

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**AUGUST 2, 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
JULY 5, 2023**

On Wednesday, July 5, 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
Carolina Crockett	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, Salvador Ayar Assistant Engineer Director, Marcelo Cosme, Water & Sewer Superintendent, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were two public comment forms submitted Maria Alba Cavazos and Anna M Barrientes but, were not present at the time of the meeting.

III. APPROVAL OF MINUTES

A. June 7, 2023, Regular Meeting

Commissioner Summers made a motion to approve the minutes of June 7, 2023, seconded by Commissioner Treviño. Motion carried.

IV. PUBLIC HEARING

A. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on June 21, 2023, there were nine (9) 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 Torres made motion to close the Public Hearing, seconded by Commissioner Summer. Motion carried.

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

B. Discussion and consideration to rezone 635 S Airport Dr. also being 0.50 acre being West Tract E 117'- W470'-N187'-S907" out of Farm Tract 701, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 Neighborhood Business District.

Mrs. Arevalo stated that notice appeared in the Monitor on June 21, 2023, there were five (5) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on surrounding land use.

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

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

C. Discussion and consideration to approve a Conditional Use Permit to obtain a On-premises mixed beverage, Food and Beverage and Late Hours Certificate at 626 E IH 2, also being Lot 1, Replat of Lots 4, 7 and 8 Shops at N. Bridge Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on June 21, 2023, there were six (6) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

D. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premises Permit at 400 S Kansas Ave. also being Lot 1-6, Block 33, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on June 21, 2023, there were nineteen (19) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Mr. Mario Mendiola owner stated the business has been operating for three years now and hours of operation would be from 10am to 10pm only.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary and/or Final Plat for Monte Cielo Subdivision Phase I being 33.97-acres out of Farm Tract 214, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas. Located approximately 2,500 ft. south of Mile 10 North on the east side of Mile 6 ½ West.

Mrs. Arevalo stated the proposed development is a fifty-seven (57) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. Staff recommended approval of the Preliminary and Final Plat.

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

B. Discussion and consideration of the Preliminary and/or Final Plat for Rio Meadows Subdivision being 20.3 acre out of Farm Tract 625, and 626, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,400 ft south of E Business 83 on the east side of Midway St.

Mrs. Arevalo stated the proposed development is a fifty-six (56) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. Applicant is requesting a variance for off-site drainage and has provided drainage letters of support. Staff recommended approval of the Preliminary and Final Plat and compliance with the ordinance on the variance.

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

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 6:00p.m.

Planning and Zoning Commission

Absent

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Absent

Jim Forward, Commissioner

ATTEST:

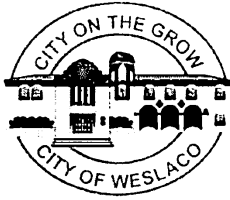
Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Alma D Berrones.	
Subject/Agenda Item: Discussion and consideration to rezone 109 W Esplanada also being Lot 15 and 16, Block 7, Esplanada 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 July 19, 2023. Twenty-seven (27) property owners within 200 feet of the applicant's property were notified by letter on July 21, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on Comp Plan, which calls for R-2 to serve as a buffer between R-1 and Commercial.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Rzne. 000474.2023



APPLICATION FOR REZONING

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 15 + 16 Block 7

Subdivision Name Esplanada

Street Address 109 W. Esplanada St.

Existing Zoning Residential Existing Land Use Family Home

Proposed Zoning Residential Proposed Land Use Duplex

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Alma D. Berrones Phone 956-684-3209

Address 615 W. 4th St. Fax: _____

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

OWNER

Name Alma D. Berrones 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 Alma Berrones Date _____
Owner

Signature Alma Berrones Date _____
Applicant

Signature Alma Berrones Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____

_____ Date Paid _____

Notice of Public Hearing **CITY OF WESLACO**
200' of Proposed Si 956-968-3181

Date _____

P & Z Notice of Pub REC#: 03046734 6/22/2023 4:37 PM
OPER: NV TERM: 041
REF#:
PAID BY:

Date _____

City Commission No ACCT #: XXXX-XXXX-XXXX-9004
AUTH #: 003717

Date _____

Presented to P & Z TRAN #: 000000002861
Approved _____ [TYPE: PURCHASE

Date _____

Presented to City C TRAN: 800.0000 ENERGOV PAYMENT
Approved _____ [INV-00013598 305.00CR
BERRONES, ALMA
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

Date _____

Ordinance No. _____ TENDERED: 305.00 CREDIT CARD
APPLIED: 305.00-

CHANGE: 0.00

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

July 21, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 2, 2023, and the City Commission will hold a public hearing on August 15, 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 August 2, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Alma D Berrones is requesting to rezone 109 W Esplanada also being Lot 15 and 16, Block 7, Esplanada 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.

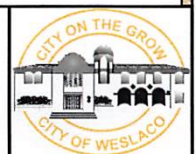
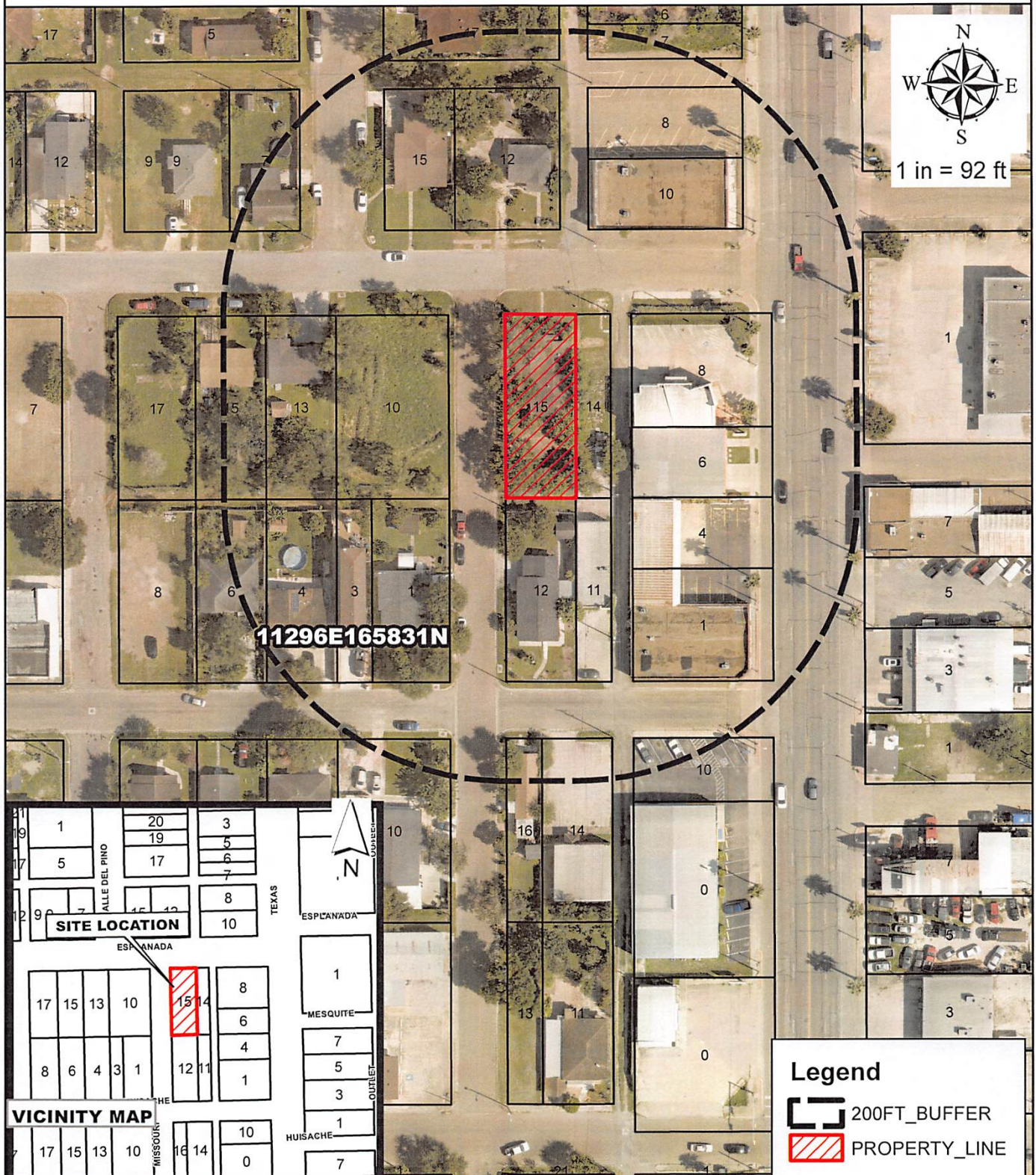
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



City of Weslaco Code Enforcement Dept.

JUN 27, 2023

JOBISU LTD 1508 IVY LN EDINBURG TX 78539	E7200-00-001-0010-00 ESPLANADA BLK 1 LOT 10 0 TEXAS BLVD	L: 32818 B: 5400
ROBLES, REYNALDO & ALMA PO BOX 476 WESLACO TX 78599-0476	E7200-00-001-0015-00 ESPLANADA BLK 1 LT 15 0 W HUISACHE ST	L: 13650 B: 0
ESPINOZA SANTOS JUAN JAVIER ESPINOZA 111 W HUISACHE ST WESLACO TX 78596	E7200-00-001-0016-00 ESPLANADA BLK 1 LT 16 111 W HUISACHE	L: 11538 B: 16229
FLORES HERMINIA 7030 CORTEZ ST WESLACO TX 78599	E7200-00-002-0010-00 ESPLANADA BLK 2 LTS 10-11-12 515 N MISSOURI AVE	L: 36920 B: 37752
CARDENAS RUBEN 603 N TEXAS BLVD WESLACO TX 78596	E7200-00-007-0001-00 ESPLANADA BLK 7 LTS 1-2-3 603 N TEXAS BLVD	L: 72800 B: 153204
CARDENAS RUBEN 603 N TEXAS BLVD WESLACO TX 78596	E7200-00-007-0004-00 ESPLANADA BLK 7 LTS 4-5 605 N TEXAS BLVD	L: 45750 B: 14087
MORENO ISRAEL 613 N TEXAS BLVD WESLACO TX 78596	E7200-00-007-0006-00 ESPLANADA LOT 6 & 7 BLK 7 611 N TEXAS BLVD	L: 45750 B: 95458
MORENO, ISRAEL 613 N TEXAS BLVD WESLACO TX 78596	E7200-00-007-0007-00 ESPLANADA BLK 7 LT 7 613 N TEXAS BLVD	L: 12500 B: 0
MALFAVON MANAGEMENT GROUP 619 N TEXAS WESLACO TX 78596	E7200-00-007-0008-00 ESPLANADA BLK 7 LT 8.9 & 10 BLK 7 617 N TEXAS BLVD	L: 56000 B: 107728
R & A REAL ESTATE LLC 6400 N FM 88 WESLACO TX 78599	E7200-00-007-0011-00 ESPLANADA BLK 7 LT 11 108 W HUISACHE ST	L: 13813 B: 32536
OLIVO JOSE 110 W HUISACHE ST WESLACO TX 78596	E7200-00-007-0012-00 ESPLANADA BLK 7 LTS 12-13 110 W HUISACHE ST	L: 23075 B: 26131
MALFAVON MANAGEMENT GROUP 619 N TEXAS WESLACO TX 78596	E7200-00-007-0014-00 ESPLANADA BLK 7 LT 14 105 W ESPLANADA ST	L: 11538 B: 0

City of Weslaco Code Enforcement Dept.

JUN 27, 2023

BERRONES ALMA DELIA 615 W 4TH ST WESLACO, TX 78596-5842	E7200-00-007-0015-00 ESPLANADA BLK 7 LTS 15-16 109 W ESPLANADA ST	L: 23075 B: 30133
VALADEZ GRACIELA MEDRANO 600 N MISSOURI WESLACO TX 78596	E7200-00-008-0001-00 ESPLANADA BLK 8 LTS 1-2 600 N MISSOURI AVE	L: 25383 B: 33129
FLORES GABRIEL JR 206 W HUISACHE ST WESLACO TX 78596	E7200-00-008-0003-00 ESPLANADA BLK 8 LT 3 206 W HUISACHE ST	L: 11538 B: 76159
LIRA NANCY G RODRIGUEZ & JUAN R 208 W HUISACHE ST WESLACO TX 78596	E7200-00-008-0004-00 ESPLANADA LTS 4 & 5 BLK 8 208 W HUISACHE ST	L: 23075 B: 61346
ESQUEDA MARIA D 212 W HUISACHE ST WESLACO TX 78596	E7200-00-008-0006-00 ESPLANADA BLK 8 LT 6-7 212 E HUISACHE	L: 23075 B: 46062
R & A REAL ESTATE INVESTMENTS 6400 N FM 88 WESLACO, TX 78599-3240	E7200-00-008-0010-00 ESPLANADA BLK 8 LTS 10-11-12 613 N MISSOURI AVE	L: 36920 B: 0
RAMOS PETRA L MARIA LUISA LOZANO 209 W ESPLANADA ST WESLACO TX 78596	E7200-00-008-0013-00 ESPLANADA BLK 8 LTS 13-14 209 W ESPLANADA ST	L: 23075 B: 21182
MANCIAS EDUARDO 211 W ESPLANADA ST WESLACO TX 78596	E7200-00-008-0015-00 ESPLANADA BLK 8 LTS 15-16 211 W ESPLANADA ST	L: 23075 B: 19936
BELTRAN CARLOS ALBERTO & 200 W ESPLANADA ST WESLACO TX 78596	E7200-00-015-0007-00 ESPLANADA BLK 15 LTS 7-8 200 W ESPLANADA ST	L: 17750 B: 20513
SANDOVAL MELBA 1514 VANCE ST EDINBURG TX 78539	E7200-00-016-0007-00 ESPLANADA BLK 16 LT 7 701 N TEXAS BLVD	L: 32313 B: 1595
SANDOVAL MELBA 1514 VANCE ST EDINBURG TX 78539	E7200-00-016-0008-00 ESPLANADA BLK 16 LTS 8-9	L: 50325 B: 3190
SANDOVAL MELBA 1514 VANCE ST EDINBURG TX 78539	E7200-00-016-0010-00 ESPLANADA BLK 16 LTS 10-11 701 N TEXAS BLVD	L: 50325 B: 146760

City of Weslaco Code Enforcement Dept.

JUN 27, 2023

HERNANDEZ ALICIA H & LUIS	E7200-00-016-0012-00	L: 26625
110 W ESPLANADA ST	ESPLANADA BLK 16 LTS 12-13-14	B: 18931
WESLACO TX 78596	110 W ESPLANADA ST	
REYES CARLOS M	E7200-00-016-0015-00	L: 17750
4521 TYLER AVE	ESPLANADA LOTS 15 & 16 BLK 16	B: 24732
MCALLEN TX 78503	116 W ESPLANADA ST	
AYALA LIDIA TREVINO	E7200-00-016-0017-00	L: 26625
712 NORTH PINO ST	ESPLANADA BLK 16 LTS 17-18	B: 39267
WESLACO TX 78596	712 N PINO ST	

NOTE: IMPROVEMENTS
NOT SHOWN

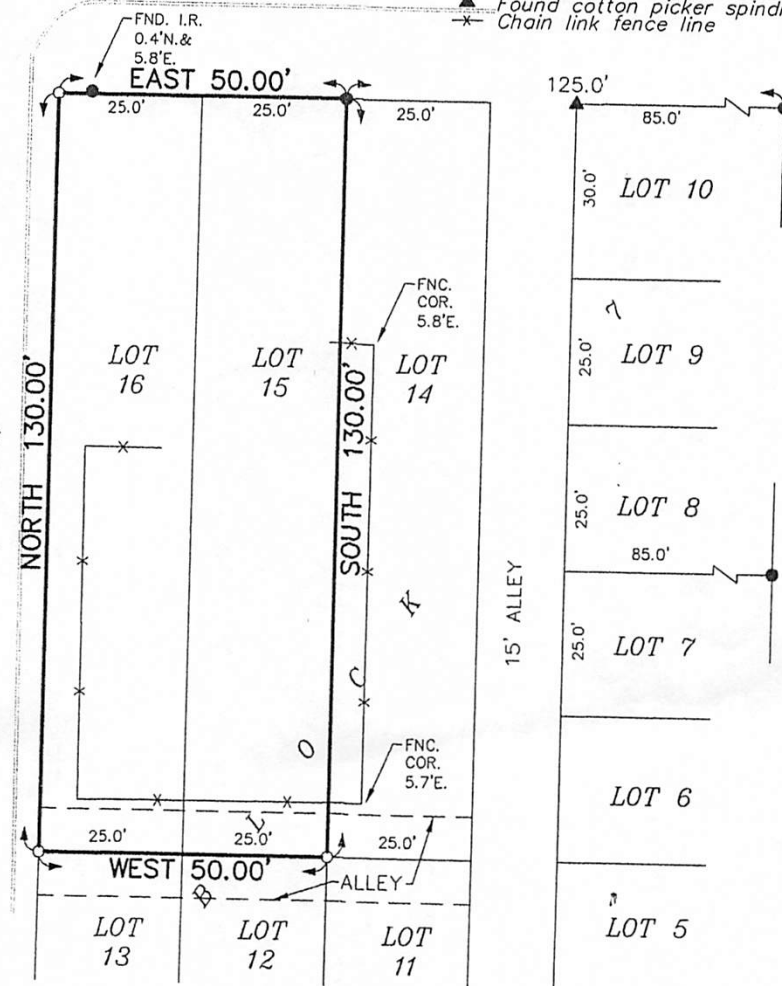
LEGEND

- Found 1/2" iron rod
- Found 1/2" iron rod with cap
- Set 1/2" iron rod with plastic cap stamped "R&A"
- ▲ Found cotton picker spindle
- Chain link fence line

21375

ESPLANADA STREET
(60' R.O.W.)

MISSOURI AVENUE
(40' R.O.W.)



BASIS OF BEARINGS: I.R.
FND. FOR THE N.E. COR. LOT
10 AND N.E. COR. LOT 15

SURVEY PLAT OF
LOTS 15 AND 16, BLOCK 7,
ESPLANADA SUBDIVISION,
HIDALGO COUNTY, TEXAS

AS PER MAP RECORDED IN VOLUME 8, PAGE 26, H.C.M.R.

PROPERTY ADDRESS: 109 W. ESPLANADA STREET
WESLACO, TEXAS 78596

PREPARED FOR: ALMA DELIA BERRONES

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 "AH" (AREAS OF 100-YR SHALLOW FLOODING
WHERE DEPTHS ARE BETWEEN 1 AND 3 FEET; BASE FLOOD
ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE
DETERMINED) 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: 01-17-23	DRAWN BY: JR/01-18-23
SCALE: 1"=30'	JOB No. 21375
TITLE COMMITMENT No.	REVISED:

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

© COPYRIGHT 2023

ABSTRACT OF TITLE ON THE ABOVE PROPERTY. EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

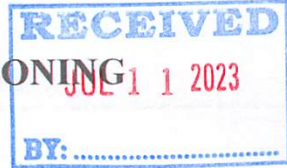


**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Crystal Benitez.	
Subject/Agenda Item: Discussion and consideration to rezone 309 and 313 W 5 th St. also being Lot 14, W90' Lots 15 and 16, Block 39, Weslaco Original Townsite, 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 July 19, 2023. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on July 21, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING



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

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

FILE NO. RZNE-000482-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 14, 15, 16 Block 39

Subdivision Name Weslaco Original townsite - SWL (SW 230000)

Street Address 309 W 5th St and 313 W 5th St. Weslaco

Existing Zoning RS & CO Existing Land Use Residential & CO

Proposed Zoning Multi-Residential Proposed Land Use Multi-Residential

 \$305.00 non-refundable filing fee.

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

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

☒ City and school tax receipts attached.

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

APPLICANT

Name Crystal Benitez Phone 956-309-9450

Address 400 S. Bicentennial Blvd Fax:

City McAllen State TX Zip Code 78501 E-Mail: Crystalbenitez RN@yahoo.com

OWNER

Name Juan Benitez Phone 956-373-5870

Address 400 S. Bicentennial Blvd Fax:

City McAllen State TX Zip Code 78501 E-Mail: medaid@flash.net

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

Signature [Signature] Date 7/11/23

Signature [Signature] Date 7/11/23

Signature Date

Authorized Agent

INV-00013892

STAFF USE ONLY

Accepted By _____

Fee Paid _____

Notice of Public Hearing Set
200' of Proposed Site

CITY OF WESLACO
956-968-3181

***** REPRINT RECEIPT*****

e _____

P & Z Notice of Public Hearing

REC#: 03053830 7/11/2023 4:18 PM

OPER: SS TERM: 040

REF#:

PAID BY:

e _____

City Commission Notice of Intent

ACCT #: XXXX-XXXX-XXXX-6791

AUTH #: 011399

TRAN #: 000000003032

TYPE: PURCHASE

e _____

Presented to P & Z Commission
Approved _____ Disapproved _____

e _____

Presented to City Commission
Approved _____ Disapproved _____

TRAN: 800.0000 ENERGY PAYMENT
INV-00013892 305.00CR

BENITEZ, CRYSTAL

CALINVOICEFEE 300.00CR
CALINVOICEFEE 5.00CR

e _____

Ordinance No. _____

TENDERED: 505.00 CREDIT CARD
APPLIED: 305.00-

CHANGE: 0.00

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

July 21, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 2, 2023, and the City Commission will hold a public hearing on August 15, 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 August 2, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Crystal Benitez is requesting to rezone 309 and 313 W 5th St. also being Lot 14, W90' Lots 15 and 16, Block 39, Weslaco Original Townsite, 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.

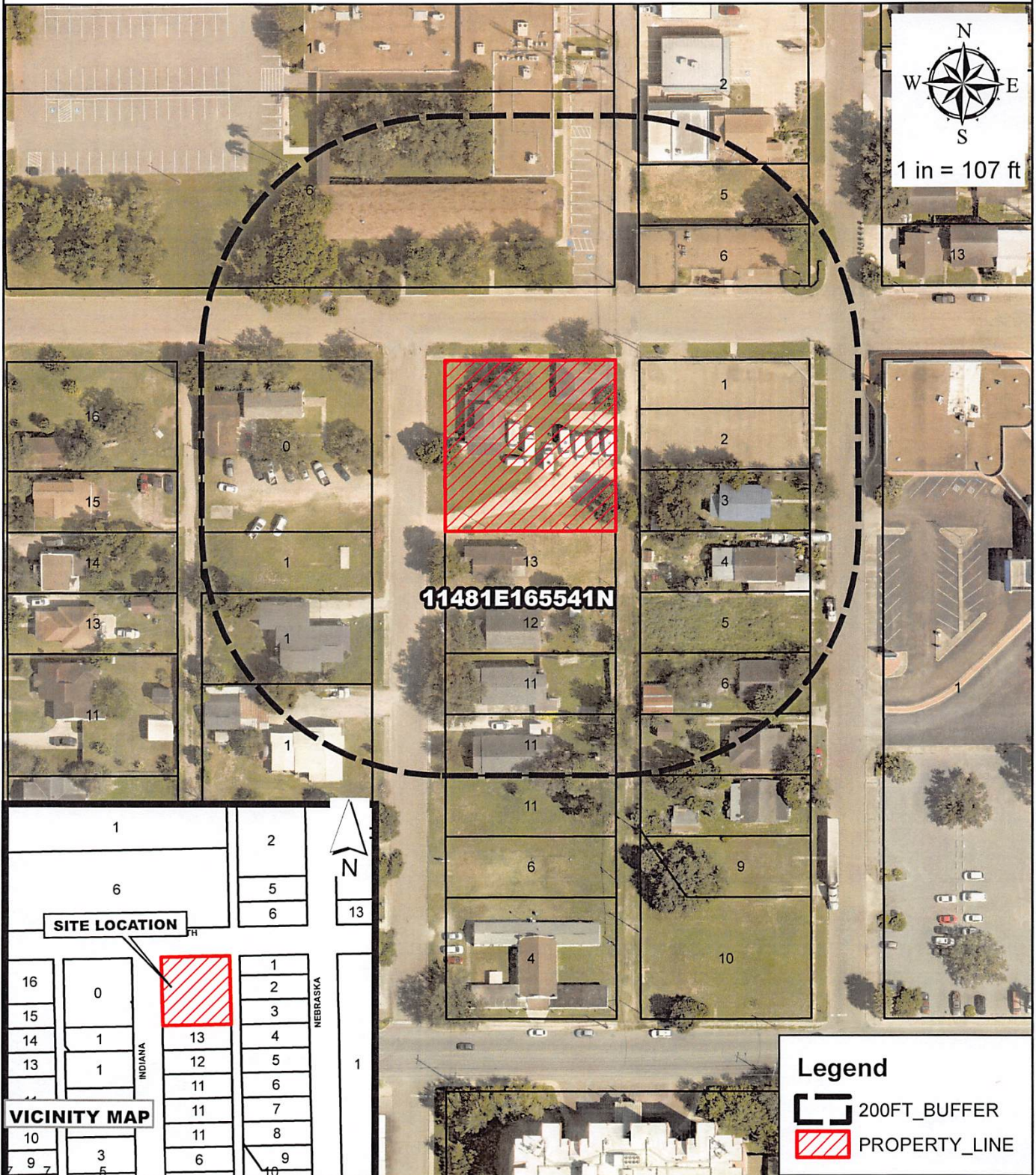
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

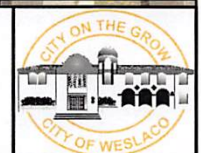
Planning &
Code Enforcement



Crystal Benitez
309 & 313 W. 5TH ST
Weslaco Origianl Townsite
BLK 39 Lots 14-16

Purpose for the Rezone Request

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



City of Weslaco Code Enforcement Dept.

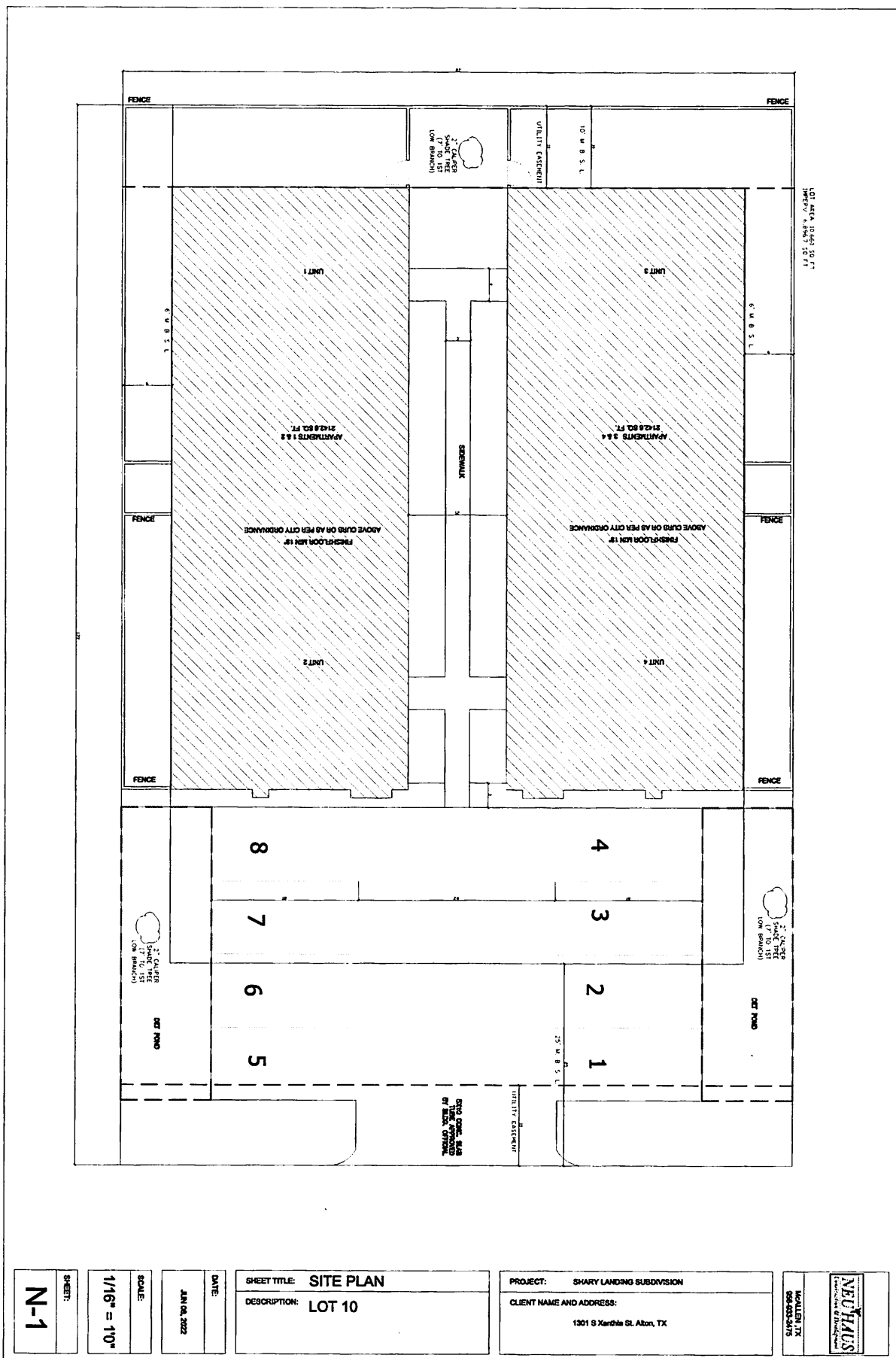
JUL 11, 2023

RAINWATER JACKSON III VICKIE P RAINWATER 406 S NEBRASKA AVE WESLACO TX 78596	W2300-00-036-0002-00 WESLACO ORIGINAL TOWNSITE BLK 36 406 S NEBRASKA	L: 101850 B: 144502
SMARTCOM TELEPHONE LLC 600 ASH AVE MCALLEN TX 78501	W2300-00-036-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 408 S NEBRASKA	L: 24850 B: 0
GARCIA ROBERTO & VIOLA FAMILY LIMITED PARTNERSHIP PO BOX 1825 SAN BENITO TX 78586	W2300-00-036-0006-00 WESLACO ORIGINAL TOWNSITE BLK 36 300 W 5TH ST	L: 42000 B: 136892
WESLACO ISD PO BOX 266 WESLACO TX 78599	W2300-00-036-0006-01 WESLACO ORIGINAL TOWNSITE LTS 7-12 BLK 37 LTS 1-7 BLK 37-A CENTRAL 0 S OKLAHOMA	L: 851073 B: 1299538
CHURCH OF THE LUTHERAN 1310 S TEXAS BLVD WESLACO TX 78596	W2300-00-038-0000-00 WESLACO ORIGINAL TOWNSITE NE COR K 38 & ALL LTS 1-3 BLK 38-A CANAL 500 S INDIANA AVE	L: 96146 B: 44953
MONTALVO FRANK 2009 W JONQUIL AVE MCALLEN TX 78501	W2300-00-038-0001-00 WESLACO ORIGINAL TOWNSITE N17.7' L LOT 4 BLK 38-A CANAL PROPERTY 506 S INDIANA AVE	L: 24850 B: 0
MARIN IVAN G 420 COYOTE TRAIL WESLACO TX 78596	W2300-00-038-0001-01 WESLACO ORIGINAL TOWNSITE 8 & ALL LOT 5 & N25' LOT 6 BLK 38-A 510 S INDIANA AVE	L: 37275 B: 42929
FOERSTER BRENDA FAY & JAMES H. 512 S INDIANA AVE WESLACO TX 78596	W2300-00-038-0001-02 WESLACO ORIGINAL TOWNSITE S25'-LOT & N25'- LOT 3 BLK 38 & S25'-LOT 6 ALL 514 S INDIANA AVE	L: 49700 B: 61335
GARCIA ROBERTO & VIOLA FAMILY LIMITED PARTNERSHIP PO BOX 1825 SAN BENITO TX 78586	W2300-00-039-0001-00 WESLACO ORIGINAL TOWNSITE LOT 1 0 W 6TH	L: 33600 B: 6422
GARCIA ROBERTO & VIOLA FAMILY LIMITED PARTNERSHIP PO BOX 1825 SAN BENITO TX 78586	W2300-00-039-0002-00 WESLACO ORIGINAL TOWNSITE LOT 2 0 W 6TH ST	L: 24850 B: 5019
PADILLA GEORGE & GUIYERMA A 504 S NEBRASKA AVE WESLACO TX 78596	W2300-00-039-0003-00 WESLACO ORIGINAL TOWNSITE LOT 3 504 S NEBRASKA AVE	L: 24850 B: 21850
FOX ALMA M 508 S NEBRASKA AVE WESLACO TX 78596	W2300-00-039-0004-00 WESLACO ORIGINAL TOWNSITE LOT 4 508 S NEBRASKA	L: 24850 B: 41897

City of Weslaco Code Enforcement Dept.

JUL 11, 2023

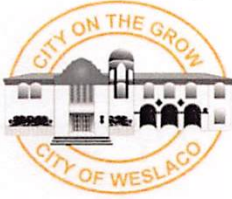
TRAN PHUC & STANLEY 612 TRES MARIAS ST WESLACO, TX 78596-2165	W2300-00-039-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 510 S NEBRASKA	L: 24850 B: 0
PEREZ ESTEFANA 512 S NEBRASKA AVE WESLACO TX 78596	W2300-00-039-0006-00 WESLACO ORIGINAL TOWNSITE LOT 6 512 S NEBRASKA	L: 24850 B: 29804
SAN MIGUEL MIGUEL ANGEL 514 S NEBRASKA WESLACO TX 78596	W2300-00-039-0007-00 WESLACO ORIGINAL TOWNSITE LOT 7 514 S NEBRASKA	L: 24850 B: 30554
LOPEZ MARISOL G 905 WINDCREST DR WESLACO TX 78596	W2300-00-039-0008-00 WESLACO ORIGINAL TOWNSITE LOT 8 516 S NEBRASKA	L: 24850 B: 32835
MID-VALLEY CHURCH OF THE NAZARENE 603 S OHIO AVE WESLACO TX 78596	W2300-00-039-0011-00 WESLACO ORIGINAL TOWNSITE S27.7' OT 7 BLK 39-A CANAL PROPERTY 515 S INDIANA AVE	L: 42000 B: 0
REYNA REYNALDO & NOEMI 513 S IDIANA AVE WESLACO TX 78596	W2300-00-039-0011-01 WESLACO ORIGINAL TOWNSITE & LOT 8 BLK 39-A CANAL PROPERTY 513 S INDIANA AVE	L: 24850 B: 34947
BELCHER TIMOTHY HAL 813 W SUGAR CANE DR WESLACO TX 78599	W2300-00-039-0011-02 WESLACO ORIGINAL TOWNSITE N50' LOT 9 BLK 39-A CANAL PROPERTY 511 INDIANA AVE	L: 24850 B: 35329
DE LEON MARGARITA RAMOS & 509 INDIANA WESLACO TX 78596	W2300-00-039-0012-00 WESLACO ORIGINAL TOWNSITE LOT 12 LK 39-A CANAL PROPERTY 509 INDIANA	L: 24850 B: 35387
MAYS ALICE & JAMES 905 E PIERCE AVE HARLINGEN TX 78550	W2300-00-039-0013-00 WESLACO ORIGINAL TOWNSITE LOT 13 507 S INDIANA AVE	L: 24577 B: 24218
BENITEZ JUAN EDUARDO 400 S BICENTENNIAL BLVD MCALLEN TX 78501	W2300-00-039-0014-00 WESLACO ORIGINAL TOWNSITE LOT 14 & 16 BLK 39 313 W 5TH ST	L: 53605 B: 56132
BENITEZ JUAN EDUARDO 400 S BICENTENNIAL BLVD MCALLEN TX 78501	W2300-00-039-0015-00 WESLACO ORIGINAL TOWNSITE E50' 309 W 5TH ST	L: 19350 B: 39994





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of David & Dora Ybarra.	
Subject/Agenda Item: Discussion and consideration to rezone 500 S Iowa also being Lot 1, Block 44, Weslaco Original Townsite, 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 July 19, 2023. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on July 21, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING



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

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

FILE NO. RZNE-000481-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 Block 44

Subdivision Name 500 S Iowa

Street Address 309 East 5th Street, Weslaco, TX

Existing Zoning Original Townsite Existing Land Use Empty Lot

Proposed Zoning _____ Proposed Land Use _____

- ☒ \$305.00 non-refundable filing fee.
☐ Detailed dimensioned site plan/map must be submitted with this request.
☐ Survey and metes and bounds if the legal description is a portion of a lot.
☐ City and school tax receipts attached.
☐ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name David/DORA Ybarra Phone 956-968-7477

Address 313 East Sugar Cane Drive Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: dybarra

OWNER

Name DORA Alicia Ybarra Phone 956-968-7477

Address 313 East Sugar Cane Drive Fax: _____

City Wes State TX Zip Code 78599 E-Mail: dpena2004@yahoo.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 Dora Alicia Ybarra Date 7-11-2023
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing S _____ te _____
200' of Proposed Site

P & Z Notice of Public Hea _____ ite _____

City Commission Notice of _____ ate _____

Presented to P & Z Comm _____ ate _____

Approved _____ Disapp _____

Presented to City Commis _____ ate _____

Approved _____ Disapp _____

Ordinance No. _____

CITY OF WESLACO
956-968-3181
***** REPRINT RECEIPT*****
REC#: 03053789 7/11/2023 4:27 PM
OPER: SS TERM: 040
REF#: 1960
PAID BY:
TRAN: 800.0000 ENERGOV PAYMENT
INV-00013888 305.00CR
YBARRA, DAVID
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR
TENDERED: 305.00 CHECK
APPLIED: 305.00-
CHANGE: 0.00

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

July 21, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 2, 2023, and the City Commission will hold a public hearing on August 15, 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 August 2, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

David and Dora Ybarra are requesting to rezone 500 S Iowa also being Lot 1, Block 44, Weslaco Original Townsite, 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.

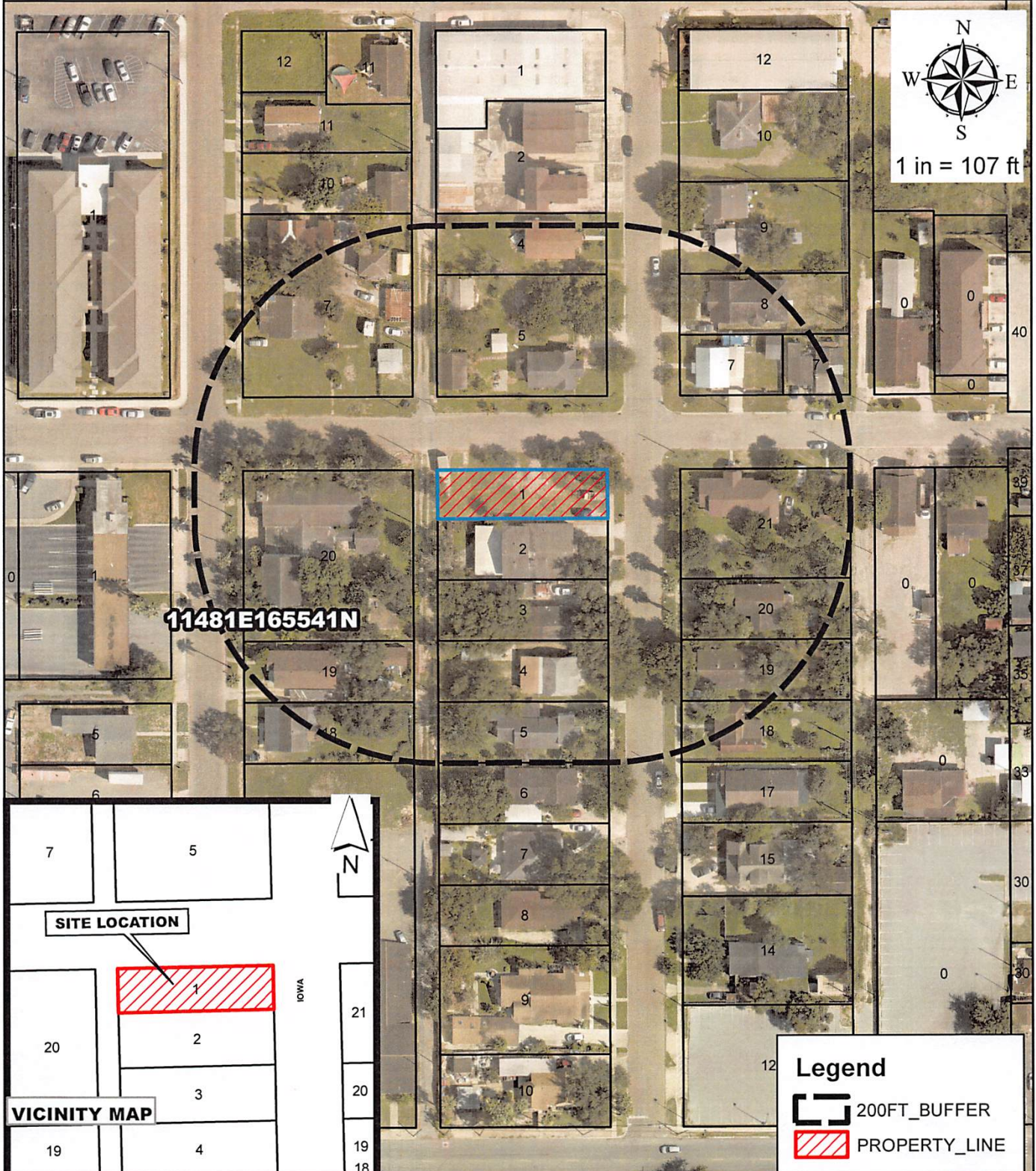
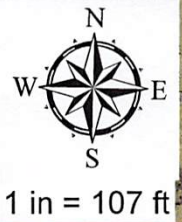
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

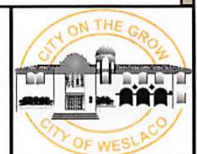
Planning &
Code Enforcement



David & Dora Ybarra
500 S. Iowa
Weslaco Original Townsite
BLK44 Lots 1

Purpose for the Rezone Request

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



City of Weslaco Code Enforcement Dept.

JUL 11, 2023

WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-030-0007-00 WESLACO ORIGINAL TOWNSITE BLK 30 409 S IOWA AVE	L: 15088 B: 21739
VASQUEZ FIDEL 4030 SPARROW ST ORANGE TX 77630	W2300-00-030-0007-01 WESLACO ORIGINAL TOWNSITE BLK 30 0 W 5TH ST	L: 9763 B: 19533
VALERIO - SALINAS IRMA 530 S BRIDGE AVENUE WESLACO TX 78596	W2300-00-030-0008-00 WESLACO ORIGINAL TOWNSITE BLK 30 407 S IOWA AVE	L: 24850 B: 80648
SILVA NOE & SYLVIA Q 405 S IOWA AVE WESLACO TX 78596	W2300-00-030-0009-00 WESLACO ORIGINAL TOWNSITE BLK 30 405 S IOWA AVE	L: 37275 B: 29120
TORRES ESTHER L AKA ESTER MANUEL DE JESUS & ALESSANDRA V 406 S IOWA WESLACO TX 78596	W2300-00-031-0004-00 WESLACO ORIGINAL TOWNSITE BLK 31 406 S IOWA AVE	L: 24850 B: 26002
CAMPOS GILBERTO I & DELICIA 410 S IOWA AVE WESLACO TX 78596	W2300-00-031-0005-00 WESLACO ORIGINAL TOWNSITE BLK 31 410 S IOWA AVE	L: 49700 B: 44946
RODRIGUEZ DOMINGA C 407 S ILLINOIS AVE WESLACO TX 78596	W2300-00-031-0007-00 WESLACO ORIGINAL TOWNSITE LOTS 7 407 S ILLINOIS AVE	L: 74550 B: 118150
YBARRA DORA ALICIA PENA 502 S IOWA AVE WESLACO TX 78596	W2300-00-044-0001-00 WESLACO ORIGINAL TOWNSITE BLK 44	L: 18760 B: 0
YBARRA DAVID C & DORA A 502 S IOWA AVE WESLACO TX 78596	W2300-00-044-0002-00 WESLACO ORIGINAL TOWNSITE BLK 44 502 S IOWA AVE	L: 24850 B: 138935
CASARES GEOFREDO JR 506 S IOWA AVE WESLACO TX 78596	W2300-00-044-0003-00 WESLACO ORIGINAL TOWNSITE BLK 44 506 S IOWA AVE	L: 24850 B: 37428
PEREZ JERRY & VANESSA E LINARES 508 S IOWA AVE WESLACO TX 78596	W2300-00-044-0004-00 WESLACO ORIGINAL TOWNSITE BLK 44 508 S IOWA AVE	L: 24850 B: 39020
HALL RAMONA & MARIA G GARCIA 510 S IOWA AVE WESLACO TX 78596	W2300-00-044-0005-00 WESLACO ORIGINAL TOWNSITE BLK 44 510 S IOWA AVE	L: 24850 B: 39892

City of Weslaco Code Enforcement Dept.

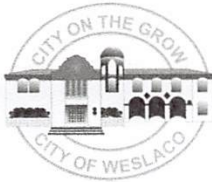
JUL 11, 2023

GUERRA EVA T & JOSE LUIS JR ET AL 512 S IOWA AVE WESLACO TX 78596	W2300-00-044-0006-00 WESLACO ORIGINAL TOWNSITE BLK 44 512 S IOWA AVE	L: 24850 B: 40138
DOLPHIN RENTALS LLC 2301 E BUSINESS HWY 83 DONNA TX 78537	W2300-00-044-0018-00 WESLACO ORIGINAL TOWNSITE BLK 44 509 S ILLINOIS AVE	L: 24850 B: 27155
INFANTE JUAN RAMON & ANA 507 S ILLINOIS AVE WESLACO TX 78596	W2300-00-044-0019-00 WESLACO ORIGINAL TOWNSITE BLK 44 507 S ILLINOIS AVE	L: 24850 B: 46115
JIMENEZ TERESA Q 509 S IOWA AVE WESLACO TX 78596	W2300-00-045-0018-00 WESLACO ORIGINAL TOWNSITE BLK 45 509 S IOWA AVE	L: 24850 B: 28612
VILLARREAL LINA G PAULA T CASTILLEJA 1900 TOMATILLO DR WESLACO TX 78596	W2300-00-045-0019-00 WESLACO ORIGINAL TOWNSITE BLK 45 507 S IOWA AVE	L: 24850 B: 35048
ADAMS JACOB 9415 MCAFEE DR HOUSTON TX 77031	W2300-00-045-0020-00 WESLACO ORIGINAL TOWNSITE BLK 45 505 S IOWA AVE	L: 24850 B: 41827
LOPEZ MARCO ANTONIO 501 S IOWA AVE WESLACO TX 78596	W2300-00-045-0021-00 WESLACO ORIGINAL TOWNSITE BLK 45 501 S IOWA AVE	L: 44730 B: 66209
FIRST UNITED METHODIST CHURCH OF WESLACO 520 S ILLINOIS AVE WESLACO TX 78596	W2300-00-044-0012-00 WESLACO ORIGINAL TOWNSITE ALL & 17 BLK 44	L: 182700 B: 188550
REORGANIZED CHURCH OF JESUS PO BOX 1059 INDEPENDENCE MO 64051	W2300-00-044-0020-00 WESLACO ORIGINAL TOWNSITE LOTS	L: 101850 B: 209799



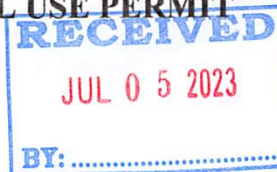
Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of April Lugo and Andrew Bermudez.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 300 N Texas, also being Lot 10 and 11, Block 4, Tenn-Tex, Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 19, 2023. Thirty-nine (39) property owners within 200 feet of the applicant's property were notified by letter on July 21, 2023.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] 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

USE
USE-000479-2023



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 for which Conditional Use Permit is requested:

Lot 10:11 Block B/K 4

Subdivision Name Pen-Tex-0002

Street Address 300 N Texas Blvd Weslaco, TX 78596

Existing Zoning UNOCCUPIED Existing Land Use Retail Store

Purpose for the Conditional Use Permit Request _____

Event Venue

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 April Lugo / Andrew Bermudez Phone (956) 405-8580

Address 516 San Benito St Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: andrewbermu@icloud.com

OWNER

Name Andrew Bermudez Phone (956) 532-4402

Address 13732 mile 2 W Fax: _____

City Mercedes State TX Zip Code 78570 E-Mail: andrewbermu@icloud.com

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

Yes _____

No ☒ _____

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

Signature _____

Owner

Date

7/5/2023

Signature _____

Applicant

Date

7/5/2023

Signature _____

Authorized Agent

Date

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

Date _____

P & Z Notice of Public Hearing Published in Newspaper

Date _____

City Commission Notice of Public Hearing Published
in Newspaper

Date _____

Presented to P & Z Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

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

July 21, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 2, 2023, and the City Commission will hold a public hearing on August 15, 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 August 2, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

April Lugo and Andrew Bermudez are requesting a Conditional Use Permit to operate an Event Center, at 304 N Texas Blvd, also being Lot 10 and 11, Block 4, Tenn-Tex, Subdivision, Weslaco, Hidalgo County, Texas.

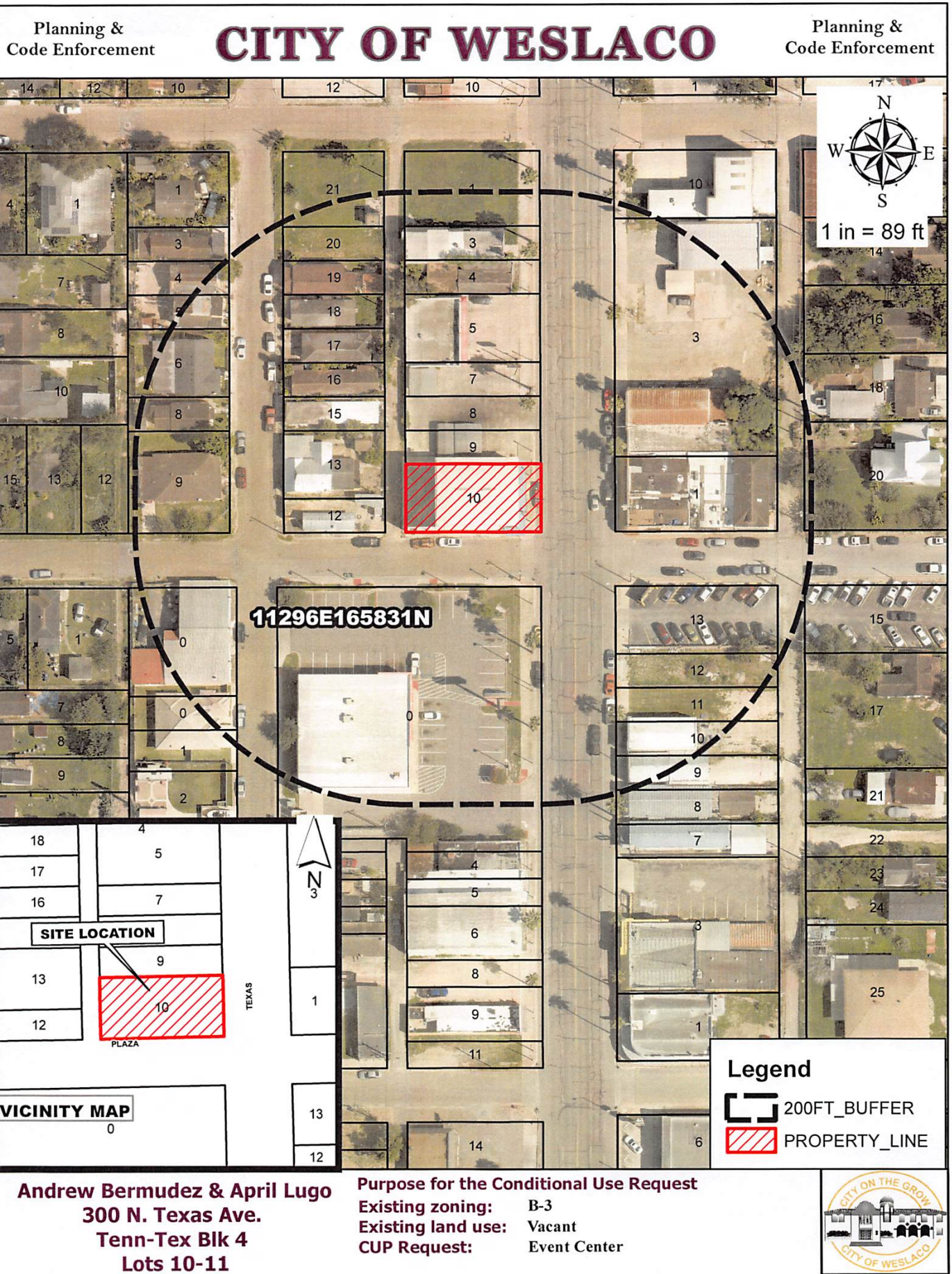
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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



City of Weslaco Code Enforcement Dept.

JUL 14, 2023

GARCIA OSCAR 152 N MISSOURI ST WESLACO TX 78596	S5900-00-001-0000-00 STALLWORTH ADDN S25'-W80' BLK 1 156 N MISSOURI AVE	L: 7100 B: 0
ADVANCE STORES COMPANY INC 5008 AIRPORT RD NW ROANOKE VA 24012	S5900-00-001-0000-01 STALLWORTH ADDN E195' BLK 1 & 30' X F LOT 1 BLK 2; LTS 1 2 3 BLK 2; LT 1 2 & 154 N TEXAS BLVD	L: 234325 B: 383380
RIOS LUIS MARIO & MARIA F 3218 LOS ARCOS CIR WESLACO TX 78599	S5900-00-001-0000-05 STALLWORTH ADDN W80'-N80' LOT 1 BLK 154 N MISSOURI	L: 26880 B: 48597
GARCIA OSCAR 152 N MISSOURI WESLACO TX 78596	S5900-00-004-0001-00 STALLWORTH ADDN BLK 4 LT 1 152 N MISSOURI AVE	L: 8520 B: 101441
DE VALEDEZ SAN JUANITA FLORES 316 N MISSOURI AVE WESLACO TX 78596	T1700-00-003-0003-00 TENN-TEX BLK 3 LT 3 316 N MISSOURI AVE	L: 6656 B: 15340
LAND GRABBER LLC 550 W 3 MILE LINE PALMHURST TX 78573	T1700-00-003-0004-00 TENN-TEX BLK 3 LT 4 314 N MISSOURI AVE	L: 6656 B: 14381
ALAMBAR FELIPE & REBECCA 312 N MISSOURI AVE WESLACO TX 78596	T1700-00-003-0005-00 TENN-TEX BLK 3 LT 5 312 N MISSOURI AVE	L: 6656 B: 14322
PEREZ MARIA ESTELLA JERRY PEREZ 308 N MISSOURI ST WESLACO TX 78596	T1700-00-003-0006-00 TENN-TEX BLK 3 LTS 6-7 308 N MISSOURI AVE	L: 13312 B: 27687
THOMPSON CATHY RODRIGUEZ 7726 SHILO DR WESLACO TX 78599	T1700-00-003-0008-00 TENN-TEX BLK 3 LT 8 306 N MISSOURI AVE	L: 6656 B: 14913
MARTINEZ LORA N 325 W 3RD ST MERCEDES TX 78570	T1700-00-003-0009-00 TENN-TEX BLK 3 LTS 9 10 11 300 N MISSOURI AVE	L: 19969 B: 22791
OLIVAREZ FAMILY PARTNERSHIP LTD 614 N TEXAS BLVD WESLACO TX 78596	T1700-00-004-0001-00 TENN-TEX BLK 4 LTS 1 2 318 N TEXAS BLVD	L: 50325 B: 0
OLIVAREZ JOE D PO BOX 1667 WESLACO TX 78599	T1700-00-004-0003-00 TENN-TEX BLK 4 LT 3 316 N TEXAS BLVD	L: 29375 B: 9075

City of Weslaco Code Enforcement Dept.

JUL 14, 2023

MOLINA CASIMIRO	G5600-00-002-0008-00	L: 35250
149 N TEXAS BLVD	GONZALES ADDN LOT 8 BLK 2	B: 55113
WESLACO TX 78596	149 N TEXAS BLVD	
SERVICE PRO REFREGARATION LLC	G5600-00-002-0009-00	L: 35250
401 S HUTTO RD	GONZALES ADDN LOT 9 BLK 2	B: 35708
DONNA TX 78537	151 N TEXAS BLVD	
LLANOS EMANUEL	G5600-00-002-0010-00	L: 35250
4218 VIDA GRANDE	GONZALES ADDN LOT 10 BLK 2	B: 63775
WESLACO TX 78596	218 N TEXAS BLVD	
LLANOS EMMANUEL	G5600-00-002-0011-00	L: 35250
809 HIDDEN TRACE	GONZALES ADDN LOT 11 BLK 2	B: 0
WESLACO TX 78599	153 N TEXAS BLVD	
DELGADILLO RUBEN	G5600-00-002-0012-00	L: 35250
4230 N FM 493	GONZALES ADDN LOT 12 BLK 2	B: 0
DONNA TX 78537	155 N TEXAS BLVD	
TAMEZ HECTOR	G5600-00-002-0013-00	L: 54900
301 S TEXAS BLVD	GONZALES ADDN LOTS 13 & 14 BLK 2	B: 8069
WESLACO TX 78596	0 N TEXAS BLVD	
TAMEZ HECTOR LEAL	G5600-00-002-0015-00	L: 30000
301 N TEXAS BLVD	GONZALES ADDN LOTS 15 & 16 BLK 2	B: 3480
WESLACO TX 78596	223 N KANSAS AVE	
TAMEZ HECTOR L	G5600-00-003-0001-00	L: 46200
301 N TEXAS BLVD	GONZALES ADDN LOTS 1 & 2 BLK 3	B: 191743
WESLACO TX 78596	301 N TEXAS BLVD	
RODRIGUEZ FRANCISCO ET UX	G5600-00-003-0003-00	L: 105000
901 E UNIVERSITY DR	GONZALES ADDN LOTS 3 THRU 9 BLK 3	B: 110580
EDINBURG TX 78539	311 N TEXAS BLVD	
GARCIA CHARLIE	G5600-00-003-0010-00	L: 54900
2025 W MILE 11 N	GONZALES ADDN LOTS 10 & 11 BLK 3	B: 91533
WESLACO TX 78599	309 N TEXAS BLVD	
TAMEZ HECTOR L	G5600-00-003-0018-00	L: 21300
301 N TEXAS BLVD	GONZALES ADDN LOTS 18 & 19 BLK 3	B: 47945
WESLACO TX 78596	309 N KANSAS AVE	
CASTILLO JUAN DAVID	G5600-00-003-0020-00	L: 34080
303 N KANSAS AVE	GONZALES ADDN LOTS 20 21 & 22 BLK 3	B: 59472
WESLACO TX 78596	303 N KANSAS AVE	

City of Weslaco Code Enforcement Dept.

JUL 14, 2023

RENDON MARTHA E VILLARREAL 2801 W BUSINESS 83 WESLACO TX 78596	T1700-00-004-0004-00 TENN-TEX BLK 4 LT 4 314 N TEXAS BLVD	L: 29375 B: 26578
310 N TEXAS SERIES OF FGP 310 N TEXAS BLVD WESLACO TX 78596	T1700-00-004-0005-00 TENN-TEX LOTS 5 & 6 BLK 4 312 N TEXAS BLVD	L: 45750 B: 93769
BERMUDEZ ANDREW 13732 MILE 2 W MERCEDES, TX 78570-4829	T1700-00-004-0007-00 TENN-TEX BLK 4 LT 7 308	L: 29375 B: 6324
BERMUDEZ ANDREW 13732 MILE 2 W MERCEDES, TX 78570-4829	T1700-00-004-0008-00 TENN-TEX BLK 4 LT 8 306 N TEXAS BLVD	L: 29375 B: 5896
BERMUDEZ ANDREW 13732 MILE 2 W MERCEDES TX 78570	T1700-00-004-0009-00 TENN-TEX BLK 4 LT 9 304 N TEXAS BLVD	L: 29375 B: 9521
BERMUDEZ ANDREW 13732 MILE 2 W MERCEDES, TX 78570-4829	T1700-00-004-0010-00 TENN-TEX BLK 4 LTS 10-11 300 N TEXAS BLVD	L: 45750 B: 171711
RENTERIA ONECIMO & SARAI 713 VICTORY DR WESLACO TX 78596	T1700-00-004-0012-00 TENN-TEX BLK 4 LT 12 301 N MISSOURI AVE	L: 8063 B: 10612
HINOJOSA MAYRA ISABEL 305 N MISSOURI AVE WESLACO TX 78596	T1700-00-004-0013-00 TENN-TEX BLK 4 LTS 13-14 305 N MISSOURI AVE	L: 13312 B: 29594
HINOJOSA JOSEFINA & MAYRA I 307 N MISSOURI AVE WESLACO TX 78596	T1700-00-004-0015-00 TENN-TEX BLK 4 LT 15 307 N MISSOURI AVE	L: 6656 B: 19500
GARCIA MARIA CELIA 309 N MISSOURI AVE WESLACO TX 78596	T1700-00-004-0016-00 TENN-TEX BLK 4 LT 16 309 N MISSOURI AVE	L: 6656 B: 16614
MONTELONGO ASHLEY KRISTINE 3909 S M ST MCALLEN TX 78503	T1700-00-004-0017-00 TENN-TEX BLK 4 LT 17 311 N MISSOURI AVE	L: 6656 B: 39259
DE LEON CELINA 313 N MISSOURI AVE WESLACO TX 78596	T1700-00-004-0018-00 TENN-TEX BLK 4 LT 18 313 N MISSOURI AVE	L: 6656 B: 7673

City of Weslaco Code Enforcement Dept.

JUL 14, 2023

DE LEON CELINA	T1700-00-004-0019-00	L: 6656
507 BAHAMAS	TENN-TEX LOT 19 BLK 4	B: 20501
WESLACO TX 78596	315 N MISSOURI AVE	
DE LEON JOSE	T1700-00-004-0020-00	L: 6656
2505 S TULIPANA AVE	TENN-TEX BLK 4 LT 20	B: 0
WESLACO TX 78596	317 N MISSOURI AVE	
DE LEON MARIA E	T1700-00-004-0021-00	L: 13312
705 IOWA ST	TENN-TEX BLK 4 LTS 21 & 22	B: 765
MERCEDES, TX 78570-3227	321 N MISSOURI AVE	

THE IDEAL DESIGN
8123 AVON BLVD
WESLACO, TX 75796
(956) 466-0005

PROJECT: 2023.059
COPY: 08/01/2023

WEBSITE:
theidealdesign.com

THESE PLANS ARE INTENDED TO BE USED FOR CONSTRUCTION INFORMATION ONLY. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.

THE IDEAL DESIGN
DESIGNED BY: J.J.A.
DRAWN BY: J.J.A.

PROJECT DESIGNER FOR:
ANDREW

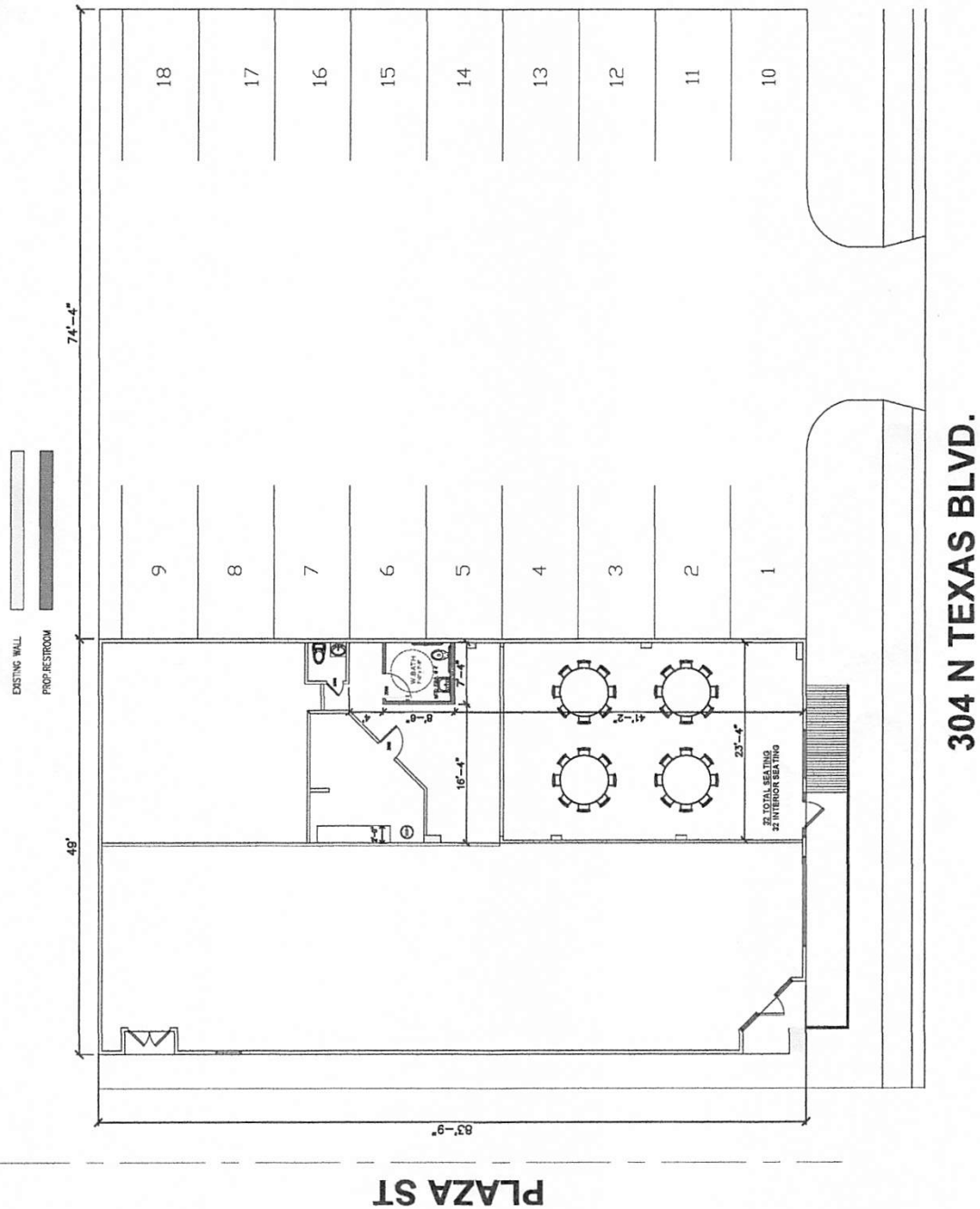
PROJECT INFORMATION
304 N TEXAS BLVD.
WESLACO, TX

AREA TABULATIONS

LIVING AREA	
PORCH	
PATIO	
TOTAL AREA	

DATE: JUN. 19, 2023

PAGE NO.





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

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Juan V Garcia, P.E., CFM	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of Cypress and North Border Ave. Possible Action.	
Discussion/Overview: The proposed four (4) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X". At the request of P&Z the existing ROW line is shown on all the plat sheets and the proposed access drives.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the Preliminary and Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

Plat - 000439-2023
FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: J & P Estates Subdivision
Location: 1901 N. Border Ave., Weslaco, TX 78559
Legal Description: Being the South 4.00 Acres out of the South 20.00 Acres out of Farm tract 130, Block 162, West tract Subdivision, Hidalgo county TX
Is subdivision inside city limits? ☒ YES ☐ NO
If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile
If no submit letter of Annexation (Contiguous or Consensual)
Existing Zoning: R-1 one Family Dwelling District
Existing Land Use: residential Proposed Land Use: residential
Number of Lots Proposed: 4 Gross Acreage: 4 Acres
Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Jel Pena Telephone: (956) 375-1188
Address: 1901 N. Border Ave. Fax: _____
City: Weslaco State: TX Zip: 78559 E-mail: jep0588@gmail.com

ENGINEER INFORMATION

Name: Juan Lo Garcia, P.E., CFM Telephone: (956) 553-4431
Address: 1117 N. Stuart Pkwy Rd Ste 101 Fax: _____
City: Harlingen State: TX Zip: 78552 E-mail: ju.garcia@casageng.net

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: _____

☐ YES ☐ NO Wastewater Provision: _____

☐ YES ☐ NO Electric Company: _____

☐ YES ☐ NO Phone Utility _____

☐ YES ☐ NO Gas Utility _____

☐ YES ☐ NO Cable Utility _____

Proposed subdivision is in the following districts:

☐ YES ☐ NO Drainage District _____

☐ YES ☐ NO Irrigation District _____

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00 Planning Review fee & \$100 Fire Review Fee**

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ **Drainage plans and calculations with engineer's seal**

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ **Proof of ownership of the property**

_____ **If septic tank system required, submit soil evaluation report**

_____ **Water Rights associated with the property**

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ **One 11" X 17" reduced copy of plat**

_____ **Plat Layout**

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Aep Texas

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

- _____ **Seven (7)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- _____ **\$55.00** Subdivision Review fee, plus \$75.00 Fire Review Fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing & Proposed street names
- _____ Utility Layout
 - _____ Existing & Proposed Utilities
 - _____ Proposed Fire Hydrants
 - _____ Adjoiners
 - _____ Street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Florencia C. Peña

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

_____ is the authorized agent

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

Authorized Agent Printed Name: Joel Peña Jr

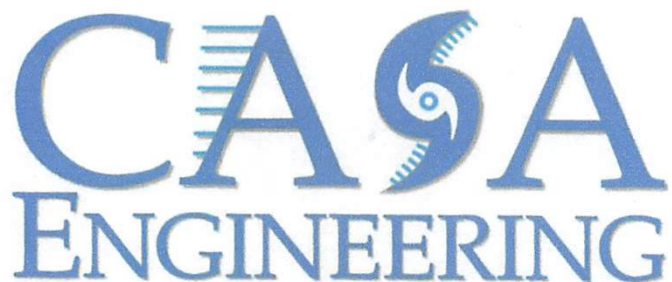
THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

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



PREPARED FOR
City of Weslaco

DEVELOPER:

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

PREPARED BY:

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

PREPARED DATE:

August 31, 2022



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FEMA Destination

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

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

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

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

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

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

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

DRAINAGE REPORT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Composite C Value

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

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

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

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

% Slope

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

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

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

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

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

Time of Concentration

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

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

Hidalgo County Rainfall Intensity Tables

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

Existing Runoff Rate – Rational Method

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

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

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

Composite C Value

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

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

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

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

% Slope

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

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

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

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

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

Time of Concentration

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

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

Hidalgo County Rainfall Intensity Tables

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

Existing Runoff Rate – Rational Method

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

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

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

Composite C Value

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

$$C = 0.14$$

% Slope

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

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

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

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

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

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

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

Time of Concentration

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

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

Hidalgo County Rainfall Intensity Tables

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

Existing Runoff Rate – Rational Method

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

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

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

Composite C Value

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

$$C = 0.14$$

% Slope

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

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

Velocity Versus Slope for Shallow Concentrated Flow

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

Time of Concentration

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

Hidalgo County Rainfall Intensity Tables

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

Existing Runoff Rate – Rational Method

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

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

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

Composite C Value

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

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

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

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

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

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

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

Time of Concentration

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

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

Hidalgo County Rainfall Intensity Tables

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

Existing Runoff Rate – Rational Method

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

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

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

Composite C Value

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

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

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

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

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

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

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

Time of Concentration

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

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

Hidalgo County Rainfall Intensity Tables

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

Existing Runoff Rate – Rational Method

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

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

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

Composite C Value

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

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

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

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

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

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

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

Time of Concentration

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

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

Hidalgo County Rainfall Intensity Tables

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

Existing Runoff Rate – Rational Method

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

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

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

Composite C Value

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

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

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

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

% Slope

No Topographical Changes

Velocity Versus Slope for Shallow Concentrated Flow

Short-grass pasture

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

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

Time of Concentration

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

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

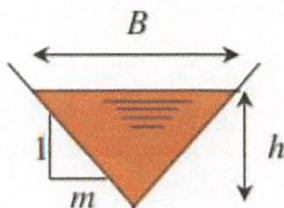
Hidalgo County Rainfall Intensity Tables

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

Existing Runoff Rate – Rational Method

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

FLOW CAPACITY OF PROPOSED DRAINAGE STRUCTURE SWALE



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

Section A-A

Channel Dimensions

Height (h) = 1.75ft

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

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

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

Slope, Velocity, Flow Rate, Volume

Slope (S) = 0.15%

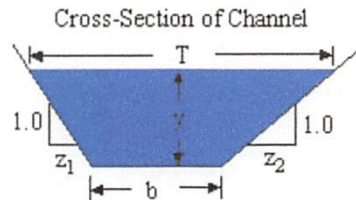
$v = \frac{k}{n} R^{2/3} S^{1/2} \rightarrow \frac{1.486}{0.030} * (0.72ft)^{2/3} * (1.5 \times 10^{-3})^{1/2} = \underline{1.54ft/s}$

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

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

FLOW CAPACITY OF EXISTING DRAINAGE STRUCTURES DRAINAGE DITCH

Section A-A (Refer to Exhibit A)



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

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

$$\begin{aligned} \text{Height (y)} &= \underline{2.29\text{ft}} \\ b &= \underline{18.76\text{ft}} \\ T &= \underline{23.11\text{ft}} \\ Z_1 &= 0.74; Z_2 = 1.08 \end{aligned}$$

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

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

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

Slope, Velocity, Flow Rate, Volume

$$\begin{aligned} \text{HP} &= 66.07' \\ \text{LP} &= 65.88' \\ \text{L} &= 145.88' \end{aligned}$$

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

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

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

Table 3-3: Runoff Coefficients	
Type of Drainage Area	Runoff Coefficient "c"
Business	
Downtown Areas	0.70-0.95
Neighborhood Areas	0.50-0.70
Residential	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.25-0.40
Apartment dwelling areas	0.50-0.70
Industrial	
Light areas	0.50-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.20-0.40
Railroad yard areas	0.20-0.40
Unimproved Areas	0.10-0.30
Lawns	
Sandy soil, flat, 2%	0.05-0.10
Sandy soil, average, 2% - 7%	0.10-0.15
Sandy soil, steep, 7%	0.15-0.20
Heavy soil, flat, 2%	0.13-0.17
Heavy soil, average, 2% - 7%	0.18-0.22
Heavy soil, steep, 7%	0.25-0.35
Street	
Asphaltic	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Drives and walks	0.75-0.85
Roofs	0.75-0.95

HIDALGO COUNTY RAINFALL INTENSITY TABLES													
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"													
formula: $I = b(t_c + d)^e$													
Time	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.	Time	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952	36	3.095	3.866	4.486	5.189	5.701	6.098
2	9.653	11.721	13.281	15.215	16.210	16.793	37	3.040	3.799	4.410	5.103	5.608	6.001
3	9.012	10.950	12.426	14.244	15.204	15.797	38	2.986	3.735	4.337	5.019	5.519	5.908
4	8.458	10.286	11.687	13.405	14.333	14.929	39	2.935	3.673	4.267	4.939	5.433	5.817
5	7.974	9.706	11.042	12.671	13.570	14.165	40	2.886	3.614	4.199	4.861	5.350	5.730
6	7.546	9.194	10.472	12.023	12.895	13.487	41	2.838	3.557	4.134	4.786	5.270	5.646
7	7.167	8.740	9.966	11.447	12.294	12.881	42	2.793	3.501	4.071	4.714	5.193	5.565
8	6.827	8.334	9.512	10.930	11.755	12.336	43	2.748	3.448	4.010	4.644	5.118	5.487
9	6.520	7.968	9.103	10.464	11.268	11.841	44	2.706	3.396	3.951	4.577	5.046	5.411
10	6.243	7.636	8.732	10.042	10.825	11.391	45	2.665	3.346	3.895	4.511	4.976	5.337
11	5.990	7.334	8.394	9.656	10.421	10.979	46	2.625	3.298	3.840	4.448	4.908	5.266
12	5.758	7.058	8.084	9.303	10.051	10.601	47	2.586	3.251	3.786	4.387	4.843	5.197
13	5.546	6.804	7.799	8.978	9.710	10.252	48	2.549	3.206	3.735	4.328	4.779	5.130
14	5.350	6.569	7.536	8.678	9.395	9.928	49	2.513	3.162	3.685	4.270	4.717	5.065
15	5.169	6.353	7.293	8.400	9.102	9.628	50	2.477	3.120	3.636	4.215	4.658	5.002
16	5.000	6.151	7.067	8.142	8.831	9.348	51	2.443	3.078	3.589	4.161	4.600	4.941
17	4.843	5.964	6.856	7.902	8.577	9.087	52	2.410	3.038	3.543	4.108	4.543	4.881
18	4.697	5.789	6.659	7.677	8.340	8.842	53	2.378	2.999	3.499	4.057	4.488	4.824
19	4.560	5.625	6.475	7.466	8.117	8.612	54	2.347	2.962	3.456	4.007	4.435	4.767
20	4.432	5.472	6.302	7.268	7.908	8.396	55	2.317	2.925	3.414	3.959	4.383	4.713
21	4.311	5.327	6.139	7.082	7.711	8.192	56	2.288	2.889	3.373	3.912	4.333	4.659
22	4.198	5.191	5.985	6.906	7.525	8.000	57	2.259	2.854	3.333	3.867	4.284	4.608
23	4.090	5.062	5.840	6.740	7.349	7.817	58	2.231	2.821	3.295	3.822	4.236	4.557
24	3.989	4.941	5.703	6.583	7.183	7.644	59	2.204	2.788	3.257	3.779	4.189	4.508
25	3.893	4.825	5.572	6.434	7.025	7.480	60	2.178	2.756	3.220	3.737	4.144	4.460
26	3.802	4.716	5.449	6.293	6.875	7.324	65	2.056	2.607	3.050	3.541	3.933	4.237
27	3.715	4.612	5.331	6.158	6.732	7.176	70	1.948	2.475	2.899	3.368	3.745	4.038
28	3.633	4.513	5.220	6.030	6.596	7.034	75	1.852	2.358	2.765	3.212	3.577	3.860
29	3.554	4.419	5.113	5.908	6.467	6.899	80	1.765	2.252	2.643	3.073	3.426	3.699
30	3.480	4.329	5.011	5.792	6.343	6.769	85	1.688	2.156	2.533	2.946	3.289	3.554
31	3.408	4.244	4.914	5.680	6.224	6.646	90	1.617	2.069	2.434	2.831	3.164	3.421
32	3.340	4.161	4.821	5.574	6.111	6.527	95	1.552	1.990	2.342	2.726	3.050	3.299
33	3.275	4.083	4.732	5.472	6.002	6.413	100	1.493	1.917	2.258	2.629	2.944	3.187
34	3.212	4.008	4.646	5.374	5.897	6.304	105	1.439	1.850	2.181	2.540	2.847	3.083
35	3.152	3.935	4.564	5.280	5.797	6.199	110	1.389	1.788	2.109	2.457	2.757	2.988
where:	2yr		5yr		10yr		25yr		50yr		100yr		
e=	0.831		0.795		0.778		0.771		0.749		0.74		
b=	74		80		87		98		99		103		
d=	9.6		9.2		9.2		9.2		9.2		9.6		
Prepared by CASA Engineering LLC													

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

OUTFALL CALCULATIONS

Required cfs per proposed pipe = 6.75cfs

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

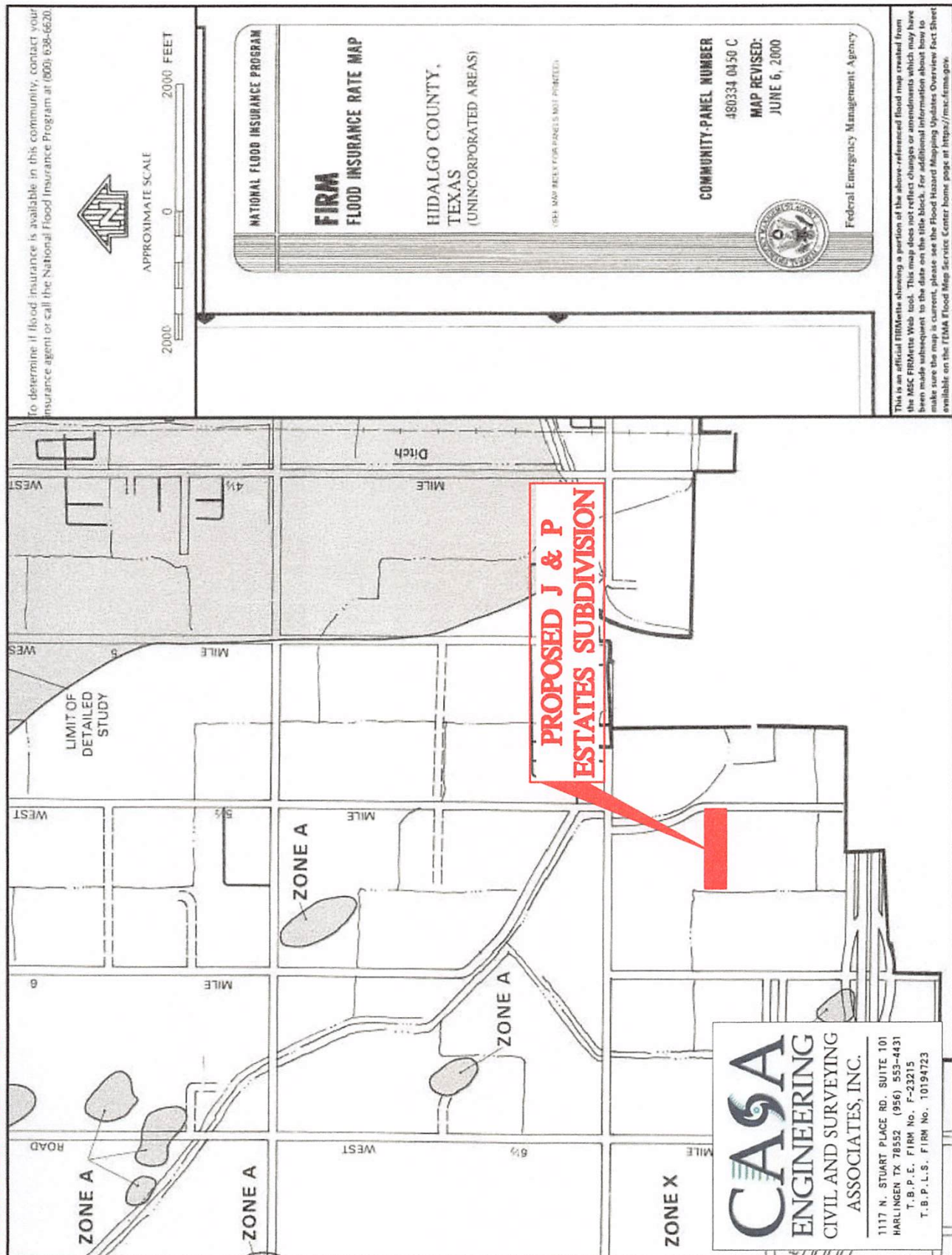
Wetted perimeter	1.3453ft
Flow area	0.1927ft ²
Hydraulic radius	0.1432ft
Velocity, v	12.1183ft/sec
Flow, Q	2.3349cfs

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

SUMMARY

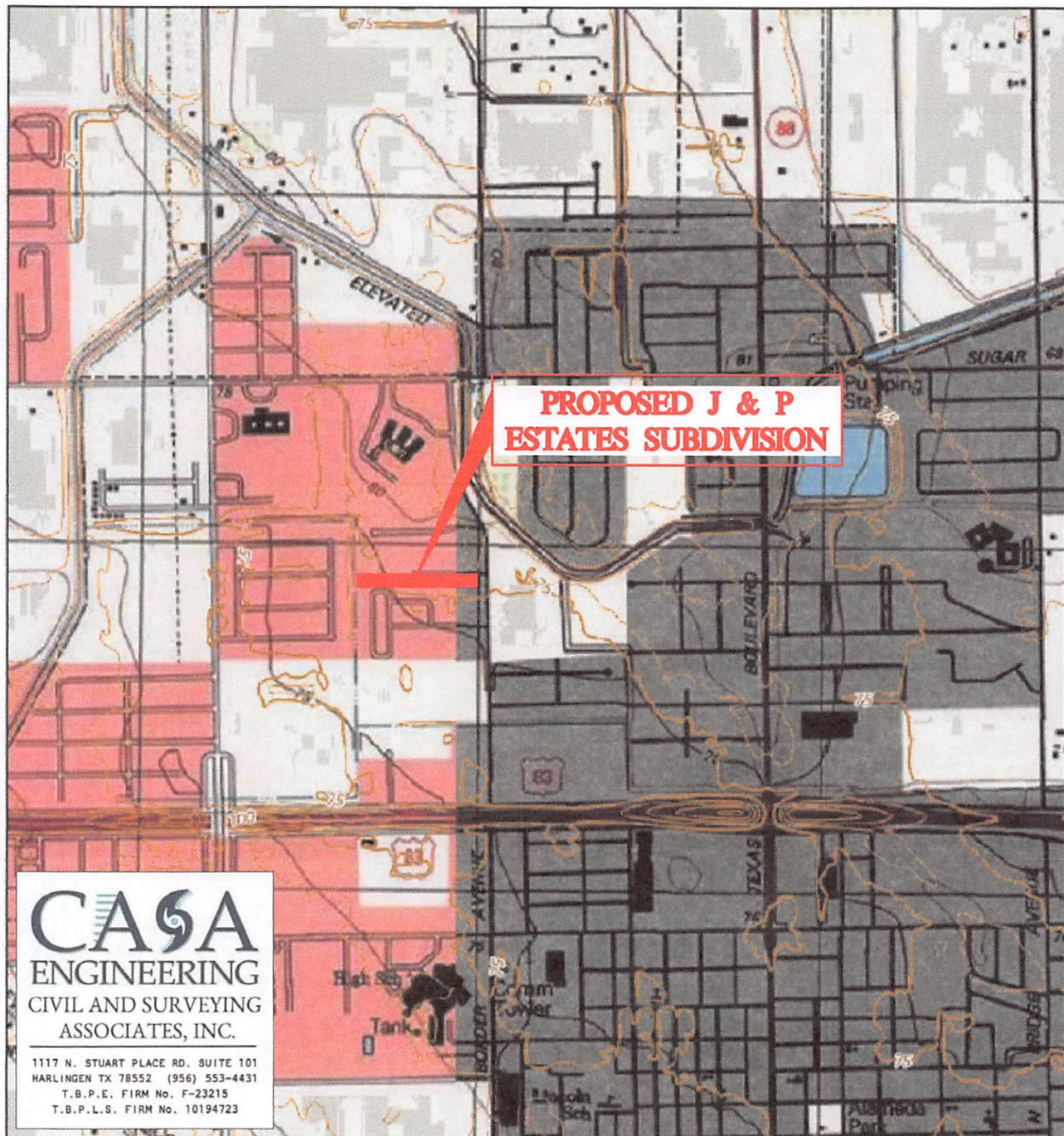
- **Pre-Development Conditions “” Subdivision, Block 1 Lot 1 [10yr]**
 - $Q = 3.16\text{cfs}$
- **Pre-Development Conditions “” Subdivision, Block 1 Lot 2 [10yr]**
 - $Q = 3.63\text{cfs}$
- **Pre-Development Conditions “” Subdivision, Block 1 Lot 3 [10yr]**
 - $Q = 0.60\text{cfs}$
- **Pre-Development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

APPENDIX A



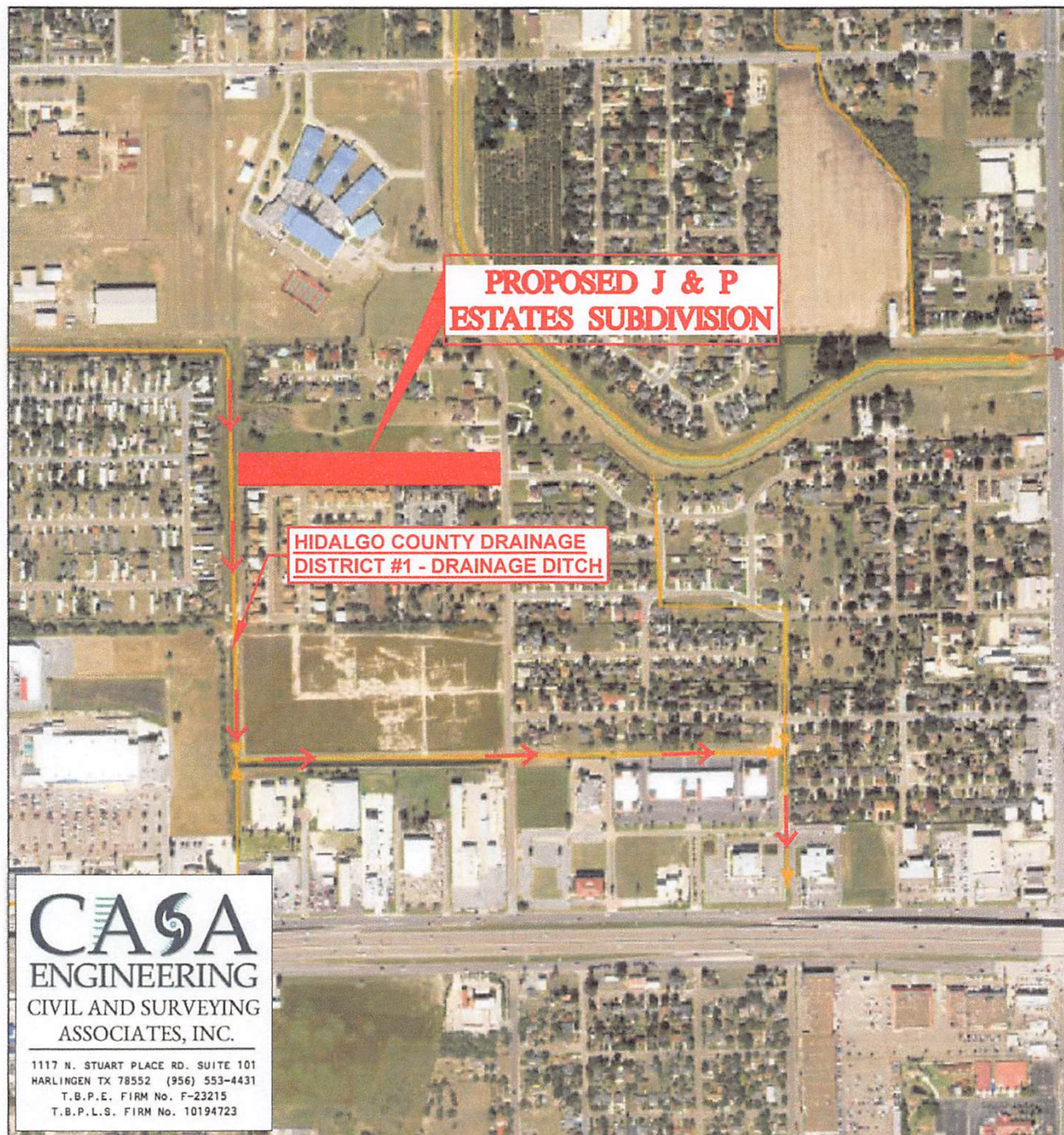
APPENDIX B TOPOGRAPHIC MAP

The National Map Advanced Viewer



APPENDIX C HYDROGRAPHY MAP

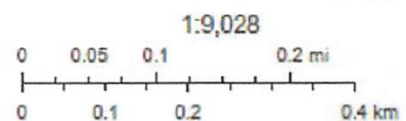
The National Map Advanced Viewer



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

Waterbody - Large Scale Area - Large Scale

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



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

→ -FLOW DIRECTION

USGS
2021 USGS



Appendix D

Aerial Map of Subdivision

HIDALGO COUNTY DRAINAGE
DISTRICT #1 - DRAINAGE DITCH

SUB-BASIN LIMITS

SUB-BASIN LIMITS

N. BORDER AVE.

CASA
ENGINEERING
CIVIL AND SURVEYING
ASSOCIATES, INC.

1117 N. STUART PLACE RD., SUITE 101
HARLINGEN TX 78552 (956) 553-4431
T.B.P.E. FIRM NO. F-23215
T.B.P.L.S. FIRM NO. 10194723

Google Earth

APPENDIX E



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Hidalgo County, Texas



June 25, 2022

Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

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Soil Map



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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	1.1	25.7%
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	1.6	38.8%
48	Racombes sandy clay loam, 0 to 1 percent slopes	1.5	35.6%
Totals for Area of Interest		4.2	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

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

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

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

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

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

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

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

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

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

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Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

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Minor Components

Willacy

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

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Custom Soil Resource Report

Properties and qualities

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

Interpretive groups

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

Minor Components

Willacy

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

Brennan

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

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

Map Unit Setting

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

Custom Soil Resource Report

Map Unit Composition

Racombes and similar soils: 85 percent

Minor components: 15 percent

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

Description of Racombes

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 13 inches: sandy clay loam

Bt - 13 to 25 inches: sandy clay loam

Btk - 25 to 49 inches: sandy clay loam

Bk - 49 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

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

Depth to water table: About 42 to 72 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Gypsum, maximum content: 2 percent

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

Sodium adsorption ratio, maximum: 6.0

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

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 6 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R083DY023TX - Sandy Loam

Hydric soil rating: No

Raymondville

Percent of map unit: 4 percent

Custom Soil Resource Report

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

References

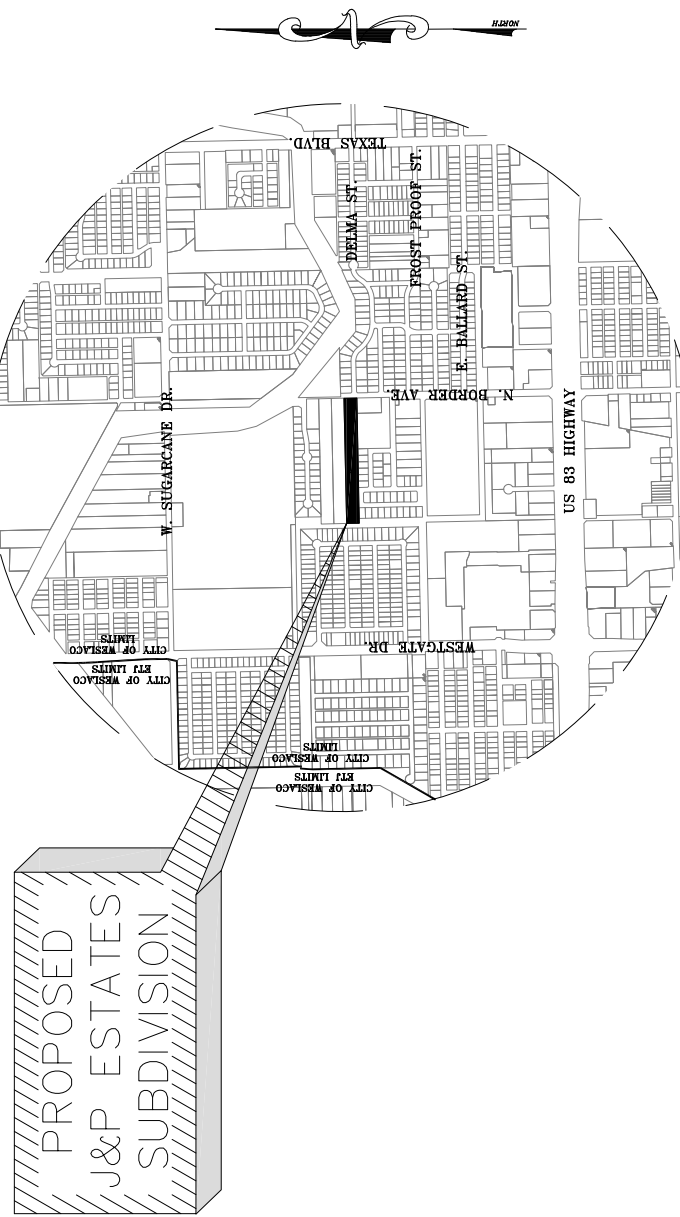
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Custom Soil Resource Report

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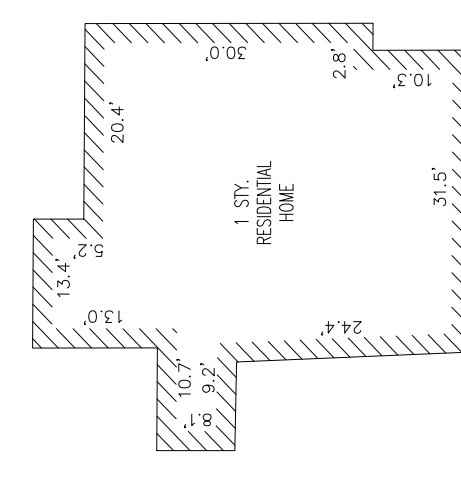
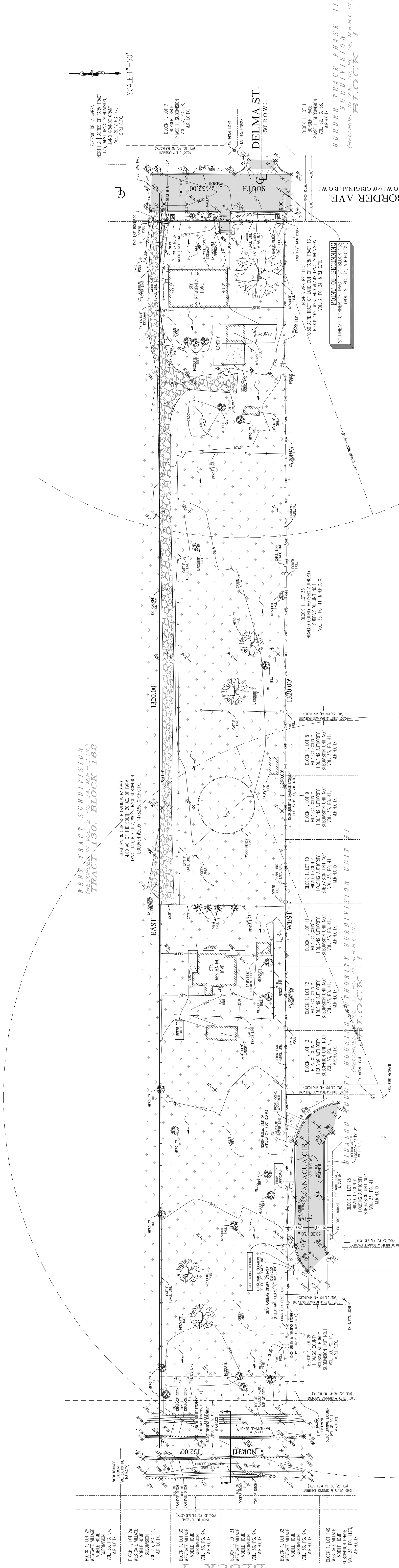


VICINITY MAP
SCALE: 1"=2000'

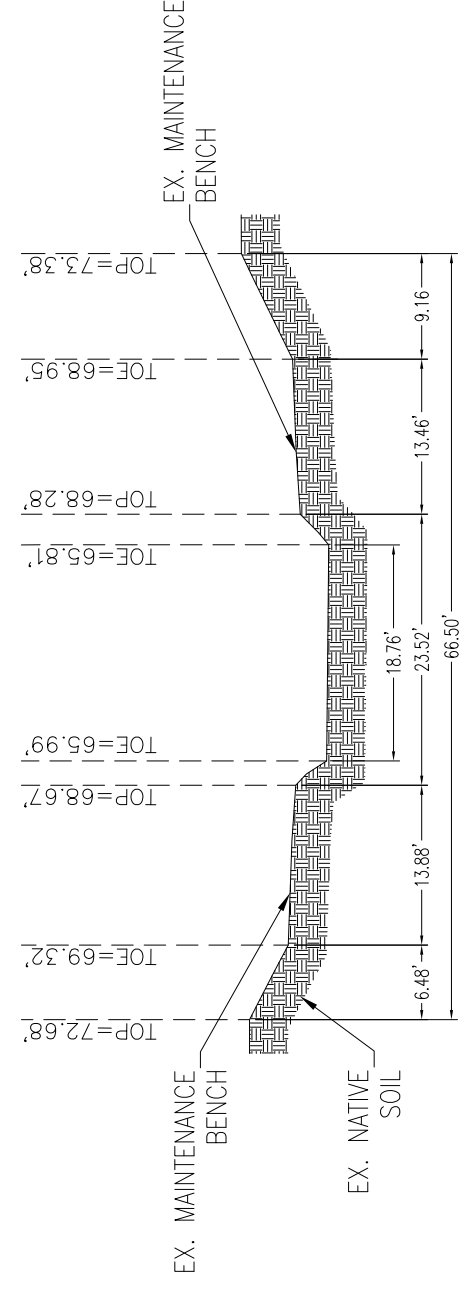
9. ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.
10. THIS SUBDIVISION LIES WITHIN THE LIMITS OF THE CITY OF WESLACO.
11. THIS SUBDIVISION WILL BE OF THE USE FOR "R-1, SINGLE-FAMILY DWELLING DISTRICT" PER THE CITY OF WESLACO EXISTING ZONING MAP.
12. SOME IMPROVEMENTS ALONG THE SITE LIMITS HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.
13. SUBSURFACE UTILITIES SHOWN ARE BASED OFF RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY SUBSURFACE LOCATION & SIZE BEFORE COMMENCEMENT OF WORK.
14. ELEVATION SHOWN HEREIN ARE BASED ON NGS BENCHMARK AET218; A FLANGE-ENCASED ROD IN USGS QUADRANT - DONNA (2019). DESCRIBED 1.7 KM (1.05 MI) WEST ALONG U.S. HIGHWAY 83 FROM THE JUNCTION OF FARM ROAD 88 AT WESLACO, THENCE, 0.1 KM (0.05 MI) SOUTH TO 114 S WESTGATE DRIVE AT A POWERLINE POLE, AET219 WITH TWO TRANSFORMERS, 8.3 METERS (27.2 FT) WEST OF THE CENTERLINE OF WESTGATE DRIVE. 2.0, METERS (6.5 FT) WEST OF THE WEST CURB OF WEST GATE DRIVE, 7.3 METERS (24.0 FT) NORTH OF THE NORTH DRIVEWAY TO 114 S WESTGATE DRIVE, 1.7, METERS (5.5 FT) NORTH OF THE POWERLINE POLE, AND 7.0 METERS (23.0 FT), SOUTH OF A POWERLINE POLE WITH GUY WIRES.
- ELEV=83.94 FEET (NAVD 88)

- GENERAL NOTES:
1. FLOOD ZONE:
THIS TRACT LIES IN ZONE "X", PER NFIP, FLOOD INSURANCE RATE MAP NO. 4803340450C OF COMMUNITY NO. 480334; EFFECTIVE JANUARY 2, 1981; REVISED JUNE 6, 2020.
2. BASIS OF BEARING SHOWN HEREON ARE BASED OFF OF THE "WEST TRACT SUBDIVISION" SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ELEVATIONS SHOWN HEREON IS BASED OFF THE NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
4. DISTANCES SHOWN HEREON IS BASED OFF THE NORTH AMERICAN DATUM 83 (NAVD83).
5. MINIMUM BUILDING SETBACKS SHALL BE AS PER THE CITY OF WESLACO ZONING RULES AND REGULATIONS; AND ARE AS FOLLOWS:
- FRONT: 25 FEET
- REAR: 25 FEET OR EASEMENT, WHICHEVER IS GREATER
- SIDE: 5 FEET OR EASEMENT, WHICHEVER IS GREATER
7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
8. EASEMENTS AND RESTRICTION OF RECORD, PER SCHEDULE B OF THE REPORT OF TITLE, ISSUED BY SIERRA TITLE INSURANCE GUARANTY COMPANY, INC. (FILE NO: TE0003195434)

- LEGEND:
- BLK - BLOCK
CL - CENTERLINE
FND - FOUND
IR - 1/2" IRON ROD
M.R.C.C.TX - MAP RECORDS OF CAMERON COUNTY TEXAS
O.R.C.C.TX - OFFICIAL RECORDS OF CAMERON COUNTY TEXAS
R.O.W. - RIGHT-OF-WAY
TYP. - TYPICAL CONSTRUCTION
X.XX' - EXISTING ELEVATION
--- - EXISTING GUY WIRE
--- - EXISTING POWER POLE
--- - EXISTING FLOW DIRECTION
--- - PROPOSED FLOW DIRECTION
- - OVER HEAD ELECTRIC
--- - POWER LINE
--- - TELEPHONE LINE
--- - PROPERTY LINE
--- - EXISTING CHAIN LINK FENCE
--- X --- - EXISTING COUNTRY LINE
--- X-X' --- - W/ELEVATIONS
--- - TOP OF DITCH
--- - MESQUITE TREE
--- - PROPERTY LINE
--- (NON-SURVEYED)
--- - PROPERTY LINE
--- (SURVEYED)



DETAIL B-B
SCALE: N.T.S.



SECTION A-A
EX. DRAINAGE-DITCH
SCALE: N.T.S.

EXISTING TOPOGRAPHY & DRAINAGE CONDITIONS OF THE PROPOSED J&P ESTATES SUBDIVISION

BEING THE SOUTH 4.00 ACRES OUT OF THE SOUTH 20.00 ACRES OF OF FARM TRACT 130, BLOCK 162, WEST TRACT SUBDIVISION, HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

CASA
ENGINEERING
CIVIL AND SURVEYING
ASSOCIATES, INC.

P.O. BOX 532954, HARLINGEN, TX 78553
(956) 553-4431, CASACIVILINFO@GMAIL.COM
TEBPLE FIRM NO. F-23215
TEBPLE FIRM NO. 10194723

SHEET 1 OF 3
DRAWN BY: MARCOS ARMENTA

Southpoint
Texas Surveying, LLC

1409 N. Stuart Place Rd., Ste. A (956) 245-1937
Harlingen, TX 78552 TBPels Firm No. 10194358

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNER: JOEL PENNA	1901 N. BORDER AVE., WESLACO, TX. 78599	956-500-6735
SURVEYOR: ROY MICHAEL WOOD	1409 STUART PLACE RD., HARLINGEN, TX. 78550	956-368-5074
ENGINEER: JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX. 78553	956-553-4431

BLK	-BLOCK
CTR	-CENTERLINE
FND	-FOUND
IR	-1/2" IRON ROD
M.R.C.I.T.X	-MAP RECORDS OF CAMERON COUNTY TEXAS
O.R.C.I.T.X	-OFFICIAL RECORDS OF CAMERON COUNTY TEXAS
R.O.W.	-RIGHT-OF-WAY
TYP.	-TYPICAL CONSTRUCTION
---	-PROPERTY LINE
---	(NON-SAVED)
---	-PROPERTY LINE
---	(SAVED)

1. RECORDS SUBDIVISION
2. ESTATE SUBDIVISION
3. LEASE DESCRIPTION
4. EASEMENT
5. EASEMENT
6. EASEMENT
7. EASEMENT
8. EASEMENT
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COMMENCING AT A MAGNAL SET ON THE SOUTHEAST CORNER OF TRACT 150, BLOCK 162, WEST AND ADVANS TRACTS SUBDIVISION, VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND THE CENTER LINE OF BORDER AVENUE 580 FEET RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING**, OF THIS 1.000 ACER TRACT:

[illegible]

THENE. WITH AND ALONG THE WEST LINE OF TRACT 130, BLOCK 162, WEST AND ADAMS SUBDIVISION AND ALONG THE CENTRILINE OF A 66.50 FOOT DRAINAGE DITCH, NORTH, A DISTANCE OF 132.00 FEET TO A POINT WITHIN A 66.50 FOOT WIDE DRAINAGE DITCH AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENE. WITH AND ALONG THE SOUTH LINE OF A 4.00 ACRE TRACT OUT OF THE SOUTH 20.00 ACRES OF FARM TRACT 130, BLOCK 162, WEST AND ADAMS TRACTS SUBDIVISION AND LEAVING THE CENTERLINE OF A 66.50 FOOT WIDE DRAINAGE DITCH, EAST, A DISTANCE OF 128.00 FEET TO A TIE-UPCHAIN ROD WITH A PLASTIC CAP, AND ALONG THE CENTERLINE OF A 66.50 FOOT WIDE DRAINAGE DITCH, SOUTH, A DISTANCE OF 132.00 FEET TO A POINT WITHIN A 66.50 FOOT WIDE DRAINAGE DITCH AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENE. WITH AND ALONG THE CENTER LINE OF BORBER AVENUE (60 FOOT RIGHT-OF-WAY), SOUTH, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING; CONTAINING 4.00 ACRES OF LAND, MORE OR LESS.



NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNER: JOEL PENA	1901 N. BORDER AVE., WESLACO, TX. 78659	956-200-6735
SURETOR: ROY MICHAEL WOOD	1409 STUART PLACE RD., HARLINGEN, TX. 78580	956-368-5074
ENGINEER: JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX. 78553	956-553-4331

BEING THE SOUTH 4.00 ACRES, OU OF THE SOUTH 20.00 ACRES OF OF FARM TRACT 130, BLOCK 162, WEST TRACT SUBDIVISION, HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

CASA
ENGINEERING
CIVIL AND SURVEYING
ASSOCIATES, INC.
P.O. BOX 532954 • HALLINGER, TX 78653
(956)555-4431 CASACIVILINFO@CMAIL.COM
TEL/FAX: FNO. NO. 10344723
SHEET 2 OF 3

LEGEND:

- BLK

—BLOCK

€

—CENTURINE

IR

—FOUND

1/2"

—1/2" IRON ROD

M.R.C.C.TX

—MAP RECORDS OF CAMERON COUNTY TEXAS

OR.C.C.TX

—OFFICIAL RECORDS OF CAMERON COUNTY TEXAS

R.O.W.

—RIGHT-OF-WAY

TYP.

—TYPICAL CONSTRUCTION

X.XX'

—EXISTING ELEVATION

—

—EXISTING GUY WIRE

—

—EXISTING POWER POLE

—

—EXISTING FLOW DIRECTION
- —OVER HEAD ELECTRIC
- —POWER LINE
- TEL

—TELEPHONE LINE
- —PROPERTY LINE
- —EXISTING CHAIN LINK FENCE
- X-X'

—EXISTING CONTOUR LINE
- W/ELEVATIONS

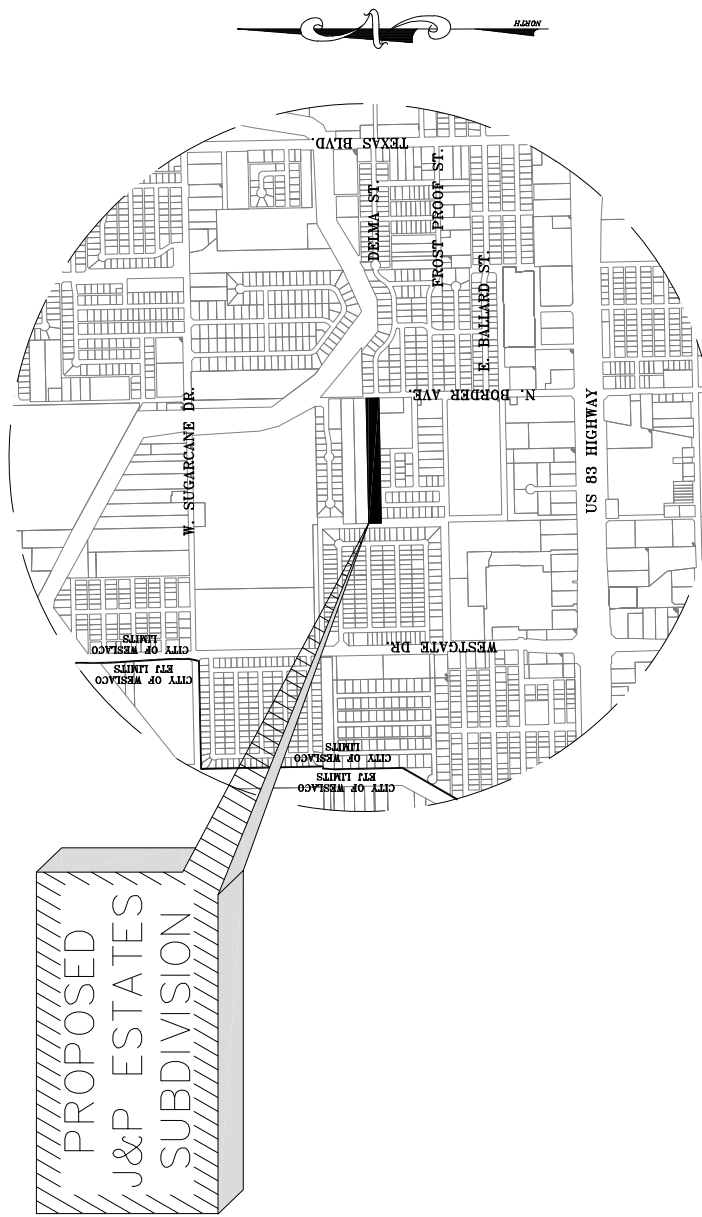
—W/ELEVATIONS
- —MESQUITE TREE
- —(NON-SURVEYED)
- —PROPERTY LINE
- —(SURVEYED)

GENERAL NOTES:

1. PROPOSED SUBDIVISION:
J&P ESTATES SUBDIVISION
LEGAL DESCRIPTION:
BEING THE SOUTH 4 ACRES OUT OF THE SOUTH 20 ACRES OF FARM TRACT 130, BLOCK 162, OF WEST TRACT SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT OF HIDALGO COUNTY, TEXAS
ACREAGE:
4.00 ACRES
2. FLOOD ZONE:
THIS TRACT LIES IN ZONE "X", PER N.F.I.P. FLOOD INSURANCE RATE MAP NO. 4803340450C OF COMMUNITY NO. 480334; EFFECTIVE JANUARY 2, 1981; REVISED JUNE 6, 2000.
3. BASIS OF BEARING SHOWN HEREON ARE BASED OFF OF THE "WEST TRACT SUBDIVISION" SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
4. DISTANCES SHOWN HEREON IS BASED OFF THE NORTH AMERICAN DATUM 83 (NAD83).
5. MINIMUM BUILDING SETBACK SHALL BE AS PER THE CITY OF WESLACO ZONING RULES AND REGULATIONS; AND ARE AS FOLLOWS:
FRONT: 25 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 5 FEET
SIDE: 5 FEET
6. EASEMENTS AND RESTRICTION OF RECORD PER SCHEDULE B OF THE REPORT OF TITLE ISSUED BY SIERRA TITLE INSURANCE GUARANTY COMPANY, INC. (FILE NO. TE0003195434)
7. ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE
8. THIS SUBDIVISION LIES WITHIN THE LIMITS OF THE CITY OF WESLACO.

9. FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 75.5' OR 18" ABOVE THE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
10. THIS SUBDIVISION WILL BE OF THE USE FOR "R-1, SINGLE-FAMILY DWELLING DISTRICT" PER THE CITY OF WESLACO EXISTING ZONING MAP
11. NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL STRUCTURE SHALL BE PERMITTED ON EACH LOT.
12. ELEVATION SHOWN HEREIN ARE BASED ON NGS BENCHMARK: AE1219; A FLANGE-ENCASED ROD IN USSS QUADRANT – DONNA (2019). DESCRIBED 1.7 KM (1.05 MI) WEST ALONG, U.S. HIGHWAY 83 FROM THE JUNCTION OF FARM ROAD 88 AT WESLACO, THENCE, 0.1 KM (0.05 MI) SOUTH TO 114 S WESTGATE DRIVE AT A POWERLINE POLE. AE1219 WITH TWO TRANSFORMERS, 8.3 METERS (27.2 FT) WEST OF THE CENTERLINE OF WESTGATE DRIVE, 2.0, METERS (6.5 FT) WEST OF THE WEST CURB OF WEST GATE DRIVE, 7.3 METERS, (24.0 FT) NORTH OF THE NORTH DRIVEWAY TO 114 S WESTGATE DRIVE, 1.7, METERS (5.5 FT) NORTH OF THE POWERLINE POLE, AND 7.0 METERS (23.0 FT), SOUTH OF A POWERLINE POLE WITH GUY WIRES.. ELEV=83.94 FEET (NAVD 88)
13. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL COVENANTS AND RESTRICTIONS OF RECORD PER SCHEDULE A OF THE REPORT OF TITLE THAT WILL MEET ALL MINIMUM STATE STANDARDS:
ELECTRICAL WILL BE PROVIDED BY: CITY OF WESLACO
ELECTRICAL WILL BE PROVIDED BY: AMERICAN ELECTRIC POWER (AEP)
WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF WESLACO
GARBAGE WASTE WILL BE DISPOSED OF BY: CITY OF WESLACO
14. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DISTRICT NO. 1 AND THE CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5,009.39 CUBIC FEET (0.15 ACRE-FEET) OF RAINFALL. THE DEVELOPMENT SHALL BE CONSTRUCTED WITHIN THE LOCAL REQUIREMENTS WILL 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 THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR THEIR CALCULATION OF THIS SUBDIVISION.

15. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS.
16. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. THE OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.
17. WATER & SEWER STATEMENT:
ALL WATER AND SEWER IMPROVEMENTS SHALL COMPLY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND CITY OF WESLACO STANDARDS, REGULATIONS AND SPECIFICATIONS.
18. STREET LIGHTS MUST BE LOCATED AT EVERY 300 FEET.
19. PERMANENT STRUCTURES ARE NOT PERMITTED OVER ANY EASEMENTS. EASEMENT PLANTS BE KEPT CLEAR OF BUILDINGS, 8" DUBS, TREES, AND OTHER PLANTINGS (EXCEPT FOR 8" DUBS, TREES, AND OTHER PLANTINGS (EXCEPT FOR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
20. A 5 FT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF BUILDING PERMIT ON CORNER LOTS; THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREET ADJOINING THE LOT.
21. A 4 FT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF BUILDING PERMIT. CORNERS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.



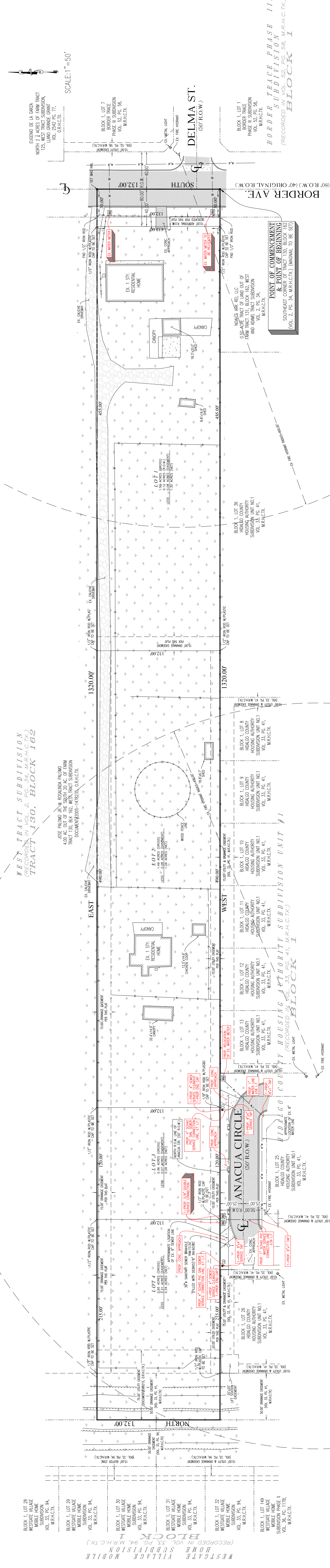
VICINITY MAP
SCALE: 1"=2000'

SCHEMATIC WATER/WASTEWATER LAYOUT OF THE PROPOSED J&P ESTATES SUBDIVISION

BEING THE SOUTH 4 ACRES OUT OF THE SOUTH 20 ACRES OF FARM TRACT 130, BLOCK 162, OF WEST TRACT SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

NOT FOR CONSTRUCTION
NOTE: THIS SHEET WAS PRODUCED FOR THE INTENT OF CITY OF WESLACO PUBLIC WORKS DEPARTMENT REVIEW AND APPROVAL OF THE SAID PROPOSED SUBDIVISION.

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNER: JOEL PENNA	1901 N. BORDER AVE., WESLACO, TX. 78599	956-500-6735
SURVEYOR: ROY MICHAEL WOOD	1409 STUART PLACE RD., HARLINGEN, TX. 78550	956-368-5074
ENGINEER: JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX. 78553	956-553-4431

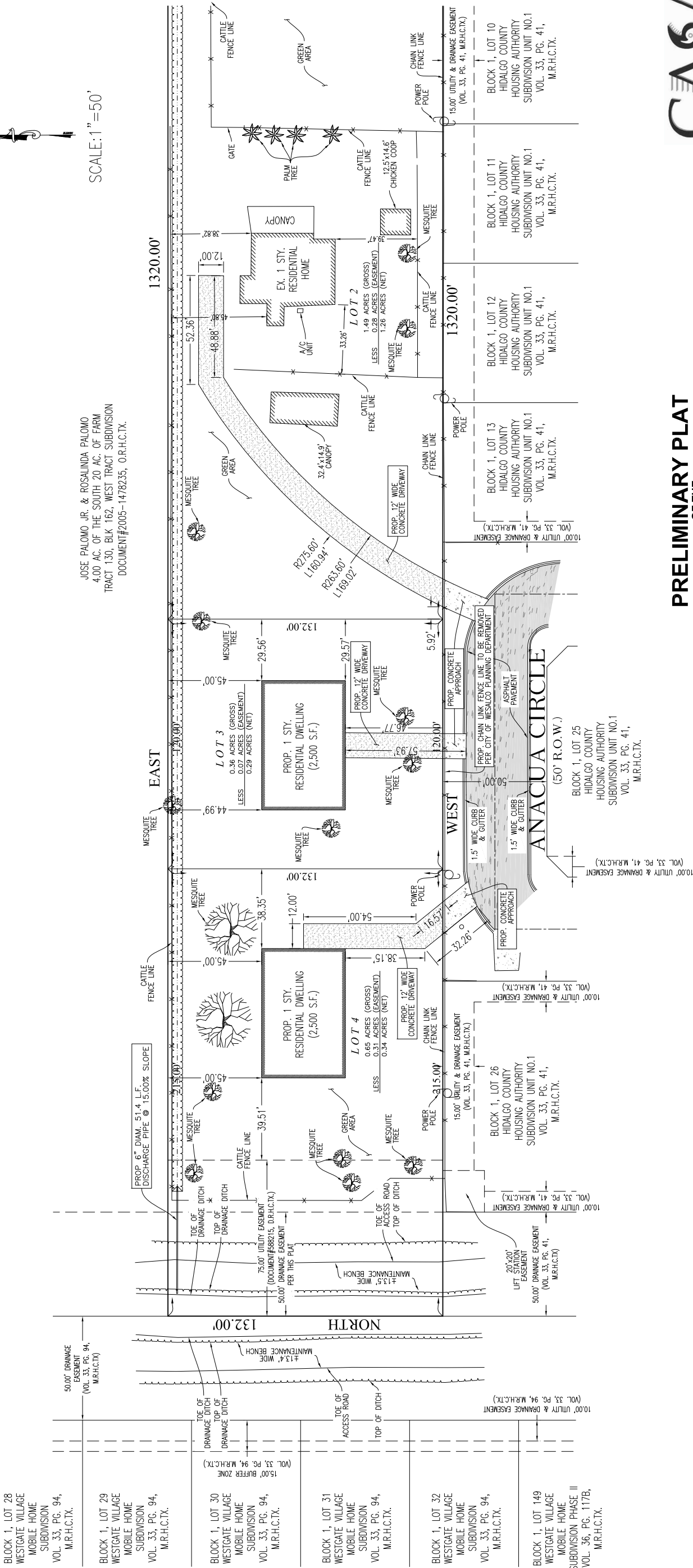




PRELIMINARY PLAT
OF THE
PROPOSED J & P
SUBDIVISION
SHOWING
PROPOSED SITE LAYOUT

NOT FOR CONSTRUCTION
NOTE: THIS SHEET WAS PRODUCED FOR THE INTENT OF CITY OF WESLACO FIRE DEPARTMENT REVIEW AND APPROVAL OF THE SAID PROPOSED SUBDIVISION.

- LEGEND:**
- BLK - BLOCK
 - CL - CENTERLINE
 - FND - FOUND
 - IR - 1/2" IRON ROD
 - M.R.C.C.TX - MAP RECORDS OF CAMERON COUNTY TEXAS
 - O.R.C.C.TX - OFFICIAL RECORDS OF CAMERON COUNTY TEXAS
 - R.O.W. - RIGHT-OF-WAY
 - TYP. - TYPICAL CONSTRUCTION
 - X.XX' - EXISTING ELEVATION
 - - EXISTING GUY WIRE
 - - EXISTING POWER POLE
 - - OVER HEAD ELECTRIC
 - - POWER LINE
 - - TELEPHONE LINE
 - - EXISTING CHAIN LINK FENCE
 - - EXISTING COUNTRY LINE
 - - W/ELEVATIONS
 - - TOP OF DITCH
 - - MESQUITE TREE
 - - PROPERTY LINE
 - - (NON-SURVEYED)
 - - PROPERTY LINE (SURVEYED)



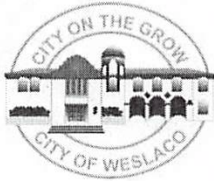
SCALE: 1"=50'

JOSE PALOMO JR. & ROSALINDA PALOMO
4.00 AC. OF THE SOUTH 20 AC. OF FARM
TRACT 130, BLK 162, WEST TRACT SUBDIVISION
DOCUMENT#2005-1478235, O.R.H.C.TX.



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

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Ivan Garcia, Rio Delta Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Highland Manor Phase 3 Subdivision being 12.90 acres out of Farm Tract 238, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 900 ft. North of the intersection of W Mile 11 N Road & North Mile 5 ½ W Road. Possible Action.	
Discussion/Overview: The proposed nineteen (19) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 6" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF, setbacks, and off-site drainage. Applicant has provided letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the Preliminary and Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION



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

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

FILE NO. _____

Plat-000491-2023

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: HIGHLAND MANOR PHASE 3

Location: APPROX. 900 FEET NORTH OF THE INTERSECTION OF W MILE N ROAD & N MILE 5-1/2 W ROAD
ON THE WEST RIGHT-OF-WAY OF N MILE 5-1/2 W ROAD.

Legal Description: 12.90 ACRES OUT OF FARM TRACT 238 AND 239, THE WEST & ADAMS TRACTS, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: VACANT Proposed Land Use: SINGLE FAMILY RESIDENTIAL

Number of Lots Proposed: 19 Gross Acreage: 12.90 ACRES

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: DAVID GARCIA - DASC INVESTMENTS, LLC Telephone: (956) 351-7291

Address: 4104 COCONUT PALM DRIVE

Fax: _____

City: PALMHURST State: TX Zip: 78573 E-mail: dgarcia72@gmail.com

ENGINEER INFORMATION

Name: IVAN GARCIA, P.E., R.P.L.S. - RIO DELTA ENGINEERING Telephone: (956) 380-5152

Address: 921 S. 10TH AVENUE

Fax: _____

City: EDINBURG State: TX Zip: 78539 E-mail: riodelta2004@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NORTH ALAMO W.S.C.

☐ YES ☒ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: MAGIC VALLEY ELECTRIC COOP.

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No.1</u>	☐ YES ☐ NO Irrigation District <u>H.C.C.I.D. 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**

_____ **\$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: David Garcia

Owner Signature: [Signature] Date: 9/12/22

IVAN GARCIA, P.E., R.P.L.S. - RIO DELTA ENGINEERING is the authorized agent

Authorized Agent Signature: [Signature] Date: 7/19/23

Authorized Agent Printed Name: IVAN GARCIA, P.E., R.P.L.S.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

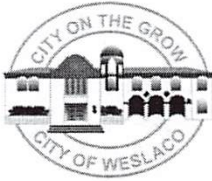
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



VAR-000492-2023

APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

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Location: APPROX. 900 FEET NORTH OF THE INTERSECTION OF W MILE 11 N ROAD & N MILE 5-1/2 W ROAD ALONG THE WEST R.O.W. OF N MILE 5-1/2 W ROAD.

Legal Description: 12.90 ACRES, OUT OF FARM TRACT 238 & 239, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

THERE IS NOT AN EXISTING SANITARY SEWER COLLECTION SYSTEM IN THE IMMEDIATE AREA THAT WOULD BE ABLE TO SERVE THIS SUBDIVISION.

☐ 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:

WE ARE REQUESTING A REAR SETBACK OF 15 FEET TO ACCOMMODATE FOR BETTER SITE PLANNING ON THE LOTS.
ALSO, TO REMAIN CONSISTENT WITH PHASE 1 AND PHASE 2 OF WHICH BOTH HAD A REAR SETBACK OF 15 FEET.

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

THERE IS NOT AN EXISTING DRAINAGE SYSTEM IN THE IMMEDIATE AREA THAT WOULD BE ABLE TO SERVE THIS SUBDIVISION.

☐ 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: DAVID GARCIA - DASC INVESTMENTS, LLC Telephone: (956) 351-7291

Address: 4104 COCONUT PALM DRIVE Fax: _____

City: PALMHURST State: TX Zip: 78573 E-mail: dgarcia72@gmail.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: David Garcia

Owner Signature:  Date: 9/12/22

IVAN GARCIA, P.E., R.P.L.S. - RIO DELTA ENGINEERING is the authorized agent

Authorized Agent Signature:  Date: 7/19/23

Authorized Agent Printed Name: IVAN GARCIA, P.E., R.P.L.S.

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

Date: 12/21/22

Daniel Rodriguez, EIT
Rio Delta Engineering
921 S. 10th Avenue
Edinburg, Texas 78539

RE: **Highland Manor PH 3** Subd. Drainage and Detention

Good Morning Mr. Rodriguez:

I have received your revised cross section and calculations dated 12/08/2022 for the **Highland Manor Ph 3** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.

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



Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sesin, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

December 14, 2022

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

RE: Rio Delta Engineering – Highland Manor Ph 3

This letter is in response to a request from the Engineer of record for Highland Manor Ph 3, Ivan Garcia, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ that proposes to discharge into and widen the HCCID9 ditch, to be dedicated to HCDD1.

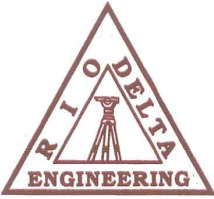
If you should have any questions or require additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in black ink, appearing to read "Yvette Barrera, PE, CFM".

Yvette Barrera, PE, CFM
Assistant General Manager

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



RIO DELTA ENGINEERING

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

HIGHLAND MANOR PHASE 3 SUBDIVISION DRAINAGE REPORT

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

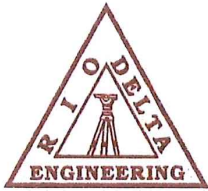
Date:
November 18, 2022



[Handwritten signature] 11/18/22

INDEX SHEET

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



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

DRAINAGE REPORT
Highland Manor Phase 3 Subdivision,
City of Weslaco ETJ, Hidalgo County, Texas

Highland Manor Phase 3 Subdivision is a proposed 19 lot residential subdivision located in the City of Weslaco's Extra-Territorial Jurisdiction, same being a 12.90 acres tract of land out of Farm Tract 238, the West and Adams Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

The subdivision is in zone "X" of the flood insurance rate, areas determined to be outside 500-year floodplain according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0450 C dated: June 6, 2000.

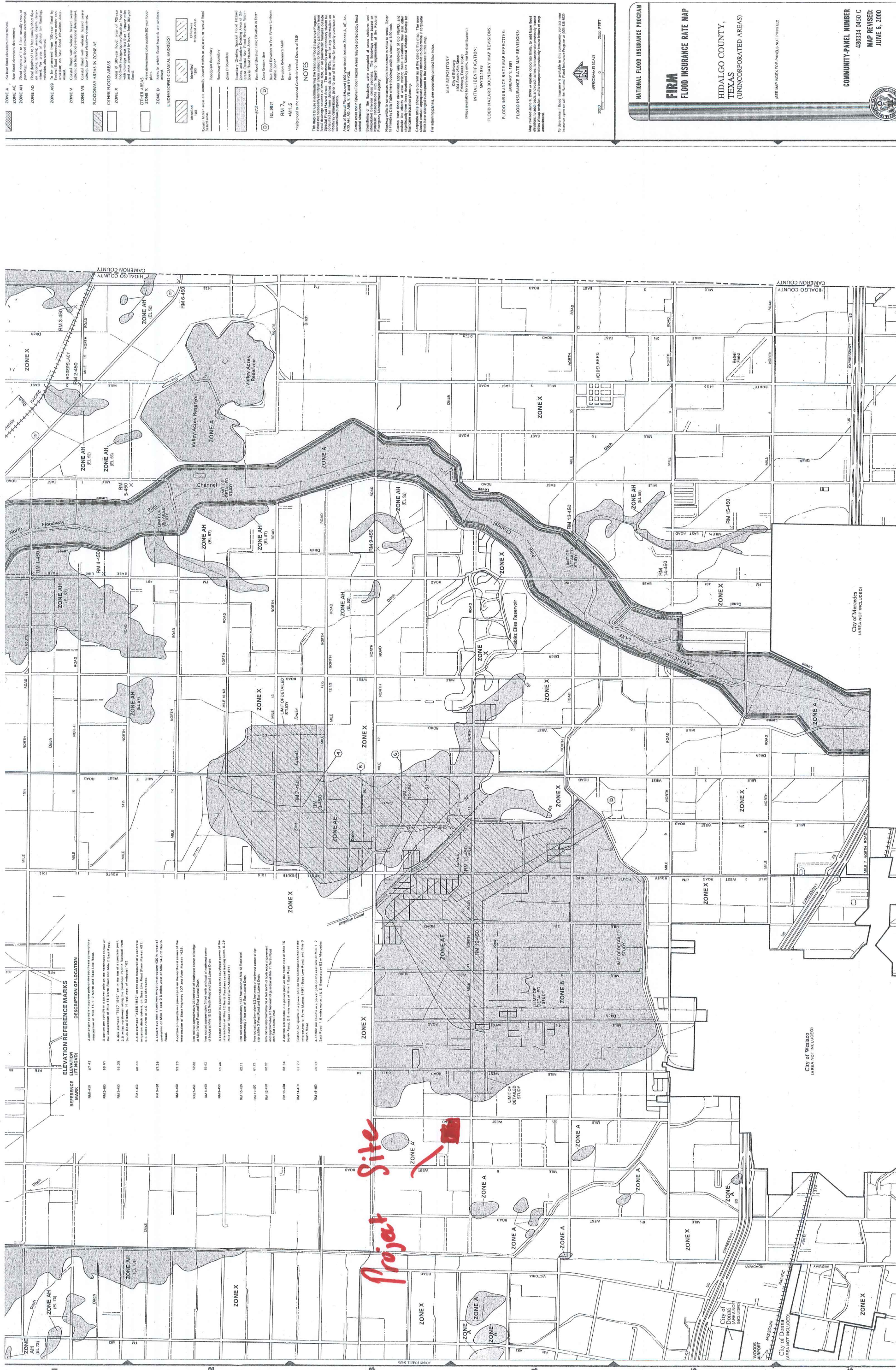
According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 62.7% of Hidalgo fine sandy loam (25), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. Additionally, it consists of 27.5% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. Additionally, the site consists of 9.8% of Racombes sandy clay loam (48), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and water capacity is moderate. These soils are classified as Group (B). Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in an easterly direction and overflows to the existing road side ditch on the west right of way of Mile 5 1/2 West in front of this subdivision, to follow the drainage patterns of the area in an easterly direction with outfall to the 701 drain ditch, then conveyed to the East Lateral drain, then conveyed to the Main Flood Water Channel, and final outfall to the Laguna Madre.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 7.67 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 32.26 CFS of runoff 50-yr rainfall events respectively. The improved site will have an approximate increase of 24.59 CFS of storm runoff.

In accordance with the County's drainage requirements, we have calculated that approximately a total of 49,636 CF or 1.139 AC-FT, will need to be detained for the complete development of the subdivision for a 50-yr rainfall event. Linear detention will be provided by improving the existing 17B2A1A drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9 and maintained by Hidalgo County Drainage District 1). Storm waters will be collected by an on-site collection system and routed to the existing 17B2A1A drain ditch, then conveyed to the East Lateral drain, then conveyed to the Main Flood Water Channel, and final outfall to the Laguna Madre. Tables and calculations, are attached.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>12-8-22</u>	
H.C.D.D. NO. 1	DATE

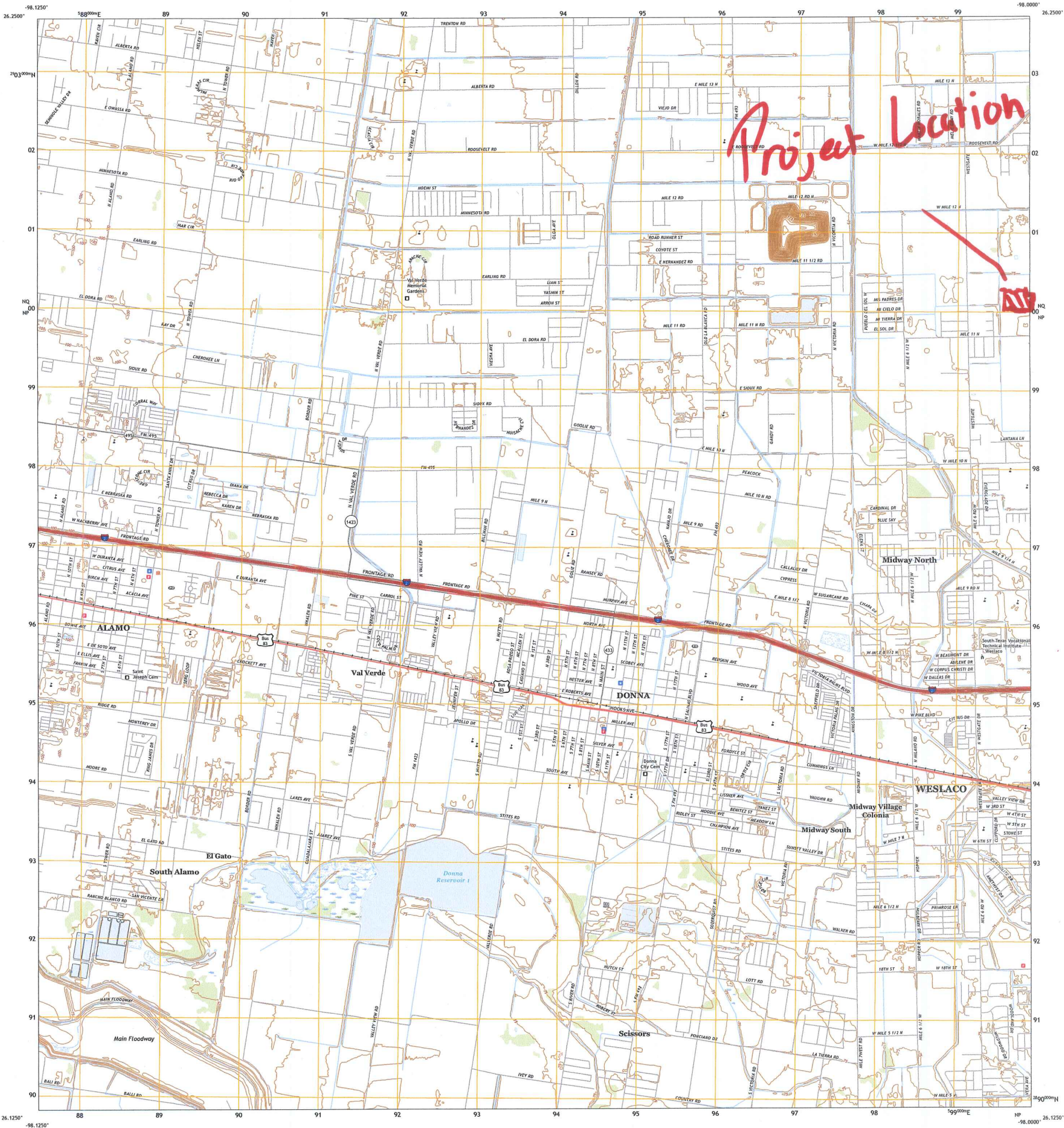




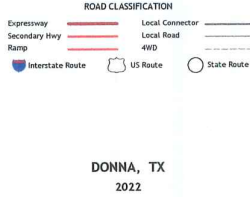
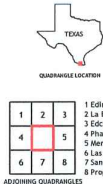
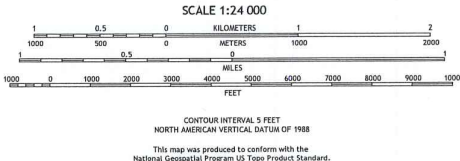
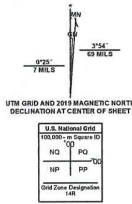
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter gridlines. Transverse Mercator, Zone 14R.
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAIP, October 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2002
Hydrography.....National Hydrography Dataset, 2002 - 2016
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Wetlands.....FWS National Wetlands Inventory Not Available

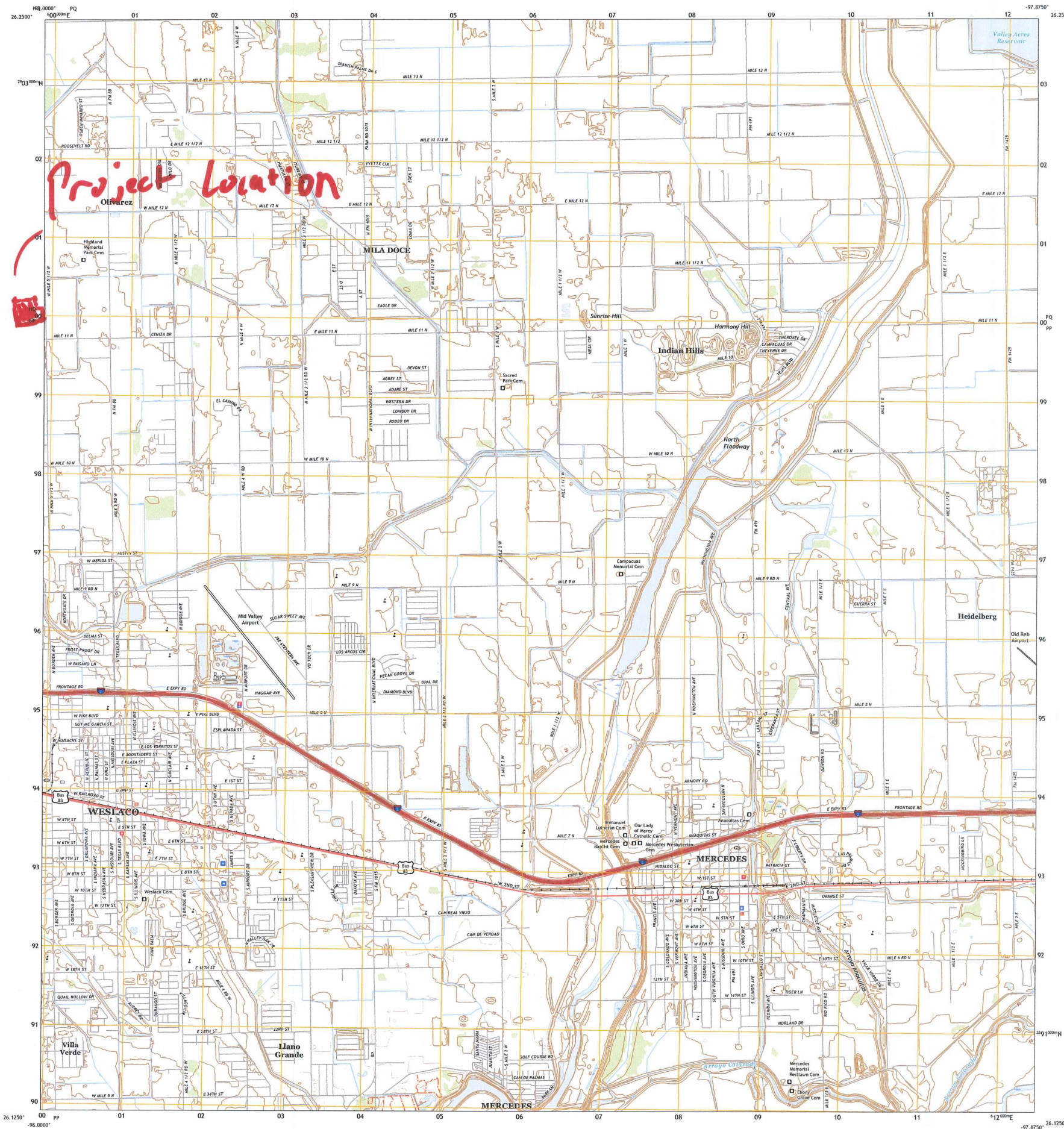




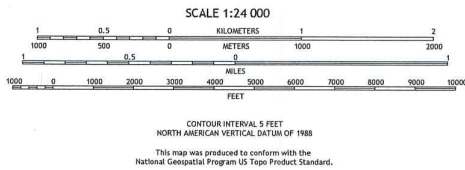
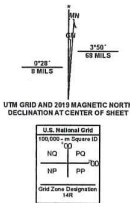
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
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Boundaries.....Multiple sources; see metadata file 2019 - 2021
Wetlands.....FWS National Wetlands Inventory Not Available



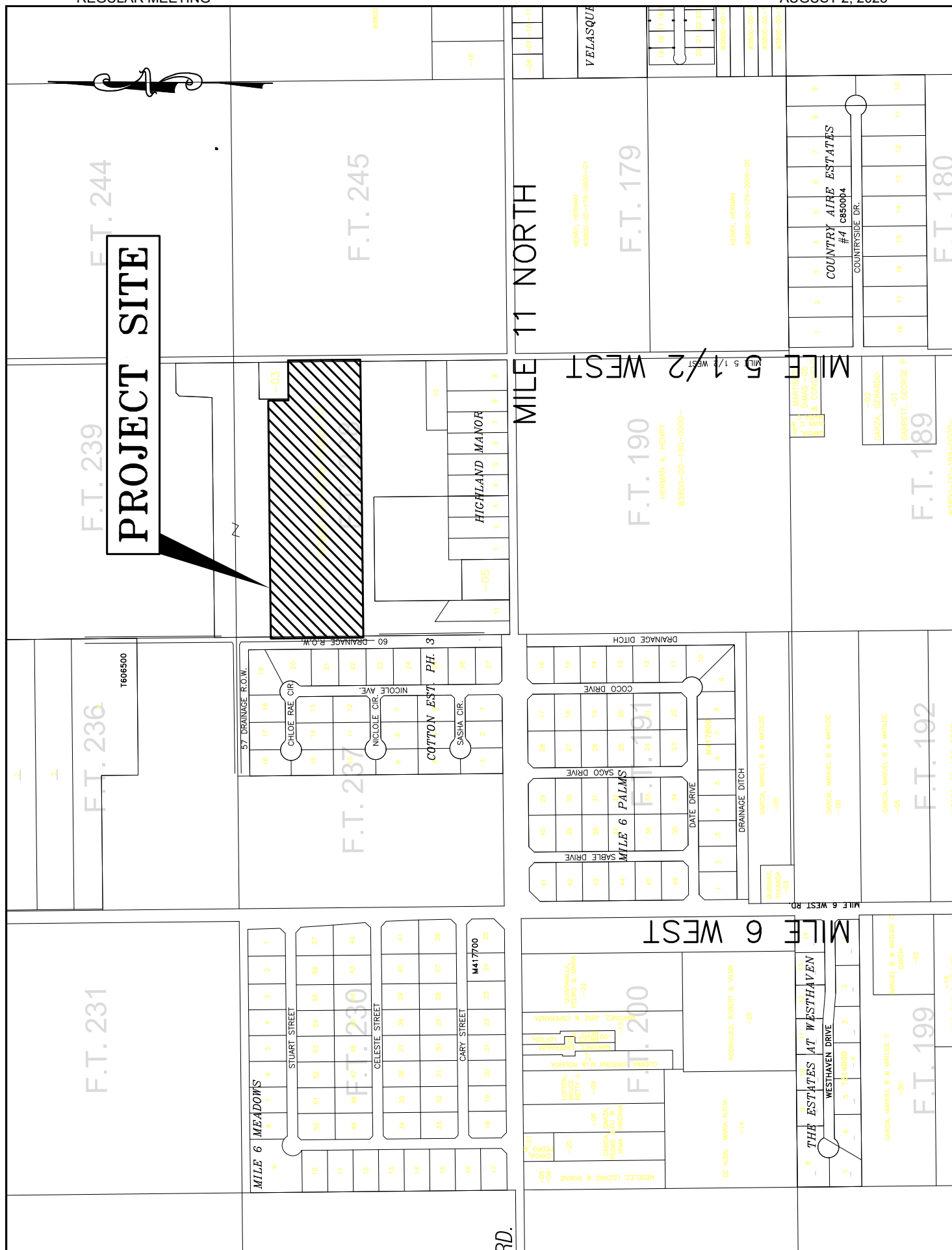
1	2	3
4		5
6	7	8

1 La Blanca
2 Edcouch
3 Santa Rosa
4 Donna
5 La Feria
6 San Juan SI
7 Progreso
8 Santa Maria

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

MERCEDES, TX
2022





STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name: **HIGHLAND MANOR PHASE 3 SUBDIVISION**

City: **WESLACO ETJ**

State: **Texas**

County: **HIDALGO COUNTY**

Total Area: **12.90** Acres Gross

Total lots: **19**

Area already developed:	0.00	Acres	*Pre-existing condition
Area unimproved:	12.90	Acres	
Existing Run off:	7.67	cfs	*10 year storm
Future Run off:	29.58	cfs	*50 year storm
Total on site detention required:	49,636	cft	*50 year storm
	1.139	Ac-ft	

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

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



[Handwritten signature] 11/18/22

*Pre-existing condition

I. EXISTING RUN OFF (10 YEAR STORM)

*Rational Method

Project Name: **HIGHLAND MANOR PHASE 3 SUBDIVISION**

City: **WESLACO ETJ**

State: **Texas**

Highest elevation= **72.00** ft

Lowest elevation= **69.50** ft

Watercourse length, L= **1260.00** ft

Slope, S_p = **0.20** %

Average flow velocity, V= **0.31** ft/sec

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

$K_u = 3.28$

$k = 0.213$

*From Table 3-2 - Intercept Coefficients

*For short grass pasture

Time of concentration, t_c = **67.48** min

(calculated)

$$t_c = L/60V$$

67.48 min

(used)

Intensity, i = **2.97** in/hr

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

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients

*For a recurrence interval of 10 years

$e = 0.778$
 $b = 87$
 $d = 9.2$

Area already developed= **0.00** SQFT
0.00 ACRES

*Pre-existing condition

Area unimproved= **561,924** SQFT
12.90 ACRES

*Pre-existing condition

Existing Run off Coefficient: **0.2**

*For Unimproved areas

*From Table 3-3 - Run off Coefficients

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

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

Peak flow, Q = **7.67** CFS

$$Q = C i A$$

II. FUTURE RUN OFF (50 YEAR STORM)

*Rational Method

Project Name: **HIGHLAND MANOR PHASE 3 SUBDIVISION**

City: **WESLACO ETJ**
State: **Texas**

Highest elevation= **72.00** ft
Lowest elevation= **69.50** ft
Watercourse length, L= **1260.00** ft
Slope, S_p = **0.20** %

Average flow velocity, V= **0.90** ft/sec

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

K_u =3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*For Paved Areas

Time of concentration, t_c = **23.22** min (calculated)
23.22 min (used)

$$t_c = L/60V$$

Intensity, i= **6.70** min

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

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

e= **0.771**
b= **98.0**
d= **9.2**

Area to be developed **114,000** SQFT *Avg 6000 SF home, driveways and walks
2.62 ACRES per lot

Existing Run off Coefficient: **0.9** *Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area left unimproved= **447,924** SQFT *Remaining area
Total area left unimproved= **10.28** ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.34**

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

Peak flow, Q= **29.58** CFS

$$Q = C i A$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **HIGHLAND MANOR PHASE 3 SUBDIVISION**

City: **WESLACO ETJ**
State: **Texas**

Highest elevation= **72.00** ft
Lowest elevation= **69.50** ft
Watercourse length, L= **1260.00** ft
Slope, S_p = **0.20** %

Average flow velocity, V= **0.90** ft/sec

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

$K_u = 3.28$
 $k = 0.619$ *From Table 3-2 - Intercept Coefficients
*For Paved Areas

Time of concentration, t_c = **23.22** min (calculated)
23.22 min (used)

$$t_c = L / 60V$$

Intensity, i = **7.31** min

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

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

$e = 0.749$
 $b = 99.0$
 $d = 9.2$

Area already developed= **114,000** SQFT *Avg 6000 SF home, driveways and walks
2.62 ACRES per lot

Existing runoff coefficient: **0.9** *Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area left unimproved= **447,924** SQFT *Remaining area
Total area left unimproved= **10.28** ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.34**

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

Peak flow, Q = **32.26** CFS

$$Q = C i A$$

IV. STORM WATER DETENTION CALCULATIONS

*Modified Rational Method

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
0	18.78	82.87	0	7.67	5,344	-5,344
5	13.57	59.87	17,961	7.67	6,494	11,466
10	10.83	47.76	28,657	7.67	7,645	21,012
15	9.10	40.16	36,144	7.67	8,796	27,348
20	7.91	34.89	41,867	7.67	9,946	31,921
25	7.03	30.99	46,491	7.67	11,097	35,394
30	6.34	27.98	50,369	7.67	12,248	38,122
35	5.80	25.58	53,711	7.67	13,398	40,313
40	5.35	23.60	56,649	7.67	14,549	42,101
45	4.98	21.95	59,274	7.67	15,700	43,574
50	4.66	20.55	61,648	7.67	16,850	44,798
55	4.38	19.34	63,817	7.67	18,001	45,816
60	4.14	18.28	65,816	7.67	19,152	46,664
65	3.93	17.35	67,670	7.67	20,302	47,368
70	3.75	16.52	69,402	7.67	21,453	47,949
75	3.58	15.78	71,026	7.67	22,603	48,423
80	3.43	15.12	72,558	7.67	23,754	48,804
85	3.29	14.51	74,007	7.67	24,905	49,102
90	3.16	13.96	75,383	7.67	26,055	49,327
95	3.05	13.45	76,693	7.67	27,206	49,487
100	2.94	12.99	77,945	7.67	28,357	49,588
105	2.85	12.56	79,143	7.67	29,507	49,636
110	2.76	12.17	80,293	7.67	30,658	49,635
115	2.67	11.80	81,399	7.67	31,809	49,590
120	2.60	11.45	82,464	7.67	32,959	49,504

Total on site detention required=

49,636
1.139

 cft
acres-ft

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

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

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

Reference: TxDOT Hydraulic Design Manual, (2009)

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

Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
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

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

Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 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.	

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

I. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A1

***Rational Method**

Project Name: **HIGHLAND MANOR PHASE 3**

City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **5.94** ACRES
NUMBER OF LOTS: **9** LOTS

Highest elevation= **70.50** ft
Lowest elevation= **70.00** ft
Watercourse length, L= **420.00** ft
Slope, S_p = **0.12** %

Average flow velocity, V= **0.70** ft/sec

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

$K_u = 3.28$
k= 0.619

*From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c = **9.99** min

$$t_c = L / 60V$$

10.00 min

(calculated)
(used)

Intensity, i = **8.73** in/hr

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

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

e= **0.778**
b= **87.0**
d= **9.20**

Area to be developed= **45,000** SQFT
1.03 ACRES

*Avg 5000 SF homes, driveways & walks
9 lots

Future Run off Coefficient: **0.90**
*Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area to be developed= **189,386** SQFT
4.35 ACRES

*Remaining green areas

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

32' B-B STREET SECTION PLUS SIDEWALKS

Area to be developed= **24,360** SQFT
0.56 ACRES

width	32	FT back-to-back
length	580	FT

Future Run off Coefficient: **0.90**
*MIN ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.39**

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

Peak flow, Q = **20.11** CFS

$$Q = C_i A$$

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

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

Reference: TxDOT Hydraulic Design Manual, (2009)

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

Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
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

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

Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 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.	

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

I. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A2

***Rational Method**

Project Name: **HIGHLAND MANOR PHASE 3**

City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **6.2** ACRES
NUMBER OF LOTS: **10** LOTS

Highest elevation= **70.50** ft
Lowest elevation= **70.00** ft
Watercourse length, L= **430.00** ft
Slope, S_p = **0.12** %

Average flow velocity, V= **0.69** ft/sec

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

$K_u = 3.28$

k= 0.619

*From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c = **10.35** min

(calculated)

$$t_c = L / 60V$$

10.00 min

(used)

Intensity, i= **8.73** in/hr

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

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients

*For a recurrence interval of 10 years

e= 0.778

b= 87.0

d= 9.20

Area to be developed= **50,000** SQFT
1.15 ACRES

*Avg 5000 SF homes, driveways & walks
10 lots

Future Run off Coefficient: **0.90**
*Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area to be developed= **192,772** SQFT
4.43 ACRES

*Remaining green areas

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

32' B-B STREET SECTION

Area to be developed= **27,300** SQFT
0.63 ACRES

width	32	FT back-to-back
length	650	FT

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

Weighted Run off Coefficient, C_w = **0.38**

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

Peak flow, Q= **20.58** CFS

$$Q = C_i A$$

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

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

Reference: TxDOT Hydraulic Design Manual, (2009)

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

Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
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

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

Table 3-3. Runoff Coefficients for Rational Formula

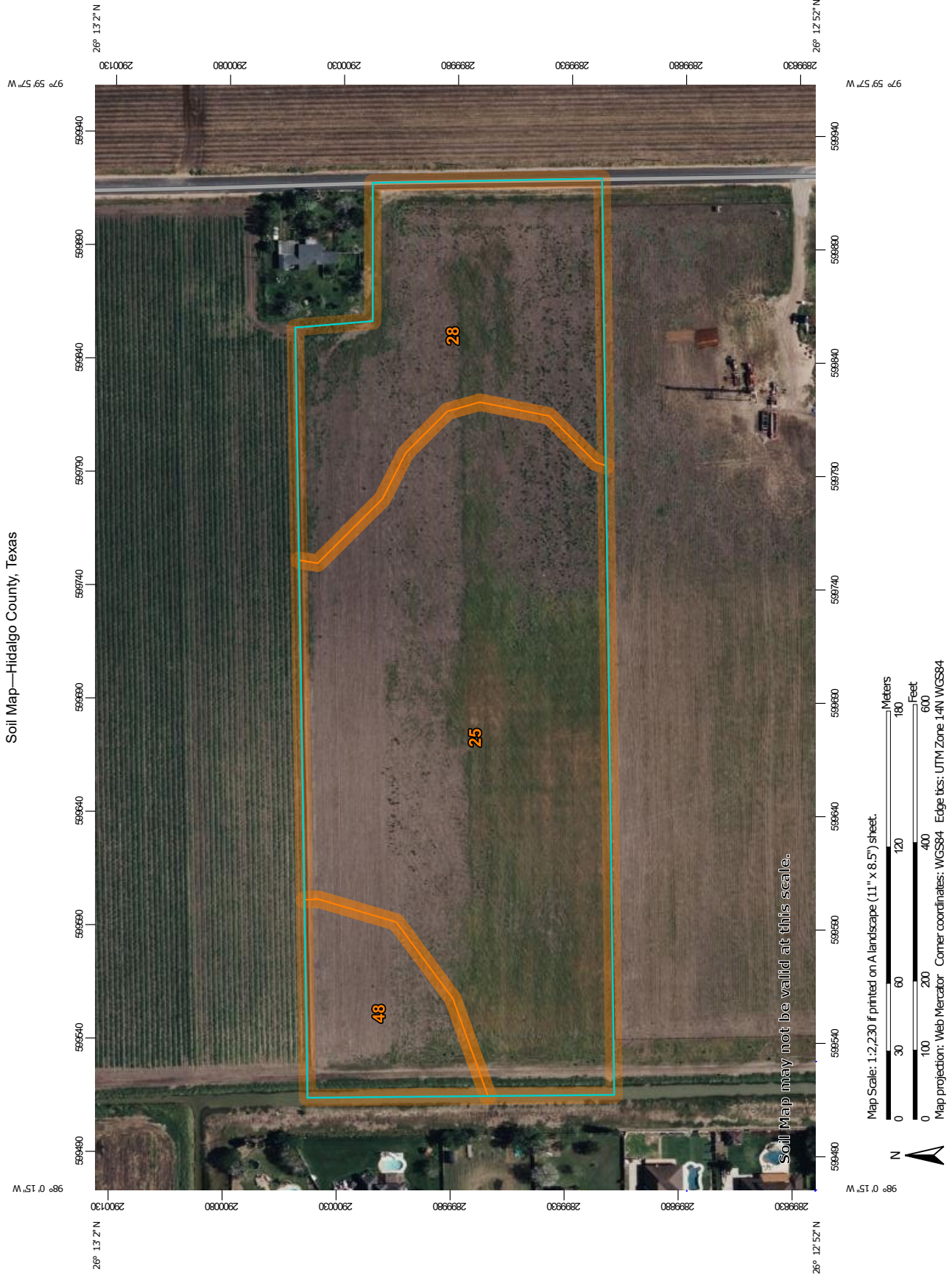
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light 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.	

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

symbol	description	units
d	pipe diameter	in
s	pipe slope	ft/ft
n	Manning's coefficient	0.012
C	Hazen Williams coefficient	100
L	Length of pipe	ft
A	cross-sectional pipe area	ft ²
P	pipe perimeter	ft
R	hydraulic radius	ft
Q	discharge flow	ft ³ /s
V	velocity	ft/s
Hf	Major head loss	
Kq	coefficient	0.46
mh	manhole	
HGL	hydraulic grade line	
HF=S*L		ft
SF=(ΣQ*n/KqD ^{2.67}) ²		ft
L	Length of Conduit	ft

AREA 1	258,746	SF	5.94	AC	20.11
AREA 2	270,072	SF	6.2	AC	20.58

AREAS 1		INLET-2		top: 70.00		flowline: 65.52		HGL: 70.09	
		link	d	s	L			Sf	Hf
		INLET-2 TO INLET-4	30	0.0013	592	>>>>		0.002	1.22
AREAS 1 AND 2		INLET-4		top: 70.00		flowline: 64.93		HGL: 68.87	
		link	d	s	L			Sf	Hf
		INLET-4 TO OUTFALL	36	0.001	430	>>>>		0.003	1.37
		*AT DRAIN DITCH		HEADWALL:		flowline: 64.50		HGL: 67.50	



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

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

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

Date(s) aerial images were photographed: 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.

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	8.1	62.7%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	3.6	27.5%
48	Racombes sandy clay loam, 0 to 1 percent slopes	1.3	9.8%
Totals for Area of Interest		13.0	100.0%

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

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

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

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

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

48—Racombe 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

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

Data Source Information

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

Component Legend

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

Report—Component Legend

Component Legend—Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
25—Hidalgo fine sandy loam, 0 to 1 percent slopes	60,332						
		85	Hidalgo	Series	0.0	0.5	1.0
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0
48—Racombes sandy clay loam, 0 to 1 percent slopes	17,235						
		85	Racombes	Series	0.0	0.5	1.0

Data Source Information

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

Physical Soil Properties

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

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

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

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

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

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

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

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (Ksat), 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 (ovendry) 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>)

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					
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	0-17	53-63- 75	5-19- 35	5-18- 20	1.35-1.45 -1.65	14.00-28.00-42.00	0.10-0.13-0.15	0.3- 1.4- 1.7	0.5- 1.0- 1.5	.24	.24	5	3	86
	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			
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			

Physical Soil Properties---Hidalgo County, Texas

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
48—Racombes sandy clay loam, 0 to 1 percent slopes														
Racombes	0-13	45-60- 70	5-18- 28	20-22- 28	1.40-1.53 -1.65	4.00-9.00-14.00	0.12-0.15-0.19	2.2- 2.8- 4.3	1.0- 2.0- 3.0	.20	.20	5	5	56
	13-25	35-56- 65	5-14- 35	26-30- 34	1.35-1.55 -1.65	4.00-9.00-14.00	0.12-0.15-0.20	3.4- 4.4- 5.4	1.0- 1.5- 2.0	.20	.20			
	25-49	35-56- 65	5-17- 35	24-27- 34	1.35-1.55 -1.65	4.00-9.00-14.00	0.12-0.15-0.20	2.2- 3.0- 4.6	0.3- 0.5- 1.0	.24	.24			
	49-80	35-57- 65	5-18- 35	20-25- 34	1.35-1.55 -1.65	4.00-9.00-14.00	0.12-0.15-0.20	0.5- 1.8- 3.9	0.1- 0.3- 0.5	.28	.28			

Data Source Information

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



Natural Resources
Conservation Service

Web Soil Survey
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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.

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

Report—Engineering Properties

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

Engineering Properties—Hidalgo County, Texas													
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200	
25—Hidalgo fine sandy loam, 0 to 1 percent slopes			<i>In</i>										
Hidalgo	85	B	0-17	Fine sandy loam	CL, SM, SC-SM, SC	A-4, A-2-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	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	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	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	11-17-22
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	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	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	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	11-17-22

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
48—Racombes sandy clay loam, 0 to 1 percent slopes														
Racombes	85	B	0-13	Sandy clay loam	CL, SC	A-4, A-6	0-0-0	0-0-0	100-100-100	100-100-100	89-98-100	43-51-57	27-31-35	8-12-15
			13-25	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-98-100	95-98-100	85-97-100	44-53-63	34-39-43	15-19-22
			25-49	Clay loam, sandy clay loam, loam	CL, SC	A-6, A-7-6, A-4	0-0-0	0-0-0	95-98-100	95-98-100	84-97-100	44-53-63	29-34-43	10-15-20
			49-80	Sandy clay loam, clay loam, loam	SC, CL	A-6, A-4	0-0-0	0-0-0	82-93-100	79-91-100	70-90-100	36-49-63	25-30-40	8-13-18

Data Source Information

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



Chemical Soil Properties

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

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

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

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

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

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

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

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

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

Report—Chemical Soil Properties

Chemical Soil Properties—Hidalgo County, Texas									
Map symbol and soil name	Depth	Cation-exchange capacity	Effective cation-exchange capacity	Soil reaction	Calcium carbonate	Gypsum	Salinity	Sodium adsorption ratio	
	<i>In</i>	<i>meq/100g</i>	<i>meq/100g</i>	<i>pH</i>	<i>Pct</i>	<i>Pct</i>	<i>mmhos/cm</i>		
25—Hidalgo fine sandy loam, 0 to 1 percent slopes									
Hidalgo	0-17	2.6-10	—	7.9-8.4	1-5	0	0.0-2.0	0-2	
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5	
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6	
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10	
28—Hidalgo sandy clay loam, 0 to 1 percent slopes									
Hidalgo	0-17	10-18	—	7.9-8.4	1-5	0	0.0-2.0	0-4	
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5	
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6	
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10	
48—Racombes sandy clay loam, 0 to 1 percent slopes									
Racombes	0-13	16-24	—	6.6-7.8	0	0	0.0-2.0	0-2	
	13-25	20-26	—	6.6-8.4	0-2	0	0.0-2.0	0-2	
	25-49	16-20	—	7.4-8.4	2-15	0	0.0-4.0	0-4	
	49-80	12-18	—	7.9-8.4	5-20	0-2	0.0-4.0	0-6	

Data Source Information

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





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

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of George Lazaro.	
Subject/Agenda Item: Discussion and consideration for the Annexation of Parma Subdivision– being a West Tract BNC an IRR TR S330'-N660'-E660' FT 109 5.0 AC Net, West Tract Subdivision, Hidalgo County, Texas located North Texas approximately 1,600 feet south of Mile 10 North. Possible Action.	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "X". The property is contagious to the Weslaco City limits along the westside.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000484-2023

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: Parma Subdivision

Location: N TEXAS BLVD

Legal Description: WEST TRACT BNG AN IRR TR S330'-N660'-E660' FT 109 5.0AC NET

- ☐ Petition for annexation signed and notarized by property owners.
- ☐ Detailed dimensioned site plan/map must be submitted with this request.
- ☐ Survey and metes and bounds.
- ☐ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Parma Ventures LLC Telephone: (956) 340-4633
Address: 4900 N 10th St, Ste. B9 Fax: (956) 627-4278
City: McAllen State: TX Zip: 78504 E-mail: management@troyocg.net

ENGINEER INFORMATION

Name: George Lazaro Telephone: (956) 797-3411
Address: 133 E Magnolia Ave Fax: _____
City: La Feria State: TX Zip: 78559 E-mail: gelazaro@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: Luis Alberto Rosas
Owner Signature: _____ Date: 07/17/2023

_____ is the authorized agent
Authorized Agent Signature: _____ Date: 07/17/2023
Authorized Agent Printed Name: Eduardo Gamba

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____
Staff Review Date: _____
P & Z Commission Approval: _____
City Commission Approval on First Reading: _____
City Commission Approval on Final Reading: _____

Voluntary Annexation Request

Dear City Council,

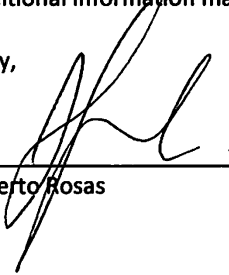
As the owner(s) of the below-referenced property, I (we) would like the City of Weslaco to consider my (our) request for annexation. The legal description of the property is located on N Texas Blvd, approximately 1,600 feet South of Mile 10 N., and has the legal description WEST TRACT BNG AN IRR TR S330'-N660'-E660' FT 109 5.0AC NET. The property is currently undeveloped. The size of the tract is 5.0 acres. The reason for this annexation request is (e.g., connect to city sewer, as a condition of a developer's agreement, subdivide the property, etc.):

To rezone and subdivide the property as part of a larger subdivision.

Owner(s) as listed on Deed Parma Ventures, LLC

Any additional information may be obtained by contacting Javier Mendez at (510) 290-7140.

Sincerely,



Luis Alberto Rosas

EXHIBIT "A"

**METES AND BOUNDS
(8.749-Acre Tract)**

AN 8.749-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES OUT OF FARM TRACT 109, BLOCK 144, THE WEST & ADAMS TRACT SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY VIA GF NO. 23014200, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF WESLACO ON THE EAST SIDE OF TEXAS ROAD (HIGHWAY FM 88) APPROXIMATELY 1,878 FEET SOUTH OF MILE 10 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE **POINT OF COMMENCEMENT (P.O.C.)** BEING AT A POINT OF REFERENCE (**N: 16596675.09, E: 1151054.92**) ON THE APPARENT EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE OF SAID TEXAS ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID FARM TRACT 109, **THENCE**, SOUTH 01 DEGREES 11 MINUTES 41 SECONDS EAST, WITH THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT WEST LOT LINE OF SAID FARM TRACT 109, A DISTANCE OF 558.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 8.749-ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)** OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 88 DEGREES 48 MINUTES 19 SECONDS EAST (EAST STATED IN SAID GF NO. 23014200), PARALLEL WITH THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 109, AND WITH THE APPARENT WESTERNMOST NORTH LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 50.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID TEXAS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 216.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791, BEARING 6.16 FEET NORTH OF AND 10.00 FEET EAST OF A NO. 4 REBAR FOUND, FOR AN INTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01 DEGREES 11 MINUTES 41 SECONDS WEST (NORTH STATED IN SAID GF NO. 23014200), WITH THE APPARENT NORTHERNMOST WEST LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 147.00 FEET TO A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 56 DEGREES 40 MINUTES 49 SECONDS EAST (NORTH 56 DEGREES 40 MINUTES 49 SECONDS EAST STATED IN SAID GF NO. 23014200), WITH THE APPARENT NORTHWEST LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 152.32 FEET TO A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 88 DEGREES 48 MINUTES 19 SECONDS EAST, PARALLEL TO THE SAID NORTH LOT LINE OF FARM TRACT 109, AND WITH THE APPARENT NORTH LOT LINE OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND THE EASTERNMOST NORTH LOT LINE OF SAID 8.749-ACRE TRACT, A DISTANCE OF 975 FEET TO A POINT WITHIN AN EXISTING DRAIN DITCH UNABLE TO SET FOR THE APPARENT NORTHEAST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 01 DEGREES 11 MINUTES 41 SECONDS EAST (SOUTH STATED IN SAID GF NO. 23014200), WITH THE APPARENT EAST LOT LINE OF SAID FARM TRACT 109, AND OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT WITHIN EXISTING DRAIN DITCH UNABLE TO SET FOR THE APPARENT SOUTHEAST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

METES AND BOUNDS
8.749-Acre TRACT
(continue)

THENCE, SOUTH 88 DEGREES 48 MINUTES 19 SECONDS WEST (SOUTH STATED IN SAID GF NO. 23014200), PARALLEL TO THE SAID NORTH LOT LINE OF FARM TRACT 109, AND WITH THE APPARENT SOUTH LOT LINE OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749 ACRE TRACT, A DISTANCE OF 42.00 FEET PAST A SET NO. 4 REBAR PLASTIC CAP STAMPED 2791 FOR OFFSET REFERENCE, THENCE ANOTHER 1,228.00 FEET PAST A NO. 4 REBAR FOUND ON THE SAID TEXAS ROAD EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01 DEGREES 11 MINUTES 41 SECONDS WEST (NORTH STATED IN SAID GF NO. 23014200), WITH THE SAID TEXAS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE AND THE SAID WEST LOT LINE OF FARM TRACT 109, AND OF SAID SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES AND OF SAID 8.749 ACRE TRACT, A DISTANCE OF 102.00 FEET TO THE SAID POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 8.749-ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)**, CONTAINING A GROSS OF 8.749 ACRES OF LAND, OF WHICH 0.117 ACRES LIE WITHIN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 8.632 ACRES OF LAND, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Coordinates Texas South FIPS 4205 Feet.

THE STATED DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON FEBRUARY 04, 2023. SEE ACCOMPANIED SURVEY PLAT OF SAID 30.000-ACRE TRACT OF LAND.



Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. # 2791

February 04, 2023
Date

SURVEY PLAT SHOWING
A 8.749 ACRE TRACT OF LAND
OUT OF FARM TRACT 109, BLOCK 144
THE WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.
CITY OF WESLACO, TEXAS
(SEE EXHIBIT "A" FOR
METES & BOUNDS DESCRIPTION)



SCALE: 1"=200'

NOTES:

1. FLOOD ZONE STATEMENT: ZONE "X" (NO SHADING) AREAS DETERMINE TO BE OUTSIDE 500-YEAR FLOODPLAIN. ZONE "A" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. AS PER COMMUNITY-PANEL NUMBER 480334 0450 C MAP REVISED JUNE 6, 2000.
2. THIS SURVEY WAS DONE USING FIDELITY NATION TITLE INSURANCE COMPANY DATED JANUARY 24, 2023 GF NO. 23014200.
3. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
4. BASIS OF BEARING AS PER TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205.
5. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYOR'S ORIGINAL FOOT STEPS. A SURVEY OF THE ORIGINAL MONUMENTS TO CORRECTLY ESTABLISH MINOR DISCREPANCIES THAT WERE FOUND IN THE PROPERTY CORNERS WOULD NOT BE A FEASIBLE OPTION FOR THE PARTIES CONCERNED. THE CLIENT HAS BEEN MADE AWARE OF ANY DISCREPANCIES FOUND AND THE RESPECTIVE ACTION TAKEN TO STAKE OUT HIS PROPERTY AS PER THE FOUND AND SET MONUMENTS SHOWN HEREON.

THE FOLLOWING MATTER UNDER SCHEDULE B GF NO. 23014200

- A. STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. B. RIGHTS OR CLAIMS BY HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9 TO ANY PORTION OF PROPERTY LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY.
- C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.
- D. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- E. EASEMENTS FOR ROADWAYS, CANALS, DRAINAGE DITCHES, ETC.. A SHOWN BY INSTRUMENT DATED JANUARY 1, 1918, RECORDED IN VOLUME 66, PAGE 521, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
- F. RIGHT OF WAY EASEMENT GRANTED TO STATE OF TEXAS, DATED MARCH 14, 1955, RECORDED IN VOLUME 823, PAGE 89, DEED RECORDS, HIDALGO COUNTY, TEXAS.
- G. EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, DATED MARCH 14, 1955, RECORDED IN VOLUME 823, PAGE 91, DEED RECORDS, HIDALGO COUNTY, TEXAS.
- H. N/A I. N/A J. N/A

LINE DATA

LINE	BEARING	DISTANCE
L1	N 88°48'19" E	216.00'
L2	N 01°11'41" W	147.00'
L3	N 56°40'49" E	152.32'

HOMERO LUIS GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

JOB# 23-008

DATE: 02/4/23

DRAWN BY: I.F.

LEGEND

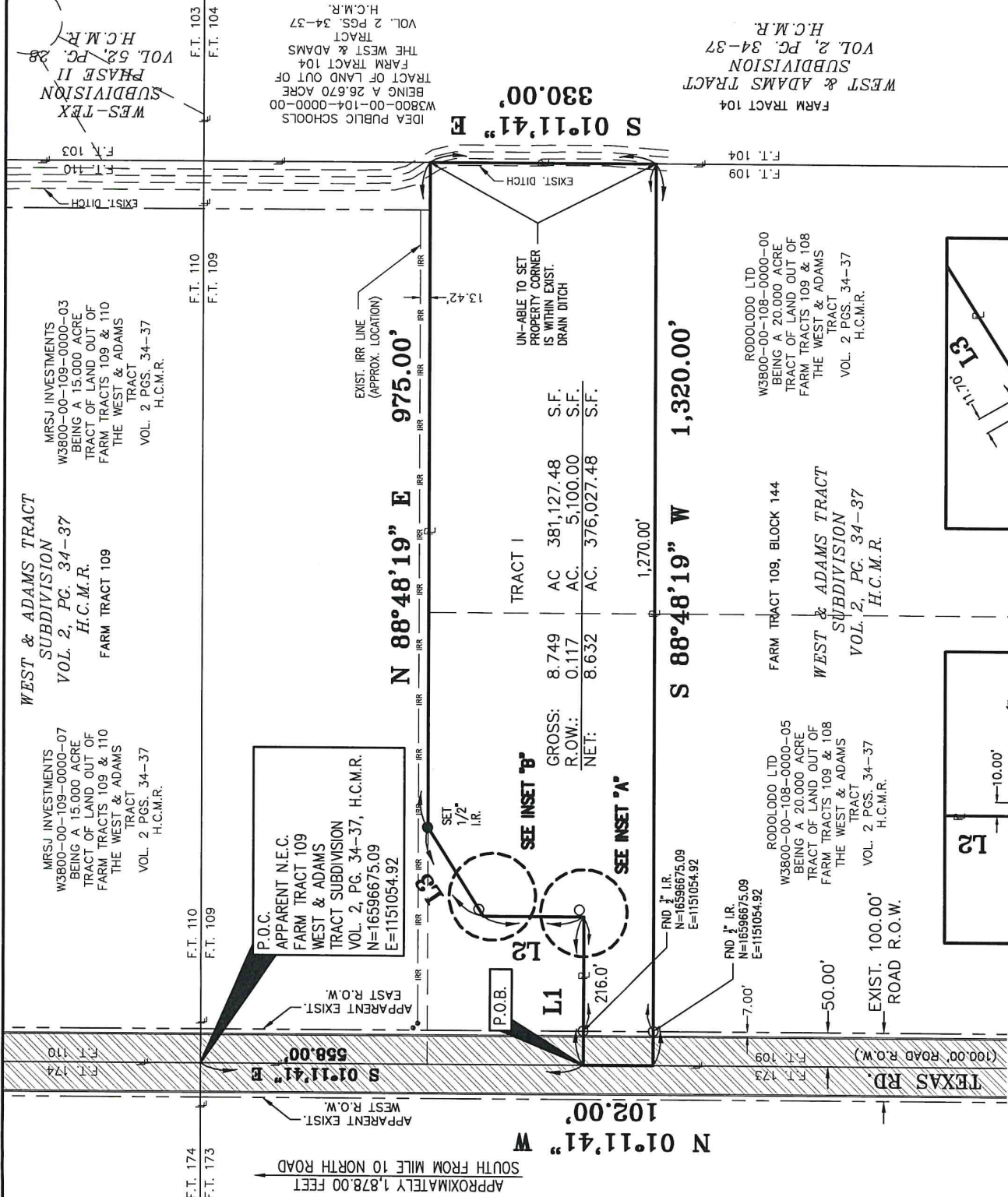
- SET 1/2" IRON ROD
- W/CAP STAMPED 2791
- FOUND 1/2" IRON ROD
- FOUND C.P.S.
- SET NAIL
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- WATER METER
- H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS
- E-E EDGE OF ASPHALT TO
- P-E PROPERTY LINE TO
- EXIST. EXISTING
- N.E.C. NORTHEAST CORNER
- S.E.C. SOUTHWEST CORNER
- M.S.B.L. MINIMUM SETBACK LINES
- POWER POLE
- AT&T PEDESTAL



I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON FEBRUARY 4, 2023, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

Homero Luis Gutierrez
HOMERO LUIS GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791

DATE: 02/04/23



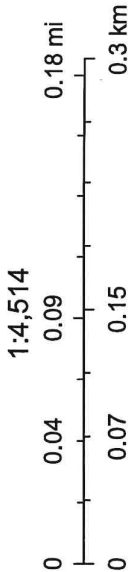
Hidalgo CAD Web Map



7/17/2023, 2:28:43 PM

- Parcels
- Abstracts

Streets



© OpenStreetMap (and) contributors, CC-BY-SA

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Hidalgo County Appraisal District, BIS Consulting -



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

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the Annexation of West Tract Subdivision– being a 1.79-acre tract of land out of Farm Tract 771, West Tract Subdivision, Hidalgo County, Texas located 750' west of Pleasantview along the south side of E 18 th St. Possible Action.	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 6" waterline and sewer by OSSF. The property is within a Flood Zone "AH".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



ANN X-000485-2023
APPLICATION FOR VOLUNTARY ANNEXATION

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: WEST TRACT SUBD.

Location: 1/4- 750' WEST OF PLEASANTVIEW ALONG THE S. SIDE OF

Legal Description: 1.79 AC. o/o A 4.0 AC. TR. o/o E 18TH ST.
F.T. 771, WEST TRACT SUBD., D.C.T.

- ☒ Petition for annexation signed and notarized by property owners.
- ☒ Detailed dimensioned site plan/map must be submitted with this request.
- ☒ Survey and metes and bounds.
- ☒ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: LUIS REYES Telephone: 778-0140

Address: 1904 PLEASANTVIEW DR. Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: LUISREYES034@yahoo.com

ENGINEER INFORMATION

Name: DAVID D. SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MEALD State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.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: Luis Reyes

Owner Signature: Luis Reyes Date: 7/17/23

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 7/17/23

Authorized Agent Printed Name: DAVID OVAR SILVERA

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

METES AND BOUNDS DESCRIPTION

BEING A 1.79 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 4.0 ACRE TRACT CARVED OUT OF AND BEING A PART OF THE WEST 10.0 ACRES OF THE EAST 15.0 ACRES OF THE NORTH 20.0 ACRES OF FARM TRACT 771, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.79 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID FARM TRACT 771 LOCATED IN THE CENTER OF E. 18TH. STREET; THENCE, AS FOLLOWS:

EAST, COINCIDENT WITH THE NORTH TRACT 771, AT DISTANCE OF 360.0 FEET PASS A NAIL SET ON THE NORTHWEST CORNER OF SAID 4.0 ACRES TRACT, CONTINUING AT A DISTANCE OF 420.0 FEET IN ALL TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, EAST, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID TRACT 771 AND THE NORTH LINE OF SAID 4.0 ACRE TRACT LOCATED IN THE CENTER OF SAID E. 18TH. STREET, A DISTANCE OF 204.0 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID 4.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 30.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 18TH. STREET, AT A DISTANCE OF 370.29 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 204.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH, ALONG A LINE PARALLEL TO AND 60.0 FEET EASTERLY FROM THE WEST LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 340.29 FEET PASS A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 18TH. STREET, AT A DISTANCE OF 370.29 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.79 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 30.0 FEET (OR 0.14 ACRES, MORE OR LESS), ARE LOCATED WITH THE EXISTING RIGHT-OF-WAY OF SAID E. 18TH. STREET, LEAVING 1.65 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: WARRANTY DEED TO 4.0 ACRE TRACT
N:/SUBDIVISIONPLATS/EMC.SUB/1.79.0710233

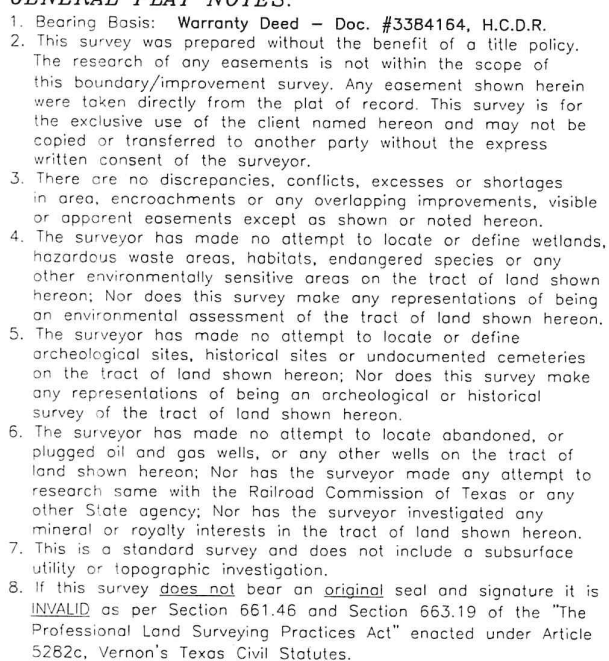
DAVID OMAR SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES, INC.
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501
(956) 682-9081 dsalinas@salinasengineering.com

DATE: JULY 10, 2023
JOB NO.: EMC SUBDIVISION



TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

SCALE: 1" = 60'



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782



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

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for The Woods Subdivision– being a 0.75 gross acre out of Farm Tract 1076, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 600 ft west of FM 1015 along the North side of Hernandez St. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on August 16, 2023. This is the first 6-month extension request. Project is about 80% completed. Pending the installation of the water meters and should be done within the next 30 days.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

David Omar Salinas, P.E., RPLS
Masters of Environmental Engineering

July 17, 2023

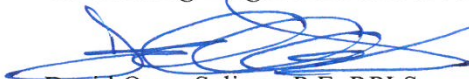
Ms. Rebekah De La Fuente, Planner
CITY OF WESLACO
(Via Email only on 07/17/23)

RE: The Woods Subd.

Dear Rebekah:

Will you please provide us with a six (6) month extension of the approvals for The Woods Subdivision. All that we have pending is the installation of the water metes and we should get that done in the next 30 days. Thank you.

Sincerely,
SALINAS ENGINEERING & ASSOCIATES
Consulting Engineers & Surveyors



David Omar Salinas, P.E., RPLS
Plat Engineer

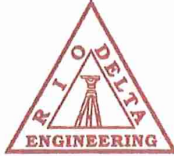
Xc: file

2221 Daffodil Ave., McAllen, Texas, 78501
(956) 682-9081 - (956) 686-1489 FAX
dsalinas@sallinasengineering.com



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

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Pablo Pena Jr. No. 2 Subdivision– being a 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas. Located on the Northwest corner of N Westgate Dr. & Canyon Rd. Possible Action.	
Discussion/Overview: The proposed seven (7) lot subdivision is inside the City of Weslaco. Final Plat approval is set to expire on August 3, 2023. This is the first 6-month extension request. Project is about 60% completed. Pending testing for water and sewer line, the completion of the detention area and discharges to drainage system. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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

July 19, 2023

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

Re: Pablo Pena Jr. Subdivision No.2, request for 6 months extension

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Pablo Pena Jr. Subdivision No.2", we are requesting a 6-month extension to complete this subdivision due to construction and material delays. We are currently 60% complete and we foresee completing the construction of the remaining subdivision within the next 6 months.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "Ivan Garcia", with a stylized flourish at the end.

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

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#)
Subject: Pablo Pena subd #2 extension
Date: Friday, July 21, 2023 9:33:00 AM
Attachments: [image002.png](#)

Good Morning,

This email is to respond to the request of an extension for the Project of Pablo Pena subd#2, they are currently about 60% done they still have testing for sewer line, and water to be done also detention area and discharges to drainage system. If you have any questions please feel free to contact me.

Thank you,

Joe Mondragon

*Construction Inspector
Engineering Department*

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



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

Date of Meeting: August 2, 2023	Agenda Item No. (to be assigned by PCE): V.G.
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Plaza De Paz Subdivision– being a 3.00-acre out of Lot 13, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located at 1406 W. Pike Blvd. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is inside the City of Weslaco. Final Plat approval is set to expire on August 16, 2023. This is the first 6-month extension for the subdivision. This Project has not started; all that has been done in the area is the cleaning of brush and debris. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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

July 19, 2023

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

Re: Plaza De Paz Subdivision, request for 6 months extension

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Plaza De Paz Subdivision", we are requesting a 6-month extension to complete this subdivision due to construction and material delays.

Respectfully submitted,

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

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

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#)
Subject: Pablo Pena subd #2 extension
Date: Friday, July 21, 2023 9:33:00 AM
Attachments: [image002.png](#)

Good Morning,

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Thank you,

Joe Mondragon

*Construction Inspector
Engineering Department*

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