



**A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, DECEMBER 19, 2023**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, December 19, 2023 at 5:30 PM for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Invocation.
- C. Pledge of Allegiance.
- D. Roll Call.
- E. Mayoral Recognition.
 - 1) Recognition of Basilio Mendoza

II. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Mayor and City Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the City Secretary before the City Commission meeting is called to order. As the Mayor calls upon those who submitted a registration form with the City Secretary, please step to the podium and state your name and address before beginning your presentation.

III. REPORTS

- A. Inframark.
- B. Animal Care Services.

IV. PUBLIC HEARING

- A. To solicit input on behalf of Tim Llaoa to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit and Food and Beverage Certificate at 2455 N International Blvd. also being Lot 1, J. Valderas Subdivision, Weslaco, Hidalgo County, Texas, Weslaco, Hidalgo County, Texas.

V. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

- A. Approval of the Minutes of the Special Meeting on November 28, 2023.
(Staffed by City Secretary Department.) Attachment.
- B. Approval on second and final reading of the following:
 - 1) Ordinance 2023-50 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 and authorize the Mayor to execute any related documents. (First reading held December 5, 2023; staffed by Planning & Code Enforcement Department.) Attachment.
 - 2) Ordinance 2023-51 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 and authorize the Mayor to execute any related documents. (First reading held December 5, 2023; staffed by Planning & Code Enforcement Department.) Attachment.
 - 3) Ordinance 2023-52 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 and authorize the Mayor to execute any related documents. (First reading held December 5, 2023; staffed by Planning & Code Enforcement Department.) Attachment.
- C. Approval of six-month extension for the Conditional Use Permit to obtain On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music at 509 S. Texas Blvd., also being Lot 39 & 40, Weslaco Original Townsite Subdivision, and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Approval of six-month extension for the Final Plat for Mi Fortuna Estates being a 4.52-acre out of farm tract 790, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 5 North & Westgate Drive and authorize the Mayor to execute any related documents. (Staffed by Planning & Code

Enforcement Department.) Attachment.

- E. Approval of six-month extension for the Final Plat for The District North Weslaco Ph. II Subdivision— being 39.988 acres out of Farm Tract 179, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southeast corner of Mile 5 ½ W & Mile 11 N. Rd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.
- F. Approval to ratify acceptance of FY2024 Project Safe Neighborhoods Grant Program #4271603 for the amount of \$51,600 with NO MATCH or recurring costs to pay for overtime to create safer neighborhoods through a sustained reduction of violent crime and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.
- G. Approval to solicit uniform rental bids for parks, building maintenance, and public works staff and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.
- H. Approval to solicit bids for the purchase of a belly dump trailer and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.
- I. Approval to solicit bids for the purchase of a used day cab truck and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.
- J. Approval of Ordinance 2023-53 amending Ordinance 2023-49 authorizing and allowing under the act governing the TMRS system for updated service credit, transfer updated service credits and annuity increase (COLA) for retirees and their beneficiaries, establishing an effective date for such action and authorize the Mayor to execute any related documents. First and final reading on Ordinance 2023-53. (Staffed by Human Resources Department.) Attachment.

VI. NEW BUSINESS

- A. Discussion and consideration to approve the Final Plat for E. M. C. Subdivision being 1.73 acre out of Farm Tracts 771, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 850' west of Pleasantview along south side of E. 18th Street and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- B. Discussion and consideration to approve the 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 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code

Enforcement Department.) Attachment.

- C. Discussion and consideration after public hearing on behalf of Tim Llaoa to obtain a Wine and Malt Beverage Retailer's On-Premise Permit and Food and Beverage Certificate at 2455 N International Blvd. also being Lot 1, J. Valderas Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.
- D. Discussion and consideration to approve a request from Hidalgo County Drainage District #1 for a letter of support for the Southwest Weslaco Regional Detention Facility Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.
- E. Discussion and consideration to ratify the purchase order of an item approved April 18, 2023, a Vac Truck from Kinloch Equipment and Supply Inc, to Doggett Freightliner of South Texas, LLC and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- F. Discussion and consideration to ratify a purchase order for Southern Trenchless Solutions for emergency repairs on a collapsed manhole located near 607 Chrysolite Dr at Cornerstone Subdivision for the amount of \$56,575 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.
- G. Discussion and consideration regarding Lonestar National Bank Depository Contract for an update to the Termination Clause and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.
- H. Discussion and consideration to accept financing acquisition proposal from First American Equipment Finance for the acquisition of a Front Wheel Loader and Asphalt Zipper in the amount of \$506,218 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty

(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

(b) An offense under Subsection (a) is a Class C misdemeanor.

§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability

(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

(1) commits an offense; and

(2) is liable to a person injured or damaged by the disclosure for:

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;

(B) reasonable attorney fees and court costs; and

- (C) at the discretion of the trier of fact, exemplary damages.
- (b) An offense under Subsection (a)(1) is a Class B misdemeanor.
- (c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:
- (1) the defendant had good reason to believe the disclosure was lawful; or
 - (2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

- A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.
- B. Personnel - Discussion regarding the administrative investigation of the complaint filed by a firefighter as authorized by Section §551.074 of the Texas Government Code.
- C. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) FY October 1, 2022 – September 30, 2025, as authorized by Section §551.071 of the Texas Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 15th day of December 2023, on or before 5:00 pm and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary Department at (956) 968-3181, Ext. 1001 prior to the meeting date.

Regular Meetings of the Weslaco City Commission stream live online at <http://www.weslacotx.gov/open-government/open-meetings>. Archived video of some meetings are also available.

Removed from Bulletin Board	Date:	Initials:
------------------------------------	-------	-----------

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN".

“DE ACUERDO CON LA SECCION 30.06 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA OCULTA”.

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY".

“DE ACUERDO CON LA SECCION 30.07 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA A LA VISTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA A LA VISTA”.



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-6994	
From:			
Subject: Certification of Public Notice.			
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve.			
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Elias Garza Jr., Calvary Christian Center Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.			
Attachments, if any: Pledge and Mission updated 11.15.23			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

The Pledge of Allegiance to the Flag

"I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD,
INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

The Pledge of Allegiance to the State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and
indivisible."

*The pledge was amended by House Bill 1034 during the 80th Legislature with the addition
of "one state under God." The revised wording became effective on June 15, 2007.

Preamble to the Constitution of the United States of America

We the people of the United States, in order to form a more perfect union, establish justice,
insure domestic tranquility, provide for the common defense, promote the general welfare,
and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this
Constitution for the United States of America.

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage, and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

- * Positive Attitude of Courtesy & Concern
- * Doing it Right the First Time
- * Sensitive to the citizens' needs
- * Friendly Respect for All
- * Service without Hassle



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7207	
From:			
Subject: Inframark.			
Background:			
Funding Source (budget code, if applicable):			
Amount:		Term of Impact:	Identified in Current Budget:
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Report only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7208	
From:			
Subject: Animal Care Services.			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Report only.			
Staff Recommendation:			
Attachments, if any:			
Responsibilities upon Approval:			



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7224	
From: REBEKAH DE LA FUENTE			
Subject: To solicit input on behalf of Tim Llaoa to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit and Food and Beverage Certificate at 2455 N International Blvd. also being Lot 1, J. Valderas Subdivision, Weslaco, Hidalgo County, Texas, Weslaco, Hidalgo County, Texas.			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit and Food and Beverage Certificate. Six (6) property owners within 200 feet of the applicant's property were notified by letter on November 22, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Public Hearing			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 16, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the Conditional Use at their regular meeting of December 6, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve solicitation of public comments.			
Staff Recommendation: Staff recommends approval of the Conditional Use permit.			
Attachments, if any:			
Responsibilities upon Approval: Staff will advise the applicant.			



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-6999	
From:			
Subject: Approval of the Minutes of the Special Meeting on November 28, 2023. (Staffed by City Secretary Department.) Attachment.			
Background: Record of commission action for the special meeting on November 28, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU ADELAIDA VEGA Martin Garza		Created	
City Manager Comments: Approve as recommended by staff subject to comments from the governing body.			
Staff Recommendation: Approve.			
Attachments, if any: 231128 minutes			
Responsibilities upon Approval: Execute and retain.			



**MINUTES OF A SPECIAL MEETING
WESLACO CITY COMMISSION
NOVEMBER 28, 2023**

On Tuesday, November 28, 2023, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Special Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Adrian Farias
	Commissioner	Israel Gonzalez Jr.
	Commissioner	Letty Lopez
	Commissioner	Greg Kerr
	Commissioner	JP Rodriguez
	Commissioner	Josh Pedraza

ABSENT: None

STAFF PRESENT:	Martin Garza	City Manager
	Aida Vega	Deputy City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Molly Vallejo, Administrative Assistant, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Arnold Becho, Library Director, Luz Galindo, HR Director, Antonio Lopez, Fire Chief, Joel Rivera, Police Chief, David Arce, Public Works Director, Rosa Badillo, Court Coordinator, and George Quilantan, Inframark and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Wednesday, November 22, 2023.

B. Invocation.

Father Francisco J. Solis, St. Joan of Arc Catholic Church, led the invocation.

C. Pledge of Allegiance.

Mayor led the "Pledge of Allegiance and Texas Flag."

D. Roll Call.

Aida Vega, Deputy City Secretary, called the roll noting perfect attendance and a quorum present.

E. Mayoral Recognition.

1) Recognition of Central Middle School Honor Band.

Mayor Gonzalez recognized Central Middle School Honor Band for their accomplishment as a 2023 National Wind Band Honors outstanding achievement and excellence performance in the field of music.

II. PUBLIC COMMENTS

None.

III. REPORTS

A. Inframark/Engineering Department.

George Quilantan, Inframark, presented the water flow comparison for the month of October 2023 the Water Treatment Plant was 5.7mgd; North Wastewater Treatment Plant was 2.2mgd and South Wastewater Treatment Plant was 1.6mgd and noted all plant flows were steady to that of 2022; North WWTP received the temporary blower for the aeration basin; preventative maintenance work orders for all facilities to include lift stations was 457 opened and closed were 458; cleaning of lift station pumps (de-ragging) and float signal continues for various lift stations; presented the lift station call out log for October that are done by staff who respond after 5pm.

Albert Aldana, City Engineer, reported the purchase of the soft start equipment approved will be from Sweats Mechtech Solutions because the manufacturer of the blower is unable to provide in a timely manner; reported the existing traffic signals at various locations should be completed by the end of the month and will confirm with the contractor and get back to them; Andrew Munoz, Asst. City Manager/Airport Director reported on the regional detention facility projects for Mayor Pablo Pena Park (Kansas Los Torritos) that received approval for construction and will be advertising in January 2024; Cleckler-Heald project is being reviewed by TWDB; Harlon Block Park staff will be requesting to submit an application to Flood Mitigation Assistance with the TWDB and compiling updated information for the application.

B. Animal Care Services.

Joe Pedraza, Asst. Planning and Code Enforcement Director, passed out the expenditures and revenues report and available to answer any questions.

Milva Orellana, Animal Control Officer, went over the monthly live release rates for October 2023 monthly live release rate increased to 86%; noted since June 2023 live release for cats has been at 100%; reported 2021-2022 rescued was 1,655, adopted 63 and reclaimed 115 for a total intake of animals of 7,010; 2022-23 had 1,742 rescued, adopted 715, reclaimed 104 for a total intake of 7,007; reported on the various partnerships formed that helps in vaccinations, adoptions and medical, reported on shelter updates that included a play area and installation of doors to help minimize the weather elements going into the shelters; reported on donations to date was \$1,972 as a result of Shelter Luv; continue to promote animal welfare in schools; Clear the Shelters has

resulted in the adoptions of 72 pets; and went over the pet of week success stories that are done every Thursday with several news media stations; highlighted on special cases of those pets that required surgical and special care and shared praises from the community that are very appreciative of all the work done by staff.

IV. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

A. Approval of the Minutes of the Special Meeting on November 6, 2023. (Staffed by City Secretary Department.)

B. Approval on second and final reading of the following:

1) Ordinance 2023-48 amending ordinance 2013-22 Subdivision Ordinance Section 26-67 Inspection fees and authorize the Mayor to execute any related documents. (First reading held November 6, 2023; staffed by Planning & Code Enforcement Department.)

C. Approval on ratification to accept FY24 Violence Against Women Act (VAWA) Justice and Training Program - Law Enforcement Grant #4507602 for the amount of \$21,408.20 with a 30% match (\$9,352.87) for a total project cost of \$30,761.07 to send sworn and non-sworn personnel to training that promotes a coordinated, multi-disciplinary approach to improve the justice system's response to violent crimes against women, including domestic violence, sexual assault, dating violence, and stalking and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

D. Approval of the cooperative that was initially approved with HGACBuy Contract No. AM-10-20 to HGACBuy Contract No. AM 10-23 for the purchase of a 2023 ambulance remount from vendor Southwest Ambulance Sales for an amount not to exceed \$162,980 under General Fund and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

E. Approval of Resolution 2023-61 authorizing the Mayor and City Commission, and other City Staff to exercise certain powers identified with Lonestar National Bank, including opening of accounts, certificates of deposit, transferring funds, securing safe deposit boxes, and making inquiries pertaining to accounts and authorize the Mayor and Commission to execute any related documents. (Staffed by Finance Department.)

Commissioner Kerr seconded by Commissioner Lopez moved to approve as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Following for the record is the caption of Ordinance 2023-48.

ORDINANCE 2023-48

AN ORDINANCE AMENDING ORDINANCE NUMBER 2013-22, THE CITY OF WESLACO SUBDIVISION ORDINANCE; CODIFIED AS APPENDIX B, ARTICLE I, OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

CITY OF WESLACO
/s/Adrian Gonzalez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan E. Gonzalez, CITY ATTORNEY

V. APPOINTMENTS

A. Discussion and consideration on Resolution 2023-62 appointing a member to the Board of Adjustments and Appeals-Zoning Ordinance and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Aida Vega, Deputy City Secretary, stated the term of Mark McCaleb is set to expire and has expressed favorable consideration for reappointment. The nomination for reappointment was from Commissioner Gonzalez Jr.

Commissioner Rodriguez seconded by Mayor Pro Tem Farias moved to approve Resolution 2023-62 reappointing Mark McCaleb to the Board of Adjustments and Appeals-Zoning Ordinance as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration on Resolution 2023-63 appointing a member to the Planning and Zoning Commission and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Aida Vega stated Carolina Crockett term is set to expire and expressed favorable consideration for reappointment. The nomination for reappointment was from Commissioner Lopez.

Commissioner Kerr seconded by Commissioner Rodriguez moved to approve Resolution 2023-63 reappointing Carolina Crockett to the Planning and Zoning Commission as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VI. OLD BUSINESS

A. Discussion and consideration to approve the selection of a Graphic Designer from RFQ No. 2022-23-30 for Graphic Design Services for a logo refresh and negotiate a contract with top ranked firm and authorize the Mayor to execute any related documents. Possible action. (There was no action on October 17, 2023; staffed by Jasmine Rico-Joens, Public Relations Officer.)

Martin Garza, City Manager, requested no action until January and allow time to present at a workshop and then back to the commission for approval.

No action.

VII. NEW BUSINESS

A. Discussion and consideration to purchase two (2) Rapid Intervention Team Paks (RIT Paks) with two bottles at a cost of \$10,038 and the purchase of two (2) Self Contained Breathing Apparatus (SCBA) with eight (8) SCBA bottles to replace end of life equipment at a cost of \$25,626 from vendor Metro Fire Apparatus Specialist under BuyBoard Contract #698-23 as budgeted and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Mayor Pro Tem Farias abstained from discussion and vote.

Antonio Lopez, Fire Chief, stated the purchase was a budgeted item; the equipment is used to allow a second source of air to fire personnel that enter fire structures and respond to those circumstances of individuals who may become trapped and need more time to exit; not limited to fire structures also used in hazmat situations or any incident that requires breathing apparatus to be used. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Kerr moved to approve the purchase two (2) Rapid Intervention Team Paks (RIT Paks) with two bottles at a cost of \$10,038 and the purchase of two (2) Self Contained Breathing Apparatus (SCBA) with eight (8) SCBA bottles to replace end of life equipment at a cost of \$25,626 from vendor Metro Fire Apparatus Specialist under BuyBoard Contract #698-23 as presented. The motion carried; Mayor Pro Tem Farias; Mayor Gonzalez was present and voting.

B. Discussion and consideration to accept FY23 COPS Hiring Program Grant #15JCOPS-23-GG-04628 for an amount of \$621,681 with a 25% local match to hire police officers for the greater goal of reducing crime and building trust between the Weslaco Police Department and the community we serve and authorize Chief Rivera to execute any related documents. Possible action. (Staffed by Police Department.)

Joel Rivera, Police Chief, stated a grant application to the Community Policing Oriented Hiring Grant through the Department of Justice; grant will assist in the hiring of police officers at a reduced rate because over a four-year period the city's salary contribution is a local match of 25%. Staff recommended approval.

In response to Mayor Gonzalez and Commissioner Kerr, under the grant award three officers can be hired and the 25% local match is over a 4-year period with the city's obligation of contribution to be at the city's discretion so long as by the end of the grant award all funds due are paid.

Commissioner Lopez seconded by Commissioner Pedraza moved to approve and accept FY23 COPS Hiring Program Grant #15JCOPS-23-GG-04628 for an amount of \$621,681 with a 25% local match to hire police officers as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration of Allowance Expenditure Authorization #1 in the amount of \$99,500 to Norris Leal Contractors for RFB No.: 2021-22-31 Mayor Pablo Pena City Park Sports Field Lighting Project and Isaac Rodriguez Skate Park Lighting Project and authorize

the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, the original contract allowed an owners contingency fund of \$100,000; project is mostly completed and can use available funds to replace the old score boards with new ones and add connections to have in place for when the concession and restroom are added in the future. Staff recommended approval and stated net balance left is \$500 and no cost increase to the contract.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve Allowance Expenditure Authorization #1 in the amount of \$99,500 to NorrisLeal LLC Contractors as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration to authorize staff to negotiate a contract with the highest ranked respondent, Heffner Design Team for RFQ No. 2022-23-12 Architectural/Engineering Design Services for various parks and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Omar Rodriguez stated the consultant scope of work would be a new lighting system in Isaac Rodriguez Park for the replacement of all existing poles to steel poles, replace to LED lighting, ability to control lighting remotely as done in other parks and other work would be to update the concession restrooms (new building) for Isaac Rodriguez and Mayor Pablo Pena City Park; stated four respondents received and evaluated and the highest ranked was Heffer Design. Staff recommended approval to negotiate a contract with Heffner Design Team.

Martin Garza also noted this would include an irrigation system update, backstop updates for the parks.

Commissioner Pedraza seconded by Mayor Pro Tem Farias moved to approve and negotiate a contract Heffner Design Team for RFQ No. 2022-23-12 Architectural/Engineering Design Services for various parks anas presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration to approve Ordinance 2023-49 authorizing and allowing under the act governing the TMRS system "Updated Service Credit" and establishing an effective date for such action and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-49 Possible action. (Staffed by Human Resources Department.)

Luz Galindo, Human Resources Director, stated this is the annual update for Updated Service Credit and cost of living for retirees; these are optional benefits the city may provide; if approved the contribution rate for these benefits would increase from 8.55% to 9.16% for the 2024 year.

Commissioner Lopez seconded by Commissioner Kerr moved to approve Ordinance 2023-49 authorizing and allowing under the act governing the TMRS system "Updated Service Credit" and establishing an effective date for such action as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration on Resolution 2023-64 to approve a TxDOT Advanced Funding Agreement for Voluntary Maintenance for the proposed railroad markings on Bridge Street at Business 83 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, stated the agreement would allow TxDOT to upgrade pavement markings and signage identified that do not meet Federal Highway Administration (FHWA) and TxDOT standards; the existing railroad crossing on Bridge St, north of US Business 83 would have new crossing markings upgraded at no cost to the city and would be done by a TxDOT contractor. Staff recommended approval of the Resolution and agreement.

Commissioner Pedraza questioned if any rehabilitation of other crossings would be done and voiced in the past monies were budgeted for these types of improvements. Mr. Aldana stated the rehab of railroad crossings could be done by the City or request it be funded through TxDOT that involves a lengthy process; this particular crossing was identified through the annual inspection done by TxDOT as not meeting their standards. Mr. Garza advised staff would look at complying a list of priority for railroad crossing improvements along Business 83, as done for street improvements, for consideration during the budget process.

Commissioner Kerr seconded by Commissioner Lopez moved to approve Resolution 2023-64 and the TxDOT Advanced Funding Agreement for Voluntary Maintenance for the proposed railroad markings on Bridge Street at Business 83 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration of a proposed Memorandum of Agreement (MOA) with The Lower Rio Grande Valley TPDES Stormwater STFP Partnership for a five-year term to assist the city with maintaining compliance with the Texas Commission on Environmental Quality Phase II Stormwater Rules and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana stated The Lower Rio Grande Valley TPDES Stormwater STFP Partnership is an organization that assists local entities to be in compliance of state rules and guidelines set by the Texas Commission on Environmental Quality for municipal discharge into the waterways. The agreement is a five-year partnership ending August 31, 2028 at an annual cost of \$18,166.00. Staff recommended approval.

Commissioner Kerr seconded by Commissioner Lopez moved to approve a Memorandum of Agreement (MOA) with The Lower Rio Grande Valley TPDES Stormwater STFP Partnership for a five-year term to assist the city with maintaining compliance with the Texas Commission on Environmental Quality Phase II Stormwater Rules as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

H. Discussion and consideration of approval to purchase a Disc Fine Bubble Aeration System from sole source vendor Sanitaire in the amount of \$200,000 and Headworks Equipment from sole source vendor Vulcan in the amount of \$104,000 for the proposed equipment

replacement for the North Wastewater Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana stated improvements at the North Wastewater Treatment Plant has been discussed and approved for work for the aeration basin; staff recommended the sole source vendor Sanitaire as the existing diffusers in place are supplied from Sanitaire and have already designed a system that allows the aeration basin to function in concurrence with equipment and design system in place; the sole source vendor Vulcan specializes for the headworks equipment and recommended approval.

In response to Mayor Pro Tem Farias, staff contacted the vendor and confirmed the quote is valid since it is dated June 21, 2023, delivery date for the equipment from Sanitaire is 22-weeks and headworks was 44-weeks and will present at a workshop about bringing water and sewer operations in-house as well as an evaluation of all facilities. In response to Mayor Gonzalez staff stated the process in moving forward was delayed because the consultant hired also wanted to submit a bid for construction of improvements and the City Attorney was concerned and needed to ensure and verify if it could be permitted.

Commissioner Rodriguez seconded by Commissioner Kerr moved to approve to purchase a Disc Fine Bubble Aeration System from sole source vendor Sanitaire in the amount of \$200,000 and Headworks Equipment from sole source vendor Vulcan in the amount of \$104,000 for the proposed equipment replacement for the North Wastewater Treatment Plant as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

I. Discussion and consideration to authorize staff to solicit Request for Bids (RFB) for parking garage (Villa de Cortez) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Asst. City Manager.)

Andrew Munoz, Asst. City Manager, stated damages were done to the east side of the parking garage by a rental unit; staff procured the site against the threat of falling debris and services of a structural engineer for an analysis of the structure, damages, and cost of repairs; plans were developed, and the cost estimate was \$145,000. Staff stated an insurance claim was filed and the carrier requires three quotes. Staff recommended approval to solicit for bids and does not impact the general fund as the city is working with the insurance company of the individual who caused the damages.

Mayor Pro Tem Farias seconded by Commissioner Pedraza moved to approve and solicit Request for Bids (RFB) for parking garage (Villa de Cortez) as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

J. Discussion and consideration on placing a moratorium on the development of duplexes, tri-plexes, four-plexes and apartment complex subdivisions for a period of one year and authorize the Mayor to execute any related documents. Possible action. (Requested by Mayor Gonzalez and Commissioner Pedraza.)

Juan E. Gonzalez, City Attorney, requested legal consultation in executive session for the item to brief them on case law and statutes regarding a moratorium that is a complicated process and any action to be taken in open session.

VIII. EXECUTIVE SESSION

At 6:48 p.m. Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to convene the special meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 8:13 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

J. Discussion and consideration on placing a moratorium on the development of duplexes, tri-plexes, four-plexes and apartment complex subdivisions for a period of one year and authorize the Mayor to execute any related documents. Possible action. (Requested by Mayor Gonzalez and Commissioner Pedraza.)

Commissioner Kerr seconded by Commissioner Lopez moved to table. The motion carried unanimously; Mayor Gonzalez was present and voting.

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.

No action.

B. Personnel - Discussion regarding the administrative investigation of the complaint filed by a firefighter as authorized by Section §551.074 of the Texas Government Code.

No action.

C. Legal Consultation - Consultation with City Attorney regarding lawsuit styled C-1678-22-A Christopher De Leon Aircraft Maintenance Professional vs. City of Weslaco and Andrew Muñoz, individually as authorized by Section §551.071 of the Texas Government Code.

No action.

D. Real property - Consultation with the City Attorney on the sale, purchase, exchange, lease or value of real property legally described as Lots 9-10, Block 6, Weslaco Original Townsite, located at 118 S. Liberty Street; Lot 14, Block 9, Weslaco Original Townsite, located at 407 Hidalgo Street; Lot 15, Block 9, Weslaco Original Townsite, located at 1409 Hidalgo Street; and Lot 13, Block 9, Weslaco Original Townsite, located at TBD Palmas Street, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

Commissioner Kerr seconded by Mayor Pro Tem Farias moved to approve the sale of real property of Lots 9-10, Block 6, Weslaco Original Townsite (item 2) Lot 14, Block 9, Weslaco Original Townsite, (item 3) and Lot 15, Block 9, Weslaco Original Townsite, (item 4) to R. Cantu Painting

for a total amount of \$82,000 and the sale of Lot 13, Block 9, Weslaco Original Townsite (item 5) to Zachary Sunderland for \$19,000 as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Seattle as authorized by Section §551.087 of the Texas Local Government Code.

Commissioner Kerr abstained from discussion and vote.

Mayor Pro Tem Farias seconded by Commissioner Lopez moved to approve the financial offer or other incentives for Project Seattle as discussed in executive session. The motion carried; Commissioner Kerr abstained; Mayor Gonzalez was present and voting.

X. ADJOURNMENT

Commissioner Kerr seconded by Mayor Pro Tem Farias moved to adjourn the special meeting of November 28, 2023, at 8:16 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7212	
From: REBEKAH DE LA FUENTE			
Subject: Ordinance 2023-50 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 and authorize the Mayor to execute any related documents. (First reading held December 5, 2023; staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Thirty-nine (39) property owners within 200 feet of the applicant's property were notified by letter on October 20, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on October 18, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of November 1, 2023.			
ADELAIDA VEGA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval based on surrounding land use.			
Attachments, if any: Rezone-105 N Kansas - Memo, 105 N Kansas -Application, Notice and Radius Map, 105 N Kansas - Aerial, O2023-50 rezone 105 N Kansas			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Rezone- 105 N Texas

DATE: November 30, 2023

The proposed use of the property will be for apartment type use. The owner has not submitted any plans for construction at this time but will need to meet all the departments requirements. There is currently R-2 zones with the surrounding area as well as commercial zones. Staff has not received any petitions for or against the rezone request.

The Planning & Zoning Commission recommended approval based on the surrounding land use and comprehensive plan.

Thank you,

Rebekah de la Fuente, CFM

**RECEIVED**

SEP 07 2023

BY:

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 1Subdivision Name Gonzalez AdditionStreet Address 105 N. Kansas Ave, Weslaco, Tx 78596Existing Zoning Residential Existing Land Use ResidentialProposed 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".

APPLICANTName Javier Hernandez Phone (956) 984-9756Address 1111 W. Nolana Ave Fax: _____City McAllen State Tx Zip Code 78504 E-Mail: premier.investments956@gmail.com**OWNER**Name Javier Hernandez Phone (956) 984-9756Address 1111 W. Nolana Ave Fax: _____City McAllen State Tx Zip Code 78504 E-Mail: premier.investments956@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] Owner Date 9-7-23Signature [Signature] Applicant Date 9-7-23

Signature _____ Authorized Agent Date _____

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 _____

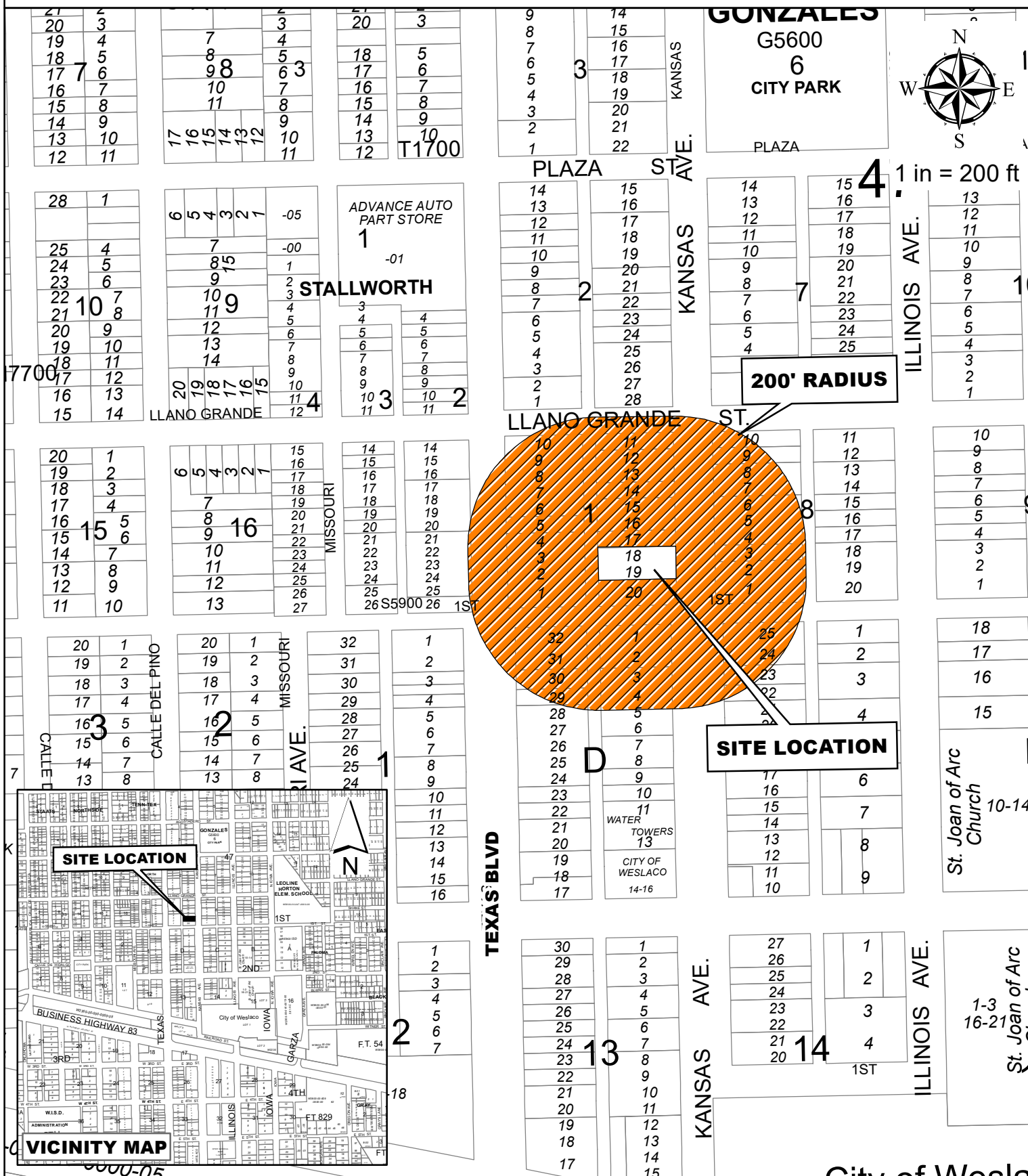
Presented to P & Z Com _____ Date _____
Approved _____ Disap _____

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 ENERGY 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



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



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

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

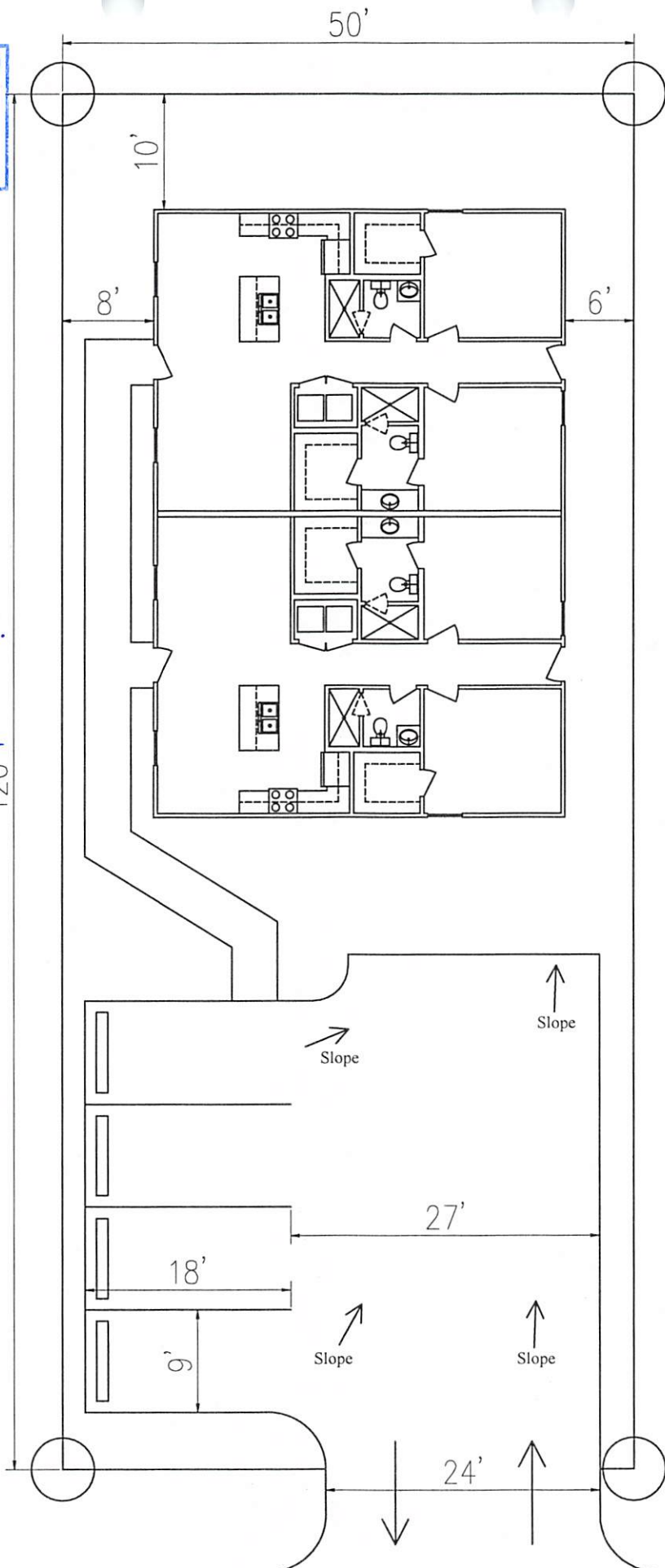
ROBLES ROGELIO	W2300-00-00D-0029-00	L: 32313
6324 N FM 88	WESLACO ORIGINAL TOWNSITE BLK D LT	B: 3300
WESLACO TX 78599	0 N TEXAS BLVD	
ROBLES ROGELIO	W2300-00-00D-0030-00	L: 30195
6324 N FM 88	WESLACO ORIGINAL TOWNSITE BLK D LT	B: 3960
WESLACO TX 78599	0 N TEXAS BLVD	
ROBLES ROGELIO	W2300-00-00D-0031-00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

RECEIVED
SEP 07 2023
BY:

Site Plan

105 N. Kansas
Ave.

Lots 18 & 19 Blk 1
Gonzalez
Addition

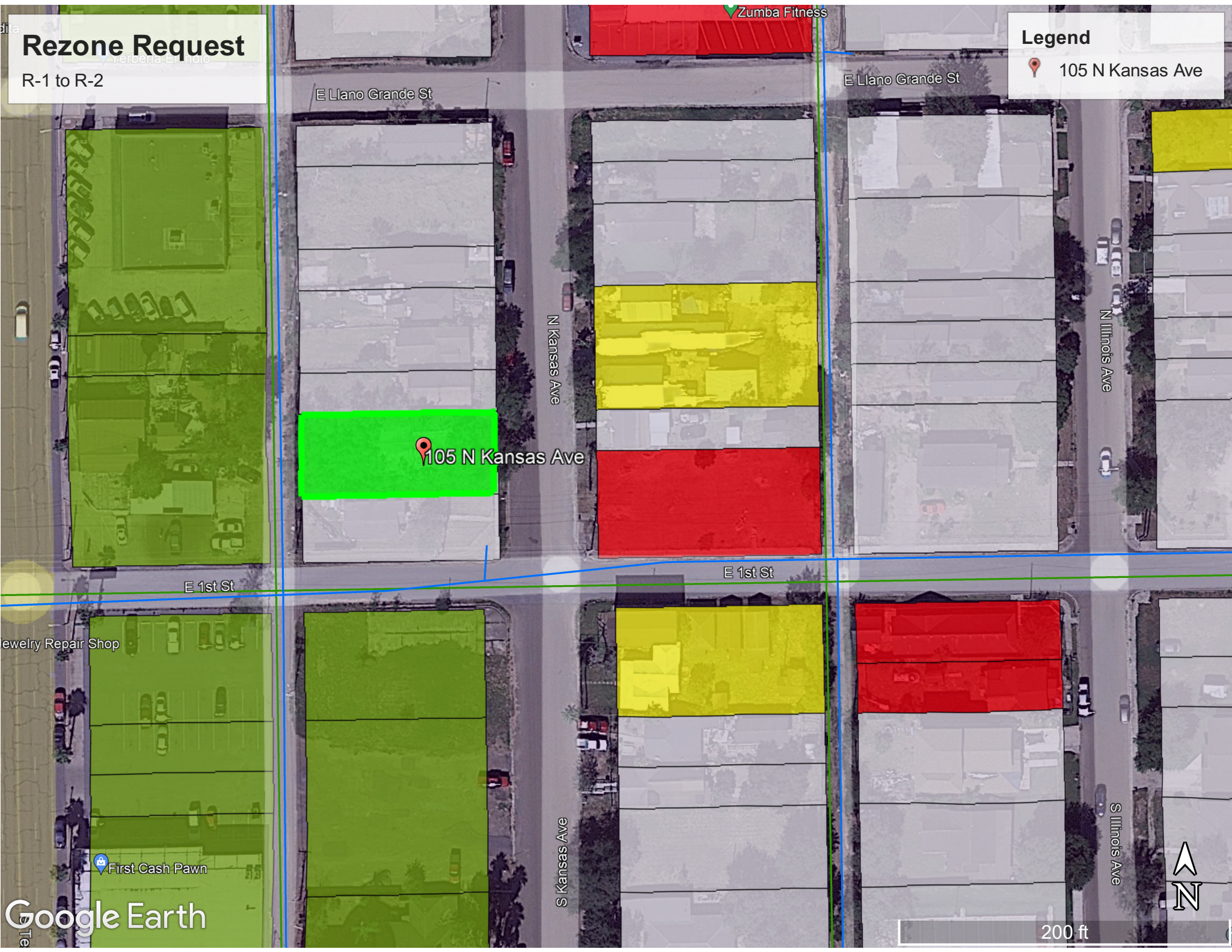


Rezone Request

R-1 to R-2

Legend

 105 N Kansas Ave



ORDINANCE NO. 2023-50

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 105 N KANSAS ALSO BEING LOT 18 AND 19, BLOCK 1, GONZALES ADDITION SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to R-2 Duplex and Apartment District located at 105 N Kansas also being Lot 18 and 19, Block 1, Gonzales Addition Subdivision, Weslaco, Hidalgo County, Texas.

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 5th day of December, 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of December 2023.

CITY OF WESLACO

Adrian Gonzalez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7213	
From: REBEKAH DE LA FUENTE			
Subject: Ordinance 2023-51 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 and authorize the Mayor to execute any related documents. (First reading held December 5, 2023; staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on October 20, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on October 18, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of November 1, 2023.			
ADELAIDA VEGA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval based on surrounding land use and comprehensive plan.			
Attachments, if any: Rezone-3825 E IH 2- Memo, 3825 E IH 2-Application, Notice and Radius Map, 3825 E IH 2 - Aerial, O2023-51 rezone 3825 E IH 2			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Rezone- 3825 E IH 2

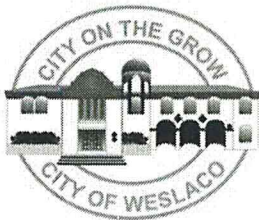
DATE: November 30, 2023

The proposed use of the property will be for commercial feed store. The owner has already completed construction on the building. The property was annexed into the city 2014 as an existing commercial property but has since lost its non-conforming status due to lack of use. The property is located along IH 2 and is surrounding by commercial areas. Staff has not received any petitions for or against the rezone request.

The Planning & Zoning Commission recommended approval based on the surrounding land use and comprehensive plan.

Thank you,

Rebekah de la Fuente, CFM



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

Approved _____ Disapproved _____ Tabled _____

Date _____

Presented to City Commission

Approved _____ Disapproved _____ Tabled _____

Date _____

Ordinance No. _____

CITY OF WESLACO

956-968-3181

***** R E P R I N T R E C E I P T *****

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-00015018 305.00CR

SEGUY, JULIO

CAINVOICEFEE 300.00CR

CAINVOICEFEE 5.00CR

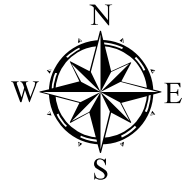
TENDERED: 305.00 CREDIT CARD

APPLIED: 305.00-

CHANGE: 0.00 2

1032

FT 1034



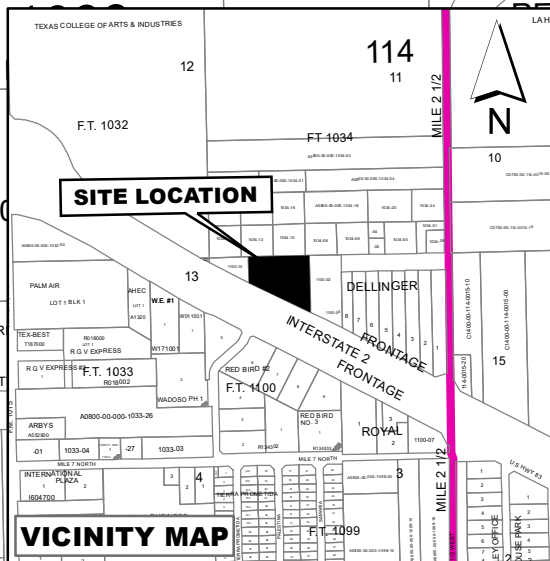
1 in = 300 ft

200' RADIUS

13

DELLINGER

SITE LOCATION



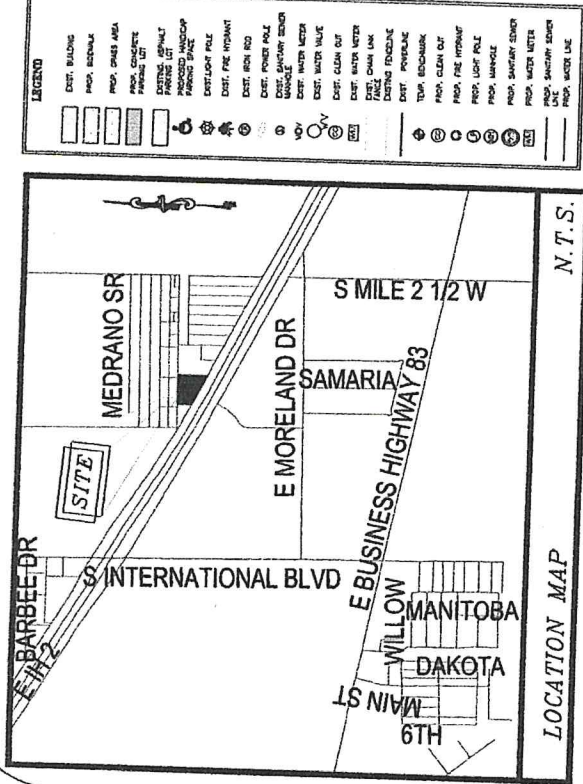
Julio Seguy
3825 E Int. 2, Weslaco, Texas
Adams Tract 1.89AC-4.89ac N
of Expwy-w 2507 AC FT 1100

Purpose for the rezone request
Existing zoning: R-1
Existing land use: 1.89AC
Prop zone: B-2



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

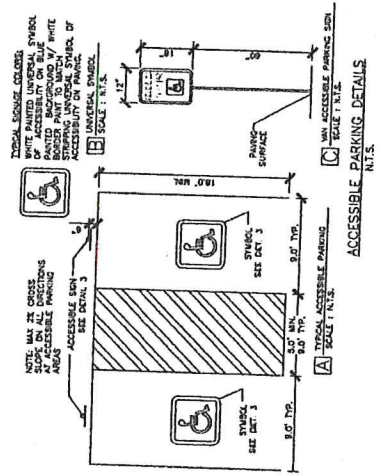


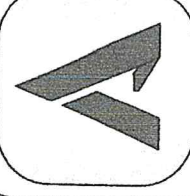
PROPOSED AREAS	
EXIST. BLDGS:	4,309 SQ FT
EXIST. PAVEMENT:	5,616 SQ FT
PROP. PAVEMENT:	10,104 SQ FT
PROP. SIDEWALK:	754 SQ FT
GREENLANDSCAPE AREA:	61,335 SQ FT
TOTAL:	82,118 SQ FT

TYPE	# OF SPACES
PUBLIC PARKING	21
HANDICAP PARKING	1
TOTAL	22

CALCULATIONS:
FROM SEC. 138-286, SPECIAL PARKING REGULATIONS - WESLACO, TX.
HARDWARE
2 PARKING SPACES FOR EACH 300 SQ FT PLUS 1 ADDITIONAL PARKING SPACE FOR EACH 300 SQ FT OF FLOOR AREA OVER 1,000 SQ FT
1,000 SQ FT / 300 = 3.33 = 4 (2 = 8)
2,360 SQ FT / 300 = 7.86 = 8
8 + 8 = 16
PROVIDED PARKING SPACES = 22

HANDICAP SPACES TABLE:
0 - 25 PARKING SPACES = 1 HANDICAP SPACE
26 - 50 PARKING SPACES = 2 HANDICAP SPACES
51 - 75 PARKING SPACES = 3 HANDICAP SPACES





ALTEX ENGINEERING
TYPE FRM E-19737
325 W 2ND ST
MERCEDDES, TX 78570
(956) 294-1241
JALON@ALTEXENGINEERING.COM
www.altereng.com



DATE: AUG. 28, 2023

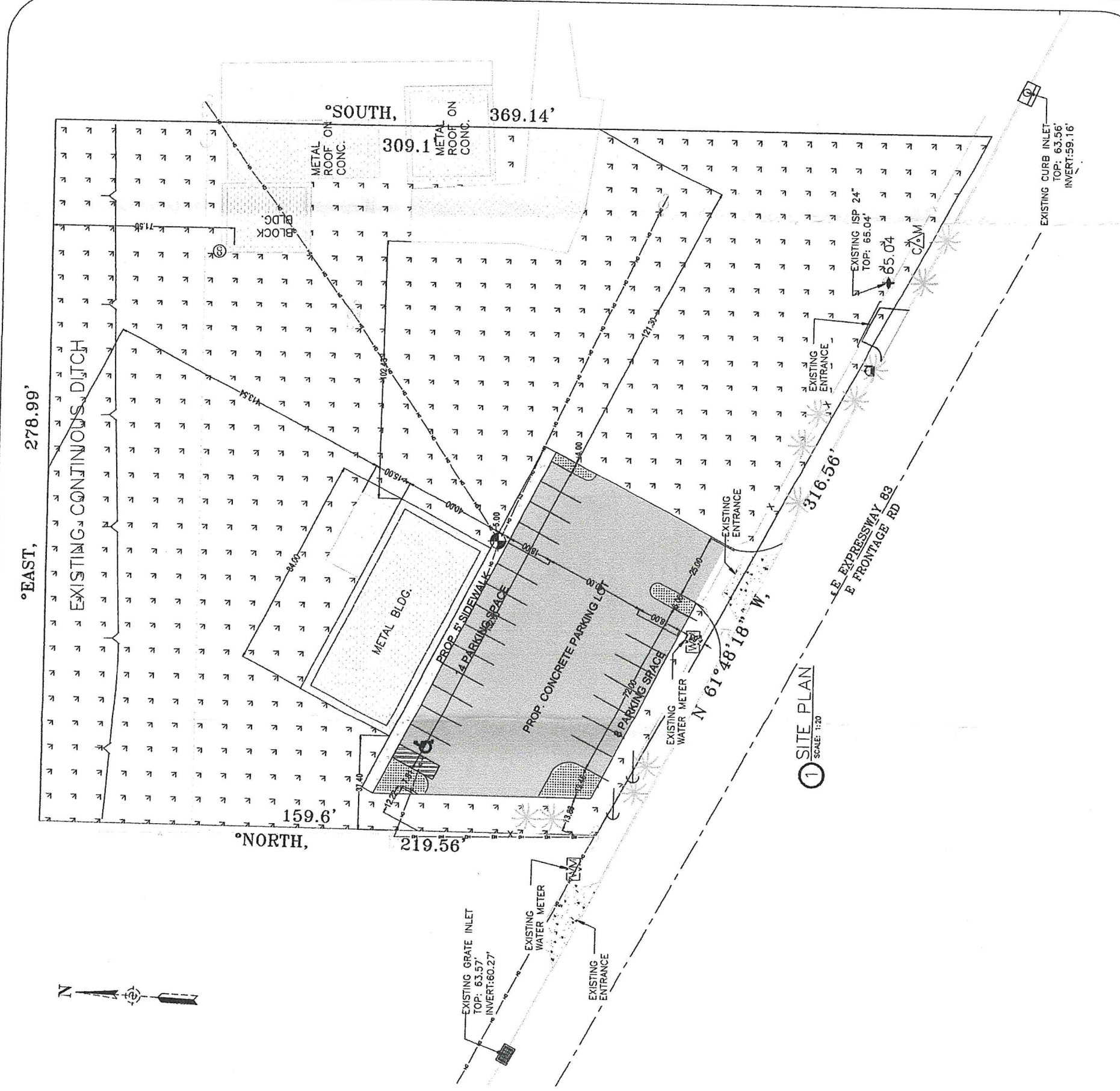
REVISION:	DATE:	DESCR:

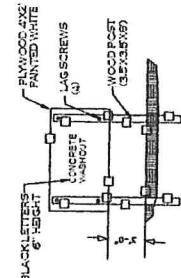
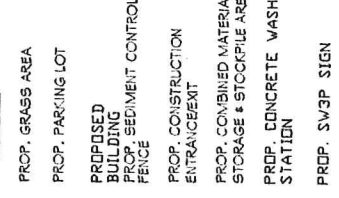
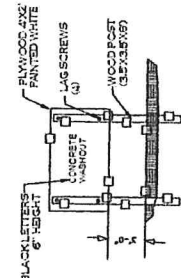
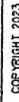
PROJECT: #23.169
3825 E. EXPRESSWAY
WESLACO TX.

SITE PLAN

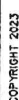
C-1

FOR: JULIO SEGUY
COPYRIGHT 2023





1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS.
3. PLASTIC LINER SHALL BE 10 MIL THICKNESS MINIMUM





325 W 2ND ST
MERCEDES, TX 78570
(956) 294-1241
JALONZO@ALTEXENG.COM
www.alitexeng.com

THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF AMERICAN ENGINEERING SERVICE, INC. AND WILL BE LOANED TO YOU FOR USE SOLELY WITHIN THE PROJECT AND FOR THE PROJECT. THEY SHALL NOT BE REPRODUCED OR COPIED FOR OTHER PURPOSES. THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THESE DOCUMENTS IS THE PROJECT ENGINEER OF RECORD WHO BEARS LEGAL RESPONSIBILITY FOR THE PERFORMANCE OF THE PROJECT. THE PUBLIC HEALTH, SAFETY, AND WELFARE NO OTHER PARTY, WHETHER OR NOT A PROFESSIONAL ENGINEER, MAY COMPLETE, CORRECT, REUSE, DELETE OR ADD TO THESE DOCUMENTS OR PERFORM INSPECTIONS OF THE WORK WITHOUT THE



DATE: AUG. 28, 2023

REVISION:	DATE:	DESCR:
-----------	-------	--------

PROJECT: # 23.169

3825 E. EXPRESSWAY
WESLACO TX.

LANDSCAPING PLAN

4
1
□

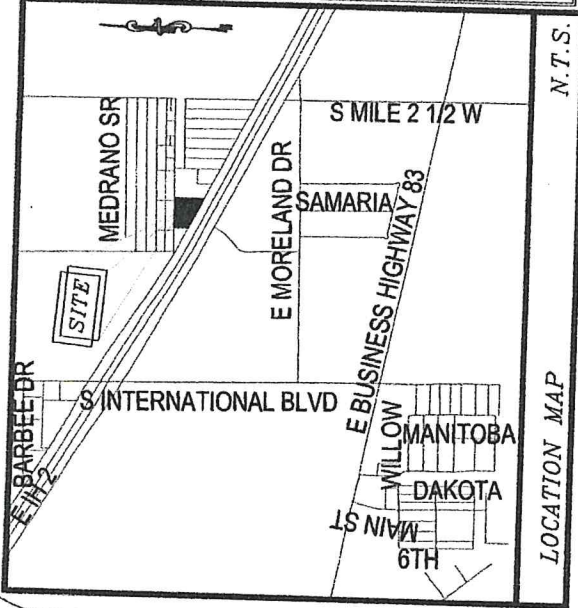
FOR: JULIO SEGUY

COPYRIGHT 2023

EXISTING TREE INFORMATION				
ID	SPECIES	SYMBOL	STATUS	REASON
A	SABALUS PALM (PROSOPIS PUBESCENS)		TO REMAIN	THIS TREE WILL SURVIVE CONSTRUCTION DOES NOT INTERFERE WITH PROPOSED DEVELOPMENT

LANDSCAPE AREA	
LANDSCAPING REQUIRED AREA:	8,212 SQ FT
LANDSCAPING PROVIDED AREA:	26,052 SQ FT

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

[illegible]

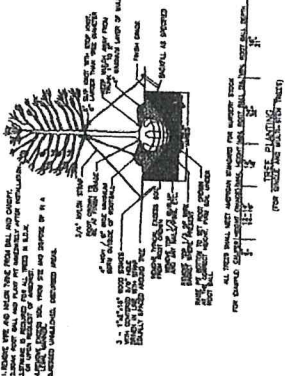
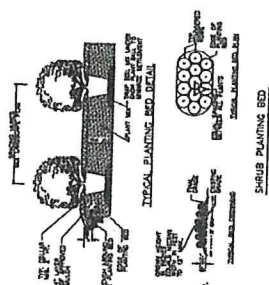
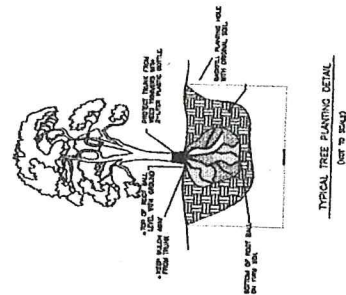
PROPOSED AREAS

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

GENERAL NOTES

1. 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.
2. IRRIGATION CONTRACTOR SHALL EXERCISE CARE SO AS TO NOT DAMAGE EXISTING UTILITIES. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS OF ANY DAMAGE CAUSED BY THEIR WORK.
3. IRRIGATION DRIP LINE PVC CLASS 160 SHALL BE SIZED TO NOT EXCEED A VELOCITY OF 5 FPS AND MAX. PSI LOSS IN ZONE LINES NOT TO EXCEED 10% OF OPERATING PSI- MINIMUM SIZE TO BE 3".
4. IRRIGATION SLEEVES SHALL BE REQUIRED UNDER ALL SIDEWALKS AND DRIVEWAYS .MINIMUM SLEEVE SIZE SHALL BE 2'x4".

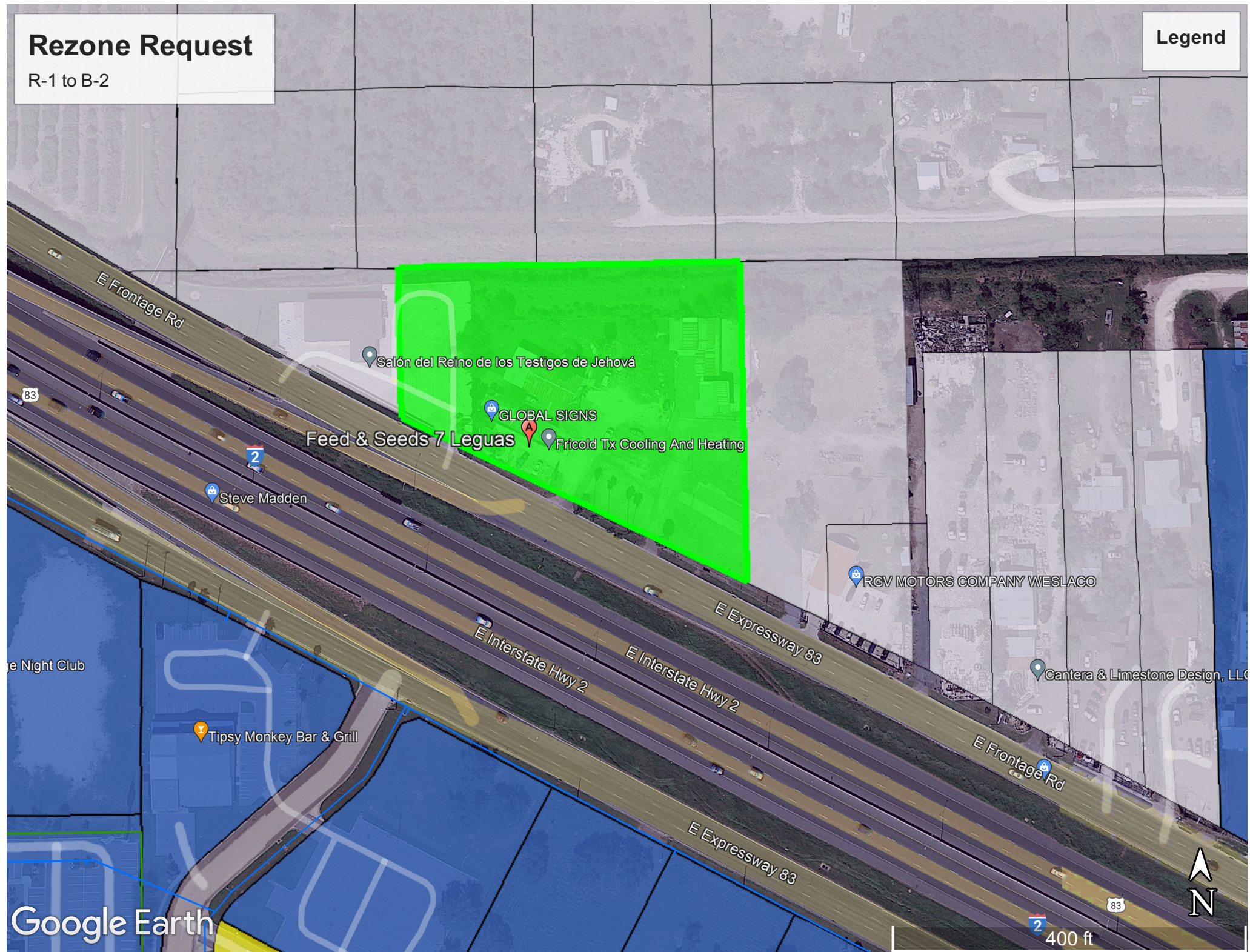
PLANT SCHEDULE							
CTL	COLOR NAME	BLOCKING NAME	SYMBOL	SIZE & DIMENSIONS	MAINTENANCE REQ'D	WATER CREDIT	TOTAL CRT
7	TRAIL GRASS	FLAMING TORCHES		NATIVE HEIGHT: 48 FT.	S	1.00 W'	6.75 W'
11	RED BURNING PRICKLE	LIVE JAC		NATIVE HEIGHT: 30 FT.	S	1.25 W'	12.00 W'
11	TRAIL	ROCKET ROLLER		NATIVE HEIGHT: 18 FT.	S	3.00 W'	2.00 W'
17	SHADE	SOUL CHAINS		NATIVE HEIGHT: 2-4 FT.	--	--	--
	SHADE	TEXAS LUPINUS		NATIVE HEIGHT: 2-4 FT.	--	--	--
18	PURPLED UNDEVELOPED	PIRANHAS		NATIVE HEIGHT: 2-4 FT.	--	--	--
-	CANYON GRASS						
11	TRAIL	SARNO PTERIDOPHYTES		NATIVE HEIGHT: 48 FT.	S	W'	--

[illegible]

Rezone Request

R-1 to B-2

Legend



ORDINANCE NO. 2023-51

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF 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, R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to B-2 Secondary Highway Business District located at 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.

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 5th day of December, 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of December 2023.

CITY OF WESLACO

Adrian Gonzalez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7214	
From: REBEKAH DE LA FUENTE			
Subject: Ordinance 2023-52 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 and authorize the Mayor to execute any related documents. (First reading held December 5, 2023; staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to rezone property from R-1 One-family dwelling district to R-4 Residential one family / narrow lot zoning. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on October 20, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on October 18, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of November 1, 2023.			
ADELAIDA VEGA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval based on surrounding land use and 2045 land use map.			
Attachments, if any: Rezone-2806 S Texas Blvd- Memo, 2806 S Texas Blvd -Application, Notice and Map Radius, 2806 S Texas - Aerial, O2023-52 rezone 2806 S Texas Blvd			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Rezone- 2806 S Texas Blvd

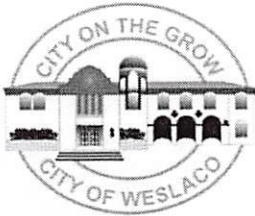
DATE: November 30, 2023

The proposed use of the property will be for single family garden homes type use. The developer has already submitted for subdivision review as has been provided with comments from staff. Staff has not received any petitions for or against the rezone request.

The Planning & Zoning Commission recommended approval based on the surrounding land use and comprehensive plan.

Thank you,

Rebekah de la Fuente, CFM



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

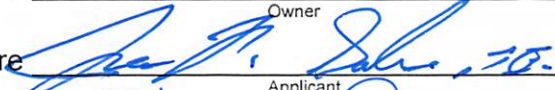
Name RGV Developers LLC / Jorge Ferretis, Manager Phone 956-732-6619

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  Date 9-12-23

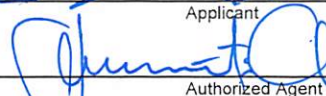
Signature  Date 9/12/2023

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.

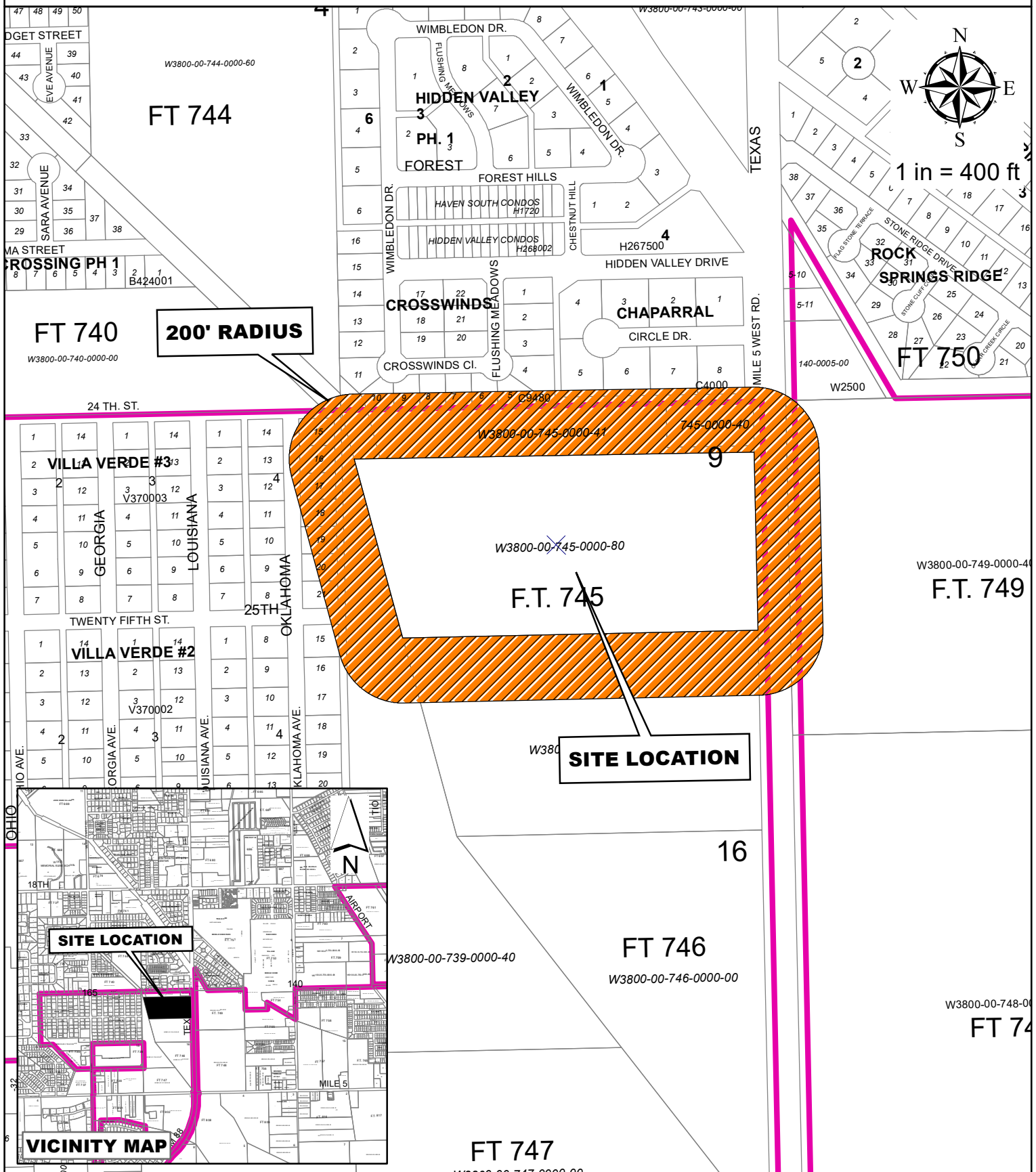
Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

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



**S2 Engineering PLLC/
Jose N. Saldivar P.E. President
2806 S Texas Blvd.
15.32 AC Tract out of FT 745**

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

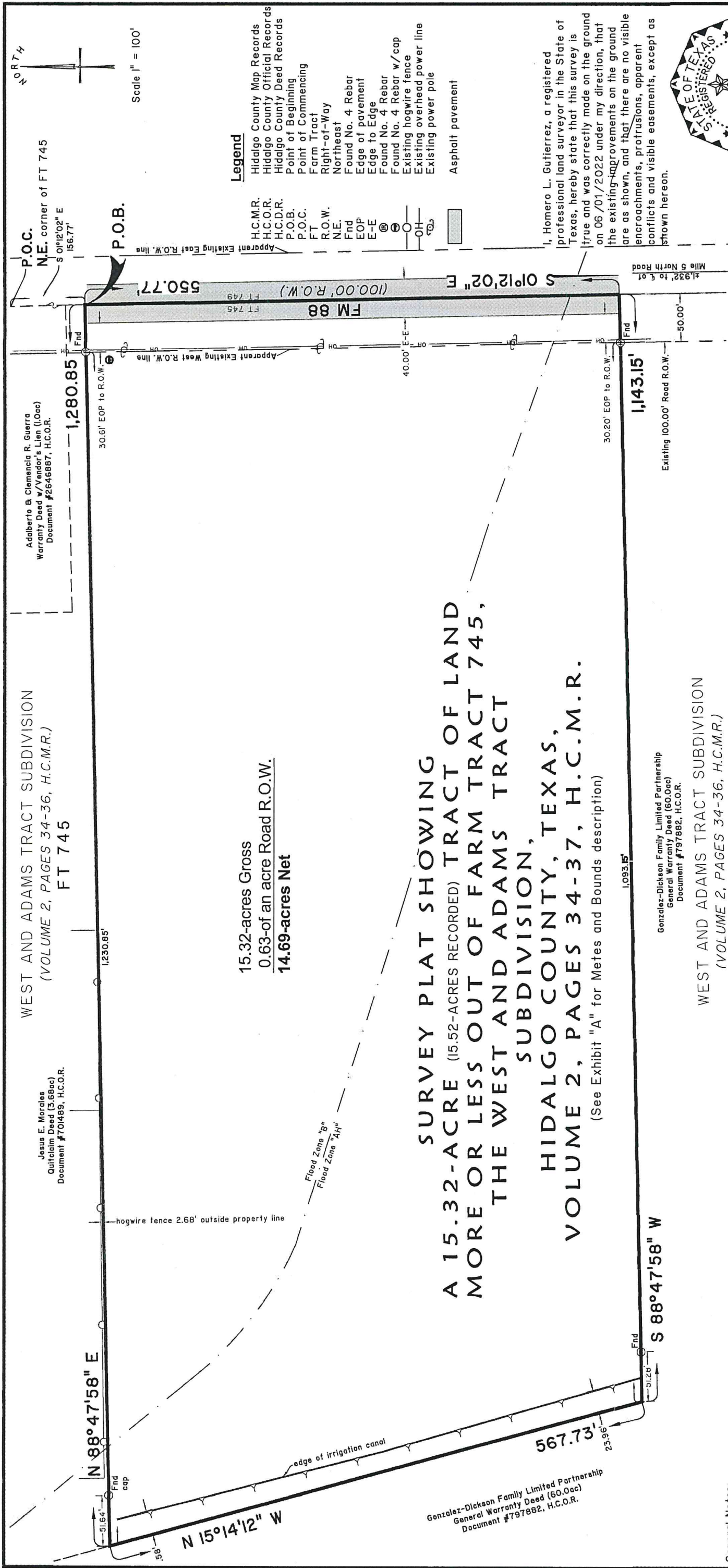


OCT 20, 2023

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

OCT 20, 2023

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



General Notes:

- Survey is valid only if print has original electronic seal and signature of surveyor.
 - Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.
 - Commitment of Title Insurance issued by Title Resources Guaranty Company
Reference: Wilfredo A. Aviles
To: RGV Developers, LLC
GF: No. 938490
- Also, see Schedule B. 10.i thru 10.j for additional easement and property matters.
- Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
 - Building, zoning, platting and/or regulatory laws and/or ordinances at any municipal and/or other governmental authority will apply.
 - The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
 - Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
 - Flood Zone "AH" - Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
 - Flood Zone "B" - Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
 - Community Panel No. 480334 0525B
Effective Date: January 2, 1981



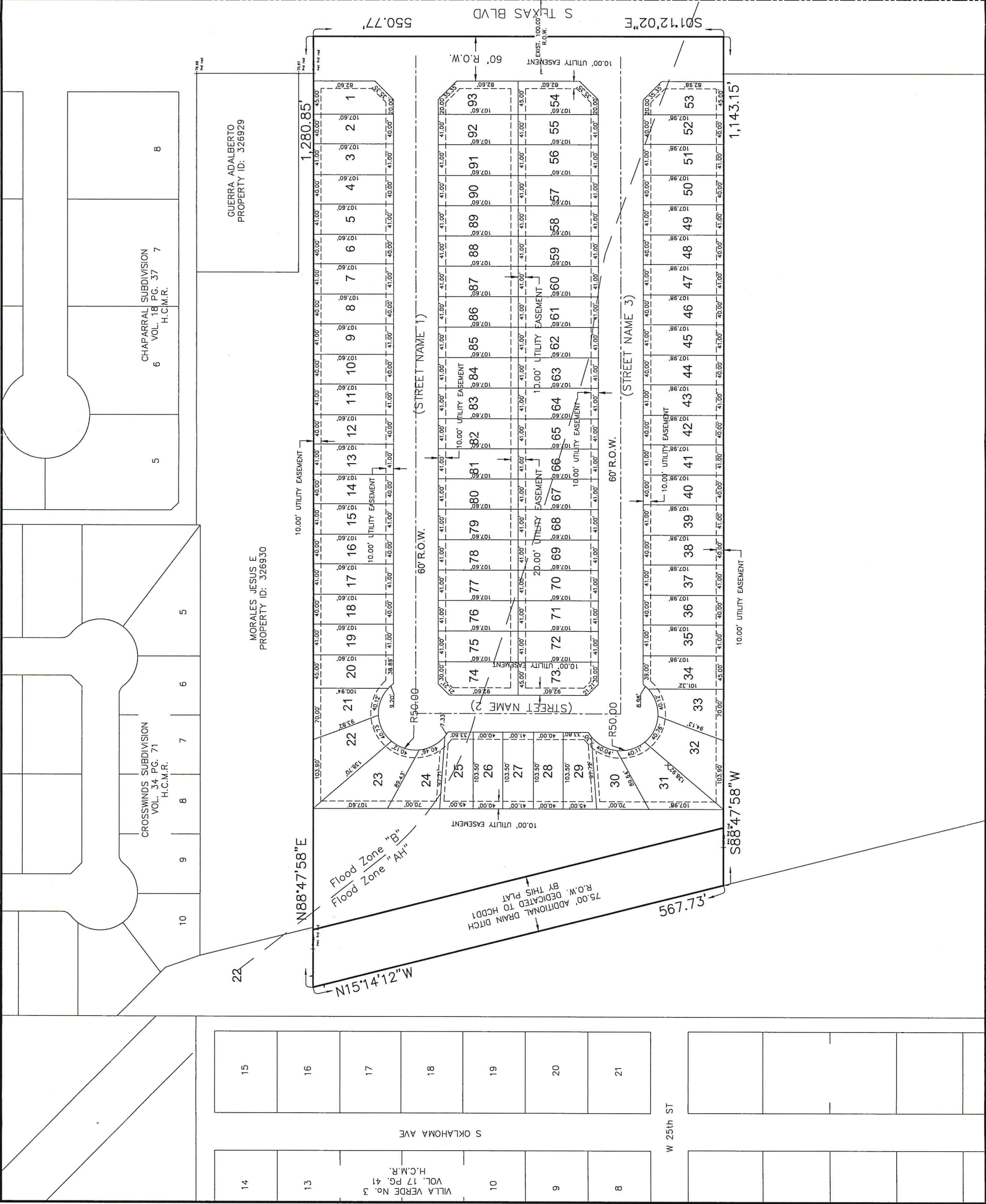
Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS No. 2791
Date: 06/02/2022

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

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

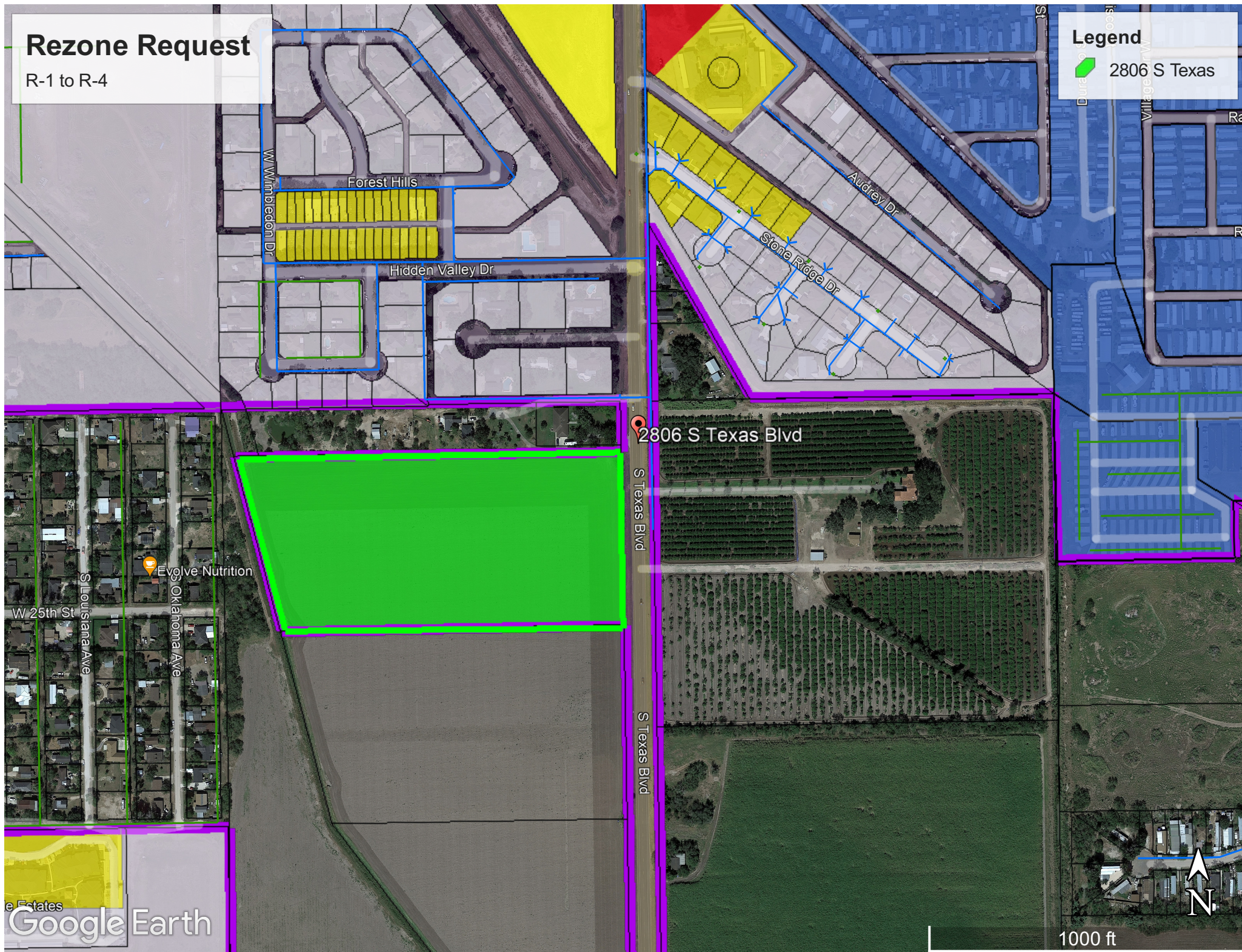


Rezone Request

R-1 to R-4

Legend

 2806 S Texas



ORDINANCE NO. 2023-52

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2806 S TEXAS BLVD. ALSO BEING 15.32 ACRES N20.0AC,13.84AC NET, OUT OF FARM TRACT 745, WEST TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-4 RESIDENTIAL ONE FAMILY / NARROW LOT ZONING DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to R-4 Residential one family / narrow lot zoning District located at 2806 S Texas Blvd. Also being 15.32 acres N20.0ac,13.84ac Net, out of Farm Tract 745, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 5th day of December, 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 19th day of December 2023.

CITY OF WESLACO

Adrian Gonzalez, MAYOR

ATTEST:

Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

Juan E. Gonzalez, CITY ATTORNEY



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7220	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension for the Conditional Use Permit to obtain On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music at 509 S. Texas Blvd., also being Lot 39 & 40, Weslaco Original Townsite Subdivision, and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant was granted a Conditional Use Permit on September 20, 2022, to obtain a On Premise Mixed Beverage Restaurant Permit, and Late Hours Permit to Host Live Music. The zoning ordinance states an applicant has six months to begin use of the permit once granted approval by the City Commission. Building department states project is about 40% complete.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of December 6, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the extension.			
Attachments, if any: 509 S. Texas Blvd- CUP- Memo, 509 S. Texas- Aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

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

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

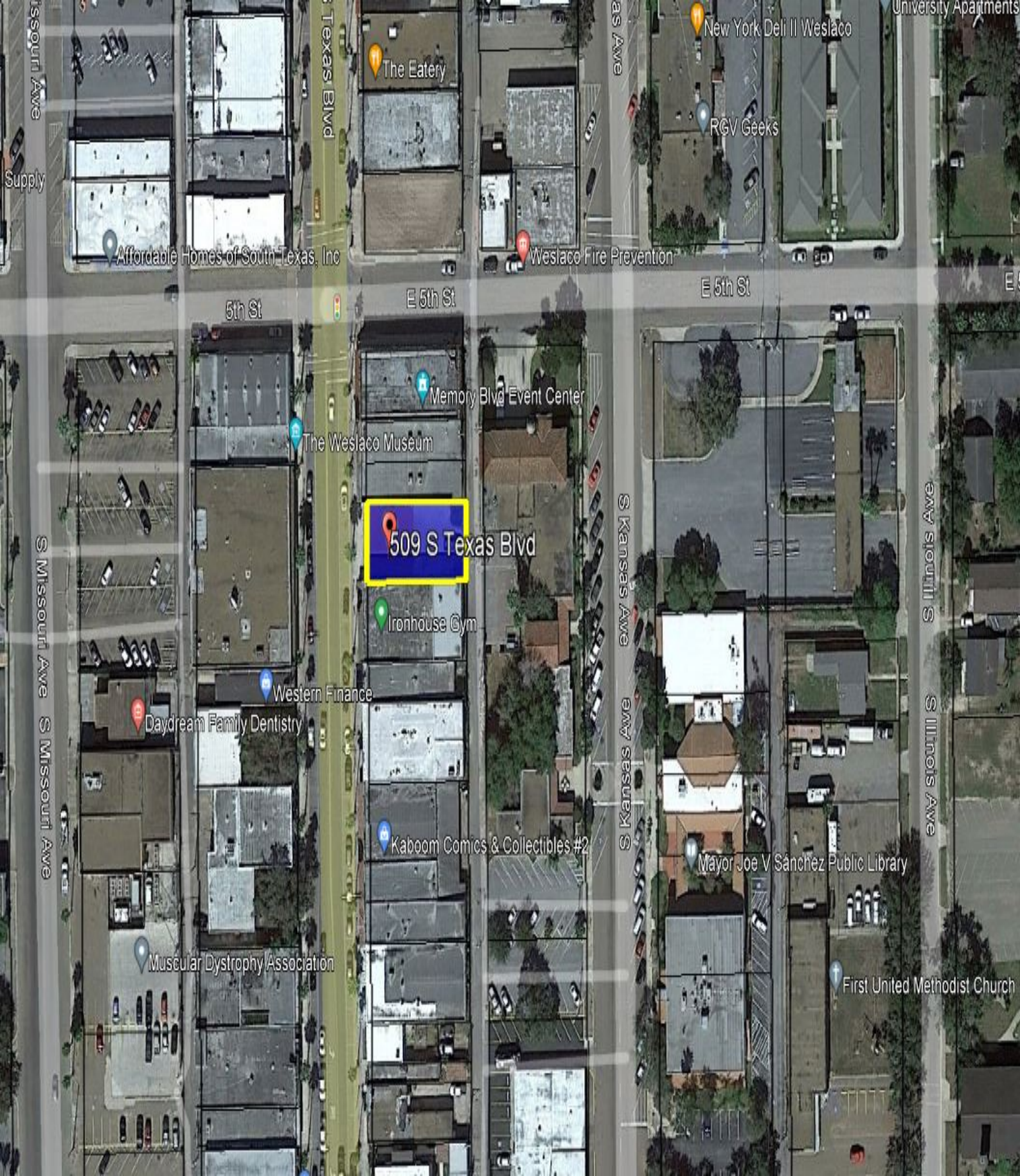
RE: 509 S Texas Blvd- Six-Month Extension

DATE: December 12 , 2023

The proposed property will have a bar and food trucks similar to the eatery. Approval of the Conditional Use Permit expired on September 20, 2023. This is the first 6-month extension for the property. The project has already received its building permit and is currently under construction. The building division has advised that the project is 40% completed at this time.

Thank you,

Rebekah de la Fuente, CFM



509 S Texas Blvd



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7221	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension for the Final Plat for Mi Fortuna Estates being a 4.52-acre out of farm tract 790, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 5 North & Westgate Drive and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed eight (8) lot subdivision is located inside 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. Project infrastructure improvements requested have been completed. Engineering has provided an email.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of December 6, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the six-month extension.			
Attachments, if any: Mi Fortuna- Six-Month Ext- Memo, extension letter -mi fortuna estates, Mi Fortuna- engineering -email, Mi Fortuna Estates Aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

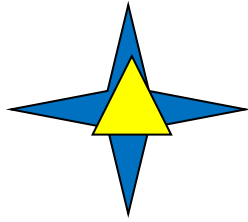
RE: Mi Fortuna- Six-Month Extension

DATE: December 12 , 2023

The proposed eight (8) lot subdivision is located inside the City of Weslaco. Final Plat approval expired on October 18, 2023. This is the first 6-month extension for the subdivision. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The developer has completed construction and has already submitted the mylar and recording packet.

Thank you,

Rebekah de la Fuente, CFM



BTI Inc.
Consulting Civil Engineers

October 30, 2023

Jose F. Torres, P.E., President
P.O. Box 5545
McAllen, Texas 78502

City of Weslaco
Mrs. Rebekah De la Fuente, Director
Planning and Zoning Department
255 S. Kansas Ave.
Weslaco, Texas 78596

Subject: "Mi Fortuna Estates Subdivision" Request for Extension Submittal of Final Plat for Signatures

Ms. De la Fuente:

I am writing to formally request an extension for the submission of the Final Plat for signatures for the subdivision mentioned above. This request is being made on behalf of Mr. Julio and Marysol Garcia. The delay in obtaining the Plat was due to an unfortunate situation where the surveyor's technician experienced a heart attack, leading to a significant backlog in their work. We have now received the Plat, and we anticipate that the remaining tasks will be completed and submitted later this week. Your understanding and consideration of this situation are greatly appreciated.

Please feel free to contact me at 956-537-4037 or email me at btijoet@gmail.com at any time if you have any questions. Again, thank you for your cooperation in this matter.

Sincerely,

Jose F. Torres, P.E.
Jose F. Torres, P.E.

Cc: Ms. Cindy Torres

Attachments:

Final Subdivision Plat

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#)
Subject: Extension Letter
Date: Tuesday, November 7, 2023 11:58:22 AM
Attachments: [image001.png](#)

Good Afternoon,

This Email is to respond the extension letter for the project of Mi Fortuna Estates, This project is done with the infrastructure improvements requested from the engineering department. On our part we should be good to go. 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

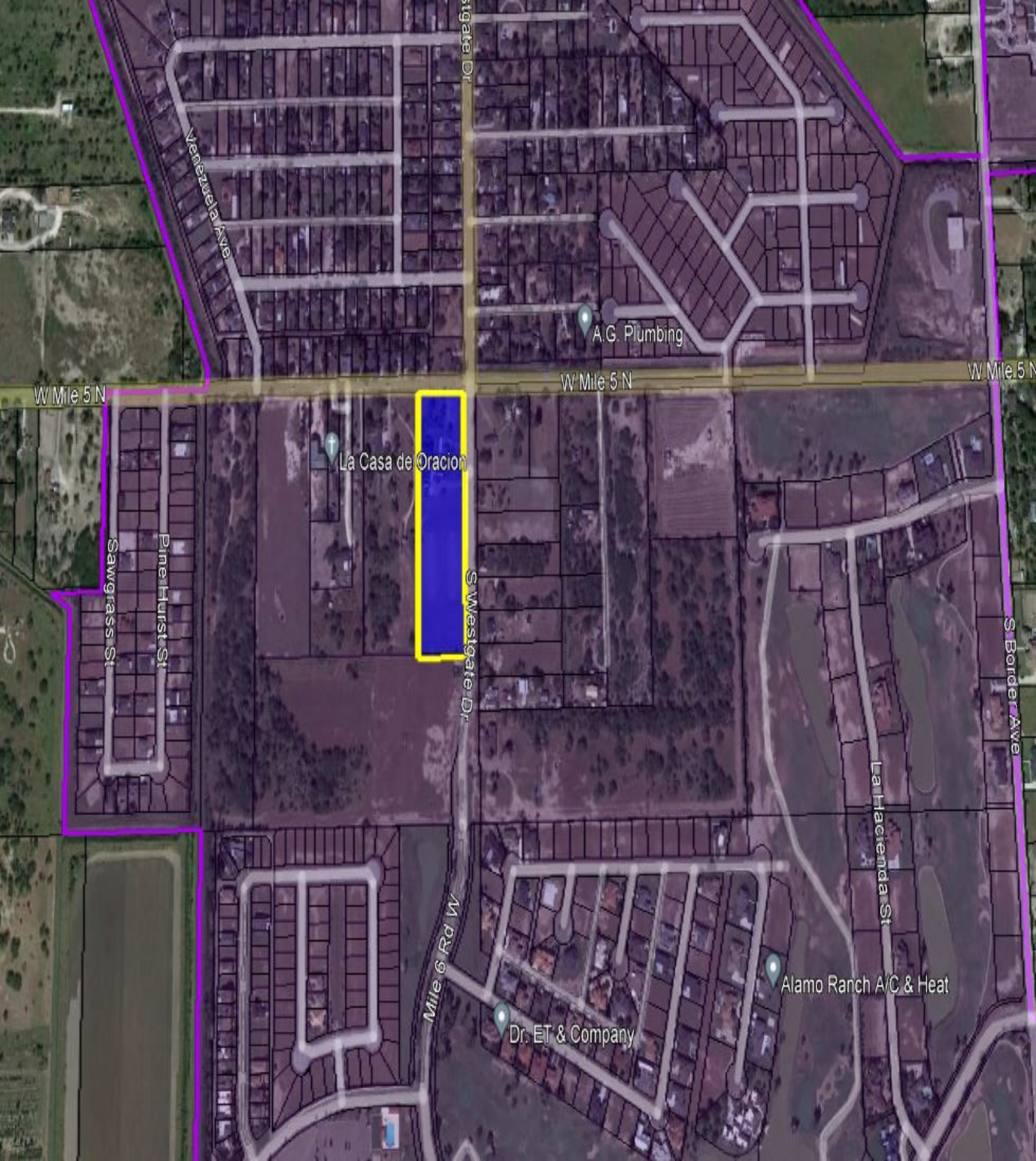
Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



Westgate Dr

Venezuela Ave

A.G Plumbing

W Mile 5 N

W Mile 5 N

W Mile 5 N

La Casa de Oracion

Westgate Dr

Sawgrass St

Pinehurst St

S Border Ave

La Hacienda St

Alamo Ranch A/C & Heat

Dr. ET & Company

Mile 9 Rd W



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7222	
From: REBEKAH DE LA FUENTE			
Subject: Approval of six-month extension for the Final Plat for The District North Weslaco Ph. II Subdivision— being 39.988 acres out of Farm Tract 179, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately on the southeast corner of Mile 5 ½ W & Mile 11 N. Rd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed fifty-four (54) lot subdivision is outside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on November 17, 2023. This is the 2 st extension. The project is within county's jurisdiction. Engineering has provided an email.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of December 6, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments:			
Staff Recommendation: Staff recommends approval of the six-month extension.			
Attachments, if any: District North Ph II- Six-Month Ext- Memo, The District North Weslaco Ph. II- request email, The District North Weslaco Ph. II-engineering -email, THE DISTRICT-NORTH WESLACO PHASE II- aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: District North Phase II- Six-Month Extension

DATE: December 12 , 2023

The proposed fifty-four (54) lot subdivision is located outside the City of Weslaco. Final Plat approval expired on November 17, 2023. This is the second 6-month extension for the subdivision. The project is located in county jurisdiction, and they have been overseeing the infrastructure construction. The developer has submitted the mylar to the irrigation district for signature at this time.

Thank you,

Rebekah de la Fuente, CFM

From: [Rebekah M. De La Fuente](#)
To: [Flor Acuna](#)
Subject: FW: The District North Weslaco Ph. II
Date: Monday, November 6, 2023 9:37:49 AM
Attachments: [image001.png](#)
[image003.png](#)

Please add to next 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: Mickael Salinas <msalinas@salinasengineering.com>
Sent: Monday, November 6, 2023 9:29 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: The District North Weslaco Ph. II

Good Morning Rebakah,

On behalf of Salinas Engineering and Associates, I would like to request an extension for Final Plat Approval concerning The District-North Weslaco Ph. II. If any questions or concerns may arise, please let us know, thank you.

Thanks!

Mick Salinas

Salinas Engineering and Associates
2221 Daffodil Ave.
McAllen, TX 78501
956-682-9081

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#)
Subject: District-North Weslaco PH2 Extension
Date: Monday, November 20, 2023 9:24:18 AM
Attachments: [image001.png](#)

Good Morning,

This Email is to respond to the extension letter for the project of District-North Weslaco Ph2. This project pertains to county and as per inspections the County Inspector will take charge of any items pending or to be able to verify how much percentage is done and still needed. 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

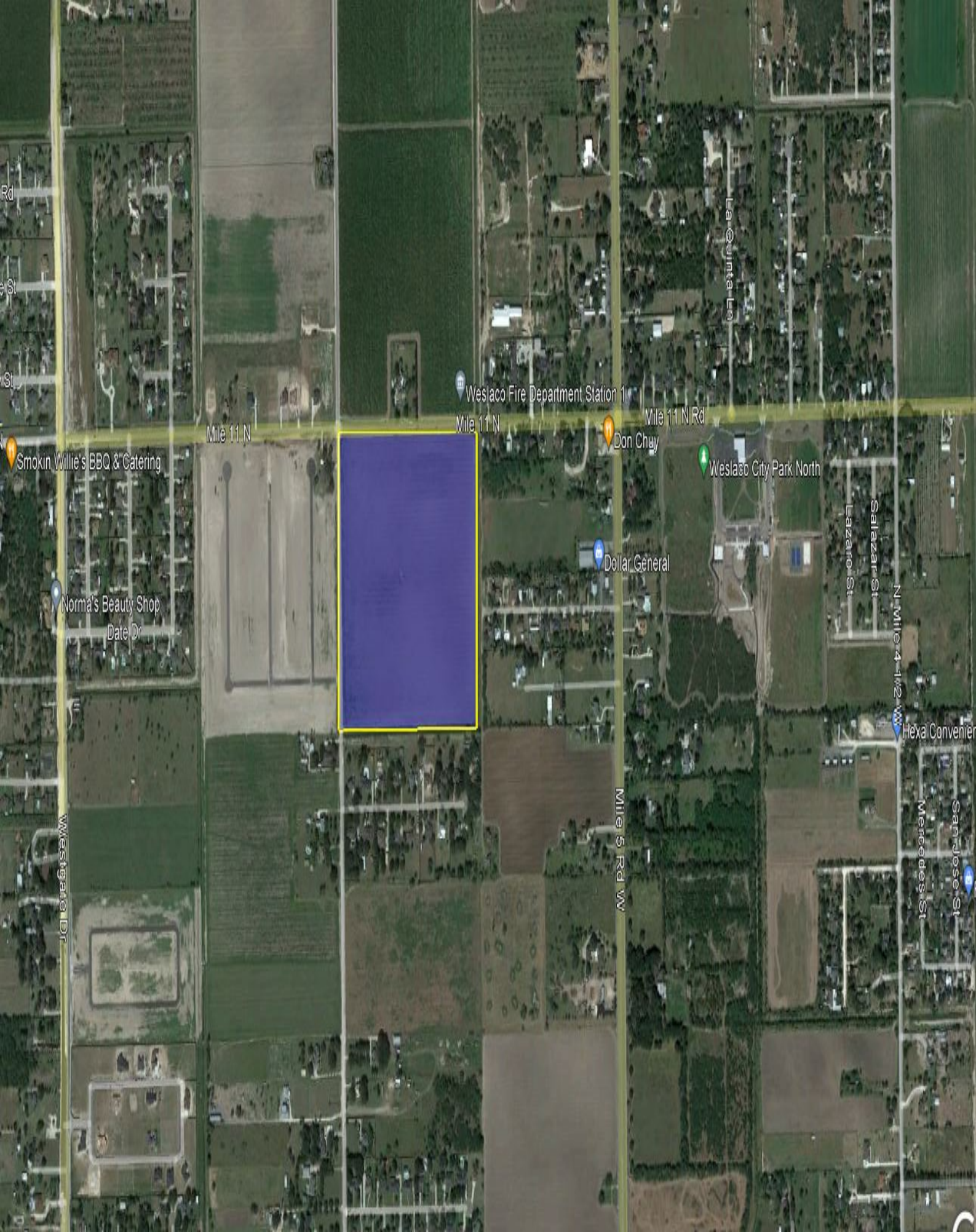
Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



Rd

e St

St

Smokin Willie's BBQ & Catering

Norma's Beauty Shop

Date Dr

Westgate Dr

Mile 11 N

Mile 11 N

Westlaco Fire Department Station 1

Don Chuy

Mile 11 N Rd

Dollar General

Westlaco City Park North

Lazaro St

Salazar St

N Mile 4-1/2 W

Hexa Convenience

Mercedes St

San Jose St

La Quinta Ln

Mile 5 Rd W



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7227	
From: ROBERT LOPEZ			
Subject: Approval to ratify acceptance of FY2024 Project Safe Neighborhoods Grant Program #4271603 for the amount of \$51,600 with NO MATCH or recurring costs to pay for overtime to create safer neighborhoods through a sustained reduction of violent crime and authorize the Mayor to execute any related documents. (Staffed by Police Department.)			
Background: The purpose of this announcement is to solicit applications for projects that are designed to create and foster safer neighborhoods through a sustained reduction in violent crime, including, but not limited to, addressing criminal gangs and felonious possession and use of firearms.			
Funding Source (budget code, if applicable): PS-Project Safe Neighborhoods Program (South)			
Amount: \$51,600		Term of Impact: 12	Identified in Current Budget: No
Additional Action Prompted: Budget Amendment Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ROBERT LOPEZ ROBERT LOPEZ Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Recommend approval			
Attachments, if any: SOGA PSN Grant #4271603 \$51,600.00, PSO-SOGA_CongratulatoryLetter_2021-09-01 Grant #4271603			
Responsibilities upon Approval: Finance will file FSRs.			

Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Texas Grant Management Standards (TxGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

Grant Number:	4271603	Award Amount:	\$51,600.00
Date Awarded:	12/7/2023	Grantee Cash Match:	\$0.00
Grant Period:	10/01/2023 - 09/30/2024	Grantee In Kind Match:	\$0.00
Liquidation Date:	12/29/2024	Grantee GPI:	\$0.00
Program Fund:	PS-Project Safe Neighborhoods Program (South)	Total Project Cost:	\$51,600.00
Grantee Name:	Weslaco, City of		
Project Title:	Weslaco Project Safe Neighborhoods Program		
Grant Manager:	Madeline De Amaral		
Unique Entity Identifier (UEI):	GJMZDZZAN4J3		

CFDA:	16.609 - Project Safe Neighborhoods Program (South)
Federal Awarding Agency:	U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance
Federal Award Date:	9/28/2022
Federal/State Award ID Number:	15PBJA-22-GG-00836-GUNP
Total Federal Award/State	\$528,041.00

Funds**Appropriated:****Pass Thru****Entity Name:**

Texas Office of the Governor – Criminal Justice Division (CJD)

Is the Award**R&D:**

No

Federal/State**Award****Description:**

Project Safe Neighborhoods (PSN) is designed to create and foster safer neighborhoods through a sustained reduction in violent crime, including, but not limited to, addressing criminal gangs and the felonious possession and use of firearms and projects that support innovative cooperative efforts and partnerships between federal, state, and local law enforcement engaged in a unified approach led by the U.S. Attorney in all 94 districts to identify and prevent violent crime. The program's effectiveness depends on the cooperation and partnerships of local, state, tribal, and federal agencies and the communities they serve engaged in a unified approach led by the U.S. Attorney (USA) in all 94 districts. Acting decisively at all levels (federal, state, local, and tribal) will help reverse a rise in violent crime and keep American citizens safe. PSN provides the critical funding, resources, and training for law enforcement, prosecutors, and their PSN teams to combat violent crime and make their communities safer through a comprehensive approach to public safety that marries targeted enforcement efforts with community engagement, prevention, and reentry efforts. Note: This project contains a research and/or development component, as defined in applicable law," and complies with Part 200 Uniform Requirements - 2 CFR 200.210(a)(14).



GOVERNOR GREG ABBOTT

Dear Grantee:

Congratulations on your award! To activate your agency's grant, the Authorized Official must log on to eGrants at <https://eGrants.gov.texas.gov> and go to the 'My Home' tab. In the 'Pending Applications' section, locate the application with a 'Current Status' of "Pending AO Acceptance of Award". Click on the grant number and proceed to the 'Accept Award' tab. From this tab, click on the 'Accept' button. Grants must be accepted within 45 calendar days of the date the award was issued.

Be sure to review the Grantee Conditions and Responsibilities Memo for a quick overview of general items every grantee should be aware of. You can also find more detailed information on the eGrants website including helpful resources, links, and tools needed to properly administer Public Safety Office grants. The Guide to Grants, also on the website, contains answers to questions frequently asked by grantees.

If you have any questions regarding this award, feel free to contact your grant manager, whose name is referenced in the Statement of Grant Award or you may always contact our office via the eGrants Help Desk at eGrants@gov.texas.gov.

We look forward to working with you to ensure the success of your program.

A handwritten signature in blue ink that reads "Aimee Snoddy".

Aimee Snoddy
Executive Director
Public Safety Office



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7229	
From: David Arce			
Subject: Approval to solicit uniform rental bids for parks, building maintenance, and public works staff and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)			
Background: Our current uniform vendor is AlSCO. We are requesting to solicit bids.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce David Arce Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2024 SOLICIT UNIFORM RENTALS			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

Date: December 19, 2023

To: City Commission

From: David Arce, Public Works Director

Subject: UNIFORM RENTAL SERVICES

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Staff is requesting authorization for staff to solicit bids for rental and direct purchase of uniforms for parks, building maintenance, and all public works staff. Typically, rental would be for 11 sets of uniforms with weekly service of 5 uniforms and direct purchases are for supervisor staff. Each department has the color scheme for

Staff Recommends Approval.



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7230	
From: David Arce			
Subject: Approval to solicit bids for the purchase of a belly dump trailer and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)			
Background: Belly dump trailer is to used for moving dirt and asphalt as needed in the public works department.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce David Arce Rosalinda Cavazos Martin Garza		Created/Initiated Approved Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2024 SOLICIT BELLY DUMP TRAILER			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

Date: December 19, 2023

To: City Commission

From: David Arce, Public Works Director

Subject: SOLICIT BIDS FOR BELLY DUMP

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Staff is requesting authorization for staff to solicit bids belly dump trailer as approved in this year's budget. This trailer is to be used to move dirt and asphalt as needed in the public works department.

Staff Recommends Approval.



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7231	
From: David Arce			
Subject: Approval to solicit bids for the purchase of a used day cab truck and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)			
Background: Day cab truck is to used in drainage and streets department as needed to pull belly dump and low boy trailers.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce David Arce Rosalinda Cavazos Martin Garza		Created/Initiated Approved Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2024 SOLICIT DAY CAB TRUCK			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

Date: December 19, 2023

To: City Commission

From: David Arce, Public Works Director

Subject: SOLICIT BIDS FOR USED DAY CAB TRUCK

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Staff is requesting authorization for staff to solicit bids used day cab truck as approved in this year's budget. This truck is to be used to move our current low boy trailer and the new belly dump trailer.

Staff Recommends Approval.



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7234	
From:			
Subject: Approval of Ordinance 2023-53 amending Ordinance 2023-49 authorizing and allowing under the act governing the TMRS system for updated service credit, transfer updated service credits and annuity increase (COLA) for retirees and their beneficiaries, establishing an effective date for such action and authorize the Mayor to execute any related documents. First and final reading on Ordinance 2023-53. (Staffed by Human Resources Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Luz Galindo Martin Garza		Created	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Ordinance to amend TMRS Ordinance			
Responsibilities upon Approval:			

AN ORDINANCE REGARDING THE CITY OF WESLACO'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS ADOPTING: (1) UPDATED SERVICE CREDITS AND TRANSFER UPDATED SERVICE CREDITS; AND (2) AN ANNUITY INCREASE, ALSO REFERRED TO AS COST OF LIVING ADJUSTMENT (COLA) FOR RETIREES AND THEIR BENEFICIARIES.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

Section 1. Authorization of Updated Service Credits and Transfer Updated Service Credits.

(a) On the terms and conditions set out in Sections 853.401 through 853.403 of Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"), the City of Weslaco, Texas ("City"), authorizes each member of the Texas Municipal Retirement System (the "System") who on the first day of January of the calendar year immediately preceding the January 1 on which the Updated Service Credit will take effect (i) has current service credit or prior service credit in the System by reason of service to the City, (ii) has at least 36 months of credited service with the System, and (iii) is a TMRS-contributing employee of the City, to receive "Updated Service Credit," as that term is defined and calculated in accordance with TMRS Act §853.402.

(b) The City authorizes and provides that each employee of the City who (i) is eligible for Updated Service Credits under Subsection (a) above, and (ii) who has unforfeited prior service credit and/or current service credit with another System-participating municipality or municipalities by reason of previous employment, shall be credited with Updated Service Credits pursuant to, calculated in accordance with, and subject to adjustment as set forth in TMRS Act §853.601.

(c) The Updated Service Credit authorized and provided under this Ordinance shall be **50%** of the "base Updated Service Credit" of the TMRS member calculated as provided in TMRS Act §853.402.

(ed) The Updated Service Credit authorized and provided by this Ordinance shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(de) The Updated Service Credit authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the Board of Trustees ("Board") of the System.

Section 2. Increase in Retirement Annuities, or COLA.

(a) On the terms and conditions set out in TMRS Act §854.203, the City authorizes and provides for payment of the increase described by this Section to the annuities paid to retired City employees and beneficiaries of deceased City retirees (such increase also called "cost of living adjustment" or "COLA"). An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of the annuity increase under this Section is computed as the sum of the prior service and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by **30%** of the percentage change in

Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of this Section.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation under this Section does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed under this Section.

(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of this City and of its account in the benefit accumulation fund of the System.

(f) The increase in annuities authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the System's Board.

Passed and approved _____, 20_____.

ATTEST:

APPROVED:

City Secretary

Mayor



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7217	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the Final Plat for E. M. C. Subdivision being 1.73 acre out of Farm Tracts 771, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 850' west of Pleasantview along south side of E. 18 th Street and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The proposed two (2) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 6" waterline and sewer by OSSF. The property is within a Flood Zone "AH". Applicant is requesting a variance for OSSF and sidewalks.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of December 6, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of Preliminary Plat and Final Plat and compliance with the ordinance on the variance.			
Attachments, if any: E.M.C.-Final Plat- Memo, E.M.C subd- Application, Drainage Report and Legal Documents, E.M.C- Aerial, E.M.C.Subd.Plans.24x36.12.13.23			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

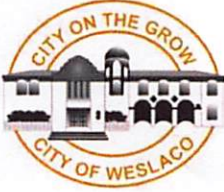
RE: E.M.C. - Final Plat

DATE: December 12, 2023

The proposed use for the 3-lot subdivision is for single family and is located inside the city limits of Weslaco. The developer has requested a variance to allow for OSSF the nearest sanitary sewer line is 1300 feet to the east and is too shallow to connect to. The developer has also requested a variance to the sidewalk requirement due to this being a rural area. The subdivision will be provided with water by the City of Weslaco. The developer has complied with all staff comments. The Planning and Zoning Commission required that the residual lot be included as part of the subdivision as lot 3 and included the appropriate dedication of right-of-way.

Thank you,

Rebekah de la Fuente, CFM



NOV 08 2023

NOV 08 2023

SUBDIVISION PLATTING APPLICATION

Plat - 000546-2023

FILE NO. _____

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

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

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: E. M. C. SUBDIVISIONLocation: Approx. 850' WEST OF PLEASANTVIEW DR. ON SOUTH SIDE OF 18THLegal Description: 1.73 AC GROSS o/o THE WEST 10 ACRES OF THE
EAST 40.15 ACRES OF THE NORTH 20 ACRES o/o F.T. 771
WEST TRACT SUBD.Is subdivision inside city limits? ☒ YES ☐ NOIf subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/AExisting Land Use: OPEN Proposed Land Use: RESIDENTIALNumber of Lots Proposed: 2 Gross Acreage: 1.73Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Luis Reyes Telephone: 956-778-0140Address: 1906 PLEASANTVIEW DR. Fax: _____City: WESLACO State: TX Zip: 78596 E-mail: LuisReyes34@yahoo.com

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 956-682-9081Address: 2221 DAFFODIL AVE Fax: _____City: McAllen State: TX Zip: 78501 E-mail: DSALINAS@SALINASENGINEERING.COM255 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

☐ YES ☒ NO Wastewater Provision: SEPTIC

☒ YES ☐ NO Electric Company: MAGIC VALLEY

☒ YES ☐ NO Phone Utility _____

☐ YES ☒ NO Gas Utility _____

☒ YES ☐ NO Cable Utility _____

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District HCCDD #1

☒ YES ☐ NO Irrigation District HCCID #9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ PDF copy of all documents submitted (emailed or USB)

_____ \$355.00 Planning Review fee, \$100.00 Fire Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing 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

☒ PDF copy of all documents submitted (emailed or USB)

☒ \$355.00 Planning Review fee, \$100.00 Fire Review fee

☒ One 11" X 17" reduced copy of plat

☒ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  _____ Date: 11-7-23

Authorized Agent Printed Name: DAVID SALINAS

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

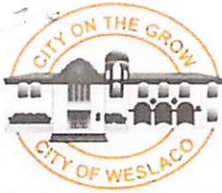
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000559-2023

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: E.M.C. Subdivision

Location: Approx. 850' West of Pleasantview Dr. on the South side of 18th St.

Legal Description: 1.73 Acres Gross o/o the West 10 Acres of the East 15 Acres of the North 20 Acres o/o

F.T. 771, West Tract Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Proposed Septic Tank System (OSSF) due to no nearby Sanitary Sewer line.

☐ 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:

Inv-00016042

☐ 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:

Developer would like to not have any sidewalks built at construction nor during building permitting stage. None exist in the area, developer to the East platted and did not install sidewalks either.

☐ 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: Luis Reyes Telephone: 956-778-0140
Address: 1906 Pleasantview Dr. Fax: _____
City: Weslaco State: TX Zip: 78596 E-mail: luisreyes34@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: Luis Reyes

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: David Salinas



City of Weslaco
Engineering Division
255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: E.M.C. Subd.
Location: 980' west of Pleasantview along north side of E. 18th. Street
Applicant: David Omar Salinas, P.E. ☐ Owner ☒ Agent
Address: 2221 Daffodil Ave., McAllen Phone Number: 682-9081

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family	4.0	n/a	4	14.85	6.32	24.44

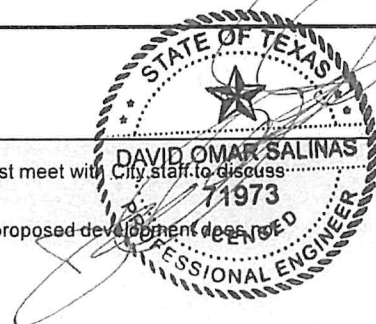
Comments: _____
Prepared by: David Omar Salinas, P.E. Date: _____
Address: 2221 Daffodil Ave., McAllen Phone Number: 682-9081

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

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

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____



Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :

Date Soil Survey Performed : 2/20/2023

Subdivision Name: E.M.C. Subdivision

Site Location : Pleasantview Dr and E 18 St

County : Hidalgo

Name of Site Evaluator : Jose Angel Gonzalez

Bore: 1 Lot: 1
Bore: 2 Lot: 2

Proposed Excavation Depth : 36 In

Registration Number : os 12258

Requirements

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
Location of the soil boring or dug pit must be shown on the site drawing.
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

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

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

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


Signature of Site Evaluator

2/20/23
Date

Gonzalez Septic Tank service

Edinburg, Texas

(956)778-3543

Lic. # SE : os12258 Installer II : os1350

On - Site Sewerage Facility Soil Evaluation Report Information :

Date Soil Survey Performed : 2/20/2023

Subdivision Name: E.M.C. Subdivision

Bore: 3 Lot: 3
Bore: 4 Lot: 4

Site Location : Pleasantview Dr and E 18 St

County : Hidalgo

Proposed Excavation Depth : 36 In

Name of Site Evaluator : Jose Angel Gonzalez

Registration Number : os 12258

Requirements

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

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

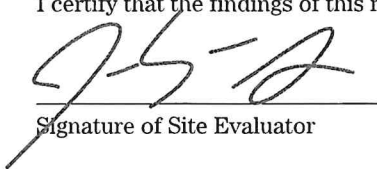
For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

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

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

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

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


Signature of Site Evaluator

2/20/23

Date

Site Evaluation Number _____

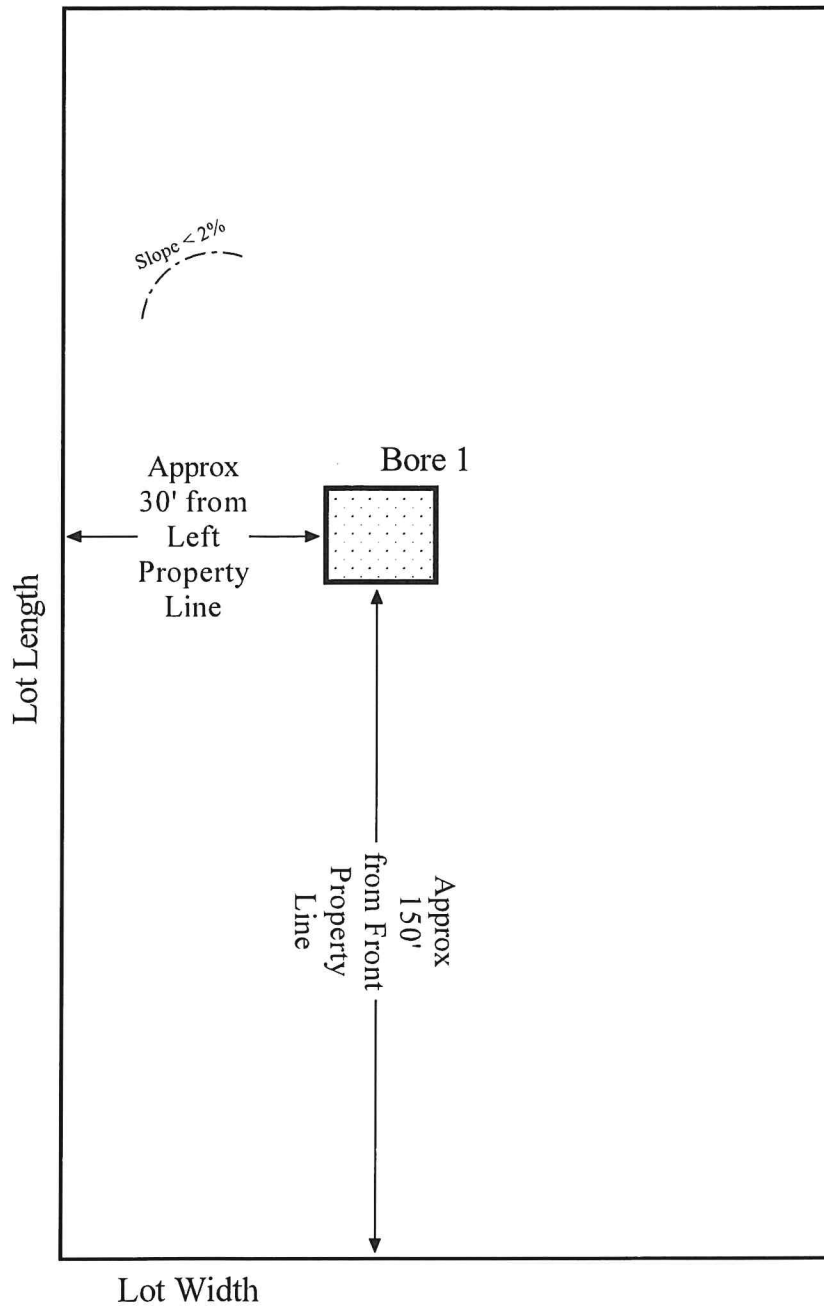
Site Evaluator Information :

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

Name : same as above
 Company _____
 Address : _____
 City : _____ State : TX
 Zip Code _____ Phone : _____

Name: Jose Angel Gonzalez Signature: [Signature] Licence # os 12258

Approx Test Bore Location Not To Scale



Location:
Pleasantview Dr. and E 18 St

See Subdivision Plat for more
accurate location

-No Water Wells within 150' of septic
system

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

Property Owner : Luis Reyes

Legal Description : E.M.C. Subdivision

Installer :

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

Site Evaluator:

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

DRAINAGE REPORT

E.M.C. SUBDIVISION

**CITY OF WESLACO
HIDALGO COUNTY, TEXAS**

PREPARED BY:

David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
(TBE F-6675)
2221 Daffodil Ave.
McAllen, Texas, 78501
(956) 682-9081
(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com

August 18, 2023



some elevations indicating waters may flow toward the northwest corner of the site but not at a rapid pace.

In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provide for the detention of drainage waters created by the improvement to this 1.79 Gross (1.50 Net) acre property. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10- and 50-Year storm event. – *For Reference: FHWA, Urban Drainage Design Manual HEC-22 (2001)* and using an existing drainage coefficient of 0.20 and a computed future drainage coefficient of 0.33 (using 6,000 Sq. Ft. of impervious improvements to each proposed lot) the attached hydrograph with an average slope of 0.20% over an average drainage run of 250.0 feet, the improved condition shall create the need for an additional minimum storage of 3,953.18 Cu. Ft., or, 0.09 Ac. Ft., and, runoff shall increase from 1.19 CFS (10-year storm event) to 2.75 CFS (50-year storm event) – this is an increase of 1.56 CFS. This newly created volume of water is equivalent to a layer of water 0.73 inches deep if spread out evenly over the 3.76 net acre site.

Based on the computations from the hydrograph, each lot shall be required to provide a minimum detention of not less than 1,977.0 Cu. Ft. (rounded up)

$$3,953.18 \text{ Cu. Ft.} / 2 = 1,977.0 \text{ Cu. Ft. (rounded up)}$$

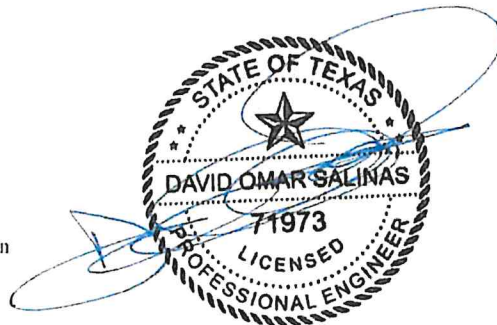
Because this plat is inside the limits of the City of Weslaco, the City is charged with enforcement of the computed drainage detention and discharge and other drainage improvements to either the on-site condition or to E. 18th. Street. During the building permit the applicant shall demonstrate to the City of Weslaco how detention and rate of discharge shall be accomplished. C

No additional pavement improvements to E. 18th. are being proposed at this time. The minimum finished floor elevation for Lots 1 and 2 shall be not less than 69.0.

David Omar Salinas, P.E.
Plat Engineer

Date: August 18, 2023

2 Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\emc.sub\drainagereport.081823



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
	8-29-23
H.C.D.D. NO. 1	DATE

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

1	12.626	14.283	16.353	17.386
2	11.721	13.281	15.215	16.210
3	10.950	12.426	14.244	15.204
4	10.286	11.687	13.405	14.333
5	9.706	11.042	12.671	13.570
6	9.194	10.472	12.023	12.895
7	8.740	9.966	11.447	12.294
8	8.334	9.512	10.930	11.755
9	7.968	9.103	10.464	11.268
10	7.636	8.732	10.042	10.825
11	7.334	8.394	9.656	10.421
12	7.058	8.084	9.303	10.051
13	6.804	7.799	8.978	9.710
14	6.569	7.536	8.678	9.395
15	6.353	7.293	8.400	9.102
16	6.151	7.067	8.142	8.831
17	5.964	6.856	7.902	8.577
18	5.789	6.659	7.677	8.340
19	5.625	6.475	7.466	8.117
20	5.472	6.302	7.268	7.908
21	5.327	6.139	7.082	7.711
22	5.191	5.985	6.906	7.525
23	5.062	5.840	6.740	7.349
24	4.941	5.703	6.583	7.183
25	4.825	5.572	6.434	7.025
26	4.716	5.449	6.293	6.875
27	4.612	5.331	6.158	6.732
28	4.513	5.220	6.030	6.596
29	4.419	5.113	5.908	6.467
30	4.329	5.011	5.792	6.343
31	4.244	4.914	5.680	6.224
32	4.161	4.821	5.574	6.111
33	4.083	4.732	5.472	6.002
34	4.008	4.646	5.374	5.897
35	3.935	4.564	5.280	5.797

TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

36	3.866	4.486	5.189	5.701
37	3.799	4.410	5.103	5.608
38	3.735	4.337	5.019	5.519
39	3.673	4.267	4.939	5.433
40	3.614	4.199	4.861	5.350
41	3.557	4.134	4.786	5.270
42	3.501	4.071	4.714	5.193
43	3.448	4.010	4.644	5.118
44	3.396	3.951	4.577	5.046
45	3.346	3.895	4.511	4.976
46	3.298	3.840	4.448	4.908
47	3.251	3.786	4.387	4.843
48	3.206	3.735	4.328	4.779
49	3.162	3.685	4.270	4.717
50	3.120	3.636	4.215	4.658
51	3.078	3.589	4.161	4.600
52	3.038	3.543	4.108	4.543
53	2.999	3.499	4.057	4.488
54	2.962	3.456	4.007	4.435
55	2.925	3.414	3.959	4.383
56	2.889	3.373	3.912	4.333
57	2.854	3.333	3.867	4.284
58	2.821	3.295	3.822	4.236
59	2.788	3.257	3.779	4.189
60	2.756	3.220	3.737	4.144
61	2.724	3.185	3.696	4.099
62	2.694	3.150	3.656	4.056
63	2.664	3.116	3.617	4.014
64	2.635	3.083	3.578	3.973
65	2.607	3.050	3.541	3.933
66	2.579	3.019	3.505	3.894
67	2.552	2.988	3.469	3.855
68	2.526	2.958	3.435	3.818
69	2.500	2.928	3.401	3.781
70	2.475	2.899	3.368	3.745

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

A vertical scale bar with markings at 0 and 2000 FEET. The bar is oriented vertically, with the 0 mark at the top and the 2000 FEET mark at the bottom. The text "2000 FEET" is written vertically along the right side of the bar.

Federal emergency management agency
Federal insurance administration

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

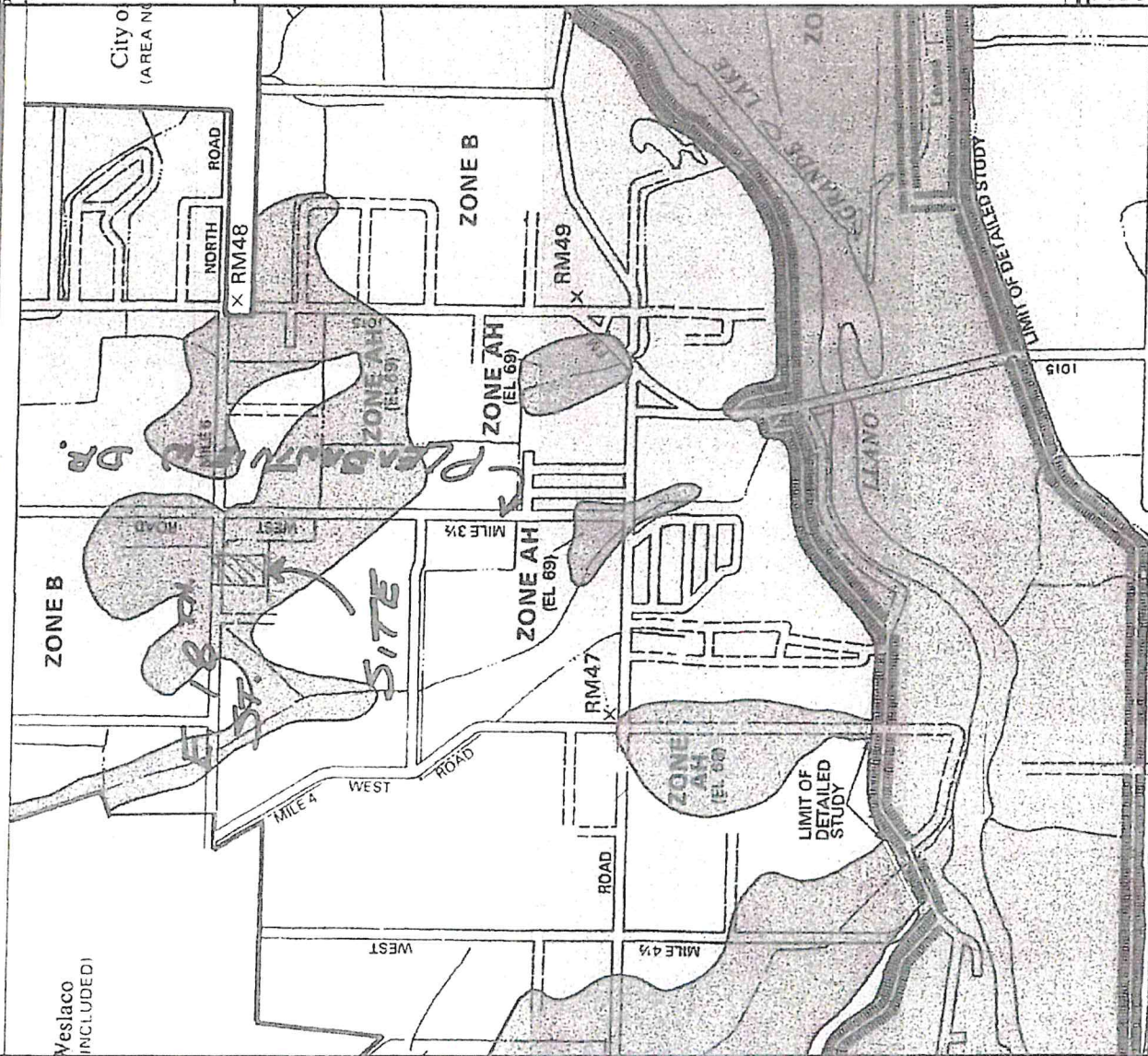
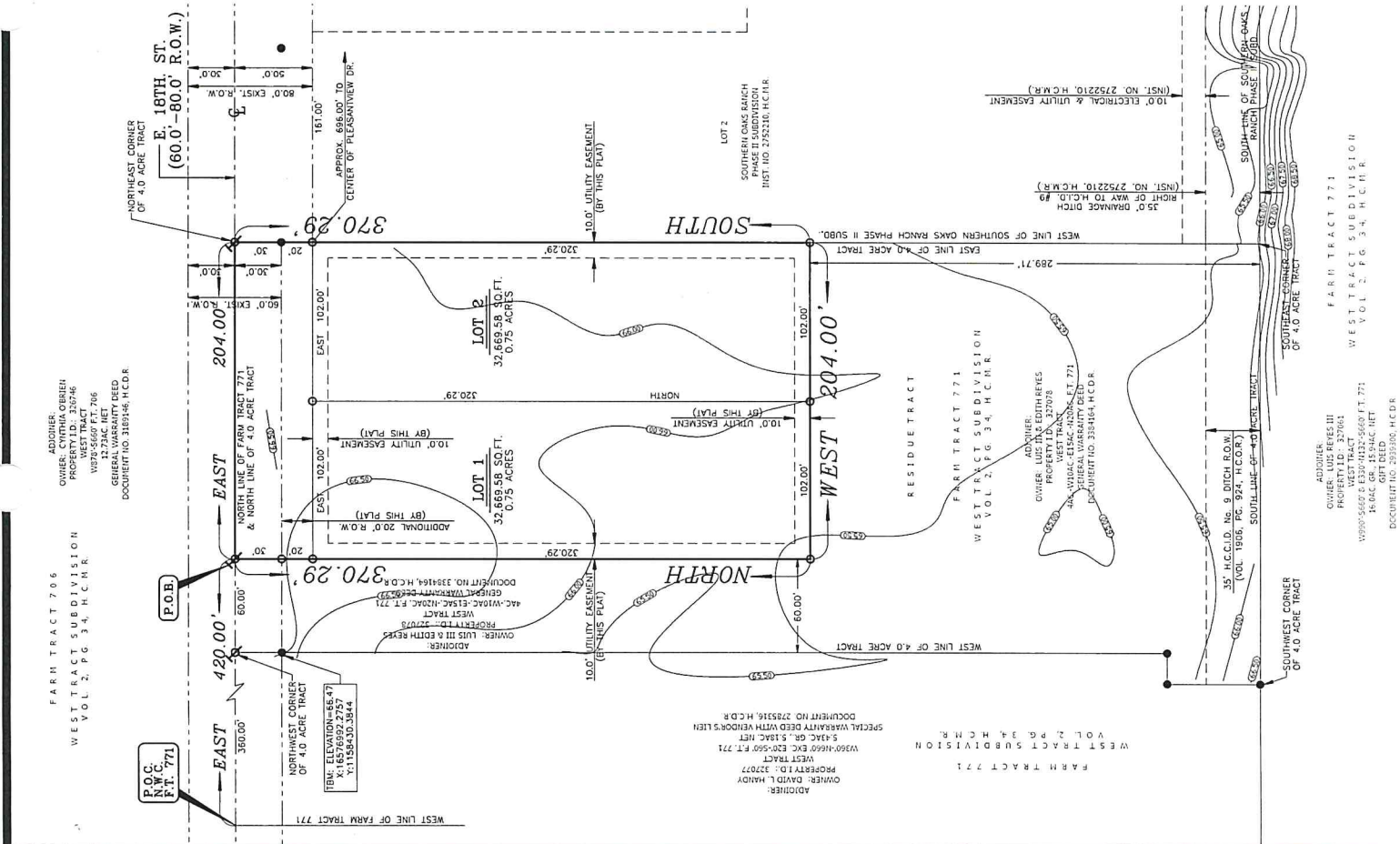


TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See Institute of Soil Mechanics



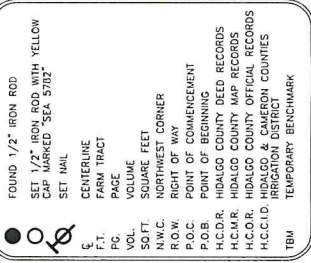
E.M.C. SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 1.73 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF WHICH CERTAIN 4.0 ACRE TRACT CARVED OUT OF AND BEING A PART OF THE WEST 10.0 ACRES OF THE EAST 15.0 ACRES OF THE NORTH 10.0 ACRES OF FARM TRACT 771, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 34 MAP RECORDS OF HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS				
NAME		ADDRESS	CITY & Zip	PHONE FAX
OWNER:	LUIS REYES	1906 PLEASANTVIEW DR.	WESLACO, TEXAS 78056	(956) 778-0140 NONE
ENGINEER:	DAVID O. SAINES	2221 DARTFORD AVE.	MEALLEN, TEXAS 78051	(956) 682-9081 (956) 686-1889
SURVEYOR:	DAVID O. SAINES	2221 DARTFORD AVE.	MEALLEN, TEXAS 78051	(956) 682-9081 (956) 686-1889

LEGEND



GENERAL PLAT NOTES:

1. FRONT: 35.00' OR GREATER FOR EASEMENTS.
SIDE: 10.00' OR GREATER FOR EASEMENTS.
REAR: 6.00' OR GREATER FOR EASEMENTS.
GARAGE: 18.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE DESIGNATION: ZONE "AH".
FLOOD ZONE DETERMINATION: THE 500-YEAR FLOOD PLAIN.
FLOOD ZONE SOURCE: 1981 FLOOD INSURANCE RATE MAP (FIRM) NO. 17051C0010, EFFECTIVE DATE: 01/02/81.
FLOOD ZONE PANEL NUMBER: 480334-0325 B
3. ZONE "AH", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
FLOOD ZONE DETERMINATION: THE 500-YEAR FLOOD PLAIN.
FLOOD ZONE SOURCE: 1981 FLOOD INSURANCE RATE MAP (FIRM) NO. 17051C0010, EFFECTIVE DATE: 01/02/81.
FLOOD ZONE PANEL NUMBER: 480334-0325 B
4. AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET, BASED ON FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
5. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
6. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
7. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
8. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
9. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
10. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
11. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
12. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
13. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
14. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
15. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.
16. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ± 0.0 OR 18" ABOVE TOP OF CURB OF THE LOT.

FILED FOR RECORD
IN HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

STATE OF TEXAS

I, LUIS REYES, THE UNDERSIGNED, OWNER OF THE LAND SHOWN IN THIS PLAT AND DESIGNATED HEREIN AS E.M.C. SUBDIVISION TO THE CITY OF MESALCO, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (O) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: LUIS REYES
1906 PLEASANTVIEW DR.
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LUIS REYES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES, _____

STATE OF TEXAS - CITY OF WESLACO

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

MAYOR, CITY OF WESLACO

ATTEST:

STATE OF
CITY OF

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN GIVEN PROPER REVIEW AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.

STATE OF TEXAS

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

**BASIS OF BEARING: WARRANTY DEED TO 4.0 ACRE TRACT
N:/SUBDIVISIONPLATS/EMC.SUB/1.73.080823**

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOVEMBER 06, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

E.M.C SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: NOVEMBER 06, 2023
JOB NUMBER: SP-23-25946
OWNER: LUIS REYES
1906 PLEASANTVIEW DR.
WESLACO, TEXAS 78596

APPROVED BY DRAINAGE DISTRICT:

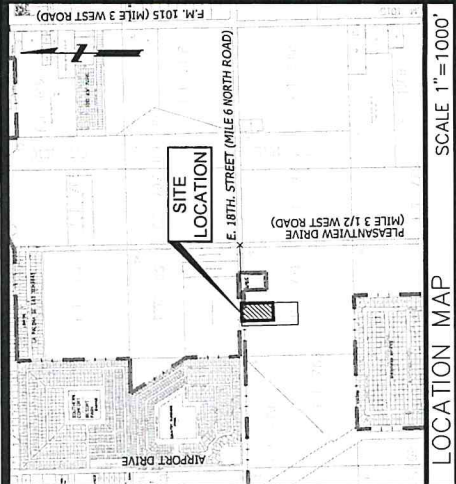
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

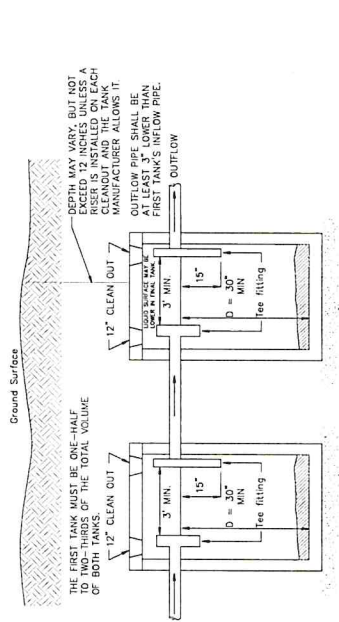
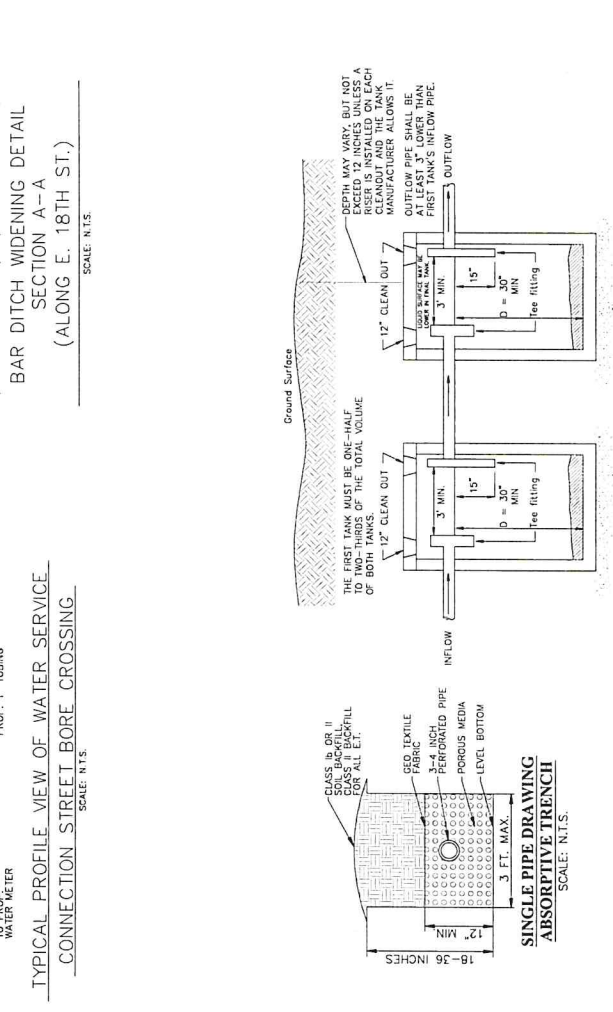
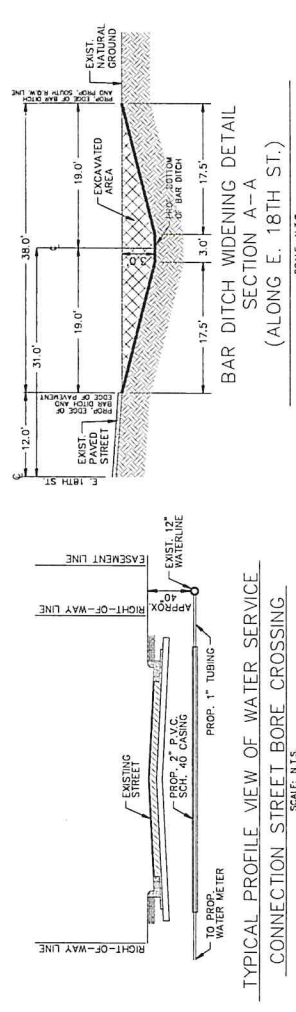
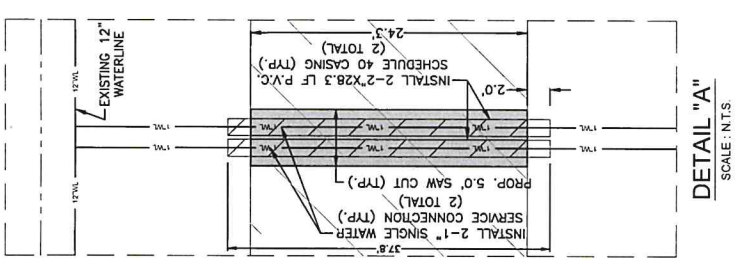
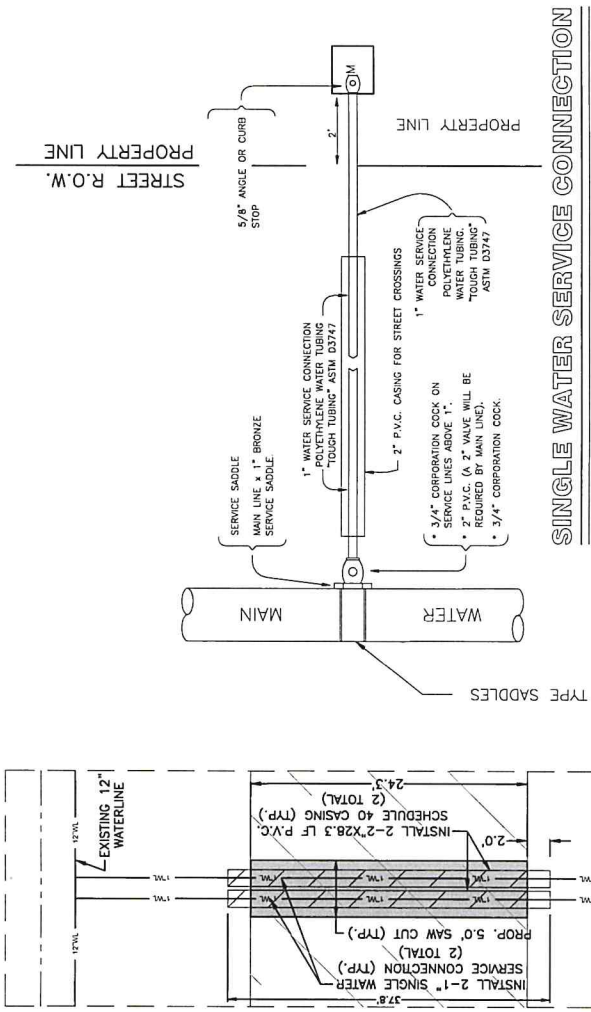
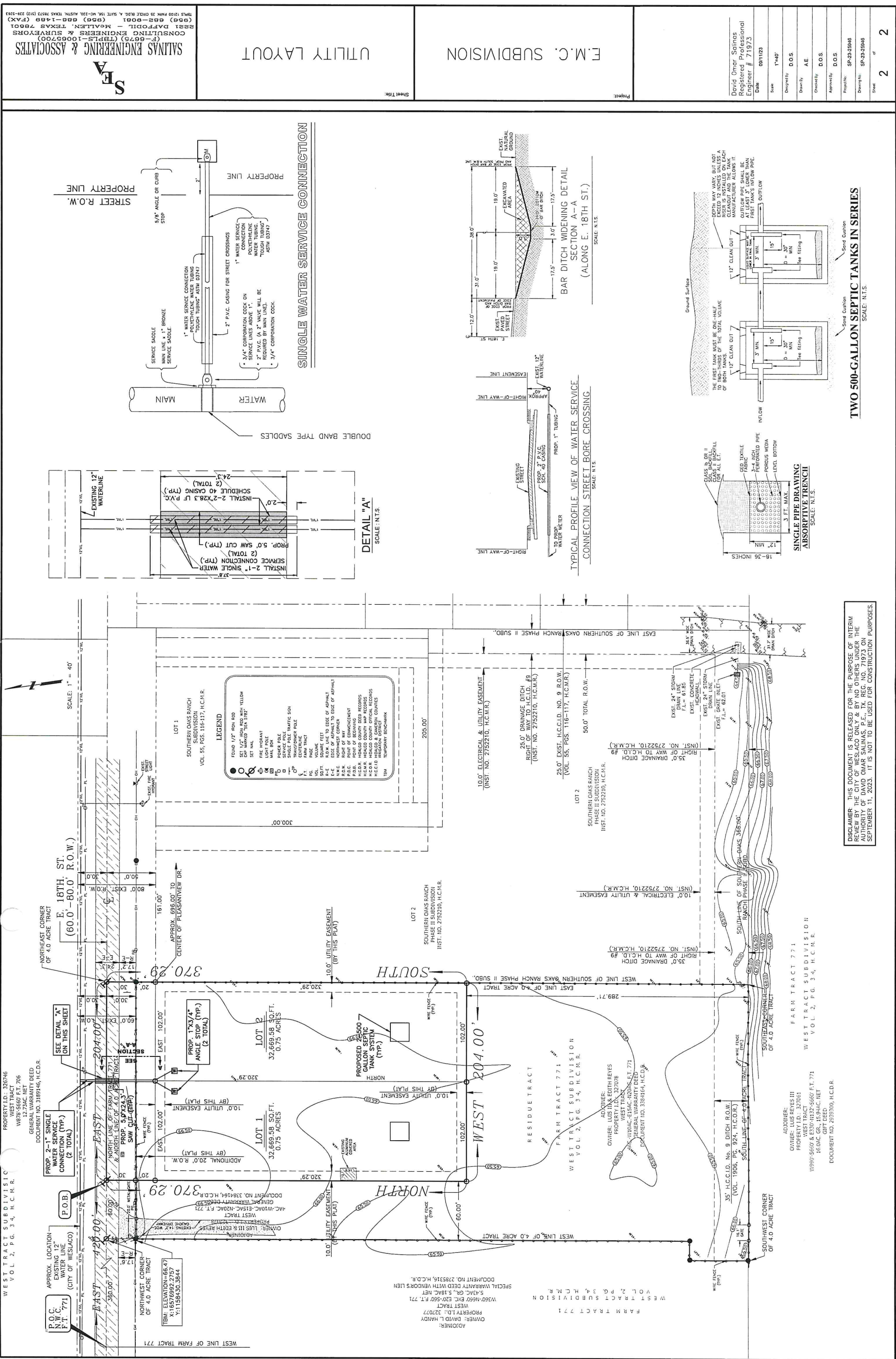
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

SALINAS ENGINEERING & ASSOC.

(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(958) 682-9081
2210 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-250, AUSTIN, TEXAS 78751 (512) 279-5151





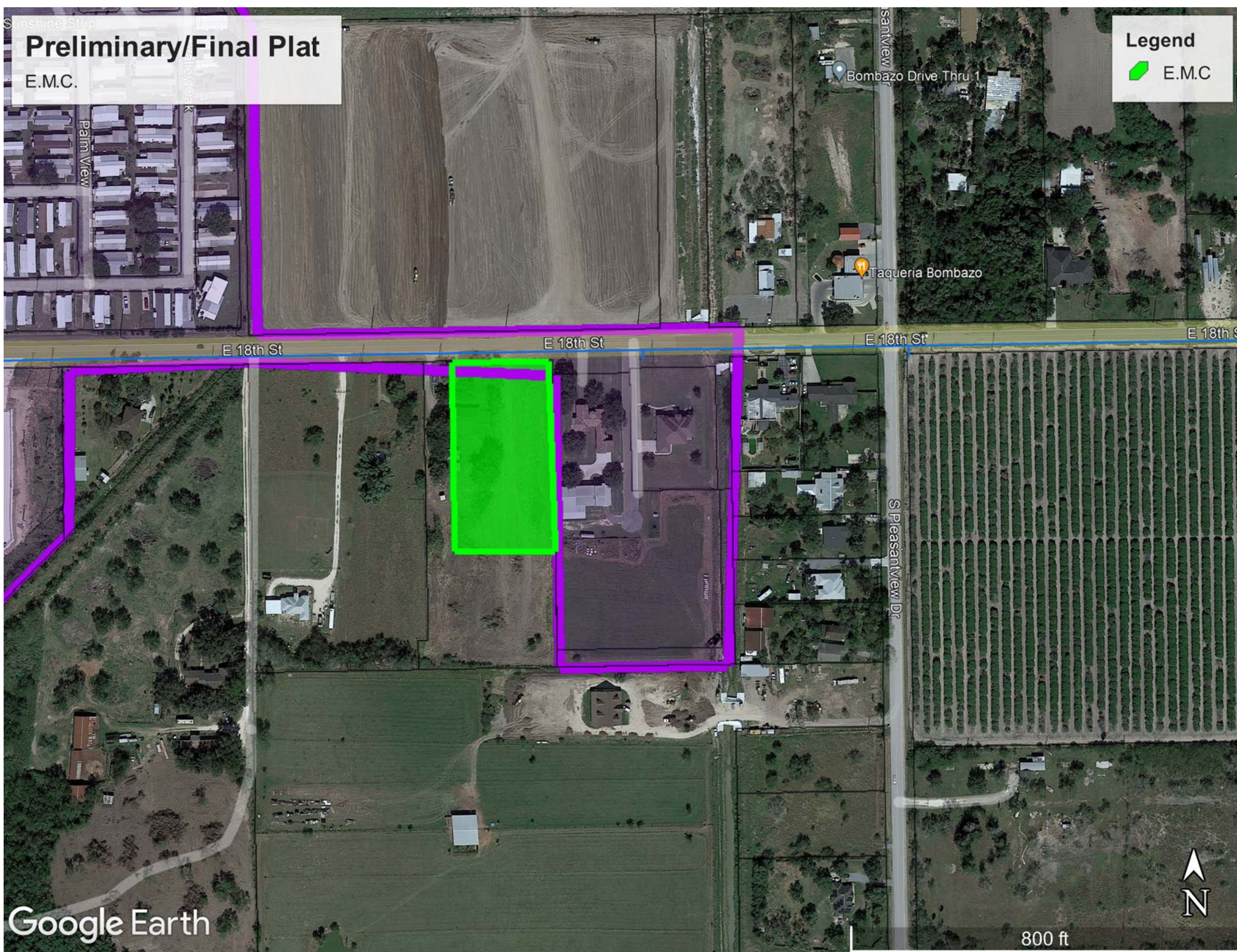
DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REC. NO. 71973 ON SEPTEMBER 11, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Preliminary/Final Plat

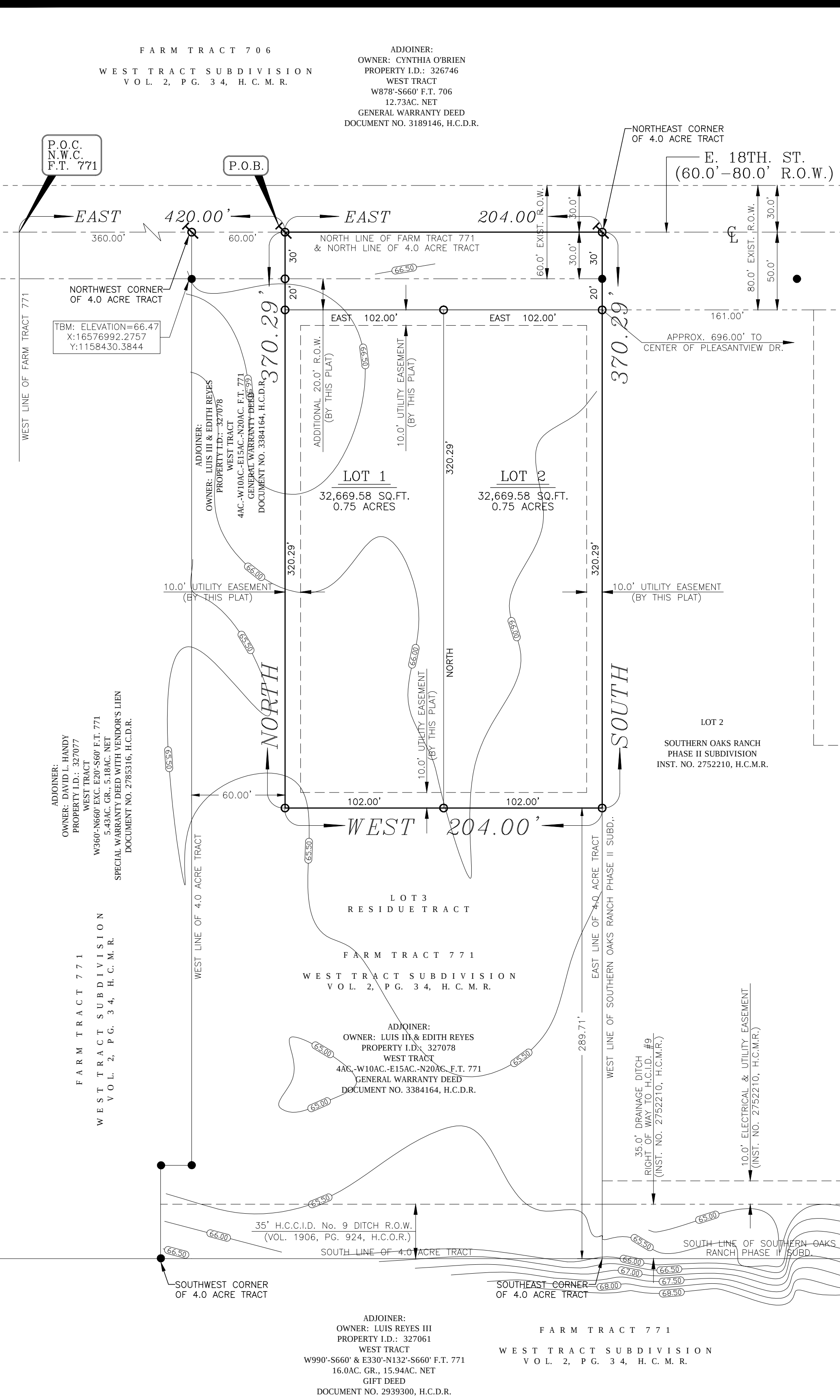
E.M.C.

Legend

E.M.C.



Google Earth



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- SET NAIL
- CENTERLINE
- FARM TRACT
- PAGE
- VOLUME
- SQ.FT. SQUARE FEET
- N.W.C. NORTHWEST CORNER
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.C.I.D. HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT
- TBM TEMPORARY BENCHMARK

SCALE: 1"=50'
BASIS OF BEARING
NAD 1983 STATE PLANE TEXAS
SOUTH FIPS 4205 FEET

- GENERAL PLAT NOTES:**
- MINIMUM SETBACKS:
FRONT: 25.00' OR GREATER FOR EASEMENTS.
REAR: 10.00' OR GREATER FOR EASEMENTS.
SIDE: 6.00' OR GREATER FOR EASEMENTS.
GARAGE: 18.00' OR GREATER FOR EASEMENTS.
 - FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "AH".
ZONE "AH": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
COMMUNITY PANEL NUMBER: 480334 0525 B EFFECTIVE DATE: 01/02/81.
AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASED FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
 - FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 69.0 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
 - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,953.18 CUBIC FEET (0.09 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION. EACH LOT SHALL DETAIN A MINIMUM OF 1.9770 CU. FT.
 - UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - BENCHMARK NOTE: BM 6
GRID ZONE: TEXAS SOUTH (4205)
SOUTHEAST CORNER OF THE INTERSECTION OF MILE 5 NORTH RD. AND FM 88
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM NAVD 88
LAT. - 26° 07' 34.18407" N LONG.: 97° 05' 24.57008" W
ELEVATION: 67.629
 - THIS SUBDIVISION WAS DESIGNED FOR 50-YEAR FLOOD USING MODIFIED RATIONAL METHOD.
 - A 5.0 FOOT SIDEWALK IS REQUIRED ALONG ALL EXTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT.
 - CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
 - STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
 - ALL DRAINAGE EASEMENT SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 - LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. LOT OWNERS WILL BE RESPONSIBLE FOR PROVIDING SEPTIC SYSTEM AT BUILDING PERMIT STAGE.
A. OSSF IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THE PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED CITY OF WESLACO DEPARTMENT AND EXCERPTS MAY BE SO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE CITY OF WESLACO PLANNING DEPARTMENT.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
 - IT IS NOTED THAT THIS TWO RESIDENTIAL LOT SUBDIVISION IS COMING OUT OF A 4.0 ACRE TRACT (PARENT TRACT). HOWEVER, THE "PARENT TRACT" IS A REMAINDER OF THE 4.0 ACRES, IS NOT BEING PLATTED IS NOT A LOT ON THIS PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO

I, LUIS REYES, THE UNDERSIGNED, OWNER OF THE LAND SHOWN IN THIS PLAT AND DESIGNATED HEREIN AS E.M.C. SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: LUIS REYES
1906 PLEASANTVIEW DR.
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LUIS REYES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS - CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

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

MAYOR, CITY OF WESLACO _____ DATE _____

ATTEST: SECRETARY, CITY OF WESLACO _____ DATE _____

STATE OF TEXAS
CITY OF WESLACO

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973 _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782 _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, DATED THIS ____ DAY OF _____, 20 ____.

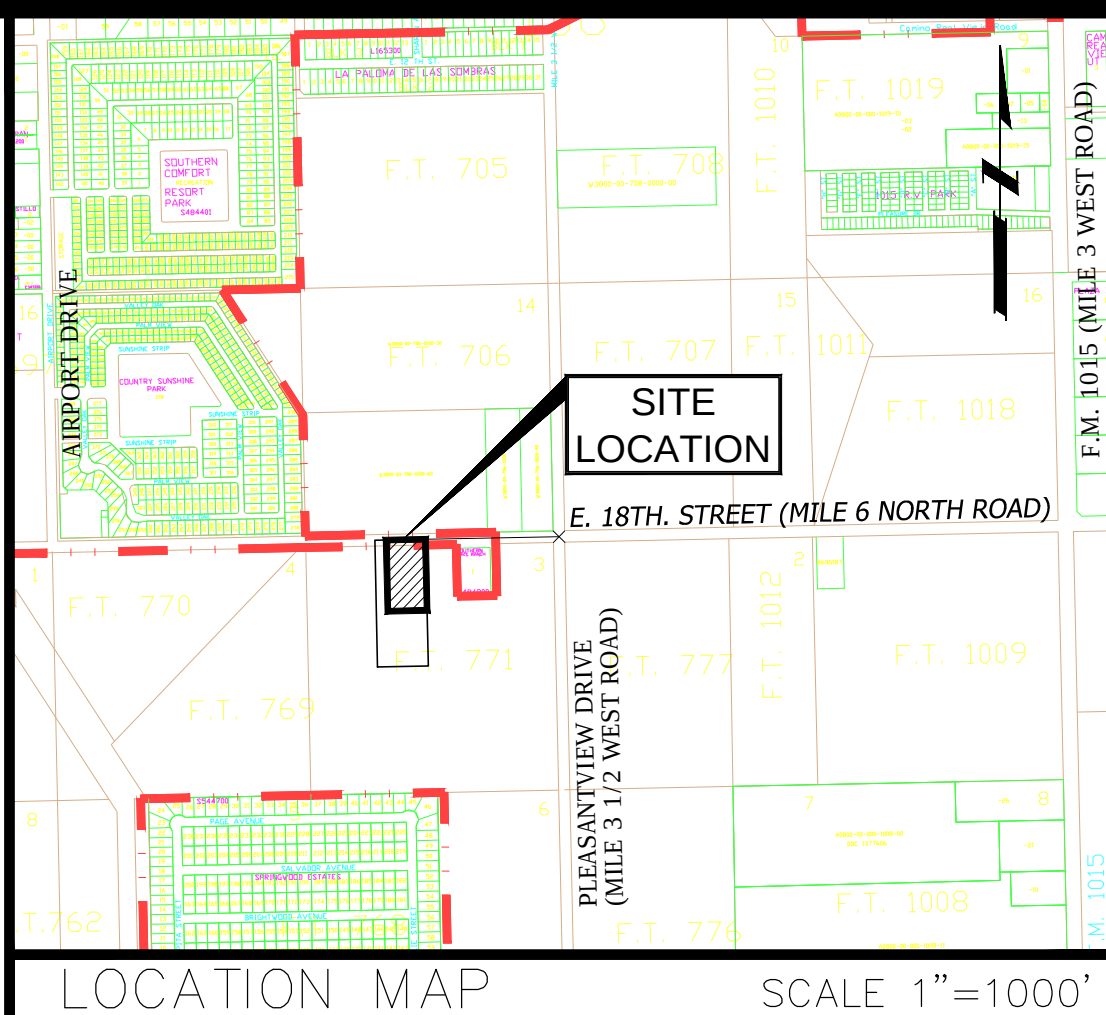
1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.

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

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

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

5. HCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.



METES AND BOUNDS DESCRIPTION

BEING A 1.73 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 4.0 ACRE TRACT CARVED OUT OF AND BEING A PART OF THE WEST 10.0 ACRES OF THE EAST 15.0 ACRES OF THE NORTH 20.0 ACRES OF FARM TRACT 771, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.73 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

(1) THENCE, EAST, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID TRACT 771 AND THE NORTH LINE OF SAID 4.0 ACRE TRACT LOCATED IN THE CENTER OF SAID E. 18TH STREET, A DISTANCE OF 204.0 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID 4.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 18TH STREET, AT A DISTANCE OF 370.29 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 204.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH, ALONG A LINE PARALLEL TO AND 60.0 FEET EASTERLY FROM THE WEST LINE OF SAID 4.0 ACRE TRACT, A DISTANCE OF 340.29 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 18TH STREET, AT A DISTANCE OF 370.29 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.73 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 30.0 FEET (OR 0.14 ACRES, MORE OR LESS), ARE LOCATED WITHIN THE EXISTING RIGHT-OF-WAY OF SAID E. 18TH STREET, LEAVING 1.59 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: WARRANTY DEED TO 4.0 ACRE TRACT N/SUBDIVISIONPLATS/EMC.SUB/1.73.080823

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON DECEMBER 13, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

E.M.C SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: DECEMBER 13, 2023
JOB NUMBER: SP-23-25946
OWNER: LUIS REYES
1906 PLEASANTVIEW DR.
WESLACO, TEXAS 78596

SEA
SALINAS ENGINEERING & ASSOC.
(P-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE., McALLEN, TEXAS 78501
(361) 682-9081 (361) 682-9081 (FAX)
TRIPS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78737 (512) 239-5263

E.M.C. SUBDIVISION
HIDALGO COUNTY, TEXAS

BEING A 1.73 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 4.0 ACRE TRACT CARVED OUT OF AND BEING A PART OF THE WEST 10.0 ACRES OF THE EAST 15.0 ACRES OF THE NORTH 20.0 ACRES OF FARM TRACT 771, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FILED FOR RECORD
IN HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: LUIS REYES	1906 PLEASANTVIEW DR.	WESLACO, TEXAS 78596	(956) 778-0140	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7219	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration to approve the 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 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: 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.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of December 6, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.			
Attachments, if any: Milanos Estates Phase III-Final Plat- Memo, Milanos estates phase III -Application, Drainage Repot and Legal Documents, Milanos Estates PH III - aerial, Milanos Phase III Plat			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

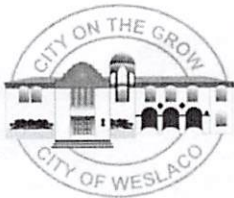
RE: Milanos Estates Phase III- Final Plat

DATE: December 12, 2023

The proposed use for the 102-lot subdivision is for mobile home use and is located outside the city limits of Weslaco. The developer has requested a variance to allow for Off-site drainage and has provided the two letters of support from the irrigation district and the drainage district and a variance for setbacks to reduce the front setback to 20 feet and the rear to 10 feet. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has complied with all staff comments. The Planning & Zoning Commission is seeking a legal opinion on whether or not a municipality must extend water and sewer to areas within its ETJ.

Thank you,

Rebekah de la Fuente, CFM



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

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

- ☐ 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 De He Engineering

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

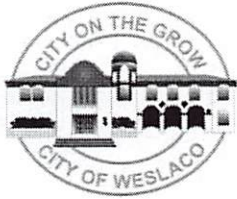
P & Z Commission Approval on Final Plat: _____

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:  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



Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

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.

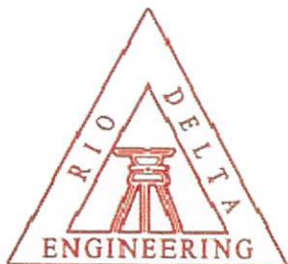
Randall Winston
General Manager

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

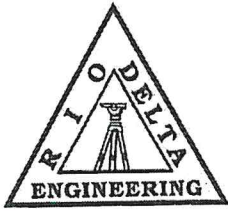
This letter is in response to a request from the Engineer of record for Milanos Estates Phase 3 Subdivision, Ivan Garcia, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the ETJ of Weslaco and has no objections to the Engineer's plan to discharge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

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

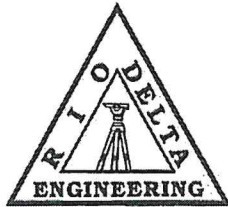
Prepared By:
Ivan Garcia P.E., R.P.L.S.

Date:
July 28, 2023



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**

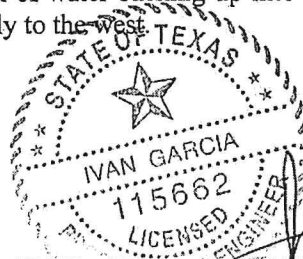
Milanos Estates Phase III Subdivision is proposed 102 lot Residential Subdivision, same being a 22.87 acres tract of land out of Farm Tracts 720 and 721, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. These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

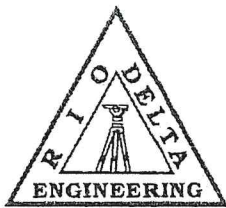
All runoff and detention for this subdivision were already accounted for in the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report approved August 12, 2020 (attached). The required detention volume for Phase III is 86,249 CF or 1.98 AC-FT as per the approved Milanos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



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

* 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>	<i>4/15/21</i>
H.C.D.D. NO. 1	DATE



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

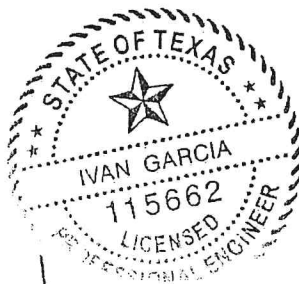
Future Run off: **70.73** cfs *50 year storm

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

$$Q = C i A$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

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

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)
120.23 min (used)

$$t_c = L / 60V$$

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

$$Q = CiA$$

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 $\times$ 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)

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

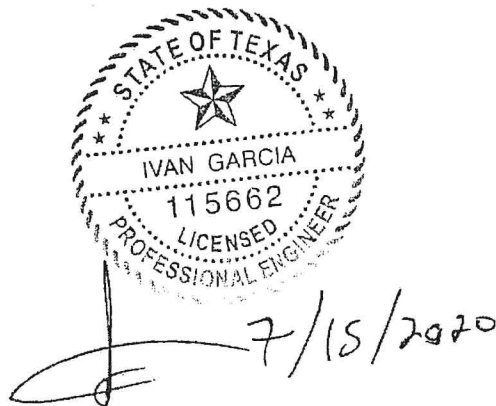
Future Run off: **37.52** cfs *50 year storm

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

$$Q = C i A$$

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 _o =	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**
 Acres Net: **16.25**
 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)
39.04 min (used)

$$t_c = L / 60V$$

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.	

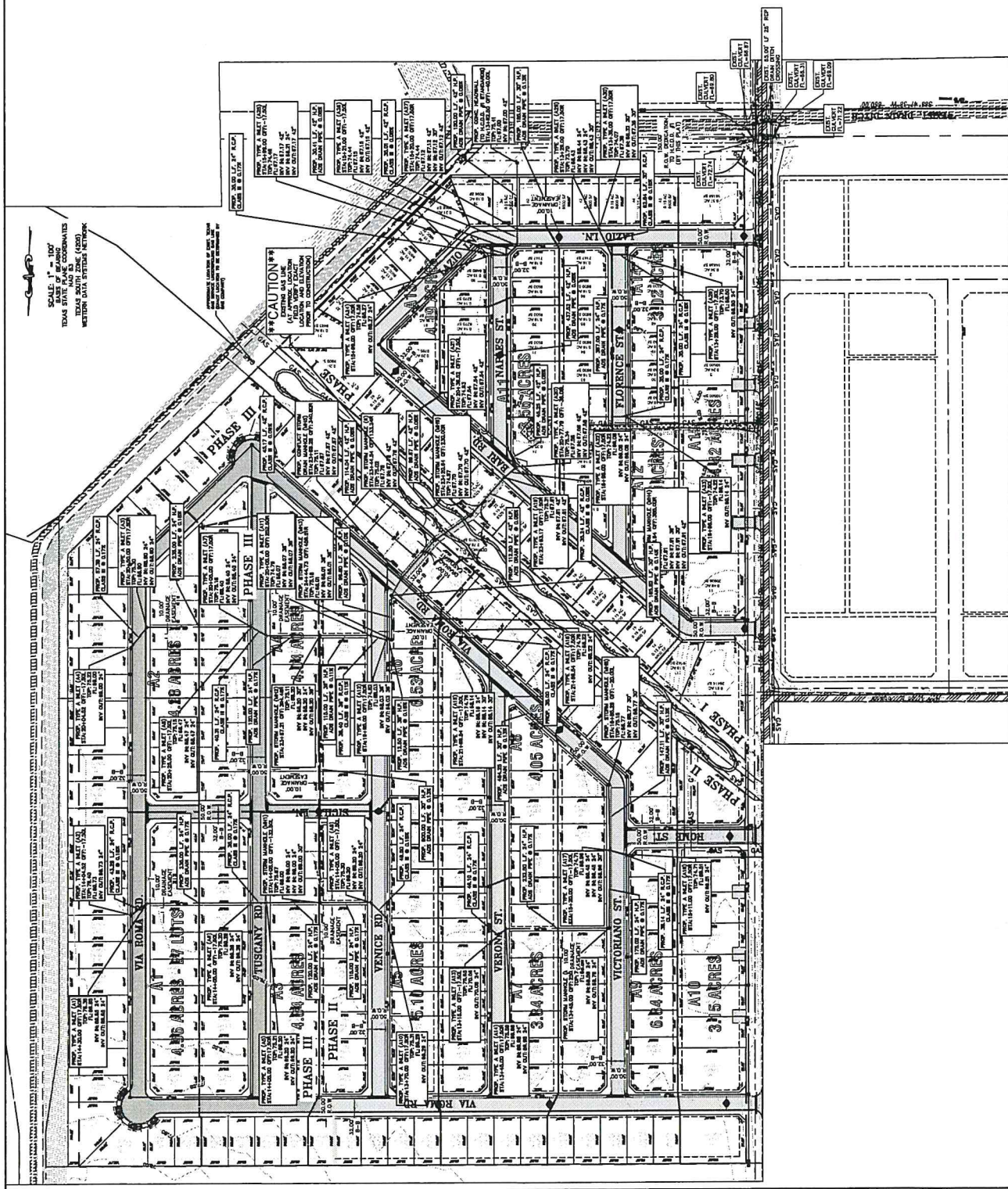
Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 858-380-5152 (FAX) 858-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERNAL
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
APRIL 28, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR
REVIEW



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)
7.15 min (used)

$$t_c = L / 60V$$

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

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	870	FT

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

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)
7.64 min (used)

$$t_c = L / 60V$$

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

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 = **0.41**

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

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

HALF OF 32' B-B STREET SECTION

width	32 FT crown-to-back
length	670.00 FT

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

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

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 = **0.40**

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

Peak flow, Q= **22.86** CFS

$$Q = CiA$$

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

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	1280.00	FT

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

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

$$Q = CiA$$

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

$$Q = CiA$$

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

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	780.00	FT

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

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

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

$$Q = CiA$$

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

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 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

$$Q = CiA$$

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 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)

$$t_c = L / 60V$$

7.37 min (used)

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

$$Q = CiA$$

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: **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)

$$t_c = L / 60V$$

3.74 min (used)

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)

$$t_c = L / 60V$$

3.74 min (used)

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

HALF OF 32' B-B STREET SECTION

width	32 FT crown-to-back
length	635.00 FT

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

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)

$$Q = 1.49/n \cdot A \cdot R^{.67} \cdot s^{.50}$$

Given:

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

(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

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

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

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

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

$$n = 0.013$$

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

$$\begin{aligned} A &= (3.14 \cdot D^2)/4 \\ &= \underline{7.07} \text{ SF} \end{aligned}$$

$$\begin{aligned} R &= (A/P) \quad (\text{assume full flow}) \\ &= \underline{0.75} \text{ ft} \end{aligned}$$

Solve for Q

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

Solve for V

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

Solve for S

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

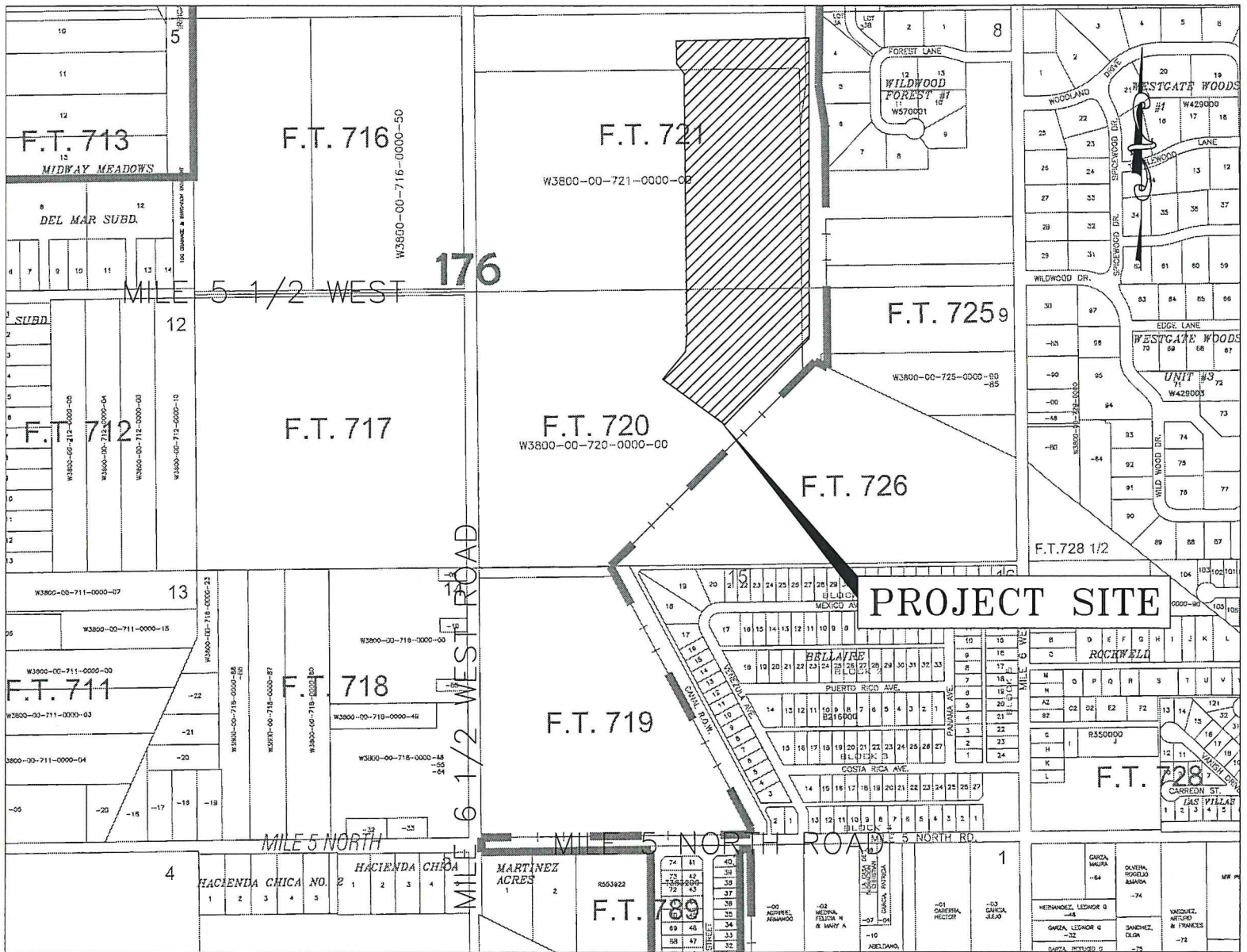
Solve for D

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

Solve for R

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

	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		26.84
AREA 10	137,214	SF	3.15	AC		26.84
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

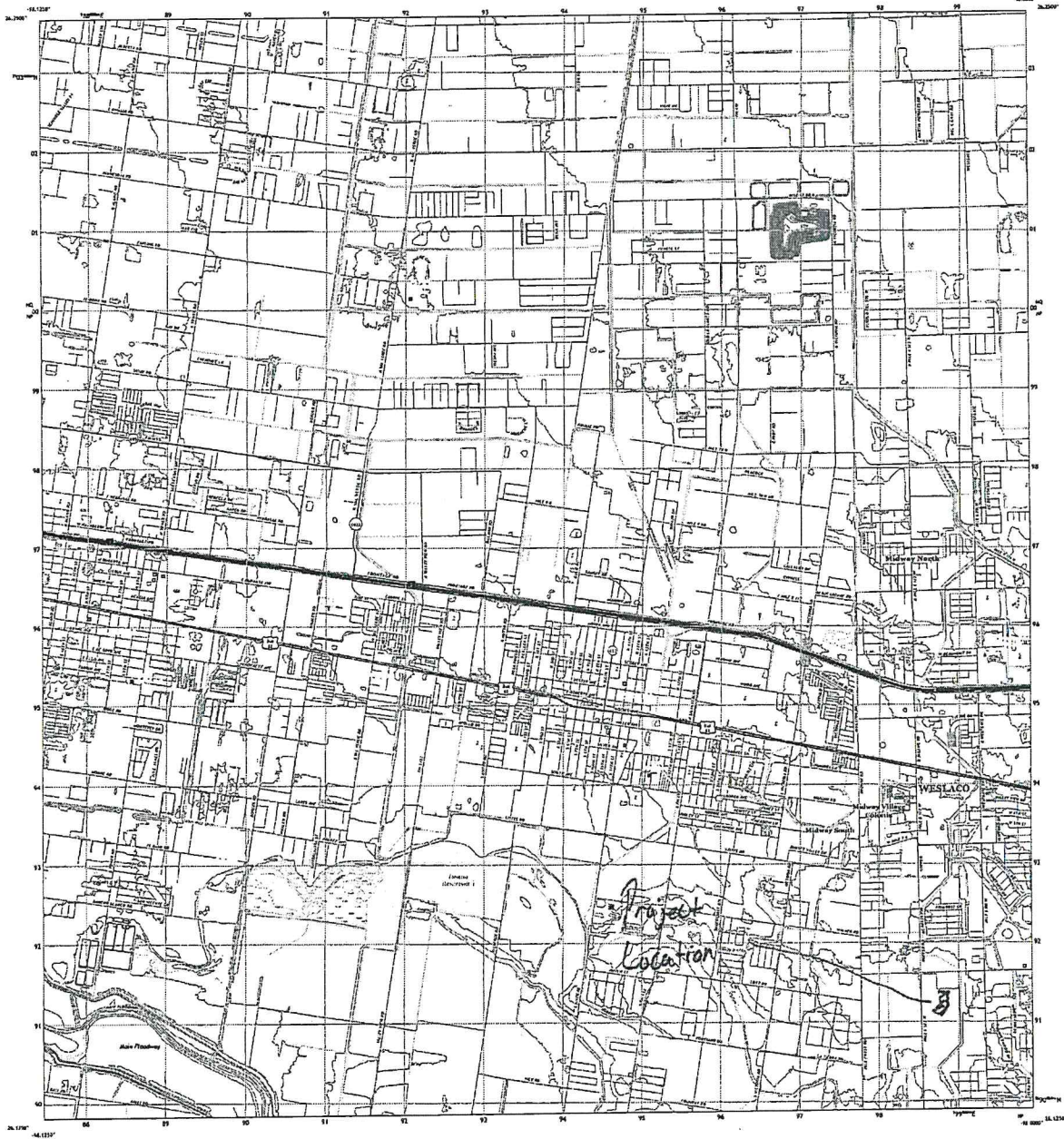




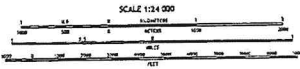
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
Scale Contour Interval of 100 Feet
This map is a reproduction of the original map and is not a new map. It is a reproduction of the original map and is not a new map. It is a reproduction of the original map and is not a new map.



CONTINENTAL SHEET 1000
HIDALGO COUNTY TEXAS
This map was prepared by contract with the
National Geographic Society of the United States.



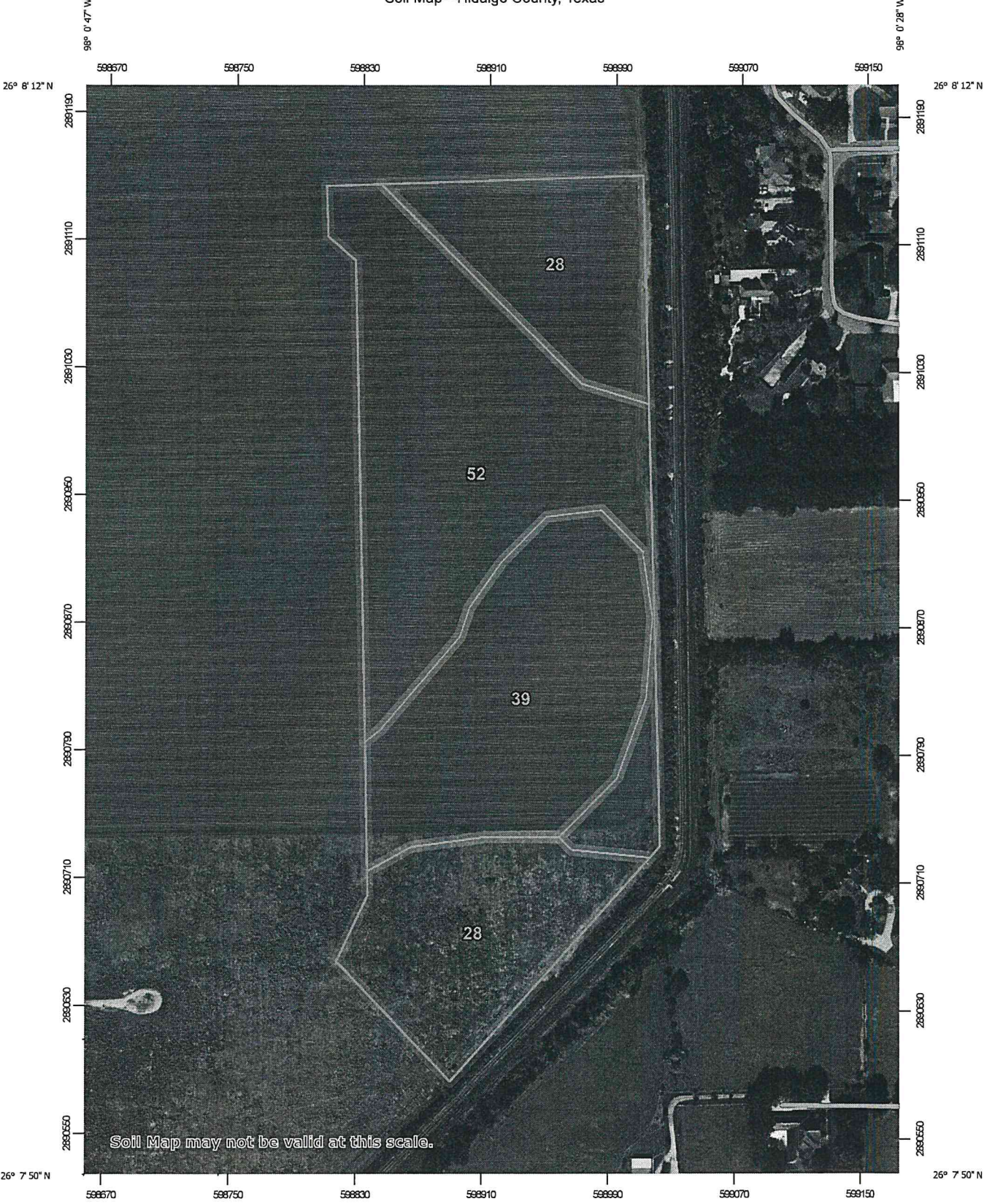
ROAD CLASSIFICATION
Unimproved Road
Secondary Road
Primary Road
Expressway

1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4

DONNA, TX
8211



Soil Map—Hidalgo County, Texas



Map Scale: 1:3,330 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/27/2023
Page 1 of 3

MAP LEGEND

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

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.

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

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.

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: 2sxxv

Elevation: 20 to 500 feet

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

Percent of map unit: 7 percent

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

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Unnamed

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam

H2 - 15 to 43 inches: clay loam

H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

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

Sodium adsorption ratio, maximum: 8.0

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

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

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.

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.

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

Report—Engineering Properties

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

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

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

Data Source Information

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



Physical Soil Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Reference:

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

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			

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					
52— Raymondville clay loam, 0 to 1 percent slopes														
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



VOLUME LEGEND

CHS-SECTION M-A B-C = 25000 OF 112300 OF CHS71
INCHES 18
OF CHS71

Preliminary/Final Plat

Milanos Estates PH III

S Milanosi Rd

Legend

Sahara Dr

Forest Ln

Forest Ln

Instagram Account 23, 2021. Like...

Woodland Dr

Wilderwood Dr

S Westgate Dr

S Milanosi Rd

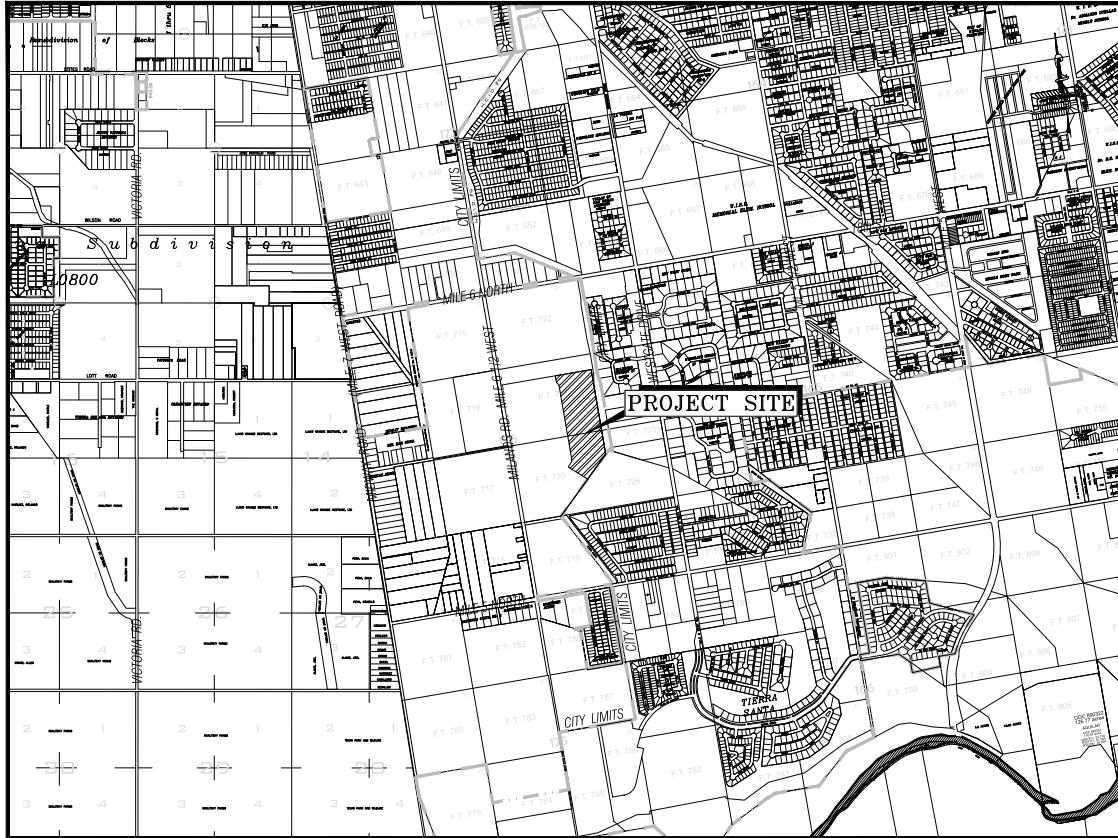
Google Earth



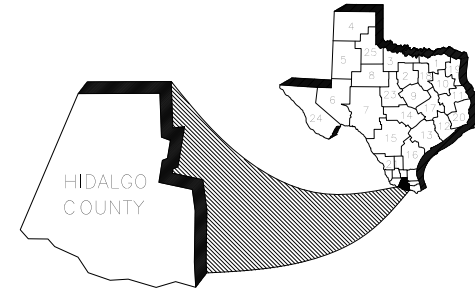
1000 ft

MILANOS ESTATES PHASE III SUBDIVISION

HIDALGO COUNTY, TEXAS.



VICINITY MAP
NOT TO SCALE



INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 2A	PLAT NOTES
SHT 3	EXISTING TOPOGRAPHICAL LAYOUT
SHT 4	OVERALL SANITARY SEWER LAYOUT
SHT 5	SANITARY SEWER LAYOUT
SHT 6-11	SANITARY SEWER PLAN AND PROFILES
SHT 12	OVERALL WATER LAYOUT
SHT 13	WATER LAYOUT
SHT 14	OVERALL STORM SEWER LAYOUT
SHT 15	STORM SEWER LAYOUT
SHT 16-22	STORM SEWER PLAN AND PROFILES
SHT 23	LIGHTING LAYOUT
SHT 24	SIGNAGE LAYOUT
SHT 25	RECOMMENDED EROSION CONTROL PLAN
SHT 26-27	TYPICAL DETAILS

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
SEPTEMBER 22, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

REVIEW

COVER SHEET
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT:
ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SUPERVISOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
OSCAR ALARCON JR.
SCALE:
DATE:
N.T.S.
SEPTEMBER 22, 2023
PROJECT:
SUB 19 028
REVISIONS:
PAGE NO.
SHT 1

BEING A 22.87 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 22.87 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, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LOCATION OF MILANOS ESTATES PHASE III WITH EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

	SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
	SHEET 6: PAVING & DRAINAGE DETAIL SHEET
	SHEET 7: WATER & SANITARY SEWER DETAIL SHEET

BEING A 28.27 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 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, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

I, VECTOR LAMING, ON BEHALF OF THE PROPERTY INTERESTS HEREIN, AS OWNER OF THE 28.27 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MINIMUM ESTATES PHASE II SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

DATE _____

STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C), THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL E. SEDIN, P.E., C.F.M. GENERAL MANAGER	DATE
--	------

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF WILANOS ESTATES PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON THIS DAY OF , 2023.

ATTEST: _____
 HEDALGO COUNTY CLERK _____ DATE _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED VICTOR J. DANIEC, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC	MY COMMISSION EXPIRES
---------------	-----------------------

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT WELANDS ESTATES PHASE II SUBDIVISION IS IN CONFORMANCE TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WITHIN MY APPROVAL IS REQUIRED.

CITY MANOR _____ DATE _____ ATTEST: CITY SECRETARY _____ DATE _____

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

DATED THIS _____ DAY OF _____ 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDEALGO AND CAMERONS CANALS IRRIGATION DISTRICT NO.9 RIGHT-OF-WAYS AND /OR EASEMENTS. (H.C.C.D. #10)
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.C.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE/WATER FLOW FROM THE LOT. H.C.C.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THE DISTRICT. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- H.C.C.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE DEVELOPMENT. THE DESIGNER, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR OTHERS, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DESIGN.
- H.C.C.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE STORM DRAINAGE SYSTEM.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 2

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAN.

IVAN GARCIA P.E. R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115642



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPS OF MONUMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THIS ACCOMPANYING PLAN, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HODGOK COUNTY, TEXAS.

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6408
SURVEY FIRM # 10184027



1. FEMA FLOOD ZONE STATEMENT:

- THE SUBDIVISION IS IN ZONE "B" AREAS BETWEEN THE 100-YEAR FLOOD AND 500-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD RISK MAP COMMUNITY MAP NUMBER: 480334 0025 B MAP REVISED: JANUARY 2, 1981.
2. SETBACK:
- FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 10.00 FEET OR 10.00 FEET TO EXCEED 25.00 FEET OR EASEMENT WHICHEVER IS GREATER;
REAR: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
10.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, HAZARD AND ENVIRONMENTAL IMPACT STATEMENT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT LEAST ABOVE THE CENTER LINE OF MILE 6 1/2 WEST STREET, OR 18" ABOVE THE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT; WHOEVER IS GREATER AS PER THE TABLE BELOW. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED WITHIN THE 100-YEAR FLOOD AREA. THE USE OF AN ELEVATION CERTIFICATE FOR CONSTRUCTION OF THE PROPOSED DEVELOPMENT SHALL REQUIRE AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
- B&M, NO. 1—, ELEV. 72.83 N.A.S.D. RM. DESCRIPTION: COTTON-POKER—SINGUL FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF MILE 6 1/2 WEST STREET AND THE CENTERLINE OF MILE 6 1/2 WEST STREET, 100 FEET WEST OF THE CENTERLINE OF MILE 6 1/2 WEST STREET.
- B&M, NO. 2—, ELEV. 72.83 N.A.S.D. RM. DESCRIPTION: COTTON-POKER—SINGUL FOUND ON THE CENTERLINE OF MILE 6 1/2 WEST STREET AT THE INTERSECTION OF THE CENTERLINE OF MILE 6 1/2 WEST STREET AND THE CENTERLINE OF MILE 6 1/2 WEST STREET, 100 FEET WEST OF THE CENTERLINE OF MILE 6 1/2 WEST STREET.
- B&M, NO. 3—, ELEV. 81.81 N.A.S.D. RM. DESCRIPTION: COTTON-POKER—SINGUL FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF 16TH STREET AND THE CENTERLINE OF MILE 6 1/2 WEST STREET, 100 FEET WEST OF THE CENTERLINE OF MILE 6 1/2 WEST STREET.
6. IN ACCORDANCE WITH THE HUALAIO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF MESQUITA REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 80,000 CUBIC FEET (LBS. A-4) FEET OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS OF THE HUALAIO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF MESQUITA. THE DETENTION REQUIREMENTS SHALL BE THE EXACTED VOLUME SHOWN ABOVE AT IT DETERMINES AT THE DEVELOPMENT PERMIT STATE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE.
7. THE DEVELOPMENT SHALL BE REQUIRED TO OBTAIN A TOTAL OF 80,000 CUBIC FEET (LBS. A-4) FEET OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS OF THE HUALAIO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF MESQUITA. THE DETENTION REQUIREMENTS SHALL BE THE EXACTED VOLUME SHOWN ABOVE AT IT DETERMINES AT THE DEVELOPMENT PERMIT STATE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE.
8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
10. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
11. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
12. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
13. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
14. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
15. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
16. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
17. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
18. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
19. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
20. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
21. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
22. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
23. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
24. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
25. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
26. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
27. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
28. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
29. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
30. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
31. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
32. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
33. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
34. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
35. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
36. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
37. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
38. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
39. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
40. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
41. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
42. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
43. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
44. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
45. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
46. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
47. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
48. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
49. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
50. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
51. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
52. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
53. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
54. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
55. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
56. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
57. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
58. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
59. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
60. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
61. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
62. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
63. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
64. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
65. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
66. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
67. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
68. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
69. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
70. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
71. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
72. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
73. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALAIO COUNTY CODE.
74. ALL PUBLIC UTILITIES EASEMENTS DEMAND BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HUALA

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

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

BY: _____ DEPUTY

[illegible]

ENGINEER:

SURVEYOR:

CHECKED:

DRAWN:

SCALE:

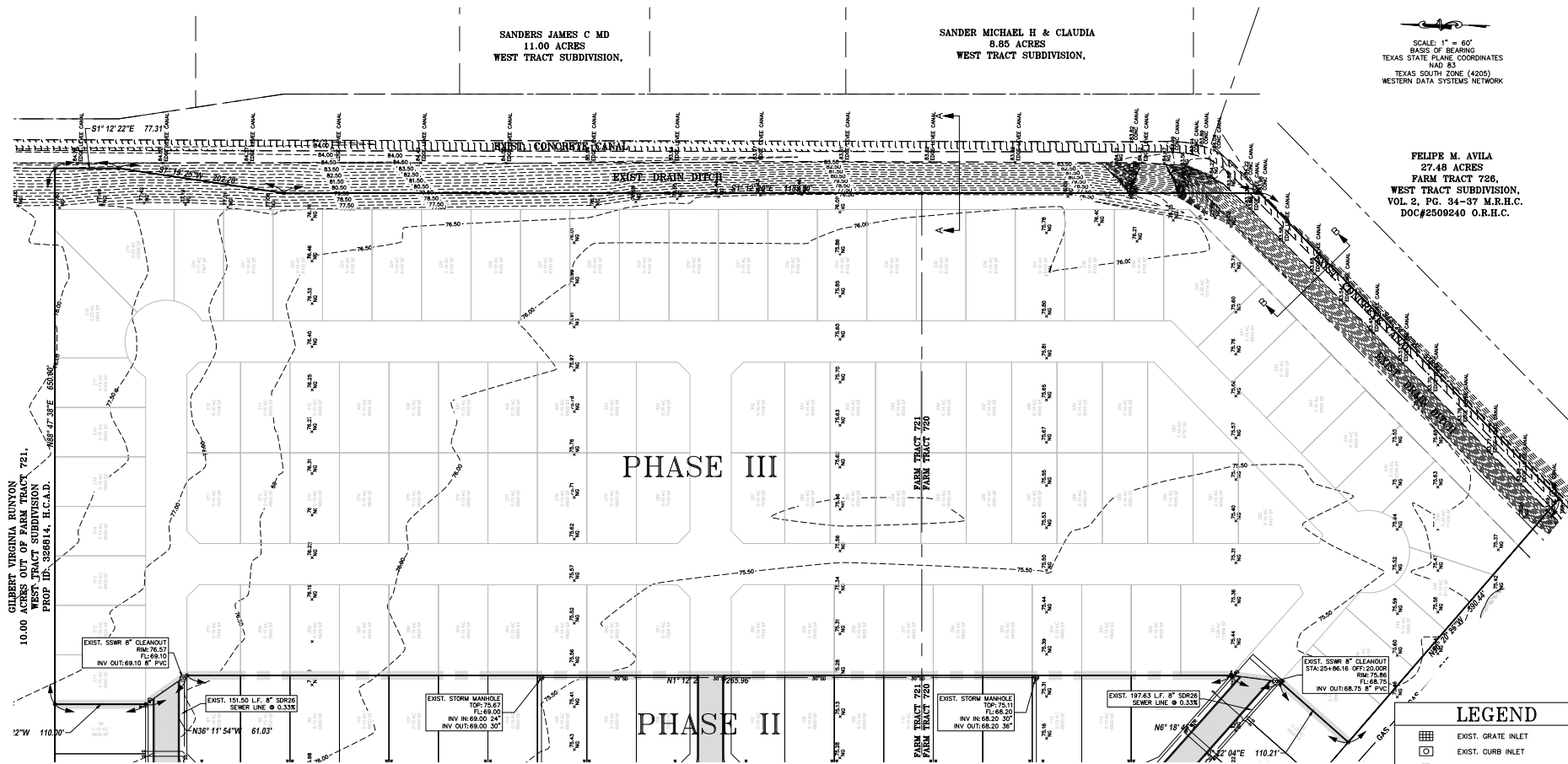
DATE: _____

PROJECT:

REGIONS:

PAGE NO. 51

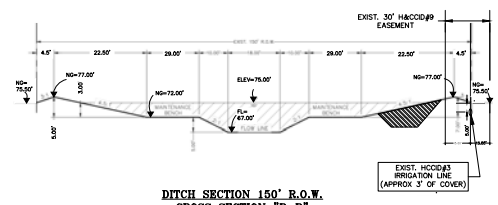
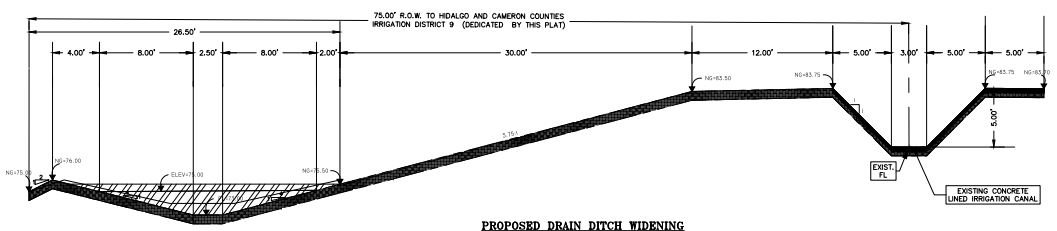
PAGE NO. SHT 2A



SCALE: 1" = 60'
 BASIS OF BEARING
 TEXAS STATE PLANE COORDINATES
 NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA SYSTEMS NETWORK

FELIPE M. AVILA
 27.48 ACRES
 FARM TRACT 726,
 WEST TRACT SUBDIVISION,
 VOL. 2, PG. 34-37 M.R.H.C.
 DOC#2509240 O.R.H.C.

GILBERT VIRGINIA RUNYON
 10.00 ACRES OUT OF FARM TRACT 721,
 WEST TRACT SUBDIVISION
 PROP. ID. 328014, H.C.A.D.



LEGEND	
	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. WATER VALVE
	EXIST. FLUSH VALVE
	EXIST. IRRIGATION VALVE
	EXIST. FIREHYDRANT
	EXIST. MAIL BOX
	EXIST. BRICK MAIL BOX
	EXIST. WATER METER
	EXIST. STREET SIGN
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE
	EXIST. UNDERGROUND GAS LINE

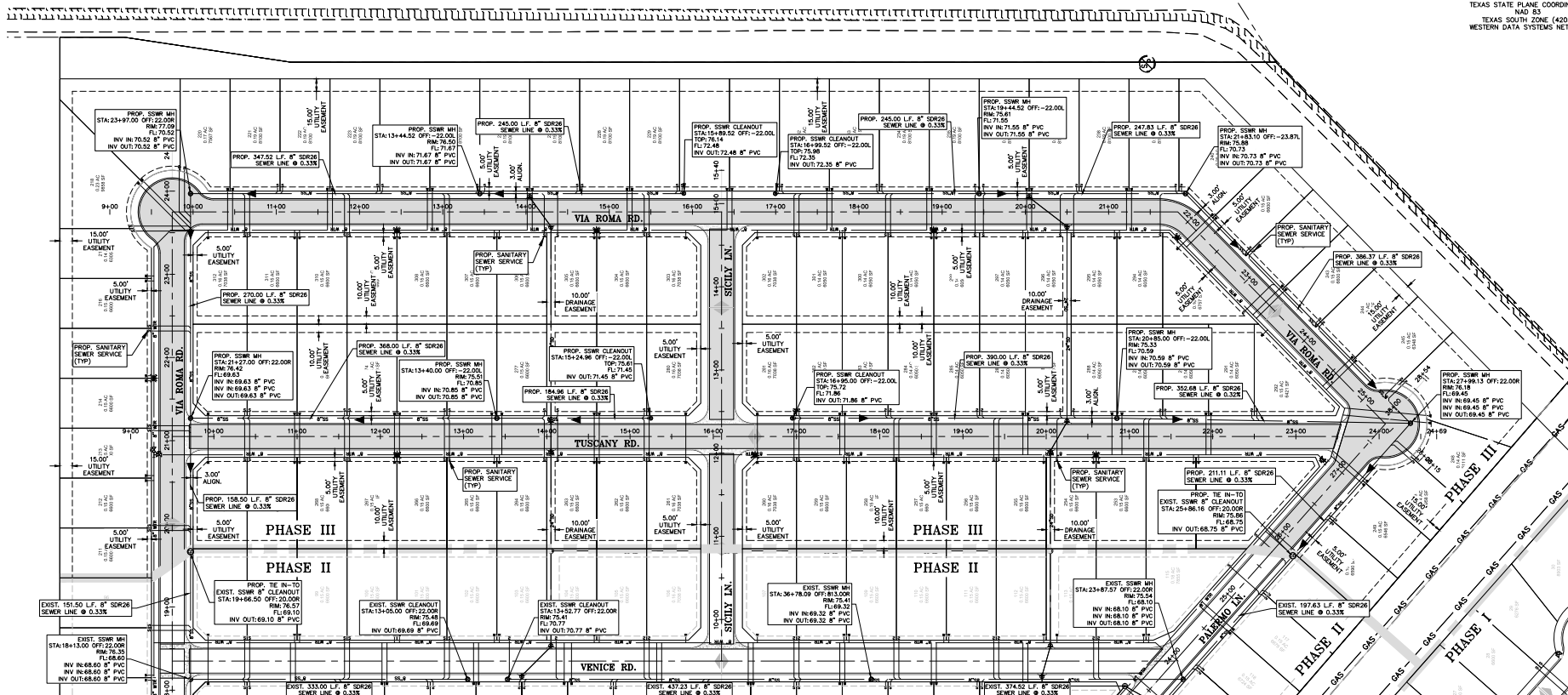
RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

EXIST TOPOGRAPHICAL
 MILANOS ESTATES PHASE III SUBDIVISION
 WESLACO, TEXAS
 HIDALGO COUNTY

DESIGNED BY
REVIEW

PROJECT: **EXIST TOPOGRAPHICAL**
 MILANOS ESTATES PHASE III SUBDIVISION
 WESLACO, TEXAS
 HIDALGO COUNTY

ENGINEER:
 IVAN GARCIA P.E. R.P.L.S.
 SUPERVISOR:
 IVAN GARCIA P.E. R.P.L.S.
 ORDERED BY:
 IVAN GARCIA P.E. R.P.L.S.
 DRAWN BY:
 OSCAR ALARCON JR.
 SCALE:
 1" = 60'
 DATE:
 SEPTEMBER 22, 2023
 PROJECT:
 SUB 19 028
 REVISIONS:
 SHEET NO.
SHT 3

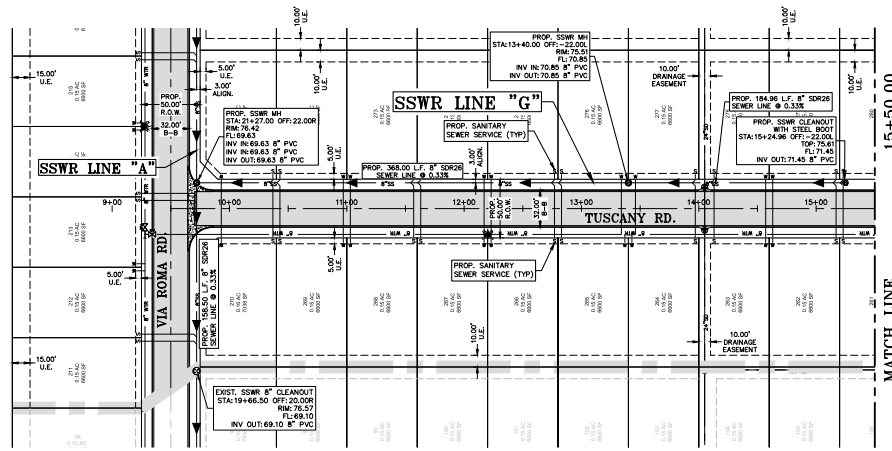


- GENERAL NOTES:
 1. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES TO LOCATE ALL UTILITIES WITHIN CONSTRUCTION AREA.
 2. ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS. BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE UTILITY COMPANY. SPOTTING, ACTUAL LOCATION OF THE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 4. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 5. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 6. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
7. SANITARY MANHOLES CONCRETE CULVERTS SHALL BE SQUARE. TRAFFIC AREAS AND ROUND IN GREEN AREAS.

LEGEND

	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX

PROJECT - ENGINEER SURVEYOR DRAFTER DATE PROJECT REVISIONS PAGE NO.	SHT 5
	SANITARY SEWER LAYOUT MILANOS ESTATES PHASE III SUBDIVISION WESLACO, TEXAS HIDALGO COUNTY
	RIO DELTA ENGINEERING FIRM REGISTRATION No. F-7628 SURVEY FIRM No. 10194027 921 S. 10TH AVENUE EDINBURG, TEXAS 78539 (TEL) 956-380-5152 (FAX) 956-380-5083
	
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON SEPTEMBER 22, 2023 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.	
ISSUED FOR REVIEW	



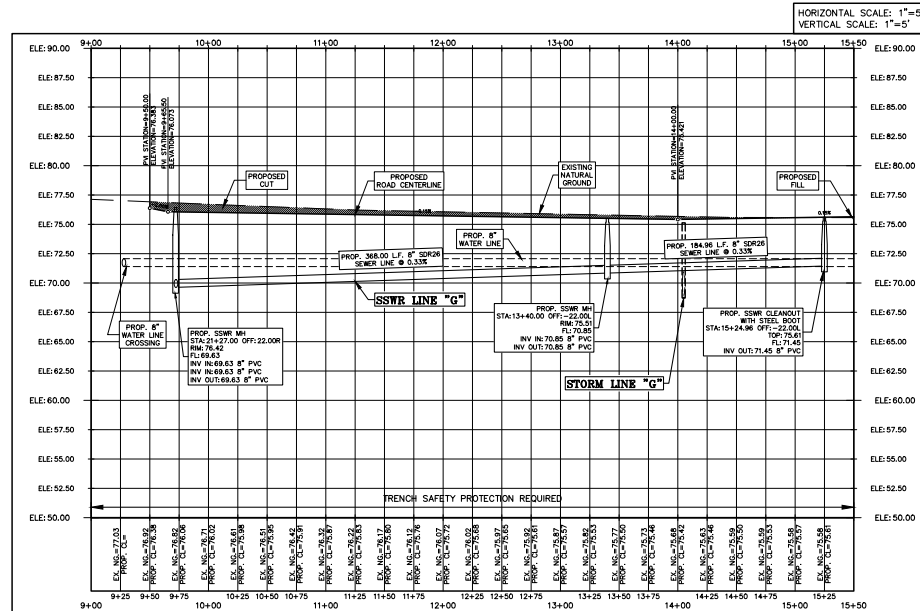
SANITARY SEWER PLAN PHASE III
TUSCANY ROAD

SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

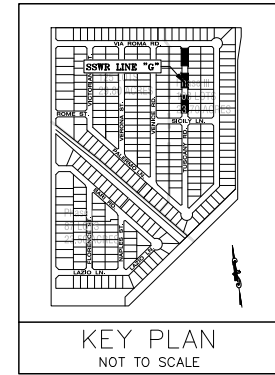
LEGEND

	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX

- NOTES:**
1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
 2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
 3. CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
 4. CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.
 5. ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.
 6. ALL SANITARY SEWER LINES SHALL BE 36" PIPE, UNLESS OTHERWISE NOTED.
 7. TRENCH SAFETY PROTECTION SHALL BE REQUIRED WHERE THE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH.



SANITARY SEWER PROFILE PHASE III
TUSCANY ROAD

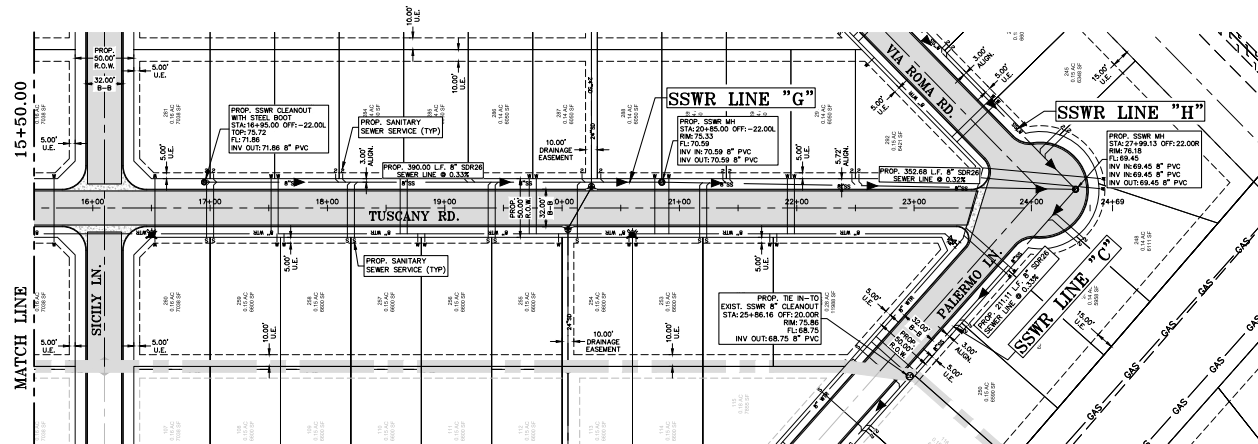


RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

REVIEW

SANITARY SEWER PLAN & PROFILE
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
OSCAR ALARCON JR.
SCALE:
1"=50'
DATE:
SEPTEMBER 22, 2023
PROJECT:
SUB 19.028
REVISIONS:
PAGE NO.
SHT 7



SANITARY SEWER PLAN PHASE III
TUSCANY ROAD

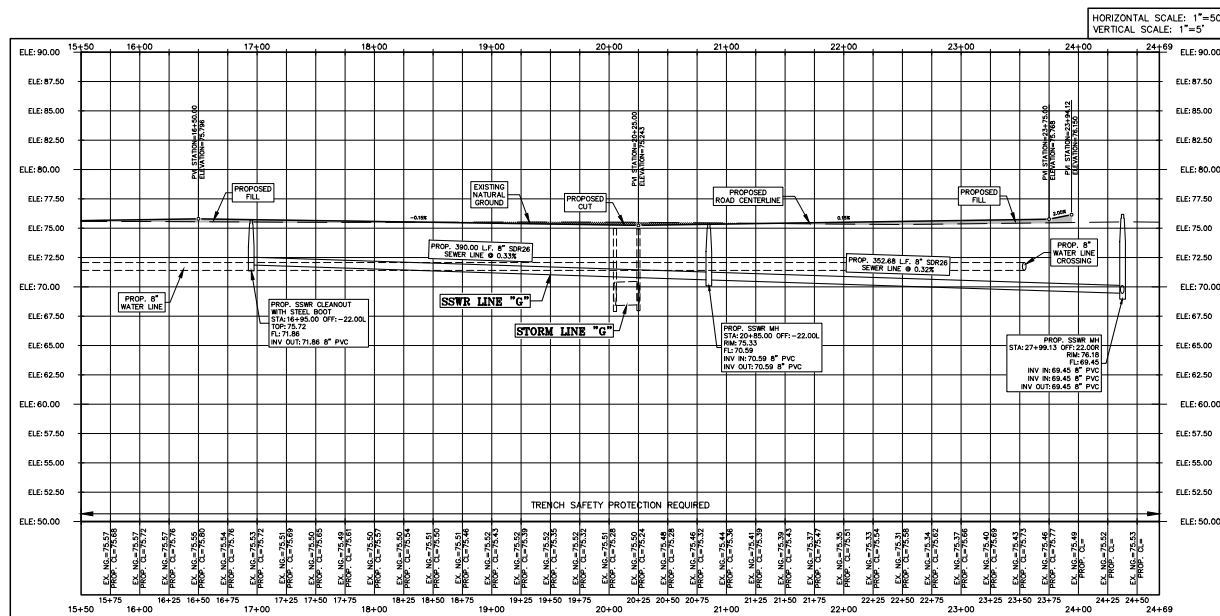
SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

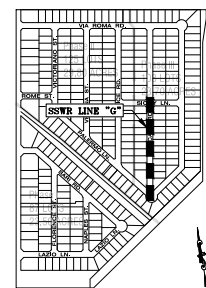
	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
- 3) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
- 4) CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.
- 5) ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.
- 6) ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.
- 7) TRENCH SAFETY PROTECTION SHALL BE REQUIRED WHERE THE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH.



SANITARY SEWER PROFILE PHASE III
TUSCANY ROAD



KEY PLAN
NOT TO SCALE

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

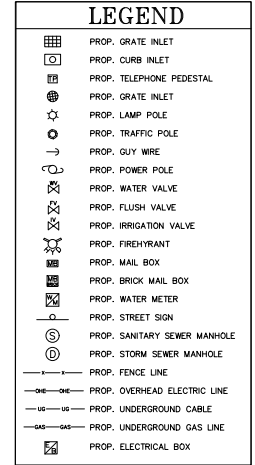
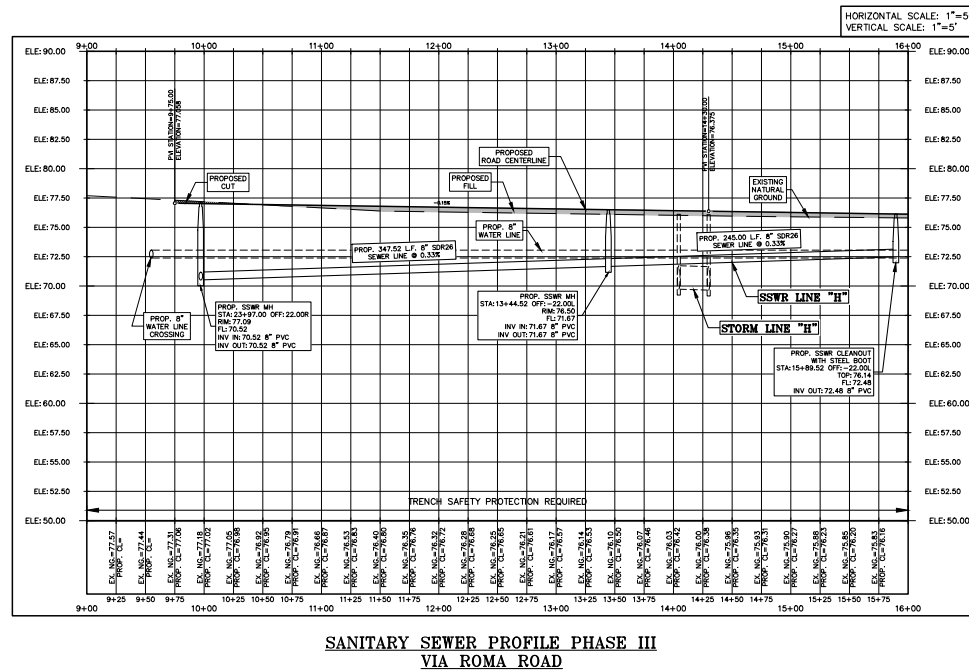
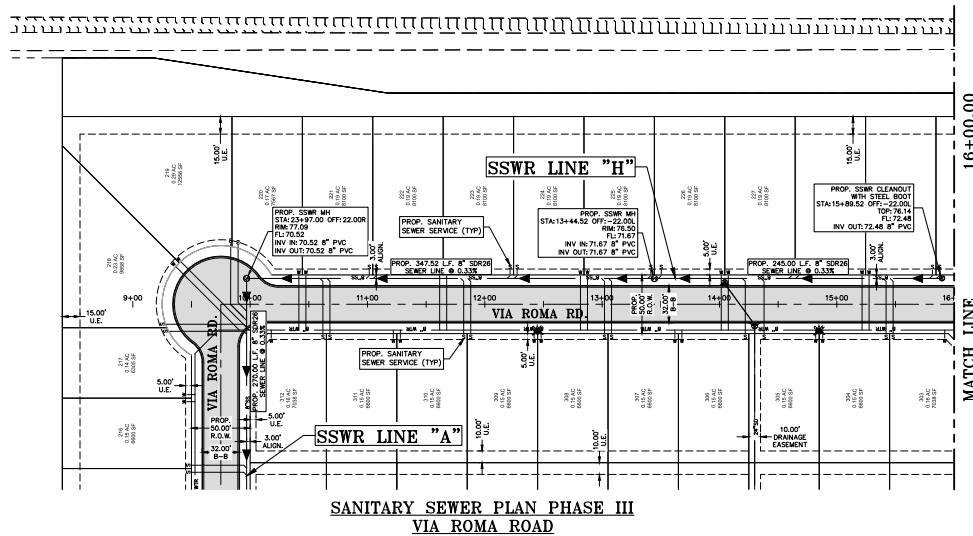


THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA
P.E. 115662 ON
SEPTEMBER 22, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

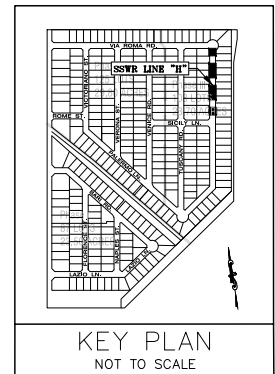
REVIEW

SANITARY SEWER PLAN AND PROFILE
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR
IVAN GARCIA P.E. R.P.L.S.
CHECKED
IVAN GARCIA P.E. R.P.L.S.
DRAWN
OSCAR ALARCON JR.
SCALE:
1"=50'
DATE
SEPTEMBER 22, 2023
PROJECT
SUB 19-028
REVISIONS
PAGE NO.
SHT 8



- NOTES:**
1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
 2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
 - 3) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
 - 4) CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.
 - 5) ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TIE" ASSEMBLY.
 - 6) ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.
 - 7) TRENCH SAFETY PROTECTION SHALL BE REQUIRED WHERE THE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH.



RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-360-5152 (FAX) 956-380-5083

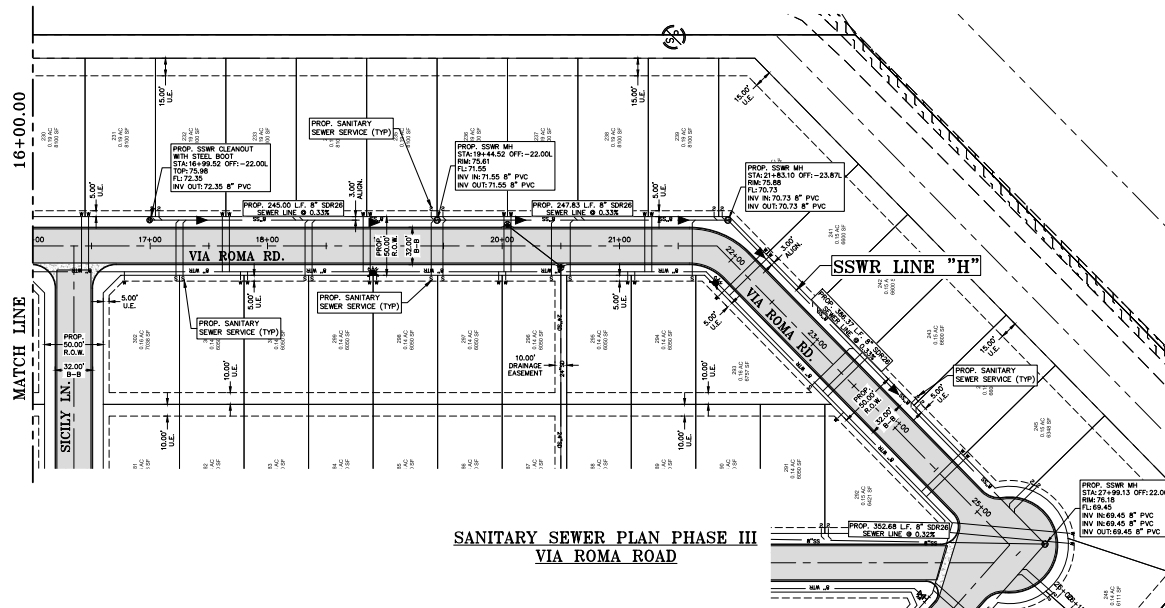


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON SEPTEMBER 22, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

REVIEW

SANITARY SEWER PLAN & PROFILE
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

DESIGNED BY: IVAN GARCIA P.E. R.P.L.S.
SUPERVISOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=50'
DATE: SEPTEMBER 22, 2023
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. SHT 9



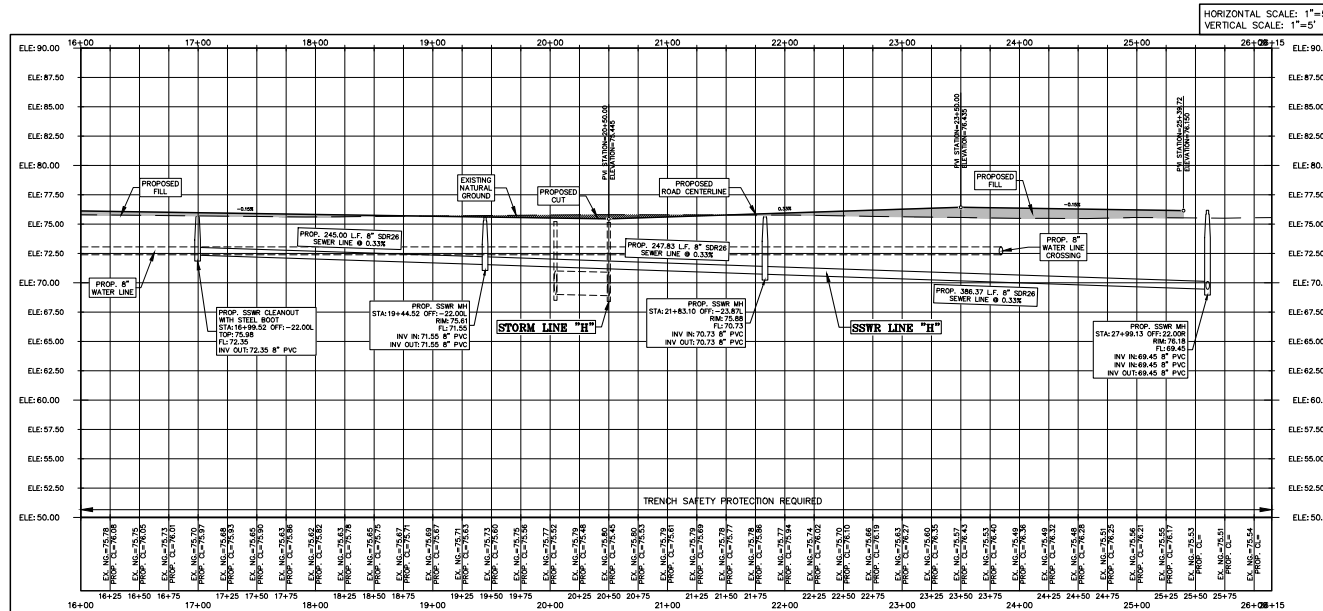
SANITARY SEWER PLAN PHASE III
VIA ROMA ROAD

SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX

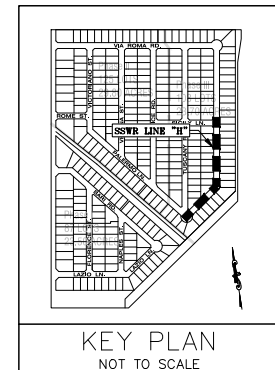
NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
3. CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
4. CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.
5. ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.
6. ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.
7. TRENCH SAFETY PROTECTION SHALL BE REQUIRED WHERE THE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH.



SANITARY SEWER PROFILE PHASE III
VIA ROMA ROAD

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



KEY PLAN
NOT TO SCALE

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



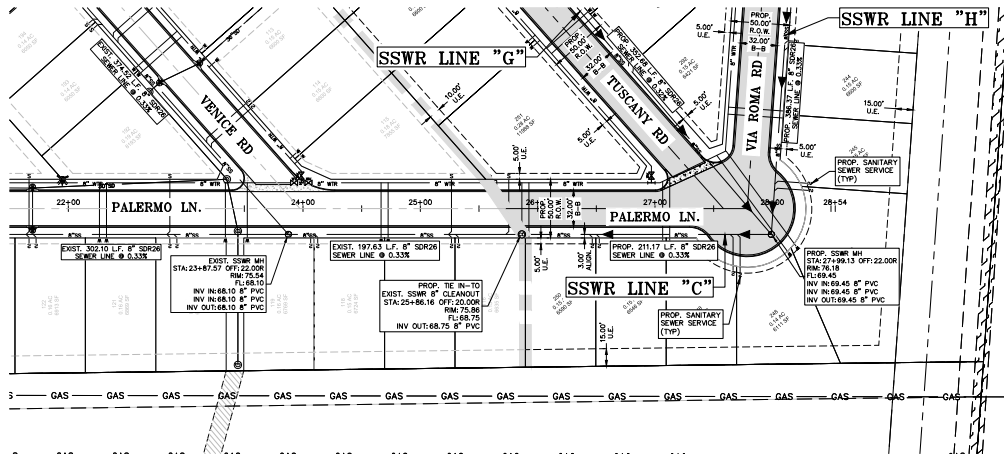
THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 15662 ON
SEPTEMBER 22, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

REVIEW

SANITARY SEWER PLAN & PROFILE
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER	IVAN GARCIA P.E. R.P.L.S.
SUPERVISOR	IVAN GARCIA P.E. R.P.L.S.
DRAWN	OSCAR ALARCON JR.
SCALE	1"=50'
DATE	SEPTEMBER 22, 2023
PROJECT	SUB 19 028
REVISIONS	
PAGE NO.	SHT 10

\\V:\DE SUBDIVISIONS 2010\SUB 10-028 - SUBDIVISIONS\PHASE 3 DWG\LIGHT COLORS 09-06-2023\H:\G:\SUB 19 028_SHT 11 SSWR.PDF - PHASE III SANITARY SEWER PLAN 9/22/2023 3:54 PM

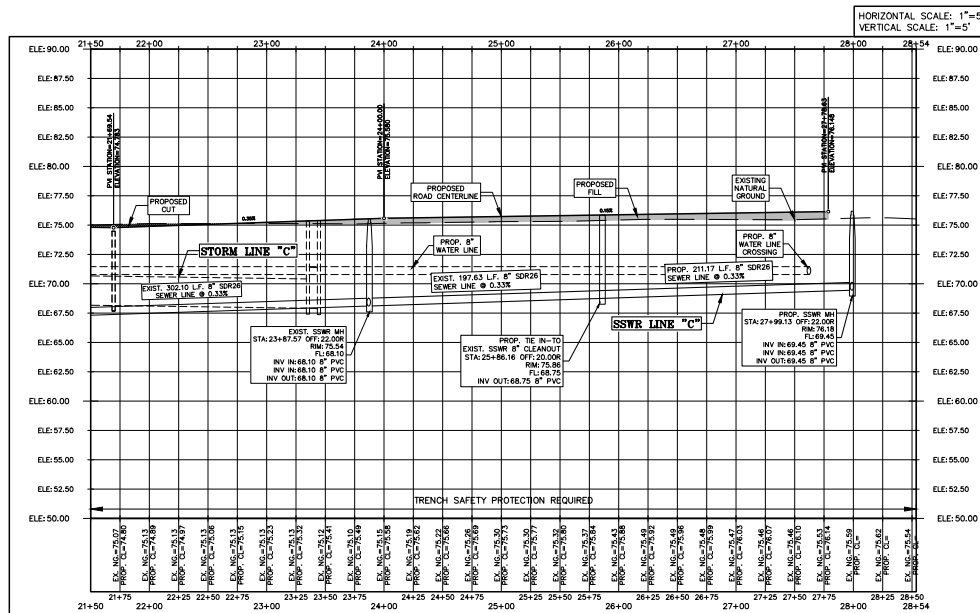


SANITARY SEWER PLAN PHASE III
PALERMO ROAD

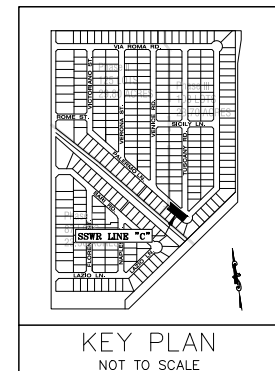
SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIRE HYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX

- NOTES:
1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
 2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
 3. CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM.
 4. CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.
 5. ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.
 6. ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.
 7. TRENCH SAFETY PROTECTION SHALL BE REQUIRED WHERE THE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH.



SANITARY SEWER PROFILE PHASE III
PALERMO ROAD



KEY PLAN
NOT TO SCALE

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-360-5152 (FAX) 956-360-5083



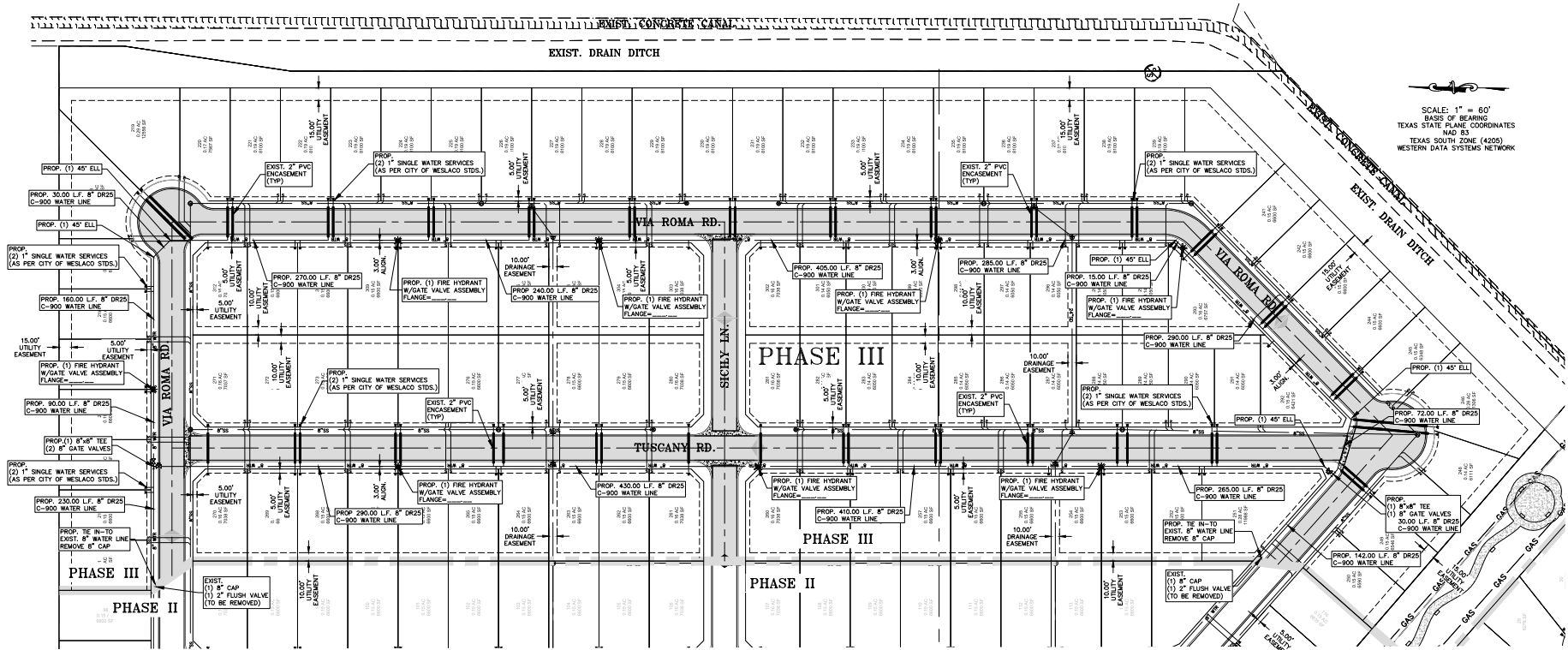
THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
SEPTEMBER 22, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

REVIEW

SANITARY SEWER PLAN & PROFILE
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER
IVAN GARCIA P.E. R.P.L.S.
SUPERVISOR
IVAN GARCIA P.E. R.P.L.S.
CHECKED
IVAN GARCIA P.E. R.P.L.S.
DRAWN
OSCAR ALARCON JR.
SCALE:
1"=50'
DATE
SEPTEMBER 22, 2023
PROJECT
SUB 19 028
REVISIONS
PAGE NO.
SHT 11

\\V:\DE SUBDIVISIONS 2010\348 10.028 - SUBDIVISIONS\PHASE 3 DWG\SUB 19 028_SHT 13 WATER LAYOUT - PHASE III.DWG 9/22/2023 14:47 PM



SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX

GENERAL NOTES:
1.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 155662 ON SEPTEMBER 22, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

REVIEW

WATER LAYOUT
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT: 348 10.028
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=100'
DATE: SEPTEMBER 22, 2023
PROJECT: SUB 19 028
REVISIONS:
PAGE NO: SHT 13



ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=100'
DATE:	SEPTEMBER 22, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.	SHT 14

SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

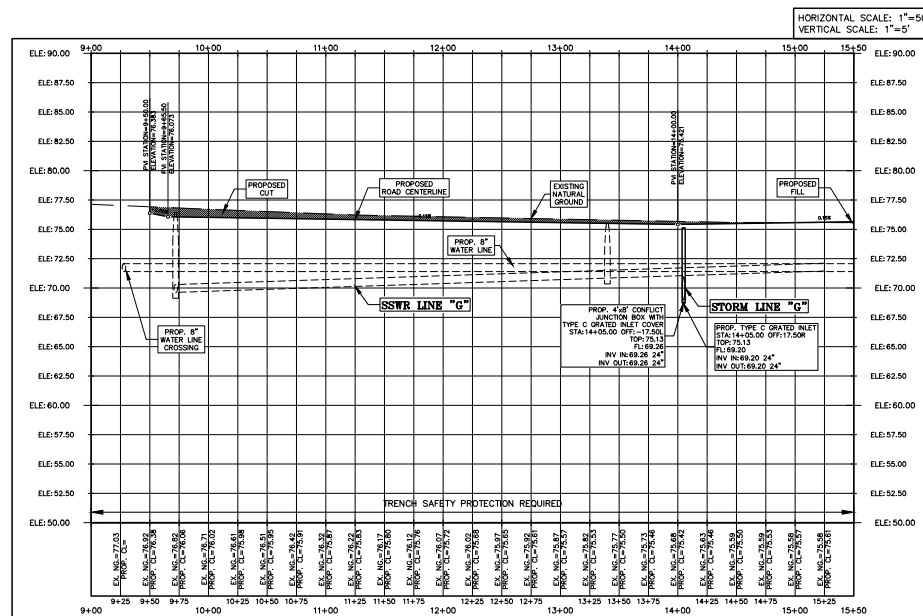
	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX



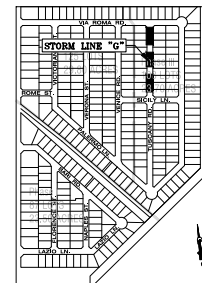
ISSUED FOR:
REVIEW

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
OSCAR ALARCON JR.
SCALE:
1"=50'
DATE:
SEPTEMBER 22, 2023
PROJECT:
SUB 19 028
REVISIONS:
PAGE NO.
SHT 17

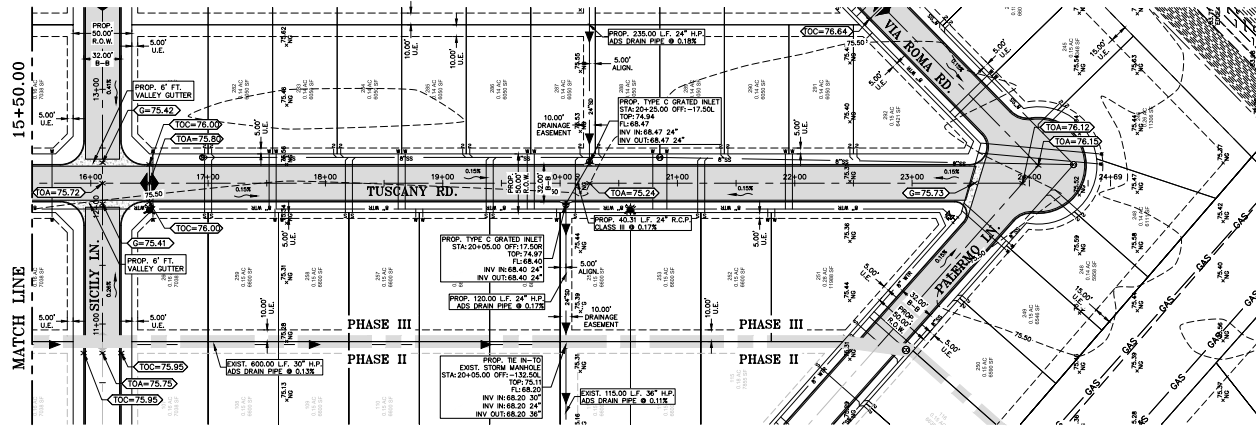
1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START OF CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
- 3) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
- 4) CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.
- 5) ANY CONNECTION TO EXISTING SEWER MAINS MUST BE MADE USING AN "INSERT-A-TIE" ASSEMBLY.
- 6) ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.
- 7) TRENCH SAFETY PROTECTION SHALL BE REQUIRED WHERE THE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH.



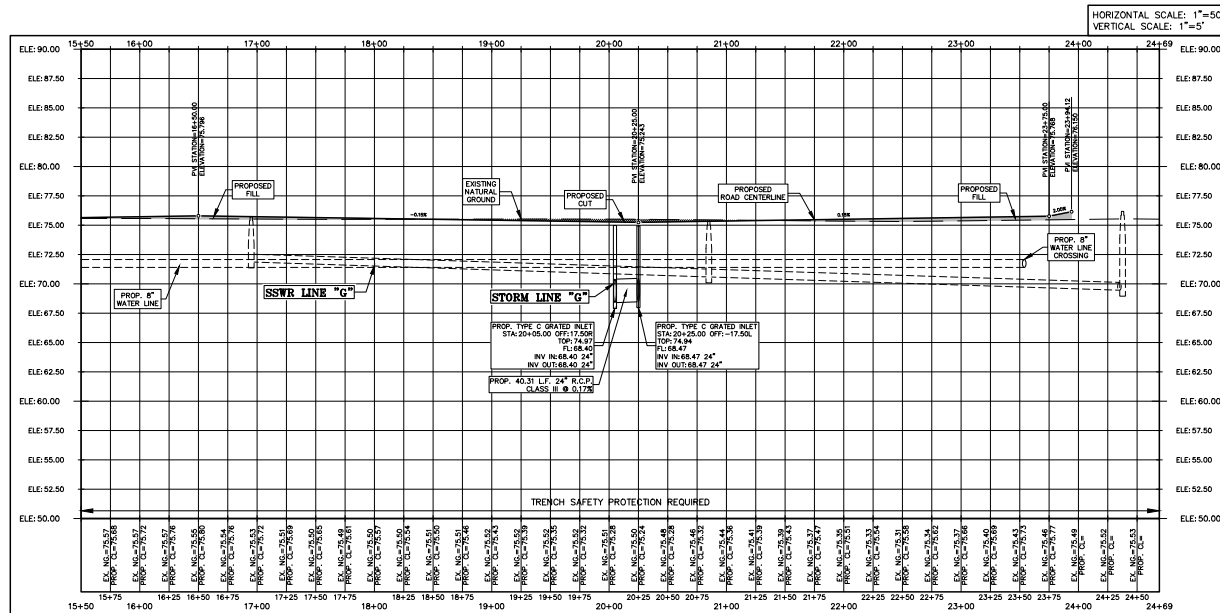
ABBREVIATION LEGEND	
SQ.F.	SQUARE FEET
PROP.	PROPOSED
ELEV.	ELEVATION
FL.	FLOW LINE
N.G.	NATURAL GROUND
EXIST.	EXISTING
R.O.W.	RIGHT OF WAY
N.T.T.	NATURAL TRAIL EXISTING
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.	LOT LINE
TOC	TOP OF CURVE
TC	TOP OF CONCRETE
TOA	TOP OF ASPHALT
TS	TOP OF SIDEWALK
G	GUTTER



KEY PLAN
NOT TO SCALE



STORM SEWER PLAN PHASE III
TUSCANY ROAD



STORM SEWER PROFILE PHASE III
TUSCANY ROAD

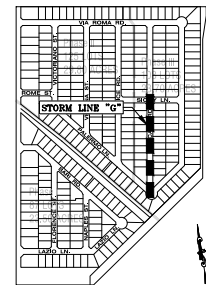
SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYDRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- EXIST. ELECTRICAL BOX

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
3. CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UNSTREAM.
4. CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.
5. ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.
6. ALL SANITARY SEWER LINES SHALL BE SINK PIPE, UNLESS OTHERWISE NOTED.
7. TRENCH SAFETY PROTECTION SHALL BE REQUIRED WHERE THE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH.



KEY PLAN
NOT TO SCALE

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

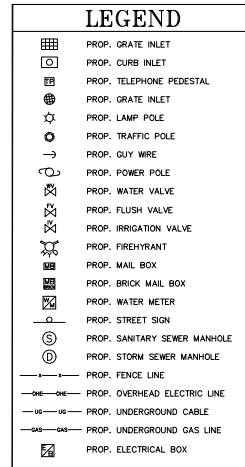
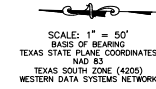
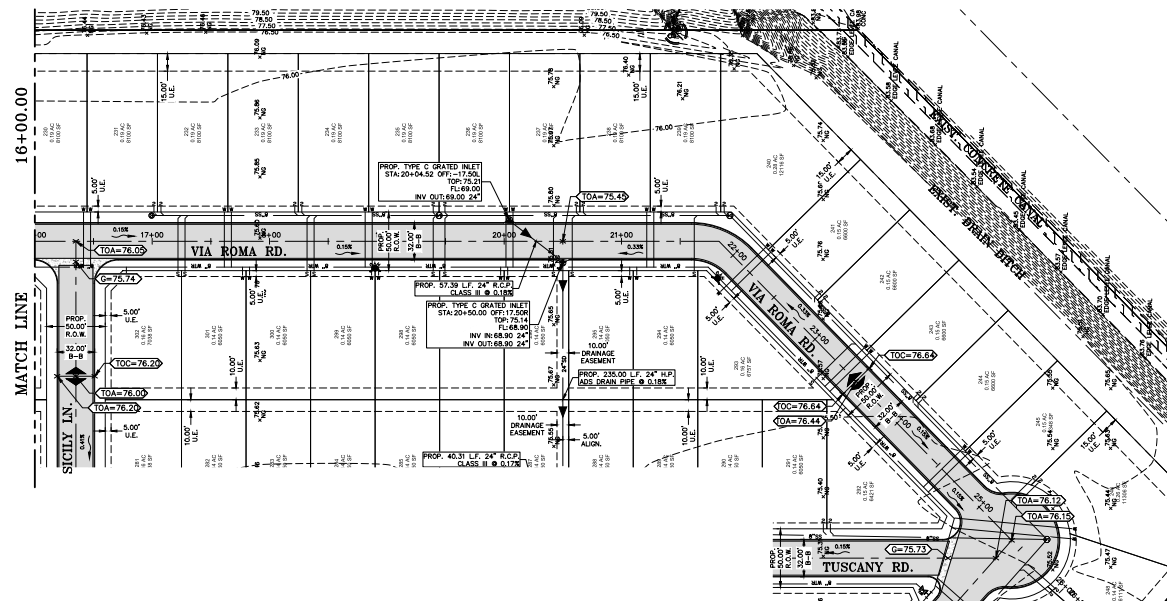


THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
SEPTEMBER 22, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

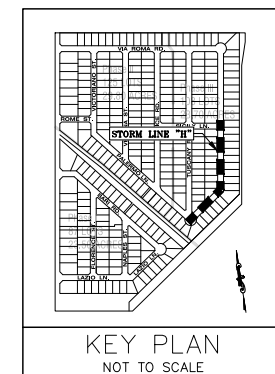
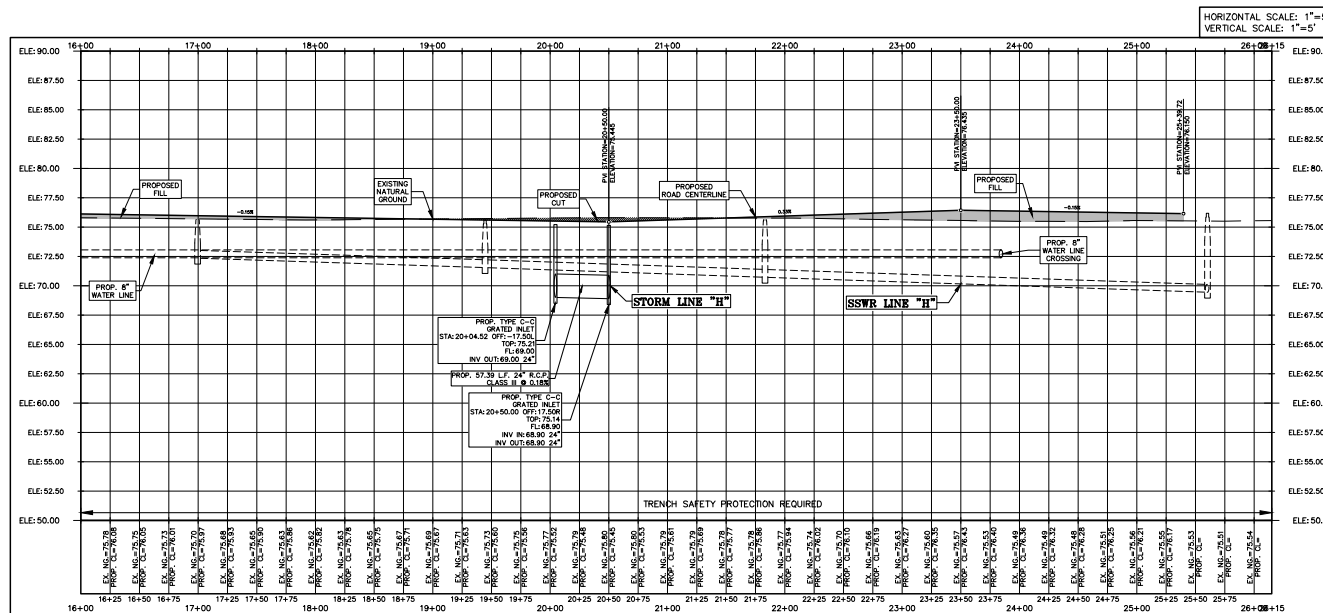
REVIEW

STORM SEWER PLAN & PROFILE
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR
IVAN GARCIA P.E. R.P.L.S.
DRAWN
IVAN GARCIA P.E. R.P.L.S.
CHECKED
OSCAR ALARCON JR.
SCALE:
1"=50'
DATE
SEPTEMBER 22, 2023
PROJECT
SUB 19 028
REVISIONS
PAGE NO.
SHT 18



- NOTES:**



RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
2021 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

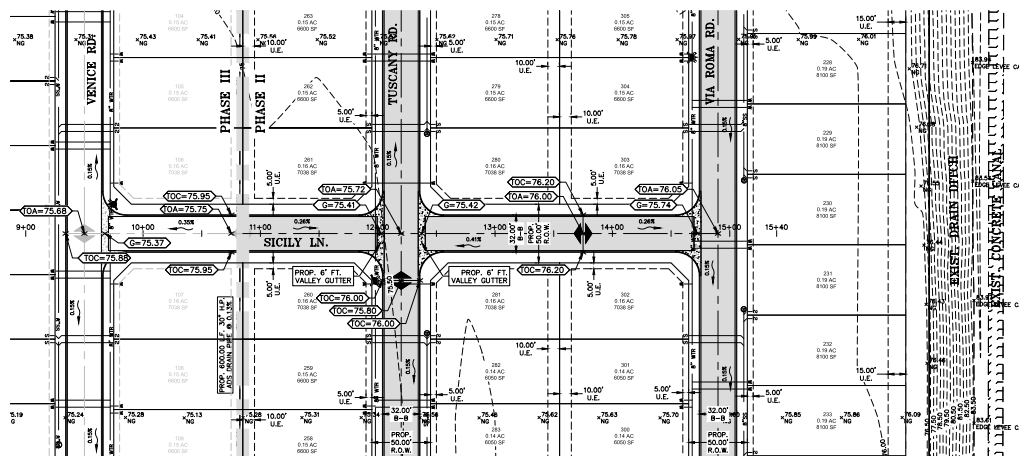


THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
SEPTEMBER 22, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

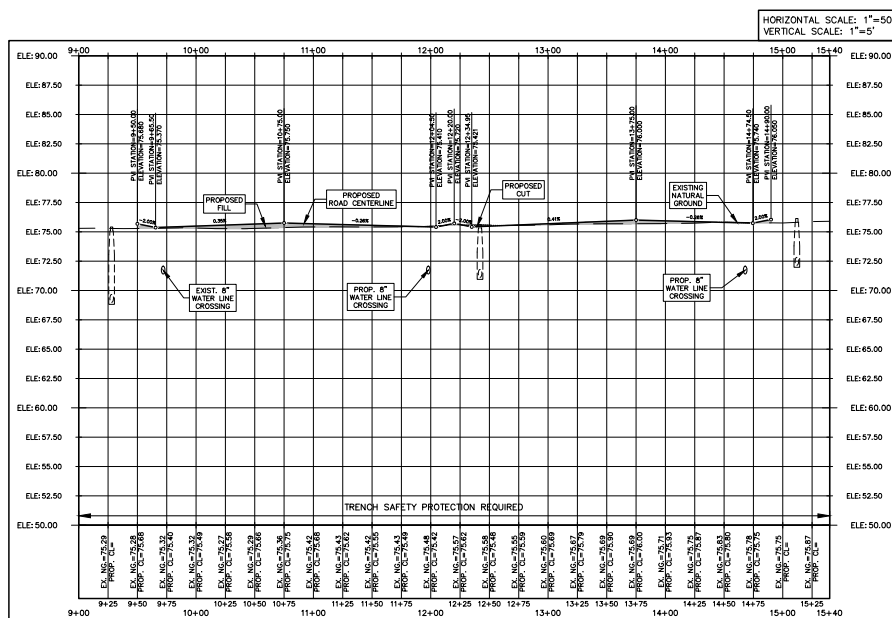
ISSUED FOR:
REVIEW

**FEWER PLAN & PROFILE
STATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY**

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=50'
DATE:	SEPTEMBER 22, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.	SHT 20



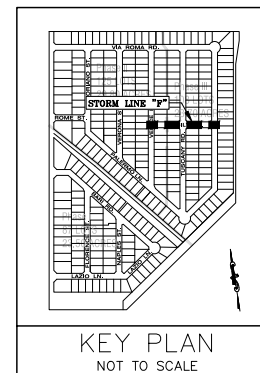
STORM SEWER PLAN PHASE III
SICILY LANE



STORM SEWER PROFILE PHASE III
SICILY LANE

- ## LEGEND
- | | |
|---|------------------------------|
|  | PROP. GRATE INLET |
|  | PROP. CURB INLET |
|  | PROP. TELEPHONE PEDESTAL |
|  | PROP. GRATE INLET |
|  | PROP. LAMP POLE |
|  | PROP. TRAFFIC POLE |
|  | PROP. GUY WIRE |
|  | PROP. POWER POLE |
|  | PROP. WATER VALVE |
|  | PROP. FLUSH VALVE |
|  | PROP. IRRIGATION VALVE |
|  | PROP. FIREHYDRANT |
|  | PROP. MAIL BOX |
|  | PROP. BRICK MAIL BOX |
|  | PROP. WATER METER |
|  | PROP. STREET SIGN |
|  | PROP. SANITARY SEWER MANHOLE |
|  | PROP. STORM SEWER MANHOLE |
|  | PROP. FENCE LINE |
|  | PROP. OVERHEAD ELECTRIC LINE |
|  | PROP. UNDERGROUND CABLE |
|  | PROP. UNDERGROUND GAS LINE |
|  | PROP. ELECTRICAL BOX |

- NOTES:**
- 1) CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START OF WORK AND/OR ANY RELOCATIONS OF UTILITIES.
 - 2) CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND R/W OWNERS FOR ALL RELOCATIONS.
 - 3) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
 - 4) CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.
 - 5) ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.
 - 6) ALL SANITARY SEWER LINES SHALL BE SDRW26 PIPE, UNLESS OTHERWISE NOTED.
 - 7) TRENCH SAFETY PROTECTION SHALL BE REQUIRED WHERE THE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH.



ABBREVIATION LEGEND	
SQ.F.	SQUARE FEET
PROP.	PROPOSED
ELEV.	ELEVATION
FL.	FLOW LINE
N.G.	NATURAL GROUND
EXIST.	EXISTING
R.O.W.	RIGHT OF WAY
W.T.E.	WATCH TO EXISTING
	UTILITY EASEMENT
CL	CENTER LINE
LOT	LOT LINE
LOC	TOP OF CURVE
TC	TOP OF CONCRETE
TOA	TOP OF ASPHALT
TS	TOP OF SIDEWALK
G	OUTTER

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
2921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



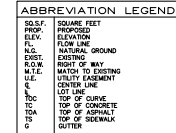
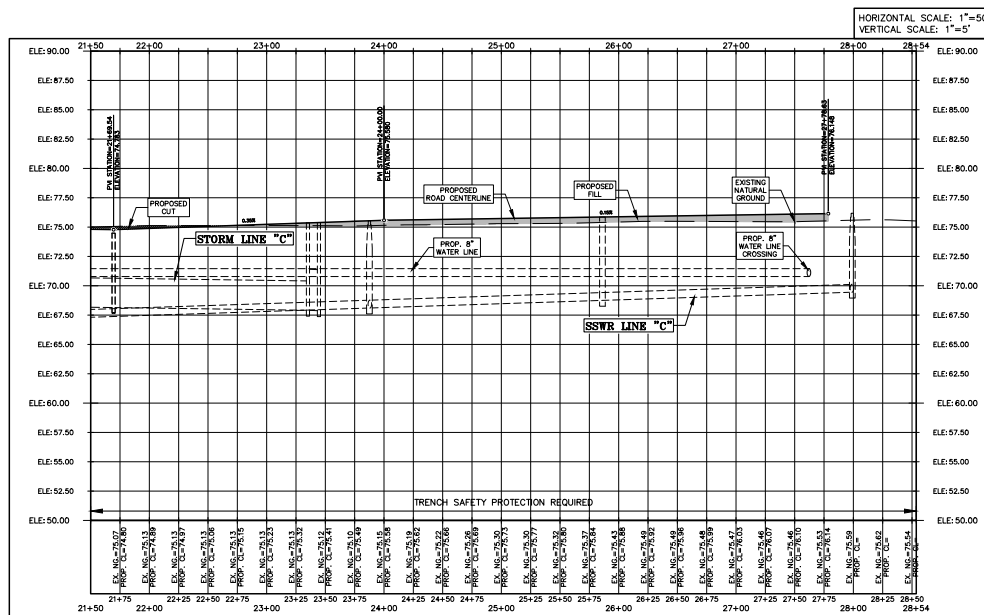
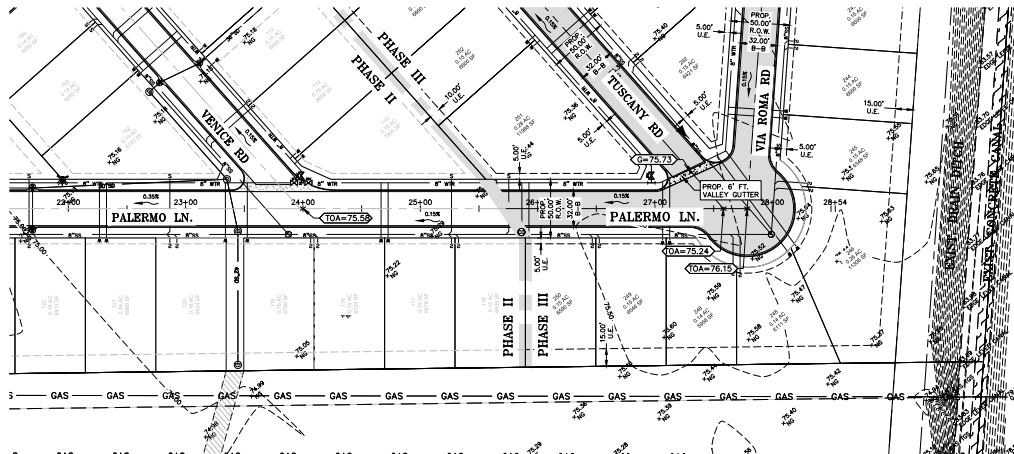
THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
SEPTEMBER 22, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
REVIEW

SEWER PLAN & PROFILE
STATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

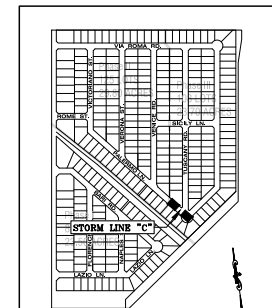
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.

SCALE:	1"=5'
DATE:	SEPTEMBER 22, 2022
PROJECT:	SUB 19 02
REVISIONS:	
PAGE NO.	SHT 21



LEGEND

	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX



RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
21 S. 10TH AVENUE EDINBURG, TEXAS 78533
(TEL) 956-380-5152 (FAX) 956-380-5083

ENGINEER:	VAN GARCIA P.E. R.P.L.S.
SURVEYOR:	VAN GARCIA P.E. R.P.L.S.
CHECKED:	VAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=50'
DATE:	SEPTEMBER 22, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.	SHT 22

SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
SEPTEMBER 22, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
REVIEW

LIGHTING LAYOUT
ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

SUBJECT :

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

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

CHECKED:
IVAN GARCIA P.E. R.F.E.S.

DRAWN:
OSCAR ALARCON JR.

OSCAR ALARCON JR.
SCALE:

1"=60'

DATE:

SEPTEMBER 22, 2023

SUB 19 028

REVISIONS:

PAGE NO. SHT 23

DATA NO.

ABBREVIATION LEGEND

SQ.S.F.	SQUARE FEET
PROP.	PROPOSED
ELEV.	ELEVATION
FL.	FLOW LINE
N.G.	NATURAL GROUND
EXIST.	EXISTING
R.O.W.	RIGHT OF WAY
M.T.E.	MATCH TO EXISTING
U.E.	UTILITY EASEMENT
C	CENTER LINE
L	LOT LINE
DOC	TOP OF CURVE
TC	TOP OF CONCRETE
TOA	TOP OF ASPHALT
TS	TOP OF SIDEWALK
G	GUTTER

LEGEND

	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX

GENERAL NOTES:

- 1) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
- 2) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
- 3) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES AND RECORD DRAWINGS. THE CONTRACTOR, BY THE OWNER, AND UTILITY SPOTTING, ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
- 4) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY TO VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
- 5) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
- 6) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
- 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
- 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE TO BE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE CONTRACTOR AND FIELD SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
- 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY TO VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
- 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
- 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

LEGEND

	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX

SIGNAGE LAYOUT
ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

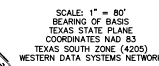
RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
SEPTEMBER 22, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

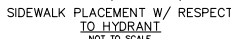
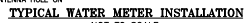
REVIEW

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=60'
DATE:	SEPTEMBER 22, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.	SHT 24

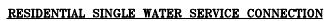


SCALE: 1" = 80'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

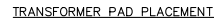
GE NO. SHT 25



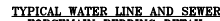
- [illegible]



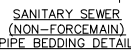
- ### UTILITY LINE BORE DETAIL



- ## TAPPING SLEEVE & VALVE INSTALLATION



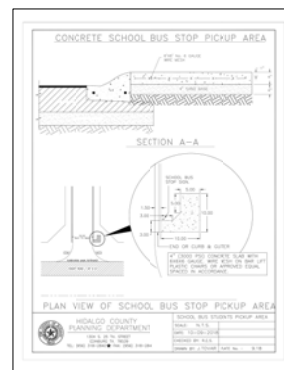
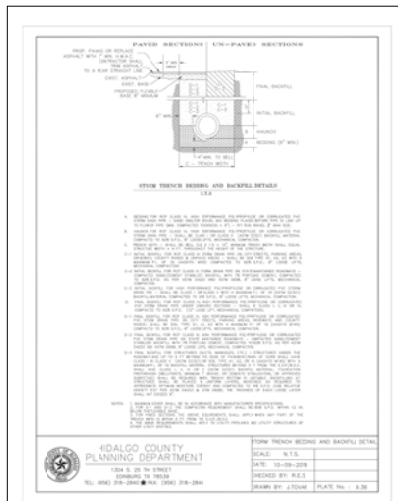
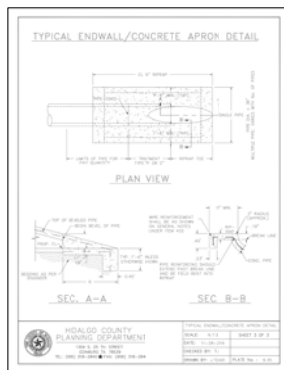
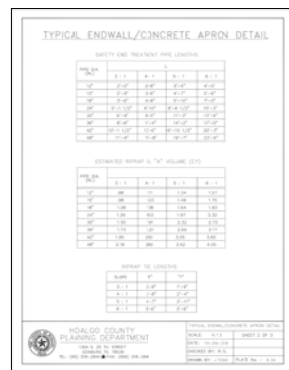
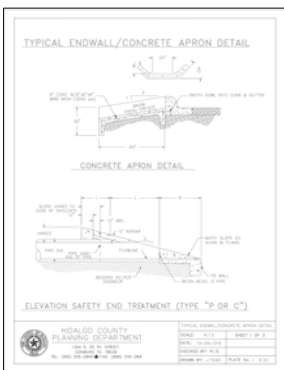
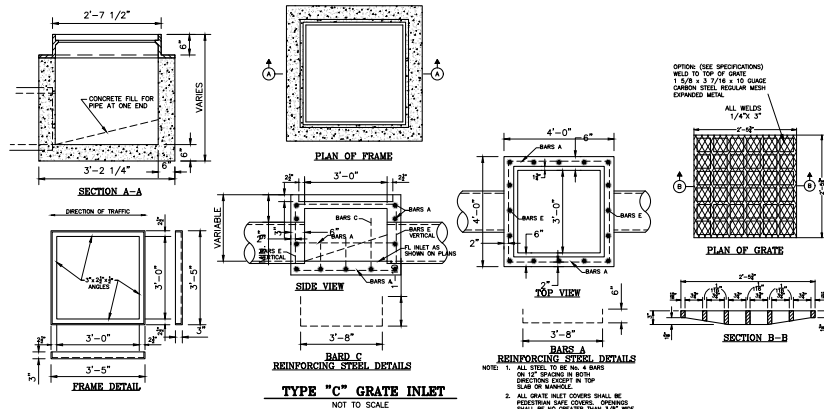
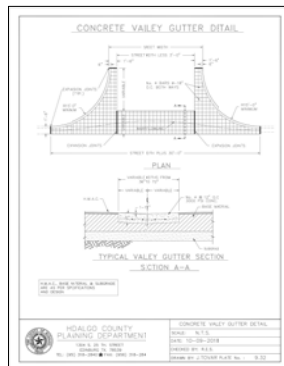
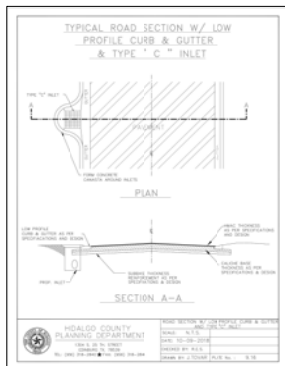
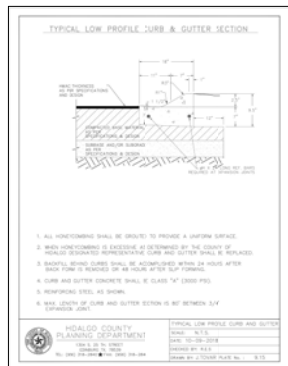
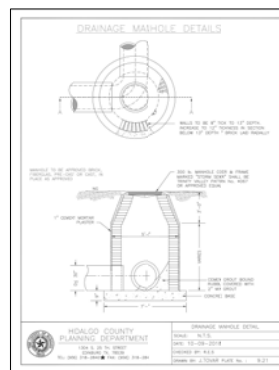
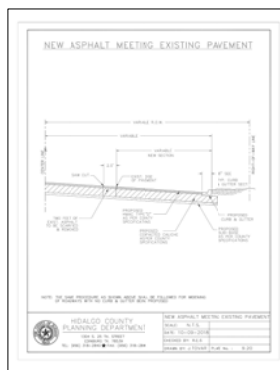
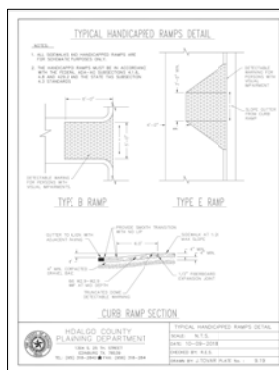
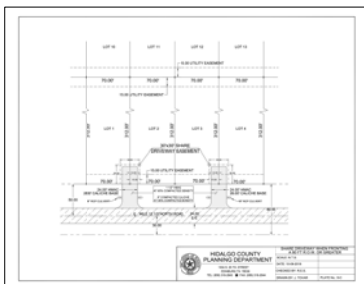
- CONSTRUCTION NOTES:



- IN SATURATED OR UNSURE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).
- WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.
- FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
- BACKFILL AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
3. SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
4. CAST IRON RAINWATER BOXES SHALL BE LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
5. MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
6. TOP OF CAST IRON BOX SHALL BE FLUSH WITH TOP OF CONCRETE.
7. CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS.



RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
SEPTEMBER 22, 2023
IT IS NOT TO BE
USED FOR CONSTRUCTION
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
REVIEW

TYPICAL DETAIL
MILANOS ESTATES PHASE III SUBDIVISION
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	N.T.S.
DATE:	SEPTEMBER 22, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.	SHT 27



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7225	
From: REBEKAH DE LA FUENTE			
Subject: Discussion and consideration after public hearing on behalf of Tim Llaoa to obtain a Wine and Malt Beverage Retailer's On-Premise Permit and Food and Beverage Certificate at 2455 N International Blvd. also being Lot 1, J. Valderas Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit and Food and Beverage Certificate. Six (6) property owners within 200 feet of the applicant's property were notified by letter on November 22, 2023.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 16, 2023.			
Advisory Review, if any (name of board/committee, date of action, recommendation): The Planning and Zoning Commission recommended denial of the Conditional Use at their regular meeting of December 6, 2023.			
FLOR ELISA ACUNA REBEKAH DE LA FUENTE Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval of the Conditional Use permit.			
Attachments, if any: CUP- 2455 N International Blvd- Memo, 2455 N International Blvd- Application, Notice, Radius Map, 2455 N International Blvd- Letter of Intent, 2445 N International - Aerial			
Responsibilities upon Approval: Staff will advise the applicant.			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

MEMO

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

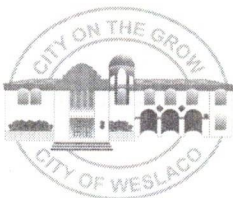
RE: CUP- 2455 N International Blvd

DATE: December 12, 2023

The applicant is proposing to obtain a permit for at an existing 7-11 convenient store. The owner has submitted submitted a letter of intent. The owner's will have a wine based ready-to-drink product has a 10.5% ABV for Strawberry and a 9.5% ABV. The Planning & Zoning recommended denial of the conditional use permit due to lack of information from owner and lack of representation at the meeting. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot J. Valderas Lot 1 Block _____

Subdivision Name _____

Street Address 2455 N. International Boulevard

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Going from a BQ permit to a BG permit for existing Stripe Store #40719H.

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

_____ \$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 Tim Ilaoa  Phone 972-901-8788

Address 217 E. Main Street #819 Fax: _____

City Royse City State TX Zip Code 75189 E-Mail: tim@texaslicensing.net

OWNER

Name 7-Eleven Inc. Phone 855-711-0711

Address PO Box 139044 Attn: Licensing Fax: _____

City Dallas State TX Zip Code 75189 E-Mail: electronicrenewals@7-11.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 X _____

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

Signature  Date 10/17/2023
Owner

Signature _____ Date _____
Applicant

Signature _____ Date 10/17/2023
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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



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

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2022)

**Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.**

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) STRIPES STORE #40719H			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) 7-ELEVEN NEW SSP BEVERAGE LLC			
3. Type of Owner ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 2455 N INTERNATIONAL BOULEVARD			
City WESLACO		County HIDALGO	State TX
5. Mailing Address P.O. Box 139044			
City Dallas		County Dallas	State TX
Zip Code 75313-9044			
6. Business Telephone Number 956-514-1900		Alternate Telephone Number 972-828-6265	E-mail Address shantelle.grier-green@7-11.com
7. Application for:			
☒ Original		☐ Reinstatement License/Permit Number	
☐ Change of Location License/Permit Number		☐ Reinstatement and Change of Trade Name License/Permit Number	
☐ Change of Location and Trade Name License/Permit Number			
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License		☐ E Local Cartage Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit		☐ P Package Store Permit	
☐ LP Local Distributor's Permit		☐ ET Third-Party Local Cartage Permit	
		☐ Q Wine Only Package Store	
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License		☐ E Local Cartage Permit	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit		☐ MB Mixed Beverage	
☐ BP Brewpub License		☐ FB Food and Beverage Certificate	
		☐ WP Waterpark Permit	
☐ LH Late Hours Certificate			
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License		☐ D Distillers and Rectifiers Permit - allows on-premise consumption	
☐ BC Branch Distributor's License		☐ S Nonresident Seller's Permit	
☐ BN Nonresident Brewer's License		☐ DS Out-of-State Winery Direct Shipper's Permit	
☐ BW Brewer's License		☐ G Winery - allows on-premise consumption	
☐ JD Bonded Warehouse (Dry Area)		☐ J Bonded Warehouse	
		☐ W Wholesaler's Permit	
		☐ X General Class B Wholesaler Permit	
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar		☐ Grocery/Market	
☐ Civic Center		☐ Hotel	
☒ Convenience Store		☐ Motel	
☐ Delivery Company		☐ Movie Theater	
		☐ Package Store	
		☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	
		☐ Racetrack	
		☐ Restaurant	
		☐ Sexually Oriented	
		☐ Sporting Arena	

Trade Name: _____

STRIPES STORE #40719H

Location Address: 2455 N INTERNATIONAL BOULEVARD

City: WESLACO

County: HIDALGO

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

S E A L**On-Premise Certifications**

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

S E A L**Certification for Late Hours Certificate (LH)**

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of mixed beverages between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

S E A L

Trade Name: STRIPES STORE #40719H

Location Address: 2455 N INTERNATIONAL BOULEVARD City: WESLACO County: HIDALGO

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BB, BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained *in any area where the sale of any alcoholic beverage is legal.*"

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: _____ STRIPES STORE #40719H _____

Location Address: 2455 N INTERNATIONAL BOULEVARD City: WESLACO County: HIDALGO

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN

HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____ County
County Clerk

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of <i>mixed beverages</i> between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of <i>malt beverage</i> between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: _____ STRIPES STORE #40719H _____

Location Address: 2455 N INTERNATIONAL BOULEVARD City: WESLACO County: HIDALGO

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BB & BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained *in any area where the sale of any alcoholic beverage is legal.*"

I hereby certify on this ____ day of _____, 20____, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Trade Name: _____ STRIPES STORE #40719H _____

Location Address: 2455 N INTERNATIONAL BOULEVARD City: WESLACO County: HIDALGO

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

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

**Comptroller of Public Accounts Certificate for All Applicants
TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)**

This is to certify on this 11th day of September, 2023, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number 32065951827 Outlet Number 00125

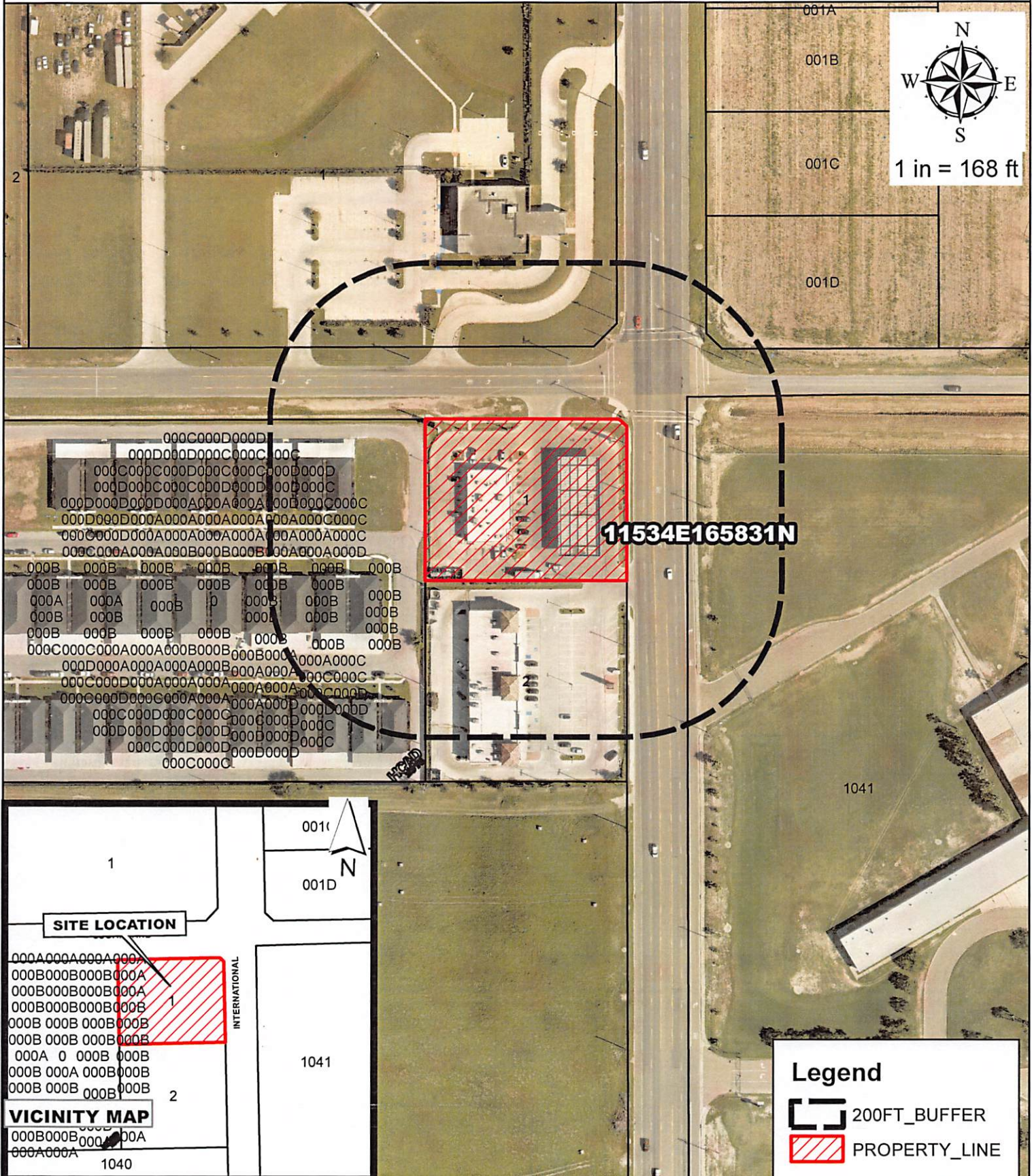
Print Name of Comptroller Employee Jamie Moxley

Print Title of Comptroller Employee Enforcement Officer

SIGN HERE Jamie Moxley FIELD OFFICE 2453 Dallas SW

SEAL *

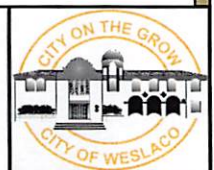




TIM LLAOA
2455 N. INTERNATIONAL BLVD.
J. VALDERAS LOT 1

Purpose for the CUP Request

Existing zoning: B-1
Existing land use: Vacant Land
CUP Request: TABC



NOV 14, 2023

WESLACO IND SCHOOL DIST 319 W 4TH ST WESLACO TX 78596	A0800-00-000-1041-00 ADAMS TRACT FT 1041 40.00 AC 2202 N INTERNATIONAL BLVD	L: 704000 B: 7419590
WESLACO 2455 LLC PO BOX 8810 CORPUS CHRISTI TX 78468	J1853-00-000-0001-00 J. VALDERAS LOT 1 2455 N INTERNATIONAL BLVD	L: 273870 B: 470914
1015 PLAZA LLC 2445 N INTERNATIONAL BLVD STE 9 WESLACO TX 78599	J1853-00-000-0002-00 J. VALDERAS LOT 2 2445 N INTERNATIONAL BLVD	L: 273962 B: 774790
STATE OF TEXAS 5805 N LAMAR BLVD AUSTIN TX 78752-4431	M4011-08-000-0001-00 MID VALLEY INDUSTRIAL PARK NO. 8 LOT 1	L: 828242 B: 7732490
BLANCO ENTERPRISES LTD BY 501 N BRIDGE PMB 582 HIDALGO TX 78557	E4370-00-037-000C-00 EL JARDIN ESTATES CONDOMINIUMS	L: 11894 B: 69429
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-001D-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 0 DEVELOPMENT DR	L: 0 B: 0

POWER OF ATTORNEY

Know all persons by these presents that 7-Eleven, Inc. ("7-Eleven" or the "Company"), has made, constituted, and appointed, and by these presents does hereby make, constitute, and appoint Tim Ilaoa of 2214TLWP, LLC dba Texas Licensing Group:

Its true and lawful attorney-in-fact, for it, and in its name, place, and stead, to take all actions necessary and appropriate to apply for and obtain any licenses, permits or similar services incidental to the business of the Company in Texas only including, but not limited to, the following categories:

- alcoholic beverages;
- lottery;
- tobacco;
- food processing;
- food service;
- food products/retailing;
- volatile chemical; and
- utilities.

Also included are any and all other documents relating to or necessary for the issuance or transfer of such licenses, including but not limited to guarantees to the licensing agency, and to assign and reassign any and all necessary papers in connection therewith, giving and granting unto its said attorney-in-fact full power and authority to do and perform all and every act, as to all intents and purposes as it might or could do, with full power of revocation, hereby ratifying and confirming all that its said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

The individual appointed as an attorney-in-fact herein shall remain an attorney-in-fact with the authority granted herein for until such appointment is otherwise revoked by 7-Eleven.

In witness whereof, said 7-Eleven has caused these presents to be signed by its proper corporate officer as of September 29, 2021.

Attest:



Arthur E. Rubinett
Assistant Secretary

7-ELEVEN, INC.

By:



Lillian F. Kirstein
Senior Vice President

State of Texas
County of Dallas

On this 29 day of September, 2021, before me, the undersigned notary public, personally appeared Lillian F. Kirstein and Arthur E. Rubinett a Senior Vice President and an Assistant Secretary, respectively, of **7-ELEVEN, INC.**, a Texas corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said corporation and that they each executed the same as the act of such corporation for the purposes therein expressed and in the capacities therein stated.

In witness whereof, I hereunto set my hand and official seal.


(Notary Public signature)
Suzanne Harrison
(typed or printed name)

(SEAL)



To Whom It May Concern,

Our Team at 7-11 is currently expanding our Laredo Taco Margarita concept throughout South Texas. During this expansion, we have selected three stores in the City of Edinburg. To comply with Texas ABC requirements, we have applied for an on-premises BG permit. We will legally be allowed to serve for on-premises consumption, but we have found that most of our consumers purchase this with the intention of consumption at home.

The “Margarita” is a wine-based product distributed by L&F Distributors and manufactured by MPACT Beverages out of Houston. This is a Texas made product. This wine based ready-to-drink product has a 10.5% ABV for Strawberry and a 9.5% ABV for Classic. This product has already rolled out in several communities quite successfully.

Employees will complete Texas ABC training that includes age verification & safe serving recommendations. As a responsible retailer, we have also set up age verifications prompts at our point of sales to require age verification for every purchase.

Thanks,

Adrian Poulisse

Senior Store Innovation Analyst

Cypress Waters | 3200 Hackberry Road | Irving, Texas | 75063

W 972.828.1820 | C 615.306.8615 | Adrian.Poulisse@7-11.com

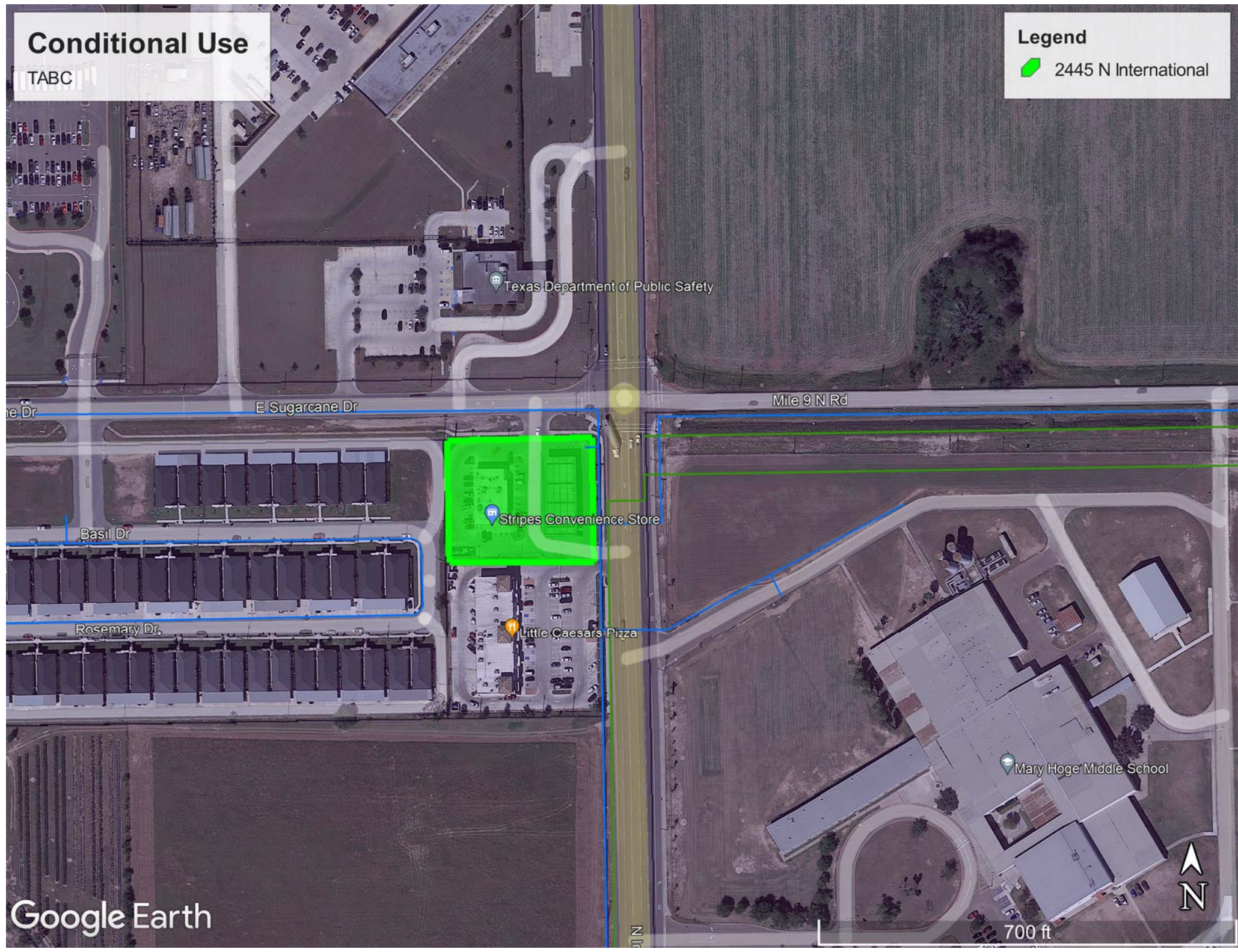


Conditional Use

TABC

Legend

 2445 N International





Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7226	
From:			
Subject: Discussion and consideration to approve a request from Hidalgo County Drainage District #1 for a letter of support for the Southwest Weslaco Regional Detention Facility Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU Martin Garza		Created	
City Manager Comments: Approve.			
Staff Recommendation:			
Attachments, if any: Corr to Mayor Gonzalez request letter of support SW Weslaco RDF, HCDD1 letter of Support			
Responsibilities upon Approval:			



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Segin, 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

November 30, 2023

Honorable Adrian Gonzalez
City of Weslaco
255 South Kansas Avenue
Weslaco, Texas 78596

Re: FEMA Building Resilient Infrastructure and Communities (BRIC) FY 2023
Proposed Southwest Weslaco Regional Detention Facility

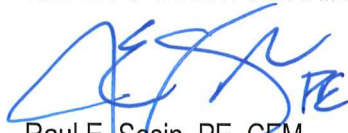
Dear Mayor Gonzalez:

Hidalgo County Drainage District No. 1 (HCDD1) is applying for funds to construct the Southwest Weslaco Regional Detention Facility (RDF) under FEMA's BRIC 2023 funding cycle. This application includes a 52.15-acre stormwater detention facility located at the northwest corner of S. Texas (FM 88) and West 34th Street; within Hidalgo County and City of Weslaco ETJ. HCDD1 seeks a letter of support in favor of this application.

The City of Weslaco along with Hidalgo County have suffered from repeated flood events during the last several years, but particularly in 2018 and 2019 there was significant flooding impacting the areas along the proposed Southwest Weslaco RDF. HCDD1 received various calls for assistance during the flood events, categorized as 100-year events. Therefore, the proposed RDF was identified and included in the 2018 Bond Project list. The project mitigates flooding from high intensity, short duration rain events that have been experienced more frequently in recent years. The improvement will positively impact the social, environmental, and economic vitality of this area. The RDF will connect and serve as an extension of an existing drainage ditch, thus preserving the wetland designation of the ditch. The 52.15 acres will remain as green space and are designed to serve as a dual purpose of enhancing equity of access to recreational space.

HCDD1 proposes to apply for funding for the construction of this stormwater regional detention facility through this grant application due January 8, 2024. A sample letter and project location map is attached for your reference.

Sincerely,
HIDALGO COUNTY DRAINAGE DISTRICT No. 1



Raul E. Segin, PE, CFM
District General Manager

FEMA
Attn: BRIC 2023

Re: Letter of Support for Hidalgo County Drainage District #1 Sub application for
Proposed Southwest Weslaco Regional Detention Facility
FEMA Building Resilient Infrastructure and Communities FY 2023

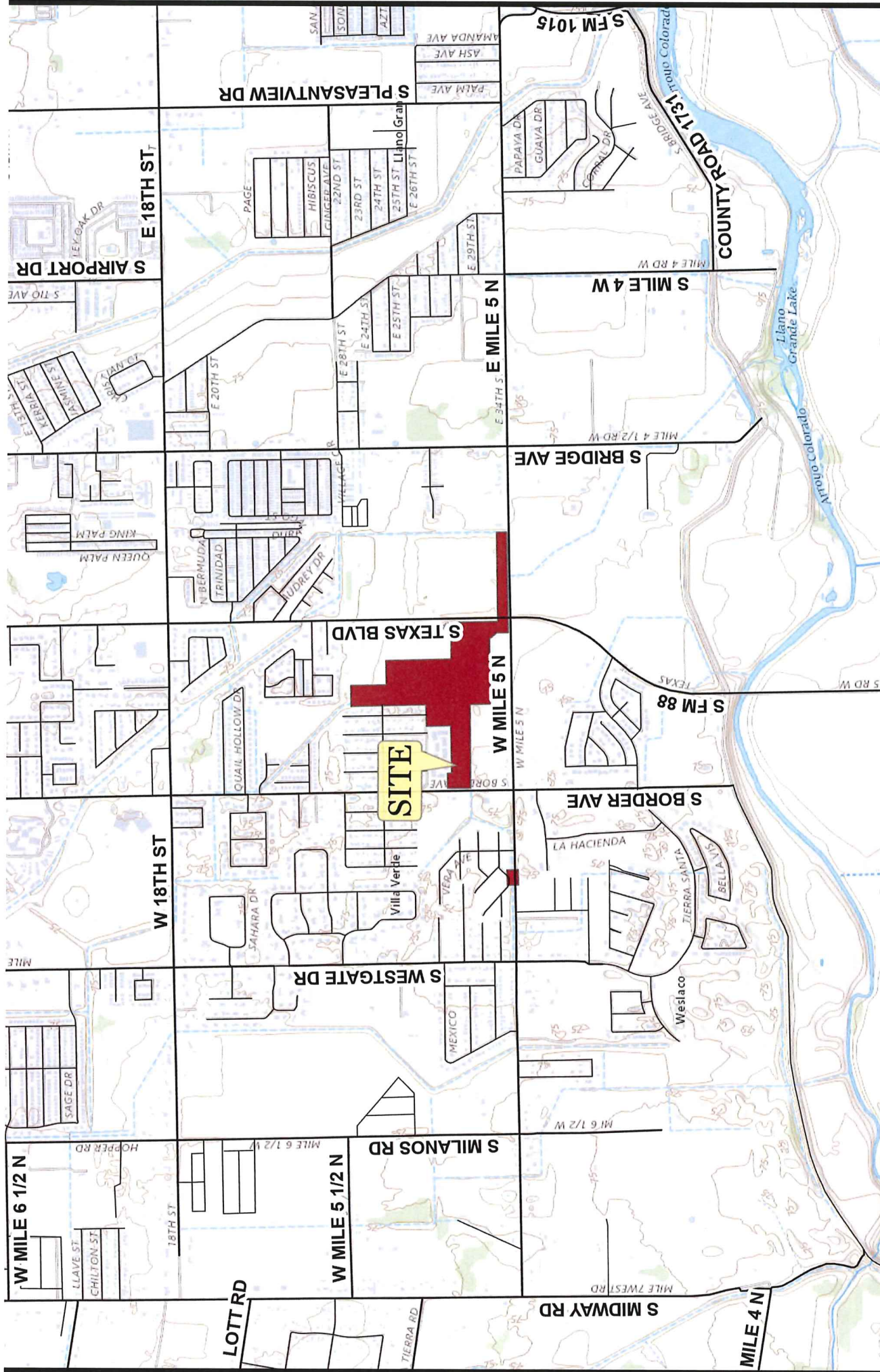
Dear FEMA:

Hidalgo County Precinct 1 fully supports Hidalgo County Drainage District No. 1 (HCDD1) application for the Building Resilient Infrastructure and Communities (BRIC) FY 2023 sub application for the Proposed Southwest Weslaco Regional Detention Facility (RDF).

Hidalgo County has suffered from repeated flood events during the last six years that have resulted in six major disaster declarations. Particularly in 2018 and 2019 there was significant flooding impacting the areas along the proposed Southwest Weslaco RDF in the City of Weslaco. During these flood events, flood waters inundated numerous neighborhoods, limiting access along roadways for emergency response.

The existing drainage ditch does not have sufficient capacity and flood waters accumulated within the nearby neighborhoods, with rising waters entering the homes. Through this proposed nature-based solution, the proposed Southwest Weslaco RDF will provide a 100-year flood protection and reduce the depth of flooding by as much as 1.7 feet within some areas in the basin.

Hidalgo County Precinct 1 fully supports this project for the BRIC FY 2023 application.



City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

December 19, 2023

FEMA

Attn: BRIC 2023

Re: Letter of Support for Hidalgo County Drainage District #1 Sub application for
Proposed Southwest Weslaco Regional Detention Facility
FEMA Building Resilient Infrastructure and Communities FY 2023

Dear FEMA:

The City of Weslaco fully supports Hidalgo County Drainage District No. 1 (HCDD1) application for the Building Resilient Infrastructure and Communities (BRIC) FY 2023 sub application for the Proposed Southwest Weslaco Regional Detention Facility (RDF).

Hidalgo County has suffered from repeated flood events during the last six years that have resulted in six major disaster declarations. Particularly in 2018 and 2019 there was significant flooding impacting the areas along the proposed Southwest Weslaco RDF in the City of Weslaco. During these flood events, flood waters inundated numerous neighborhoods, limiting access along roadways for emergency response.

The existing drainage ditch does not have sufficient capacity and flood waters accumulated within the nearby neighborhoods, with rising waters entering the homes. Through this proposed nature-based solution, the proposed Southwest Weslaco RDF will provide a 100-year flood protection and reduce the depth of flooding by as much as 1.7 feet within some areas in the basin.

The City of Weslaco fully supports this project for the BRIC FY 2023 application.

Adrian Gonzalez, Mayor

Cc: City Commission
Martin Garza, City Manager



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7228	
From: David Arce			
Subject: Discussion and consideration to ratify the purchase order of an item approved April 18, 2023, a Vac Truck from Kinloch Equipment and Supply Inc, to Doggett Freightliner of South Texas, LLC and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: On April 18, 2023, a vac truck was approved for collections department from Kinloch Equipment and Supply, Inc. The purchase of the truck (Western Star 47X) must be purchased from Doggett Freightliner of South Texas, LLC as only a franchise motor vehicle dealer may title, register, and plate new motor vehicles within the state of Texas. Doggett Freightliner of South Texas, LLC in the exclusive TIPS contract holder for the Western Star as it was offered on the proposal. So we need to void and reissue the PO to Doggett Freightliner for the same truck. Once we receive the lease truck, any service to the truck will be done local dealer and any service to the body (vacuum) is serviced by Kinloch.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
David Arce David Arce Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2024 RATIFY PURCHASE ORDER VAC TRUCK, Kinloch Letter			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

Date: December 19, 2023

To: City Commission

From: David Arce, Public Works Director

Subject: RATIFY PURCHASE ORDER VAC TRUCK

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

On April 18, 2023, a vac truck was approved for collections department from Kinloch Equipment and Supply, Inc. The purchase of the truck (Western Star 47X) must be purchased from Doggett Freightliner of South Texas, LLC as only a franchise motor vehicle dealer may title, register, and plate new motor vehicles within the state of Texas. Doggett Freightliner of South Texas, LLC is the exclusive TIPS contract holder for the Western Star as it was offered on the proposal. So, we need to void and reissue the PO to Doggett Freightliner for the same truck. Once we receive the lease truck, any service to the truck will be done at the local dealer and any service to the body (vacuum) is serviced by Kinloch.

Staff Recommends Approval.



Kinloch
Equipment & Supply, Inc.

P.O. Box 4919
Pasadena, TX 77502
Tel: 713.473.6213 Fax: 713.473.7858
Toll Free: 800.231.6929

Purchase Option

Upon the conclusion of the five (5) year lease term, the City of Weslaco has first option to purchase this equipment for \$277,835. The City is under no obligation to exercise this option and can opt to return the equipment to Kinloch Equipment & Supply, Inc. with no further financial obligation.

COST PER PRODUCTIVE HOUR

Assumptions:

- 8 hours in a normal single shift workday.
- 52 weeks in a year equals 2,080 normal work hours.
- ~10 days per year (80 hours) of Federal holidays.
- Net 2,000 normal work hours per year
- Minimum of 95% guaranteed equipment availability

Payment Frequency	Cost Per Productive Hour
Annual	\$51.42
Monthly	\$52.72

Prices quoted herein are in accordance with TIPS (The Interlocal Purchasing System) Contract # 200206.

This proposal is made as a matter of convenience. Any order desired to be placed in conjunction with this proposal must be made in favor of Doggett Freightliner of South Texas, LLC as only a franchise motor vehicle dealer may title, register, and plate new motor vehicles within the State of Texas. Doggett Freightliner of South Texas, LLC is the exclusive TIPS contract holder for the Western Star 47X chassis as offered in this proposal.

Prices quoted herein are firm until 4/30/23.

Sincerely,

Daniel J. Federico
Sales Manager

ELITE FINANCE
GROUP



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7237	
From: David Arce			
Subject: Discussion and consideration to ratify a purchase order for Southern Trenchless Solutions for emergency repairs on a collapsed manhole located near 607 Chrysolite Dr at Cornerstone Subdivision for the amount of \$56,575 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)			
Background: Manhole is about 8' deep and was completely deteriorated. It is now replaced with a new fiberglass manhole. This manhole is located just East of LS14 on 6th and Westgate. Staff obtained 3 informal quotes.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA David Arce Rosalinda Cavazos Martin Garza		Created/Initiated Approved New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Approval			
Attachments, if any: Memo 2024 EMERGENCY MANHOLE REPAIR, Cornerstone rehab			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

Date: December 19, 2023

To: City Commission

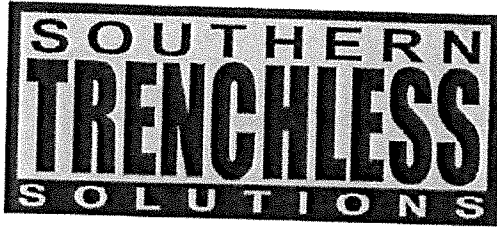
From: David Arce, Public Works Director

Subject: EMERGENCY MANHOLE REPAIR

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

Staff is requesting to ratify the emergency repair of a manhole located at Cornerstone Meadows subdivision. On December 5th the staff was called out for backup and located the collapsed manhole on the back side of the subdivision as it flows to LS14. Three quotes were obtained, and the lowest bidder was Southern Trenchless in the amount of \$56,575. They started and completed the manhole repair with minimal impact to the residents at Cornerstone.

Staff Recommends Approval of the emergency repair.



P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southern-trenchless.com

Quote Issued 12/7/2023

Quote # 23-142-342

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

BuyBoard # 635-21

Project: City of Weslaco
607 Chrisolige Dr MH Collapse

Line	Item	Description	Qty	Unit	Unit Price	Total
1	231	Mobilization / Demobilization	1	EA	2,500.00	2,500.00
2	211	Install New 4' to 8' Diameter Manhole (0' - 6' deep)	75	SF	175.00	13,125.00
3	214	Install Extra Depth 4' to 8' Diameter Manhole (over 6' deep)	50	SF	175.00	8,750.00
4	219	Flowable Fill	10	CY	300.00	3,000.00
5	90	Premium manhole frame and cover (Composite Manhole Cover)	1	EA	2,750.00	2,750.00
6	104	Manhole Bench Reconstruction	1	EA	800.00	800.00
7	212	Utility Crew	24	HR	250.00	6,000.00
8	519	Pipe or Other Confined Space Man Entry Safety System	16	Day	300.00	4,800.00
9	111	Set Up 6" Pump (Per Pump)	2	EA	1,500.00	3,000.00
10	115	Set Up 6" Piping	325	LF	18.00	5,850.00
11	121	Operate 6" pumping System	4	Day	1,500.00	6,000.00

Total

Exclusions:

1. Does Not Include ~~Excavation~~ Point Repairs
2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

Instructions

**Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____

Print Name: _____

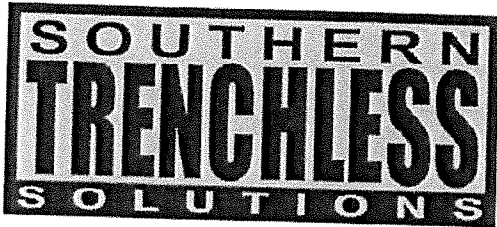
Title: _____

*** Please Make Checks Payable To:

Southern Trenchless Solutions, LLC.
PO Box 8084
Weslaco, TX 78599



We Appreciate Your Business!!!



P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southern-trenchless.com

Quote Issued 12/7/2023

Quote # 23-142-342

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

BuyBoard # 635-21

Project: City of Weslaco
607 Chrisolige Dr MH Collapse

Line	Item	Description	Qty	Unit	Unit Price	Total
12	MISC	Payment & Performance Bond	0	EA	1,700.00	0.00

Total \$56,575.00

Exclusions:

1. Does Not Include ~~XXXXXX~~ Point Repairs
2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

Instructions

****Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.**

Signature: _____

Print Name: _____

Title: _____

***** Please Make Checks Payable To:**

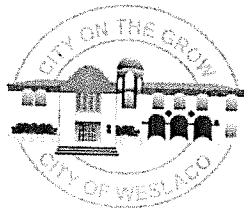
Southern Trenchless Solutions, LLC.
PO Box 8084
Weslaco, TX 78599



We Appreciate Your Business!!!

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

December 1, 2023

TO: Martin Garza
City Manager

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **COLLAPSED SANITARY SEWER MANHOLE
NEAR 607 CHRISOLITE DR
CORNERSTONE SUBDIVISION**

Dear Mr. Garza,

Mr. Marcelo Cosme has informed me about the collapsed sanitary sewer manhole near 607 Chrysolite Dr at Cornerstone Subdivision.

The top of this sanitary sewer manhole has collapsed and needs repairs. The repairs consist of replacing the 8' manhole with a new fiberglass manhole and making all connections to ensure continued sewer service. This manhole collects sanitary sewer from the subdivision and sends it directly to Lift Station #14, located on the west side of Westgate Dr.

Based on the information provided, I recommend that the city proceed with the repairs to eliminate the potential for a detrimental impact to the subdivision.

Please let me know if you have any questions or require additional information.

Sincerely,
Albert J. Aldana, P.E.

c: Marcelo Cosme, Public Works



Marcelo Cosme

From: Juan Gonzalez <juanegonzalez@jeglaw.net>
Sent: Friday, December 8, 2023 7:16 PM
To: Molly Vallejo
Cc: Juan E. Gonzalez; Marcelo Cosme; Martin Garza; Alberto J. Aldana
Subject: Re: Collapsed Sanitary Sewer Manhole Near 607 Chrysolite Dr - Cornerstone Subdivision

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

This appears to be a health emergency but the letter does not set thy out. Letter needs to say why this is a health emergency. V now it is my opinion you can proceed immediately.
Sent from my iPhone

On Dec 8, 2023, at 4:54 PM, Molly Vallejo <mvallejo@weslacotx.gov> wrote:

Hello Mr. Gonzalez,
Please see attached and as per Marcelo Cosme, he would like permission to proceed with repair this weekend before m messes up more of the subdivision stated below in the email.

Molly Vallejo
CMO

From: Alberto J. Aldana <aaldana@weslacotx.gov>
Sent: Friday, December 8, 2023 4:45 PM
To: Martin Garza <mgarza@weslacotx.gov>
Cc: Andrew Muñoz <amunoz@weslacotx.gov>; Marcelo Cosme <mcosme@weslacotx.gov>; DAVID ARCE <DARCE@weslacotx.gov>
Subject: Collapsed Sanitary Sewer Manhole Near 607 Chrysolite Dr - Cornerstone Subdivision

Martin,
Attached please find a letter regarding the collapsed manhole near 607 Chrysolite Dr at Cornerstone Subdivision.
Please let me know if you have any questions or need additional information.
Thanks.

AJA

<image001.png>

"The test of the artist does not lie in the will with which he goes to work, but in the excellence of the work he produces." — Thomas Aquinas

<12-08-23MG_Cornerstone SSMH.pdf>

OMT UTILITIES
Luis Reyes III
1910 S. PLEASANTVIEW
WESLACO, TX 78596

Estimate

Date 12/6/2023
Estimate # 7713

Name / Address

City of Weslaco

P.O. #

Terms

Due Date 12/6/2023
Other

Description	Qty	Rate	Total
*****EMERGENCY MANHOLE REPAIR*****			
*****WESTGATE & 6TH ST. DRAINAGE DITCH*****			
Remove existing 8' collapsed brick manhole and replace with new 8' fiberglass manhole and make all existing connections to continue sewer service. By-pass pumping approximately 400' if necessary.		61,500.00	61,500.00

Please consider my proposal.

OMT UTILITIES
luisreyes034@yahoo.com

Total \$61,500.00
956-778-0140

SAL CONSTRUCTION

PO Box 8185
Weslaco, TX 78596

Estimate

Date	Estimate #
12/7/2023	1

Name / Address
Weslaco WWTP LS Marcelo Cosme Superintendent m.cosme@welsacotx.gov 956-532-8342

			Project
Description	Qty	Rate	Total
Remove and Replace 8' Collapsed Manhole behind 607 Christolite Dr. Backfill will be flowable, Bypass Included.		65,000.00	65,000.00
THANK YOU FOR THE OPPORTUNITY!			
Total			\$65,000.00

E-mail
caroline@sal-construction.com



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7236	
From:			
Subject: Discussion and consideration regarding Lonestar National Bank Depository Contract for an update to the Termination Clause and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background: Lonestar National Bank's legal team has updated a sentence in the term section of the contract. The updated sentence reads " This contract may be terminated by either party if a party fails to perform or otherwise breaches any of its obligations hereunder, only if, after giving notice by the terminating party of its intent to terminate, and the party receiving such notice does not cure any failure or breach within sixty (60) days.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA Rosalinda Cavazos Martin Garza		Created/Initiated New	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: Bank Depository Contract 121423			
Responsibilities upon Approval:			

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

DEPOSITORY CONTRACT

WHEREAS, Lone Star National Bank has been duly and properly designated by the City of Weslaco hereinafter referred to as "City"), as a depository of the City's funds, based upon Lone Star National Bank (hereinafter referred to as "DEPOSITORY BANK") bidding and agreeing to pay the ("City ") interest on the average daily collected balances kept in Lone Star National Bank by the City at the rate specified below.

NOW, THEREFORE, Lone Star National Bank, agrees to faithfully do and perform all the duties and obligations required upon it by law as such DEPOSITORY BANK and shall, upon presentation, pay all properly payable checks drawn upon it by the City to the extent that funds are on deposit to cover same and shall faithfully keep and account for, according to law, all funds belonging to the City which are deposited with it pursuant to the requirements of Chapter 105 of the Local Government Code and the DEPOSITORY BANK shall pay interest at the time and at the rate(s) as follows:

Checking Accounts: 4.75% fixed interest rate for the 1st six months; thereafter 65% of the high rate of the previous month's 13-Week U.S. Treasury Bill, adjusted monthly*
*Applicable Floor on All Checking Deposits: 0.10%, Cap of 3.75% on variable rate

Time Deposits: To be priced and bid at the time that each time deposit is required.

TERM

For the purposes of this agreement the term thereof shall commence October 17, 2023 and shall expire on September 30, 2026. This contract may be terminated by either party if a party fails to perform or otherwise breaches any of its obligations hereunder, only if, after giving notice by the terminating party of its intent to terminate, the party receiving such notice does not cure any failure or breach within sixty(60) days. However, the DEPOSITORY BANK shall remain the City's depository until such time that all of the City's funds have been transferred to the new institution. At expiration of this contract, the City will cease to earn interest on any accounts which remain at DEPOSITORY BANK and such accounts will be subject to the then current fees charged to commercial accounts.

The DEPOSITORY BANK must keep sufficient collateral, as allowed by the City's Investment Policy and Procedure, in order to collateralize the City's funds at no less than 102% of City's collected balances held by the DEPOSITORY BANK at any time. The DEPOSITORY BANK further agrees that, at the expiration of the term for which it has been chosen as the City's depository, it will turn over to its successor all funds coming into its hands of DEPOSITORY BANK upon receipt of written instructions from the City, provided however that City agrees that DEPOSITORY BANK shall have the right to retain deposits in an amount sufficient to pay all outstanding checks and equipment provided by Bank at no cost to the City. At such time, this agreement is to become null and void, and the collateral set forth shall be returned to the DEPOSITORY BANK. DEPOSITORY BANK shall have the right to decline deposits above the initial bid amounts(s) as referenced in the attached bid.

OBLIGATIONS OF DEPOSITORY BANK

The DEPOSITORY BANK, in consideration of having been selected as depository of the City and for the purpose of qualifying as such depository, hereby agrees to either obtain a letter of credit of the United States or its agencies and instrumentalities; or to pledge with the City an amount of investments at market value in accordance with Chapter 105 of the Texas Local Government Code in an amount not less than 102% of City deposits at all times in order to adequately collateralize the funds of the City according to the laws of the State of Texas and shall continuously remain as such. In the event the DEPOSITORY BANK uses a letter of credit, the letter of credit will be issued for 100% of the deposit amount since the letter of credit's market value does not fluctuate.

If DEPOSITORY BANK shall desire to sell or otherwise dispose of any one or more of investment securities so kept in safekeeping, it may substitute for any one or more of such securities other securities of the same market value and of the character authorized as collateral. Such right of substitution shall remain in full force and may be exercised by DEPOSITORY BANK as often as it may desire; provided, however, that the aggregate market value of all collateral pledged hereunder, shall be at least equal to the amount of collateral required hereunder and by the Public Funds Collateral Act and other applicable law. If at any time the aggregate market value of such collateral so deposited be less than the total sum of the City's funds on deposit with said DEPOSITORY BANK, DEPOSITORY BANK shall immediately transfer for safekeeping such additional collateral as may be necessary to cause the market value of such collateral to equal the total amount of required collateral. DEPOSITORY BANK shall be entitled to income on securities held as collateral. DEPOSITORY BANK will forward a monthly report to the City showing all of the securities held in safekeeping.

If at any time the collateral held in safekeeping shall have a market value in excess of the sum of balances due City by DEPOSITORY BANK, the City shall authorize the timely withdrawal of a specified amount of collateral in writing to the safekeeping agent upon written or email request by DEPOSITORY BANK. The public entity should respond to the request to release excess bonds pledged by the bank if it agrees, within 2 business days. DEPOSITORY BANK shall nominate as safekeeping agent a state or federally chartered bank, mutually agreeable to the City.

City may elect to renew and extend by mutual consent this Agreement between the DEPOSITORY BANK and the City with forty-five (45) days notice, provided the DEPOSITORY BANK is not in default, and such extension is not in violation of Texas Government Code, Public Funds Act.

DEPOSITORY BANK agrees to make available, upon request, the DEPOSITORY BANK'S quarterly call reports.

COLLATERAL

DEPOSITORY BANK represents that the collateral pledged to City is not otherwise assigned, pledged or encumbered and that no lien, or security interests exist other than the security interest held by the City pursuant to this agreement. Possession of the collateral by the City or safekeeping agent is intended as protection of City security interest herein. DEPOSITORY BANK agrees that the collateral (in the form and amount required by law) is held by City or the safekeeping agent for the benefit of City and as security of City's funds.

NO ORAL AGREEMENTS

THIS WRITTEN DEPOSITORY CONTRACT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

Parties agree the terms as reflected in the attached bid are considered supplemental to this agreement. Where there is ambiguity the bid document shall have precedence, if not clear in bid and agreement, the then current Depository account agreements and fees shall have precedence.

SUBSEQUENT AGREEMENTS

Any subsequent agreements between City and DEPOSITORY BANK shall be subject to this Depository Agreement. If any terms/clauses of other agreements conflict with terms/clauses of this Depository Agreement, then this Depository Agreement shall take precedence over the other agreement. Any additional term(s) or issue(s) in subsequent agreements shall be incorporated into this Depository Agreement by addendum approved by the City.

BANK AUTHORIZATION

DEPOSITORY BANK represents and warrants that this Agreement is made pursuant to and is duly authorized by the Board of Directors of the DEPOSITORY BANK and is recorded in the official records of the DEPOSITORY BANK.

LAW GOVERNING

All applicable provisions and requirements of the laws of the State of Texas governing depositories for the City shall be a part of this Agreement. Venue for all purposes shall be in Hidalgo County, Texas.

EXECUTED this _____ day of October, 2023, by the undersigned duly authorized officers of the parties hereto.

FOR DEPOSITORY BANK:

(Signature)

Vipul Patel
EVP, Chief Investment Officer

FOR CITY:

(Signature)

Title



Standardized Agenda Request Form

Date of Meeting: December 19, 2023		Agenda Item No. (to be assigned by CSO): 2023-7235	
From:			
Subject: Discussion and consideration to accept financing acquisition proposal from First American Equipment Finance for the acquisition of a Front Wheel Loader and Asphalt Zipper in the amount of \$506,218 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)			
Background: On October 17, 2023, the city commission authorized staff to solicit financing for the purchase of a Front Wheel Loader and Asphalt Zipper for our Public Works department, as approved in the 2024 budget.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
Rosalinda Cavazos Rosalinda Cavazos Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends First American Equipment Finance for the financing.			
Attachments, if any: 121923 FINANCING MEMO, FINANCING TABULATION 2023-24-10 loader & zipper			
Responsibilities upon Approval:			

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

Date: December 14, 2023

To: Mayor & City Commission

CC: Martin Garza, City Manager

From: Rosie Cavazos, Finance Director

Re: Financing of Zipper & Front loader

.....

On October 17, 2023, the city commission authorized staff to solicit financing for the purchase of a Front Wheel Loader and Asphalt Zipper for our Public Works department, as approved in the 2024 budget.

Finance requested proposals via bidnet and received 4 responses.

Frost Bank, Bayston Govt Finance/KS State Bank, First American Equipment Finance, and Government Capital Corporation all submitted offers.

First American Equipment Finance offered the lowest interest rate of 4.918% for the 5-year term. We would have 5 annual payments of \$116,658.69.

Staff recommends awarding the financing to First American Equipment Finance.

**CITY OF WESLACO - JOHN DEERE LOADER & ASPHALT ZIPPER / 5 YEAR PAYMENT PLAN
ACQUISITION & FINANCING RFP 2023-24-10 TABULATION**



Frost Bank
100 West Houston Street
San Antonio, Texas
210.220.6850
Rick Ramirez
rick.ramirez@frostbank.com

Baystone Govt Finance / KS State Bank
1010 Westloop Place
Manhattan, KS 66502
800.752.3562
Christina Ummel
cummel@ksstatebank.com

Option	DESCRIPTION	Pmts			Pmts		
			CONTRACT AMT	\$ 506,218.00		CONTRACT AMT	\$ 506,218.00
	ANNUAL PAYMENTS	5	\$ 116,968.85	\$ 584,844.25	5	\$ 120,141.64	\$ 600,708.20
			ORIGINATION FEE	\$ 750.00		ORIGINATION FEE	\$ -
			INTEREST	\$ 78,626.25		INTEREST	\$ 94,490.20
			TOTAL	\$ 585,594.25		TOTAL	\$ 600,708.20
			5.014%			5.99%	

First American Equipment Finance
211 High Point Drive
Victor, NY 14564
585.361.6515
Nick Prieston
nick.prieston@faef.com

Government Capital Corporation
345 Miron Drive
Southlake, Texas 76092
817.422.0212
Stepahie Cates
stephanie.cates@govcap.com

Option	DESCRIPTION	Pmts			Pmts		
			CONTRACT AMT	\$ 506,218.00		CONTRACT AMT	\$ 506,218.00
	ANNUAL PAYMENTS	5	\$ 116,658.69	\$ 583,293.45	5	\$ 119,260.39	\$ 596,301.95
			ORIGINATION FEE	\$ -		ORIGINATION FEE	\$ -
			INTEREST	\$ 77,075.45		INTEREST	\$ 90,083.95
			TOTAL	\$ 583,293.45		TOTAL	\$ 596,301.95
			4.918%			5.720%	

Tabulation created by: Homer Rhodes on: 12/13/2023
Proposal opening on 12/13/2023 at 10:00 AM