

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

MAY 3, 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: May 3, 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 April 17, 2023. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on April 21, 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.	

Rz ne-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 d:-2 Block '&

Subdivision Name _____

Street Address 11/0

Existing Zoning P.E.(C).erilie,L

Existing Land Use 'Res<der.fi a.L

Proposed Zoning 13 u 5'iN S

Proposed Land Use '13k 9/10.5

_____ \$0500 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 cc:c.e l i 0CLsh \v Phone Jd-! :ful£3A

Address (2{0 N.:C\0 Fax: _____ City _____

WJEScl0 State: (b Code 1'8Syb EMail \\ 00J'0Ce. ieh£_gmcu,,, C..O

OWNER

Name Efrain & Rita C Phone 9S G-3 7:i-3 7 2

Address 507 San Bonito St Fax: _____

Weslaco Zip Code 78596 -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 07/07/23

Signature _____ Date _____

STAFF USE ONLY

Accepted By _ _ _ _ _ Payment Received By _ _ _ _ _ Date Paid _ _ _ _ _

Notice of Public Hearing
20' of Proposed _____ Date _ _ _ _ _

LIW Or WtSLD
P & Z Notice of Public Hearing 95-9683181 _____ Date _____

REC#: 03003588 3/03/2023 1:12 PM
City Commission OPER: MDLOP TERM: 036 _____ Date _____

REF#: _____
PAID BY: _____ Date _ _ _ _ _

Presented to P &
Approved _____ TRAN: 8000000 ENERGOV PAYMENT

INV-00011755 305.00CR
CASTILLO, ARACELI
Presented to City
Approved _____ CA INVOICE FEE 300.00CR
CA INVOICE FEE 5.00CR Date _____

Ordinance No. _____ TENDERED: 305.00 CASH
APPLIED: 30500

CHANGE: : _____ 11, 11d

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

April 21, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 3, 2023, and the City Commission will hold a public hearing on May 16, 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 May 3, 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,

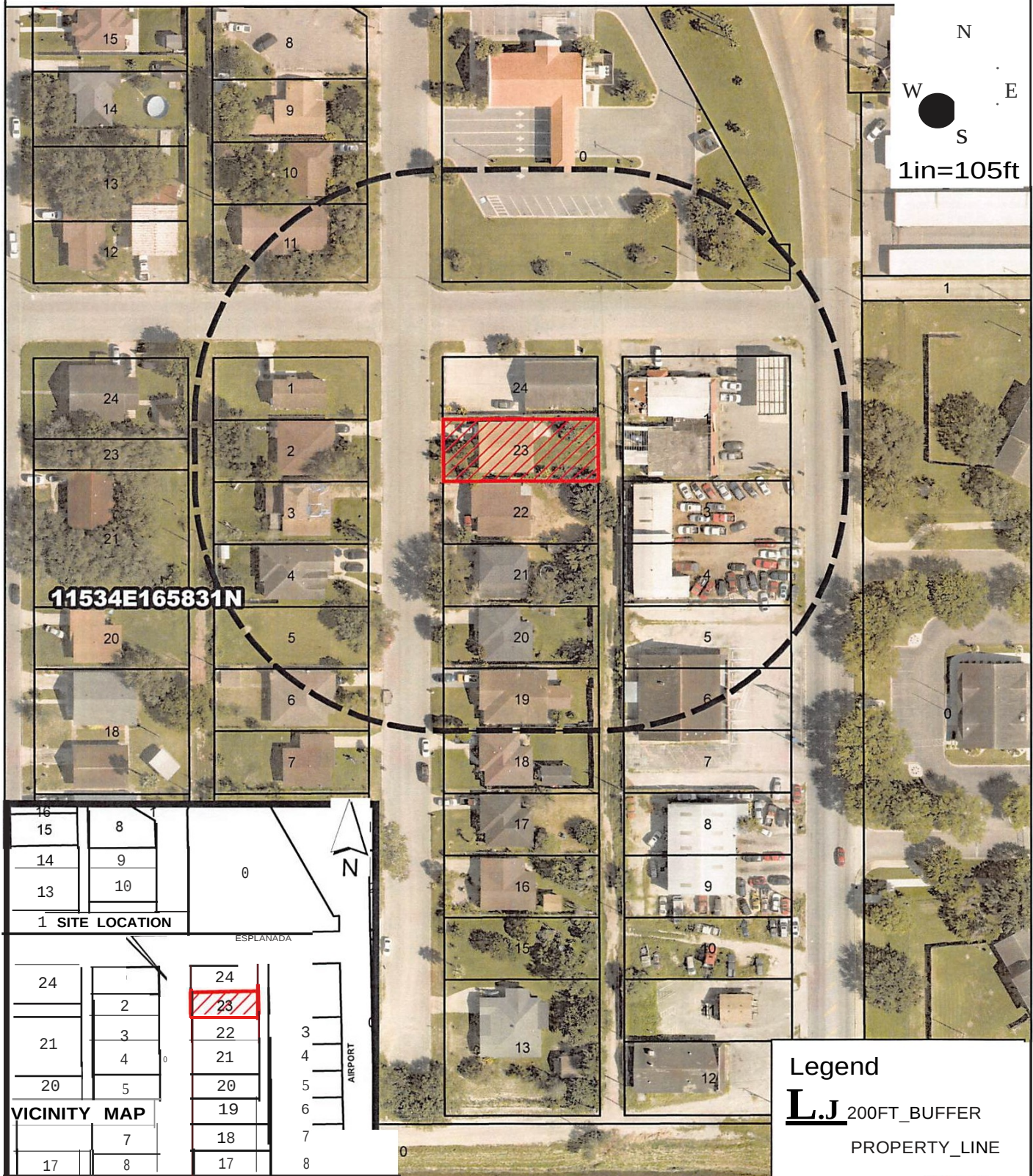
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WBSLACO

Planning &
Code Enforcement



Araceli R Castillo
622 N Tio Ave.
El Tejano 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.

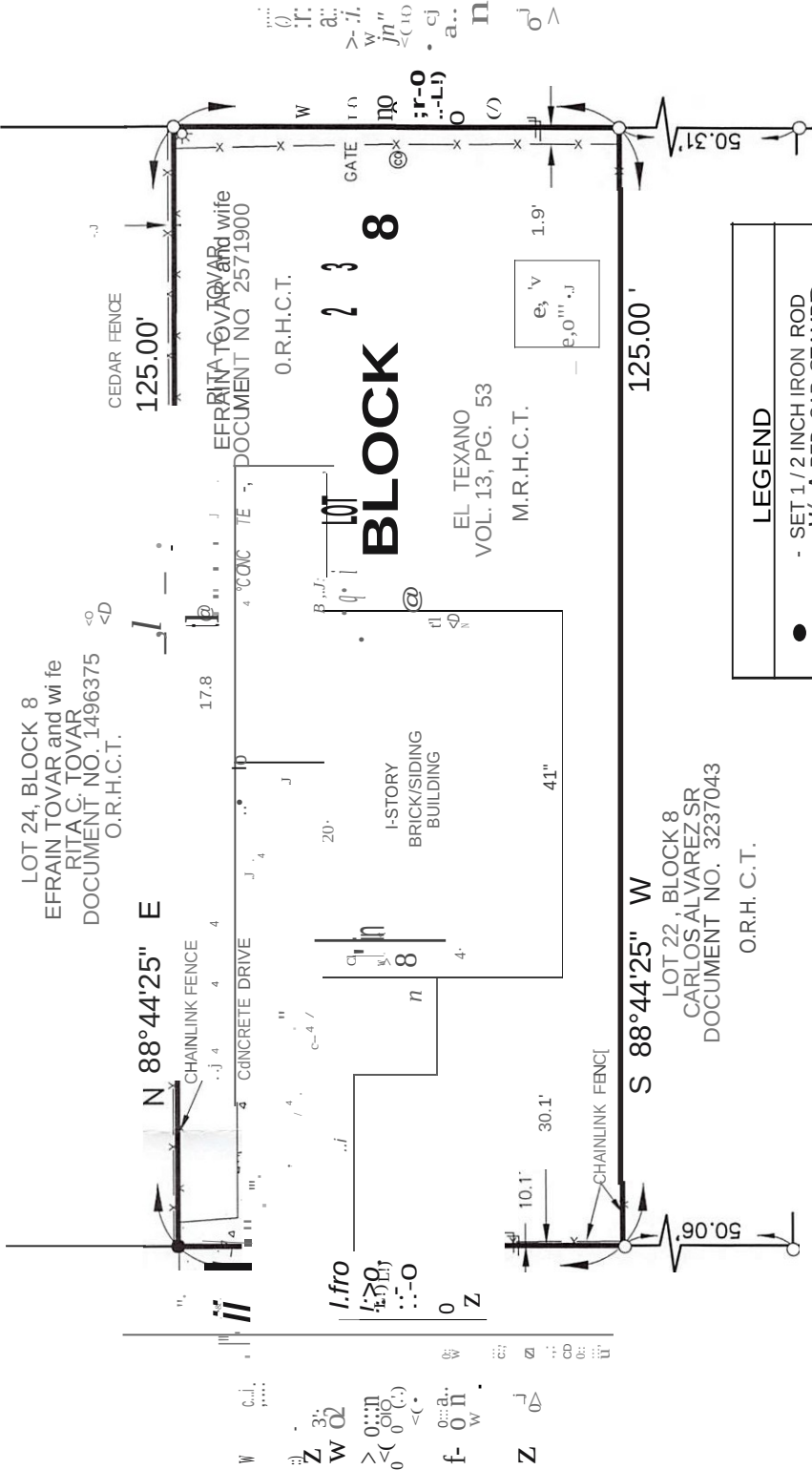
MAR8, 2023

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

City of Weslaco Code Enforcement Dept.

MAR8, 2023

FAROLAN FAMILY LIMITED	E4900-00-008-0005-00	L: 27000
5607 N CYNTHIA ST	EL TEXANO LOT 5 BLK 8	B: 79106
MCALLEN TX 78504	615 N AIRPORT DR	
FAROLAN FAMILY LIMITED	E4900-00-008-0006-00	L: 22275
5607 N CYNTHIA ST	EL TEXANO LOT 6 BLK 8	B: 0
MCALLEN TX 78504	615 N AIRPORT DR	
FAROLAN FAMILY LIMITED	E4900-00-008-0007-00	L: 22275
5607 N CYNTHIA ST	EL TEXANO LOT 7 BLK 8	B: 0
MCALLEN TX 78504	611 N AIRPORT DR	
CASTILLO LUIS A & ARACELI	E4900-00-008-0018-00	L: 20625
610 N TIO AVE	EL TEXANO BLK8 LT 18	B: 55097
WESLACO TX 78596	610 N TIO AVE	
GAMBOA ABIGAIL R & CESAR SAID R	E4900-00-008-0019-00	L: 20625
612 NTIOAVE	EL TEXANO BLK 8 LT 19	B: 46199
WESLACO TX 78596	612 NTIOAVE	
ALCOCER MIRIAM	E4900-00-008-0020-00	L: 20625
911 E 2ND ST	EL TEXANO BLK 8 LT 20	B: 41867
WESLACO TX 78596	614 N TIO AVE	
TORRES MOISES MARTINEZ	E4900-00-008-0021-00	L: 20625
616 NTIOAVE	EL TEXANO BLK 8 LT 21	B: 48732
WESLACO TX 78596	616 N TIO AVE	
ALVAREZ CARLOS SR	E4900-00-008-0022-00	L: 20625
620 NTIOAVE	EL TEXANO BLK 8 LT 22	B: 67916
WESLACO TX 78596	620 NTIOAVE	
TOVAR EFRAIN & RITA C	E4900-00-008-0023-00	L: 20625
507 SAN BENITO ST	EL TEXANO BLK 8 LT 23	B: 70920
WESLACO TX 78596	622 NTIOAVE	
TOVAR EFRAIN & RITA C	E4900-00-008-0024-00	L: 25000
507 SAN BENITO ST	EL TEXANO BLK 8 LT 24	B: 72987
WESLACO TX 78596	624 NTIOAVE	



03/02/2023

SCALE: 1" = 20'

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 "8"
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

REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 6333

KANE - LINDSEY LLC

LIVESTOCK JURISDICTION, TEXAS, 1987

THIS SURVEY WAS MADE BY



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 3, 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 April 17, 2023. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on April 21, 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: ☒ 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. 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

April 21, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 3, 2023, and the City Commission will hold a public hearing on May 16, 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 May 3, 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.

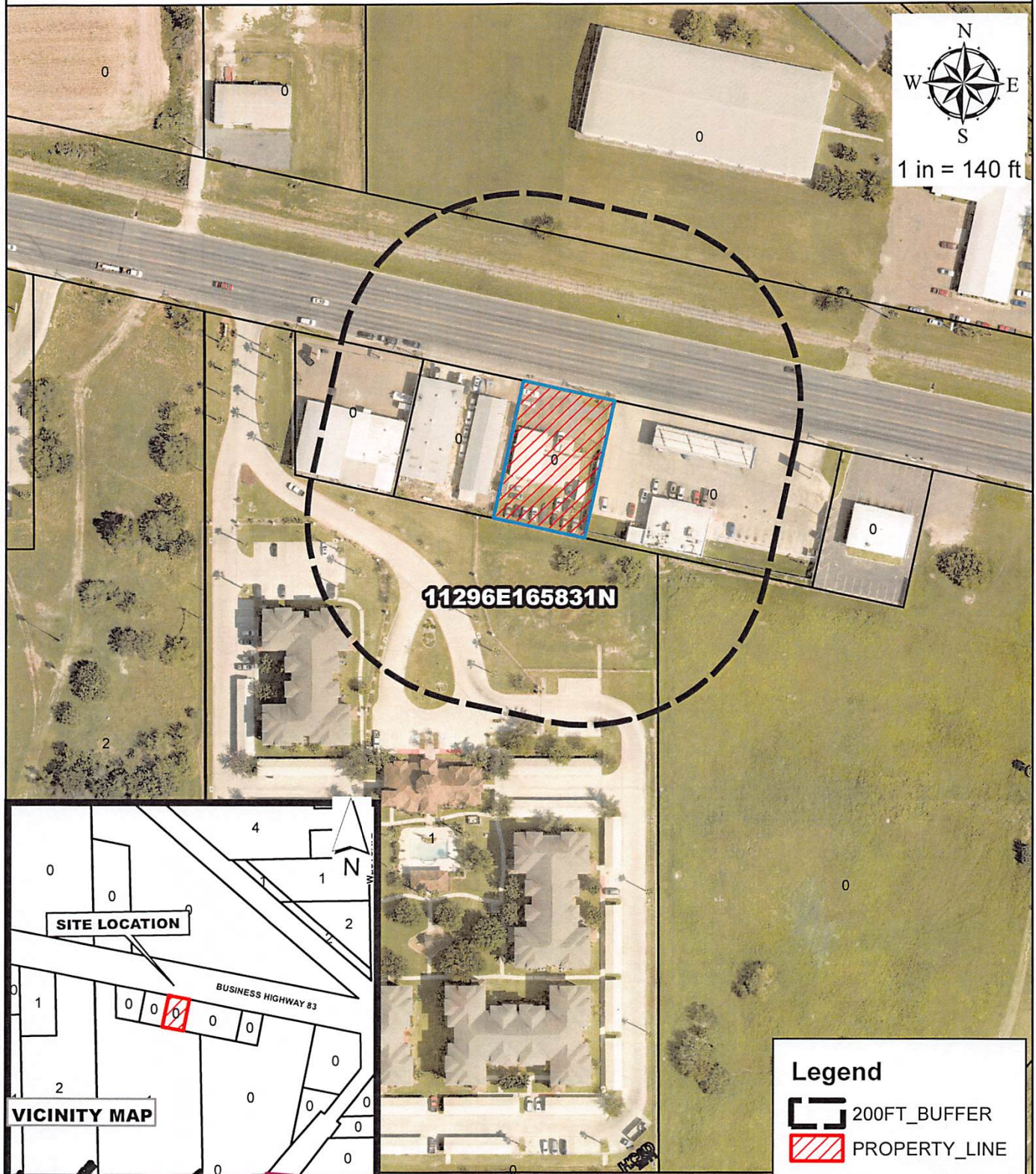
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



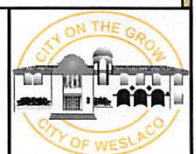
John Castillo
1813 W Bus. 83
West Tract

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

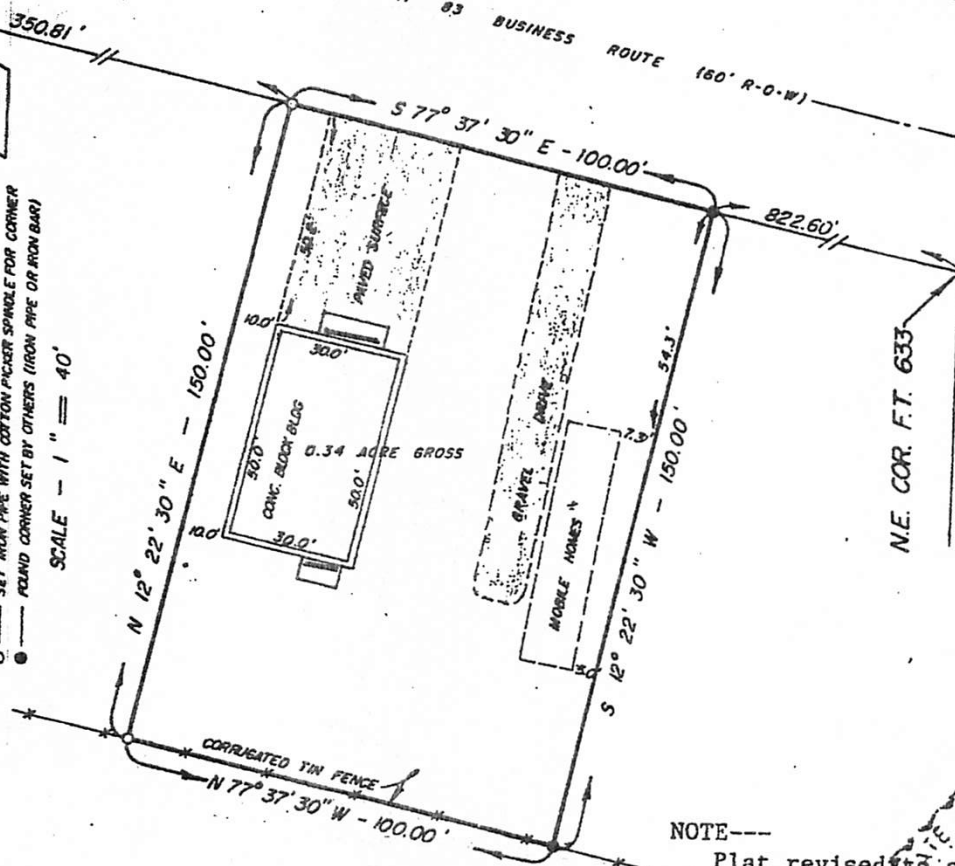
SURVEY LINE MILE 6 V4 WEST
NW COR. FT. 633

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

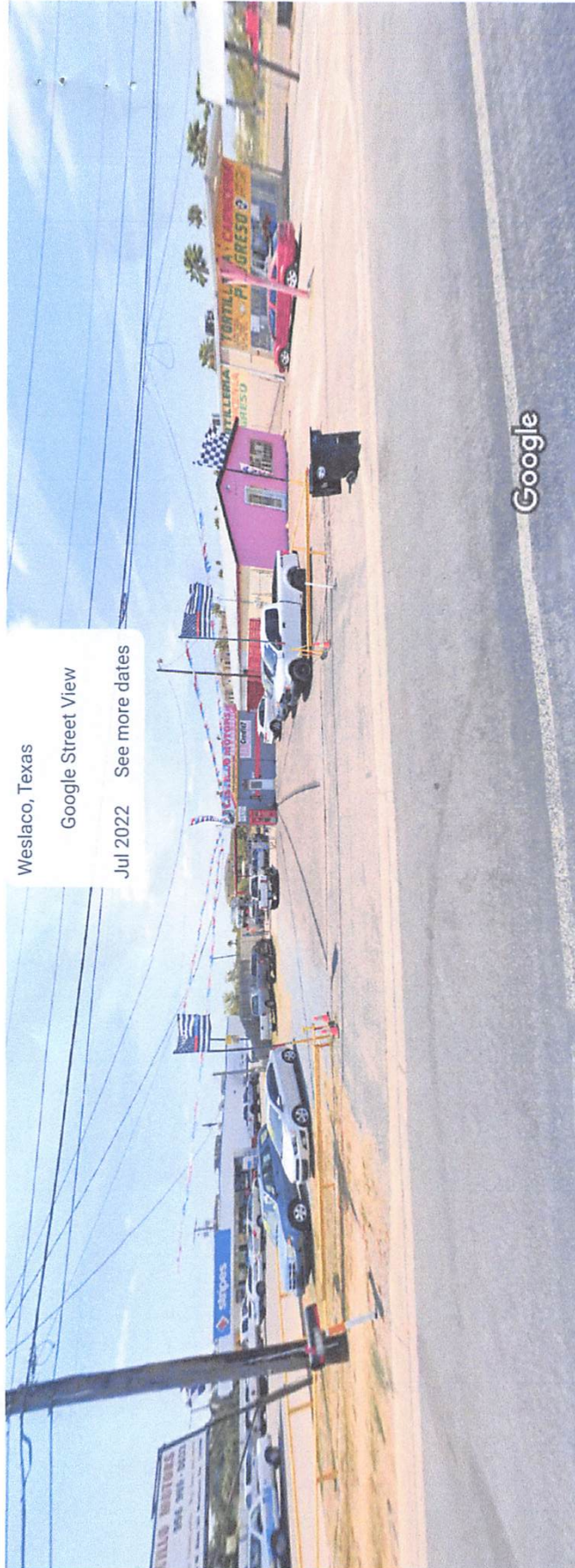


Image capture: Jul 2022 © 2023 Google

1813 W Business 83

Street View & 360°

All



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 3, 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 April 17, 2023. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on April 21, 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 in Volume 2, Pages 34-51, 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 Marshview 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 _____ Date 3/13/2023

Signature _____ Date _____

Owner
Applicant
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

April 21, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 3, 2023, and the City Commission will hold a public hearing on May 16, 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 May 3, 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.

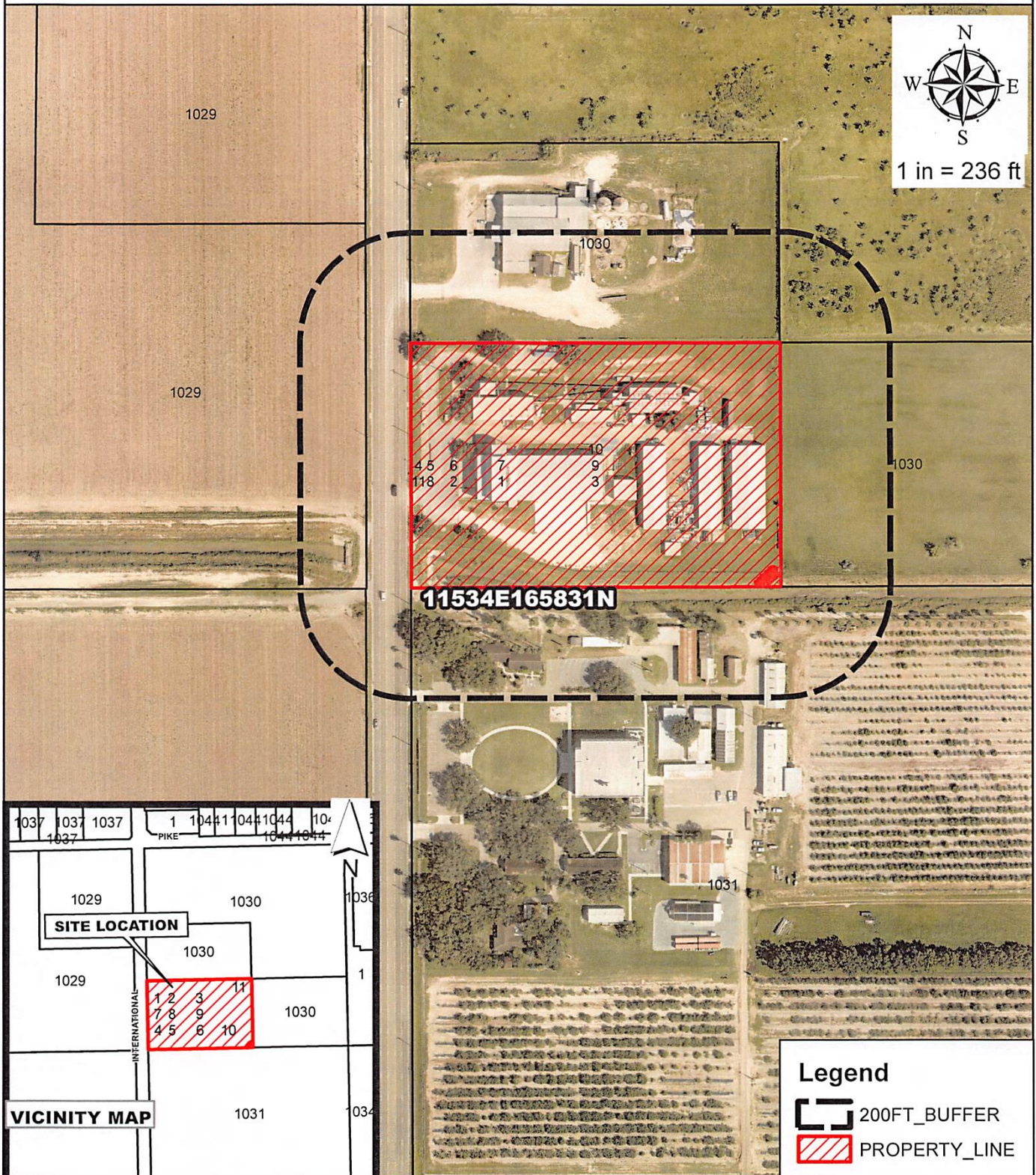
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

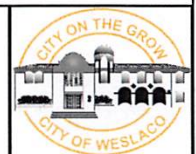
Planning &
Code Enforcement



Hans Humprey
502 N International
West Tract 1030

Purpose for the Rezone Request

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



City of Weslaco Code Enforcement Dept.

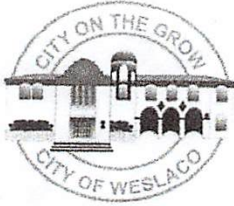
MAR 16, 2023

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: May 3, 2023	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration to rezone 715 E Mile 10 North. Also being 4.56 acre out of the of Farm Tract 101, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Possible action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on April 17, 2023. The surrounding land for this location is outside city limits. No letters were required.	
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 existing commercial across the street.	
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. RZNE-000427-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned: A 4.56 ACRES OUT OF FARM TRACT 101,

Lot _____ Block _____

Subdivision Name WEST TRACT SUBDIVISION

Street Address 715 E Mile 10 North

Existing Zoning R1 Existing Land Use VACANT

Proposed Zoning R2 Proposed Land Use DUPLEX

☒ \$305.00 non-refundable filing fee.

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

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

☐ City and school tax receipts attached.

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

APPLICANT

Name Willie Ayatis Phone (956) 784-0218

Address 526 N-5th St Fax: _____

City Ponca State TX Zip Code 78531 E-Mail: n9inengineering@yahoo.com

OWNER

Name JERRA GONZALEZ Phone (956) 373-1533

Address 718 COUNTRYSIDE DR. Fax: _____

City WESLACO State TX Zip Code 78599 E-Mail: _____

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

Signature [Signature] Date 4-3-2023

Signature [Signature] Date 4/3/23

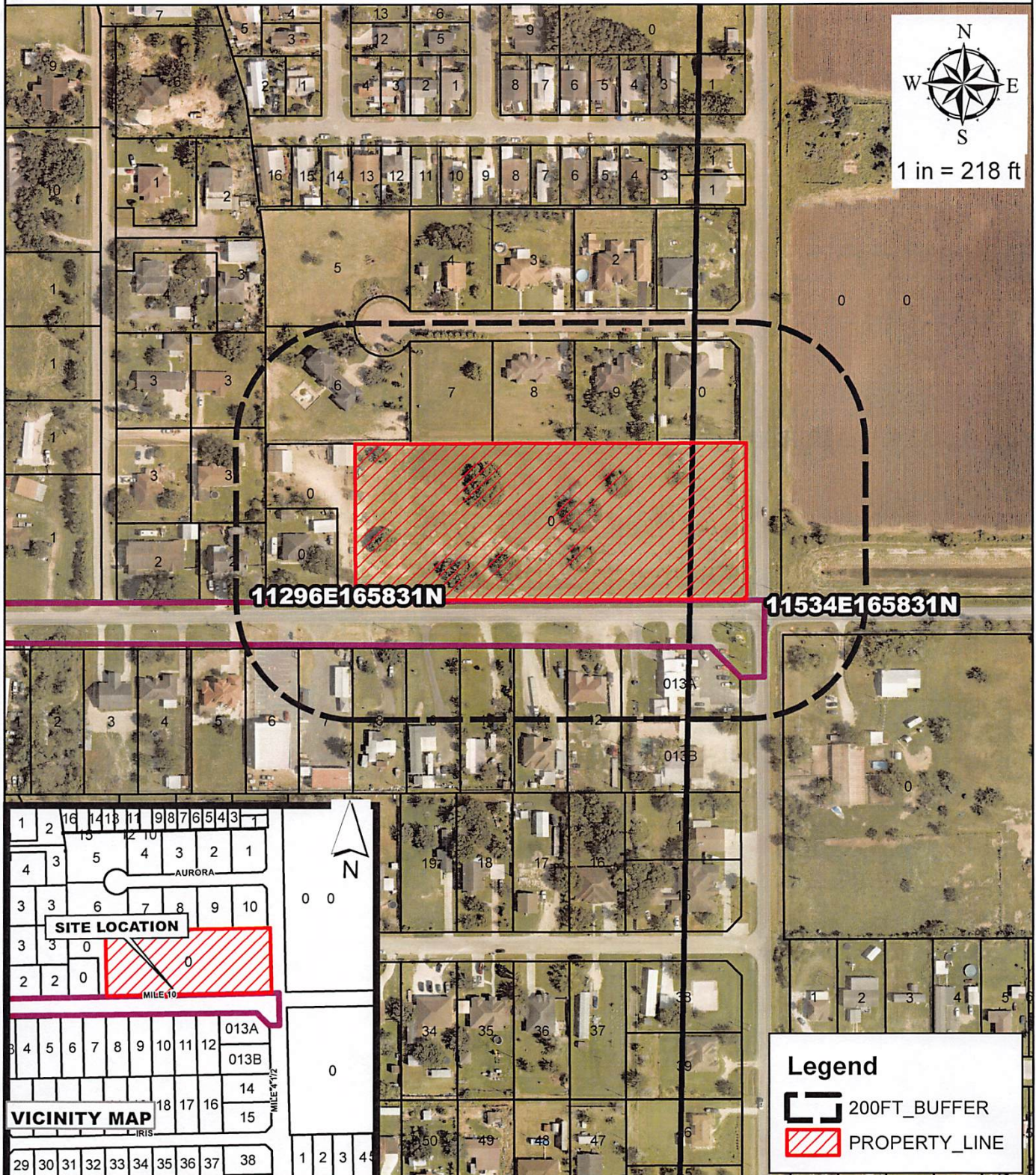
Signature _____ Date _____

Authorized Agent

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



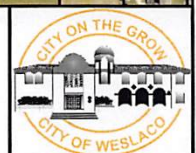
Jerry Gonzalez
715 E Mile 10 N
West Tract

Purpose for the Rezone Request

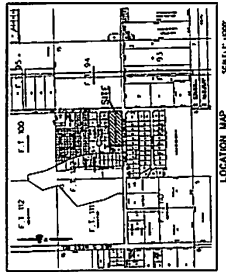
Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2

Legend

- 200FT_BUFFER
- PROPERTY_LINE



CONSTRUCTION PLANS
OF
GILBERTO ESTATES



- INDEX OF SHEETS
1. TITLE SHEET
 2. SUBDIVISION PLAN
 3. UTILITY AND TOPOGRAPHY LAYOUT



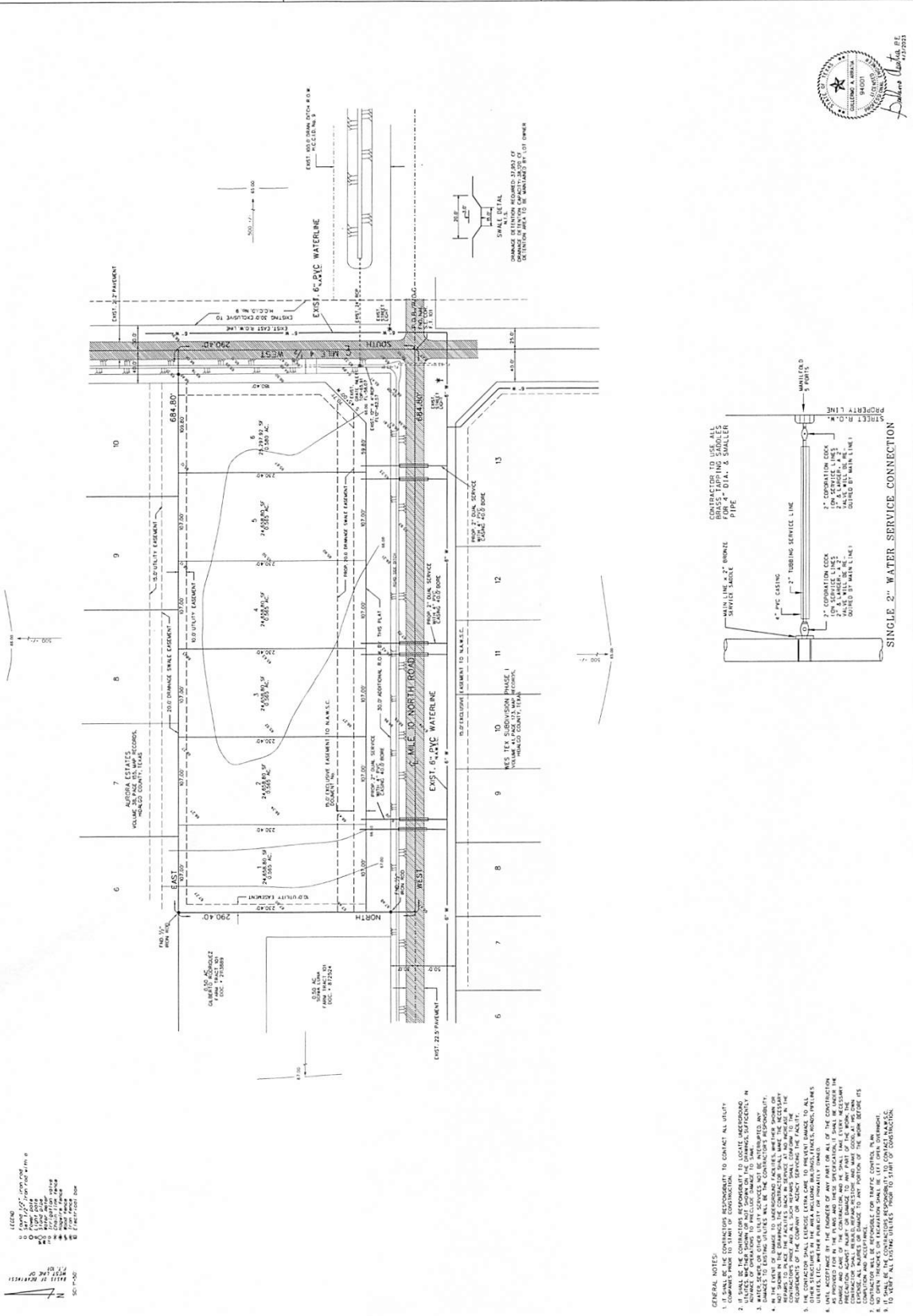
William A. Nain
WILLIAM A. NAIN
REGISTERED PROFESSIONAL ENGINEER - 10561784-0718
STATE OF TEXAS
DATE OF EXPIRATION: JAN 21, 2025

SHEET NO. 1
DATE OF REVISION: JAN 21, 2025
NAIN ENGINEERING, LLC.
CONSULTING ENGINEER
308 W. 31st STREET
DALLAS, TEXAS 75217
PH: (214) 784-0718
FAX: (214) 784-0718
E: info@naineng.com

MAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
926 N. 5TH STREET
DOWNA, TEXAS 75057
PHONE NO. 781-9020
FAX NO. 781-9020
E-MAIL: MAINENGINEERING@AOL.COM

UTILITY LAYOUT & TOPOGRAPHY

GILBERTO ESTATES





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 3, 2023	Agenda Item No. (to be assigned by PCE): IV.E.
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 April 17, 2023. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on April 21, 2023.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

April 21, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 3, 2023, and the City Commission will hold a public hearing on May 16, 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 May 3, 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.

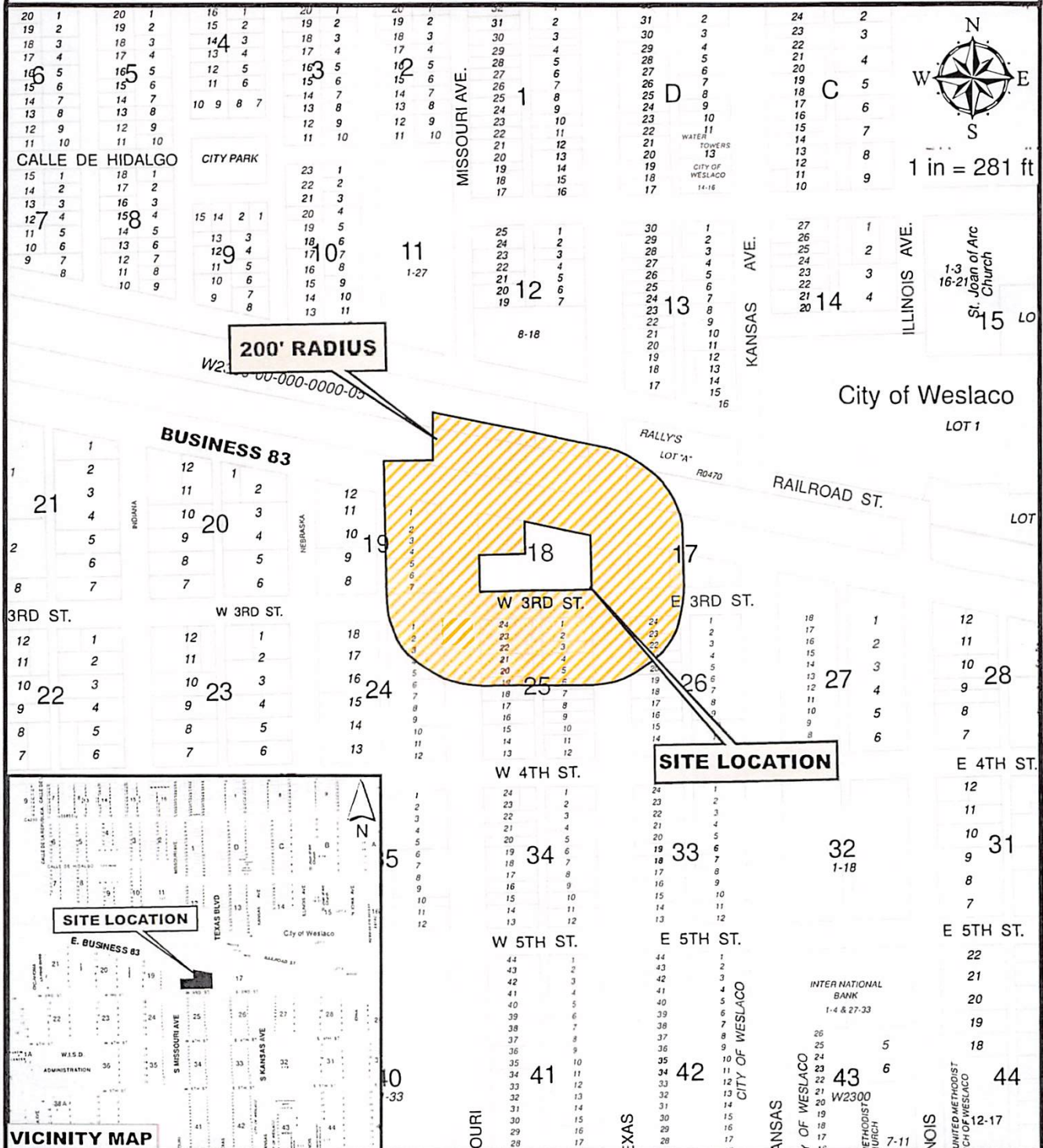
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



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

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

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2/16/23, 9:22 AM



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
From 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: 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

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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

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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

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Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type

Property Ownership Type

Entity Name

Building

Owner

SIESTA VILLAGE INC.

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Location Diagram

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



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Enforce, Regulate, Restrict & Promote Responsibility

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

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**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
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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

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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

SEAL

Document

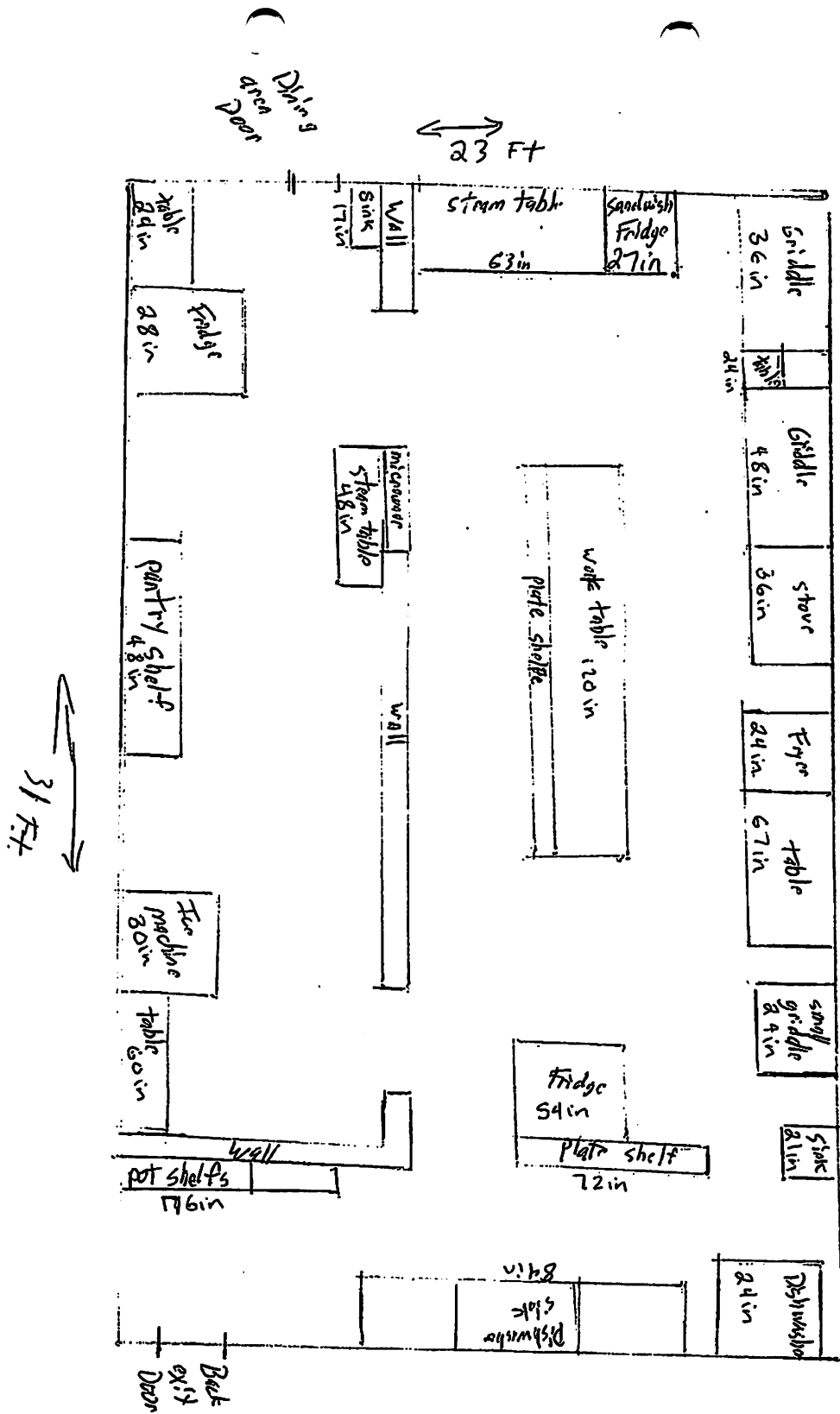
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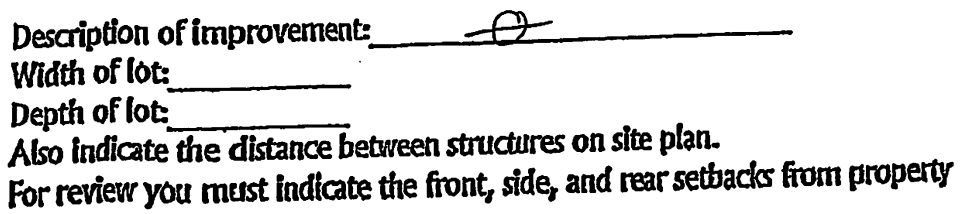
**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Ensuring Responsible & Productive Consumption

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	



Kitchen





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 3, 2023	Agenda Item No. (to be assigned by PCE): IV.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Kristina Lopez.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 512 S Westgate Dr Suite E, also being Westgate Medical Condominiums, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting a Conditional Use Permit to operate an Event Center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 17, 2023. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on April 21, 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.	
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 CONDITIONAL USE PERMIT

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. USE-000414-2023

PROPOSED PROJECT

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

Lot Westgate Medical Condominiums ^{Unit E} Block N/A

Subdivision Name N/A

Street Address 512 S. Westgate Dr. Ste. E, Weslaco, TX 78596

Existing Zoning CO Existing Land Use Commercial Plaza

Purpose for the Conditional Use Permit Request to host baby showers, intimate weddings & luncheons, job fairs, bridal showers, quinceañeras, corporate parties, meetings, gender reveals, graduation & holiday celebrations, anniversary parties, proposals, reunions, indoor markets and dinner parties.

What, if anything, is planned to minimize the impact on the surrounding land uses: None

- ☐ \$300.00 non-refundable filing fee, plus a \$5.00 processing 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 Kristina Lopez Phone (956) 351-7230

Address 910 Natalie St. Fax: N/A

City Weslaco State TX Zip Code 78596 E-Mail: kri12ssy@yahoo.com

OWNER

Name R&R Real Estate Investments, LTD. Phone (956) 341-3962

Address PO Box 1481 Fax: N/A

City Weslaco State TX Zip Code 78599 E-Mail: oralia@adlservicesinc.com

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 *Orania T. Reyes* Date 03/08/2023
Owner

Signature *Kristina Lopez* Date 03/08/2023
Applicant

Signature *Kristina Lopez* Date 03/08/2023
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

April 21, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 3, 2023, and the City Commission will hold a public hearing on May 16, 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 May 3, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

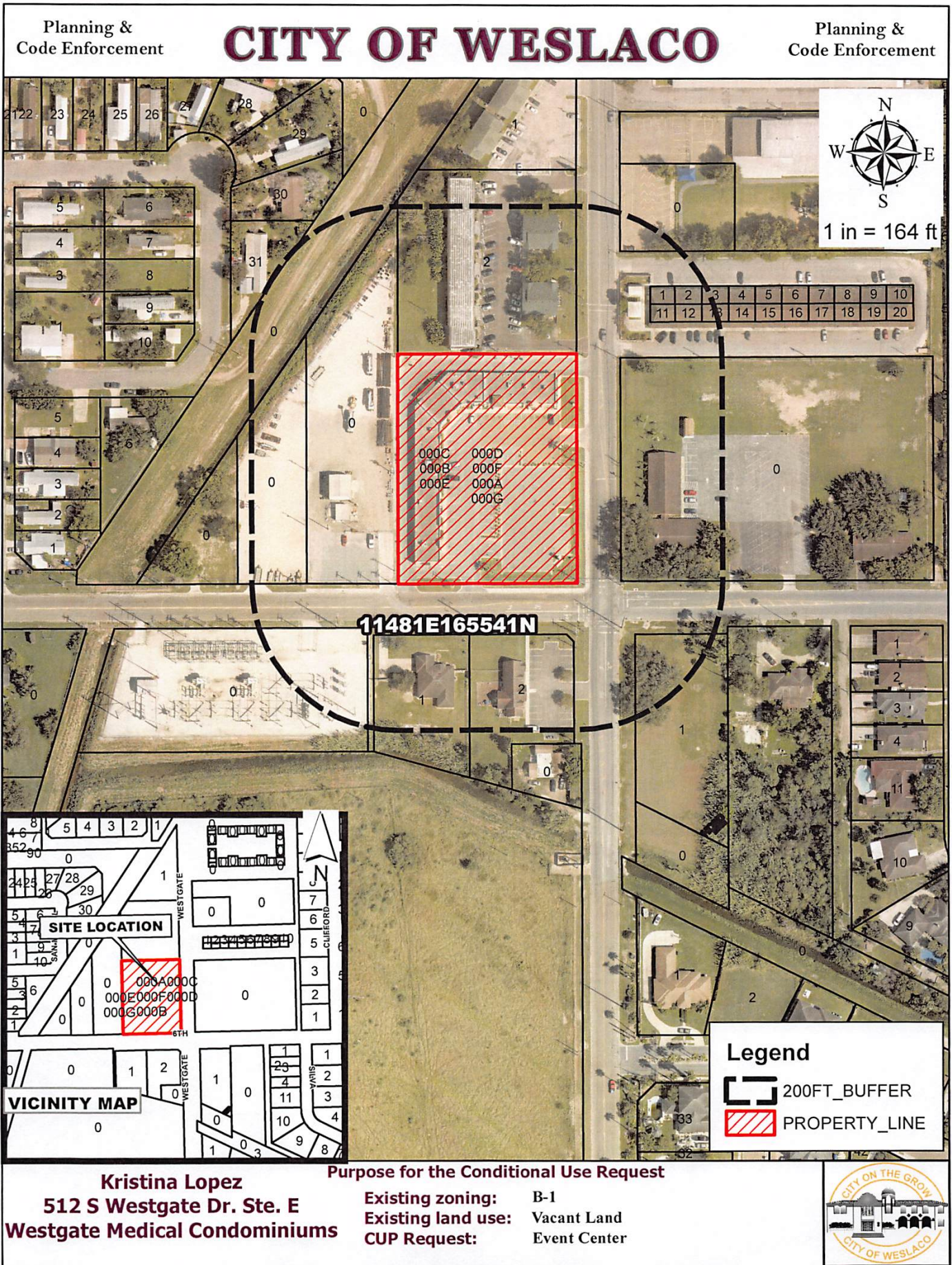
Kristina Lopez is requesting a Conditional Use Permit to operate an Event Center, at 512 S Westgate Dr Suite E, also being Westgate Medical Condominiums, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

APR 20, 2023

PAITA LETICIA A/K/A LETICIA CANTU 433 SAN MIGUEL WESLACO TX 78596	C4380-00-001-0031-00 CHULA VISTA MOBILE HOME LOT 31 BLK 433 SAN MIGUEL ST	L: 19797 B: 25061
AUDREY GARDEN APARTMENTS LLC 5900 BALCONES DR STE 100 AUSTIN TX 78731	C9230-00-000-0001-00 COZY CONDOMINIUMS APT 1	L: 13506 B: 22496
OAKWOOD RENTALS LTD 415 S AIRPORT DR STE A WESLACO TX 78596	K6100-00-000-0002-00 KINGS VILLAGE LOT 2 0 S WESTGATE DR	L: 273092 B: 528908
REYES RAMIRO M & ORALIA T 910 NATALIE ST WESLACO TX 78596	N3080-00-000-0001-00 NORMA JEAN LOT 1 1715 6TH ST	L: 55342 B: 125366
R & R SERVICE GROUP LTD 512 S WESTGATE DR STE A WESLACO TX 78596	N3080-00-000-0002-00 NORMA JEAN LOT 2 600 S WESTGATE DR	L: 171432 B: 76783
AEP TEXAS CENTRAL COMPANY 1 RIVERSIDE PLZ FL 16 COLUMBUS OH 43216	W3800-00-635-0000-00 WEST TRACT AN IRR TR E95'-W255'-S370' AC GR 0.59 AC NET 1810 W 6TH ST	L: 89950 B: 8593
AEP TEXAS CENTRAL COMPANY PO BOX 16428 TAX DEPARTMENT 27TH FLOOR COLUMBUS OH 43216	W3800-00-635-0000-03 WEST TRACT 1.32AC FT 635 1804 W 6TH ST	L: 38498 B: 30308
MID VALLEY ELEMENTARY SCHOOL PO BOX 753 WESLACO TX 78599	W3800-00-636-0000-00 WEST TRACT S119'-W183'-N480' OF FT 417 S WESTGATE DR	L: 98010 B: 562379
ABIDING SAVIOR EVANGELICAL LUTHERAN CHURCH 1204 E 6TH ST WESLACO TX 78596	W3800-00-636-0000-02 WEST TRACT S4.0AC-W10.0AC FT 636 1612 W 6TH ST	L: 522720 B: 326107
AEP TEXAS CENTRAL COMPANY PO BOX 16428 TAX DEPARTMENT 27TH FLOOR COLUMBUS OH 43216	W3800-00-661-0000-90 WEST TRACT 1.83AC AN IRR 1.83AC GR 1.60AC NET 1801 W 6TH ST	L: 37595 B: 0
R&R INVESTMENTS LTD 512 S WESTGATE DR STE A WESLACO TX 78596	W3800-00-662-0000-40 WEST TRACT BNG AN IRR TR N446'- C GR 1.47AC NET 0 6TH ST	L: 192100 B: 0
R & R INVESTMENTS LTD 512 S WESTGATE DR STE B WESLACO TX 78596	W4275-00-000-000A-00 WESTGATE MEDICAL CONDOMINIUMS	L: 59690 B: 148765

City of Weslaco Code Enforcement Dept.

APR 20, 2023

R & R INVESTMENTS LTD 512 S WESTGATE DR STE B WESLACO TX 78596	W4275-00-000-000B-00 WESTGATE MEDICAL CONDOMINIUMS 512 S WESTGATE UT B	L: 39740 B: 109260
R & R INVESTMENTS LTD 512 S WESTGATE DR STE B WESLACO TX 78596	W4275-00-000-000C-00 WESTGATE MEDICAL CONDOMINIUMS 512 S WESTGATE UT C	L: 31387 B: 82271
R & R INVESTMENTS LTD 512 S WESTGATE DR STE B WESLACO TX 78596	W4275-00-000-000D-00 WESTGATE MEDICAL CONDOMINIUMS 512 S WESTGATE UT D	L: 89960 B: 224540
R & R INVESTMENTS LTD 512 S WESTGATE DR STE B WESLACO TX 78596	W4275-00-000-000E-00 WESTGATE MEDICAL CONDOMINIUMS 512 S WESTGATE UT E	L: 50871 B: 126879
R & R INVESTMENTS LTD 512 S WESTGATE DR STE B WESLACO TX 78596	W4275-00-000-000F-00 WESTGATE MEDICAL CONDOMINIUMS 512 S WESTGATE UT F	L: 43073 B: 112885
R & R INVESTMENTS LTD 512 S WESTGATE DR STE B WESLACO TX 78596	W4275-00-000-000G-00 WESTGATE MEDICAL CONDOMINIUMS 512 S WESTGATE UT G	L: 39777 B: 111000



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 3, 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: ☒ 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: _____

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

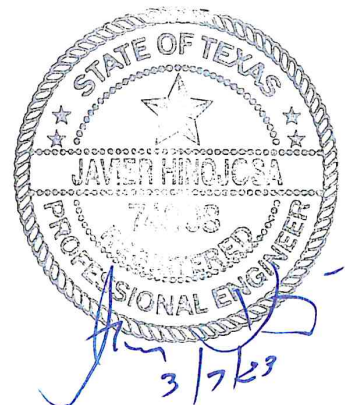


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Drainage Statement Angelita Estates Subdivision Weslaco, Texas

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

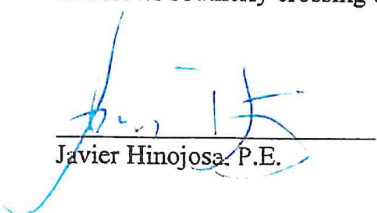
The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 12.51 cubic feet per second is being generated by this subdivision.

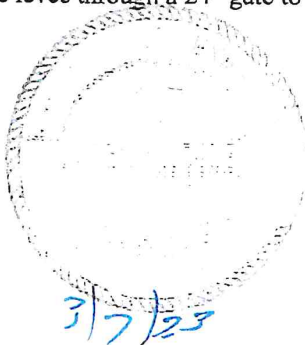
Proposed Conditions

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

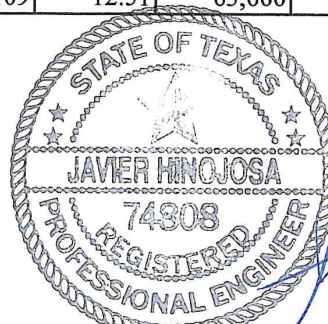


TABLE I
TIME OF CONCENTRATION DETERMINATION
Angelita Estates Subdivision

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	

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

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"

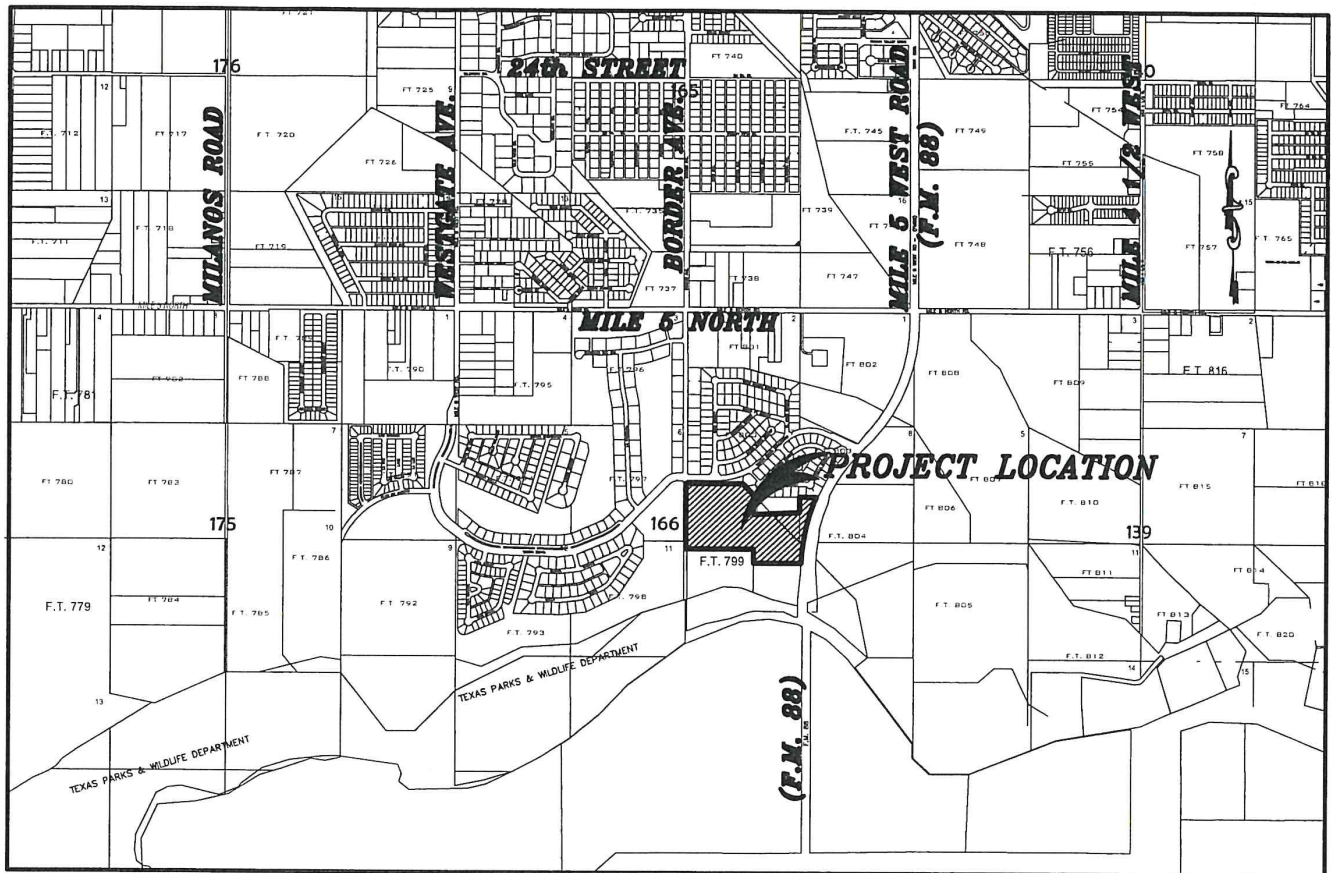
$$\text{formula } I = b/(t_c + d)^e$$

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

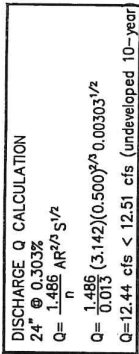
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	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

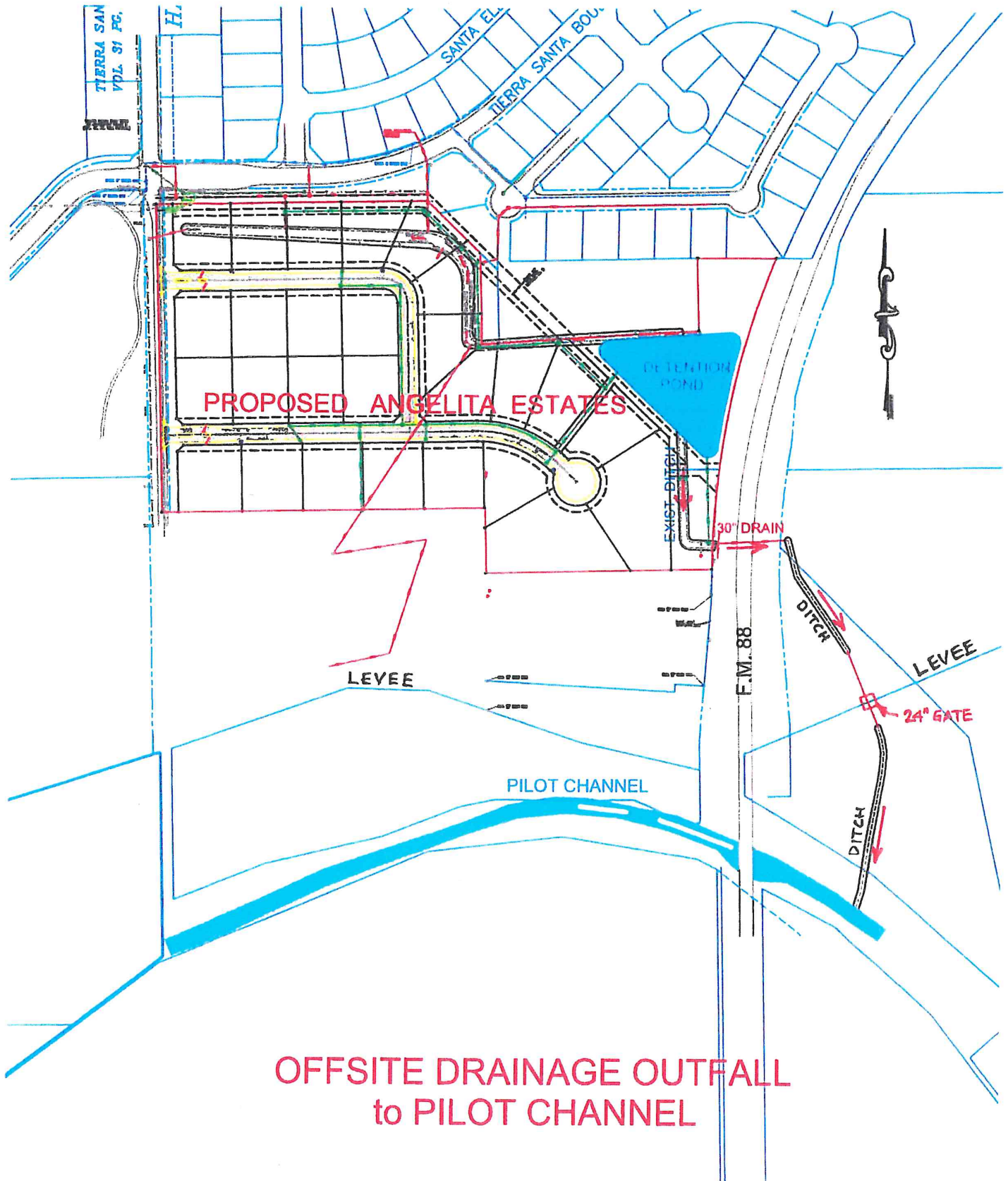
	25yr	50yr	100yr
	0.771	0.749	0.740
	98	99	103
	9.2	9.2	9.6

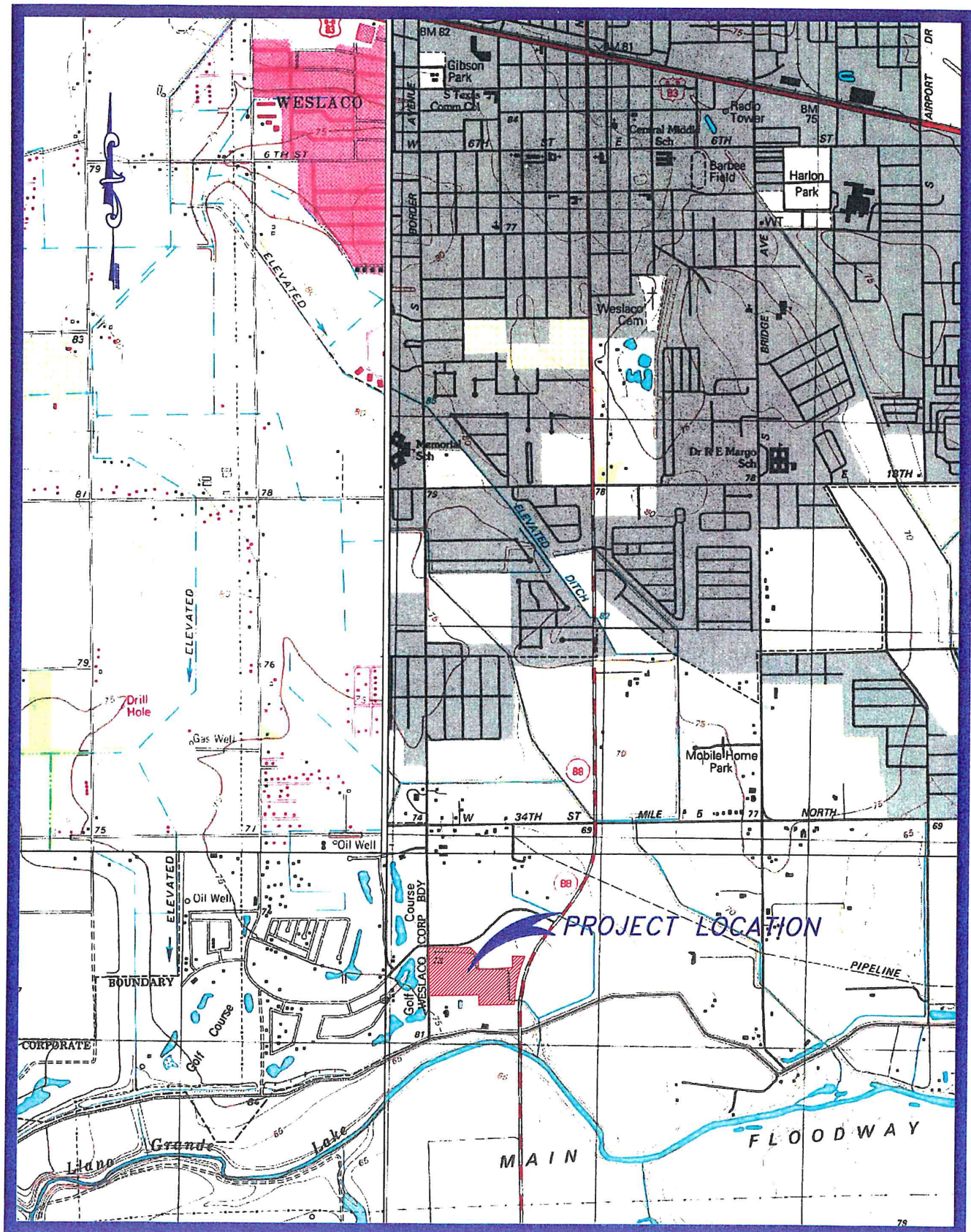


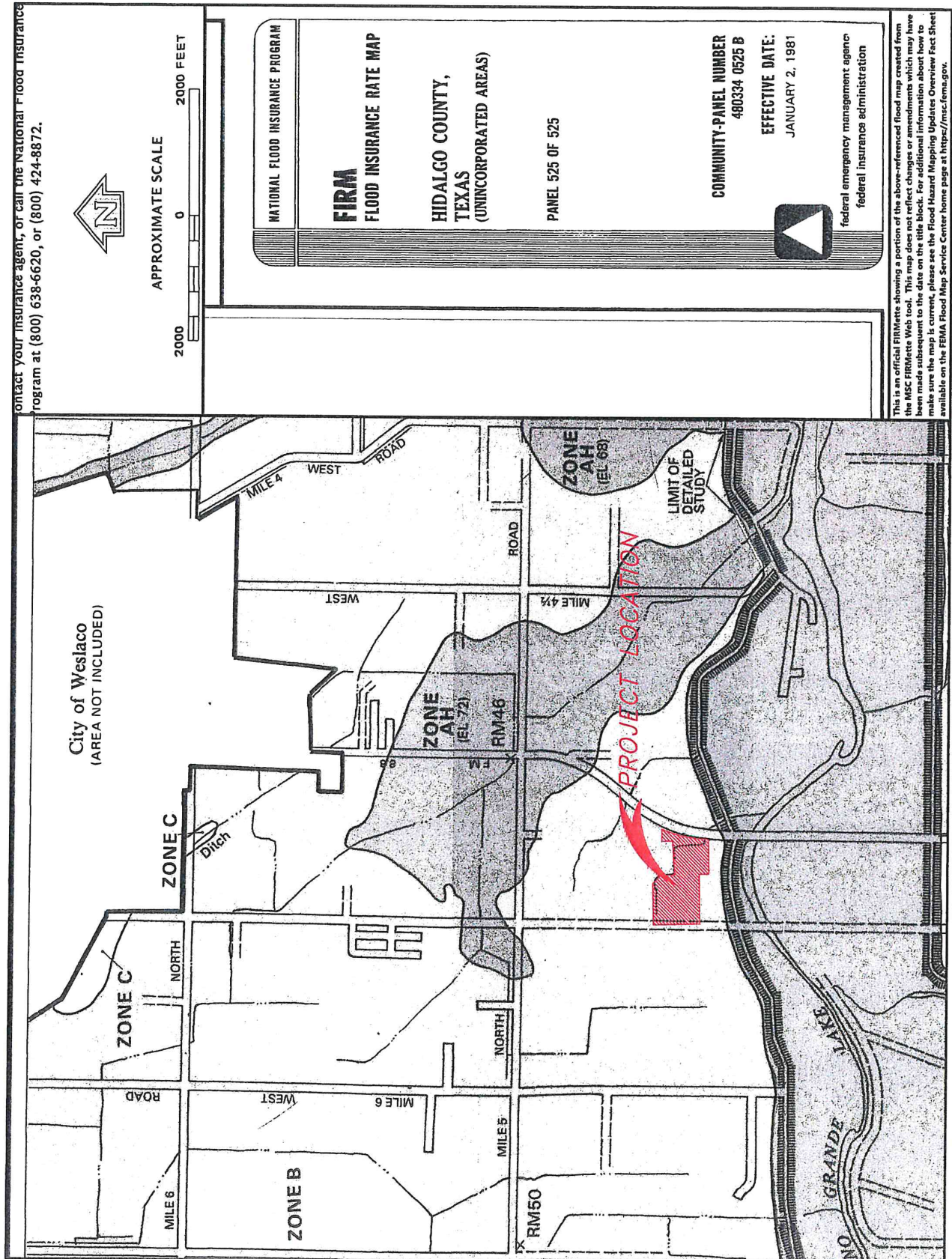
LOCATION MAP
SCALE: 1" = 2000'



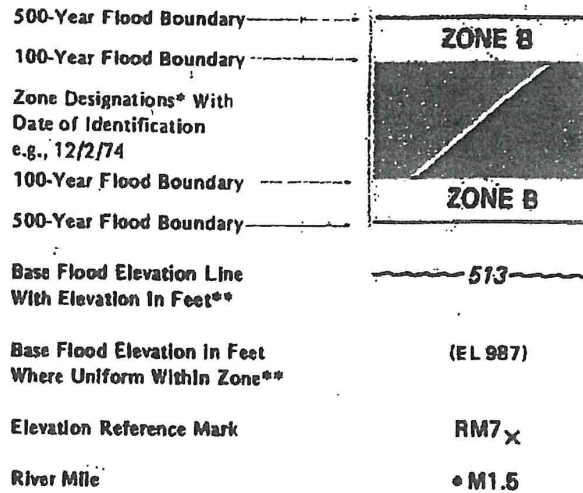
EXISTING
DITCH CROSS SECTION "A"







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

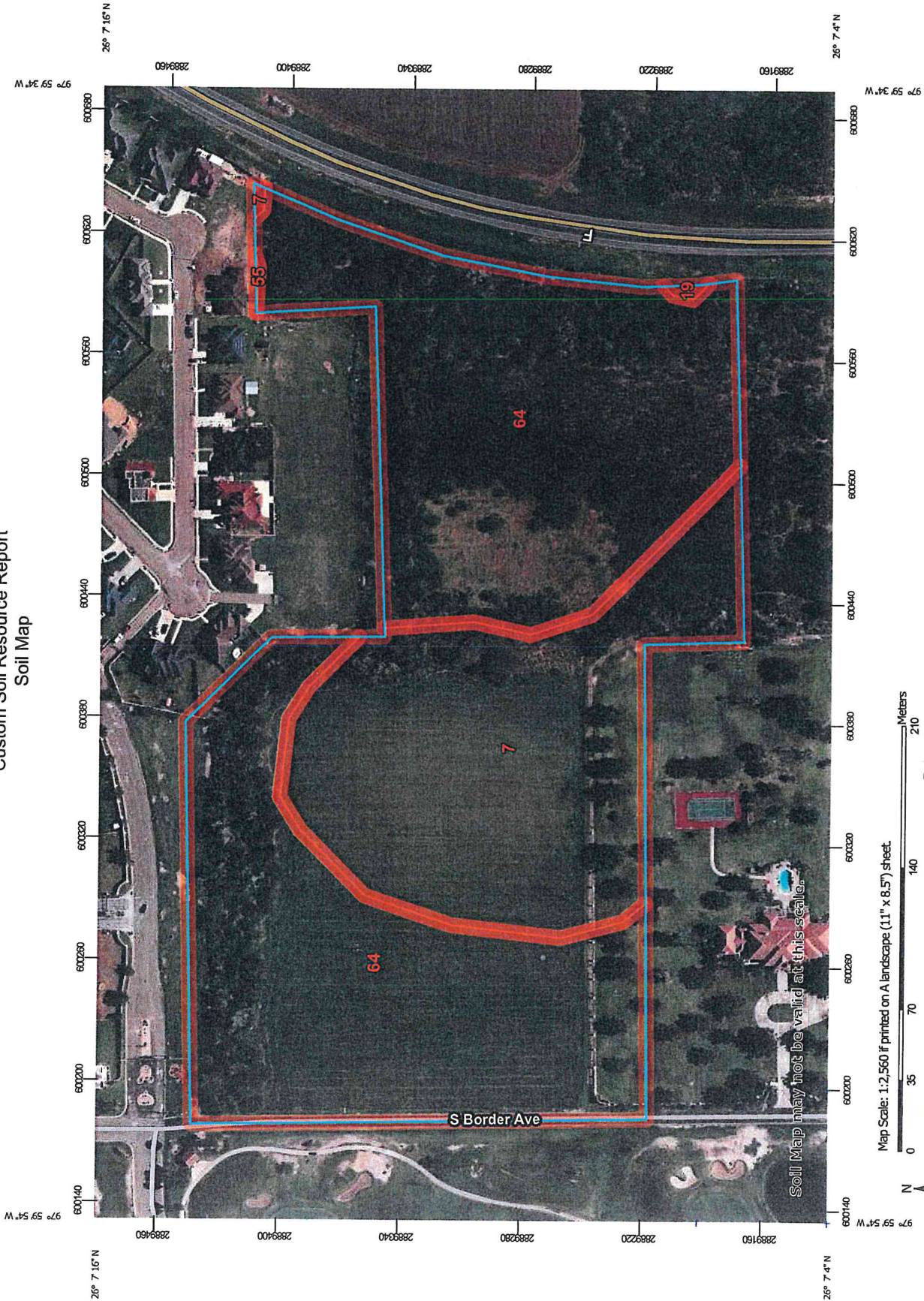
Custom Soil Resource Report for Hidalgo County, Texas

ANGELITA ESTATES

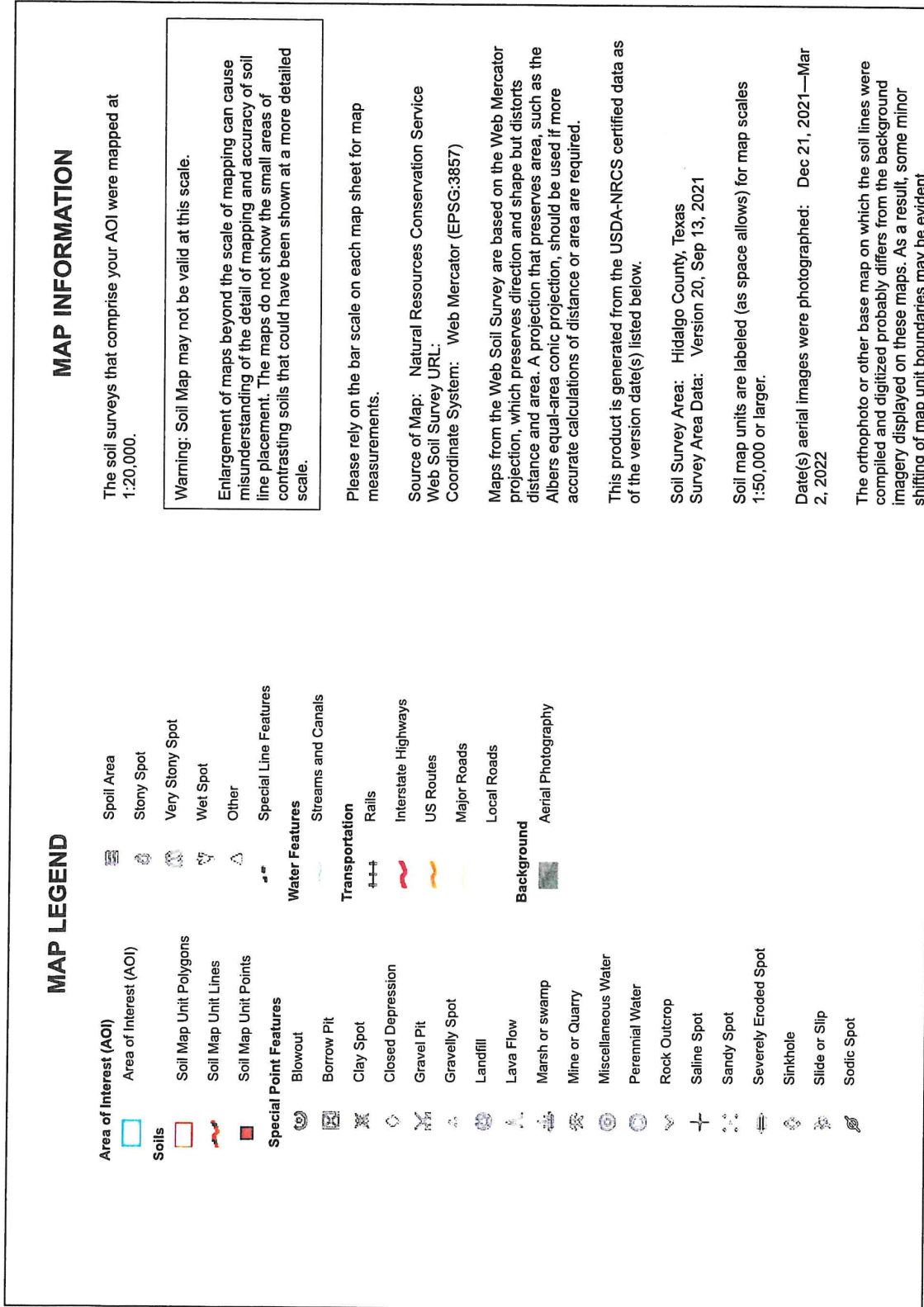


September 19, 2022

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				Liquid limit	Plast. index
			Unified	AASHTO	sieve number					
					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----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Racombes	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

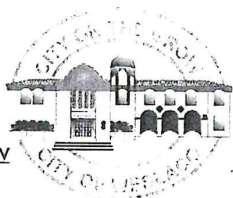
javier@javierhinojosaeng.com

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.

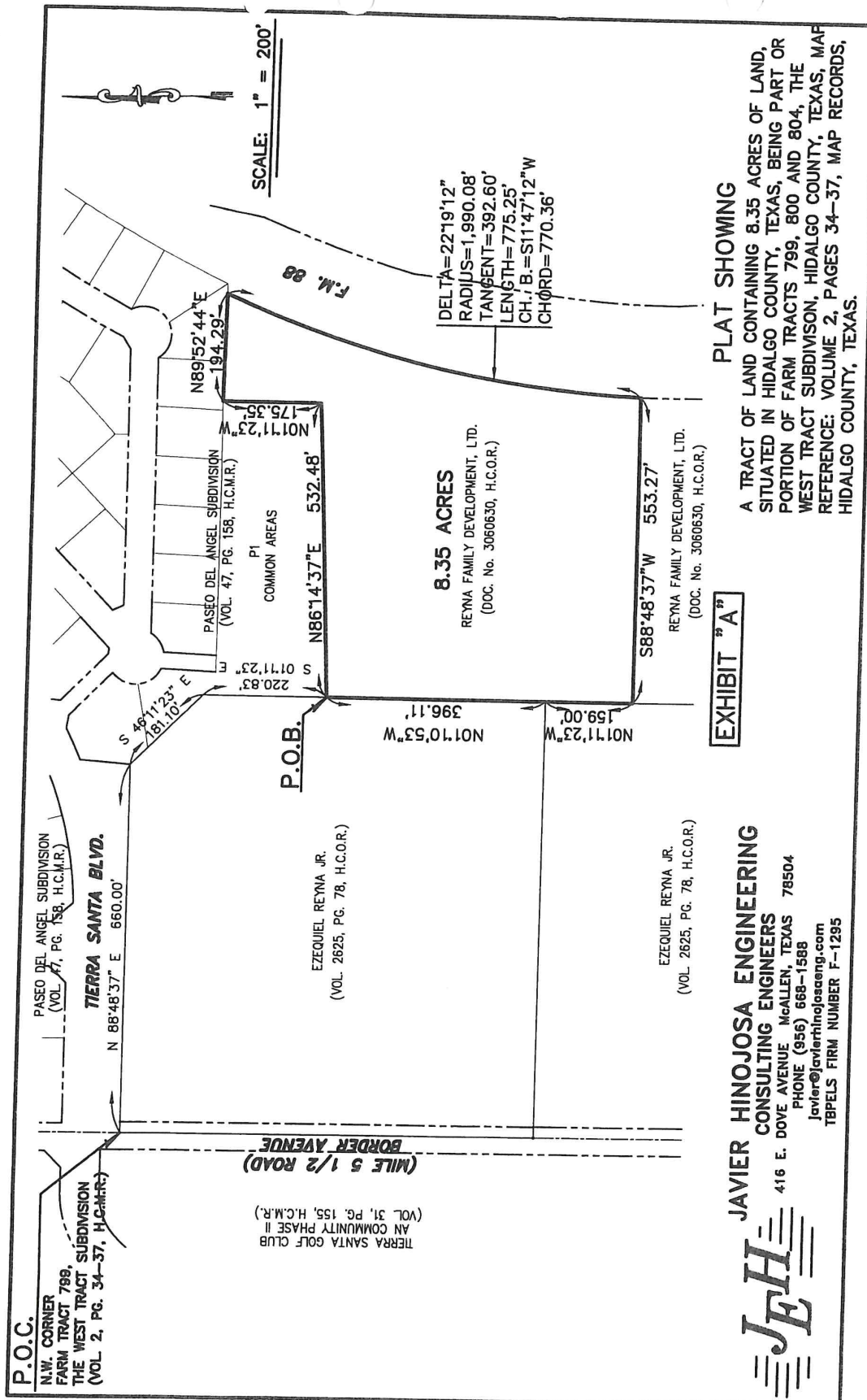


EXHIBIT "B"
METES AND BOUNDS DESCRIPTION

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

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

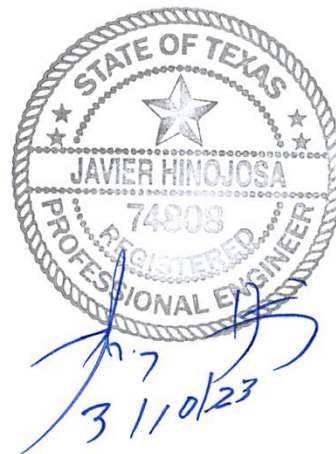
$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.94 \ln(x) + 0.34 \\ &= 0.94 \ln(27) + 0.34 \end{aligned}$$

$$\ln(T) = 3.438$$

$$T = e^{3.438}$$

$$= 31.1 \text{ trips}$$

use 31 trips





**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

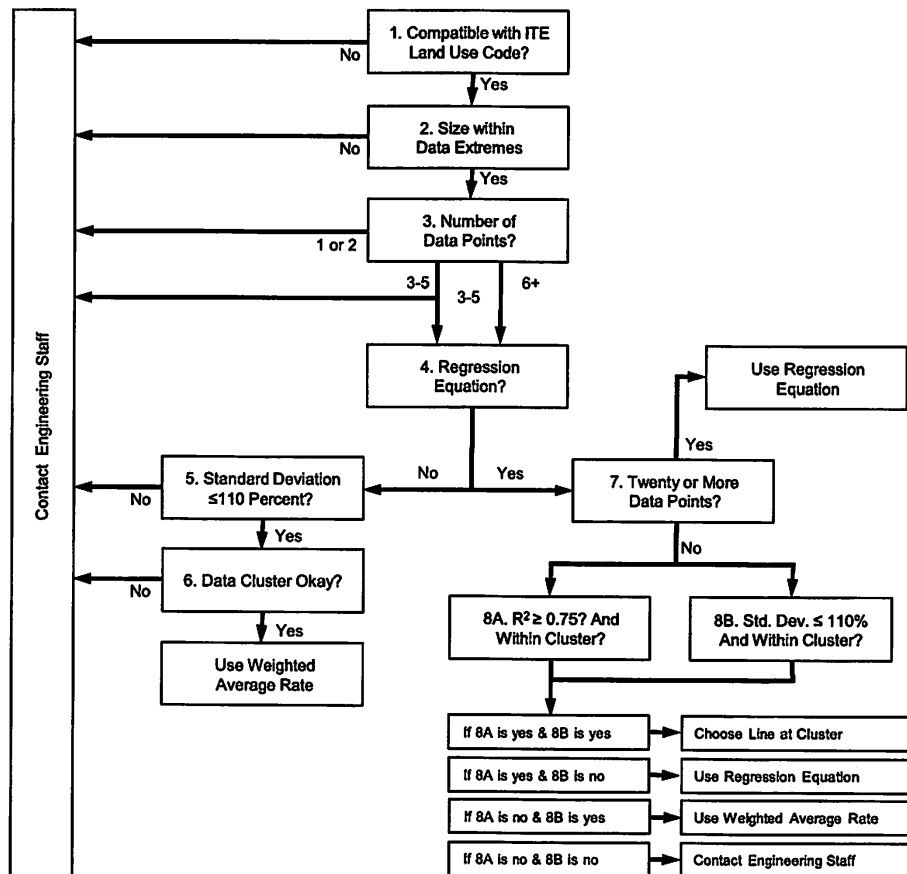
(For Official Use Only, Do Not Write In This Box)

- _____ 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



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

Date of Meeting: May 3, 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

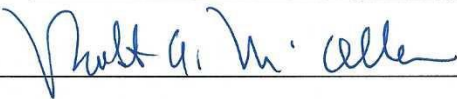
**** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.**

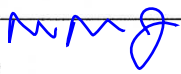
AUTHORIZATION AND ACKNOWLEDGEMENTS

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

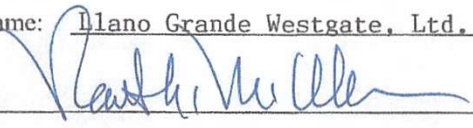
Owner's Name: Llano Grande Westgate, LTD Telephone: 956-968-9288
Address: 1114A South Westgate Drive Fax: _____
City: Weslaco State: Texas Zip: 78596 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

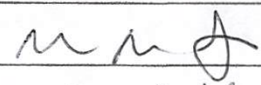
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

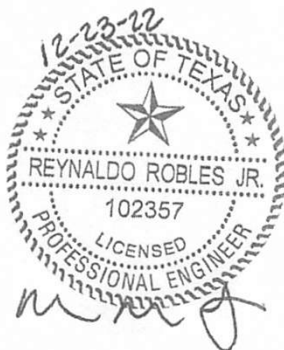
FOR

OAK PARK SUBDIVISION

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

DECEMBER 23, 2022

Prepared By:



Reynaldo Robles, Jr., P.E.

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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.

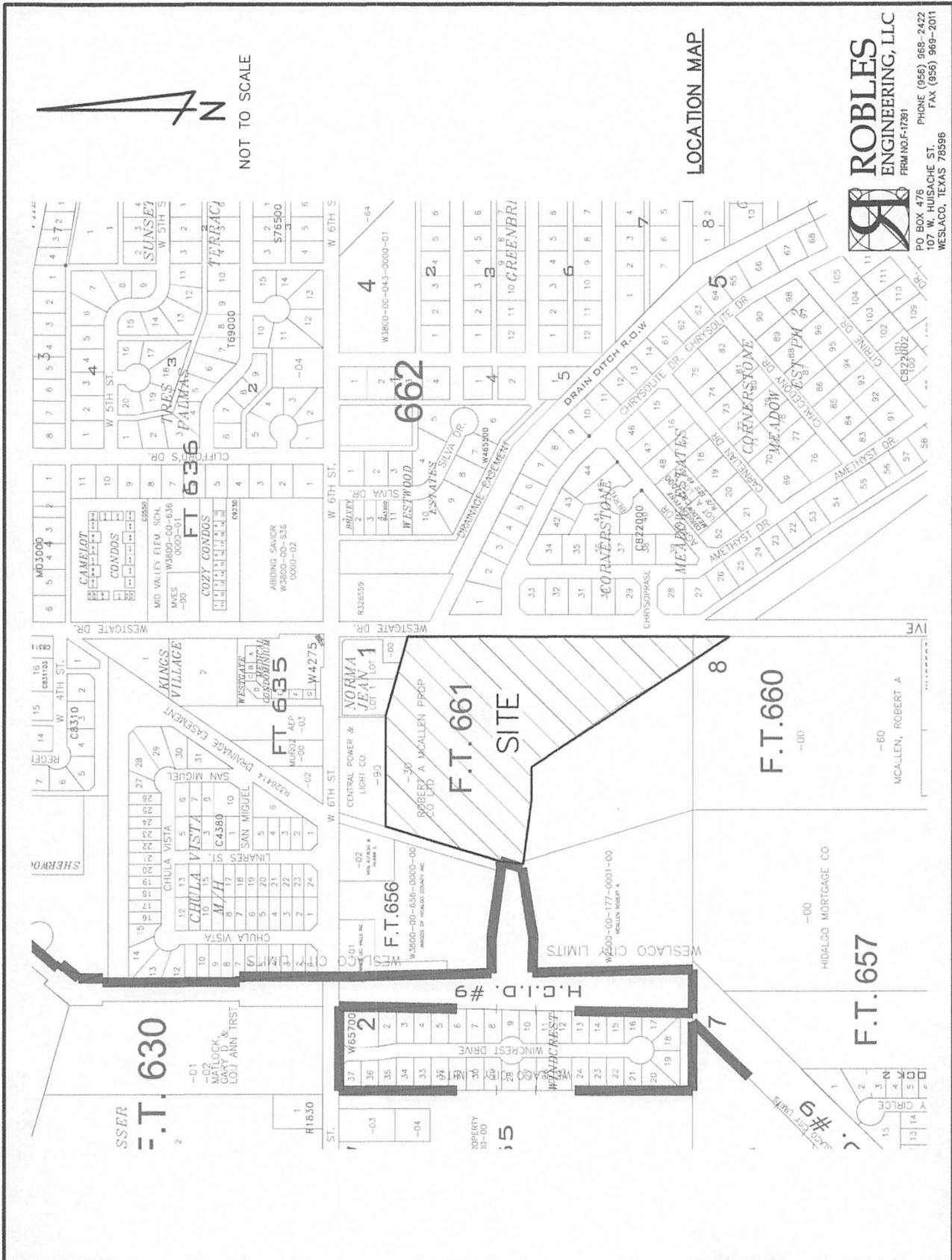
Pre-development Conditions:

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.





Map created with data from ©2008 National Geographic; ©2007 Tele Atlas, Rep. 1/2007

98.03333° W 98.01667° W 98.00000° W WGS84 97.98333° W

26.18333° N 26.16667° N 26.15000° N 26.13333° N

0 5 10 15 20 25 30 35 40 45 50 MILES

0 1000 2000 3000 4000 5000 FEET

0 5 10 15 20 25 30 35 40 45 50 KILOMETERS

0 1000 2000 3000 4000 5000 METERS

98.03333° W 98.01667° W 98.00000° W WGS84 97.98333° W

26.18333° N 26.16667° N 26.15000° N 26.13333° N

3 1/2°

09/21/22



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

revised Detention Volume

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

For the existing Subdivision site:

Area = 10.48 ac.
Runoff Length = 1015 ft
Slope = 0.5 %
Cex = 0.15
 $V = K_u k S_p^{0.5} = 0.71 \text{ ft/s}$
 $t_c = L / 60V = 23.91 \text{ min.}$
 $I = b / (t_c + d)^a = 5.06 \text{ in./hr.}$

Where $Q = CIA = 7.96 \text{ cfs}$

For the future developed subdivision (50yr):

	Area (SF)	Area %	C	Weighted C
Residential	456508.8	100	0.4	0.40

weighted runoff coefficient: 0.40

Area = 10.48 ac.
Runoff Length = 1015 ft
Slope = 0.5 %
Cfut = 0.4
 $V = K_u k S_p^{0.5} = 0.71 \text{ ft/s}$
 $t_c = L / 60V = 23.91 \text{ min.}$
 $I = b / (t_c + d)^a = 7.02 \text{ in./hr.}$

Where $Q = CIA = 29.44 \text{ cfs}$

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

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

Duration (min.)	Intensity (in/hr)	Q_{in} (cfs)	Vol_{in} (ft ³)	Q_{out} cfs	Vol_{out} (ft ³)	Storage (ft ³)
10	10.08	42.24	25,346	7.96	8,100	17,246
20	7.66	32.12	38,547	7.96	10,488	28,059
30	6.23	26.10	46,985	7.96	12,876	34,109
40	5.27	22.09	53,007	7.96	15,264	37,743
50	4.58	19.20	57,610	7.96	17,653	39,957
60	4.06	17.03	61,296	7.96	20,041	41,255
70	3.65	15.32	64,349	7.96	22,429	41,920
80	3.33	13.95	66,943	7.96	24,817	42,126
90	3.06	12.81	69,192	7.96	27,206	41,986
100	2.83	11.86	71,171	7.96	29,594	41,577
110	2.64	11.05	72,937	7.96	31,982	40,955
120	2.47	10.35	74,528	7.96	34,370	40,158
130	2.32	9.74	75,976	7.96	36,759	39,217
140	2.20	9.20	77,303	7.96	39,147	38,156

Total Required Detention Volume: 42,126 cfs =
0.967 ac-ft



Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

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

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

THE
NEW
YORK
PUBLIC
LIBRARY
ASTOR LENOX TILDEN FOUNDATION

"Atlas of North American Frequency of Speciation and Extinction for Birds"
 based on United States Geological Survey (USGS) Scientific Investigation Report 2004-6041

(m ² /m)	100	200	300	400	500	600	700
6 (mm)	15.05	15.26	14.23	12.73	10.34	8.00	5.25
8 (mm)	15.40	100.31	110.54	200.04	150.02	501.01	
6	0.8047	0.8273	0.8100	0.8215	0.8219	0.8210	
Coefficient	(5-Aesd)	(6-Aesd)	(10-Aesd)	(52-Aesd)	(20-Aesd)	(100-Aesd)	(100-Aesd)
	20%	50%	10%	6%	5%	1%	

THE U.S. DEPARTMENT OF AGRICULTURE

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	0.05 - 0.15
Asphalt	0.10 - 0.25
Slopes:	
Heavy soil, steep 1%	0.50 - 0.75
Heavy soil, average 5% - 10%	0.15 - 0.55
Heavy soil, flat 5%	0.10 - 0.45
Light soil, steep 1%	0.10 - 0.50
Light soil, average 5% - 10%	0.10 - 0.40
Light soil, flat 5%	0.05 - 0.40
Pavement:	
Unpaved areas	0.10 - 0.30
Paved areas	0.50 - 0.70
Paved areas	0.50 - 0.70
Paved areas	0.10 - 0.50
Heavy areas	
Light areas	0.20 - 0.80
Infiltration:	
Asphalt, concrete areas	0.20 - 0.30
Gravel	0.30 - 0.40
Multi-unit, asphalt	0.20 - 0.30
Multi-unit, gravel	0.40 - 0.50
Single-unit, gravel	0.30 - 0.50
Residential:	
Multi-unit, gravel areas	0.20 - 0.30
Downhill 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'



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

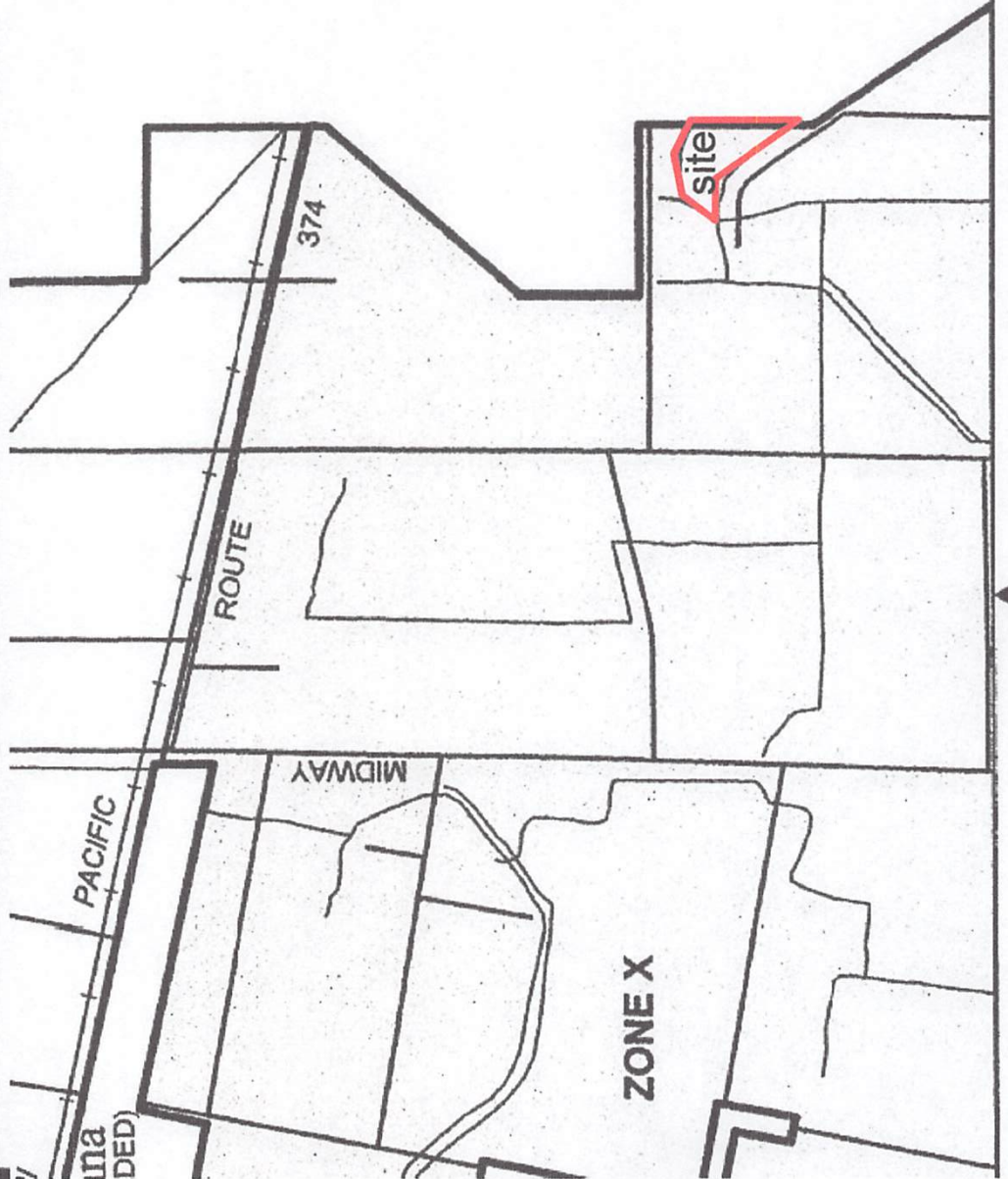
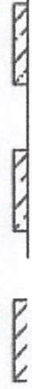
ZONE X

Areas determined to be outside 500-year floodplain.

ZONE D

Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS



NFIP

PANEL 0450 C

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

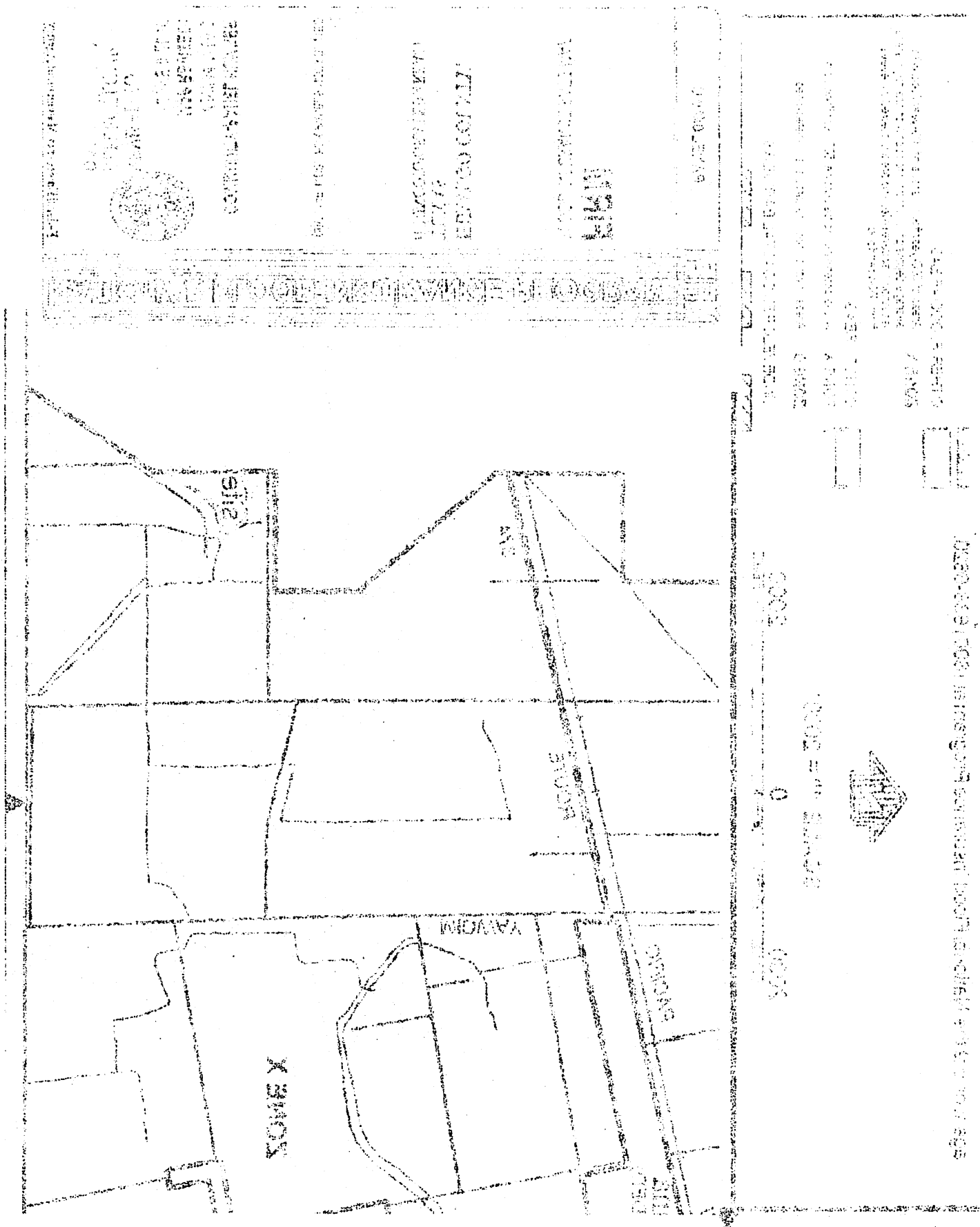
COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000



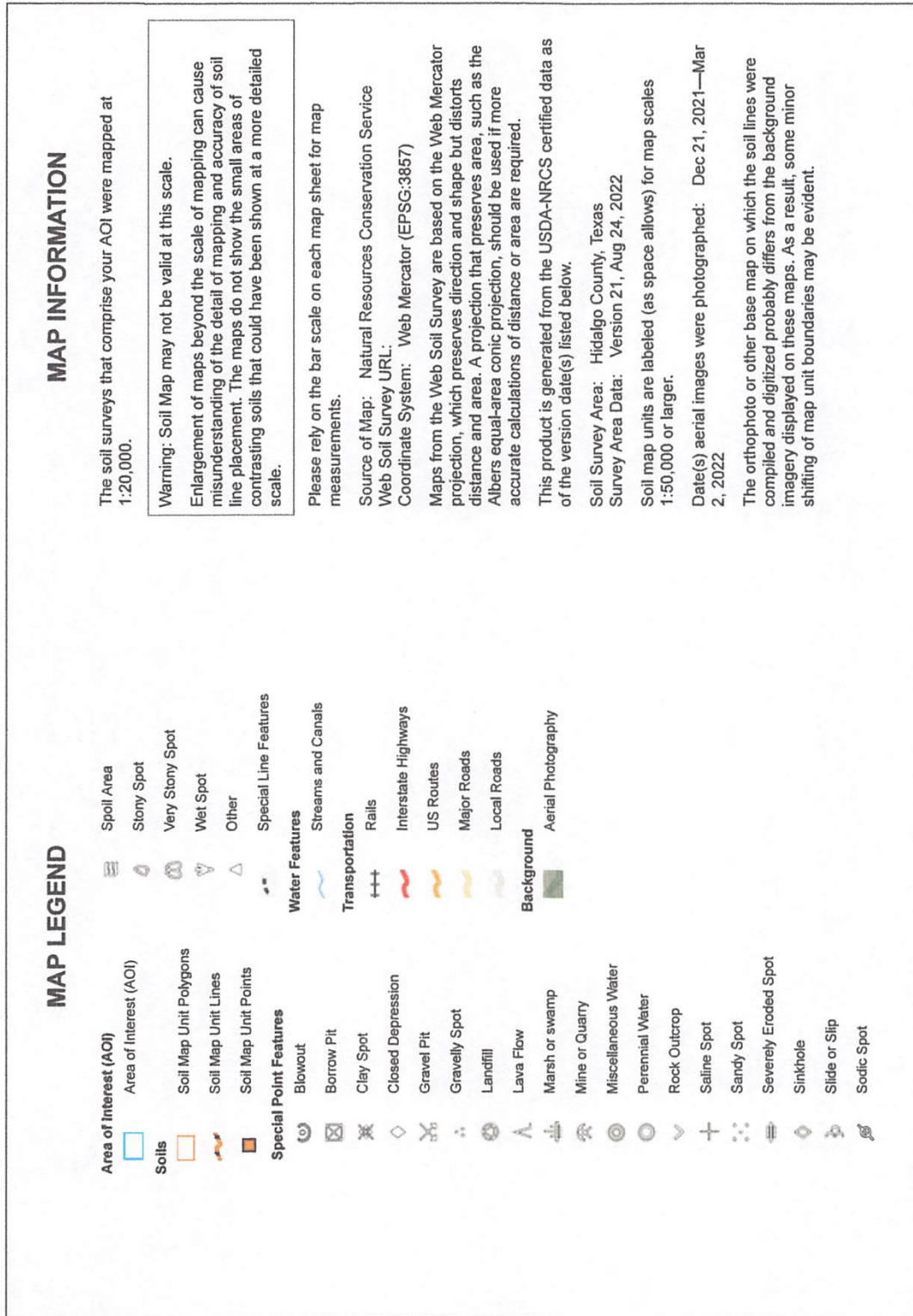
REVISED TO
REFLECT OMR
DATED 6/6/00

Federal Emergency Management Agency





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

Public Health Service, Washington, D.C. 20201

[illegible]

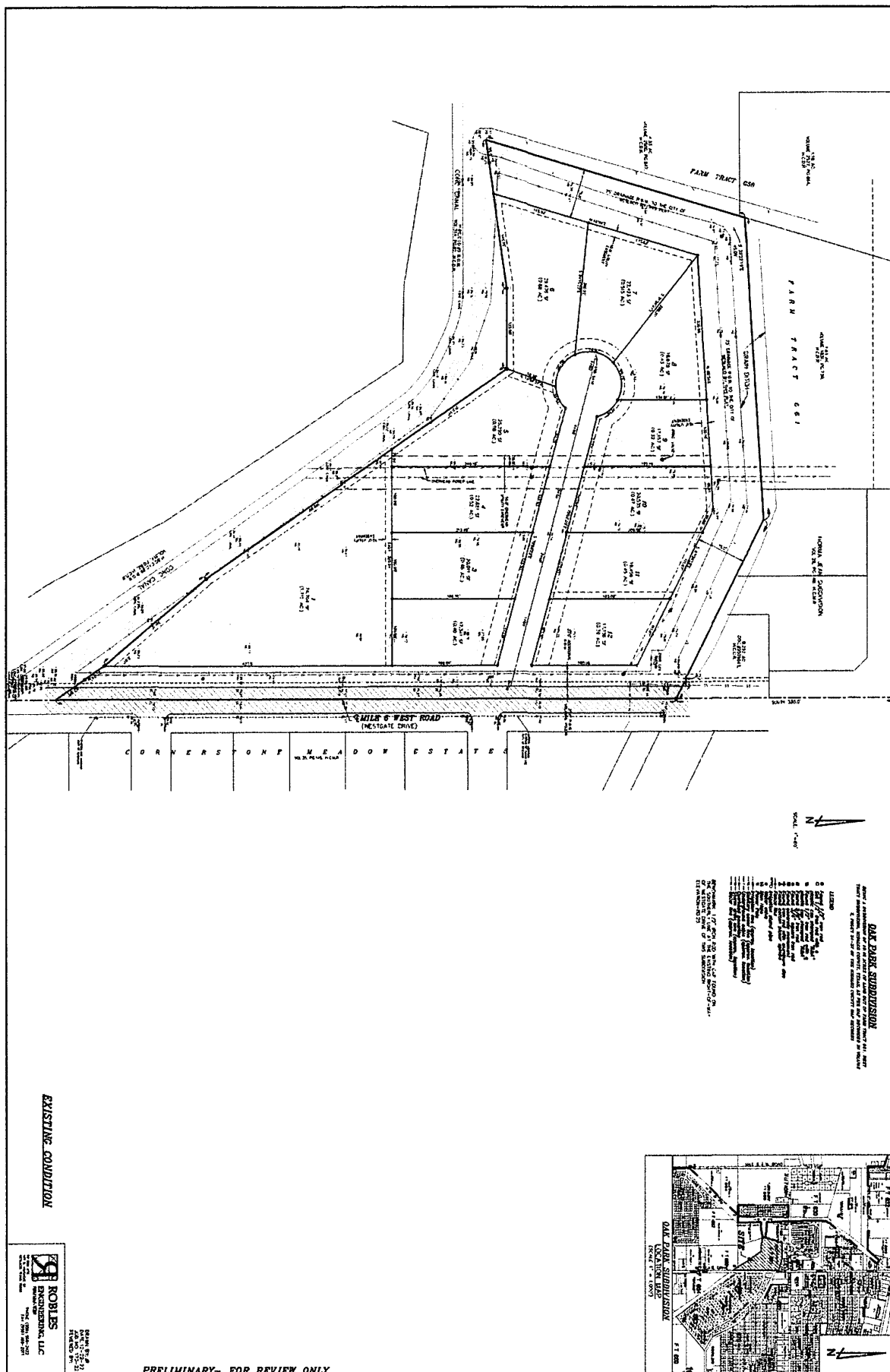
Engineering Properties—Hidalgo County, Texas

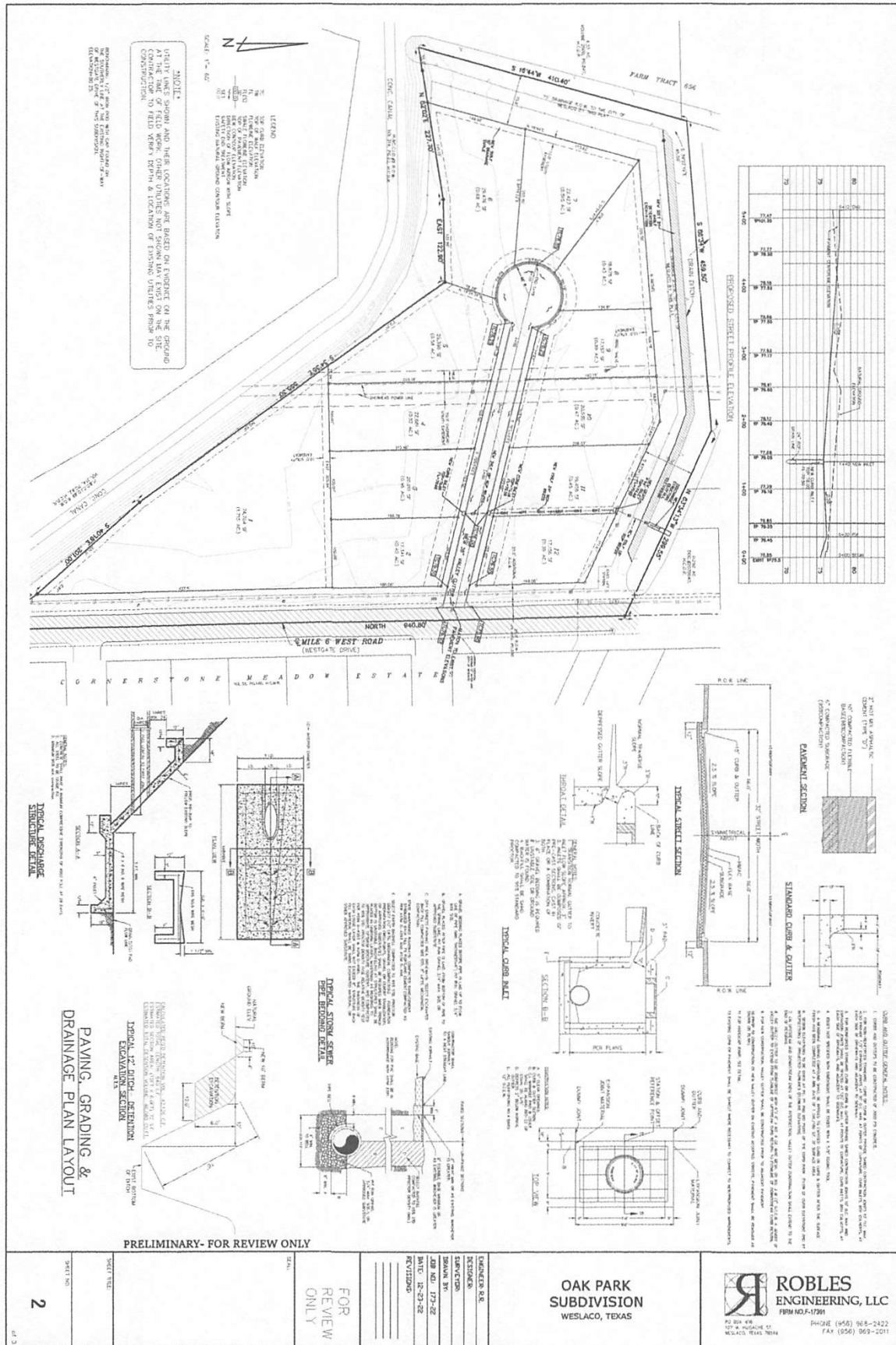
Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	
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	100-100-100	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

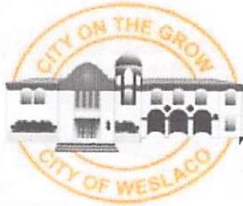
Data Source Information

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)

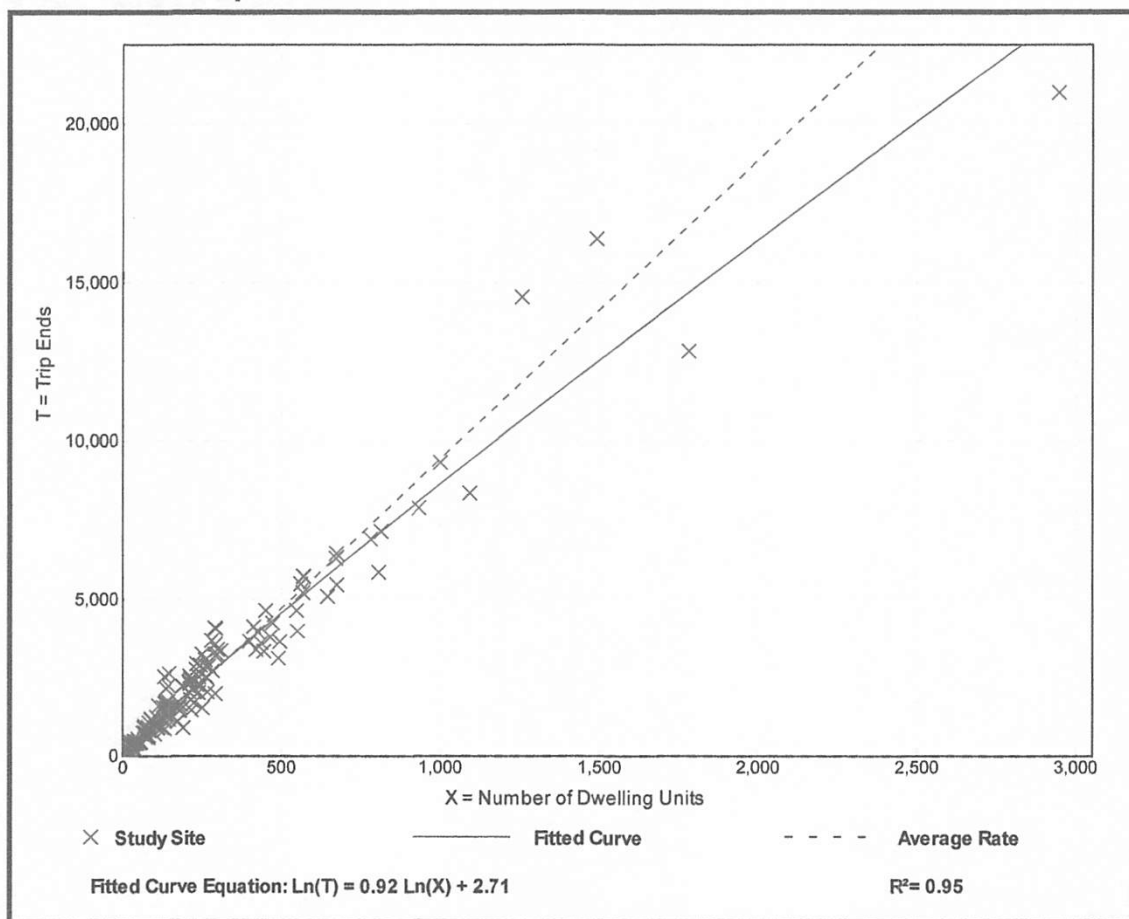
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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)

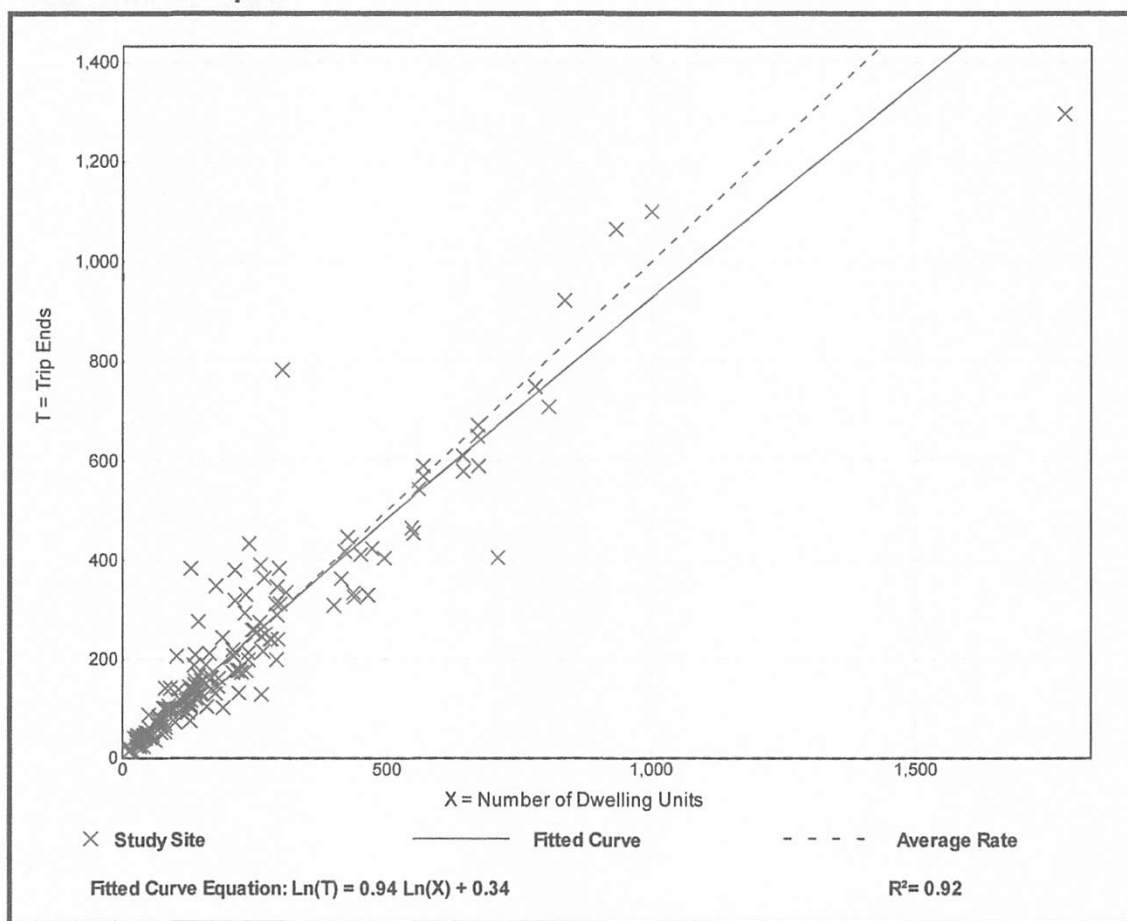
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

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)

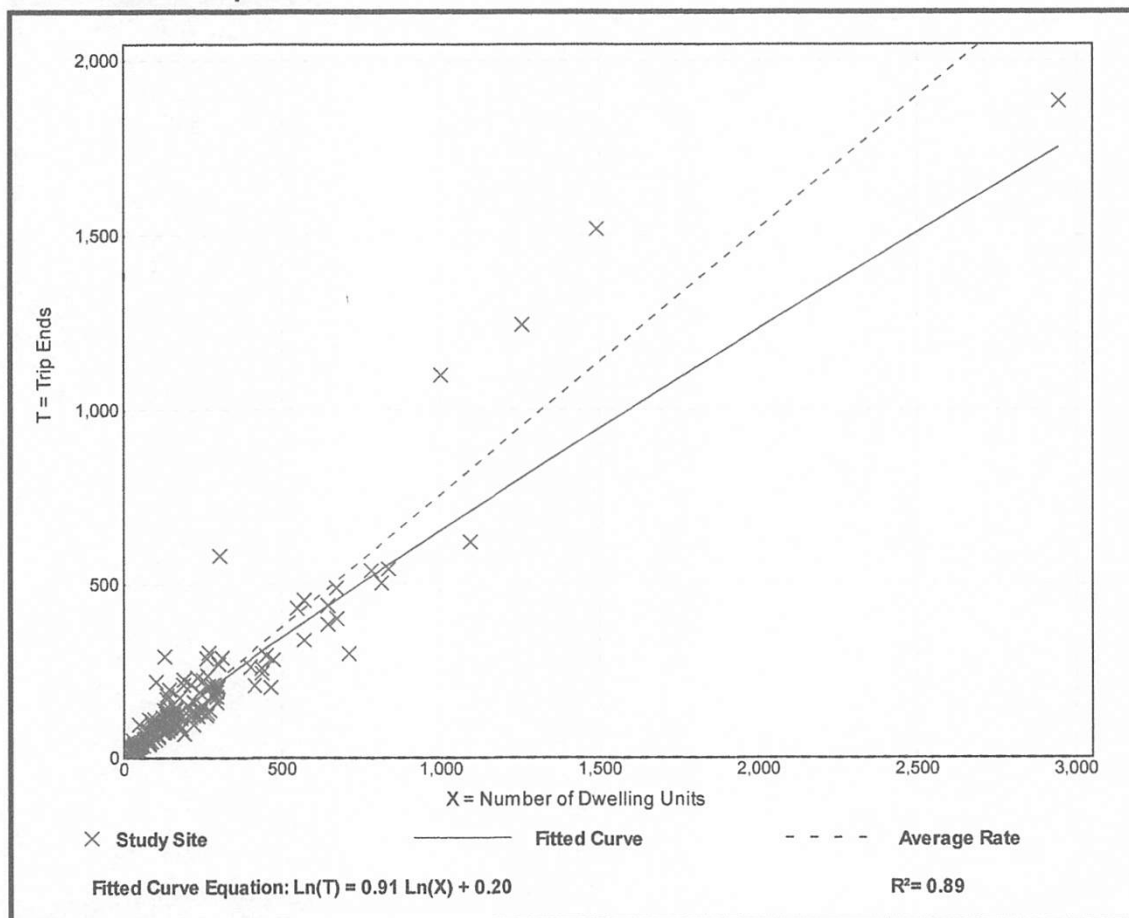
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

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

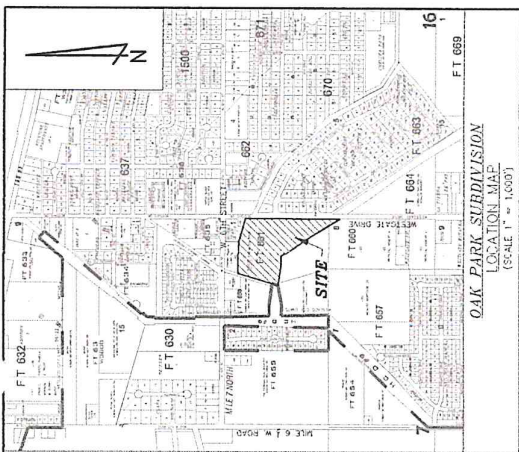


ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS
BY: _____ DEPUTY

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

RA ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
10000 Katy Freeway, Suite 1000
Houston, Texas 77059
Tel: 281.465.1100
Fax: 281.465.1101
www.ra-associates.com

ROBLES ENGINEERING, LLC
10000 Katy Freeway, Suite 1000
Houston, Texas 77059
Tel: 281.465.1100
Fax: 281.465.1101
www.robles-engineering.com



VALUES AND ADJUSTMENTS:
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 Harris County, Texas, and said 10.45 acre tract being more particularly described by metes and bounds as below:
Commencing for reference at a point for the northeast corner of said Farm Tract 661, THENCE, SOUTH, 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 northwest corner of said tract, hereinafter described, and the POINT OF BEGINNING;
THENCE, N 63°34'13" W, 294.25 feet along a drain ditch to an angle point;
THENCE, S 89°24' W, 450.50 feet along a drain ditch to a point for the northwest 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, 940.80 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.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND RESIGNED 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 RECORDS, WESLACO, TEXAS, A TEXAS LIMITED PARTNERSHIP
1114 S. WESTGATE DRIVE
WESLACO, TX 77599

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 RESIGNED 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, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PAUL SEYM, P.E., C.E.M.
GENERAL MANAGER
DATE _____

STATE OF TEXAS
HIDALGO COUNTY
I, THE UNDERSIGNED, RENALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

RENALDO ROBLES, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
PO BOX 1402
WESLACO, TX 77599
DATE _____

STATE OF TEXAS
HIDALGO COUNTY
I, THE UNDERSIGNED, RENALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RENALDO ROBLES, JR.
LICENSED PROFESSIONAL ENGINEER #102357
WESLACO, TX 77599
DATE _____

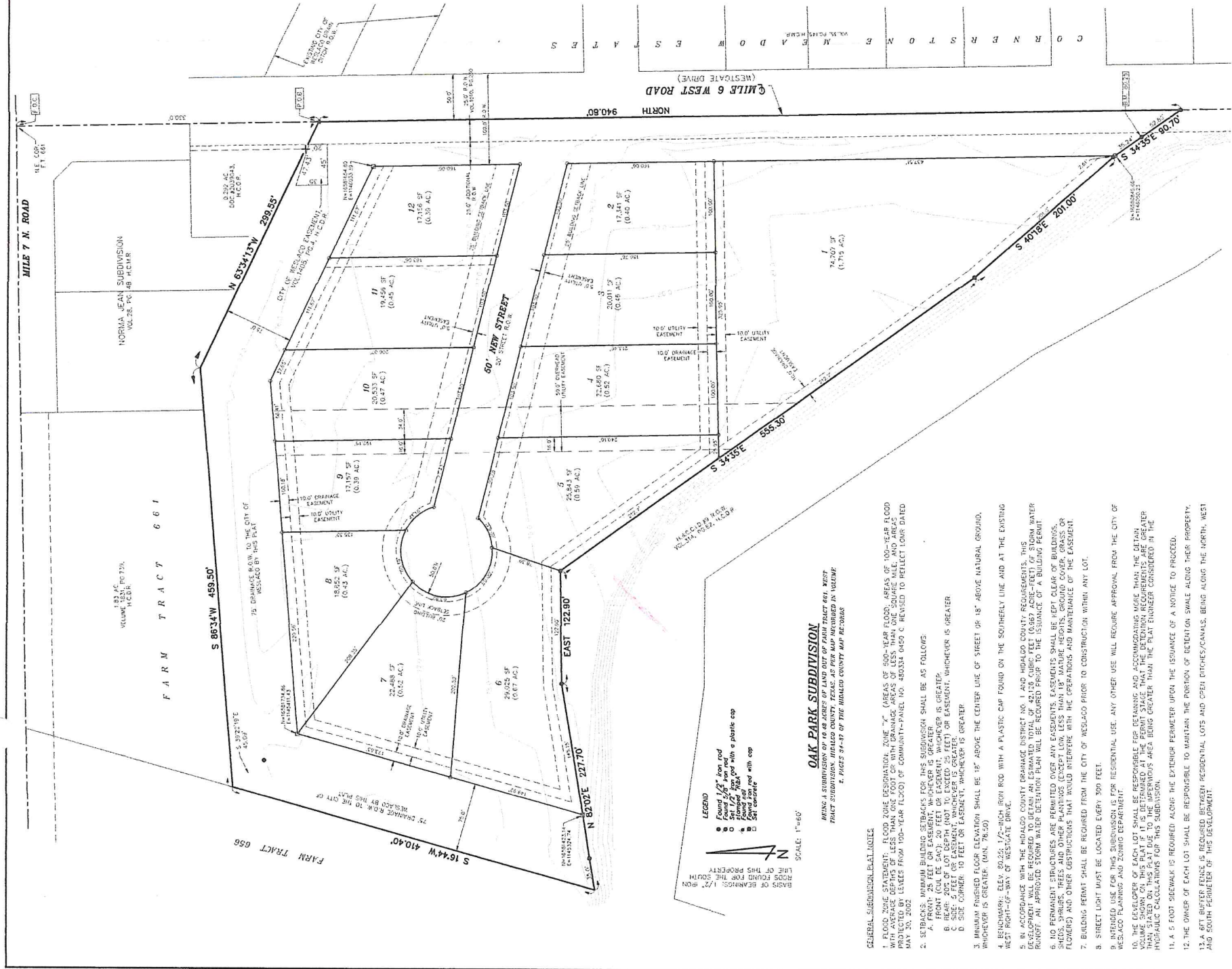
CERTIFICATION OF THE MAYOR OF THE CITY OF WESLACO
I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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
Signed 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 approved by the Board of Directors of the District.
- It is understood that the rate of flow of 2.00 cfs per acre for the development will be no greater than the rate of flow of 2.00 cfs per acre when the land was in agricultural use.
- HCCD #9 shall not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCCD #9 shall not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the expense of the landowner.
- HCCD #9 has not reviewed and does not certify that the storm water or utility systems described are appropriate for the particular subdivision, based on properly accepted engineering criteria. The developer and his engineer are responsible for their determinations.
- HCCD #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

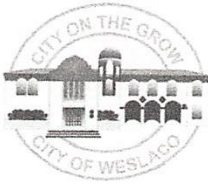
BEING A SUBDIVISION OF 10.45 ACRES OF LAND OUT OF FARM TRACT 661, WEST PLAT SUBDIVISION, HARRIS COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 24-37 OF THE HARRIS COUNTY MAP RECORDS

- 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 LEVES FROM 100-YEAR FLOOD) OF COMMUNITY-PANEL NO. 480334 (4800 C) REVISED TO REFLECT LATEST DATED MAP, MAY 2000.
 - 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. (DWN. 78-50)
 - SEWERAGE: REAR 30-24" 1/2" DRAINAGE WITH A PLASTIC CAP FOUND ON THE SOUTHERLY LINE AND AT THE EXISTING WEST RIGHT-OF-WAY OF WESTGATE DRIVE.
 - IN ACCORDANCE WITH THE HARRIS COUNTY DRAINAGE DISTRICT NO. 1 AND HARRIS 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" MAINTENANCE HEIGHTS, 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 THE DETENTION VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THE DETENTION VOLUME SHOWN ON THIS PLAT.
 - 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: May 3, 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, WEST AND ADJACENT 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.
CONSULTING ENGINEER
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

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	0.861	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	9.6						
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	0.766	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	0.757	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	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.861	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"

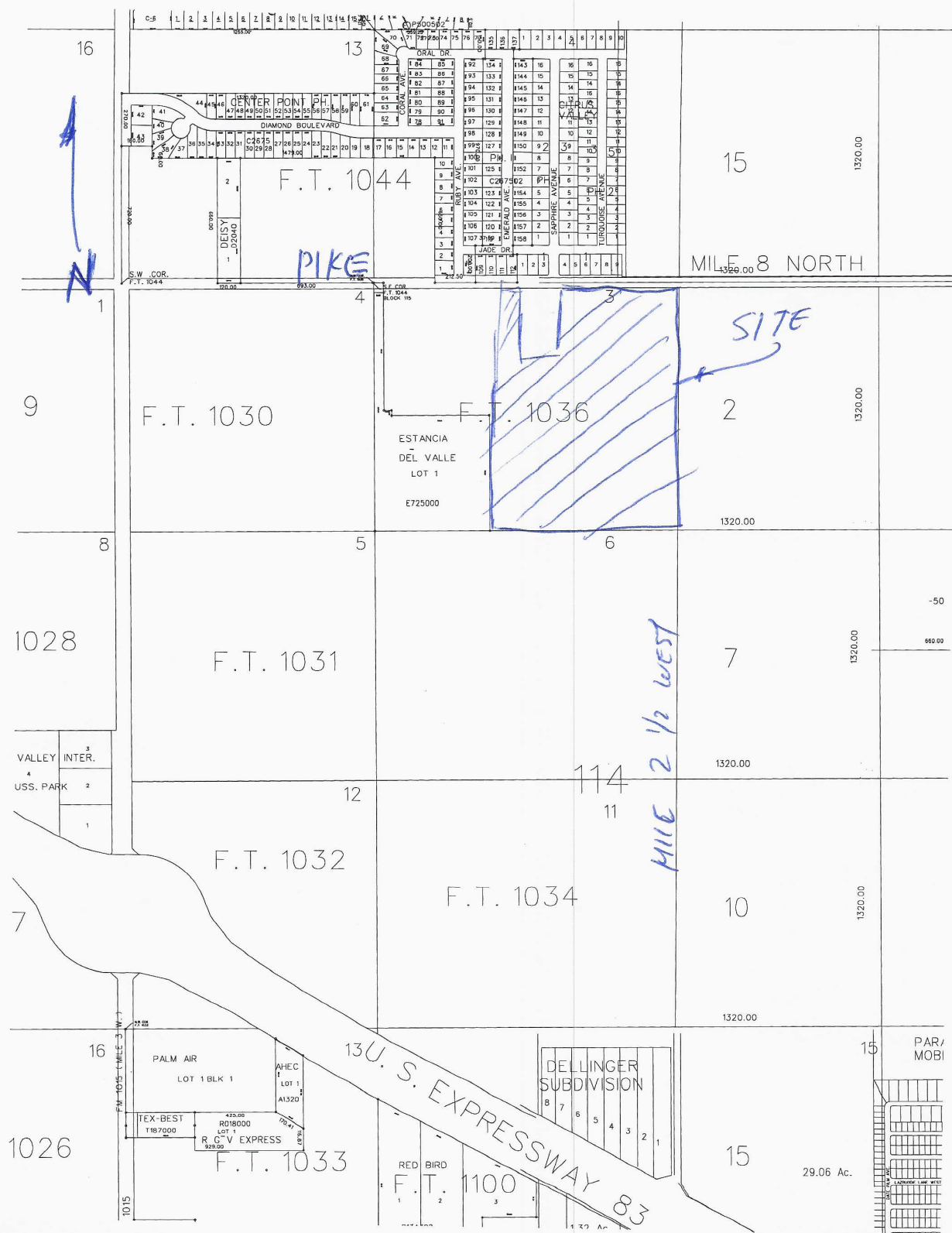
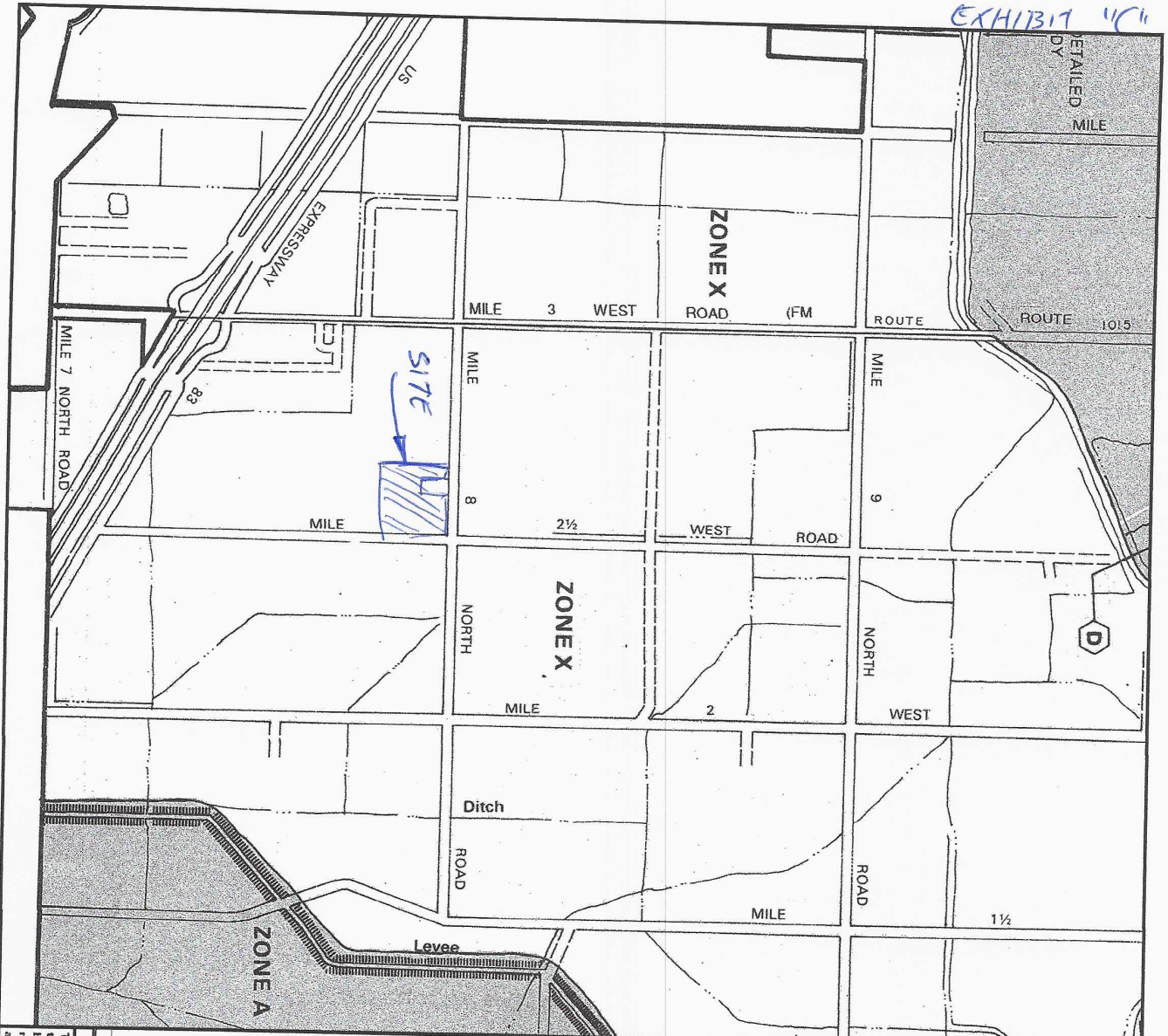


EXHIBIT 11C



Determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 636-6520.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)



Federal Emergency Management Agency

COMMUNITY PANEL NUMBER

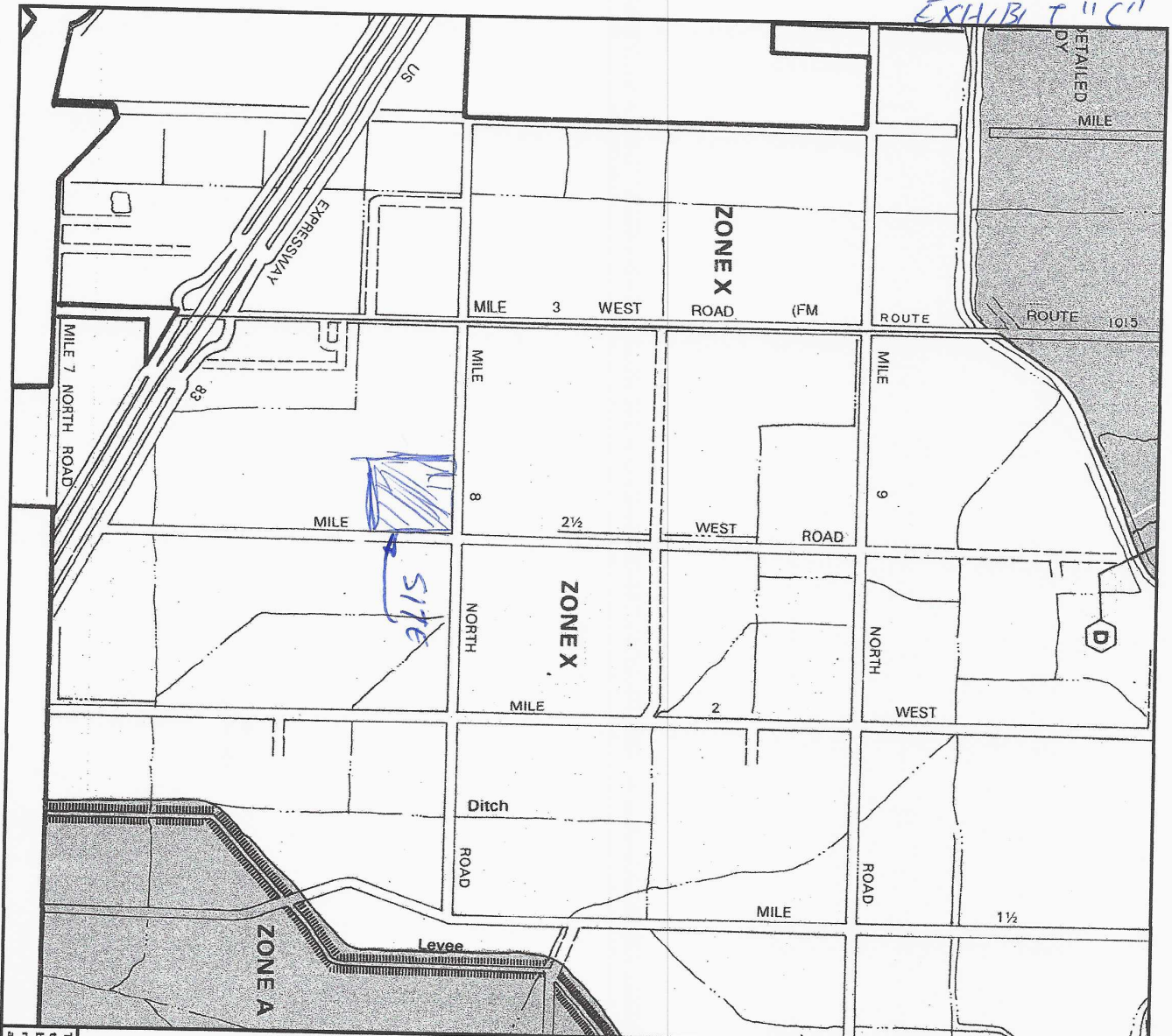
480334 0450 C

MAP REVISED:

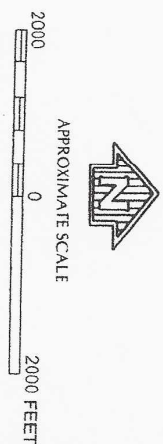
JUNE 6, 2000

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

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.



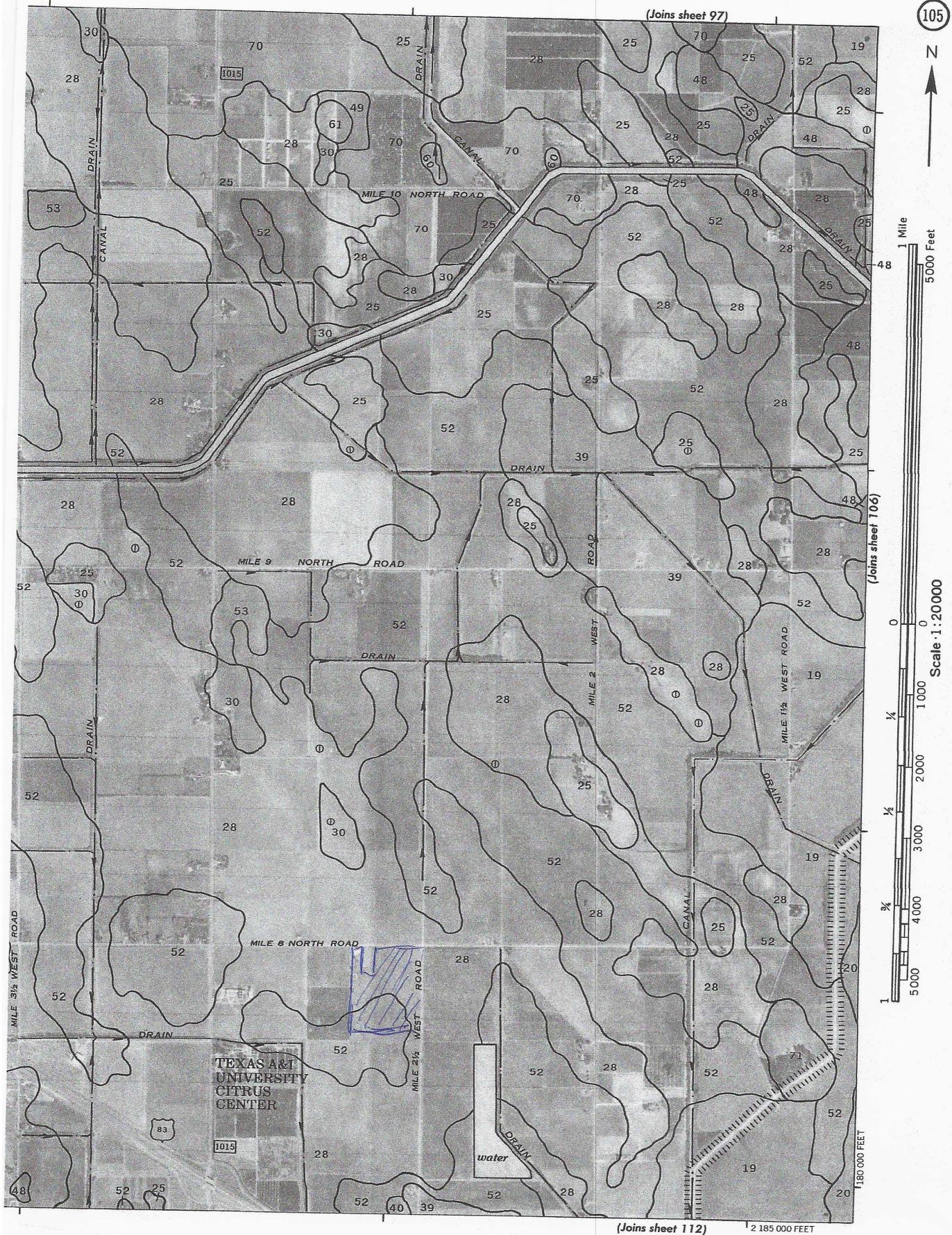
LEGEND

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.
OTHER FLOOD AREAS	
	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 Areas of 50-year flood areas of 100-year flood with average depths of between 1 foot and 3 feet; areas less than 1 square mile; and areas protected by levees from 100-year flood.
	OTHER AREAS Areas determined to be outside 99-year flood plain.
	ZONE D Areas in which flood hazards are undetermined.
UNDEVELOPED COASTAL BARRIERS	
	Identified 1983
	Identified 1996
	Proposed 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
	Base Flood Elevation Line: Elevation in feet
	Cross Section Line
	Base Flood Elevation in feet (where uniform within zone)
	Boundary Reference Mark

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

SHEET NUMBER 105

EXHIBIT "D"



3

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

See footnotes at end of table.

Hidalgo County, Texas

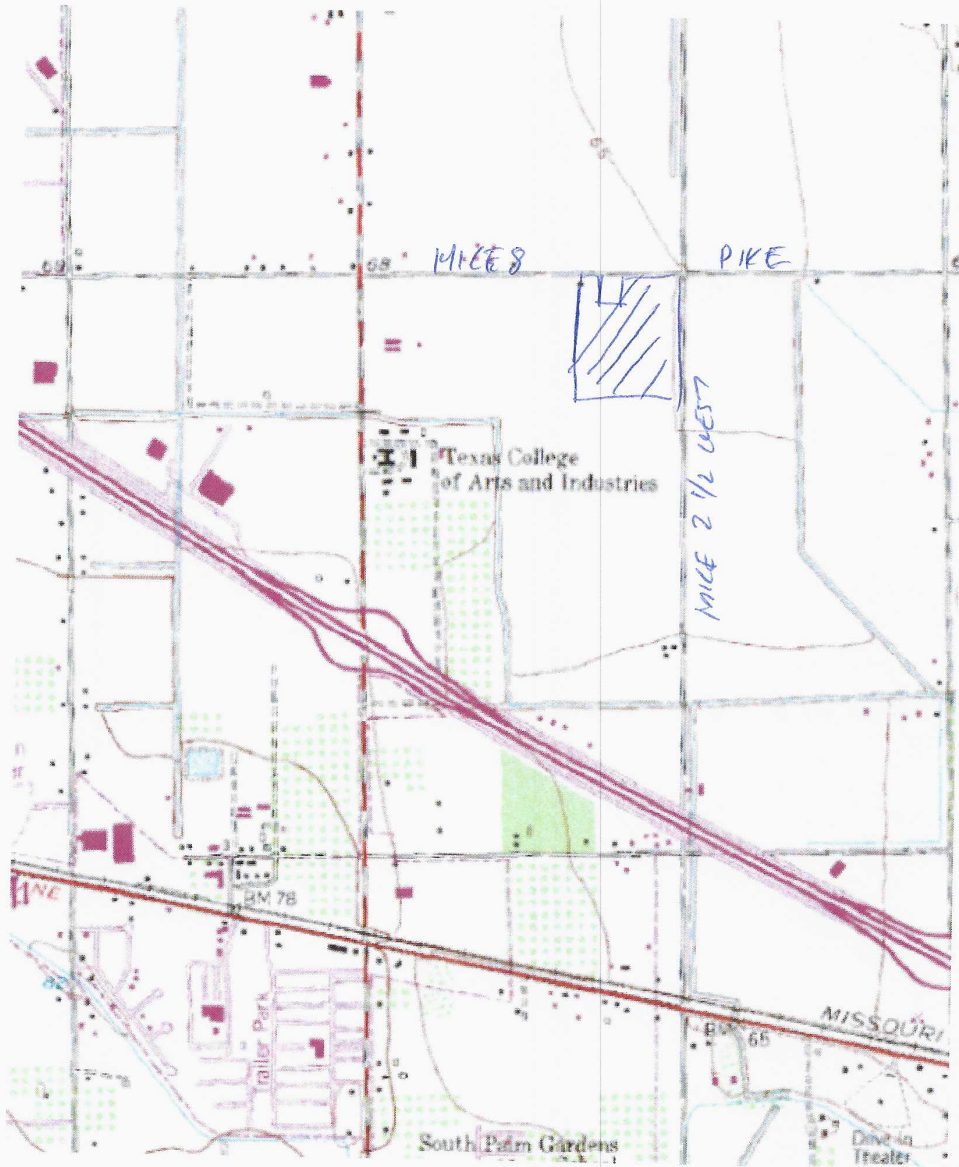
167

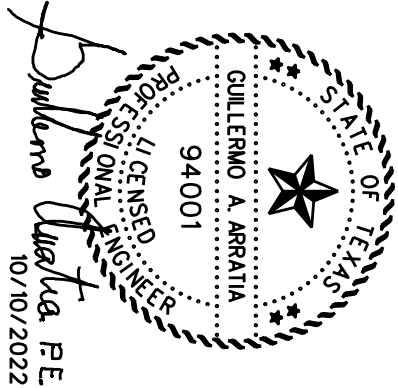
TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	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.

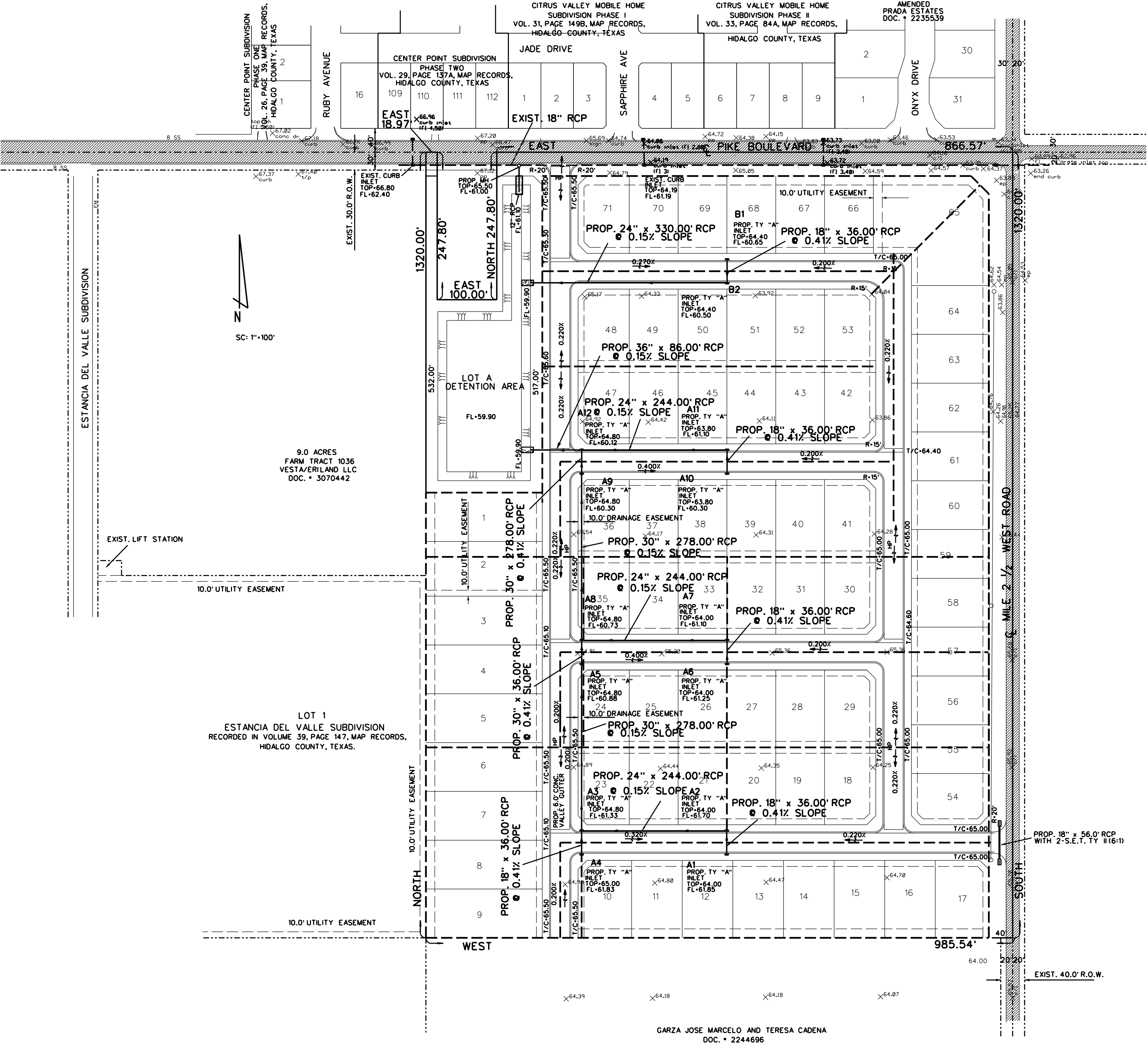
See footnotes at end of table.

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
-------	-------	-------	--------	--------	-------	------------	--------

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	Depth 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

stmOutput

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
	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

stmOutput

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	0.50 2.00	0.014	1.50	0.50	64.40
B-2	Curb	10.00	n/a	0.50 2.00	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#	US Elev (ft)	DS Elev (ft)	Fr.Slope (%)	Depth (ft)	Unif. Actual (ft)	Velocity (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
10	61.92	61.88	0.194	0.91	1.38	4.11	2.73	4.63	6.78
20	61.88	61.28	0.127	1.38	1.38	3.79	3.79	8.73	10.45

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 (ft)	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	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

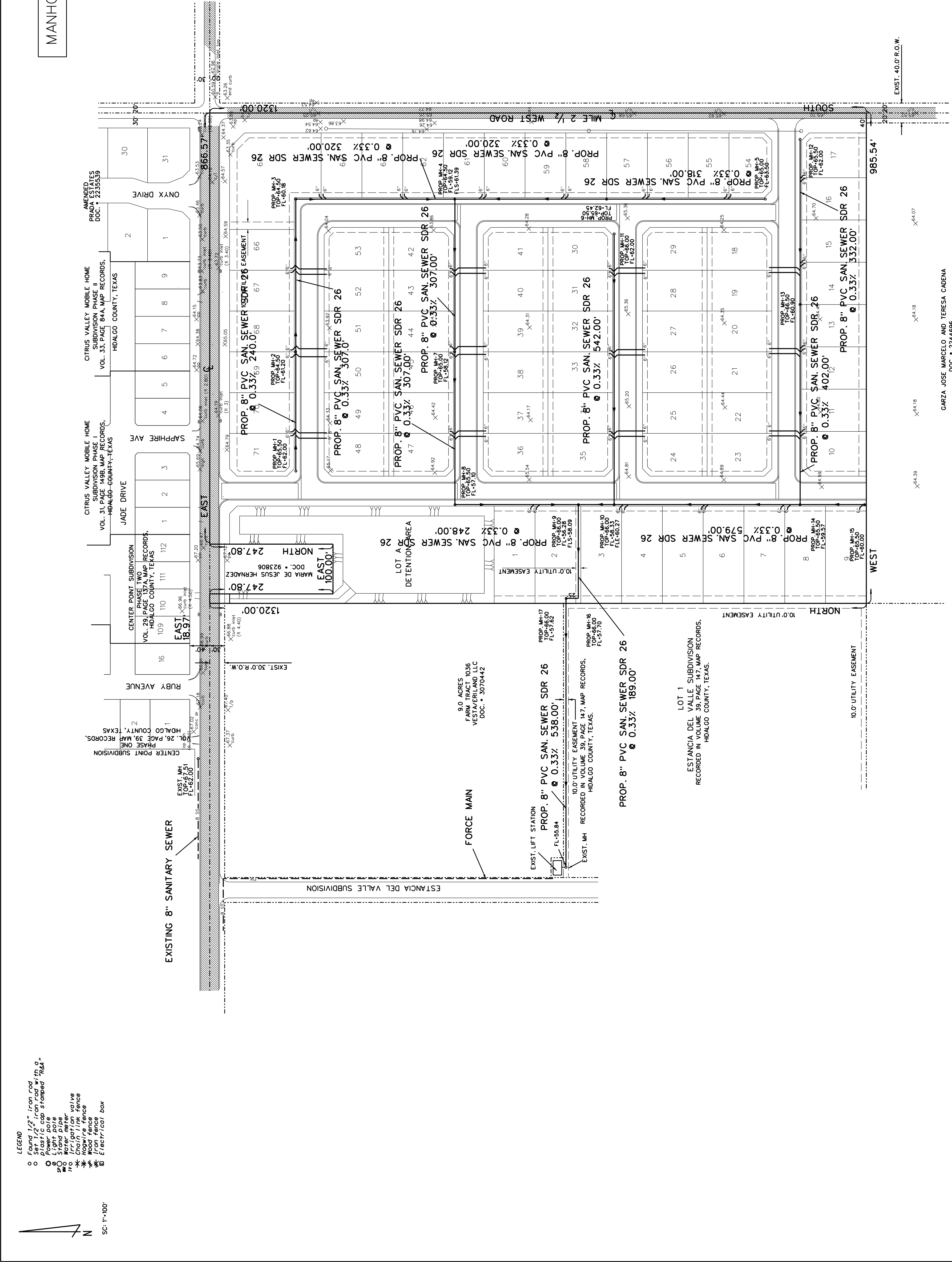
Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

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

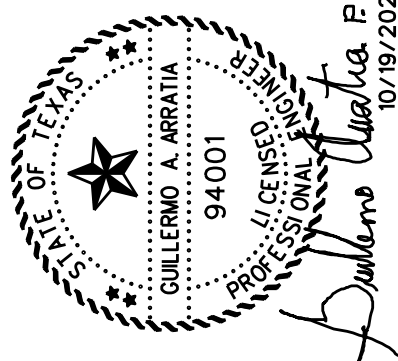
END

NORMAL TERMINATION OF WINSTORM.

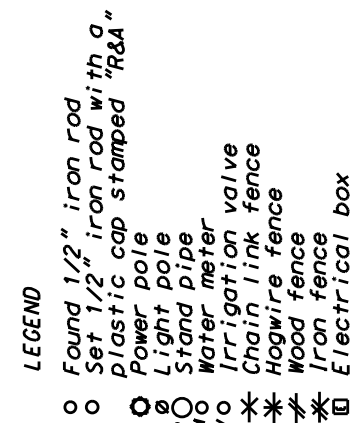
MANHOLE COVERS TO BE COMPOSITE



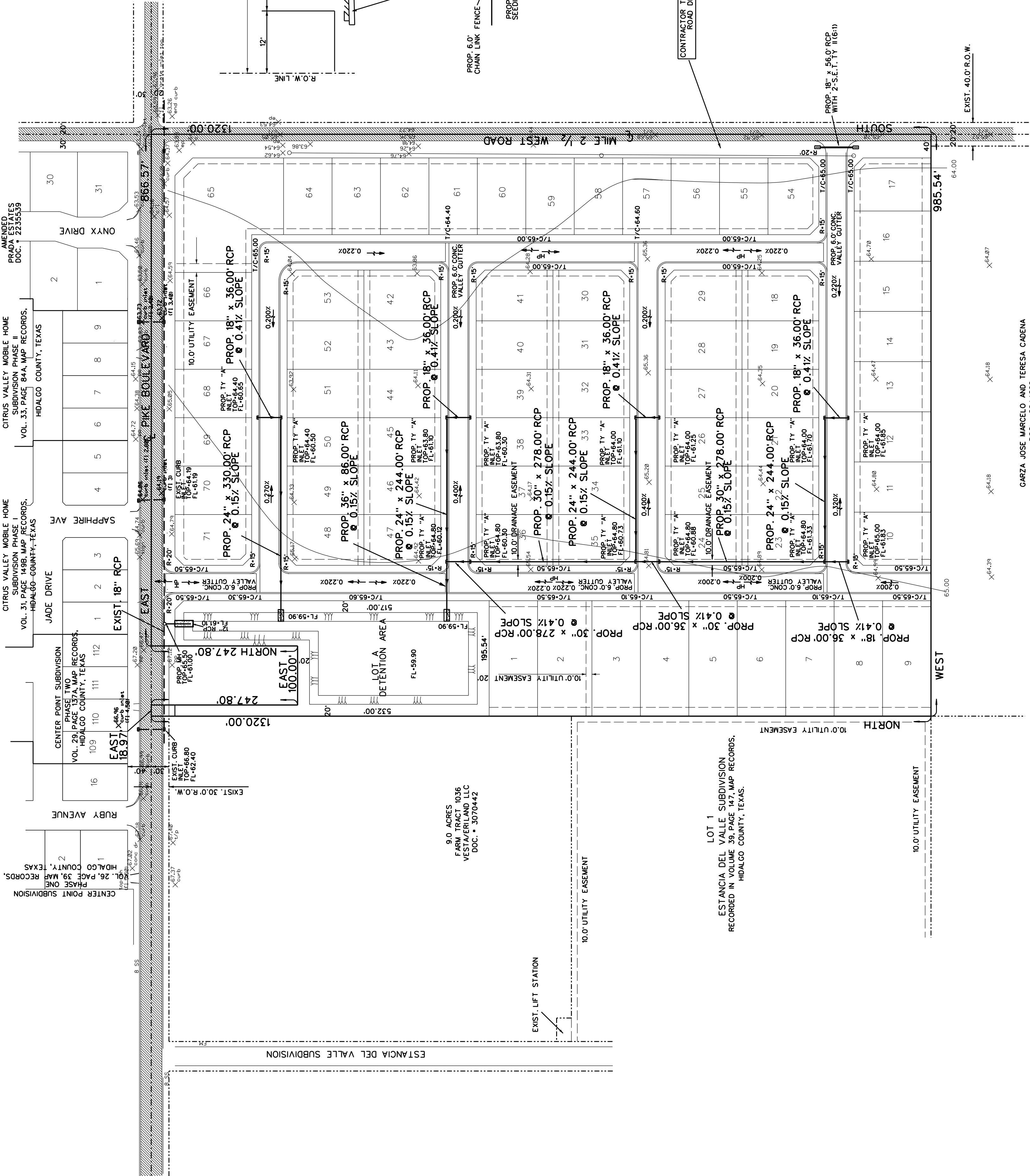
GARZA JOSE MARCELO AND TERESA CAENA
DOC. # 224698



Dulma Quata P.E
10/19/2022

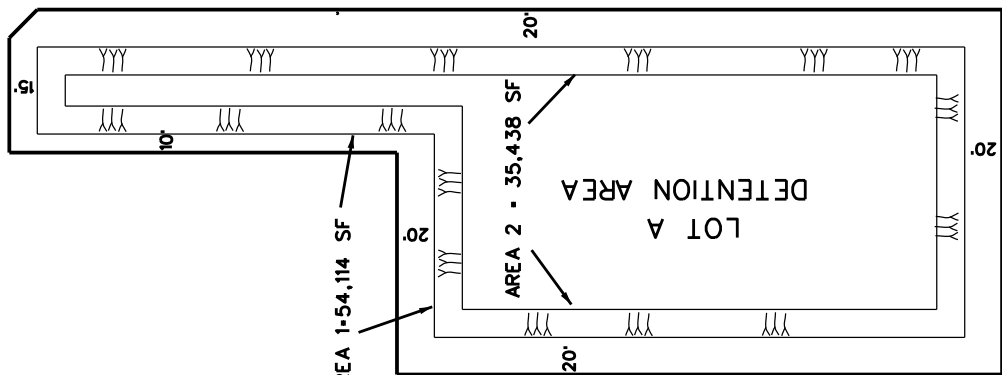


SC: 1"=100'



DETENTION AREA DETAIL

$$A = \frac{Q}{0.6 \sqrt{2gh}} = \frac{12.89}{0.6 \sqrt{2 \times 32.2 \times 3.5}} = 1.43 \text{ SF} \approx \text{PROF}$$





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

Date of Meeting: May 3, 2023	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Quintanilla, Headley & Associates, Inc.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Vittoria Subdivision being 42.18-acre out of Farm Tract 165 and 166, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southeast corner of Midway and Interstate 2. Possible Action. Possible Action.	
Discussion/Overview: The proposed eighty (80) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through a 10" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for the rear setback.	
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 and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000435-2023
FILE NO. _____

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

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: Vittoria Subdivision

Location: _____

Legal Description: A 42.18 acre tract of land out of Farm Tract 165 and 166, West Tract Subdivision,
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: R-1

Existing Land Use: Open Land Proposed Land Use: Multi-Family and Commercial

Number of Lots Proposed: _____ Gross Acreage: 42.18

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Vittoria Investments, LLC Telephone: _____

Address: 4900 N. 10th St. Suite B8 Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: egamba@troyocg.net

ENGINEER INFORMATION

Name: Quintanilla, Headley & Associates, Inc. Telephone: (956) 381-6480

Address: 124 E. Stubbs St. Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@qha-eng.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>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 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: VITTORIA INVESTMENTS LLC

Owner Signature: [Signature] Date: 04/10/23

Luis A. Rosas is the authorized agent

Authorized Agent Signature: [Signature] Date: 04/10/23

Authorized Agent Printed Name: Eduardo Gamba

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000436-2023

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: Vittoria Subdivision

Location: _____

Legal Description: A 42.18 acre tract of land out of Farm Tract 165 and 166, 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:

R-2: Rear setback from 15' to 10'. Setback change to allow for more square footage to be constructed on the lots.

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Vittoria Investments, LLC Telephone: _____

Address: 4900 N. 10th Suite B8 Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: egamba@troyocg.net

AUTHORIZATION AND ACKNOWLEDGEMENTS

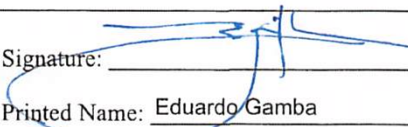
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

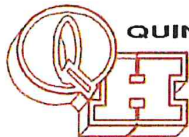
Authorized Agent Signature:  Date: 04/19/23

Authorized Agent Printed Name: Eduardo Gamba

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1 Drainage Report VITTORIA SUBDIVISION Hidalgo County, Texas

Prepared By:



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 - R.P.L.S. # 4856

Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

124 E. Stubbs St. Edinburg, Texas 78539

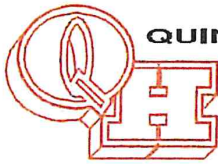
Phone: (956) 381-6480 Fax: (956) 381-0527

Email: alfonsoq@qha-eng.com

December 30, 2022



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QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E. #95534 R.P.L.S #4856 Eulalio Ramirez, P.E. #77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

**DRAINAGE REPORT
FOR
VITTORIA SUBDIVISION**

A 42.18 acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 2, pages 34-37, map records Hidalgo County, Texas, and according to special warranty deed recorded under county clerk's document number 3269698 and warranty deed with vendor's lien recorded under county clerk's document number 3300467, official records, Hidalgo County, Texas. This subdivision is located on the northeast corner of Pike Road and Midway Road. It is in the city limits of the City of Weslaco. The proposed subdivision will consist of 80 multifamily lots and 5 commercial lots.

The tract is Zone "X" (Unshaded), areas determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6 2000, with LOMR dated May 30, 2002.

The soil is Hidalgo (25 & 28) and is group soil "B" and "D". It is a mixture of Clay Loam (CL) and Sandy Clay Loam (SC). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a northeast direction. The existing runoff for the proposed subdivision is $Q=19.05$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q=156.75$ cubic feet per second for an increase of $Q=137.70$ cubic feet per second (50 year storm). Detention will be 677,295.66 cubic feet (15.55 acre feet) in accordance with the city's drainage requirements. Detention will be provided by the Detention Pond Lot "A" and will be maintained by the Lot Owners. The street runoff will be collected by a storm system consisting of 18", 24" and 30" pipes and Type "A" inlets that will discharge into the proposed detention area. One 8" bleeder line will discharge into the existing TxDot Type "F" Inlet Located on the southeast corner of Midway Road and U.S. Highway 83 (I-2).

The drainage calculations are attached.


Marco A. Gonzalez, P.E.
December 30, 2022



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>TxDot</u>	
<u>Alexis Lozano</u>	
H.C.D.D. NO. 1	
DATE <u>1/4/23</u>	

VITTORIA SUBD 8 IN BLEEDER.xls

EXISTING :

Area = 42.18 acres
V = 0.15
D = 900.00 Ft
c = 0.20

$t = D / V(3600)$
t = 1.67 Hrs = 100.00 min

From Rainfall Intensity Curve: i = 2.26

Q = cIA
Q = 19.05 cfs

FUTURE:

Area = 42.18 Acres
V = 0.40
D = 900.00 Ft
c = 0.67

Modified "C" factor
0.668

Commercial=9.63 ac @ c=0.83
Multifamily=32.55 ac @ c=0.62

$t = D / V(3600)$
t = 0.63 Hrs = 37.50 min

From Rainfall Intensity Curve: i = 5.56

Q = cIA
Q = 156.75 cfs

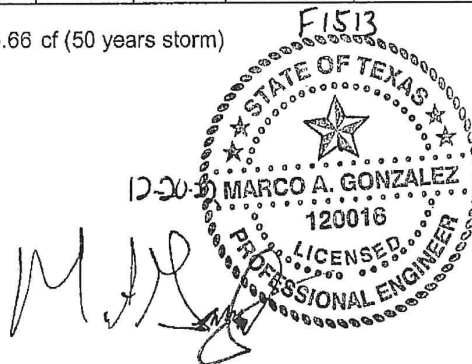
Qout=Velocity * Area
Velocity= $(2 * g * h)^{1/2}$ g=32.2 h=9.22
24.367 ft/sec
area 8"= 0.348 ft²

Qout= 8.485

Time	150yr	Q50yr in	V in	Q10yr out	V out	Req'd V	Req'd V
min	hr	in/hr	cf/s	cf	cf/s	cf	ac-ft
15.00	0.250	9.10	256.47	230825	8.49	13372	217453.35
30.00	0.500	6.34	178.71	321677	8.49	17192	304484.35
45.00	0.750	4.98	140.20	378544	8.49	21013	357531.39
60.00	1.000	4.14	116.76	420321	8.49	24833	395487.92
75.00	1.250	3.58	100.80	453599	8.49	28654	424945.15
90.00	1.500	3.16	89.15	481421	8.49	32474	448946.44
105.00	1.750	2.85	80.23	505437	8.49	36295	469142.06
120.00	2.000	2.60	73.14	526642	8.49	40115	486526.28
180.00	3.000	1.95	54.97	593647	8.49	55397	538249.45
240.00	4.000	1.59	44.72	643971	8.49	70679	573291.65
300.00	5.000	1.35	38.05	684859	8.49	85961	598898.06
360.00	6.000	1.18	33.31	719603	8.49	101243	618359.77
420.00	7.000	1.06	29.76	749992	8.49	116525	633466.78
480.00	8.000	0.96	26.98	777115	8.49	131807	645307.89
540.00	9.000	0.88	24.74	801687	8.49	147089	654598.18
600.00	10.000	0.81	22.89	824206	8.49	162371	661834.37
660.00	11.000	0.76	21.34	845030	8.49	177653	667376.55
720.00	12.000	0.71	20.01	864430	8.49	192935	671494.75
780.00	13.000	0.67	18.86	882614	8.49	208217	674397.06
840.00	14.000	0.63	17.85	899747	8.49	223499	676247.51
900.00	15.000	0.60	16.96	915959	8.49	238781	677177.85
960.00	16.000	0.57	16.17	931359	8.49	254063	677295.66
1020.00	17.000	0.55	15.46	946035	8.49	269345	678690.01
1080.00	18.000	0.53	14.82	960063	8.49	284627	675435.50

PEAK

Peak Volume= 677295.66 cf (50 years storm)



HCDD1 Runoff Coefficients - Urban Watersheds

	C value	Description
Pervious	0.20	Soil Group B
Impervious	0.90	Roof / Driveway

HC Unimproved Areas	
Soil Group	C value
A	0.10 - 0.15
B	0.15 - 0.20
C	0.20 - 0.25
D	0.25 - 0.35

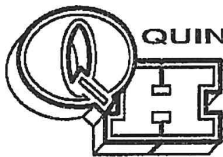
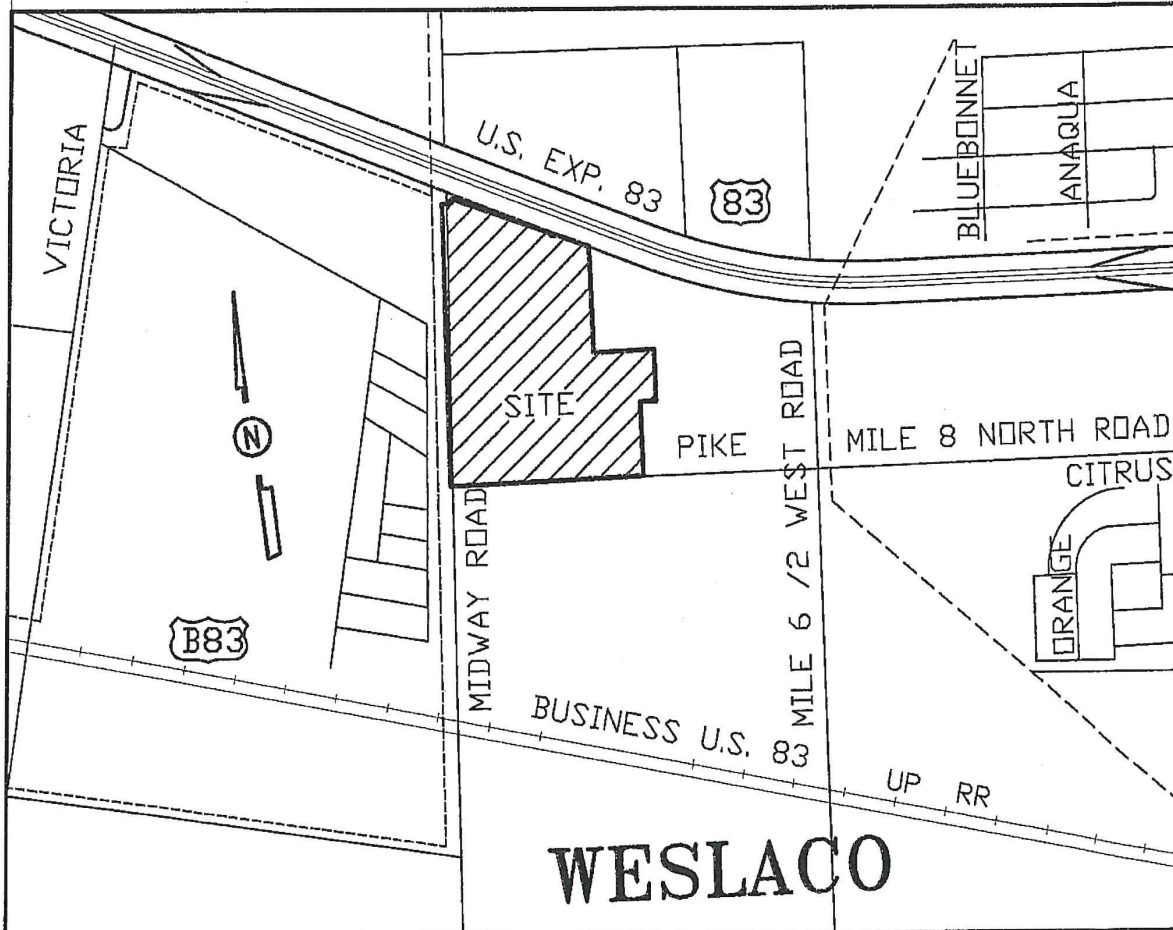
Hidalgo County Typical "C" Value		
% Impervious	Weighted C	Description
10%	0.27	Single Family (Lots Greater than 1 acre)
20%	0.34	Single Family (Lots 1/2 to 1 acre)
30%	0.41	Single Family (Lots 1/4 to 1/2 acre)
40%	0.48	Single Family (Lots less than 1/4 acre)
50%	0.55	Multi-Family (Lots greater than 1/3 acre)
60%	0.62	Multi-Family (Lots less than 1/3 acre)
70%	0.69	Multi-Family Attached / Apartment dwelling
80%	0.76	Commercial / Industrial Lots
90%	0.83	Maximized for Commercial without Site Plan

RAINFALL INTENSITY FOR HIDALGO COUNTY								
TIME	10 YEAR	50 YEAR	TIME	10 YEAR	50 YEAR	TIME	10 YEAR	50 YEAR
(Min)	(In / Hr)	(In / Hr)	(Min)	(In / Hr)	(In / Hr)	(Min)	(In / Hr)	(In / Hr)
1	14.283	17.386	31	4.913	6.224	61	3.184	4.099
2	13.28	16.210	32	4.820	6.111	62	3.149	4.056
3	12.425	15.204	33	4.731	6.002	63	3.115	4.014
4	11.687	14.333	34	4.646	5.897	64	3.082	3.973
5	11.041	13.570	35	4.584	5.797	65	3.050	3.933
6	10.472	12.895	36	4.485	5.701	66	3.018	3.894
7	9.965	12.294	37	4.409	5.608	67	2.987	3.855
8	9.512	11.755	38	4.337	5.519	68	2.957	3.818
9	9.102	11.268	39	4.266	5.433	69	2.928	3.781
10	8.731	10.825	40	4.199	5.350	70	2.890	3.745
11	8.393	10.421	41	4.134	5.270	71	2.871	3.710
12	8.084	10.051	42	4.071	5.193	72	2.843	3.676
13	7.799	9.710	43	4.010	5.118	73	2.818	3.642
14	7.536	9.395	44	3.951	5.046	74	2.700	3.610
15	7.293	9.102	45	3.894	4.976	75	2.784	3.577
16	7.068	8.831	46	3.839	4.908	76	2.730	3.546
17	6.856	8.577	47	3.786	4.843	77	2.714	3.515
18	6.659	8.340	48	3.734	4.779	78	2.890	3.485
19	6.474	8.117	49	7.684	4.717	79	2.666	3.455
20	8.301	7.908	50	3.636	4.658	80	2.643	3.426
21	8.138	7.711	51	3.589	4.600	81	2.620	3.398
22	5.985	7.525	52	3.543	4.543	82	2.598	3.370
23	5.839	7.349	53	3.499	4.488	83	2.576	3.342
24	5.702	7.183	54	3.455	4.435	84	2.554	3.315
25	5.572	7.025	55	3.413	4.383	85	2.533	3.289
26	5.448	6.875	56	3.373	4.333	90	2.434	3.164
27	5.331	6.732	57	3.333	4.284	100	2.258	2.944
28	5.219	6.596	58	3.294	4.236	120	1.981	2.596
29	5.112	6.467	59	3.257	4.189	180	1.473	1.951
30	5.011	6.343	60	3.220	4.144	210	1.313	1.747

VITTORIA SUBDIVISION

LOCATION MAP

SCALE 1" = 1000'



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480

FAX 956-381-0527

ALFONSO@QHHA-ENG.COM

NFIP

PANEL 0450 C

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS**
(UNINCORPORATED AREAS)

ZONE "X"
(UNSHADED)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

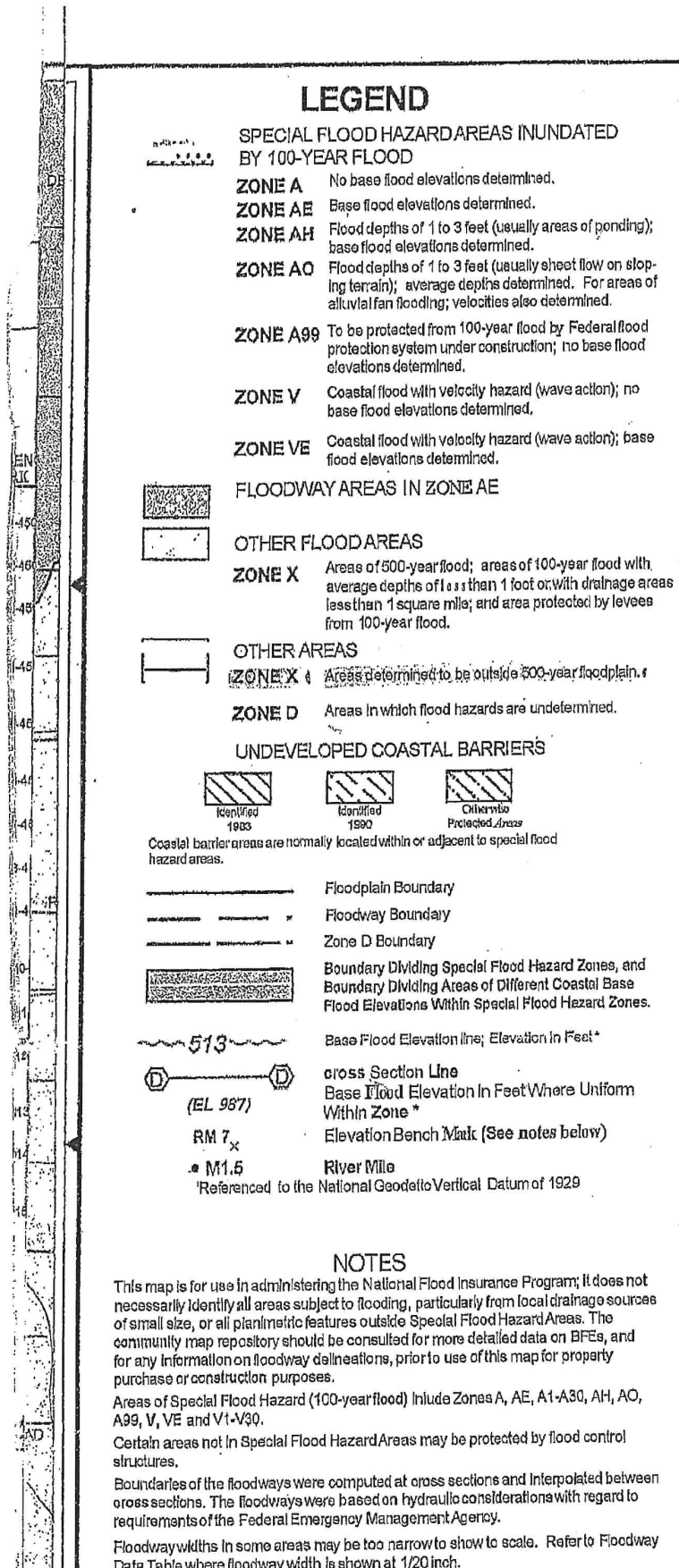
MAP REVISED:
JUNE 6, 2000

REVISED TO
REFLECT LOMR
DATED **MAY 30**
2002

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

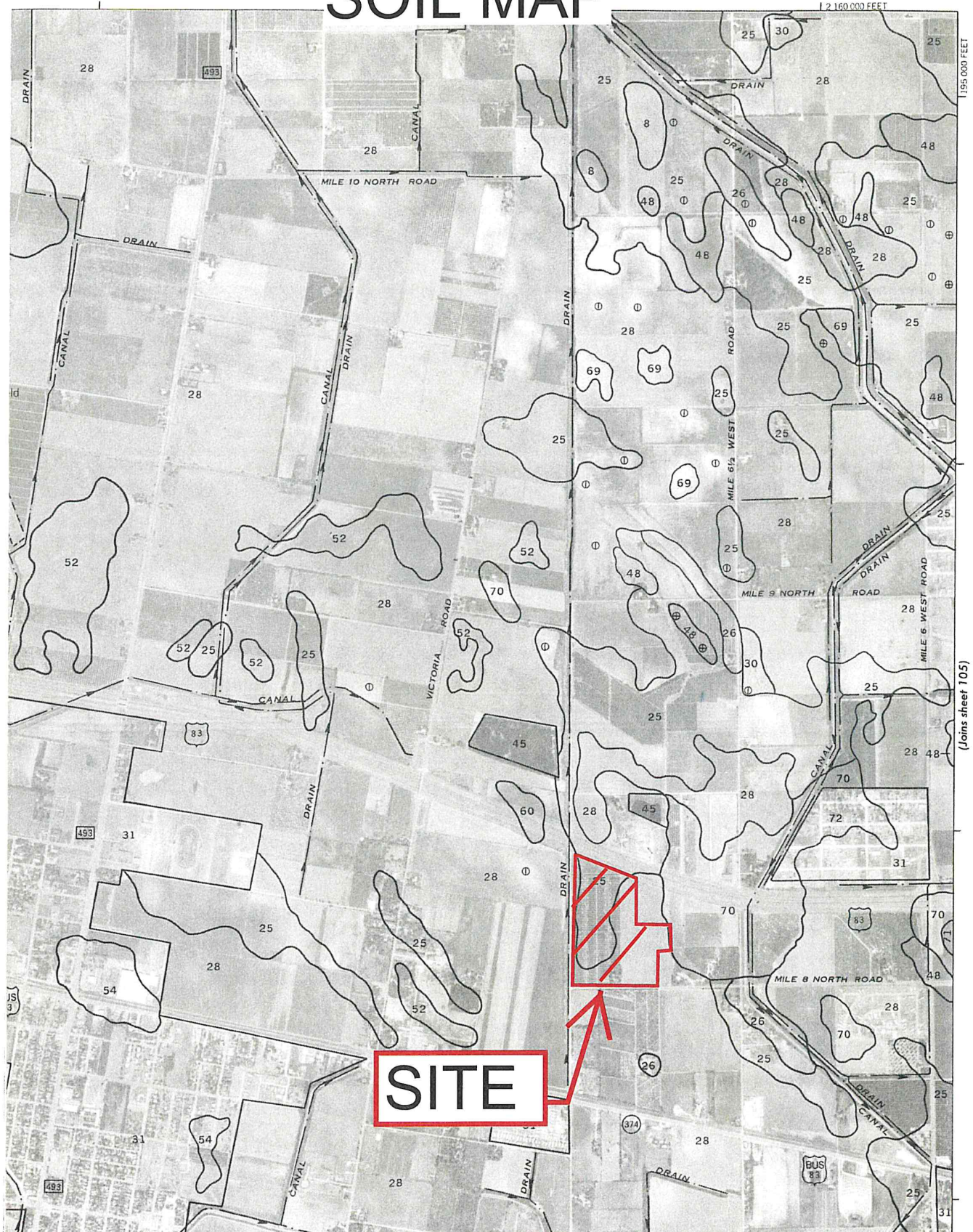
FM
(OT)





TEXAS — SHEET NUMBER 104

SOIL MAP



158

Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

Hidalgo County, Texas

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TABLE 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

Map symbol and soil name	Depth	Clay	Permeability	Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors		Organic matter
								K	T	
	In	Pct	In/hr	In/in	pH	Mhos/cm				Pct
22, 23, 24----- Hebbronville	0-17	8-15	2.0-6.0	0.07-0.14	6.6-7.8	<2	Low-----	0.20	5	<1
	17-58	12-18	2.0-6.0	0.11-0.17	6.6-8.4	<2	Low-----	0.24		
	58-65	10-17	2.0-6.0	0.11-0.17	7.9-8.4	<2	Low-----	0.24		
25, 26, 27----- Hidalgo	0-17	15-20	0.6-2.0	0.08-0.15	7.9-8.4	<4	Low-----	0.24	5	1-3
	17-28	23-35	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate----	0.32		
	28-80	23-35	0.6-2.0	0.08-0.20	7.9-8.4	<4	Moderate----	0.32		
28, 29----- Hidalgo	0-17	20-30	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate----	0.32	5	1-3
	17-28	23-35	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate----	0.32		
	28-80	23-35	0.6-2.0	0.08-0.20	7.9-8.4	<4	Moderate----	0.32		
30----- Hidalgo	0-17	20-30	0.6-2.0	0.01-0.13	7.9-8.4	4-16	Moderate----	0.32	5	1-3
	17-28	23-35	0.6-2.0	0.01-0.13	7.9-8.4	4-16	Moderate----	0.32		
	28-80	23-35	0.6-2.0	0.01-0.15	7.9-9.0	4-16	Moderate----	0.32		
31:* Hidalgo-----	0-17	20-30	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate----	0.32	5	1-3
	17-28	23-35	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate----	0.32		
	28-80	23-35	0.6-2.0	0.08-0.20	7.9-8.4	<4	Moderate----	0.32		
Urban land.										
32:* Jimenez-----	0-8	12-24	0.6-2.0	0.05-0.10	7.9-8.4	<2	Low-----	0.10	1	1-3
	8-10	---	---	---	---	---	---	---		
	10-60	---	---	---	---	---	---	---		
Quemado-----	0-6	10-18	0.6-2.0	0.09-0.13	6.1-7.8	<2	Low-----	0.10	1	<1
	6-12	18-27	0.6-2.0	0.05-0.10	6.6-7.8	<2	Low-----	0.10		
	12-18	---	---	---	---	---	---	---		
33----- Laredo	0-14	12-35	0.6-2.0	0.15-0.22	7.9-8.4	<2	Moderate----	0.37	5	1-3
	14-65	18-35	0.6-2.0	0.13-0.20	7.9-8.4	<4	Moderate----	0.43		
34----- Matamoros	0-65	35-55	0.06-0.2	0.14-0.19	7.9-8.4	<4	Very high----	0.32	5	0.5-1
35, 36, 37, 38--- McAllen	0-14	14-25	0.6-2.0	0.11-0.16	7.9-8.4	<2	Low-----	0.24	5	0.5-1
	14-72	20-31	0.6-2.0	0.09-0.18	7.9-8.4	<4	Low-----	0.28		
39----- Mercedes	0-19	40-60	<0.06	0.12-0.18	7.9-8.4	<4	Very high----	0.32	5	1-3
	19-57	45-60	<0.06	0.09-0.15	7.9-9.0	<8	Very high----	0.32		
	57-65	45-60	<0.06	0.06-0.20	7.9-9.0	>4	Very high----	0.32		
40----- Mercedes	0-19	40-60	<0.06	0.02-0.12	7.9-9.0	>4	Very high----	0.32	5	1-3
	19-57	45-60	<0.06	0.02-0.09	7.9-9.0	>8	Very high----	0.32		
	57-65	45-60	<0.06	0.02-0.07	7.9-9.0	>8	Very high----	0.32		
41----- Mercedes	0-19	40-60	<0.06	0.12-0.18	7.9-8.4	<4	Very high----	0.32	5	1-3
	19-57	45-60	<0.06	0.09-0.15	7.9-9.0	<8	Very high----	0.32		
	57-65	45-60	<0.06	0.06-0.20	7.9-9.0	>4	Very high----	0.32		
42----- Hueces	0-29	2-12	2.0-6.0	0.05-0.10	6.1-7.3	<2	Low-----	0.17	5	<1
	29-72	18-34	0.2-0.6	0.12-0.17	6.6-8.4	<2	Moderate----	0.24		
43:* Hueces-----	0-29	2-12	2.0-6.0	0.05-0.10	6.1-7.3	<2	Low-----	0.17	5	<1
	29-72	18-34	0.2-0.6	0.12-0.17	6.6-8.4	<2	Moderate----	0.24		
Sarita-----	0-48	1-10	6.0-20	0.05-0.10	6.1-7.3	<2	Low-----	0.17	5	0.5-1
	48-80	18-35	2.0-6.0	0.13-0.19	5.6-8.4	<2	Moderate----	0.24		
44----- Olmito	0-47	35-55	0.2-0.6	0.13-0.18	7.9-8.4	<4	Very high----	0.32	5	1-3
	47-65	35-55	0.06-0.2	0.06-0.18	7.9-8.4	>4	Very high----	0.32		
45,* 46,* 47.* Pits										

See footnote at end of table.

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Soil survey

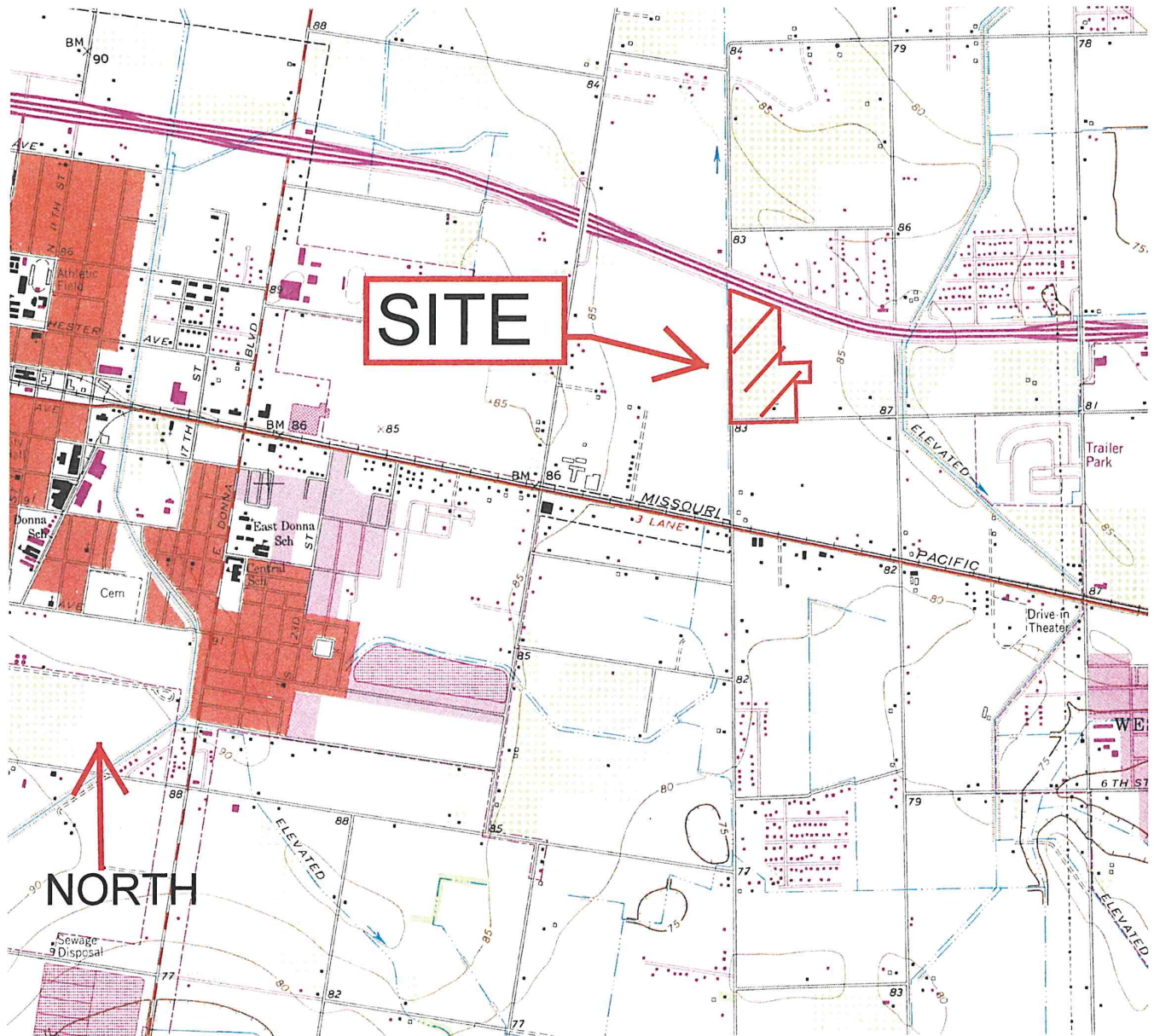
TABLE 18.--SOIL AND WATER FEATURES

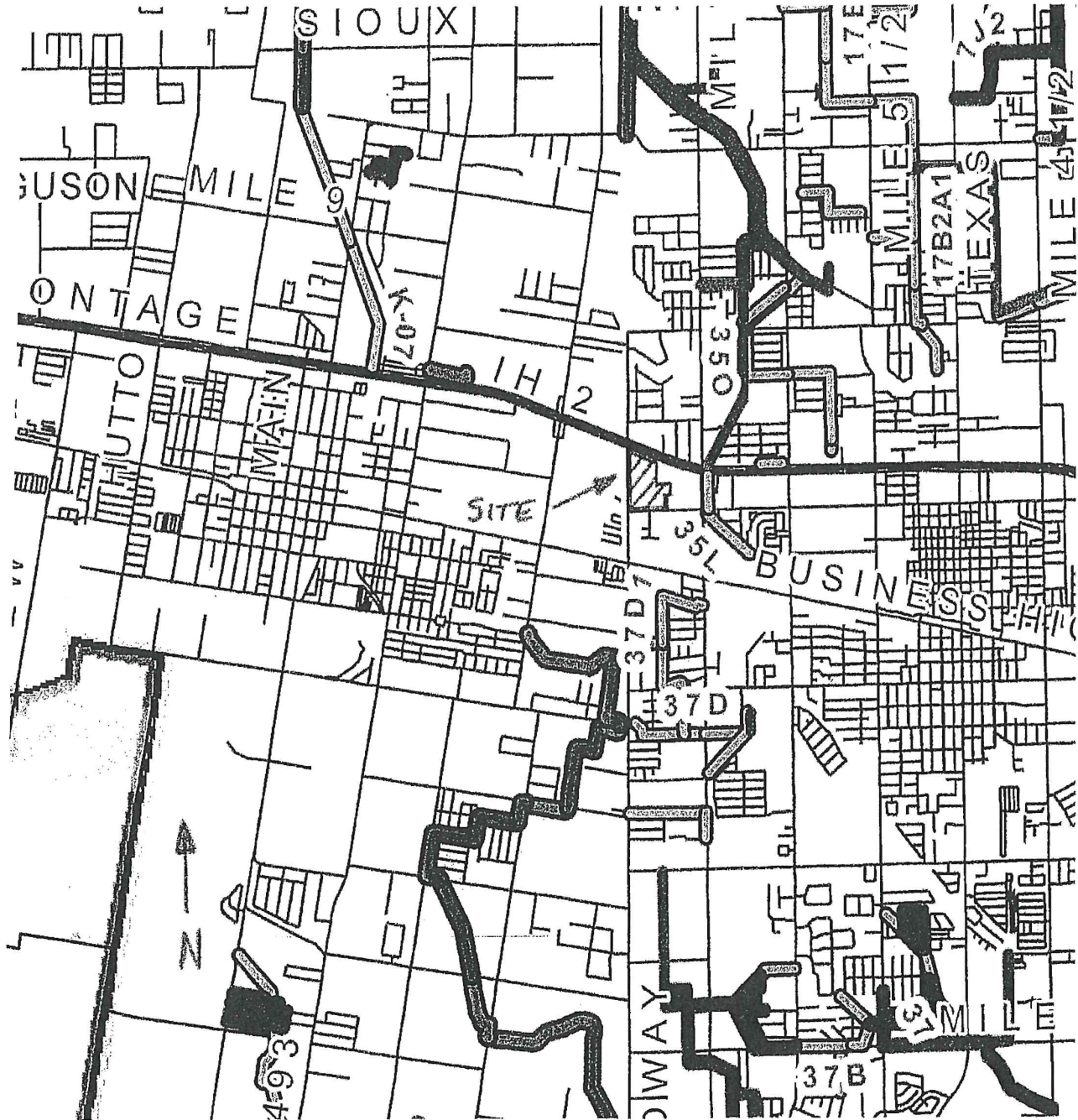
["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

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

QUAD MAP





QUINTANILLA, HEADLEY AND ASSOCIATES, INC
FIRM REGISTRATION NUMBER F-1513

TABLE I
TIME OF CONCENTRATION DETERMINATION
VITTORIA SUBDIVISION (MULTIFAMILY LOTS)

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			WIDTH/DIA. (FT)	GRADE (%)	CHANNEL, PIPE, STREET, ETC. FLOW			
		C	LENGTH (FT.)	GRADE (%)			LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A. No. 1	Overland & Gutter	0.62	140				500.00	0.40	20.83	36.39
D.A. No. 1 - D.A. No. 2	Pipe Flow	0.62					30.00	3.00	0.17	36.56
D.A. No. 2	Overland & Gutter	0.62	140				500.00	0.40	20.83	36.39
D.A. No. 2 - D.A. No. 4	Pipe Flow	0.62					580.00	3.00	3.22	39.61
D.A. No. 3	Overland & Gutter	0.62	140				500.00	0.40	20.83	36.39
D.A. No. 3 - D.A. No. 4	Pipe Flow	0.62					30.00	3.00	0.17	36.56
D.A. No. 4	Overland & Gutter	0.62	140				500.00	267.00	0.03	15.59
D.A. No. 4 - OUTFALL	Pipe Flow	0.62					30.00	3.00	0.17	15.75
D.A. No. 5	Overland & Gutter	0.62	140				500.00	0.40	20.83	36.39
D.A. No. 5 - D.A. No. 6	Pipe Flow	0.62					30.00	3.00	0.17	36.56
D.A. No. 6	Overland & Gutter	0.62	140				500.00	0.40	20.83	36.39
D.A. No. 6 - D.A. No. 8	Pipe Flow	0.62					580.00	3.00	3.22	39.61
D.A. No. 7	Overland & Gutter	0.62	140				500.00	0.40	20.83	36.39
D.A. No. 7 - D.A. No. 8	Pipe Flow	0.62					30.00	3.00	0.17	36.56
D.A. No. 8	Overland & Gutter	0.62	140				500.00	267.00	0.03	15.59
D.A. No. 8 - OUTFALL	Pipe Flow	0.62					30.00	3.00	0.17	15.75

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

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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC
FIRM REGISTRATION NUMBER F-1513

TABLE I TIME OF CONCENTRATION DETERMINATION VITTORIA SUBDIVISION (MULTIFAMILY & COMMERCIAL LOTS)											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW			CHANNEL, PIPE, STREET, ETC. FLOW						
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A. No. 9	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 9 - D.A. No. 10	Pipe Flow	0.62						30.00	3.00	0.17	36.56
D.A. No. 10	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 10 - OUTFALL	Pipe Flow	0.62						580.00	3.00	3.22	39.61
D.A. No. 11	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 11 - D.A. No. 12	Pipe Flow	0.62						30.00	3.00	0.17	36.56
D.A. No. 12	Overland & Gutter	0.62	140		15.56			500.00	267.00	0.03	15.59
D.A. No. 12 - OUTFALL	Pipe Flow	0.62						30.00	3.00	0.17	15.75
COMMERCIAL LOTS											
D.A. No. 13	Overland & Gutter	0.83	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 13 - D.A. No. 14	Pipe Flow	0.83						30.00	3.00	0.17	36.56
D.A. No. 14	Overland & Gutter	0.83	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 14 - OUTFALL	Pipe Flow	0.83						580.00	3.00	3.22	39.61
D.A. No. 15	Overland & Gutter	0.83	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 15 - D.A. No. 16	Pipe Flow	0.83						30.00	3.00	0.17	36.56
D.A. No. 16	Overland & Gutter	0.83	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 16 - D.A. No. 17	Pipe Flow	0.83						30.00	3.00	0.17	36.56
D.A. No. 17	Overland & Gutter	0.83	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 17 - OUTFALL	Pipe Flow	0.83						580.00	3.00	3.22	39.61

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

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC
FIRM REGISTRATION NUMBER F-15113

TABLE 1A FLOWRATE DETERMINATION VITTORIA SUBDIVISION (MULTIFAMILY LOTS)									
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 DIMENSION (Slope & Dia.)	PIPE Flowrate (c.f.s.)	
D.A. No. 1	2.470	0.62	36.39	10	4.456	6.82	0.63%	19.49	
D.A. No. 1 - D.A. No. 2	2.470	0.62	36.56	10	4.443	6.82	2	19.49	
D.A. No. 2	2.000	0.62	36.39	10	4.456	5.53	0.26%		
D.A. No. 2 - D.A. No. 4	4.470	0.62	39.61	10	4.225	12.35	2	12.52	
D.A. No. 3	2.060	0.62	36.39	10	4.456	5.69	0.63%		
D.A. No. 3 - D.A. No. 4	2.060	0.62	36.56	10	4.443	5.69	2	19.49	
D.A. No. 4	1.610	0.62	15.59	10	7.158	7.15	0.47%		
D.A. No. 4 - OUTFALL	8.140	0.62	15.75	10	7.121	25.19	2.5	30.53	
D.A. No. 5	2.640	0.62	36.39	10	4.456	7.29	0.63%		
D.A. No. 5 - D.A. No. 6	2.640	0.62	36.56	10	4.443	7.29	2	19.49	
D.A. No. 6	2.000	0.62	36.39	10	4.456	5.53	0.26%		
D.A. No. 6 - D.A. No. 8	4.640	0.62	39.61	10	4.225	12.82	2	12.52	
D.A. No. 7	2.060	0.62	36.39	10	4.456	5.69	0.63%		
D.A. No. 7 - D.A. No. 8	2.060	0.62	36.56	10	4.443	5.69	2	19.49	
D.A. No. 8	1.610	0.62	15.59	10	7.158	7.15	0.47%		
D.A. No. 8 - OUTFALL	8.310	0.62	15.75	10	7.121	25.65	2.5	30.53	

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

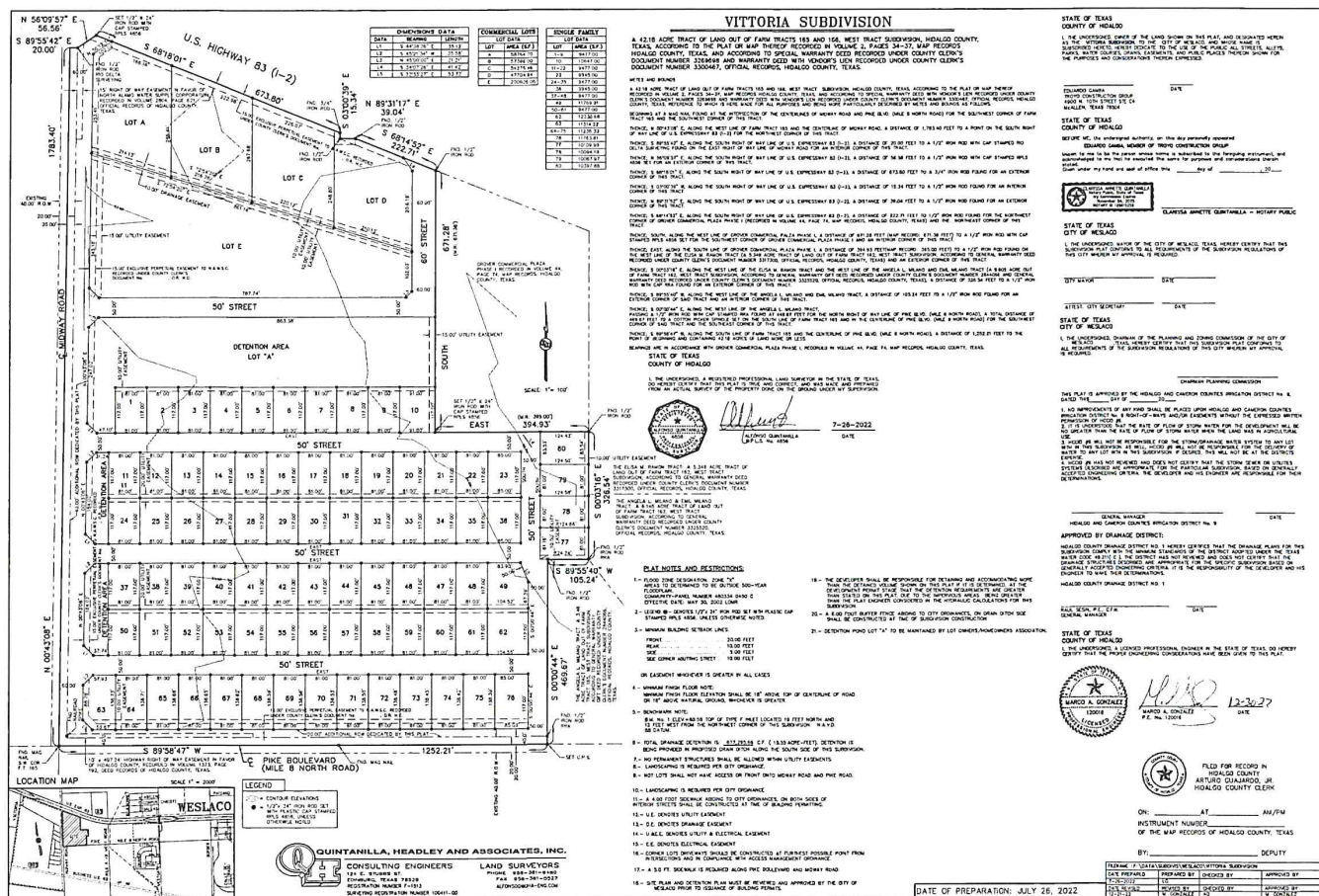
$$I = \frac{b}{(Tc + d)^e}$$

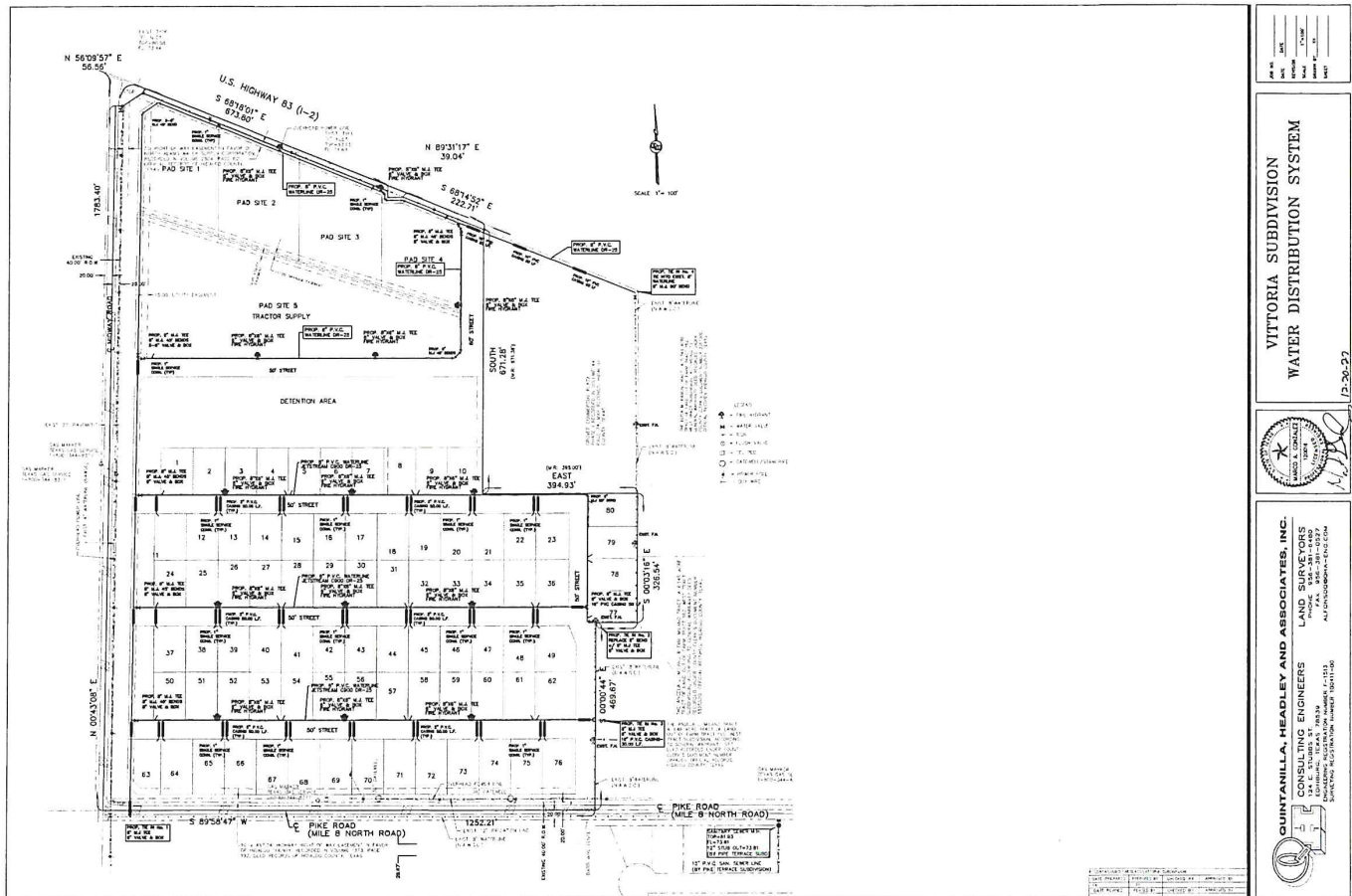
QUINTANILLA, HEADLEY AND ASSOCIATES, INC
FIRM REGISTRATION NUMBER F-1513

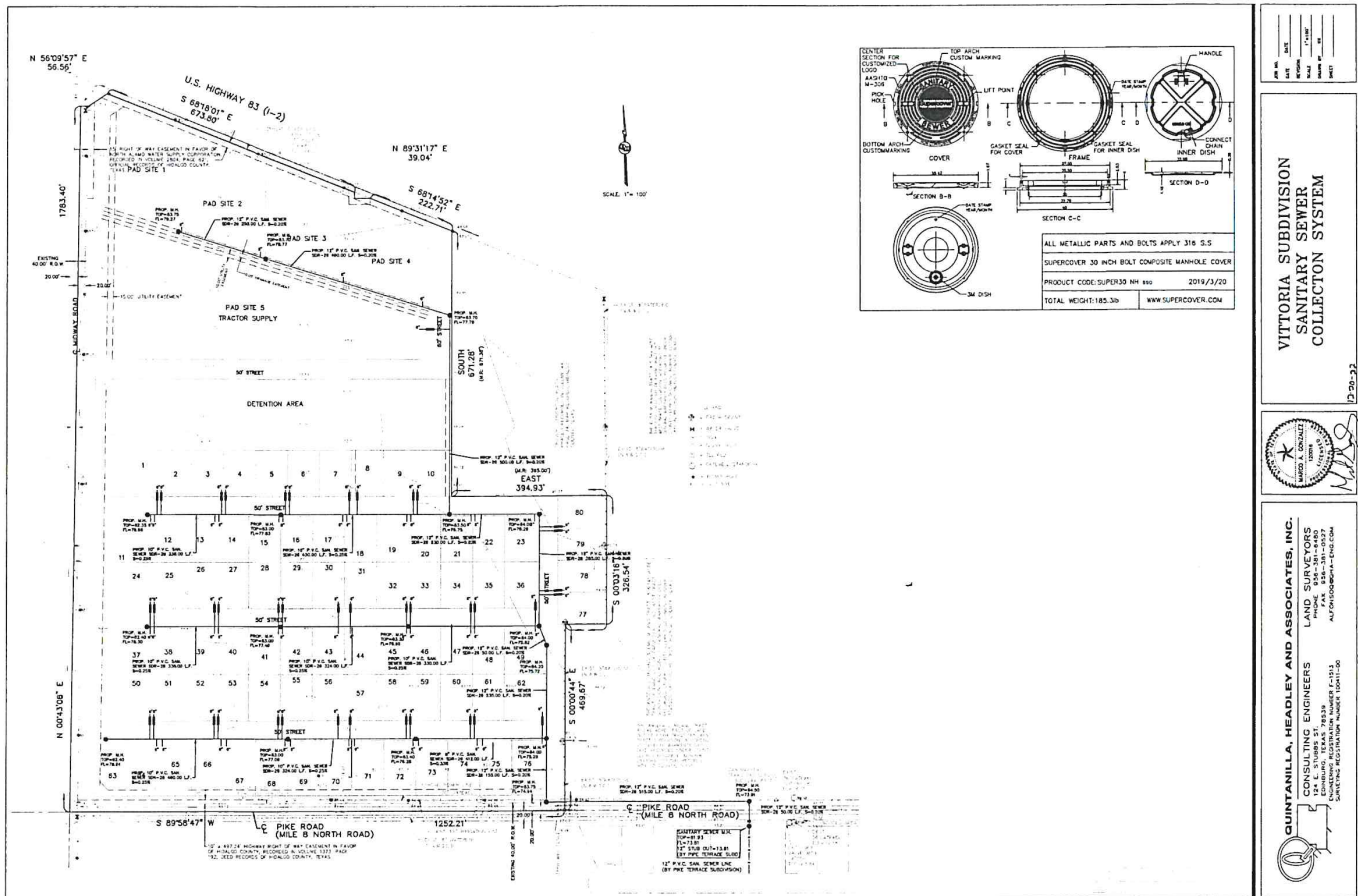
TABLE 1A FLOWRATE DETERMINATION VITTORIA SUBDIVISION (MULTIFAMILY & COMMERCIAL LOTS)								
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE DIMENSION (Slope & Dia.)	Pipe Flowrate (c.f.s.)
D.A. No. 9	1.940	0.62	36.39	10	4.456	5.36	0.63%	
D.A. No. 9 - D.A. No. 10	1.940	0.62	36.36	10	4.443	5.36	2	19.49
D.A. No. 10	1.850	0.62	36.39	10	4.456	5.11	0.30%	
D.A. No. 10 - OUTFALL	3.790	0.62	39.61	10	4.225	10.47	2	13.45
D.A. No. 11	1.610	0.62	36.39	10	4.456	4.45	0.47%	
D.A. No. 11 - D.A. No. 12	1.610	0.62	36.36	10	4.443	4.45	2.5	30.53
D.A. No. 12	1.610	0.62	15.59	10	7.158	7.15	0.47%	
D.A. No. 12 - OUTFALL	3.220	0.62	15.75	10	7.121	11.59	2.5	30.53
COMMERCIAL LOTS								
D.A. No. 13	3.710	0.83	36.39	10	4.456	13.72	0.63%	
D.A. No. 13 - D.A. No. 14	3.710	0.83	36.36	10	4.443	13.72	2	19.49
D.A. No. 14	0.300	0.83	36.39	10	4.456	1.11	0.63%	
D.A. No. 14 - OUTFALL	4.010	0.83	39.61	10	4.225	14.83	2	19.49
D.A. No. 15	5.010	0.83	36.39	10	4.456	18.53	0.25%	
D.A. No. 15 - D.A. No. 16	5.010	0.83	36.36	10	4.443	18.53	2.5	22.27
D.A. No. 16	1.630	0.83	36.39	10	4.456	6.03	0.40%	
D.A. No. 16 - D.A. No. 17	6.640	0.83	36.36	10	4.443	24.56	2.5	28.16
D.A. No. 17	0.460	0.83	36.39	10	4.456	1.70	0.63%	
D.A. No. 17 - OUTFALL	7.100	0.83	39.61	10	4.225	26.26	2.5	35.35

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

$$I = \frac{b}{e} \quad (T_c + d)$$





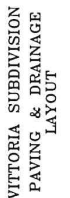


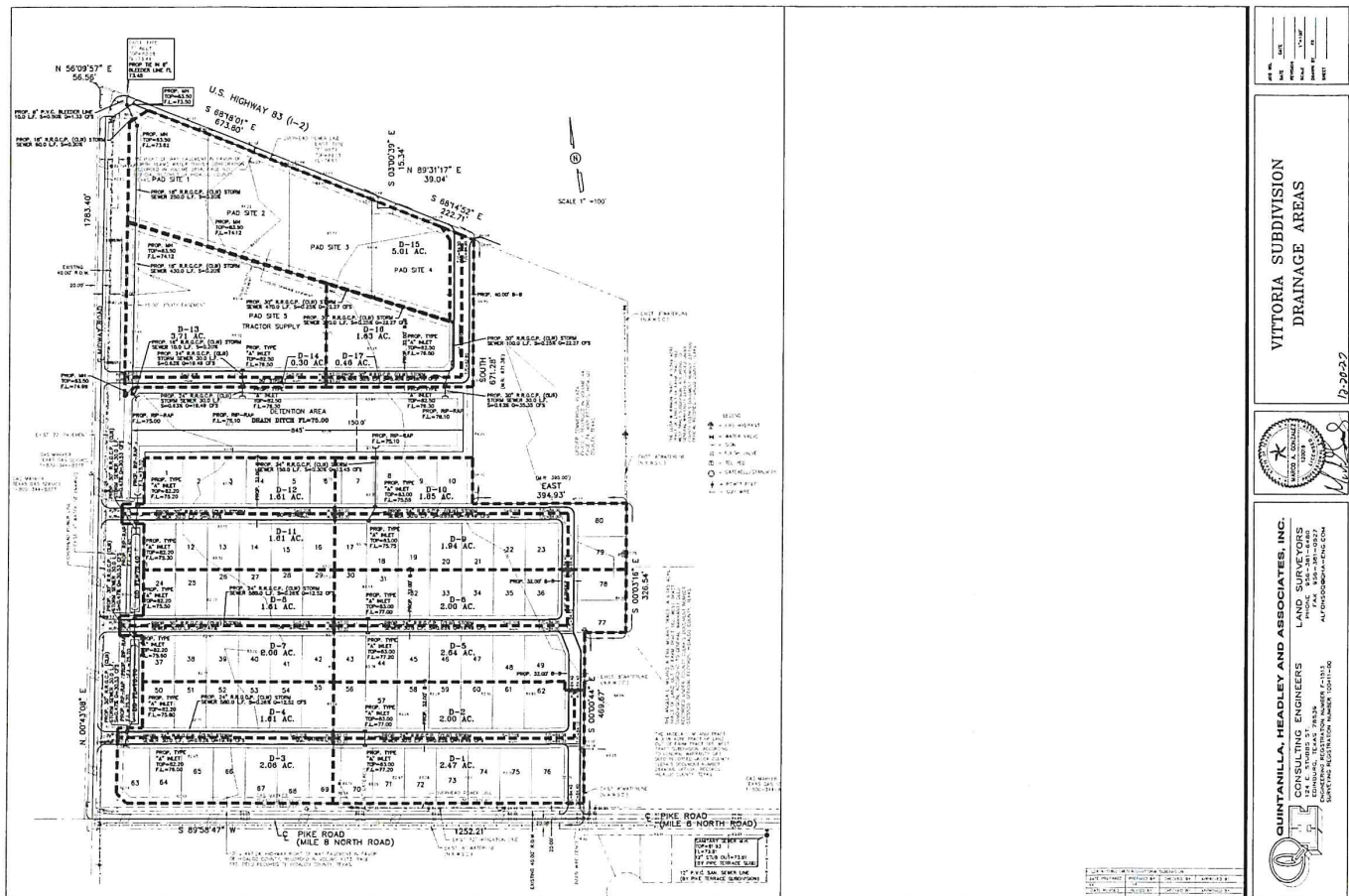
VICTORIA SUBDIVISION
SANITARY SEWER
COLLECTION SYSTEM

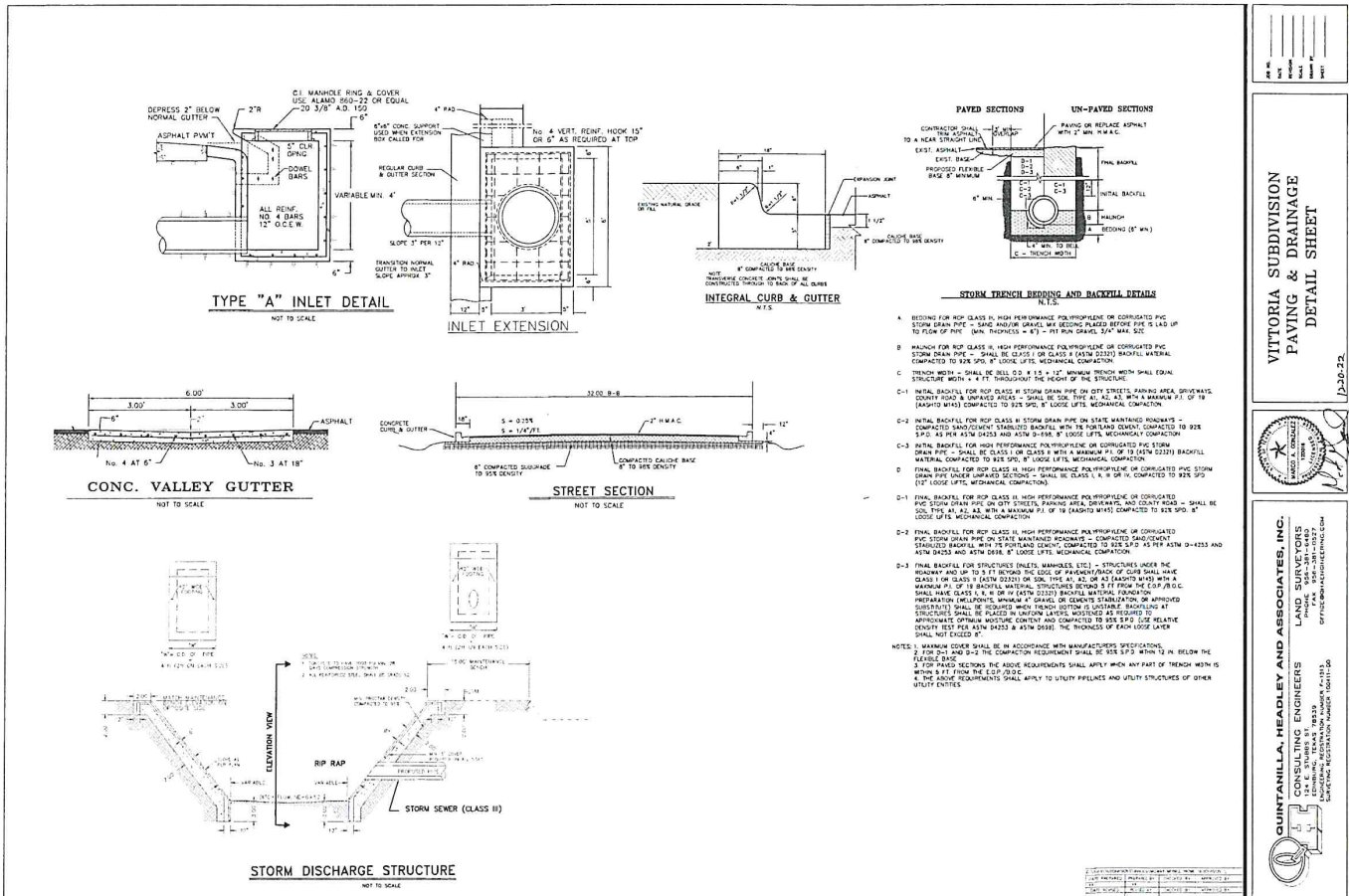
20-20-32



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
104 E. 5TH STREET, SUITE 100
DALLAS, TEXAS 75201
PHONE: 214-761-1111
FAX: 214-761-1112
WWW.QHA-INC.COM







VICTORIA SUBDIVISION
PAVING & DRAINAGE
DETAIL SHEET



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYING
CONSULTING ENGINEERS
120 E. 31st Street, Suite 100
Phoenix, Arizona 85018
PH: 602.998.1111
FAX: 602.998.1112
WWW.QHA-INC.COM

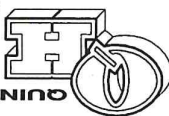
JOB NO.	06-15-2022
DATE	04-05-2023
REVISION	1"=100'
SCALE	DRAWN BY
	G. CANTU
SHEET	

VICTORIA SUBDIVISION
WATER DISTRIBUTION SYSTEM



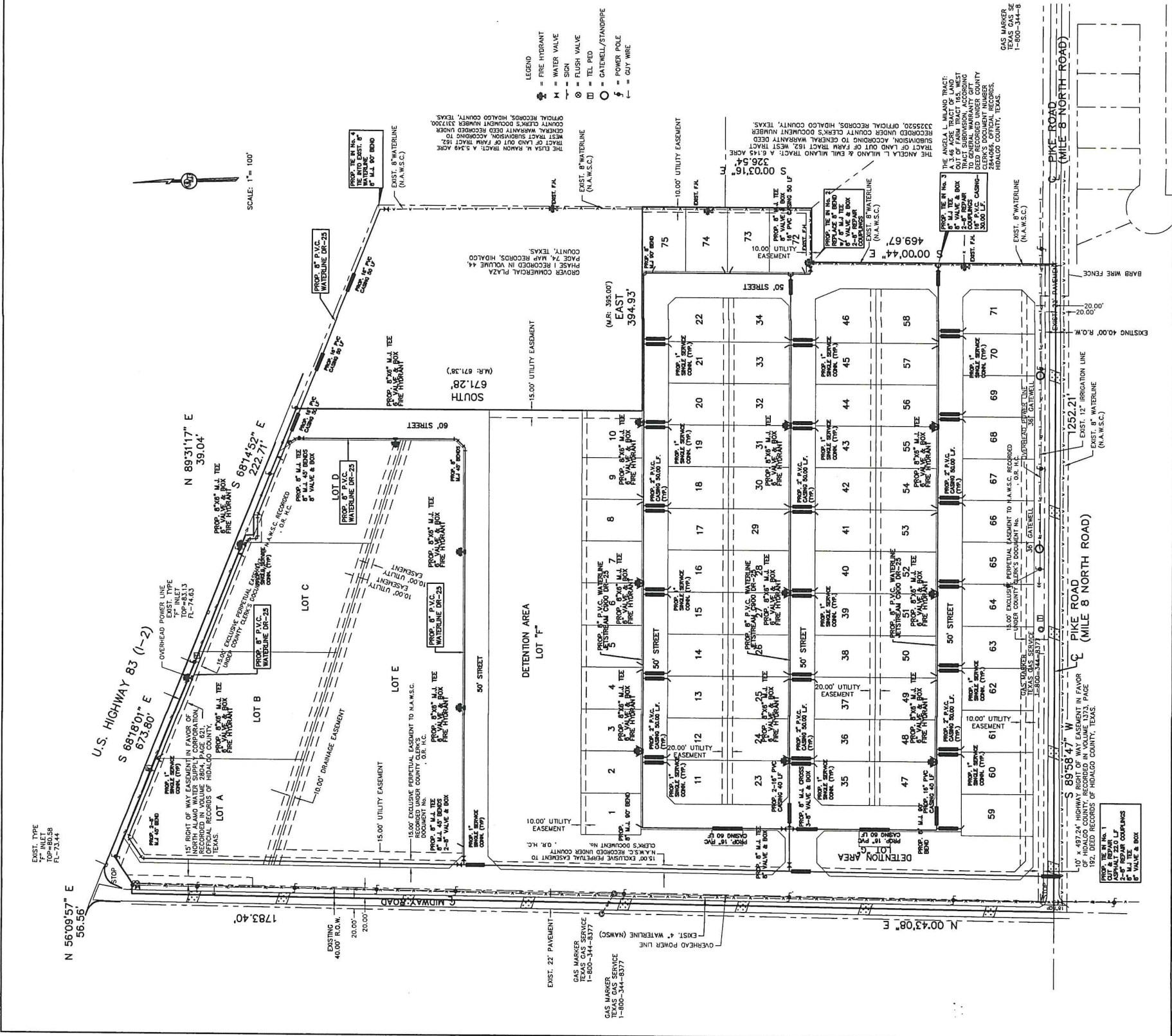
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@OHA-ENG.COM

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



NOTES:
SHALL HAVE 4 1/2" OUTLET FACING THE STREET WITH 18" TO 24" CLEARANCE FROM BOTTOM OF OUTLET TO GRADE LEVEL FOR HYDRANT WRENCH. HYDRANT SHALL BE MARKED ON THE STREETS WITH REFLECTIVE BLUE MARKER TO SHOW LOCATION OF HYDRANT.
HYDRANT SHALL HAVE 3' CLEARANCE FROM ANY FENCE, POLE, BRUSH, ETC.

F:\DATA\SUBD\WESLACO\WITTORIA				SUBDIVISION
DATE	PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
XX		XX		
DATE	REVISED	REVISED BY	CHECKED BY	APPROVED BY

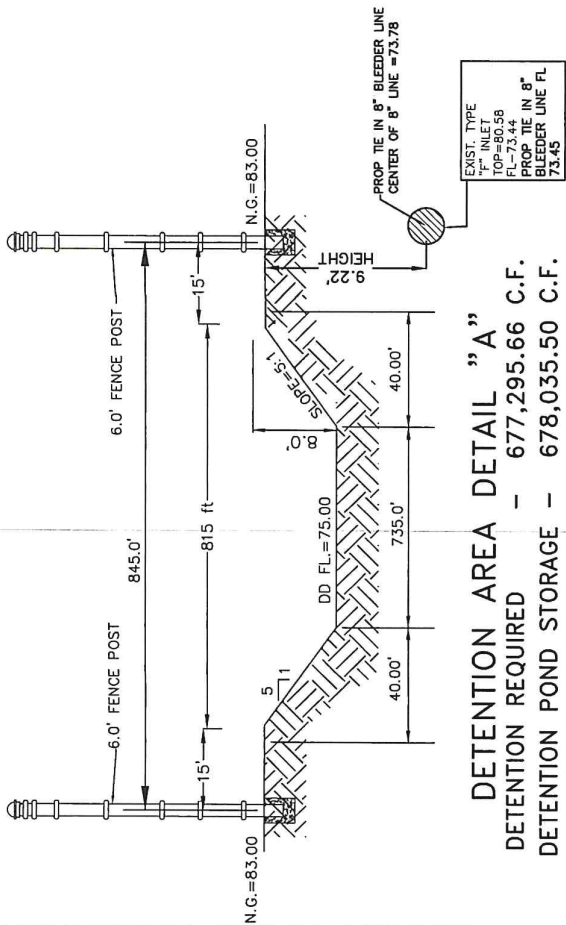




CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



\\DATA\SUBD.\WESLACO\VICTORIA SUBDIVISION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
XX	XX		
DATE REMISED	REMOVED BY	CHECKED BY	APPROVED BY



DETENTION AREA DETAIL "A"

DETENTION REQUIRED	-	677,295.66 C.F.
--------------------	---	-----------------

DETENTION POND STORAGE - 678,035.50 C.F.

NOT TO SCALE

LEGEND

**TOTAL DETENTION REQUIRED - 677,295.66 C.F.
(50-YEAR STORM)**

(50-YEAR STORM)

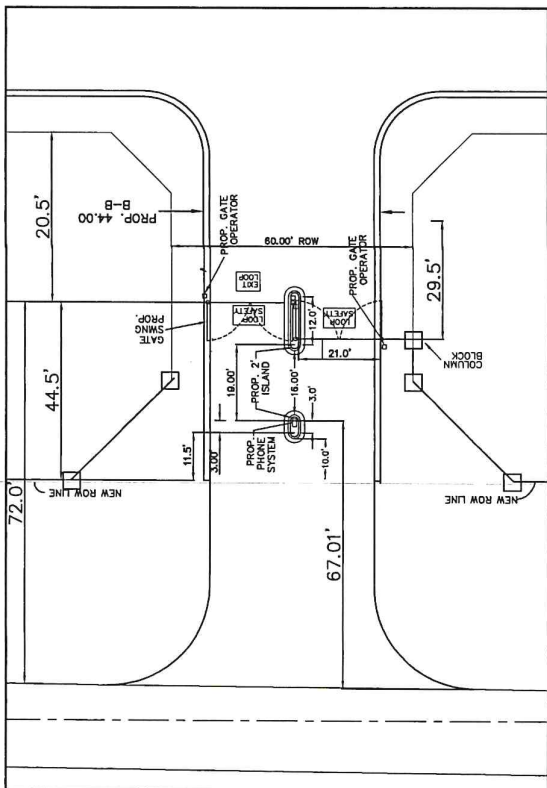
TOTAL DETENTION PROVIDED - 678,035.50 C.F.

TOTAL DEF

TOTAL DETENTION EXCAVATED- 774,900.00 C.F.

NOTES:

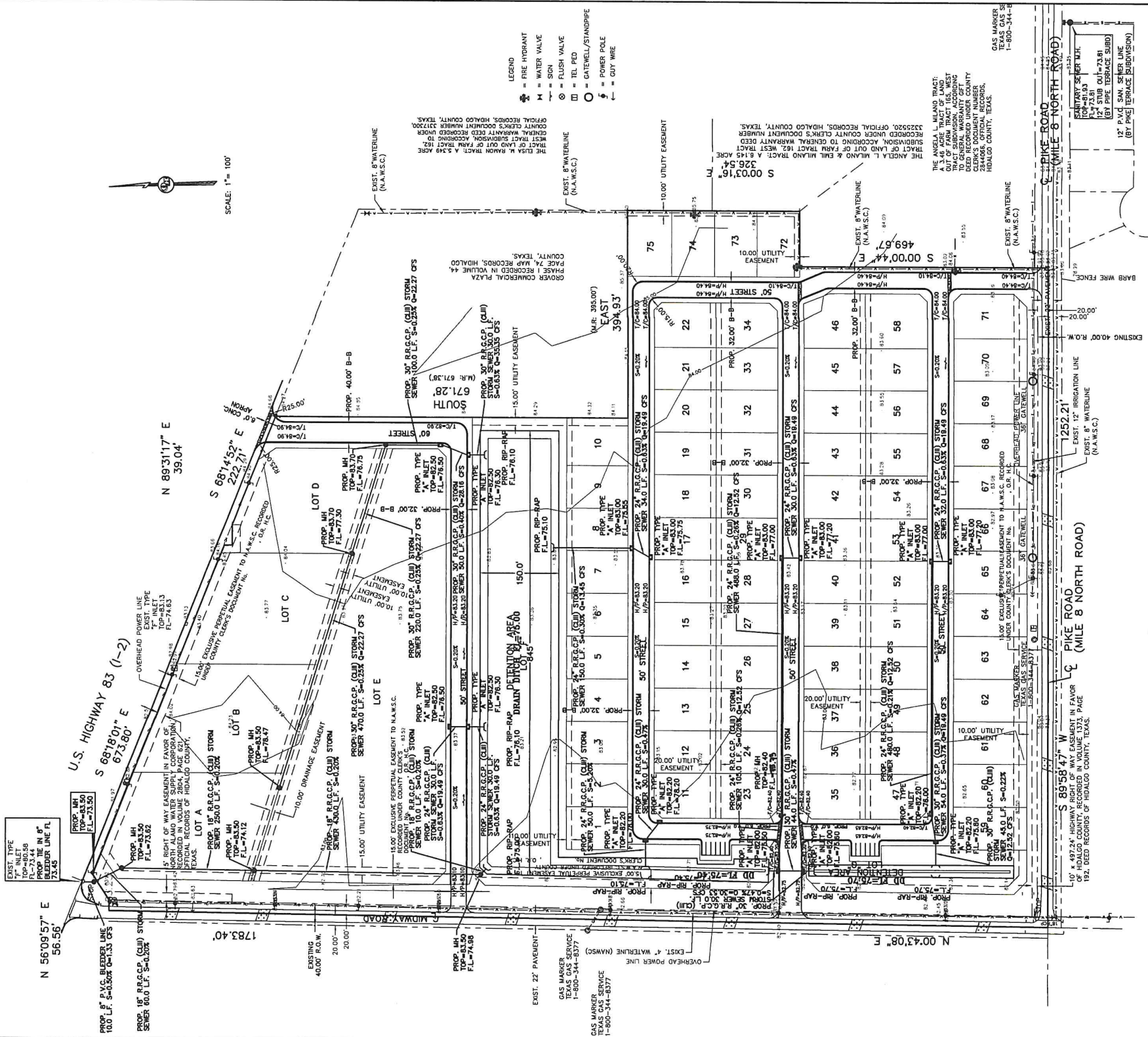
1.- DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER.



NOTE: GATES ARE REQUIRED TO HAVE KNOX GATE ACCESS SWITCH.

TYPICAL GATE ENTRANCE DETAIL

SCALE: 1"= 20'



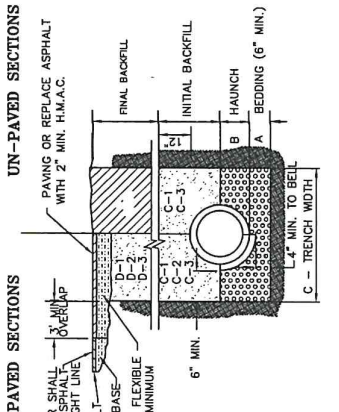
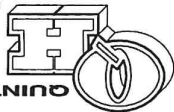
JOB NO.	06-15-2023
DATE	06-15-2023
REVISION	04-05-2023
SCALE	1"=100'
DRAWN BY	G. GANTU
SHEET	

VITTORIA SUBDIVISION
PAVING & DRAINAGE
DETAIL SHEET



LAND SURVEYORS
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FAX 956-381-0527
OFFICE@HQAENGINEERING.COM

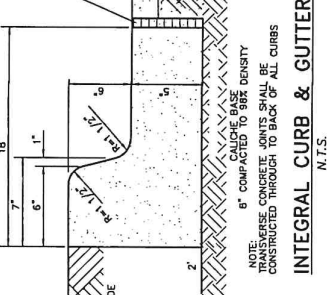
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513



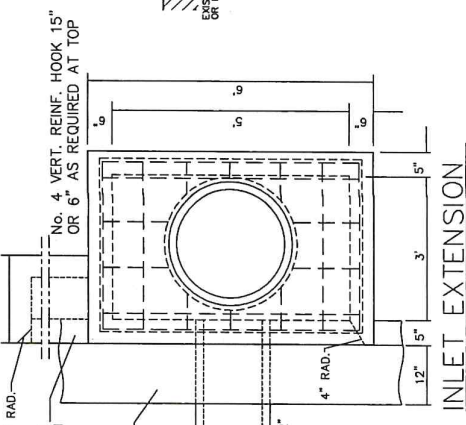
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 98% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BEL. O.D. X 1.5 X 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 98% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% SPD, AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 98% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% SPD, AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 98% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 98% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION. STRUCTURES BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL FOUNDATION PREPARATION (WELLPITS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE, BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 98% SPD. (USE RELATIVE COMPACTION TEST METHOD ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

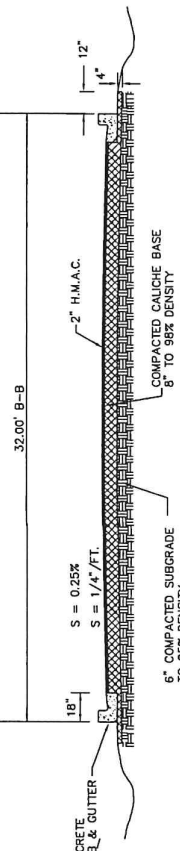
NOTES: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR UNPAVED SECTIONS, THE COMPACTED SAND/CEMENT STABILIZED BACKFILL SHALL BE PLACED WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



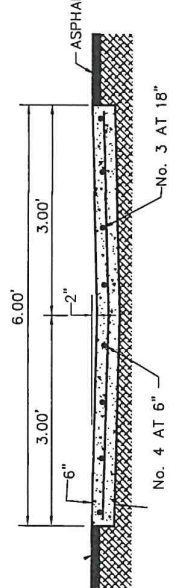
INTEGRAL CURB & GUTTER
N.T.S.



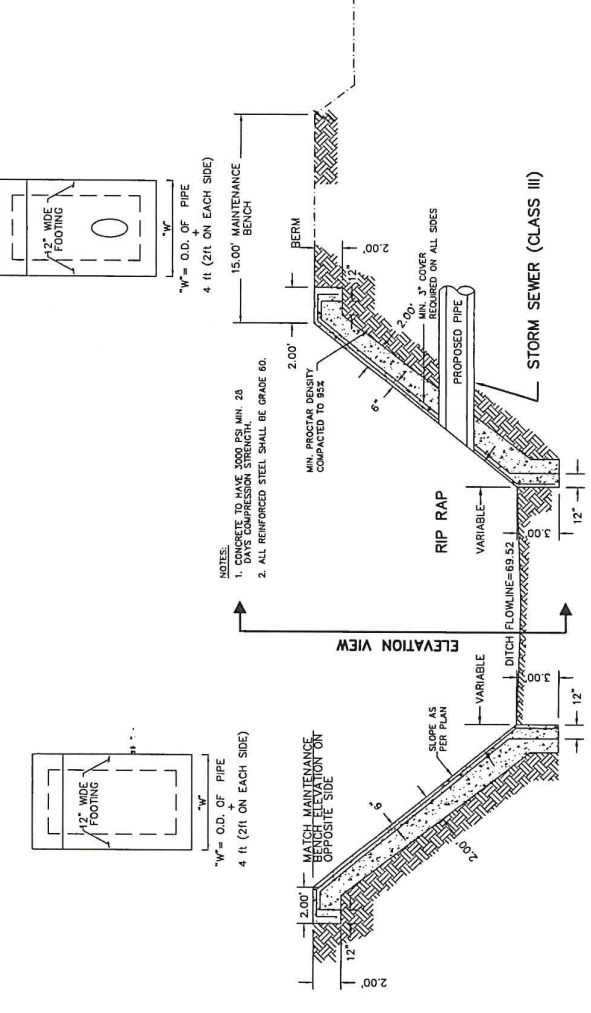
TYPE "A" INLET DETAIL
NOT TO SCALE



STREET SECTION
NOT TO SCALE



CONC. VALLEY GUTTER
NOT TO SCALE



STORM DISCHARGE STRUCTURE
NOT TO SCALE

DATE PREPARED	DATE CHECKED	DATE REVISED	DATE APPROVED

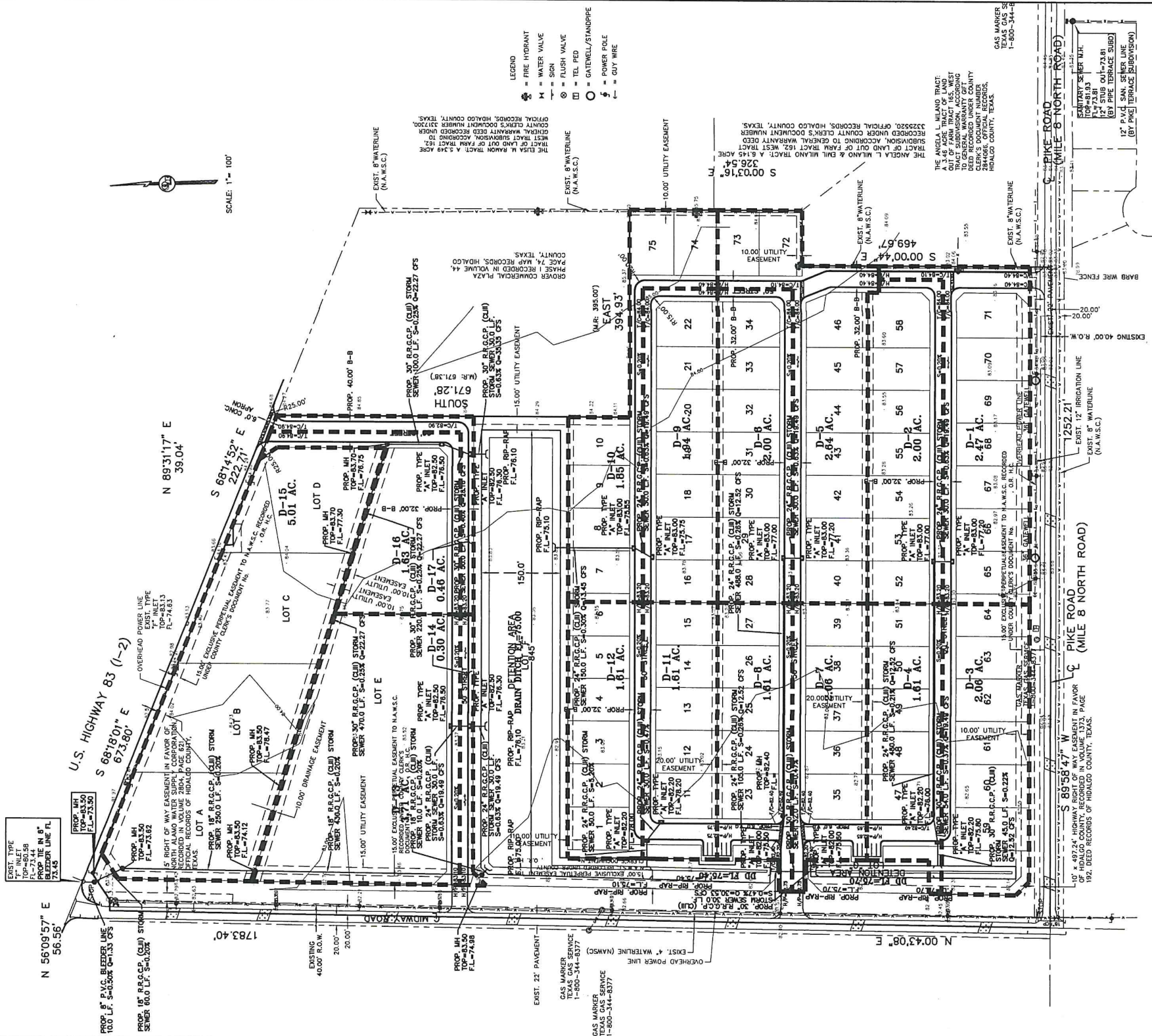
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@OHYA-ENG.COM



VICTORIA SUBDIVISION
DRAINAGE AREAS

JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	06-15-2022	05-16-2023	1"=100'	G.CANTU	

F:\DATA\SUBD.\NESLACO\VICTORIA SUBDIVISION					
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY		
XX	XX				
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY		



JOB NO.	2-8-19
DATE	04-05-2023
REVISION	1"
SCALE	1"=60'
DRAWN BY	AD
SHEET	

VICTORIA SUBDIVISION
&
EROSION PREVENTION
&
POLLUTION CONTROL PLAN



LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
A\F\N\O\O\O\O\H\A\-\E\N\G\.\C\O\M

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
SURVEYING REGISTRATION NUMBER F-1513



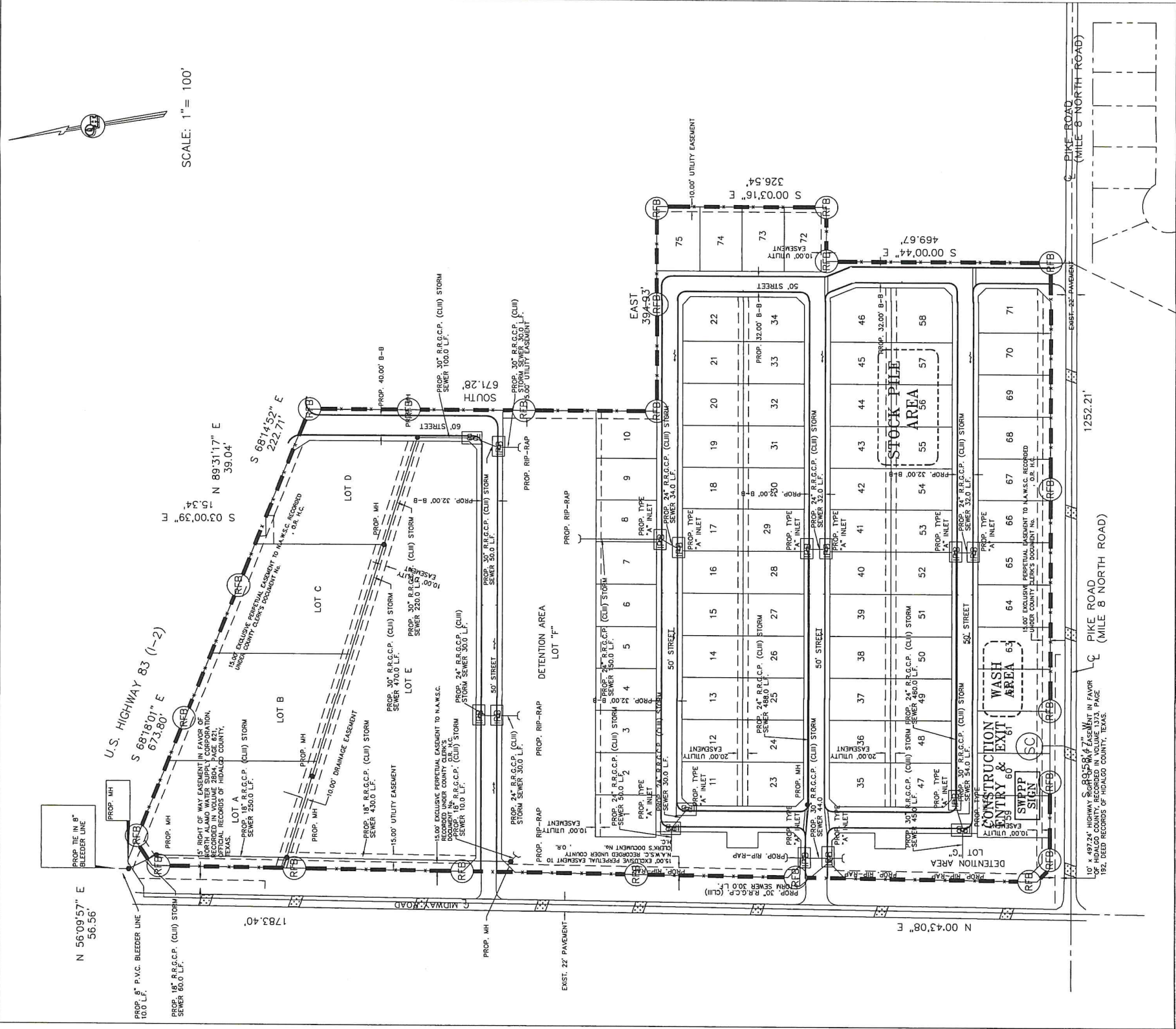
- NOTES: POLLUTION PREVENTION
- 1.- CONTRACTOR SHALL REMOVE SILT DEPOSITS FROM ROADWAY ON A DAILY BASIS OR AS DIRECTED BY PROJECT ENGINEER.
 - 2.- CONTRACTOR SHALL CONTROL DUSTING BY WATERSPRINKLING.
 - 3.- CONTRACTOR SHALL HYDROMULCH SEED OR SOD AS INDICATED ON THIS SHEET AND PAYMENT TYPICAL SECTION, ALL DISTURBED AREAS UPON ACCEPTANCE OF GRADING.
 - 4.- CONTRACTOR SHALL KEEP LOG OF SITE RAINFALL & SW3P MAINTENANCE AS CALLED FOR IN THE NOTICE OF INTENT.

- NOTES: EROSION CONTROL
- 1.- ALL NON-PAVED DISTURBED AREAS SHALL BE HYDRO-MULCH SEED FOR EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING, ALL AREAS DISTURBED AFTER INITIAL SEEDING BY EROSION OR CONSTRUCTION SHALL BE RESEED.
 - 2.- STOCKPILE TOPSOIL FROM SITE AT DESIGNATED AREA.
 - 3.- CONTRACTOR SHALL COORDINATE ALL WORK THIS CONTRACT WITH ALL WORK BY OTHERS (ENTRY ROAD AND UTILITIES TO SITE) WHICH MAY OR MAY NOT OCCUR DURING THE CONSTRUCTION CONTRACT PERIOD.
 - 4.- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AND PROTECT FIELD OFFICE AND CONSTRUCTION AREA (ALL WEATHER SURFACE, CALICHE PAVING).
 - 5.- CONSTRUCT TIRE WASH AREAS AT CONSTRUCTION EXIT MINIMUM SURFACE SHALL BE TYPE (1) OR (2). TIRE WASH AREA TO DRAIN INTO EXISTING DITCH.
 - 6.- CONSTRUCT TEMPORARY SEDIMENT TRAPS AND BASINS AS SHOWN ON THE PLAN.
 - 7.- CONSTRUCT TEMPORARY SILT FENCES AS SHOWN ON THE PLAN.
 - 8.- CONSTRUCT/INSTALL PIPE CULVERTS AND STORM SYSTEMS TO ALLOW SILT TRAPS TO FUNCTION AS DESIGNED.

- LEGEND
- INLET
 - INLET PROTECTION BARRIER (SOCK INLET PROTECTION REQUIRED-HAY BALES NOT ALLOWED)
 - HYDROMULCH SEEDING
 - STABILIZED CONSTRUCTION EXIT
 - FILTER FABRIC FENCE
 - REINFORCED FILTER FABRIC BARRIER

NOTE:
SOCK INLET PROTECTION MUST BE PROVIDED TO
ALL STORM INLETS.
HAY BALES ARE NOT ALLOWED.

DATE PREPARED	DATE CHECKED	DATE REUSED	DATE APPROVED
DATE PREPARED	DATE CHECKED	DATE REUSED	DATE APPROVED



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

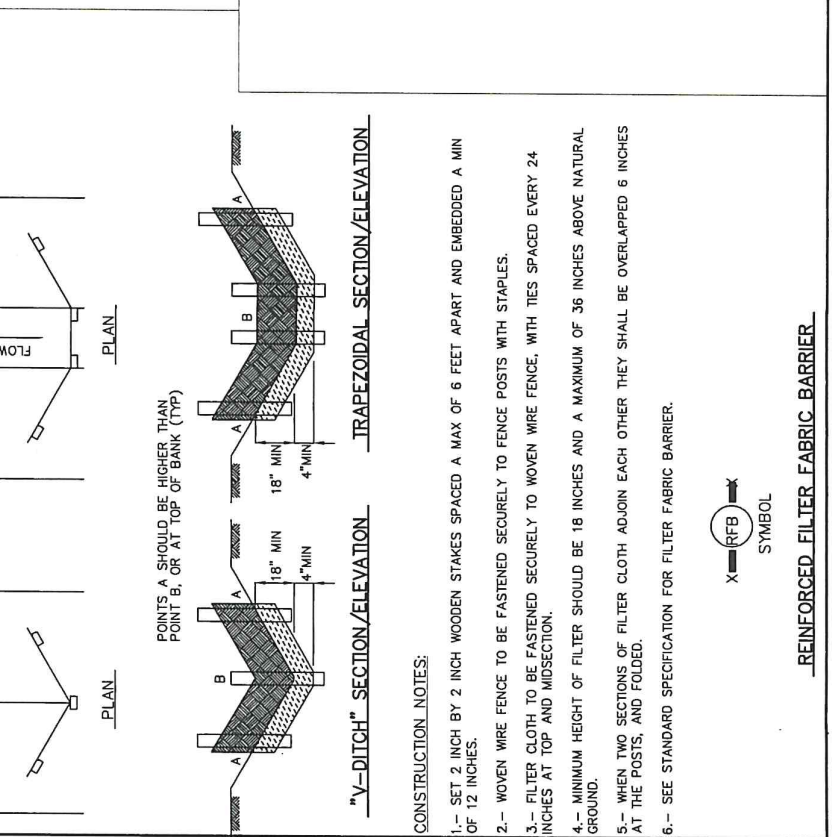
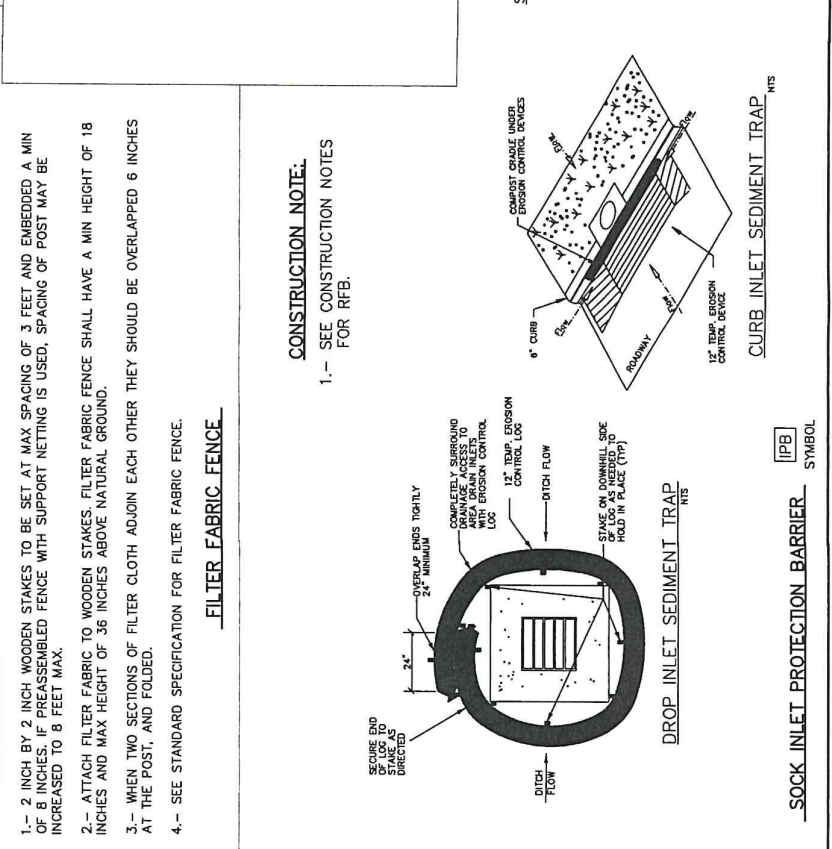
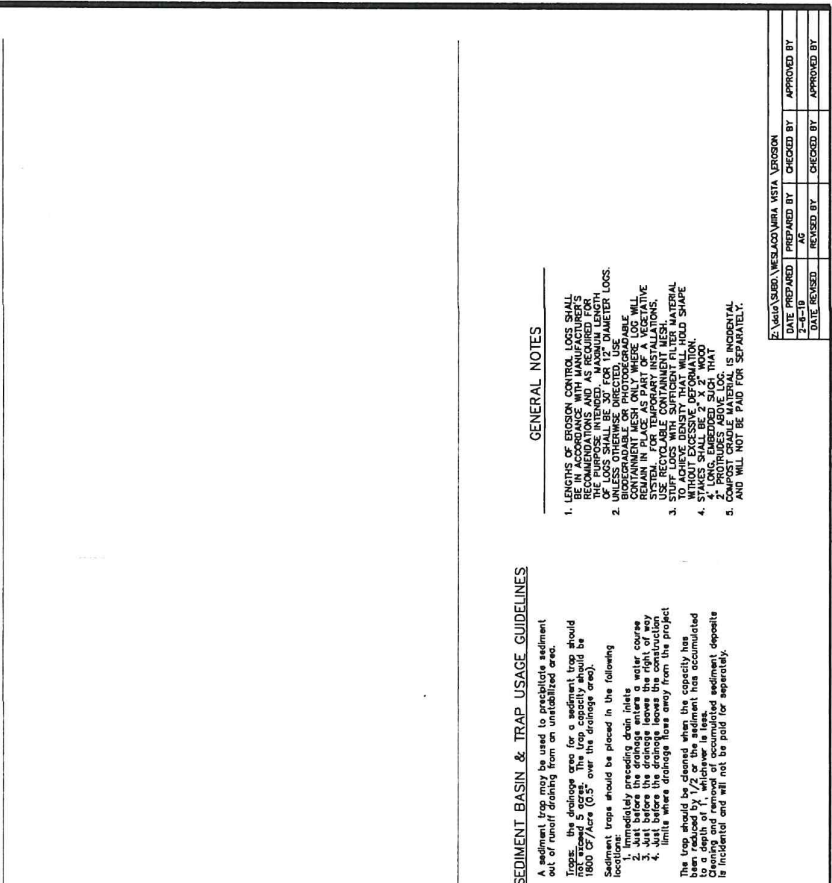
CONSULTING ENGINEERS

124 E. STUBBS ST.
ENHURNO, TEXAS 76039

ENGINEERING REGISTRATION NUMBER F-1513
100411-00

LAND SURVEYORS

PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QOHA-ENG.COM



The image contains four technical drawings of sediment traps, organized into two pairs. Each pair consists of a plan view and a cross-section view.

Top Pair: Timber Plank Trap

- Plan View:** Shows a rectangular trap with a width of 14' Min. and a length of 50' Min. It is divided into sections by "Treated timber plank" (2" X 6") and "Railroad ties" (8" X 10" X 8"). A "Drain to sediment trapping device" is indicated at the top. A section line A-A is shown.
- Cross-section View:** Shows the trap's profile with a 6:1 slope. It includes an "Approach transition" (4' Min.), a "Foundation course" (6" min.), and a "Drain to sediment trapping device" (4' Min.).

Bottom Pair: Coarse Aggregate Trap

- Plan View:** Shows a rectangular trap with a width of 14' Min. and a length of 50' Min. It is filled with "Coarse Aggregate". A "Drain to sediment trapping device" is indicated at the top. A section line A-A is shown.
- Cross-section View:** Shows the trap's profile with a 6:1 slope. It includes an "Approach transition" (4' Min.), a "Foundation course" (8" min.), and a "Drain to sediment trapping device" (4' Min.).

CONSTRUCTION EXIT (TYPE 2)

1. The length of the type 2 construction exit shall be as indicated on the plans, but not less than 50'.
2. The treated timber planks shall be attached to the railroad ties with $\frac{1}{2}$ " x 6" min. lag bolts. Other fasteners may be used as approved by the Engineer.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The approach transitions shall be no steeper than 6:1 and constructed as directed by the Engineer.
5. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
6. The construction exit should be graded to allow drainage to a sediment trapping device.
7. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

SECTION A-A
CONSTRUCTION EXIT (TYPE 3)

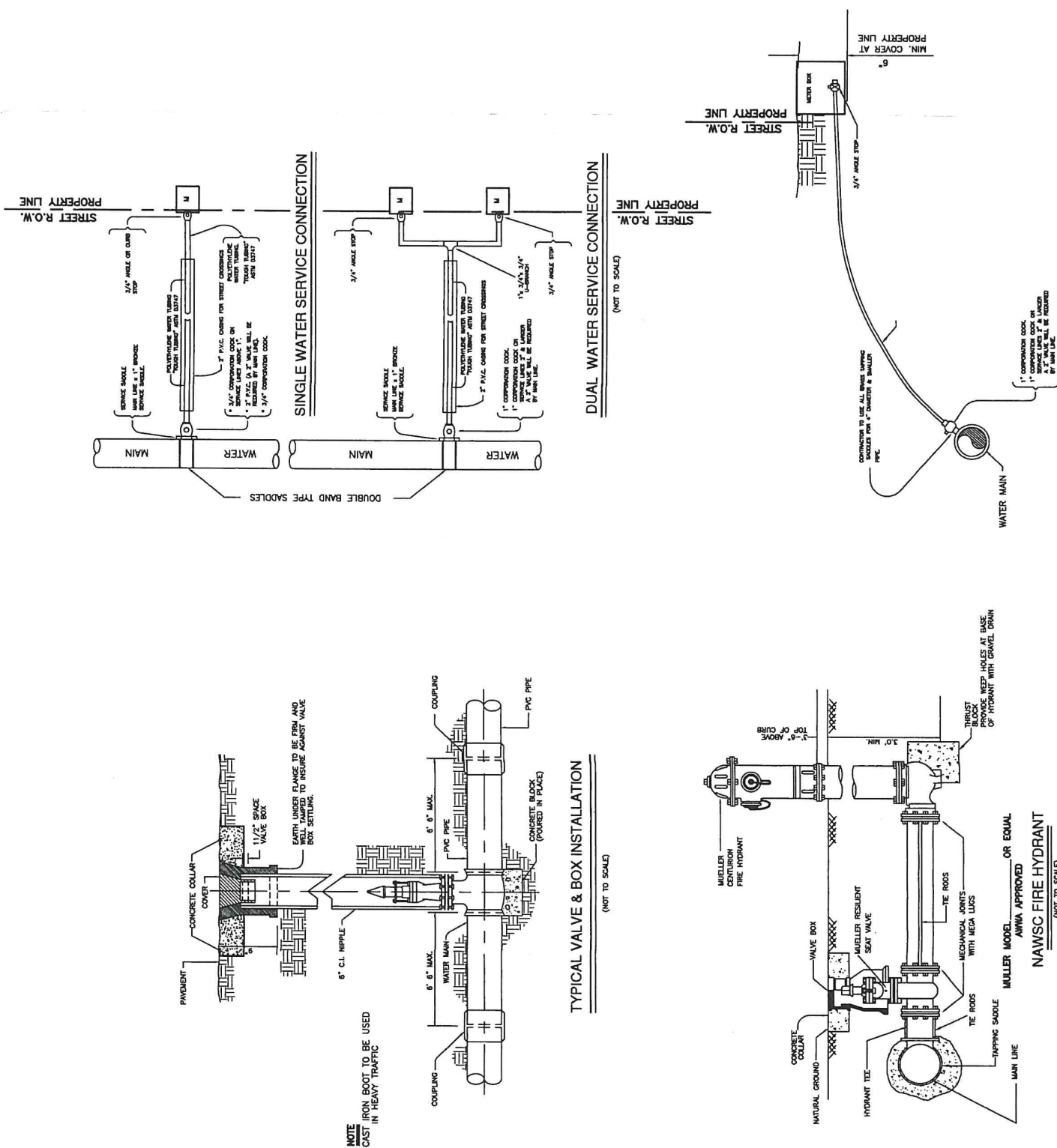
1. The length of the type 3 construction exit shall be as shown on the plans, or as directed by the Engineer.
2. The type 3 construction exit may be constructed from open graded crushed stone with a size of two to four inches spread a min. of 4" thick to the limits shown on the plans.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

Texas Department of Transportation <i>Design Division Standard</i>	
	
TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES CONSTRUCTION EXITS	
EC(3) -93	
FILE#	ec-393.dgn
DATE	June 1993
BY	JAD
CHECKED	JAD
APPROVED	JAD
REVISIONS	
© TxDOT	
DIST	
COUNTY	
SHEET NO.	



8-16-16

JOH NO.	DATE	REVISIONS	DRAWN BY
	9-03-01	A9	JLH



TYPICAL FIBERGLASS MANHOLE WITH EXTERIOR
DROP STRUCTURE IF REQUIRED

STANDARD SERVICE CONNECTION

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENCE IN ELEVATIONS. PROTECT SPILLWAYS FROM DAMAGE.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THERE MUST BE TREATMENT AS MAINS (ELEVATIONS SHOWN). PRECAST HOLE, FLOW LINE SHALL BE USED.
4. REQUIRED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS TO BE USED.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INVERTS LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
7. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION. THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL.

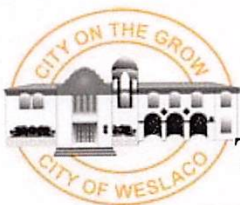
SANITARY SEWER MANHOLE INVERT DETAIL

DEFLECTION TESTING MANDREL DETAIL.

317.13. Appendix E - Separation Distances.

[illegible]

DATE: _____
SHEET NO. _____



**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: Vittoria Subdivision
Location: Northeast corner of Pike Boulevard and Midway Road
Applicant: Quintanilla, Headley & Associates, Inc ☐ Owner ☒ Agent
Address: 124 E Stubbs Phone Number: 956-381-6480

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			
220	Multifamily	42.18		320	174	166	

Comments: _____
Prepared by: Marco A. Gonzalez, P.E. 12-22-22 Date:
Address: 124 E. Stubbs Edinburg, Tx 78539 Phone Number: 956-381-6480

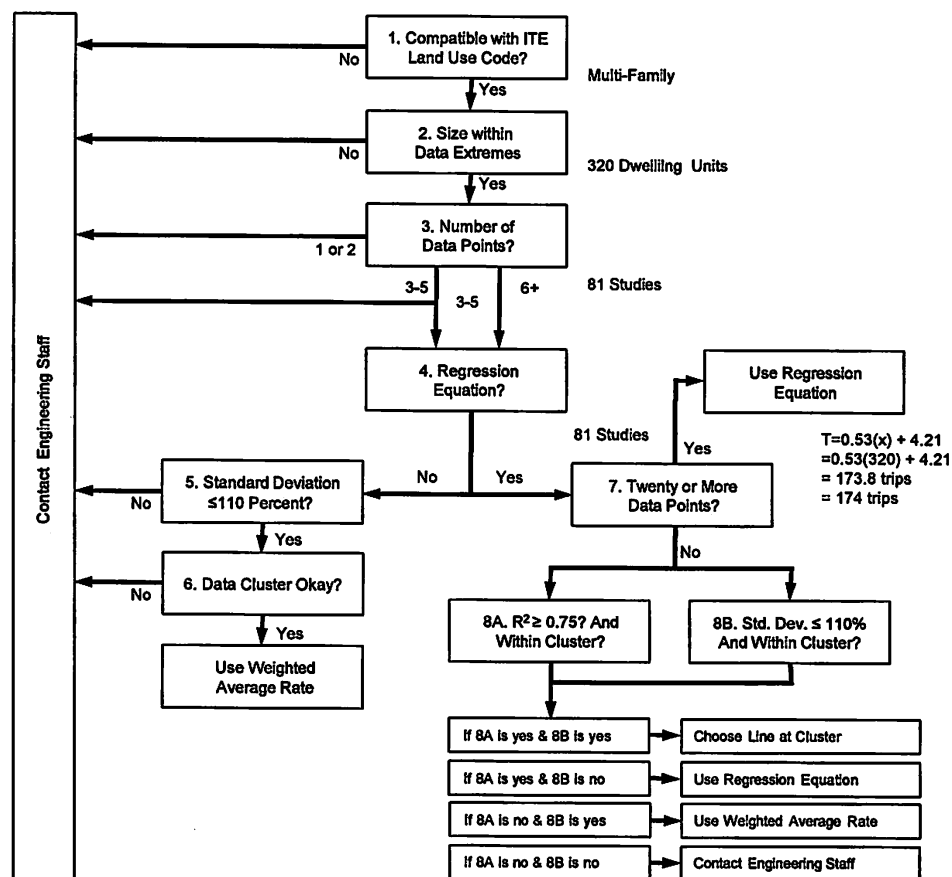
(For Official Use Only, Do Not Write In This Box)

- _____ 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#: _____

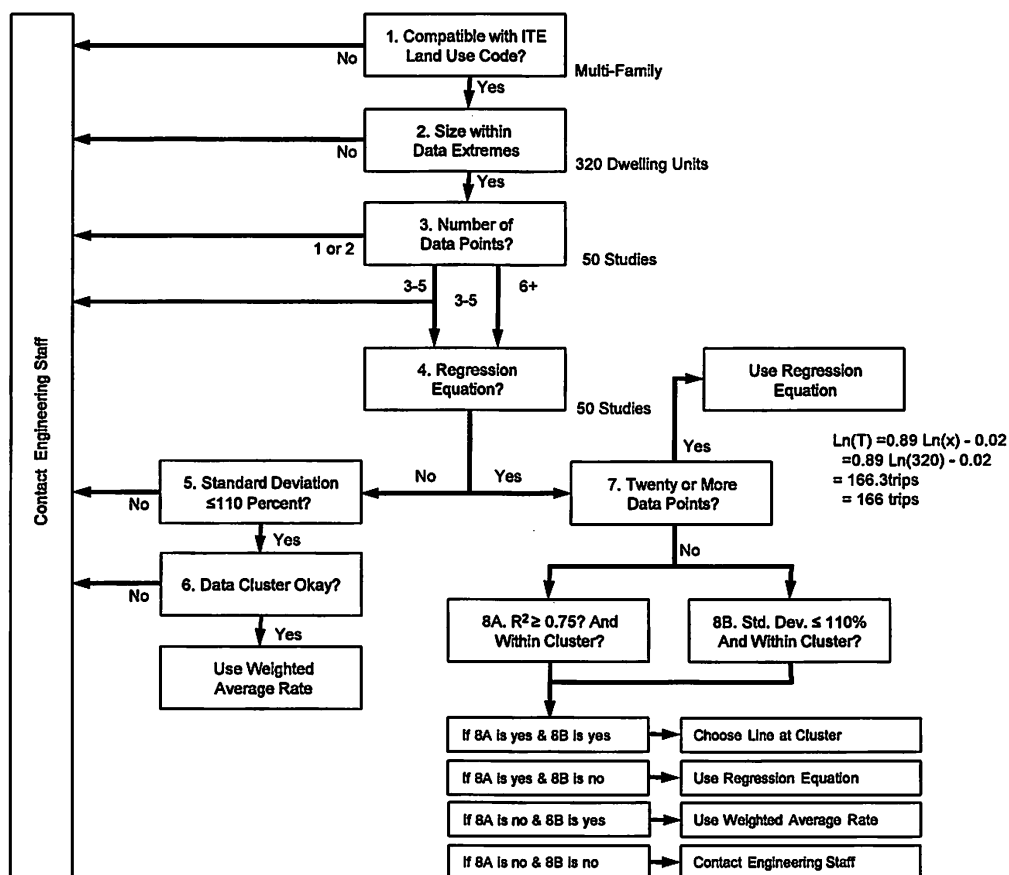
Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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



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

Date of Meeting: May 3, 2023	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Juan V Garcia, P.E., CFM	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of Cypress and North Border Ave. Possible Action.	
Discussion/Overview: The proposed four (4) 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 a 4" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of 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 - 000439-2023
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: J & P Estates Subdivision

Location: 1901 N. Border Ave., Weslaco, TX 78559

Legal Description: Being the South 4.00 Acres out of the South 20.00 Acres out of Farm tract 130, Block 162, West tract Subdivision, Hidalgo county TX

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 one Family Dwelling District

Existing Land Use: residential Proposed Land Use: residential

Number of Lots Proposed: 4 Gross Acreage: 4 Acres

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Jel Pena Telephone: (956) 375-1188

Address: 1901 N. Border Ave. Fax: _____

City: Weslaco State: TX Zip: 78559 E-mail: jep0588@gmail.com

ENGINEER INFORMATION

Name: Juan Lo Garcia, P.E., CFM Telephone: (956) 553-4431

Address: 1117 N. Stuart Pkwy Rd Ste 101 Fax: _____

City: Harlingen State: TX Zip: 78552 E-mail: ju.garcia@casageng.net

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: _____

☐ YES ☐ NO Wastewater Provision: _____

☐ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

☐ YES ☐ NO Drainage District _____	☐ YES ☐ NO Irrigation District _____
--	--

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 & \$100 Fire 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

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 Texas

☒ YES ☐ NO Phone Utility <u>Frontier Communications Inc</u>	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
--	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>1</u>	☐ YES ☒ NO Irrigation District <u>N/A</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 SUBDIVISION REVIEW

- _____ **Seven (7)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- _____ **\$55.00** Subdivision Review fee, plus \$75.00 Fire 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 & 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

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: Florencia C. Peña

Owner Signature: *Florencia C. Peña* Date: 9/2/22

_____ is the authorized agent

Authorized Agent Signature: *Joel Peña Jr* Date: 9/2/22

Authorized Agent Printed Name: Joel Peña Jr

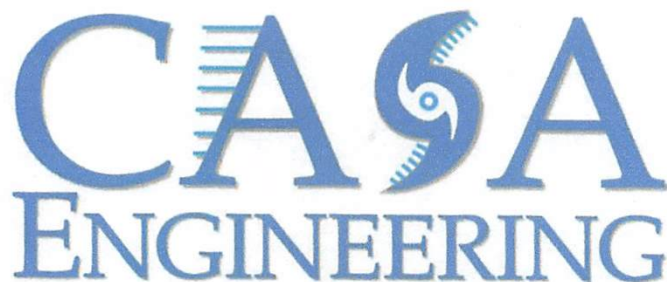
THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

Drainage Statement
FOR THE PROPOSED
J & P ESTATES SUBDIVISION
HIDALGO COUNTY, TEXAS



PREPARED FOR
City of Weslaco

DEVELOPER:

Joel Pena
1901 N. Border Ave.
Weslaco, TX 78599
Phone: (956) 375-1188

PREPARED BY:

Civil And Surveying Associates, Inc. (CASA)
1117 N. Stuart Place Rd., Ste. E (101)
HARLINGEN, TX 78552
TBPE Firm No. F-23215
TBPLS Firm No. 10194723
Office: (956) 553-4431

PREPARED DATE:

August 31, 2022



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FEMA Destination

Subject tract lies in flood zone "X (Shaded)" according to the Flood Insurance Rate Map of community panel No.: 480334 0450C. Revised date: June 6, 2000. Flood zone "X" is an area of minimal flood hazard. X Shaded is described as "Area of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood."

**DRAINAGE STATEMENT
J & P ESTATES SUBDIVISION
RURAL AREA OF HIDALGO COUNTY**

J & P Estates Subdivision is a proposed 4 lot residential subdivision. J & P Estates Subdivision being the South 4.00 acres out of the South 20.00 acres out of Farm tract 130, Block 162, West Tract Subdivision, Hidalgo County Texas, according to the map or plat thereof recorded in Volume 2, Page 34, of the Map Records, Hidalgo County, Texas.

The soil in this area is of three classes, Hidalgo fine sandy loam, 0 to 1 percent slope (25). Site soil are geographically associated soil. Drainage characteristics for this soil series are as follows: deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. This soil are on nearly level to gently sloping uplands. Slopes range from 0 to about 5 percent. Taxonomic Class: Fine-loamy, mixed, active, hyperthermic Typic Calciustolls. Hidalgo fine sandy loam, 1 to 3 percent slope (26). Site soil are geographically associated soil. Drainage characteristics for this soil series are as follows: deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. This soil are on nearly level to gently sloping uplands. Slopes range from 0 to about 5 percent. Taxonomic Class: Fine-loamy, mixed, active, hyperthermic Typic Calciustolls. Racombes sandy clay loam, 0 to 1 percent slope (48). Site soil are geographically associated soil. Drainage characteristics for this soil series are as follows: deep, moderately well drained, moderately permeable soils that formed in thick alkaline sediments. This soil are on nearly level deltaic coastal terraces that have plane or concave surfaces. Slope is less than 1 percent. Taxonomic Class: Fine-loamy, mixed, active, hyperthermic Pachic Argiustolls.

Lot 1 of the proposed J & P Estates Subdivision will not propose new development. Lot 1 of the proposed J & P Estates Subdivision will not require topographical changes, in which no additional runoff will be created. Lot 2 of the of the proposed J & P Estates Subdivision will develop a caliche driveway. Lot 2 of the proposed J & P Estates Subdivision will not require topographical changes. Lot 3 of the proposed J & P Estates Subdivision will develop a proposed 2,500 sf residential home & caliche driveway. Lot 3 of the the proposed J & P Estates Subdivision will not require topographical changes. Lot 4 of the proposed J & P Estates Subdivision will develop a proposed 2,500 sf residential home & caliche driveway. Lot 4 of the the proposed J & P Estates Subdivision will not require topographical changes.

Surface storm runoff on this tract flows west. The pre-development volume of storm runoff is **3.16cfs (Block 1 Lot 1), 3.63cfs (Block 1 Lot 2), 0.60cfs (Block 1 Lot 3), 0.81cfs (Block 1 Lot 4)**, based on the 10-year storm frequency, as per attached calculations. The post-development volume of storm runoff is **4.87cfs (Block 1 Lot 1), 4.76cfs (Block 1 Lot 2), 1.90cfs (Block 1 Lot 3), 2.40cfs (Block 1 Lot 4)**, based on the 50-year storm frequency, as per attached calculations.

Stormwater will flow to the proposed swale at the north end of the proposed subdivision limit. A 24 hour storm event at a 50 year intensity was preformed for said proposed subdivision. The simulation netted a storage requirement of **0.115ac-ft**, which is **5,009.39ft³**. The swale will convey stormwater runoff in the west direction to a drainage ditch at **6.75cfs** to a proposed 6 inch diameter reinforced concrete pipe layed east to west.

DRAINAGE REPORT

PROJECT NAME: J & P Estates Subdivision
PROJECT NUMBER: H215032-01
DATE: August 31, 2022

I. Existing Condition – Block 1 Lot 1 - 10 Year

Ex. Area:	61,380 sf	Length	300 ft
	1.41 ac	Velocity	0.62 ft/sec
Slope:	0.79%		
Tc:	8.06 min		
Rainfall Intensity (10yr)	8.44 in/hr		
"c" factor	0.26		
"Q" peak existing condition	3.09 cfs		

II. Existing Condition – Block 1 Lot 2 - 10 Year

Ex. Area:	64,469 sf	Length	160 ft
	1.48 ac	Velocity	0.73 ft/sec
Slope:	1.08%		
Tc:	5 min		
Rainfall Intensity (10yr)	9.59 in/hr		
"c" factor	0.20		
"Q" peak existing condition	2.84 cfs		

III. Existing Condition – Block 1 Lot 3 - 10 Year

Ex. Area:	15,840 sf	Length	159 ft
	0.36 ac	Velocity	0.71 ft/sec
Slope:	1.04 %		
Tc:	5 min		
Rainfall Intensity (10yr)	9.59 in/hr		
"c" factor	0.14		
"Q" peak existing condition	0.48 cfs		

IV. Existing Condition – Block 1 Lot 4 - 10 Year

Ex. Area:	21,780 sf	Length	140 ft
	0.5 ac	Velocity	0.57 ft/sec
Slope:	0.66%		
Tc:	5 min		
Rainfall Intensity (10yr)	9.59 in/hr		
"c" factor	0.14		
"Q" peak existing condition	0.67 cfs		

V. Future Condition – Block 1 Lot 1 - 50 Year

Future Area:	61,380 sf	
	1.41 ac	
Slope:	0.79%	
Tc:	8.06 min	
Rainfall Intensity (50 yr)	11.72 in/hr	
“c” factor	0.25	
“Q” peak existing condition	4.13 cfs	

VI. Future Condition – Block 1 Lot 2 - 50 Year

Future Area:	64,469 sf	
	1.48 ac	
Slope:	0.73%	
Tc:	3.65 min	
Rainfall Intensity (50 yr)	14.62 in/hr	
“c” factor	0.22	
“Q” peak existing condition	4.76 cfs	

VII. Future Condition – Block 1 Lot 3 - 50 Year

Future Area:	15,840 sf	
	0.36 ac	
Slope:	1.04%	
Tc:	0.86 min	
Rainfall Intensity (50 yr)	17.57 in/hr	
“c” factor	0.30	
“Q” peak existing condition	1.90 cfs	

VIII. Future Condition – Block 1 Lot 4 - 50 Year

Future Area:	21,780 sf	
	0.5 ac	
Slope:	0.66%	
Tc:	1.05 min	
Rainfall Intensity (50 yr)	17.31 in/hr	
“c” factor	0.28	
“Q” peak existing condition	2.42 cfs	

EXISTING CONDITION – BLOCK 1 LOT 1 - 10 YEAR RATIONAL METHOD

Roof – 4,647.75 ft² → 0.11ac.
Drive/Walk – 6,334.22 ft² → 0.15ac.
Lawns Heavy Soil, Flat, 2% – 1.15ac.
Total Area – 1.41ac.

Composite C Value

Pre-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite C} = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.11)(0.08\text{ac.}) + (0.15)(0.80\text{ac.}) + (0.14)(1.15\text{ac.})] \div 1.41\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.26}$$

% Slope

H.P. = 77.83ft
L.P. = 75.45ft
Distance = 300ft

$$[(77.83\text{ft}-75.45\text{ft}) \div 300\text{ft}] * 100\% \approx \underline{0.79\%}$$

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\vec{v} = 6.962(S)^{0.5}$$

$$\vec{v} = 6.962(0.0079)^{0.5} \approx 0.62\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(v)}$$

$$t_c = \frac{300\text{ft}}{(60)(0.62\frac{\text{ft}}{\text{sec}})} \approx 8.06\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{87}{\left[\left(\frac{300 \text{ ft}}{(3600)(0.62 \frac{\text{ft}}{\text{sec}})}\right)\left(\frac{60 \text{ min}}{1 \text{ hr}}\right) + 9.2\right]^{0.778}} \approx 9.48 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_e = CIA \rightarrow (0.26)(9.48 \text{ in/hr})(1.41 \text{ ac}) \approx \underline{3.48 \text{ cfs}}$$

EXISTING CONDITION – BLOCK 1 LOT 2 – 10 YEAR RATIONAL METHOD

Roof – 2,762.08 ft² → 0.06ac.
Drive/Walk – 2,981.78 ft² → 0.07ac.
Lawns Heavy Soil, Flat, 2% – 1.35ac.
Total Area – 1.48ac.

Composite C Value

Pre-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite C} = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.80)(0.06\text{ac.}) + (0.80)(0.07\text{ac.}) + (0.14)(1.35\text{ac.})] \div 1.41\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.20}$$

% Slope

H.P. = 76.42ft
L.P. = 74.70ft
Distance = 160ft

$$[(76.42\text{ft}-74.70\text{ft}) \div 160\text{ft}] * 100\% \approx \underline{1.08\%}$$

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\bar{v} = 6.962(S)^{0.5}$$

$$\bar{v} = 6.962(0.011)^{0.5} \approx 0.73\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(v)}$$

$$t_c = \frac{160\text{ft}}{(60)(0.73\frac{\text{ft}}{\text{sec}})} \approx 3.65\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{87}{\left[\left(\frac{160 \text{ ft}}{(3600)(0.73 \frac{\text{ft}}{\text{sec}})}\right)\left(\frac{60 \text{ min}}{1 \text{ hr}}\right) + 9.2\right]^{0.778}} \approx 11.93 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_e = CIA \rightarrow (0.20)(11.93 \text{ in/hr})(1.48 \text{ ac}) \approx \underline{3.53 \text{ cfs}}$$

EXISTING CONDITION – BLOCK 1 LOT 3 - 10 YEAR RATIONAL METHOD

Lawns Heavy Soil, Flat, 2% (Total Area) – 15,840 ft² → 0.36ac.

Composite C Value

Pre-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$C = 0.14$$

% Slope

$$H.P. = 75.24\text{ft}$$

$$L.P. = 73.58\text{ft}$$

$$\text{Distance} = 159\text{ft}$$

$$[(75.24\text{ft}-73.58\text{ft})\div 159\text{ft}]*100\% \approx \underline{1.04\%}$$

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\bar{v} = 6.962(S)^{0.5}$$

$$\bar{v} = 6.962(0.0104)^{0.5} \approx 0.71\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{L}{60(v)}$$

$$t_c = \frac{159\text{ft}}{(60)(0.71\frac{\text{ft}}{\text{sec}})} \approx 3.73\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c+d)^e} = \frac{87}{[(\frac{159 \text{ ft}}{(3600)(0.71\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}})+9.2]^{0.778}} \approx 11.87 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_e = CIA \rightarrow (0.14)(11.87\text{in/hr})(0.36\text{ac}) \approx \underline{0.60\text{cfs}}$$

EXISTING CONDITION – BLOCK 1 LOT 4 – 10 YEAR RATIONAL METHOD

Lawns Heavy Soil, Flat, 2% (Total Area) – 21,780 ft² → 0.50ac.

Composite C Value

Pre-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$C = 0.14$$

% Slope

$$\begin{aligned} \text{H.P.} &= 73.58\text{ft} \\ \text{L.P.} &= 72.65\text{ft} \\ \text{Distance} &= 140\text{ft} \end{aligned}$$

$$[(73.58\text{ft}-72.65\text{ft})\div 140\text{ft}]*100\% \approx \underline{0.66\%}$$

Velocity Versus Slope for Shallow Concentrated Flow

$$\begin{aligned} &\text{Short-grass pasture} \\ \vec{v} &= 6.962(S)^{0.5} \\ \vec{v} &= 6.962(0.0066)^{0.5} \approx 0.57\text{ft/sec} \end{aligned}$$

Time of Concentration

$$\begin{aligned} t_c &= \frac{l}{60(v)} \\ t_c &= \frac{140\text{ft}}{(60)(0.57\frac{\text{ft}}{\text{sec}})} \approx 4.09\text{min} \end{aligned}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c+d)^e} = \frac{87}{[(\frac{140 \text{ ft}}{(3600)(0.57\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}})+9.2]^{0.778}} \approx 11.62 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_e = CIA \rightarrow (0.14)(11.62\text{in/hr})(0.50\text{ac}) \approx \underline{0.81\text{cfs}}$$

POST CONDITION – BLOCK 1 LOT 1 - 50 YEAR RATIONAL METHOD

Roof – 4,647.75 ft² → 0.11ac.
Drive/Walk – 6,334.22 ft² → 0.15ac.
Lawns Heavy Soil, Flat, 2% – 1.15ac.
Total Area – 1.41ac.

Composite C Value

Post-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite C} = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.90)(0.11\text{ac.}) + (0.90)(0.15\text{ac.}) + (0.16)(1.15\text{ac.})] \div 1.41\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.30}$$

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\bar{v} = 6.962(S)^{0.5}$$

$$\bar{v} = 6.962(0.0079)^{0.5} \approx 0.62\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(\bar{v})}$$

$$t_c = \frac{300\text{ft}}{(60)(0.62\frac{\text{ft}}{\text{sec}})} \approx 8.06\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{99}{[(\frac{300 \text{ ft}}{(3600)(0.62\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}}) + 9.2]^{0.749}} \approx 11.72 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_p = CIA \rightarrow (0.30)(11.72\text{in/hr})(1.41\text{ac}) \approx \underline{4.96\text{cfs}}$$

POST CONDITION – BLOCK 1 LOT 2 - 50 YEAR RATIONAL METHOD

Roof – 2,762.08 ft² → 0.06ac.
Drive/Walk – 2,200 ft² → 0.06ac.
Lawns Heavy Soil, Flat, 2% – 1.36ac.
Total Area – 1.48ac.

Composite C Value

Post-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite } C = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.90)(0.06\text{ac.}) + (0.90)(0.06\text{ac.}) + (0.16)(1.36\text{ac.})] \div 1.48\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.22}$$

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\bar{v} = 6.962(S)^{0.5}$$

$$\bar{v} = 6.962(0.011)^{0.5} \approx 0.73\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(\bar{v})}$$

$$t_c = \frac{160\text{ft}}{(60)(0.73\frac{\text{ft}}{\text{sec}})} \approx 3.65\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{99}{[(\frac{160 \text{ ft}}{(3600)(0.73\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}}) + 9.2]^{0.749}} \approx 14.62 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_p = CIA \rightarrow (0.22)(14.62\text{in/hr})(1.48\text{ac}) \approx \underline{4.76\text{cfs}}$$

POST CONDITION – BLOCK 1 LOT 3 - 50 YEAR RATIONAL METHOD

Roof – 2,500 ft² → 0.06ac.
Drive/Walk – 528 ft² → 0.01ac.
Lawns Heavy Soil, Flat, 2% – 0.29ac.
Total Area – 0.36ac.

Composite C Value

Post-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite C} = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.90)(0.06\text{ac.}) + (0.90)(0.01\text{ac.}) + (0.16)(0.29\text{ac.})] \div 0.36\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.30}$$

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\bar{v} = 6.962(S)^{0.5}$$

$$\bar{v} = 6.962(0.0104)^{0.5} \approx 0.71\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(\bar{v})}$$

$$t_c = \frac{36.6\text{ft}}{(60)(0.71\frac{\text{ft}}{\text{sec}})} \approx 0.86\text{min}$$

Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{99}{[(\frac{36.6 \text{ ft}}{(3600)(0.71\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}}) + 9.2]^{0.749}} \approx 17.57 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_p = CIA \rightarrow (0.30)(17.57\text{in/hr})(0.36\text{ac}) \approx \underline{1.90\text{cfs}}$$

POST CONDITION – BLOCK 1 LOT 4 - 50 YEAR RATIONAL METHOD

Roof – 2,500 ft² → 0.06ac.
Drive/Walk – 839.67 ft² → 0.02ac.
Lawns Heavy Soil, Flat, 2% – 0.42ac.
Total Area – 0.50ac.

Composite C Value

Post-Development					
	5yr	10yr	25yr	50yr	100yr
Roof	0.75	0.80	0.85	0.90	0.95
Driveways	0.75	0.80	0.85	0.90	0.95
Lawns	0.13	0.14	0.15	0.16	0.17

$$\text{Composite } C = \frac{\sum (C_{\text{Individual Areas}})(A_{\text{Individual Areas}})}{A_{\text{Total Area}}}$$

$$C_c = [(0.90)(0.06\text{ac.}) + (0.90)(0.02\text{ac.}) + (0.16)(0.42\text{ac.})] \div 0.50\text{ac.}$$

$$\rightarrow C_c \approx \underline{0.28}$$

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

$$\vec{v} = 6.962(S)^{0.5}$$

$$\vec{v} = 6.962(0.0066)^{0.5} \approx 0.57\text{ft/sec}$$

Time of Concentration

$$t_c = \frac{l}{60(v)}$$

$$t_c = \frac{36.6\text{ft}}{(60)(0.57\frac{\text{ft}}{\text{sec}})} \approx 1.05\text{min}$$

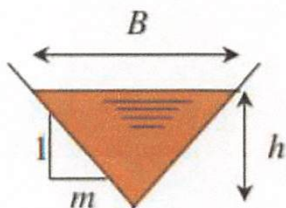
Hidalgo County Rainfall Intensity Tables

$$(10 \text{ yrs}) I = \frac{b}{(t_c + d)^e} = \frac{99}{[(\frac{36.6 \text{ ft}}{(3600)(0.57\frac{\text{ft}}{\text{sec}})})(\frac{60 \text{ min}}{1 \text{ hr}}) + 9.2]^{0.749}} \approx 17.31 \text{ in/hr}$$

Existing Runoff Rate – Rational Method

$$Q_p = CIA \rightarrow (0.28)(17.31\text{in/hr})(0.50\text{ac}) \approx \underline{2.42\text{cfs}}$$

FLOW CAPACITY OF PROPOSED DRAINAGE STRUCTURE SWALE



Flow Area (A) =	Wetted Perimeter (P) =	Hydraulic Radius (R_h) =	Top Width (B) =	Hydraulic Depth (D_h) =
mh^2	$2h\sqrt{1+m^2}$	$\frac{mh^2}{2h\sqrt{1+m^2}}$	$2mh$	$\frac{1}{2}h$

Section A-A

Channel Dimensions

Height (h) = 1.75ft

Area (A) = $mh^2 \rightarrow 1.43 * 1.75^2 = \underline{4.38ft^2}$

Wetted Perimeter (P) = $2h\sqrt{1+m^2} \rightarrow 2 * 1.75\sqrt{1+1.43^2} = \underline{6.11ft}$

Hydraulic Radius (R) = $A/P \rightarrow (4.38ft^2/6.11ft) = \underline{0.72ft}$

Slope, Velocity, Flow Rate, Volume

Slope (S) = 0.15%

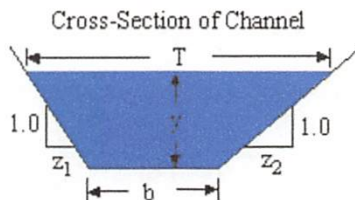
$v = \frac{k}{n} R^{2/3} S^{1/2} \rightarrow \frac{1.486}{0.030} * (0.72ft)^{2/3} * (1.5 \times 10^{-3})^{1/2} = \underline{1.54ft/s}$

$Q = vA \rightarrow (1.54ft/s) * (4.38ft^2) = \underline{6.75cfs}$
6.75cfs > Post Development Volumetric Flow Rate 4.96cfs
OK

Volume (V) = AL $\rightarrow (4.38ft^2) * (1239.50ft) = \underline{5,429ft^3}$

FLOW CAPACITY OF EXISTING DRAINAGE STRUCTURES DRAINAGE DITCH

Section A-A (Refer to Exhibit A)



$$Q = VA \quad V = \frac{k}{n} R^{2/3} S^{1/2} \quad R = \frac{A}{P} \quad A = \frac{y}{2}(b + T)$$

$$P = b + y \left(\sqrt{1 + z_1^2} + \sqrt{1 + z_2^2} \right) \quad T = b + y(z_1 + z_2)$$

$$\text{Height (y)} = \underline{2.29\text{ft}}$$

$$b = \underline{18.76\text{ft}}$$

$$T = \underline{23.11\text{ft}}$$

$$Z_1 = 0.74; Z_2 = 1.08$$

$$\text{Area (A)} = \frac{y}{2}(b + T) \rightarrow \frac{2.29\text{ft}}{2}(18.76\text{ft} + 23.11\text{ft}) \approx \underline{47.94\text{ft}^2}$$

$$\text{Wetted Perimeter (P)} = b + y(\sqrt{1 + z_1^2} + \sqrt{1 + z_2^2}) \rightarrow 18.76\text{ft} + 2.29\text{ft}(\sqrt{1 + 0.74^2} + \sqrt{1 + 1.08^2}) \approx \underline{57.17\text{ft}}$$

$$\text{Hydraulic Radius (R)} = A/P \rightarrow (47.94\text{ft}^2/57.17\text{ft}) \approx \underline{0.84\text{ft}}$$

Slope, Velocity, Flow Rate, Volume

$$\text{HP} = 66.07'$$

$$\text{LP} = 65.88$$

$$L = 145.88'$$

$$\text{Slope (S)} = [(66.07 - 65.88)/145.88] * 100 = \underline{0.13\%}$$

$$v = \frac{k}{n} R^{2/3} S^{1/2} \rightarrow \frac{1.486}{0.030} (0.84\text{ft})^{2/3} (1.3 \times 10^{-3})^{1/2} = \underline{2.66\text{ft/s}}$$

$$Q = vA \rightarrow (2.66\text{ft/s}) * (47.94\text{ft}^2) = \underline{127.52\text{cfs}}$$

Table 3-3: Runoff Coefficients	
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
Street	
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

HIDALGO COUNTY RAINFALL INTENSITY TABLES													
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"													
formula: $I = b(t_c + d)^e$													
Time	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.	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	36	3.095	3.866	4.486	5.189	5.701	6.098
2	9.653	11.721	13.281	15.215	16.210	16.793	37	3.040	3.799	4.410	5.103	5.608	6.001
3	9.012	10.950	12.426	14.244	15.204	15.797	38	2.986	3.735	4.337	5.019	5.519	5.908
4	8.458	10.286	11.687	13.405	14.333	14.929	39	2.935	3.673	4.267	4.939	5.433	5.817
5	7.974	9.706	11.042	12.671	13.570	14.165	40	2.886	3.614	4.199	4.861	5.350	5.730
6	7.546	9.194	10.472	12.023	12.895	13.487	41	2.838	3.557	4.134	4.786	5.270	5.646
7	7.167	8.740	9.966	11.447	12.294	12.881	42	2.793	3.501	4.071	4.714	5.193	5.565
8	6.827	8.334	9.512	10.930	11.755	12.336	43	2.748	3.448	4.010	4.644	5.118	5.487
9	6.520	7.968	9.103	10.464	11.268	11.841	44	2.706	3.396	3.951	4.577	5.046	5.411
10	6.243	7.636	8.732	10.042	10.825	11.391	45	2.665	3.346	3.895	4.511	4.976	5.337
11	5.990	7.334	8.394	9.656	10.421	10.979	46	2.625	3.298	3.840	4.448	4.908	5.266
12	5.758	7.058	8.084	9.303	10.051	10.601	47	2.586	3.251	3.786	4.387	4.843	5.197
13	5.546	6.804	7.799	8.978	9.710	10.252	48	2.549	3.206	3.735	4.328	4.779	5.130
14	5.350	6.569	7.536	8.678	9.395	9.928	49	2.513	3.162	3.685	4.270	4.717	5.065
15	5.169	6.353	7.293	8.400	9.102	9.628	50	2.477	3.120	3.636	4.215	4.658	5.002
16	5.000	6.151	7.067	8.142	8.831	9.348	51	2.443	3.078	3.589	4.161	4.600	4.941
17	4.843	5.964	6.856	7.902	8.577	9.087	52	2.410	3.038	3.543	4.108	4.543	4.881
18	4.697	5.789	6.659	7.677	8.340	8.842	53	2.378	2.999	3.499	4.057	4.488	4.824
19	4.560	5.625	6.475	7.466	8.117	8.612	54	2.347	2.962	3.456	4.007	4.435	4.767
20	4.432	5.472	6.302	7.268	7.908	8.396	55	2.317	2.925	3.414	3.959	4.383	4.713
21	4.311	5.327	6.139	7.082	7.711	8.192	56	2.288	2.889	3.373	3.912	4.333	4.659
22	4.198	5.191	5.985	6.906	7.525	8.000	57	2.259	2.854	3.333	3.867	4.284	4.608
23	4.090	5.062	5.840	6.740	7.349	7.817	58	2.231	2.821	3.295	3.822	4.236	4.557
24	3.989	4.941	5.703	6.583	7.183	7.644	59	2.204	2.788	3.257	3.779	4.189	4.508
25	3.893	4.825	5.572	6.434	7.025	7.480	60	2.178	2.756	3.220	3.737	4.144	4.460
26	3.802	4.716	5.449	6.293	6.875	7.324	65	2.056	2.607	3.050	3.541	3.933	4.237
27	3.715	4.612	5.331	6.158	6.732	7.176	70	1.948	2.475	2.899	3.368	3.745	4.038
28	3.633	4.513	5.220	6.030	6.596	7.034	75	1.852	2.358	2.765	3.212	3.577	3.860
29	3.554	4.419	5.113	5.908	6.467	6.899	80	1.765	2.252	2.643	3.073	3.426	3.699
30	3.480	4.329	5.011	5.792	6.343	6.769	85	1.688	2.156	2.533	2.946	3.289	3.554
31	3.408	4.244	4.914	5.680	6.224	6.646	90	1.617	2.069	2.434	2.831	3.164	3.421
32	3.340	4.161	4.821	5.574	6.111	6.527	95	1.552	1.990	2.342	2.726	3.050	3.299
33	3.275	4.083	4.732	5.472	6.002	6.413	100	1.493	1.917	2.258	2.629	2.944	3.187
34	3.212	4.008	4.646	5.374	5.897	6.304	105	1.439	1.850	2.181	2.540	2.847	3.083
35	3.152	3.935	4.564	5.280	5.797	6.199	110	1.389	1.788	2.109	2.457	2.757	2.988
where:	2yr		5yr		10yr		25yr		50yr		100yr		
e=	0.831		0.795		0.778		0.771		0.749		0.74		
b=	74		80		87		98		99		103		
d=	9.6		9.2		9.2		9.2		9.2		9.6		
Prepared by CASA Engineering LLC													

HIDALGO COUNTY RAINFALL INTENSITY TABLES													
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"													
formula: $I = b(t_e + d)^e$													
Time	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.	Time	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898	290	0.647	0.860	1.031	1.209	1.384	1.514
120	1.299	1.677	1.981	2.309	2.596	2.815	295	0.639	0.849	1.018	1.193	1.367	1.496
125	1.259	1.628	1.924	2.242	2.523	2.737	300	0.630	0.838	1.005	1.178	1.350	1.478
130	1.221	1.581	1.870	2.180	2.455	2.665	305	0.622	0.828	0.992	1.164	1.334	1.460
135	1.186	1.537	1.819	2.122	2.391	2.596	310	0.614	0.817	0.980	1.150	1.319	1.444
140	1.153	1.496	1.771	2.067	2.331	2.532	315	0.606	0.807	0.969	1.136	1.303	1.427
145	1.122	1.457	1.727	2.015	2.274	2.471	320	0.598	0.797	0.957	1.123	1.288	1.411
150	1.093	1.421	1.684	1.966	2.220	2.413	325	0.591	0.788	0.946	1.110	1.274	1.395
155	1.065	1.386	1.644	1.919	2.169	2.359	330	0.583	0.779	0.935	1.097	1.260	1.380
160	1.039	1.354	1.606	1.876	2.121	2.307	335	0.576	0.770	0.924	1.085	1.246	1.365
165	1.014	1.323	1.570	1.834	2.075	2.258	340	0.570	0.761	0.914	1.073	1.233	1.351
170	0.991	1.293	1.536	1.794	2.032	2.211	345	0.563	0.752	0.904	1.061	1.220	1.337
175	0.968	1.265	1.504	1.757	1.990	2.167	350	0.556	0.744	0.894	1.050	1.207	1.323
180	0.947	1.239	1.473	1.721	1.951	2.124	355	0.550	0.736	0.885	1.039	1.195	1.309
185	0.927	1.213	1.443	1.686	1.913	2.084	360	0.544	0.728	0.875	1.028	1.182	1.296
190	0.907	1.189	1.415	1.654	1.877	2.045	365	0.538	0.720	0.866	1.017	1.171	1.284
195	0.889	1.166	1.388	1.622	1.842	2.008	370	0.532	0.713	0.857	1.007	1.159	1.271
200	0.871	1.144	1.362	1.592	1.809	1.972	375	0.526	0.705	0.849	0.997	1.148	1.259
205	0.854	1.122	1.337	1.564	1.778	1.938	380	0.521	0.698	0.840	0.987	1.137	1.247
210	0.838	1.102	1.313	1.536	1.747	1.906	385	0.515	0.691	0.832	0.977	1.126	1.235
215	0.823	1.082	1.290	1.510	1.718	1.874	390	0.510	0.684	0.824	0.968	1.115	1.224
220	0.808	1.063	1.268	1.484	1.690	1.844	395	0.504	0.677	0.816	0.958	1.105	1.212
225	0.793	1.045	1.247	1.460	1.663	1.815	400	0.499	0.671	0.808	0.949	1.095	1.201
230	0.780	1.028	1.227	1.436	1.637	1.787	405	0.494	0.664	0.800	0.940	1.085	1.191
235	0.766	1.011	1.207	1.413	1.611	1.759	410	0.489	0.658	0.793	0.932	1.075	1.180
240	0.754	0.995	1.189	1.392	1.587	1.733	415	0.485	0.652	0.786	0.923	1.066	1.170
245	0.741	0.979	1.170	1.370	1.564	1.708	420	0.480	0.646	0.779	0.915	1.056	1.160
250	0.729	0.964	1.153	1.350	1.541	1.684	425	0.475	0.640	0.772	0.907	1.047	1.150
255	0.718	0.950	1.136	1.330	1.519	1.660	430	0.471	0.634	0.765	0.899	1.038	1.140
260	0.707	0.936	1.119	1.311	1.498	1.637	435	0.466	0.628	0.758	0.891	1.029	1.131
265	0.696	0.922	1.103	1.293	1.477	1.615	440	0.462	0.623	0.751	0.883	1.021	1.121
270	0.686	0.909	1.088	1.275	1.458	1.594	445	0.458	0.617	0.745	0.876	1.012	1.112
275	0.676	0.896	1.073	1.257	1.438	1.573	450	0.454	0.612	0.739	0.869	1.004	1.103
280	0.666	0.884	1.059	1.241	1.420	1.553	455	0.450	0.607	0.733	0.861	0.996	1.094
285	0.657	0.872	1.045	1.224	1.402	1.533	460	0.446	0.602	0.726	0.854	0.988	1.086
where:	2yr		5yr		10yr		25yr		50yr		100yr		
e=	0.831		0.795		0.778		0.771		0.749		0.74		
b=	74		80		87		98		99		103		
d=	9.6		9.2		9.2		9.2		9.2		9.6		
Prepared by CASA Engineering LLC													

OUTFALL CALCULATIONS

Required cfs per proposed pipe = 6.75cfs

Pipe Sizing Calculations	
Pipe diameter, d0	6 in
Manning roughness, n	0.013
Pipe Slope, S %	15.00%
Ratio to full depth (100%)	95%

Wetted perimeter	1.3453ft
Flow area	0.1927ft ²
Hydraulic radius	0.1432ft
Velocity, v	12.1183ft/sec
Flow, Q	2.3349cfs

Propose 1 - 6in RCP Sloping @ 15.00% to Ditch

SUMMARY

- **Pre-Development Conditions “” Subdivision, Block 1 Lot 1 [10yr]**
 - $Q = 3.16\text{cfs}$
- **Pre-Development Conditions “” Subdivision, Block 1 Lot 2 [10yr]**
 - $Q = 3.63\text{cfs}$
- **Pre-Development Conditions “” Subdivision, Block 1 Lot 3 [10yr]**
 - $Q = 0.60\text{cfs}$
- **Pre-Development Conditions “” Subdivision, Block 1 Lot 4 [10yr]**
 - $Q = 0.81\text{cfs}$
- **Post-Development Conditions “” Subdivision, Block 1 Lot 1 [50yr]**
 - $Q = 4.87\text{cfs}$
- **Post-Development Conditions “” Subdivision, Block 1 Lot 2 [50yr]**
 - $Q = 4.76\text{cfs}$
- **Post-Development Conditions “” Subdivision, Block 1 Lot 3 [50yr]**
 - $Q = 1.90\text{cfs}$
- **Post-Development Conditions “” Subdivision, Block 1 Lot 4 [50yr]**
 - $Q = 2.42\text{cfs}$
- **Detention Storage Requirements [50yr] = $0.115\text{ ac-ft} - 5,009.39\text{ ft}^3$**
- **Detention Swale**
 - Flow Capacity (Q) = 6.75cfs
 - Volume (V) = $5,429\text{ft}^3$
- **Flow Capacity of Existing Drainage Structure - 2.29cfs**

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

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS)

COMMUNITY-PANEL NUMBER 480334 0450 C

MAP REVISED: JUNE 6, 2000

Federal Emergency Management Agency

PROPOSED J & P ESTATES SUBDIVISION

ZONE A

ZONE X

LIMIT OF DETAILED STUDY

SCALE: 0 2000 FEET

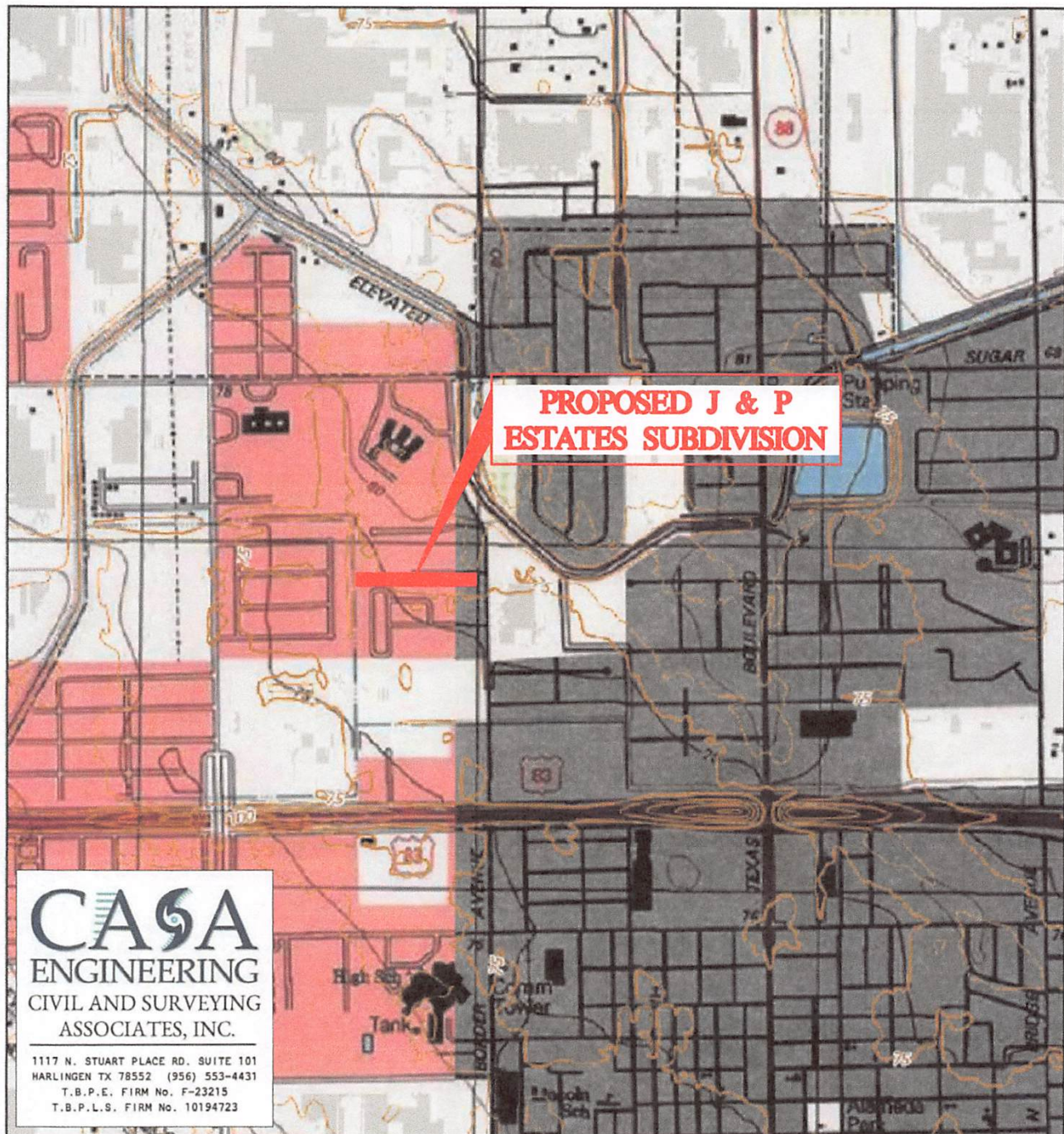
DISCLAIMER: This is an official FIRMMap showing a portion of the above referenced flood map created from the MSC FIRMMap Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the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

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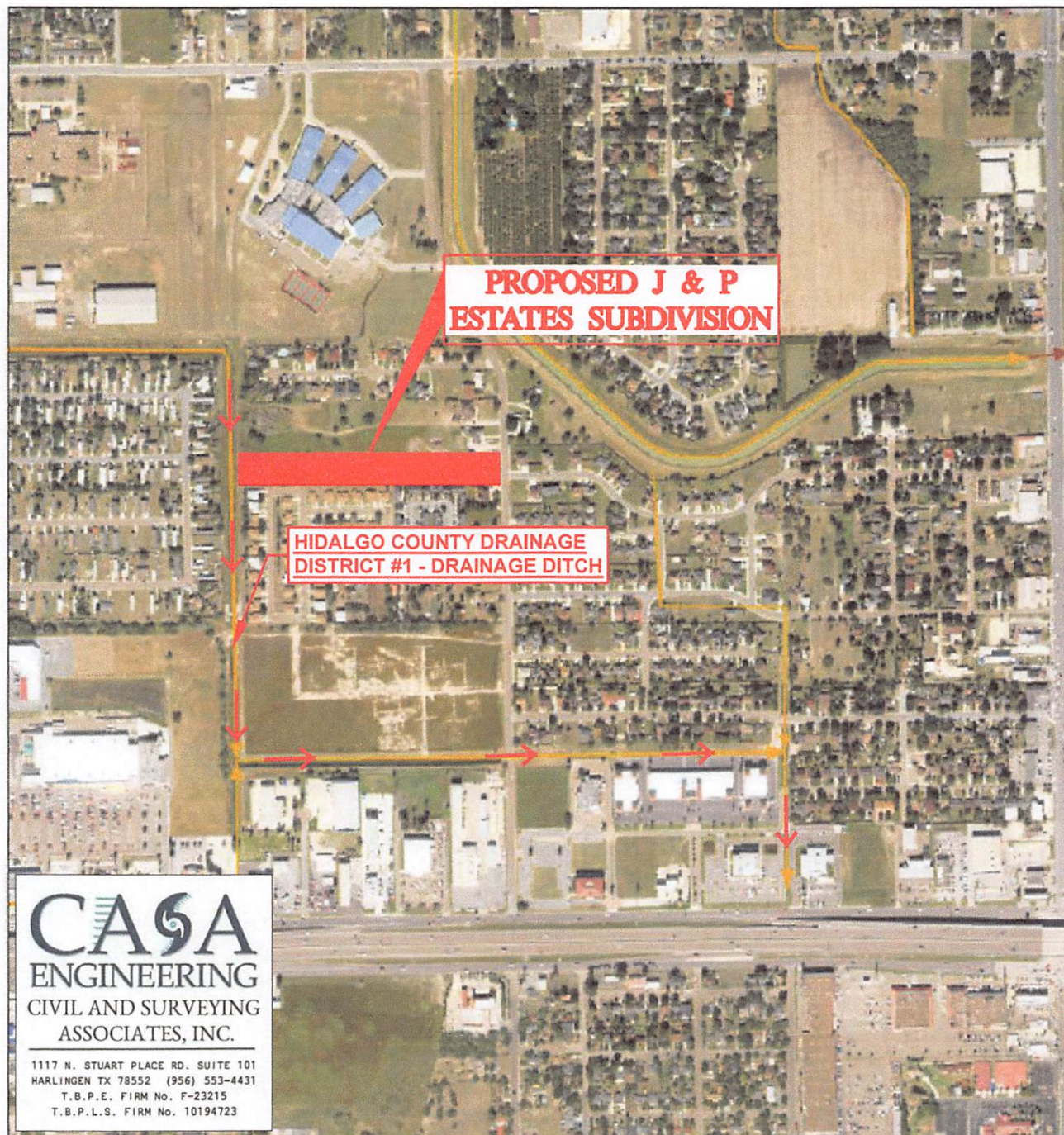
APPENDIX B TOPOGRAPHIC MAP

The National Map Advanced Viewer



APPENDIX C HYDROGRAPHY MAP

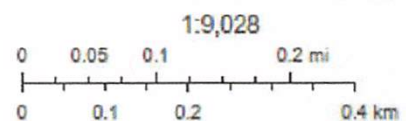
The National Map Advanced Viewer



8/15/2022, 5:20:58 PM

Waterbody - Large Scale Area - Large Scale

Estuary	Area of Complex Channels	Flume
Ice Mass	Area to be Submerged	Foreshore
Lake Pond	BayInlet	Hazard Zone
Playa	Bridge	Inundation Area
Reservoir	CanalDitch	Lock Chamber
Swamp Marsh	DamWeir	Rapids
		SeaOcean



USGS TMM - National Hydrography Dataset. Date Refreshed July, 2022.
USGS The National Map: Orthimagery. Data refreshed December, 2021.

→ -FLOW DIRECTION

USGS
2021 USGS



Appendix D

Aerial Map of Subdivision

HIDALGO COUNTY DRAINAGE
DISTRICT #1 - DRAINAGE DITCH

SUB-BASIN LIMITS

SUB-BASIN LIMITS

N. BORDER AVE.

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Google Earth

APPENDIX E



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Hidalgo County, Texas



June 25, 2022

Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

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Soil Map



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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	1.1	25.7%
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	1.6	38.8%
48	Racombes sandy clay loam, 0 to 1 percent slopes	1.5	35.6%
Totals for Area of Interest		4.2	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

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landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

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Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxn
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

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Minor Components

Willacy

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

Brennan

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

26—Hidalgo fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2sxvp
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

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Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

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

Minor Components

Willacy

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

Brennan

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

48—Racombes sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2yndc
Elevation: 30 to 330 feet
Mean annual precipitation: 23 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 280 to 365 days
Farmland classification: All areas are prime farmland

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Map Unit Composition

Racombes and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Racombes

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 13 inches: sandy clay loam

Bt - 13 to 25 inches: sandy clay loam

Btk - 25 to 49 inches: sandy clay loam

Bk - 49 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)*

Depth to water table: About 42 to 72 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Gypsum, maximum content: 2 percent

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

Sodium adsorption ratio, maximum: 6.0

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

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 6 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083DY023TX - Sandy Loam

Hydric soil rating: No

Raymondville

Percent of map unit: 4 percent

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

Hidalgo

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Rio

Percent of map unit: 1 percent
Landform: Closed depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R083DY007TX - Lakebed
Hydric soil rating: Yes

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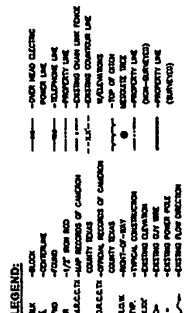
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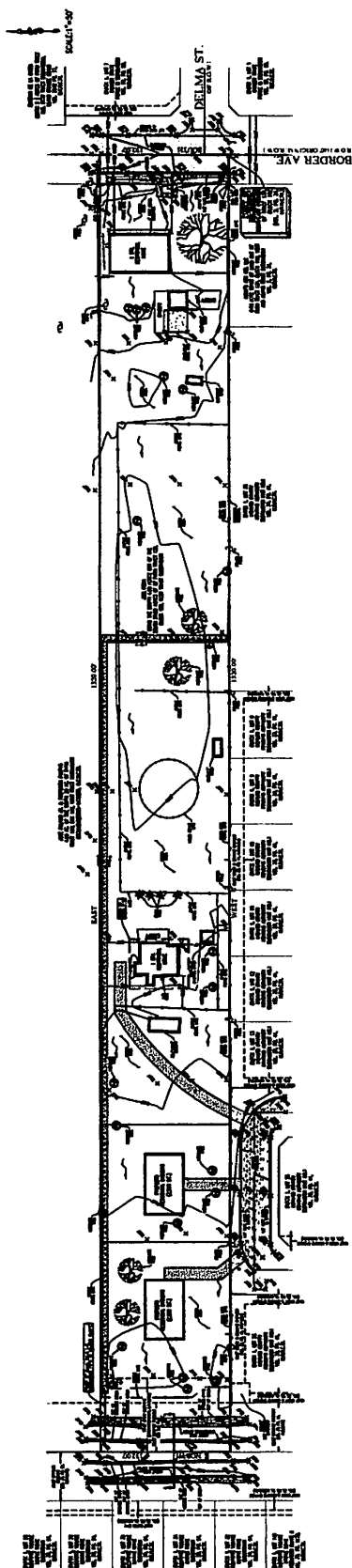
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SECTION B-B
PROPOSED DETENTION SHALE
1200' x 11.5'



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EXHIBIT A
SHOWING PROPOSED SCHEMATIC
DRAINAGE LAYOUT FOR THE PROPOSED
J & P ESTATES SUBDIVISION



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: May 3, 2023	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of S2 Engineering, PLLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for T&O Ranch NO. 5 being 20.00-acre out of Farm Tract 268, Block 131, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located east of mile 4 approximately ¼ mile north of Mile 11 North Road. Possible Action.	
Discussion/Overview: The proposed seven (7) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and off-site and has provided drainage letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of 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 and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000438-2023



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

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

FILE NO. _____

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: T & O Ranch No. 5

Location: East of Mile 4 West Road, approx. 1/4 mile north of Mile 11 North Road.

Legal Description: 20.00 acre tract of land out tract 268, block 131 of the West Tract Subdivision, Llano Grande Grant, Volume 2, Pages 34-37, of the 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)

Existing Zoning: N/A

Existing Land Use: Agricultura Proposed Land Use: Residential lots

Number of Lots Proposed: 7 Gross Acreage: 20.00 Acres

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: T & O Ranch Investments LLC Telephone: 956-222-8135

Address: 1201 S. Huisache Ave. Fax: N/A

City: Pharr State: Tx Zip: 78577 E-mail: tjarredondo1275@gmail.com

ENGINEER INFORMATION

Name: S2 ENGINEERING, PLLC Telephone: 956-403-9787

Address: 2424 Mimosa St. Fax: N/A

City: Mission State: TX Zip: 78574 E-mail: s2engineering.ns@gmail.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: NORTH ALAMO WATER SUPPLY CORPORATION
- ☐ YES ☒ NO Wastewater Provision: N/A OSSF
- ☒ YES ☐ NO Electric Company: MAGIC VALLEY ELECTRIC COOP

☐ 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>HC&CID#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 *AS PER ENGINEERING.*

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: TJO Ranch Investments, LLC Tomas J. Arredondo,
Owner Signature: [Signature] Date: 4-24-23 Pres.
_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR VARIANCE

VAR-000441-2023

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

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

FILE NO. _____

GENERAL INFORMATION

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Location: East of Mile 4 West Road, approx. 1/4 mile north of Mile 11 North Road.

Legal Description: 20.00 acre tract of land out tract 268, block 131 of the West Tract Subdivision, Llano Grande Grant, Volume 2, Pages 34-37, of the Map Records of Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Drainage detention will be provided by widening the existing drain ditch along the east property line.

☐ 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:

OWNER INFORMATION

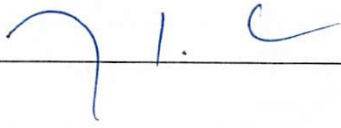
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Address: 1201 S. Huisache Ave. Fax: _____
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I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Tomas J. Arredondo - Managing Member for T & O Ranch Investments LLC

Owner Signature:  Date: 4-24-23

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

April 24, 2023

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

RE: S2 Engineering – T&O Ranch No. 5 Subdivision

This letter is in response to a request from the Engineer of record for T&O Ranch No. 5 Subdivision, Noe Saldivar, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

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

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in blue ink, appearing to read "Yvette Barrera".

Yvette Barrera, PE, CFM
Assistant General Manager

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

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

Date: 04/27/2023

Luis R. Martinez
S2 Engineering
2424 Mimosa,
Mission, Texas 78574

RE: **T & O Ranch No. 5** Subd. Drainage and Detention

Good Morning Mr. Martinez,

I have received your revised cross section and calculations dated 02/23/2023 for the **T & O Ranch No. 5** 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.

The maintenance of this section is outside of the City Limits of Weslaco and will be done by HCDD #1. Please verify final designs with Raul Sesin PE, CFM Hidalgo County Drainage District No. 1 District Manager.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

DRAINAGE STATEMENT

T&O Ranch No. 5 Subdivision

Hidalgo County, Texas



T&O Ranch No. 5 is a proposed 7-lot (2.915) residential subdivision located in Hidalgo County, located on the east side of Mile 4 W Rd and approximately 2,300 ft north of Mile 11 N. Being a 20.00-acre tract of land out of tract 268, block 131 of the west tract subdivision, llano grande grant vol. 2, pages 34-37, of the map records of hidalgo county, Texas.

The proposed subdivision is in Zone "X" (no shading) defined as areas determined to be outside 500-year flood- plain. And Zone "X" (shading) defined as areas of 500-yearflood; 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. According to the FEMA FIRM Community Panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of: -Hidalgo fine sandy loam, (25); hydrologic group B. -Hidalgo sandy clay loam (28); hydrologic group B. -Willacy fine sandy loam (70); hydrologic group B. Soil Survey is attached.

The existing runoff sheet flows overland in a east direction towards the existing drain ditch. There is currently no apparent drainage system other than natural overland flow. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 7.56 cfs of runoff. The proposed runoff after development is 20.52 cfs for a 50-year storm event. The proposed project will have an approximate increase of 12.96 cfs of storm runoff for a 50-year storm event.

In accordance with the county of hidalgo's drainage requirements, 35,871 cubic feet (0.823 Ac-ft) of runoff detention will need to be detained for a 50-year storm event on T&O Ranch No. 5 Subdivision. Runoff will be detained by widening the existing ditch on the east side of the subdivision. Total detention provided after improvements would be 35,883 cubic feet (0.823 Ac-ft). Runoff will not be increased during a 50-year storm event due to the proposed subdivision.

☐ REJECTED	The seal of Hidalgo County, Texas, featuring a star in the center surrounded by the words 'HIDALGO COUNTY TEXAS' and '1891'.
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1	
DATE	



Jose N. Saldivar
2-10-23

★ Conditional Approval pending
prepared ditch widening

Drainage Calculations

T&O Ranch No. 5

JAN 2023

Area (A)	17.72	acres	
Length (L)	1343	ft	
Slope (Sp)	0.12	%	(Exist.)
	0.12	%	(Prop.)
Runoff Coeff. (C)	0.20	Undeveloped	(Exist.)
	0.22	Single-Family	(Prop.)

Average velocity (V): $V = KkSp^{0.5}$

k (Table 2): 0.213 (Exist.)

k (Table 2): 0.491 (Prop.)

Ku constant: 3.28

Time of concentration (tc): $tc = L/60V$

(tc = 10 min. minimum)

Peak flow (Q): $Q = CiA$



V	0.24	ft/s	(Exist.)
	0.56	ft/s	(Prop.)
tc	92.49	min	(Exist.)
	40.12	min	(Prop.)
Q	7.56	cfs	(Exist. - 10-yr)
	20.52	cfs	(Prop. - 50-yr)

1/26/2023

Intensity (i): $i = b/(tc+d)^e$

Rainfall IDF Coefficients - Hidalgo County (Table 1)

Annual Recurrence Interval (Years)	Rainfall IDF Coefficients (NOAA Atlas 14)			
	e	b	d	i (in/hr)
2	0.83	66.64	12.36	1.39
5	0.82	81.00	12.24	1.79
10	0.81	93.18	12.34	2.13
25	0.80	110.35	12.61	2.64
50	0.80	123.67	12.86	3.05
100	0.79	137.99	13.32	3.49

Release Rate: 7.56 cfs
Prop. 50-yr i: 5.26 in/hr

Time (min)	I (in/hr)	Qin (cfs)	Vin (cf)	Qout (cfs)	Vout (cf)	Storage (cf)
10	10.27	40.04	24,024	7.56	11,375	12,649
20	7.70	30.01	36,007	7.56	13,644	22,363
30	6.23	24.29	43,726	7.56	15,914	27,813
40	5.27	20.56	49,348	7.56	18,183	31,165
50	4.60	17.92	53,747	7.56	20,452	33,295
60	4.09	15.93	57,353	7.56	22,722	34,632
70	3.69	14.38	60,408	7.56	24,991	35,417
80	3.37	13.14	63,059	7.56	27,261	35,798
90	3.11	12.11	65,401	7.56	29,530	35,871
100	2.89	11.25	67,500	7.56	31,799	35,700
110	2.70	10.52	69,403	7.56	34,069	35,335
120	2.53	9.88	71,146	7.56	36,338	34,808
130	2.39	9.33	72,753	7.56	38,608	34,146
140	2.27	8.84	74,246	7.56	40,877	33,369
150	2.16	8.40	75,641	7.56	43,147	32,495
160	2.06	8.02	76,950	7.56	45,416	31,534
170	1.97	7.67	78,184	7.56	47,685	30,499
180	1.88	7.35	79,352	7.56	49,955	29,397
200	1.74	6.79	81,516	7.56	54,494	27,023
220	1.62	6.32	83,489	7.56	59,032	24,456
240	1.52	5.92	85,303	7.56	63,571	21,731
280	1.35	5.27	88,552	7.56	72,649	15,903

35,871 cf (Detention Required)

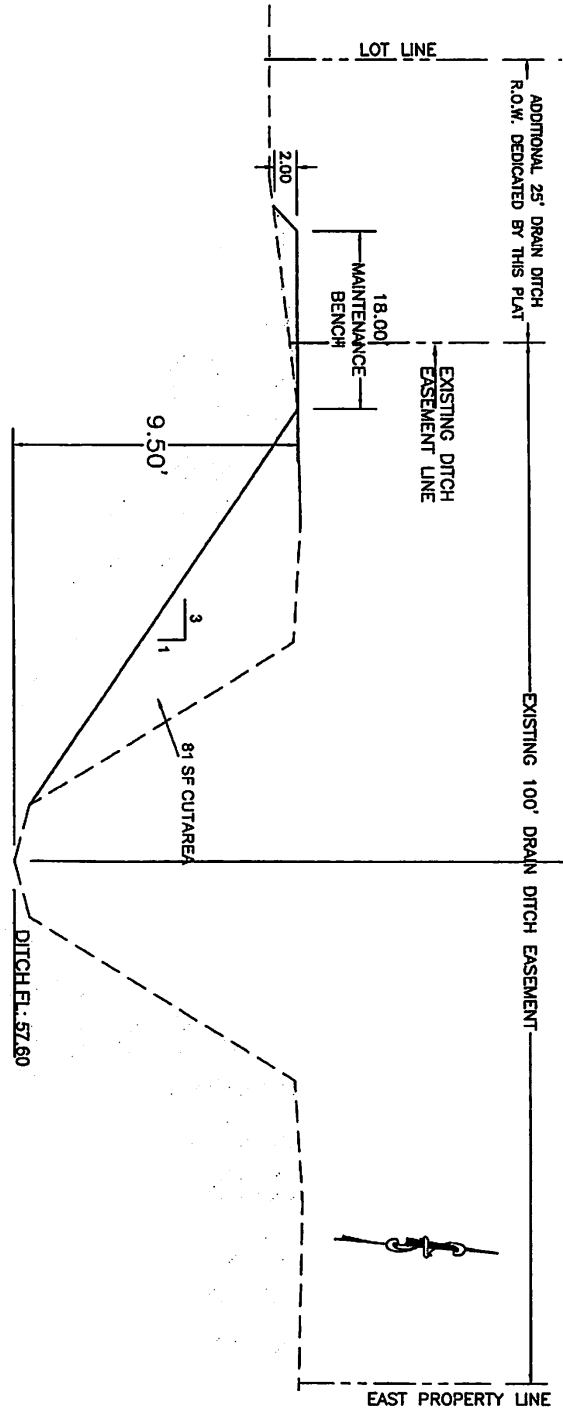
0.82 Ac-ft

1,329 cy



[Signature]

1/16/2023



PROPOSED DRAIN DITCH EXCAVATION

PROPOSED WIDENING OF DRAIN DITCH EXCAVATION

81.00 SF x 443.00 LF = 35,883.00 CF / 1,329.00 CY

DETENTION REQUIRED: 35,871.00 CF / 1,328.50 CY

T&O Ranch No. 5 Subdivision
Drainage Report

Prepared By:

Jose Noe Saldivar, PE, CFM

S2 Engineering, PLLC

Firm Registration No.: 22858

2424 Mimosa Street

Mission, Texas 78574

Phone No.: (956) 403-9787

Email: s2engineering.ns@gmail.com

Date: January 16, 2023



A handwritten signature in blue ink that reads "Jose N. Saldivar, PE".

1-26-23



INDEX

1. **Drainage Statement**
2. **Subdivision Location Map**
3. **Drainage Calculations**
6. **FEMA FIRMette**
7. **USDA NRCS Soil Survey Map and Report**
8. **USGS Topo Map**
9. **USGS National Hydrography Dataset**
10. **Preliminary Plat & Drainage Layout**

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☐ CITY FACILITY	
☒ OTHER	
H.C.D.D. NO. 1	DATE

HCC 19
2-27-23

★ Conditional Approval pending
proposed ditch widening



Jose N. Saldivar, P.E.
2-10-23

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T&O Ranch No. 5

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Jose N. Saldivar

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50	4.60	17.92	53,747	7.56	20,452	33,295
60	4.09	15.93	57,353	7.56	22,722	34,632
70	3.69	14.38	60,408	7.56	24,991	35,417
80	3.37	13.14	63,059	7.56	27,261	35,798
90	3.11	12.11	65,401	7.56	29,530	35,871
100	2.89	11.25	67,500	7.56	31,799	35,700
110	2.70	10.52	69,403	7.56	34,069	35,335
120	2.53	9.88	71,146	7.56	36,338	34,808
130	2.39	9.33	72,753	7.56	38,608	34,146
140	2.27	8.84	74,246	7.56	40,877	33,369
150	2.16	8.40	75,641	7.56	43,147	32,495
160	2.06	8.02	76,950	7.56	45,416	31,534
170	1.97	7.67	78,184	7.56	47,685	30,499
180	1.88	7.35	79,352	7.56	49,955	29,397
200	1.74	6.79	81,516	7.56	54,494	27,023
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1,329 cy



Jose N. Saldivar

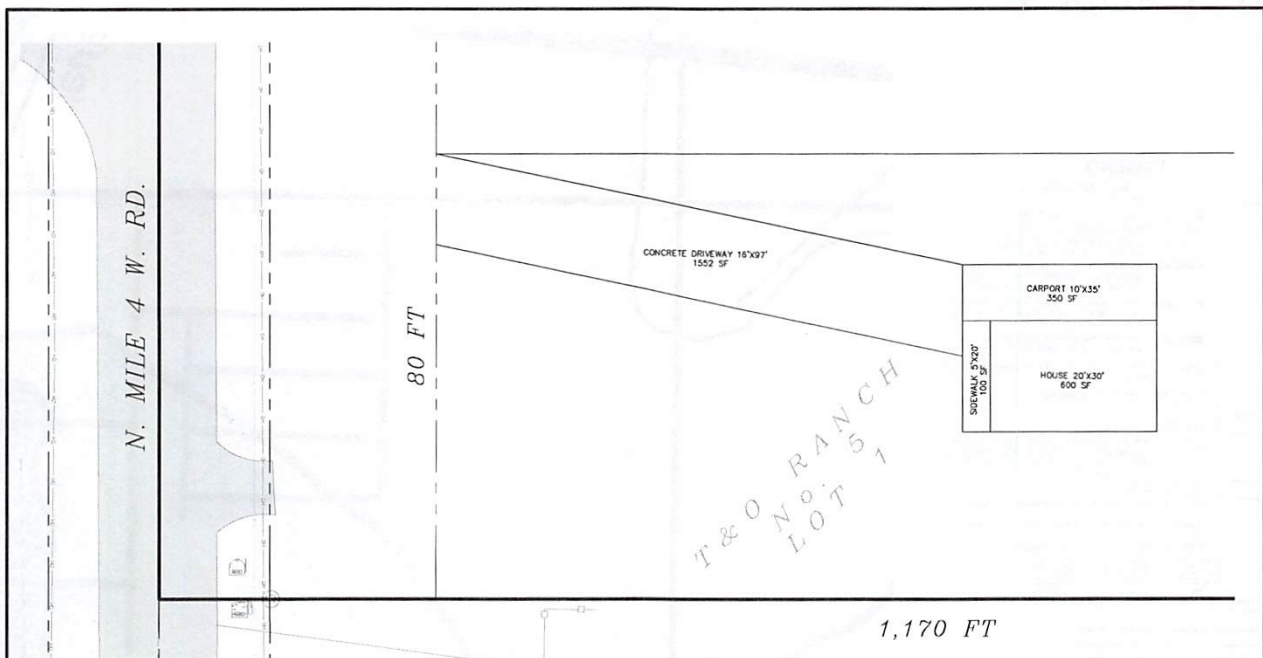
1/16/2023



2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787
S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - T&O F - 2259

LOCATION MAP
T&O RANCH NO. 5

PROJECT NO.	E-22-20
SCALE:	NTS
DRAWN BY:	L.M.
CHECKED BY:	N.S.
TOPO BY:	M.P.
DREET:	
SHEET 1 OF 1	



C Value Calculation

SMALLEST SUBDIVISION LOT AREA:
 $1,170 \text{ FT} \times 80 \text{ FT} = 93,600 \text{ SF}$

CONSTRUCTION AREA:

HOUSE: $20 \text{ FT} \times 30 \text{ FT} = 600 \text{ SF}$
CONCRETE SIDEWALK: $5 \text{ FT} \times 20 \text{ FT} = 100 \text{ SF}$
CONCRETE CARPORT: $10 \text{ FT} \times 35 \text{ FT} = 350 \text{ SF}$
CONCRETE DRIVEWAY: $16 \text{ FT} \times 97 \text{ FT} = 1,552 \text{ SF}$

TOTAL CONSTRUCTION AREA = 2,602 SF

PERCENTAGE OF LOT USED FOR CONSTRUCTION (0.90): 2.8%
PERCENTAGE OF LOT WITH OPEN LAND (0.2): 97.2%

C VALUE CONSTRUCTION AREA: $0.9 \times 0.028 = 0.0252$

C VALUE OPEN LAND AREA: $0.2 \times 0.972 = 0.1944$

TOTAL C VALUE: 0.22



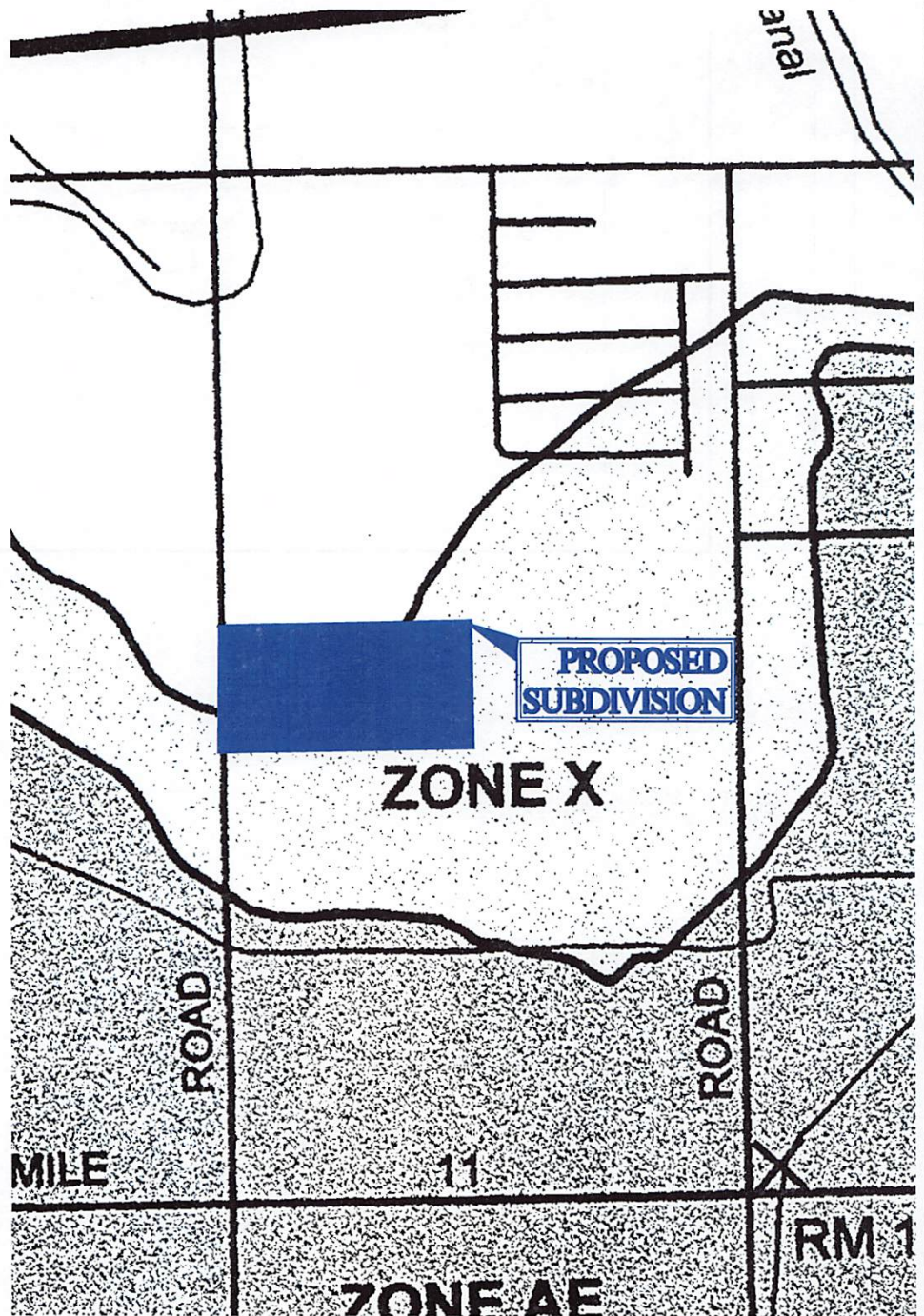
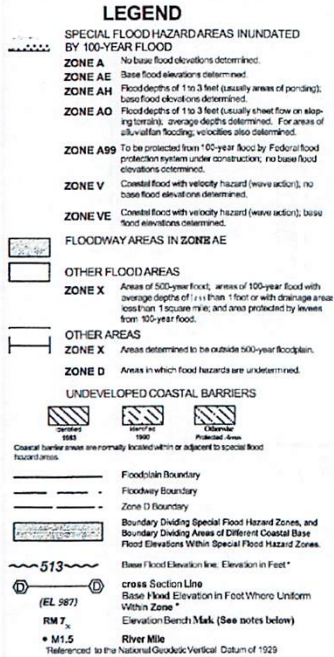
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APPENDIX A



NFIP PANEL 0450 C

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 LOMR
DATED 06/06/00**

Federal Emergency Management Agency

FEMA FIRM MAP

SCALE=NTS



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S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TYPE F - 22858

LOCATION: HIDALGO COUNTY, TEXAS		DESCRIPTION: T&O RANCH NO. 5	
DATE: 1-15-23			
NO.	REVISION	DATE	APPROVED
1			



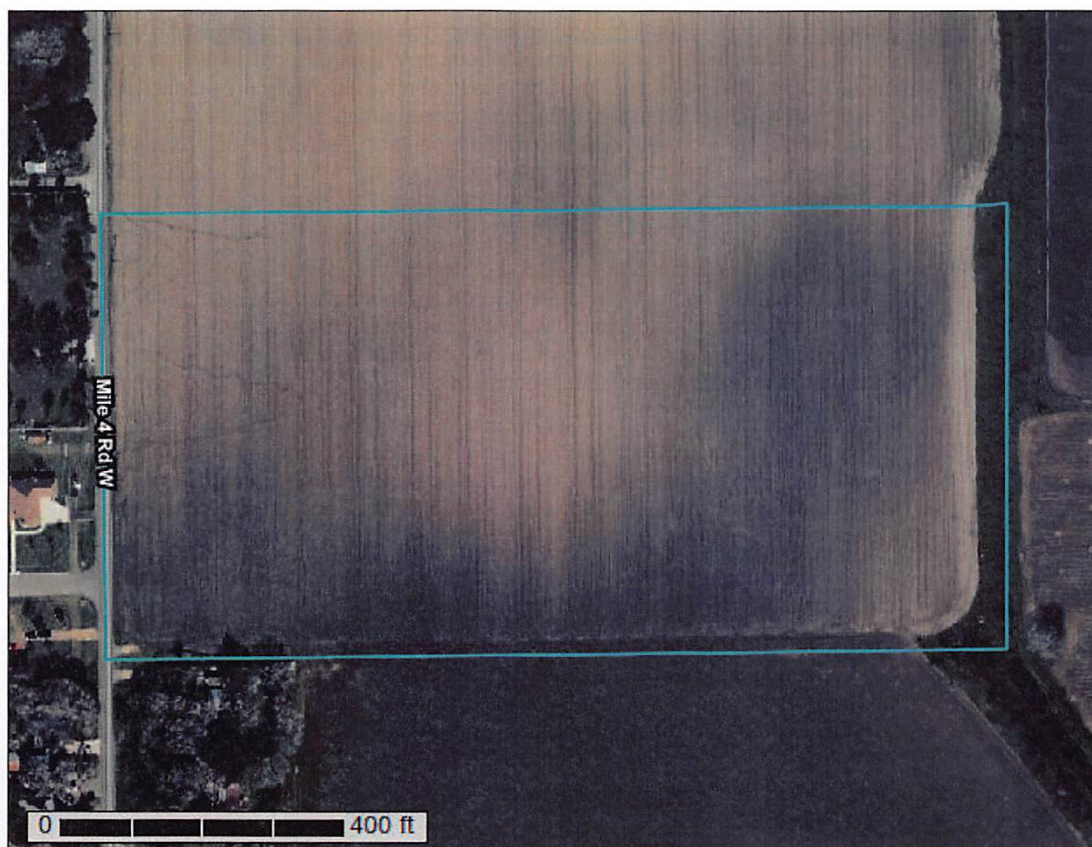
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for **Hidalgo County, Texas**



January 15, 2023

Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

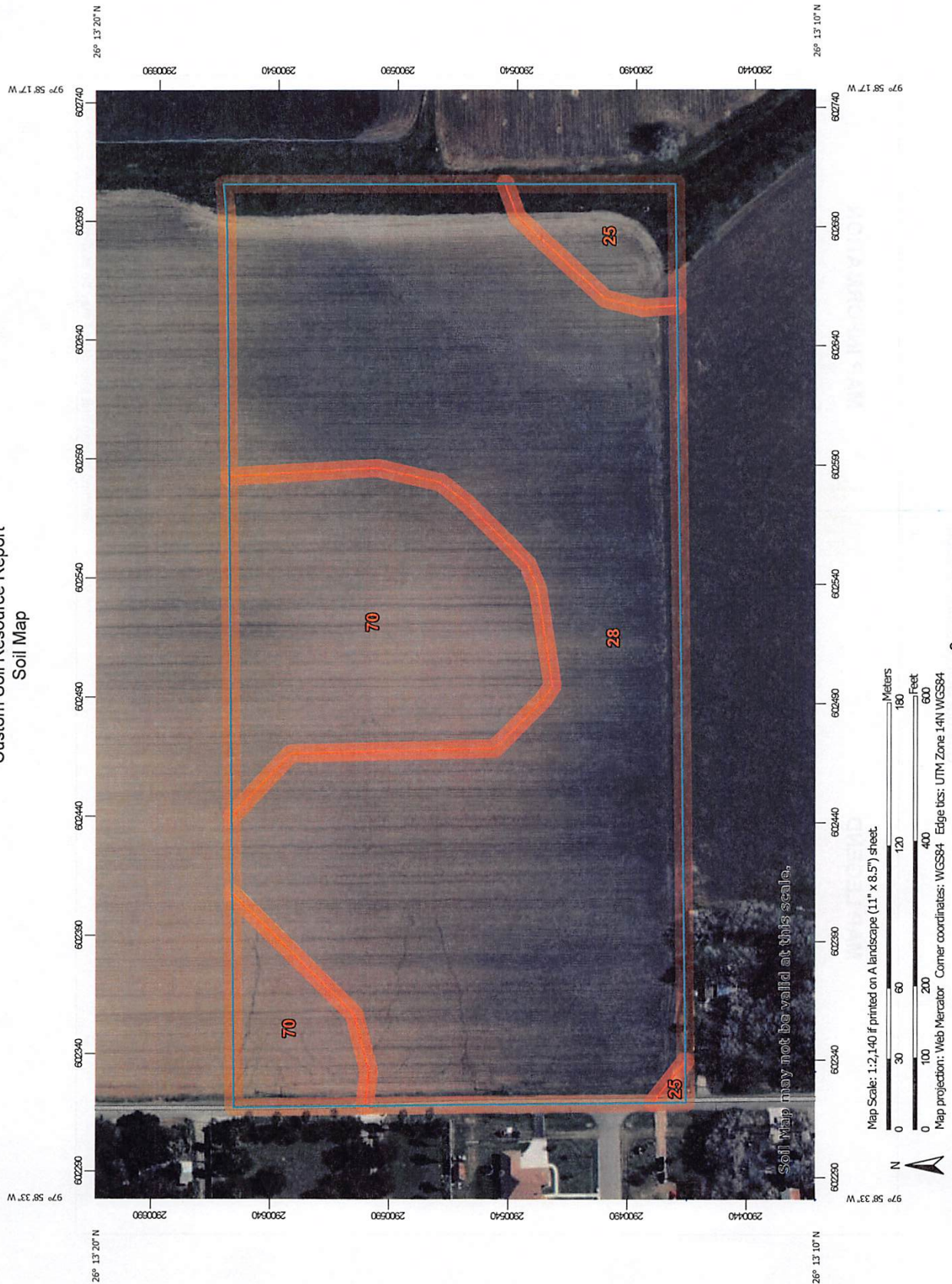
Custom Soil Resource Report

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

Soil Map

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

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Soil Map



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MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	0.7	3.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	13.0	71.7%
70	Willacy fine sandy loam, 0 to 1 percent slopes	4.4	24.4%
Totals for Area of Interest		18.2	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

Custom Soil Resource Report

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

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Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxn
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Custom Soil Resource Report

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Brennan

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

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

Map Unit Setting

National map unit symbol: 2sxl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Custom Soil Resource Report

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

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

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Custom Soil Resource Report

70—Willacy fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbmp
Elevation: 30 to 750 feet
Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 270 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Willacy

Setting

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

Typical profile

H1 - 0 to 14 inches: fine sandy loam
H2 - 14 to 72 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

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Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

Custom Soil Resource Report

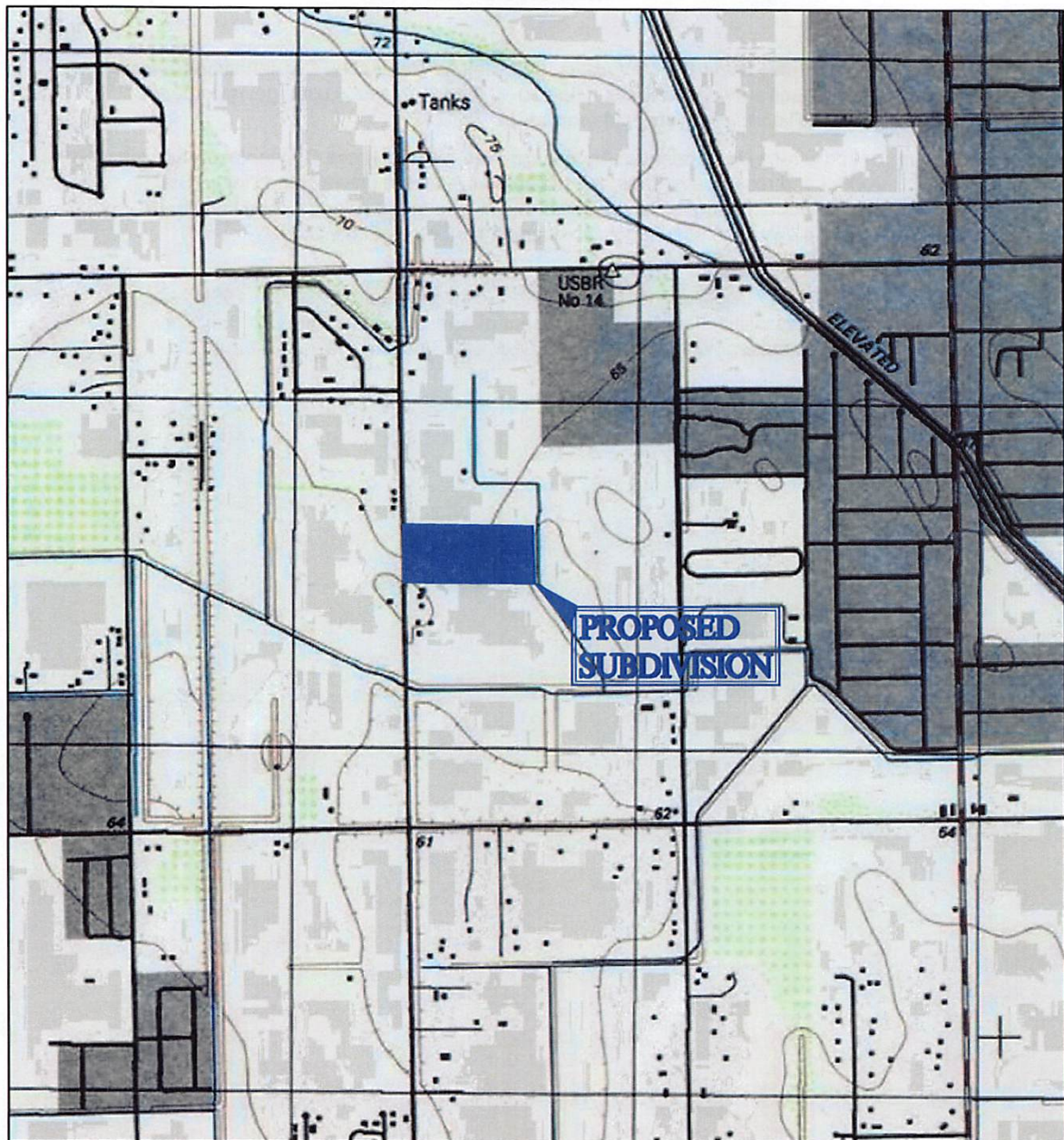
United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

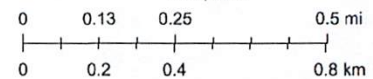
APPENDIX B

The National Map Advanced Viewer



1/15/2023, 1:06:16 PM

1:18,056



USGS TOPOGRAPHIC MAP

SCALE=NTS



2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TRF. F-22858

LOCATION: PHARR, TEXAS		DESCRIPTION: T&O RANCH NO. 5	
DATE: 1-6-23			
NO.	REVISION	DATE	APPROVED
1			

APPENDIX C

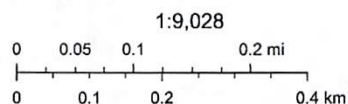
The National Map Advanced Viewer



1/15/2023, 1:07:42 PM

Waterbody - Large Scale Area - Large Scale

- | | | |
|-------------|--------------------------|-----------------|
| Estuary | Area of Complex Channels | Flume |
| Ice Mass | Area to be Submerged | Foreshore |
| Lake Pond | BayInlet | Hazard Zone |
| Playa | Bridge | Inundation Area |
| Reservoir | CanalDitch | Lock Chamber |
| Swamp Marsh | DamWeir | Rapids |
| | | SeaOcean |



USGS HYDROGRAPHIC MAP

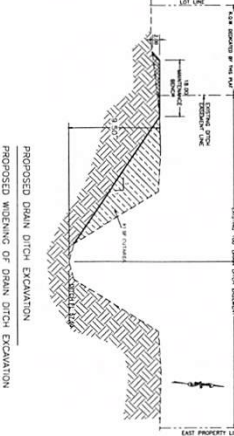
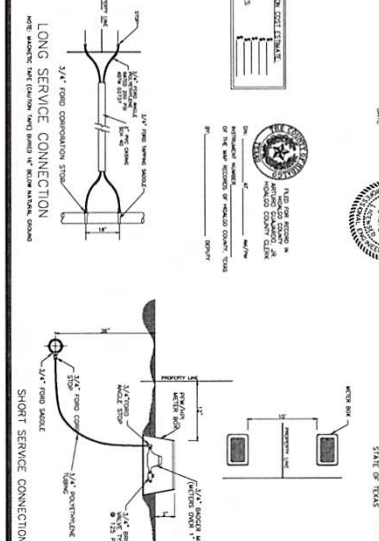
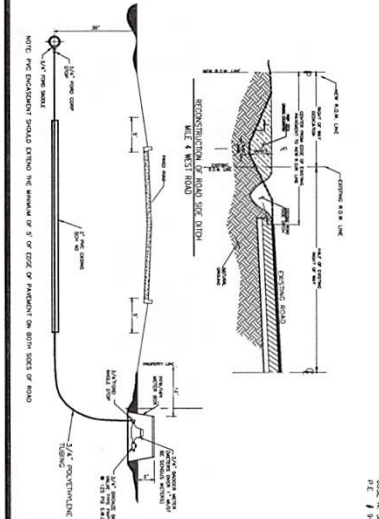
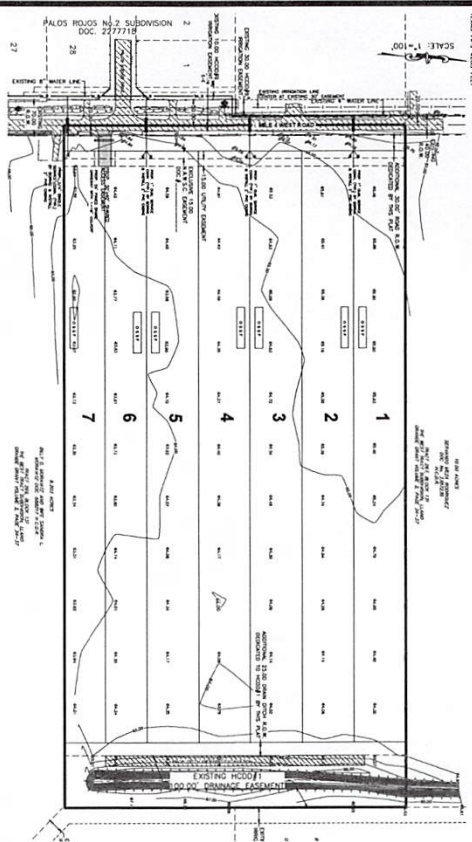
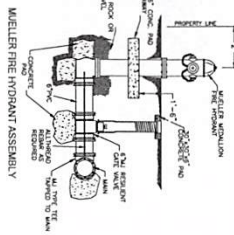
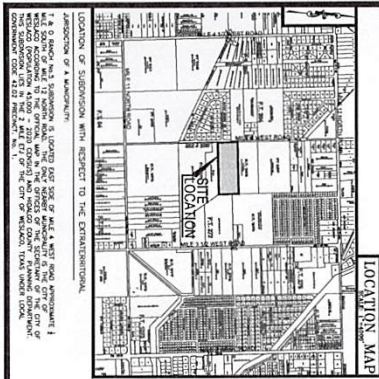
SCALE=NTS



2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787

S2 ENGINEERING, PLLC
CIVIL ENGINEERING • CONSTRUCTION MANAGER • TSP# F-22258

LOCATION: PHARR, TEXAS		DESCRIPTION: T&O RANCH NO. 4	
DATE: 1-6-23			
NO.	REVISION	DATE	APPROVED
1			



1. A 20.00 ACRE SUBDIVISION IS LOCATED EAST SIDE OF W. 14TH STREET, BETWEEN W. 14TH STREET AND W. 15TH STREET, WITHIN THE CITY LIMITS OF DALLAS, TEXAS. THE SUBDIVISION IS BOUNDARY BY THE CITY OF DALLAS, TEXAS. THE SUBDIVISION IS BOUNDARY BY THE CITY OF DALLAS, TEXAS. THE SUBDIVISION IS BOUNDARY BY THE CITY OF DALLAS, TEXAS.

2. A 20.00 ACRE SUBDIVISION IS LOCATED EAST SIDE OF W. 14TH STREET, BETWEEN W. 14TH STREET AND W. 15TH STREET, WITHIN THE CITY LIMITS OF DALLAS, TEXAS. THE SUBDIVISION IS BOUNDARY BY THE CITY OF DALLAS, TEXAS. THE SUBDIVISION IS BOUNDARY BY THE CITY OF DALLAS, TEXAS. THE SUBDIVISION IS BOUNDARY BY THE CITY OF DALLAS, TEXAS.

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Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :

Date Soil Survey Performed : 2/3/2023

Bore 1: Lot 1

Bore 2: Lot 3

Subdivision Name: T & O Ranch No.5 Subdivision

Site Location : Mile 4 West and Mile 12 N

County : Hidalgo

Proposed Excavation Depth : 36 In

Name of Site Evaluator : Jose Angel Gonzalez

Registration Number : os 12258

Requirements

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the

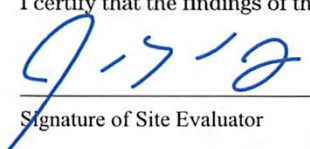
proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Soil Boring Number : 1						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1____	II	Sandy Loam	N/a			
2____						
3____						
4____						
5____	II	Sandy Loam	N/a	None	None	Soil is suitable for ossf

Soil Boring Number : 2						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1____	II	Sandy Loam	N/a			
2____						
3____						
4____						
5____	II	Sandy Loam	N/a	None	None	Soil is suitable for ossf

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.


Signature of Site Evaluator

2/3/23

Date

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :

Date Soil Survey Performed : 2/3/2023

Bore 3: Lot 5

Bore 4: Lot 7

Subdivision Name: T & O Ranch No.5 Subdivision

Site Location : Mile 4 West and Mile 12 N

County : Hidalgo

Proposed Excavation Depth : 36 In

Name of Site Evaluator : Jose Angel Gonzalez

Registration Number : os 12258

Requirements

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Location of the soil boring or dug pit must be shown on the site drawing.

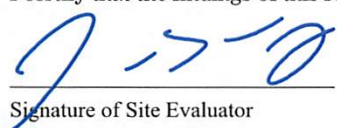
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Soil Boring Number : 3						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	II	Sandy Loam	N/a			
2						
3						
4						
5	II	Sandy Loam	N/a	None	None	Soil is suitable for ossf

Soil Boring Number : 4						
Depth (feet)	Texture Class	Soil Texture	Structure (For class III - blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	II	Sandy Loam	N/a			
2						
3						
4						
5	II	Sandy Loam	N/a	None	None	Soil is suitable for ossf

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.


Signature of Site Evaluator

2/3/23

Date

Date : 2/3/2023

Site Evaluation Number _____

Applicant Information :

Name : T&O Ranch Investments LLC
Address : 1201 S Huisache Ave
City : Pharr State : TX
Zip Code : 78577 Phone : 956-222-8135

Site Evaluator Information :

Name : Jose Angel Gonzalez
Company Gonzalez septic Tank service
address : 4609 East Owassa Rd.
City : Edinburg State : Texas
Zip Code 78542 Phone : 778-3543

Property Location :

Lot : 1-7 Block :
Subdivision: T & O Ranch No.5 Subdivision
Street/Road Address : Mile 4 W and Mile 12 N
County : Hidalgo Unincorporated : Yes/NO
City : Weslaco Zip Code: 78596

Installer Information :

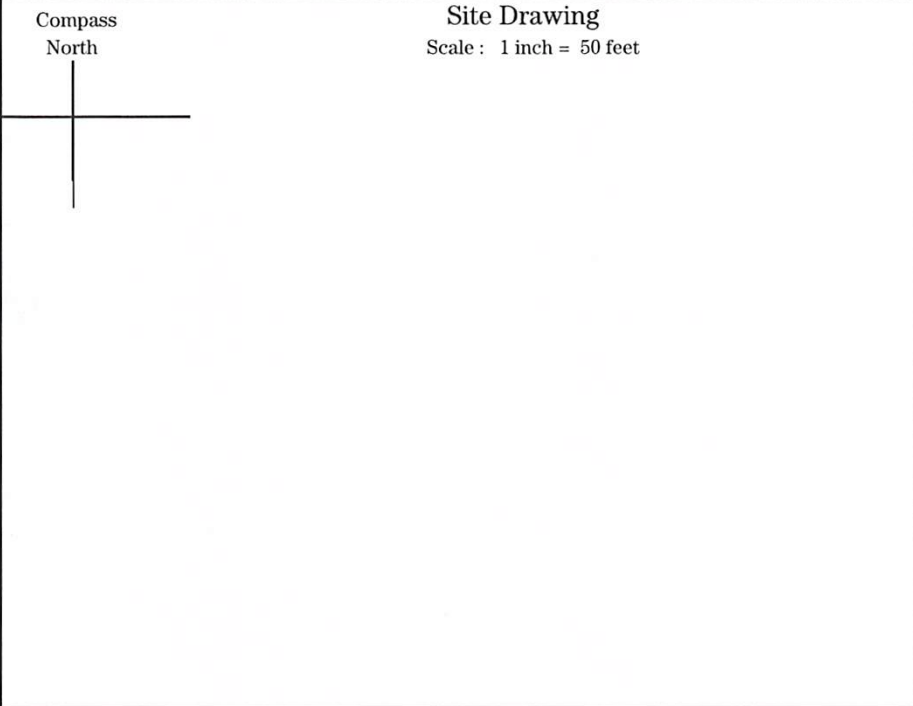
Name : _____
Company : _____
Address : _____
City : _____ State : TX
Zip Code _____ Phone : _____

Schematic of Lot or Tract

Show :

Compass north, adjacent streets, property lines, property demensions, location of buildings, easments, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).
Location of existing or proposed water wells within 150 feet of property.
Indicate slope or provide contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
Location of soil borings or dug pits (show location with respect to a known reference point).
Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.

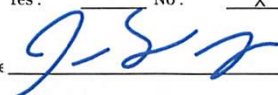
Lot Size : AC

Compass North	Site Drawing Scale : 1 inch = 50 feet
	

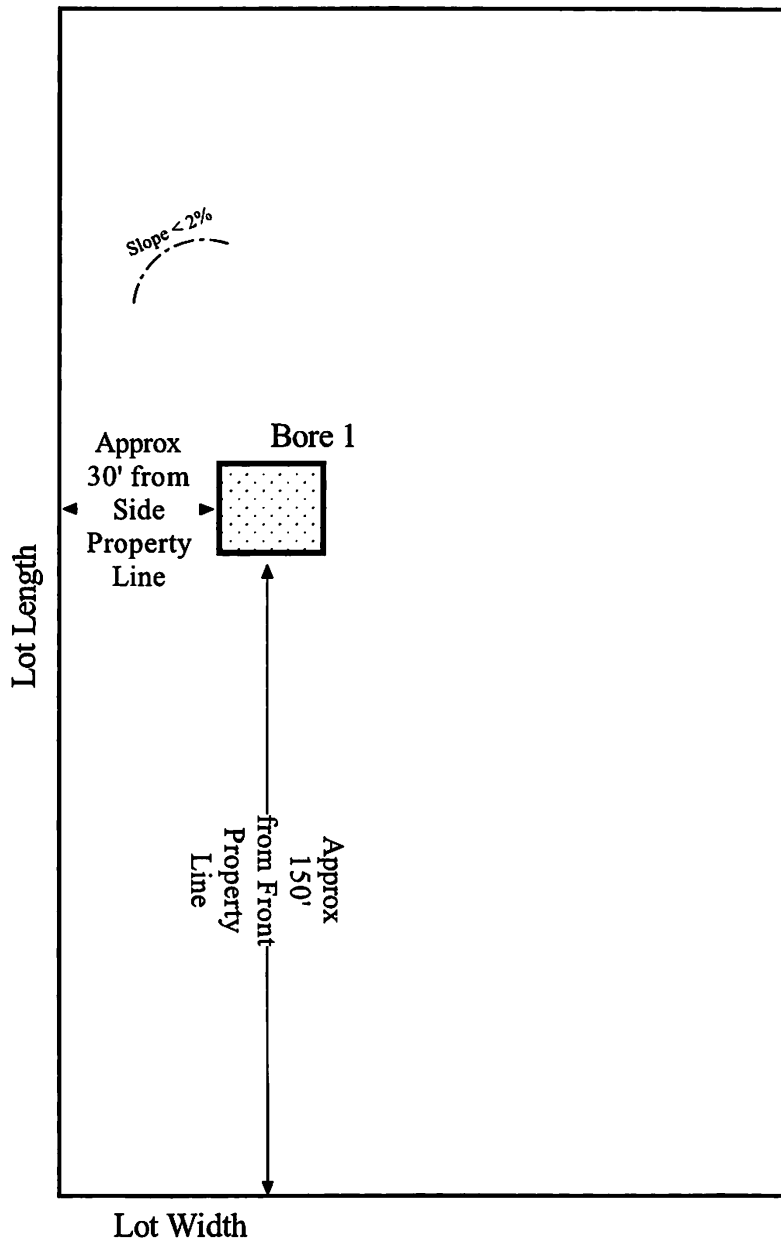
Features of site area

Presence of 100 year flood zone :	Yes : _____	No : <u>X</u>
Presence of adjacent ponds, streams, water impoundments :	Yes : _____	No : <u>X</u>
Existing or proposed water well in the nearby area :	Yes : _____	No : <u>X</u>
Organized sewage service available to lot or tract :	Yes : _____	No : <u>X</u>

Site Evaluator :

Name : Jose Angel Gonzalez Signature  Licence # qs 12258

Approx Test Bore Location Not To Scale



Location:
Mile 4 West and Mile 12 N
See Subdivision Plat for more
accurate location

-No Water Wells within 150' of septic
system

-No open bodies of water within 100' of
septic system

Property Owner : T & O Ranch Investments LLC

Legal Description : T & O Ranch No 5 Subdivision

Installer : Jose Angel Gonzalez, OS1350
222 Veterans Blvd, Edinburg Tx 78540
(956)778-3543

Site Evaluator: Jose Angel Gonzalez, OS12258
222 Veterans Blvd, Edinburg Tx 78540
(956)778-3543

NORTH ALAMO WATER SUPPLY CORPORATION

3/8 MILE S OF SH 107 ON DOOLITTLE ROAD
420 S DOOLITTLE RD EDINBURG TX 78542-9707

TELEPHONE 956-383-1618
FAX 956-383-1372

Water Letter of Conditions

Date: December 21, 2022

Re: T & O Ranch No. 5

Dear Sir:

On November 15 2022 the Board of Directors of North Alamo Water Supply Corporation (N.A.W.S.C) approved the above referenced subdivision application for water service conditioned upon the following items being satisfied.

(1) Provide a plat of the subdivision and the proposed water system layout and a site survey map drawn by a Registered Professional Engineer or Registered Public Surveyor.

(2) Subdivision greater than four lots developer must pay Review Fee.

(3) Provide N.A.W.S.C with a cost estimate of the on-site and off-site water system (including the fire hydrants and \$850.00 for water line access agreement if applicable).

(4) County or State permit \$500.00

(5) Pay to N.A.W.S.C administrative fee \$500.00

(6) Purchase or provide for at Least (7) $\frac{3}{4}$ service installation @ \$300.00 ea.

(7) Purchase (7) N.A.W.S.C memberships @ \$ 100.00 ea.

(8) Pay to N.A.W.S.C a Fire Hydrant Fee of \$500.00 per fire hydrants unit (1) installed.

(9) Execute the N.A.W.S.C Water Service Agreement upon receipt of this letter. Have signature notarized and returned original form back to NAWSC office.

(10) Provide for adequate raw water to supply the subdivision by obtaining a "Water Supply Agreement for Excluded Subdivision" from the irrigation district and pay all fees associated with exclusion to NAWSC where the proposed subdivision is located and /or by paying N.A.W.S.C a water supply fee of \$5,950.00 or \$2,625.00 with exclusion letter from the irrigation district.

(11) Agree to abide by N.A.W.S. C's reimbursement policy and reimburse N.A.W.S.C as required under N.A.W.S. C's reimbursement policy for the cost of constructing water lines used to serve the subdivision.

(12) Install the subdivision water system (approved as submitted) (after approval of system by N.A.W.S.C) (approved with changes to submitted plat listed below).

(13) A Preconstruction conference will be held to approve all new subdivision changes and grant NAWSC approval to proceed. You must notify Mr. Richard Garcia and/or Hector Loera no less Than 48 hours before beginning construction.

Letter of Conditions Page 2; T & O Ranch No. 5 December 21, 2022

- (14.) All water lines and sewer lines and infrastructure shall be installed as per the Rules and Regulations for Public Water Systems Chapter 30 Texas Administrative Code Chapter 290 Subchapter D 290.38-290.47.
- (15.) Construction to any subdivision or off-site construction will start after N.A.W.S.C has received the notice to proceed from the county, Copy of Warranty Deed, Submittals\Material list and after a pre-construction meeting.
- (16.) When off-site easements are required by N.A.W.S.C, Developer will reimburse N.A.W.S.C in advance \$300.00 for each legal instrument prepared and executed by N.A.W.S.C Staff.
- (17.) Right of Way Easement and language for the easement must be on Recorded Plat and a separate Document Easement form for the 15' easement beyond the M.P.O. to N.A.W.S.C is required on all subdivisions.
- (18.) New Changes, adjustments, pipeline relocation or construction on existing water lines to the new R.O.W. will be discussed during Pre-construction meeting to conform to N.A.W.S. C's Subdivision rules.
- (19.) N.A.W.S.C water line located in easements and existing service connections may require relocation into new acquired easement. The required additional R.O.W by state or county will trigger the relocation.
- (20.) Dedicate a new 15' exclusive perpetual easement to N.A.W.S.C adjacent to mile 4 west.
- (21.) The developer shall tie 4" and connect 4 services then connect 3 services and a fire hydrant to the 8" water line.
- (22.) Subdivision sidewalks provisions will be review on individual base due to storm drain, sewer and potable water requirements etc.
- (23.) All streets' easements, sewer and gas lines driveways and alleys crossing must be bore and incase. All existing waterlines on existing R.O.W. or new R.O.W. waterlines shall be re-located to new easement dedicated to N.A.W.S.C.
- (24.) All valves must have a 2x2 concrete collar around valve casing.
- (25.) The Thirty (30) Year Letter will be issued once all conditions are met and after the final project walk-through is completed.
- (26.) Bearing basis for AutoCAD drawing shall be TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 before meters can be installed in the subdivision.
- This conditional approval will expire in 60 days from the date of this letter unless you notify NAWSC in writing of your intention of developing this subdivision and satisfying the conditions of approval

Sincerely,

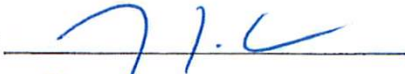


Date: 12 / 21 / 2022

Robert Rodriguez (Assistant General Mgr.)

I acknowledge receipt of and agree to abide by the requirements of this letter of conditions.

Developer:



Print Name

Tomas J. Arredondo
T & O Ranch Investments, LLC



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

Date of Meeting: May 3, 2023	Agenda Item No. (to be assigned by PCE): V.G.
From: Rebekah de la Fuente, Planning Director, on behalf of L. Squared Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Cross Development Weslaco being 1.8554-acre out of Farm Tract 40, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the northeast corner of Interstate 2 and Paseo Del Angel. Possible Action.	
Discussion/Overview: The proposed one (1) 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 OSSF. The property is within a Flood Zone "B". Applicant is requesting a variance for off-site drainage and is pending letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary 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 and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

DocuSign Envelope ID: D609F26A-04CE-4C13-90F3-313AEE37463E



SUBDIVISION PLATTING APPLICATION

Plat-000442-2023



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

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

FILE NO. _____

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: Cross Development Weslaco

Location: Interstate Hwy 2 at Paseo Del Norte

Legal Description: _____

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Industrial

Existing Land Use: Vacant Proposed Land Use: Commercial

Number of Lots Proposed: _____ Gross Acreage: _____

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: 3BU Family Limited Partnership Telephone: 956-720-4644

Address: 533 North Alamo Road Fax: _____

City: Alamo State: TX Zip: 78516 E-mail: art@ortegaventures.com

ENGINEER INFORMATION

Name: L Squared Engineering Telephone: 936-647-0420

Address: 3307 West Davis St #100 Fax: _____

City: Conroe State: TX Zip: 77304 E-mail: lreel@l2engineering.com

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

Document Envelope ID: D005F20A-04CE-4613-90F3-513ACE37403E

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 Central

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

Proposed subdivision is in the following districts:

- | | |
|--|---|
| ☒ YES ☐ NO Drainage District <u>1</u> | ☐ YES ☒ NO Irrigation District _____ |
|--|---|

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

Document Envelope ID: D005F20A-04CE-4613-90F3-513ACE37403E

- ☐ 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.**

DocuSign Envelope ID: D05F20A-04CE-4C13-90F3-313AEE37403E

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: Art Ortega

Owner Signature: Art Ortega Date: 12/9/2022
DocuSigned by: 2723F07B07E14DA...

_____ is the authorized agent

Authorized Agent Signature: Naomi Date: 12-12-2022

Authorized Agent Printed Name: Naomi Strauss

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

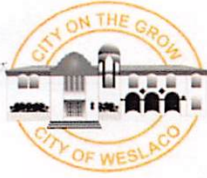
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



VAR-000445-2023
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: Cross Development CC Weslaco

Location: _____

Legal Description: 1.8559 acres out of Farm Tract 40 of the West and Adams Tracts Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Variance to allow detention within 75' drainage easement on existing drainage ditch.

☐ 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: Cross Development CC Weslaco LLC Telephone: 214-614-8252

Address: 4336 Marsh Ridge Road Fax: _____

City: Carrollton State: TX Zip: 75010 E-mail: joe@crossdevelopment.net

Application fees

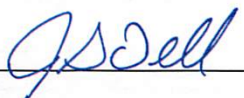
☒ \$50.00 Application fee per variance, plus a \$5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Joe Dell

Owner Signature:  Date: 4/26/23

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

Caliber Collision - Weslaco

L Squared Project Number: 10777

Drainage Report

Prepared for: Cross Development
4336 Marsh Ridge Road
Carrollton, TX 75010

Prepared by: L Squared Engineering
Texas Firm Reg. No. F-11235
Lesley Reel PE, Lic. No. 143908
3307 W. Davis St., #100
Conroe, TX 77304
936-647-0420



A handwritten signature in cursive script that reads "Lesley Reel".

1-24-2022



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

Table of Contents

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Design Summary

Subject Tract:

The subject tract consists of approximately 1.86 acres out of Farm Tract 40 in the West Tract Subdivision, Hidalgo County, Texas. The subject tract is currently a vacant tract of land. The subject tract is proposed to be developed into a commercial automotive repair facility.

Pre-Developed Condition:

In the pre-developed condition, the subject tract is adjacent to an existing drainage ditch. A portion of the property sheet flows to the existing drainage ditch while a portion sheet flows to the Interstate Highway 2 frontage road.

To satisfy City of Weslaco requirements, the pre-developed flows were calculated using the Malcom Method and Rational Method. The 24-hour precipitation depths used for each event are 11.1 inches for the 100-year event and 6.22 inches for the 10-year event, based on NOAA Atlas 14 rainfall data, see **Appendix A**. The time of concentration for the pre-developed condition was calculated using TR-55 methods, which can be found in **Appendix B**. The pre-developed flow from the subject tract was calculated using the time of concentration in Appendix B and the corresponding rainfall intensity according to the Texas Department of Transportation (TxDOT). The TxDOT intensity calculation can be found in **Appendix C**.

Post-Developed Condition:

The proposed development will consist of a fully developed site for a commercial automotive repair facility. In the post-developed condition, the storm water runoff from the subject tract will be conveyed to the existing drainage ditch at the north property line. The existing drainage ditch will be widened to provide the required volume to mitigate the post-developed flow.

The post-developed flows were calculated using the Malcom Method and Rational Method, see **Appendix D**. The 24-hour precipitation depths used for each event are 11.1 inches for the 100-year event and 6.22 inches for the 10-year event, based on NOAA Atlas 14 rainfall data. The intensity used in the post-developed calculations assumed a time of concentration of 5 minutes, see **Appendix E**.

Detention Design

The existing drainage ditch will be widened to mitigate the post-developed flow to be at or below pre-developed rates to comply with the City of Weslaco requirements. The overall Three detention ponds have been designed to mitigate the post-developed flows to be at or below the pre-developed flows to comply with Kaufman County requirements. This volume was based



on the Triangular Hydrograph Method, see **Appendix F**. A summary of the required volume can be found below:

100-year:

Volume Required: 0.59 ac-ft

Volume Provided: 2.63 ac-ft

10-year:

Volume Required: 0.312 ac-ft

Volume Provided: 2.63 ac-ft

With the proposed design, adequate volume is provided for the 10-year and 100-year events. The resulting storage volume was determined to be 2.63 Ac-Ft, or 1.4 ac-ft/acre of developed area.

Conclusion:

Utilizing the detention facility as proposed will provide adequate volume for the 10-year and 100-year events. The effect of storm water storage and its delayed release contribute to the effectiveness of this design. This will prevent any negative impact to the adjoining or downstream properties as a result of the proposed development.

This report has been prepared by Lesley, PE. Please contact the same with any questions or comments at 936-647-0420.



APPENDIX A
(NOAA ATLAS 14 RAINFALL DATA)



12/7/22, 2:46 PM

Precipitation Frequency Data Server



NOAA Atlas 14, Volume 11, Version 2
Location name: Weslaco, Texas, USA*
Latitude: 26.1735°, Longitude: -97.9801°
Elevation: 69.98 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypukuk, Dale Unruh, Orlan White

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.443 (0.336-0.586)	0.531 (0.405-0.693)	0.673 (0.513-0.884)	0.791 (0.594-1.05)	0.955 (0.694-1.31)	1.08 (0.765-1.52)	1.21 (0.834-1.75)	1.34 (0.903-1.99)	1.53 (0.991-2.33)	1.67 (1.05-2.61)
10-min	0.703 (0.532-0.928)	0.842 (0.643-1.10)	1.07 (0.815-1.40)	1.26 (0.945-1.68)	1.52 (1.11-2.09)	1.73 (1.22-2.43)	1.93 (1.33-2.79)	2.14 (1.44-3.17)	2.42 (1.57-3.70)	2.63 (1.66-4.12)
15-min	0.896 (0.678-1.18)	1.07 (0.816-1.40)	1.35 (1.03-1.78)	1.59 (1.19-2.12)	1.91 (1.39-2.62)	2.16 (1.53-3.04)	2.42 (1.67-3.49)	2.68 (1.80-3.96)	3.03 (1.97-4.64)	3.31 (2.09-5.18)
30-min	1.28 (0.970-1.69)	1.52 (1.17-1.99)	1.92 (1.46-2.52)	2.25 (1.69-2.99)	2.70 (1.96-3.69)	3.04 (2.15-4.27)	3.39 (2.33-4.89)	3.75 (2.52-5.56)	4.26 (2.77-6.52)	4.65 (2.95-7.29)
60-min	1.65 (1.25-2.18)	1.98 (1.51-2.58)	2.51 (1.91-3.29)	2.95 (2.21-3.93)	3.56 (2.58-4.87)	4.02 (2.84-5.65)	4.50 (3.11-6.50)	5.03 (3.38-7.44)	5.76 (3.74-8.81)	6.34 (4.01-9.94)
2-hr	1.93 (1.47-2.52)	2.36 (1.81-3.02)	3.04 (2.33-3.94)	3.62 (2.75-4.77)	4.46 (3.27-6.05)	5.13 (3.66-7.14)	5.85 (4.06-8.34)	6.64 (4.49-9.70)	7.77 (5.07-11.7)	8.69 (5.52-13.4)
3-hr	2.07 (1.59-2.68)	2.57 (1.97-3.25)	3.34 (2.57-4.29)	4.02 (3.06-5.26)	5.01 (3.70-6.76)	5.83 (4.18-8.06)	6.72 (4.68-9.51)	7.71 (5.22-11.2)	9.14 (5.99-13.7)	10.3 (6.57-15.8)
6-hr	2.32 (1.80-2.98)	2.94 (2.26-3.65)	3.87 (3.01-4.92)	4.72 (3.63-6.11)	5.98 (4.45-7.98)	7.03 (5.09-9.63)	8.21 (5.76-11.5)	9.54 (6.50-13.6)	11.5 (7.54-17.0)	13.1 (8.37-19.8)
12-hr	2.61 (2.05-3.32)	3.35 (2.60-4.10)	4.44 (3.49-5.58)	5.45 (4.24-6.99)	6.96 (5.23-9.18)	8.23 (6.00-11.1)	9.66 (6.82-13.3)	11.3 (7.74-16.0)	13.7 (9.05-20.0)	15.8 (10.1-23.5)
24-hr	2.93 (2.32-3.69)	3.79 (2.97-4.58)	5.05 (4.02-6.29)	6.22 (4.89-7.89)	7.97 (6.04-10.4)	9.45 (6.94-12.6)	11.1 (7.90-15.2)	13.0 (8.97-18.1)	15.9 (10.5-22.8)	18.3 (11.8-26.8)
2-day	3.31 (2.65-4.12)	4.28 (3.39-5.12)	5.71 (4.59-7.03)	7.04 (5.58-8.82)	9.02 (6.90-11.6)	10.7 (7.91-14.1)	12.6 (8.99-16.9)	14.7 (10.2-20.2)	17.8 (11.9-25.3)	20.5 (13.2-29.6)
3-day	3.58 (2.89-4.43)	4.62 (3.69-5.51)	6.16 (4.99-7.54)	7.57 (6.04-9.43)	9.66 (7.43-12.4)	11.4 (8.49-15.0)	13.4 (9.61-17.9)	15.6 (10.8-21.2)	18.8 (12.6-26.5)	21.5 (13.9-30.9)
4-day	3.82 (3.10-4.70)	4.90 (3.94-5.84)	6.51 (5.30-7.94)	7.97 (6.39-9.89)	10.1 (7.81-12.9)	11.9 (8.88-15.5)	13.9 (10.0-18.5)	16.1 (11.2-21.9)	19.4 (13.0-27.1)	22.1 (14.3-31.5)
7-day	4.38 (3.58-5.35)	5.53 (4.52-6.58)	7.29 (5.99-8.82)	8.84 (7.14-10.9)	11.1 (8.59-13.9)	12.9 (9.66-16.6)	14.9 (10.8-19.5)	17.1 (12.0-22.9)	20.3 (13.7-28.1)	23.0 (15.0-32.4)
10-day	4.83 (3.97-5.87)	6.03 (4.98-7.18)	7.91 (6.54-9.53)	9.53 (7.74-11.7)	11.9 (9.22-14.8)	13.7 (10.3-17.5)	15.7 (11.4-20.4)	17.9 (12.6-23.8)	21.1 (14.2-29.0)	23.8 (15.5-33.3)
20-day	6.05 (5.03-7.27)	7.42 (6.23-8.80)	9.61 (8.06-11.5)	11.5 (9.41-13.8)	14.0 (11.0-17.3)	16.0 (12.1-20.2)	18.1 (13.3-23.3)	20.4 (14.4-26.8)	23.6 (16.0-31.8)	26.2 (17.1-36.0)
30-day	7.01 (5.86-8.35)	8.50 (7.21-10.1)	11.0 (9.24-13.0)	13.0 (10.7-15.6)	15.8 (12.5-19.3)	17.9 (13.6-22.4)	20.1 (14.8-25.7)	22.5 (15.9-29.3)	25.7 (17.4-34.3)	28.2 (18.5-38.4)
45-day	8.27 (6.96-9.79)	9.96 (8.52-11.7)	12.7 (10.8-15.0)	15.0 (12.5-17.9)	18.2 (14.4-22.1)	20.5 (15.7-25.5)	22.9 (16.9-29.1)	25.4 (18.1-32.9)	28.8 (19.6-38.2)	31.4 (20.6-42.5)
60-day	9.36 (7.92-11.0)	11.2 (9.65-13.2)	14.3 (12.2-16.8)	16.8 (14.1-20.0)	20.3 (16.1-24.5)	22.9 (17.5-28.2)	25.4 (18.8-32.1)	28.1 (20.1-36.1)	31.7 (21.6-41.8)	34.5 (22.7-46.3)

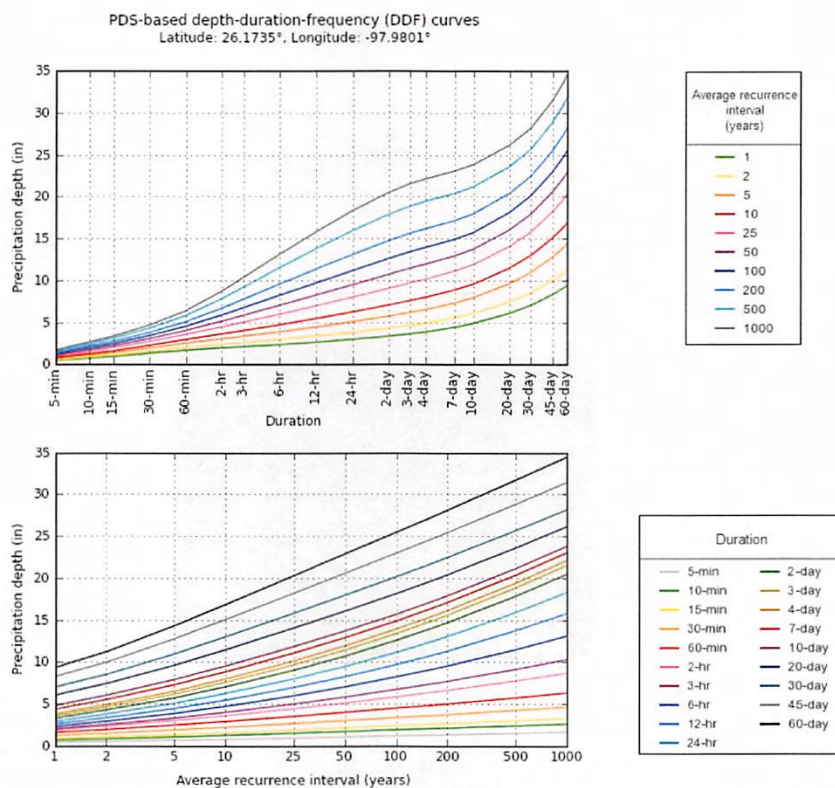
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

12/7/22, 2:46 PM

Precipitation Frequency Data



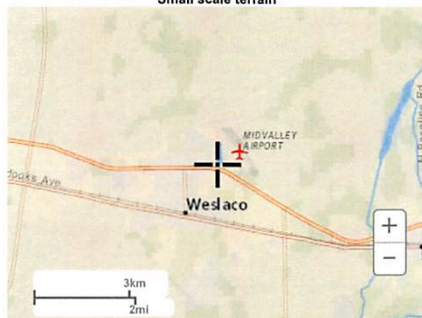
NOAA Atlas 14, Volume 11, Version 2

Created (GMT): Wed Dec 7 20:46:16 2022

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Maps & aerials

Small scale terrain



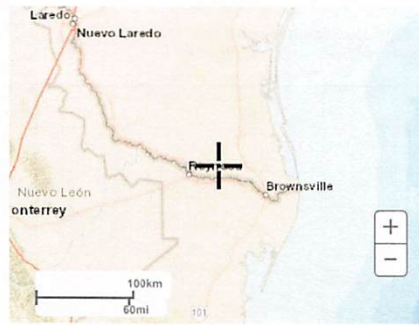
Large scale terrain



Large scale map

12/7/22, 2:46 PM

Precipitation Frequency Data Server



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

APPENDIX B
(PRE-DEVELOPED CONDITION CALCULATIONS)



Caliber Collision - Weslaco
Pre-Developed Calculations
Job No. 10777
L Squared Engineering
Prepared By: Lesley Reel, PE



Pre Development

Drainage Area: Pre-DA

Segment:	Flow Type	n	length	slope	V, if req'd. >>>>	Time (hr)	Time (min)
1	sheet	0.24	100	0.0270	N/A	0.25	14.77
2	shallow		50	0.2000	7.21556776	0.00	0.12
			150				14.88

Drainage Calculations (10-Yr)

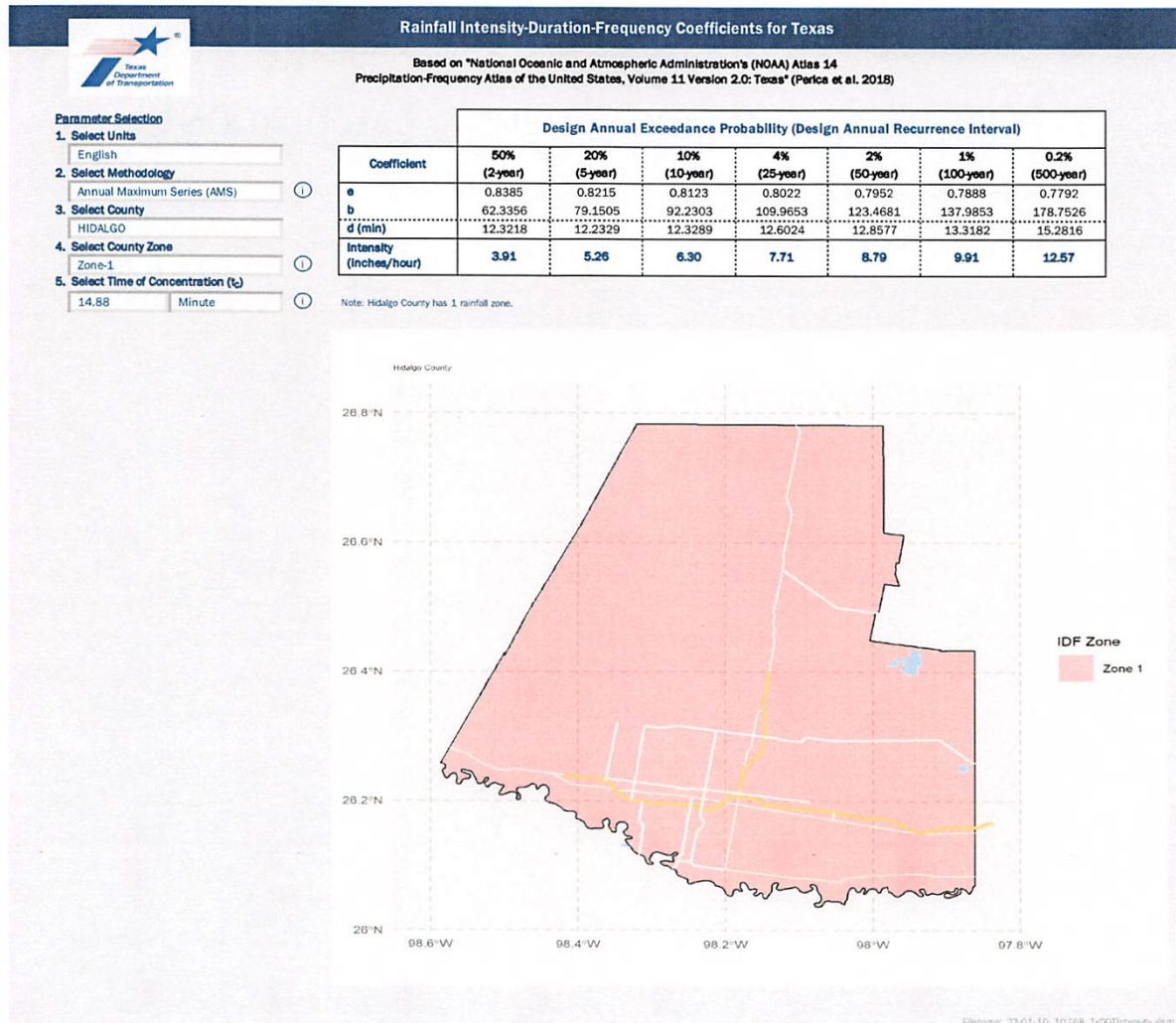
Drainage Area	Area (ac)	Tc	C	I	Q
Pre-DA	1.86	14.88	0.35	6.3	4.10

Drainage Calculations (100-Yr)

Drainage Area	Area (ac)	Tc	C	I	Q
Pre-DA	1.86	14.88	0.35	9.91	6.45

APPENDIX C
(PRE-DEVELOPED TXDOT INTENSITY CALCULATIONS)





APPENDIX D
(POST-DEVELOPED CONDITION CALCULATIONS)



Caliber Collision Weslaco
Post Developed Calculations
Job No. 10777
L Squared Engineering
Prepared By: Lesley Reel, PE



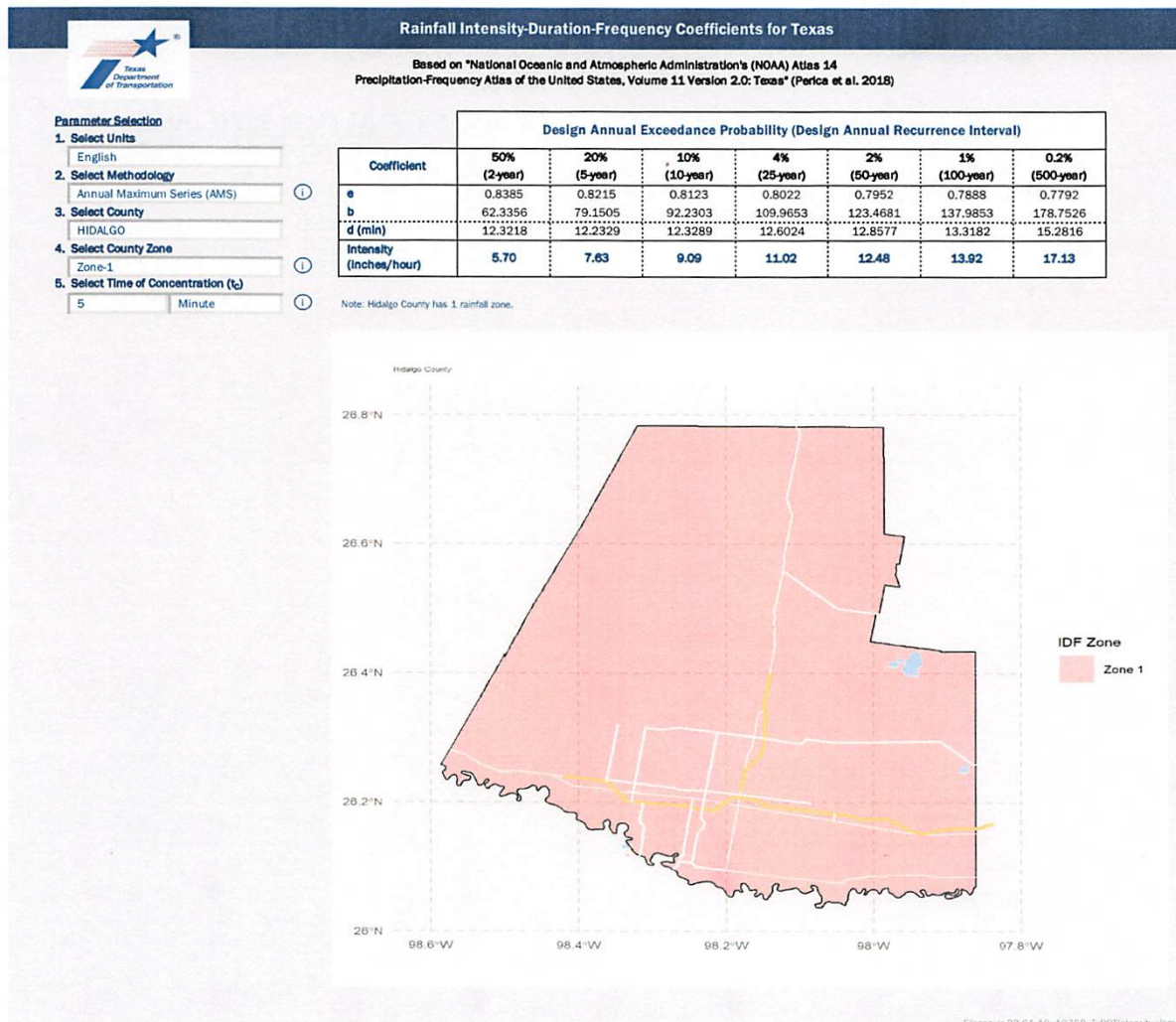
Drainage Calculations (10-Yr)						
Drainage Area	Area	Tc	C	I	C _t	Q
POST DEV DA-1	1.86	5.00	0.85	9.09	1	14.37

Drainage Calculations (100-Yr)						
Drainage Area	Area	Tc	C	I	C _t	Q
POST DEV DA-1	1.86	5.00	0.85	13.92	1	22.01

POST DEV DA-1			
Soil Classification	Land Classification	Acreage	CN
B	Commercial	1.86	92
		Weighted CN	92.0

APPENDIX E
(POST-DEVELOPED TXDOT INTENSITY CALCULATIONS)





APPENDIX F
(DETENTION VOLUME CALCULATIONS)



Step 1: COMPUTE EXISTING AND PROPOSED 100-YR PEAK FLOW RATES

Qp = C_f*CIA
Existing 100yr Qp 6.45 CFS
Prop. 100yr Qp 22.01 CFS

STEP 2: COMPUTE PROPOSED RUNOFF VOLUME FOR A 100-YR, 24-HOUR STORM EVENT

Vr = (Q100(depth) *Area) / 12
Q100=(P-0.25)² / (P+0.85)
100-YR,24-HR STORM"P" 11.1 inches
Soil Series Sorter
Soil HSG B
Prop. "CN" 92 Lt. Ind.
S= (1000/CN)-10 0.87 inches
Q100 (as depth) 10.12 inches
Vr 0.83 acre-feet

STEP 3: COMPUTE THE REQUIRED DETENTION STORAGE VOLUME

S=[0.58(I-O)]/[43560]
"I" is inflow Q100 22.01 cfs
"O" is outflow Q100 6.45 cfs
B=43560Vr/0.5l 3304.9 seconds
Storage Required 0.590 acre-feet
Storage Provided 2.63 acre-feet

Step 1: COMPUTE EXISTING AND PROPOSED 10-YR PEAK FLOW RATES

Qp = C_f*CIA
Existing 10yr Qp 4.10 CFS
Prop. 10yr Qp 14.37 CFS

STEP 2: COMPUTE PROPOSED RUNOFF VOLUME FOR A 10-YR, 24-HOUR STORM EVENT

Vr = (Q10(depth) *Area) / 12
Q10=(P-0.25)² / (P+0.85)
10-YR,24-HR STORM"P" 6.22 inches
Soil Series Sorter
Soil HSG B
Prop. "CN" 92 Lt. Ind.
S= (1000/CN)-10 0.87 inches
Q10 (as depth) 5.29 inches
Vr 0.44 acre-feet

STEP 3: COMPUTE THE REQUIRED DETENTION STORAGE VOLUME

S=[0.58(I-O)]/[43560]
"I" is inflow Q10 14.37 cfs
"O" is outflow Q10 4.10 cfs
B=43560Vr/0.5l 2643.81 seconds
Storage Required 0.312 acre-feet
Storage Provided 2.6300 acre-feet

MAP OF
CROSS DEVELOPMENT CC WESLACO
BEING A RESUBDIVISION OF
1.8654 ACRES (81,257 SQ. FT.)
OUT OF FARM TRACT 40
OF THE WEST AND ADAMS TRACTS SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

ART ORTEGA, PRESIDENT
380 FAMILY LIMITED PARTNERSHIP
553 NORTH ALAMO ROAD
ALAMO, TX 78018
PH: 955-720-4844

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ART ORTEGA, PROVIDED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS BEING SET FORTH IN THE ABOVE INSTRUMENT, WHO, BEING BY ME FIRST DULY SHOWN, DECLARED THAT THE STATEMENTS SET FORTH IN THE ABOVE INSTRUMENT ARE TRUE, AND THAT HE SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

STATE OF TEXAS
COUNTY OF HIDALGO

_____, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY
THE UNDERSIGNED _____
CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DATED ON THIS _____ DAY OF _____ 2022.

STATE OF TEXAS _____
DATE PREPARED: _____
ENGINEERING JOB# _____
PROFESSIONAL ENGINEER No. _____

STATE OF TEXAS
COUNTY OF HIDALGO

Clemente Tumbaltes, a REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE LANDS HEREIN DESCRIBED, AND THAT THE SAME HAVE BEEN CORRECTLY PLACED ON THE GROUND OF THE PLAT, AND THAT THE SAME HAVE BEEN CORRECTLY DISCLOSED, COMPARED, AND MEASURED, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED ON THIS _____ DAY OF _____, 2022.

HELEN E. TURRUBIARTE, JR., PROFESSIONAL LAND SURVEYOR No. 6657

DATE PREPARED: 12-10-21
SURVEY JOB# U21-00431

APPROVED BY DRAINAGE DISTRICT:

WIDALCO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

WIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

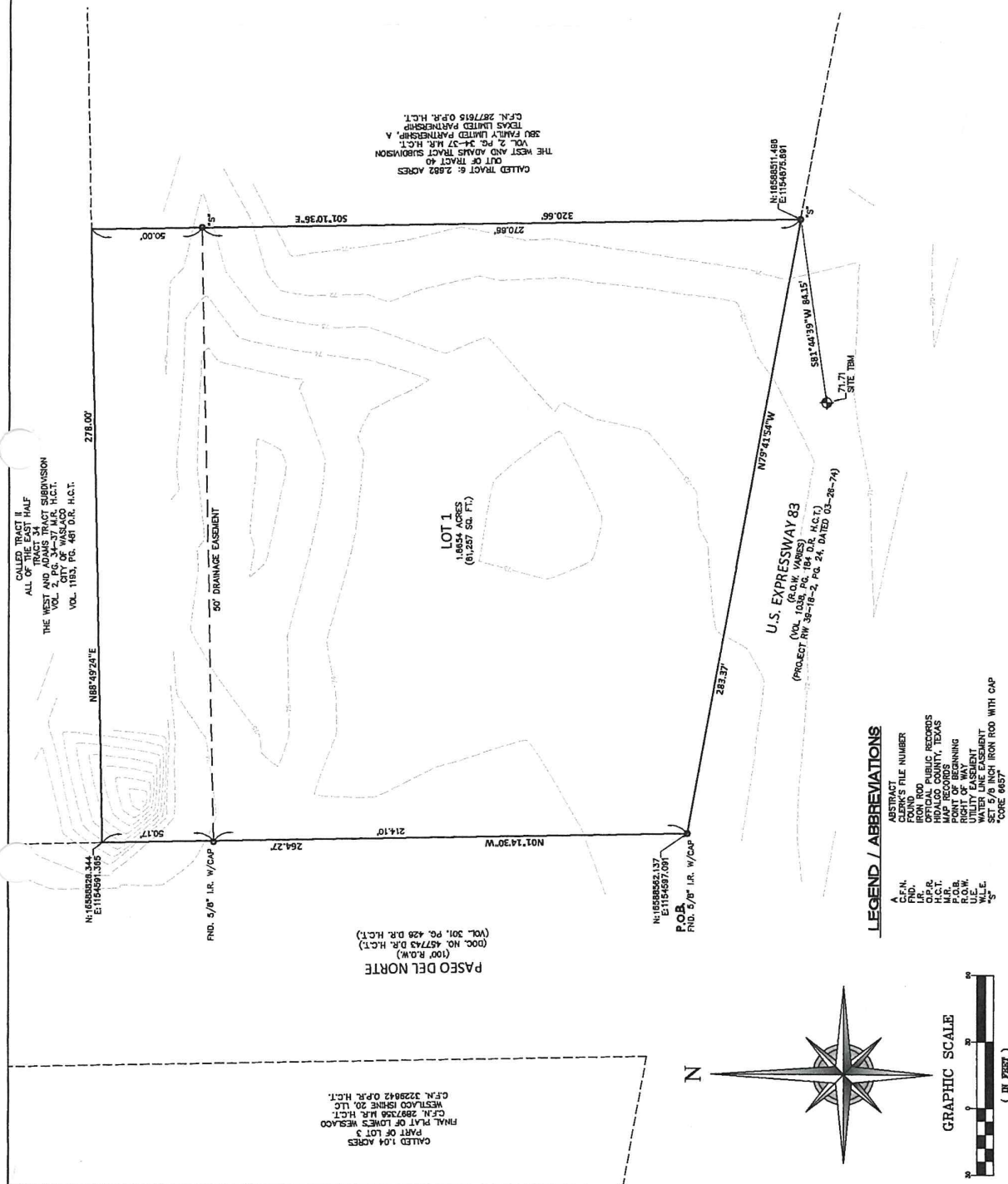
SURVEYOR
CORE
LAND SURVEYING TPLS REG NO. 1019
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 281-826-1208
corelandsurveying.com

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 WEST DAVIS ST #100,
CONROE, TX 77304
(936) 647-0420

U21-00431 / SDR SHEET

12/13/2022 12:28:04 PM, Reeve



CERTIFICATION OF HIDALGO & CAMERON
COUNTIES IRRIGATION DISTRICT NO. 9

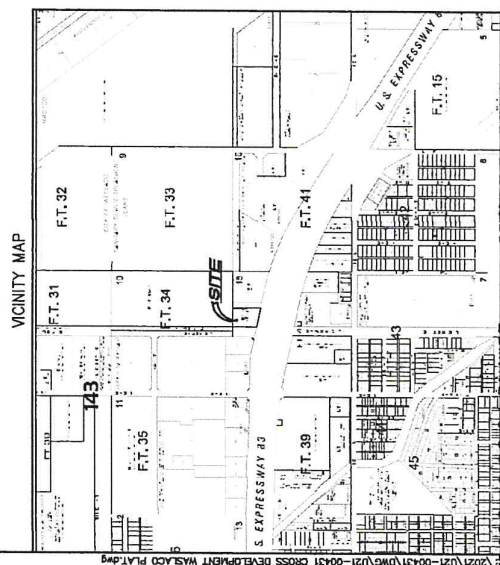
THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

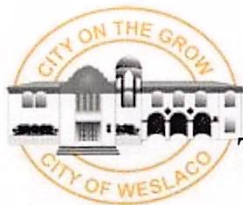
DATED ON THIS _____ DAY OF _____, 2022.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HEADGATE AND CAMERON CANIONS IRRIGATION DISTRICT CANALS, NO RIGHT-OF-WAYS AND/OR EASEMENTS NOTHON THE EXPRESSED PERMISSION OF HOODGA.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER FROM THE LAND WAS IN AGRICULTURAL USE.
3. ALL STORM WATER FROM THE DEVELOPMENT SHALL BE CONFINED TO THE STORM SEWER AND NOT ALLOW WITHIN THIS SUBDIVISION. NO STORM WATER SHALL BE RELEASED TO ANY WATER BODY OR ALLOW TO RUN OFF WITHIN THIS SUBDIVISION. ALL STORM WATER SHALL BE RESPONSIBLY MANAGED BY THE DEVELOPER TO PREVENT ANY RUN OFF WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS. THE DISTRICTS ENGINEER HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED IN THE DEVELOPMENT ARE RESPONSIBLE FOR THEIR DETERMINATIONS. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
MIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DRAWN BY: SDR _____ DATE: 11/08/22 _____
IRRIGATION, CHECKED: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____





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: Cross Development CC Weslaco
Location: Interstate Highway 2 at Paseo Del Norte
Applicant: Cross Development ☐ Owner ☒ Agent
Address: 4336 Marsh Ridge Road Carrollton, TX 75010 Phone Number: 214-614-8252

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			
943	Automobile Parts and Service Center		16083		30	33	266

Comments: _____
Prepared by: Jonathan White, PE Date: _____
Address: 3307 W Davis Street, Suite 100 Conroe, TX 77304 Phone Number: 936-647-0420

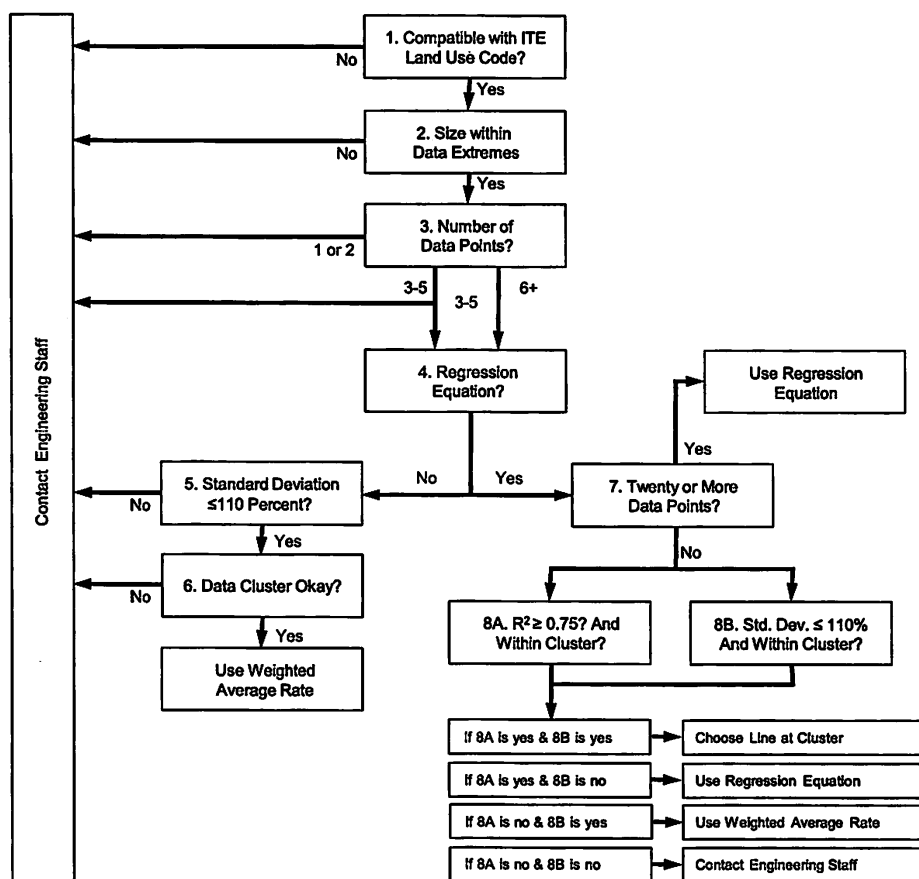
(For Official Use Only, Do Not Write In This Box)

- _____ 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)



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

Date of Meeting: May 3, 2023	Agenda Item No. (to be assigned by PCE): V.H.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Bridge Crossing Phase II– being a re-subdivision of 16.273 acres being part or portion out of Farm Tract 744, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas, Located approximately 1370 ft east of the intersection of 18th St. & Mile 5 ½. Possible Action.	
Discussion/Overview: The proposed sixty-four (64) lot subdivision is inside the City of Weslaco. Final Plat approval is set to expire on May 15, 2023. This is the 3 rd extension. Developer is still working on asphalt, aprons, concrete rings around manholes and are still pending boaring to loop water line to Zelma St. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

April 11, 2023

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

Re: BRIDGE CROSSING PHASE 2 – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owner, East India Co, LC, we are requesting an additional six-month extension on the above referenced subdivision plat. Our records indicate that the extension is set to expire on May 15, 2023.

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

Respectfully,

Mario A. Reyna, P.E.
President

Cc: East India Co, LC, Owner/Developer

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#)
Subject: Bridge Crossing Ph2
Date: Wednesday, April 19, 2023 3:36:38 PM
Attachments: [image002.png](#)

Good Afternoon,

This e-mail is to respond to the 3rd extension for 6months for the project of Bridge Crossings Phase 2. This project is still pending their asphalt and aprons on the roadway and the concrete rings on valves and manholes as well as, the bore to loop their waterline to the street on Zelma St. if there any more questions or concerns please don't hesitate to call or message me.

_Thank you,

Joe Mondragon

*Construction Inspector
Engineering Department*

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue
Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



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

Date of Meeting: May 3, 2023	Agenda Item No. (to be assigned by PCE): V.I.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Greener Pastures Mobile Home Subdivision PH II– being a 3.94 acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas, Located approximately on the Northeast corner of Main Gate Drive and Corral Drive. Possible Action.	
Discussion/Overview: The proposed fourteen (14) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on May 18, 2023. This is the 3 rd 6-month extension for the subdivision. Developer is pending only the lighting with AEP. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

April 11, 2023

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

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

Dear Ms. De La Fuente:

On behalf of the owner, Amistad Finance, LLC, we are requesting an additional six-month extension on the above referenced subdivision plat. Our records indicate that the extension is set to expire on May 15, 2023.

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

Respectfully,

Mario A. Reyna, P.E.
President

Cc: John G. Phillips, Amistad Finance, LLC

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#)
Subject: Greener Pastures Sub division ph 2
Date: Wednesday, April 19, 2023 8:33:55 AM
Attachments: [image002.png](#)

Good Morning,

This Email is regarding the project of Greener Pastures Subdivision Ph2 for the six-month extension being requested. This project pending issues have been met., the only thing Pending Is the lighting with AEP. If you have any more questions or concerns please feel free to call or message me.

_Thank you,

Joe Mondragon

*Construction Inspector
Engineering Department*

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



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

Date of Meeting: May 3, 2023	Agenda Item No. (to be assigned by PCE): V.J.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for The District North Weslaco Ph. II Subdivision– being 39.988 acres out of Farm Tract 179, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately on the southeast corner of Mile 5 ½ W & Mile 11 N. Rd. Possible action.	
Discussion/Overview: The proposed fifty-four (54) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on May 4, 2023. This is the 1 st extension for the subdivision. Development has no utilities that belong to the city. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SEA **SALINAS ENGINEERING & ASSOCIATES**
2221 DAFFODIL AVE., MCALLEN, TEXAS,
78501

INTER-OFFICE MEMORANDUM

TO: Rebecca De La Fuente (City of Weslaco; Via Email on 04/11/23) SUBJECT: The District North Weslaco, Phase II
FROM: David Omar Salinas, P.E. DATE: 04/11/23 JOB NO: _____

Please accept this request for an extension of the approvals for The District North Weslaco Phase II Subd.

The subdivision is currently under construction. Thank you.

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#)
Subject: The District North Weslaco PH2
Date: Monday, April 17, 2023 10:55:43 AM
Attachments: [image002.png](#)

Good Morning,

This email is regarding the project of The District North Weslaco Ph.2, It is outside city limits and we do not have any utilities that belong to us. If you have any questions or concerns, please don't hesitate to contact me.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



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Weslaco, TX 78596

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