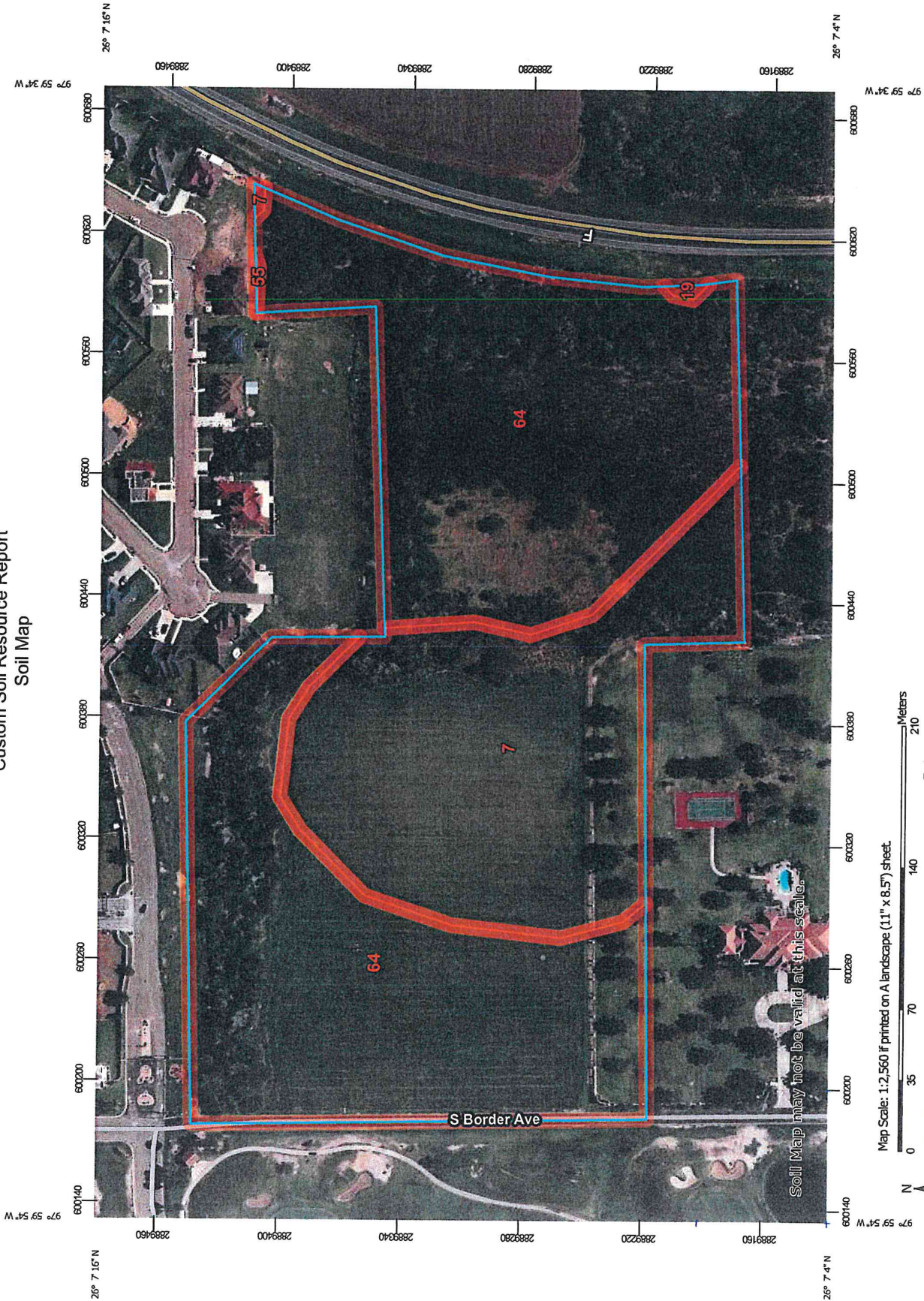
Custom Soil Resource Report for Hidalgo County, Texas

ANGELITA ESTATES

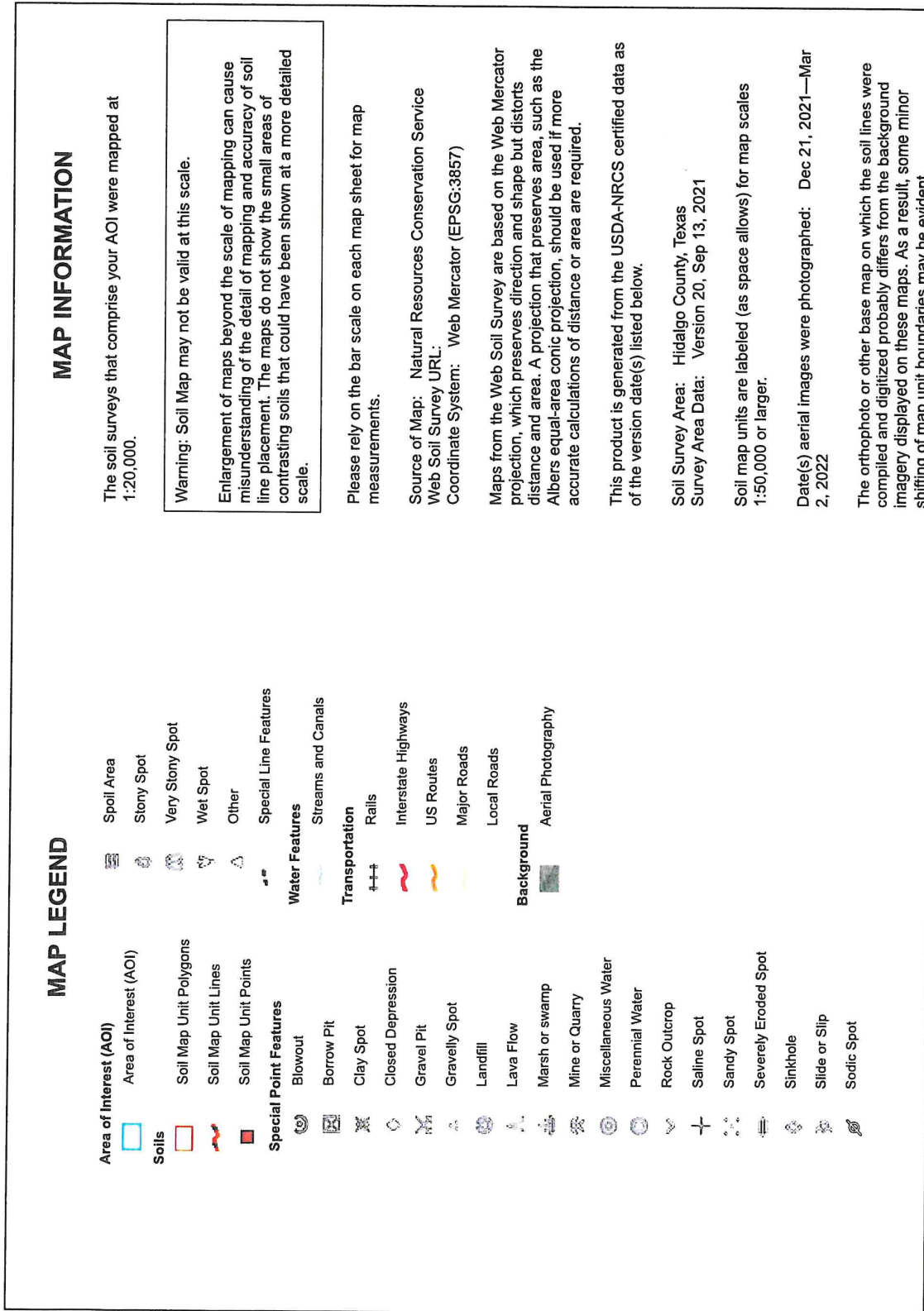


September 19, 2022

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Cameron silty clay	6.9	31.1%
19	Harlingen clay	0.0	0.1%
55	Reynosa silty clay loam, 0 to 1 percent slopes	0.0	0.0%
64	Runn silty clay	15.2	68.8%
Totals for Area of Interest		22.1	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plast. index
			Unified	AASHTO						
					4	10	40	200		
1:*	In								Pct	
Arents----										
2-----	0-7	Clay-----	CH	A-7-6	100	100	100	95-100	75-94	48-64
Benito	7-65	Clay-----	CH	A-7-6	100	100	100	95-100	75-94	48-64
3, 4-----	0-13	Fine sandy loam	SM, SM-SC	A-2-4, A-4	100	98-100	70-100	20-45	<30	NP-9
Brennan	13-65	Sandy clay loam, loam.	SC, CL	A-2-4 A-2-6 A-4, A-6	95-100	90-100	60-100	30-59	22-39	8-22
5-----	0-8	Silt loam-----	CL, CL-ML	A-6, A-4	100	100	95-100	70-100	20-35	4-16
Camargo	8-65	Stratified silty clay loam to very fine sandy loam.	CL	A-6, A-7-6	100	100	95-100	70-100	30-45	11-25
6-----	0-8	Silty clay loam	CL	A-6,A-7-6	100	100	95-100	70-100	30-45	11-25
Camargo	8-65	Stratified silty clay loam to very fine sandy loam.	CL	A-6, A-7-6	100	100	95-100	70-100	30-45	11-25
7-----										
Cameron	0-30	Silty clay-----	CH, CL	A-7-6	100	100	100	90-100	48-68	25-41
	30-65	Silt loam, loam	CL	A-4, A-6	100	95-100	90-100	70-95	25-35	8-15
8-----	0-28	Loamy fine sand	SM, SM-SC	A-2-4	95-100	95-100	85-100	15-25	<25	NP-4
Comitas	28-80	Fine sandy loam, sandy clay loam.	SM, SC SM-SC	A-2-4, A-2-6, A-4, A-6	95-100	95-100	80-100	23-50	<34	NP-14
9-----	0-13	Loamy fine sand	SM, SM-SC	A-2-4, A-4	100	100	85-100	20-45	<25	NP-7
Delfina	13-34	Sandy clay loam, clay loam.	SC, CL	A-6, A-7-6	100	95-100	90-100	40-55	31-48	18-35
	34-72	Sandy clay loam, fine sandy loam.	SC	A-6, A-7-6	90-100	75-98	70-97	36-50	30-46	16-31
10, 11-----	0-13	Fine sandy loam,	SM-SC, SC	A-2-4, A-4	100	100	90-100	25-50	19-30	3-10
Delfina	13-34	Sandy clay loam, clay loam.	SM SC, CL	A-6, A-7-6	100	95-100	90-100	40-55	31-48	18-35
	34-72	Sandy clay loam, fine sandy loam.	SC	A-6, A-7-6	90-100	75-98	70-97	36-50	31-46	16-31
12-----	0-13	Loamy fine sand	SM, SM-SC, SP-SM	A-2-4	100	95-100	85-100	11-25	<25	NP-7
Delmita	13-34	Sandy clay loam, fine sandy loam.	SC	A-2-4 A-2-6, A-4, A-6	100	100	90-100	30-50	27-39	8-18
	34-60	Indurated-----	---	---	---	---	---	---	---	---
13:*	0-13	Fine sandy loam	SM, SM-SC	A-2-4	100	100	90-100	20-35	<27	NP-7
Delmita-----	13-34	Sandy clay loam, fine sandy loam.	SC	A-2-4, A-2-6, A-4, A-6	100	100	90-100	30-50	27-39	8-18
	34-60	Indurated-----	---	---	---	---	---	---	---	---

SOILS LEGEND

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plast. index
			Unified	AASHTO						
					4	10	40	200		
45,* 46,* 47.- Pits	In								Pct	
48, 49----- Ramadero	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 22-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 46-65	27-39 32-42	9-18 13-21
51*----- Ramadero	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy caly loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC- ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54:*----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
55,56----- Reynosa	0-15 15-48 48-65	Silty clay loam Sandy clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57:*----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, snady clay sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

SOILS LEGEND

157		TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED								
Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plast. index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
60, 61----- Rio	0-12 12-38 38-63	Clay loam----- Clay loam, clay Clay loam, sandy clay, sandy clay loam.	CL, SC CL, CH CL	A-6, A-7 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	70-80 75-95 55-80	35-45 43-57 41-50	15-22 21-32 20-27
62----- Rio Grande	0-8 8-65	Silyt loam----- Stratified silt loam to loamy very fine sand.	CL, CL-ML CL, CL-ML	A-4, A-6 A-4, A-6	100 100	100 100	95-100 95-100	70-95 70-100	20-30 20-33	4-12 4-12
63----- Rio Grande	0-8 8-65	Silyt loam Stratified silt loam to loamy very fine sand.	CL CL, CL-ML	A-6, A-7 A-4, A-6	100 100	100 100	95-100 95-100	80-100 70-100	30-43 20-33	11-18 4-12
64, 65----- Runn	0-55 55-65	Silty clay----- Silty clay, silty clay loam, sily loam.	CH, CL CH, CL, CL-ML	A-7-6 A-6, A-7-6, A-4	100 100	100 95-100	95-100 90-100	85-98 70-98	43-62 21-62	21-36 4-36
66----- Sarita	0-48 48-80	Fine sand----- Sandy clay loam, fine sandy loam.	SM-SC, SP-SM, SM SC	A-2-4, A-3 A-2-6, A-6	100 100	100 100	65-100 80-100	Sep-35 30-50	<25 28-40	NP-7 11-22
67----- Tiocano	0-65	Clay -----	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70,71----- Willacy	0-14 14-80	Fine sandy loam Sandy clay loam, fine sandy loam.	SC, SM-SC SC, CL	A-2-4, A-4 A-4, A-6	100 95-100	100 90-100	95-100 90-100	30-45 36-65	20-30 28-40	5-10 9-20
72.* Willacy	0-14 14-80	Fine sandy loam Sandy clay loam, fine sandy loam.	SC, SM-SC SC, CL	A-2-4, A-4 A-4, A-6	100 95-100	100 90-100	95-100 90-100	30-45 36-65	20-30 28-40	5-10 9-20
Urban land.										
73----- Zalla	0-9 9-65	Loamy fine sand Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC SP-SM, SM, SM-SC	A-2-4 A-2-4	95-100 95-100	95-100 95-100	70-85 70-85	10-25 10-25	<25 <25	NP-7 NP-7
74----- Zalla	0-9 9-65	Sily loam----- Loamy fine sand, fine sand, sand.	CL, CL-ML, ML SP-SM, SM, SM-SC	A-4, A-6 A-2-4	100 95-100	100 95-100	90-100 70-85	70-80 10-25	<30 <25	NP-11 NP-7
SOILS LEGEND										

SOILS LEGEND

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

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

HYDROLOGIC LEGEND

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

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

HYDROLOGIC LEGEND

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

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrol	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
Urban land.					Ft			In			
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
58**----- Rio	D	Frequent---	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59**----- Rio	D	Frequent---	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
60**----- Rio	D	Frequent---	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
61**----- Rio	D	Frequent---	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63----- Rio Grande	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64----- Runn	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
65----- Runn	D	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66----- Sarita	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
67**----- Tiocano	D	Frequent---	Long-----	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71----- Willacy	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
72:* Willacy-----	B	None-----	---	---	>6.0	---	Sep-May	---	---	Moderate	Low.
Urban land.											
73----- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74----- Zalla	A	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

HYDROLOGIC LEGEND

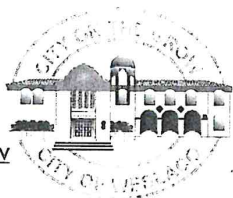
javier@javierhinojosaeng.com

From: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Sent: Thursday, September 29, 2022 8:02 AM
To: javier@javierhinojosaeng.com
Subject: RE: ANGELITA ESTATES SUBDIVISION

So the east portion of the property is still inside city limits will you be requested disannexation?

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

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



From: javier@javierhinojosaeng.com <javier@javierhinojosaeng.com>
Sent: Tuesday, September 27, 2022 11:07 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: ANGELITA ESTATES SUBDIVISION

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Rebekah,

Attached please find the subdivision plat for the Angelita Estates Subdivision. Note, Ezequiel Reyna is giving the North 85 feet of his property to this subdivision. We are currently working on obtaining a metes and bounds description for the property.

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

javier@javierhinojosaeng.com

From: javier@javierhinojosaeng.com
Sent: Monday, November 28, 2022 2:45 PM
To: 'David Fuentes'
Subject: ANGELITA SUBDIVISION
Attachments: DE-ANNEXATION ANGELITA SUBD.pdf

David,

Attached please find the paperwork submitted to the City of Weslaco regarding the de-annexation of the property in Angelita Subdivision. If you have any questions please let me know.

Thank you,

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

November 28, 2022

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

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

Re: Angelita Estates Subdivision

Dear Ms. De la Fuente:

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

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

Thank you for your cooperation,

Ezequiel Reyna, Jr.
Reyna Family Development, LTD.

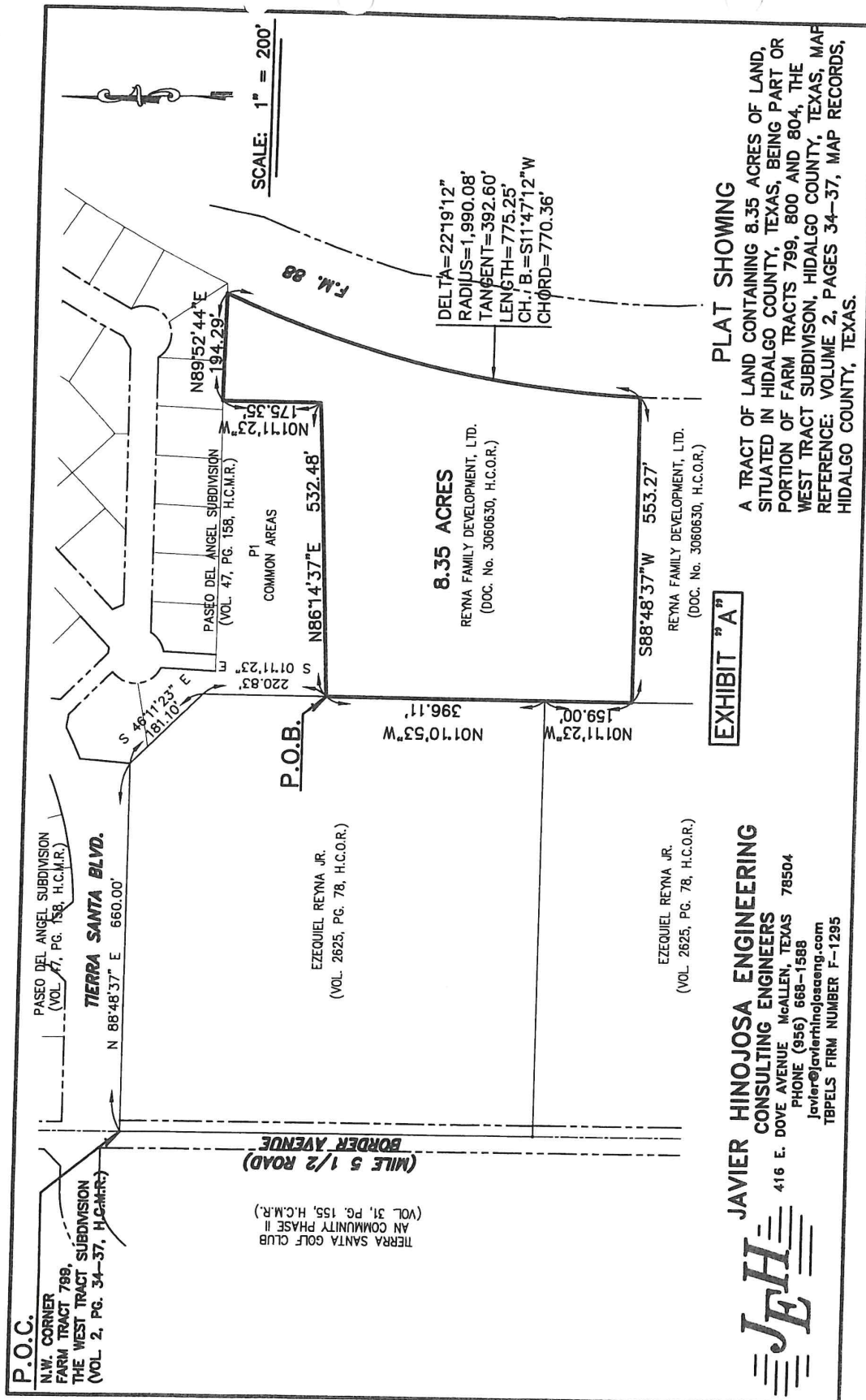


EXHIBIT "B"
METES AND BOUNDS DESCRIPTION

A tract of land containing 8.35 acres of land situated in Hidalgo County, Texas, being a part or portion of Farm Tracts 799, 800 and 804, The West Tract Subdivision, Map Reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found cotton picker spindle for the northwest corner of Farm Tract 799 and also being the centerline of Border Avenue (Mile 5 ½ West Road), for the POINT OF COMMENCEMENT;

THENCE, N 88°48'37" E, with and along the south line of Paseo Del Angel Subdivision as recorded in Volume 47, Page 158, Map Records of Hidalgo County Texas, a distance of 660.00;

THENCE, S 46°11'23" E, with and along the south line of said Paseo Del Angel Subdivision, a distance of 181.10 feet;

THENCE, S 01°11'23" E, with and along the east line of said Paseo Del Angel Subdivision, a distance of 220.83 feet for the POINT OF BEGINNING and the northwest corner of this tract;

THENCE, N 86°14'37" E, with and along the south line of said Paseo del angel Subdivision, a distance of 532.48 feet for a corner;

THENCE, N 01°11'23" W, with and along the east line of said Paseo Del Angel Subdivision, a distance of 175.35 feet for a corner;

THENCE, N 89°52'44" E, with and along the south line of said Paseo Del Angel Subdivision, a distance of 194.29 feet for the northeast corner of this tract and also being a point on the existing west right-of-way of F.M. 88;

THENCE, with and along the existing west right-of-way line of F.M. 88, and a curve in a south westerly direction having a radius of 1990.08 feet, a central angle of 22°19'12", a chord bearing of S 11°47'12" W, and a chord distance of 770.36 feet for the southeast corner of this tract;

THENCE, S 88°48'37" W, a distance of 553.27 feet for the southwest corner of this tract;

THENCE, N 01°11'23" W, parallel to the west line of Farm Tract 799, a distance of 159.00 feet for a corner;

THENCE, N 01°10'53" W, a distance of 396.11 feet to the POINT OF BEGINNING; said tract containing 8.35 acres, more or less.

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

February 8, 2023

Reyna Family Development, LTD.
702 W. Expressway 83
Weslaco, TX 78596

Re: De-annexation of Angelita Estates Subdivision- being a 8.35 acres being part or portion of Farm Tracts 799, 800 and 804 West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 805ft. South of Tierra Santa St along FM 88.

Dear Applicant:

I pleased to inform you that the Weslaco City Commission approved your De-annexation request, at their regular meeting on February 7, 2023.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3403.

Attentively,

Rebekah de la Fuente
Planning Director

Cc:

Javier Hinojosa, P.E.
416 E. Dove Ave
McAllen, TX 78504

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.76

$$0.76 \times 27 \text{ Dwellings} = 20.5 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.91 \ln(x) + 0.20 \\ &= 0.91 \ln(27) + 0.20 \end{aligned}$$

$$\ln(T) = 3.199$$

$$T = e^{3.199}$$

$$= 24.5 \text{ trips}$$

use 25 trips

Weekday, PM Peak Hour of Generator

Avg. Rate: 1.00

$$1.00 \times 27 \text{ Dwellings} = 27.0 \text{ trips}$$

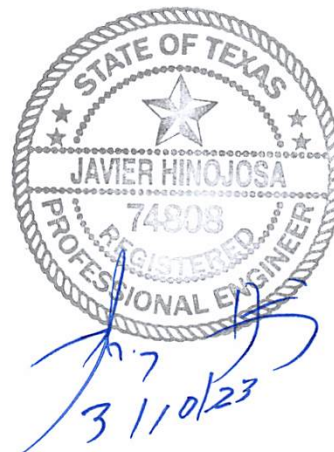
$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.94 \ln(x) + 0.34 \\ &= 0.94 \ln(27) + 0.34 \end{aligned}$$

$$\ln(T) = 3.438$$

$$T = e^{3.438}$$

$$= 31.1 \text{ trips}$$

use 31 trips





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

Date of Meeting: April 5, 2023	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles Jr., PE.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Oak Park Subdivision being 10.48-acre out of farm tract 661, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 375' south of 6 th St. on the west side of Westgate Dr. Possible Action.	
Discussion/Overview: The proposed twelve (12) lot subdivision is located inside 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 "X". Applicant is requesting a variance for off-site drainage and is pending letter of support from Drainage district.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout. Applicant is pending letter of support from the drainage.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Oak Park Subdivision

Location: Westgate Drive south of W. 6th Street

Legal Description: 10.48 acres of land out of Farm Tract 661, West Tract Subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1

Existing Land Use: open land

Proposed Land Use: Residential

Number of Lots Proposed: 12

Gross Acreage: 10.48

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Llano Grande Westgate, LTD

Telephone: _____

Address: 1114 A South Westgate Drive

Fax: _____

City: Weslaco

State: Texas

Zip: 78596

E-mail: _____

ENGINEER INFORMATION

Name: Rey Robles Jr., PE

Telephone: 956-968-2422

Address: 107 W Huisache St

Fax: _____

City: Weslaco

State: Texas

Zip: 78596

E-mail: reyr@rroblesengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ **Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to 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 rdelafuente@weslacotx.gov
- _____ **\$355.00** (one time fee for preliminary and final plat)
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

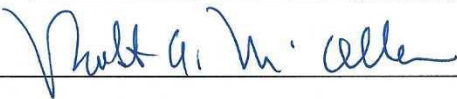
**** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.**

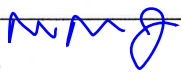
AUTHORIZATION AND ACKNOWLEDGEMENTS

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: Llano Grande Westgate Ltd. by: Robert A. McAllen

Owner Signature:  Date: March 24, 2023

Rey Robles Jr.  is the authorized agent

Authorized Agent Signature: _____ Date: 3-24-23

Authorized Agent Printed Name: Rey Robles Jr.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

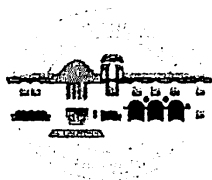
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Oak Park Subdivision

Location: Westgate Drive south of W 6th Street

Legal Description: 10.48 acres of land out of Farm Tract 661, West Tract Subdivision, Hidalgo County, Texas

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

request is to accommodate the required detention volume by excavating the adjacent drainage ditch on the north side of the site

☐ 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: Llano Grande Westgate, LTD Telephone: 956-968-9288

Address: 1114A South Westgate Drive Fax: _____

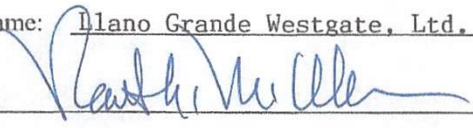
City: Weslaco State: Texas Zip: 78596 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

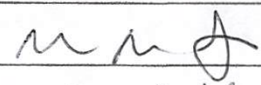
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Llano Grande Westgate, Ltd. by: Robert A. McAllen

Owner Signature:  Date: March 23, 2023

Rey Robles, Jr. is the authorized agent

Authorized Agent Signature:  Date: 3-23-23

Authorized Agent Printed Name: Rey Robles Jr.

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

Debra Pena
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 03/17/2023

Rey Robles Jr.
Robles & Associates LLC
107 Huisache St
Weslaco Tx, 78596

RE: **Oak Park** Subd. Drainage and Detention

Good Morning Mr. Robles:

I have received your revised cross section and calculations dated 03/15/2023 for the **Oak Park** 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. Discharge Permit will be required.
3. Additional Canal ROW will need to be dedicated.

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

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



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

DRAINAGE STATEMENT

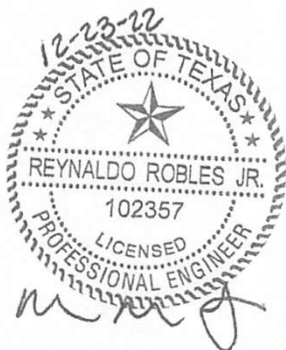
FOR

OAK PARK SUBDIVISION

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

DECEMBER 23, 2022

Prepared By:



Reynaldo Robles, Jr., P.E.

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Existing Soils, Existing Conditions, Future Conditions)**

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9 – FEMA FIRM Map

Pages 10-12 – USDA Soil Map and Legend

Page 13-14 – USDA Soil Report: Engineering Properties

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Page 13-14 – USDA Soil Report Engineering Properties

Pages 15-17 – Subdivision Plat Sheets and Construction Sheets



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

DRAINAGE STATEMENT
For
OAK PARK SUBDIVISION
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

Oak Park Subdivision is located on the west side Westagte Drive (Mile 6 West Road) approximately 330 feet south of Sixth Street in the City of Weslaco, Hidalgo County, Texas and is described as follows: 10.48 acres of land out of Farm Tract 661, of the West Tract Subdivision, Hidalgo County, Texas as per map recorded in Volume 2 Pages 34 through 37, Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "X" (shaded), which is described as areas of 500-year flood; areas of 100-year flood with a average depths of less than one foot or with drainage areas of less than one square mile; and areas protected by levees from 100-year flood, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

Existing Soils:

Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo fine sandy loam (26), Mercedes clay (39), and Raymondville clay loam (52). Hidalgo fine sandy loam is listed in hydrologic soil group B, which consist of well drained soils with a moderate infiltration rate. Mercedes clay is listed in hydrologic soil group D, which consist of soil with a very slow infiltration rate. Raymondville clay loam is listed is hydrologic soil group C, which consists of soils with a slow infiltration rate.

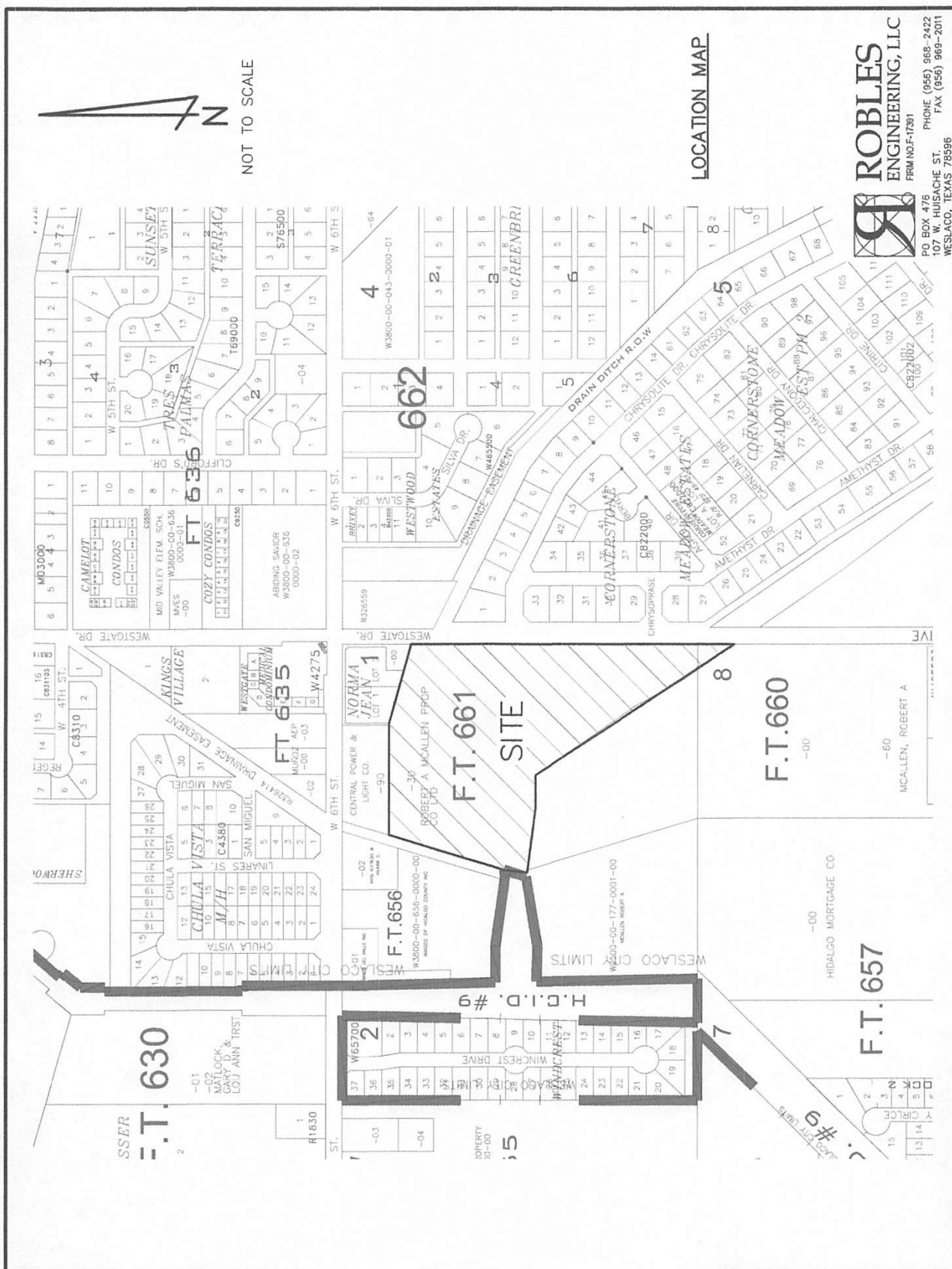
Pre-development Conditions:

The land comprising this subdivision consists of open land in agricultural use. Review of the topographic information of the site reveals the site is fairly level with a slope towards the north. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 7.96 CFS.

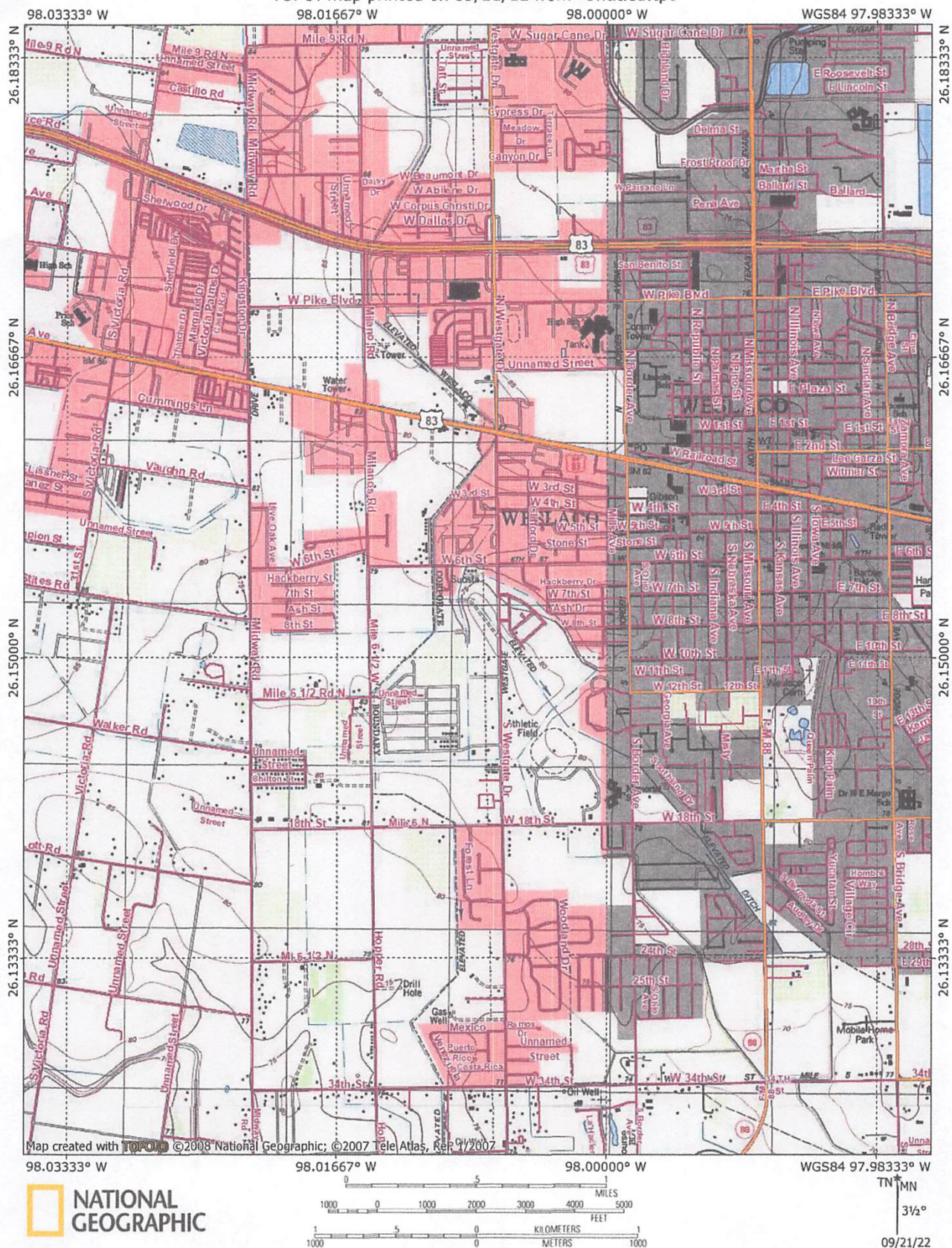
Future Conditions:

Expected future use for this subdivision will be for single family residential use. The development will consist of 12 lots. Drainage calculations for the maximum additional runoff using a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 5.99 CFS, a total maximum volume of additional run-off of 42,126 cubic feet (0.967 acre-ft), and a future peak Q of 29.44 CFS. The City of Weslaco ditch located on the north side of this development will be excavated to accommodate this additional volume.





TOPO! map printed on 09/21/22 from "Untitled.tpo"





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

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

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

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

THE UNIVERSITY OF CHICAGO

[illegible]

Fugate

(m ² /m ²) Influence	0.01	0.05	0.30	1.20	8.00	50.00
ϕ (mm)	15.05	15.20	14.83	12.73	10.51	8.00
ρ (mm)	15.40	100.51	110.74	200.01	150.70	501.01
ϵ	0.8042	0.8273	0.8100	0.8215	0.8219	0.8210
Correction (5-4000)	2000	2000	1000	000	500	100

1986-1990 by Eugene M. Volpert, Jr., 2017, copyright reserved by Eugene M. Volpert, Jr.

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

1-2

proportionally smaller effect on runoff in these cases	
longer return periods because infiltration and other losses have a higher values are usually appropriate for steeply sloped areas and	
Grass	0.15 - 0.25
Gravel and rocks	0.15 - 0.25
Grass	0.10 - 0.25
Concrete	0.00 - 0.10
Asphalt	0.10 - 0.25
Grass:	
Heavy soil, steep slope	0.35 - 0.55
Heavy soil, average slope	0.15 - 0.35
Heavy soil, flat	0.10 - 0.15
Light soil, steep slope	0.10 - 0.30
Light soil, average slope	0.10 - 0.15
Light soil, flat	0.05 - 0.10
Gravel:	
Unimproved areas	0.10 - 0.30
Improved yard areas	0.30 - 0.40
Driveways	0.50 - 0.60
Driveway concrete	0.10 - 0.25
Heavy areas	
Light areas	0.20 - 0.30
Imaginary:	
Asphalt, driveway areas	0.20 - 0.30
Gravel	0.35 - 0.40
Multi-unit, attached	0.20 - 0.35
Multi-unit, detached	0.40 - 0.50
Single-family areas	0.30 - 0.50
Residential:	
Unimproved areas	0.20 - 0.30
Downstream areas	0.15 - 0.25
Business:	
Type of drainage area	Runoff coefficient, C
Table 3-1. Runoff Coefficients for National Formula	

agent or call the National Flood Insurance Program at (800) 638-6620.



SCALE 1" = 2000'

2000 0 2000 FEET



OTHER FLOOD AREAS

ZONE X

Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.



OTHER AREAS

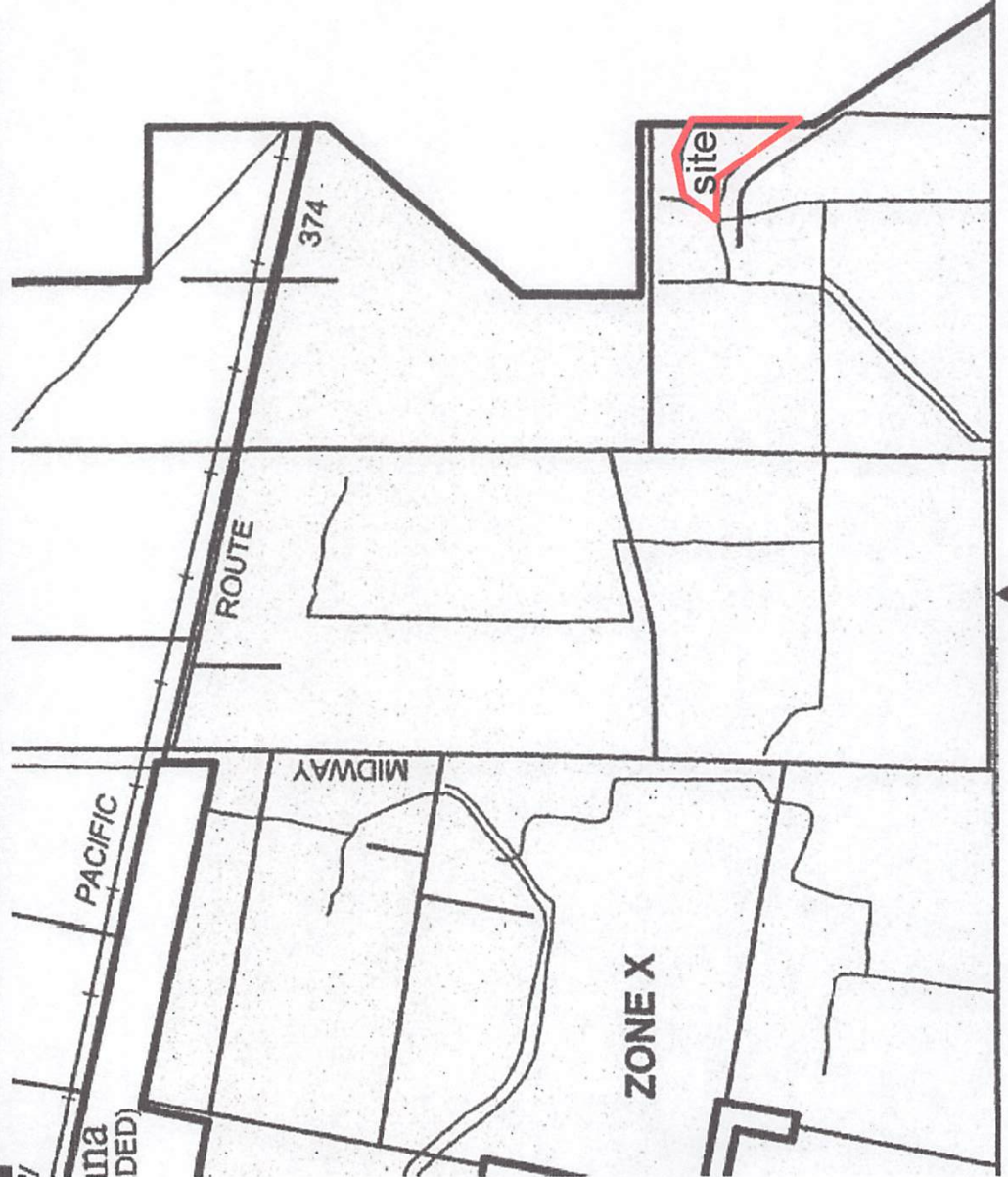
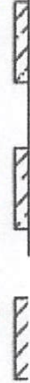
ZONE X

Areas determined to be outside 500-year floodplain.

ZONE D

Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS



NFIIP

PANEL 0450 C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

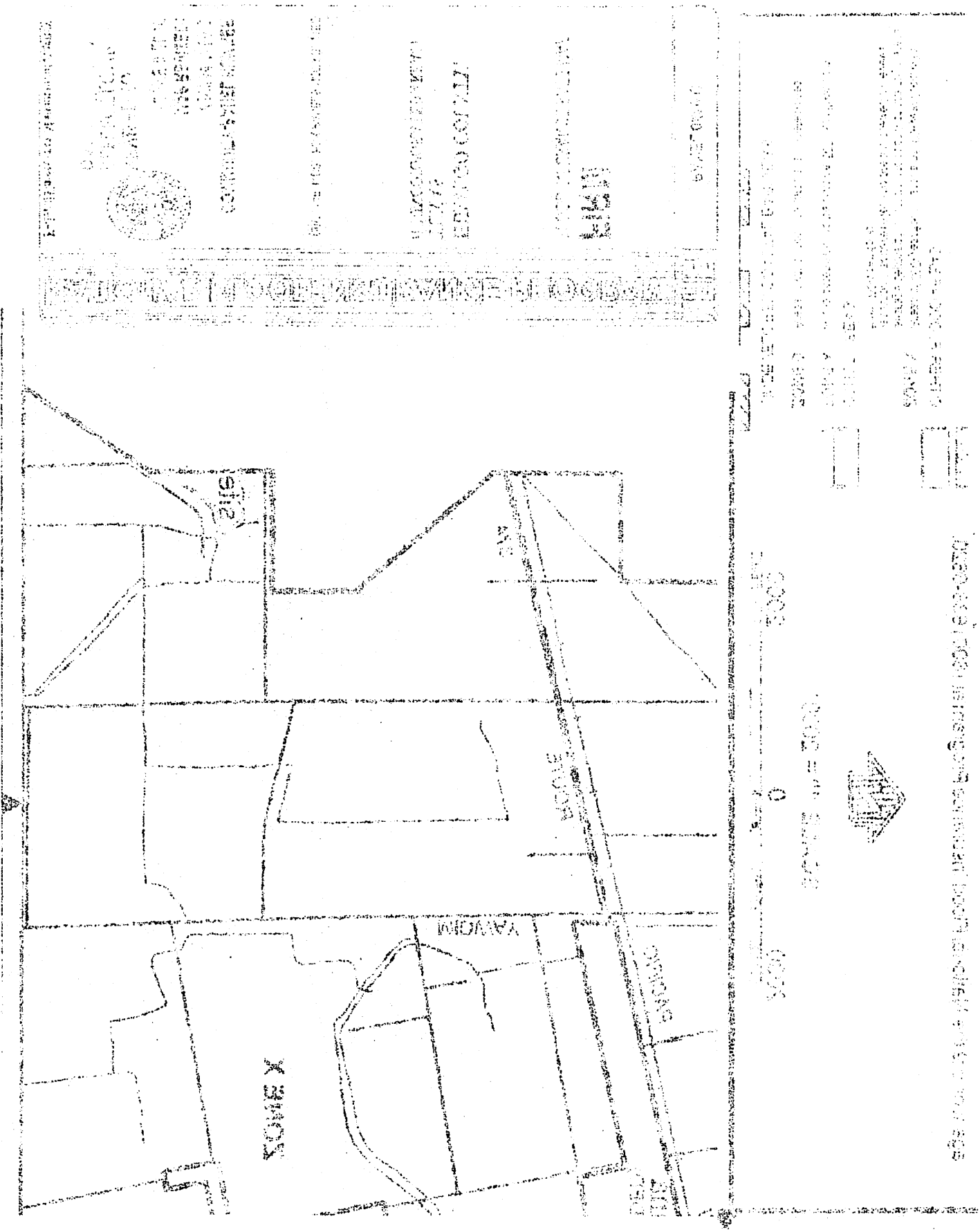
COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000



REVISED TO
REFLECT OMR
DATED 6/1/00

Federal Emergency Management Agency



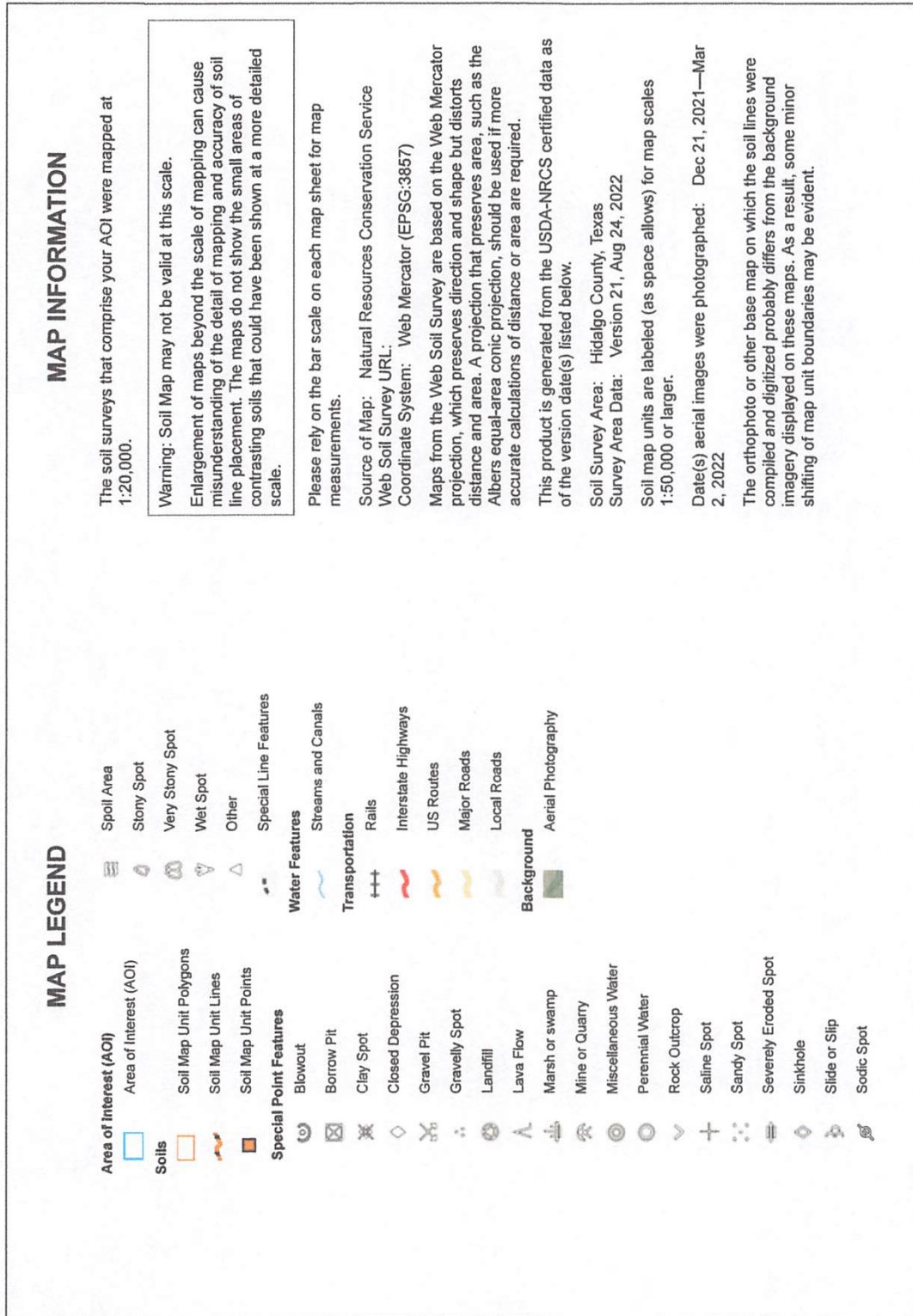


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/8/2022
Page 1 of 3

Soil Map—Hidalgo County, Texas



Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	7.0	63.1%
39	Mercedes clay, 0 to 1 percent slopes	1.0	9.2%
52	Raymondville clay loam, 0 to 1 percent slopes	3.1	27.7%
Totals for Area of Interest		11.0	100.0%

Report—Engineering Properties

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

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<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>
26—Hidalgo fine sandy loam, 1 to 3 percent slopes														
Hidalgo	85 B		0-17	Fine sandy loam	SC-SM, CL, SC, SM	A-2-4, A-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7-8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
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

Approved by the Board of Directors, 1998

(H) Fort Hare (S) sub/ wilderness

and published in
the Journal of Finance

20070808 16:15:51
SOLVED: 10/10/2007

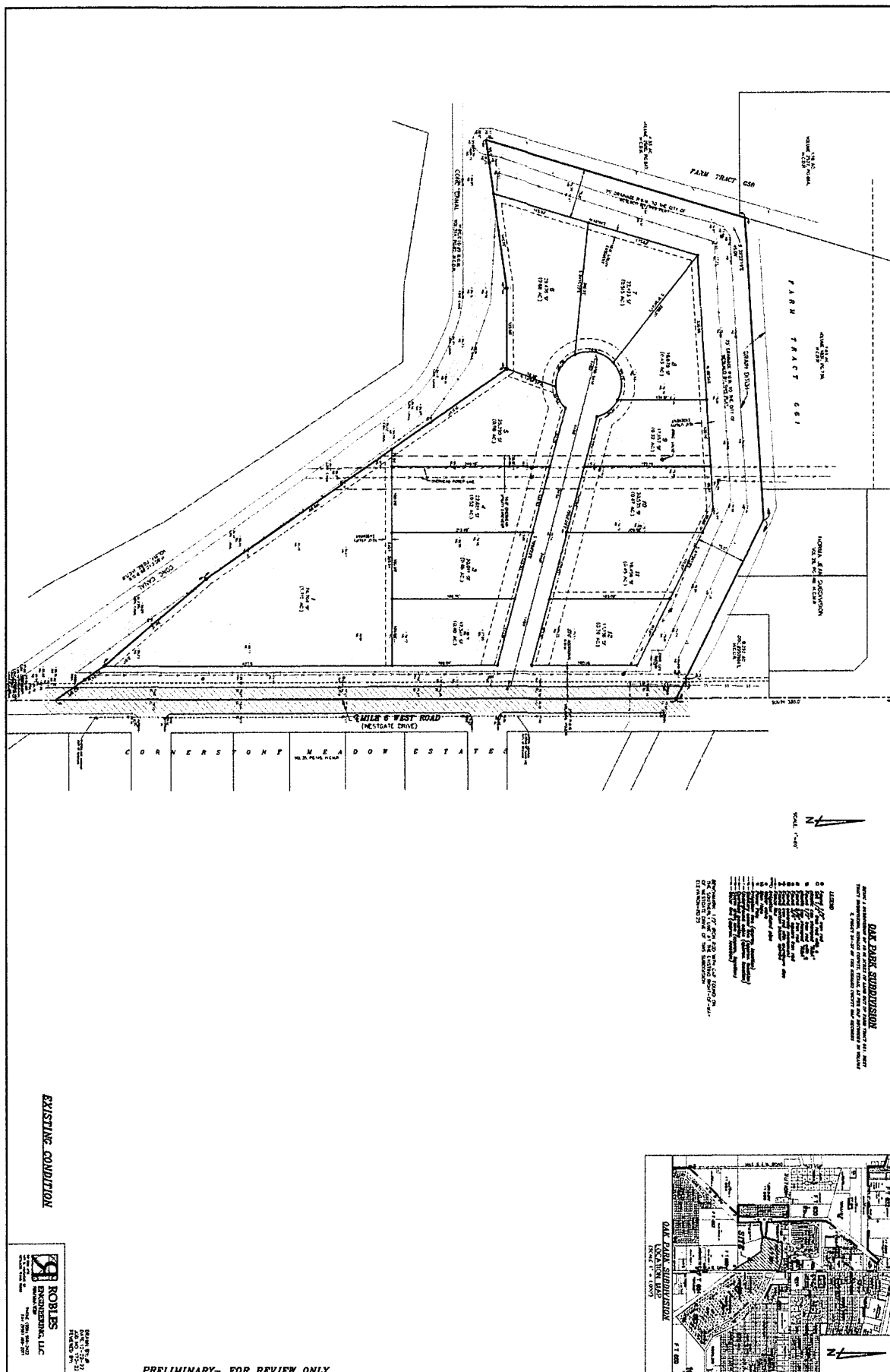
Engineering Properties—Hidalgo County, Texas

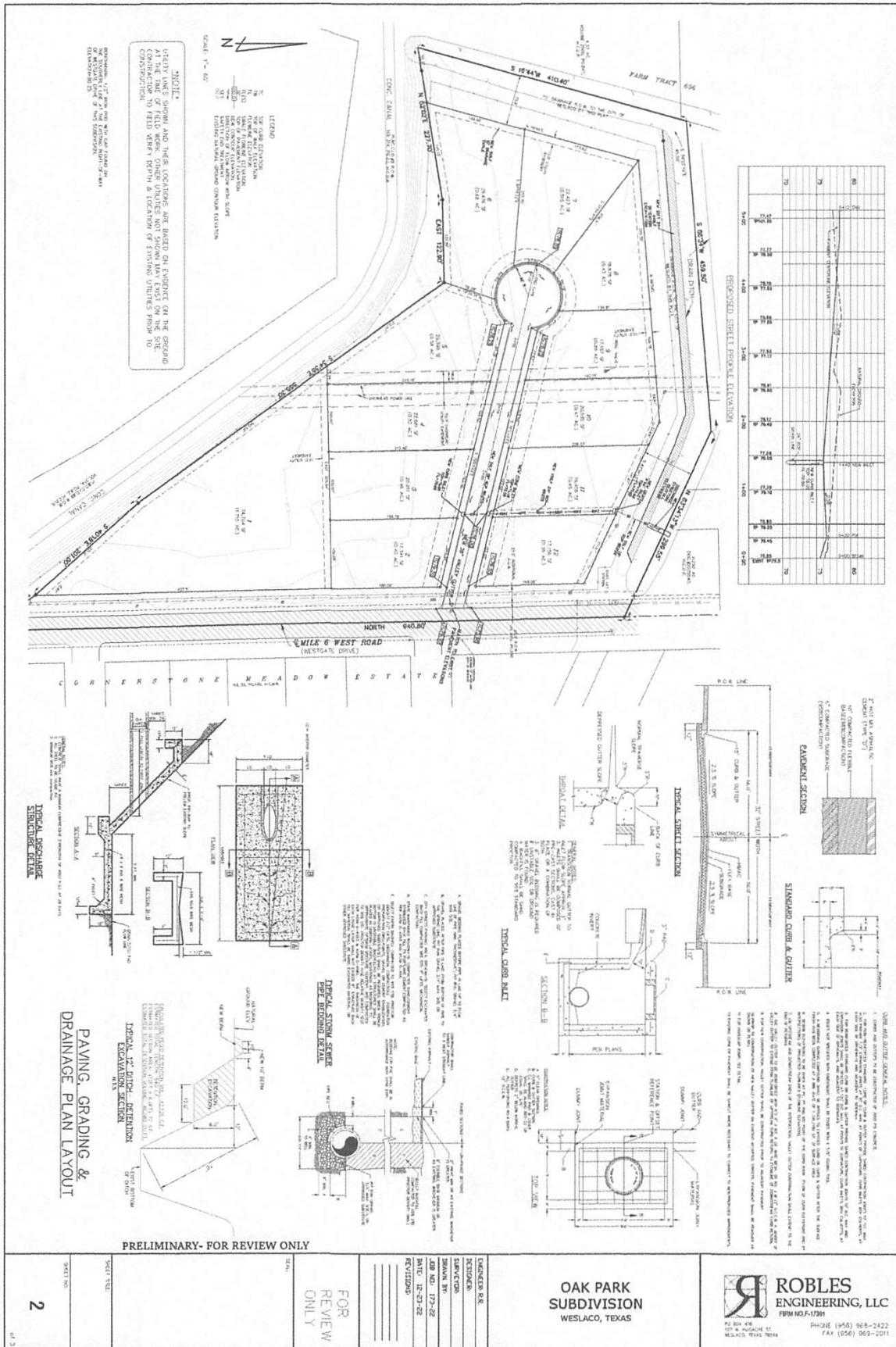
Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</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

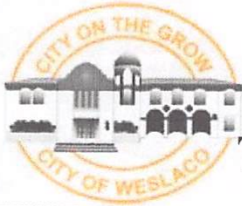
Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 21, Aug 24, 2022

[illegible]







**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: Oak Park Subdivision
Location: Westgate Drive south of W. 6th Street
Applicant: Rey Robles Jr. ☐ Owner ☒ Agent
Address: 107 W Huisache St Phone Number: 956-968-2422

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Residential	10.48		12	12	15	148

Comments: calculations based on 12 dwelling units (lots)
Prepared by: Rey Robles Jr. Date: _____
Address: 107 W Huisache St Phone Number: 956-968-2422

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

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Sheet1

Oak Park Subdivision
Trip Generation calculation worksheet

AM Peak

$$\ln(T) = 0.91\ln(X) + 0.20$$

$$\ln(T) = 0.91\ln(12) + 0.20$$

$$\ln(T) = 2.46$$

$$T=12$$

PM Peak

$$\ln(T) = 0.94\ln(X) + 0.34$$

$$\ln(T) = 0.94\ln(12) + 0.34$$

$$\ln(T) = 2.68$$

$$T = 15$$

Weekday Peak

$$\ln(T) = 0.92\ln(X) + 2.71$$

$$\ln(T) = 0.92\ln(12) + 2.71$$

$$\ln(T) = 4.996$$

$$T = 148$$

Single-Family Detached Housing (210)

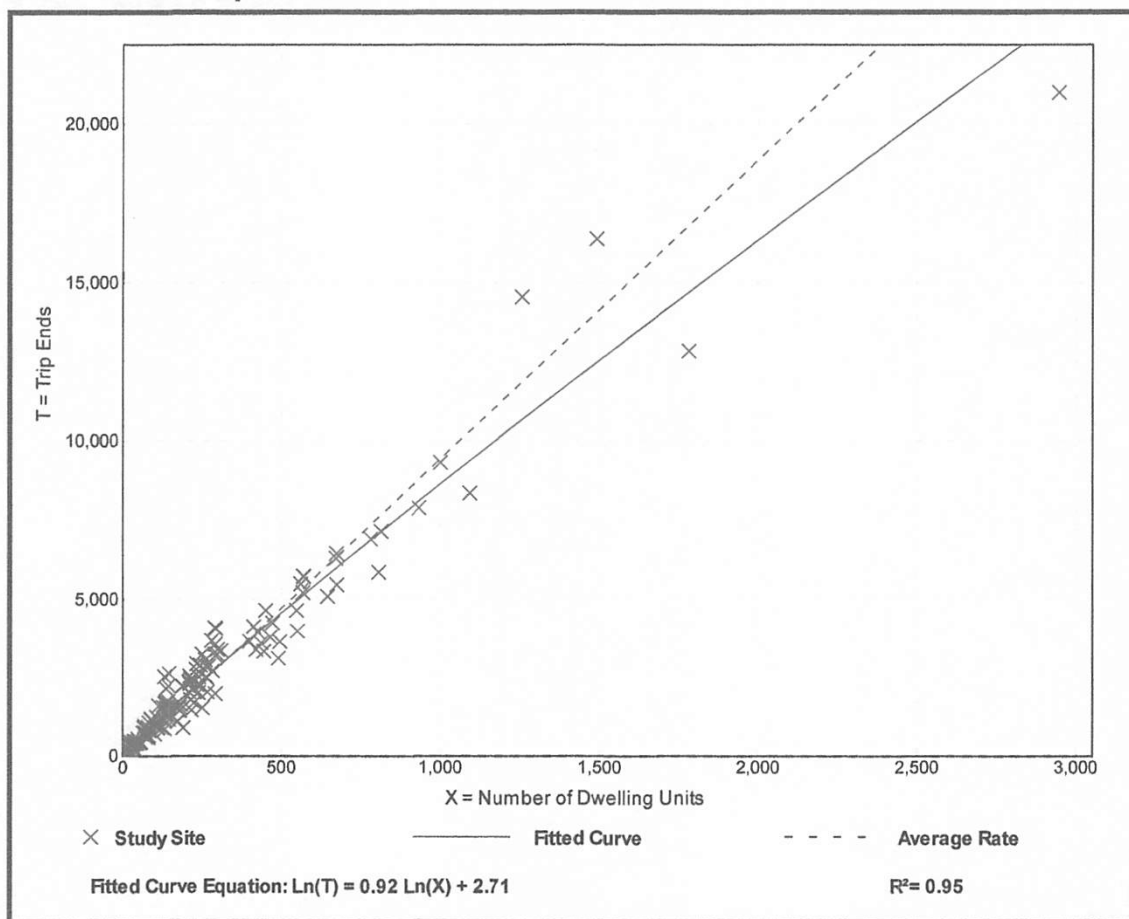
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

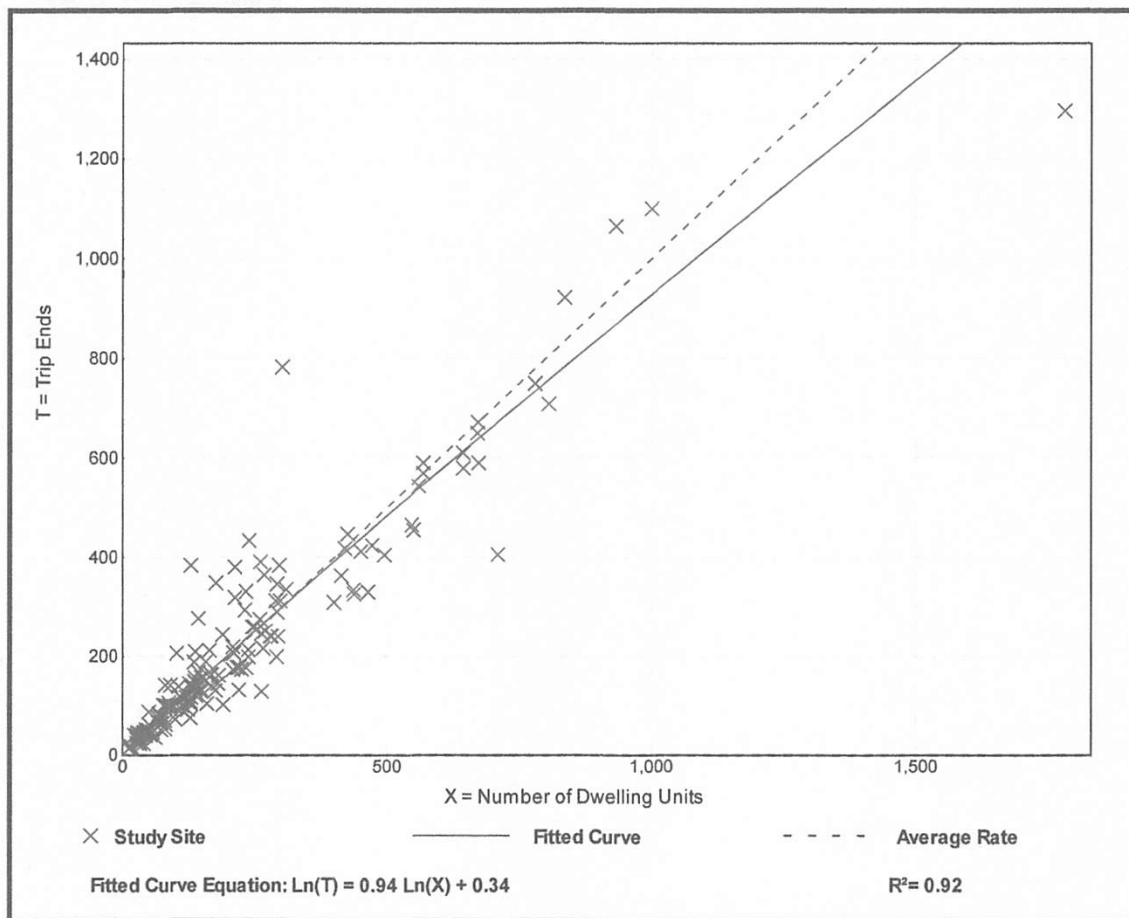
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 165
Avg. Num. of Dwelling Units: 217
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.49 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing (210)

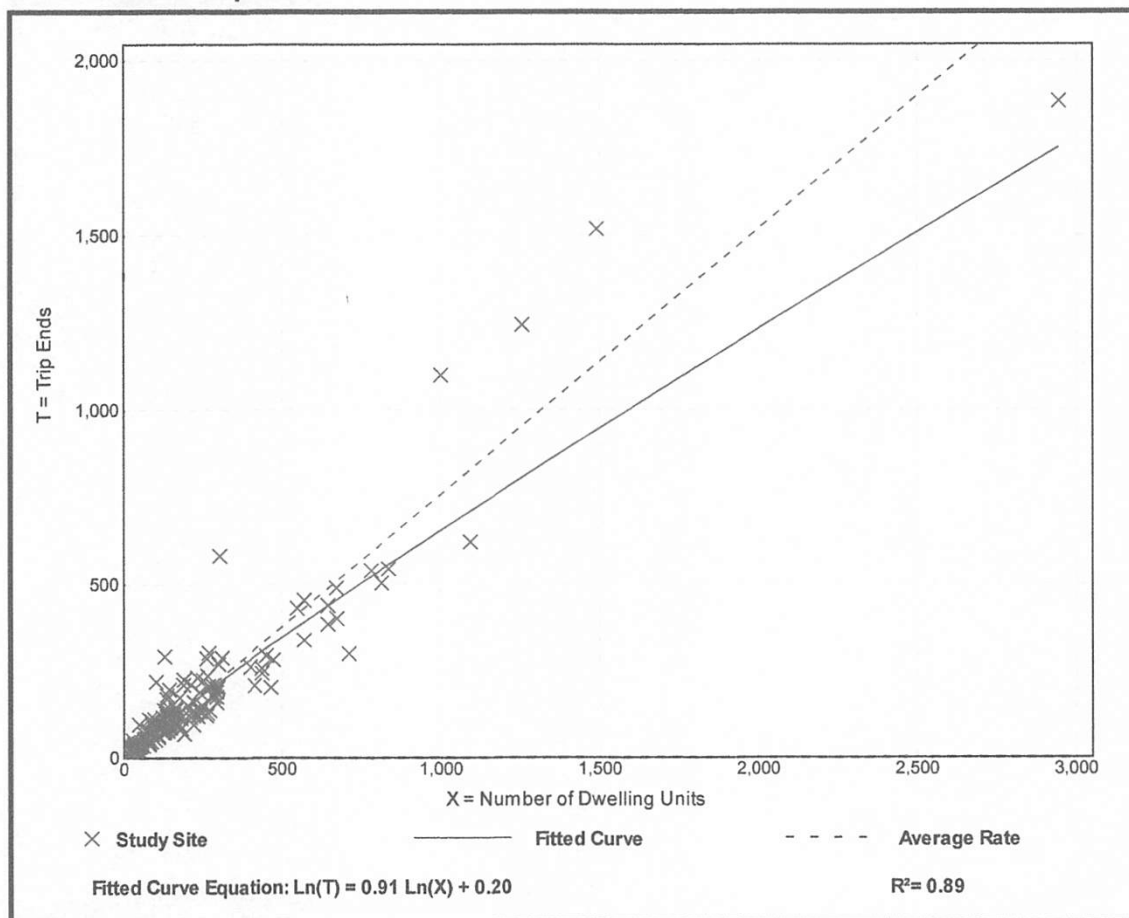
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 157
Avg. Num. of Dwelling Units: 231
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.76	0.36 - 2.27	0.26

Data Plot and Equation



PRELIMINARY - FOR REVIEW ONLY



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

DRAMA, Inc. 2P
J28 NO. 17A-22
DATE: 10-04-22
REVISED BY: JR

RA ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
10000 W. 10th Street, Suite 100
Dallas, Texas 75243
TEL: 972.444.1111
FAX: 972.444.1112
www.raassociates.com

ROBLES ENGINEERING, LLC
10000 W. 10th Street, Suite 100
Dallas, Texas 75243
TEL: 972.444.1111
FAX: 972.444.1112
www.robles-engineering.com

VALUES AND ADJUSTMENTS DESCRIPTION:
Every 10.45 acres of land out of Farm Tract 661 of the West Texas Subdivision, as per map recorded in Volume 2, Pages 24-37, Map Records of Hidalgo County, Texas, and said 10.45 acre tract being more particularly described by metes and bounds as follows:
Commencing for reference at a point for the northeast corner of said Farm Tract 661, THENCE, S 89°44' W, 330.00 feet to the west line of said Farm Tract 661 and the centerline of Mile 6 West Road (Westgate Drive) to a point for the northeast corner of said tract, hereinafter described and the POINT OF BEGINNING;
THENCE, N 83°41'31" W, 294.25 feet along a drain ditch to an angle point;
THENCE, S 89°44' W, 450.50 feet along a drain ditch to a point for the northeast corner of said tract herein described;
THENCE, S 10°24' W, 410.40 feet with the west line of said Farm Tract 661 and along a drain ditch to a point for the southwest corner of said tract herein described;
THENCE, N 82°02' E, at a distance of 35.00 feet to a 1/2-inch iron rod found on line for reference, and continuing for a total distance of 227.70 feet to a 1/2-inch iron rod found for an angle point;
THENCE, EAST, 122.50 feet to a 1/2-inch iron rod found for an angle point;
THENCE, S 34°35' E, 555.30 feet to a 1/2-inch iron rod found for an angle point;
THENCE, S 43°18' E, 201.00 feet to a 1/2-inch iron rod found for an angle point;
THENCE, S 34°35' E, at a distance of 37.65 feet to a 1/2-inch iron rod found for reference on the apparent west right-of-way line of said Mile 6 West Road and continuing for a distance of 50.70 feet to a point for the southwest corner of said tract herein described;
THENCE, NORTH, 940.60 feet with the east line of said Farm Tract 661 and the centerline of said Mile 6 West Road to the POINT OF BEGINNING and containing 10.45 acres of land, more or less.

VALUES AND ADJUSTMENTS DESCRIPTION:

Every 10.45 acres of land out of Farm Tract 661 of the West Texas Subdivision, as per map recorded in Volume 2, Pages 24-37, Map Records of Hidalgo County, Texas, and said 10.45 acre tract being more particularly described by metes and bounds as follows:
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THENCE, NORTH, 940.60 feet with the east line of said Farm Tract 661 and the centerline of said Mile 6 West Road to the POINT OF BEGINNING and containing 10.45 acres of land, more or less.

STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "OAK PARK SUBDIVISION", TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONVEYANCE ON THESE EXEMPTIONS.

LAND GRANTING INSTRUMENT NO. 1, A TEXAS UNITED PARTNERSHIP
1114 S. WESTGATE DRIVE
WESLACO, TX 78090

DATE _____

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED (NAMED) AND PROVED TO ME THAT THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "OAK PARK SUBDIVISION", TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONVEYANCE ON THESE EXEMPTIONS. I HAVE EXAMINED THE INSTRUMENT AND HAVE BEEN SATISFIED THAT THE UNDERSIGNED HAS COMPLETED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:

THIS SUBMISSION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY OF WESLACO

DATE _____

CERTIFICATION OF THE MAYOR OF THE CITY OF WESLACO

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

MAYOR DAVID SUAREZ

CITY OF WESLACO

DATE _____

ATTEST:

CITY SECRETARY

DATE _____

CERTIFICATION BY THE IRRIGATION DISTRICT

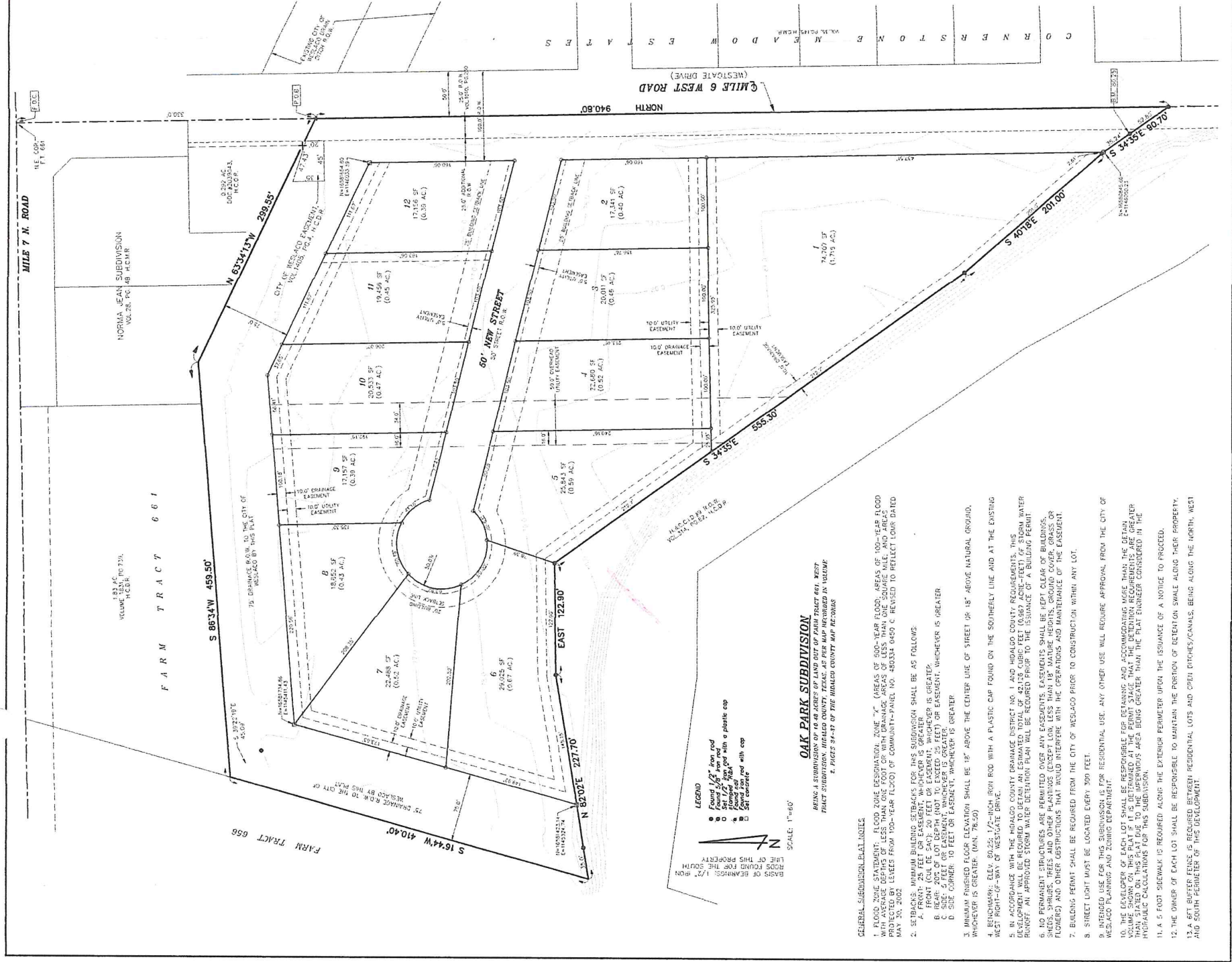
This plat is approved by Hidalgo and Cameron Counties Irrigation District No. 9

Dated this _____ day of _____, 20____.

- No improvements of any kind shall be placed upon Hidalgo and Cameron Counties Irrigation District No. 9 right-of-ways until the improvements are completed.
- It is understood that the rate of flow of 2000 cfs per second for the development will be no greater than the rate of flow of 2000 cfs per second when the land was in agricultural use.
- HCCID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCCID #9 has not received and does not certify that the storm water or utility systems described are appropriate for the particular subdivision, based on primary accepted engineering criteria. The developer and his engineer are responsible for their determinations.
- HCCID #9 has not received and does not certify that the storm water or utility systems described are appropriate for the particular subdivision, based on primary accepted engineering criteria. The developer and his engineer are responsible for their determinations.
- HCCID #9 Exclusive Easements shall be kept clear of buildings, sheds, fences, trees, and other plantings and other construction that would interfere with the operations and maintenance of the easement.

General Manager

Hidalgo & Cameron Counties Irrigation District No. 9



OAK PARK SUBDIVISION

BEING A SUBDIVISION OF 16.48 ACRES OF LAND OUT OF FARM TRACT 661, WEST PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 24-37 OF THE HALL COUNTY MAP RECORDS

GENERAL SUBDIVISIONAL NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION, ZONE "A" (AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) OF COMMUNITY-PANEL NO. 480334 (4800 C) REVISED TO REFLECT LATEST DATA, SHALL BE SHOWN ON THIS PLAT.
- SETBACKS: MINIMUM BUILDING SETBACKS FOR THIS SUBDIVISION SHALL BE AS FOLLOWS:
A. FRONT: 25 FEET OR EASEMENT, WHICHEVER IS GREATER.
B. REAR: 25 FEET OR EASEMENT, WHICHEVER IS GREATER.
C. SIDE: 10 FEET OR EASEMENT, WHICHEVER IS GREATER.
D. CORNER: 10 FEET OR EASEMENT, WHICHEVER IS GREATER.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. (MIN. 78.50)
- SEWERAGE: REAR 30" DIA. 1/2" HUB-AND-BON R/OB WITH A PLASTIC CAP FOUND ON THE SOUTHERLY LINE AND AT THE EXISTING WEST RIGHT-OF-WAY OF WESTGATE DRIVE.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN AN ESTIMATED TOTAL OF 42,178 CUBIC FEET (0.967 ACRE-FEET) OF STORM WATER RUNOFF. AN APPROVED STORM WATER DETENTION PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MAJORITY HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER STRUCTURES THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BUILDING PERMIT SHALL BE REQUIRED FROM THE CITY OF WESLACO PRIOR TO CONSTRUCTION WITHIN ANY LOT.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- INTENDED USE FOR THIS SUBDIVISION IS FOR RESIDENTIAL USE. ANY OTHER USE WILL REQUIRE APPROVAL FROM THE CITY OF WESLACO PLANNING AND ZONING DEPARTMENT.
- THE DEVELOPER OF EACH LOT SHALL BE RESPONSIBLE FOR DETAINING AND ACCUMULATING MORE THAN THIS DETENTION VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THE VOLUME SHOWN ON THIS PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DETENTION REQUIREMENTS IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- A 5 FOOT SIDEWALK IS REQUIRED ALONG THE EXTERIOR PERMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE TO MAINTAIN THE PORTION OF DETENTION SWALE ALONG THEIR PROPERTY.
- A 6 FT BUFFER FENCE IS REQUIRED BETWEEN RESIDENTIAL LOTS AND OPEN DITCHES/CANALS, BEING ALONG THE NORTH, WEST AND SOUTH PERMETER OF THIS DEVELOPMENT.



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

Date of Meeting: April 5, 2023	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and re-consideration of the Final Plat for Heron's Landing Subdivision being 29.29-acre out of farm tracts 1036, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on SW corner of Pike Blvd. and Mile 2 ½ West. Possible Action.	
Discussion/Overview: The subdivision was previously approved by Commission November 15, 2022, as a seventy-one (71) lot subdivision. The developer is requesting to change from a public to a private subdivision. The developer will need to provide fire with gate details and paved road widths, as well as Knox box access. Engineering will need a minimum throat length of 80ft for queueing.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the revised Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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. PIAT-000336-2022

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: HERON'S LANDING SUBDIVISION

Location: SOUTH WEST CORNER OF PIKE BLVD AND MILE 2 1/2 WEST

Legal Description: A 29.29 ACRE TRACT OF LAND OUT OF FARM TRACT 1036, WESTLAND ADAMS TRACT, 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: R1

Existing Land Use: VACANT Proposed Land Use: APARTMENTS / OFFICE

Number of Lots Proposed: _____ Gross Acreage: _____

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: ALBERT HANIS Telephone: 956-630-0216

Address: 502 E. EXPRESSWAY 83 SUITE G Fax: _____

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

ENGINEER INFORMATION

Name: Willie Annika Telephone: (956) 784-0218

Address: 526 N. 5th St. Fax: _____

City: Donna State: TX Zip: 78536 E-mail: hannengineering@yahoo.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: N.A.U.S.
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☒ YES ☐ NO Electric Company: Magie Valley

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Albert Hank

Owner Signature: [Signature] Date: 10/27/22

is the authorized agent

Authorized Agent Signature: [Signature] Date: 10/27/22

Authorized Agent Printed Name: Willie Avatic

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: _____

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
HERON'S LANDING SUBDIVISION

Prepared by : Guillermo A. Arratia, P.E.



Guillermo A. Arratia, P.E.
10/17/22

INDEX OF SHEETS

- 1. Cover Sheet**
- 2. Index of Sheets**
- 3. Drainage Report**
- 4. Drainage Calculations – Exhibit “A”**
- 5. Rainfall Intensity Table**
- 6. Runoff Coefficient Table**
- 7. Location Map – Exhibit “B”**
- 8-9 FEMA Map Location “Exhibit “C”**
- 10-11 Soil Map – Exhibit “D”**

NAIN ENGINEERING, L.L.C.
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526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
HERON'S LANDING SUBDIVISION

I. PROJECT LOCATION

A 29.50 acre tract of land out of Farm Tract 1036, west and Adams Tract Subdivision, according to the map recorded in volume 2, page 2, map records, Hidalgo County, Texas, and is located at the southwest corner of Pike Boulevard and Mile 2 ½ West and is located within the city of limits of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

Zone "X"

Areas of 500 year flood; areas of 100 year flood with average depths less than 1 foot or with drainage areas less than one square mile; areas protected by levees from 100-year base flood F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised: June 6, 2000. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo and Raymondville (28)(52) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (12.89 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 70 lots for Multi Family use, and 1 lot for commercial use. The storm runoff after development will be increase 47.61 cfs for a total 60.5 cfs, I have calculated that 220,690 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 36" RCP with curb inlets and out falling into a Proposed detention area on the north side of this subdivision, and ultimately out falling into an existing 18" storm sewer with a proposed manhole with a 12" RCP located at the northwest corner of this subdivision, on the south side of Pike Boulevard and own by the city of Weslaco,



Guillermo A. Arratia
10/17/22

DRAINAGE CALCULATIONS EXHIBIT "A"

MORELAND HEIGHTS

AREA= 29.5 Ac.

TxDOT Intensity Constants for $I=b/(T_c+d)^e$

Existing Conditions

Length= 900 ft.

Slope= 0.1 %

Cexist.= 0.2

Time of Concentration= 105 min.

Texist. = 105 min.

Iexist.= 2.19 in/hr

Qexist.= 12.89 cfs.

10 year storm

b= 87

e= 0.778

d= 9.2

Proposed Conditions

Length= 900 ft.

Slope= 0.15 %

Cfut.= 0.5

Time of Con= 61 min.

Tfut.= 61 min.

Ifut.= 4.10 in/hr

Qfut.= 60.5 cfs.

Qin= 14.75 i

50 year storm

b= 99

e= 0.749

d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	159.67	95804	12.89	27456	68,349
20	7.91	116.64	139971	12.89	31324	108,647
30	6.34	93.55	168395	12.89	35192	133,203
40	5.35	78.91	189390	12.89	39060	150,330
50	4.66	68.70	206101	12.89	42928	163,173
60	4.14	61.12	220034	12.89	46796	173,238
70	3.75	55.24	232023	12.89	50664	181,359
80	3.43	50.54	242575	12.89	54533	188,042
90	3.16	46.67	252019	12.89	58401	193,619
110	2.76	40.67	268436	12.89	66137	202,299
120	2.60	38.29	275692	12.89	70005	205,687
130	2.45	36.21	282446	12.89	73873	208,573
140	2.33	34.38	288771	12.89	77741	211,030
150	2.22	32.75	294723	12.89	81609	213,114
160	2.12	31.29	300349	12.89	85478	214,872
170	2.03	29.97	305687	12.89	89346	216,342
180	1.95	28.77	310769	12.89	93214	217,555
190	1.88	27.69	315620	12.89	97082	218,538
200	1.81	26.69	320264	12.89	100950	219,314
210	1.75	25.77	324719	12.89	104818	219,901

DRAINAGE CALCULATIONS EXHIBIT "A"

220	1.69	24.92	329003	12.89	108686	220,317
230	1.64	24.14	333130	12.89	112554	220,576
240	1.59	23.41	337113	12.89	116423	220,690
250	1.54	22.73	340962	12.89	120291	220,671
260	1.50	22.10	344688	12.89	124159	220,529
270	1.46	21.50	348298	12.89	128027	220,272
Storage Requires=		220,690	cubic feet	=	5.07	ac-ft



Chapter 4 — Hydrology

Section 12 — Rational Method

Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soil, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15
Steep grassed slopes	0.70
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

12-85

BRIDGE DIVISION HYDRAULIC MANUAL

2 - 19

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

COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	e	b	d	e	e	b	d	e	e	b	d	e	e	b	d	e	e	b	d	e	e	b	d	
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.837	132	10.6						
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7						
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.749	99	9.2	0.740	103	8.7						
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2						
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9						
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.765	105	7.7						
Hopkins	0.786	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3						
Houston	0.797	63	8.2	0.780	73	8.3	0.767	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2						
Howard	0.805	42	9.2	0.800	56	10.1	0.802	66	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2						
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4						
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	104	8.4						
Hutchinson	0.850	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4						
Irion	0.780	37	8.1	0.789	55	9.6	0.775	61	9.6	0.783	77	9.6	0.769	81	9.6	0.770	90	8.1						
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5						
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8						
Jasper	0.782	66	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1						
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6						
Jefferson	0.799	74	9.2	0.733	66	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2						
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4						
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4						
Johnson	0.789	52	8.1	0.779	67	8.5	0.773	77	8.5	0.776	90	8.5	0.771	99	8.5	0.763	106	8.1						
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5						
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8						
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6						
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6						
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2						
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.798	93	10.0	0.798	104	9.0						
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.761	91	8.0	0.768	104	8.4						
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.757	88	7.6	0.768	100	8.2						
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4						
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8						
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4						
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4						
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2						
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1						

EXHIBIT "B"

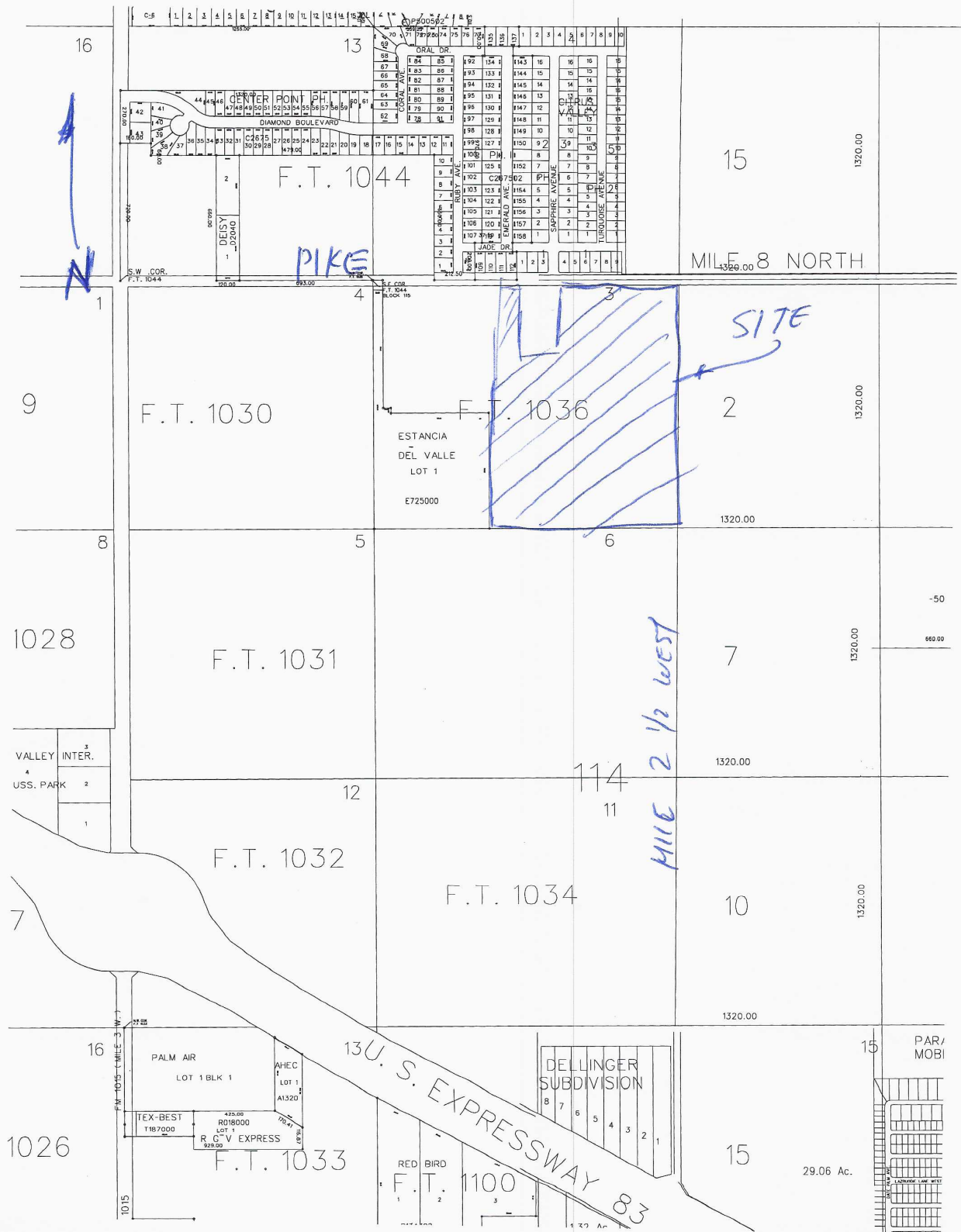


EXHIBIT 11C

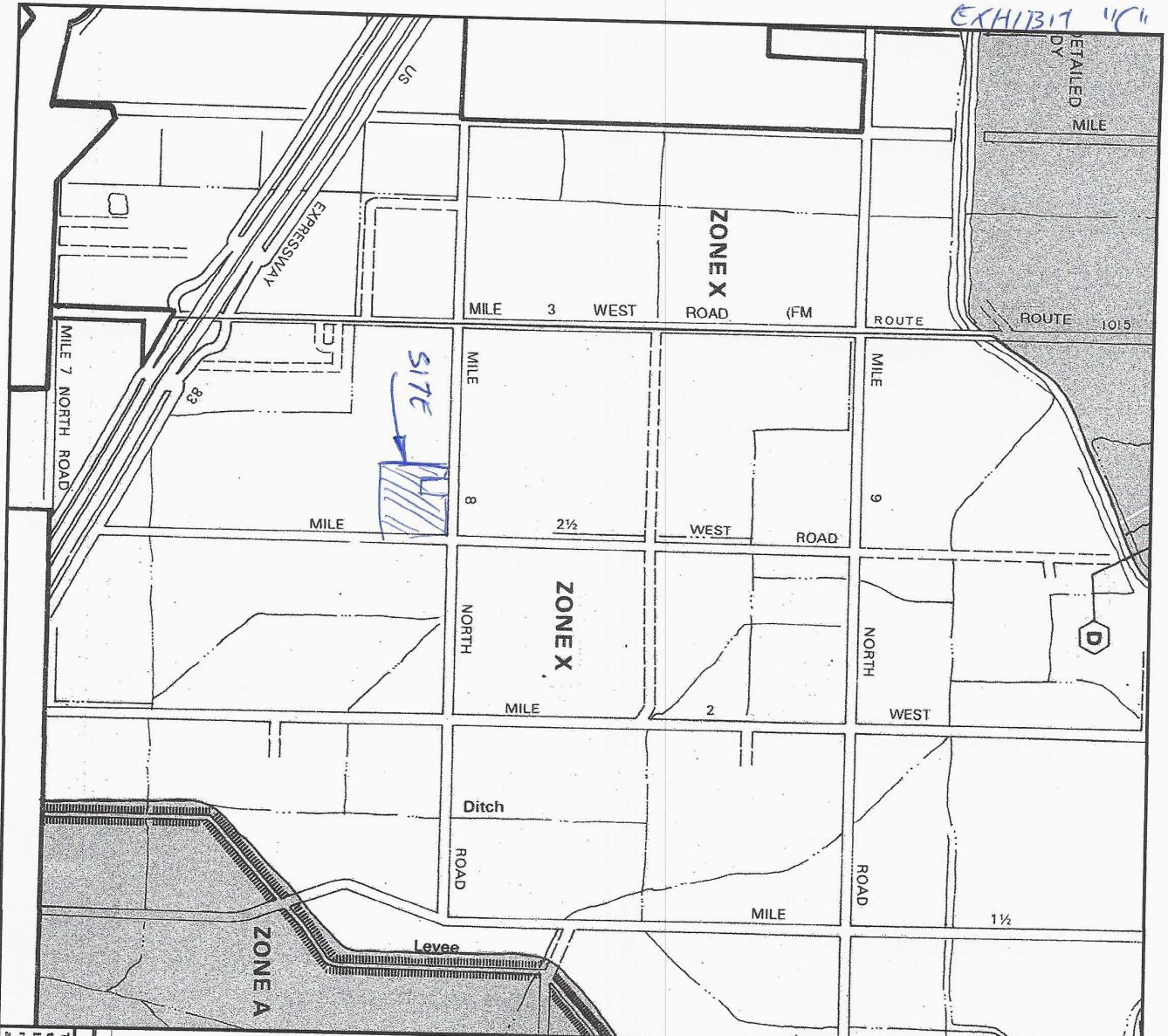
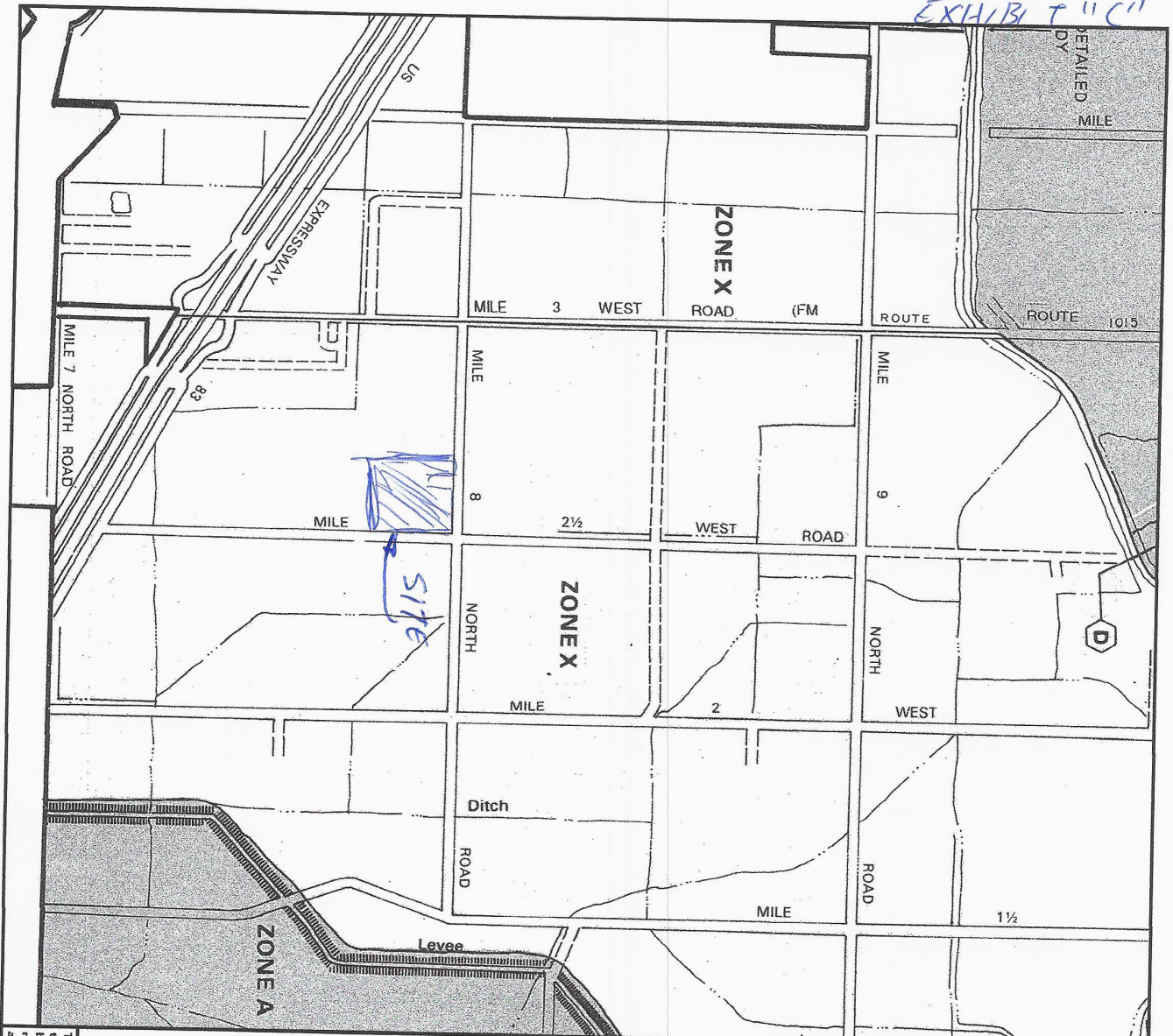


EXHIBIT "C"



determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevation identified.

ZONE AE Base flood elevation identified.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow); base flood elevations determined.

ZONE A99 To be protected from 100-year flood by federal flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevation determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevation determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 50-year flood areas of 100-year flood with average depths of between 1 foot and 3 feet and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE D Areas determined to be outside 99-year flood plain.

UNDEVELOPED COASTAL BARRIERS

Areas in which flood hazards are undetermined.

Identified 1983

Identified 1996

Protected Areas

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

Floodplain Boundary

Floodway Boundary

Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Area of Ditch Special Flood Hazard Zones

Special Flood Hazard Zone

Base Flood Elevation Line: Elevation in feet

Cross Section Line

Base Flood Elevation in feet (where uniform within zone)

RM 7x

Boundary Reference Mark

TEL 9877

TEL 9877

TEL 9877

TEL 9877

TEL 9877

TEL 9877

TEL 9877

TEL 9877

TEL 9877

TEL 9877

TEL 9877

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TEL 9877

TEL 9877

SHEET NUMBER 105

EXHIBIT "D"



This map is compiled on 1975 aerial photography by the U. S. Department of Agriculture, Soil Conservation Service and cooperating agencies.

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Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

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

See footnotes at end of table.

Hidalgo County, Texas

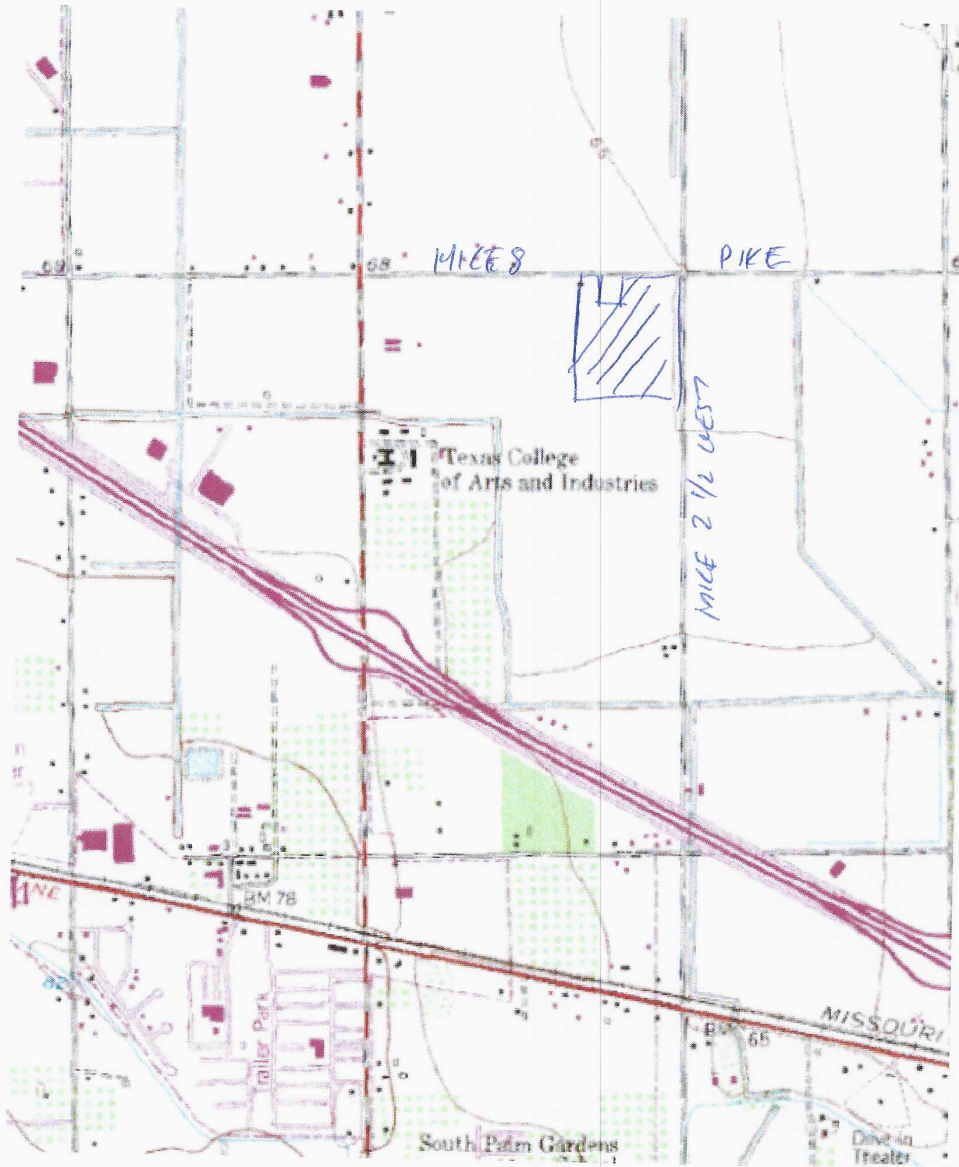
167

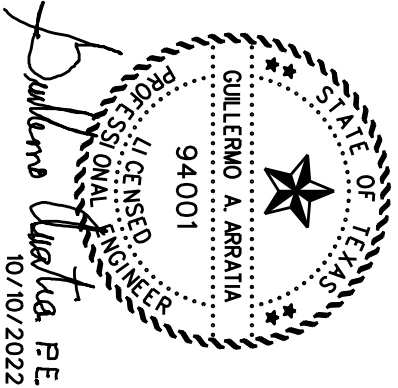
TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	Uncoated steel	Concrete
					Ft			In			
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38----- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombe	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombe	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
58** Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59** Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

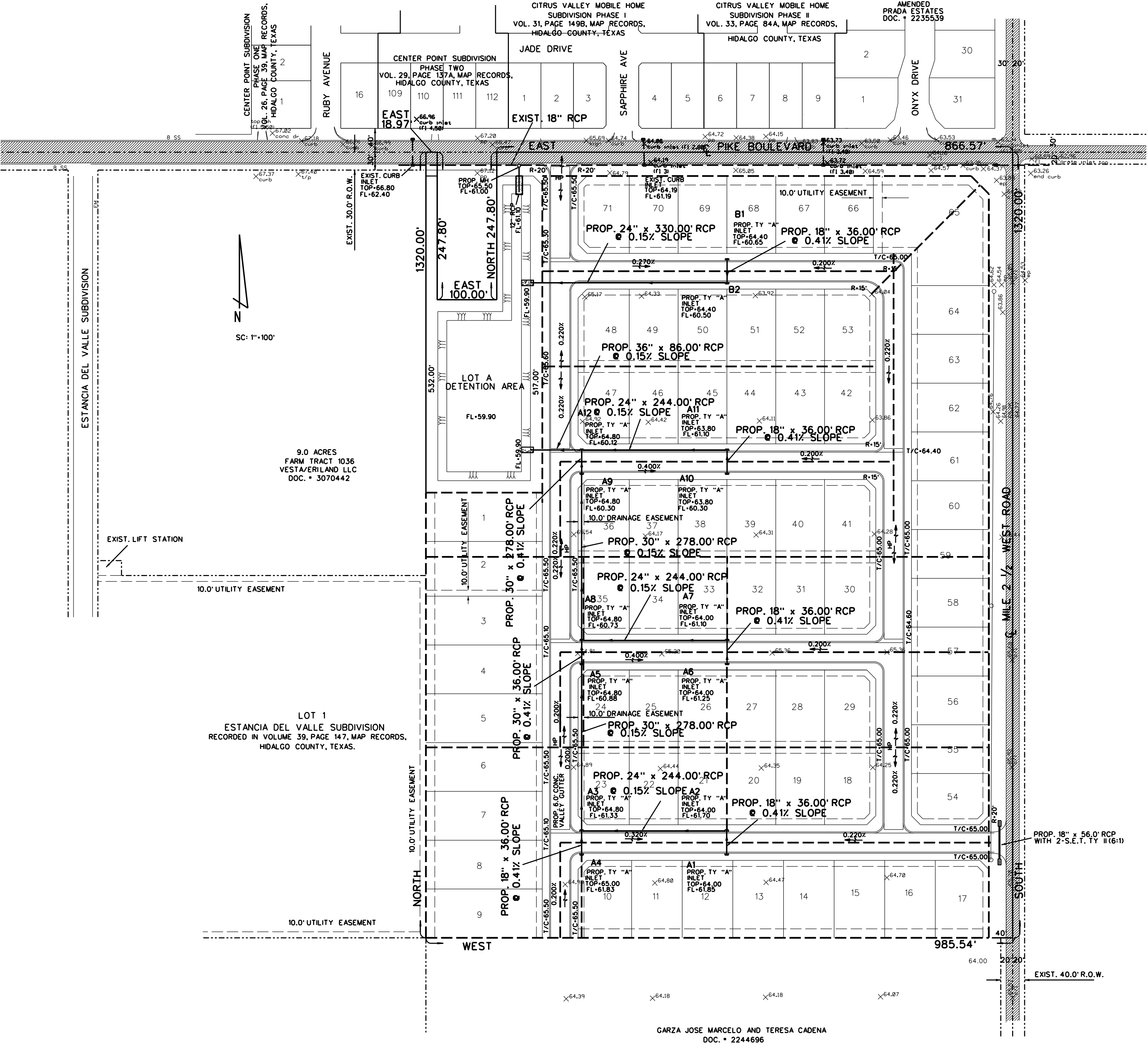
See footnotes at end of table.

USGS MAP





DRAINAGE AREAS
HERON'S LANDING
SUBDIVISION



stmOutput

WinStorm (STORM DRAIN DESIGN)

Version 3.05, Jan. 25, 2002
Run @ 10/17/2022 1:10:52 PM

PROJECT NAME : HERONS LAMADING
JOB NUMBER : 01
PROJECT DESCRIPTION : SYSTEM "A"

DESIGN FREQUENCY : 5 Years
ANALYSIS FREQUENCY : 10 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.616	2.34	48.33	48.33	3.19	0.000	4.600
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-2	0.616	2.34	48.33	48.33	3.19	0.000	4.600
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-3	0.637	1.61	27.45	27.45	4.57	0.000	4.686
	0.85	0.24	Pavement				
	0.6	1.37	Multi family				
A-4	0.739	0.09	18.33	18.33	5.73	0.000	0.381
	0.85	0.05	Pavement				
	0.6	0.04	Multi family				
A-5	0.739	0.09	18.33	18.33	5.73	0.000	0.381
	0.85	0.05	Pavement				
	0.6	0.04	Multi family				
A-6	0.616	2.34	48.33	48.33	3.19	0.000	4.600
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-7	0.616	2.34	48.33	48.33	3.19	0.000	4.600
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-8	0.637	1.61	27.45	27.45	4.57	0.000	4.686
	0.85	0.24	Pavement				
	0.6	1.37	Multi family				
A-9	0.725	0.08	18.33	18.33	5.73	0.000	0.333
	0.85	0.04	Pavement				
	0.6	0.04	Multi family				
A-10	0.616	2.34	48.33	48.33	3.19	0.000	4.600
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-11	0.616	2.34	48.33	48.33	3.19	0.000	4.600
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-12	0.665	0.92	27.45	27.45	4.57	0.000	2.795
	0.85	0.24	Pavement				
	0.6	0.68	Multi family				

On Grade Inlet Configuration Data

Inlet	Inlet	Inlet	Slopes	Gutter	Grate	Pond Width	Critic
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stmOutput

ID	Type	Length (ft)	Long Trans (%)	Trans (%)	n	Depr. (ft)	Width (ft)	Type	Allowed (ft)	Elev. (ft)
A-3	Curb	15.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	64.80
A-4	Curb	5.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	65.00
A-5	Curb	5.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	64.80
A-8	Curb	15.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	64.80
A-9	Curb	5.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	64.80
A-12	Curb	10.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	64.80

On Grade Inlets Computation Data.

Inlet ID	Inlet Type	Total Q (cfs)	Intercept Capacity (cfs)	Q Bypass Allow (cfs)	Actual (cfs)	To Inlet ID	Required Length (ft)	Actual Length (ft)	Ponded Width (ft)
A-3	Curb	4.686	4.686	0.000	0.000		10.66	15.00	13.95
A-4	Curb	0.381	0.381	0.000	0.000		2.66	5.00	5.45
A-5	Curb	0.381	0.381	0.000	0.000		2.66	5.00	5.45
A-8	Curb	4.686	4.686	0.000	0.000		10.66	15.00	13.95
A-9	Curb	0.333	0.333	0.000	0.000		2.49	5.00	5.15
A-12	Curb	2.795	2.795	0.000	0.000		7.82	10.00	11.50

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long Trans (%)	Slope Long Trans (%)	Right-Slope Long Trans (%)	Gutter n	DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	64.00
A-2	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	64.00
A-6	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	64.00
A-7	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	64.00
A-10	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	63.80
A-11	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	63.80

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Left (ft)	Width Right (ft)
A-1	Curb	10.00	n/a	n/a	4.600	10.327	0.292	10.65	10.65
A-2	Curb	10.00	n/a	n/a	4.600	10.327	0.292	10.65	10.65
A-6	Curb	10.00	n/a	n/a	4.600	10.327	0.292	10.65	10.65
A-7	Curb	10.00	n/a	n/a	4.600	10.327	0.292	10.65	10.65
A-10	Curb	10.00	n/a	n/a	4.600	10.327	0.292	10.65	10.65
A-11	Curb	10.00	n/a	n/a	4.600	10.327	0.292	10.65	10.65

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.616	2.34	48.33	3.19	0.000	0.00	4.600
A-2	Curb	0.616	4.68	48.47	3.18	0.000	0.00	9.182
A-3	Curb	0.623	6.38	49.69	3.13	0.000	0.00	12.454
A-4	Curb	0.739	0.09	18.33	5.73	0.000	0.00	0.381

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A-5	Curb	0.625	6.47	50.89	3.08	0.000	0.00	12.461
A-6	Curb	0.616	2.34	48.33	3.19	0.000	0.00	4.600
A-7	Curb	0.616	4.68	48.47	3.19	0.000	0.00	9.183
A-8	Curb	0.623	12.76	50.99	3.08	0.000	0.00	24.478
A-9	Curb	0.624	12.84	50.99	3.08	0.000	0.00	24.656
A-10	Curb	0.616	2.34	48.33	3.19	0.000	0.00	4.600
A-11	Curb	0.616	4.68	48.48	3.18	0.000	0.00	9.182
A-12	Curb	0.624	18.44	52.01	3.04	0.000	0.00	34.949
OUT	Outlt	0.624	18.44	52.01	3.04	0.000	0.00	34.949

Conveyance Configuration Data

Run#	Node	I.D.	Flowline Elev.		Shape	#	Span	Rise	Length	Slope	n_value
	US	DS	US	DS			(ft)	(ft)	(ft)	(%)	
10	A-1	A-2	61.95	61.80	Circ	1	0.00	1.50	36.00	0.42	0.013
20	A-2	A-3	61.70	61.33	Circ	1	0.00	2.00	244.00	0.15	0.012
30	A-4	A-3	61.90	61.33	Circ	1	0.00	1.50	36.00	1.58	0.012
40	A-3	A-5	61.33	60.88	Circ	1	0.00	2.50	278.00	0.16	0.012
50	A-5	A-8	60.88	60.73	Circ	1	0.00	2.50	36.00	0.42	0.012
60	A-6	A-7	61.25	61.10	Circ	1	0.00	1.50	36.00	0.42	0.012
70	A-7	A-8	61.10	60.73	Circ	1	0.00	2.50	244.00	0.15	0.012
80	A-8	A-9	60.73	60.30	Circ	1	0.00	2.50	278.00	0.15	0.012
90	A-9	A-12	60.30	60.12	Circ	1	0.00	2.50	36.00	0.50	0.012
100	A-10	A-11	60.60	60.48	Circ	1	0.00	1.50	36.00	0.33	0.012
110	A-11	A-12	60.48	60.12	Circ	1	0.00	2.00	244.00	0.15	0.012
120	A-12	OUT	60.12	59.90	Circ	1	0.00	3.50	86.00	0.26	0.012

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

Run#	Hydraulic Gradeline			Depth		Velocity		Q	Cap	Junc Loss
	US Elev	DS Elev	Fr.Slope	Unif.	Actual	Unif.	Actual			
	(ft)	(ft)	(%)	(ft)	(ft)	(f/s)	(f/s)	(cfs)	(cfs)	(ft)
10	63.71	63.64	0.192	0.90	1.50	4.14	2.60	4.60	6.78	0.000
20	63.64	63.43	0.140	1.63	2.00	3.36	2.92	9.18	9.54	0.000
30*	63.43	63.43	0.001	0.17	1.50	3.50	0.22	0.38	14.32	0.000
40	63.43	63.26	0.079	1.56	2.38	3.86	2.58	12.45	17.88	0.000
50*	63.26	63.23	0.079	1.15	2.50	5.64	2.54	12.46	28.69	0.000
60	63.37	63.31	0.163	0.86	1.50	4.42	2.60	4.60	7.35	0.000
70	63.31	63.23	0.043	1.29	2.50	3.60	1.87	9.18	17.31	0.000
80	63.23	62.19	0.303	2.50	2.50	4.99	4.99	24.48	17.48	0.000
90*	62.19	62.14	0.308	1.68	2.02	7.03	5.79	24.66	31.42	0.000
100	62.50	62.44	0.163	0.93	1.50	4.02	2.60	4.60	6.57	0.000
110	62.44	62.14	0.140	1.63	2.00	3.36	2.92	9.18	9.41	0.000
120	62.14	61.92	0.103	2.02	2.02	6.06	6.06	34.95	55.13	0.000

OUTPUT FOR ANALYSIS FREQUENCY of: 10 Years

Runoff Computation for Analysis Frequency.

ID	C Value	Area	Tc	Tc Used	Intensity	Supply Q	Total Q
		(acre)	(min)	(min)	(in/hr)	(cfs)	(cfs)

stmOutput

A-1	0.616	2.34	48.33	48.33	3.72	0.000	5.360
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-2	0.616	2.34	48.33	48.33	3.72	0.000	5.360
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-3	0.637	1.61	27.45	27.45	5.28	0.000	5.418
	0.85	0.24	Pavement				
	0.6	1.37	Multi family				
A-4	0.739	0.09	18.33	18.33	6.60	0.000	0.439
	0.85	0.05	Pavement				
	0.6	0.04	Multi family				
A-5	0.739	0.09	18.33	18.33	6.60	0.000	0.439
	0.85	0.05	Pavement				
	0.6	0.04	Multi family				
A-6	0.616	2.34	48.33	48.33	3.72	0.000	5.360
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-7	0.616	2.34	48.33	48.33	3.72	0.000	5.360
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-8	0.637	1.61	27.45	27.45	5.28	0.000	5.418
	0.85	0.24	Pavement				
	0.6	1.37	Multi family				
A-9	0.725	0.08	18.33	18.33	6.60	0.000	0.383
	0.85	0.04	Pavement				
	0.6	0.04	Multi family				
A-10	0.616	2.34	48.33	48.33	3.72	0.000	5.360
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-11	0.616	2.34	48.33	48.33	3.72	0.000	5.360
	0.85	0.15	Pavement				
	0.6	2.19	Multi family				
A-12	0.665	0.92	27.45	27.45	5.28	0.000	3.232
	0.85	0.24	Pavement				
	0.6	0.68	Multi family				

On Grade Inlet Configuration Data

Inlet ID	Inlet Type	Inlet Length (ft)	Slopes Long (%)	Slopes Trans (%)	Gutter n	Gutter Depr. (ft)	Grate Width (ft)	Grate Type	Pond Width Allowed (ft)	Critic Elev. (ft)
A-3	Curb	15.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	64.80
A-4	Curb	5.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	65.00
A-5	Curb	5.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	64.80
A-8	Curb	15.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	64.80
A-9	Curb	5.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	64.80
A-12	Curb	10.00	0.50	2.00	0.014	0.33	n/a	n/a	16.00	64.80

On Grade Inlets Computation Data.

Inlet ID	Inlet Type	Total Q (cfs)	Intercept Capacity (cfs)	Q Bypass Allow (cfs)	Q Bypass Actual (cfs)	To Inlet ID	Required Length (ft)	Actual Length (ft)	Ponded Width (ft)
A-3	Curb	5.418	5.418	0.000	0.000		11.63	15.00	14.70
A-4	Curb	0.439	0.439	0.000	0.000		2.85	5.00	5.75
A-5	Curb	0.439	0.439	0.000	0.000		2.85	5.00	5.75

stmOutput

A-8	Curb	5.418	5.418	0.000	0.000	11.63	15.00	14.70
A-9	Curb	0.383	0.383	0.000	0.000	2.66	5.00	5.45
A-12	Curb	3.232	3.232	0.000	0.000	8.51	10.00	12.10

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/Perim. (ft)	Grate Area (sf)	Left-Slope Long Trans (%)	Right-Slope Long Trans (%)	Gutter n	Depth DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	10.00	n/a	0.50	2.00	0.014	1.50	0.50	64.00
A-2	Curb	10.00	n/a	0.50	2.00	0.014	1.50	0.50	64.00
A-6	Curb	10.00	n/a	0.50	2.00	0.014	1.50	0.50	64.00
A-7	Curb	10.00	n/a	0.50	2.00	0.014	1.50	0.50	64.00
A-10	Curb	10.00	n/a	0.50	2.00	0.014	1.50	0.50	63.80
A-11	Curb	10.00	n/a	0.50	2.00	0.014	1.50	0.50	63.80

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Left (ft)	Width Right (ft)
A-1	Curb	10.00	n/a	n/a	5.360	10.327	0.323	11.30	11.30
A-2	Curb	10.00	n/a	n/a	5.360	10.327	0.323	11.30	11.30
A-6	Curb	10.00	n/a	n/a	5.360	10.327	0.323	11.30	11.30
A-7	Curb	10.00	n/a	n/a	5.360	10.327	0.323	11.30	11.30
A-10	Curb	10.00	n/a	n/a	5.360	10.327	0.323	11.30	11.30
A-11	Curb	10.00	n/a	n/a	5.360	10.327	0.323	11.30	11.30

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.616	2.34	48.33	3.72	0.000	0.00	5.360
A-2	Curb	0.616	4.68	48.47	3.71	0.000	0.00	10.699
A-3	Curb	0.623	6.38	49.67	3.65	0.000	0.00	14.520
A-4	Curb	0.739	0.09	18.33	6.60	0.000	0.00	0.439
A-5	Curb	0.625	6.47	50.81	3.60	0.000	0.00	14.542
A-6	Curb	0.616	2.34	48.33	3.72	0.000	0.00	5.360
A-7	Curb	0.616	4.68	48.46	3.71	0.000	0.00	10.700
A-8	Curb	0.623	12.76	50.92	3.59	0.000	0.00	28.568
A-9	Curb	0.624	12.84	50.92	3.59	0.000	0.00	28.777
A-10	Curb	0.616	2.34	48.33	3.72	0.000	0.00	5.360
A-11	Curb	0.616	4.68	48.48	3.71	0.000	0.00	10.698
A-12	Curb	0.624	18.44	51.79	3.55	0.000	0.00	40.871
OUT	Outlt	0.624	18.44	51.79	3.55	0.000	0.00	40.871

Conveyance Configuration Data

Run#	Node I.D. US	Node I.D. DS	Flowline Elev. US (ft)	Flowline Elev. DS (ft)	Shape	#	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
10	A-1	A-2	61.95	61.80	Circ	1	0.00	1.50	36.00	0.42	0.013
20	A-2	A-3	61.70	61.33	Circ	1	0.00	2.00	244.00	0.15	0.012

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30	A-4	A-3	61.90	61.33	Circ 1	0.00	1.50	36.00	1.58	0.012
40	A-3	A-5	61.33	60.88	Circ 1	0.00	2.50	278.00	0.16	0.012
50	A-5	A-8	60.88	60.73	Circ 1	0.00	2.50	36.00	0.42	0.012
60	A-6	A-7	61.25	61.10	Circ 1	0.00	1.50	36.00	0.42	0.012
70	A-7	A-8	61.10	60.73	Circ 1	0.00	2.50	244.00	0.15	0.012
80	A-8	A-9	60.73	60.30	Circ 1	0.00	2.50	278.00	0.15	0.012
90	A-9	A-12	60.30	60.12	Circ 1	0.00	2.50	36.00	0.50	0.012
100	A-10	A-11	60.60	60.48	Circ 1	0.00	1.50	36.00	0.33	0.012
110	A-11	A-12	60.48	60.12	Circ 1	0.00	2.00	244.00	0.15	0.012
120	A-12	OUT	60.12	59.90	Circ 1	0.00	3.50	86.00	0.26	0.012

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

Run#	Hydraulic Gradeline			Depth		Velocity		Q	Cap	Junc Loss
	US Elev (ft)	DS Elev (ft)	Fr.Slope (%)	Unif. (ft)	Actual (ft)	Unif. (f/s)	Actual (f/s)			
10	64.80	64.71	0.260	1.01	1.50	4.25	3.03	5.36	6.78	0.000
20	64.71	64.25	0.191	2.00	2.00	3.41	3.41	10.70	9.54	0.000
30	64.25	64.25	0.001	0.18	1.50	3.65	0.25	0.44	14.32	0.000
40	64.25	63.95	0.107	1.72	2.50	4.04	2.96	14.52	17.88	0.000
50	63.95	63.91	0.107	1.26	2.50	5.87	2.96	14.54	28.69	0.000
60	64.13	64.05	0.222	0.95	1.50	4.55	3.03	5.36	7.35	0.000
70	64.05	63.91	0.058	1.41	2.50	3.76	2.18	10.70	17.31	0.000
80	63.91	62.46	0.413	2.50	2.50	5.82	5.82	28.57	17.48	0.000
90	62.46	62.36	0.419	1.88	2.24	7.29	6.20	28.78	31.42	0.000
100	62.91	62.83	0.222	1.03	1.50	4.14	3.03	5.36	6.57	0.000
110	62.83	62.36	0.191	2.00	2.00	3.41	3.41	10.70	9.41	0.000
120	62.36	62.14	0.141	2.24	2.24	6.28	6.28	40.87	55.13	0.000

=====END=====

NORMAL TERMINATION OF WINSTORM.

stmOutput

WinStorm (STORM DRAIN DESIGN)

Version 3.05, Jan. 25, 2002
Run @ 10/17/2022 1:43:31 PM

PROJECT NAME : HERONS LANDING
JOB NUMBER : 02
PROJECT DESCRIPTION : SYSTEM "B"
DESIGN FREQUENCY : 5 Years
ANALYSIS FREQUENCY : 10 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
B-1	0.634	2.29	48.33	48.33	3.19	0.000	4.632
	0.85	0.31	Pavement				
	0.6	1.98	Multi family				
B-2	0.701	1.84	48.33	48.33	3.19	0.000	4.114
	0.96	0.30	Pavement				
	0.65	1.54	Multi family				

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Inlet Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long Trans (%)	Right-Slope Long Trans (%)	Gutter n	Depth DeprW (ft)	Critic Allowed (ft)	Elev. (ft)
B-1	Curb	10.00	n/a	0.50	2.00	0.014	1.50	0.50	64.40
B-2	Curb	10.00	n/a	0.50	2.00	0.014	1.50	0.50	64.40

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Inlet Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Left (ft)	Width Right (ft)
B-1	Curb	10.00	n/a	n/a	4.632	10.327	0.293	10.70	10.70
B-2	Curb	10.00	n/a	n/a	4.114	10.327	0.271	10.25	10.25

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr. Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
B-1	Curb	0.634	2.29	48.33	3.19	0.000	0.00	4.632
B-2	Curb	0.664	4.13	48.48	3.18	0.000	0.00	8.728
OUT	Outlt	0.664	4.13	48.48	3.18	0.000	0.00	8.728

Conveyance Configuration Data

stmOutput

Run#	Node I.D.	Flowline Elev.	Shape #	Span	Rise	Length	Slope	n_value
	US DS	US DS (ft) (ft)		(ft)	(ft)	(ft)	(%)	
10	B-1 B-2	60.65 60.50	Circ 1	0.00	1.50	36.00	0.42	0.013
20	B-2 OUT	60.50 59.90	Circ 1	0.00	2.00	330.00	0.18	0.012

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

Run#	Hydraulic Gradeline	Depth	Velocity	Q	Cap	Junc
	US Elev DS Elev Fr.Slope Unif. Actual Unif. Actual (f/s) (f/s) (cfs) (cfs) Loss	(ft) (ft) (%) (ft) (ft) (ft/s) (ft/s) (cfs) (cfs) (ft)				
10	61.92 61.88 0.194 0.91 1.38 4.11 2.73 4.63 6.78 0.000					
20	61.88 61.28 0.127 1.38 1.38 3.79 3.79 8.73 10.45 0.000					

OUTPUT FOR ANALYSIS FREQUENCY of: 10 Years

Runoff Computation for Analysis Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
B-1	0.634	2.29	48.33	48.33	3.72	0.000	5.397
	0.85	0.31	Pavement				
	0.6	1.98	Multi family				
B-2	0.701	1.84	48.33	48.33	3.72	0.000	4.793
	0.96	0.30	Pavement				
	0.65	1.54	Multi family				

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Depth Allowed (ft)	Critic Elev. (ft)
B-1	Curb	10.00	n/a	0.50	2.00	0.014	1.50	64.40
B-2	Curb	10.00	n/a	0.50	2.00	0.014	1.50	64.40

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim Area (ft) (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Left (ft)	Width Right (ft)
B-1	Curb	10.00	n/a n/a	5.397	10.327	0.324	11.35	11.35
B-2	Curb	10.00	n/a n/a	4.793	10.327	0.300	10.85	10.85

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area	Cumulat. Tc	Intens.	User Supply Q	Additional O in Node	Total Disch.
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stmOutput

		(acres)	(min)	(in/hr)		cfs)	(cfs)	(cfs)
B-1	Curb	0.634	2.29	48.33	3.72	0.000	0.00	5.397
B-2	Curb	0.664	4.13	48.47	3.71	0.000	0.00	10.170
OUT	Outlt	0.664	4.13	48.47	3.71	0.000	0.00	10.170

Conveyance Configuration Data

Run#	Node	I.D.	Flowline Elev.		Shape #	Span	Rise	Length	Slope	n_value
	US	DS	US	DS		(ft)	(ft)	(ft)	(%)	
10	B-1	B-2	60.65	60.50	Circ 1	0.00	1.50	36.00	0.42	0.013
20	B-2	OUT	60.50	59.90	Circ 1	0.00	2.00	330.00	0.18	0.012

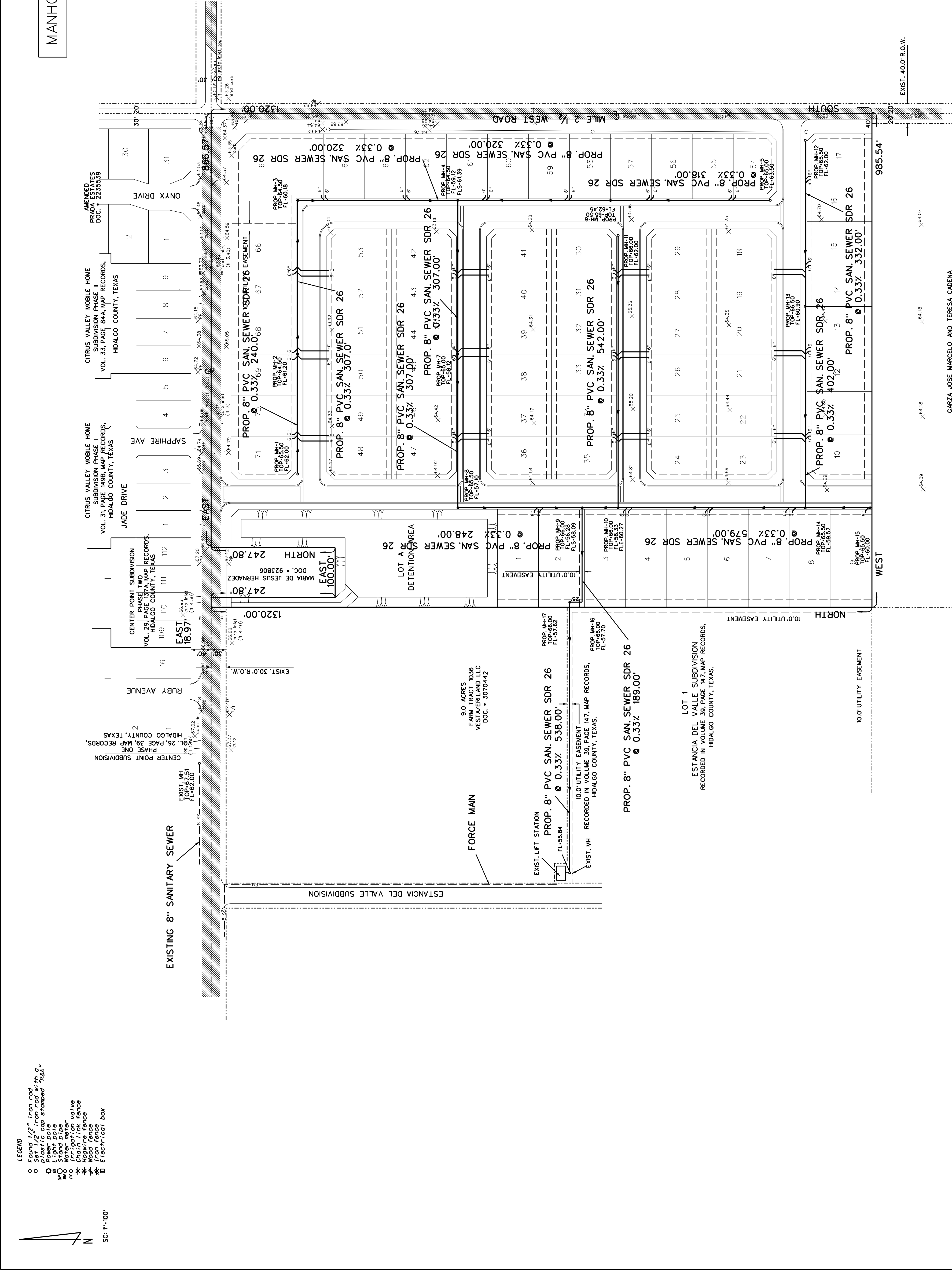
Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

Run#	Hydraulic Gradeline		Fr.Slope	Depth		Velocity		Q	Cap	Junc Loss
	US Elev	DS Elev		Unif.	Actual	Unif.	Actual			
	(ft)	(ft)	(%)	(ft)	(ft)	(f/s)	(f/s)	(cfs)	(cfs)	(ft)
10	62.22	62.13	0.264	1.01	1.50	4.27	3.05	5.40	6.78	0.000
20	62.13	61.53	0.172	1.63	1.63	3.72	3.72	10.17	10.45	0.000

END

NORMAL TERMINATION OF WINSTORM.

MANHOLE COVERS TO BE COMPOSITE



GARZA JOSE MARCELO AND TERESA CAENA
DOC. # 224698

