

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

NOVEMBER 1, 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
OCTOBER 4, 2023**

On Wednesday, October 4, 2023, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Adrian Torres	Commissioner
Carolina Crockett	Commissioner
Jose Treviño	Commissioner
Jim Forward	Commissioner

Rebekah de la Fuente	Planning Director
Flor E. Acuña	Secretary

Also, present were Felix Salazar, Interim Building Official, Celestino Mejia, Fire Inspector, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Mrs. De la Fuente called the roll call noting that, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. September 6, 2023, Regular Meeting

Commissioner Berry made a motion to approve the minutes of September 6, 2023, seconded by Commissioner Forward. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 925 E. Sugarcane Dr. also being 1.07-acre tract of land out of Farm Tract 58, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

Mrs. de la Fuente stated this property was already zoned appropriately so no action would be necessary on this item.

B. Discussion and consideration to rezone 3640 N Texas Blvd., also being 36.53-acre tract out of Farm Tract 109 and 110, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Mrs. de la Fuente stated that notice appeared in the Monitor on September 20, 2023, there were twenty-three (23) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended denial based on 2045 zone map identifies area for commercial use.

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

Commissioner Berry made motion to deny the rezone, seconded by Commissioner Crockett. Motion carried.

C. Discussion and consideration to rezone 1801 S Border also being Lot 3, J. Murray Hooke Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

Mrs. de la Fuente stated that notice appeared in the Monitor on September 20, 2023, there were twenty-three (23) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended denial based on surrounding land use and 2045 zone map.

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

Mr. Jerry Obryant stated property is in the process being subdivided. The intent with the property was to leave the existing house which belongs to his mom and utilize the half acre behind the existing home to construct town homes.

Commissioner Crockett made motion to table the rezone, seconded by Commissioner Berry. Motion carried.

D. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 2717 W Business 83 also being Lot 6 Blk 1, Westview Estates Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. de la Fuente stated that notice appeared in the Monitor on September 20, 2023, there were twenty (20) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

E. Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's on-Premises Permit at 2517 N Texas Blvd. also being Lot 5, Block 1, Tejas Development Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. de la Fuente stated that notice appeared in the Monitor on September 20, 2023, there were twenty-one (21) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the six-month extension of the Final Plat for Rock Ridge – being 15.092 acres out of Farm Tract 631 & 633, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 500 ft west of Bus. 83 and Westgate on the south side of Bus 83.

Mrs. de la Fuente stated that this item is a proposed two (2) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on October 5, 2023. This is the 1st extension request for this project. The project is about 60% complete as confirmed by the engineer department. Staff recommends approval.

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

VI. ADJOURNMENT

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

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



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

Date of Meeting: November 1, 2023	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hernandez.	
Subject/Agenda Item: Discussion and consideration to rezone 105 N Kansas also being Lot 18 and 19, Block 1, Gonzales Addition Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 18, 2023. Thirty-nine (39) property owners within 200 feet of the applicant's property were notified by letter on October 20, 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-000521-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 18 & 19 Block 1

Subdivision Name Gonzalez Addition

Street Address 105 W. Kansas Ave, Weslaco, Tx 78596

Existing Zoning Residential Existing Land Use Residential

Proposed Zoning Multi-Family 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 Javier Hernandez Phone (956) 984-9756

Address 1111 W. Nolana Ave Fax: _____

City McAllen State Tx Zip Code 78504 E-Mail: premierinvestments956@gmail.com

OWNER

Name Javier Hernandez Phone (956) 984-9756

Address 1111 W. Nolana Ave Fax: _____

City McAllen State Tx Zip Code 78504 E-Mail: premierinvestments956@gmail.com

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

Signature [Signature] Date 9-7-23
Owner

Signature [Signature] Date 9-7-23
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

P & Z Notice of Public H _____ Date _____

City Commission Notice _____ Date _____

Presented to P & Z Com _____ Date _____
Approved _____ Disap _____

Presented to City Comr _____ Date _____
Approved _____ Disap _____

Ordinance No. _____

CITY OF WESLACO
956-968-3181
***** REPRINT RECEIPT*****
REC#: 03075885 9/07/2023 10:14 AM
OPER: SS TERM: 040
REF#: 1747
PAID BY:
TRAN: 800.0000 ENERGOV PAYMENT
INV-00014867 305.00CR
HERNANDEZ, JAVIER
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

October 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 1, 2023, and the City Commission will hold a public hearing on November 21, 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 November 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Javier Hernandez is requesting to rezone 105 N Kansas also being Lot 18 and 19, Block 1, Gonzales Addition Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

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

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

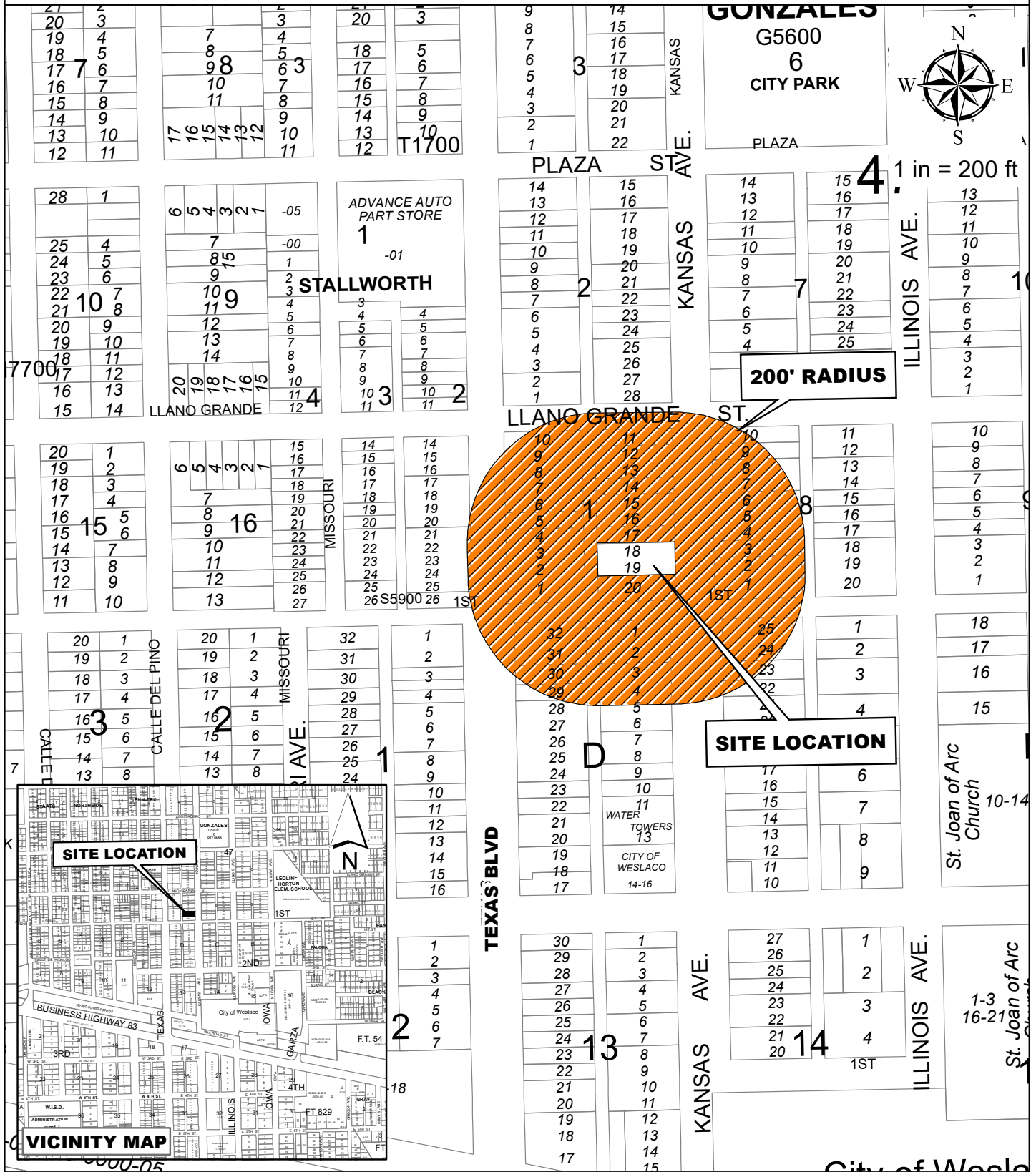
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



Javier Hernandez
105 N. Kansas Ave.
Lot 18 & 19 of Block 1

Purpose for the rezone request
Existing zoning: R-1
Existing land use: Residential
Prop zone: R-2



City of Weslaco Code Enforcement Dept.

OCT 20, 2023

DE LA GARZA ELVIRA ESTATE & NOE ATTN: OXFORD & GONZALEZ PO BOX 630 EDINBURG TX 78540	G5600-00-001-0001-00 GONZALES ADDN LOTS 1 2 3 & 4 BLK 1 101 N TEXAS BLVD	L: 96600 B: 93127
MUNEZ, MARTHA 109 N TEXAS WESLACO TX 78596	G5600-00-001-0003-00 GONZALEZ E30'-LOTS 3-4 BLK 1 FOR HOMESTEAD 103 N TEXAS BLVD	L: 7500 B: 10581
MUNEZ, MARTHA 109 N TEXAS WESLACO TX 78596	G5600-00-001-0003-01 GONZALEZ W90'-LOTS 3 & 4 BLK 1 F OR STORE 103 N TEXAS BLVD	L: 22500 B: 12763
ESPARZA GRISELDA PO BOX 272 PROGRESO TX 78579	G5600-00-001-0005-00 GONZALES ADDN LOT 5 BLK 1 109 N TEXAS BLVD	L: 35250 B: 27908
C A M INC 1617 JEFF DAVIS DR TYLER TX 75703	G5600-00-001-0006-00 GONZALES ADDN LOTS 6 7 8 9 & 10 BLK 154 N TEXAS BLVD	L: 105000 B: 326838
REYNA, EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	G5600-00-001-0007-00 GONZALEZ LT 7 BLK 1 109 N TEXAS BLVD	L: 35250 B: 0
REYNA, EZEQUIEL JR & LIVIA 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78596-4379	G5600-00-001-0008-00 GONZALEZ LTS 8-9-10 BLK 1 119 N TEXAS BLVD	L: 63000 B: 82251
MUNOZ MARIA GUADALUPE 119 N KANSAS AVE WESLACO TX 78596	G5600-00-001-0011-00 GONZALES ADDN LOT 11 BLK 1 119 N KANSAS AVE	L: 10650 B: 29135
MARTINEZ P S 1210 E 18TH ST WESLACO TX 78596	G5600-00-001-0012-00 GONZALES ADDN LOTS 12 & 13 BLK 1 115 N KANSAS AVE	L: 21300 B: 0
PENA CLARA & ET AL AKA CLARA PONCE 113 N KANSAS AVE WESLACO TX 78596	G5600-00-001-0014-00 GONZALES ADDN LOT 14 BLK 1 113 N KANSAS AVE	L: 10650 B: 19564
TAMAYO JOE ANGEL JR 15700 N MILE 4 W WESLACO TX 78599	G5600-00-001-0015-00 GONZALES ADDN LOTS 15 & 16 BLK 1 109 N KANSAS AVE	L: 21300 B: 32236
HINOJOSA MARIA 600 TORONTO AVE APT 24 MCALLEN TX 78503	G5600-00-001-0017-00 GONZALES ADDN LOT 17 BLK 1 107 N KANSAS AVE	L: 10650 B: 21157

City of Weslaco Code Enforcement Dept.

OCT 20, 2023

HERNANDEZ JAVIER 2517 MORENO SR EDINBURG TX 78541	G5600-00-001-0018-00 GONZALES ADDN LOTS 18 & 19 BLK 1 105 N KANSAS AVE	L: 10650 B: 16434
YBARRA LORENZO & MARIA D 2406 MESQUITE DR WESLACO TX 78596	G5600-00-001-0020-00 GONZALES ADDN LOT 20 BLK 1 101 N KANSAS AVE	L: 17040 B: 15603
MARTINEZ RAUL JR & BERENICE 600 E BAKER DR WESLACO TX 78596	G5600-00-008-0001-00 GONZALES ADDN LOTS 1 & 2 BLK 8 203 E 1ST ST	L: 31506 B: 0
LOPEZ MIGUEL & MARIA GUADALUPE 4246 N FM 493 DONNA TX 78537	G5600-00-008-0003-00 GONZALES ADDN LOT 3 BLK 8 104 N KANSAS AVE	L: 11981 B: 15937
GARZA ELIDA C ALEJANDRA GARZA PO BOX 1324 WESLACO TX 78599	G5600-00-008-0004-00 GONZALES ADDN LOTS 4 5 & 6 BLK 8 618 S NEBRASKA	L: 35944 B: 80436
RAMOS JOSE R LARA & MARITZA J 114 N KANSAS AVE WESLACO TX 78596	G5600-00-008-0007-00 GONZALES ADDN LOTS 7 & 8 BLK 8 114 N KANSAS AVE	L: 23963 B: 36699
RAMIREZ LILIE MAGANA 122 LOS PLATANOS ST MERCEDES TX 78570	G5600-00-008-0009-00 GONZALES ADDN LOT 9 BLK 8 116 N KANSAS AVE	L: 11981 B: 27881
PASTRANA ELVIRA 1802 CALLE ANACUA SAN JUAN TX 78589	G5600-00-008-0010-00 GONZALES ADDN LOT 10 BLK 8 118 N KANSAS AVE	L: 11981 B: 0
LEAL CARLOS & MARTA ELVA 1610 E MILE 15 N WESLACO TX 78599	S5900-00-002-0017-00 STALLWORTH ADDN LOTS 17-20 BLK 2 118 N TEXAS BLVD	L: 56000 B: 71646
LEAL, CARLOS & MARTA ELVA RR 1 BOX 478B WESLACO TX 78596-8896	S5900-00-002-0018-00 STALLWORTH BLK 2 LT 18	L: 10000 B: 4000
LEAL, CARLOS & MARTA ELVA RR 1 BOX 478B WESLACO TX 78596-8896	S5900-00-002-0019-01 STALLWORTH LOT 19 BLK 2	L: 10000 B: 3800
LEAL, CARLOS & MARTA ELVA 118 N TEXAS BLVD WESLACO TX 78596-5302	S5900-00-002-0020-01 STALLWORTH LOT 20 BLK 2 112 N TEXAS BLVD	L: 10000 B: 3800

City of Weslaco Code Enforcement Dept.

OCT 20, 2023

PEREZ JUAN A 108 N TEXAS BLVD WESLACO TX 78596	S5900-00-002-0021-00 STALLWORTH ADDN BLK 2 LT 21-25 110 N TEXAS BLVD	L: 70000 B: 74741
BATAQUES LTD 108 N TEXAS BLVD WESLACO TX 78596-5302	S5900-00-002-0022-00 STALLWORTH LOT 22 BLK 2 108 N TEXAS BLVD	L: 10000 B: 61446
BATAQUES LTD 108 N TEXAS BLVD WESLACO TX 78596-5302	S5900-00-002-0023-00 STALLWORTH LOT 23 BLK 2	L: 10000 B: 3800
BATAQUES LTD 108 N TEXAS BLVD WESLACO TX 78596-5302	S5900-00-002-0024-00 STALLWORTH LOTS 24-25 BLK 2	L: 20000 B: 0
PEREZ JUAN ANTONIO 205 DUNN ST PROGRESO TX 78579	S5900-00-002-0026-00 STALLWORTH ADDN LOT 26 BLK 2 100 N TEXAS BLVD	L: 29375 B: 24059
LUNA FELIPE ET AL 203 N 13TH ST DONNA TX 78537	W2300-00-00C-0020-00 WESLACO ORIGINAL TOWNSITE BLK C 109 S KANSAS AVE	L: 22188 B: 0
ARECHAR VERONICA CAMACHO 107 S KANSAS AVE WESLACO TX 78596	W2300-00-00C-0022-00 WESLACO ORIGINAL TOWNSITE BLK C LT 107 S KANSAS AVE	L: 11094 B: 26112
GARCIA GUADALUPE JR & MARIVEL 105 S KANSAS AVE WESLACO TX 78596	W2300-00-00C-0023-00 WESLACO ORIGINAL TOWNSITE BLK C LT 105 S KANSAS AVE	L: 13313 B: 31742
GARCIA ANNA MARIA 301 W BUCHANAN ST HARLINGEN, TX 78550-6609	W2300-00-00C-0024-00 WESLACO ORIGINAL TOWNSITE BLK C 101 S KANSAS AVE	L: 30063 B: 140288
WATER TOWER PLAZA LLC 1008 E PECAN BLVD BLDG D STE 526 MCALLEN TX 78501	W2300-00-00D-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 & 100 S KANSAS AVE	L: 19525 B: 0
WATER TOWER PLAZA LLC 1008 E PECAN BLVD BLDG D STE 526 MCALLEN TX 78501	W2300-00-00D-0003-00 WESLACO ORIGINAL TOWNSITE LTS 3-6 0 S KANSAS AVE	L: 37345 B: 0
R.E. WESLACO LLC 1008 E PECAN BLVD BLDG D STE 526 MCALLEN TX 78501	W2300-00-00D-0024-00 WESLACO ORIGINAL TOWNSITE BLK D 200 N TEXAS BLVD	L: 96250 B: 387483

City of Weslaco Code Enforcement Dept.

OCT 20, 2023

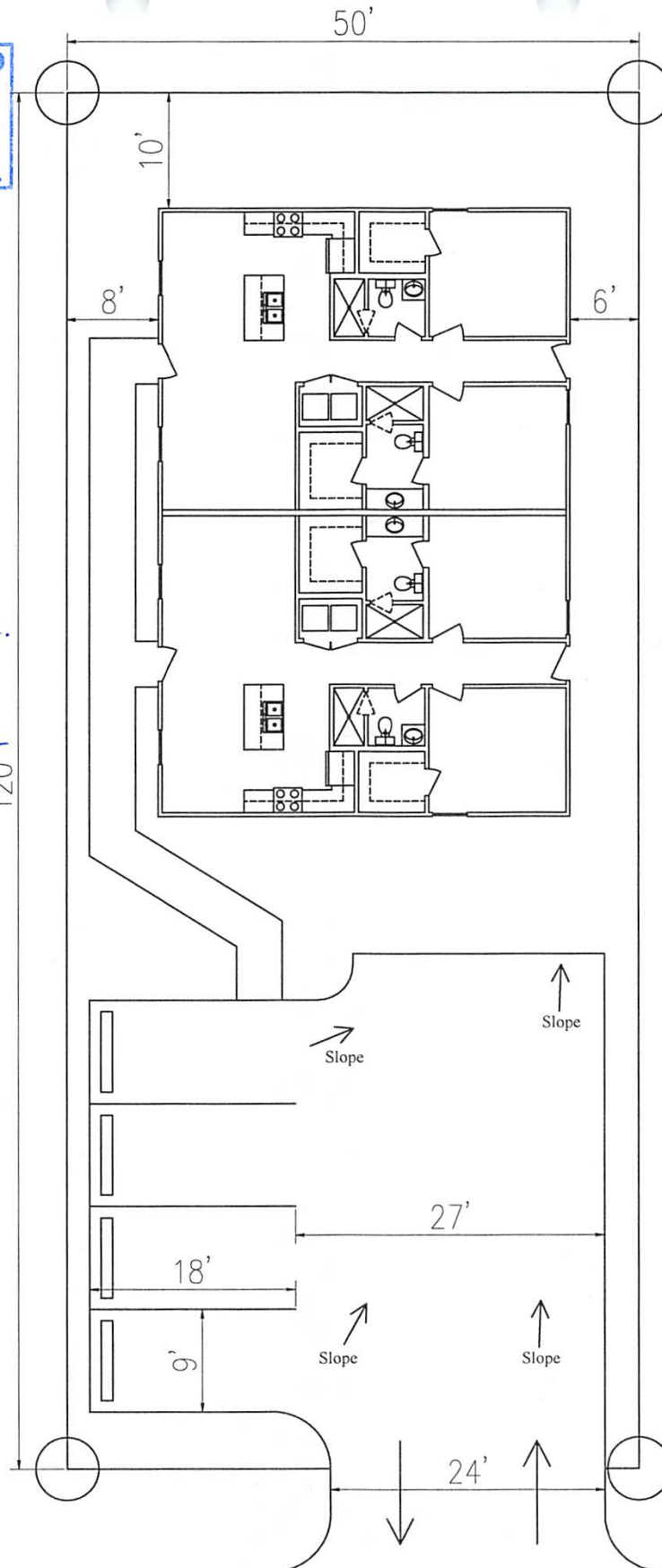
ROBLES ROGELIO	W2300-00-00D-0029-00	L: 32313
6324 N FM 88	WESLACO ORIGINAL TOWNSITE BLK D LT	B: 3300
WESLACO TX 78599	0 N TEXAS BLVD	
ROBLES ROGELIO	W2300-00-00D-0030-00	L: 30195
6324 N FM 88	WESLACO ORIGINAL TOWNSITE BLK D LT	B: 3960
WESLACO TX 78599	0 N TEXAS BLVD	
ROBLES ROGELIO	W2300-00-00D-0031-00	L: 50050
6324 N FM 88	WESLACO ORIGINAL TOWNSITE BLK D	B: 8453
WESLACO TX 78599	0 N TEXAS BLVD	



Site Plan

105 N. Kansas
Ave.

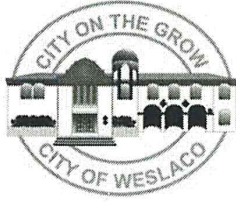
Lots 18 & 19 Blk 1
Gonzalez
Addition





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 1, 2023	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Julio Seguy.	
Subject/Agenda Item: Discussion and consideration to rezone 3825 E IH 2 also being 1.89 acre- 4.89 acre N of Expwy- W25.07 acre FT 1100 Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 18, 2023. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on October 20, 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 and comprehensive plan.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. RZNE-000524-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot ADAMS TRACT 1.89AC-4.89AC N OF EXPWY- W25.07AC FT 1100 Block _____

Subdivision Name A080000-ADAMS TRACT

Street Address 3825 E IH 2 WESLACO, TX 78599

Existing Zoning RESIDENTIAL Existing Land Use 1.89 AC

Proposed Zoning COMMERCIAL 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 JULIO SEGUY Phone 956-266-6696

Address 270 CLARA BENNETT Fax: _____

City OLMITO State TX Zip Code 78599 E-Mail: FEEDS7LEGUAS@HOTMAIL.COM

OWNER

Name MARIA SEGUY Phone 956-336-6040

Address 270 CLARA BENNETT Fax: _____

City OLMITO State TX Zip Code 78575 E-Mail: _____

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

Signature _____ Date 9/18/2023

Signature _____ Date 9/18/2023

Signature _____ Date 9/18/2023

Owner
Applicant
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published Date _____

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

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

Ordinance No. _____

CITY OF WESLACO

956-968-3181

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

REC#: 03080460 9/19/2023 1:23 PM

OPER: NV TERM: 041

REF#:

PAID BY:

ACCT #: XXXX-XXXX-XXXX-7584

AUTH #: 065176

TRAN #: 000000003667

TYPE: PURCHASE

TRAN: 800.0000 ENERGOV PAYMENT

INV-00015010 305.00CR

SEGUY, JULIO

CAINVOICEFEE 300.00CR

CAINVOICEFEE 5.00CR

TENDERED: 305.00 CREDIT CARD

APPLIED: 305.00-

CHANGE: 0.00 2

255 S. KANSAS AVE ■ WESLACO, TEXAS 78096-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

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

October 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 1, 2023, and the City Commission will hold a public hearing on November 21, 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 November 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Julio Seguy is requesting to rezone 3825 E IH 2 also being 1.89 acre- 4.89 acre N of Expwy- W25.07 acre FT 1100 Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement

1032

FT 1034



1 in = 300 ft

A0800-00-000-1034-02

A0800-00-000-1034-30

A0800-00-000-1034-31

A0800-00-000-1034-04

MEDRANO

200' RADIUS

26

1034-14

1034-16

A0800-00-000-1034-18

1034-20

1034-24

1034-04

1034-12

1034-10

1034-08

1034-06

-04

1034-00

1034-01

1034-29

1100-10

A0800-00-000-1100-04

1100-02

1100-03

FRONTAGE

INTERSTATE

SITE LOCATION

DELLINGER

AHEC

LOT 1

A1320

W.E. #1

W011501

1

1

5

W171001

RED BIRD #2

LAH

T. 1100

4

10

3

8

9

1

2

R134302

R134303

PALESTINA

106

78

105

79

104

80

103

81

A PROMETIDA

MILE 7 NORTH

ROYAL

1

2

3

MORELAND

1100-07

3

A0800-00-000-1099-03

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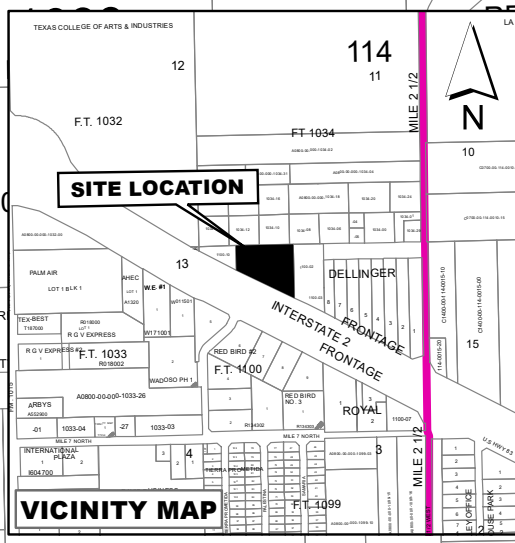
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43

42

MILE 2 1/2



Julio Seguy

3825 E Int. 2, Weslaco, Texas
Adams Tract 1.89AC-4.89ac N
of Expwy-w 2507 AC FT 1100

Purpose for the rezone request

Existing zoning: R-1

Existing land use: 1.89AC

Prop zone: B-2



City of Weslaco Code Enforcement Dept.

OCT 20, 2023

MEDRANO OLIVIA PO BOX 1121 MERCEDDES TX 78570	A0800-00-000-1034-04 ADAMS TRACT W104'-E519'-N104'-S208' (N E925.18'-N141.62'-S557.64' (TR11) &	L: 93320 B: 14710
ZUNIGA MARIA DOLORES & MELISSA 4010 MEDRANO SR WESLACO TX 78596	A0800-00-000-1034-06 ADAMS TRACT W208'-E727'-S208'-S20AC AC GR 0.92AC NET	L: 13229 B: 22558
RODRIGUEZ LUCIA A 5402 S CESAR CHAVEZ RD EDINBURG TX 78542	A0800-00-000-1034-08 ADAMS TRACT W208'-E935'-S208'-S20AC AC NET	L: 36596 B: 0
NORIEGA JESSICA LYNN PO BOX 130 MERCEDDES TX 78570	A0800-00-000-1034-10 ADAMS TRACT W208'-E1143'-S208'-S20AC 1AC NET	L: 20912 B: 29478
WESLACO INDEPENDENT SCHOOL PO BOX 178 EDINBURG TX 78540	A0800-00-000-1034-12 ADAMS TRACT W208'-E1351'-S208'-S20AC 1AC NET	L: 36596 B: 0
BLANCO RAMON & MARIA P 2610 WILDWOOD RD WESLACO TX 78596	A0800-00-000-1100-02 ADAMS TRACT AN IRR TR XC S167.4'-N479.24'-E114.5'-W827.55' FT	L: 195160 B: 0
CEPEDA ROEL & CELIA SANCHEZ 3112 W 18TH ST WESLACO TX 78596	A0800-00-000-1100-03 ADAMS TRACT 0.36AC AN IRR .5'-W827.55' FT 1100	L: 42840 B: 45579
BLANCO RAMON & MARIA P 2610 WILDWOOD RD WESLACO TX 78596	A0800-00-000-1100-04 ADAMS TRACT 1.89AC-4.89AC N OF 1100	L: 224910 B: 134256
JEHOVA'S WITNESS CONGREGATION 2112 E 18TH ST WESLACO TX 78596	A0800-00-000-1100-10 ADAMS TRACT NW TRIANGULAR TRACT 0AC	L: 119000 B: 193841

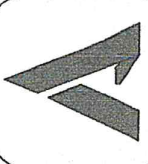
Copyright 2023

TOTAL:

SCALE: N.T.S.
ACCESSIBLE PARKING DETAILS
N.T.S.

[illegible]

[illegible]



ALTEx ENGINEERING
TBE FIRM F-19737

325 W. 2ND ST
MERCED, CA 95370
(956) 294-1241
JALON@ALTEx.COM
www.altexeng.com

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DATE: AUG. 28, 2023

REVISION: _____
DATE: _____
DESCR: _____

PROJECT: # 23.169

3825 E. EXPRESSWAY
WESLACO TX.

LANDSCAPING
PLAN

C-4

FOR: JULIO SEGUY

COPYRIGHT 2023

EXISTING TREE INFORMATION

ID	SPECIES	SYMBOL	STATUS	REASON
A	SABAL PALM (PROPOSED PLANTING)	✱	TO REMAIN	THIS TREE WILL SURVIVE CONSTRUCTION AND NOT INTERFERE WITH PROPOSED DEVELOPMENT

LANDSCAPE AREA

LANDSCAPING REQUIRED AREA:	8,219 SQ FT
LANDSCAPING PROVIDED AREA:	25,032 SQ FT

LANDSCAPE QUANTITY

TOTAL TREES REQUIRED:	22
TOTAL TREES PROVIDED:	29
APPROXIMATE EXISTING TREES TO BE REMOVED:	11 (+/-)
TOTAL EXISTING TREES TO BE REMOVED:	0
TOTAL TREES TO BE ADDED FOR REMOVAL OF EXISTING TREES:	0
TOTAL STREET FRONTAGE TREES REQUIRED:	7
TOTAL STREET FRONTAGE TREES PROVIDED:	2
TOTAL PARKING LOT TREES REQUIRED:	12
TOTAL PARKING LOT TREES PROVIDED:	13
TOTAL SHRUBS PROVIDED:	114 (+/-)

GENERAL NOTES

- THE EXISTING LANDSCAPING OF THE SITE CONSISTS OF LAWN GRASS. THERE ARE EXISTING TREES WITHIN THE PROPERTY THAT WILL BE REMOVED SINCE THEY WILL NOT SURVIVE CONSTRUCTION AND THEY WILL BE REPLACED WITH NEW TREES.
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- IRRIGATION SLEEVES SHALL BE REQUIRED UNDER ALL SIDEWALKS AND DRIVEWAYS. MINIMUM SLEEVE SIZE SHALL BE 2"x4".

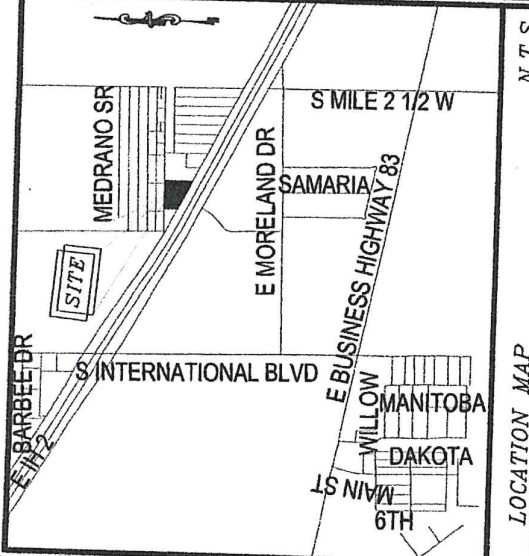
PROPOSED AREAS

EXIST. BLDGS:	4,309 SQ FT
EXIST. PAVEMENT:	5,616 SQ FT
PROP. PAVEMENT:	10,104 SQ FT
PROP. SIDEWALK:	754 SQ FT
GREENLANDSCAPE AREA:	61,335 SQ FT
TOTAL:	82,118 SQ FT

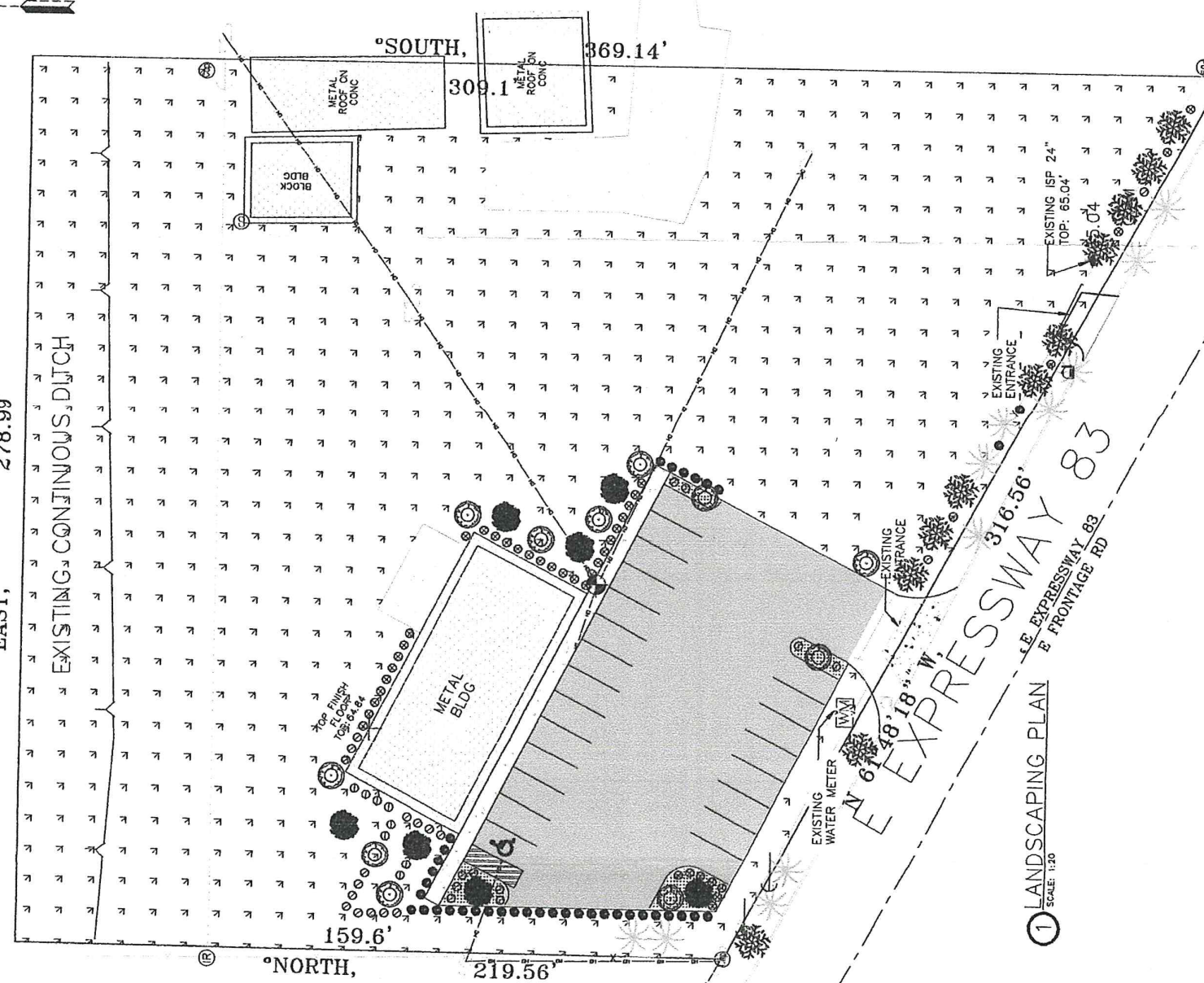
PLANT SCHEDULE

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LOCATION MAP



LANDSCAPING PLAN



GENERAL NOTES

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Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 1, 2023	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Margarita Fender.	
Subject/Agenda Item: Discussion and consideration to approve rezone 2613 Wildwood Dr. also being Lot 71, Westgate Woods UT No. 3 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 October 18, 2023. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on October 20, 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: Applicant has withdrawn request.	
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. 22NE-000528-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 71 Block _____
Subdivision Name Westgate Woods Ut No 3
Street Address 2613 Wildwood Dr.
Existing Zoning R Existing Land Use R
Proposed Zoning R2 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 Margarita Fender Phone 956 332 0088
Address 2613 Wildwood Dr. Fax: _____
City Weslaco State TX Zip Code 78596 E-Mail: daisyfender@gmail.com

OWNER

Name Tom + Margarita Fender Phone 956.332-0088
Address 2613 Wildwood Dr. Fax: _____
City Weslaco State TX Zip Code 78596 E-Mail: fender956@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 Tom Fender Date 9/19/23
Owner
Signature Margarita Fender Date 9-19-23
Applicant
Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ F

3 Paid _____

Notice of Public Hearing Sent
200' of Proposed Site

CITY OF WESLACO
956-968-3181

P & Z Notice of Public Hearing

REC#: 03083511 9/26/2023 2:51 PM
OPER: SS TERM: 040
REF#: 8168
PAID BY:

City Commission Notice of P

Presented to P & Z Commission
Approved _____ Disapproved _____

TRAN: 800.0000 ENERGOV PAYMENT
INV-00015119 305.00CR
FENDER, MARGARITA
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

Presented to City Commission
Approved _____ Disapproved _____

TENDERED: 305.00 CHECK
APPLIED: 305.00-
CHANGE: 0.00

Ordinance No. _____

From: [Rebekah M. De La Fuente](#)
To: [Flor Acuna](#)
Subject: FW: Rezoning
Date: Wednesday, October 25, 2023 11:20:13 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

Please print a copy of this email and place it in the file for wildwood

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Margiee. Fender <daisyfender@gmail.com>
Sent: Wednesday, October 25, 2023 10:48 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Flor Acuna <facuna@weslacotx.gov>
Subject: Re: Rezoning

Yes, that is the one.

On Tue, Oct 24, 2023 at 3:28 PM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Just to clarify this is the one on wildwood correct

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director



City of Weslaco

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

From: Margiee. Fender <daisyfender@gmail.com>
Sent: Tuesday, October 24, 2023 11:13 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Subject: Re: Rezoning

Let's go ahead and pull it.

On Tue, Oct 24, 2023 at 7:46 AM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good Morning,

We understand please advise prior to the this Thursday so we know weather or not to pull the item from the agenda

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director



City of Weslaco

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

From: Margiee. Fender <daisyfender@gmail.com>

Sent: Saturday, October 21, 2023 3:11 PM

To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Subject: Rezoning

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

We may have to retract the rezoning application because I didn't know that there was a deed restriction on the subdivision we are in.

We may have to find a different location.

From: [Rebekah M. De La Fuente](#)
To: [Flor Acuna](#)
Subject: FW: Opposing redistricting
Date: Friday, October 20, 2023 9:26:21 AM
Attachments: [image002.png](#)
[image003.png](#)

Please add the email below to the rezone request for this property at 2613 Wildwood Dr, and make sure a copy is included in the agenda packet

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Diana Dominguez <digograndma@gmail.com>
Sent: Thursday, October 19, 2023 6:33 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: David Suarez <david.suarez@weslacotx.gov>
Subject: Opposing redistricting

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

Sent from Gmail Mobile

Hi neighbors Re:2613 Wildwood Dr My husband Tom has been in the medical field as an RN for many years. Being his parents primary care taker, he has met many families in the situation where there is a need for assisted living care for the baby boomer population. We prayed about it and have decided to do our part by offering our 5 bedroom home into a private residential assisted living home. We have spoken to the city and we are in the process of requesting permission to house 4 elderly adults in need of 24 hour care. Part of the process is to advise our neighbors of our plan to house these individuals. There will be a minimal impact to our neighborhood traffic since they do not have vehicles. If you have any questions or concerns please do not hesitate to contact us. 956-332-0088 Margiee and Tom Fender

For your consideration

Diana Dominguez 1501 Tanglewood Ln Weslaco Texas 10/18/2023 Subject: Opposition to the Conversion of Residential Community into a Business Community Dear Mrs. Fender, I hope this letter finds you well. I am writing to express my deep concern and opposition to the proposed plan of converting our residential community into a business community to house an assisted living home. While I understand and appreciate the need for assisted living facilities in our society, I believe that

our residential community is not the appropriate location for such a venture. Our community is a peaceful, family-oriented neighborhood, where residents have chosen to live because of its tranquility, safety, and residential character. The introduction of a business entity, such as an assisted living home, would significantly alter the nature of our community and disrupt the lives of its residents. The proposed conversion would increase traffic, noise, and potentially decrease property values, which would negatively impact the quality of life for current residents. Moreover, it would also change the dynamics of our community, which is currently a place where families can live and grow together. I urge you to consider the impact of this decision on the residents of our community. We chose to live here because of its residential nature, and we would like it to remain that way. There are other more suitable locations for an assisted living home that would not disrupt a residential community. I kindly request that you reconsider this proposal and explore other options that would not involve changing the character of our community. I believe that it is possible to meet the needs of our aging population without compromising the integrity of our residential neighborhoods. Thank you for your understanding and consideration of our concerns. I look forward to your response and a resolution that respects the wishes of our community.

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

October 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 1, 2023, and the City Commission will hold a public hearing on November 21, 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 November 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Margarita Fender is requesting to rezone 2613 Wildwood Dr. also being Lot 71, Westgate Woods UT No. 3 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.

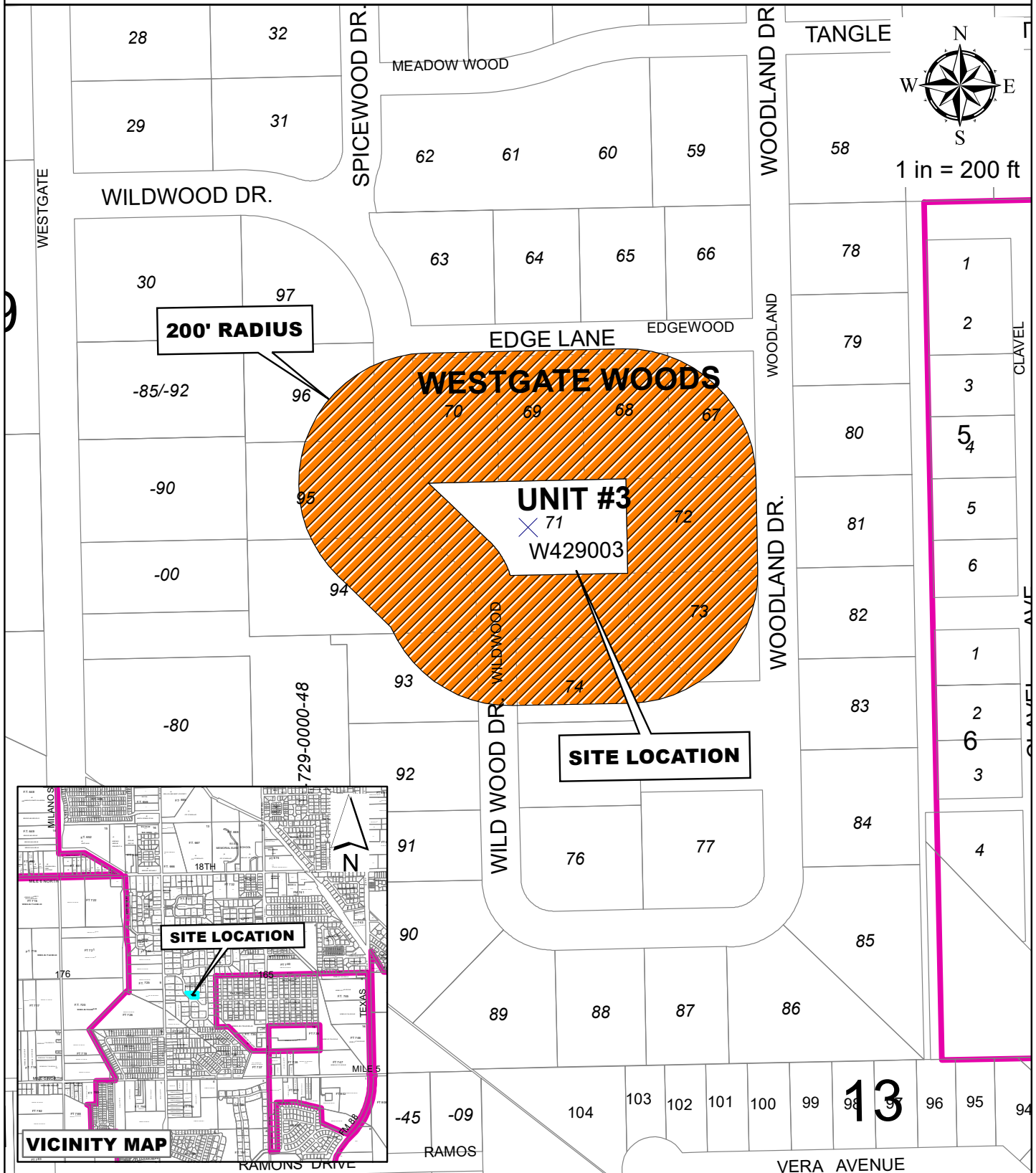
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



Margarita Fender
2613 Wildwood Dr.
Lot 71

Purpose for the rezone request
Existing zoning: R-1
Existing land use: Residential
Prop zone: R-2



City of Weslaco Code Enforcement Dept.

OCT 20, 2023

RAMOS NICOLAS JR & MAYRA A 1401 EDGEWOOD DR WESLACO TX 78596	W4290-03-000-0067-00 WESTGATE WOODS UT NO. 3 LOT 67 1401 EDGEWOOD DR	L: 50820 B: 263486
HERRERA LUIGI 1413 EDGEWOOD WESLACO TX 78596	W4290-03-000-0068-00 WESTGATE WOODS UT NO. 3 LOT 68 1413 EDGEWOOD DR	L: 50820 B: 312272
SEPULVEDA ROBERT M D DAWN NEHR-SEPULVEDA 1501 EDGEWOOD DR WESLACO TX 78596	W4290-03-000-0069-00 WESTGATE WOODS UT NO. 3 LOT 69 1501 EDGEWOOD DR	L: 50820 B: 244494
WARMKA ANTHONY M & SARA 308 4TH AVE NE GRAND MEADOW MN 55936	W4290-03-000-0070-00 WESTGATE WOODS UT NO. 3 LOT 70 1513 EDGEWOOD DR	L: 47882 B: 413304
DUBOIS RICHARD KOTT & ERYKA 2613 WILDWOOD DR WESLACO TX 78596	W4290-03-000-0071-00 WESTGATE WOODS UT NO. 3 LOT 71 2613 WILDWOOD DR	L: 67364 B: 476463
GONZALES FRANCISCO L & CECILIA 2618 WOODLAND DR WESLACO TX 78596	W4290-03-000-0072-00 WESTGATE WOODS UT NO. 3 LOT 72 2618 WOODLAND DR	L: 58000 B: 264607
GARCIA JUAN DURAN & LUISANA 20490 OAK HOLLOW LN APT 3 HARLINGEN TX 78550	W4290-03-000-0073-00 WESTGATE WOODS UT NO. 3 LOT 73 2622 WOODLAND DR	L: 57882 B: 307807
WARREN GRACIE 2521 WILDWOOD DR WESLACO TX 78596	W4290-03-000-0074-00 WESTGATE WOODS UT NO. 3 LOT 74 2521 WILDWOOD DR	L: 44730 B: 252552
ESPINOZA SARAH 2618 WILDWOOD DR WESLACO TX 78596	W4290-03-000-0093-00 WESTGATE WOODS UT NO. 3 LOT 93 2618 WILDWOOD DR	L: 55550 B: 159450
VARGAS, REYNALDO & PAMELA 813 W 13TH SAN JUAN TX 78589	W4290-03-000-0094-00 WESTGATE WOODS #3 LOT 94 2614 WILDWOOD DR	L: 98446 B: 0
BLANCO ANDREA 2610 WILDWOOD DR WESLACO TX 78596	W4290-03-000-0095-00 WESTGATE WOODS UT NO. 3 LOT 95 2610 WILDWOOD DR	L: 67082 B: 338579
DE LA TORRE JOVANNA A 2606 WILDWOOD DR WESLACO TX 78596	W4290-03-000-0096-00 WESTGATE WOODS UT NO. 3 LOT 96 2606 WILDWOOD DR	L: 60000 B: 352786

City of Weslaco Code Enforcement Dept.

OCT 20, 2023

VALDEZ JUAN MANUEL JR & ADRIANA	W4290-03-000-0094-05	L: 98446
2609 WOODLAND DR	WESTGATE WOODS UT NO. 3 LOT 94	B: 253697
WESLACO TX 78596	2610 WILDWOOD DR	

Name: Residential Assisted Living Facility (RALF)

Location: 2613 Wildwood Dr. Weslaco, TX 78596

Purpose: To provide individualized health and personal care assistance in a homelike setting offering personal dignity, independence and privacy.

Tom Fender obtained his Bachelor's degree in Nursing and is also a registered respiratory therapist. Working in the medical field for many years, he has found that there is a great need for housing needs for adults that need assistance with their daily medical needs and living activities.

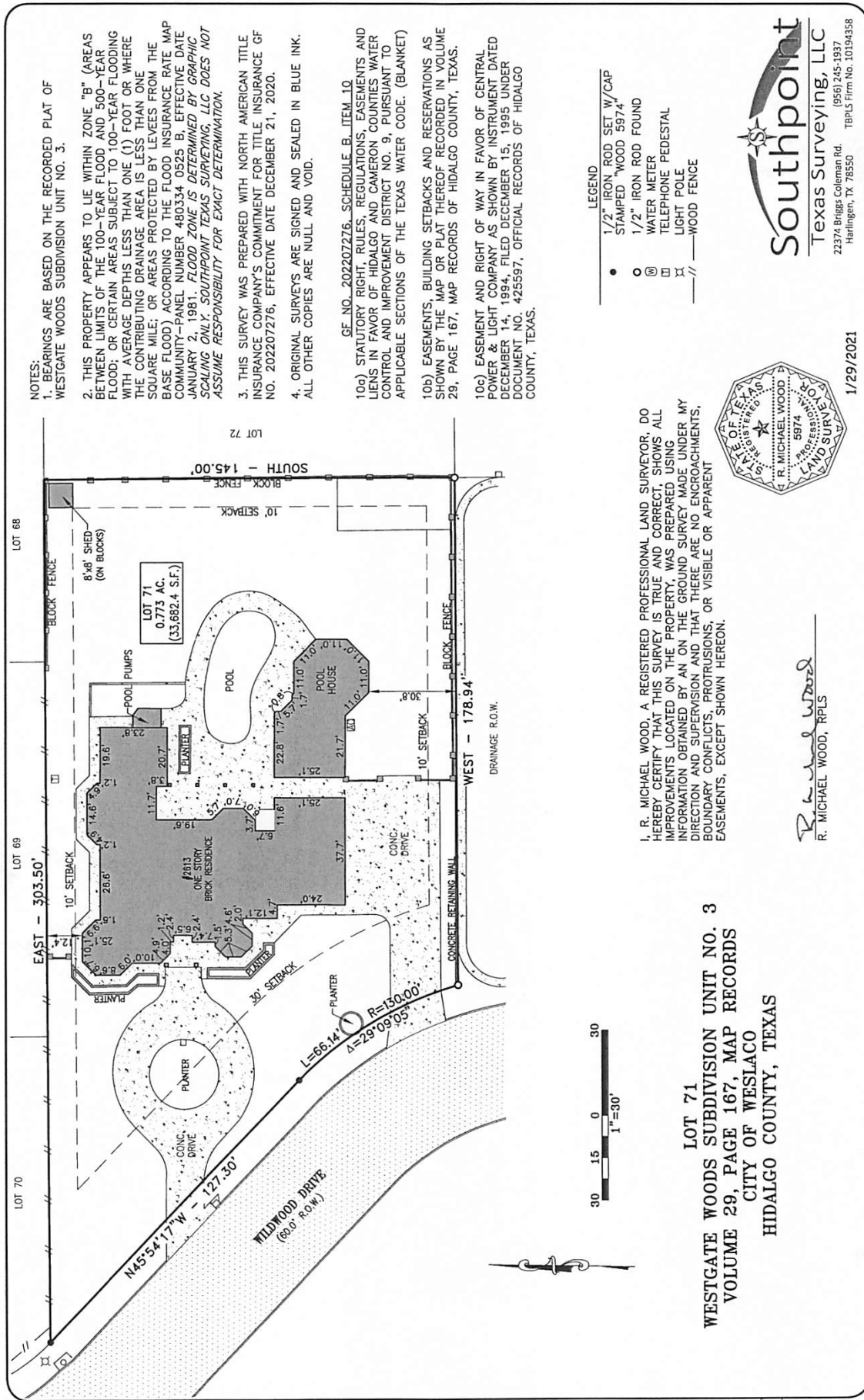
Services provided will include meals, bathing, dressing, social activities, toileting, housekeeping, laundry, and administering and supervising medication all while providing a private, comforting and familiar setting for the residents. This home will allow for providers, physical therapists and Nurse practitioners to do home visits as prescribed by their personal doctor. There are 5 bedrooms that will be available in this home. Future homes will be made available as needed. Our goal is to maintain a secure and safe haven for the ever growing adult and elderly population.

Owners: Tom and Margarita Fender are the owners and operators. Tom will be the head nurse and Margarita has many years of experience as a business owner and will manage the accounting and business operations of the facility.

No alcoholic beverages will be consumed on the premises.

Hours of operation: 24 / 7

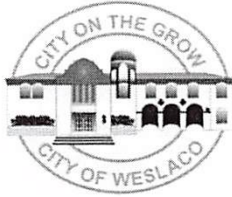
Site: Survey of the property is attached. There will be no other additions required.





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

Date of Meeting: November 1, 2023	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Planning Director, on behalf of S2 Engineering PLLC.	
Subject/Agenda Item: Discussion and consideration to approve rezone 2806 S Texas Blvd. Also being 15.32 acres N20.0ac,13.84ac Net, out of Farm Tract 745, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-4 Residential one family / narrow lot zoning. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-4 Residential one family / narrow lot zoning. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on October 18, 2023. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on October 20, 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 and 2045 land use map.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. RZUE-000523-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 15.32 AC. TRACT OUT OF FARM TRACT 745 Block _____

Subdivision Name THE WEST AND ADAMS TRACT SUBDIVISION, VOL. 2, PG. 34-37, HCMR

Street Address S TEXAS BLVD, WESLACO, TX 78596

Existing Zoning R1 Existing Land Use Agricultural

Proposed Zoning R4 Proposed Land Use Garden Homes

- ☒ \$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 S2 Engineering PLLC / Jose N. Saldivar P.E., President Phone 956-403-9787

Address 2020 Griffin Pkwy Fax: _____

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

OWNER

Name RGV Developers LLC / Jorge Ferretis, Manager Phone 956-732-6619

Address 4812 N 10th St Apt. 715 Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: jorge.ferretis@outlook.com

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

Signature _____ Date _____

Signature [Signature] Date 9-12-23
Owner

Signature [Signature] Date 9/12/2023
Applicant

Signature [Signature] Date _____
Authorized Agent

EXHIBIT "A"
METES AND BOUNDS
15.32-acre (15.52-acre recorded) TRACT

A 15.32-acre (15.52-acre recorded) Tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located on the West side of FM 88, approximately 1,932 feet North of Mile 5 North Road, is being more particularly described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point for apparent Northeast corner of said Farm Tract 745, **THENCE**, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, a distance of 156.77 feet to a point for the Southeast corner of a 3.68-acre tract vested in Jesus E. Morales (Document #701489, Official Records, Hidalgo County, Texas), and the Northeast corner of said 15.32-acre Tract, and also being the **POINT OF BEGINNING** of said 15.32-acre Tract of land herein described;

THENCE, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, and the East lot line of said 15.32-acre Tract, a distance of 550.77 feet to a point for an Easterly Northern corner of a 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership (Document #797882, Official Records, Hidalgo County, Texas), and the apparent Southeast corner of said 15.32-acre Tract of land herein described;

THENCE, S 88°47'58" W, parallel to the North lot line of said Farm Tract 745, and with the North lot line of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the South lot line of said 15.32-acre Tract, 50.00 feet passed a No. 4 Rebar found on the West Right-of-Way line of FM 88, continuing for a total distance of 1,143.15 feet to a point for an internal corner of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the Southwest corner of said 15.32-acre Tract of land herein described;

THENCE, N 15°14'12" W, with an Easterly Northern lot line of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the West lot line of said 15.32-acre tract, a distance of 567.73 feet to a point for the Southwest corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northwest corner of said 15.32-acre Tract of land herein described;

THENCE, N 88°47'58" E, parallel to the North lot line of said Farm Tract 745, and with the South line of said 3.68-acre tract vested in Jesus E. Morales, and the North lot line of said 15.32-acre Tract, 1,230.85 feet to a No. 4 Rebar found on West Right-of-Way line of FM 88, continuing for a total distance of 1,280.85 feet to a on the East lot line of said Farm Tract 745 for the Southeast corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northeast corner of said 15.32-acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 15.32 acres of which 0.63-of an acre lies in Road Right-of-Way, leaving a Net of 14.69-acres of land more or less.

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

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JUNE 01, 2022. SEE ACCOMPANIED SURVEY PLAT OF SAID 15.32-acre (15.52-acre recorded) TRACT OF LAND.



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

06/02/2022
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

October 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 1, 2023, and the City Commission will hold a public hearing on November 21, 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 November 1, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

S2 Engineering PLLC., are requesting to rezone 2806 S Texas Blvd. Also being 15.32 acres N20.0ac,13.84ac Net, out of Farm Tract 745, West Tract Subdivision, Hidalgo County, and Texas from R-1 One-family dwelling district to R-4 Residential one family / narrow lot zoning.

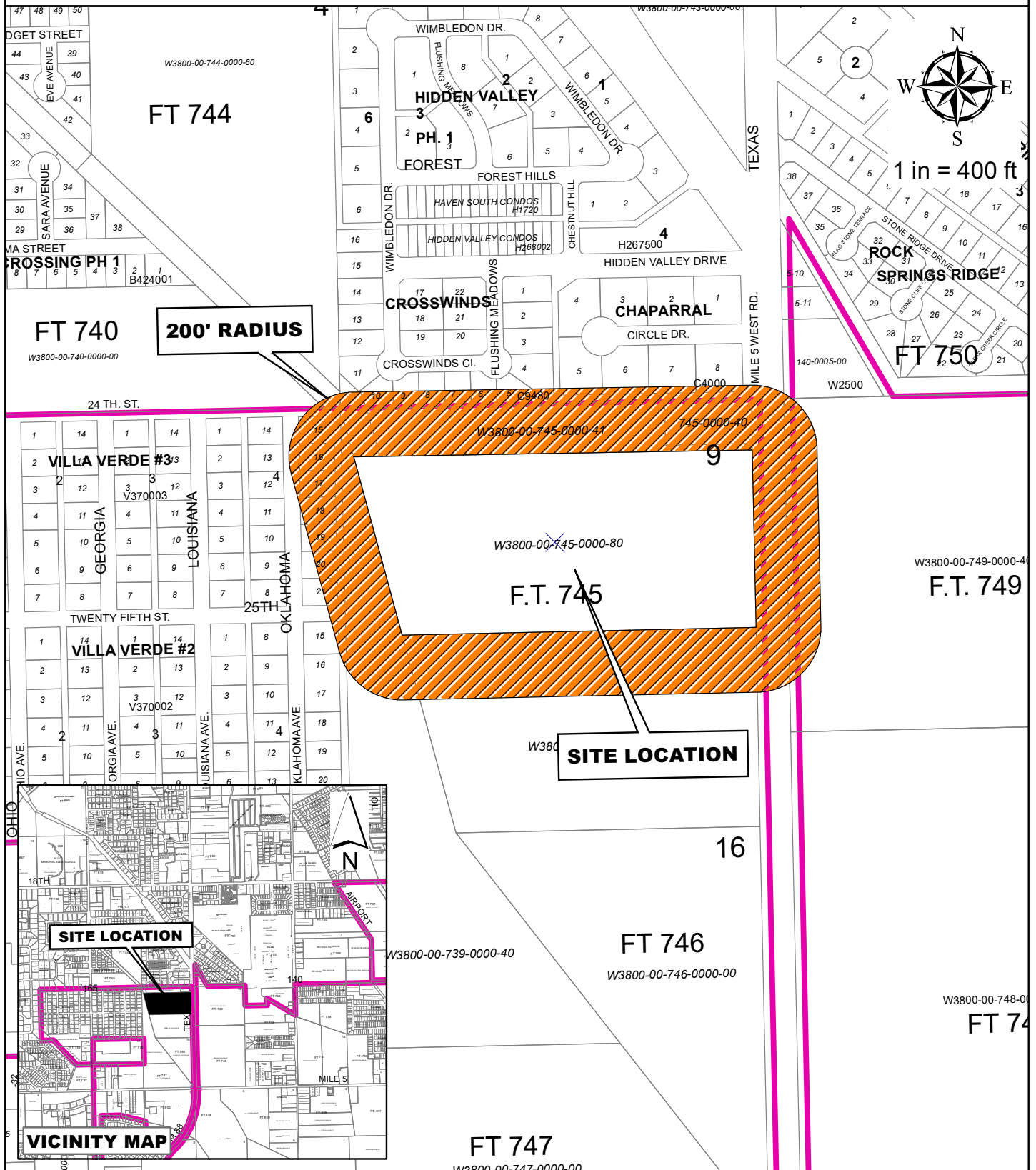
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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



Purpose for the rezone request
Existing zoning: R-1
Existing land use: Agricultural
Prop zone: R-4



City of Weslaco Code Enforcement Dept.

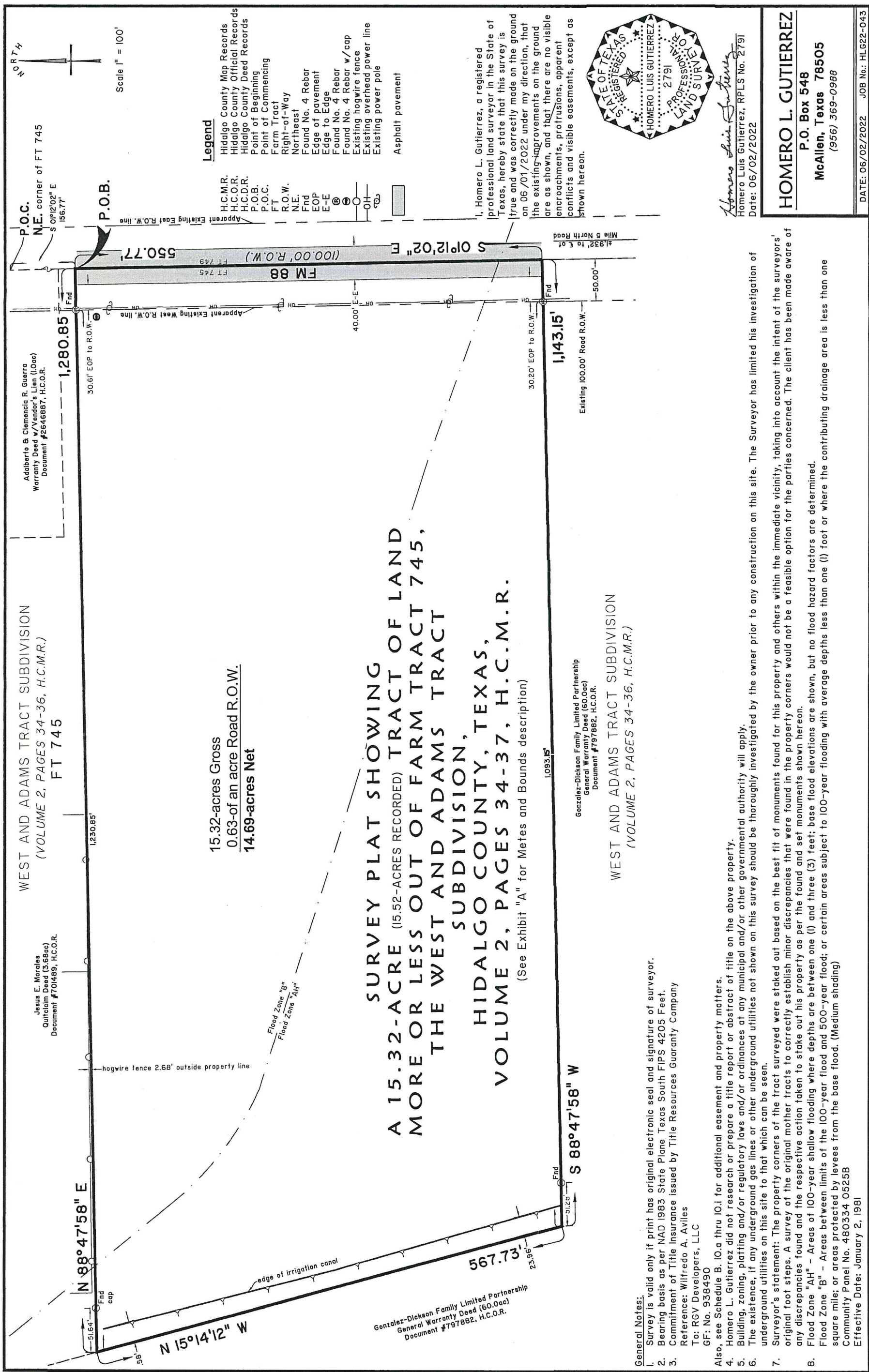
OCT 20, 2023

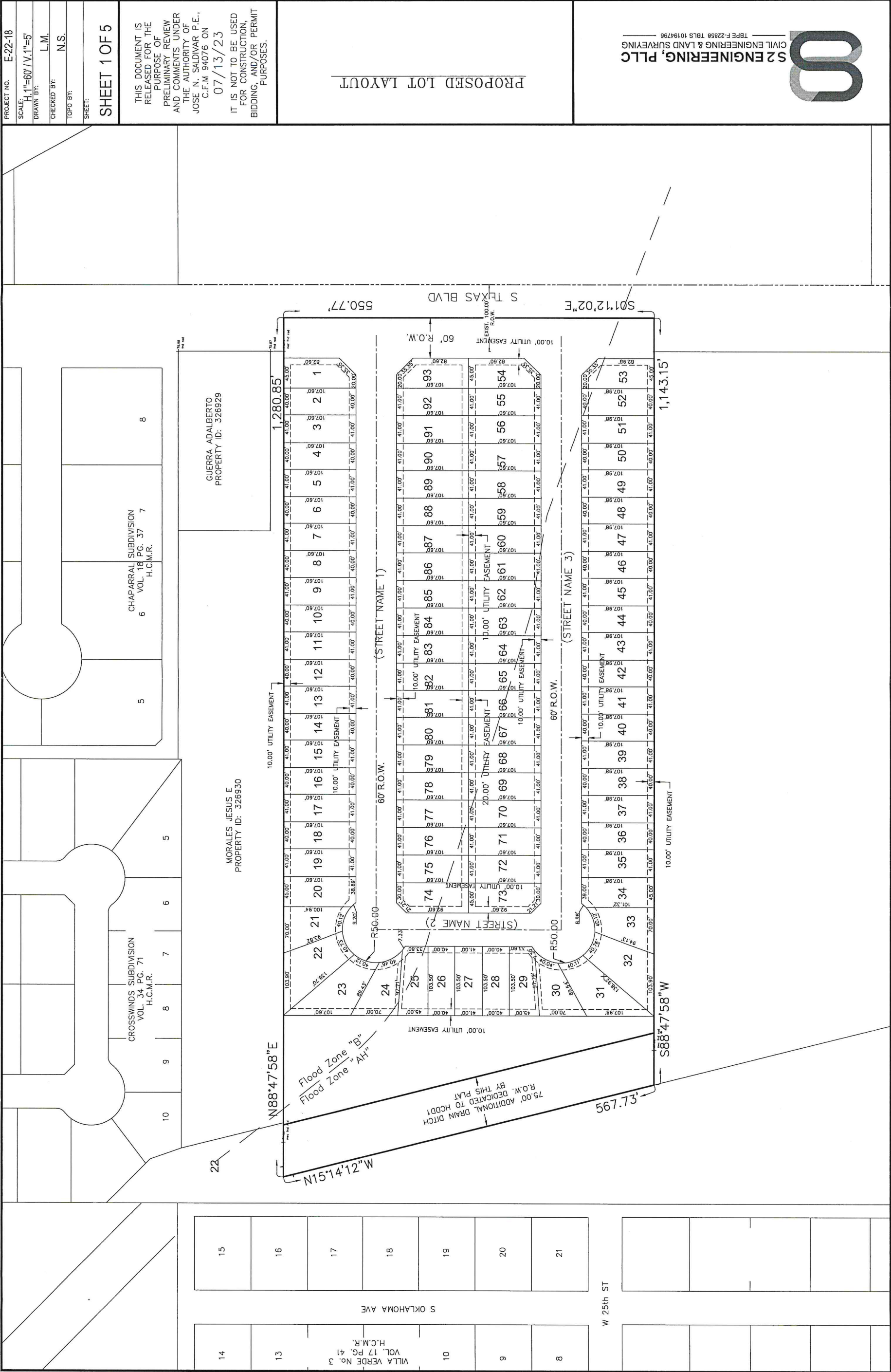
SMITH DARYL & CINDI 107 W CHAPARRAL ST WESLACO TX 78596	C4000-00-000-0005-00 CHAPARRAL LOT 5 107 CHAPARRAL	L: 49304 B: 128533
PAYNE JAMES AUSTIN 105 W CHAPARRAL ST WESLACO TX 78596	C4000-00-000-0006-00 CHAPARRAL LOT 6 105 CHAPARRAL	L: 49805 B: 284135
BLESSINGTON TERRY ZIMMER 103 CHAPARRAL ST WESLACO TX 78596	C4000-00-000-0007-00 CHAPARRAL LOT 7 103 CHAPARRAL	L: 49805 B: 126391
RODRIGUEZ DANIEL LEE & VANESSA 101 W CHAPARRAL ST WESLACO TX 78596	C4000-00-000-0008-00 CHAPARRAL LOT 8 101 CHAPARRAL	L: 49805 B: 220025
HIDALGO CO WATER & IMPR PO BOX 307 ELSA TX 78543	C9480-00-000-0000-00 CROSSWINDS 0.12AC D/D R/O/W LYING 0 LIVE OAK DR	L: 953 B: 0
CHAMPION VIRGINIA 2435 FLUSHING MEADOWS DR WESLACO TX 78596	C9480-00-000-0004-00 CROSSWINDS LOT 4 2509 FLUSHING MEADOWS	L: 41328 B: 1764
TANNER THELDA E 309 CROSSWINDS CIRCLE DR WESLACO TX 78596	C9480-00-000-0005-00 CROSSWINDS LOT 5 309 CROSSWINDS CIR	L: 30714 B: 121884
HINOJOSA LORENZO JR 313 CROSSWINDS CIR DR WESLACO TX 78596	C9480-00-000-0006-00 CROSSWINDS LOT 6 313 CROSSWINDS CIR	L: 22887 B: 119049
MARTINEZ MARISELA 317 CROSSWINDS CIRCLE DR WESLACO TX 78596	C9480-00-000-0007-00 CROSSWINDS LOT 7 317 CROSSWINDS CIR	L: 25210 B: 152264
ROSAS RYAN LYNN 409 CROSSWINDS CIR DR WESLACO TX 78596	C9480-00-000-0008-00 CROSSWINDS LOT 8 409 CROSSWINDS CIR	L: 25210 B: 151140
JALOMO MARTIN 413 CROSSWINDS CIRCLE DR WESLACO TX 78596	C9480-00-000-0009-00 CROSSWINDS LOT 9 413 CROSSWINDS CIR	L: 22887 B: 148053
AVILES DAVID F 417 CROSSWINDS CIRCLE DR WESLACO TX 78596	C9480-00-000-0010-00 CROSSWINDS LOT 10 417 WIMBLEDON DR	L: 22788 B: 126561

City of Weslaco Code Enforcement Dept.

OCT 20, 2023

ALCALA ESTELA	C9480-00-000-0011-00	L: 28994
2506 WIMBLEDON DR	CROSSWINDS LOT 11	B: 151663
WESLACO TX 78596	2506 WIMBLEDON DR	





PROJECT NO. E-22-18
SCALE: H. 1"=60' / V. 1"=5'
DRAWN BY: L.M.
CHECKED BY: N.S.
TOPO BY:
SHEET: SHEET 1 OF 5

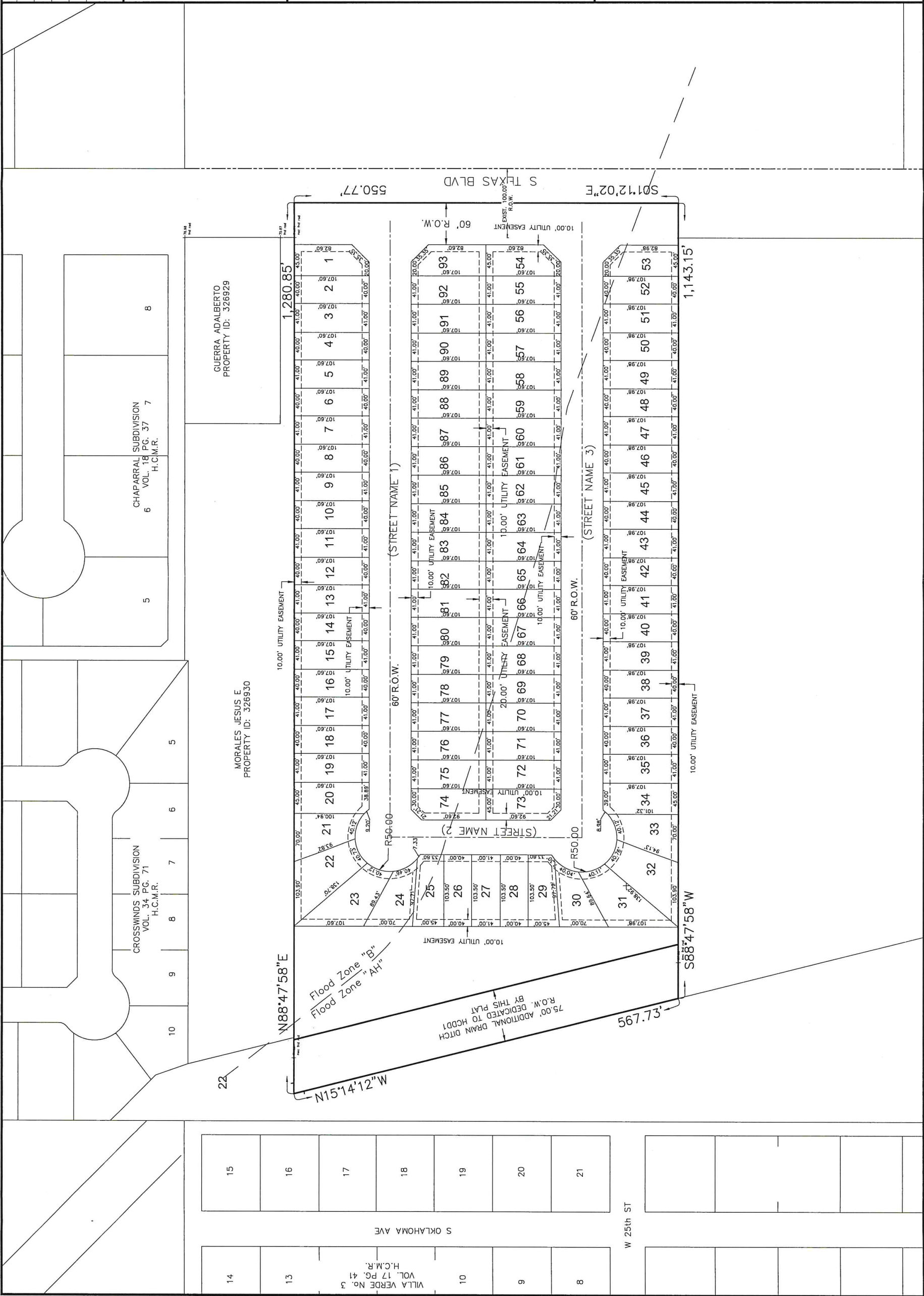
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE N. SALDIVAR P.E., C.F.M. 94076 ON 07/13/23
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

PROPOSED LOT LAYOUT

S2 ENGINEERING, PLLC

CIVIL ENGINEERING & LAND SURVEYING

TBPE F-22858 TBLs 10194796





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 1, 2023	Agenda Item No. (to be assigned by PCE): IV.E.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Nancy Valdes.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 916 W Pike, also being West Tract W88.40'-E377.6'-S452.70' FT 133 0.92AC GR 0.86AC Net, 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 October 18, 2023. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on October 20, 2023.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED

OCT 02 2023

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

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

FILE NO. USE-000530-2023

PROPOSED PROJECT

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

Lot _____ Block 162

Subdivision Name West and Adam Tract

Street Address 916 W Pike Blvd

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

Event Center

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 Nancy Valdes Phone 956 802 9047

Address 4321 Vida Santa Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: nanvaldes11@gmail.com

OWNER

Name Nancy Valdes Phone 956 802 9047

Address 4321 Vida Santa Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: nanvaldes11@gmail.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 Nancy [Signature] Date 09/28/2023
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

October 20, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 1, 2023, and the City Commission will hold a public hearing on November 21, 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 November 21, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Nancy Valdes is requesting a Conditional Use Permit to operate an Event Center, at 916 W Pike, also being West Tract W88.40'-E377.6'-S452.70' FT 133 0.92AC GR 0.86AC Net, Weslaco, Hidalgo County, Texas.

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

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

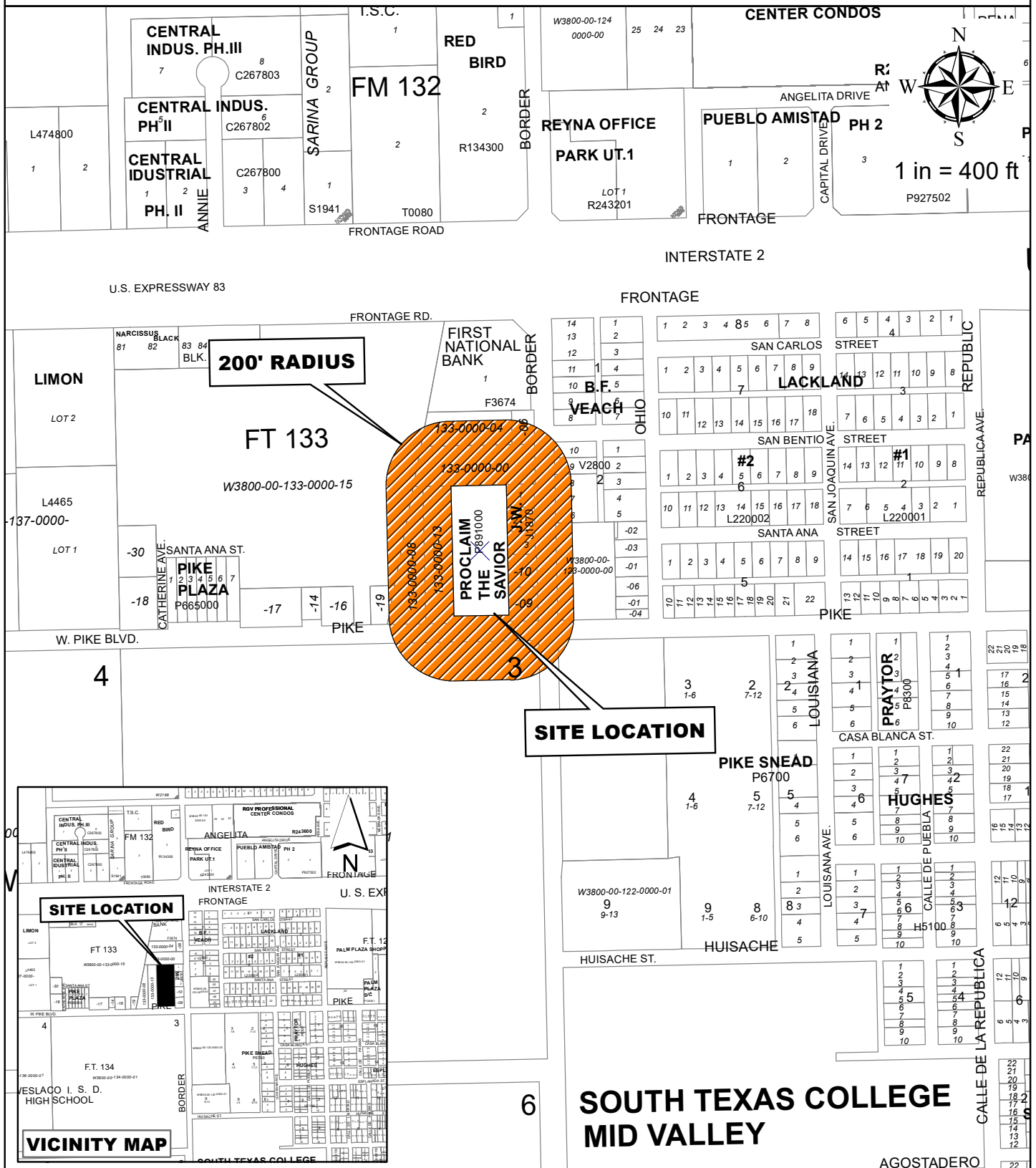
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

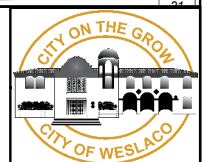
CITY OF WESLACO

Planning &
Code Enforcement



Nancy Valdes
916 W Pike Blvd, Weslaco, Texas
West and Adam Tract

Purpose for the conditional use
Existing zoning: B-1
Existing land use: Business
CPU request: event center



City of Weslaco Code Enforcement Dept.

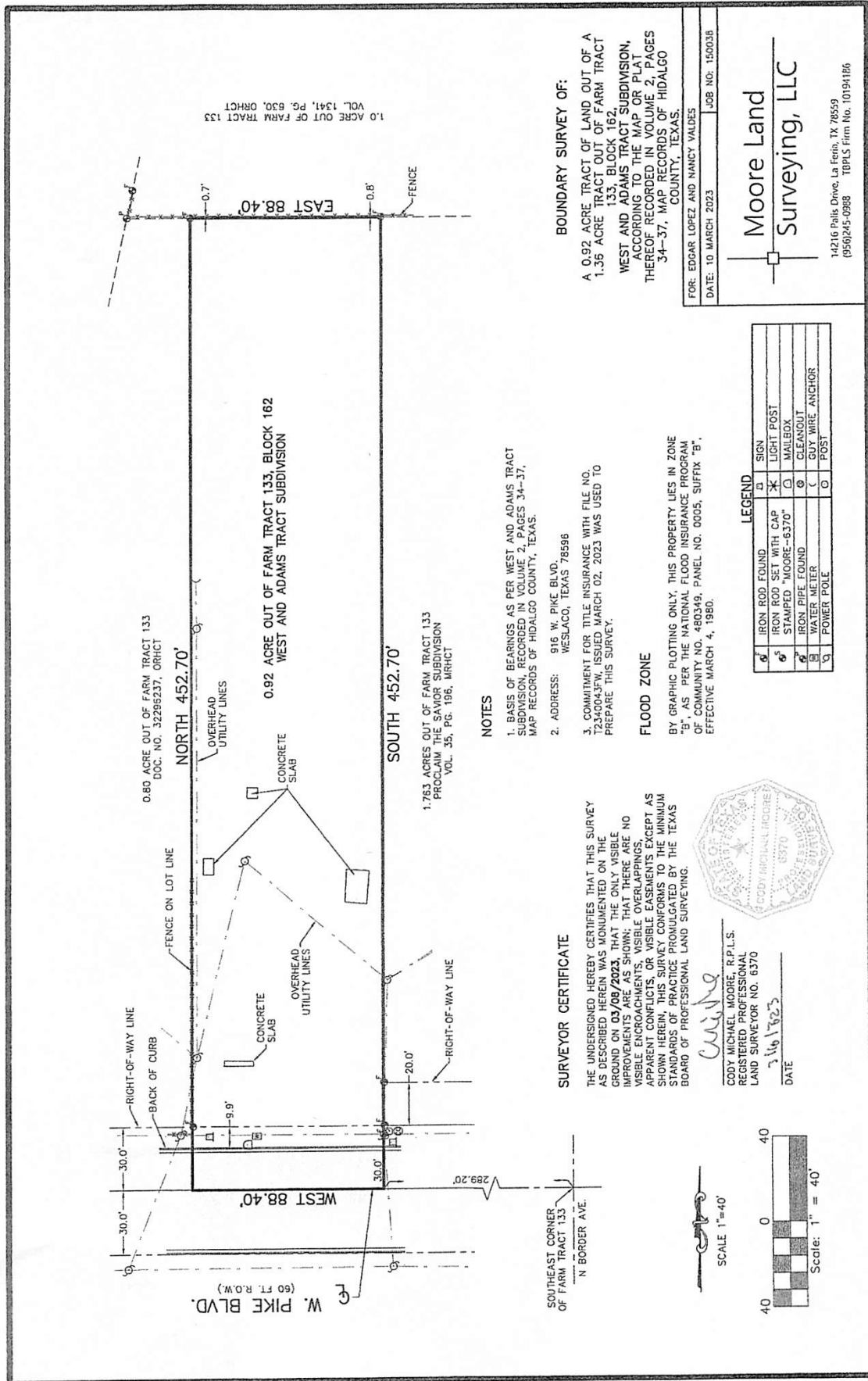
OCT 20, 2023

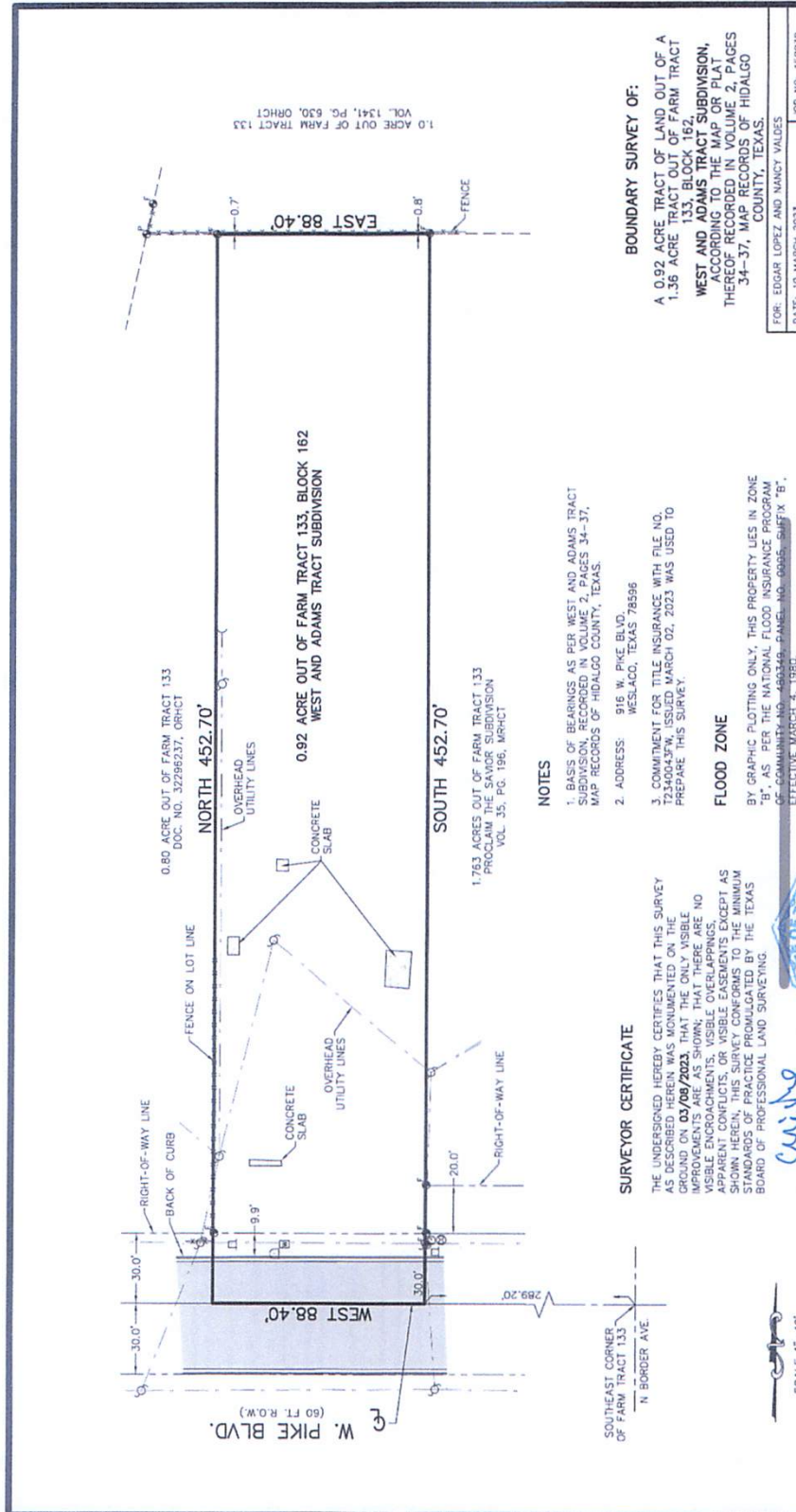
LEAL SANTOS & IRMA 2105 NORTHGATE CIR WESLACO TX 78599	J1870-00-000-0001-00 J. W. LOT 1 1001 N BORDER AVE	L: 29232 B: 85565
CARMONA ISABEL 915 N BORDER AVE WESLACO TX 78596	J1870-00-000-0002-00 J. W. LOT 2 915 N BORDER AVE	L: 29232 B: 76862
GOMEZ SERGIO JR 319 S 25TH ST DONNA TX 78537	J1870-00-000-0003-00 J. W. LOT 3 909 N BORDER AVE	L: 29232 B: 26764
SIRACH LTD 400 S BICENTENNIAL BLVD MCALLEN TX 78501	P8910-00-000-0000-00 PROCLAIM THE SAVIOR BNG 1.57AC 914 W PIKE BLVD	L: 267562 B: 111655
GUEVARA OLIVIA 101 GAMBLE ST COLUMBUS JUNCTION IA 52738	V2800-00-002-0006-00 B.F. VEACH ADDITION LOTS 6 7 & 8 BLK 2 914 N BORDER AVE	L: 69225 B: 38323
PRADO LYDIA EVANGELINA MARROQUIN 918 N BORDER AVE WESLACO TX 78596	V2800-00-002-0009-00 B.F. VEACH ADDITION LOT 9 BLK 2 918 N BORDER AVE	L: 23075 B: 33716
REYNA RODOLFO & MARIA DE JESUS 920 N BORDER AVE WESLACO TX 78596	V2800-00-002-0010-00 B.F. VEACH ADDITION LOT 10 BLK 2 920 N BORDER AVE	L: 23075 B: 44825
GUTIERREZ ARMANDO JR & ANA B PO BOX 1027 WESLACO TX 78599	W3800-00-122-0000-00 WEST TRACT BLK FT 122 W320'-N680.62 805 W PIKE BLVD	L: 178750 B: 266250
FAD PROPERTIES LLC PO BOX 2872 SOUTH PADRE ISLAND TX 78597	W3800-00-123-0000-00 WEST TRACT W210'-S330' FT 123 1.59AC 900 N BORDER AVE	L: 141058 B: 232722
CARDENAS GILBERTO & ANITA 1007 N BORDER AVE WESLACO TX 78596	W3800-00-133-0000-00 WEST TRACT 1.72AC-E9.05AC FT 133 1007 N BORDER AVE	L: 121183 B: 4466
HOOK & LATERAL INVESTMENTS LLC 305A N SHARY RD MISSION TX 78572-8208	W3800-00-133-0000-04 WEST TRACT 0.65 AC IRR TR S105'- N414'- W258.64'- E358.64' FT 13 0 N BORDER AVE	L: 169884 B: 0
ZUNIGA PAULA C 508 N CANTU ST WESLACO TX 78596	W3800-00-133-0000-06 WEST TRACT 3 0 PIKE BLVD	L: 54882 B: 0

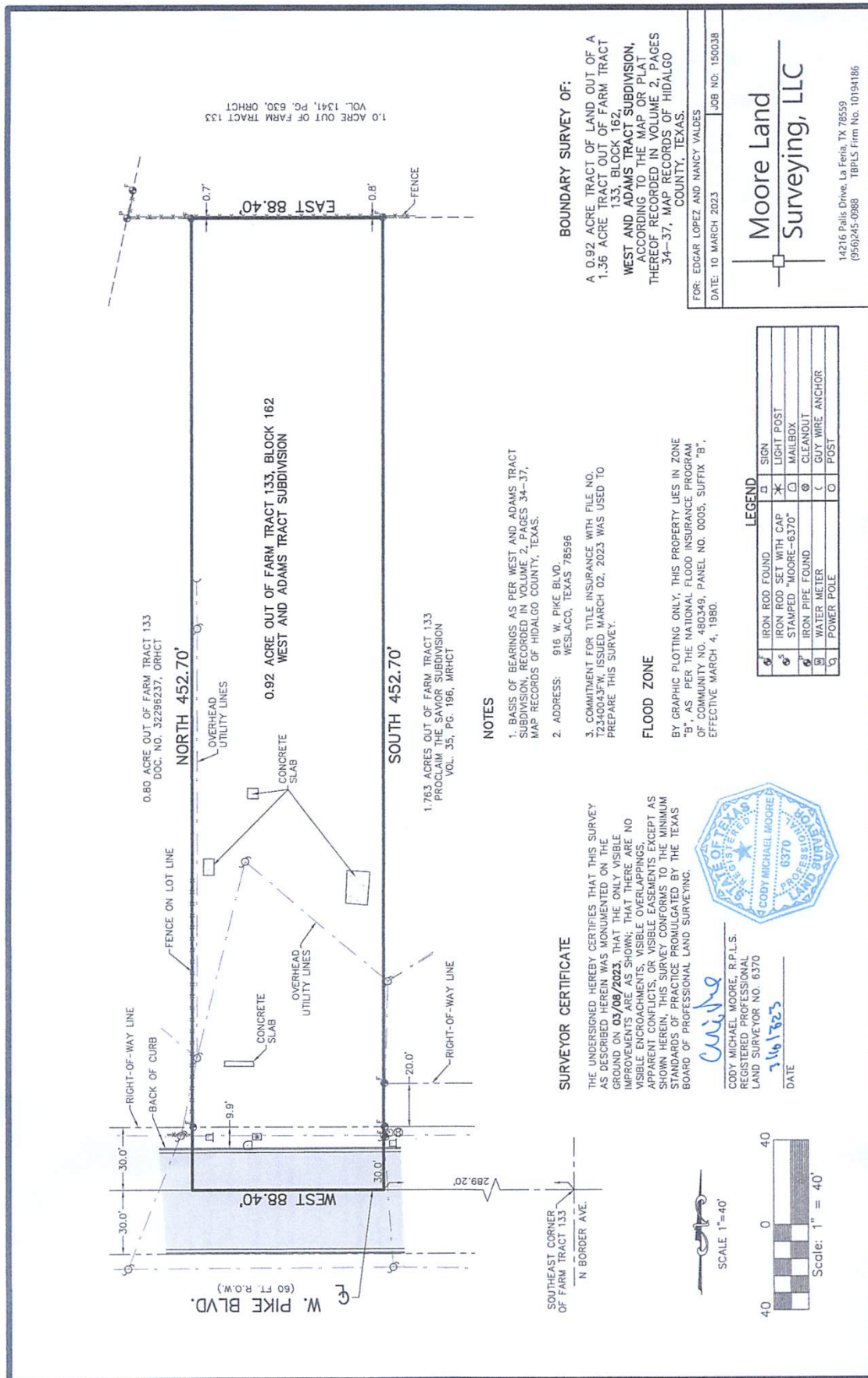
City of Weslaco Code Enforcement Dept.

OCT 20, 2023

GONZALEZ OSCAR JAVIER & 2000 OLEANDER DR MISSION TX 78573	W3800-00-133-0000-08 WEST TRACT AN IRR TR 133 .80 AC GR 0.71AC NET 920 W PIKE BLVD	L: 92781 B: 27219
RIOJAS VANESSA RICARDO & OLIVIA RIOJAS 901 N BORDER AVE WESLACO TX 78596	W3800-00-133-0000-09 WEST TRACT-S135'-E120' FT 133 0.37AC 905 N BORDER AVE	L: 60108 B: 19943
RIOJAS VANESA RICARDO & OLIVIA RIOJAS 905 N BORDER AVE WESLACO TX 78596	W3800-00-133-0000-10 WEST TRACT N0.27AC-S0.50AC-E1AC- T 133 905 N BORDER AVE	L: 35283 B: 100786
FNA VI TEXAS REO LLC 7200 N MOPAC EXPY STE 120 AUSTIN TX 78731	W3800-00-133-0000-13 WEST TRACT W88.40'-E377.6'-S452.70' FT GR 0.86AC NET 916 W PIKE BLVD	L: 224772 B: 0
SHARYLAND INVESTORS 305 N SHARY RD MISSION TX 78572-0205	W3800-00-133-0000-15 WEST TRACT N15.62AC AN IRR TR-W1 9.47AC EXC E60'-W597.99'-N100'-S 1101 W EXPRWY 83	L: 0 B: 0
SHARYLAND INVESTORS LTD 305 N SHARY RD MISSION TX 78572-0205	W3800-00-133-0000-19 WEST TRACT E50'-W823.24'-N122.65 '- S152.65' FT 133 0.16AC 1004 W PIKE BLVD	L: 0 B: 0
WESLACO ISD PO BOX 266 WESLACO TX 78599	W3800-00-134-0000-01 WEST TRACT 40 AC EXC SEC 0.89 AC FT GH SCHOOL 1005 W PIKE BLVD	L: 2581260 B: 26911822







BOUNDARY SURVEY OF:

A 0.92 ACRE TRACT OF LAND OUT OF A
1.36 ACRE TRACT OUT OF FARM TRACT
133, BLOCK 162,
WEST AND ADAMS TRACT SUBDIVISION,
ACCORDING TO THE MAP OR PLAN
THEREOF RECORDED IN VOLUME 2, PAGES
34-37, MAP RECORDS OF HIDALGO
COUNTY, TEXAS.

FOR: EDGAR LOPEZ AND NANCY VALDES
DATE: 10 MARCH 2023
JOB NO: 150038

Moore Land
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TPLS Firm No. 10194186

NOTES

1. BASIS OF BEARINGS AS PER WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ADDRESS: 916 W. PIKE BLVD., WESLACO, TEXAS 78596
3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. T2340043FW, ISSUED MARCH 02, 2023 WAS USED TO PREPARE THIS SURVEY.

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "B", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480349, PANEL NO. 0005, SUFFIX "B", EFFECTIVE MARCH 4, 1980.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON 03/08/2023, THAT THE ONLY VISIBLE MONUMENTS ARE THOSE THAT WERE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



Cody Michael Moore, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370

DATE
3/16/2023

SCALE 1"=40'

Scale: 1" = 40'

LEGEND

IRON ROD FOUND	□	SIGN
IRON ROD SET WITH CAP	✕	LIGHT POST
STAMPED MOORE-6370	□	MAILBOX
IRON PIPE FOUND	⊙	CLEANOUT
WATER METER	⊙	GUY WIRE ANCHOR
POWER POLE	⊙	POST



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 1, 2023	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Nain Engineering LLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for El Farito Estates Subdivision being 17.15 acre out of Farm Tract 299, Block 158, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the south side of Mile 13 North Road, ½ mile east of Mile 6 West. Possible Action.	
Discussion/Overview: The proposed eleven (11) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and off-site drainage and has not provided drainage letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000537-2023

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

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

FILE NO. _____



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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: EL FARITO ESTATES

Location: South of Mile 13 North Road approximate 1/2 mile east of Mile 6 West Road.

Legal Description: A 17.15 Acres tract of land, more or less, out of Farm Tract 299, Block 158 West Tract Subdivision, Volume 2, Pages 35 of the map records of Hidalgo County, Texas

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Agricultura Proposed Land Use: Residential lots

Number of Lots Proposed: 11 Gross Acreage: 17.15 Acres

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: EL FARITO LLC Telephone: 956-463-7474

Address: 526 S. Milanos Rd Fax: N/A

City: Weslaco State: Tx Zip: 78596 E-mail: evergreenvalleybuilders@yahoo.com

ENGINEER INFORMATION

Name: NAIN ENGINEERING LLC Telephone: 956-784-0218

Address: 526 N. STREET Fax: N/A

City: Donna State: TX Zip: 78537 E-mail: nainengineering@yahoo.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply Corporation (N.A.W.S.C)

☐ YES ☒ NO Wastewater Provision: O S S F

☒ YES ☐ NO Electric Company: Magic Valley Electrical Coop (M.V.E.C)

☐ YES ☒ NO Phone Utility <u>N/A</u>	☐ YES ☒ NO Gas Utility	☐ YES ☒ NO Cable Utility
--	---	---

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- \$355.00 Planning Review fee
- One 11" X 17" reduced copy of plat
- Plat Layout
 - Existing & Proposed Easements
 - Existing & Proposed ROW
 - Existing & Proposed Drainage Easements
 - Contours
 - Flood Zones
 - Adjoiners
 - Existing street names
- Drainage plans and calculations with engineer's seal
 - Elevations
 - Flood directional arrows
 - Detention areas
 - Street names
- Proof of ownership of the property
- If septic tank system required, submit soil evaluation report
- Water Rights associated with the property
- Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- ☒ Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- ☒ \$355.00 (one time fee for preliminary and final plat)
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - ☒ Existing & Proposed Easements
 - ☒ Existing & Proposed ROW
 - ☒ Existing & Proposed Drainage Easements
 - ☒ Contours

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- ☐ One set of 8 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

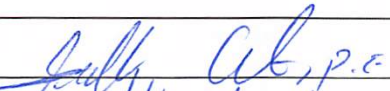
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: Heriberto Garcia, Managing Member for EL FARITO LLC

Owner Signature:  Date: 10/9/23

_____ is the authorized agent

Authorized Agent Signature:  Date: 10/10/23

Authorized Agent Printed Name: Willie Probst

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR VARIANCE

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: EL FARITO ESTATES

Location: SOUTH OF MILE 13 NORTH ROAD, APPROXIMATE 1/2 MILE EAST OF MILE 6 WEST ROAD.

Legal Description: A 17.15 Acres tract of land, more or less, out of Farm Tract 299, Block 158, West Tract Subdivision

Volume 2, Page 35 of the map records of Hidalgo County, Texas

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Sanitary sewer will be treated by On-Site Sewage Facilities (OSSF)

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Drainage detention will be provided by re-grading Mile 13 North Road road side ditch

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: EL FARITO LLC Telephone: 956-463-7474
Address: 526 S. Milanos Rd Fax: _____
City: Weslaco State: Texas Zip: 78596 E-mail: evergreenvalleybuilders@yahoo.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: Heriberto Garcia

Owner Signature: [Signature] Date: 8-25-23

Guillermo A. Arratia, P.E. is the authorized agent

Authorized Agent Signature: [Signature] Date: 10/11/23

Authorized Agent Printed Name: Guillermo Arratia

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Meeting _____ City Commission Mtg _____

Variance Granted: _____

General Comments: _____

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

DRAINAGE REPORT
For
EL FARITO ESTATES SUBDIVISION

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



Guillermo A. Arratia, P.E.
9/30/23

INDEX OF SHEETS

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

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

DRAINAGE REPORT
For
EL FARITO ESTATES SUBDIVISION

I. PROJECT LOCATION

A 17.15 acre Tract of land out of Farm Tract 299, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located on the south side of Mile 13 North Road, ½ mile east of Mile 6 West, and is located in the County of Hidalgo and lies within the 2 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: Effective: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS

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

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (7.22 cfs) from the site is by form of sheet flow runs towards the southeast side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 11 lots for residential use. The storm runoff after development will be increase 9.58 cfs for a total 16.8 cfs, I have calculated that 51,852 cf of storm runoff for a 50 year design frequency, and will be out falling via sheet flow into an existing Drain Ditch located on the south side of this subdivision and owned by H.C.C.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 51,852 CF will be accomplished by excavating this volume on the existing Drain Ditch.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1	
DATE 10-03-23	



Full C.E. PE
8/30/23

DRAINAGE CALCULATIONS EXHIBIT "A"

EL FARITO ESTATES SUBDIVISION

AREA= 17.15 Ac.

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

Existing Conditions

Length= 1000 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 110 min.
Texist.= 110 min.
Iexist.= 2.10 in/hr
Qexist.= 7.22 cfs.

10 year storm

b= 87
e= 0.778
d= 9.2

Proposed Conditions

Length= 1000 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Concentration= 86 min.
Tfut.= 86 min.
Ifut.= 3.27 in/hr
Qfut.= 16.8 cfs.
Qin= 5.15 i

50 year storm

b= 99
e= 0.749
d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	55.70	33418	7.22	20724	12,694
20	7.91	40.69	48824	7.22	22889	25,934
30	6.34	32.63	58738	7.22	25055	33,683
40	5.35	27.53	66062	7.22	27220	38,841
50	4.66	23.96	71891	7.22	29386	42,505
60	4.14	21.32	76751	7.22	31551	45,200
70	3.75	19.27	80933	7.22	33717	47,216
80	3.43	17.63	84613	7.22	35882	48,731
90	3.16	16.28	87908	7.22	38048	49,860
110	2.76	14.19	93634	7.22	42378	51,256
120	2.60	13.36	96165	7.22	44544	51,621
130	2.45	12.63	98521	7.22	46709	51,812
140	2.33	11.99	100727	7.22	48875	51,852
150	2.22	11.42	102803	7.22	51040	51,763
160	2.12	10.91	104766	7.22	53206	51,560
170	2.03	10.45	106628	7.22	55371	51,257
180	1.95	10.04	108400	7.22	57537	50,864
190	1.88	9.66	110092	7.22	59702	50,391
200	1.81	9.31	111712	7.22	61867	49,845
210	1.75	8.99	113267	7.22	64033	49,234

DRAINAGE CALCULATIONS EXHIBIT "A"

220	1.69	8.69	114761	7.22	66198	48,563
230	1.64	8.42	116200	7.22	68364	47,837
240	1.59	8.17	117590	7.22	70529	47,060
250	1.54	7.93	118932	7.22	72695	46,237
260	1.50	7.71	120232	7.22	74860	45,372
270	1.46	7.50	121491	7.22	77026	44,466
Storage Requires=		51,852	cubic feet	=	1.19	ac-ft



Guillermo A. Arratia
8/30/23

Chapter 4 — Hydrology

Section 12 — Rational Method

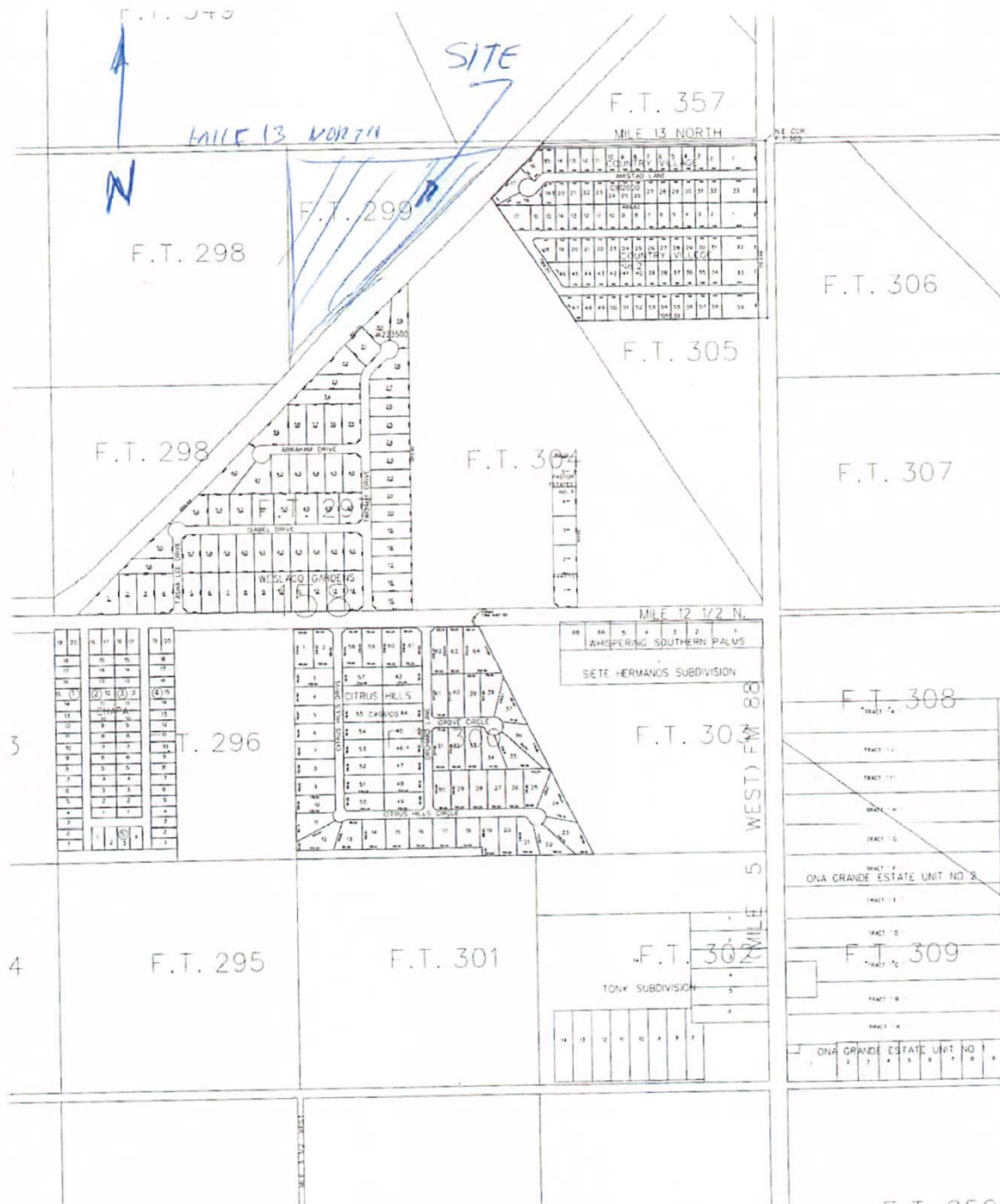
Table 4-10: Runoff Coefficients for Urban Watersheds

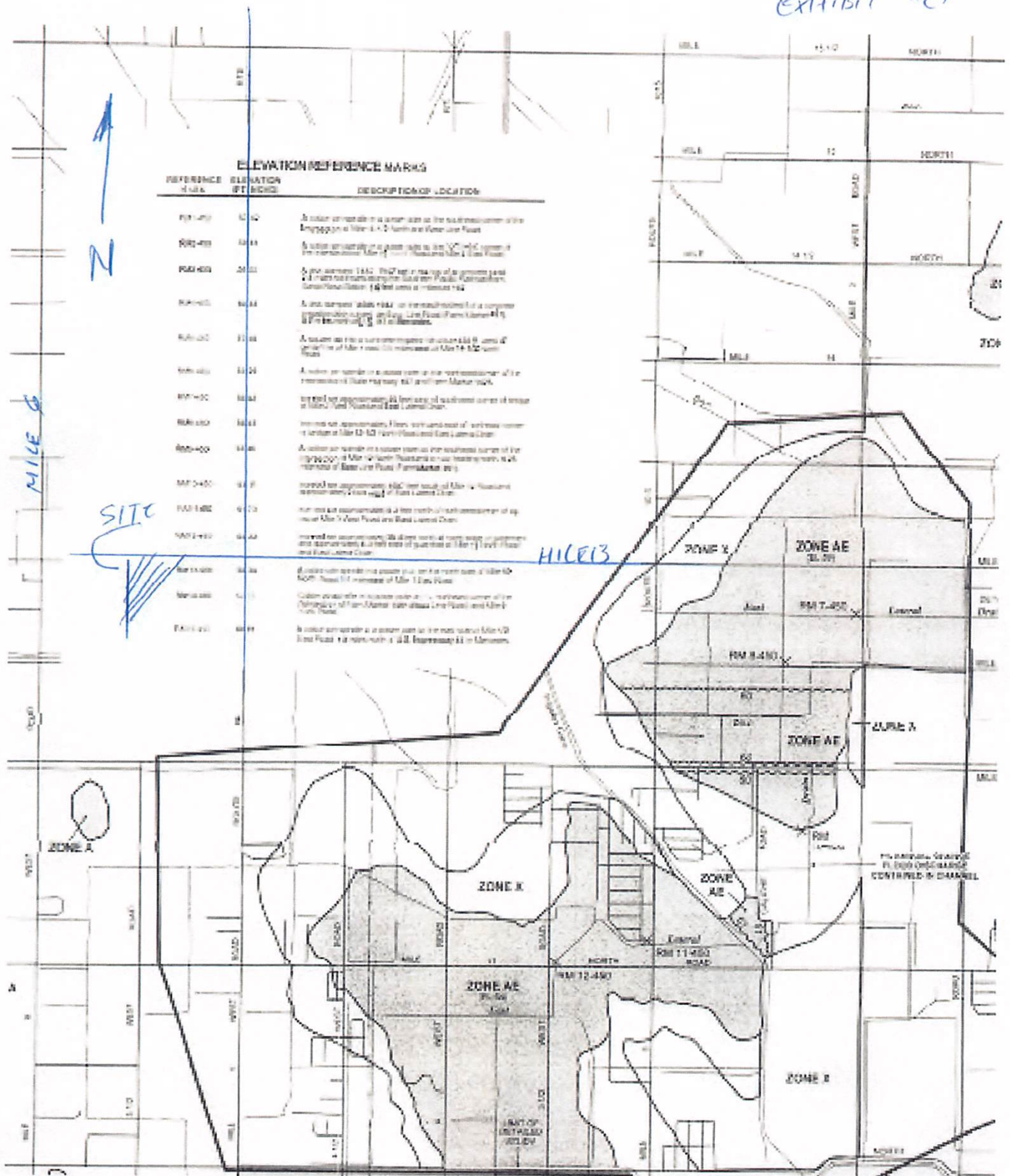
Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soil, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15
Steep grassed slopes	0.70
Lawns:	
Sandy soil, flat 2%	0.05-0.10
Sandy soil, average 2-7%	0.10-0.15
Sandy soil, steep 7%	0.15-0.20
Heavy soil, flat 2%	0.13-0.17
Heavy soil, average 2-7%	0.18-0.22

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

COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e
Hempfling	0.845	56	10.6	0.851	75	10.7	0.842	87	10.7	0.843	103	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6			
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7	0.749	102	8.7			
Hidalgo	0.831	74	9.5	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.749	98	9.2	0.740	103	9.6	0.740	103	9.6			
Hill	0.799	57	8.2	0.790	72	8.8	0.777	76	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2	0.759	105	8.2			
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9	0.817	101	9.9			
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.766	105	7.7	0.766	105	7.7			
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3	0.750	100	8.3			
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2	0.727	94	8.2			
Howard	0.805	42	9.2	0.800	55	10.1	0.802	65	10.0	0.796	76	10.1	0.791	85	10.1	0.788	95	9.2	0.788	95	9.2			
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.814	78	11.4	0.833	77	9.4	0.833	77	9.4			
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	104	8.4	0.758	104	8.4			
Hutchinson	0.850	55	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.853	121	11.0	0.837	115	10.4	0.837	115	10.4			
Irion	0.780	37	8.1	0.789	55	9.6	0.779	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1	0.770	90	8.1			
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5	0.775	109	8.5			
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8	0.720	97	8.8			
Jasper	0.782	66	8.1	0.743	65	7.4	0.735	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1	0.700	87	8.1			
Jeff Davis	0.821	35	9.6	0.855	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6	0.832	93	9.6			
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	85	7.5	0.710	87	7.5	0.687	84	9.2	0.687	84	9.2			
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4	0.750	104	9.4			
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4	0.740	102	9.4			
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	106	8.1	0.763	106	8.1			
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5	0.784	104	8.5			
Karnas	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8	0.749	106	8.8			
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6	0.757	104	8.6			
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6	0.763	104	8.6			
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2	0.731	100	9.2			
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.805	85	10.0	0.798	93	10.0	0.798	104	9.0	0.798	104	9.0			
Kerr	0.789	49	8.4	0.755	58	8.0	0.764	69	8.0	0.763	80	8.0	0.758	91	8.0	0.768	104	8.4	0.768	104	8.4			
Kimbale	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.763	75	7.6	0.772	88	7.6	0.768	100	8.2	0.768	100	8.2			
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4	0.802	111	9.4			
Kinney	0.812	53	8.8	0.780	82	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8	0.781	108	8.8			
Kieburg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4	0.731	99	9.4			
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4	0.798	111	9.4			
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2	0.752	98	8.2			
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1	0.820	103	10.1			

EXHIBIT "B"





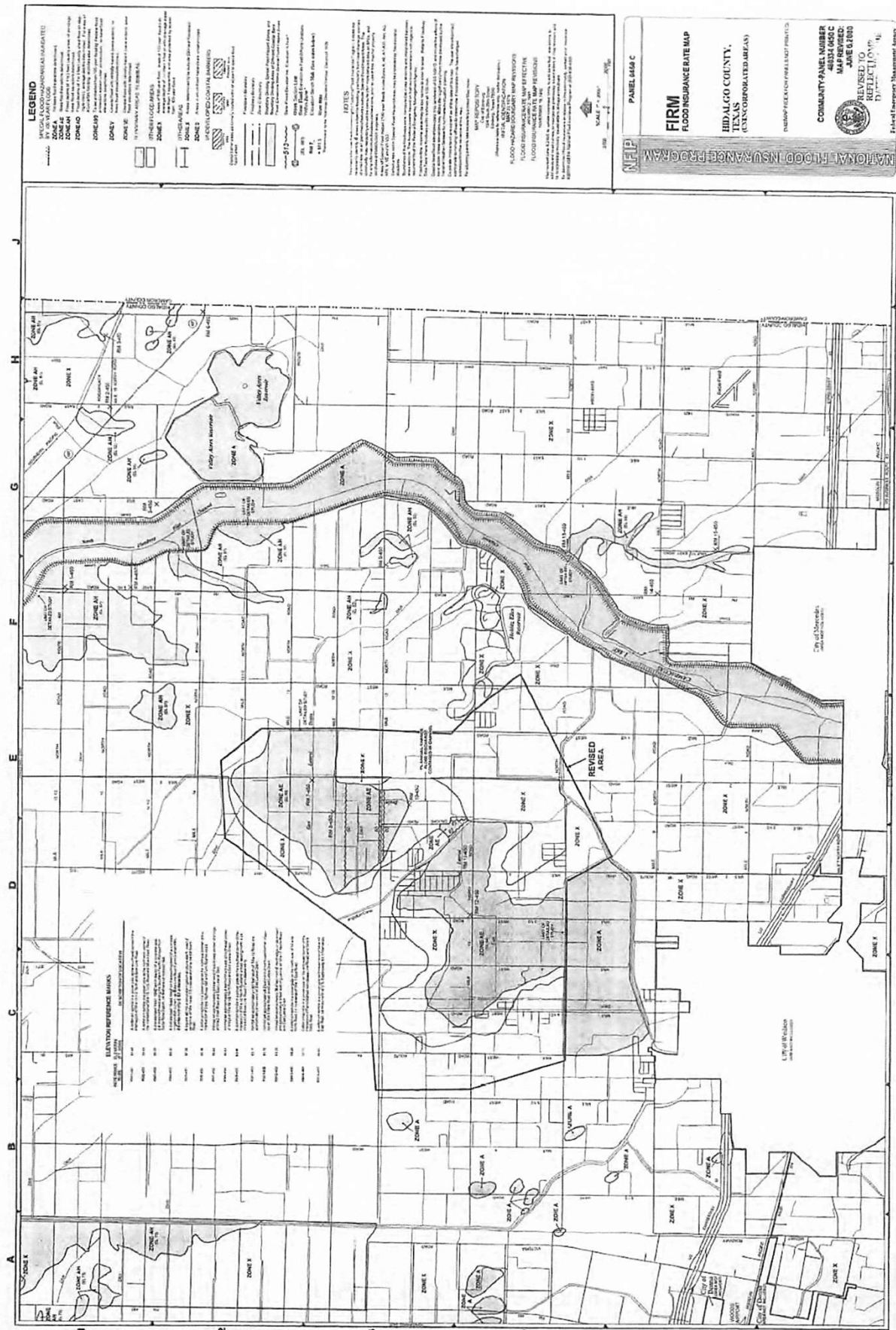
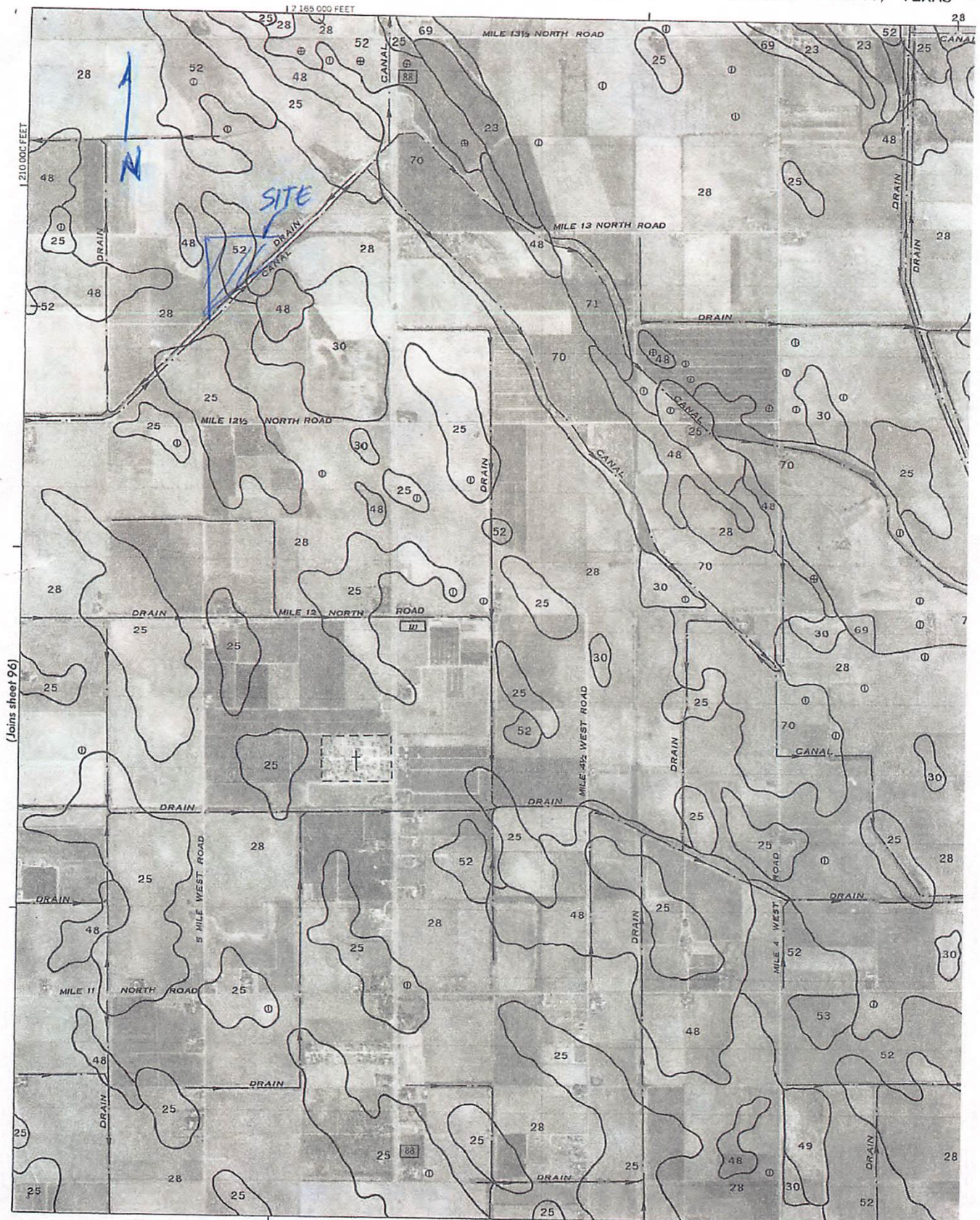


EXHIBIT "D" HIDALGO COUNTY, TEXAS -



Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

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

See footnotes at end of table.

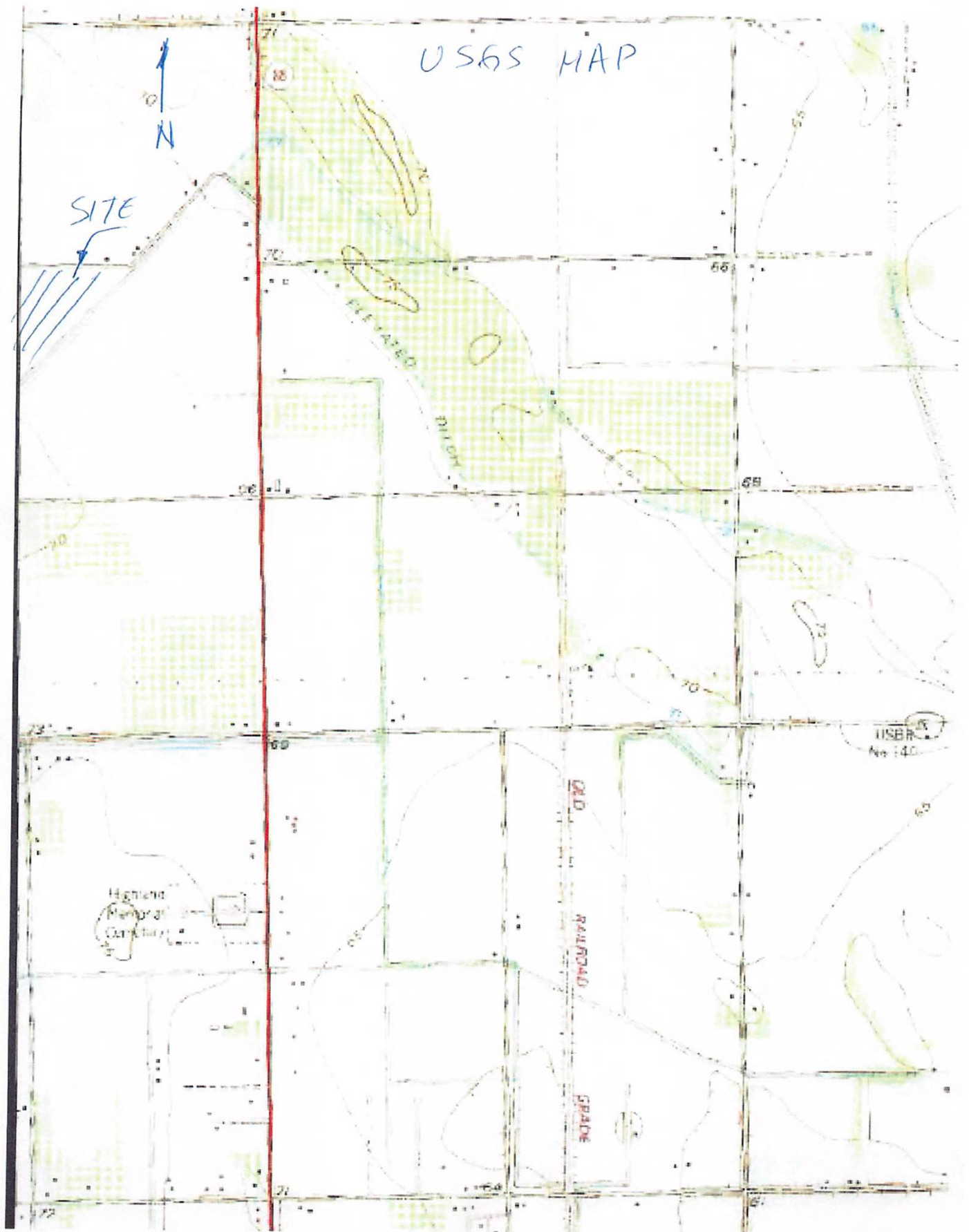
Hidalgo County, Texas

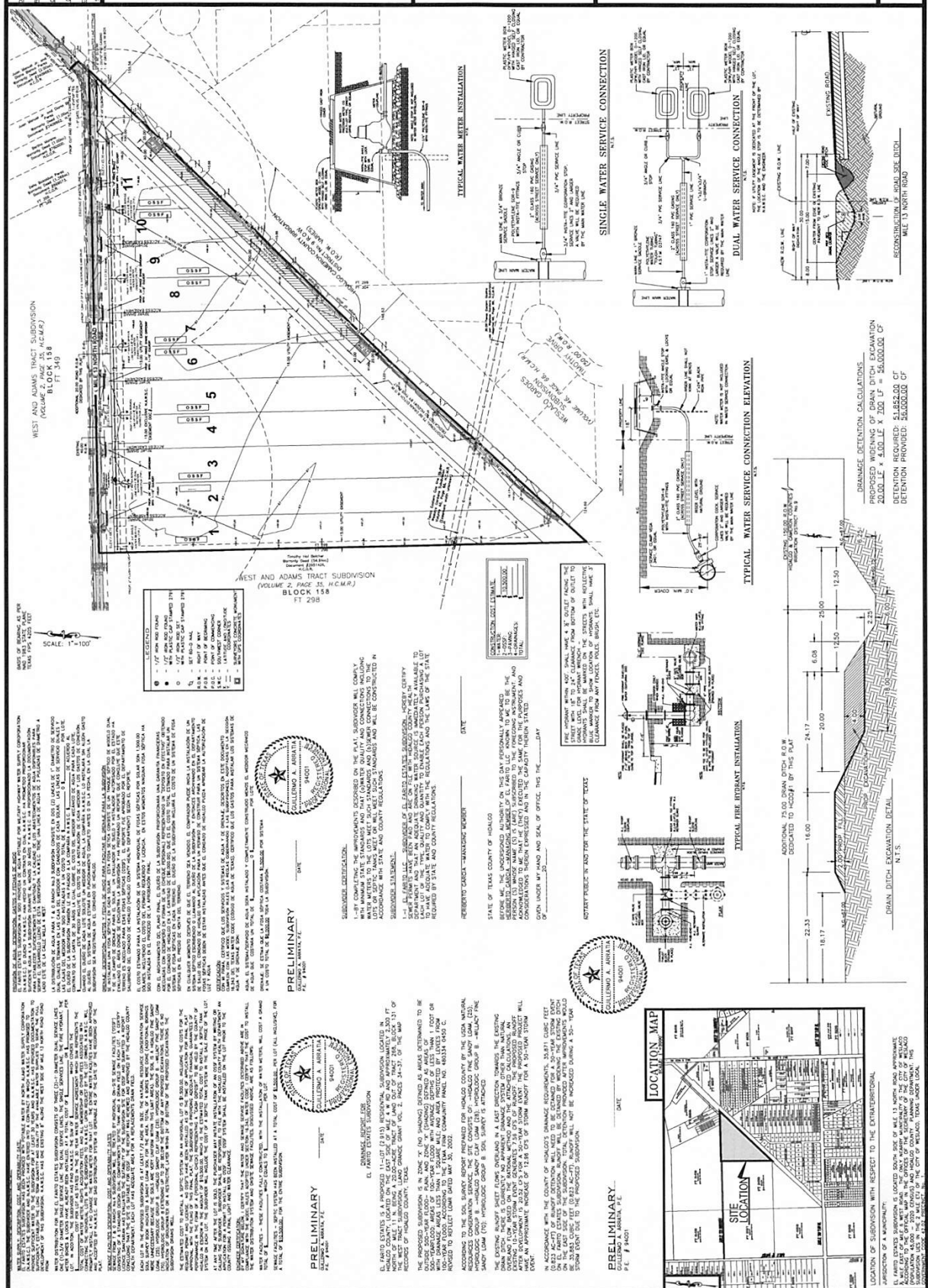
1

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

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

See footnotes at end of table.

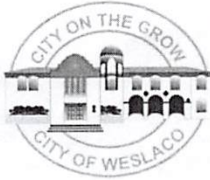






Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: November 1, 2023	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Ivan Garcia P.E.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Milanos Estates Phase III Subdivision being 22.88 acre out of Farm Tracts 720 and 721, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 500 feet south from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road. Possible Action.	
Discussion/Overview: The proposed one-hundred and two (102) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for setbacks and off-site drainage and 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 Preliminary Plat and Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION



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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: MILANOS ESTATES PHASE III SUBDIVISION

Location: APPROX. 500 FEET SOUTH FROM THE INTERSECTION OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD

Legal Description: BEING A 22.88 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 22.88 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDED OF HIDALGO COUNTY, TEXAS.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: AGRICULTURE

Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 102

Gross Acreage: 22.88

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: GARVIC PROPERTIES, LP - VICTOR J. DANIEC

Telephone: _____

Address: P.O. BOX 2604

Fax: _____

City: EDINBURG

State: TX

Zip: 78536

E-mail: _____

ENGINEER INFORMATION

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

Telephone: (956) 380-5152

Address: 921 S. 10TH AVE.

Fax: (956) 380-5083

City: EDINBURG

State: TX

Zip: 78539

E-mail: RIODELTA2004@YAHOO.COM

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ \$355.00 Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: GARVIC Properties, L.P.

Owner Signature: By: J. Gary Frisby - VP Date: 7/25/23

GARVIC Mgmt, Inc
its sole general partner is the authorized agent

Authorized Agent Signature: [Signature] Date: 7/25/23

Authorized Agent Printed Name: Ivan Garcia, PE, RPLS - Rio Del Norte Engineering

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

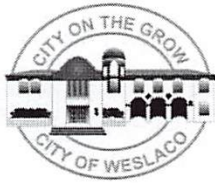
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

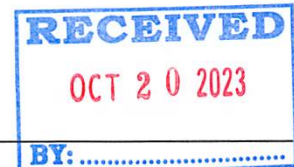


APPLICATION FOR SUBDIVISION VARIANCE

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

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

VAR-000540-2023
FILE NO. _____



GENERAL INFORMATION

Name of Subdivision: MILANOS ESTATES PHASE 3

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

Legal Description: BEING A 22.87 ACRES TRACT OF OUT OF FARM TRACT 720 AND 721, WEST TRACT SUBDIVISION

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

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

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

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

We are requesting to allow for off-site drainage detention of this subdivision into a proposed drain ditch widening along the south and east side
of the subdivision, as per the approved drainage report by Hidalgo County Drainage District #1 .

☐ 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: GARVIC PROPERTIES, LP Telephone: (956)821-7108

Address: P.O. BOX 2604 Fax: _____

City: EDINBURG State: TX Zip: 78536 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: GARY FRISBY

Owner Signature:  GARY FRISBY, VP GARVIC Mgmt, Inc - the general partner Date: 10/9/23

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

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: 10/19/23

Ivan Garcia
Rio Delta Engineering
921 S. 10th Avenue
Edinburg, Texas 78539

RE: **MILANOS PH 3** Subd. Drainage and Detention

Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 08/10/2023 for the **MILANOS 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.
3. The outfall control structure (currently being a culvert at Milanos Road) will note be changed and added as a Plat note so it can control and limit the flow from these developments.
4. Canal R.O.W. will not include any form of detention and be noted on the Plat.
(Confirmed per email attached)

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

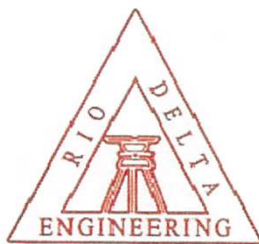
Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

isaac hccid9.org

From: Ivan Garcia <ivan@riodeltaengineering.com>
Sent: Thursday, October 19, 2023 9:12 AM
To: isaac hccid9.org
Subject: FW: Milanons Estates Phase 3 subdivision - No Objection letter

Ivan Garcia, P.E., R.P.L.S.
Vice-President



Rio Delta Engineering
921 South 10th Avenue
Edinburg, TX 78539
(956) 380-5152 (phone)
(956) 380-5083 (fax)

117 Rio Vista Boulevard
Rio Grande City, TX 78582
(956) 263-1041 (phone)
(956) 263-1112 (fax)

16607 Blanco Road, Suite #1403
San Antonio, TX 78232
(210) 462-1365 (phone)

From: Ivan Garcia <ivan@riodeltaengineering.com>
Sent: Tuesday, October 17, 2023 2:08 PM
To: isaac hccid9.org <isaac@hccid9.org>
Cc: E Pena <epena@riodeltaengineering.com>; rdelafuente@weslacotx.gov; AALDANA@WESLACOTX.GOV; Francisco Garza <fgarza@riodeltaengineering.com>; Isaac Gonzalez <isaac.gonzalez@hccid1.org>; randall hccid9.org <randall@hccid9.org>; D Rodriguez <droduiguez@riodeltaengineering.com>; Phillip Eberle <phillipe@riodeltaengineering.com>
Subject: Re: Milanons Estates Phase 3 subdivision - No Objection letter

Thank you Isaac. Confirmed. No excavation of any form is to be done near the canal. That cross section was part of the construction improvements done with phase 1. Again, I apologize for the confusion. Thank you for your prompt response.

Ivan Garcia, P.E., R.P.L.S.
Vice-President
Rio Delta Engineering



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

October 10, 2023

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

RE: Rio Delta Engineering – Milanos Estates Phase 3 Subdivision

This letter is in response to a request from the Engineer of record for Milanos Estates Phase 3 Subdivision, Ivan Garcia, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the ETJ of Weslaco and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

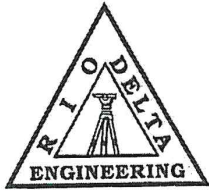
If you should have any questions or require additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

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

Yvette Barrera, PE, CFM
Assistant General Manager

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



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

MILANOS ESTATES PHASE III SUBDIVISION DRAINAGE REPORT

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

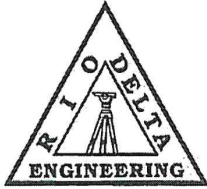
Date:
July 28, 2023



[Handwritten signature] 7/28/23

INDEX SHEET

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



RIO DELTA ENGINEERING

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

DRAINAGE REPORT

Milanos Estates Phase III Subdivision
Master Plan
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase III Subdivision is proposed 102 lot Residential Subdivision, same being a 22.87 acres tract of land out of Farm Tracts 720 and 721, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

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

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 32.2% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 27.7% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 40.2% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

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

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



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

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

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 23.42 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 70.73 CFS of runoff 50-yr rainfall events respectively. The improved site will have an approximate increase of 47.31 cfs of storm runoff.

All runoff and detention for this subdivision were already accounted for in the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report approved August 12, 2020 (attached). The required detention volume for Phase III is 86,249 CF or 1.98 AC-FT as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report.

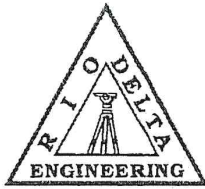
Linear detention will be provided for Phases I, II, II, and IV by improving the existing 39EXTA drain ditch section as required during the construction of Phase I as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report. Storm waters will be collected by an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



7/28/23

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
Alexis Lozano	
H.C.D.D. NO. 1	DATE 8/10/23

* Subject to Milanos Estates Ph III
Improvements and Completion



RIO DELTA ENGINEERING

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

DRAINAGE REPORT

Milanos Estates Subdivision Phases I, II, III, and IV

Master Plan

City of Weslaco ETJ

Hidalgo County, TEXAS

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

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

These lots will be used for single-family homes.

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

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

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

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

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

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

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

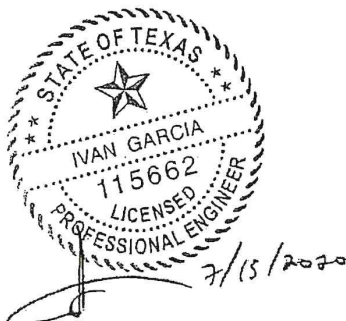
In accordance with the City of Weslaco and County's drainage requirements, we have calculated that approximately a total of 330,712 CF or 7.59 AC-FT, will need to be detained for the complete development of Phases I, II, III, and IV of the subdivision for a 50-yr rainfall event. The pro-rated detention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

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

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

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

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



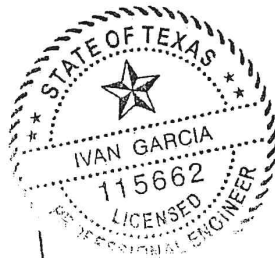
STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name:	MILANO ESTATES PHASES 1, 2 AND 3		
City:	WESLACO ETJ		
State:	TEXAS		
County:	HIDALGO		
Total Area:	76.95	GROSS Acres	
Total lots:	328		
Area already developed:	0.00	Acres	
Area unimproved:	68.83	NET Acres	
Existing Run off:	23.42	cfs	*10 year storm
Future Run off:	62.91	cfs	*25 year storm
Future Run off:	70.73	cfs	*50 year storm
Total on site detention required:	290,718	cft	*50 year storm
	6.674	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] 7/18/2020

I. EXISTING RUN OFF (10 YEAR STORM)

*Rational Method

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**
City: **WESLACO ETJ**
State: **TEXAS**
68.83 Acres Net
Highest elevation= **78.00** ft
Lowest elevation= **75.00** ft
Watercourse length, L= **2500.00** ft
Slope, S_p = **0.12** %

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

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

K_u=3.28

k= 0.213

*From Table 3-2 - Intercept Coefficients

*For short grass pasture

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

$$t_c = L/60V$$

172.16 min (used)

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

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

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

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

*For a recurrence interval of 10 years

e= **0.778**
b= **87**
d= **9.2**

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

*No area developed

Existing Run off Coefficient: **0**

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

Existing Run off Coefficient: **0.20**

*For Unimproved areas

*From Table 3-3 - Run off Coefficients

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

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

Peak flow, Q= **23.42** CFS

$$Q = C i A$$

II. FUTURE RUN OFF (25 YEAR STORM)

*Rational Method

Project Name: MILANO ESTATES PHASES 1, 2 AND 3

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

Average flow velocity, V= 0.35 ft/sec

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

K_u=3.28

k= 0.305

*From Table 3-2 - Intercept Coefficients

*For nearly bare and untilled (overland flow)

Time of concentration, t_c= 120.23 min (calculated)

$$t_c = L/60V$$

120.23 min (used)

Intensity, i= 2.31 in/hr

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

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

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

*For a recurrence interval of 25 years

e= 0.771
b= 98.00
d= 9.20

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

11.29 ACRES

Future Run off Coefficient: 0.75 *MIN FOR ROOFS

*From Table 3-3 - Run off Coefficients

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

5.65 ACRES

Future Run off Coefficient: 0.70 *MIN FOR CONCRETE SURFACE

*From Table 3-3 - Run off Coefficients

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

42.93 ACRES

Future Run off Coefficient: 0.20 *For Unimproved areas

*From Table 3-3 - Run off Coefficients

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

8.96 ACRES

Future Run off Coefficient: 0.70 *MIN FOR ASPHALTIC/CONCRETE SURFACE

*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= 0.35

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

Peak flow, Q= 62.91 CFS

$$Q = CiA$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**
City: **WESLACO ETJ**
State: **TEXAS**
68.83 Acres Net
Highest elevation= **78.00** ft
Lowest elevation= **75.00** ft
Watercourse length, L= **2500.00** ft
Slope, S_p = **0.12** %

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

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

K_u=3.28

k= 0.305

*From Table 3-2 - Intercept Coefficients

*For nearly bare and untilled (overland flow)

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

$$t_c = L/60V$$

120.23 min (used)

Intensity, i= **2.59** min

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

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

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

*For a recurrence interval of 50 years

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

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

11.29 ACRES

Future Run off Coefficient: **0.75** *MIN FOR ROOFS

*From Table 3-3 - Run off Coefficients

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

5.65 ACRES

Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE

*From Table 3-3 - Run off Coefficients

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

42.93 ACRES

Future Run off Coefficient: **0.20** *For Unimproved areas

*From Table 3-3 - Run off Coefficients

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

8.96 ACRES

Future Run off Coefficient: **0.7** *MIN FOR ASPHALTIC/CONCRETE SURFACE

*From Table 3-3 - Run off Coefficients

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

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

Peak flow, Q= **70.73** CFS

$$Q = C i A$$

IV. STORM WATER DETENTION CALCULATIONS

*Rational Method

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

Total on site detention required=

290,718
6.674

 cft
acres-ft

Duration: Duration in minutes
Intensity: Intensity for respective duration (10-year event)
Q in: Developed conditions peak discharge ($C_{dev} \times I_{50} \times \text{Area}$)
Vol in: Developed conditions run off volume ($Q_{in} \times \text{Duration} \times 60$)
Q out: Pre-developed peak discharge ($C_{pre} \times I_{10} \times \text{Area}$)
V out: (duration x Qout x 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	0.60 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

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

STORM WATER DETENTION CALCULATIONS

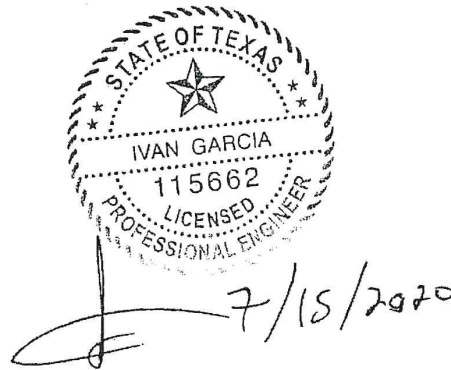
SUMMARY SHEET

Project Name: **MILANO ESTATES PHASES 4**
 City: **WESLACO ETJ**
 State: **TEXAS**
 County: **HIDALGO**
 Total Area: **20.00** GROSS Acres
 Total lots: **51**

Area already developed:	0.00	Acres	
Area unimproved:	16.25	NET Acres	
Existing Run off:	13.51	cfs	*10 year storm
Future Run off:	34.11	cfs	*25 year storm
Future Run off:	37.52	cfs	*50 year storm
Total on site detention required:	39,994	cft	*50 year storm
	0.918	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



I. EXISTING RUN OFF (10 YEAR STORM)

*Rational Method

Project Name: MILANO ESTATES PHASES 4

City:	WESLACO ETJ	
State:	TEXAS	
	16.25	Acres Net
Highest elevation=	78.00	ft
Lowest elevation=	74.00	ft
Watercourse length, L=	1300.00	ft
Slope, S _p =	0.31	%

Average flow velocity, V= 0.39 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= 55.91 min (calculated)

$$t_c = L/60V$$

55.91 min (used)

Intensity, i= 3.38 in/hr

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

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

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

*For a recurrence interval of 10 years

e= 0.778

b= 87

d= 9.2

Area already developed=	0.00	SQFT
	0.00	ACRES

*No area developed

Existing Run off Coefficient: 0

Area unimproved=	707,850	SQFT
	16.25	NET ACRES

Existing Run off Coefficient: 0.20 *For Unimproved areas

*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= 0.20

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

Peak flow, Q= 13.51 CFS

$$Q = CiA$$

II. FUTURE RUN OFF (25 YEAR STORM)

*Rational Method

Project Name: MILANO ESTATES PHASES 4

City: WESLACO ETJ
State: TEXAS
16.25 Acres Net
Highest elevation= 78.00 ft
Lowest elevation= 74.00 ft
Watercourse length, L= 1300.00 ft
Slope, S_p = 0.31 %

Average flow velocity, V= 0.55 ft/sec

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

K_u=3.28

k= 0.305

*From Table 3-2 - Intercept Coefficients

*For nearly bare and untilled (overland flow)

Time of concentration, t_c= 39.04 min (calculated)

$$t_c = L/60V$$

39.04 min (used)

Intensity, i= 4.94 in/hr

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

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

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

*For a recurrence interval of 25 years

e= 0.771

b= 98.00

d= 9.20

Area to be developed= 127,500 SQFT *2500 SF avg homes

2.93 ACRES

Future Run off Coefficient: 0.75

*MIN FOR ROOFS

*From Table 3-3 - Run off Coefficients

Area to be developed= 127,500 SQFT * 2500 SF avg driveway and sidewalks area

2.93 ACRES

Future Run off Coefficient: 0.70

*MIN FOR CONCRETE SURFACE

*From Table 3-3 - Run off Coefficients

Area to be developed= 401,650 SQFT *Remaining green areas

9.22 ACRES

Future Run off Coefficient: 0.20

*For Unimproved areas

*From Table 3-3 - Run off Coefficients

Area to be developed= 51,200 SQFT 32' B-B STREET SECTION

1.18 ACRES

Future Run off Coefficient: 0.70

*MIN FOR ASPHALTIC/CONCRETE SURFACE

*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= 0.35

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

Peak flow, Q= 34.11 CFS

$$Q = C i A$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **MILANO ESTATES PHASES 4**

City: **WESLACO ETJ**

State: **TEXAS**

16.25

Acres Net

Highest elevation= **78.00** ft

Lowest elevation= **74.00** ft

Watercourse length, L= **1300.00** ft

Slope, S_p = **0.31** %

Average flow velocity, V= **0.55** ft/sec

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

$K_u = 3.28$

$k = 0.305$

*From Table 3-2 - Intercept Coefficients

*For nearly bare and untilled (overland flow)

Time of concentration, t_c = **39.04** min (calculated)

$$t_c = L/60V$$

39.04

min (used)

Intensity, i = **5.43** min

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

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

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

*For a recurrence interval of 50 years

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

Area to be developed= **127,500** SQFT *2500 SF avg homes

2.93

ACRES

Future Run off Coefficient: **0.75** *MIN FOR ROOFS

*From Table 3-3 - Run off Coefficients

Area to be developed= **127,500** SQFT * 2500 SF avg driveway and sidewalks area

2.93

ACRES

Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE

*From Table 3-3 - Run off Coefficients

Area to be developed= **401,650** SQFT *Remaining green areas

9.22

ACRES

Future Run off Coefficient: **0.20** *For Unimproved areas

*From Table 3-3 - Run off Coefficients

Area to be developed= **51,200** SQFT 32' B-B STREET SECTION

1.18

ACRES

Future Run off Coefficient: **0.7** *MIN FOR ASPHALTIC/CONCRETE SURFACE

*From Table 3-3 - Run off Coefficients

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

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

Peak flow, Q= **37.52** CFS

$$Q = C_i A$$

IV. STORM WATER DETENTION CALCULATIONS

*Rational Method

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
5	13.57	76.20	22,859	13.51	4,052	18,807
10	10.83	60.79	36,472	13.51	8,104	28,368
15	9.10	51.11	46,001	13.51	12,157	33,844
20	7.91	44.40	53,286	13.51	16,209	37,077
25	7.03	39.45	59,171	13.51	20,261	38,910
30	6.34	35.61	64,107	13.51	24,313	39,794
35	5.80	32.55	68,360	13.51	28,365	39,994
40	5.35	30.04	72,099	13.51	32,417	39,682
45	4.98	27.94	75,440	13.51	36,470	38,970
50	4.66	26.15	78,461	13.51	40,522	37,939
55	4.38	24.61	81,222	13.51	44,574	36,648
60	4.14	23.27	83,765	13.51	48,626	35,139
65	3.93	22.08	86,126	13.51	52,678	33,448
70	3.75	21.03	88,330	13.51	56,731	31,599
75	3.58	20.09	90,397	13.51	60,783	29,615
80	3.43	19.24	92,346	13.51	64,835	27,512
85	3.29	18.47	94,191	13.51	68,887	25,304
90	3.16	17.77	95,942	13.51	72,939	23,003
95	3.05	17.12	97,610	13.51	76,991	20,619
100	2.94	16.53	99,203	13.51	81,044	18,159
105	2.85	15.99	100,728	13.51	85,096	15,632
110	2.76	15.48	102,192	13.51	89,148	13,044
115	2.67	15.01	103,599	13.51	93,200	10,399
120	2.60	14.58	104,954	13.51	97,252	7,702
125	2.52	14.17	106,262	13.51	101,304	4,957
130	2.45	13.79	107,525	13.51	105,357	2,169
135	2.39	13.43	108,748	13.51	109,409	-661

Total on site detention required=

39,994
0.918

 cft
acres-ft

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

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

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

Reference: TxDOT Hydraulic Design Manual, (2009)

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

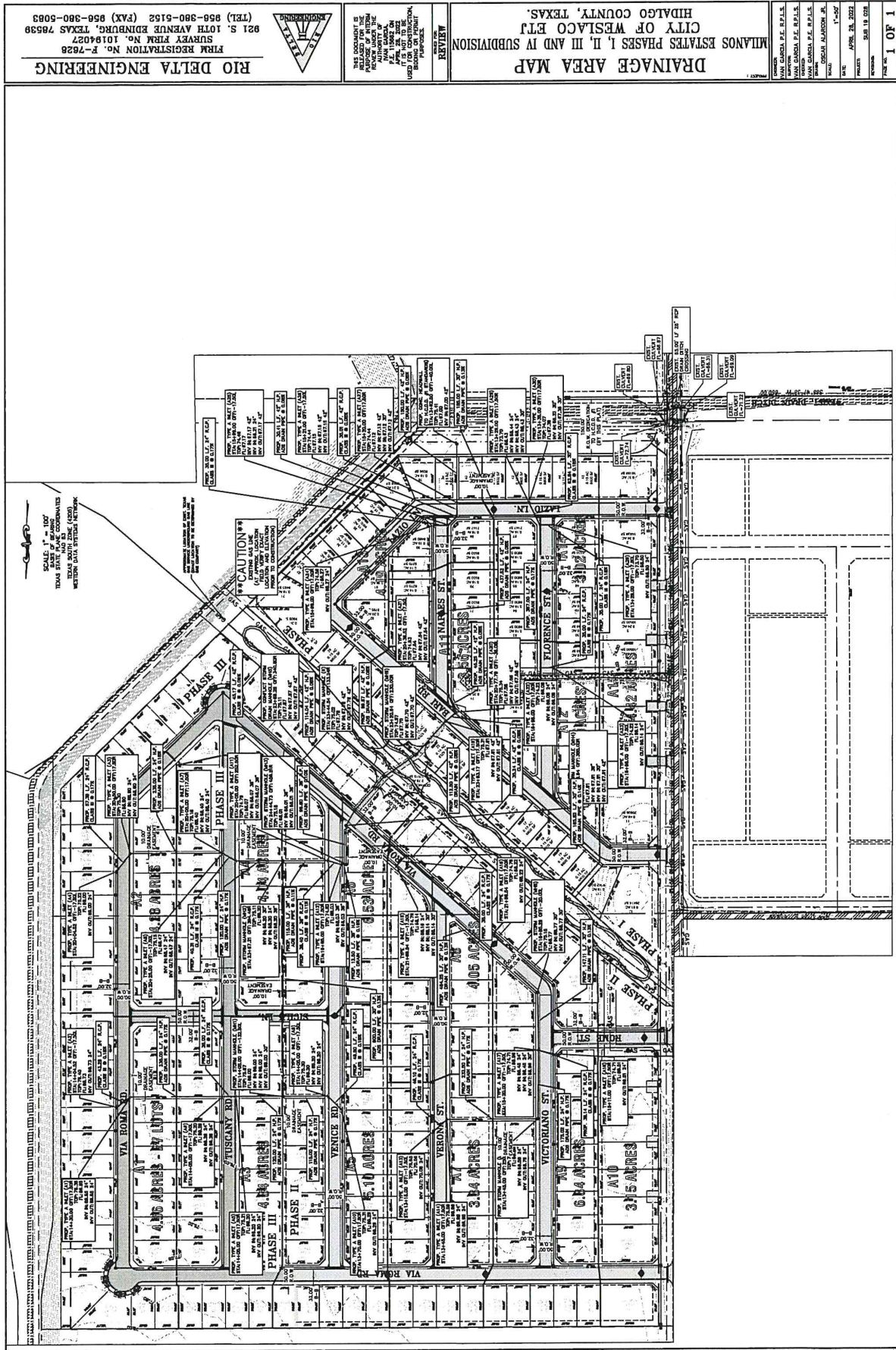
Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (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: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **4.96** ACRES
NUMBER OF LOTS: **27** LOTS

Highest elevation= **77.10** ft
Lowest elevation= **75.90** ft
Watercourse length, L= **450.00** ft
Slope, S_p = **0.27** %

Average flow velocity, V = **1.05** 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 = **7.15** min (calculated)

$$t_c = L / 60V$$

7.15 min (used)

Intensity, i = **9.89** 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 = **40,500** SQFT *1500 SF avg homes
0.93 ACRES 27 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed = **20,250** SQFT * 750 SF avg driveway and sidewalks area
0.46 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed = **127,468** SQFT *Remaining green areas
2.93 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed = **27,840** SQFT
0.64 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

width	32 FT crown-to-back
length	870 FT

Weighted Run off Coefficient, C_w = **0.41**

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

Peak flow, Q = **20.33** 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: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **4.23** ACRES
NUMBER OF LOTS: **23** LOTS

Highest elevation= **75.75** ft
Lowest elevation= **75.25** ft
Watercourse length, L= **360.00** ft
Slope, S_p = **0.14** %

Average flow velocity, V= **0.76** 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 = **7.93** min (calculated)

$$t_c = L / 60V$$

7.93 min (used)

Intensity, i = **10.96** 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

$e = 0.771$
 $b = 98.0$
 $d = 9.20$

Area to be developed= **34,500** SQFT *1500 SF avg homes
0.79 ACRES 23 lots

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

Area to be developed= **17,250** SQFT * 750 SF avg driveway and sidewalks area
0.40 ACRES

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

Area to be developed= **110,109** SQFT *Remaining green areas
2.53 ACRES

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

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	700.00	FT

Area to be developed= **22,400** SQFT
0.51 ACRES

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

Weighted Run off Coefficient, C_w = **0.41**

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

Peak flow, Q= **19.04** 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 A3

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **4.84** ACRES
NUMBER OF LOTS: **26** LOTS

Highest elevation= **76.50** ft
Lowest elevation= **74.25** ft
Watercourse length, L= **580.00** ft
Slope, S_p = **0.39** %

Average flow velocity, V = **1.26** 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 = **7.64** min (calculated)

$$t_c = L / 60V$$

7.64 min (used)

Intensity, i = **11.11** 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 = 0.771
 b = 98.0
 d = 9.20

Area to be developed = **39,000** SQFT *1500 SF avg homes
0.90 ACRES 26 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed = **19,500** SQFT * 750 SF avg driveway and sidewalks area
0.45 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed = **126,730** SQFT *Remaining green areas
2.91 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed = **25,600** SQFT
0.59 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

width	32 FT crown-to-back
length	800.00 FT

Weighted Run off Coefficient, C_w = **0.41**

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

Peak flow, Q = **21.97** 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 A4

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **4.04** ACRES
NUMBER OF LOTS: **22** LOTS

Highest elevation= **75.50** ft
Lowest elevation= **74.60** ft
Watercourse length, L= **335.00** ft
Slope, S_p = **0.27** %

Average flow velocity, V= **1.05** 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 = **5.31** min (calculated)
5.31 min (used)

$$t_c = L / 60V$$

Intensity, i= **12.46** 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= **0.771**
b= **98.0**
d= **9.20**

Area to be developed= **33,000** SQFT *1500 SF avg homes
0.76 ACRES 22 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **16,500** SQFT * 750 SF avg driveway and sidewalks area
0.38 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **105,042** SQFT *Remaining green areas
2.41 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed= **21,440** SQFT
0.49 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

width	32 FT crown-to-back
length	670.00 FT

Weighted Run off Coefficient, C_w = **0.41**

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

Peak flow, Q= **20.69** 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 A5

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **5.1** ACRES
NUMBER OF LOTS: **28** LOTS

Highest elevation= **76.50** ft
Lowest elevation= **74.60** ft
Watercourse length, L= **530.00** ft
Slope, S_p = **0.36** %

Average flow velocity, V= **1.22** 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 = **7.27** min (calculated)

$$t_c = L / 60V$$

7.27 min (used)

Intensity, i = **11.30** 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

$e = 0.771$
 $b = 98.0$
 $d = 9.20$

Area to be developed= **42,000** SQFT *1500 SF avg homes
0.96 ACRES 28 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **21,000** SQFT * 750 SF avg driveway and sidewalks area
0.48 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **138,996** SQFT *Remaining green areas
3.19 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

Area to be developed= **20,160** SQFT
0.46 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

width	32	FT crown-to-back
length	630.00	FT

Weighted Run off Coefficient, C_w = **0.40**

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

Peak flow, Q= **22.86** 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 A6

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **6.53** ACRES
NUMBER OF LOTS: **32** LOTS

Highest elevation= **75.60** ft
Lowest elevation= **74.00** ft
Watercourse length, L= **450.00** ft
Slope, S_p = **0.36** %

Average flow velocity, V = **1.21** 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 = **6.20** min (calculated)
6.20 min (used)

$$t_c = L / 60V$$

Intensity, i = **11.91** 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 = 0.771
 b = 98.0
 d = 9.20

Area to be developed = **48,000** SQFT *1500 SF avg homes
1.10 ACRES 32 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed = **24,000** SQFT * 750 SF avg driveway and sidewalks area
0.55 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed = **171,487** SQFT *Remaining green areas
3.94 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed = **40,960** SQFT
0.94 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

width	32 FT crown-to-back
length	1280.00 FT

Weighted Run off Coefficient, C_w = **0.41**

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

Peak flow, Q = **31.64** 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 A7

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **3.84** ACRES
NUMBER OF LOTS: **21** LOTS

Highest elevation= **76.50** ft
Lowest elevation= **75.10** ft
Watercourse length, L= **530.00** ft
Slope, S_p = **0.26** %

Average flow velocity, V= **1.04** 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 = **8.47** min (calculated)

$$t_c = L / 60V$$

8.47 min (used)

Intensity, i = **10.71** 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 = 0.771
b = 98.0
d = 9.20

Area to be developed = **31,500** SQFT *1500 SF avg homes
0.72 ACRES 21 lots

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

Area to be developed = **15,750** SQFT * 750 SF avg driveway and sidewalks area
0.36 ACRES

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

Area to be developed = **99,860** SQFT *Remaining green areas
2.29 ACRES

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

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	630.00	FT

Area to be developed = **20,160** SQFT
0.46 ACRES

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

Weighted Run off Coefficient, C_w = **0.41**

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

Peak flow, Q = **16.90** 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 A8

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **4.05** ACRES
NUMBER OF LOTS: **21** LOTS

Highest elevation= **75.25** ft
Lowest elevation= **74.70** ft
Watercourse length, L= **430.00** ft
Slope, S_p = **0.13** %

Average flow velocity, V = **0.73** 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 = **9.87** min (calculated)
9.87 min (used)

$$t_c = L / 60V$$

Intensity, i = **10.09** 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 = 0.771
 b = 98.0
 d = 9.20

Area to be developed = **31,500** SQFT *1500 SF avg homes
0.72 ACRES 21 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed = **15,750** SQFT * 750 SF avg driveway and sidewalks area
0.36 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed = **104,208** SQFT *Remaining green areas
2.39 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed = **24,960** SQFT
0.57 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	780.00	FT

Weighted Run off Coefficient, C_w = **0.41**

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

Peak flow, Q = **16.91** 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 A9

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **6.84** ACRES
NUMBER OF LOTS: **31** LOTS

Highest elevation= **76.50** ft
Lowest elevation= **74.30** ft
Watercourse length, L= **680.00** ft
Slope, S_p = **0.32** %

Average flow velocity, V= **1.15** 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 = **9.81** min (calculated)

$$t_c = L / 60V$$

9.81 min (used)

Intensity, i = **10.12** 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

$e = 0.771$
 $b = 98.0$
 $d = 9.20$

Area to be developed= **46,500** SQFT *1500 SF avg homes
1.07 ACRES 31 lots

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

Area to be developed= **23,250** SQFT * 750 SF avg driveway and sidewalks area
0.53 ACRES

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

Area to be developed= **192,360** SQFT *Remaining green areas
4.42 ACRES

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

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	1120.00	FT

Area to be developed= **35,840** SQFT
0.82 ACRES

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

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

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

Peak flow, Q= **26.64** 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 A10

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **6.84** ACRES
NUMBER OF LOTS: **31** LOTS

Highest elevation= **76.50** ft
Lowest elevation= **74.30** ft
Watercourse length, L= **680.00** ft
Slope, S_p = **0.32** %

Average flow velocity, V= **1.15** 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 = **9.81** min (calculated)
9.81 min (used)

$$t_c = L / 60V$$

Intensity, i = **10.12** 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

$e = 0.771$
 $b = 98.0$
 $d = 9.20$

Area to be developed= **46,500** SQFT *1500 SF avg homes
1.07 ACRES 31 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **23,250** SQFT * 750 SF avg driveway and sidewalks area
0.53 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **192,360** SQFT *Remaining green areas
4.42 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

Area to be developed= **35,840** SQFT
0.82 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

width	32 FT crown-to-back
length	1120.00 FT

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

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

Peak flow, Q= **26.64** 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 A11

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **3.56** ACRES
NUMBER OF LOTS: **19** LOTS

Highest elevation= **75.25** ft
Lowest elevation= **74.25** ft
Watercourse length, L= **360.00** ft
Slope, S_p = **0.28** %

Average flow velocity, V= **1.07** 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 = **5.61** min (calculated)

$$t_c = L / 60V$$

5.61 min (used)

Intensity, i = **12.27** 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

$e = 0.771$
 $b = 98.0$
 $d = 9.20$

Area to be developed= **28,500** SQFT *1500 SF avg homes
0.65 ACRES 19 lots

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

Area to be developed= **14,250** SQFT * 750 SF avg driveway and sidewalks area
0.33 ACRES

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

Area to be developed= **89,284** SQFT *Remaining green areas
2.05 ACRES

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

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	720.00	FT

Area to be developed= **23,040** SQFT
0.53 ACRES

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

Weighted Run off Coefficient, C_w = **0.42**

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

Peak flow, Q= **18.40** 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 - 0.60
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 A12

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **3.66** ACRES
NUMBER OF LOTS: **19** LOTS

Highest elevation= **75.25** ft
Lowest elevation= **73.70** ft
Watercourse length, L= **500.00** ft
Slope, S_p = **0.31** %

Average flow velocity, V= **1.13** 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= **7.37** min (calculated)
7.37 min (used)

$$t_c = L / 60V$$

Intensity, i= **11.25** 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= 0.771
b= 98.0
d= 9.20

Area to be developed= **28,500** SQFT *1500 SF avg homes
0.65 ACRES 19 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **14,250** SQFT * 750 SF avg driveway and sidewalks area
0.33 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **91,720** SQFT *Remaining green areas
2.11 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

Area to be developed= **24,960** SQFT
0.57 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

width	32 FT crown-to-back
length	780.00 FT

Weighted Run off Coefficient, C_w= **0.42**

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

Peak flow, Q= **17.34** 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 A13

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **4.19** ACRES
NUMBER OF LOTS: **20** LOTS

Highest elevation= **75.25** ft
Lowest elevation= **74.35** ft
Watercourse length, L= **600.00** ft
Slope, S_p = **0.15** %

Average flow velocity, V = **0.79** 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 = **12.72** min (calculated)

$$t_c = L / 60V$$

12.72 min (used)

Intensity, i = **9.07** 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 = 0.771
 b = 98.0
 d = 9.20

Area to be developed = **30,000** SQFT *1500 SF avg homes
0.69 ACRES 20 lots

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

Area to be developed = **15,000** SQFT * 750 SF avg driveway and sidewalks area
0.34 ACRES

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

Area to be developed = **111,916** SQFT *Remaining green areas
2.57 ACRES

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

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	800.00	FT

Area to be developed = **25,600** SQFT
0.59 ACRES

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

Weighted Run off Coefficient, C_w = **0.40**

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

Peak flow, Q = **15.26** 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 _i
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 A14

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **3.02** ACRES
NUMBER OF LOTS: **17** LOTS

Highest elevation= **74.50** ft
Lowest elevation= **73.20** ft
Watercourse length, L= **300.00** ft
Slope, S_p = **0.43** %

Average flow velocity, V= **1.34** 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= **3.74** min (calculated)
3.74 min (used)

$$t_c = L / 60V$$

Intensity, i= **13.61** 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= 0.771
b= 98.0
d= 9.20

Area to be developed= **25,500** SQFT *1500 SF avg homes
0.59 ACRES 17 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **12,750** SQFT * 750 SF avg driveway and sidewalks area
0.29 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **72,981** SQFT *Remaining green areas
1.68 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

Area to be developed= **20,320** SQFT
0.47 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

width	32	FT crown-to-back
length	635.00	FT

Weighted Run off Coefficient, C_w= **0.43**

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

Peak flow, Q= **17.77** 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 A14

***Rational Method**

Project Name: **MILANO ESTATES**
City: **WESLACO ETJ**
County: **HIDALGO**
State: **TEXAS**

AREA: **4.42** ACRES
NUMBER OF LOTS: **17** LOTS

Highest elevation= **74.50** ft
Lowest elevation= **73.20** ft
Watercourse length, L= **300.00** ft
Slope, S_p = **0.43** %

Average flow velocity, V = **1.34** 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 = **3.74** min (calculated)
3.74 min (used)

$$t_c = L/60V$$

Intensity, i = **13.61** 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 = **0.771**
 b = **98.0**
 d = **9.20**

Area to be developed= **25,500** SQFT *1500 SF avg homes
0.59 ACRES 17 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **12,750** SQFT * 750 SF avg driveway and sidewalks area
0.29 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **133,965** SQFT *Remaining green areas
3.08 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed= **20,320** SQFT
0.47 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	635.00	FT

Weighted Run off Coefficient, C_w = **0.36**

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

Peak flow, Q = **21.58** 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)

$$Q = 1.49/n \cdot A \cdot R^{2/3} \cdot S^{1/2}$$

Given:

$$\begin{aligned} Q &= \frac{314.00}{140921.09} \text{ cfs} \\ Q &= \frac{314.00}{140921.09} \text{ gpm} \\ D &= \frac{36.00}{12} \text{ in.} \\ S &= \frac{0.001000}{1} \text{ ft/ft} \\ n &= \frac{0.013}{1} \\ V &= \frac{3.00}{1} \text{ ft/sec} \end{aligned}$$

(Input known data above)

Q= flow(cfs)

A=area(SF)

R=hydraulic radius(ft)

S=% slope(ft/ft)

n=Manning's coeff. of friction

V=velocity (ft/sec)

Calculations

$$Q = 314.00 \text{ cfs}$$

$$A = 7.07 \text{ SF}$$

$$R = 0.75 \text{ ft}$$

$$S = 0.001000 \text{ ft/ft}$$

$$n = 0.013$$

$$V = 3.00 \text{ ft/sec}$$

$$\begin{aligned} A &= (3.14 \cdot D^2)/4 \\ &= \frac{3.14 \cdot 36^2}{4} \text{ SF} \end{aligned}$$

$$\begin{aligned} R &= (A/P) \quad (\text{assume full flow}) \\ &= \frac{7.07}{10} \text{ ft} \end{aligned}$$

Solve for Q

$$Q = V \cdot A = \left(\frac{1.49}{n} \right) A \cdot R^{2/3} \sqrt{S} = 21.12 \text{ cfs}$$

Solve for V

$$V = \frac{Q}{A} = \frac{1.49 \cdot R^{2/3} \cdot S^{1/2}}{n} = 2.992497 \text{ ft/sec}$$

Solve for S

$$S = \left(\frac{V \cdot n}{1.49 \cdot R^{2/3}} \right)^2 = \frac{0.1005}{0.001005} \%$$

Solve for D

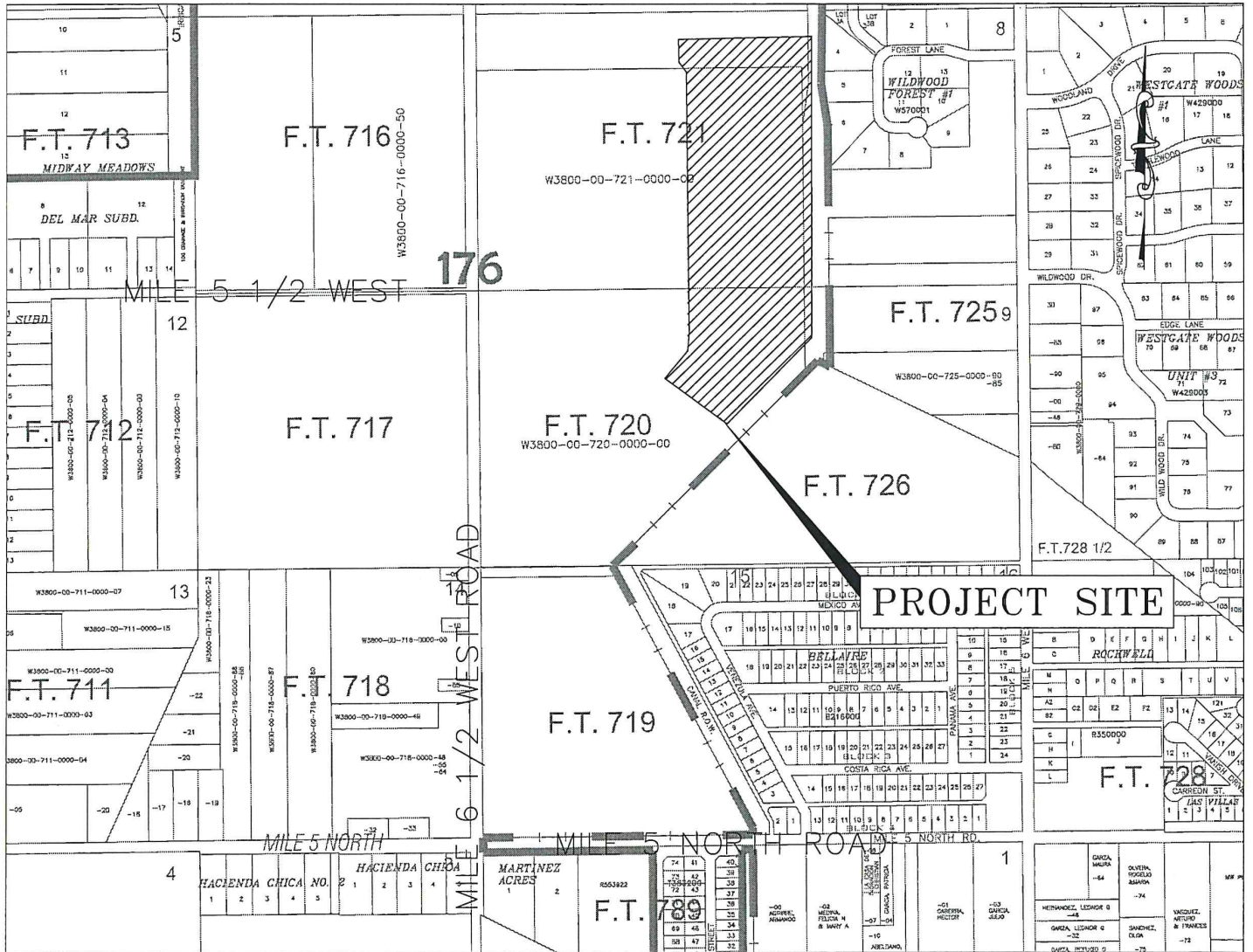
$$D = \sqrt{\frac{\left(\frac{Q}{V} \right) \cdot 4}{\pi}} = 138.52774 \text{ in}$$

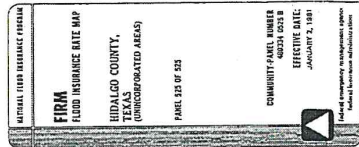
Solve for R

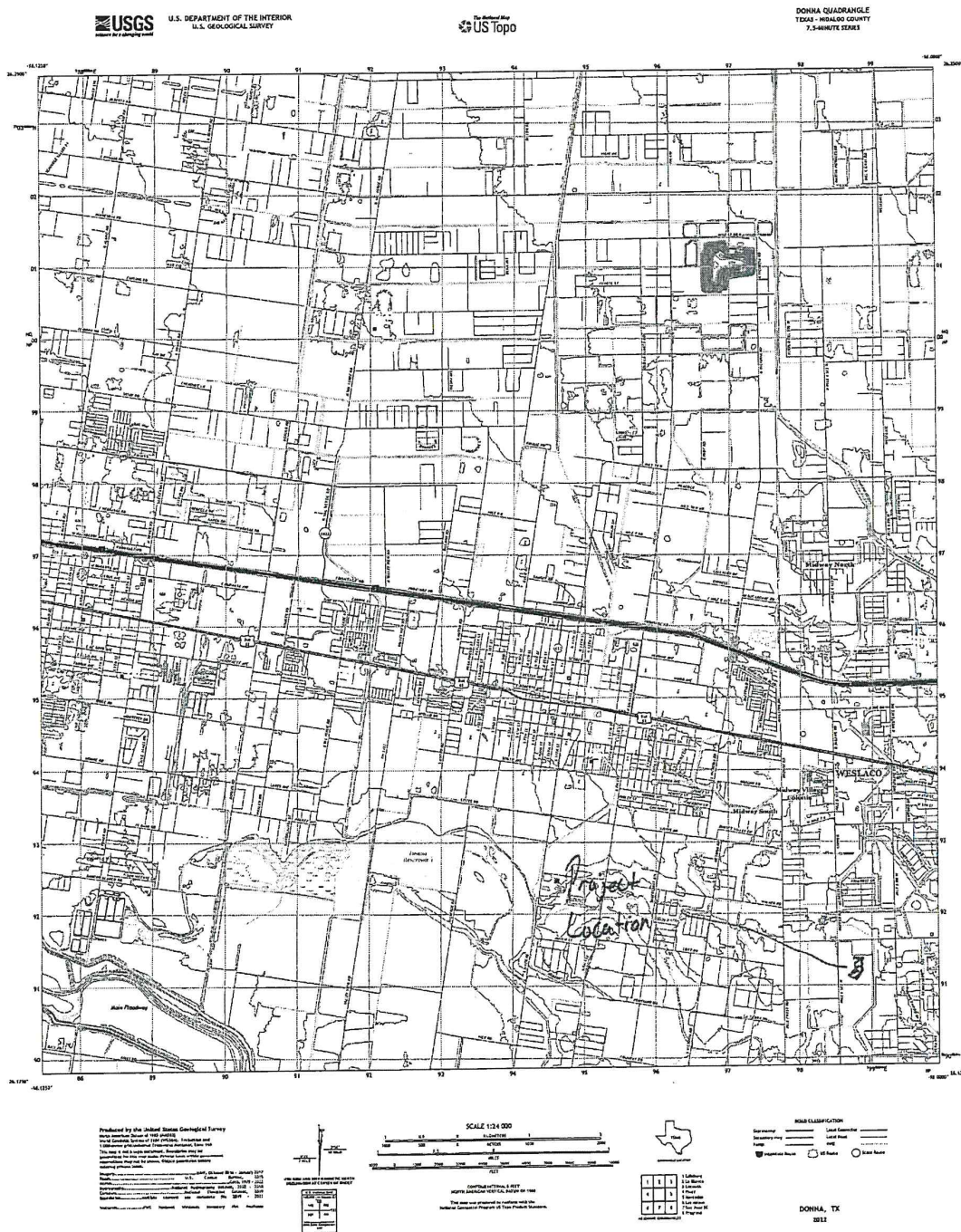
$$R = \frac{A}{P} = \left(\frac{V \cdot n}{1.49 \cdot S^{1/2}} \right)^{3/2} = 0.7530$$

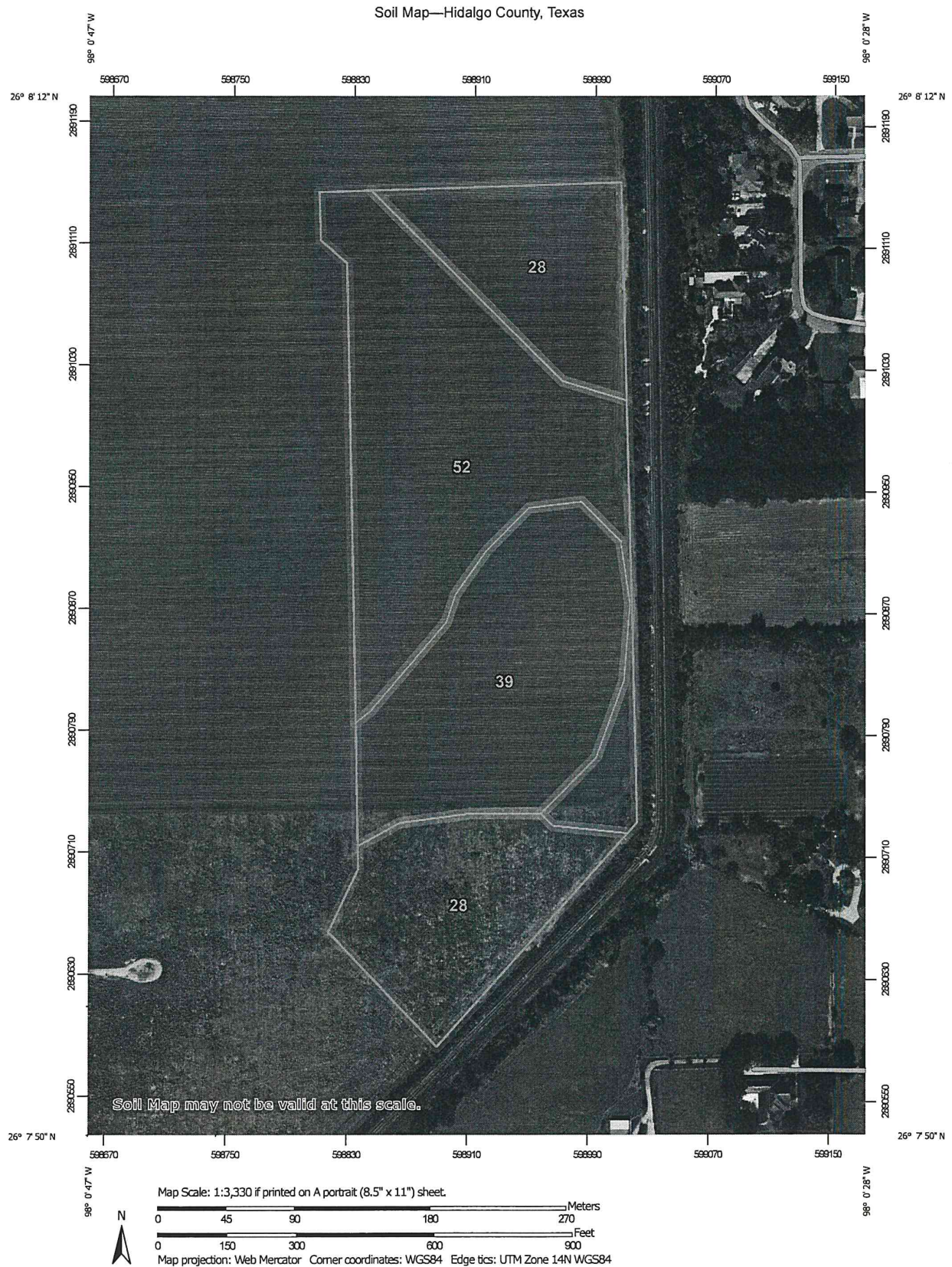
AREAS		ACREAGE		FLOWS	
AREA 1	216.058 SF	4.96	AC		20.33
AREA 2	184.259 SF	4.23	AC		19.04
AREA 3	210.830 SF	4.84	AC		21.97
AREA 4	175.982 SF	4.04	AC		20.69
AREA 5	222.156 SF	5.1	AC		22.86
AREA 6	284.447 SF	6.53	AC		31.64
AREA 7	167.270 SF	3.84	AC		16.90
AREA 8	176.418 SF	4.05	AC		16.91
AREA 9	297.950 SF	6.84	AC		26.64
AREA 10	137.214 SF	3.15	AC		26.40
AREA 11	155.074 SF	3.56	AC		18.40
AREA 12	159.430 SF	3.66	AC		17.34
AREA 13	182.516 SF	4.19	AC		15.26
AREA 14	131.551 SF	3.02	AC		17.77
AREA 15	192.535 SF	4.42	AC		21.58
		66.43			314.00

link	d	s	L		Q	Sf	Hf
A27 to HEADWALL	48	0.01	150	>>>>	265.77	0.016	2.47



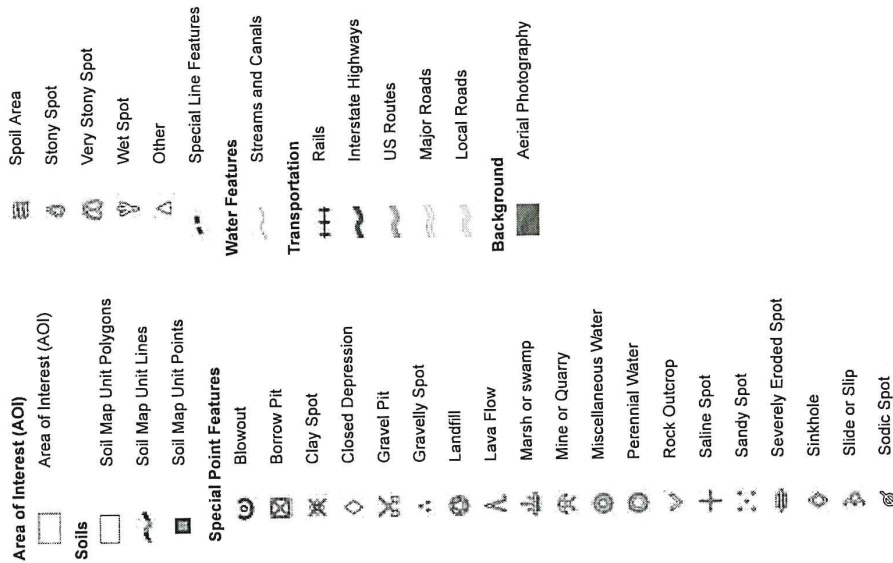






Soil Map—Hidalgo County, Texas

MAP LEGEND



MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	7.5	32.2%
39	Mercedes clay, 0 to 1 percent slopes	6.5	27.7%
52	Raymondville clay loam, 0 to 1 percent slopes	9.4	40.2%
Totals for Area of Interest		23.4	100.0%



Component Legend—Hidalgo County, Texas

Component Legend

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

Report—Component Legend

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

Data Source Information

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

Map Unit Description

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

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

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

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

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

Map Unit Description---Hidalgo County, Texas

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

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

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

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

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

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

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

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxl

Elevation: 20 to 500 feet

Map Unit Description—Hidalgo County, Texas

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

Percent of map unit: 7 percent

Map Unit Description—Hidalgo County, Texas

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

Racombes

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

Willacy

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

39—Mercedes clay, 0 to 1 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Mercedes

Setting

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

Typical profile

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

Map Unit Description—Hidalgo County, Texas

Properties and qualities

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

Interpretive groups

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

Minor Components

Unnamed

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear

Map Unit Description---Hidalgo County, Texas

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Unnamed

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

Data Source Information

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

Chemical Soil Properties

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

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

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

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

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

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

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

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

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

Chemical Soil Properties—Hidalgo County, Texas

Report—Chemical Soil Properties

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

Data Source Information

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

Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References:

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

Engineering Properties—Hidalgo County, Texas

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

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk ¹ denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

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

Engineering Properties—Hidalgo County, Texas

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

Data Source Information

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Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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Physical Soil Properties

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

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

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

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

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

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

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

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

Moist bulk density is the weight of soil (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.

Physical Soil Properties---Hidalgo County, Texas

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

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

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

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

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

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

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

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

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

Physical Soil Properties---Hidalgo County, Texas

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

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

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

Reference:

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

Physical Soil Properties---Hidalgo County, Texas

Report---Physical Soil Properties

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

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/27/2023
Page 4 of 5

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		
52— Raymondville clay loam, 0 to 1 percent slopes	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0. 18	6.0- 7.5- 8.9	1.0-2.0- 3.0	.28	.28	5	4	86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.5-0.8- 1.0	.28	.28			
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.1-0.3- 0.5	.28	.28			

Data Source Information

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

MILANOS ESTATES PHASE III SUBDIVISION

DATE OF PREPARATION: JULY 26, 2023

RECORD & REAR PORTION OF LAND TRACTS ADJACENT TO MILANOS ESTATES PHASE III SUBDIVISION, TEXAS, SAVED BY ACTS 12 AND 13, TRACTS 12 AND 13, AND (CONVINCED) A PART PORTION OF LAND TRACTS 12 AND 13, WEST TRACT SUBDIVISION, HENDON COUNTY, TEXAS, AS FOR MAP OR MAP FILED FOR RECORD IN VOLUME 1, PAGES 28-29, MAP RECORDS OF HENDON COUNTY, TEXAS.

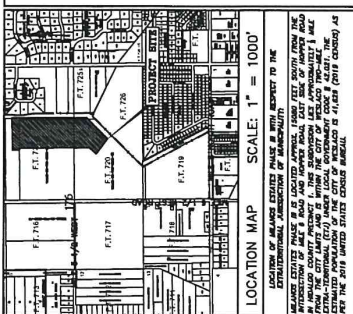
RIO DELTA ENGINEERING
SURVEY REGISTRATION NO. P-7682
(TEL) 956-380-5152 (FAX) 956-380-5083
921 S. 10TH AVENUE, DALLAS, TEXAS 75203



PRELIMINARY

PLAT SHEET
MILANOS ESTATES PHASE III SUBDIVISION
HIDALGO COUNTY, TEXAS

DATE	JULY 26, 2023
SCALE	1" = 80'
PROJECT	PHASE III SUBDIVISION
PREPARED BY	PHASE III SUBDIVISION
DATE	JULY 26, 2023
SCALE	1" = 80'
PROJECT	PHASE III SUBDIVISION
PREPARED BY	PHASE III SUBDIVISION

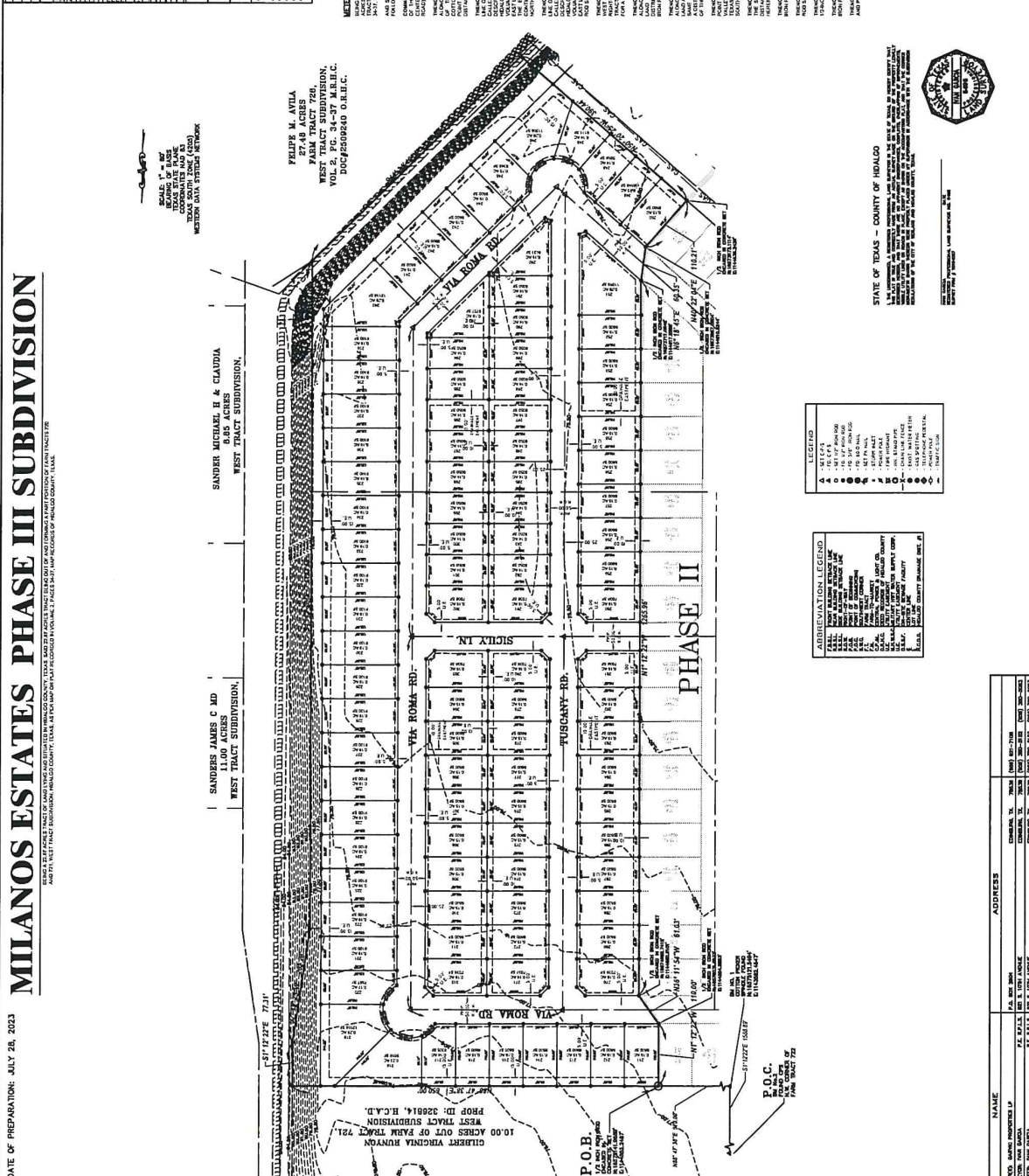


LOCATION MAP
SCALE: 1" = 1000'

DEEDS AND PLAT DESCRIPTION
THE DEEDS AND PLAT DESCRIPTIONS OF THE LAND TRACTS ADJACENT TO THE SUBDIVISION ARE AS FOLLOWS: DEED NO. 12, TRACT 12, AND DEED NO. 13, TRACT 13, BOTH DATED JULY 26, 2023, AND (CONVINCED) A PART PORTION OF LAND TRACTS 12 AND 13, WEST TRACT SUBDIVISION, HENDON COUNTY, TEXAS, AS FOR MAP OR MAP FILED FOR RECORD IN VOLUME 1, PAGES 28-29, MAP RECORDS OF HENDON COUNTY, TEXAS.

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DATE	JULY 26, 2023
SCALE	1" = 80'
PROJECT	PHASE III SUBDIVISION
PREPARED BY	PHASE III SUBDIVISION
DATE	JULY 26, 2023
SCALE	1" = 80'
PROJECT	PHASE III SUBDIVISION
PREPARED BY	PHASE III SUBDIVISION



STATE OF TEXAS - COUNTY OF HIDALGO

PLAT NO. 12, TRACT 12, AND PLAT NO. 13, TRACT 13, BOTH DATED JULY 26, 2023, AND (CONVINCED) A PART PORTION OF LAND TRACTS 12 AND 13, WEST TRACT SUBDIVISION, HENDON COUNTY, TEXAS, AS FOR MAP OR MAP FILED FOR RECORD IN VOLUME 1, PAGES 28-29, MAP RECORDS OF HENDON COUNTY, TEXAS.

PLAT NO. 12, TRACT 12, AND PLAT NO. 13, TRACT 13, BOTH DATED JULY 26, 2023, AND (CONVINCED) A PART PORTION OF LAND TRACTS 12 AND 13, WEST TRACT SUBDIVISION, HENDON COUNTY, TEXAS, AS FOR MAP OR MAP FILED FOR RECORD IN VOLUME 1, PAGES 28-29, MAP RECORDS OF HENDON COUNTY, TEXAS.

PLAT NO. 12, TRACT 12, AND PLAT NO. 13, TRACT 13, BOTH DATED JULY 26, 2023, AND (CONVINCED) A PART PORTION OF LAND TRACTS 12 AND 13, WEST TRACT SUBDIVISION, HENDON COUNTY, TEXAS, AS FOR MAP OR MAP FILED FOR RECORD IN VOLUME 1, PAGES 28-29, MAP RECORDS OF HENDON COUNTY, TEXAS.

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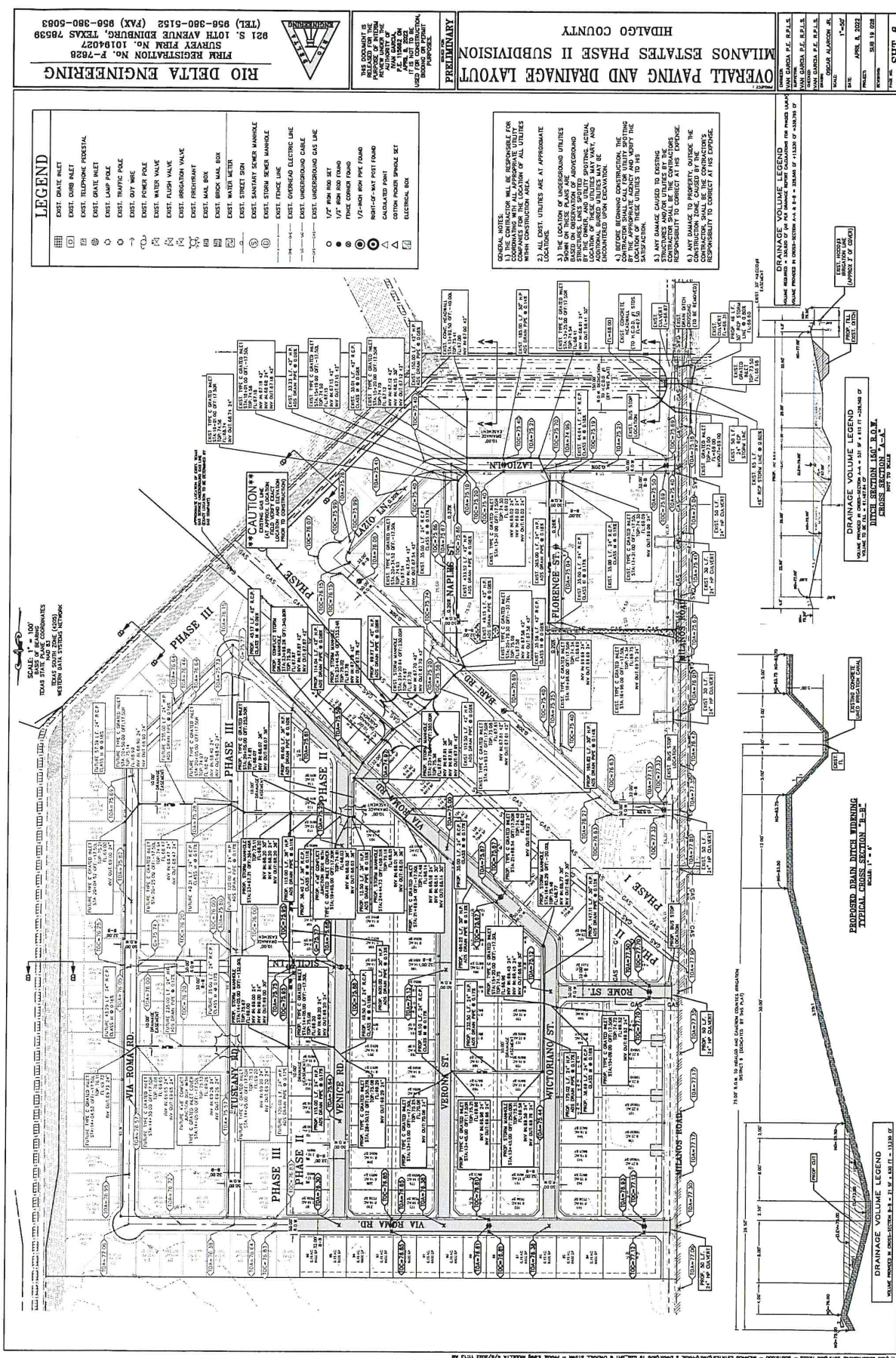
PLAT NO. 12, TRACT 12, AND PLAT NO. 13, TRACT 13, BOTH DATED JULY 26, 2023, AND (CONVINCED) A PART PORTION OF LAND TRACTS 12 AND 13, WEST TRACT SUBDIVISION, HENDON COUNTY, TEXAS, AS FOR MAP OR MAP FILED FOR RECORD IN VOLUME 1, PAGES 28-29, MAP RECORDS OF HENDON COUNTY, TEXAS.

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BEING A 28.27 ACRES TRACT OF LAND LYING AND SITUATED IN MEALCO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FAIRN TRACTS 720 AND 721, WEST TRACT SUBDIVISION, MEALCO COUNTY, TEXAS, AS PER MAP OF PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF MEALCO COUNTY, TEXAS.

NAME	ADDRESS	PHONE & FAX
CONCRETE'S BARNS PRESTRESS LP	P.O. BOX 3804 RD 5 15TH AVENUE CONROUSE, TX 75835	(901) 827-7108
ALUMINUM-PAVING CORP	P.O. BOX 1 RD 5 15TH AVENUE CONROUSE, TX 75835	(901) 827-0153 (901) 300-4053
PAVING CORP	P.O. BOX 1 RD 5 15TH AVENUE CONROUSE, TX 75835	(901) 827-0153 (901) 300-4053





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

Date of Meeting: November 1, 2023	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt.	
Subject/Agenda Item: Discussion and consideration for six-month extension of the Final Plat for Sayyed Commercial Development being a 2.960-acre out of farm tracts 1065, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southeast corner of Mile 11 North & FM 1015. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is located outside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on October 18, 2023. This is the 1 st extension. The project is within county's jurisdiction. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

October 2, 2023

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

Re: SAYYED COMMERCIAL DEVELOPMENT – REQUEST FOR EXTENSION

Dear Ms. De La Fuente:

On behalf of the owners, Maher Al Sayyed and Malek Al Sayyed, we are requesting an additional six-month extension on the above referenced subdivision plat. Our records indicate that the extension is set to expire on October 18, 2023.

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

Respectfully,


Digitally signed by Mario A. Reyna
DN: cn = Mario A. Reyna email = mario@meldenandhunt.com,
c = US o = Melden and Hunt Inc. ou = PE
Date: 2023.10.02 10:05:32 -0600

Mario A. Reyna, P.E.
President

Cc: Maher Al Sayyed/Malek Al Sayyed, Owners

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#)
Subject: Extension letter
Date: Tuesday, October 24, 2023 9:10:27 AM
Attachments: [image002.png](#)

Good Morning,

This Email is to respond to the Extension letter for the project SAYYED COMMERCIAL DEVELOPMENT. This project seems to be more on the county side they might have a say in this extension. 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: November 1, 2022	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa.	
Subject/Agenda Item: Discussion and consideration for six-month extension of the Final Plat for Rio Stone Subdivision Phase I being a 23.05-acre out of farm tracts 648 & 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road. Possible Action.	
Discussion/Overview: The proposed fifty-four (54) lot subdivision is located outside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on August 3, 2023. This is the 1 st extension. Project is about 97 % completed only thing pending is the south side sidewalk and the Cluster mail boxes. 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.	

JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

October 9, 2023

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

Re: Rio Stone Subdivision Phase I and Phase II

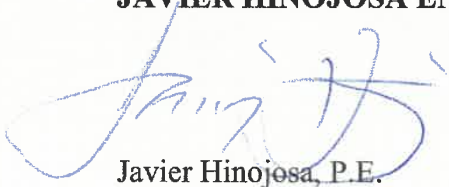
Dear Ms. De la Fuente,

Please accept this letter on behalf of the Developer of the Rio Stone Subdivision Phase I and Phase II for an extension of the subdivision approval. The construction for Phase I has been completed and is pending final inspection corrections. We hope to record the plat very soon. Phase II will begin construction once I am given the go ahead by the Developer. Your assistance in this matter is greatly appreciated.

If you have any questions or require further information, please feel free to contact me.

Sincerely,

JAVIER HINOJOSA ENGINEERING



Javier Hinojosa, P.E.

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#)
Subject: Extension for Rio Stone Phase 1&2
Date: Thursday, October 19, 2023 5:08:01 PM
Attachments: [image002.png](#)

Good afternoon,

This Email is to respond to the letter of extension being requested for the projects of Rio Stone Phase 1&2.

- Rio Stone Phase 1, project is completed the only thing pending is the south side sidewalk and the Cluster boxes and project will be 100% completed.
- Rio Stone Phase 2, Has not been started and will be needing the extension so they may start working on it.

If you have any questions or concerns, 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: November 1, 2023	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa.	
Subject/Agenda Item: Discussion and consideration for six-month extension of the Final Plat for Rio Stone Subdivision Phase II being a 14.19-acre out of farm tracts 648 & 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 340 ft south of mile 6 ½ north along the west side of Milano Road. Possible Action.	
Discussion/Overview: The proposed sixty-eight (68) lot subdivision is located outside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on August 3, 2023. This is the 1 st extension. Project has not been started and will be needing the extension. 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.	

JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

October 9, 2023

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

Re: Rio Stone Subdivision Phase I and Phase II

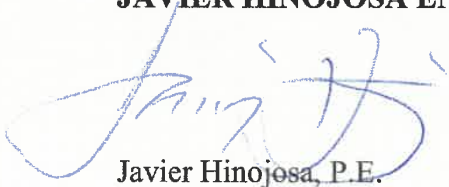
Dear Ms. De la Fuente,

Please accept this letter on behalf of the Developer of the Rio Stone Subdivision Phase I and Phase II for an extension of the subdivision approval. The construction for Phase I has been completed and is pending final inspection corrections. We hope to record the plat very soon. Phase II will begin construction once I am given the go ahead by the Developer. Your assistance in this matter is greatly appreciated.

If you have any questions or require further information, please feel free to contact me.

Sincerely,

JAVIER HINOJOSA ENGINEERING



Javier Hinojosa, P.E.

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#)
Subject: Extension for Rio Stone Phase 1&2
Date: Thursday, October 19, 2023 5:08:01 PM
Attachments: [image002.png](#)

Good afternoon,

This Email is to respond to the letter of extension being requested for the projects of Rio Stone Phase 1&2.

- Rio Stone Phase 1, project is completed the only thing pending is the south side sidewalk and the Cluster boxes and project will be 100% completed.
- Rio Stone Phase 2, Has not been started and will be needing the extension so they may start working on it.

If you have any questions or concerns, please feel free to contact me.

_Thank you,

Joe Mondragon

*Construction Inspector
Engineering Department*

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Fax: (956) 973-3128

jmondragon@weslacotx.gov



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

Date of Meeting: November 1, 2022	Agenda Item No. (to be assigned by PCE): IV.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for Greener Pastures Mobile Home Subdivision PH II– being A 3.94 acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas located approximately on Main Gate Drive and Corral Drive. Possible action.	
Discussion/Overview: The proposed fourteen (14) lot subdivision is outside the City of Weslaco. Six-month extension of the Final Plat approval is set to expire on November 15, 2023. This is the 4 th 6-month extension for the subdivision. Project is about complete only pending lights with the electrical provider. 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): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

October 24, 2023

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

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

Dear Ms. De La Fuente:

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

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

Respectfully,



Ruben James De Jesus, P.E.
Vice-President

Cc: John G. Phillips, Amistad Finance, LLC

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#); [Arlene Lara](#)
Subject: Extension Letter
Date: Wednesday, October 25, 2023 2:40:02 PM
Attachments: [image.png](#)

Good Afternoon,

This Email is to respond to the Extension letter for the project of Greener Pastures Mobile Home Subdivision Phase2, the only thing that's pending is the Light but that would have to be discussed with their light provider on the delay. That would be the only thing pending for our department. If you have any questions or concerns 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