

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

JUNE 7, 2023, 5:30P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, 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
MAY 3, 2023**

On Wednesday, May 3, 2023, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

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

Also, present were Rolando Gonzalez, Building Official, Jesse Valderas, Fire Inspector, and Salvador Ayar Assistant 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

Mrs. Arevalo called the roll call noting that, Commissioner Bullion and Commissioner Torres, were absent at the time of roll, a quorum was established. Commissioner Torres attended the meeting at 5:39pm.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. March 1, 2023, Regular Meeting

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

IV. PUBLIC HEARING

A. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on April 17, 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 adjacent land use.

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

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

B. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on April 17, 2023, there were seven (7) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on adjacent land use and 2040 land use map.

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

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

C. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on April 17, 2023, there were seven (7) 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 Summers recused himself from the item.

Mr. Jose Carlos stated they are requesting to have the property rezoned to Industrial for the proposed use cold storage.

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

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

D. 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, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Mrs. Arevalo stated that notice appeared in the Monitor on April 17, 2023, there were no letters sent due to surrounding land for this location are outside city limits. Staff recommended approval based on existing commercial properties across the street.

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

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

E. Discussion and consideration to approve 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.

Mrs. Arevalo stated that notice appeared in the Monitor on April 17, 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.

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

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

F. Discussion and consideration to obtain Conditional Use Permit to operate an Event Center, at 512 S Westgate Dr Suite E, also being Westgate Medical Condominiums, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on April 17, 2023, there were Eighteen (18) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Mr. George Cavazos stated he is the contractor for the location and that no alcohol will be sold for these events. The proposed hours of operation would be from 5pm to 12pm.

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

Commissioner Torres made a motion to approve the conditional use request, seconded by Commissioner Summers. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for 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 Avenue.

Mrs. Arevalo stated the proposed twenty-seven (27) 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 a 12" sewer line. Staff recommended approval of the Preliminary and Final Plat.

Mr. Gill the engineer for the project stated the gates would be on the individual streets Soyla, Lupita and Rico.

Commissioner Summers made the motion to approve the Final plat with the stipulations to have the corner lot driveways further away from the streets seconded by Commissioner Treviño. Motion carried.

B. 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 6th St. on the west side of Westgate Dr.

Mrs. Arevalo stated the proposed twelve (12) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. Applicant is requesting a variance for off-site drainage and is pending letter of support from the drainage district. Staff recommended approval of the Preliminary and Final Plat.

Commissioner Berry made the motion to approve the Preliminary only, with the stipulation that the plat shows designation of entry for lot 1 and no entry on Westgate Drive for the remaining lots seconded by Commissioner Forward. Motion carried.

C. Discussion and re-consideration of the Preliminary and/or 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.

Mrs. Arevalo stated that the Final plat was previously approved on November 15, 2022. 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 queuing. Staff recommended approval of the revised Preliminary/Final Plat.

Commissioner Summers made the motion to approve, with the condition that access on Mile 2 ½ West is exit only gate, seconded by Commissioner Berry. Motion carried.

D. 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.

Mrs. Arevalo stated that this item is a proposed eighty (80) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced through an 8" water line by North Alamo and sanitary sewer by the City of Weslaco through a 10" sewer line. Applicant is requesting variance for the rear setback. Staff recommends approval of Preliminary and Final Plat compliance with the ordinance on the variance.

Mr. Marco Gonzalez project engineer stated proposed duplexes would be having the parking in the front totaling up to eight parking spaces.

Commissioner Summers made the motion to approve Preliminary only, with the contingency that guard rails be installed the roadway where the drainage pond is located or that the pond be redesigned so it is shallower along Midway Road seconded by Commissioner Forward. Motion carried.

E. 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.

Mrs. Arevalo stated that this item is a proposed four (4) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through a 4" sewer line. Staff recommends approval of the Preliminary and Final Plat.

Commissioner Summers made the motion to deny the Preliminary/Final plat, requesting that the develop properly not the right-of-way on all sheets and access to lots two through four be shown on details seconded by Commissioner Berry. Motion carried.

F. 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.

Mrs. Arevalo stated that this item is a proposed seven (7) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water through an 8" by North Alamo Water Supply and sewer by OSSF. Applicant is requesting a variance for OSSF and off-site and has provided drainage letters of support. Staff recommends approval of Preliminary and Final and compliance with ordinance on the variance.

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

G. 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.

Mrs. Arevalo stated that this item is a proposed one (1) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water through an 8" by City of Weslaco and sewer by the City of Weslaco. Applicant is requesting a variance for off-site drainage and is pending letters of support. Staff recommends approval of Preliminary and Final and compliance with ordinance on the variance.

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

H. 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.

Mrs. Arevalo stated that this item is a proposed one hundred and sixty-four (64) lot subdivision and is located inside the City of Weslaco. Final plat approval is set to expire on May 15, 2023, and this is the 3rd extension request. The development is pending the asphalt, aprons, concrete rings around manholes and are still pending boring to loop water line to Zelma St. Engineering has provided an email. Staff recommends approval of the six-month extension.

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

I. 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.

Mrs. Arevalo stated that this item is a proposed (14) lot subdivision and is located outside the City of Weslaco. Final plat approval is set to expire on May 18, 2023, and this is the 3rd extension for this project. Developer is pending the lighting with AEP. Engineering has provided an email. Staff recommends approval of the six-month extension.

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

J. 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.

Mrs. Arevalo stated that this item is a proposed fifty-four (54) lot subdivision and is located outside the City of Weslaco. Final plat approval is set to expire on May 4, 2023, and this is the first extension for this project. The development has no utilities that belong to the city. Engineering has provided an email. Staff recommended approval of the six-month extension.

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

VI. ADJOURNMENT

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

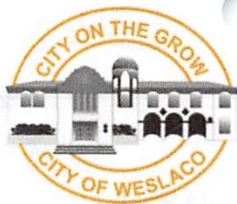
ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 7, 2023	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of George Garza.	
Subject/Agenda Item: Discussion and consideration to rezone 804 S Kansas Ave. Also being Lot 3, Block 2, Hollywood Addition 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 May 24, 2023. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on May 26, 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. RZNE - 000430-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 3 Block 2

Subdivision Name Hollywood Addition

Street Address 804 S. KANSAS AVE.

Existing Zoning R-1 ONE FAMILY DWELLING Existing Land Use EMPTY LOT

Proposed Zoning R-2 Multi Family Dwelling Proposed Land Use Multi Family Living

_____ \$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 GEORGE GARZA Phone 956-655-3221

Address 413 E. 18th ST. APT. 5 Fax: _____

City WESLACO State TX. Zip Code 78596 E-Mail: ggarza07@yahoo.com

OWNER

Name ERASMO & ORALIA ALVAREZ Phone 956-345-5917

Address 807 S. KANSAS AVE. Fax: _____

City WESLACO State TX. Zip Code 78596 E-Mail: NEIGHBORSL@aol.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 Erasmio Alvarez Oralia Alvarez Date 4-11-2023
Owner

Signature George Garza Date 4/12/23
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

May 26, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 7, 2023, and the City Commission will hold a public hearing on June 20, 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 June 7, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

George Garza is requesting to rezone 804 S Kansas Ave. Also being Lot 3, Block 2, Hollywood Addition Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

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

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

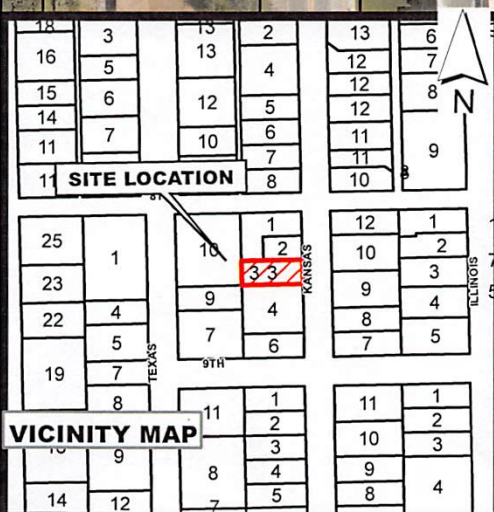
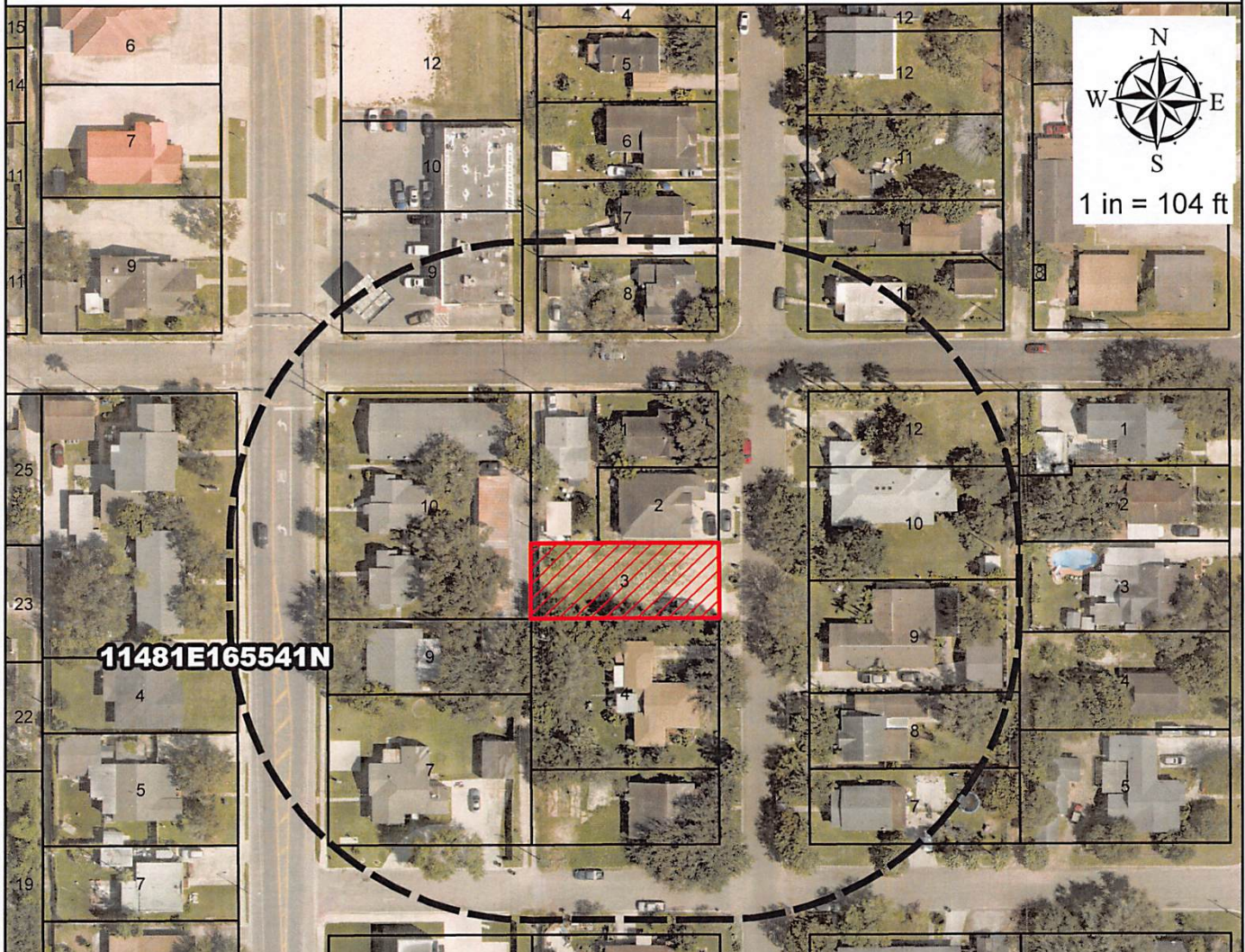
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



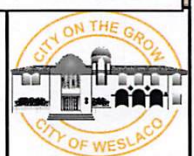
Legend

-  200FT_BUFFER
-  PROPERTY_LINE

GEORGE GARZA
804 S. KANSAS AVE.
HOLLYWOOD ADD.
LOT 3 BLK 2

Purpose for the Rezone Request

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



City of Weslaco Code Enforcement Dept.

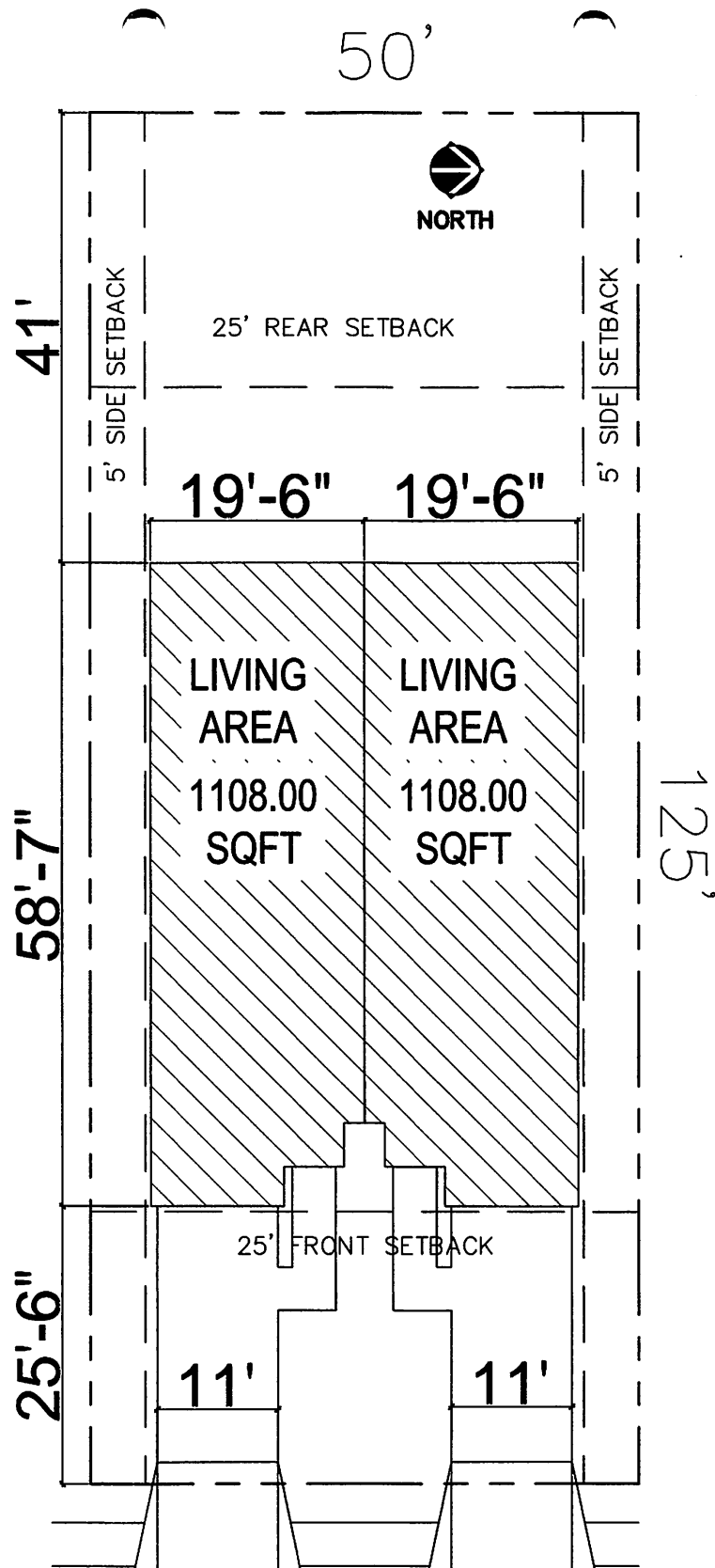
MAY 11, 2023

HERNANDEZ SILVERIO & VALENTINA 811 S KANSAS AVE WESLACO TX 78596	H4200-00-001-0007-00 HOLLYWOOD ADDN BLK 1 LT 7 811 S KANSAS AVE	L: 23450 B: 34848
ZAMARRON OSCAR S 809 S KANSAS AVE WESLACO TX 78596	H4200-00-001-0008-00 HOLLYWOOD ADDN BLK 1 LT 8 809 S KANSAS AVE	L: 23450 B: 56379
ALVAREZ ERASMO & ORALIA G 807 S KANSAS AVE WESLACO TX 78596	H4200-00-001-0009-00 HOLLYWOOD ADDN LOT 9 & S 1/2- LOT 10 807 S KANSAS AVE	L: 35175 B: 99675
CANTU SUSANA L 803 S KANSAS AVE WESLACO TX 78596	H4200-00-001-0010-00 HOLLYWOOD ADDN BLK 1 LTS N 1/2-10 803 S KANSAS AVE	L: 35175 B: 128614
VERGAB LTD 3201 LAZY LAKE DR HARLINGEN TX 78550	H4200-00-001-0012-00 HOLLYWOOD ADDN BLK 1 LT 12 801 S KANSAS AVE	L: 23450 B: 0
GARZA VICTOR R & ELVA O 850 S IOWA AVE WESLACO TX 78596	H4200-00-002-0001-00 HOLLYWOOD ADDN BLK 2 LTS 1 W 45'-2 124 E 8TH ST	L: 28476 B: 70506
CORTEZ SAN JUANITA OLIVAREZ RAQUEL ETAL 802 S KANSAS AVE WESLACO TX 78596	H4200-00-002-0002-00 HOLLYWOOD ADDN E 80' LOT 2 BLK 2 802 S KANSAS AVE	L: 13400 B: 100145
ALVAREZ ERASMO & ORALIA G 807 S KANSAS AVE WESLACO TX 78596	H4200-00-002-0003-00 HOLLYWOOD ADDN BLK 2 LT 3 804 S KANSAS AVE	L: 20938 B: 0
BOTE MARY E BURGUESS 808 S KANSAS AVE WESLACO TX 78596	H4200-00-002-0004-00 HOLLYWOOD ADDN BLK 2 LTS 4-5 808 S KANSAS AVE	L: 41876 B: 59973
ANZALDUA ESTELA 1800 KEY BISCAYNE WESLACO TX 78596	H4200-00-002-0006-00 HOLLYWOOD ADDN BLK 2 LT 6 810 S KANSAS AVE	L: 20938 B: 34998
CUELLAR LEO & MARICRUZ 812 S LOUISIANA AVE WESLACO TX 78596	H4200-00-002-0007-00 HOLLYWOOD ADDN BLK 2 LOT 7-8 823 S TEXAS BLVD	L: 81000 B: 46589
VILLARREAL RAYMOND ANTHONY & JADE ROSE VILLARREAL-NELSON PO BOX 1413 WESLACO TX 78599	H4200-00-002-0009-00 HOLLYWOOD ADDN LOT 9 BLK 2 811 S TEXAS BLVD	L: 44550 B: 57493

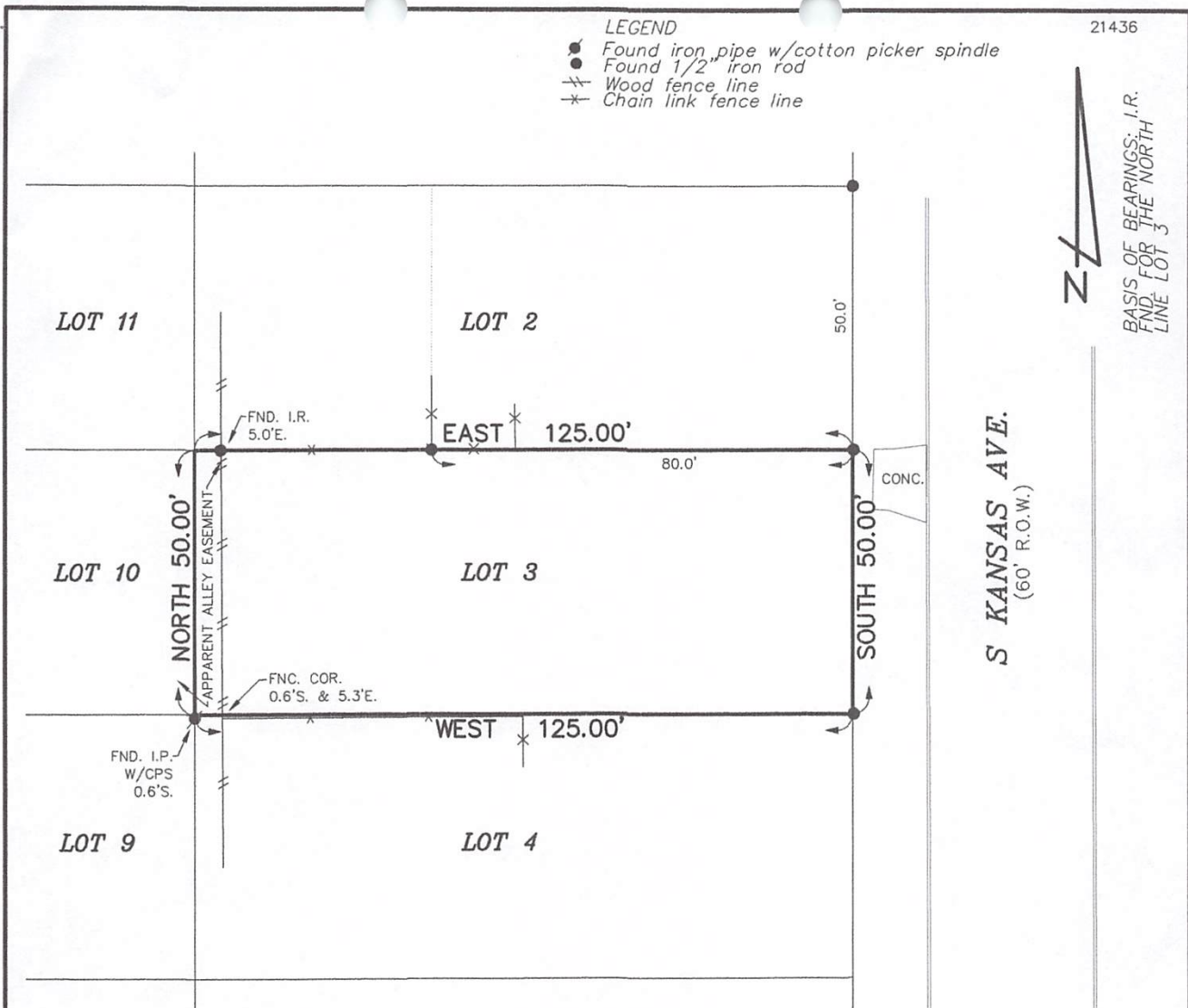
City of Weslaco Code Enforcement Dept.

MAY 11, 2023

CJL REAL ESTATE LLC 415 S AIRPORT DR STE A WESLACO TX 78596	H4200-00-002-0010-00 HOLLYWOOD ADDN LOTS 10-12 BLK 2 805 S TEXAS BLVD	L: 101250 B: 153034
CJL REAL ESTATE LLC 415 S AIRPORT DR STE A WESLACO TX 78596	O5100-00-001-0001-00 ORANGE GROVE ADDITION LOTS 1 2 3 & 1 800 S TEXAS BLVD	L: 113750 B: 209250
GE RENTALS 808 TEXAS BOULEVARD 901 S TEXAS BLVD WESLACO TX 78596	O5100-00-001-0004-00 ORANGE GROVE ADDITION S37 1/2 LOT 4 LK 1 808 S TEXAS BLVD	L: 28844 B: 74089
HINOJOSA GREGORIO & ESTELA 720 S KANSAS AVE WESLACO TX 78596	W2300-00-058-0007-00 WESLACO ORIGINAL TOWNSITE LOT 7 720 S KANSAS AVE	L: 21300 B: 30833
MARTINEZ CANDELARIO JR & 722 S KANSAS AVE WESLACO TX 78596	W2300-00-058-0008-00 WESLACO ORIGINAL TOWNSITE LOT 8 722 S KANSAS AVE	L: 21300 B: 43702
7-ELEVEN INC ATTN: AD VALOREN INC 7-ELEVEN PO BOX 711 DALLAS TX 75221	W2300-00-058-0009-00 WESLACO ORIGINAL TOWNSITE LOT 9 & 58 725 S TEXAS BLVD	L: 57600 B: 94241
GARAY PAULO H ANTONIO & MARIA P HERNANDEZ 2401 KENSINGTON BLVD FORT WAYNE IN 46805	W2300-00-059-0010-00 WESLACO ORIGINAL TOWNSITE W130' 11 BLK 59 & ALL LOT 4 BLK 59A CANAL 719 S KANSAS AVE	L: 23075 B: 47991
RESENDEZ RAMIRO ALBERTO 2902 SOLERA DR MISSION TX 78572	W2300-00-059-0011-00 WESLACO ORIGINAL TOWNSITE N30'-S40' & ALL LOT 5 BLK 59A CANAL PROPERTY 717 S KANSAS AVE	L: 13845 B: 61975



804 S. KANSAS AVE.
WESLACO TX. 78596



**SURVEY PLAT OF
LOT 3, BLOCK 2, HOLLYWOOD SUBDIVISION,
AN ADDITION TO THE CITY OF WESLACO,
HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOLUME 3, PAGE 2, H.C.M.R.**

PROPERTY ADDRESS: 804 S KANSAS AVE.
WESLACO, TEXAS 78596

PREPARED FOR: ERASMO ALVAREZ

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) OF FIRM COMMUNITY PANEL NO. 480349 0005 B, DATED MARCH 4, 1980.

Reynaldo Robles
REYNALDO ROBLES, R.P.L.S. #4032

RA **ROBLES & ASSOCIATES, PLLC**

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596

PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

SURVEYED: 3-16-23 DRAWN BY: JR/3-21-23

SCALE: 1"=30' JOB No. 21436

TITLE COMMITMENT No. REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.

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ROBLES & ASSOCIATES, NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY. EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.



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

Date of Meeting: June 7, 2023	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Peruvian Alliance, LLC.	
Subject/Agenda Item: Discussion and consideration to rezone 820 N International also being 6.764 acres out of Farm Tract 1029, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from I Industrial District to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from I Industrial 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 May 24, 2023. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on May 26, 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

RZNE-000450-2023

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 6.764 out of Farm Tract 1029 Block _____

Subdivision Name Proposed Bilbao Subdivision

Street Address 820 N International

Existing Zoning I Existing Land Use Industrial

Proposed Zoning R2-Multifamily Proposed Land Use Apartments

_____ \$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 Peruvian Alliance, LLC Phone (956) 217-5375

Address 4900 N 10th Street Suite C4 Fax: _____

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

OWNER

Name same as applicant Phone _____

Address _____ Fax: _____

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

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

Signature _____ Date 05/10/2023

Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

May 26, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 7, 2023, and the City Commission will hold a public hearing on June 20, 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 June 7, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Peruvian Alliance, LLC is requesting to rezone 820 N International also being 6.764 acres out of Farm Tract 1029, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from I Industrial District to R-2 Duplex and Apartment District.

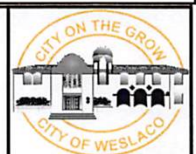
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning & Code Enforcement



City of Weslaco Code Enforcement Dept.

MAY 17, 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
AGNL TRACTOR LP ATTN ANGELO GORDON & CO LP 245 PARK AVE 24TH FL NEW YORK NY 10167	A0800-00-000-1028-10 ADAMS TRACT W16.86AC FT 1028 0 EXPWY 83	L: 2056380 B: 1260663
PERUVIAN ALLIANCE LLC 2003 ROCHESTER AVE EDINBURG, TX 78539-1821	A0800-00-000-1029-00 ADAMS TRACT FT 1029 E636.24'-N660' C 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
VECE GROUP LLC 3827 N 10TH ST STE 205 MCALLEN, TX 78501-1745	A0800-00-000-1030-10 ADAMS TRACT S441'-W710' FT 1030 ET 0	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
SAENZ ESEQUIEL & CATARINA 2911 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-00 ADAMS TRACT E126.48'-W642.96'-S670.19' GR 1.91AC NET 2911 E PIKE BLVD	L: 74798 B: 28565
SALCE GERMAN III & ELVA R 2919 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-01 ADAMS TRACT-W126.48'-E999.18'-S668.8' C GR 1.91AC NET	L: 74798 B: 149038
RIVERA BEULAH EVA V RIVERA 2801 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-02 ADAMS TRACT E126.48'-W516.48'-S668.80' GR 1.91AC NET 2801 E PIKE BLVD	L: 74798 B: 95806
PEREZ ROBERTO JR & ELIBORIO & ROBERTO PEREZ 3121 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-03 ADAMS TRACT W171.2'- E516.70'- S367.6'- .44AC GR 1.40AC NET 3121 E PIKE BLVD	L: 54825 B: 56907
BARRIENTES ABRAN REYNALDO 2725 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-05 ADAMS TRACT W78'-S670.19' FT 1037 C GR 1.16AC NET 2725 E PIKE BLVD	L: 45427 B: 23506
ZAVALA CINDY GUADALUPE JR & DIANA ZAVALA 3005 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-08 ADAMS TRACT 5AC NET 403 E ESPLANADA	L: 41676 B: 184153

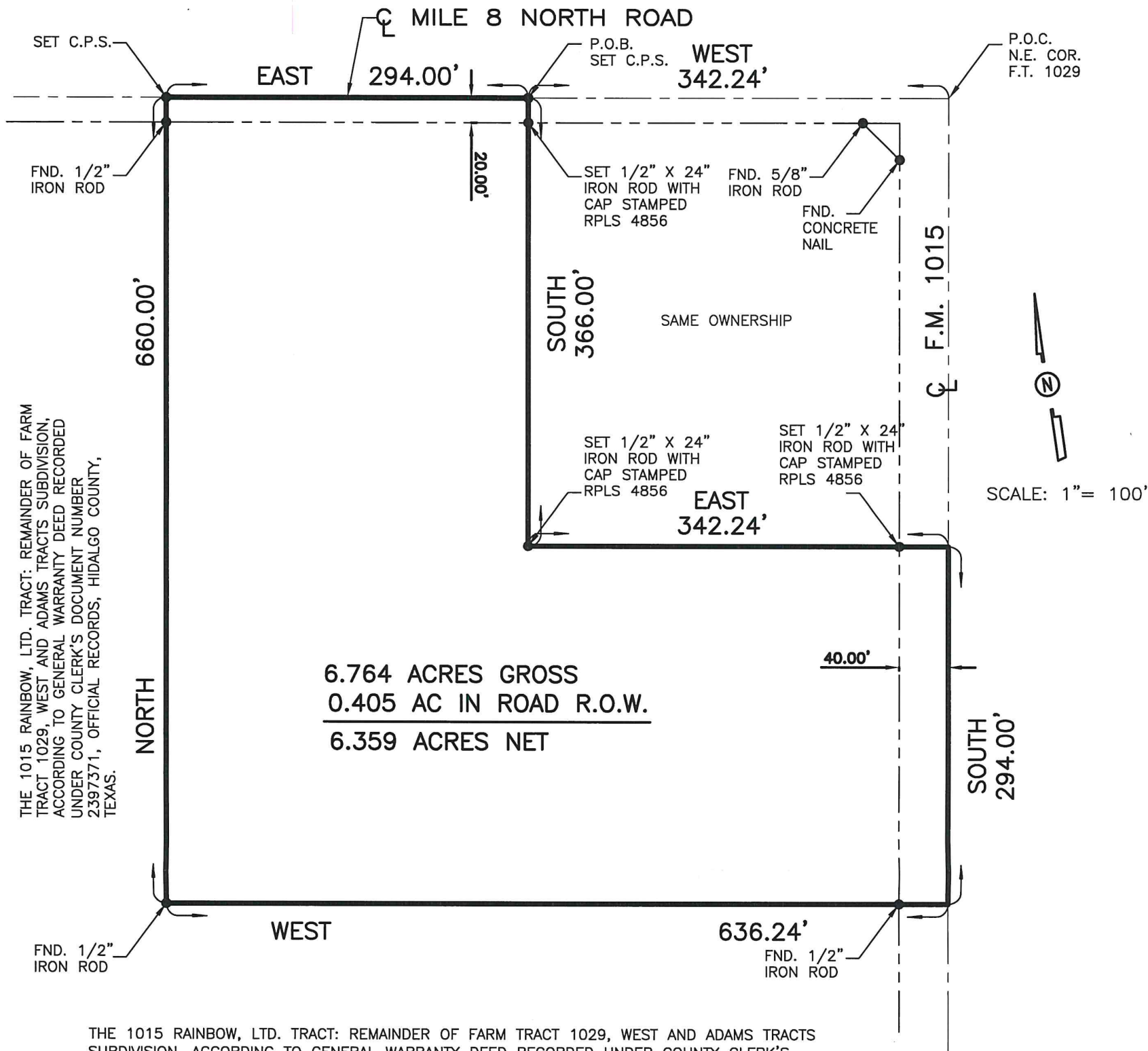
City of Weslaco Code Enforcement Dept.

MAY 17, 2023

MITCHELL NOREEN YVETTE 3117 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-09 ADAMS TRACT W115'-E631'-S367.6' FT 0.92AC NET 3117 E PIKE	L: 53271 B: 24912
GONZALEZ RICARDO 1510 E 2ND ST WESLACO TX 78596	A0800-00-000-1037-12 ADAMS TRACT E78'-W156'-S670.19' FT 1.20AC GR 1.16AC NET 2723 E PIKE BLVD	L: 45427 B: 46649
GONZALEZ RICARDO 1510 E 2ND ST WESLACO TX 78596	A0800-00-000-1037-13 ADAMS TRACT E38'-W194'-S670.19' FT -TR 3 0.58AC NET 2803 E PIKE BLVD	L: 22713 B: 0
CAVAZOS ARTURO & ALBA P 2721 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-14 ADAMS TRACT E78'-W312'-S670.19' FT 1.20AC GR 1.16AC NET 2721 E PIKE BLVD	L: 38741 B: 0
CAVAZOS ARTURO & ALBA P 2721 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-15 ADAMS TRACT E78'-W390'-S670.19' FT 1.20AC GR 1.16AC NET 2721 E PIKE BLVD	L: 38741 B: 58846
ZAVALA JORGE & ELIZABETH 3101 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-16 ADAMS TRACT 5AC NET 3101 E PIKE BLVD	L: 41676 B: 111016
CAVAZOS ARTURO & MARIA ALBA 2721 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-21 ADAMS TRACT E40'-W234'-S670.19' FT TR 3 0.62AC NET 0 E PIKE BLVD	L: 20706 B: 0
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	M3940-00-000-0003-00 MID-VALLEY AIRPORT LOT 3	L: B: 0
TEXAS NAT'L GUARD ARMORY PO BOX 5218 AUSTIN TX 78763	M4011-02-000-0001-00 MID-VALLEY INDUSTRIAL PARK NO. 2 ALL 9.60'-E679.42'-N285'-S315' 0 VO-TECH DR	L: 1060664 B: 4561867
NEUHAUS ENTERPRISES LTD 2000 W EXPRESSWAY 83 WESLACO TX 78599	W3800-00-013-0000-05 WEST TRACT S500.02' FT 13 11.45AC GR 0 MILE 3 1/2 W	L: 0 B: 0
AG-PRO REAL ESTATE INVESTMENT 19595 HIGHWAY 84 BOSTON GA 31626	W3800-00-018-0000-00 WEST TRACT AN IRR TR N11.026AC FT 18 0.966AC NET 0 PLEASANTVIEW DR	L: 1337501 B: 291116

NOTE:

THIS SURVEY WAS DONE WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.



PLAT SHOWING

A 6.764 ACRE TRACT OF LAND OUT OF FARM TRACT 1029, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3370465, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEARINGS SHOWN ARE IN ACCORDANCE WITH COLD TRANSLOADING CONDOMINIUM REGIME CONDOMINIUM, RECORDED IN INSTRUMENT NUMBER 3316816, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: 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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER 480334 0450 C
REVISED DATE: MAY 30, 2002 LOMR

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



[Signature]
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 2 PAGES 34-37
SURVEYED MARCH 6, 2023
ADDRESS _____
OWNER _____
JOB No. _____
BOOK No. _____ PAGE _____
Z:\DATA\SUBD\WESLACO\BILBAO\WEST TRACT FT1029



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 7, 2023	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Cortez Cantina.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 260 S. Texas Blvd. Suite 200, Also being a 98'x90' Tract, Block 18, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On-Premises Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on May 24, 2023. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on May 26, 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. _____

PROPOSED PROJECT

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

Lot Weslaco Original Townsite Block 18 Exe NW 98'x90'TR

Subdivision Name _____

Street Address 260 S Texas Blvd.

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Bar 12/Jan
Ballroom

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 Cortez Cantina Phone 956-969-3100
Address 260 S Texas Blvd. Fax: _____
City Weslaco State TX Zip Code 78596 E-Mail: alpotx@outlook.com

OWNER

Name Cortez Cantina Phone 956-969-3100
Address 260 S Texas Blvd. Fax: _____
City Weslaco State TX Zip Code 78596 E-Mail: alpotx@outlook.com



COPY

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-000444-2023

PROPOSED PROJECT

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

Lot Weslaco Original Townsite Block 18 Exe NW 98'x90'TR

Subdivision Name _____

Street Address 260 S Texas Blvd.

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Bar 12/2am
Ballroom

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 Cortez Cantina Phone 956-969-3100

Address 260 S Texas Blvd. Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: alpotx@outlook.com

OWNER

Name Cortez Cantina Phone 956-969-3100

Address 260 S Texas Blvd. Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: alpotx@outlook.com



42,750

Document reference ID : 225825

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: 225825
Applicant Name: SA Capital LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 455231788
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 801567878
Date Filed: 3/16/2012
Filing State: TX

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Legal First Name: Alberto
Legal Middle Name: Clemente
Legal Last Name: Ponce
Email Address: alpobx@outlook.com
Phone Number: 956-878-4084

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
SA Capital LLC	Alberto Ponce	Member	100

Basic Business information

Business/Trade Name: Cortez Cantina

What is your primary business at this location? Bar

Location's Phone Numbers

Business Phone Number 956-969-3100

Alternate Phone Number 956-878-4084

Location Address

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

Is your location within city limits? Yes

Mailing Address Information

Address: 260 S Texas Blvd Suite 400, Weslaco, TX, United States, Hidalgo 78596

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

Location Additional Information

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign: No
Refuting reason: Location has a current license.

Projected Sales Information

Sales Year: 2023
Alcohol Sale: \$5,000.00
Total Sales: \$5,000.00

Property Ownership

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

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type

Property Ownership Type

Entity Name

Building

Lessor

S & A Capital, LLC



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Seamless, Safe, Sound & Sustainable

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 24th day of April, 2023, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
- ☒ **BG** Wine and Beer Retailer's Permit - Election for given location was held for:
☒ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BE/FB** Retail Dealer's On-Premise License with required Food and Beverage Certificate

OR

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

SIGN HERE

ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

County

Olga Garcia

SEAL





TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Severe Drinking Behavior & Prevention Commission

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this 24 day of April, 2023, 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

32047349488

Outlet Number

00001

Print Name of Comptroller Employee

Adrian Cantu

Print Title of Comptroller Employee

Tax Compliance Officer

SIGN HERE

A handwritten signature in blue ink, appearing to be "Adrian Cantu", written over a horizontal line.

Comptroller Representative

Brownsville
City

, TEXAS

SEAL



Location Diagram

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



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Enact. Drinking Business & Promoting Committee

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

Section 11.37 & 61.37

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

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

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - Election for given location was held for:
☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BE/FB** Retail Dealer's On-Premise License with required Food and Beverage Certificate

OR

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

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Seems Righting Business & 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	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	

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

May 26, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 7, 2023, and the City Commission will hold a public hearing on June 20, 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 June 7, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Cortez Cantina is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 260 S. Texas Blvd. Suite 200, Also being a 98'x90' Tract, Block 18, Weslaco Original Townsite, 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,

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

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



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



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

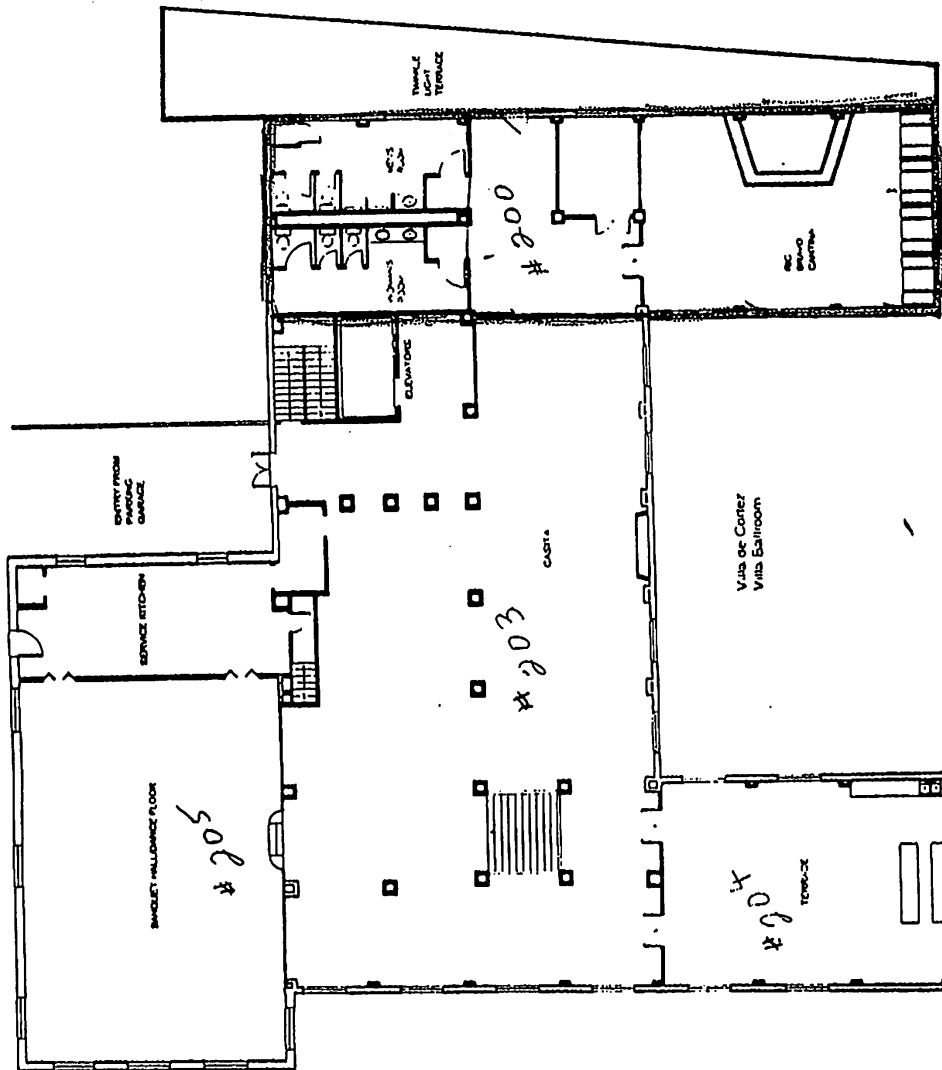
ACSS PROPERTIES LLC 4009 EVERGLADE DR WESLACO TX 78599	W2300-00-025-0003-00 WESLACO ORIGINAL TOWNSITE BLK 25 306 S TEXAS BLVD	L: 19800 B: 99560
CJ3 PROPERTY INVESTMENTS LLC PO BOX 63 WESLACO TX 78599	W2300-00-025-0004-00 WESLACO ORIGINAL TOWNSITE BLK 25 6 308 S TEXAS BLVD	L: 39930 B: 260087
AGD LP PO 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

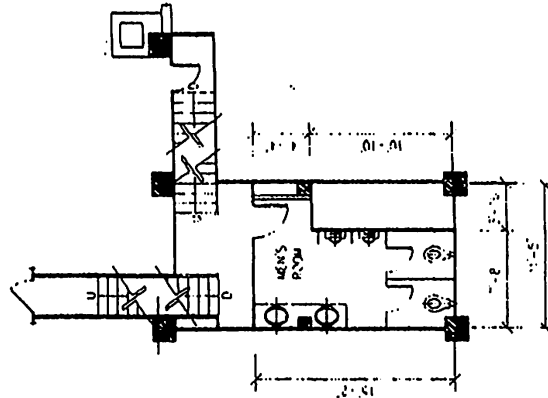
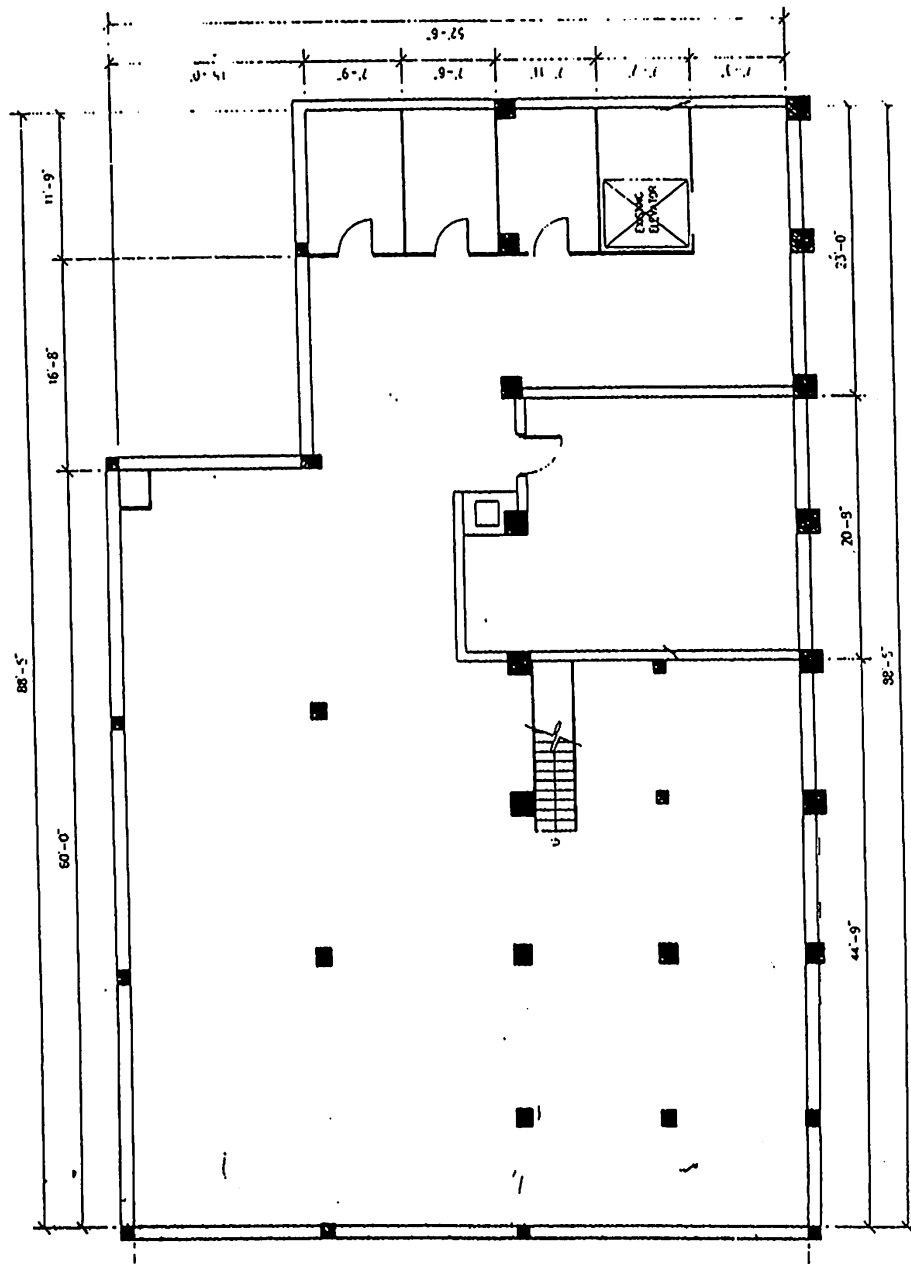
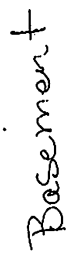
Ballroom

TABC

Joe Pans - 686-2225

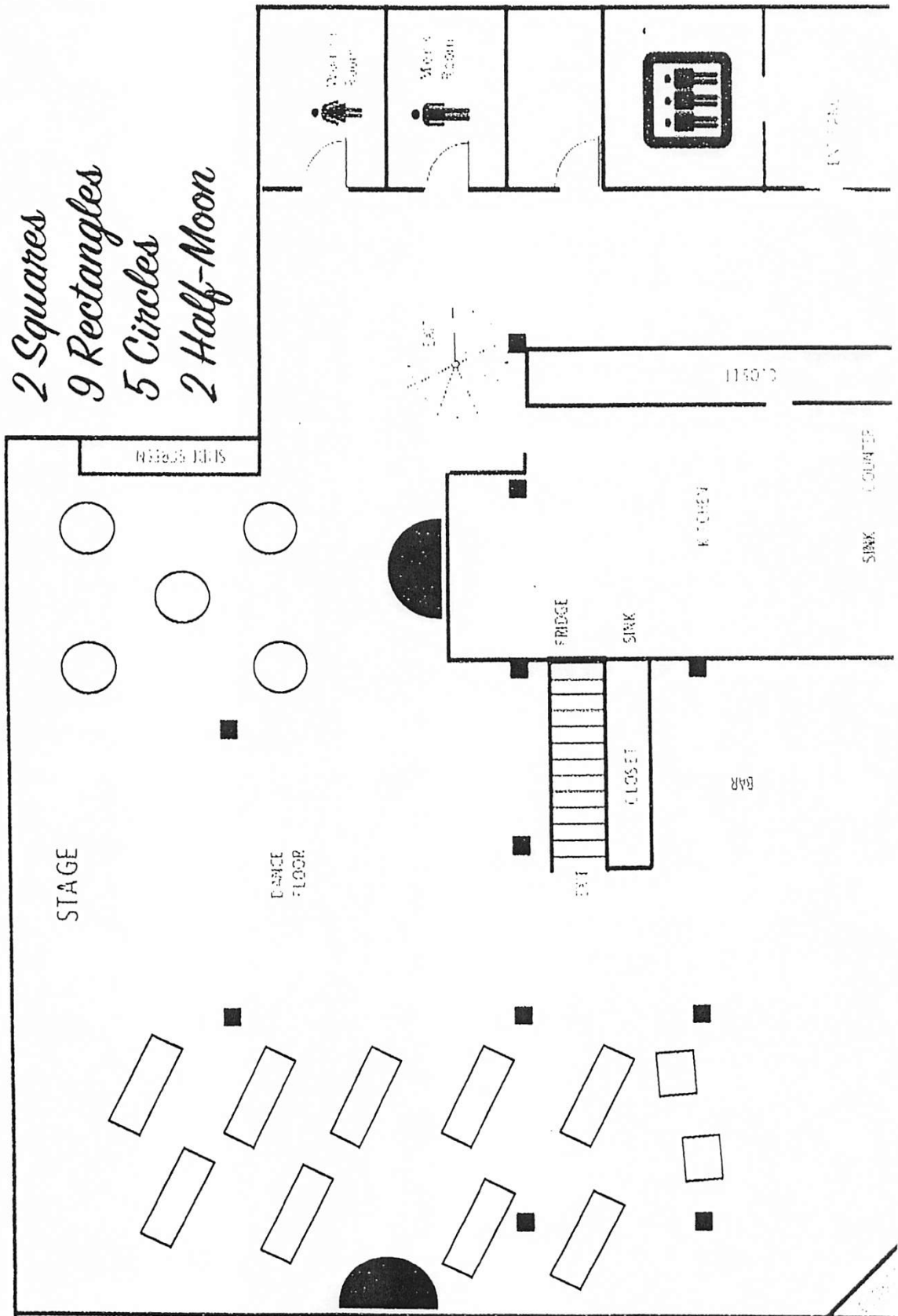
— Beck & Wine License
in this Rectory
Area to include
pastors' residence
no wall

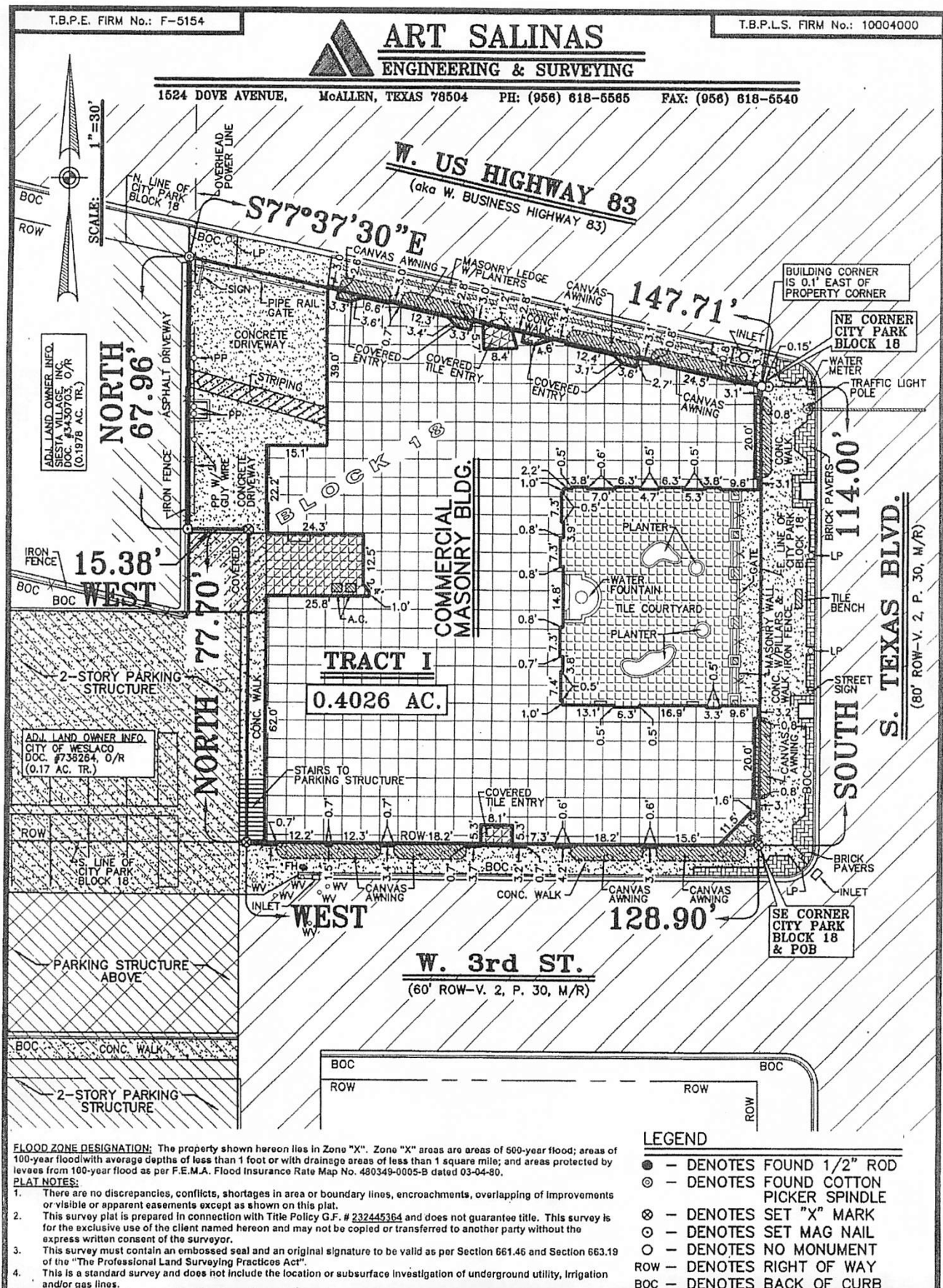




Basement

Wild Thing Party Room Layout







Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 7, 2023	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Tacos El Plebe LLC Luis A Peña.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On-Premises Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on May 24, 2023. Six (6) property owners within 200 feet of the applicant's property were notified by letter on May 26, 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.	

USE-000434-2023



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. _____

PROPOSED PROJECT

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

Lot 4 Block _____

Subdivision Name TOWN CENTER SUBDIVISION LOTS 2-9

Street Address 2307 W INTERSTATE 2, SUITE A

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request RESTAURANT SERVING BEER & WINE FOR ON PREMISE CONSUMPTION

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 TACOS EL PLEBE LLC LUIS A. PEÑA Phone 956-429-1543

Address 2308 JAY DRIVE Fax: _____

City SAN JUAN State TX Zip Code 78589 E-Mail: tacoelplebe@gmail.com

OWNER

Name CABALLERO REAL ESTATE LLC Phone 956-246-8898

Address 3404 ROSEWOOD DRIVE Fax: _____

City WESLACO State TX Zip Code 78599 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  Date 03-23-23
Owner
Signature  Date 03-23-23
Applicant
Signature _____ Date _____
Authorized Agent

STAFF USE ONLY		
Accepted By _____	Payment Received By _____	Date Paid _____
Notice of Public Hearing 200' of Proposed S	CITY OF WESLACO 956-968-3181 ***** REPRINT RECEIPT ***** REC#: 03021406 4/18/2023 4:28 PM OPER: NV TERM: 041 REF#: _____ PAID BY: _____	Date _____
P & Z Notice of Public Hearing	ACCT #: XXXX-XXXX-XXXX-7549 AUTH #: 055006 TRAN #: 000000002276 TYPE: PURCHASE	Date _____
City Commission Meeting in Newspaper	TRAN: 800.0000 ENERGOV PAYMENT TENDERED: 305.00 CREDIT CARD APPLIED: 305.00- CHANGE: 0.00	Date _____
Presented to P & Z Approved _____		Date _____
Presented to City Commission Approved _____		Date _____



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 225940

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:	225940
Applicant Name:	Tacos El Plebe LLC
License Type applied for:	Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	842428218
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	803245122
Date Filed:	2/22/2019
Filing State:	TX

Primary Business Entity Contact Information

Legal First Name:	Luis
Legal Middle Name:	Pena
Email Address:	tacoelpelebe@gmail.com
Phone Number:	956-429-1543

Initial Application Information

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

Legal First Name: Luis

Legal Last Name: Cantu

Email Address: tacoelplebe@gmail.com

Phone Number: 956-429-1543

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Tacos El Plebe LLC	Luis Pena	Member	100

Basic Business information

Business/Trade Name: Tacos El Plebe

What is your primary business at this location? Restaurant

Location's Phone Numbers

Business Phone Number 956-429-1543

Location Address

Address: 2307 West Interstate Highway 2, Suite A, Weslaco, TX, United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 2308 Jay Dr, San Juan, TX, United States, Hidalgo 78589

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

Location Additional Information
--

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign: No

Refuting reason: Location address has held active on premise permit within past 2 years

Projected Sales Information

Sales Year: 2023

Alcohol Sale: \$100,000.00

Food Sales: \$300,000.00

Total Sales: \$400,000.00

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

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land and Building	Lessor	Ricardo Caballero

Location Diagram

Will the license or permit
embrace the entire location
address? Yes

Bond Information

Fulfillment Type	Bond Category	Bond Amount	Status
Surety Provider	Conduct Surety Bond	\$5,000.00	New



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

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

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

May 26, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 7, 2023, and the City Commission will hold a public hearing on June 20, 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 June 7, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Tacos El Plebe LLC Luis A Peña is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, 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,

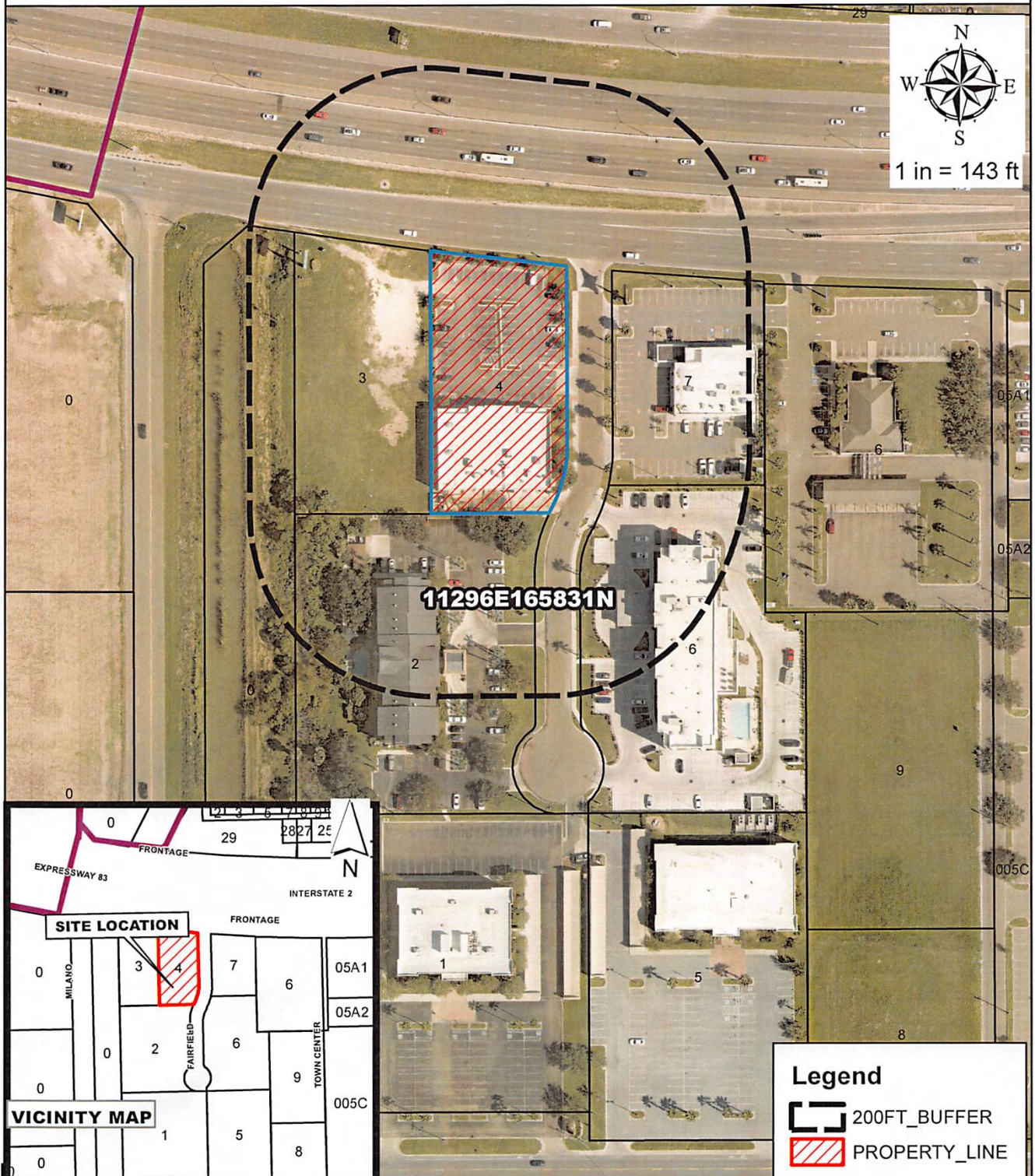
A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente'.

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

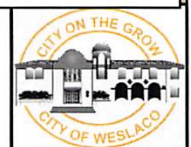
Planning &
Code Enforcement



Tacos El Plebe LLC
2307 W IH 2 STE. A
Towncenter Sub.

Purpose for the Conditional Use Request

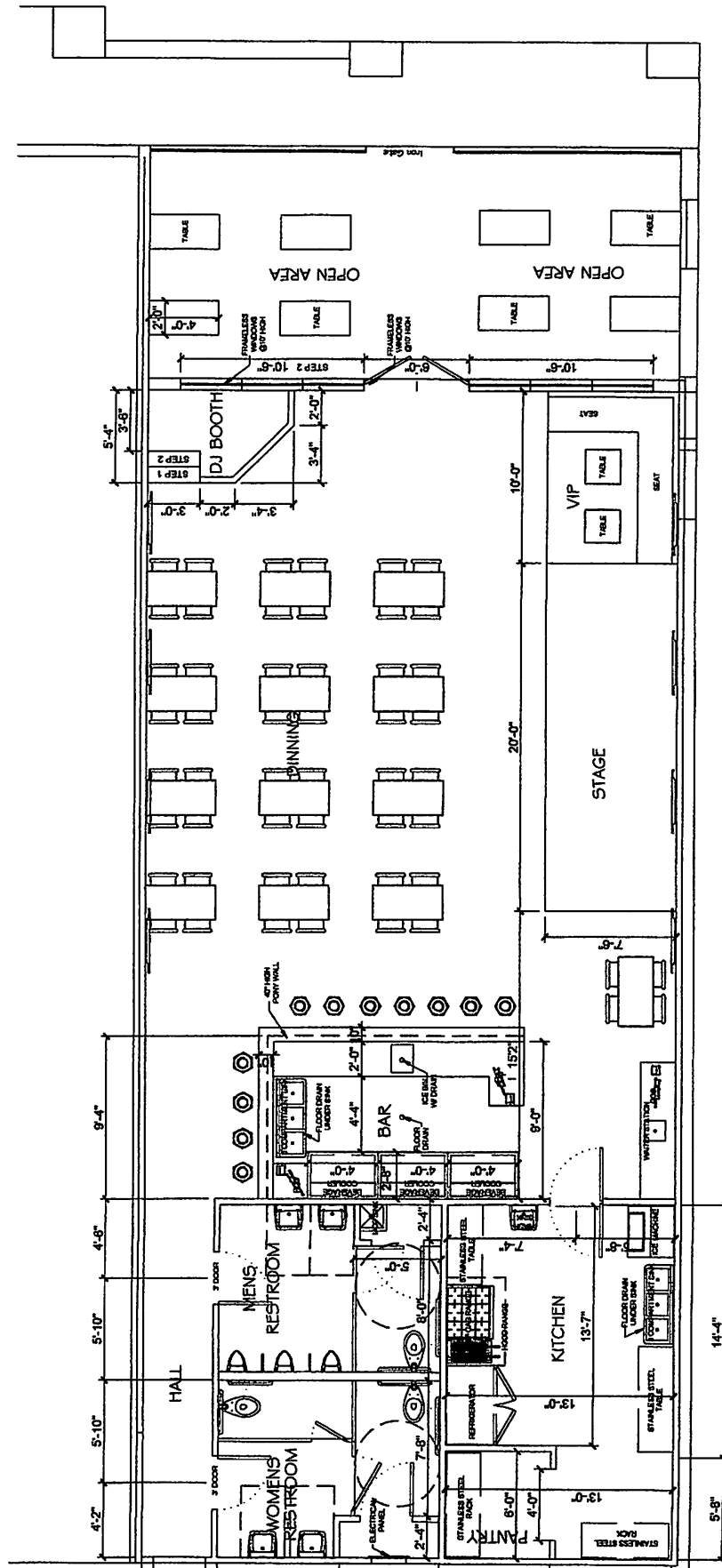
Existing zoning:	B-2
Existing land use:	Vacant Land
CUP Request:	TABC



City of Weslaco Code Enforcement Dept.

MAY 11, 2023

CREATIVE HOTEL GROUP LLC 6301 S PADRE ISLAND DR CORPUS CHRISTI TX 78412	T6355-00-000-0002-00 TOWN CENTER LOT 2 1005 FAIRFIELD BLVD	L: 433332 B: 2059468
JDH DEVELOPERS LTD 2300 W PIKE BLVD STE 300 WESLACO TX 78596	T6355-00-000-0003-00 TOWN CENTER LOT 3 2309 EXPRWY 83	L: 696707 B: 0
CABALLERO REAL ESTATE LLC 610 MACO DR HARLINGEN TX 78550	T6355-00-000-0004-00 TOWN CENTER LOT 4 2307 EXPRWY 83	L: 644905 B: 678206
VASUDEVA & FAMILY LLC 1004 FAIRFIELD BLVD WESLACO TX 78596	T6355-00-000-0006-00 TOWN CENTER LOT 6 1004 FAIRFIELD BLVD	L: 476718 B: 6070647
EGD PROPERTIES LLC 1100 TANGLEWOOD LN WESLACO TX 78596	T6355-00-000-0007-00 TOWN CENTER LOT 7 2303 EXPRWY 83	L: 593777 B: 360829
HIDALGO & CAMERON COUNTIES PO BOX 237 MERCEDES TX 78570	W3800-00-153-0000-00 WEST TRACT 2.87AC BNG W120' FT 153 2300 W PIKE BLVD	L: 21310 B: 0

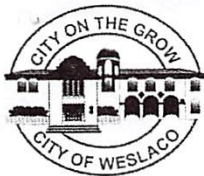


1 FLOOR PLAN
Scale: 1/8"=1'-0"

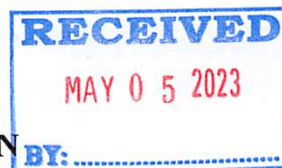


**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: June 7, 2023	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Ronnie Cruz, P.E., CFM	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Lemon Blossom Estates being 1.303-acre out of Farm Tract 815, Block 139, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,300ft south of the intersection of S Bridge and Mile 5 1/2. Possible Action.	
Discussion/Overview: The proposed two (2) 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 OSSF. The property is within a Flood Zone "B" & "AH". Applicant is requesting a variance for OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and Final 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- 000446-2023

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: Lemon Blossom Estates

Location: 3742 S. Bridge

Legal Description: 1.303 Acres of Land Out of Farm Tract 815, Block 139, West and Adams 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: _____

Existing Land Use: Farm Land Proposed Land Use: 2 Residential Lots

Number of Lots Proposed: 2 Gross Acreage: 1.303

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Renato D. & Noelia B. Hernandez Telephone: 956-343-2868

Address: 1606 Southland Street

Fax: _____

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

ENGINEER INFORMATION

Name: Ronnie Cruz, P.E., CFM Telephone: 956-682-5022

Address: 605 E. Violet Ave., Suite 1

Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: ronnie@cruzhogan.net

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☐ YES ☒ NO Wastewater Provision: Septic tanks will be used
- ☒ 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>Hidalgo & Cameron Counties Irrigation District #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

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

- ☐ 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: RENATO D. HERNANDEZ

Owner Signature: [Signature] Date: 4-13-23

RONNIE CRUZ, P.E., CFM is the authorized agent

Authorized Agent Signature: [Signature] Date: 4/13/23

Authorized Agent Printed Name: RONNIE CRUZ

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: _____

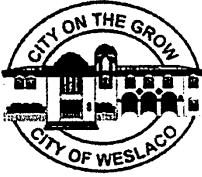
City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

FILE NO. _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000462-2023

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

Fees: \$55 First Variance, \$20 each additional

GENERAL INFORMATION

Name of Subdivision: Lemon Blossom Estates

Location: 3742 S. Bridge

Legal Description: 1.303 Acres of Land out of Farm Tract 815, Block 139, West and Adams 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:

There are no Sanitary Sewer Lines in the area. All lines are over 1,000' away. We propose the use of septic tanks.

☐ 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:

☐ 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: Renato D. & Noelia B. Hernandez Telephone: (956) 343-2868

Address: 1606 Southland Street Fax: _____

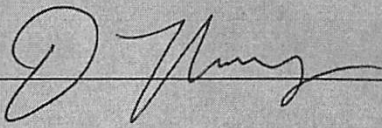
City: Weslaco State: TX Zip: 78596 E-mail: davidpop@aol.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

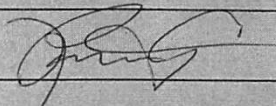
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Renato D. Hernandez

Owner Signature:  Date: 5-31-23

Ronnie Cruz, P.E., CFM is the authorized agent

Authorized Agent Signature:  Date: 5/31/23

Authorized Agent Printed Name: Ronnie Cruz, P.E., CFM



CRUZ - HOGAN

ENGINEERS | PLANNERS

DRAINAGE REPORT
FOR
LEMON BLOSSOM ESTATES SUBDIVISION
WESLACO, TEXAS

PREPARED BY:

CRUZ-HOGAN CONSULTANTS, INC.
605 E. VIOLET, SUITE 1
MCALLEN, TEXAS 78504
TBPE FIRM REGISTRATION No. F-4880



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**DRAINAGE STATEMENT
FOR
LEMON BLOSSOM ESTATES SUBDIVISION**

PROJECT LOCATION

The proposed Lemon Blossom Estates Subdivision is a 1.303 acre of land being out of Farm Tract 815, Block 139, West and Adams Tract Subdivision, Hidalgo County, Texas as per Map Recorded in Volume 2, Pages 34-37, of the Hidalgo County Map Records. This Subdivision is located on Mile 4 ½ West Road (Bridge Avenue) approximately 800 feet south of Mile 5 Road (34th Street) Weslaco, Texas. The proposed Subdivision will consist of 2 residential lots each .63 acres in size.

FLOOD PLAIN

This tract of land is in Zone "B" and Zone "AH" according to FIRM Flood Insurance Rate Map Community Panel 480334 0525 B, dated January 2, 1981. Zone "B" are 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). Zone "AH" are areas of 100-year shallow flooding where depths are between one (1) and (3) feet; base flood elevations are shown, but no flood hazard factors are determined. Base flood elevation is 72 feet.

SOIL CONDITIONS

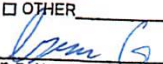
According to the Soil Survey report for Hidalgo County by the U.S.D.A. Soil Conservation Service, the soils for this subdivision are (28) Hidalgo Sandy clay loam and (52) Raymondville clay loam. Hidalgo clay loam has a plasticity index between 11 and 23. This soil is well drained, surface runoff is slow, and permeability is moderate, within Hydrological Group B with natural slopes of 0 to 1 percent. The available water capacity is high. Raymondville clay loam has a plasticity index between 18 and 35. This soil is moderately well drained, surface runoff is slow, permeability is slow within Hydrological Group C with natural slopes are mainly 0.5 percent but range from 0 to 1 percent.

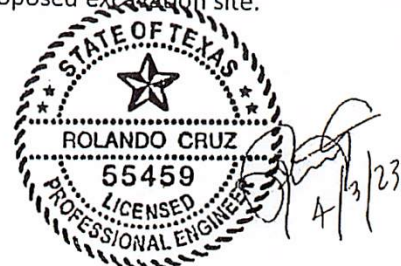
EXISTING CONDITIONS

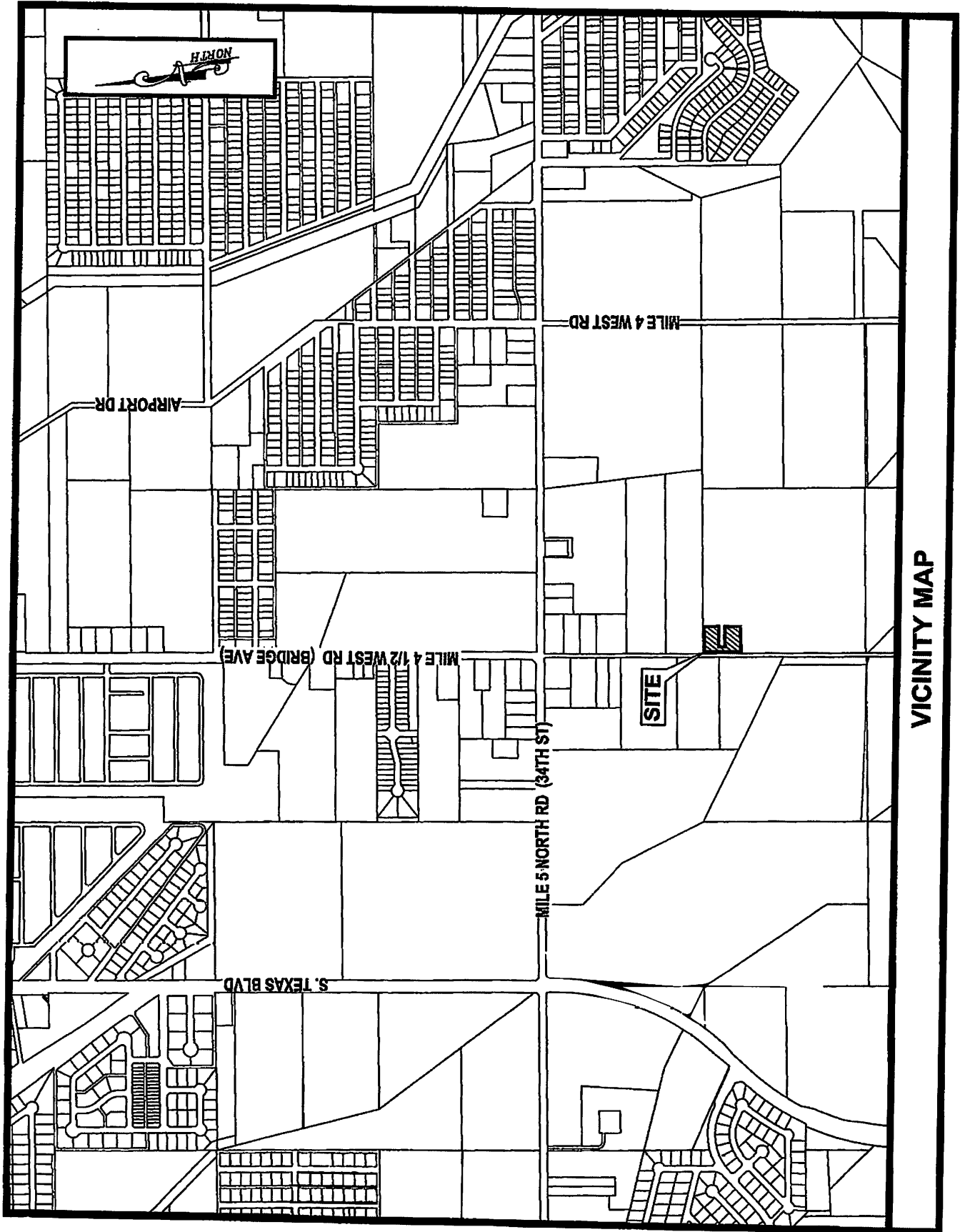
Existing on the site is a small frame house with small concrete slabs and a dirt porch. The area is mostly farmland with a 16' paved street with bar ditches. Existing runoff is south along the bar ditches for about 800' into an existing 12" concrete pipe and into an existing drainage ditch owned by HHID #9 but maintained by HCDD #1. The ditch is designated as ditch number 37. This ditch flows into the Main Floodway. The existing runoff for a 10-year storm is $Q=1.33$ cfs.

PROPOSED CONDITIONS (2-Residential Lots)

Proposed is to clear the area of the 2 lots and construct a pad of 5,000 sf for each lot which is a total 10,000 sf. The fill will be approximately 1.5' which will be 555 cu.yds. Each lot will be required raise the pad to the required BFE elevation of 72'. The developer owns 57 acres south and east of the proposed subdivision. The fill will be obtained from a 150' x 150' x .75' area within the "AH" zone. The calculated excavation is 625 cu.yds. After development, the runoff will increase to $Q= 4.23$ cfs. This is an increase of 2.90 cfs. The detention required will be 2,962 ft³ or .086 Ac-Ft. Proposed is to use the excavated area for this detention which will hold approximately 16,875 ft³ or .387 Ac-Ft. which is above the required detention. A CLOMR-F has been submitted to FEMA. Attached you will find a survey with the proposed excavation site.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
 H.C.D.D. NO. 1	5-4-23 DATE





VICINITY MAP

Lemon Blossom Estates Subdivision Weslaco, Texas

Date: 3-Apr-23

EXISTING DATA

Total Area 1.303 ac
Intercept Coefficient - "k" 0.213 Table 3-2 *
"K_u" 3.28
Overland Flow Length - "L" 350.00 ft
Overland Slope - "S_p" 0.1500 ft/ft
Velocity - "V" 0.20 ft/s
Existing Time of Concentration - "T" 29 min.
Existing Runoff Coefficient - "C" 0.20
Intensity of Rainfall - "I" 5.10 in/hr (10 year event)
Existing - "Q_{10yr}" 1.33 ft³/s

PROPOSED IMPROVEMENTS

Proposed Runoff Coefficient - "C" 0.30 Table 3-3 *
Velocity - "V" 0.30 ft/s
Proposed Time of Concentration - "T" 10 min.
Proposed Intensity - "I" 10.83 in/hr (50 year event)
Proposed - "Q_{50yr}" 4.23 ft³/s

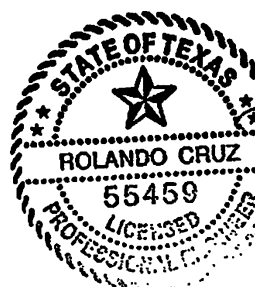
IDF Coefficients For 50yr Storm

e=0.749
b=99.0
d=9.2

t= D/V(3600)
t= 10 min

Time		I _{50yr}	Q _{50yr} In	V in	Q _{10yr} out	V out	Req'd V	Req'd V
min	hr	in/hr	ft ³ /s	ft ³	ft ³ /s	ft ³	ft ³	ac-ft
10.00	0.17	10.83	4.23	2539	1.33	797	1742	0.04
30.00	0.50	6.34	2.48	4463	1.33	1594	2869	0.07
50.00	0.83	4.66	1.82	5462	1.33	2390	3072	0.07
70.00	1.17	3.75	1.46	6149	1.33	3187	2962	0.07
90.00	1.50	3.16	1.24	6679	1.33	3984	2695	0.06
110.00	1.83	2.76	1.08	7114	1.33	4781	2333	0.05
130.00	2.17	2.45	0.96	7485	1.33	5577	1908	0.04
150.00	2.50	2.22	0.87	7811	1.33	6374	1437	0.03
170.00	2.83	2.03	0.79	8101	1.33	7171	930	0.02
190.00	3.17	1.88	0.73	8364	1.33	7968	397	0.01
210.00	3.50	1.75	0.68	8606	1.33	8764	-159	0.00

PEAK



[Signature]
4/3/23

<u>Type of Drainage Area</u>	<u>Runoff Coefficient, C</u>
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

Table 3-3: Runoff Coefficients

Land Cover / Flow Regime	k
Forrest w/ 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

Table 3-2: Intercept Coefficients

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

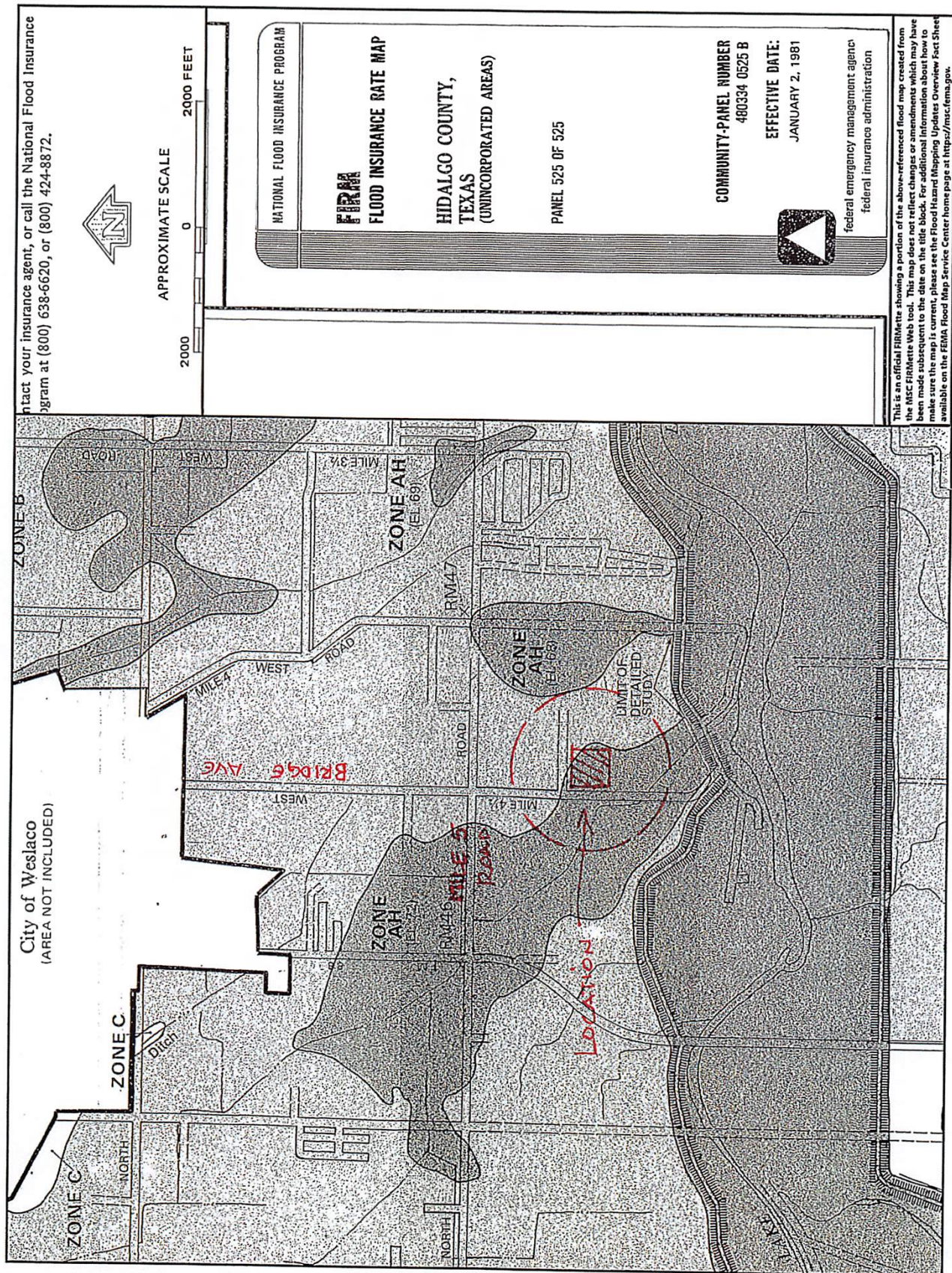
$$\text{formula } I = b/(t_c + d)^e$$

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

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

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

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



contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-6242.

APPROXIMATE SCALE

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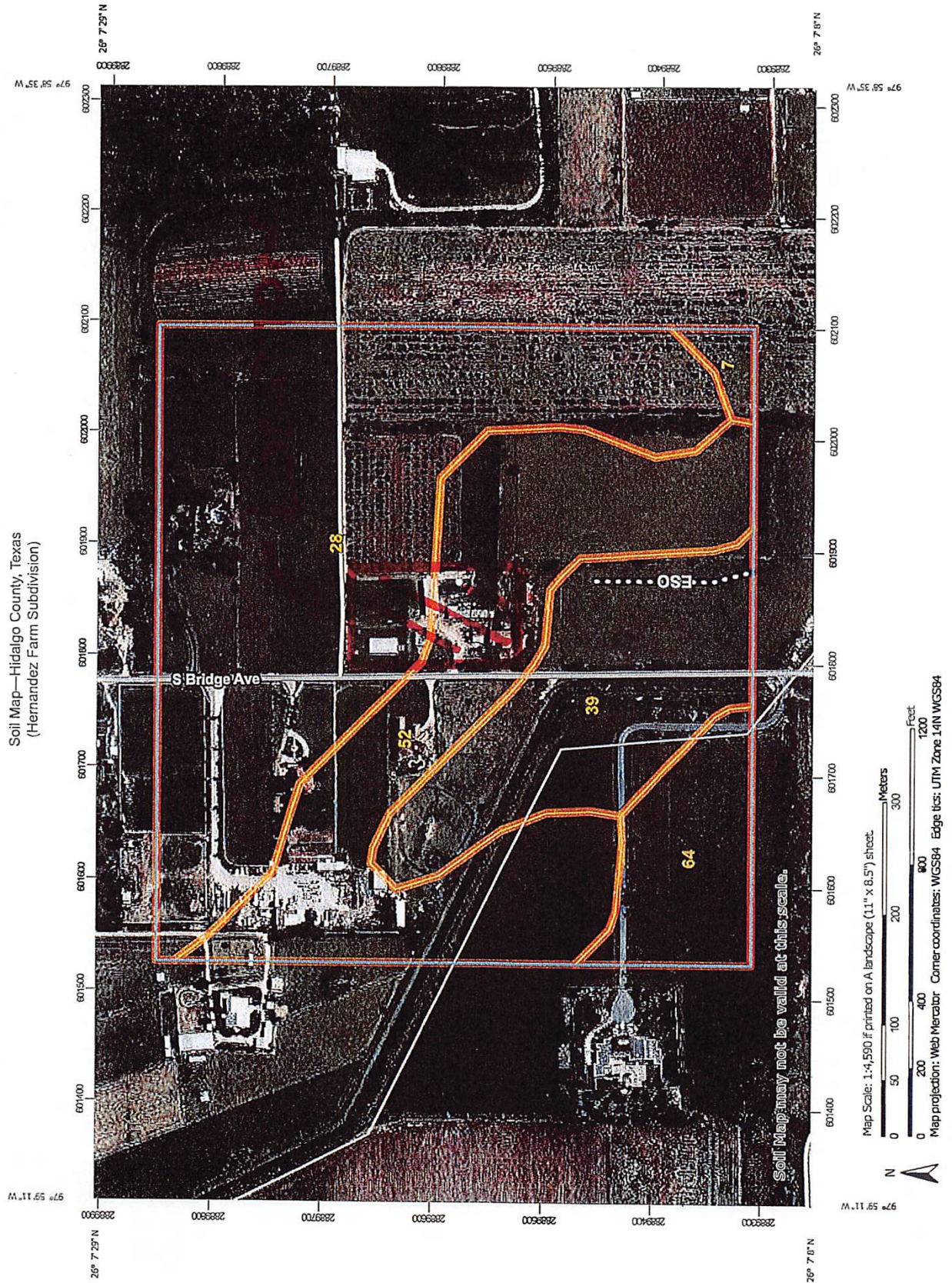
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Soil Map—Hidalgo County, Texas
(Lemon Blossom Estates)

MAP LEGEND

Area of Interest (AOI)	Spot Area
Area of Interest (AOI)	Stony Spot
Soils	Very Stony Spot
Soil Map Unit Polygons	Wet Spot
Soil Map Unit Lines	Other
Soil Map Unit Points	Special Line Features
Special Point Features	Water Features
Blowout	Streams and Canals
Borrow Pit	Transportation
Clay Spot	Rails
Closed Depression	Interstate Highways
Gravel Pit	US Routes
Gravelly Spot	Major Roads
Landfill	Local Roads
Lava Flow	Background
Marsh or swamp	Aerial Photography
Mine or Quarry	
Miscellaneous Water	
Perennial Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 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.

Soil Map—Hidalgo County, Texas

Lemon Blossom Estates

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	24.6	51.8%
39	Mercedes clay, 0 to 1 percent slopes	8.9	18.7%
52	Raymondville clay loam, 0 to 1 percent slopes	13.6	28.7%
64	Runn silty clay	0.4	0.9%
Totals for Area of Interest		47.6	100.0%

Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References:

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

Engineering Properties—Hidalgo County, Texas

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

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

Engineering Properties—Hidalgo County, Texas															
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—					Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200			
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	
28—Hidalgo sandy clay loam, 0 to 1 percent slopes															
Hidalgo	85 B		0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18	
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22	
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22	
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22	
39—Mercedes clay, 0 to 1 percent slopes															
Mercedes	85 D		0-19	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	55-66-76	32-41-49	
			19-57	Clay	CH	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	50-63-76	32-41-49	
			57-65	Clay	CH, CL	A-7-6	0-0-0	0-1-2	85-93-100	80-90-100	80-90-100	75-85-95	48-62-76	32-41-49	

Engineering Properties—Hidalgo County, Texas

Lemon Blossom Estates

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		
52—Raymondville clay loam, 0 to 1 percent slopes Raymondville			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
	85 C		0-15	Clay loam	CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	51-68-85	37-44-50	18-24-30
			15-43	Clay, clay loam	CH, CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	95-98-100	95-98-100	75-85-95	38-47-55	19-27-35
			43-65	Clay, clay loam	CH, CL	A-7-6	0-0-0	0-0-0	100-100-100	85-93-100	80-90-100	75-85-95	40-47-53	20-25-30
64—Runn silty clay Runn														
	85 C		0-55	Silty clay	CH, CL	A-7-6	0-0-0	0-0-0	100-100-100	100-100-100	95-98-100	85-92-98	43-53-62	21-29-36
			55-65	Silty clay, silty clay loam, silt loam	CL-ML, CH, CL	A-4, A-6, A-7-6	0-0-0	0-0-0	100-100-100	95-98-100	90-95-100	70-84-98	21-42-62	4-20-36

Data Source Information

Soil Survey Area: Hidalgo County, Texas
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Physical Soil Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Reference:

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

Lemon Blossom Estates

Physical Soil Properties--Hidalgo County, Texas

Report--Physical Soil Properties

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

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



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Physical Soil Properties---Hidalgo County, Texas

Lemon Blossom Estates

Physical Soil Properties--Hidalgo County, Texas													
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors		Wind erodibility group	Wind erodibility index
										Kw	Kf T		
52-- Raymondville clay loam, 0 to 1 percent slopes	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct				
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0. 18	6.0- 7.5- 8.9	1.0- 2.0- 3.0	.28	.28 5 4		86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.5-0.8- 1.0	.28	.28		
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.1- 0.3- 0.5	.28	.28		
64--Runn silty clay													
Runn	0-55	- 6-	-49-	36-46- 55	1.20-1.30 -1.40	0.42-1.00-1.40	0.13-0.17-0. 20	6.0- 7.5- 8.9	0.5-0.8- 1.0	.28	.28 5 4		86
	55-65	- 8-	-51-	24-41- 55	1.25-1.35 -1.45	1.40-2.70-4.00	0.09-0.15-0. 20	3.0- 4.5- 5.9	0.1- 0.6- 1.0	.32	.32		

Data Source Information

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

Map Unit Description

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

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

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

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

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

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

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

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

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

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

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

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

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvl

Elevation: 20 to 500 feet

Map Unit Description—Hidalgo County, Texas

Lemon Blossom Estates

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

Percent of map unit: 7 percent

Map Unit Description—Hidalgo County, Texas

Lemon Blossom Estates

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

39—Mercedes clay, 0 to 1 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Mercedes

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Unnamed

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear

Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Unnamed

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

64—Runn silty clay

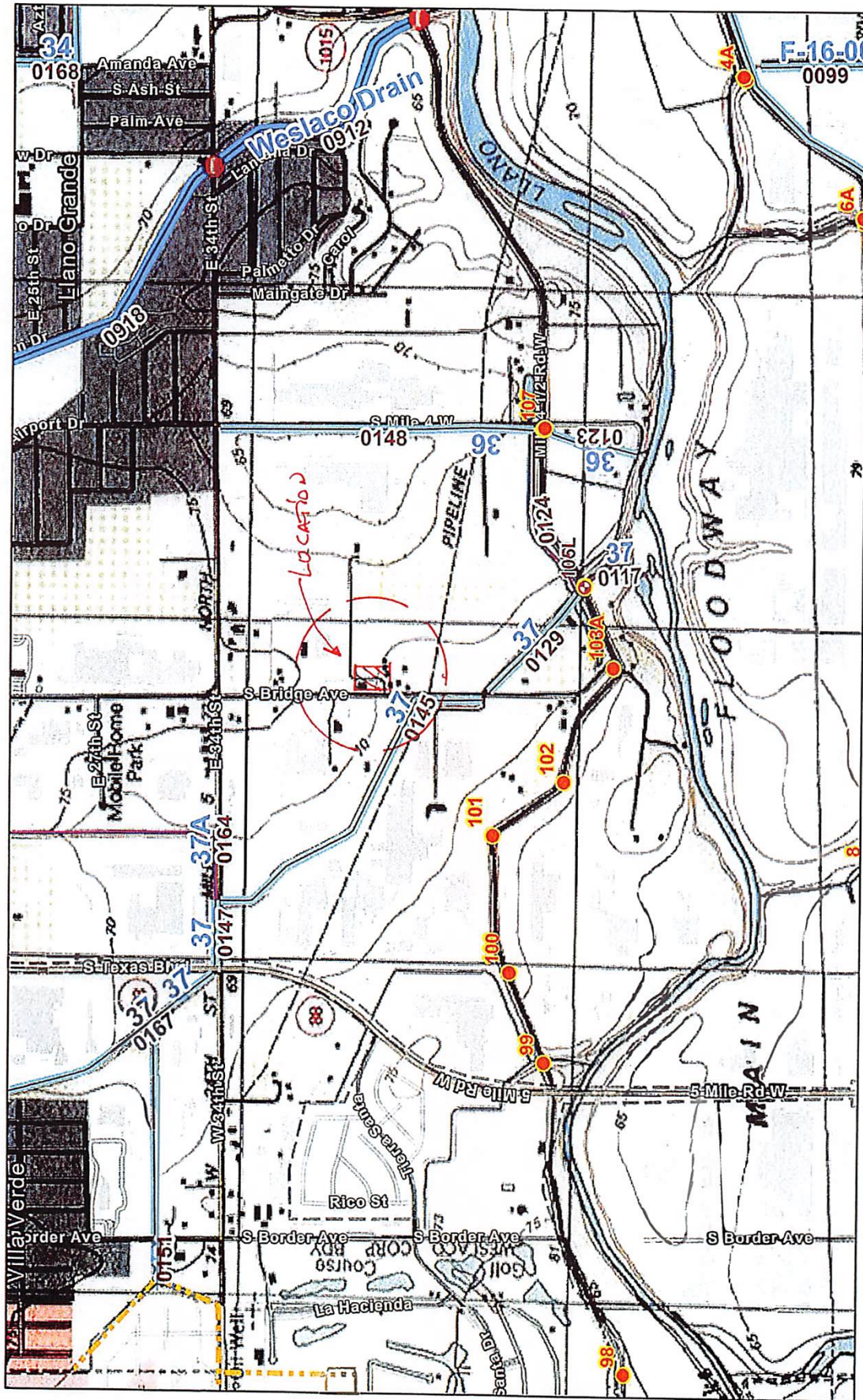
Map Unit Setting

National map unit symbol: dbmg
Elevation: 100 to 200 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 75 degrees F
Frost-free period: 260 to 320 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

ArcGIS Web Map



3/22/2023, 5:29:08 PM

USGS

City_Limits_2020

HCDD1_Boundary

Gates_Pumps

Gates

Bridges

Gate/Pump

HCDD1_System

NOT Maintained

Own

Maintain

Edinburg_Ditches

Survey Point

Gate

Scale: 1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

NOAA/NOS/IOCS nowCOAST, NOAA/NWS and NOAA/OAR/NSSL | Edgar Valdez, Raul Sesin P.E., Hidalgo County Drainage District No. 1 | Raul Sesin P.E., Edgar O. Valdez | Hidalgo County Drainage District No. 1 | ArcGIS Web AppBuilder

Esri Community Maps Contributors, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METINASA,

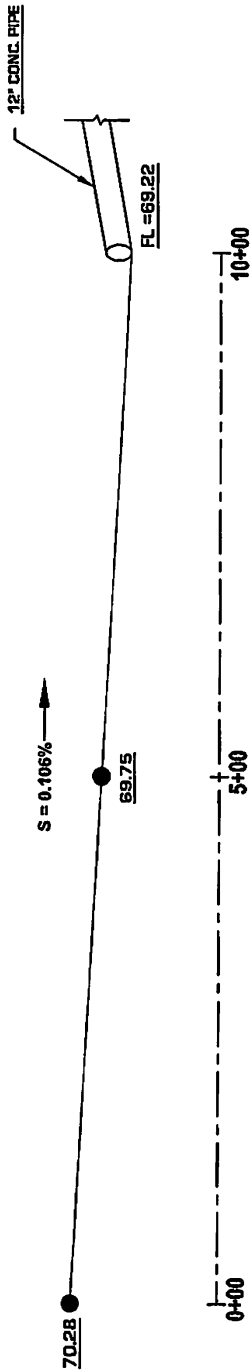
City_Limits_2020 Gates_Pumps HCDD1_System

HCDD1_Boundary Gate Maintain

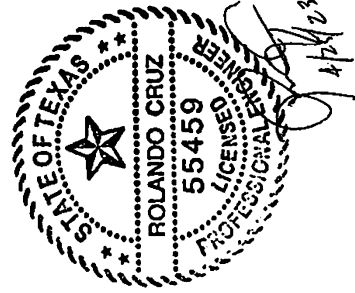
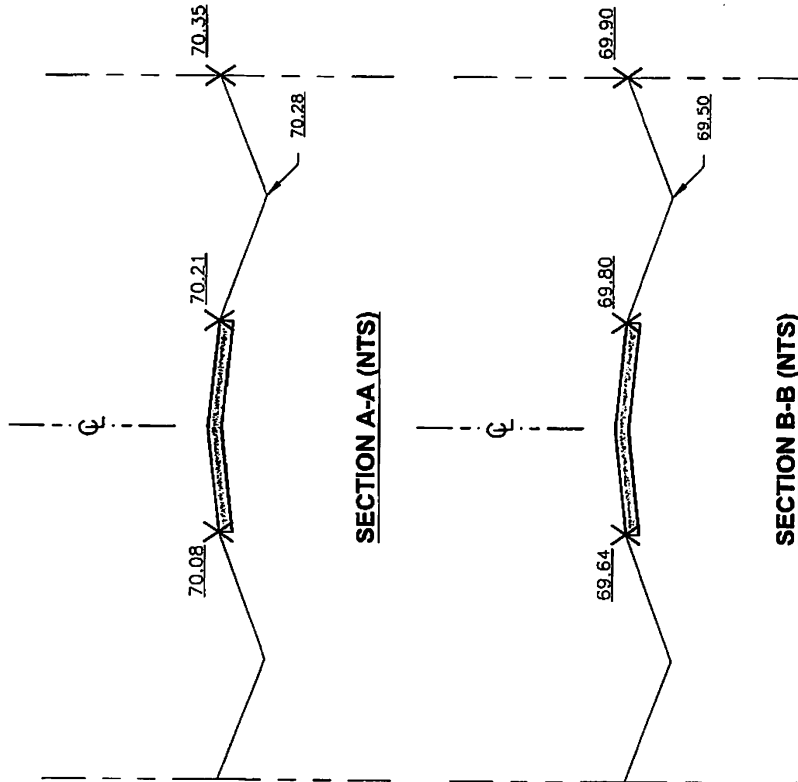
Survey Point NOT Maintained

Esri Community Maps Contributors, Texas Parks & Wildlife, ©
OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare,
ArcGIS Web AppBuilder

NOAA/NOS/ICS nowCOAST, NOAA/NWS and NOAA/AVRNSSL	Edgar Valdez, Raul Sesin P.E., Hidalgo County Drainage District No. 1	Edgar Valdez, Raul Sesin P.E., Hidalgo County Drainage District No. 1	Edgar Valdez, Raul Sesin P.E., Hidalgo County Drainage District No. 1
NOAA/NOS/ICS nowCOAST, NOAA/NWS and NOAA/AVRNSSL	Edgar Valdez, Raul Sesin P.E., Hidalgo County Drainage District No. 1	Edgar Valdez, Raul Sesin P.E., Hidalgo County Drainage District No. 1	Edgar Valdez, Raul Sesin P.E., Hidalgo County Drainage District No. 1



PROFILE OF EAST
ROADSIDE DITCH



LEMON BLOSSOM ESTATES SUBDIVISION
WESLACO, TX.

Online Letter of Map Change

LOMC Application

Application ID: 4588945696628

Amendment

Amendment Review

Property Information Form

Letter of Map Amendment Type: CLOMR-F

Fill Section

Has fill been placed on your property to raise ground that was previously below the BFE? No

When was fill placed?

Will fill be placed on your property to raise ground that is below the BFE? Yes

When will fill be placed? 06/2023

Street Address of Property

Address	Legal Description
3742 S. Bridge Weslaco, TX 78596	Lot: FT 815 Block/Section: 139 Subdivision: West and Adams Tract Property Description: 1.303 Acres of Land Situated in Hidalgo County

Legal Description of Property

Requesting that a flood zone determination be completed for: A portion of land within the bounds of the property

Date of Construction:

Lot Type: Multiple lots

Number of structures:

Number of lots: 2

Applicant Information

Applicant Title: Mr.

First Name: Ronnie

Last Name: Cruz
Address 1: 605 E. Violet Ave. Ste. 1
Address 2:
City: McAllen
State, District or Territory: TX
ZIP Code: 78504
Email Address: ronnie@cruzhogan.net
Company: Cruz-Hogan Consultants, Inc.
Phone: 956-655-5317
Fax:

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY ELEVATION FORM	O.M.B. NO. 1660-0015 Expires February 28, 2014
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PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

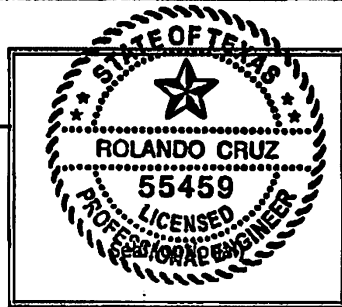
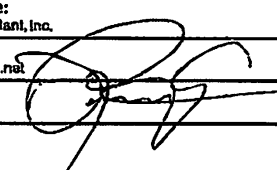
This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), *including an attached deck or garage*. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed *in its entirety*. Incomplete submissions will result in processing delays.

1. NFIP Community Number: 442134 0225 B Property Name or Address: **3742 S. Bridge Weslaco, TX**
2. Are the elevations listed below based on ☒ **existing** or ☐ **proposed** conditions? (Check one)
3. For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
☐ crawl space ☒ slab on grade ☐ basement/enclosure ☐ other (explain)
4. Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) ☐ Yes ☒ No
 If yes, what is the date of the current re-leveling? / (month/year)
5. What is the elevation datum? ☐ NGVD 29 ☒ NAVD 88 ☐ Other (explain)
 If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
 Local Elevation +/- ft. = FIRM Datum
6. Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: ☐ WGS84 ☐ NAD83 ☐ NAD27 Lat. . Long. .
 Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):
 Indicate Datum: ☐ WGS84 ☒ NAD83 ☐ NAD27 Lat. **26.12263** Long. **-97.98191**

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
3742 S. Bridge Weslaco, TX 78596			70.28	n/a	72.00	Flood Insurance Rate Map

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Ronnie Cruz, P.E., CFM	License No.: 55459	Expiration Date: 03/31/2024
Company Name: Cruz Hogan Consultant, Inc.	Telephone No.: 958-682-6022	
Email: Ronnie@cruzhogan.net	Fax No. 958-682-6089	
Signature: 		

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
 Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY ACKNOWLEDGMENT FORM	O.M.B. NO. 1660-0015 Expires February 28, 2014
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PAPERWORK BURDEN DISCLOSURE NOTICE Public reporting burden for this data collection is estimated to average 1.38 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.		
This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) OR to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).		
This form must be completed and signed by the official responsible for floodplain management in the community. The six digit NFIP community number and the subject property address must appear in the spaces provided below. Incomplete submissions will result in processing delays. Please refer to the MT-1 Instructions for additional information about this form.		
Community Number:	480334	
Property Name or Address:	3742 S. Bridge	
A. REQUESTS INVOLVING THE PLACEMENT OF FILL As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. For Conditional LOMR-F requests, the applicant has or will document Endangered Species Act (ESA) compliance to FEMA prior to issuance of the Conditional LOMR-F determination. For LOMR-F requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved independently of FEMA's process. Section 9 of the ESA prohibits anyone from "taking" or harming an endangered species. If an action might harm an endangered species, a permit is required from U.S. Fish and Wildlife Service or National Marine Fisheries Service under Section 10 of the ESA. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by DHS-FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to DHS-FEMA for a possible map revision. Community Comments:		
Community Official's Name and Title: <i>(Please Print or Type)</i>		Telephone No.:
Raul E. Sesin, PE, Hidalgo County Drainage District No. 1, Hidalgo County Floodplain Administrator		(956)292-7080
Community Name:	Community Official's Signature: <i>(required)</i>	Date:
Hidalgo County Drainage District No. 1		04-11-23
B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to DHS-FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements. Community Comments:		
Community Official's Name and Title: <i>(Please Print or Type)</i>		Telephone No.:
Community Name:	Community Official's Signature <i>(required)</i> :	Date:



CRUZ - HOGAN

ENGINEERS | PLANNERS

TBPE Firm Reg No. F-4860

Offices

McAllen
Weslaco
Harlingen

April 11, 2023

Raul E. Sese, P.E., CFM
General Manager
Hidalgo County Drainage District No. 1
902 N. Doolittle
Edinburg, Texas 78542

Re: Endangered Species Act (ESA) Compliance Documentation
For Non Federal Projects
Lemon Blossom Estates Subdivision
Weslaco, Texas

To whom it may concern,

I acknowledge that compliance with Sections 9 and Section 10 of the ESA has been achieved. There is no potential from taking or for harming in any way an endangered species.

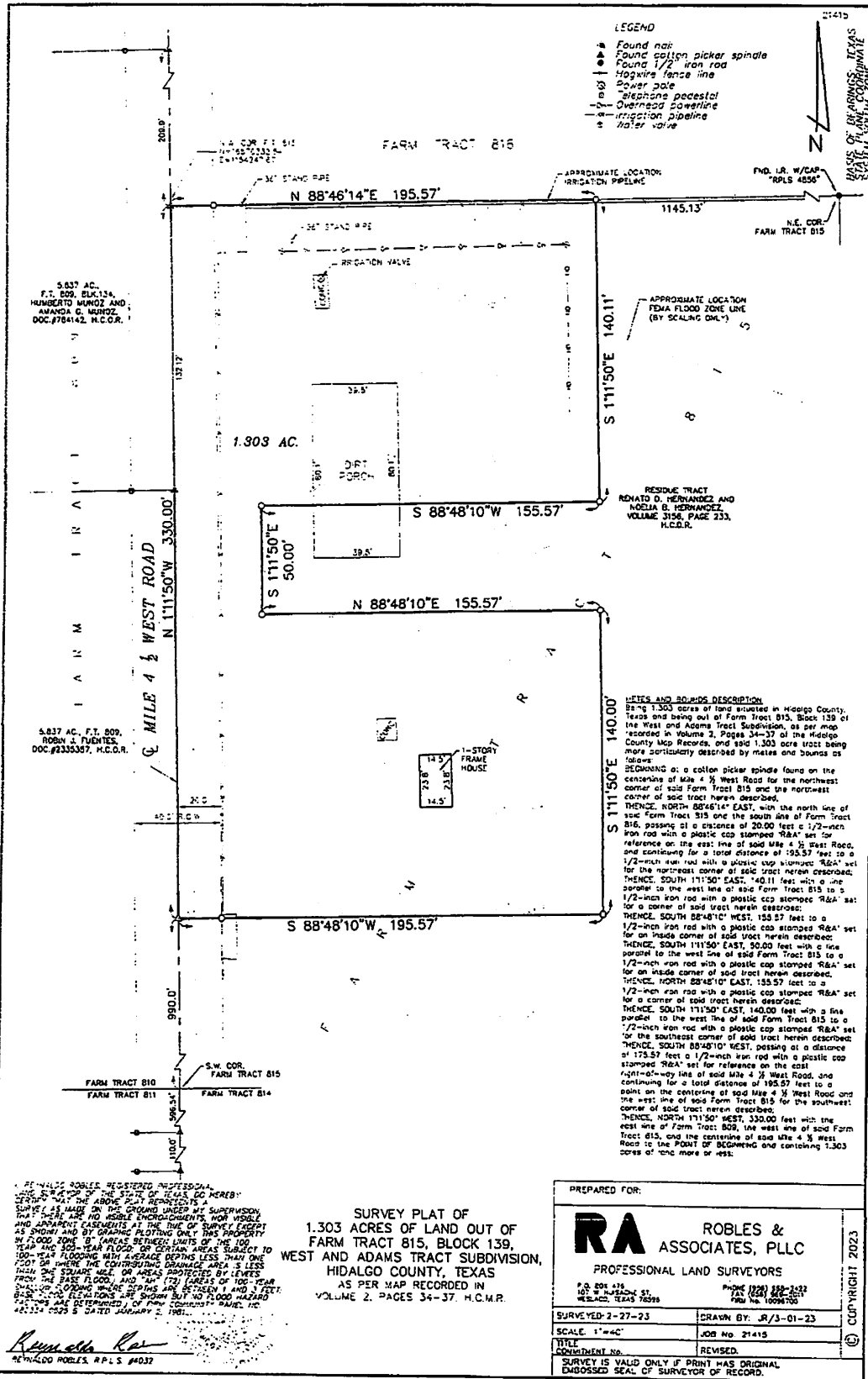
Should you have any questions, please feel free to contact our office.

Sincerely,

Ronnie Cruz, P.E., CFM
Vice-President

RC/cr





[illegible]

LEVEL ONE TRAFFIC IMPACT ANALYSIS (TIA) REPORT

LEMON BLOSSOM ESTATES SUBDIVISION

**3742 South Bridge
Weslaco, Texas**

**Prepared for:
City of Weslaco Engineering Division
255 S. Kansas
Weslaco, Texas 78570**

Prepared by:

Ronnie Cruz, P.E., CFM



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ENGINEERS | PLANNERS

**605 E. Violet Avenue, Suite 1
McAllen, Texas 78504**



April 13, 2023

CONCLUSION

The highest peak hour movements will be during the A.M. peak. The peak would be 14 trips. Peak hour trips are less than 100, therefore no TIA is required.

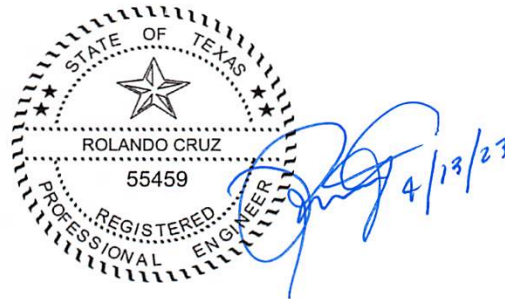
Attachments

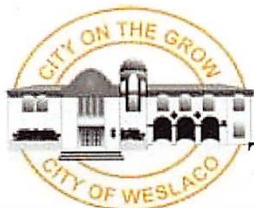
1. Trip Generation Worksheet
2. Exhibit 1: Vicinity Map
3. Exhibit 2: Surrounding Land Uses

This report has been prepared to address the City of Weslaco Level One TIA requirements. If you have any questions or comments, please call me.

Ronnie Cruz, P.E.,CFM

CRUZ-HOGAN CONSULTANTS, INC.





**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: Lemon Blossom Estates Subdivision
 Location: 3742 S. Bridge
 Applicant: Renato D. Hernandez ☒ Owner ☐ Agent
 Address: 1606 Southland Weslaco, Tx 78596 Phone Number: 956-343-2868

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	1.303		2	14	3	17

Comments: Peak Hours Trips < 100. TIA not required

Prepared by: Ronnie Cruz P.E., CFM April 13, 2023 Date:
 Address: 605 E. Violet Ave. Ste.1 McAllen, Tx Phone Number: 956-682-5022

(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#: _____

PROJECT DESCRIPTION

The proposed Development is located at 3742 S. Bridge Weslaco. Physically it is located approximately 1200 feet south of Mile 5 South Road on Bridge. The proposed Development is a 1.303 Acre Tract of Land which will be divided into two residential ½ acre lots.

SITE AND SURROUNDING LAND USES

The study area for the proposed Development includes the area within a one-fourth mile radius from the site boundaries. The area directly to the east, west, south and north is basically undeveloped farm land. There are scattered residential homes in the area.

EXISTING ROADWAYS

Fronting the two lots is Bride Street. It is a 20' wide county road. The roadway has a width of 20' from edge of pavement to edge of pavement with a proposed ROW of 60'.

ESTIMATED TRIP GENERATION

The seventh Edition of the ITE Trip Generation manual was used to estimate the projected trip generation. These estimations were calculated for the AM and PM peaks hours for the generators using land uses Single Family Detached Housing (ITE Code: 210). The trip rates and projections are shown below in Tables 1 and 2.

210 - Residential $x = 2$ Lots

$$(AM) \quad T = 0.70 (x) + 12.05$$

$$T = 0.70 (2) + 12.05$$

$$T = 14 \text{ Trips}$$

$$(PM) \quad \ln(T) = 0.89 \ln(x) + 0.61$$

$$\ln(T) = 0.89 \ln(2) + 0.61$$

$$\ln T = .878$$

$$T = e^{.878}$$

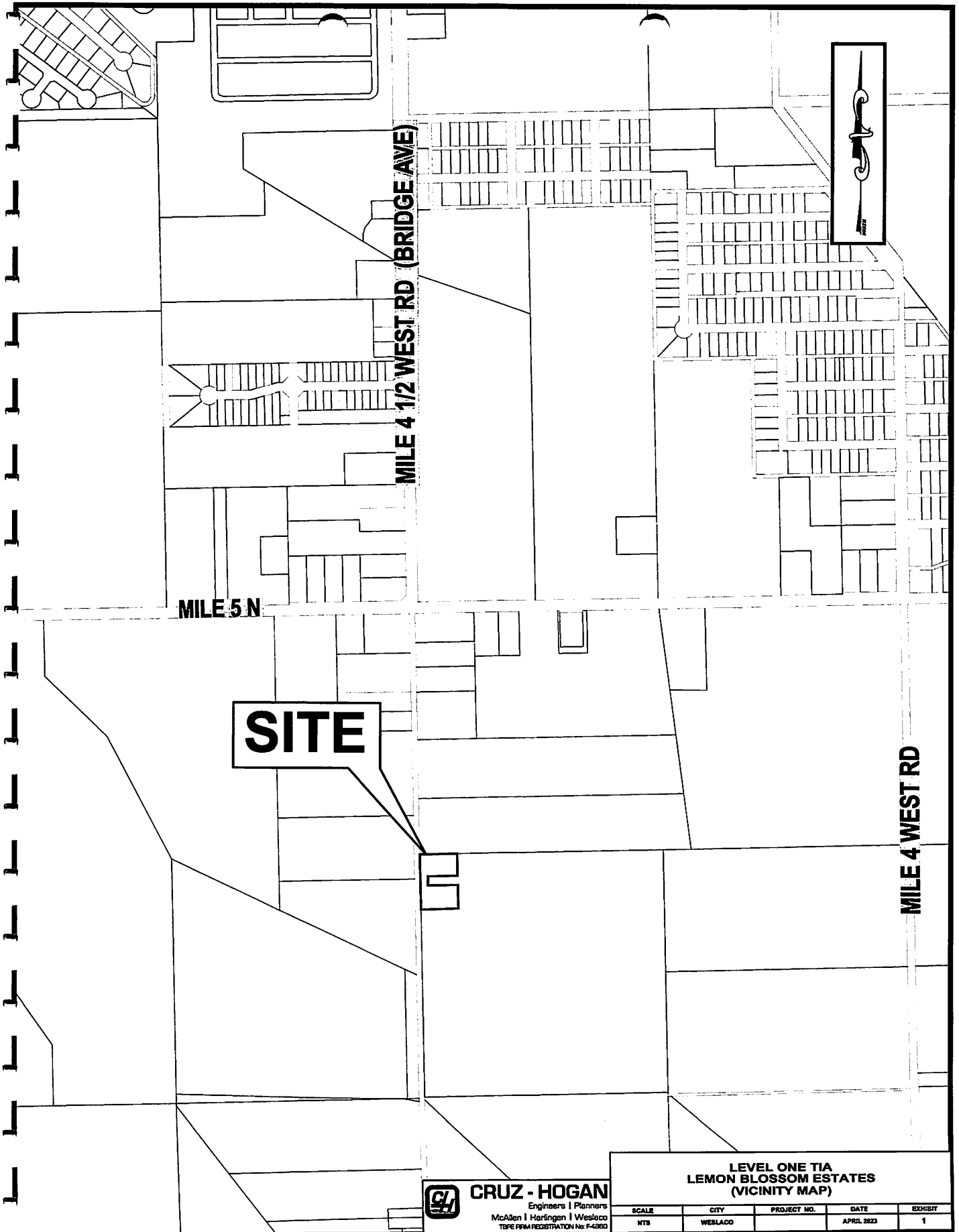
$$T = 3 \text{ Trips}$$

Table 1. ITE Trip Rates

ITE Code	Trips		% Entering/% Exiting	
	A.M.	P.M.	A.M.	P.M.
210- Single Family Detached	14	3	25/75	63/37

Table 2. Total Projected Trips

ITE Code	Trips		Entering/Exiting	
	A.M.	P.M.	A.M.	P.M.
Single Family Detached	14	3	4/11	2/2

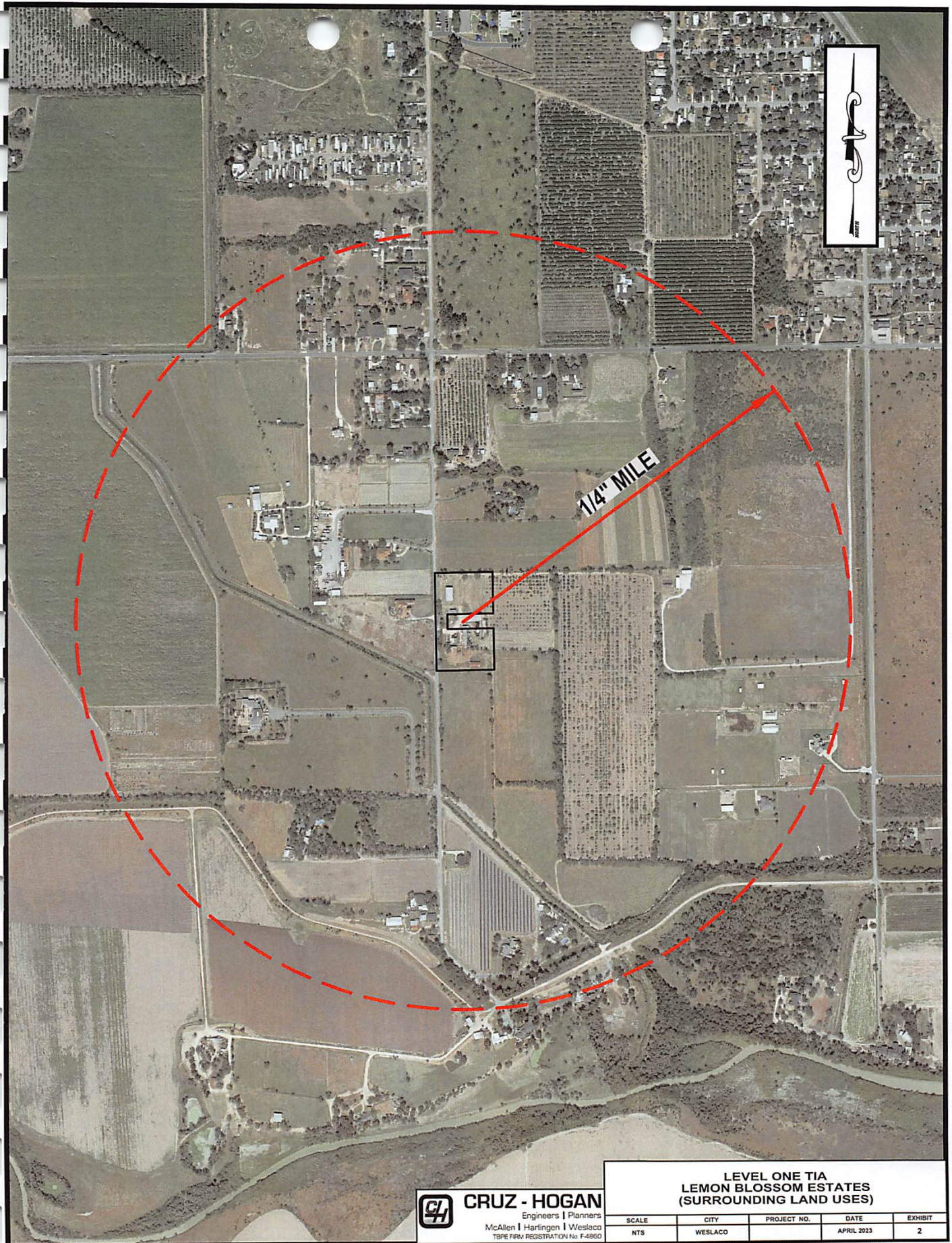


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Engineers | Planners
McAllen | Harlingen | Weslaco
TYPE FIRM REGISTRATION No. F-40860

**LEVEL ONE TIA
LEMON BLOSSOM ESTATES
(VICINITY MAP)**

SCALE	CITY	PROJECT NO.	DATE	EXHIBIT
NTS	WESLACO		APRIL 2023	1



STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED _____ OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LEON _____, SOME ESTATES," OF THE CITY OF WESLACO, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFIES THAT HE OR SHE HAS NO INTEREST IN ANY OF THE ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, OR PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE HYDROGRAPHIC APPROVAL PROCESS OF THE CITY OF WESLACO, APPLICABLE THEREAFTER, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

STATE OF TEXAS
COUNTY OF HIDALGO

THIS _____ DAY OF _____, 2023.

STATE OF TEXAS
COUNTY OF HIDALGO

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 2021

CITY OF WESLACO

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

CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION 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.

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(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 DEVELOPPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:
 THIS PLAN IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
 DATE THIS _____ DAY OF _____, 2023

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #2.

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

3. HCCD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED. THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

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

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

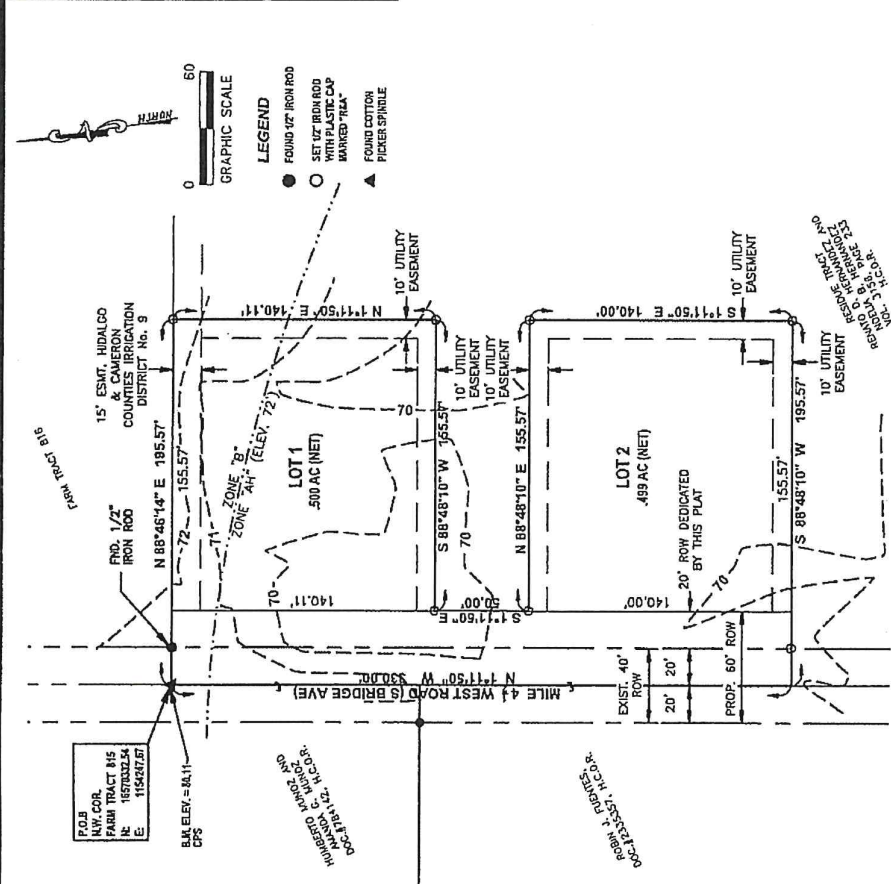
PRINCIPAL CONTACTS:		CITY & ZIP	PHONE	FAX
OWNER:	REMIATO, D. HERNANDEZ & NOELIA B. HERNANDEZ	WESLACO, TX. 78596	(956) 343-2868	
ENGINEER:	ROLANDO GUZ, PE	605 E. VIOLET AVE. STE. 1	WCOLLEN, TX. 78504	(956) 682-5022
SURVEYOR:	REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 966-2422

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

DATE OF PREPARATION: MARCH 15, 2023



CRUZ - HOGAN
Engineers | Planners
McAllen | Harlingen | Weslaco
TBPB FIRM REGISTRATION NO. F-4890



LEMON BLOSSOM ESTATES

1.303 ACRES OF LAND
OUT OF FARM TRACT 815, BLOCK 139,
WEST AND ADAMS TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" & ZONE "AHT".

ZONE "B" (AREAS OF MINIMAL FLOOD) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH IS LESS THAN ONE(1) FOOT DEPTH. ZONE "AHT" AREAS ARE THOSE AREAS WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVELS FROM THE FLOOD, (MEDIUM SHADING)
2. ZONE "AHT" AREAS OF 100-YAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

COMMUNITY-PANEL NUMBER:480334 0525 B
EFFECTIVE DATE: JANUARY 2, 1981
3. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ELEVATION 72" OR 18" ABOVE CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

SECTACKS: FRONT.....20.00 FEET
REAR.....10.00 FEET
SIDE.....5.00 FEET
4. OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
5. BENCH MARK CFS FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 815/E26, = 80.11 (NADP 83)
6. DRAINAGE IN ACCORDANCE WITH THE UTAH CO. COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS. THIS DEVELOPMENT IS REQUIRED TO DETAIN ----- CUBIC FEET (----- GALLONS) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE PERMIT STAGE OF THE SHOWN ABOVE. THE DETERMINATION OF THE DEVELOPMENT STAGE SHALL BE BASED ON THE DESIGN OF THE DEVELOPMENT. THE DEVELOPER IS STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER, THAT THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

FRONT 20.00 FEET
REAR 10.00 FEET
SIDE 5.00 FEET

OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

4. BENCH MARK: CPS FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 815; ELEV. = 80.11 (NAVD 88)

5. DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF MESQUITO REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN DRAINAGE DURING THE 100-YEAR FLOOD OF STORM WATER RUNOFF. DRAINAGE DETENTION SHALL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REYNALDO ROBLES
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 4032
WESLACO, TEXAS 78599

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROLANDO CRUZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

ROLANDO CRUZ, P.E. CFM
REGISTERED PROFESSIONAL ENGINEER
NO. 55459
McALLEN, TEXAS 78504

CFM

NO. 55459
MCALLEN, TEXAS 78504



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

Date of Meeting: June 7, 2023	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of SWG Engineering LLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Ranchettes on 18 th St. being 12.16-acres out of Farm Tract 706, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 500 ft West from the intersection of 18 th St. and Pleasantview. Possible Action.	
Discussion/Overview: The proposed eight (8) 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 OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and Final 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

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-000455-2023

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: Ranchettes on 18Th St.

Location: 18Th and Pleasantview Dr.

Legal Description: 12.16 Acres of Land out of a call gross 14.82 Acres Tract of land out of Farm Tract 706, West Tract Subdivision, as recorded in Vol 2, Page 34 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: R-1

Existing Land Use: Vacant Proposed Land Use: R-1

Number of Lots Proposed: 8 Gross Acreage: 12.16

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

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

Address: 23 Park Ave. 2C

Fax: _____

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

ENGINEER INFORMATION

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

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco
☐ YES ☒ NO Wastewater Provision: OSSF System
☒ 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 mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov

☒ **\$355.00** Planning Review fee
 _____ One 11" X 17" reduced copy of plat
 _____ Plat Layout
 _____ Existing & Proposed Easements
 _____ Existing & Proposed ROW
 _____ Existing & Proposed Drainage Easements
 _____ Contours
 _____ Flood Zones
 _____ Adjoiners
 _____ Existing street names
 _____ Drainage plans and calculations with engineer's seal
 _____ Elevations
 _____ Flood directional arrows
 _____ Detention areas
 _____ Street names
 _____ Proof of ownership of the property
 _____ If septic tank system required, submit soil evaluation report
 _____ Water Rights associated with the property
 _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat
 _____ Plat Layout
 _____ Existing & Proposed Easements
 _____ Existing & Proposed ROW
 _____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ SWG Engineering LLC Date: May 22, 2023

Authorized Agent Printed Name: J. H. [Signature] P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

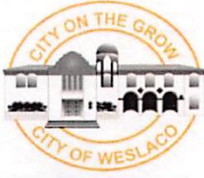
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000456-2023

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: Ranchettes on 18 Th St.

Location: 18Th and Pleasantview Dr.

Legal Description: 12.16 Acres of Land out of a call gross 14.82 Acres Tract of land out of Farm Tract 706, West Tract Subdivision, as recorded in Vol 2, Page 34 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:

Owner would kindly like to request a variance for City Sanitary Sewer and would like to have OSSF for each proposed lot.

☐ 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:

☐ 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: Cynthia O'Brien Telephone: (917) 838-7222
Address: 23 Park Ave. 2C Fax: _____
City: New York State: NY Zip: 10016 E-mail: cobrien@spgswis.com

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.

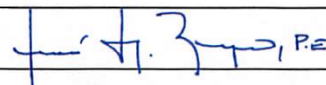
I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

SWG Engineering LLC

_____ is the authorized agent

Authorized Agent Signature:  Date: 5/25/2023

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

From: [Rebekah M. De La Fuente](#)
To: [Flor Acuna](#); [Kayla A. Arevalo](#)
Subject: FW: Detention Pond at Ranchettes at 18th
Date: Thursday, June 1, 2023 7:37:43 AM
Attachments: [image001.png](#)
[image003.png](#)

Please include in agenda packet

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: Salvador Ayar <sayar@weslacotx.gov>
Sent: Wednesday, May 31, 2023 3:32 PM
To: Kayla A. Arevalo <karevalo@weslacotx.gov>; Flor Acuna <facuna@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Alberto J. Aldana <aaldana@weslacotx.gov>
Subject: Detention Pond at Ranchettes at 18th

As agreed by the City Engineer Albert Aldana, it is permitted to indicate in the plat sheet of a submittal set a note of the Detention Pond requirements and specifications without a drawing of it. As long as requirements are stated in the general notes, a detention pond layout is not required in the plat sheet.

Therefore; it is not required for Ranchettes at 18th to include a graphical layout of the proposed pond in the plat sheet.

Thank you all for asking

Salvador F. Ayar

Engineering Department
City of Weslaco
Office: (956) 973-4002
sayar@weslacotx.gov

SWG Engineering, LLC

Hidalgo County Drainage District No. 1

Drainage Report

Weslaco – Ranchettes on 18th Street Subdivision

Hidalgo County, Texas

Prepared By:

SWG Engineering, LLC

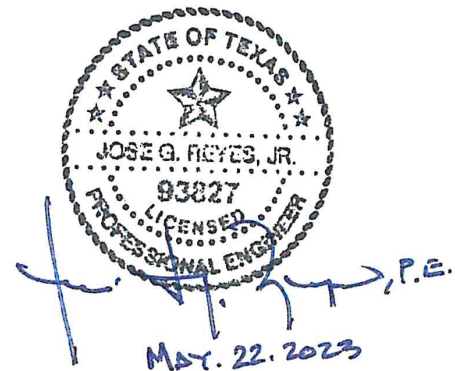
611 Bill Summers Intl. Blvd.

Weslaco, Texas 78596

Tel: 956-968-2194

Fax: 956-968-8300

5/22/2023



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DRAINAGE REPORT

For

Ranchettes on 18th Street Subdivision

I. Project Location

This project involves the development of a 14.82-acre tract of land for residential use. The Site is located in the city of Weslaco, Hidalgo County, and lies approximately 360 ft west of Pleasantview Dr. and 18th street intersection. The proposed subdivision is comprised of 8 lots for a total of 12.16 acres.

II. Flood Plain

The area flood plain for the area is determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0525 B Effective Date: January 2, 1981. The project area is under Zone "AH", which is described as "Area 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. Additionally, the project area is also under Zone "B", which is described as "Areas between limits of 100-year 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 subject tract of land will be filled to elevate the land above the base flood elevation of 69. A LOMR-F has been submitted and is under review by FEMA, case number: 22-06-0689A.

III. Soil Conditions

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

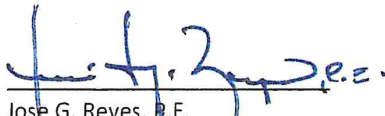
IV. Existing Conditions

Existing runoff is by surface flow in a southward direction and has a runoff of **9.34 cfs** during the **10-yr storm frequency** as per attached calculations. The total impermeable area is approximately 0 square feet and the total permeable area is 552851.35 square feet. Due to no existing development, an existing weighted runoff coefficient of **C=0.2** was calculated.

V. Proposed Conditions

The subject tract of land will be developed into 8 lots that will serve as a residential subdivision. The roadside ditch shall be regraded to capture sheet flow. Proposed runoff after development is **16.78 cfs**, during the **50-year storm frequency**, which is an increase of **7.44 cfs**. The proposed drainage consists of surface runoff from future development in a northward direction, into the proposed detention pond. The total impermeable area is approximately **21780 ft²** and the permeable area is **531432 ft²**. A weighted coefficient of **C=0.22** was calculated. For a 50-year storm frequency, a peak detention volume is approximately **15071 ft³ or 0.35 ac-ft**. Please refer to the attached drainage calculations. The fill placed up to the BFE was **240,000 ft³ or 5.51 ac-ft**, making the total required detention volume to be **255,071 ft³ or 5.86 ac-ft**. At the time of improvements, the storm water runoff from the improved area shall sheet flow into proposed detention area, where it will then discharge into the irrigation canal (34B) to the northeast of the property, owned by HCCID9 and maintained by the City of Weslaco. The roadside ditch will discharge via a 24" reinforced concrete pipe at a slope of 0.17% with a calculated rate of 9.33 cfs. The detention pond is designed in order to detain a volume of **267269.3 ft³ or 6.14 ac-ft**, which will be able to hold a 50-year plus the fill placed up to the BFE.

The drainage calculation are attached.


Jose G. Reyes, Jr., P.E.
May 22, 2023



Weslaco – Ranchettes on 18th Street Subdivision

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

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

Attachments

Last Updated: 3/3/2023

Detention Calculator

10-yr release

e= 0.8599
b= 116.24
d= 14.33

50 yr Storm

Title: SWG# 21-119
12.73 Ac Mitigation Area
City of Weslaco, TX

Required Volume:

Req'd Volume 0.35 ac.ft
Ditch Volume 0.46 ac.ft

EXISTING DATA

Total Area 12.73 acre
Overland Flow Length - "L" 895.00 LF

Existing Time of Concentration - "Tov" (grass) 41.13 % composition? 100%
Existing Time of Concentration - "Tov" (pavmt) 0.00 % composition? 0%
Total Existing Time of Concentration - "Tov" 41.13 minutes
Existing Runoff Coefficient - "C" 0.20
Intensity of Rainfall - "I" 3.68 in/hr
Existing - "Q" 9.34 cfs

24" RCP @0.17%

Q Release 9.33 cfs

e= 0.8613
b= 170.66
d= 16.71

PROPOSED IMPROVEMENTS

Total Area 12.73 acre
Overland Flow Length - "L" 500.00 LF

Proposed Time of Concentration - "Tov" (grass) 31.03 % composition? 99%
Proposed Time of Concentration - "Tov" (pavmt) 0.08 % composition? 1%
Total Proposed Time of Concentration - "Tov" 31.10 minutes
Proposed Runoff Coefficient - "C" 0.22
Intensity of Rainfall - "I" 6.10 in/hr
Proposed - "Q" 16.78 cfs

Time		I	Q in	V in	Q out	V out	Req'd V	Req'd V
min	hr	in/hr	ft ³ /s	ft ³	ft ³ /s	ft ³	ft ³	ac-ft
31.10	0.52	6.10	16.78	31317	9.33	17411	13905	0.32
41.10	0.69	5.18	14.25	35140	9.33	20210	14930	0.34
51.10	0.85	4.52	12.42	38080	9.33	23009	15071	0.35
61.10	1.02	4.01	11.03	40445	9.33	25808	14637	0.34
71.10	1.19	3.62	9.94	42410	9.33	28607	13802	0.32
81.10	1.35	3.29	9.06	44083	9.33	31406	12677	0.29
91.10	1.52	3.03	8.33	45536	9.33	34205	11331	0.26
101.10	1.69	2.81	7.72	46818	9.33	37004	9813	0.23
111.10	1.85	2.62	7.19	47962	9.33	39803	8159	0.19
121.10	2.02	2.45	6.74	48995	9.33	42602	6392	0.15

High Point

STATE OF TEXAS
JOSE G. REYES, JR.
93827
LICENSED PROFESSIONAL ENGINEER
MAY. 22. 2023

Convert acre to sf below:	
acre:	sf:
0.5	21780
0.000275	12

Existing Runoff Coef. Calculation:

Weighted C

Total Area =	12.7 acres	0.20
Impermeable Area =	0% 0.0 acres	0.9
Pavement Area =	0% 0.0 acres	0.95
Permeable Area =	100% 12.7 acres	0.2

Future Runoff Coef. Calculation:

Weighted C

Total Area =	12.7 acres	0.22
Impermeable Area =	1% 0.1 acres	0.9
Permeable Area =	96% 12.2 acres	0.2
Residential Area =	3% 0.4 acres	0.5

Elevations:

High =	78 ft
Low =	72 ft

Average Slope (Adjusted) = 0.00720

K= 0.828 *std coefficient*

N grass= 0.4 *unitless*

N pavement= 0.02 *unitless*

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

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) 2.75 3.73 4.37 5.23 6.10 7.01

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

Roadside Ditch Discharge Rate - 24" RCP

SIGLER WINSTON GREENWOOD INC.
Manning's Equation
Flow And Velocities for Pipes Flowing Full

Mannings "n" = 0.013

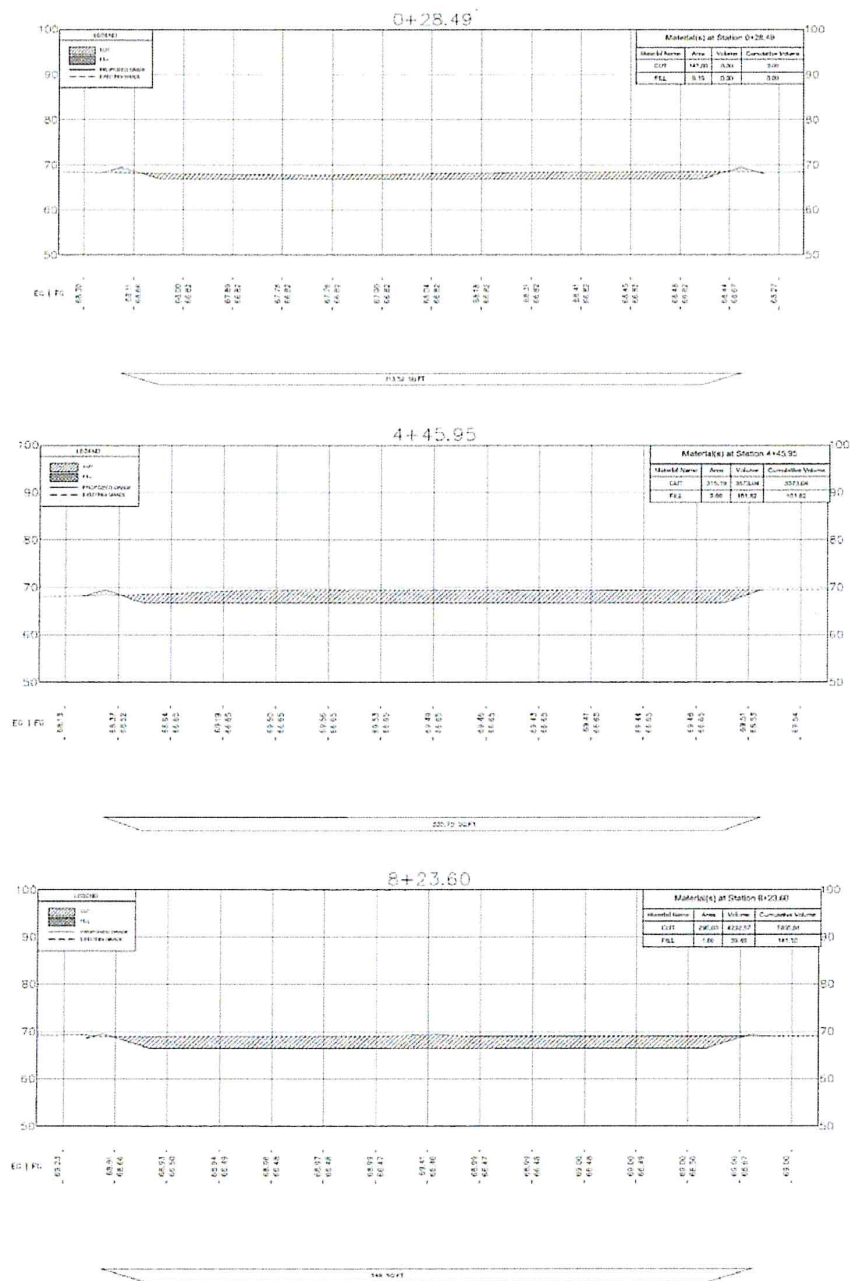
Size	24		
Slope	Flow	Flow	Vel.
Ft/Ft	CFS	GPM	FPS
0.0017	9.33	4186.16	2.98

Roadside ditch Volume Calculation - Prismoidal Method

Prismoidal Formula

$$V = L(A_1 + 4A_m + A_2) / 6$$

Length 800 ft
A1 313.52 ft²
Area Am 335.75 ft²
A2 348 ft²
VOLUME 267269.3 ft³
VOLUME 6.14 ac-ft





N.T.S.

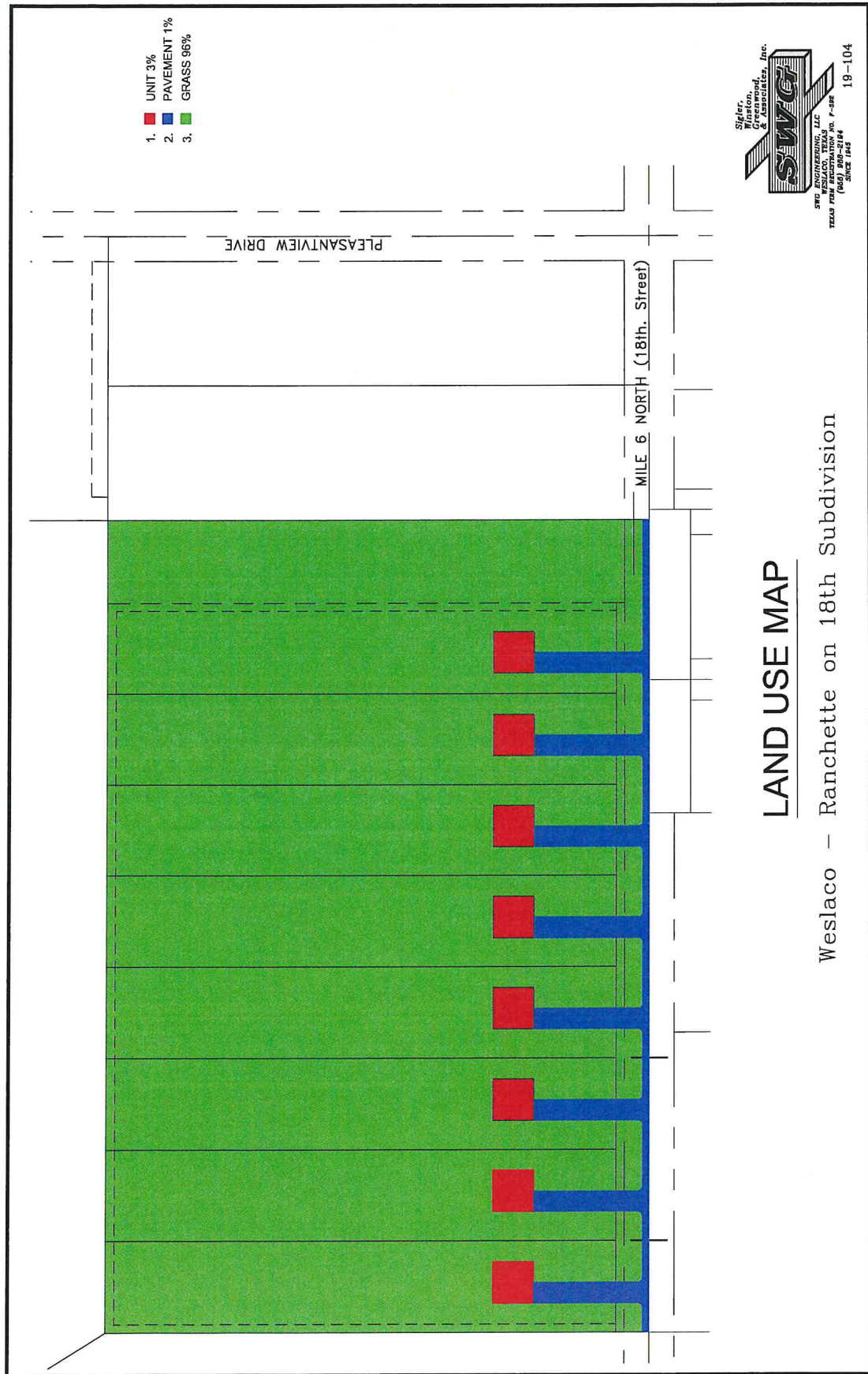
**SIGLER,
WINSTON,
GREENWOOD,
& ASSOCIATES**

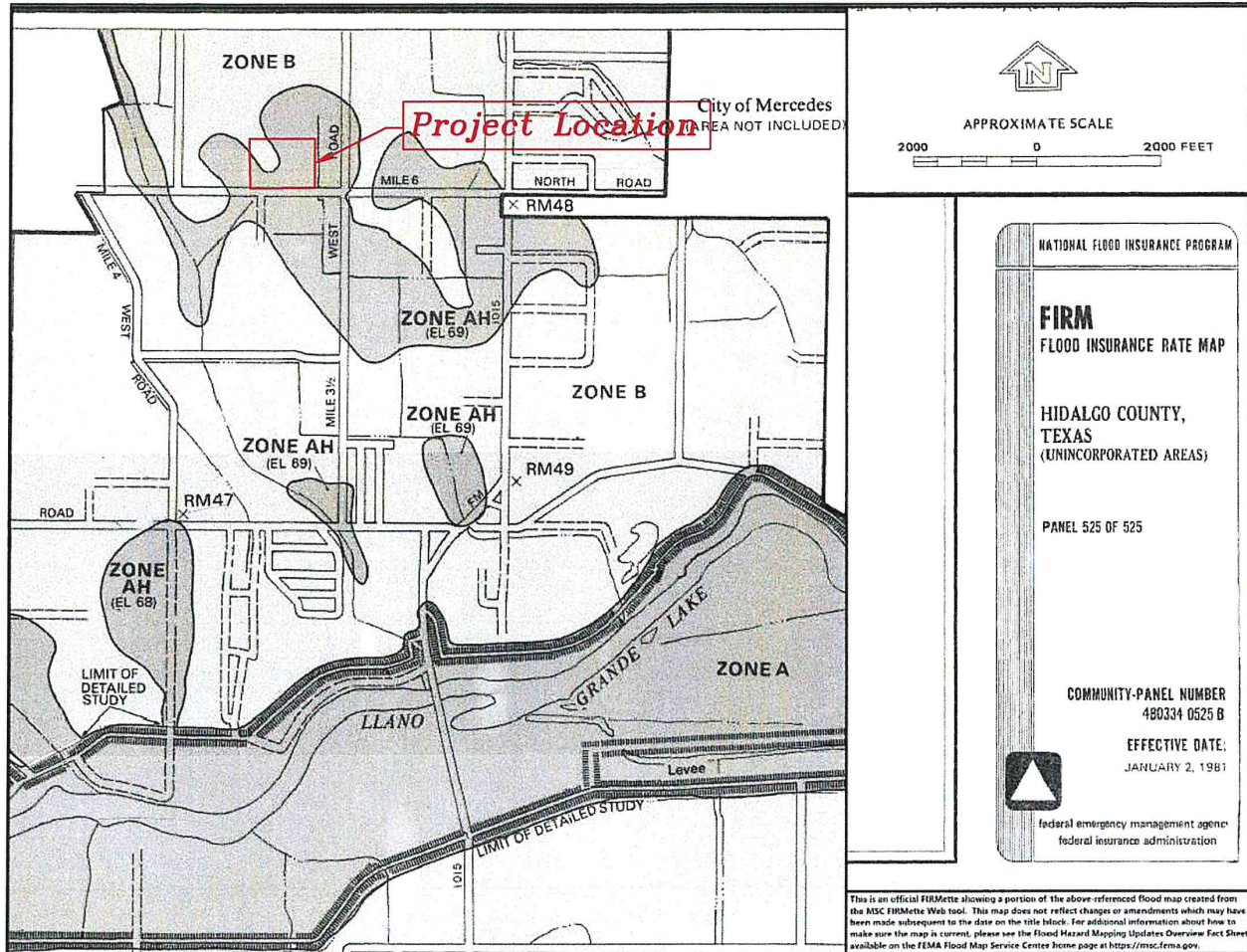
SWG

ENGINEERING, LLC
WESLACO, TEXAS

S. FIRM REGISTRATION NO. F-592

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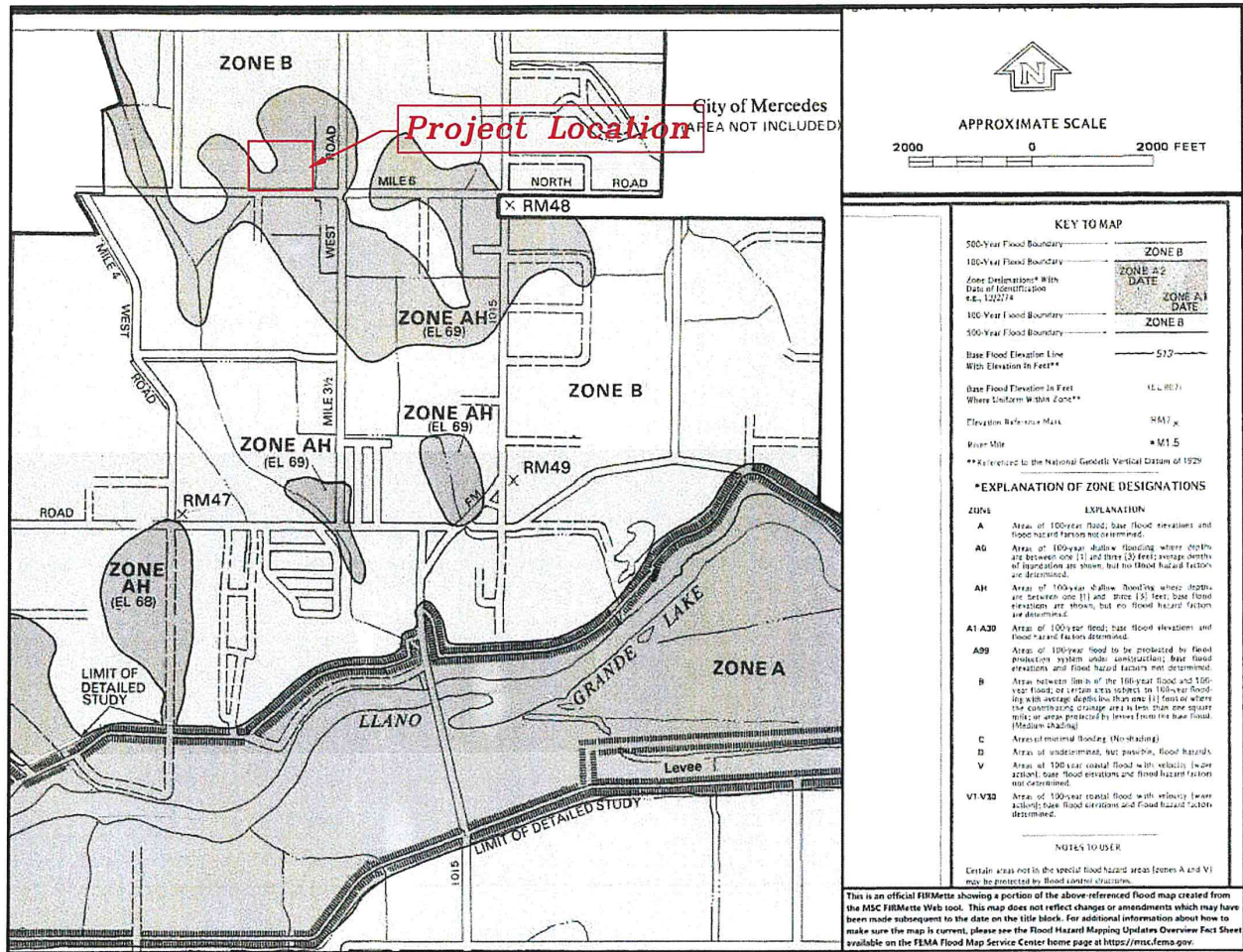


FEMA FLOOD MAP (FIRM PANEL)

Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT



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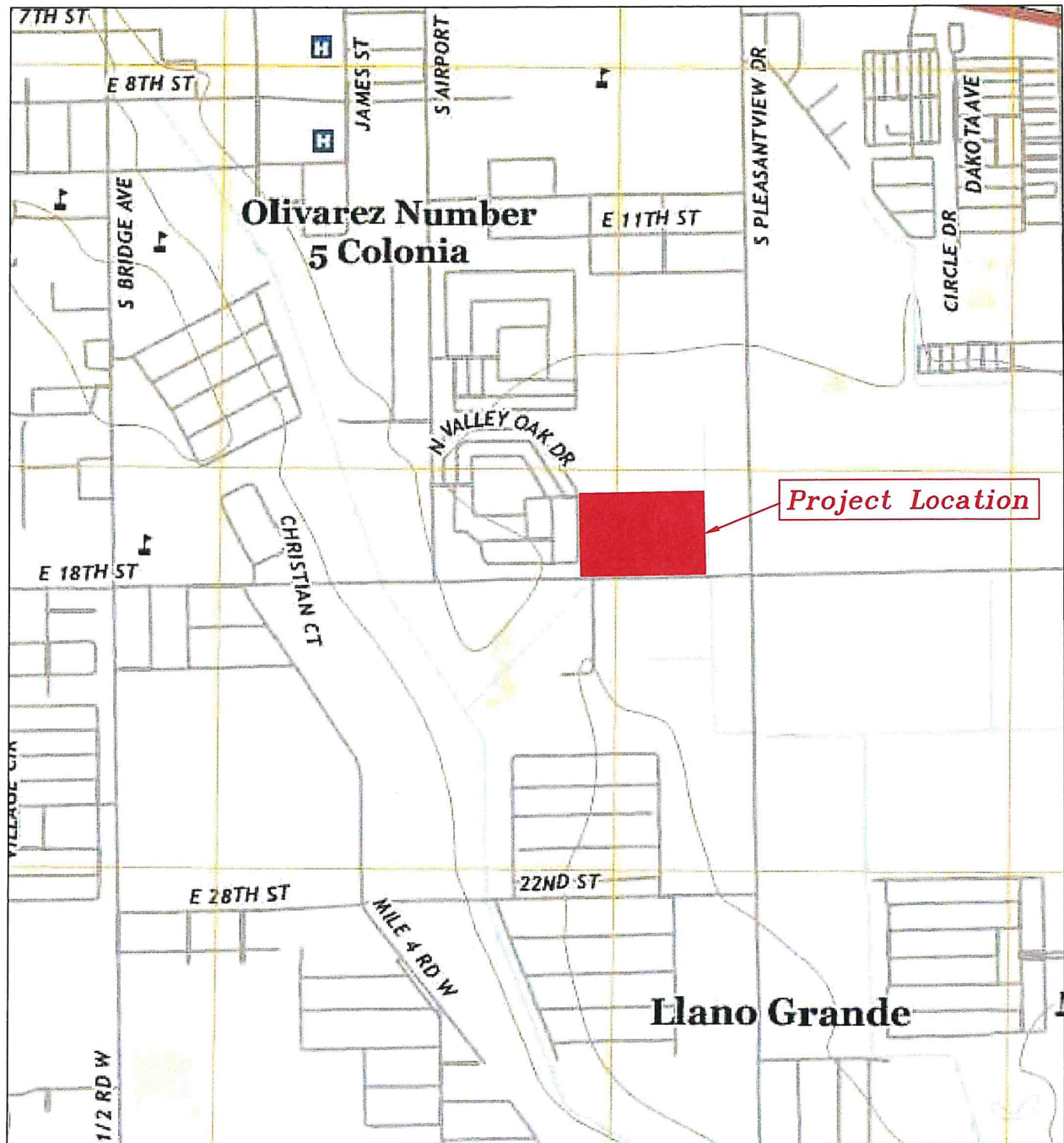
FEMA FLOOD MAP (LEGEND)

Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT

**SIGLER,
WINSTON,
GREENWOOD,
& ASSOCIATES**

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USGS TOPO MAP



Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT



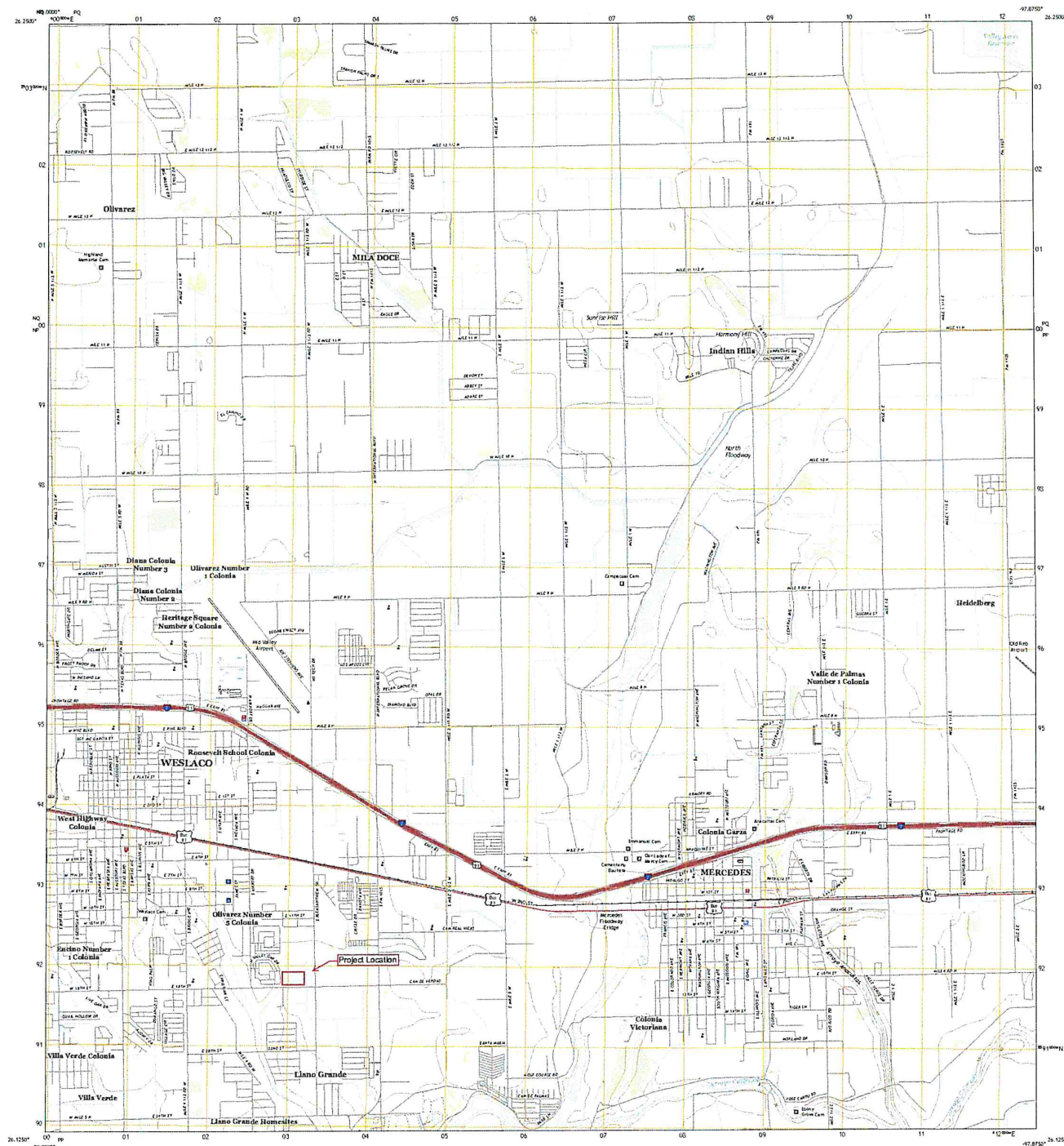
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U.S. GEOLOGICAL SURVEY

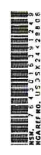
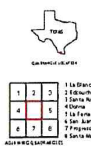
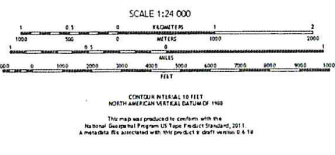
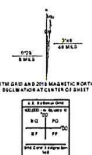


MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

Map of the United States of America
This map is not a legal document. Boundaries and
other features are shown for general information only.
The map is not a legal document. Boundaries and
other features are shown for general information only.
The map is not a legal document. Boundaries and
other features are shown for general information only.



MERCEDES, TX
2019

Hidalgo County, Texas

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TABLE 16.--ENGINEERING INDEX PROPERTIES

[Absence of an entry indicates that data were not estimated]

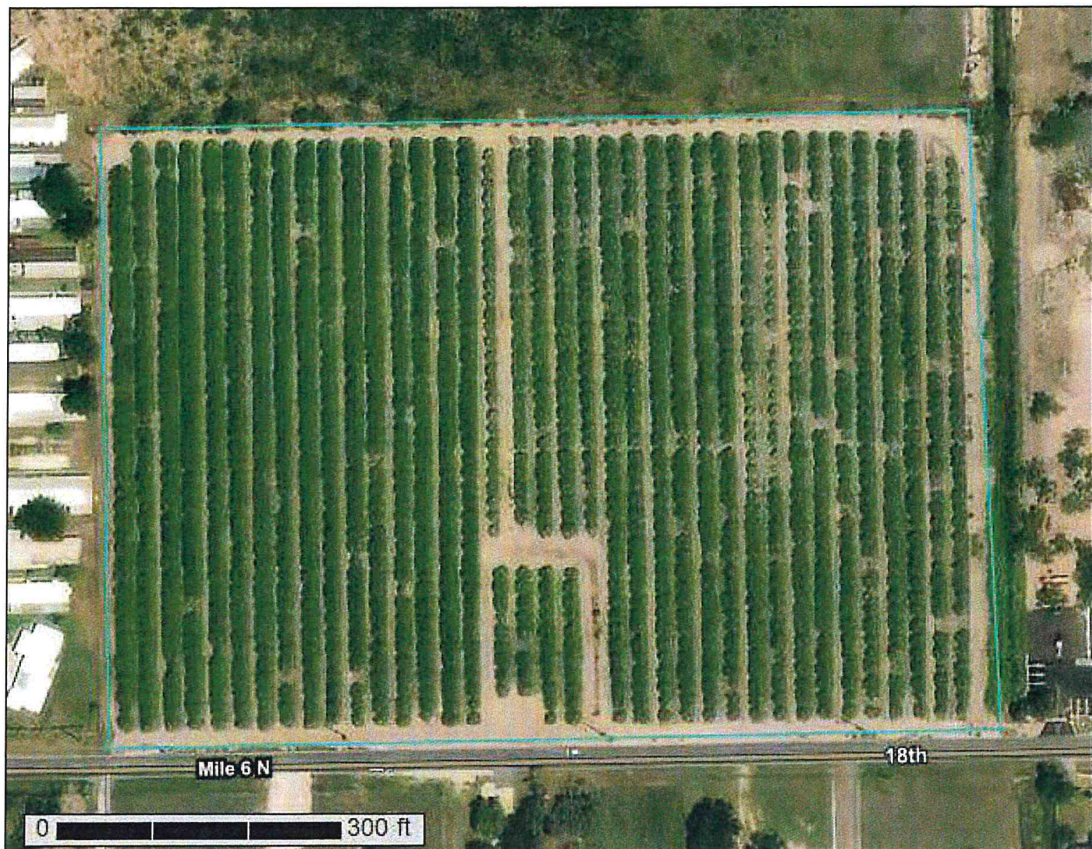
Map symbol and soil name	Depth <u>In</u>	USDA texture	Classification		Percentage passing sieve number--				Liquid limit <u>Pet</u>	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
1.* Arents										
2----- Benito	0-7 7-65	Clay----- Clay-----	CH CH	A-7-6 A-7-6	100 100	100 100	100 100	95-100 95-100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

See footnote at end of table.



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



May 17, 2021

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

Custom Soil Resource Report

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



Custom Soil Resource Report

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

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

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 19, Jun 11, 2020

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Benito clay, ponded	1.3	9.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	8.0	57.6%
52	Raymondville clay loam, 0 to 1 percent slopes	4.5	32.8%
60	Rio clay loam, ponded	0.0	0.0%
Totals for Area of Interest		13.8	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.

Custom Soil Resource Report

Hidalgo County, Texas

2—Benito clay, ponded

Map Unit Setting

National map unit symbol: dbkw
Elevation: 30 to 70 feet
Mean annual precipitation: 22 to 31 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 320 to 350 days
Farmland classification: Not prime farmland

Map Unit Composition

Benito and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Benito

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 7 inches: clay
H2 - 7 to 56 inches: clay
H3 - 56 to 65 inches: clay
H4 - 65 to 69 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 30.0
Available water capacity: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R083DY015TX - Saline Clay
Hydric soil rating: Yes

Custom Soil Resource Report

Minor Components

Unnamed

Percent of map unit: 10 percent

Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 2sxxv

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 map unit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

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

Sodium adsorption ratio, maximum: 10.0

Available water capacity: Moderate (about 7.8 inches)

Custom Soil Resource Report

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

Racombe

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

Willacy

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Custom Soil Resource Report

Description of Raymondville

Setting

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

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water capacity: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Unnamed

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

60—Rio clay loam, ponded

Map Unit Setting

National map unit symbol: dbmb
Elevation: 10 to 500 feet
Mean annual precipitation: 18 to 34 inches
Mean annual air temperature: 72 to 75 degrees F
Frost-free period: 310 to 350 days
Farmland classification: Prime farmland if drained

Custom Soil Resource Report

Map Unit Composition

Rio and similar soils: 87 percent

Minor components: 13 percent

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

Description of Rio

Setting

Landform: Closed depressions

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Clayey alluvium

Typical profile

H1 - 0 to 12 inches: clay loam

H2 - 12 to 38 inches: clay

H3 - 38 to 63 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Available water capacity: High (about 9.4 inches)

Interpretive groups

Land capability classification (irrigated): 3w

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Ecological site: R083DY007TX - Lakebed

Hydric soil rating: Yes

Minor Components

Tiocano

Percent of map unit: 8 percent

Landform: Depressions

Hydric soil rating: Yes

Unnamed

Percent of map unit: 5 percent

Hydric soil rating: No

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pet	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
32:*										
Jimenez-----	0-8	Very gravelly loam.	GC, GM-GC	A-1, A-2-4, A-2-6	30-58	15-40	15-35	15-30	22-35	5-15
	8-10	Cemented-----	---	---	---	---	---	---	---	---
	10-60	Variable-----	---	---	---	---	---	---	---	---
Quemado-----	0-6	Very gravelly sandy loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	<25	NP-10
	6-12	Very gravelly sandy loam, very gravelly loam, very gravelly sandy clay loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	2-10
	12-18	Cemented-----	---	---	---	---	---	---	---	---
	18-60	Variable-----	---	---	---	---	---	---	---	---
33-----										
Laredo	0-14	Silty clay loam	CL	A-6, A-7-6, A-4	100	100	90-100	85-100	28-44	9-22
	14-65	Silty clay loam, silt loam, very fine sandy loam.	CL	A-6, A-7-6, A-4	100	95-100	90-100	70-95	28-43	9-21
34-----										
Matamoros	0-65	Silty clay, stratified silt loam to clay.	CH	A-7-6	100	100	100	95-100	51-65	30-41
35, 36, 37-----										
McAllen	0-14	Fine sandy loam	CL, SC, CL-ML, SM-SC	A-4, A-6	100	100	95-100	36-55	21-30	4-11
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
38-----										
McAllen	0-14	Sandy clay loam	CL, SC,	A-6	100	100	95-100	36-55	29-40	11-20
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
39, 40, 41-----										
Mercedes	0-19	Clay-----	CH	A-7-6	85-100	80-100	80-100	75-95	55-76	32-49
	19-57	Clay-----	CH, CL-CH	A-7-6	85-100	80-100	80-100	75-95	50-76	32-49
	57-65	Clay-----	CH, CL	A-7-6	85-100	80-100	80-100	75-95	48-76	32-49
42-----										
Nueces	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
43:*										
Nueces-----	0-29	Fine sand-----	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
Sarita-----										
	0-48	Fine sand-----	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
44-----										
Olmito	0-47	Silty clay-----	CH	A-7-6	100	100	100	90-100	51-70	28-44
	47-65	Silty clay, silty clay loam.	CH	A-7-6	95-100	90-100	85-100	85-100	51-70	28-44

See footnote at end of table.

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
	<u>In</u>								<u>Pct</u>	
45,* 46,* 47.* Pits										
48, 49----- Racombe	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	11-20
50----- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	32-42	13-21
51:* Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
Cuevitas-----	0-8	Fine sandy loam	SM, SM-SC, SC	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented-----	---	---	---	---	---	---	---	---
52, 53----- Raymondville	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54:* Raymondville----	0-15	Clay loam-----	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
Urban land.										
55, 56----- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57:* Reynosa-----	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59----- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

See footnote at end of table.

Hidalgo County, Texas

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

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

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TABLE 18.--SOIL AND WATER FEATURES

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

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

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

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

See footnotes at end of table.

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Soil survey

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

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
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----- Urban land.	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
73----- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74----- Zalla	A	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

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

** In the "High water table--Depth" column, a plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first numeral in the range indicates how high the water rises above the surface. The second numeral indicates the depth below the surface.

Hidalgo County, Texas

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TABLE 15.--WATER MANAGEMENT

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

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

See footnote at end of table.

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Soil survey

TABLE 15.--WATER MANAGEMENT--Continued

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

See footnote at end of table.

Hidalgo County, Texas

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TABLE 15.--WATER MANAGEMENT--Continued

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

See footnote at end of table.

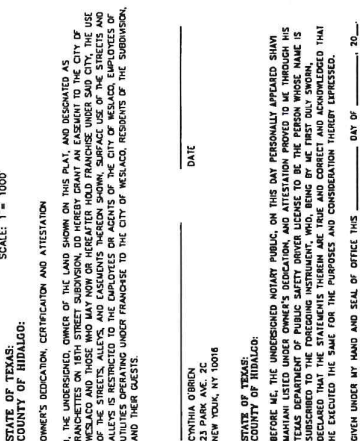
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Soil survey

TABLE 15.--WATER MANAGEMENT--Continued

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

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



STATE OF TEXAS;
COUNTY OF HIDALGO;

VICINITY MAP
SCALE: 1"= 1000'

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

CYNTHIA O'BRIEN
DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SHAVI
MAMATHAMANI LISTED UNDER OWNER'S DEDICATION, AND ATTESTATION PROVED TO ME THROUGH HIS
TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN,
DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RANCHETTES ON 18TH STREET SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO
DATE _____

SECRETARY OF THE CITY OF MESLACO

STATE OF TEXAS:
COUNTY OF HIDALGO:

PLANNING AND ZONING COMMISSION CHAIR

_____, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBMISSION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT
OF
RANCHETTES
ON 18TH STREET
SUBDIVISION

BEING THE 11.65 ACRES OF LAND OUT OF A CALL GROSS 14.82 ACRE TRACT OF LAND OUT OF FARM TRACT 705, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY

**SIGLER,
WINSTON,
GREENWOOD.**

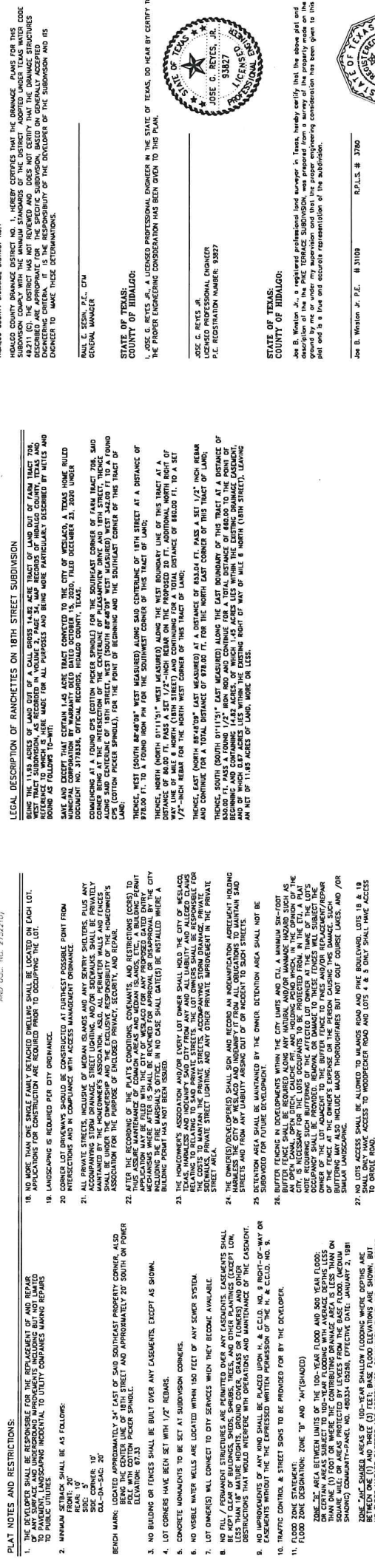
SWE
CONSULTING ENGINEERS
WESLACO, TEXAS

611 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78598
(956)-988-2194 OFFICE (956)-988-8300 FAX

21-119

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DATE PREPARATION: MAY, 2023



PLAT NOTES AND RESTRICTIONS:

- [illegible]

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	CYNTHIA O'BRIEN	23 PARK AVE. 2C	NEW YORK, NY. 10016	(917) 638-7222
ENGINEER:	JOSE C. ROYES	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78696	(936) 908-2194
SURVEYOR:	JOE WINSTON	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78696	(936) 908-2194

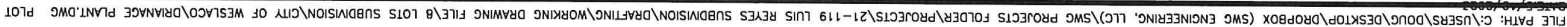
**FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO Jr.
HIDALGO COUNTY CLERK**

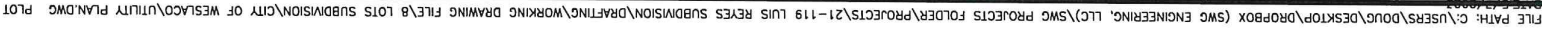
ON _____ AT _____ AM / PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY _____

DATE PREPARATION: MAY, 2023

COPYRIGHT 2023 SWG ENGINEERING, LLC

RC







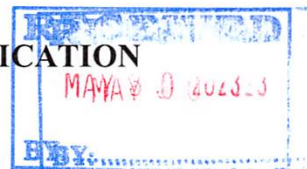
**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: June 7, 2023	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Altex Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Tejas Seis Phase I Subdivision being 29.42-acre out of Farm Tract 209, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000ft. North of the Intersection of W Sugarcane Dr. and Mile 5 ½ West. Possible Action.	
Discussion/Overview: The proposed ninety-five (95) 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 8" sewer line. The property is within a Flood Zone "X" 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 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.	



PIAT-000458-2023

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: Tejas Seis Phase I Subdivision

Location: Approx 2,000 feet North of the Intersection of W. Sugar Cane Dr. & Mile 5 1/2 West

Legal Description: A 29.42 (25.13 Ac Net) tract of land out of 53.70 Acres of land and being all of farm tract 209

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: R-1 Proposed Land Use: R-1

Number of Lots Proposed: 95 Gross Acreage: 29.42

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Tejas Building & Development Co Telephone: _____

Address: 2401 E. Expressway 83 Fax: _____

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

ENGINEER INFORMATION

Name: Altex Engineering Telephone: 956-294-1241

Address: 325 W. 2nd St. Fax: _____

City: Mercedes State: Texas Zip: 78570 E-mail: jalonzo@altexeng.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>HCDD1</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 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: EM PAYNE

Owner Signature: [Signature] Date: _____

_____ 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 SUBDIVISION VARIANCE

VAR-000459-2023

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: Tejas Seis Phase I and II Subdivision

Location: About 2,000 feet north of Intersection of Mil 5 1/2 W Rd and Sugarcane Rd in Weslaco

Legal Description: 53.13 Acres out of FT 209 West Adams Tract Subdivision, As per Map Recorded in Vol 2, Page 34-37 MRHC

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:

Subdivision is proposing to do an offsite Detention Pond to detain the water. Detention pond will be within the Tract but will not belong to the subdivision development.

☐ 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: E.M. Payne Telephone: _____

Address: 2401 E. Expressway 83 Fax: _____

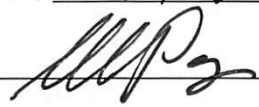
City: Weslaco State: Texas Zip: 78596 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

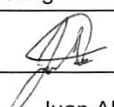
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: E.M. PAYNE FOR TEXAS BLDG. PER.

Owner Signature:  Date: _____

Juan Alonzo with Altex Engineering is the authorized agent

Authorized Agent Signature:  Date: 5-30-2023

Authorized Agent Printed Name: Juan Alonzo

DRAINAGE REPORT

FOR

TEJAS SEIS PHASE I & PHASE II SUBDIVISION

53.13 (49.07) ACRES OF LAND
OUT OF FARM TRACT 209
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

TEJAS BUILDING AND DEVELOPMENT CO., INC.

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
325 W. 2ND STREET
MERCEDES, TEXAS 78570
PH: (956)294-1241
JALONZO@ALTEXENG.COM

Project No. 22.184

MARCH 2023



TABLE OF CONTENTS

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

EXHIBIT "A" - LOCATION MAP

EXHIBIT "B" - FIRM ZONE DESIGNATION MAP

EXHIBIT "C" - SOILS SURVEY MAP

EXHIBIT "D" - RUNOFF COEFFICIENTS

EXHIBIT "E" - DRAINAGE CALCULATIONS

EXHIBIT "F" - AERIAL of USGS MAP

EXHIBIT "G" - SUBDIVISION PLAT W/ DRAINAGE LAYOUT

**DRAINAGE REPORT
FOR
TEJAS SEIS PHASE I & PHASE II SUBDIVISION**

A. PROJECT LOCATION

Tejas Seis Phase I and Phase II Subdivision is located on a 53.13 (49.07 Ac Net) tract of Land and being all of Farm Tract 209, the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of Way of Mile 5 1/2 W. approximately 2,000 feet North of the intersection of W. Sugar Cane Dr and Mile 5 1/2 W. The lot is currently undeveloped with natural grasses and agricultural conditions present.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone X" (unshaded), areas determined to be outside 500-year-flood plain, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480334 0450 C, Map Revised: June 6, 2000 (Refer to Exhibit B).

C. SOIL CONDITIONS

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

(25,B, SC, SM-SC) Hidalgo Fine Sandy Loam:

The Hidalgo Fine Sandy Loam ,consists of deep, nearly level well drained, moderately permeable soils. These soils are nearly level on convex uplands and typically the surface layer is dark grayish brown fine sandy loam about 15 inches thick. The hazard for water erosion is slight, and the hazard for soil blowing is moderate.

(28,B, SC, CL) Hidalgo Sandy Clay Loam:

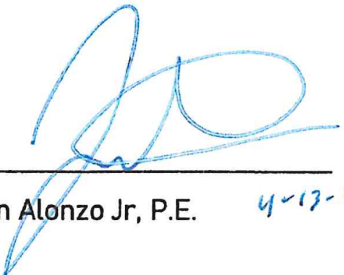
The Hidalgo Sandy Clay Loam,consists of deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. These soils are on nearly level to gently sloping uplands. Slope gradients are mostly less than 2 percent, but range up to 5 percent. The soil formed is moderately fine textured calcareous sediments.

D. EXISTING CONDITIONS

The Phase I and Phase II subject tract is predominantly undeveloped with only natural grasses and agricultural pastures present. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the northeastern portion of the property. For Phase I and Phase II the existing 10-year storm water runoff of this site is 44.35 cfs.

E. PROPOSED CONDITIONS

The proposed conditions for Phase I and Phase II subdivision will be for the development of 172 residential lots averaging in size of about 9,240 square feet. The total contributing 50 year developed storm water discharge of the site will be 233.04 cfs (Refer to Exhibit E) ,an increase of 188.69 cfs from the existing conditions. The total increased flow of this subdivision to the existing drainage district facilities is a total of 457.804 cf (See Exhibit E). The subdivision will convey water with a storm water drainage system composed of inlets and drainage pipe varying in diameter from 18" to 36". The system will then release the storm water into a newly created detention pond. The detention pond will be constructed during the development stage and once complete will be maintained by the City of Weslaco upon final acceptance. The pond will then outfall into the existing drainage ditch owned by Hidalgo Cameron Counties Water Control and Improvements District No. 9 (H.C.C.I.D. No. 9) located to the east of the development with an 18" choker pipe bored under Mile 5 ½ W at less than the pre developed rate (22.55 cfs). This detention pond excavation will yield a total detention capacity of 460,932 cf (10.58Acft) . Each lot owner will be responsible in grading their lots with a gentle slope towards the roadways. All drainage easements must be kept clear of structures, large trees, fences, and property owners will be responsible in maintaining. During the development stage, the developer must ensure compliancy with the detention requirements as determined by the city of Weslaco and Hidalgo County Drainage District No.1.



Juan Alonzo Jr, P.E. 4-17-23

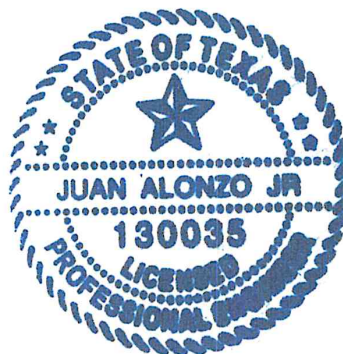


EXHIBIT A

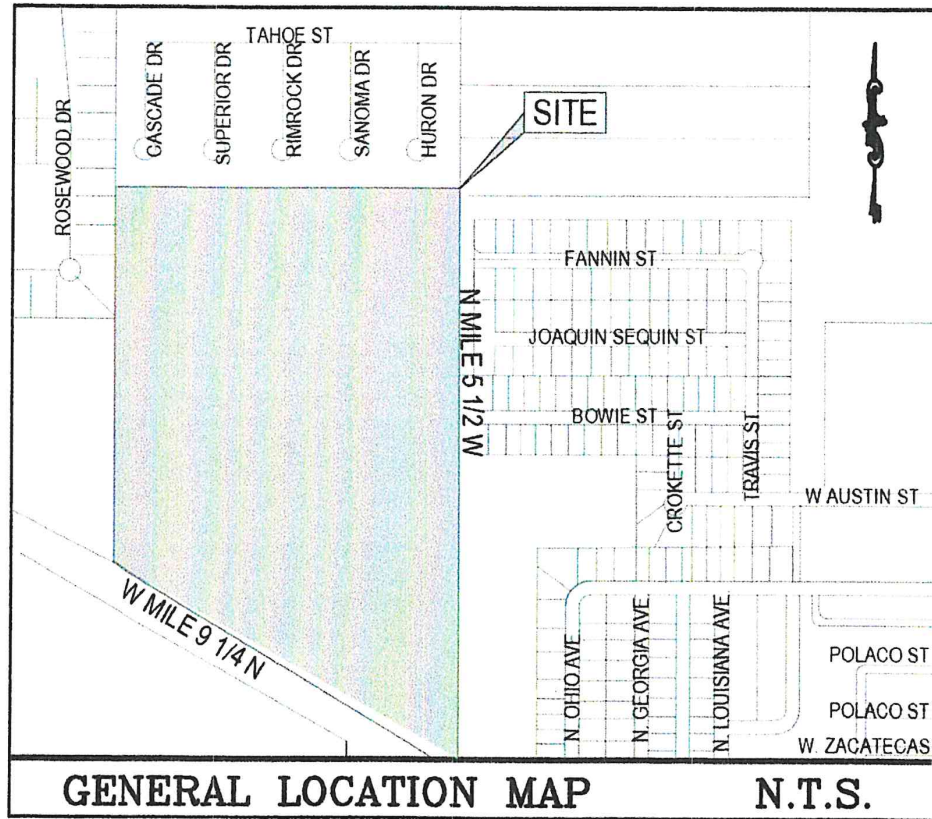


EXHIBIT B

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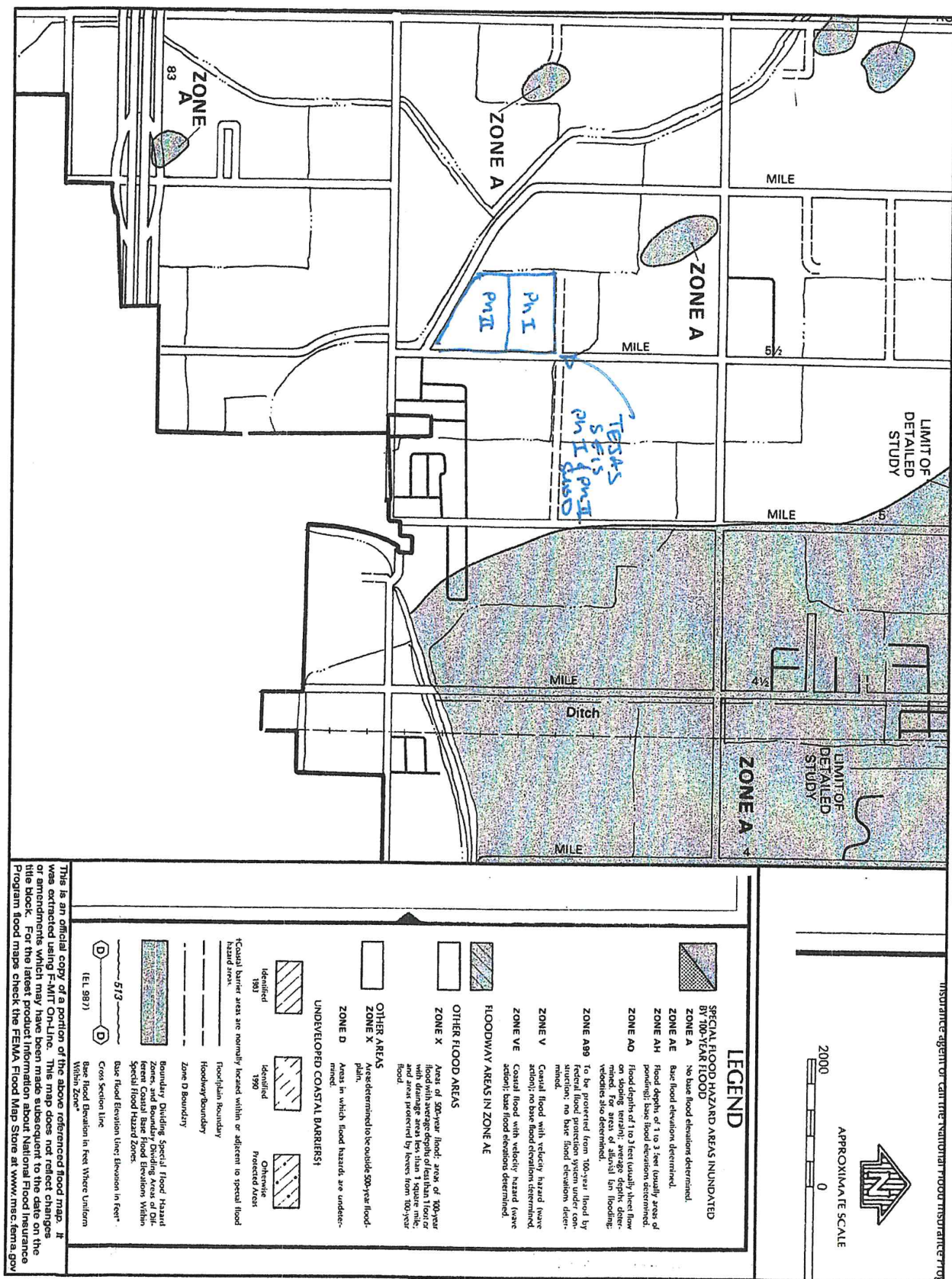
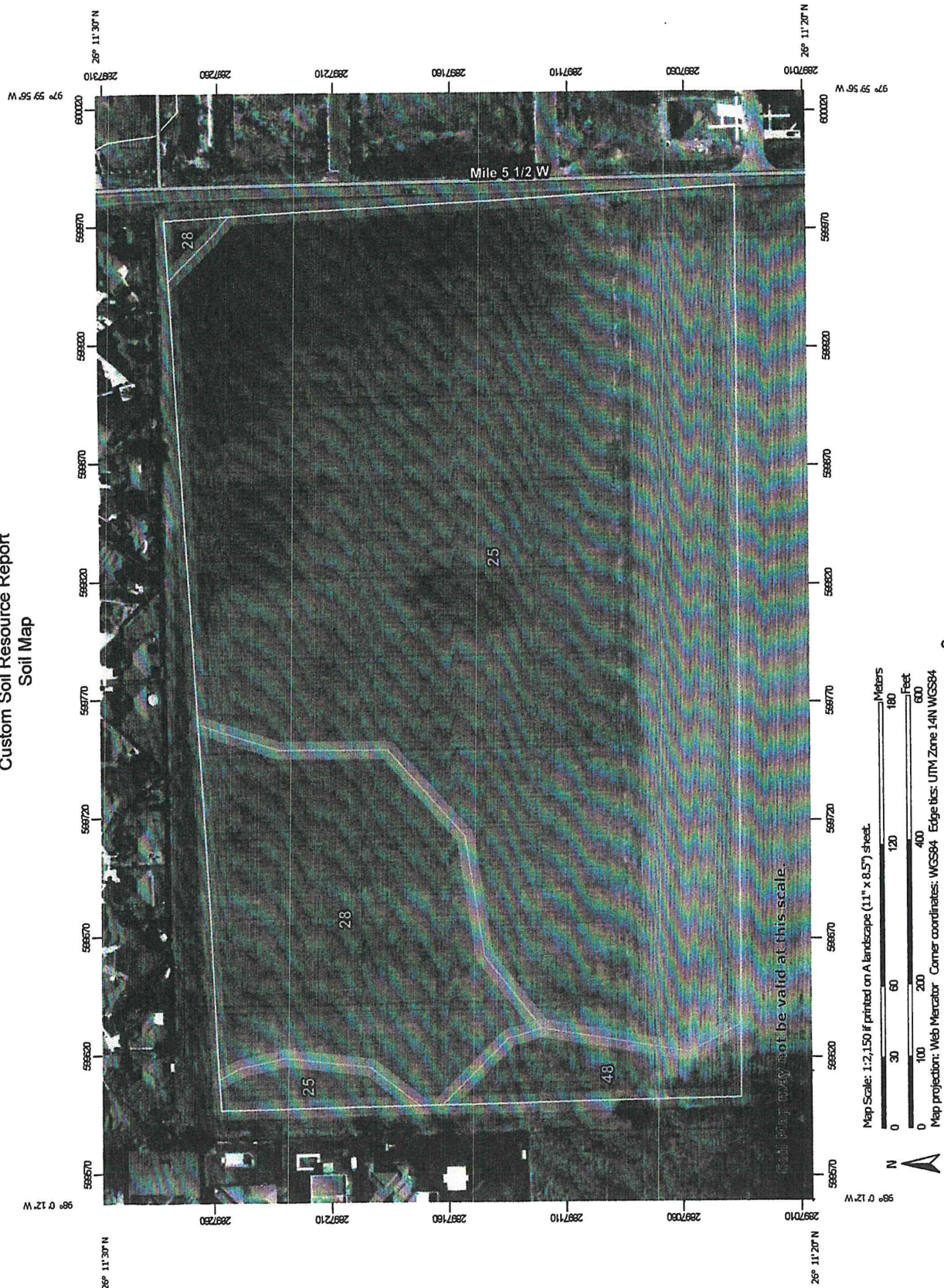


EXHIBIT C

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Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

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

Spill Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

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 20, Sep 13, 2021

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

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

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

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	17.3	78.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	4.0	18.1%
48	Racombes sandy clay loam, 0 to 1 percent slopes	0.7	3.4%
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

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.

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water 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
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: 2sxxv
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
Hydric soil rating: No

Custom Soil Resource Report

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

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

Custom Soil Resource Report

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
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

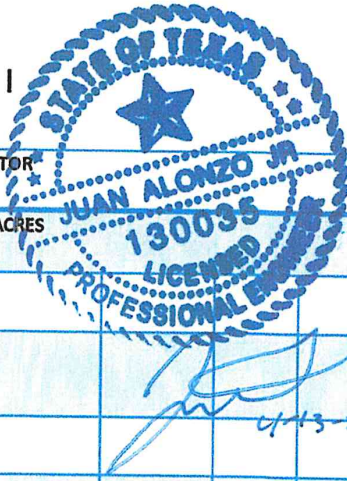
Rio

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

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.45
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

EXHIBIT E
DRAINAGE CALCULATIONS PHASE I



TIME OF CONCENTRATION CALCULATOR			
PRE DEVELOPED CONDITIONS_25.13 ACRES			
SHEET FLOW (LIMITED TO 100 FEET)			
		$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}S_{sh}^{0.4}}$	
nol	see table below		
Table 4-6: Overland Flow Roughness Coefficients for Use in NRCS Method in Calculating Sheet Flow Travel Time (Not Manning's Roughness Coefficient) (NRCS 1986)			
Surface description		nol	
Smooth surfaces (concrete, asphalt, gravel, or bare soil)		0.011	
Fallow (no residue)		0.05	
Cultivated soils:	Residue	0.06	
	%		
	Residue cover > 20%	0.17	
Grass:	Short grass prairie	0.15	
	Dense grasses	0.24	
	Bermuda	0.41	
Range (natural):		0.13	
Woods:	Light underbrush	0.4	

	Dense underbrush	0.8			
Segment 1					
Lsh	100	Length of Segment (100ft Maximum)			
P2	3.3	2 yr 24 hr Rainfall Depth			
Ssh	0.0074	Sheet flow slope			
Tsh	0.2393	Sheet Flow Time (hr)			
SHALLOW CONCENTRATED FLOW (UNPAVED)					
Segment 2					
	$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$				
Lsc	1146	Length of Segment			
K	20.32	Paved			
	16.13	Unpaved			
Ssc	0.0025	Slope (ft/ft)			
Tsc	0.39471	Shallow Concentrated Flow (hr)			
SHALLOW CONCENTRATED FLOW (UNPAVED)			hrs	min	
			0.634	38.04	existing
			USE	38.00	MIN.
DRAINAGE AREA 1					
C	0.23	Existing Coefficient for Runoff			
I	5.43	(in/hr) intensity			
A	25.13	Net area of project (Ac)			

Q	31.38	cfs				
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Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI
Units

English

2. Select or Enter a
County

Hidalgo

3. Enter a Time of
Conc. Select Units

38	min
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Coefficient	50% (2- year)	20% (5- year)	10% (10- year)	4% (25- year)	2% (50- year)	1% (100- year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	2.42	3.29	3.87	4.65	5.43	6.26

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

DRAINAGE AREA 1			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	75009.20	1.72
0.9	PAVED	9321.80	0.21
TOTAL AREA,AT			1.94
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 2			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	90148.20	2.07
0.9	PAVED	10748.50	0.25
TOTAL AREA,AT			2.32
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 3			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	25416.00	0.58
0.9	PAVED	3675.90	0.08
TOTAL AREA,AT			0.67
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 4			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	34471.00	0.79
0.9	PAVED	4065.40	0.09
TOTAL AREA,AT			0.88
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 5			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	40200.18	0.92
0.9	PAVED	4734.80	0.11
TOTAL AREA,AT			1.03

WEIGHTED "C" = (A1XC1)+(A2XC2)/AT		0.59
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DRAINAGE AREA 6			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	75063.00	1.72
0.9	PAVED	9284.70	0.21
TOTAL AREA, AT			1.94
WEIGHTED "C" = (A1XC1)+(A2XC2)/AT			0.59

DRAINAGE AREA 7			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	67937.00	1.56
0.9	PAVED	7876.80	0.18
TOTAL AREA, AT			1.74
WEIGHTED "C" = (A1XC1)+(A2XC2)/AT			0.59

DRAINAGE AREA 8			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	66180.00	1.52
0.9	PAVED	12543.00	0.29
TOTAL AREA, AT			1.81
WEIGHTED "C" = (A1XC1)+(A2XC2)/AT			0.61

DRAINAGE AREA 9			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	73275.00	1.68
0.9	PAVED	11065.00	0.25
TOTAL AREA, AT			1.94
WEIGHTED "C" = (A1XC1)+(A2XC2)/AT			0.60

DRAINAGE AREA 10			
COEFFIC	TYPE	AREA(SF)	AREA (AC)

0.55	RESIDENTIAL	76820.00	1.76
0.9	PAVED	7540.46	0.17
TOTAL AREA, AT			1.94
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.58

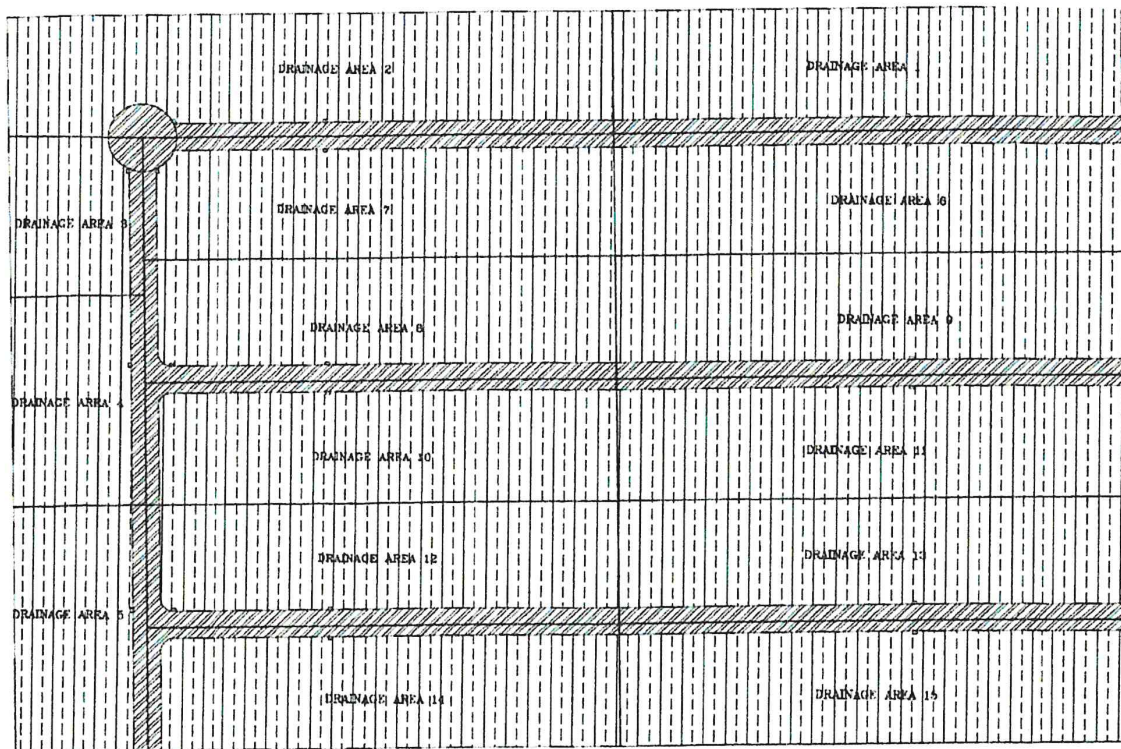
DRAINAGE AREA 11			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	69761.00	1.60
0.9	PAVED	8974.00	0.21
TOTAL AREA, AT			1.81
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 12			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	66125.00	1.52
0.9	PAVED	12542.00	0.29
TOTAL AREA, AT			1.81
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.61

DRAINAGE AREA 13			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	73286.00	1.68
0.9	PAVED	11066.00	0.25
TOTAL AREA, AT			1.94
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.60

DRAINAGE AREA 14			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	76831.00	1.76
0.9	PAVED	7542.00	0.17
TOTAL AREA, AT			1.94
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.58

DRAINAGE AREA 15			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	69749.00	1.60
0.9	PAVED	8973.10	0.21
TOTAL AREA, AT			1.81
WEIGHTED "C" = (A1XC1)+(A2XC2)/AT			0.59



Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI
Units

English ☐

2. Select or Enter a
County

Hidalgo ☐

3. Enter a Time of
Conc. Select Units

20 min ☐

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

Intensity
(in./hr) 3.53 4.76 5.56 6.62 7.66 8.74

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

Existing Conditions (10 yr)			
Q=CIA			
C	I (in/hr)	A (acres)	Q (cfs)
0.23	5.43	25.13	31.38
Developed Conditions(50 yr)			
Q=CIA			
C	I (in/hr)	A (acres)	Q (cfs)
0.59	7.66	25.13	113.57

Prop.
Runoff C = 0.59

Area = 25.13 ac
Post Dev.
Tc = 20 min

Exist Runoff
C = 0.23
Exist.
Intensity = 5.43

Detention Calculations						
Duration (minutes)	150year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	178.61	53,584	22.55	16,913	36,671
10	10.08	149.41	89,646	22.55	20,295	69,351
15	8.69	128.88	115,995	22.55	23,678	92,317
20	7.66	113.61	136,335	22.55	27,060	109,275
25	6.86	101.78	152,670	22.55	30,443	122,228
30	6.23	92.32	166,183	22.55	33,825	132,358
35	5.70	84.58	177,621	22.55	37,208	140,413
40	5.27	78.12	187,482	22.55	40,590	146,892
45	4.90	72.63	196,113	22.55	43,973	152,141
50	4.58	67.92	203,761	22.55	47,355	156,406
55	4.30	63.82	210,610	22.55	50,738	159,873
60	4.06	60.22	216,798	22.55	54,120	162,678
65	3.85	57.03	222,432	22.55	57,503	164,930
70	3.65	54.19	227,597	22.55	60,885	166,712
75	3.48	51.64	232,359	22.55	64,268	168,091
80	3.33	49.33	236,772	22.55	67,650	169,122
85	3.19	47.23	240,882	22.55	71,033	169,849
90	3.06	45.32	244,724	22.55	74,415	170,309
95	2.94	43.57	248,330	22.55	77,798	170,533
100	2.83	41.95	251,726	22.55	81,180	170,546
105	2.73	40.47	254,933	22.55	84,563	170,370
110	2.64	39.09	257,970	22.55	87,945	170,025
115	2.55	37.80	260,854	22.55	91,328	169,527
120	2.47	36.61	263,599	22.55	94,710	168,889

125	2.39	35.50	266,217	22.55	98,093	168,125
130	2.32	34.45	268,719	22.55	101,475	167,244
135	2.26	33.47	271,115	22.55	104,858	166,258
140	2.20	32.55	273,413	22.55	108,240	165,173
145	2.14	31.68	275,620	22.55	111,623	163,997

Detention Pond Dimensions

Flow Line Width W1 (ft)	Cross Sect. Depth H (ft)	S	Volume Width W2 (ft)	Slope Length L2 (ft)	Top (outer) V2 (cf)	Volume V (cf)
14.0	9.0	2.0	50.0	1250.00	360000.00	360000.00
					TOTAL	360000.00

Detention Provided = 360000 cf > 170546 cf = Detention Required

Orifice Equation: $Q = C_d \cdot A \cdot ((2 \cdot g \cdot h)^{1/2})$

C_d (coefficient discharge) = 0.6
 A (area of 18" pipe) = 1.77 ft²
 g (gravity) = 32.2 ft/s²
 h (height of pond) = 7 ft
 Q (flow) = 22.55 cfs

DRAINAGE CALCULATIONS PHASE II

TIME OF CONCENTRATION CALCULATOR

PRE DEVELOPED CONDITIONS_25.13 ACRES

SHEET FLOW (LIMITED TO 100 FEET)

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

nol see table below

Table 4-6: Overland Flow Roughness Coefficients for Use in NRCS Method in Calculating Sheet Flow Travel Time (Not Manning's Roughness Coefficient) (NRCS 1986)

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

Segment 1



Lsh	100	Length of Segment (100ft Maximum)			
P2	3.3	2 yr 24 hr Rainfall Depth			
Ssh	0.0083	Sheet flow slope			
Tsh	0.2286	Sheet Flow Time (hr)			
SHALLOW CONCENTRATED FLOW (UNPAVED)					
Segment 2					
	$t_{sc} = \frac{L_{sc}}{3600 K S_{sc}^{0.5}}$				
Lsc	2394	Length of Segment			
K	20.32	Paved			
	16.13	Unpaved			
Ssc	0.0025	Slope (ft/ft)			
Tsc	0.82455	Shallow Concentrated Flow (hr)			
SHALLOW CONCENTRATED FLOW (UNPAVED)			hrs	min	
			1.053	63.19	existing
			USE	63.00	MIN.
DRAINAGE AREA 1					
C	0.23	Existing Coefficient for Runoff			
I	3.93	(in/hr) intensity			
A	25.13	Net area of project (Ac)			
Q	22.72	cfs			

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI
Units

English

2. Select or Enter a
County

Hidalgo

3. Enter a Time of
Conc. Select Units

63 min

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

Intensity (in./hr)	1.71	2.35	2.76	3.34	3.93	4.55
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DRAINAGE AREA 16			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	39474.00	0.86
0.9	PAVED	4896.00	0.12
TOTAL AREA, AT			0.99
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 17			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	37209.40	0.77
0.9	PAVED	4623.12	0.11
TOTAL AREA, AT			0.88
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 18			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	37066.08	0.61
0.9	PAVED	4592.53	0.04
TOTAL AREA, AT			0.65
WEIGHTED "C" =			0.57

$(A1XC1) + (A2XC2) / AT$		
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DRAINAGE AREA 19			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	20678.11	0.80
0.9	PAVED	6579.30	0.07
TOTAL AREA, AT			0.87
WEIGHTED "C" = $(A1XC1) + (A2XC2) / AT$			0.58

DRAINAGE AREA 20			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	39134.00	0.66
0.9	PAVED	4912.00	0.16
TOTAL AREA, AT			0.82
WEIGHTED "C" = $(A1XC1) + (A2XC2) / AT$			0.62

DRAINAGE AREA 20A			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	30491.00	1.06
0.9	PAVED	4608.00	0.13
TOTAL AREA, AT			1.19
WEIGHTED "C" = $(A1XC1) + (A2XC2) / AT$			0.59

DRAINAGE AREA 21			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	12842.00	1.34
0.9	PAVED	3927.32	0.16
TOTAL AREA, AT			1.50
WEIGHTED "C" = $(A1XC1) + (A2XC2) / AT$			0.59

DRAINAGE AREA 21A			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	45127.00	2.57
0.9	PAVED	4608.00	0.38
TOTAL AREA, AT			2.95
WEIGHTED "C" = $(A1XC1) + (A2XC2) / AT$			0.60

DRAINAGE AREA 22			
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COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	53860.00	0.92
0.9	PAVED	6798.00	0.11
TOTAL AREA,AT			1.03
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 23			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	22441.00	1.57
0.9	PAVED	8820.00	0.20
TOTAL AREA,AT			1.77
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 24			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	18571.00	1.55
0.9	PAVED	7245.00	0.20
TOTAL AREA,AT			1.75
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 25			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	76205.00	0.74
0.9	PAVED	8819.50	0.09
TOTAL AREA,AT			0.83
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 26			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	37137.00	0.40
0.9	PAVED	4464.00	0.09
TOTAL AREA,AT			0.49
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.61

DRAINAGE AREA 27			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	37137.00	1.55
0.9	PAVED	4464.00	0.20

TOTAL AREA,AT		1.75
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT		0.59

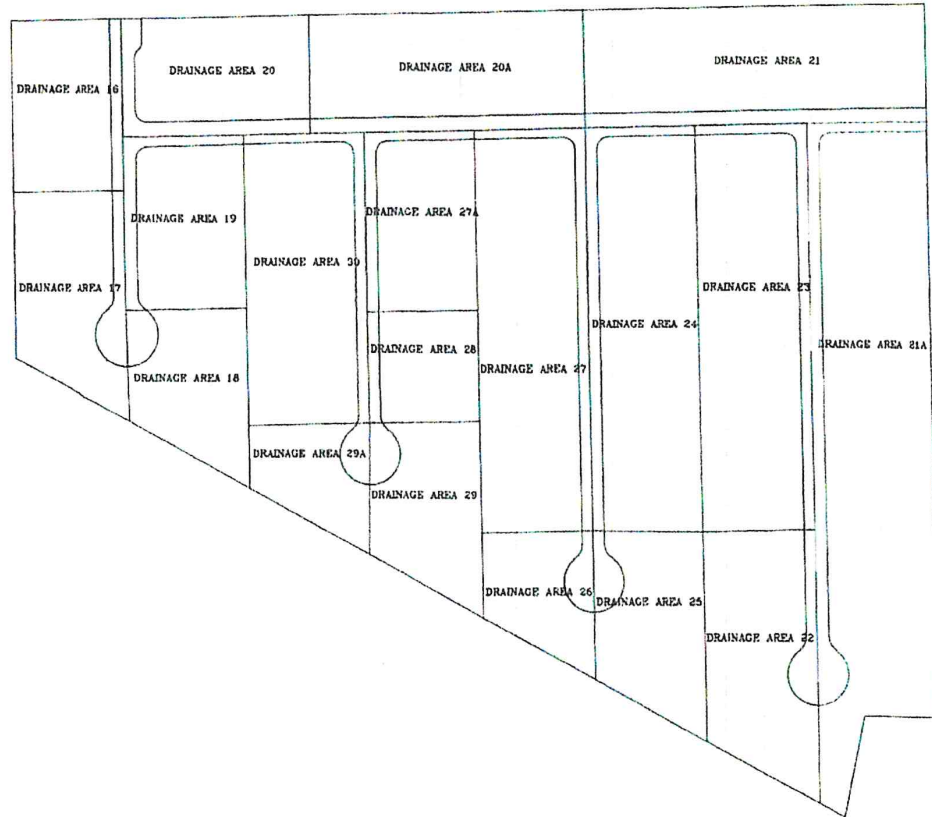
DRAINAGE AREA 27A			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	49634.00	0.67
0.9	PAVED	5166.00	0.13
TOTAL AREA,AT			0.80
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.61

DRAINAGE AREA 28			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	18571.00	0.43
0.9	PAVED	7551.00	0.05
TOTAL AREA,AT			0.48
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.59

DRAINAGE AREA 29			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	37137.00	0.67
0.9	PAVED	4464.00	0.05
TOTAL AREA,AT			0.72
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.57

DRAINAGE AREA 29A			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	61403.50	1.10
0.9	PAVED	7331.35	0.05
TOTAL AREA,AT			1.15
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.57

DRAINAGE AREA 30			
COEFFIC	TYPE	AREA(SF)	AREA (AC)
0.55	RESIDENTIAL	42912.00	1.21
0.9	PAVED	4464.00	0.18
TOTAL AREA,AT			1.39
WEIGHTED "C" = (A1XC1)+ (A2XC2)/AT			0.60



Rainfall Intensity-Duration-Frequency Coefficients for Texas

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1. Select English or SI
Units

English

2. Select or Enter a
County

Hidalgo

3. Enter a Time of
Conc. Select Units

20 min

Coefficient	50% (2- year)	20% (5- year)	10% (10- year)	4% (25- year)	2% (50- year)	1% (100- year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	3.53	4.76	5.56	6.62	7.66	8.74

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

Existing Conditions (10 yr)			
Q=CIA			
C	I (in/hr)	A (acres)	Q (cfs)
0.23	3.93	49.07	44.35
Developed Conditions(50 yr)			
Q=CIA			
C	I (in/hr)	A (acres)	Q (cfs)
0.62	7.66	49.07	233.04

Prop.
Runoff C = 0.62

Area = 49.07 ac

Post Dev.
Tc = 20 min

Exist Runoff
C = 0.23

Exist.
Intensity = 3.93

Detention Calculations						
Duration (minutes)	150year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	366.50	109,950	22.55	16,913	93,038
10	10.08	306.58	183,949	22.55	20,295	163,654
15	8.69	264.46	238,014	22.55	23,678	214,336
20	7.66	233.13	279,751	22.55	27,060	252,691
25	6.86	208.85	313,269	22.55	30,443	282,827
30	6.23	189.44	340,996	22.55	33,825	307,171
35	5.70	173.56	364,466	22.55	37,208	327,259
40	5.27	160.29	384,701	22.55	40,590	344,111
45	4.90	149.04	402,411	22.55	43,973	358,439
50	4.58	139.37	418,105	22.55	47,355	370,750
55	4.30	130.96	432,158	22.55	50,738	381,421
60	4.06	123.57	444,856	22.55	54,120	390,736
65	3.85	117.03	456,417	22.55	57,503	398,914
70	3.65	111.19	467,014	22.55	60,885	406,129
75	3.48	105.95	476,785	22.55	64,268	412,517
80	3.33	101.22	485,841	22.55	67,650	418,191
85	3.19	96.92	494,274	22.55	71,033	423,241
90	3.06	92.99	502,158	22.55	74,415	427,743
95	2.94	89.40	509,557	22.55	77,798	431,759
100	2.83	86.09	516,524	22.55	81,180	435,344
110	2.64	80.20	529,337	22.55	87,945	441,392
115	2.55	77.57	535,255	22.55	91,328	443,928
120	2.47	75.12	540,888	22.55	94,710	446,178
125	2.39	72.83	546,260	22.55	98,093	448,168

130	2.32	70.69	551,394	22.55	101,475	449,919
135	2.26	68.68	556,310	22.55	104,858	451,453
140	2.20	66.79	561,025	22.55	108,240	452,785
145	2.14	65.01	565,553	22.55	111,623	453,931
150	2.08	63.32	569,910	22.55	115,005	454,905
155	2.03	61.73	574,107	22.55	118,388	455,720
160	1.98	60.22	578,156	22.55	121,770	456,386
165	1.93	58.79	582,065	22.55	125,153	456,913
170	1.89	57.44	585,845	22.55	128,535	457,310
175	1.85	56.14	589,504	22.55	131,918	457,587
180	1.80	54.91	593,049	22.55	135,300	457,749
185	1.77	53.74	596,487	22.55	138,683	457,804
190	1.73	52.62	599,824	22.55	142,065	457,759
195	1.69	51.54	603,065	22.55	145,448	457,618
200	1.66	50.52	606,217	22.55	148,830	457,387
205	1.63	49.54	609,284	22.55	152,213	457,071

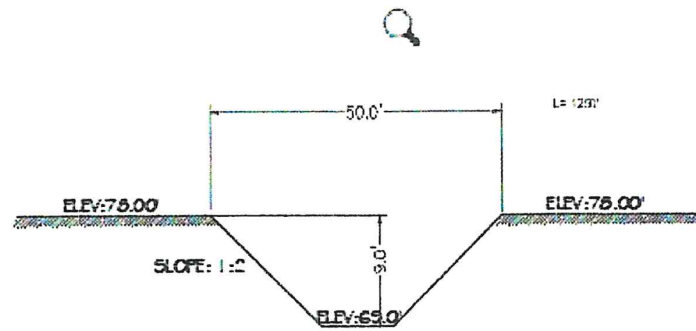
Detention Pond Dimensions

Flow Line Width W1 (ft)	Depth H (ft)	Cross Sect. S	Volume Width W2 (ft)	Slope Length L2 (ft)	Top (outer) V2 (cf)	Volume V (cf)
14.0	9.0	2.0	50.0	1250.00	360000.0	360000.00
1.0	6.0	2.0	25.0	1294.00	100932.0	100932.00
					TOTAL	562800.00

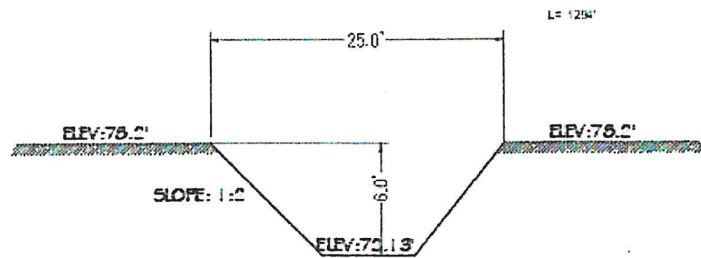
Detention Provided = 460,932 cf > 457804 cf = Detention Required

Orifice Equation: $Q = C_d \cdot A \cdot ((2 \cdot g \cdot h)^{1/2})$

C_d (coefficient discharge) = 0.6
 A (area of 18" pipe) = 1.77 ft²
 g (gravity) = 32.2 ft/s²
 h (height of pond) = 7 ft
 Q (flow) = 22.55 cfs



(A-1) DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



(B-1) DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.

EXHIBIT F

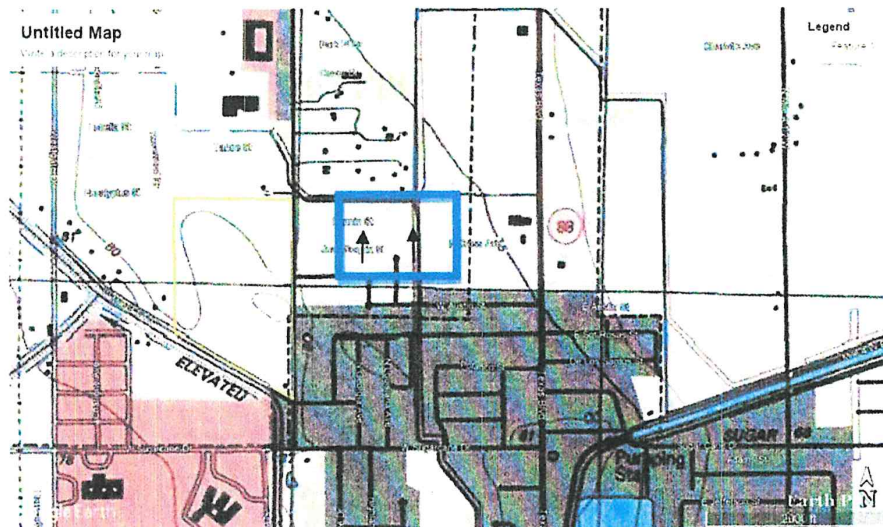


EXHIBIT G

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**DRAINAGE REPORT
FOR
TEJAS SEIS PHASE I & PHASE II SUBDIVISION**

A. PROJECT LOCATION

Tejas Seis Phase I and Phase II Subdivision is located on a 53.13 (49.07 Ac Net) tract of Land and being all of Farm Tract 209, the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of Way of Mile 5 1/2 W. approximately 2,000 feet North of the intersection of W. Sugar Cane Dr and Mile 5 1/2 W. The lot is currently undeveloped with natural grasses and agricultural conditions present.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone X" (unshaded), areas determined to be outside 500-year-flood plain, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480334 0450 C, Map Revised: June 6, 2000 (Refer to Exhibit B).

C. SOIL CONDITIONS

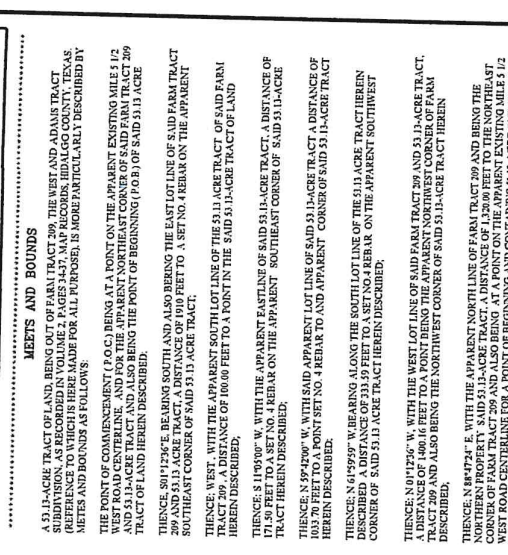
A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of predominantly Hidalgo Sandy Clay (28, B, SC, CL) Loam and Hidalgo Fine Sandy Loam (25, B, SC, SM-SC) that have moderately well drained properties.

(25, B, SC, SM-SC) Hidalgo Fine Sandy Loam:

The Hidalgo Fine Sandy Loam ,consists of deep, nearly level well drained, moderately permeable soils. These soils are nearly level on convex uplands and typically the surface layer is dark grayish brown fine sandy loam about 15 inches thick. The hazard for water erosion is slight, and the hazard for soil blowing is moderate.

(28, B, SC, CL) Hidalgo Sandy Clay Loam:

The Hidalgo Sandy Clay Loam, consists of deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. These soils are on nearly level to gently sloping uplands. Slope gradients are mostly less than 2 percent, but range up to 5 percent. The soil formed is moderately fine textured calcareous sediments.



TRACT 209.

SURVEYORS CERTIFICATE

TOWN OF TEXAS
COUNTY OF HIDALGO

BE UNDERSIGNED, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND AND
VEGETOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE

REGISTERED PROFESSIONAL SURVIVOR NO. 2791
 GERO LUIS GUTIERREZ-R.P.L.S.
 BOX 548
 ALLEN, TX 76003
 36-0998



STATE OF TEXAS
COUNTY OF HIDALGO
ENGINEERS' CERTIFICATE

BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER NO. 130635
CIVIL ENGINEERING

2ND STREET
DALLAS, TEXAS 75270
94-124
130035



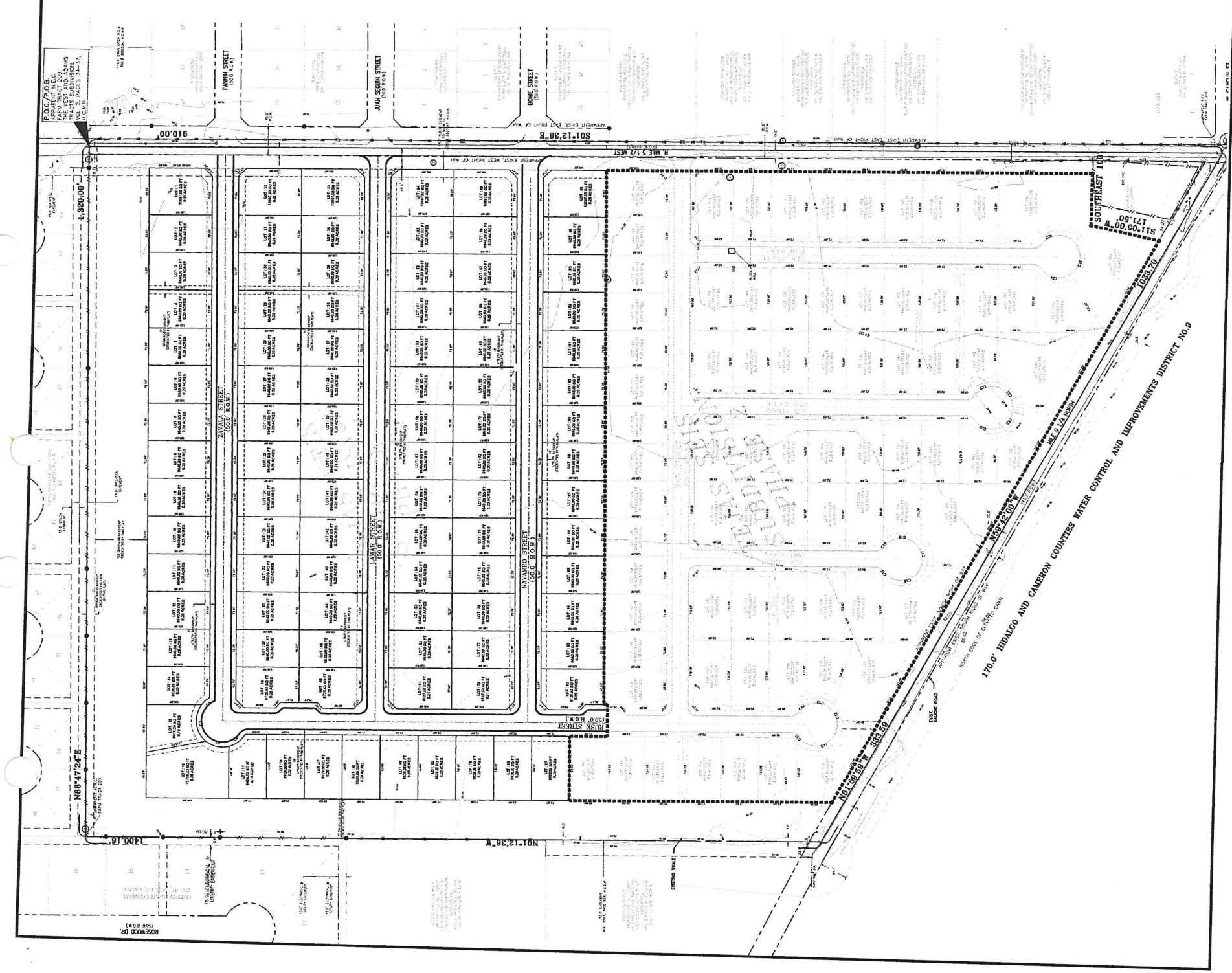
TEJAS SEIS PHASE I &
PHASE II
SUBDIVISION
MASTER PLAT

BEING 53.13 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 299, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=100'

DATE: DECEMBER 20, 2022

ALTEX ENGINEERING
335 W.2ND STREET
MERCED, TEXAS 79570
(956) 394-1241
TYPE FIRM REGISTRATION NO. F-10737



NOTE: THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE ISSUING BUILDING PERMITS. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE SANITARY SEWER SYSTEM AND THE POTABLE WATERLINE SYSTEM IS COMPLETED AND INSPECTED BY THE CITY OF WESLACO. ALL UTILITIES MUST BE COMPACTED AT 98% COMPACTION. ALL MANHOLES MUST OBTAIN "CITY OF WESLACO" LOGO. WHERE CROSSING WATERLINE MUST BE ENCASED. ALL WATERLINES CROSSING THE ROAD MUST BE ENCASED WITH A 7" CASING

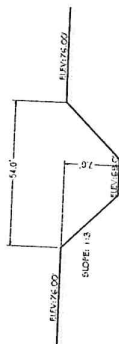
A 29.42 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, WESLACO, TEXAS AND BEING OUT OF FARM TRACT 172, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

[illegible][illegible]

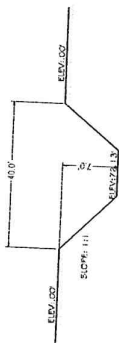
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR-FLOOD PLAIN, IN ACCORDANCE WITH F.E.M.A.-F.T.R.M. COMMUNITY PANEL NO. 480134 0400C. MAP REVISED: JUNE 6, 2000.



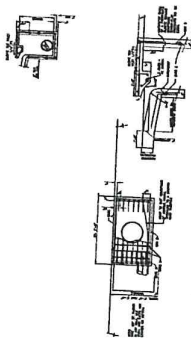
LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 12-20-22
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241



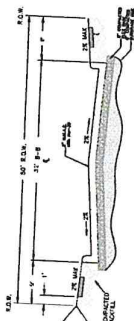
A-1 DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



B-1 DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



8-1 TYP "A" INLET DETAILS
SCALE: N.T.S.



STREET SECTION
SCALE: N.T.S.

**TEJAS SEIS PHASE I
SUBDIVISION
DRAINAGE IMPROVEMENTS**

BEING 29.42 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 209, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

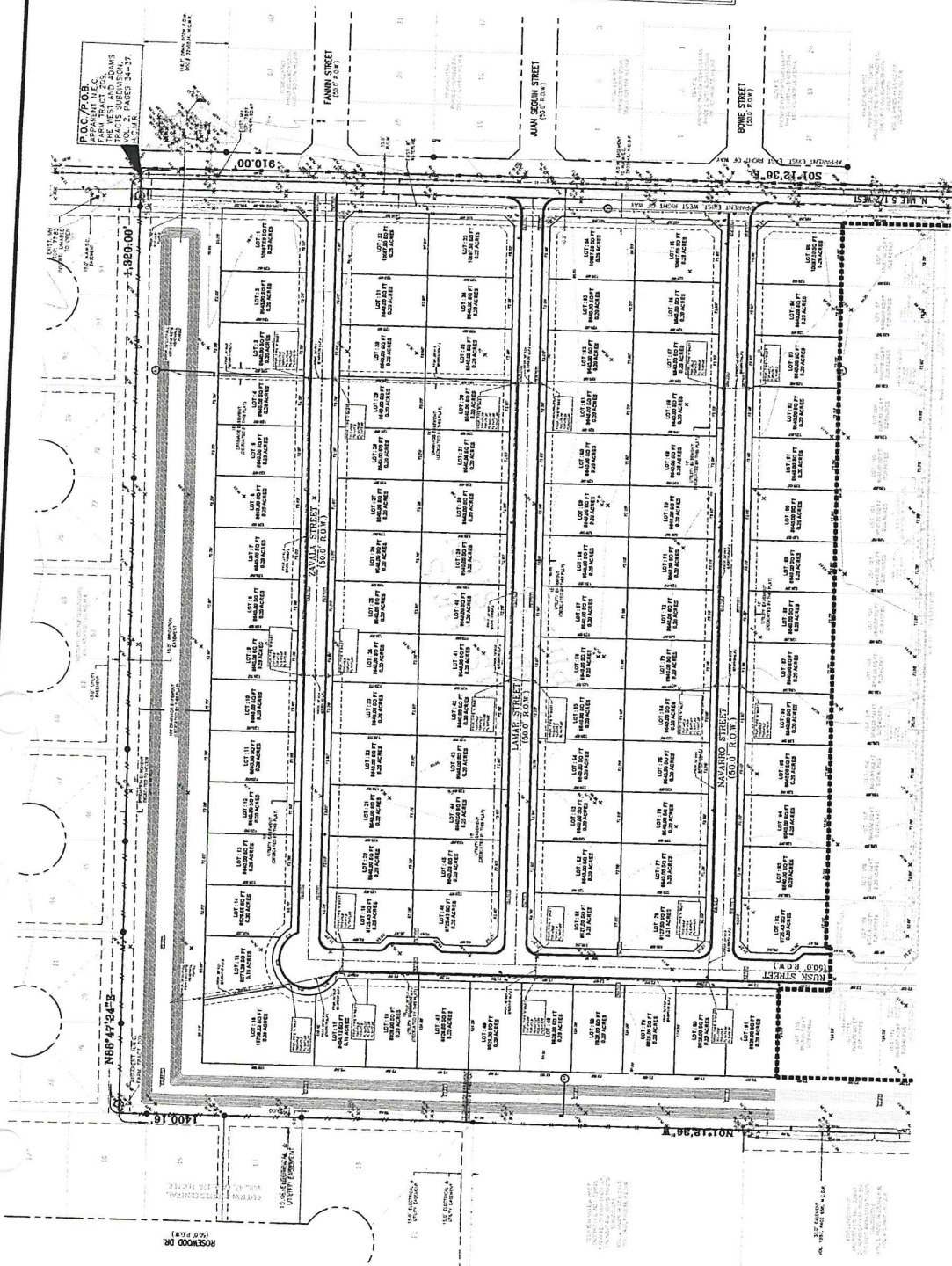
SCALE: 1"=100'

DATE: DECEMBER 20, 2022

ALTEx ENGINEERING
325 W.2ND STREET
MERCEDES, TEXAS 78570
(954) 204-1500

TYPE FIRM REGISTRATION NO. 2-100000

**SHEET
3 OF 3**



TRIP GENERATION WORKSHEET

FOR

TEJAS SEIS PHASE I SUBDIVISION

29.42 ACRES OF LAND
OUT OF FARM TRACT 209
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

TEJAS BUILDING AND DEVELOPMENT CO.,INC.

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
325 W. 2nd Street
MERCEDES, TEXAS 78570
PH: (956)792-9305
JALONZO@ALTEXENG.COM

Project No. 22.184

DECEMBER 2022



[Signature]
12-19-22

TRIP GENERATION REPORT
FOR
TEJAS SEIS PHASE I SUBDIVISION
(WESLACO, TEXAS)

Tejas Seis Phase I Subdivision is located on a 29.42 Ac tract of land of farm tract 209 of the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of Way of Mile 5 1/2 W. approximately 1,500 feet North of the intersection of W. Sugar Cane Dr and Mile 5 1/2 W. The lot is currently undeveloped with natural grasses present. The development will consist in a total of 95 residential lots.

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

Single Family Detached Dwelling (210)

1. - Average Vehicle Trip Ends : 1.02

(Trip Generation, Eighth Edition)

On a weekday, P.M. Peak hour Generator

Directional Distribution: 64% Entering, 36% Exiting

Equation: $\ln(T) = 0.88\ln(x) + 0.62$ where T = peak hour count X = Number of Dwelling Units

$X = 64$ Dwelling Units (Residential Lots)

$\ln(T) = 0.88\ln(95) + 0.62$ $T = 103$

$T_{enter} = 103(0.64) = 66$ trips/hour

$T_{exiting} = 103(0.36) = 37$ trips/hour

Threshold requirements for a Traffic Impact Analysis Report:

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

AM/PM PHT* > 100 TPH, TIA Required

PHT* = Peak Hour Trips

Single-Family Detached Housing (210)

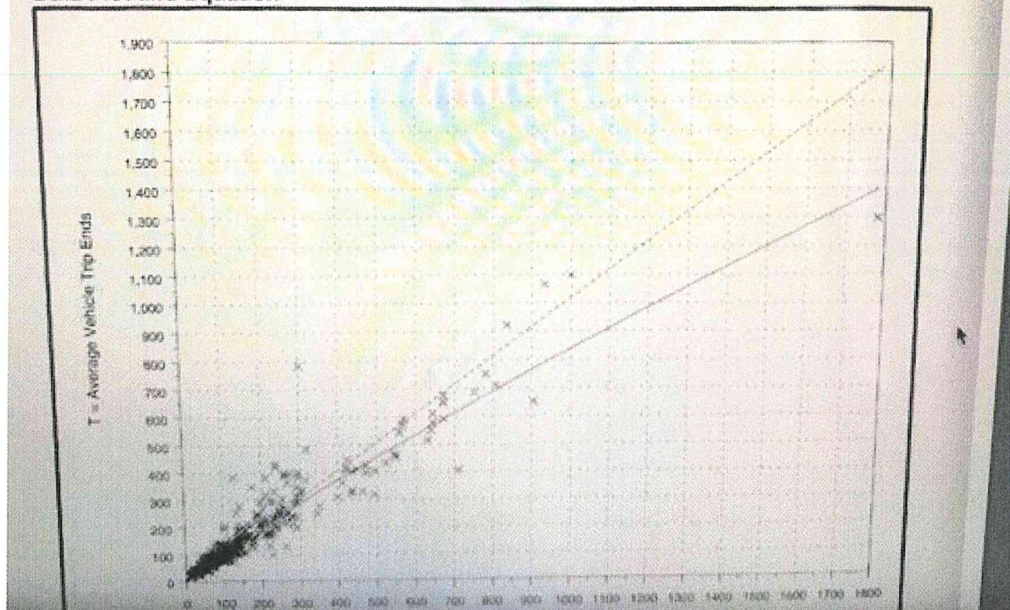
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

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

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.05

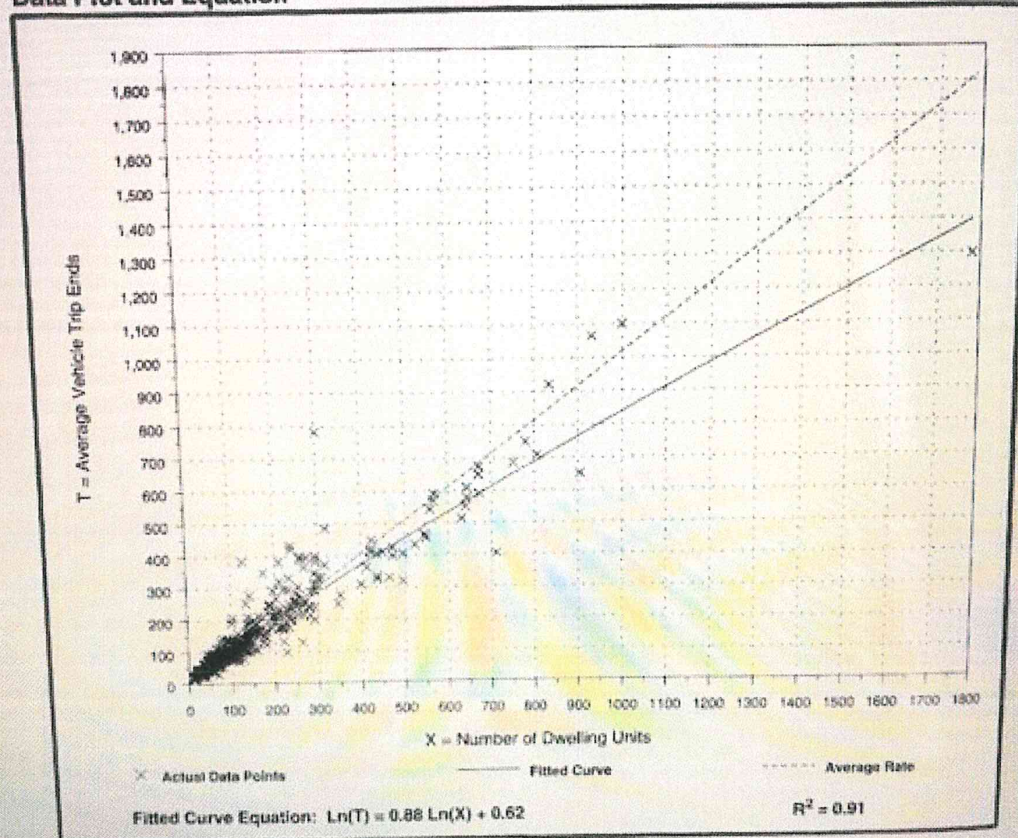
Data Plot and Equation



Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.05

Data Plot and Equation



PEAK HOUR TRIP RATES FOR COMMON LAND USES

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

These are some of the values from the 6th Edition ITE Manual – Refer to ITE for additional trip rates

Traffic Impact Analysis (TIA) Report

Tejas Seis Phase I and Phase II
City of Weslaco
Location: West of N. Mile 5 ½ West and Fannin Street



M. A. Salinas
3-29-23
Prepared by: Mario A. Salinas, P.E.
MAS Engineering LLC
3911 N. 10th Street McAllen, TX
March 29th, 2023

March 29, 2023

Re: Traffic Impact Analysis
Tejas Seis Phase I and Phase II
West of N. Mile 5 ½ West and Fannin Street

To whom it may concern,

MAS Engineering LLC has prepared this Level One Traffic Impact Analysis (TIA) as per the request of the City of Weslaco Engineering Department for the above-mentioned proposed development.

Project Description

The proposed development is located at West of N. Mile 5 ½ West and Fannin Street in Weslaco, Texas. The proposed development will be 172 residential lots. The development will be completed in two phases. Phase I will consist of the construction of 95 lots and Phase II will be 77.

Site and Surrounding Land Uses

The study area for the proposed development within a one-fourth mile radius from the site boundaries. The area directly to the south is a Drainage Canal and single lots of residential homes. The area to the East is a Residential Subdivision. The area to the north is a residential subdivision and the area to the west is half vacant and half residential subdivision.

Roadways

The eastern boundary of the proposed development is N. Mile 5 ½ West and is a two lane (One on Each Direction) Collector Street, this road is the only public road to access this development. This development is going to have 4 accesses to N. Mile 5 ½ West (3 accesses in Phase I and 1 access in Phase II). The N. Mile 5 ½ West connects to the south W. Sugarcane Dr. then has two options to head to Expressway 83. The west road is N. Westgate Dr., which is approximately 4200ft north of Expressway 83. The second option to Expressway 83 is going east to Texas Blvd. Which is approximately 4,200ft north of Expressway 83.

Estimated Trip Generation

The eleventh edition of the ITE Trip Generation manual was used to estimate the projected trip generation. These estimations were calculated for the AM and PM peak hours for the generator using land uses single-family (ITE Code: 210). The trip rates and projections are shown below in Table 1 and Table 2, respectively.

Table 1. ITE Trip Rates

ITE CODE	Trips		Enter/Exit %	Enter/Exit %
	A.M.	P.M.	A.M.	P.M.
210 Single Family	120	177	30/70	66/34

Table 2. Total Project Trips

ITE Code	Trips		Entering / Exiting	
	A.M.	P.M.	A.M.	P.M.
210 Single Family	120	177	36 trips enter 84 trips exit	117 trips enter 60 trips exist
Total	120	177	36/84	117/60

The A.M. and the P.M. Peak projection for estimated trip generation of the proposed development warrants an access point trip origins and destination assignment analysis.

Trip Distribution

The proposed development will have 4 accesses point (3 accesses in Phase I and 1 access in Phase II), The only road is N. Mile 5 ½ West and is classified as a Collector and is expected to carry all the volume. The access on N. Mile 5 ½ West will generate a 100% of the trips and then consequently will get south to the Expressway 83. An enumeration of the projected trips assigned to each access point is shown in Table 3.

Table 3. PM Peak Trip Assignments

Access Point Distribution	Entering	Exiting
N. Mile 5 ½ West	117	60
Total	117	60

Study Results

This traffic study identified one generator: the single-family subdivision. The trip generation estimate was based on the PM peak for the generator. The total contribution to the adjacent roadways is 117 trips entering and 60 trips existing. This require mitigations to the existing infrastructure at this time. The roads that carry traffic to the Expressway 83 need to be expanded to a minimum of two lanes in each direction or as a minimum need to expand the right turn lane on the N. Mile 5 ½ West with W. Sugarcane Drive (need to obtain ROW required by the City of Weslaco).

Attachments

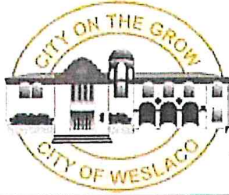
1. Trip Generation Worksheet
2. Exhibit 1: Vicinity Map
3. Exhibit 2: Surrounding Land Uses
4. Exhibit 3: Lane Configuration
5. Exhibit 4: Trip Distribution

This report has been to the address the City of Weslaco TIA requirements. Please feel free to contact myself for any questions related to this report.

Thank You,

Mario A. Salinas, P.E.
MAS Engineering LLC

Attachments



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: Tejas Seis Phase I and Phase II
Location: Northwest corner of Mile 9 1/4 N. and N. Mile 5 1/2 W
Applicant: Juan Alonzo Jr ☐ Owner ☒ Agent
Address: 325 W. 2nd Street Mercedes, TX Phone Number: (956) 294-1241

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 Fam. Res.	53.13		172	120	177	297

Comments: TIA will be required for this subdivision
Prepared by: Juan Alonzo Jr. Date: _____
Address: 325 W. 2nd Street Mercedes, TX Phone Number: (956) 294-1241

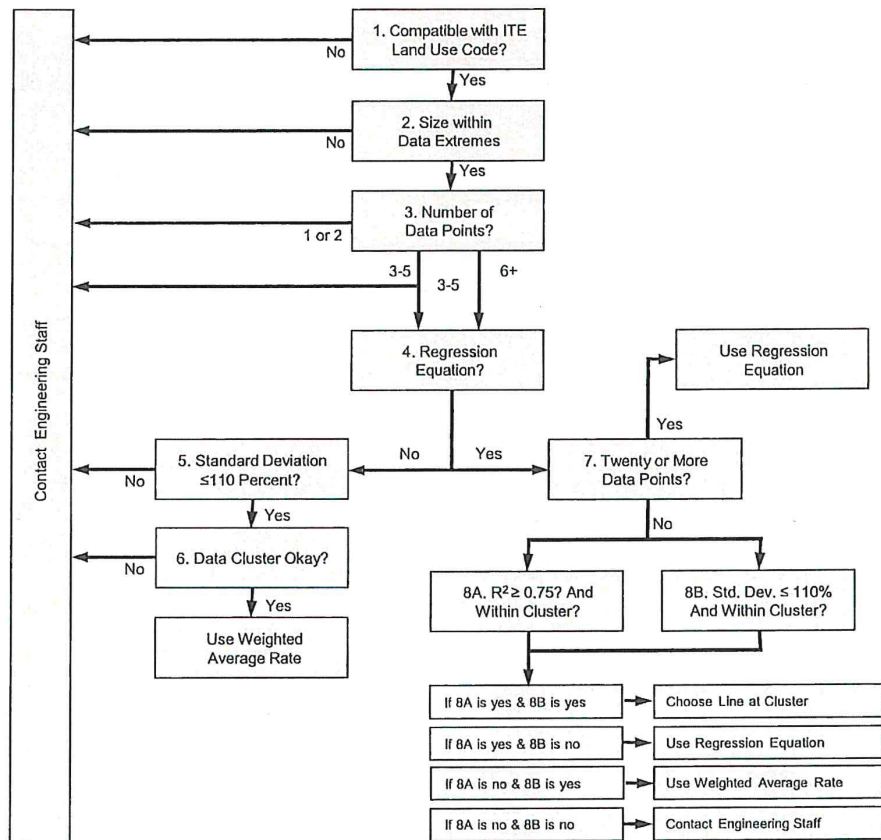
(For Official Use Only, Do Not Write In This Box)

- _____ 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)

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing – single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-generation-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

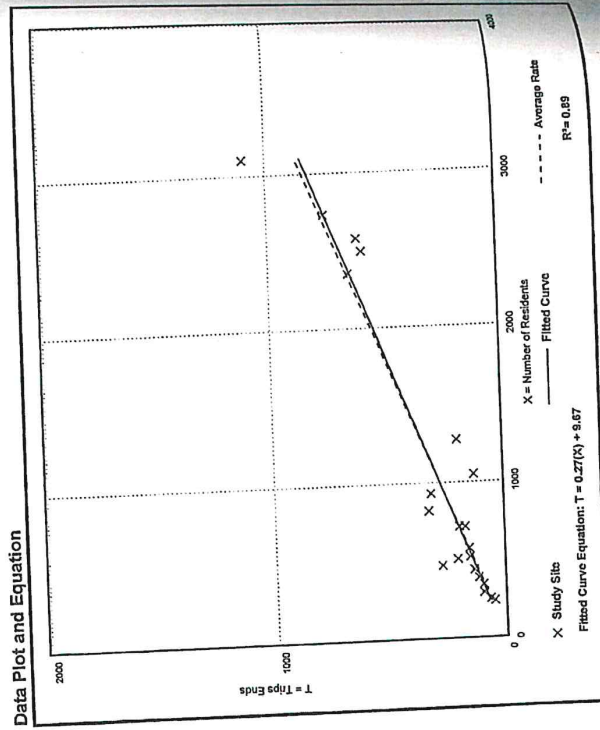
Avg. Num. of Residents: 1083

Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.23	0.12 - 0.60	0.08

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Residents

On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 22

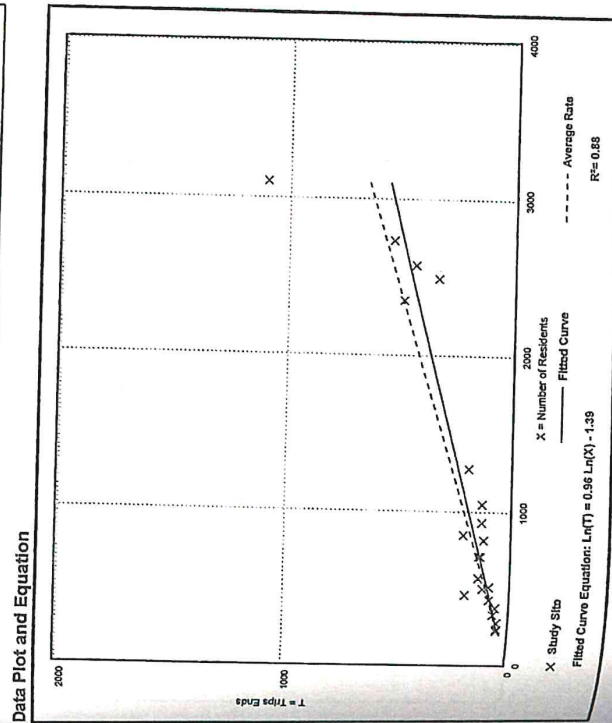
Avg. Num. of Residents: 1073

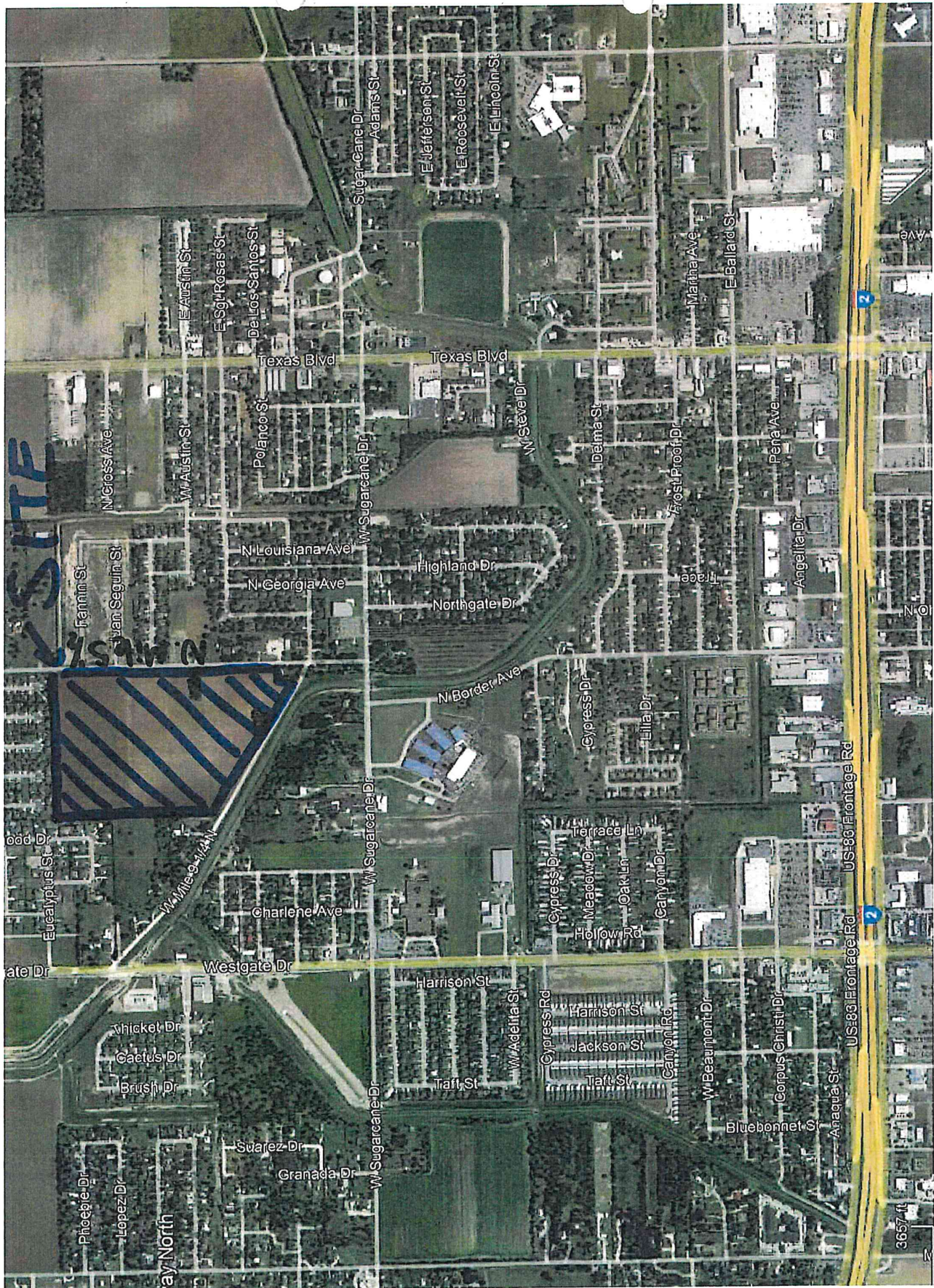
Directional Distribution: 30% entering, 70% exiting

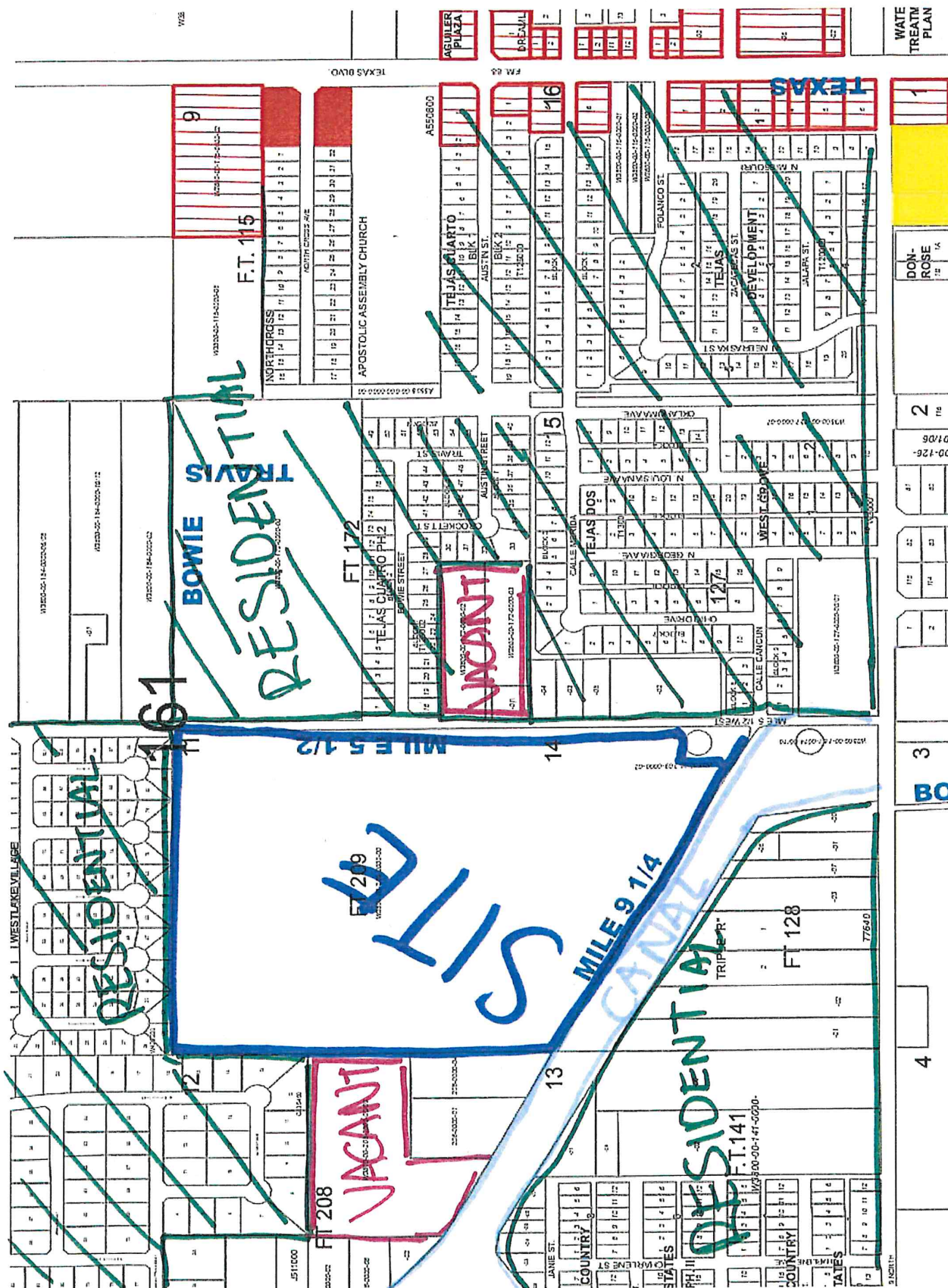
Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

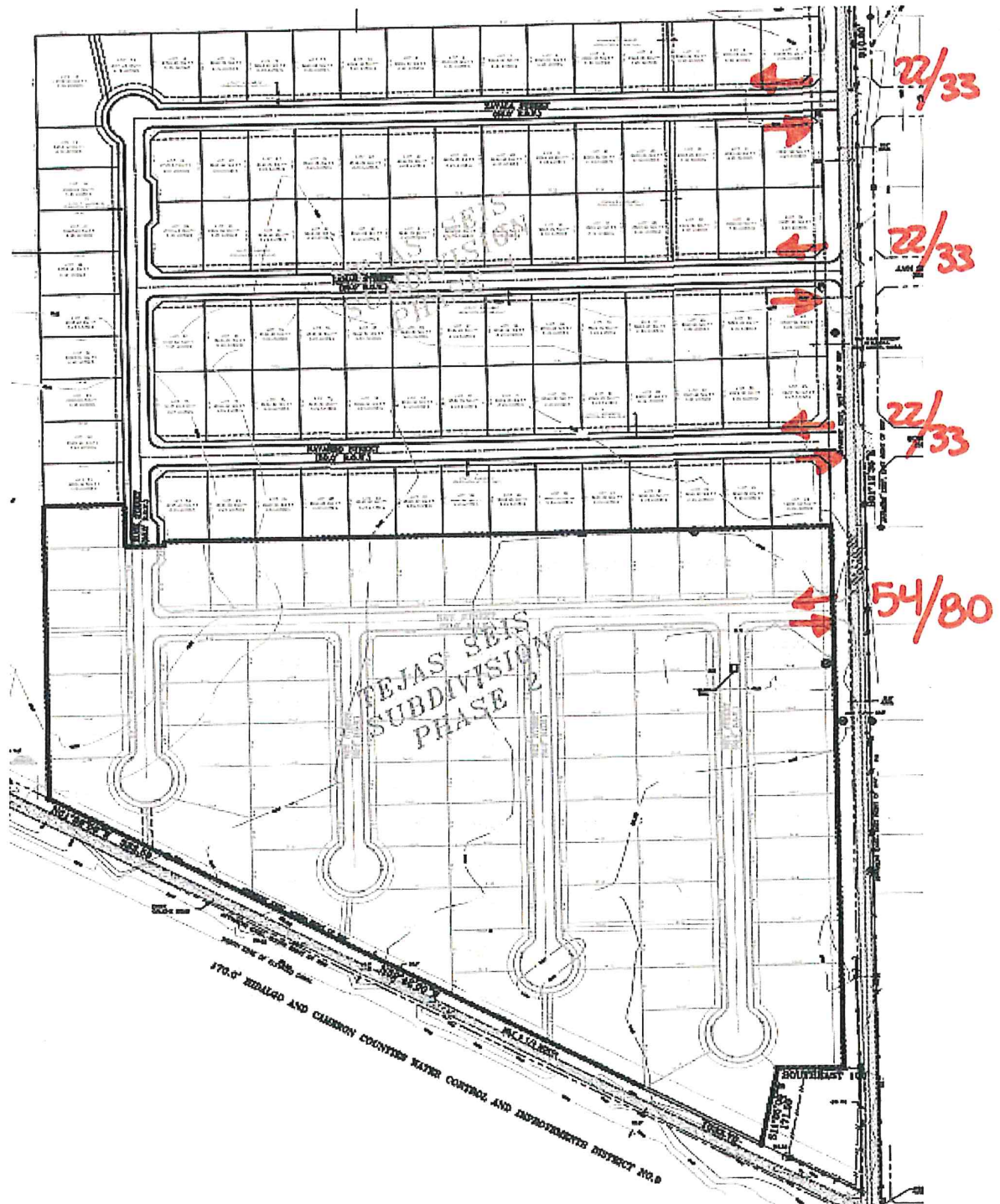
Data Plot and Equation











ENGINEERING REPORT FOR TEJAS SEIS PHASE I & II SUBDIVISION

WATER SUPPLY: DESCRIPTION

TEXAS SEIS PHASE I AND PHASE II SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)

NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 12" DIAMETER WATERLINE AT THE EAST SIDE OF THE PROPERTY RUNNING ALONG MILE 5.1 WEST. A PROPOSED 8" WATERLINE WILL TAP AT THE EAST SIDE OF FANNIN STREET ON THE NORTHEAST SIDE OF LOT 32 AND RUN ALONG THE SOUTH SIDE OF FANNIN STREET AND KEEP ON RUNNING SOUTH ON RUSK STREET. JUAN SEGUN STREET, BOWIE STREET, AND NEW STREET WILL ALSO CONNECT TO THE EXISTING WATER LINE ALONG MILE 5.1 WITH AN 8" M.J. TEE.

A PROPOSED 8" WATERLINE WILL TAP TO THE EXISTING NORTH ALAMO WATER SUPPLY CORPORATION 12" WATERLINE ALONG MILE 51 WEST. THIS WILL BE AT THE SOUTH SIDE OF EAST NEW STREET ON THE NORTHEAST CORNER OF LOT 72 AND RUN ALONG THE WEST SIDE OF NEW STREET AND INTO RUSK STREET. FROM THE WATER LINE RUNNING ALONG NEW STREET, IT WILL CONNECT TO NAVARRO STREET, LAMAR STREET, AND ZAVALA STREET WITH A 8" M.J. TEE.

FROM THE 8" DIAMETER WATERLINE, THERE ARE FORTY-SEVEN (47) 1" DIAMETER SERVICE LINES RUNNING TO A PAIR OF LOTS BEFORE SPLITTING INTO TWO 1/2" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE EIGHT (8) SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

SEWAGE FACILITIES : DESCRIPTION

THE TEXAS SEIS PHASE I AND PHASE II SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO TREAT WASTEWATER SUPPLIES FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROMISED HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING 12" DIAMETER SEWER LINE RUNNING ALONG THE MILE 5 1/2 WEST. THIS LINE IS ON THE EAST SIDE OF THE TEXAS SEIS SUBDIVISION.

THE WASTEWATER SYSTEM FOR THE TEXAS SEIS SUBDIVISION CONSISTS OF A 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER LINE ON MILE 51 WEST.

A PROPOSED MANHOLE WILL BE LOCATED ON THE SOUTHEAST CORNER OF LOT 1 AND THE PROPOSED 36" SANITARY SEWER LINE WILL RUN WEST ALONG FANNIN STREET, A PROPOSED 4" DIAMETER MANHOLE WILL BE AT THE END OF FANNIN STREET IN FRONT OF LOT 15. THE SANITARY SEWER LINE WILL CONTINUE TO RUN SOUTH AL THE WAY TO THE END OF RUSK STREET. THERE WILL BE A PROPOSED 4" DIAMETER MANHOLE WILL BE LOCATED IN FRONT OF LOT 117. THERE WILL BE A PROPOSED MANHOLE IN EVERY STREET INTERSECTION OF RUSK STREET.

MAN SEGUN STREET WILL HAVE A PROPOSED 4' DIAMETER MANHOLE LOCATED ON THE EAST SIDE OF THE STREET AND ANOTHER ONE LOCATED ON THE WEST SIDE OF THE STREET INTERSECTING RUSK STREET. BOWLE STREET AND NEW STREET WILL ALSO HAVE THE SAME PROPOSED 4' DIAMETER MANHOLES LOCATED ON THE EAST SIDE AND WEST SIDE OF THE STREET THAT WILL INTERSECT RUSK STREET. NEW STREET WILL ALSO HAVE A PROPOSED MAN HOLE LOCATED AT EVERY INTERSECTION OF NAVARRO STREET, LAMAR STREET, AND ZAVALA STREET.

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CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.443, WATER CODE.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 04-13-23
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT'S MEET SUCH STANDARDS AND SEWER CONNECTIONS TO THE LOT'S MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT

I, E.M. PAYNE OF TEXAS, SEIS PHASE I AND PHASE II SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OR RECEIPTS ARE ON FILE WITH THE CITY OF VESLICO, THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

EMPAYNE
TEJAS BUILDING AND DEVELOPMENT CO., INC
2401 E. EXPRESSWAY 83
WFSI ACO. TX 78596

DATE _____

AND DEVELOPMENT CO., INC.
MAY 83

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**TEJAS SEIS PHASE I & PHASE II
SUBDIVISION
WATER & SEWER IMPROVEMENTS**

BEING 53.13 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 208, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=100'
DATE: APRIL 13, 2023

ALTEX ENGINEERING
325 W.2ND STREET
MERCEDDES,TEXAS 76870
(956) 294-1241
TYPE FIRM REGISTRATION NO. F-19737

TYPE FIRM REGISTRATION NO. F-19737

NOTE: THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE ISSUING BUILDING PERMITS. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE SANITARY SEWER SYSTEM AND THE POTABLE WATER SYSTEM IS COMPLETED AND INSPECTED BY THE CITY OF WESLACO.

- ALL UTILITIES MUST BE OBTAINED AT 90% COMPACTION UNDER TRAFFIC AREAS.
- ALL MANHOLES MUST OBTAIN "CITY OF WESLACO" LOGO.
- ALL SEWER SERVICE CROSSING WATERLINE MUST BE ENCASED
- ALL WATERLINES CROSSING THE ROADLINE MUST BE ENCASED WITH A 2" CASING

DRAINAGE STATEMENT
FOR
TEJAS SEIS PHASE I & PHASE II SUBDIVISION--HIDALGO COUNTY, TEXAS

A 53.13 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 209, WEST ADAMS TRACT
SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

THIS SUBDIVISION IS A ONE HUNDRED SEVENTY TWO (172) RESIDENTIAL LOTS SUBDIVISION, COMPRISED OF 53.13 ACRES IS LOCATED ALONG
WEST RIGHT OF WAY OF MILE 5 1/2 N. APPROXIMATELY 2,100 FEET NORTH OF THE INTERSECTION OF WEST SUGAR CANE DRIVE, AND MILE 5 1/2 WEST
THE PROPERTY FALLS WITHIN ZONE "X" (UNSHADED); BY GRAPHICAL REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL NO. 48034 0450C MAP REVISED JUNE 6, 2000. THIS SITE FALLS WITHIN AREAS OF SOIL DESIGNATED AS HIDALGO FINE SANDY CLAY LOAM,
HIDALGO SANDY CLAY LOAM, IS WELL DRAINED AND HAS SLOW RUNOFF AND PERMEABILITY IS MODERATE. WITH GROUND SLOPES BETWEEN 0
TO 3 PERCENT IN ACCORDANCE WITH THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS AS PUBLISHED BY USDA WEB SOIL SURVEY.

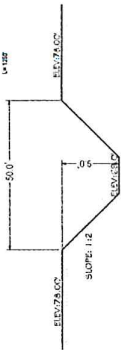
PRESENTLY THE SITE IS UNDEVELOPED WITH NATURAL GRASSES PRESENT. THE EXISTING TERRAIN HAS A LEVEL GRADE. EXISTING RUNOFF FROM
THE SITE IS BY FORM OF SHEET FLOW THAT GENTLY RUNS TOWARDS THE NORTHEASTERN PORTION OF THE PROPERTY.

THE PROPOSED CONDITIONS OF THIS SUBDIVISION WILL BE FOR RESIDENTIAL USE. THE RESULTS OF A 24 HOUR FLOW EXISTING CONDITIONS WILL
BE DETERMINED BY THE CITY OF WESLACO, TEXAS. THE PROPOSED CONDITIONS WILL BE FOR RESIDENTIAL USE. THE RESULTS OF A 24 HOUR FLOW EXISTING CONDITIONS WILL
WILL CONSIST IN USING CONCRETE PIPE AND CURB INLETS TO CAPTURE THE STORMWATER. THE STORMWATER WILL FLOW NORTH INTO A
NEWLY CONSTRUCTED DRAINAGE DETENTION POND TO THE NORTH AND WEST THAT WILL HAVE THE CAPACITY TO DETAIN THE VOLUME
REQUIRED. THE DETENTION POND WILL OUTFALL INTO AN EXISTING DRAINAGE DITCH LOCATED ON THE EAST RIGHT OF WAY OF MILE 5 1/2 N RD.

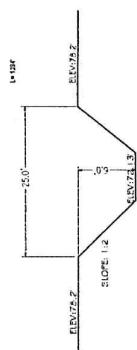
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR-FLOOD
PLAIN IN ACCORDANCE WITH FEMA-FIRM, COMMUNITY PANEL NO. 48034 0450C, MAP REVISED JUNE 6, 2000.



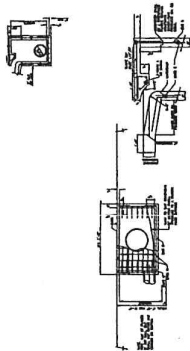
LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-14-23
335 W. 2ND STREET
MERCED, TEXAS 78700
(956) 294-1241



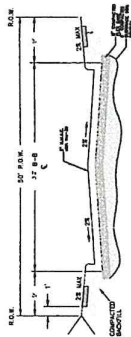
A-1 DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



B-1 DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



B-1 TYPICAL INLET DETAILS
SCALE: N.T.S.



C-1 STREET SECTION
SCALE: N.T.S.

TEJAS SEIS PHASE I & PHASE II
SUBDIVISION
DRAINAGE IMPROVEMENTS

BEING 53.13 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND
BEING OUT OF FARM TRACT 209, WEST ADAMS TRACT SUBDIVISION, AS PER
MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP
RECORDS.

SCALE: 1"=100'
DATE: APRIL 13, 2023

ALTEX ENGINEERING
335 W. 2ND STREET
MERCED, TEXAS 78700
(956) 294-1241
TYPE FIRM REGISTRATION NO. P-19757

SHEET
3 OF 3

NOTE:
1. THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE ISSUING BUILDING PERMITS. NO
BUILDING PERMITS WILL BE ISSUED UNTIL THE SANITARY SEWER SYSTEM AND THE POTABLE
WATER SYSTEM IS COMPLETED AND INSPECTED BY THE CITY OF WESLACO.
2. ALL UTILITIES MUST BE COMPACTED AT 80% COMPACTION UNDER TRAFFIC AREAS.
3. ALL MANHOLES MUST OBTAIN CITY OF WESLACO INSPECTION.
4. ALL MANHOLES MUST BE ENCASED WITH A 2' CASING.
5. ALL WATERLINES CROSSING THE ROAD MUST BE ENCASED WITH A 2' CASING.



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

Date of Meeting: June 7, 2023	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles Jr., PE.	
Subject/Agenda Item: Discussion and consideration of the 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 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

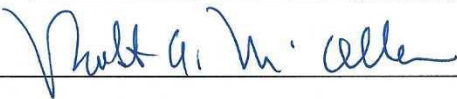
**** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.**

AUTHORIZATION AND ACKNOWLEDGEMENTS

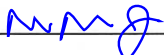
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: _____

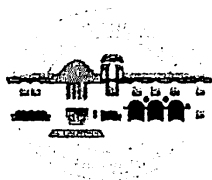
P & Z Commission Approval on Final Plat: _____

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: _____

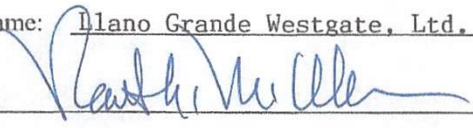
City: Weslaco State: Texas Zip: 78596 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

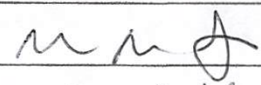
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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.

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

May 09, 2023

Mr. Reynaldo Robles, Jr., P.E.
Robles Engineering
P.O. Box 476
Weslaco, Tx 78599

**Re: Oak Park Subdivision
Off-Site Detention**

Dear Mr. Robles:

This is to advise you that the City of Weslaco is in concurrence with the use of off-site detention for the subject development. The city approves of the proposed linear detention along the existing ditch channel within the newly dedicated 75 ft. of Drainage Right-of-Way to accommodate your subdivision stormwater runoff detention requirements.

If you have any questions or need anything else, please do not hesitate to call me at (956) 969-1533

Sincerely,

A handwritten signature in blue ink, appearing to read 'Aldana', with a stylized flourish at the end.

Albert J. Aldana, P.E.
City Engineer

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

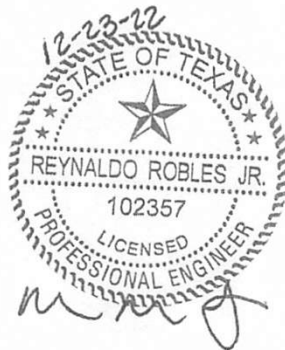
FOR

OAK PARK SUBDIVISION

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

DECEMBER 23, 2022

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

Page 1 – Cover Sheet

Page 2 – Index

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

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

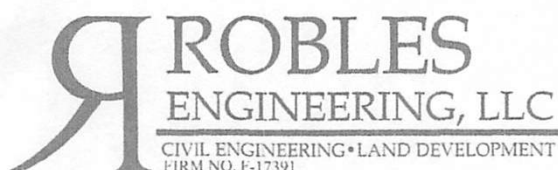
Page 7-8 – Coefficient Reference Table

Pages 9 – FEMA FIRM Map

Pages 10-12 – USDA Soil Map and Legend

Page 13-14 – USDA Soil Report: Engineering Properties

Pages 15-17 – Subdivision Plat Sheets and Construction Sheets



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

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

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

Flood Zone Designation:

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

Existing Soils:

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

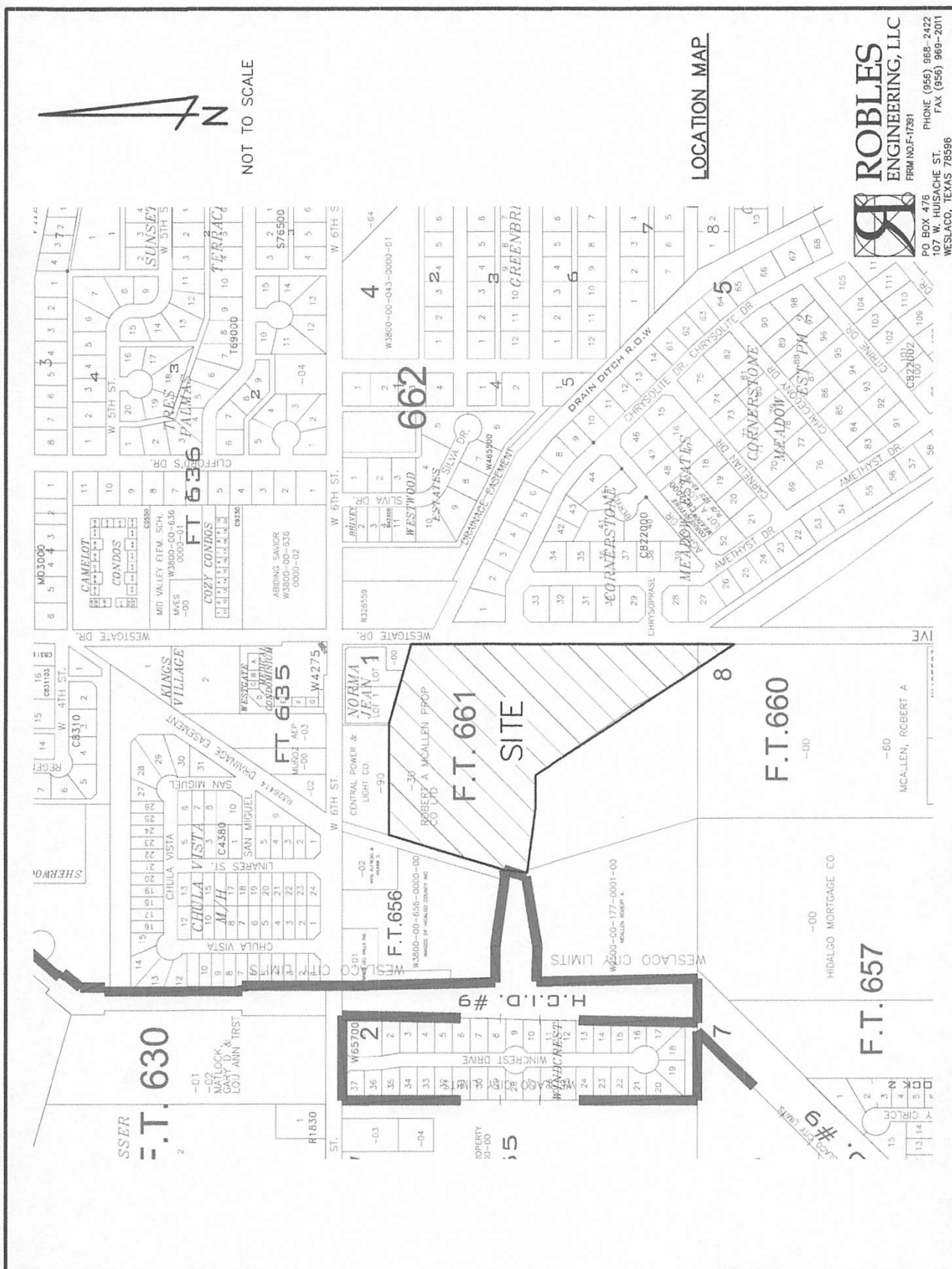
Pre-development Conditions:

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

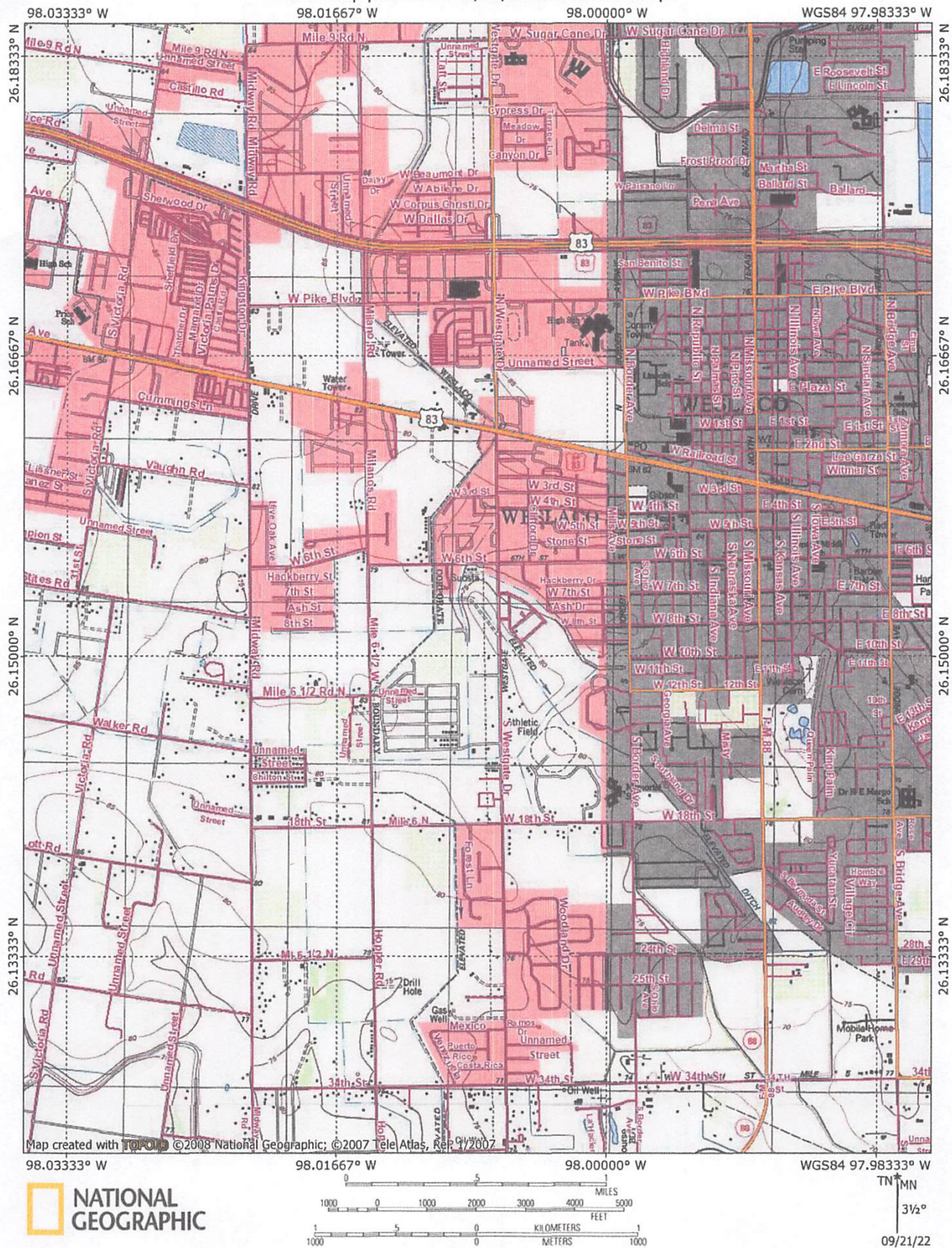
Future Conditions:

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





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





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

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

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

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

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.	

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



SCALE 1" = 2000'



OTHER FLOOD AREAS

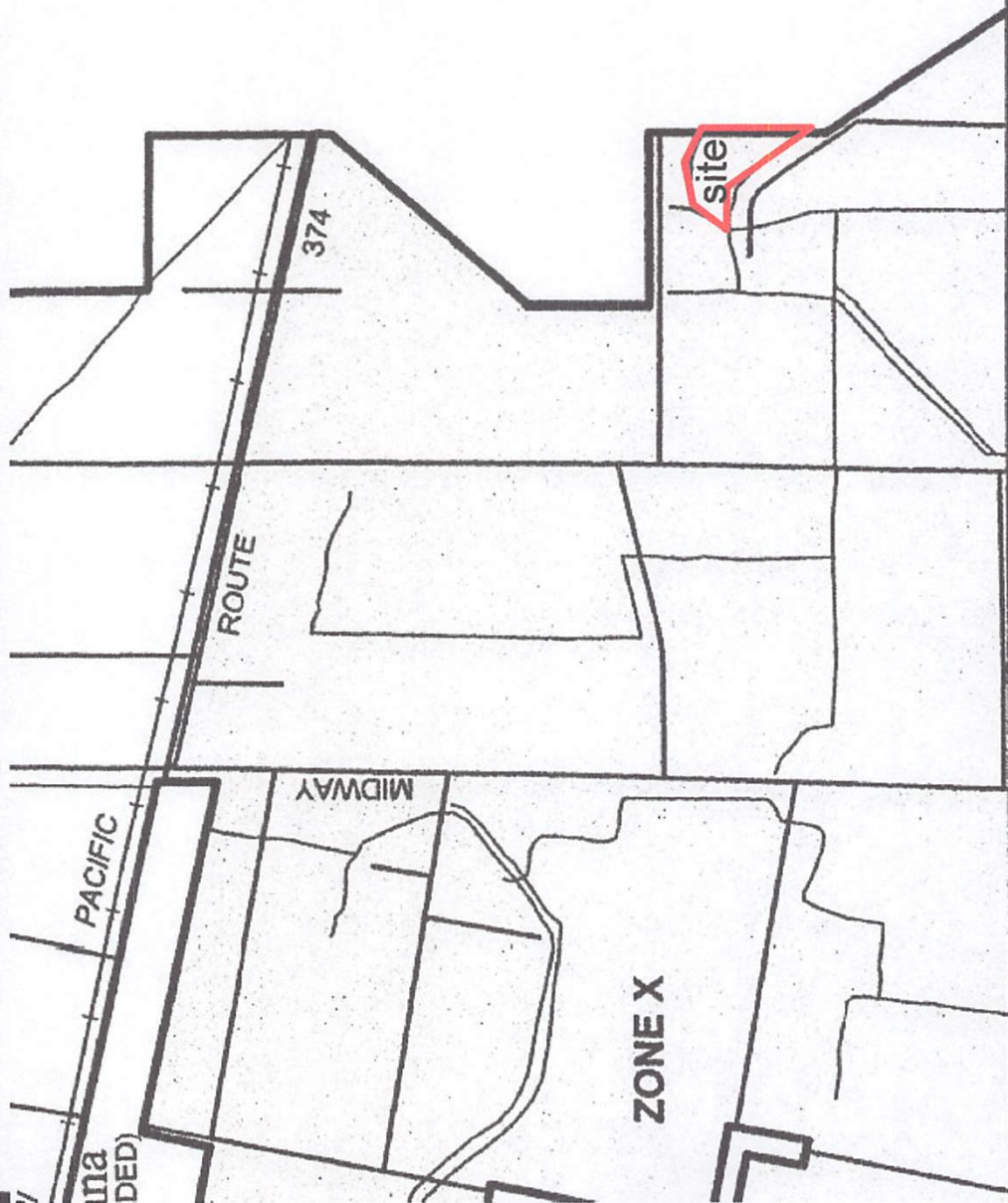
ZONE X
Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.

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

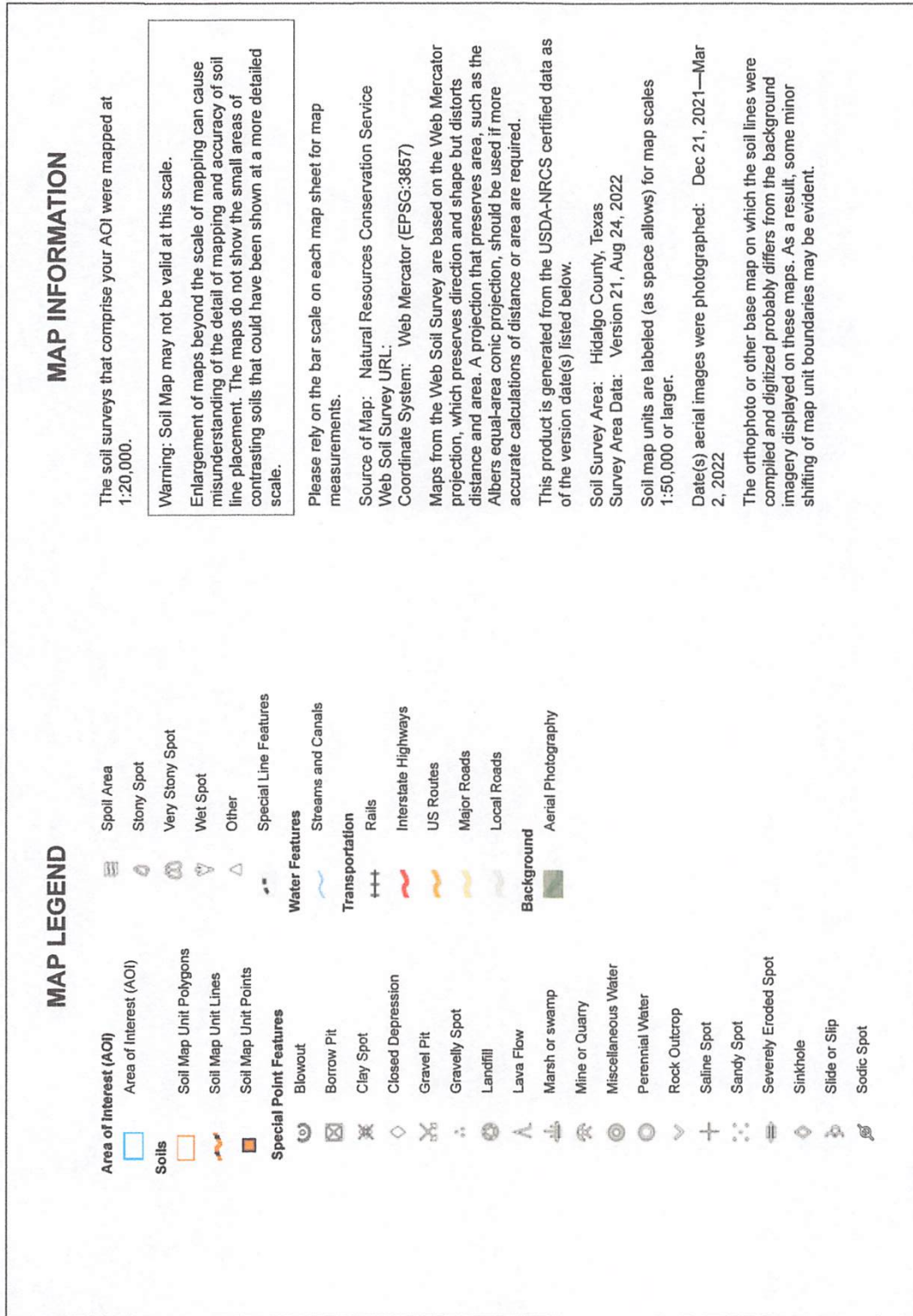


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/8/2022
Page 1 of 3

Soil Map—Hidalgo County, Texas



MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 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.

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).

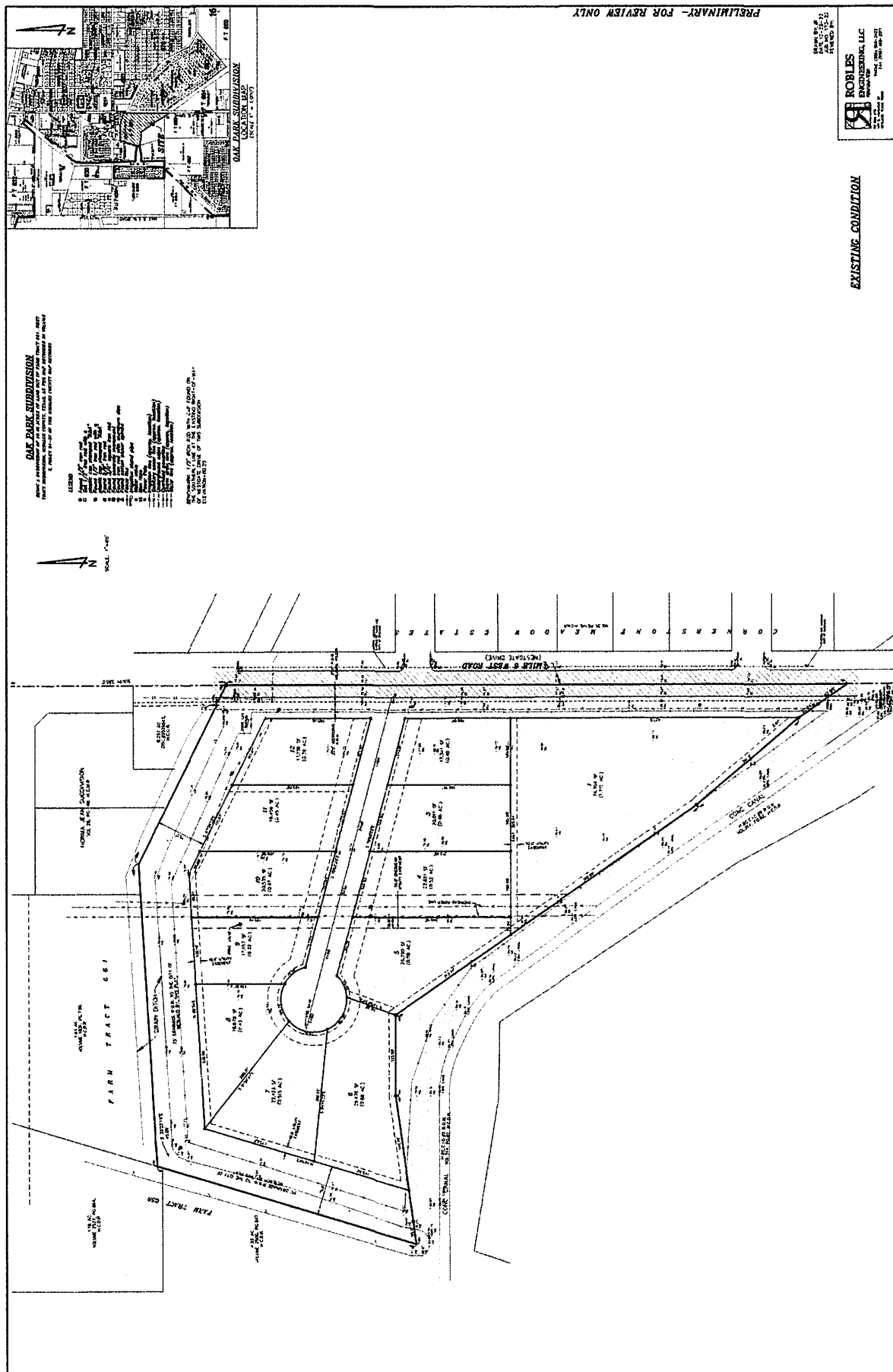
Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In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

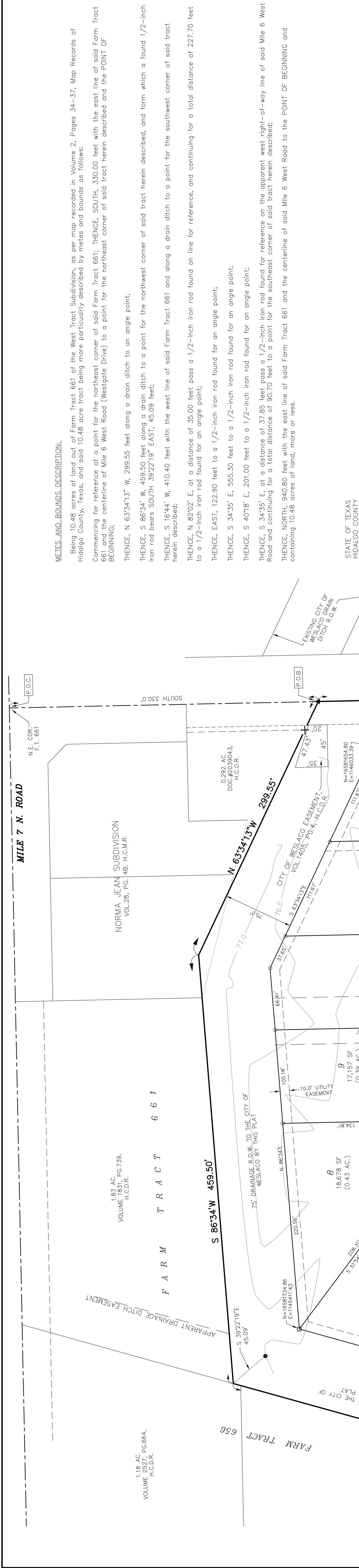
Engineering Properties—Hidalgo County, Texas

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

Data Source Information

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





RA ASSOCIATES, PLLC
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 476 • 107 W. HIGHLAND ST.
 WESLAKE, TEXAS 75086
 PHONE (956) 968-2422 FAX (956) 969-2011
 PRIN. NO. 10090701



**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)

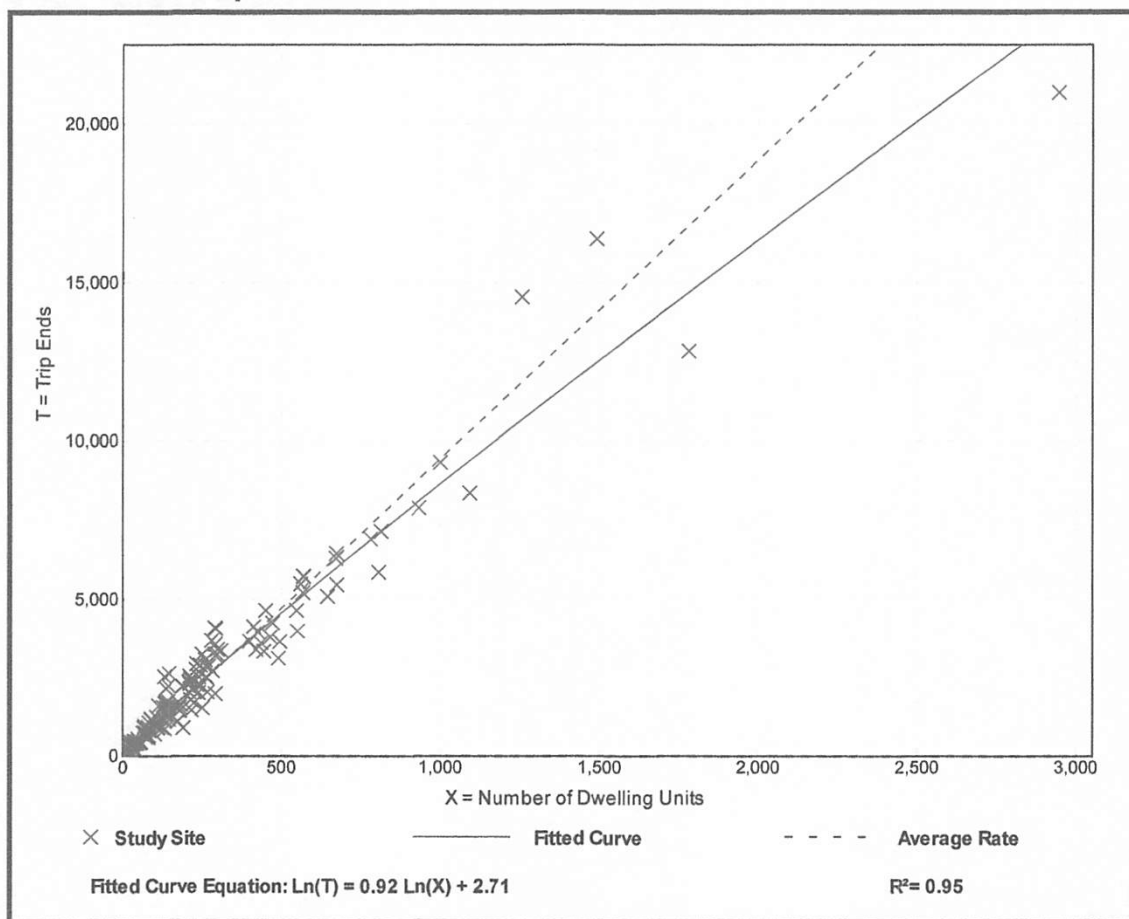
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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)

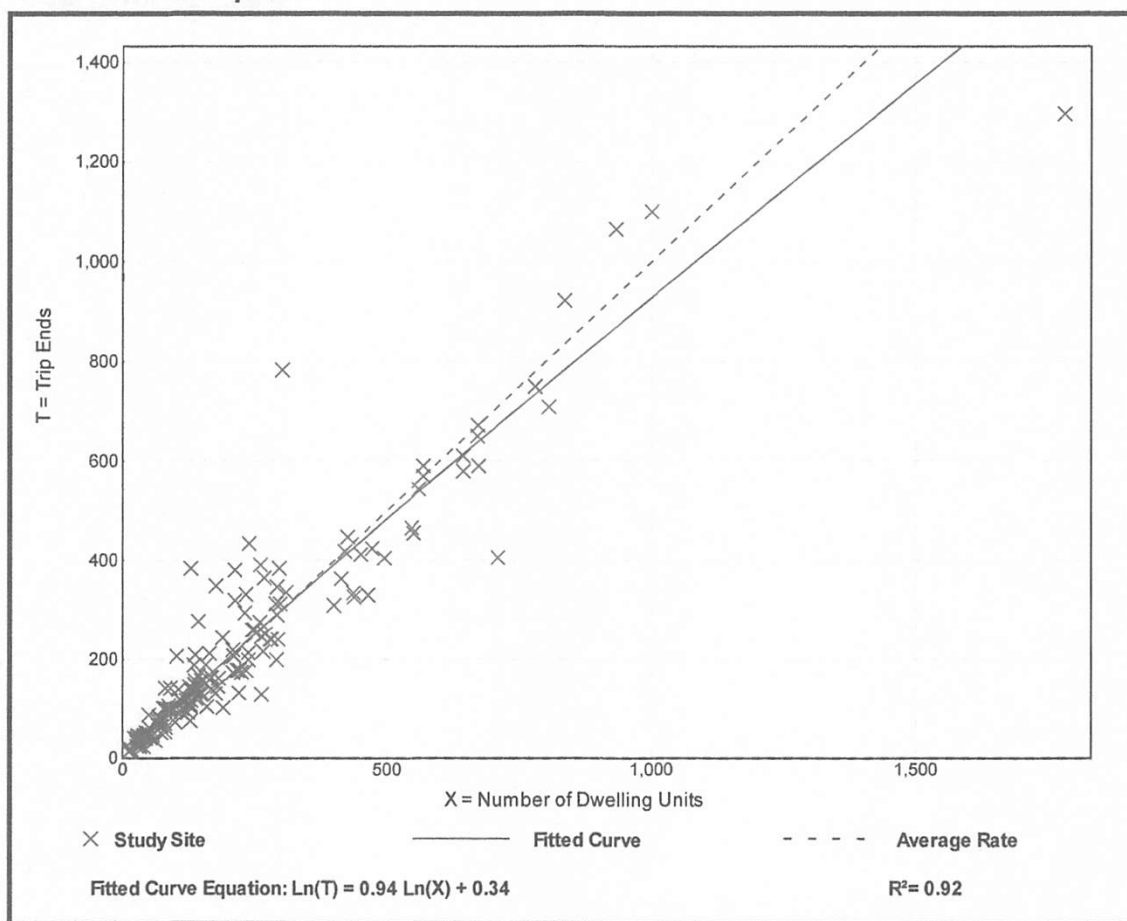
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

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)

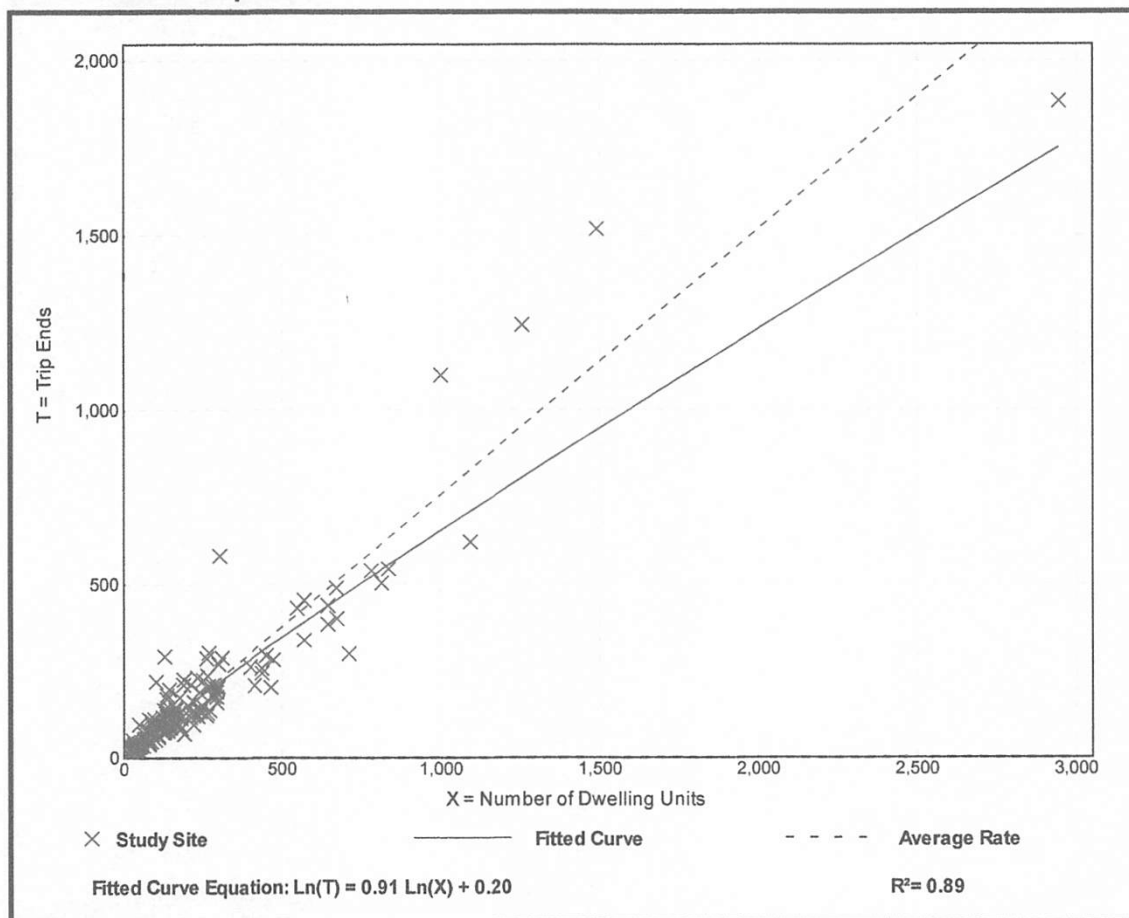
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

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





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

Date of Meeting: June 7, 2023	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Quintanilla, Headley & Associates, Inc.	
Subject/Agenda Item: Discussion and consideration of the 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.	
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 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

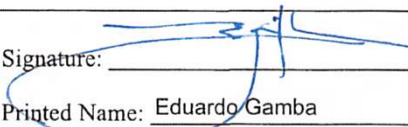
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

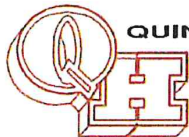
Authorized Agent Signature:  Date: 04/19/23

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

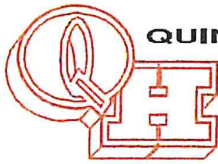
Phone: (956) 381-6480 Fax: (956) 381-0527

Email: alfonsoq@qha-eng.com

December 30, 2022



Cover Sheet.....	1
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Drainage Calcuations.....	17-20



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.

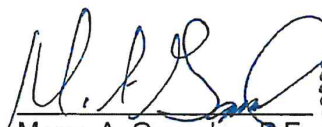
The tract is Zone "X" (Unshaded), areas determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6 2000, with LOMR dated May 30, 2002.

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	TxDot
Alexis Lozano	
H.C.D.D. NO. 1	DATE 1/4/23

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

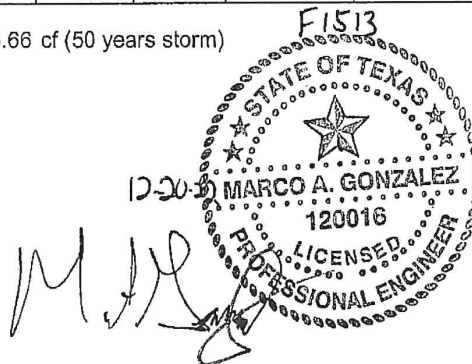
Qout=Velocity * Area
Velocity= $(2 * g * h)^{1/2}$ g=32.2 h=9.22
24.367 ft/sec
area 8"= 0.348 ft²

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

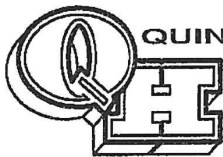
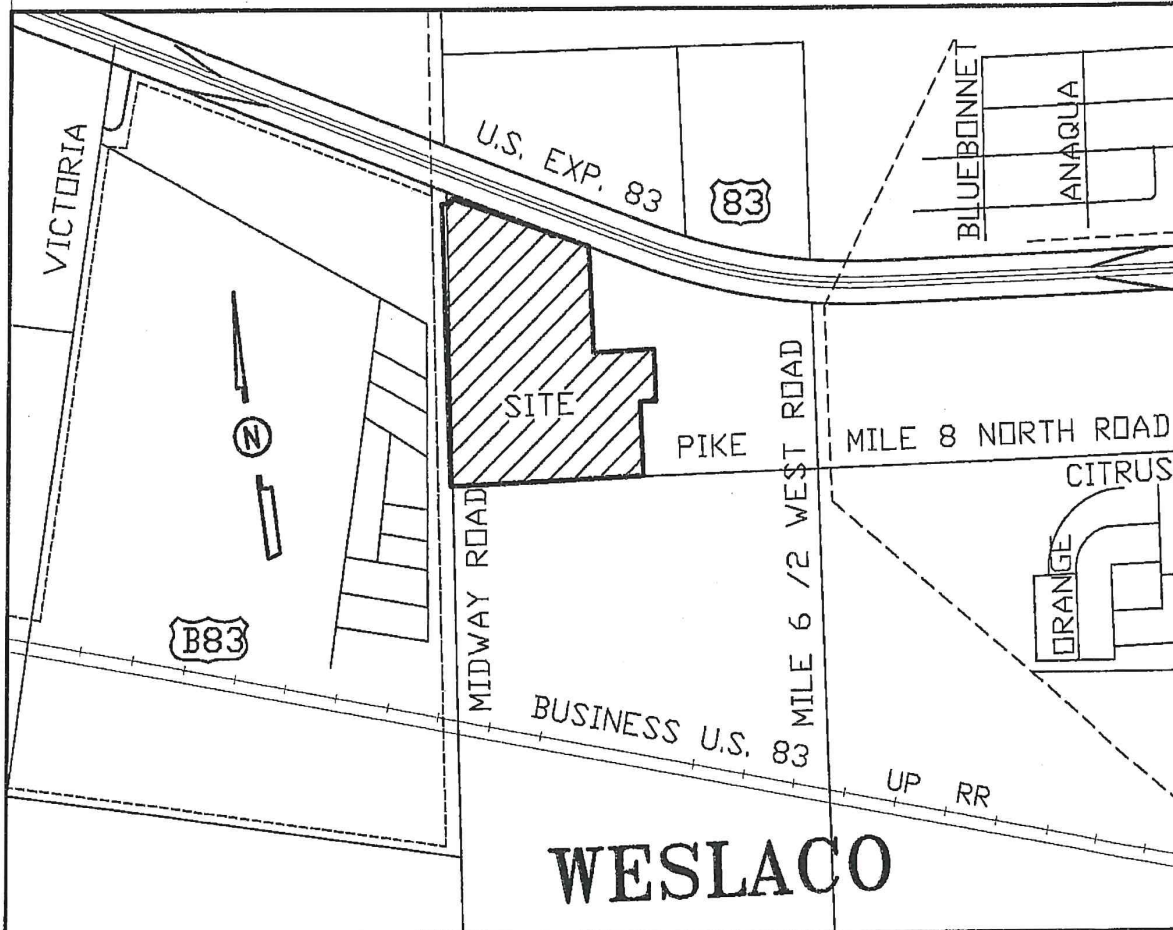
Hidalgo County Typical "C" Value		
% Impervious	Weighted C	Description
10%	0.27	Single Family (Lots Greater than 1 acre)
20%	0.34	Single Family (Lots 1/2 to 1 acre)
30%	0.41	Single Family (Lots 1/4 to 1/2 acre)
40%	0.48	Single Family (Lots less than 1/4 acre)
50%	0.55	Multi-Family (Lots greater than 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

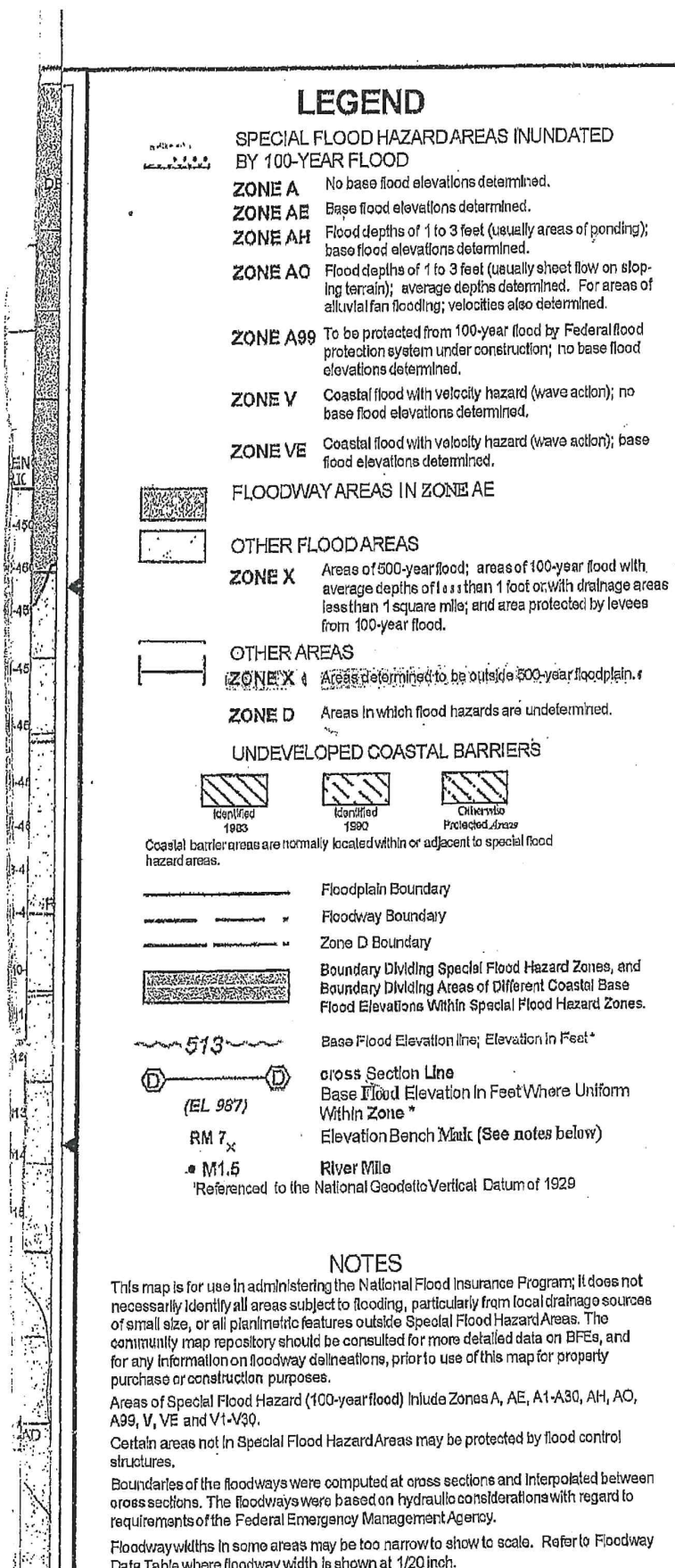
MAP REVISED:
JUNE 6, 2000

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

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

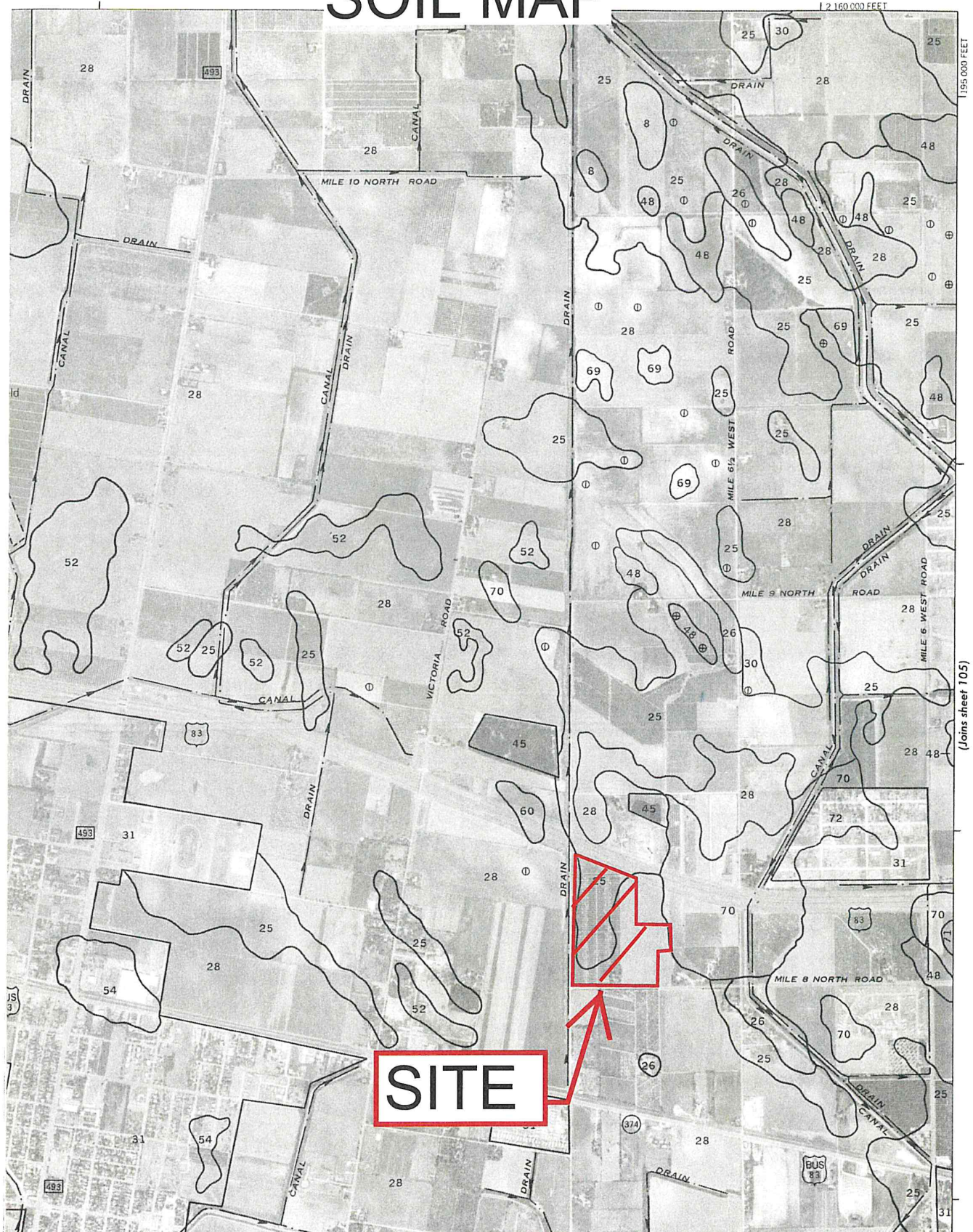
FM
(OT)





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	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
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		
	65-80	---	---	---	---	---	---	---		
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
	65-72	---	---	---	---	---	---	---		
	72-80	---	---	---	---	---	---	---		
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		
	72-80	---	---	---	---	---	---	---		
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		
	72-80	---	---	---	---	---	---	---		
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		
	72-80	---	---	---	---	---	---	---		
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		
	80-85	---	---	---	---	---	---	---		
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	0.05-0.18	7.9-8.4	>4	Very high----	0.32		
	65-72	---	---	---	---	---	---	---		
45,* 46,* 47.* Pits										

See footnote at end of table.

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Soil survey

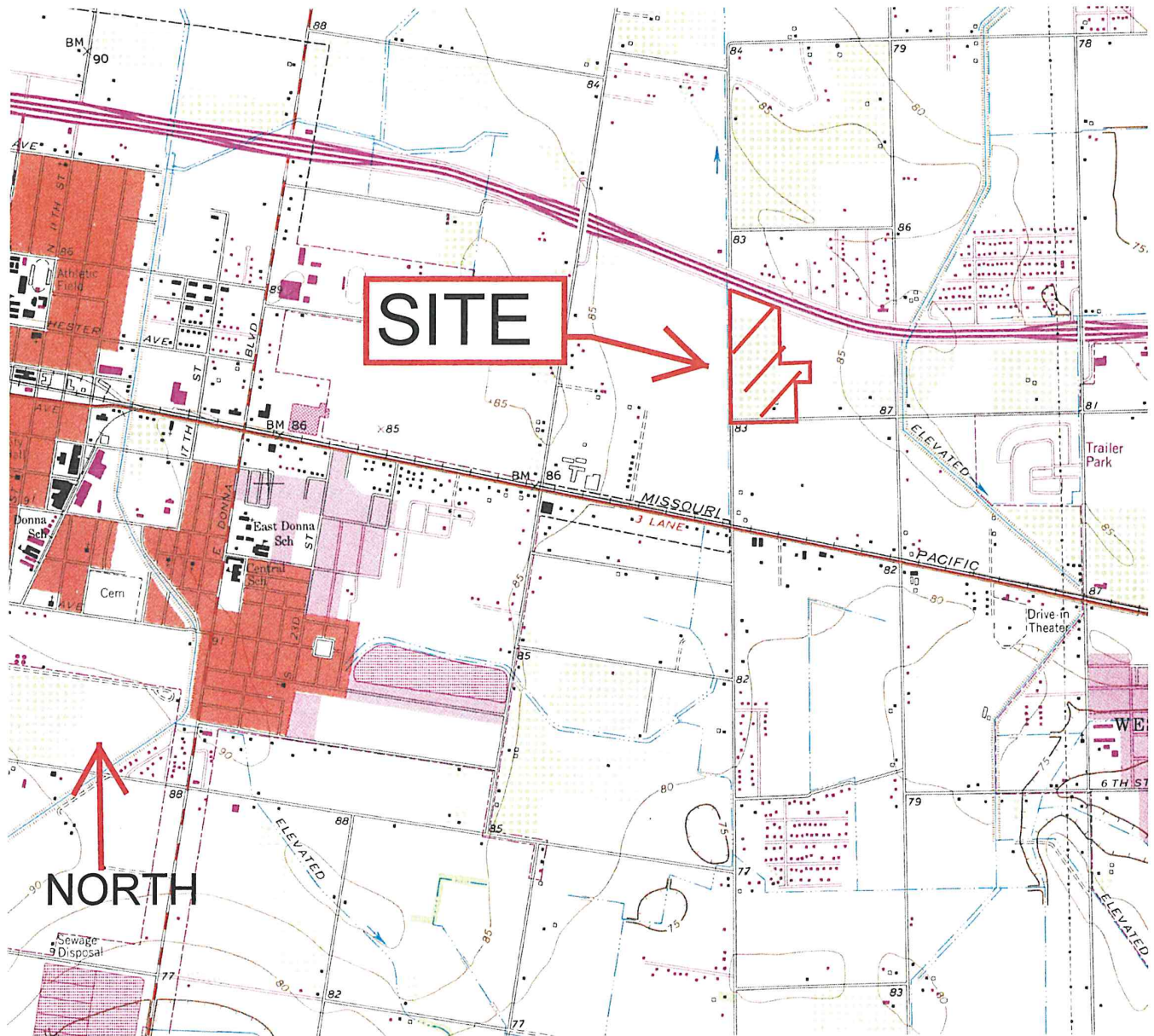
TABLE 18.--SOIL AND WATER FEATURES

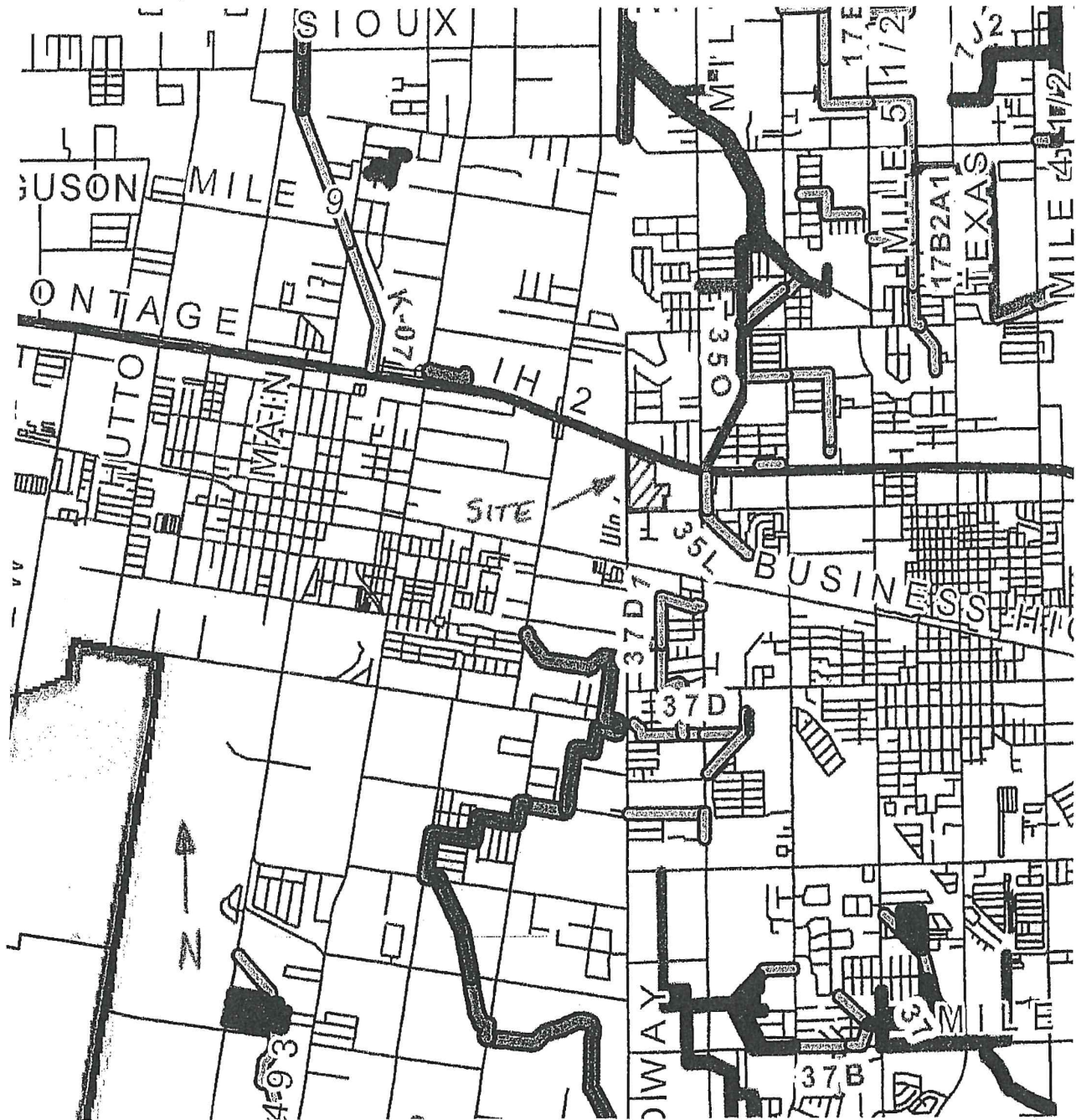
["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
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-----	---	---	>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-1513

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"

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

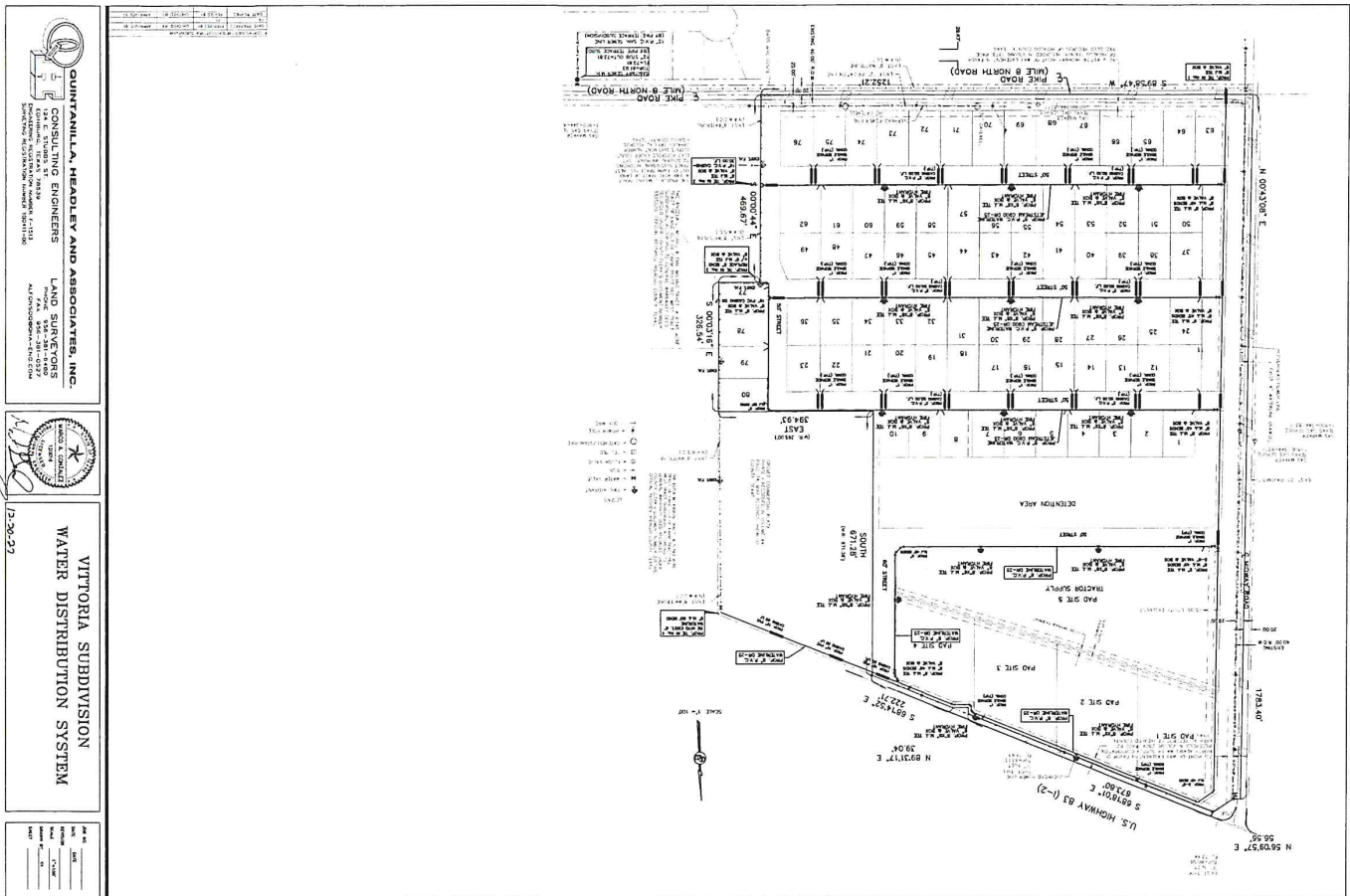
QUINTANILLA, HEADLEY AND ASSOCIATES, INC
FIRM REGISTRATION NUMBER F-1513

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

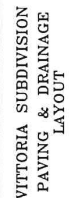
FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

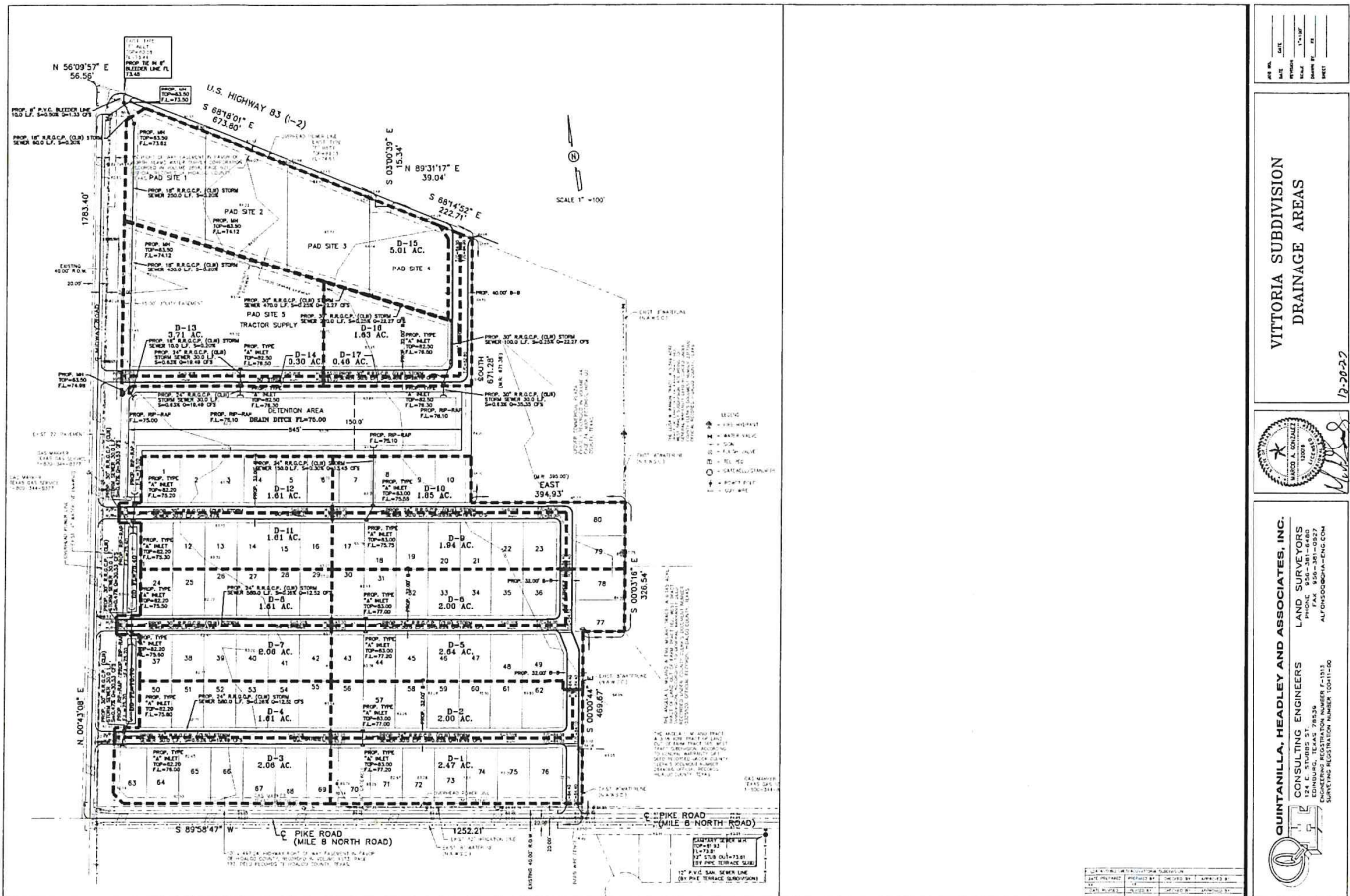
$$I = \frac{b}{T_c + d} e$$

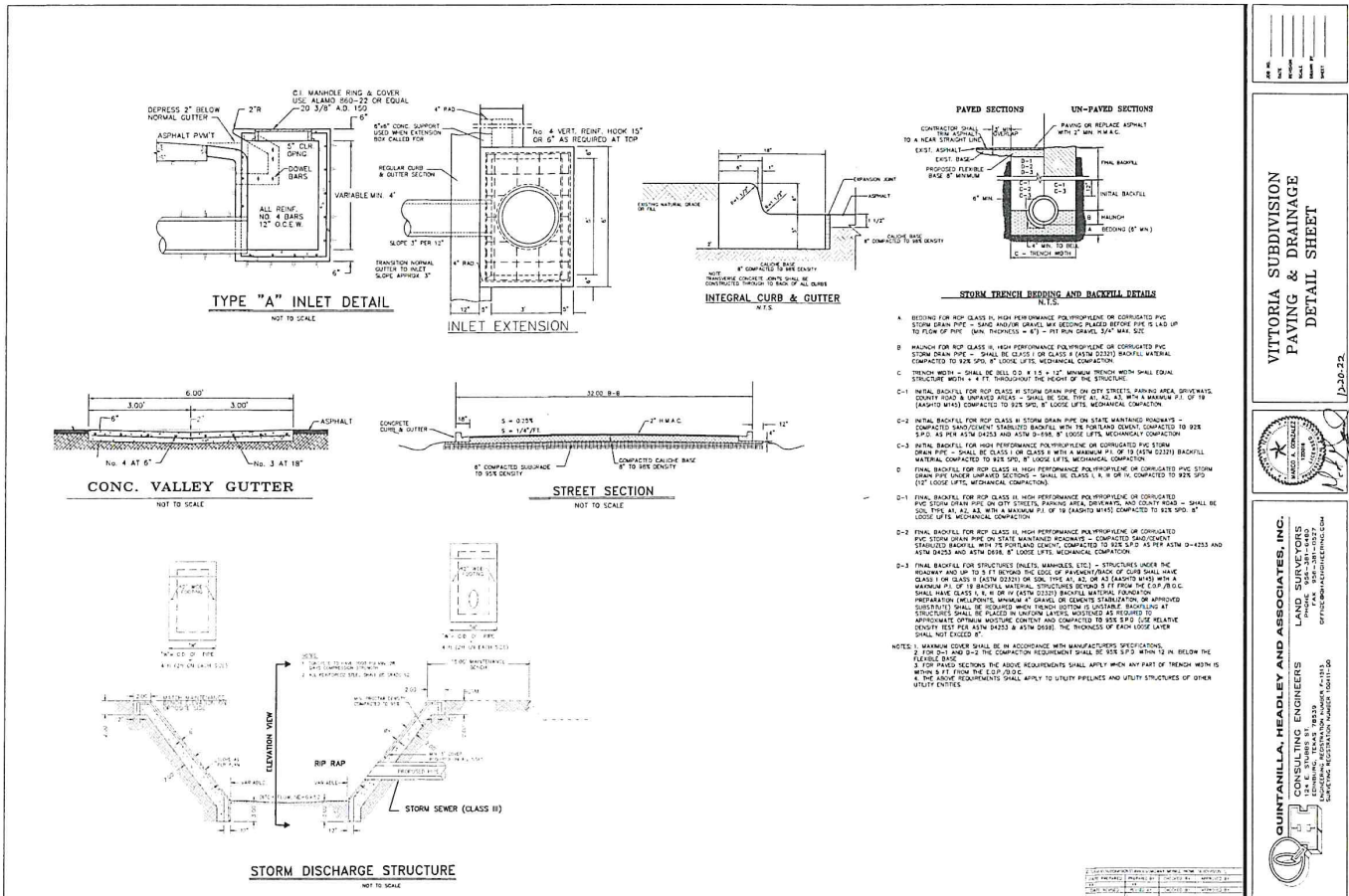








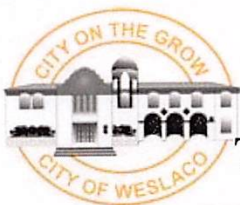




VICTORIA SUBDIVISION
PAVING & DRAINAGE
DETAIL SHEET



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYING
CONSULTING ENGINEERS
120 E. 31st Street
Austin, Texas 78701
PHONE: 512.478.1444
FAX: 512.478.1445
WWW.QHAENGINEERS.COM
OFFICE: 512.478.1444



**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

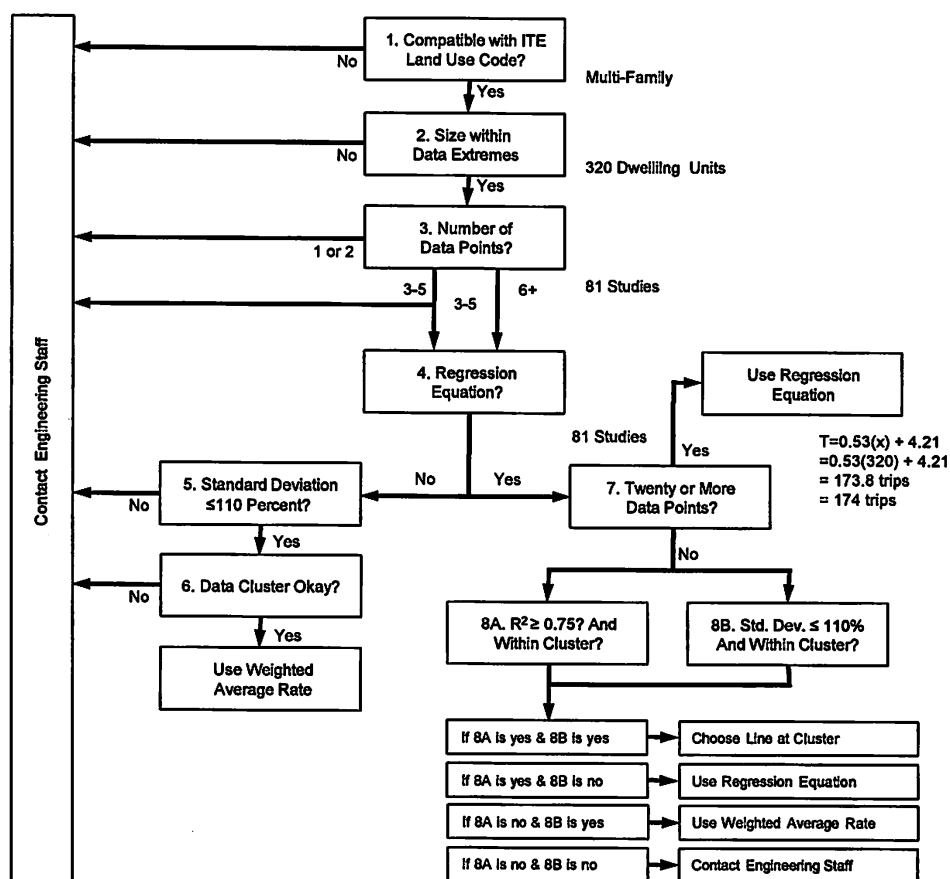
(For Official Use Only, Do Not Write In This Box)

- _____ 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#: _____

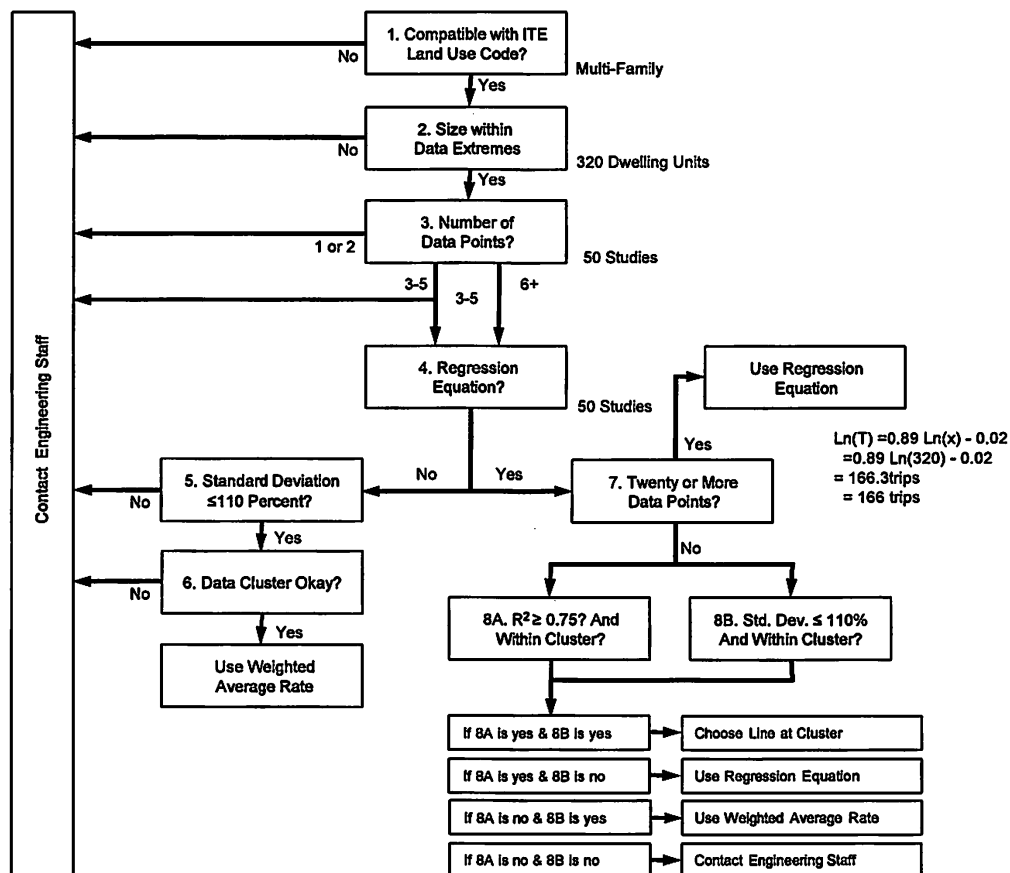
Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

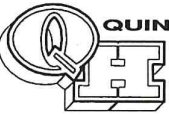
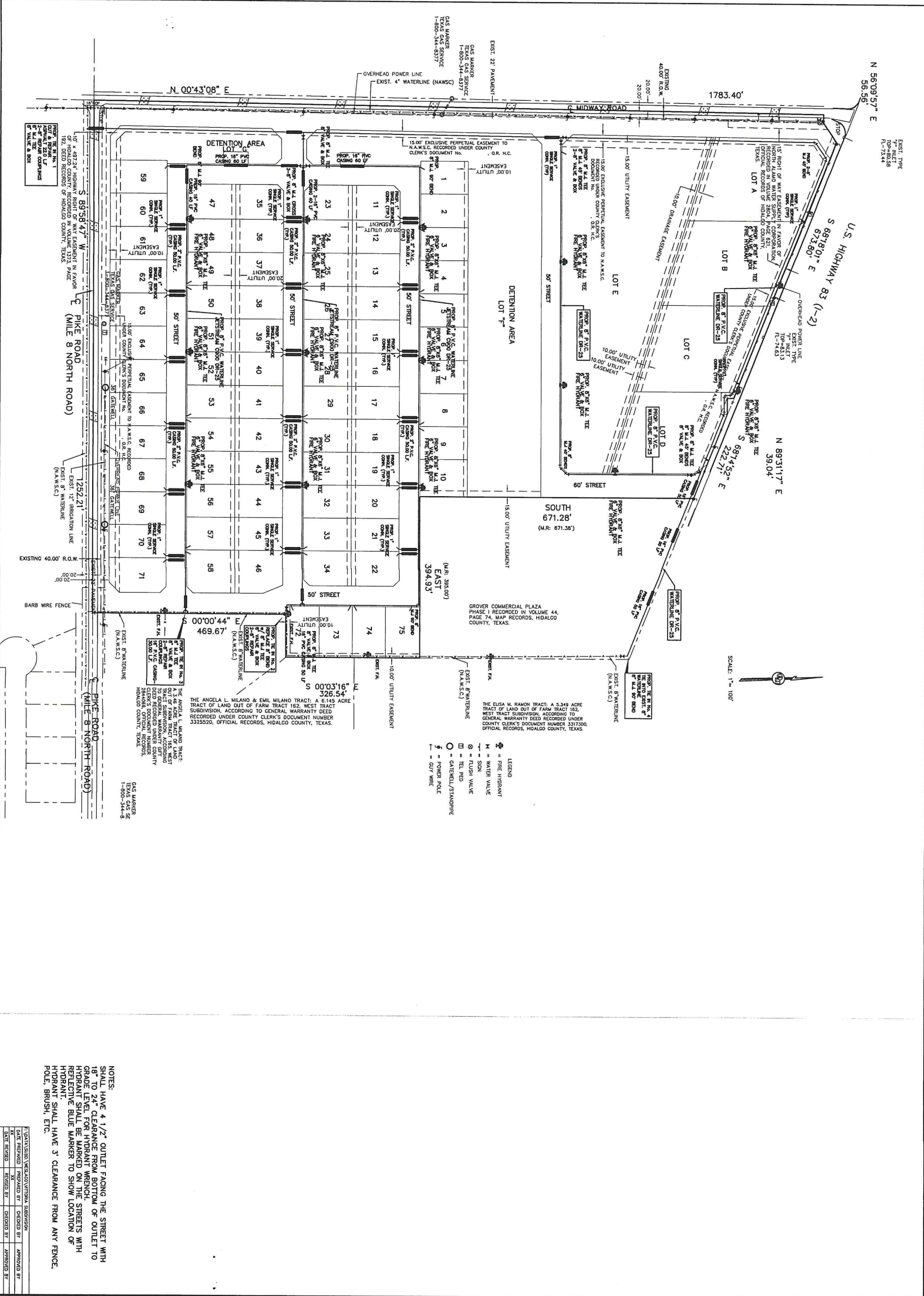
City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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Engineering Division
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QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 77539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

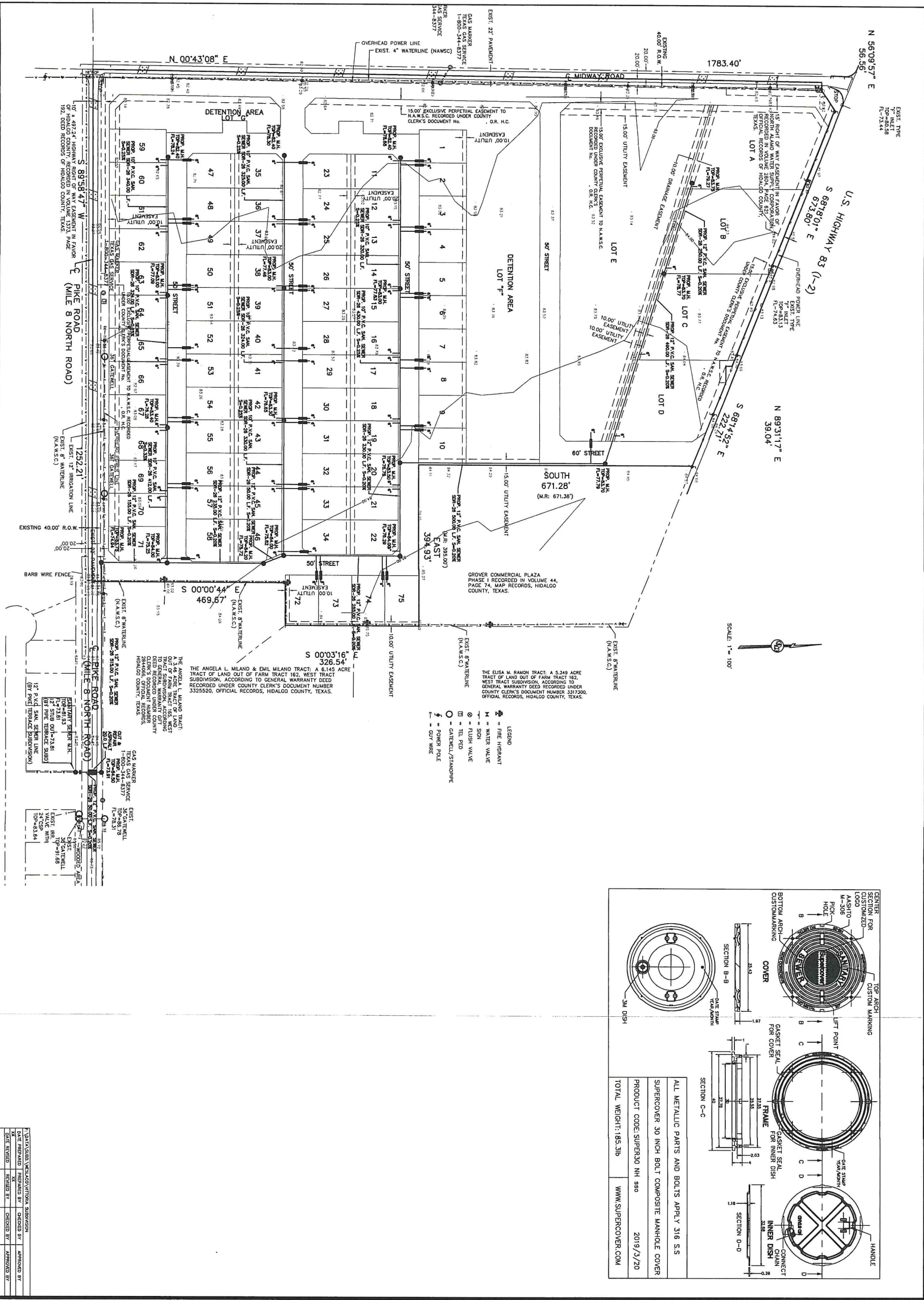
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM



**VITTORIA SUBDIVISION
WATER DISTRIBUTION SYSTEM**

4-10-23

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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

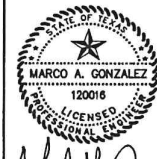
CONSULTING ENGINEERS

124 E. STUBBS ST.
EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

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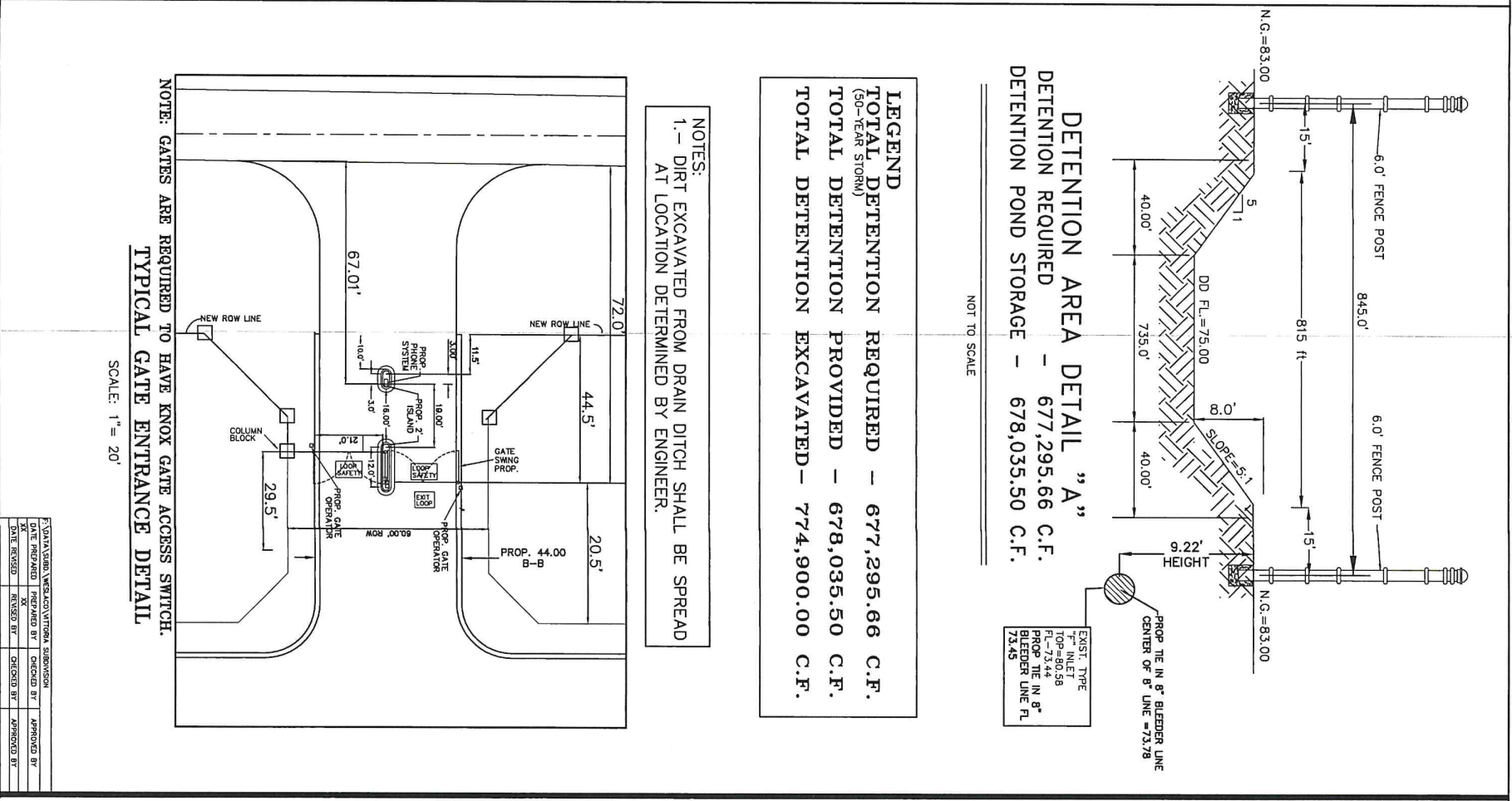
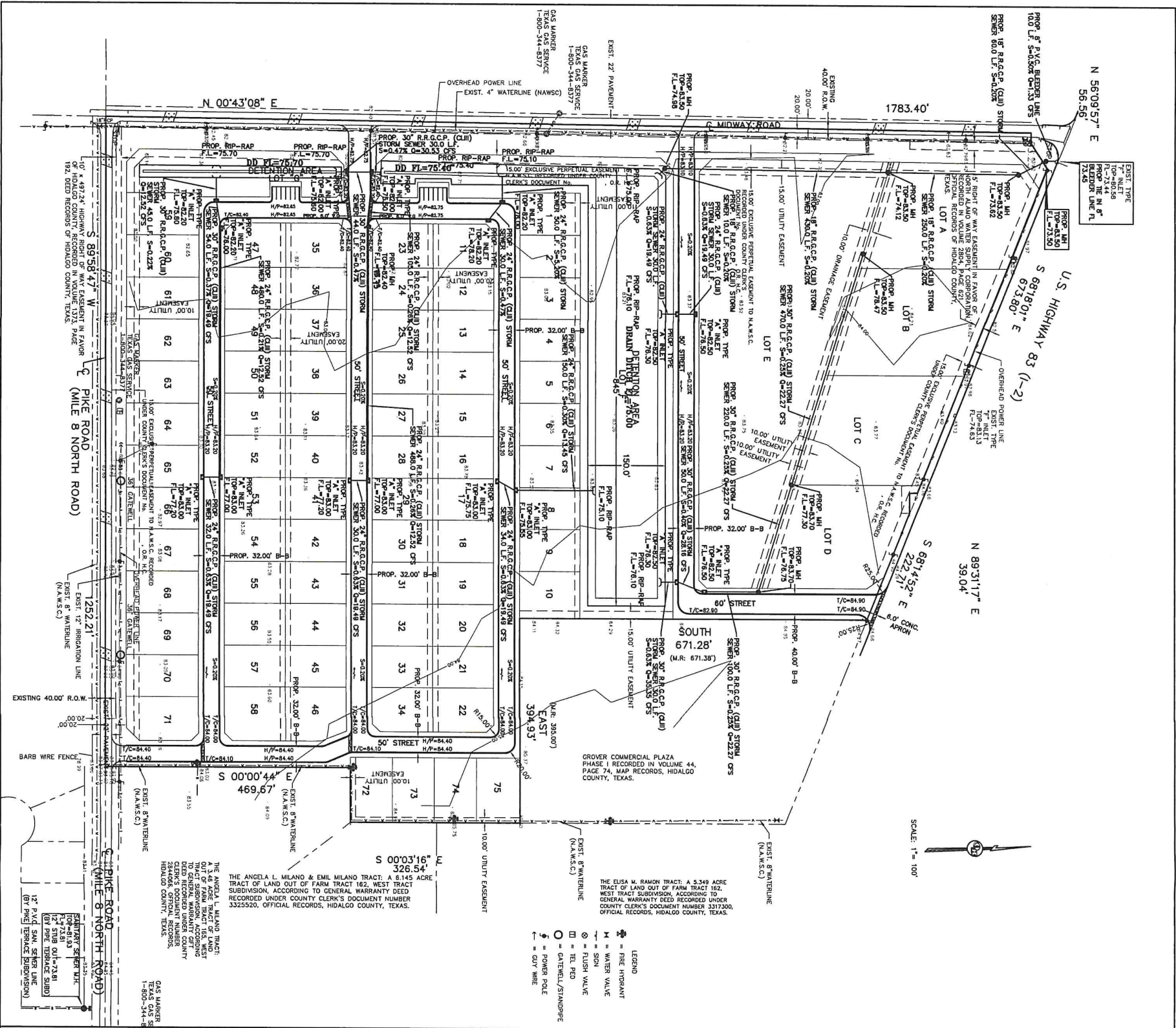
VITTORIA SUBDIVISION

SANITARY SEWER

COLLECTON SYSTEM

JOB NO.	06-15-2022
DATE	03-16-2023
REVISION	1"=100'
SCALE	G.CANTU
DRAWN BY	
SHEET	

4-10-23





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00



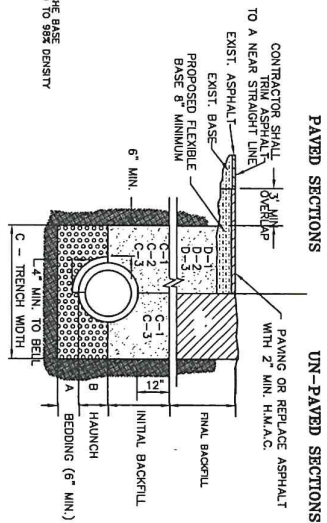
VITTORIA SUBDIVISION

PAVING & DRAINAGE

LAYOUT

4-10-23

JOB NO.	08-15-2022
DATE	03-16-2023
REVISION	1\"/>

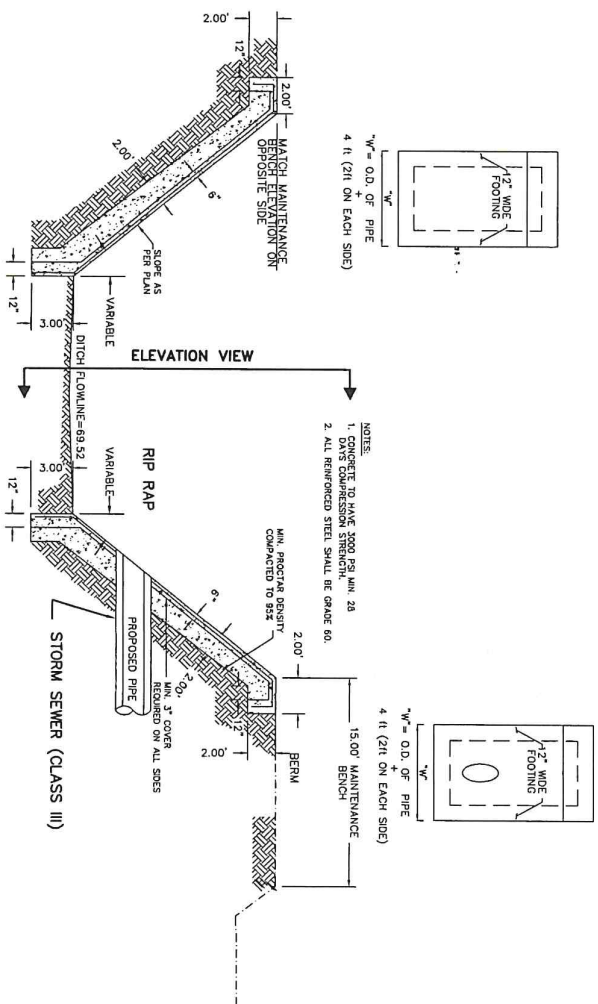


INTEGRAL CURB & GUTTER

N.T.S.



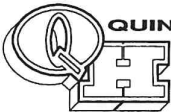
STREET SECTION



STORM DISCHARGE STRUCTURE

- 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 = 8") - PIT RUN GRAVEL 3/4" MAX. SIZE
- B. MANHOLES FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - 18" DIA. MANHOLES SHALL BE CONSTRUCTED OF BACKFILL MATERIAL COMPACTED TO 98% S.D. @ LOOSE LIFTS, MECHANICAL COMPACTION
- C. TRENCH WIDTH - SHALL BE BEL. O.D. X 1.5 + 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, COUNTRY ROAD & UNPAVED AREAS - SHALL BE SOIL, TYPE A1, A2, OR A3 WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 98% S.D. @ LOOSE LIFTS, MECHANICAL COMPACTION
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - SHALL BE CLASS II, III, OR IV, COMPACTED TO 92% S.D. @ LOOSE LIFTS, MECHANICAL COMPACTION. S.P.D. AS PER ASTM D4253 AND ASTM D-698, @ LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CLASS II, III, OR IV, COMPACTED TO 92% S.D. @ LOOSE LIFTS, MECHANICAL COMPACTION
- D INITIAL BACKFILL UNDER RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.D. @ LOOSE LIFTS, MECHANICAL COMPACTION
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTRY ROAD - SHALL BE SOIL, TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 98% S.D. @ LOOSE LIFTS, MECHANICAL COMPACTION
- D-2 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 98% S.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, @ 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) @ SOIL, TYPE A1, A2, OR A3 (ASHSTO M145) WITH A MAXIMUM P.I. OF 19 (ASHSTO M145). STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL, FOUNDATION PREPARATION, WELL POINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, AND APPROVED SUBSTITUTES SHALL BE USED TO FILL THE STRUCTURE. ALL STRUCTURES SHALL BE AT APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- D-4 INITIAL BACKFILL SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 98% S.D. WITHIN 12" BELOW THE FLEXIBLE BASE SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
3. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

F:\DATA\STUD\WCSLACO\WITORIA SUBDIVISION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
XX	XX		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

	CONSULTING ENGINEERS	LAND SURVEYORS
	124 E. STUBBS ST.	PHONE 956-381-6480
	EDINBURGH, TEXAS 78539	FAX 956-381-0527
	ENGINEERING REGISTRATION NUMBER F-1513	OFFICE @ QHAENGINEERING.COM
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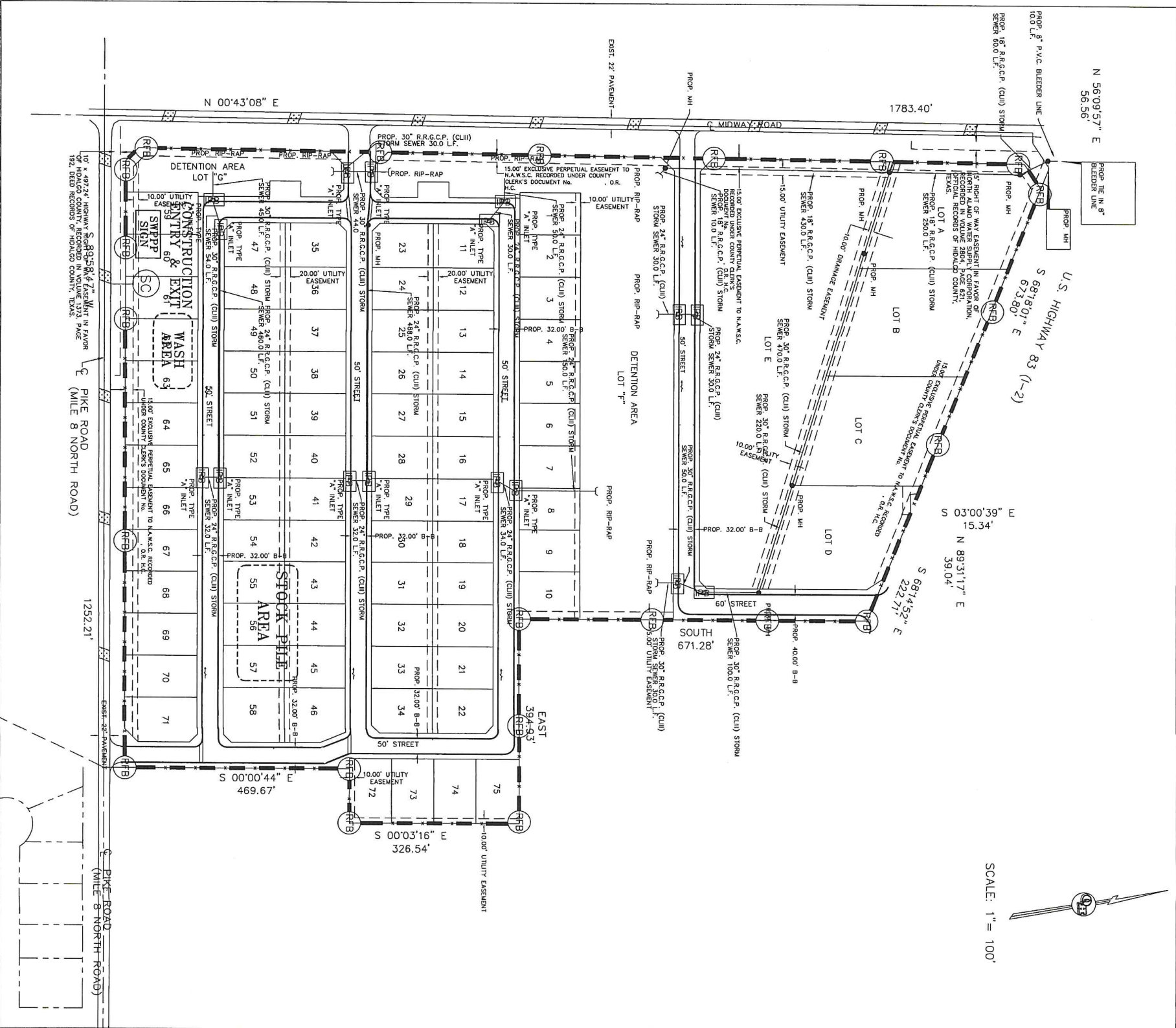


VITTORIA SUBDIVISION PAVING & DRAINAGE DETAIL SHEET

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



JOB NO. _____
DATE 06-15-2022
REVISION 03-18-2023
SCALE 1"=100'
DRAWN BY G.CANTU
SHEET _____



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

LEGEND

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

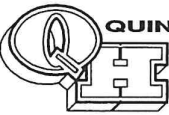
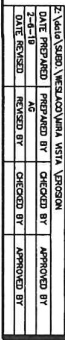
NOTES: EROSION CONTROL

- 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.
- STOCKPILE TOPSOIL FROM SITE AT DESIGNATED AREA.
- CONTRACTOR SHALL COORDINATE ALL WORK THIS CONTRACT WITH ALL WORK BY OTHERS (ENTRY ROAD AND UTILITIES TO CONSTRUCTION CONTRACT PERIOD).
- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AND PROTECT SITE FIELD OFFICE AND CONSTRUCTION AREA (ALL WEATHER SURFACE, CALICHE PAVING).
- CONSTRUCT TIRE WASH AREAS AT CONSTRUCTION EXIT MINIMUM SURFACE SHALL BE TYPE (1) OR (2). TIRE WASH AREA TO DRAIN INTO EXISTING DITCH.
- CONSTRUCT TEMPORARY SEDIMENT TRAPS AND BASINS AS SHOWN ON THE PLAN.
- CONSTRUCT TEMPORARY SILT FENCES AS SHOWN ON THE PLAN.
- CONSTRUCT/INSTALL PIPE CULVERTS AND STORM SYSTEMS TO ALLOW SILT TRAPS TO FUNCTION AS DESIGNED.

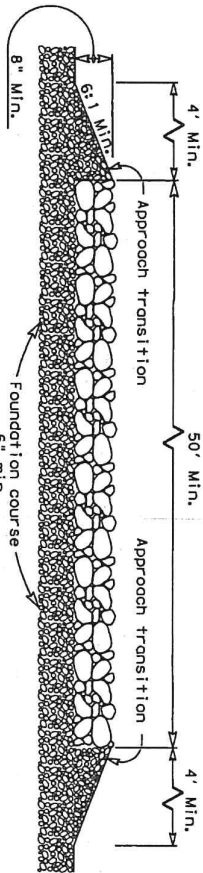
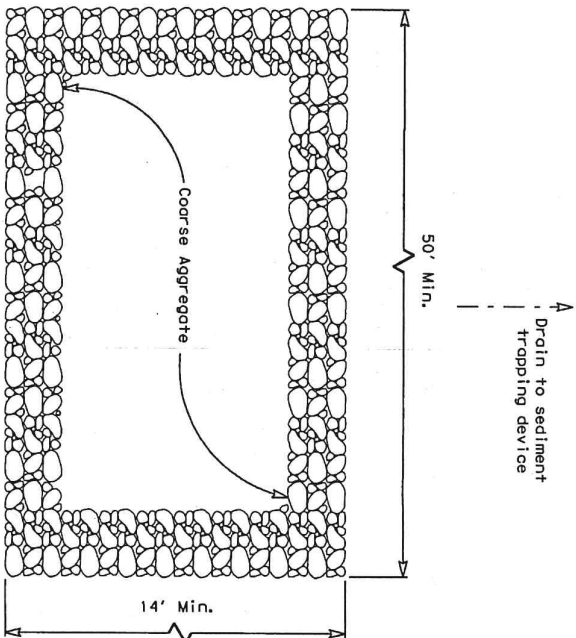
NOTES: POLLUTION PREVENTION

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

DATE PREPARED	DATE PREPARED	DATE PREPARED	DATE PREPARED
DATE REVISION	DATE REVISION	DATE REVISION	DATE REVISION
DATE REVISION	DATE REVISION	DATE REVISION	DATE REVISION
DATE REVISION	DATE REVISION	DATE REVISION	DATE REVISION



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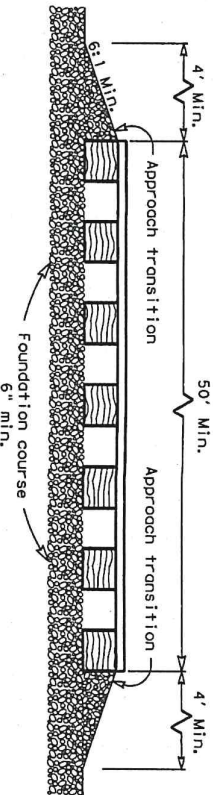
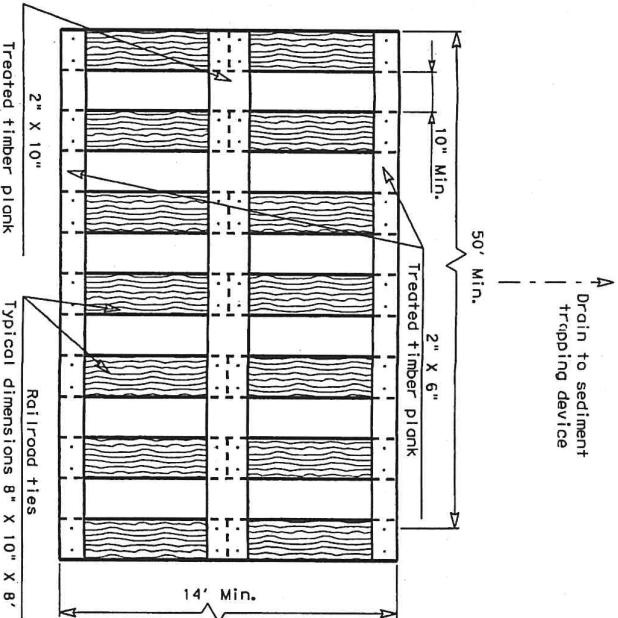


CONSTRUCTION EXIT (TYPE 1)

PROFILE

GENERAL NOTES

1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

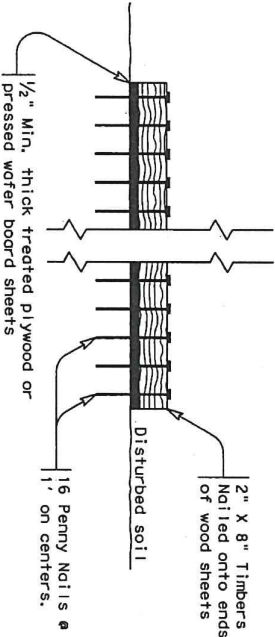
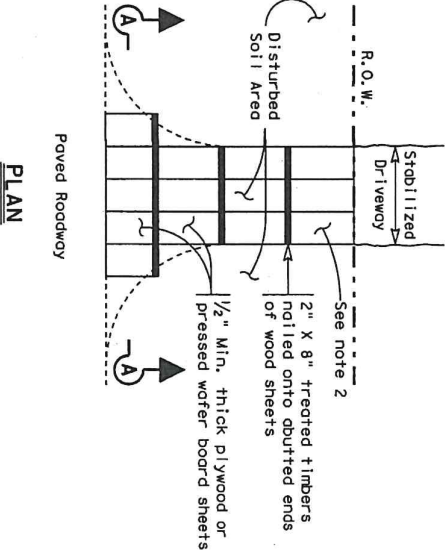


CONSTRUCTION EXIT (TYPE 2)

PROFILE

GENERAL NOTES

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 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.



CONSTRUCTION EXIT (TYPE 3)

GENERAL NOTES

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.

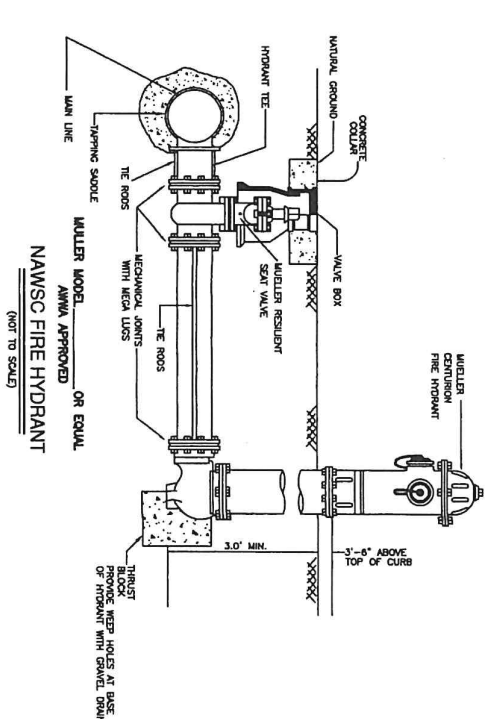
Texas Department of Transportation
Design Division Standard

**TEMPORARY EROSION,
SEDIMENT AND WATER
POLLUTION CONTROL MEASURES**

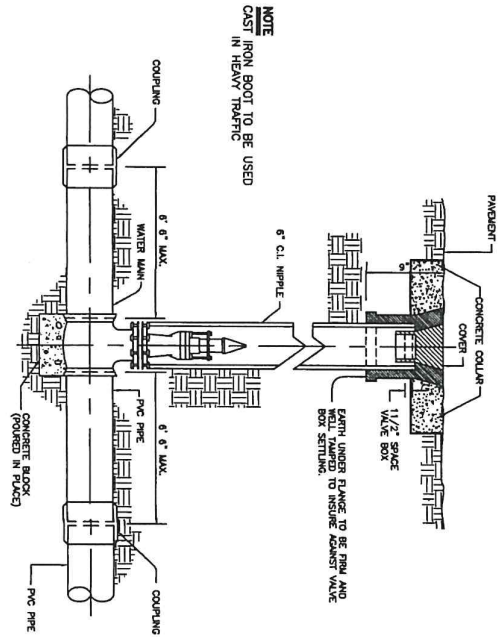
CONSTRUCTION EXITS

EC (3) - 93

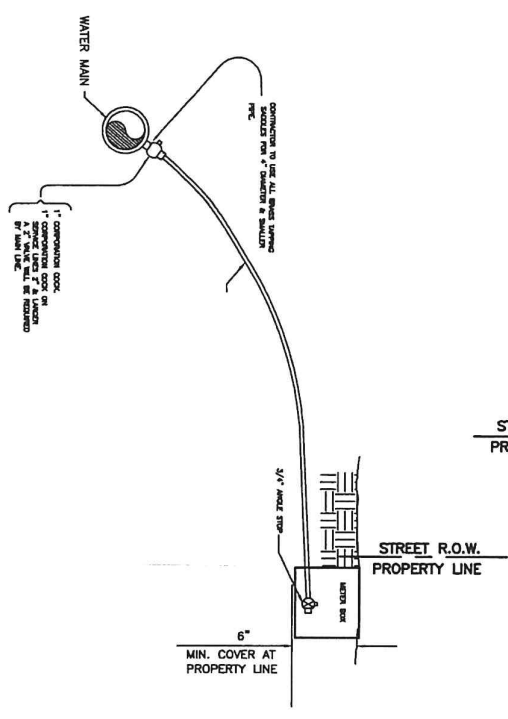
FILE: EC393.dgn	Rev: TxDOT	Ex: HJ	Rev: BD	Ex:
June 1993	COMP: SECT	JOB:	MISMAN:	
REVISIONS:	DIST:	COUNTY:	SHEET NO.:	



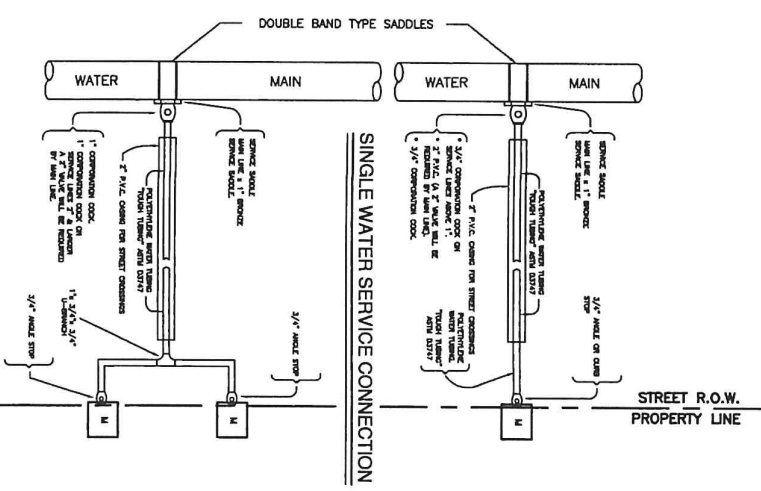
TYPICAL VALVE & BOX INSTALLATION
(NOT TO SCALE)



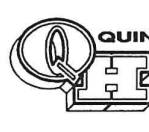
NOTE
IRON SPOUT TO BE USED
CAST IN HEAVY TRAFFIC



DUAL WATER SERVICE CONNECTION
(NOT TO SCALE)



SINGLE WATER SERVICE CONNECTION



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OFFICE@QHAENGINEERING.COM



**NORTH ALAMO WATER SUPPLY
DETAIL SHEET**

MAA 8-16-16

JOB NO.	9-03-01
DATE	
REVISIONS	AQ
DRAWN BY	JLUS

