

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**JANUARY 17, 2024, 5:30P.M.
LEGISLATIVE CHAMBERS
255 S. KANSAS AVENUE**

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, PZ Commissioner

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jose Treviño, PZ Commissioner

Jim Forward, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
SPECIAL MEETING
JANUARY 4, 2024**

On Thursday, January 4, 2024, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

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

Also, present were Mike Swinnea, Assistant Fire Marshall, Salvador Ayar, Assistant Engineer Director, Marcelo Cosme, Water & Sewer Superintendent, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. December 6, 2023, Regular Meeting

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

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 3640 N Texas Blvd., also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Mrs. Arevalo stated that notice appeared in the Monitor on December 13, 2023, there were ten (10) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2045 zone map that requires a buffer zone between commercial & residential.

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

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

B. Discussion and consideration to rezone 3702 N Texas Blvd., also being 2.817-acre tract out of Farm Tract 109, Block 144, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

Mrs. Arevalo stated that notice appeared in the Monitor on December 13, 2023, there were five (5) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2045 zone map identifies area for commercial use.

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

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

C. Discussion and consideration to rezone 311 S Indiana, also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Mrs. Arevalo stated that notice appeared in the Monitor on December 13, 2023, there were twenty-two (22) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended denial based on surrounding land use.

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

Mr. Ruben Lozano stated the property was purchased in 2015. His proposal intent would be to demo the front of the existing building and remodel the back and is proposing four units if allowed and is willing to comply with the City regulations.

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

D. Discussion and consideration to rezone 2827 Mile 6 ½ North Rd., also being 14.19 acres out of Farm Tract 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Mrs. Arevalo stated that notice appeared in the Monitor on December 13, 2023, there were thirty-six (36) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on surrounding land use.

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

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

E. Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 205 E Business 83 Suite A, also being Lot 1 & 2, Block 27, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on December 13, 2023, there were twelve (12) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Mrs. Cynthia Gonzalez stated the proposed capacity would be seventy-two, the event center would be for child's parties only and they would not have alcohol, and the hours of operation would be from 12pm to 10pm.

Mrs. de la Fuente stated the ordinance for the parking requirements at an event center was changed about three years ago.

Mr. Sunderland stated the parking requirement would be met, stating fourteen stalls were required and location has eighteen space available at the front with additional parking to the west side.

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

F. Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit, at 2219 N Texas Blvd., also being Lots 1 & 2, Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, and Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on December 13, 2023, there were ten (10) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Mrs. Verenise Torres representative stated the operation hours would be from Sunday through Thursday 11am to 9pm, Friday and Saturday would be from 11am to 10pm and the restaurant was a family-oriented establishment.

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

G. Discussion and consideration of the purpose of the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development.

Planning and zoning commission had open discussion about concerns with the city ordinance and existing infrastructure. A public hearing was held but no public comments were received from the audience.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary and/or Final Plat for El Farito Estates Subdivision being 17.15 acre out of Farm Tract 299, Block 158, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the south side of Mile 13 North Road, ½ mile east of Mile 6 West.

Mrs. Arevalo stated the proposed development is an eleven (11) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by OSSF. Applicant is requesting a variance for OSSF and off-site drainage and has provided letters of support. Staff recommends approval of the Final Plat with compliance with the ordinance for the variance request.

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

B. Discussion and consideration for the Preliminary and/or Final Plat for Sierra Verde Estates Subdivision being 25.0 acre out of Lots 15, and 16, Block 147, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the northwest corner of Mile 4 West Road and Mile 12 North Road.

Mrs. Arevalo stated the proposed twenty-two lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by the OSSF. The applicant is requesting a variance for OSSF and off-site drainage and is pending letter form the irrigation. Staff recommends approval of Final plat and compliance with the ordinance on the variance.

Commissioner Summers made a motion to approve the Final plat, contingent on providing the letter of support from the irrigation, seconded by Commissioner Treviño. Motion carried.

C. Discussion and consideration of the Preliminary and/or Final Plat for Milanos Estates Phase IV Subdivision being 20.00 acre out of Farm Tracts 716, 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.

Ms. Arevalo stated the proposed eight-six (86) 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 the City of Weslaco through an 8" sewer line. The applicant is requesting a variance for front and rear setbacks and off-site

drainage and is pending letter form the drainage district. Staff recommends approval of Final plat and compliance with the ordinance on the variance.

Commissioner Summers made a motion to approve the Final plat, contingent on providing the letter of support from the drainage district, seconded by Commissioner Torres. Motion carried.

D. Discussion and consideration on the variance request to Section 26-34(a) for Monte Cielo Subdivision Phase I being 33.97-acres out of Farm Tract 214, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas. Located approximately 2,500 ft. south of Mile 10 North on the east side of Mile 6 ½ West.

Mrs. Arevalo stated this is a proposed one-hundred and fifty-seven (157) lot subdivision. It was previously approved by City Commission on July 18, 2023. The city ordinance requires developers to dedicate a 75ft drainage easement from centerline of ditch; therefore, the developer is requesting a variance to Section 26-34(a). Staff recommends compliance with ordinance on the variance request.

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

E. Discussion and consideration for six-month extension of the Final Plat for Dominion Subdivision being a 20acres out of Farm Tracts 164, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 700 ft. east of Midway Rd on Pike Blvd.

Mrs. Arevalo stated that this item is a proposed sixty-five (65) lot subdivision is located inside the City of Weslaco. The Final Plat approval is set to expire on December 7, 2023, and this is the 1st extension. The Engineering department has provided an email with pending items and the development is about 90% complete. Staff recommends approval.

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

F. Discussion and consideration to amend ordinance number 2018-02, to create new zoning Districts, the city of Weslaco zoning ordinance; codified as chapter 150 of the Weslaco code of ordinances, adopting new regulations; and ordaining other matters with respect to the subject matter hereof.

Planning and zoning commission requested for staff to add a district for condos and present the changes at the next meeting.

G. Discussion and consideration to amend ordinance number 2013-22, to create water rights, the city of Weslaco Subdivision Ordinance; codified as Appendix B of the Weslaco code of

ordinances, adopting new regulations; and ordaining other matters with respect to the subject matter hereof.

Commissioner Summers made a motion for recommendation to move forward, seconded by Commissioner Berry. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 7:00p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



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

Date of Meeting: January 17, 2024	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Teresa Ramos.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 2420 E Business 83, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 20, 2023. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on January 5, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 2420 E Business 83, Weslaco, TX 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

Event Center

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

_____ \$300.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

_____ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Lorena Ramos Phone 956-376-9695

Address 2108 Hibiscus Ave Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: loramr968@gmail.com

OWNER

Name LEROY MORENO Phone 956-968-8030

Address 2424 E. Bus. 83 Fax: —

City WESLACO State TX Zip Code 78596 E-Mail: leroymoreno@gmail.com

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

PLANNING DEPARTMENT

January 5, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 17, 2024, and the City Commission will hold a public hearing on February 6, 2024, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on January 17, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Teresa Ramos is requesting a Conditional Use Permit to operate an Event Center, at 2420 E Business 83, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas.

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

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

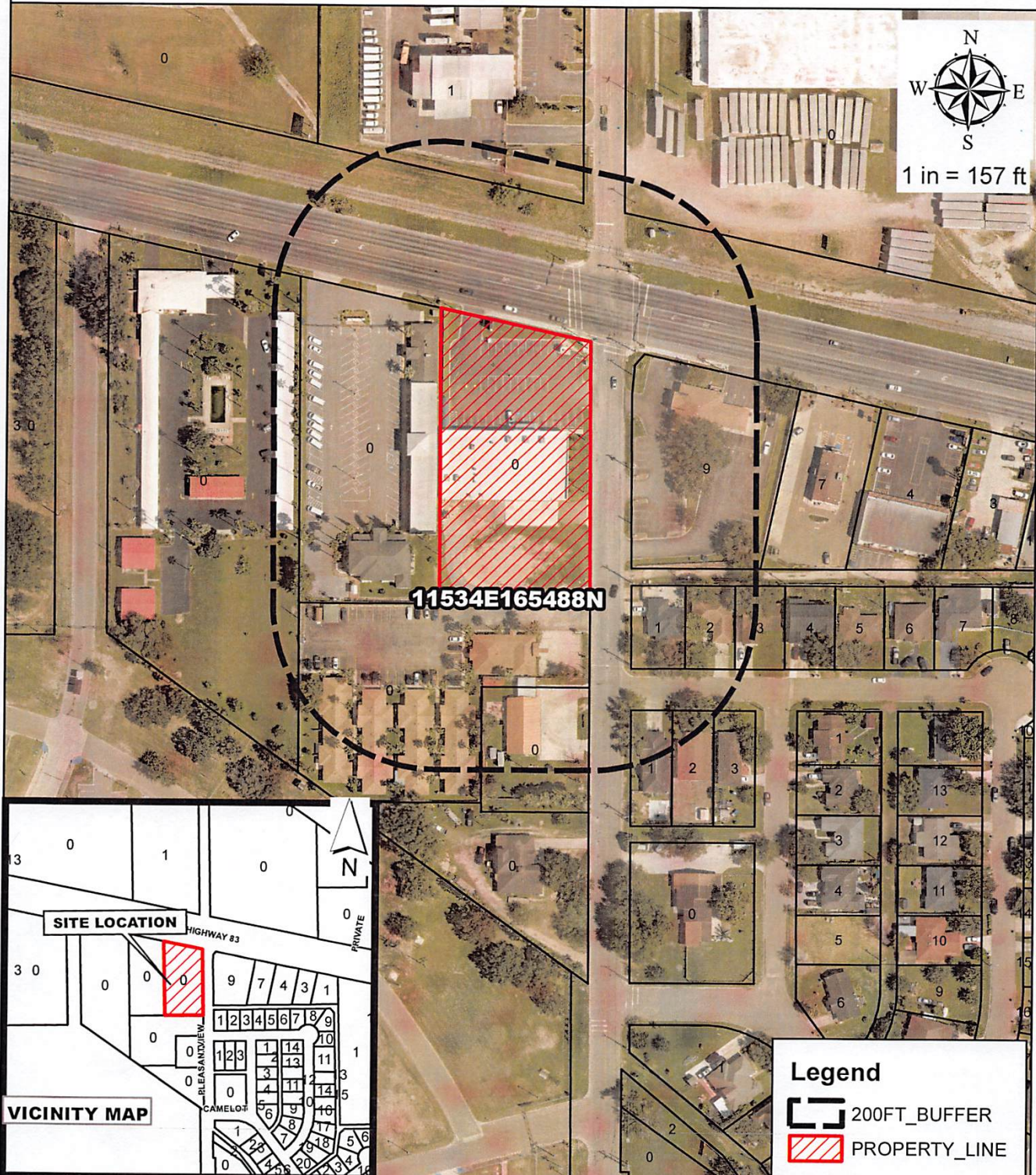
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

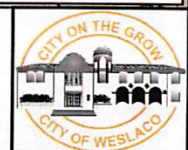
Planning &
Code Enforcement



TERESA RAMOS
2420 E BUS 83
WEST TRACT

Purpose for the Conditional Use Request

Existing zoning:	B-2
Existing land use:	Commercial
CUP Request:	Event Center



City of Weslaco Code Enforcement Dept.

DEC 29, 2023

SILVA HECTOR EDUARDO 2504 LANCELOT DR WESLACO TX 78596	C0600-00-001-0001-00 CAMELOT VILLAGE LOT 1 BLK 1 2504 LANCELOT DR	L: 41640 B: 94806
VALDEZ MARIA GUADALUPE PO BOX 188 LA FERIA TX 78559	C0600-00-001-0002-00 CAMELOT VILLAGE LOT 2 BLK 1 2508 LANCELOT DR	L: 41640 B: 73598
ESTRADA ESTEBAN 2512 LANCELOT DR WESLACO TX 78596	C0600-00-001-0003-00 CAMELOT VILLAGE LOT 3 BLK 1 2512 LANCELOT DR	L: 41640 B: 68363
GONZALEZ ROSARIO ROJAS 2505 LANCELOT DR WESLACO TX 78596	C0600-00-003-0001-00 CAMELOT VILLAGE LOT 1 BLK 3 2505 LANCELOT DR	L: 39000 B: 107206
PALERMO MELISA J 2508 LANCELOT DR WESLACO TX 78596	C0600-00-003-0002-00 CAMELOT VILLAGE LOT 2 BLK 3 2511 LANCELOT DR	L: 36000 B: 100056
MEDELLIN GUSTAVO & MARIA DEL 1605 S PLEASANTVIEW DR WESLACO TX 78596	C0600-00-003-0003-00 CAMELOT VILLAGE LOT 3 BLK 3 2515 LANCELOT DR	L: 36000 B: 54000
LOWER RIO GRANDE VLY DEV CNCL 4900 N 23RD ST MCALLEN TX 78504	D4300-01-000-0001-00 DEVELOPMENT EAST UT NO. 1 LOT 1 510 S PLEASANTVIEW DR	L: 723335 B: 655401
SECURITY FIRST CREDIT UNION PO BOX 4829 MCALLEN TX 78502	P7700-00-000-0009-00 PLEASANT VIEW W46.4'-LOT 9 & ALL 13 EXC E3.16' 2502 E BUS HWY 83	L: 286146 B: 248276
CIL WAREHOUSE 1 & 2 LLC 6800 S INTERNATIONAL PKWY MCALLEN TX 78503	W3800-00-024-0000-05 WEST TRACT AN IRR TR T 24 8.25 AC GR 7.71 AC NET 501 PLEASNTVIEW	L: 381645 B: 1292755
BHAKTA HTENDRAKUAR 2100 E BUSINESS 83 WESLACO TX 78596	W3800-00-702-0000-20 WEST TRACT 2.84AC- W14.31'-LT 2 L 3 & 4 & E30' LOT 5 FT 702 2100 E BUS HWY 83	L: 587623 B: 77471
JA ASSETS LLC 5426 W RIVER DR RICHMOND TX 77406	W3800-00-702-0000-40 WEST TRACT S100' LTS 1 & 2 EXC & 0.68AC IRR TR LOT 9 BNG W220.60'- 628 S PLEASANTVIEW DR	L: 320166 B: 1128446
SOUTH TEXAS EDUCATIONAL TECHNOLOGIES INC 2402 E BUSINESS 83 WESLACO TX 78596	W3800-00-702-0000-45 WEST TRACT N395.41'-E169.47' AN IRR TR 2 1.454 AC 2402 E BUS HWY 83	L: 361017 B: 663677

City of Weslaco Code Enforcement Dept.

DEC 29, 2023

MORENO LEROY	W3800-00-702-0000-50	L: 322780
2424 E BUSINESS 83	WEST TRACT N355.23' IRR TR LOT 1 FT	B: 358961
WESLACO TX 78596	1.30AC NET	
	2424 E BUS 83	
SALINAS DOMINGA	W3800-00-702-0000-80	L: 106875
PO BOX 312	WEST TRACT BLK FT 702 150' X 150' OF	B: 70688
ELSA TX 78543	702 S PLEASANTVIEW DR	



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 17, 2024	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Glazer's Beer and Beverage of Texas, LLC.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License, at 3311 Development Drive, also being Lot 12, Mid-Valley International Industrial Park Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 20, 2023. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on January 5, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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 12 Block _____

Subdivision Name Mid-Valley International Industrial Park Subdivision

Street Address 3311 Development Drive

Existing Zoning Light to heavy industrial use Existing Land Use under construction

Purpose for the Conditional Use Permit Request warehousing and distribution of alcoholic and non-alcoholic beverages

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

- _____ \$300.00 non-refundable filing fee.
- _____ Detailed dimensioned site plan/map must be submitted with this request.
- _____ Survey and metes and bounds if the legal description is a portion of a lot.
- _____ City and school tax receipts attached.
- _____ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Adrian Leal, Vice President & General Manager, Glazer's Beer and Beverage of Texas, LLC Phone 956-605-2087

Address 2000 Redbud Fax: _____

City McAllen State TX Zip Code 78502 E-Mail: adrian.leal@glazersbeer.com

OWNER

Name Glazer's Weslaco, LLC Phone 972-392-8110

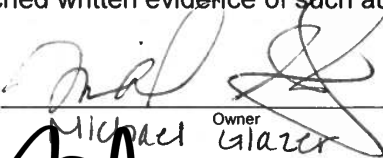
Address 14911 Quorum Drive, Suite 200 Fax: _____

City Dallas State TX Zip Code 75254 E-Mail: angela.lilly@glazersbeer.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  Executive Vice President and Secretary Date 12/13/23
 Signature  General Manager Date 12/13/23
 Signature _____ Applicant Date _____
 Signature _____ Authorized Agent Date _____

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

42,723



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

WHOLESALE'S DISTRIBUTOR'S MANUFACTURER'S PREQUALIFICATION PACKET

L-W (9/2019)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add a Subordinate License/Permit Number _____
☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number _____
☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number _____

2. Type of Wholesaler's, Distributor's, and Manufacturer's License/Permit

- | | |
|---|--|
| ☒ W Wholesaler's Permit | ☐ J Bonded Warehouse Permit |
| ☐ X General Class B Wholesaler's Permit | ☐ JD Bonded Warehouse Permit (Dry Area) |
| ☐ O Private Carrier's Permit | ☐ BB General Distributor's License |
| ☐ L Private Storage Permit | ☒ BC Branch Distributor's License |
| ☐ K Public Storage Permit | ☐ BI Importer's License |
| ☐ GS Winery Storage Permit | ☐ BJ Importer's Carrier's License |
| ☐ GF Winery Festival Permit | ☐ BA Manufacturer's License – allows on-premise consumption |
| ☐ DA Brewer's Self Distribution Permit | ☐ B Brewer's Permit – allows on-premise consumption |
| ☐ DB Manufacturer's Self Distribution License | ☐ D Distiller's and Rectifier's Permit – allows on-premise consumption |
| ☐ G Winery Permit – allows on-premise consumption | |

3. Trade Name of Location (Name of distribution company, distillery, etc.)

Glazer's Beer and Beverage of Texas, LLC

4. Location Address of Primary Permit

3311 Development Drive

City Weslaco	County Hidalgo	State TX	Zip Code 78599
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5. Mailing Address

14911 Quorum Drive, Suite 200

City Dallas	State TX	Zip Code 75254
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6. Business Phone No.

972-392-8090

Alternate Phone No.

972-392-8110

E-mail Address

angela.lilly@glazersbeer.com

OWNER INFORMATION

7. Type of Owner

- | | | |
|--|---|--|
| ☐ Individual | ☐ Limited Liability Partnership | ☐ Joint Venture |
| ☐ Partnership | ☐ Corporation | ☐ Trust |
| ☐ Limited Partnership | ☒ Limited Liability Company | ☐ Other |

8. Owner of Business/Applicant (Name of Corporation, LLC, etc.)

Glazer's Beer and Beverage, LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact **phone and email are mandatory and must be active and updated regularly**. If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your license/permit.**

9. Contact Person:

Angela R. Lilly

Relation to Business:

VP & General Counsel

Phone (mandatory):

972-392-8110

Email (mandatory):

angela.lilly@glazersbeer.com

TABC DATESTAMP

10. Are you, the applicant a veteran-owned business? ☐ Yes ☒ No			
11. Are you, the applicant a Historically Underutilized Business (HUB)? ☐ Yes ☒ No			
13. If Applicant is:		Who Must be Listed Below: (attach L-OIC if additional space is needed).	
Individual		Individual Owner	
Partnership		All Partners	
Limited Partnership		All General Partners	
Corporation		All Officers	
Limited Liability Company		All Officers or Managers	
Joint Venture		Venturers	
Trust		Trustee(s)	
Last Name Glazer	First Name Bennett	MI J	Title Manager
Last Name Glazer	First Name Michael	MI S	Title Manager
Last Name Stuart	First Name Barkley	MI J	Title Manager
DISTILLER'S/RECTIFIER'S PERMIT (D), BREWER'S PERMIT (B), MANUFACTURER'S LICENSE (BA) 60-DAY SIGN INFORMATION			
14. As required under Section 11.391 and 61.381, enter the exact date this sign was posted at your location.		Exact Date (MM/DD/YYYY)	
15. Does the applicant, intend to sell for on-premise consumption during the life of this license/permit? ☐ Yes ☒ No This permission will not be allowed without city/county certification to sell for on-premise consumption.			
DISTILLERS (D)			
16. Does the applicant, intend to sell commemorative bottles for off-premise consumption? ☐ Yes ☒ No This permission will not be allowed without city/county certification to sell for on-premise consumption.			
MEASUREMENT INFORMATION Section 109.31 et. seq			
17. Will your business be located within 300 feet of a church or public hospital?		☐ Yes ☒ No	
NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.			
18. Will your business be located within 300 feet of any private/public school?		☐ Yes ☒ No	
NOTE: For private/public schools measure in a direct line from the nearest property line of the school to the nearest property line of the place of business, and in a direct line across intersections.			
NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.			
PUBLIC STORAGE PERMIT (K) OR WINERY STORAGE PERMIT (GS)			
If applying for a Public Storage Permit (K) or Winery Storage Permit (GS) include the Bonded Warehouse Permit (J) or Bonded Warehouse Permit (Dry Area) (JD) number. A Public Storage permit (K) may only be issued in the same county as your primary permit as per Section 45.03.			
19. Name of Public or Winery Storage Facility			
20. For Public Storage: Bonded Warehouse Permit J -		21. For Winery Storage: Bonded Warehouse Permit (Dry Area) JD -	
22. Location Address of Storage Facility:			
City:	County:	State:	Zip:
PRIVATE STORAGE PERMIT (L)			
If applying for a Private Storage Permit (L) complete question 23. A Private Storage Permit (L) may only be issued in the same county as your primary permit as per Section 45.03.			
For the location address of the Private Storage Permit (L) indicate owner of the property on Owner of Property form (L-OP) .			
23. Location Address of Private Storage Permit			
City	County	State	Zip Code

CERTIFICATE OF CITY SECRETARY FOR: (W, X, G, J, BB, BC & BI)

I hereby certify on this 31st day of March, 2023, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit excluding wineries, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN
HERE

Nancy L. Conter
City Secretary/Clerk

Weslaco, TEXAS
City

SEAL



CERTIFICATE OF CITY SECRETARY FOR: (B, D & BA)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit excluding wineries, and not prohibited by charter or ordinance in reference to the sale of 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.

SIGN
HERE

City Secretary/Clerk

City

TEXAS

SEAL

**CERTIFICATE OF CITY SECRETARY FOR: (L & K)
ADDRESS FOR STORAGE PERMITS AND MANUFACTURER'S WAREHOUSE LICENSE**

☐ 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 is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN
HERE

City Secretary/Clerk

City

TEXAS

SEAL

CERTIFICATE OF COUNTY CLERK FOR: (W, X, G, J, BB, BC & BI)

I hereby certify on this 31 day of march, 2023, that the location for which the license/permit is sought is in a "wet" area for such license/permit excluding wineries, and is not prohibited by any valid order of the Commissioner's Court.

SIGN
HERE

ARTURO GUJARDO, JR.
County Clerk

HIDALGO

COUNTY

SEAL



CERTIFICATE OF COUNTY CLERK FOR: (B,D & BA)	
I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a “wet” area for such license/permit excluding wineries, and is not prohibited by any valid order of the Commissioner’s Court, 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.	
SIGN	_____ COUNTY
HERE	_____ County Clerk
S E A L	

CERTIFICATE OF COUNTY CLERK FOR: (L & K) ADDRESS FOR STORAGE PERMITS AND MANUFACTURER’S WAREHOUSE LICENSE	
I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a “wet” area for such license/permit, and is not prohibited by any valid order of the Commissioner’s Court.	
SIGN	_____ COUNTY
HERE	_____ County Clerk
S E A L	

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES FOR: (W, X, B, D, G, BB, BC, BI & BA)	
This is to certify on this <u>14</u> day of <u>March</u>, 20 <u>23</u> the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.	
Sales Tax Permit Number <u>3205931607</u>	Outlet Number <u>00014</u>
Print Name of Comptroller Employee <u>LUCKY Webb</u>	
Print Title of Comptroller Employee <u>Enforcement officer</u>	
SIGN HERE _____	FIELD OFFICE <u>Dallas NW</u>
S E A L	

PUBLISHER’S AFFIDAVIT FOR: (W, X, B, D, G, BB, BC, BI & BA)		
Name of newspaper _____	ATTACH PRINTED COPY OF THE NOTICE HERE Hover over to see example	
City, County _____		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY) _____		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>		
Signature of publisher or designee _____		
Sworn to and subscribed before me on this date _____		
Signature of Notary Public _____		
S E A L		

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

PLANNING DEPARTMENT

January 5, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 17, 2024, and the City Commission will hold a public hearing on February 6, 2024, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on January 17, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Glazer's Beer and Beverage of Texas, LLC. are requesting a Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License, at 3311 Development Drive, also being Lot 12, Mid-Valley International Industrial Park Subdivision, Weslaco, Hidalgo County, Texas.

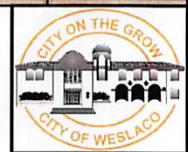
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

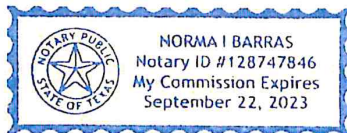
DEC 29, 2023

MORENO LEROY 2424 E BUSINESS 83 WESLACO TX 78596	W3800-00-702-0000-50 WEST TRACT N355.23' IRR TR LOT 1 FT 1.30AC NET 2424 E BUS 83	L: 322780 B: 358961
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-000A-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 2810 DEVELOPMENT DRIVE	L: 311956 B: 0
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-0009-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 3110 DEVELOPMENT DRIVE	L: 646212 B: 0
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-0010-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 3210 DEVELOPMENT DRIVE	L: 610490 B: 0
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-0011-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 3410 DEVELOPMENT DRIVE	L: 1000460 B: 0
GLAZER'S WESLACO LLC 14911 QUORUM DR STE 200 DALLAS TX 75254	M4016-00-000-0012-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 3311 DEVELOPMENT DRIVE	L: 1905381 B: 0
ECONOMIC DEVELOPMENT OF WESLACO THE 275 S KANSAS AVE STE A WESLACO TX 78596	M4016-00-000-0013-00 MID-VALLEY INTERNATIONAL INDUSTRIAL 3911 ECONOMIC AVENUE	L: 612743 B: 0



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Preserving Communities

PUBLISHER'S AFFIDAVIT	
Name of newspaper	<i>The Monitor</i>
City, County	<i>McAllen, Hidalgo</i>
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	<i>3/2/2023 & 3/3/2023</i>
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	<i>[Signature]</i>
Sworn to and subscribed before me on this date	<i>3 - 3 - 2023</i>
Signature of Notary Public	<i>Norm I Barras</i>
SEAL	
ATTACH PRINTED COPY OF THE NOTICE	



LEGAL NOTICE
APPLICATION HAS BEEN MADE
WITH THE TEXAS ALCOHOLIC
BEVERAGE COMMISSION FOR A
BRANCH DISTRIBUTOR'S LICENSE
(BC) AND WHOLESALER'S PERMIT
(W) BY GLAZER'S BEER AND
BEVERAGE OF TEXAS, LLC TO BE
LOCATED AT 3311 DEVELOPMENT
DRIVE, WESLACO, HIDALGO
COUNTY, TEXAS 78599. OFFICERS
OF SAID COMPANY ARE BENNETT J.
GLAZER, PRESIDENT/CEO; MICHAEL
S. GLAZER, EXECUTIVE VICE
PRESIDENT/SECRETARY; BARKLEY
J. STUART, EXECUTIVE VICE
PRESIDENT/ASSISTANT SECRETARY;
BETTY I. SILVERMAN, VICE
PRESIDENT/TREASURER; PHILIP
MEACHAM, CHIEF OPERATING
OFFICER; ORMAN ANDERSON, CHIEF
FINANCIAL OFFICER.

C11.1.1

WESLACO, TX. 78596
LANDSCAPE & IRRIGATION DRAW

LANDSCAPE PLAN, ORDINANCE SCHEDULE AND MATERIAL SCHEDULE
ENLARGEMENTS AND LANDSCAPE DETAILS
ENLARGEMENTS
SPECIFICATIONS
SPECIFICATIONS
OVERALL IRRIGATION PLAN
ENLARGEMENT
ENLARGEMENT
IRRIGATION SCHEDULES & NOTES
IRRIGATION DETAILS

1. SEE CIVIL, MEP AND ARCHITECTURAL SHEETS FOR ALL CIVIL, MEP AND ARCHITECTURAL IMPROVEMENTS.
2. THE LOCATION OF ALL TREES, BOUNDERS, SHRUBS AND EDGING SHALL BE STAKED OR MARKED IN THE FIELD BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
3. SOD ENTIRE PROJECT LIMITS AND ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, DO NOT SOD LANDSCAPE BEDS OR IMPERVIOUS SURFACES.
4. THE CONTRACTOR SHALL REMOVE 12" OF EXISTING SOIL IN ALL LANDSCAPE BEDS AND REPLACE WITH 9" OF PLANTING MIX AND 3" OF MULCH.
5. ALL DIRECTIONAL SIGNAGE TO BE PLACED INSIDE LANDSCAPE BEDS. SEE ARCHITECTURAL SHEETS FOR SIGNAGE.
6. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.
7. IF ANY FIELD CONDITIONS VARY FROM THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING UPON DISCOVERY.
8. MAINTAIN A POSITIVE SLOPE AWAY FROM THE BUILDING FOUNDATION.
9. THE QUANTITIES INDICATED ON THE LANDSCAPE MATERIAL SCHEDULE & PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THESE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/ OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
10. ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS AND THE ARCHITECTURAL BARRIERS ACT OF 1988.
11. ALL PRESERVED TREES SHALL BE TRIMMED BY A CERTIFIED ARBORIST UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS SHALL BE DONE ONCE CONTRACTOR MOBILIZES AND BEFORE TREE PROTECTIONS ARE PUT INTO PLACE. BRANCHES, LIMBS, TWIGS, AND OVERHEAD CLEARANCE FOR EMERGENCY VEHICLES. NO MORE THAN 25% OF ANY TREE CANOPY CAN BE REMOVED.
12. IT IS THE CLIENT'S RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE AND IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

1
L1

OVERALL LANDSCAPE PLAN

NORTH

SCALE 1" = 100'

REVISIONS	DATE
1	02-14-23
2	06-19-23
3	08-02-23

HEFFNER DESIGN TEAM, PLLC
4100 N 22nd St. | 1777 NE Loop 410, S
McAllen, TX 78504 | San Antonio, TX 782
(956) 640-7850 | (210) 820-2677
www.heffnerdesignteam.com

⌈



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

Date of Meeting: January 17, 2024	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Quintanilla, Headley & Associates, Inc.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Villas on Sugar Cane Subdivision being 2.349 acre out of Farm Tract 57, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 9 North Road, approximately 500ft west of Mile 4 ½ West Road. Possible Action.	
Discussion/Overview: The proposed twenty-four (24) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary and Final Plat.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000575-2024

JAN 02 2024

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: Villas on Sugar Cane

Location: _____

Legal Description: A 2.53 acre tract of land out of Farm Tract 57, West Tract Subdivision, Hidalgo County, Texas.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: R-2 Proposed Land Use: Multi-Family Residential

Number of Lots Proposed: 24 Gross Acreage: _____

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Carlo and Brooke Cantu Telephone: (208) 972-1192

Address: 2016 S. 45th Street Fax: _____

City: McAllen State: TX Zip: 78503 E-mail: carlo@crcdesign-build.com

ENGINEER INFORMATION

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

Address: 124 E. Stubbs St. Fax: _____

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- \$350.00 Planning Review fee
- One 11" X 17" reduced copy of plat
- Plat Layout
 - Existing & Proposed Easements
 - Existing & Proposed ROW
 - Existing & Proposed Drainage Easements
 - Contours
 - Flood Zones
 - Adjoiners
 - Existing street names
- Drainage plans and calculations with engineer's seal
 - Elevations
 - Flood directional arrows
 - Detention areas
 - Street names
- Proof of ownership of the property
- If septic tank system required, submit soil evaluation report
- Water Rights associated with the property
- Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

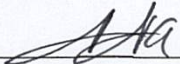
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: CARLO CANTU / CRC DEVELOPMENT & CONSTRUCTION CO. LLC

Owner Signature:  Date: 12-26-2023

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

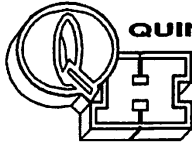
Date Recorded: _____ Instrument No. _____

General Comments: _____

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1 Drainage Report VILLAS ON SUGAR CANE SUBDIVISION Hidalgo County, Texas

Prepared By:



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

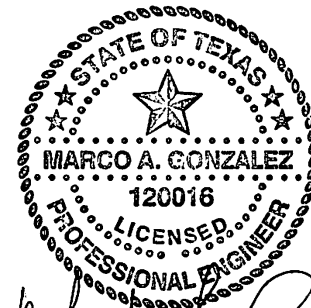
Surveying Firm Registration No. 100411-00

124 E. Stubbs St. Edinburg, Texas 78539

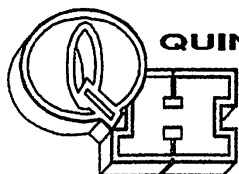
Phone: (956) 381-6480 Fax: (956) 381-0527

Email: alfonsoq@qha-eng.com

December 21, 2023



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QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

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

**DRAINAGE REPORT
FOR
VILLAS ON SUGAR CANE SUBDIVISION**

A 2.349 acre tract of land out of Farm Tracts 57, West Tract Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 2, pages 34-37, map records Hidalgo County, Texas, and according to general warranty deed recorded under County Clerk's Document Number 3353545, and warranty deed with vendor's lien recorded under county clerk's document number 3354448, official records, Hidalgo County, Texas. This subdivision is located on the north side of Mile 9 North Road, approximately 443' west of Mile 4 ½ West Road. It is in the city limits of the City of Weslaco. The proposed subdivision will consist of 18 townhomes lots.

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

The soil is Hidalgo (28) and is group soil "B". It is a mixture of Clay Loam (CL) and Sandy Clay Loam (SC). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a northeast direction. The existing runoff for the proposed subdivision is $Q=2.31$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q=11.49$ cubic feet per second for an increase of $Q=9.18$ cubic feet per second (50 year storm). Detention will be 12,226.59 cubic feet (0.28 acre feet) in accordance with the city's drainage requirements. Detention will be provided by the Detention Pond and will be maintained by the Lot Owners. The street runoff will be collected by the proposed streets curb and gutter that will discharge into the proposed detention area through a proposed 6' concrete spillway. A 24" bleeder line will discharge from the detention pond north into an existing City of Weslaco 30" Drain Line that runs through the property. The drain line runs north and discharges into the existing United Irrigation Drain Ditch 0302.

The drainage calculations are attached.

Marco A. Gonzalez, P.E.
December 21, 2023



VILLAS ON SUGAR CANE SUBDIVISION

EXISTING :

Area = 2.35 acres
V = 0.15
D = 279.00 Ft
c = 0.20

$t = D / V(3600)$
t = 0.52 Hrs = 31.00 min

From Rainfall Intensity Curve: i = 4.91

Q = ciA
Q = 2.31 cfs

FUTURE:

Area = 2.35 Acres
V = 0.40
D = 279.00 Ft
c = 0.48

$t = D / V(3600)$
t = 0.19 Hrs = 11.63 min

From Rainfall Intensity Curve: i = 10.19

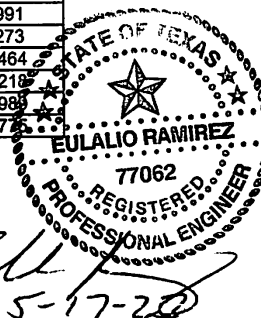
Q = ciA
Q = 11.49 cfs

Time		150yr	Q50yr in	V in	Q10yr out	V out	Req'd V	Req'd V
min	hr	in/hr	cf/s	cf	cf/s	cf	cf	ac-ft
15.00	0.250	9.10	10.26	9237	2.31	1844	7392.88	0.16972
30.00	0.500	6.34	7.15	12872	2.31	2883	9989.60	0.22933
45.00	0.750	4.98	5.61	15148	2.31	3922	11226.39	0.25772
60.00	1.000	4.14	4.67	16820	2.31	4961	11859.31	0.27225
75.00	1.250	3.58	4.03	18152	2.31	5999	12152.11	0.27897
90.00	1.500	3.16	3.57	19265	2.31	7038	12226.59	0.28068
105.00	1.750	2.85	3.21	20226	2.31	8077	12148.78	0.27890
120.00	2.000	2.60	2.93	21074	2.31	9116	11958.46	0.27453
135.00	2.250	2.39	2.70	21836	2.31	10155	11681.47	0.26817
150.00	2.500	2.22	2.50	22529	2.31	11194	11335.53	0.26023
165.00	2.750	2.08	2.34	23166	2.31	12233	10933.35	0.25100
180.00	3.000	1.95	2.20	23756	2.31	13271	10484.35	0.24069
195.00	3.250	1.84	2.08	24306	2.31	14310	9995.71	0.22947
210.00	3.500	1.75	1.97	24822	2.31	15349	9473.06	0.21747
225.00	3.750	1.66	1.87	25309	2.31	16388	8920.85	0.20479
240.00	4.000	1.59	1.79	25770	2.31	17427	8342.72	0.19152
255.00	4.250	1.52	1.71	26207	2.31	18466	7741.62	0.17772
270.00	4.500	1.46	1.64	26625	2.31	19505	7120.05	0.16345
285.00	4.750	1.40	1.58	27024	2.31	20543	6480.09	0.14876
300.00	5.000	1.35	1.52	27406	2.31	21582	5823.50	0.13369
315.00	5.250	1.30	1.47	27773	2.31	22621	5151.80	0.11827
330.00	5.500	1.26	1.42	28126	2.31	23660	4466.31	0.10253
345.00	5.750	1.22	1.38	28467	2.31	24699	3768.17	0.08651
360.00	6.000	1.18	1.33	28796	2.31	25738	3058.38	0.07021
375.00	6.250	1.15	1.29	29114	2.31	26777	2337.83	0.05367
390.00	6.500	1.12	1.26	29423	2.31	27815	1607.30	0.03690
405.00	6.750	1.08	1.22	29722	2.31	28854	867.49	0.01991
420.00	7.000	1.06	1.19	30012	2.31	29893	119.01	0.00273
435.00	7.250	1.03	1.16	30294	2.31	30932	-637.56	-0.01464
450.00	7.500	1.00	1.13	30569	2.31	31971	-1401.73	-0.03216
465.00	7.750	0.98	1.11	30837	2.31	33010	-2173.03	-0.04988
480.00	8.000	0.96	1.08	31098	2.31	34049	-2951.05	-0.06775

PEAK

Peak Volume= 12226.59 cf (50 years storm)
0.28 ac-ft

Registration Number
F-1513



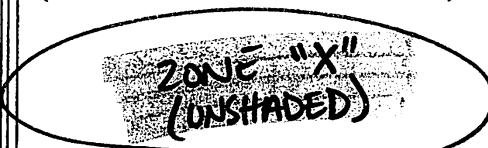
HCDD1 Runoff Coefficients - Urban Watersheds

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

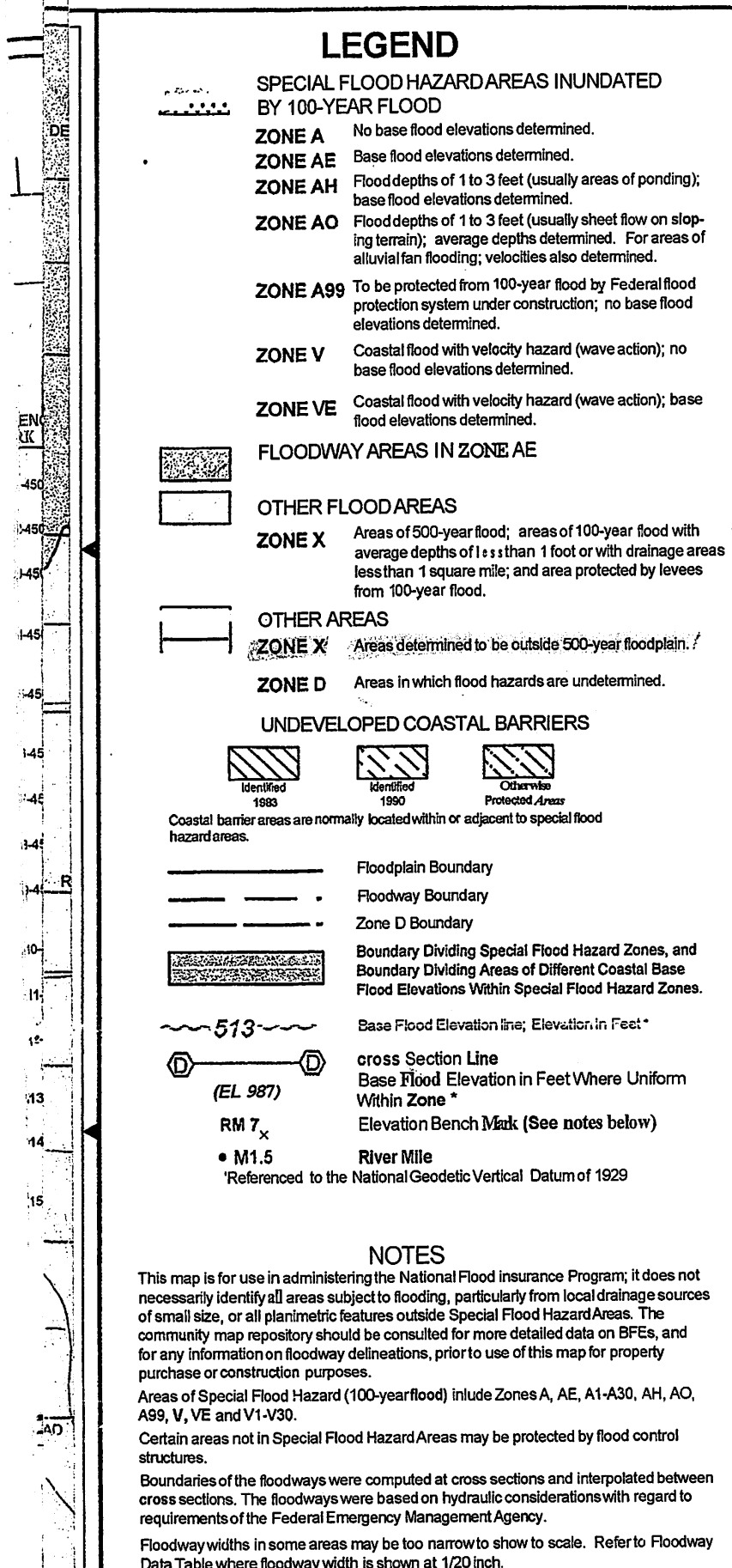
HC Unimproved Areas	
Soil Group	C value
A	0.10 - 0.15
B	0.15 - 0.20
C	0.20 - 0.25
D	0.25 - 0.35

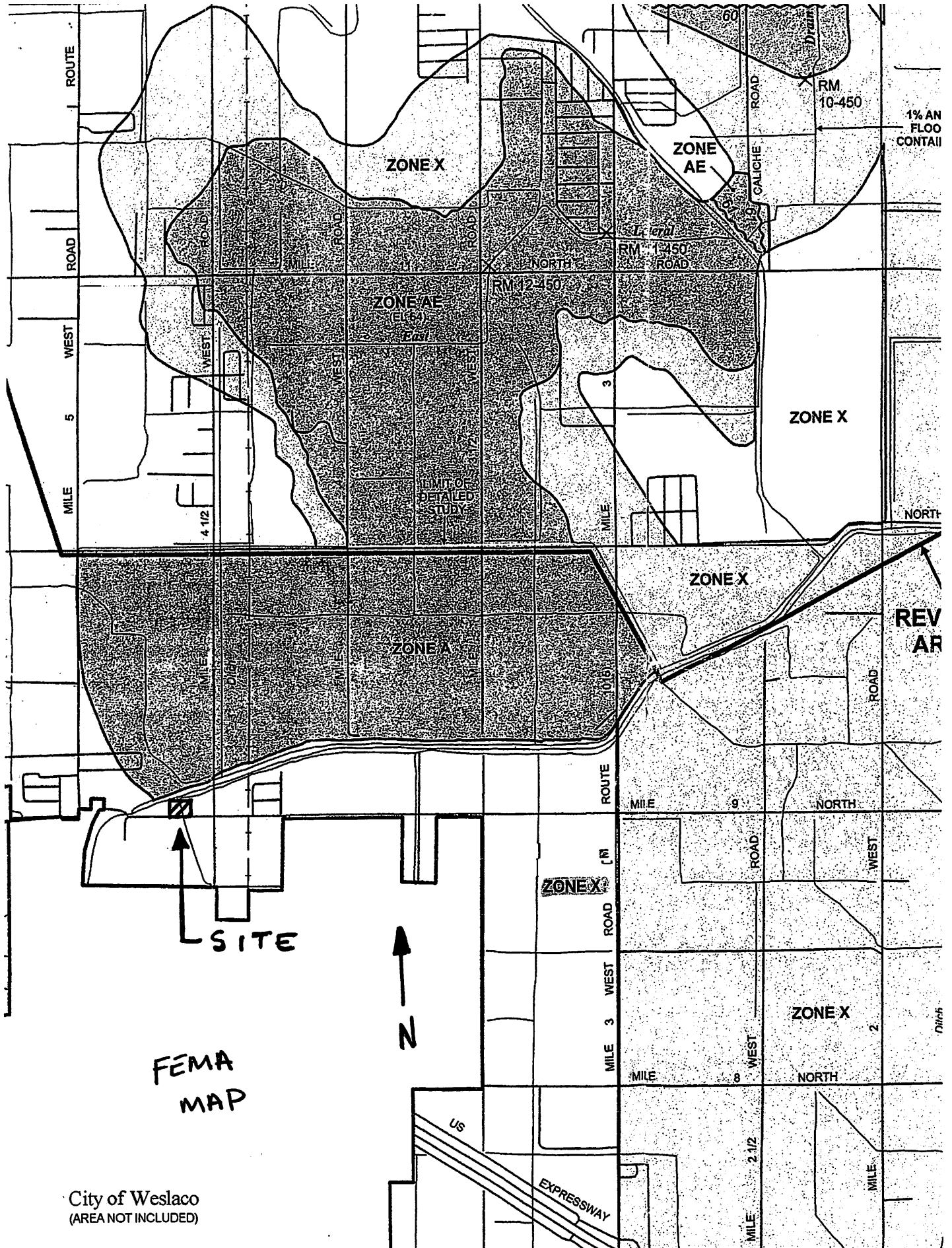
Hidalgo County Typical "C" Value		
% Impervious	Weighted C	Description
10%	0.27	Single Family (Lots Greater than 1 acre)
20%	0.34	Single Family (Lots 1/2 to 1 acre)
30%	0.41	Single Family (Lots 1/4 to 1/2 acre)
40%	0.48	Single Family (Lots less than 1/4 acre)
50%	0.55	Multi-Family (Lots greater than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

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

NATIONAL FLOOD INSURANCE PROGRAM	NEIP	PANEL 0450 C
	FIRM FLOOD INSURANCE RATE MAP	
	HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS)	
	 (SEE MAP INDEX FOR PANELS NOT PRINTED)	
		COMMUNITY-PANEL NUMBER 480334 0450 C MAP REVISED: JUNE 6, 2000 REVISED TO REFLECT LOMR DATED MAY 30 2002 Federal Emergency Management Agency

30. 2002





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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

Hidalgo County, Texas

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

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

See footnote at end of table.

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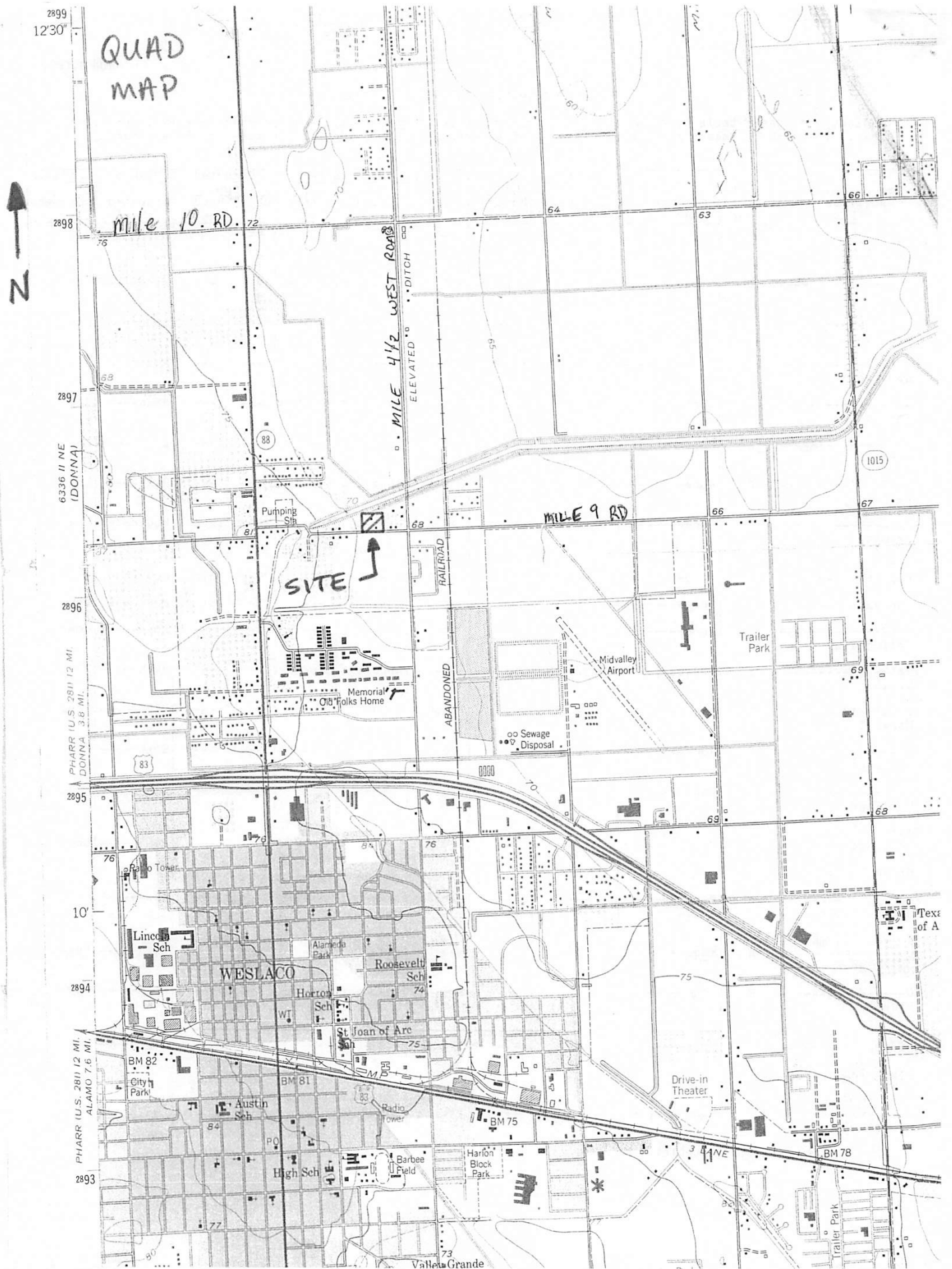
Soil survey

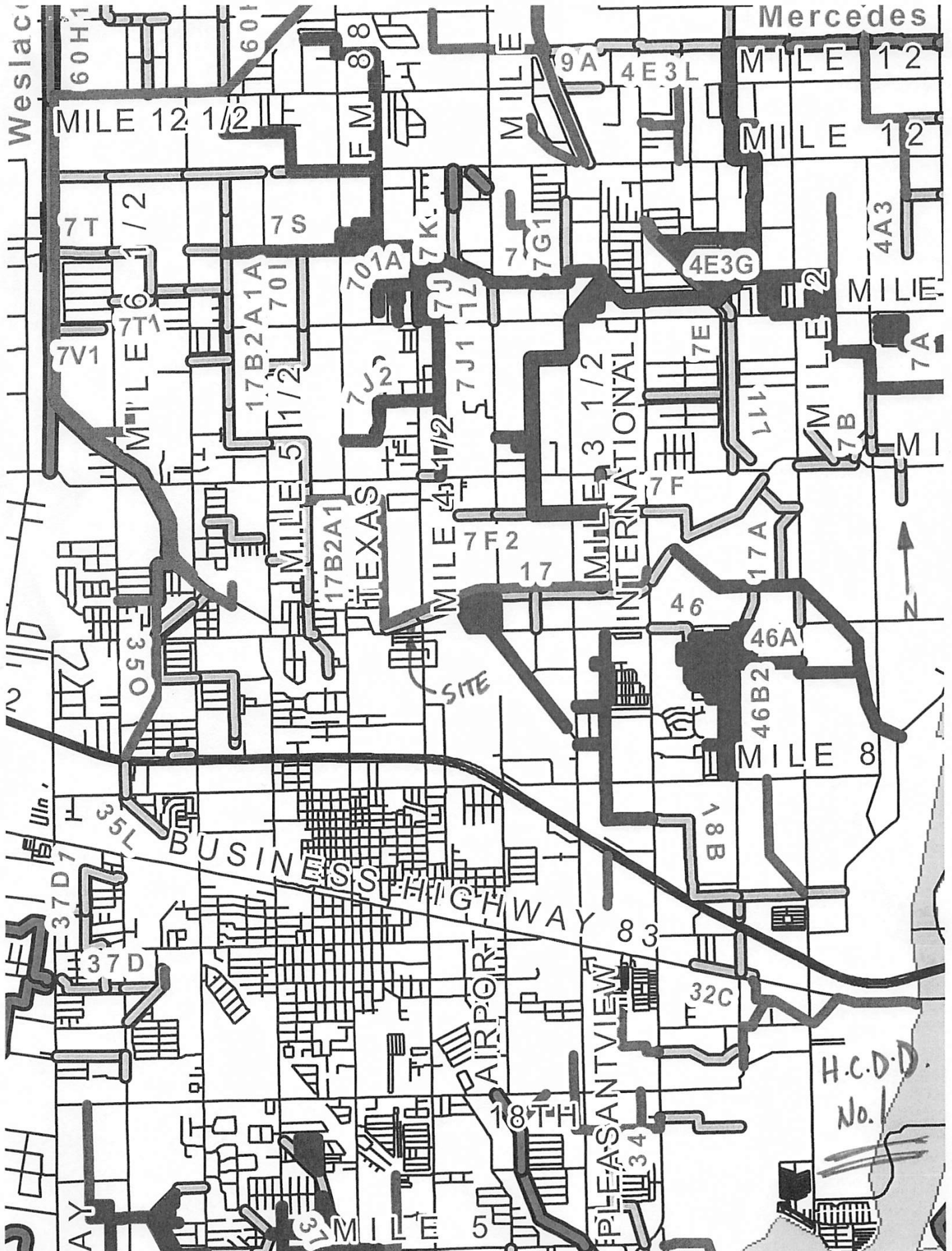
TABLE 18.--SOIL AND WATER FEATURES

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

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
4----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
5**----- Grulla	D	Frequent---	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
9----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
0----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28, 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:* Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32:* Jimenez	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

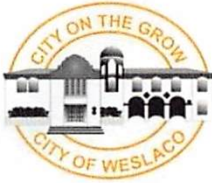






**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: January 17, 2024	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC- Omar Cano, P.E.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Angelita Estates Subdivision being 3.441 acre out of Farm Tracts 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 535ft south of Tierra Santa Dr. on the East side of S. Border Ave. Possible Action.	
Discussion/Overview: The proposed three (3) 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 12" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for off-site drainage and is still pending letter of support from irrigation district.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT - 000580-2024

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. _____

JAN 09 2024

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Angelita Estates

Location: East side of Mile 5 1/2 West (Border Ave.), 500 ft south of Tierra Santa Blvd.

Legal Description: A 3.441 ACRE OUT OF THE WEST 22 ACRES OF FARM TRACT 799, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: Agriculture Proposed Land Use: Single-Family

Number of Lots Proposed: 3 Gross Acreage: 3.625

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Ezequiel Reyna Jr. Telephone: (956) 447-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Supreme Engineering, PLLC -Omar Cano, P.E. Telephone: (956) 272-2246

Address: 135 Paseo Del Prado Suite 7 Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: omar.cano@supremeengineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☐ YES ☒ NO Phone Utility _____	☐ YES ☒ NO Gas Utility _____	☒ YES ☐ NO Cable Utility <u>Spectrum</u>
---	---	--

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Eugenio Reyna Jr

Owner Signature: [Signature] Date: 1/8/24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000581-2024

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. _____

JAN 09 2024

GENERAL INFORMATION

Name of Subdivision: Angelita Estates

Location: Approx. 535 feet South of the Tierra Santa Dr & S Border Ave intersection. Parcel ID: 568182

Legal Description: A 3.441 acres out of the West 22 Acres of farm tract 799, West Tract Subdivision, recorded in volume 2, page 34-37, map records Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Detention volume required will be place off-site in the roadside ditches along the proposed Reyna Drive (Private Road) that will be owned and maintained by property owners.

☐ 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: Ezequiel Reyna Jr. Telephone: (956) 447-3962

Address: 401 S. Kansas Ave Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Ezequiel Reyna Jr.

Owner Signature: _____ Date: 1/18/24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



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 21, 2023

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

RE: Supreme Engineering – Angelitas Estates

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

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

Sincerely,
Hidalgo County Drainage District No. 1

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

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Segin, 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

Drainage Statement

Angelita Estates Subdivision

Weslaco, Texas

Prepared by:



Supreme Engineering, PLLC
Texas Engineering Firm F-21135
410 S Jackson Rd #2780
Edinburg, TX 78539
(956) 272-2246



October 16, 2023



, P.E.

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- Drainage Calculations
- Table 3-2 Intercept Coefficients “k” value
- Table 3-3 Runoff Coefficients Table "C" value
- Weighted "C" Calculation “if applicable”
- Time of Concentration Determination Table “if applicable”
- Location Map
- USDA Contours
- USDA Soils Map
- Soils Legend & Description
- USDA Soil Engineering Properties
- FEMA FIRM with site location
- Subdivision Plat
- Preliminary Site/Drainage Plan Layout



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

Angelita Estates Subdivision Drainage Statement

Angelita Estates Subdivision being a 3.625 acre out of the West 22 acres of farm tract 799, West Tract Subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas. The property is located along Border Avenue, a private road within the **City of Weslaco** ETJ, County of Hidalgo, Texas. The tracts are **currently vacant**. Proposing **3-lot single family** development.

The property is located mostly in **Zone “B”** on FEMA’s Flood Insurance Rate Map, Community Panel No. 480334 0525 B Map dated January 2, 1981. Zone B is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The predominate soils in this area are Cameron silty clay (**Soils 7**) and Runn silty clay (**Soils 64**), these soils belong to hydrologic group “C” which have a slow infiltration rate when thoroughly wet. Group C soils consist chiefly of 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. (See “USDA, NRCS Web Soil Survey” Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 3.44 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 8.82 cfs based on a 50-year storm frequency, which is an increase of 5.38 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco**’s drainage policy, the 3.625-acre property storm drainage system for the proposed **3 lot single family subdivision** will consist of sheet flow through proposed roadside ditch as shown on the attached storm and paving plan. Pertinent permitting as necessary shall be coordinated with the City of **Weslaco** during public improvements.



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

In accordance with HCDD1 and City of Weslaco's drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **5,724.80 cubic feet (0.13 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be compensated by excavating a proposed roadside ditch along Reyna Dr. to accommodate the required detention. A roadside ditch will be excavated along the East side of Border Ave to ensure positive flow away from the proposed subdivision. The roadside ditch will discharge via a 24" RCP into an existing drain ditch North of the property that will serve as the ultimate outfall. The proposed excavation along Reyna Dr. will accommodate **25,354 cubic feet (0.58 acre-ft)** of detention runoff.

By  P.E.
Engineer Signature

10/16/2023
Date



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Tierra Santa Hwy</u> <u>11-8-23</u> H.C.D.D. NO. 1 DATE	

**master plan has not been approved*

Project Name: **Angelita Estates Subdivision**
Project Location: **City of Weslaco**
Number of Lots: **3**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Freque

Property Area: 3.441 Acres
149,890.0 Sq Ft

Time of Concentration, t_c 24 Minutes

Velocity, V 0.40 ft/s

Runoff Coefficient, C : 0.20 Table 3-3

Intensity, I : 4.98 in/hr

Peak Flow, Q : 3.43 cfs

Surfa
Intercej

Rainfall Co
(10-yr :

Post Development (Future) Conditions 50 - Year Storm Freque

Property Area: 3.441 Acres
149,890.0 Sq Ft

Time of Concentration, t_c 9 Minutes Minimum 10
Min.

Surfa
Intercej

**Modified Rational Method
Detention Calculations (50-yr Storm Frequency)**

Duration		Intensity 50-year	Q _{in}	Vol _{in}	Q _{out} *	Vol _c
(min)	(hr)	(in/hr)	(cfs)	(ft ³)	(cfs)	(ft ³)
10	0.17	10.25	8.82	5,292.10	3.43	2,057
20	0.33	7.68	6.61	7,931.05	3.43	3,086
30	0.50	6.22	5.35	9,630.81	3.43	4,115
40	0.67	5.26	4.53	10,868.63	3.43	5,143
50	0.83	4.59	3.95	11,837.12	3.43	6,172
60	1.00	4.08	3.51	12,631.11	3.43	7,201
70	1.17	3.68	3.17	13,303.64	3.43	8,230
80	1.33	3.36	2.89	13,887.11	3.43	9,258
90	1.50	3.10	2.67	14,402.65	3.43	10,287
100	1.67	2.88	2.48	14,864.76	3.43	11,316
110	1.83	2.69	2.32	15,283.77	3.43	12,345
120	2.00	2.53	2.18	15,667.32	3.43	13,374
130	2.17	2.39	2.05	16,021.19	3.43	14,403
140	2.33	2.26	1.95	16,349.84	3.43	15,432
150	2.50	2.15	1.85	16,656.82	3.43	16,461
160	2.67	2.05	1.77	16,944.96	3.43	17,490
170	2.83	1.96	1.69	17,216.59	3.43	18,519
180	3.00	1.88	1.62	17,473.61	3.43	19,548
190	3.17	1.81	1.55	17,717.63	3.43	20,577
200	3.33	1.74	1.50	17,949.98	3.43	21,606
210	3.50	1.68	1.44	18,171.82	3.43	22,635
220	3.67	1.62	1.39	18,384.12	3.43	23,664

Proposed Total Detention:	5,724.80 cu. ft.	
Detention/Acre Developed	1,663.70 cu. ft.	



Texas
Department
of Transportation

Rainfall Intensity-Duration-Frequency Coefficients

Based on "National Oceanic and Atmospheric Administration's (NOAA) Precipitation-Frequency Atlas of the United States, Volume 1.1 Version 2.0: Texas"

Parameter Selection

1. **Select Units**

English
2. **Select Methodology**

Annual Maximum Series (AMS) ⓘ
3. **Select County**

HIDALGO
4. **Select County Zone**

Zone-1 ⓘ
5. **Select Time of Concentration (t_c)**

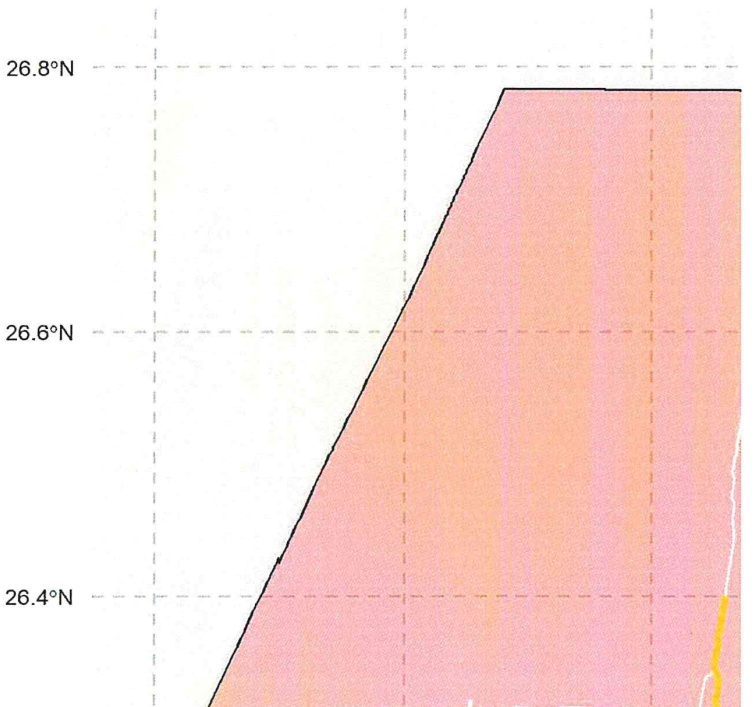
24

Minute ⓘ

	Design Annual Exceedance Probability			
Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)
e	0.8385	0.8215	0.8123	0.8031
b	62.3356	79.1505	92.2303	109.5
d (min)	12.3218	12.2329	12.3289	12.6
Intensity (inches/hour)	3.07	4.15	4.98	6.1

Note: Hidalgo County has 1 rainfall zone.

Hidalgo County



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

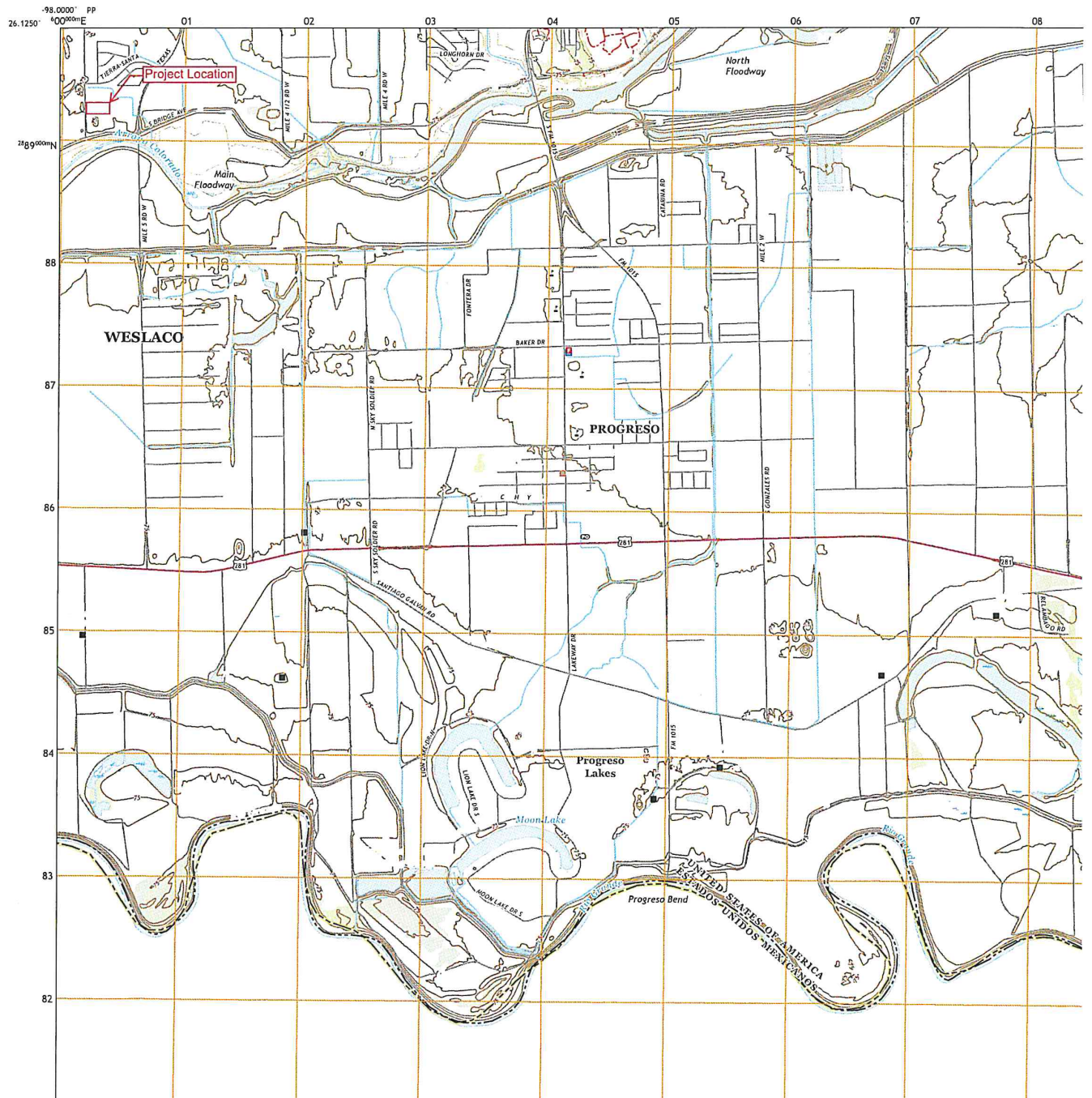
" C " - VALUES FOR RATIONAL METHOD

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.30
Single Family (Lots greater than 1/2 acre)	0.25
Multi - Family (Less than 20 DU / AC)	0.45
Multi - Family (Greater than 20 DU / AC)	0.55
Business District:	0.70
Industrial Districts:	
Light Areas	0.50
Heavy Areas	0.60
Railroad Yard Areas:	0.20
Parks:	0.10
Unimproved Areas:	
Bare Surface	0.30
Grassland	0.25
Cultivated	0.20
Woodlands	0.15
Streets:	
Asphalt	0.70
Concrete	0.75
Caliche	0.70
Drives & Walks:	
Concrete	0.75
Rooftop	0.75





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





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

Custom Soil Resource Report for Hidalgo County, Texas

Angelita Estates Subdivision



September 12, 2023

Preface

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

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

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

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

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

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

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

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Soil Map



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MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

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

Special Point Features

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

- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Cameron silty clay	1.8	46.7%
64	Runn silty clay	2.0	53.3%
Totals for Area of Interest		3.8	100.0%

Map Unit Descriptions

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

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

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

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

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

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Hidalgo County, Texas

7—Cameron silty clay

Map Unit Setting

National map unit symbol: dbmn
Elevation: 30 to 50 feet
Mean annual precipitation: 20 to 28 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 330 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Cameron

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 30 inches: silty clay
H2 - 30 to 65 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 60 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY009TX - Clayey Bottomland
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 10 percent
Hydric soil rating: No

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64—Runn silty clay

Map Unit Setting

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

Map Unit Composition

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

Description of Runn

Setting

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

Typical profile

H1 - 0 to 55 inches: silty clay
H2 - 55 to 65 inches: silty 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: 5 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY009TX - Clayey Bottomland
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Soil Physical Properties

This folder contains a collection of tabular reports that present soil physical properties. The reports (tables) include all selected map units and components for each map unit. Soil physical properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

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

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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

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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.

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

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
7—Cameron silty clay			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
Cameron	90	C	0-30	Silty clay	CH, CL	A-7-6	0-0-0	0-0-0	100-100 -100	100-100 -100	100-100 -100	90-95-1 00	48-58 -68	25-33-4 1
64—Runn silty clay			30-65	Silt loam, loam	CL-ML, CL	A-4, A-6	0-0-0	0-0-0	100-100 -100	95-98-1 00	90-95-1 00	70-83- 95	25-30 -35	8-12-15
Runn	85	C	0-55	Silty clay	CH, CL	A-7-6	0-0-0	0-0-0	100-100 -100	100-100 -100	95-98-1 00	85-92- 98	43-53 -62	21-29-3 6
			55-65	Silty clay, silty clay loam, silt loam	CL-ML, CH, CL	A-4, A-6, A-7-6	0-0-0	0-0-0	100-100 -100	95-98-1 00	90-95-1 00	70-84- 98	21-42 -62	4-20-36

References

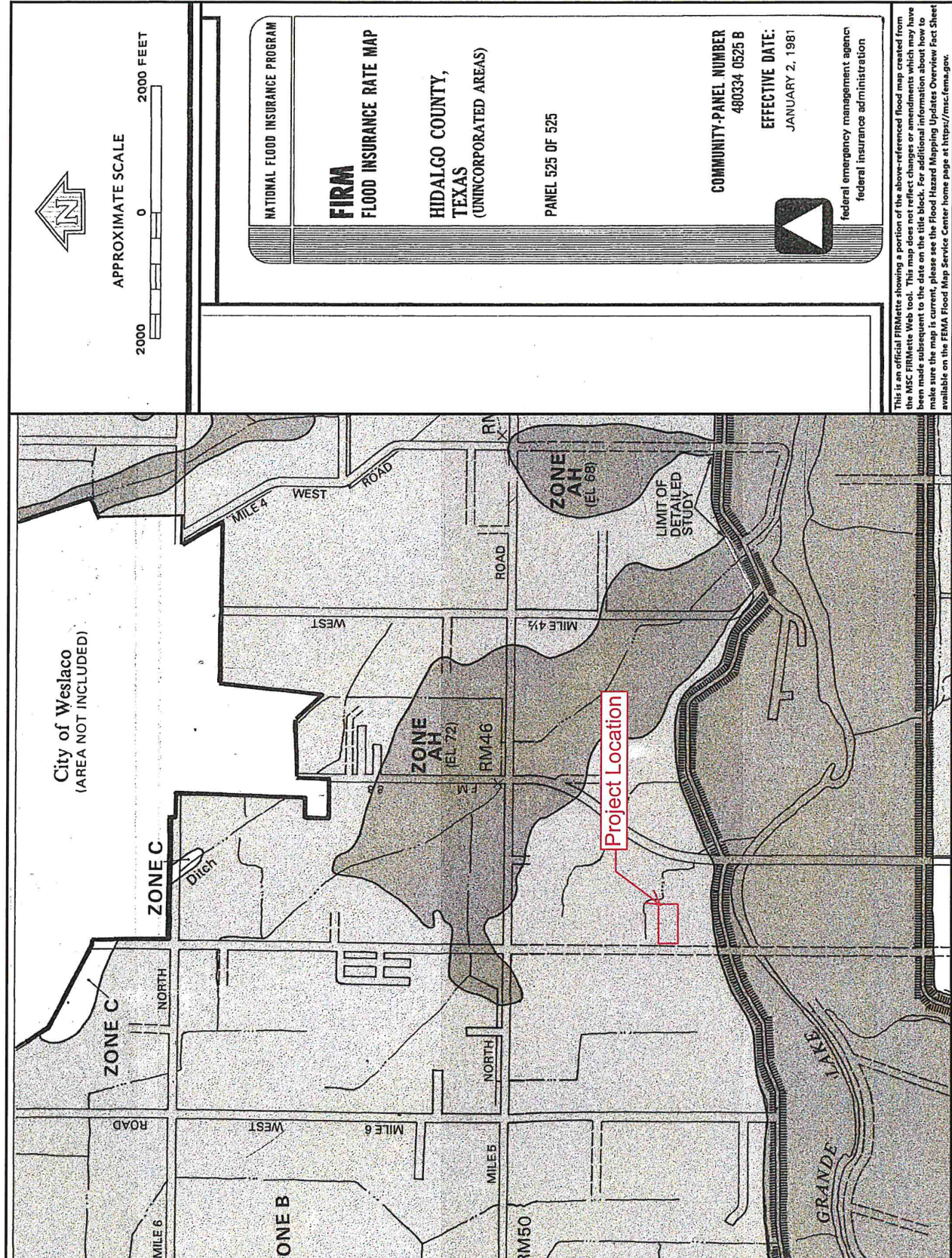
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

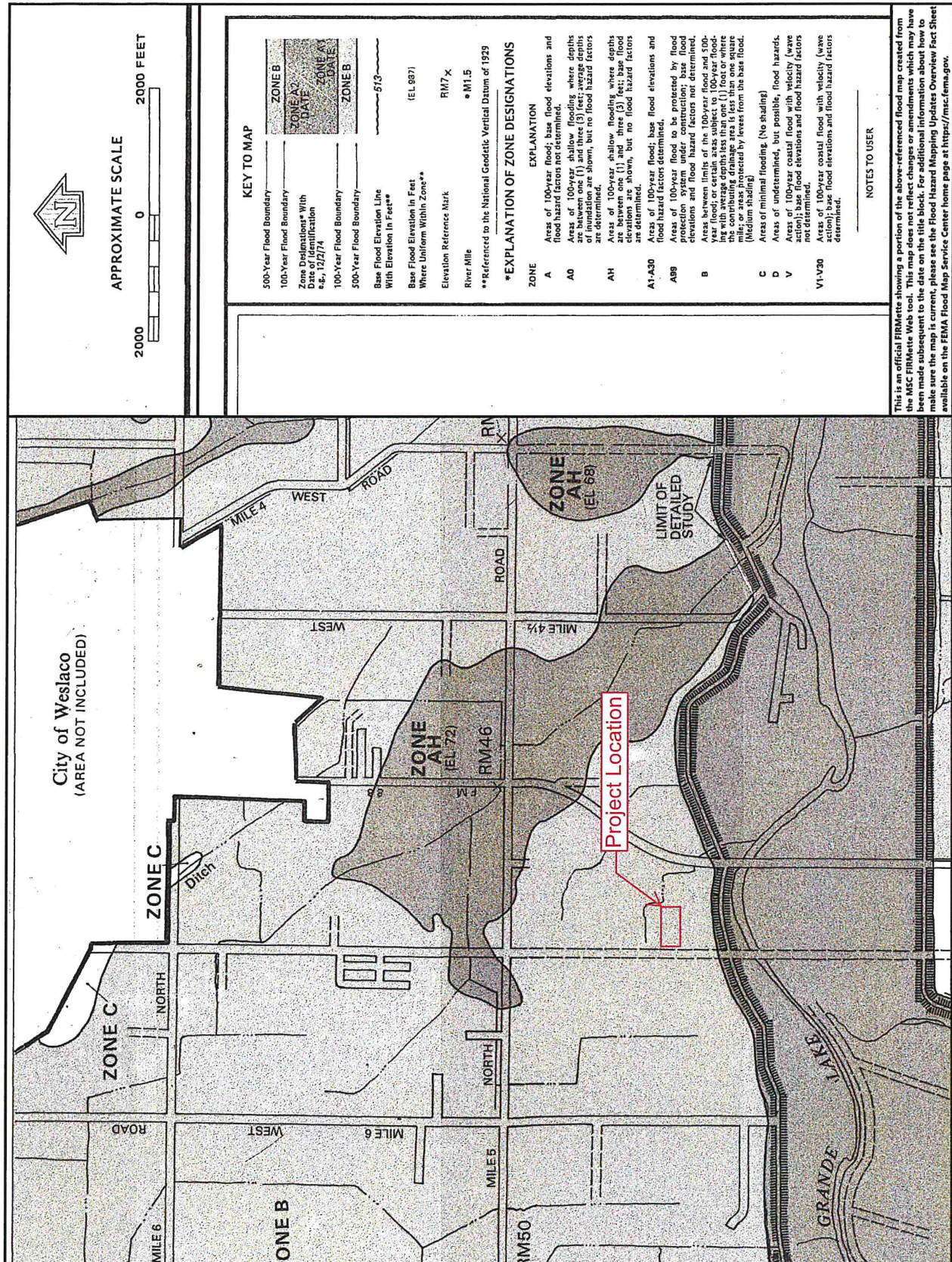
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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

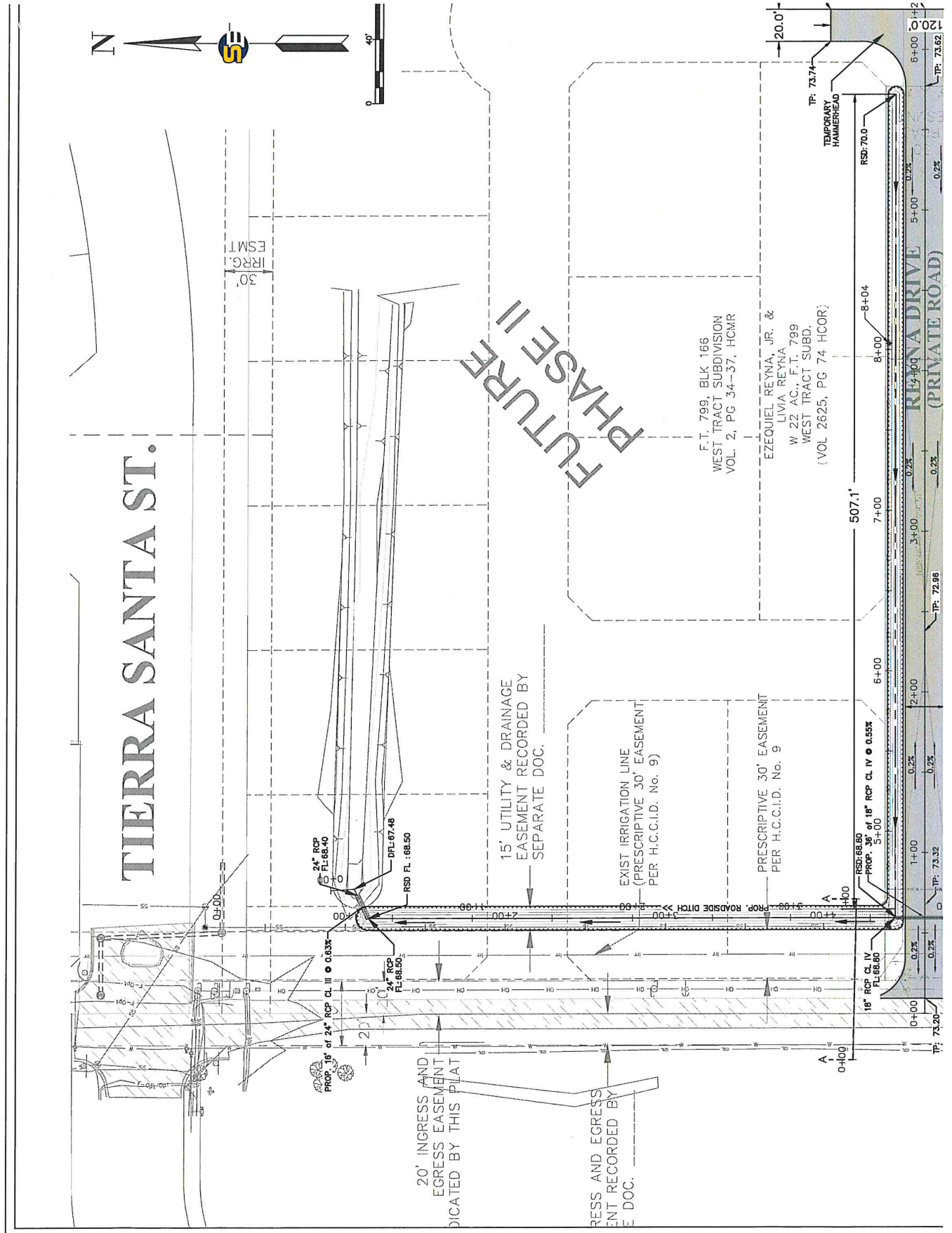
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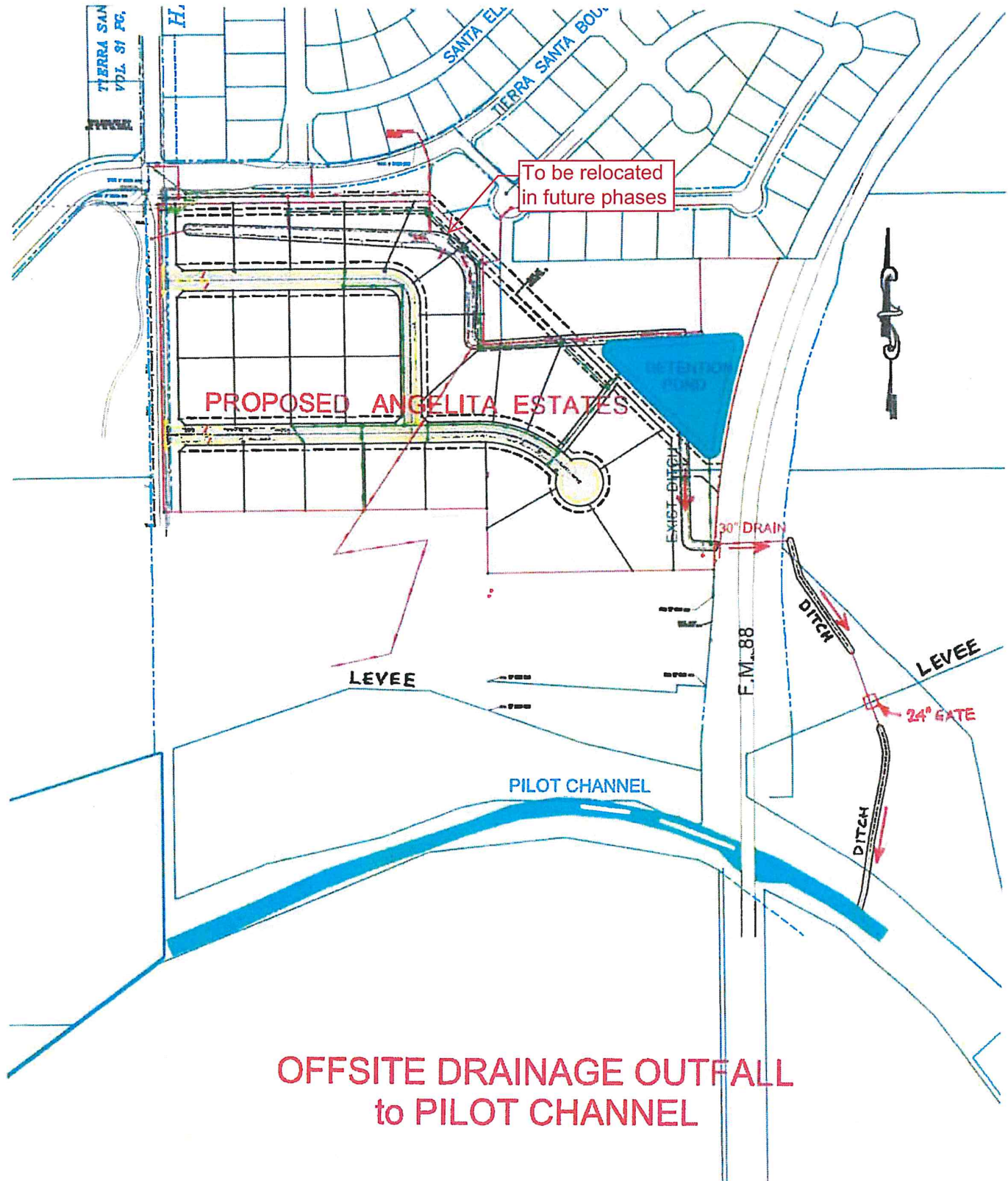


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DWG



November 28, 2022

Ezequiel Reyna, Jr.
Reyna Family Development, LTD.
702 W. Expressway 83
Weslaco, Texas 78596

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

Re: Angelita Estates Subdivision

Dear Ms. De la Fuente:

In light of the eastern portion of Angelita Estates Subdivision currently being within the city limits of Weslaco while the western portion being outside, I am formally requesting that the remaining portion bound by the limits of the subdivision be de-annexed from the City of Weslaco.

Our engineer has prepared a drawing labeled Exhibit "A", with Exhibit "B" being the associated metes and bounds description.

Thank you for your cooperation,

Ezequiel Reyna, Jr.
Reyna Family Development, LTD.

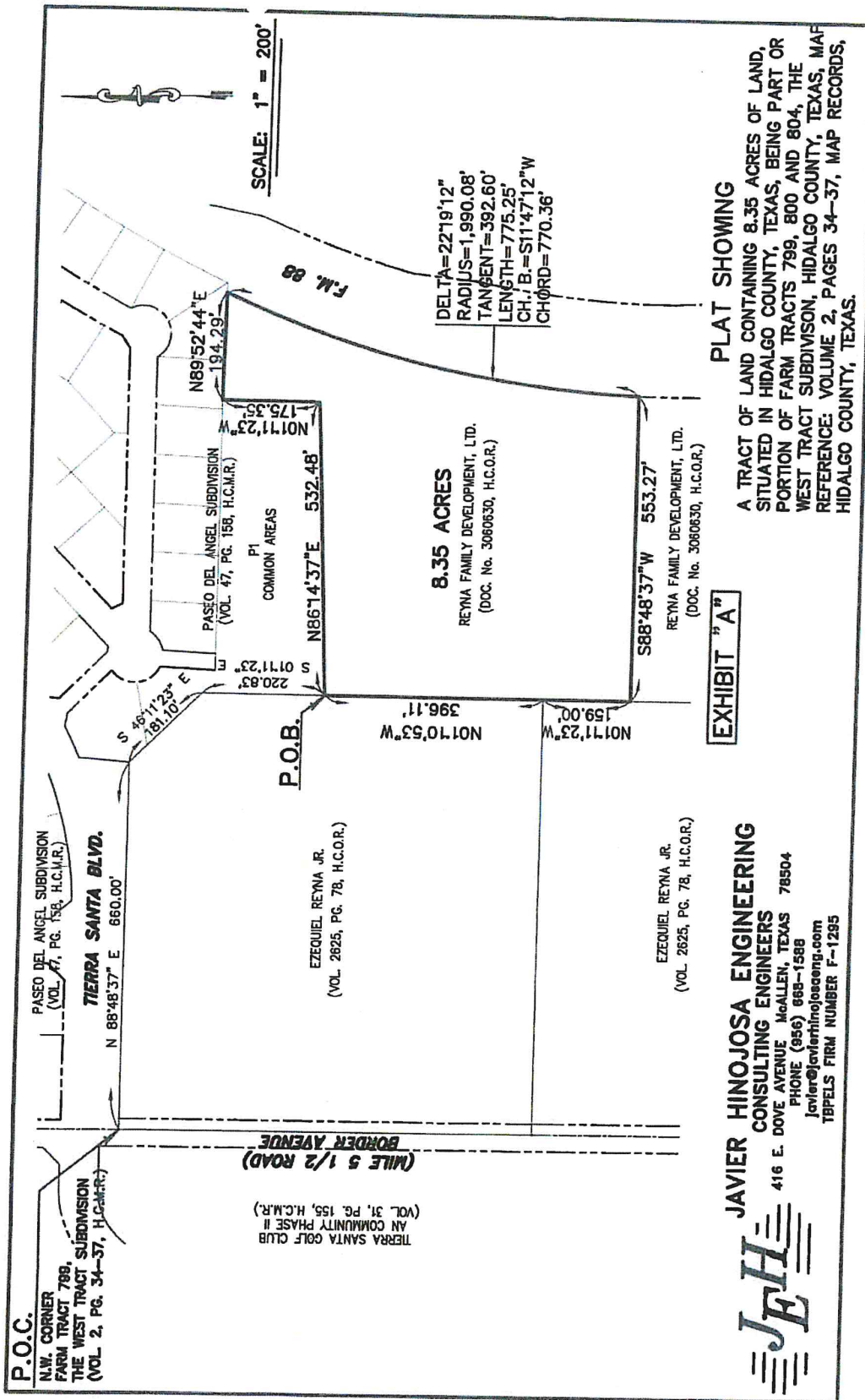


EXHIBIT "B"
METES AND BOUNDS DESCRIPTION

A tract of land containing 8.35 acres of land situated in Hidalgo County, Texas, being a part or portion of Farm Tracts 799, 800 and 804, The West Tract Subdivision, Map Reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found cotton picker spindle for the northwest corner of Farm Tract 799 and also being the centerline of Border Avenue (Mile 5 ½ West Road), for the POINT OF COMMENCEMENT;

THENCE, N 88°48'37" E, with and along the south line of Paseo Del Angel Subdivision as recorded in Volume 47, Page 158, Map Records of Hidalgo County Texas, a distance of 660.00;

THENCE, S 46°11'23" E, with and along the south line of said Paseo Del Angel Subdivision, a distance of 181.10 feet;

THENCE, S 01°11'23" E, with and along the east line of said Paseo Del Angel Subdivision, a distance of 220.83 feet for the POINT OF BEGINNING and the northwest corner of this tract;

THENCE, N 86°14'37" E, with and along the south line of said Paseo del angel Subdivision, a distance of 532.48 feet for a corner;

THENCE, N 01°11'23" W, with and along the east line of said Paseo Del Angel Subdivision, a distance of 175.35 feet for a corner;

THENCE, N 89°52'44" E, with and along the south line of said Paseo Del Angel Subdivision, a distance of 194.29 feet for the northeast corner of this tract and also being a point on the existing west right-of-way of F.M. 88;

THENCE, with and along the existing west right-of-way line of F.M. 88, and a curve in a south westerly direction having a radius of 1990.08 feet, a central angle of 22°19'12", a chord bearing of S 11°47'12" W, and a chord distance of 770.36 feet for the southeast corner of this tract;

THENCE, S 88°48'37" W, a distance of 553.27 feet for the southwest corner of this tract;

THENCE, N 01°11'23" W, parallel to the west line of Farm Tract 799, a distance of 159.00 feet for a corner;

THENCE, N 01°10'53" W, a distance of 396.11 feet to the POINT OF BEGINNING; said tract containing 8.35 acres, more or less.

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

February 8, 2023

Reyna Family Development, LTD.
702 W. Expressway 83
Weslaco, TX 78596

Re: De-annexation of Angelita Estates Subdivision- being a 8.35 acres being part or portion of Farm Tracts 799, 800 and 804 West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 805ft. South of Tierra Santa St along FM 88.

Dear Applicant:

I pleased to inform you that the Weslaco City Commission approved your De-annexation request, at their regular meeting on February 7, 2023.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3403.

Attentively,

Rebekah de la Fuente
Planning Director

Cc:

Javier Hinojosa, P.E.
416 E. Dove Ave
McAllen, TX 78504



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

Date of Meeting: January 17, 2024	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Rio Orchards Estates Subdivision being 19.45 acres out of Farm Tracts 757 and 758, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 730ft east of the intersection of Bridge & E Mile 5 N on the North Side. Possible Action.	
Discussion/Overview: The proposed fifty-three (53) 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 off-site drainage and has provided letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000553-2023

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. _____

NOV 27 2023

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Rio Orchards Estates

Location: North side of E. Mile 5 Rd, 0.25 Miles east of Bridge Ave.

Legal Description: A 19.45 acres of land out of farm tract 757, and farm tract 758, the West and Adams tracts recorded in volume 2, page 34-37, map records Hidalgo County, Texas.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: Agriculture Proposed Land Use: Multi-Family

Number of Lots Proposed: 53 Gross Acreage: 19.45

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: DK3 Investment Group, LLC Telephone: (956) 447-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Supreme Engineering, PLLC -Omar Cano, P.E. Telephone: (956) 272-2246

Address: 135 Paseo Del Prado Suite 7 Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: omar.cano@supremeengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: City of Weslaco
- ☒ YES ☐ NO Wastewater Provision: City of Weslaco
- ☒ YES ☐ NO Electric Company: AEP

☐ YES ☒ NO Phone Utility _____	☐ YES ☒ NO Gas Utility _____	☒ YES ☐ NO Cable Utility <u>Spectrum</u>
---	---	--

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000554-2023

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. _____

NOV 27 2023

GENERAL INFORMATION

Name of Subdivision: Rio Orchards Estates

Location: North side of E. Mile 5 Rd, 0.25 Miles east of Bridge Ave.

Legal Description: A 19.45 acres of land out of farm tract 757, and farm tract 758, the West and Adams tracts recorded in volume 2, page 34-37, map records Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Detention volume required will be place off-site in a dedicated drainage ROW and excavating a new drain ditch that will be owned and maintained by the HCDD No. 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: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ 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: _____ *Dominic Reyes*

Owner Signature: _____ *[Signature]* Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



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 28, 2023

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

RE: Supreme Engineering – Rio Orchards Estates

This letter is in response to a request from the Engineer of record for Rio Orchards Estates, Omar Cano, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

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

Sincerely,
Hidalgo County Drainage District No. 1

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

Yvette Barrera, PE, CFM
Assistant General Manager

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

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

Date: 11/27/2023

Hector Garcia
Supreme Engineering
135 Paseo Del Prado Ste 7
Edinburg, Texas 78539

RE: **Rio Orchard Estates** Subd. Drainage and Detention

Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 11/21/23 for the **Rio Orchard Estates** Subdivision modified to detain the 50-year detention volume in the proposed onsite pond as shown on your provided cross sections.

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

1. The Proposed Detention Area will require outlet controls going into the existing drainage ditch.
2. Discharge Permit will be required.
3. Subject to donation of dedicated access easement for HCDD 1

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

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

Rio Orchards Estates Subdivision Drainage Statement

Rio Orchards Estates Subdivision being 19.450 acres of land out farm tract 757, and farm tract 758, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas. The property is located along East Mile 5 N. Road, between Mile 4 W. and Mile 4 ½ W. Roads within the **City of Weslaco** ETJ, County of Hidalgo, Texas. The tracts are **currently vacant**. Proposing **53-lot multi-family** development.

The property is located mostly in **Zone “B”** on FEMA’s Flood Insurance Rate Map, Community Panel No. 480334 0525 B Map dated January 2, 1981. Zone B is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The predominate soils in this area are Hidalgo sandy clay loam (**Soils 28**), this soil belong to hydrologic group “B” which have a moderate infiltration rate when thoroughly wet. Group B soils 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. (See “USDA, NRCS Web Soil Survey” Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 12.04 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 66.73 cfs based on a 50-year storm frequency, which is an increase of 54.69 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco**’s drainage policy, the 19.45-acre property storm drainage system for the proposed **53 lot multi-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 24”, 30” and 36” as shown on the attached storm sewer plan. Pertinent permitting as necessary shall be coordinated with the City of **Weslaco** and **County of Hidalgo** during public improvements.



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

In accordance with HCDD1 and City of Weslaco's drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **142,829 cubic feet (3.28 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be compensated by excavating a new drain ditch in an 80 feet ROW along the east of the property dedicated to Hidalgo County Drainage District No. 1 discharging, with a 24 inch storm line and choking it to an 18 inch as requested by HCCID9, into HCDD1 ditch 36 along Mile 4 W. Road serving as the ultimate outfall. The proposed excavation will accommodate **177,750 cubic feet (4.09 acre-ft)** of detention runoff which exceeds the 100-yr storm post development detention volume of **174,540 cubic feet (4.01 acre-ft)**

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>HCCID #9</u>	
<u>[Signature]</u>	<u>11-21-23</u>
H.C.D.D. NO. 1	DATE

*subject to the donation
of a dedicated access easement*



By [Signature], P.E.
Engineer Signature

11/11/2023
Date

Project Name: **Rio Orchards Estates Subdivision**
Project Location: **City of Weslaco**
Number of Lots: **53**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 17.25 Acres
751,410.0 Sq Ft

Time of Concentration, t_c 44 Minutes

Velocity, V 0.49 ft/s

Runoff Coefficient, C : 0.20 Table 3-3

Intensity, I : 3.49 in/hr

Surface Conditions
Flow Length, L : 1300 Feet
Surface Constant, K_u : 3.28
Intercept Coefficient, k : 0.274 Table 3-2
Slope, S_p : 0.30 %
e: 0.812
Rainfall Coefficients
b: 92.23
(10-yr storm) d: 12.33

Peak Flow, Q : 12.04 cfs Choke to an 18" @0.60% as per HCCID9 (8.21 cfs)

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area: 17.25 Acres
751,410.0 Sq Ft

Time of Concentration, t_c 24 Minutes

Velocity, V 0.91 ft/s

Runoff Coefficient, C : 0.55

Intensity, I : 7.03 in/hr

Peak Flow, Q : 66.73 cfs

Surface Conditions
Flow Length, L : 1300 Feet
Surface Constant, K_u : 3.28
Intercept Coefficient, k : 0.619 Table 3-2
Slope, S_p : 0.20 %
e: 0.795
Rainfall Coefficients
b: 123.47
(50-yr storm) d: 12.86

11/11/2023



[Signature], P.E.

Modified Rational Method
Detention Calculations (50-yr Storm Frequency)

Duration		Intensity 50-year	Q _{in}	Vol _{in}	Q _{out} *	Vol _{out}	Storage Required	
(min)	(hr)	(in/hr)	(cfs)	(ft ³)	(cfs)	(ft ³)	(ft ³)	(acre-ft)
100	1.67	2.88	27.32	163,940.03	8.21	30,507.29	133,432.74	3.06
110	1.83	2.69	25.54	168,561.24	8.21	32,970.29	135,590.95	3.11
120	2.00	2.53	24.00	172,791.32	8.21	35,433.29	137,358.03	3.15
130	2.17	2.39	22.65	176,693.99	8.21	37,896.29	138,797.70	3.19
140	2.33	2.26	21.47	180,318.61	8.21	40,359.29	139,959.33	3.21
150	2.50	2.15	20.41	183,704.21	8.21	42,822.29	140,881.92	3.23
160	2.67	2.05	19.47	186,882.10	8.21	45,285.29	141,596.81	3.25
170	2.83	1.96	18.62	189,877.83	8.21	47,748.29	142,129.54	3.26
180	3.00	1.88	17.84	192,712.49	8.21	50,211.29	142,501.20	3.27
190	3.17	1.81	17.14	195,403.67	8.21	52,674.29	142,729.39	3.28
200	3.33	1.74	16.50	197,966.24	8.21	55,137.29	142,828.95	3.28
210	3.50	1.68	15.91	200,412.83	8.21	57,600.29	142,812.54	3.28
220	3.67	1.62	15.36	202,754.28	8.21	60,063.29	142,690.99	3.28
230	3.83	1.57	14.86	204,999.98	8.21	62,526.29	142,473.70	3.27
240	4.00	1.52	14.39	207,158.09	8.21	64,989.29	142,168.80	3.26
250	4.17	1.47	13.95	209,235.76	8.21	67,452.29	141,783.47	3.25
260	4.33	1.43	13.54	211,239.28	8.21	69,915.29	141,323.99	3.24
270	4.50	1.39	13.16	213,174.22	8.21	72,378.29	140,795.94	3.23
280	4.67	1.35	12.80	215,045.55	8.21	74,841.29	140,204.27	3.22
290	4.83	1.31	12.46	216,857.70	8.21	77,304.29	139,553.41	3.20
300	5.00	1.28	12.15	218,614.64	8.21	79,767.29	138,847.35	3.19
310	5.17	1.25	11.85	220,319.95	8.21	82,230.29	138,089.67	3.17

Proposed Total Detention:	142,828.95 cu. ft.	3.28 acre-ft
Detention/Acre Developed	8,279.94 cu. ft.	0.19 acre-ft

11/11/2023



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

PE.

Table 3-2: Intercept Coefficients

Project Name: **Rio Orchards Estates Subdivision**
Project Location: **City of Weslaco**
Number of Lots: **53**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 17.25 Acres
751,410.0 Sq Ft

Time of Concentration, t_c : 44 Minutes

Velocity, V : 0.49 ft/s

Runoff Coefficient, C : 0.20 Table 3-3

Intensity, I : 3.49 in/hr

Surface Conditions
Flow Length, L : 1300 Feet
Surface Constant, K_u : 3.28
Intercept Coefficient, k : 0.274 Table 3-2
Slope, S_p : 0.30 %
 e : 0.812
Rainfall Coefficients
(10-yr storm) b : 92.23
 d : 12.33

Peak Flow, Q : 12.04 cfs Choke to an 18" @0.60% as per HCCID9 (8.21 cfs)

Post Development (Future) Conditions 100 - Year Storm Frequency

Property Area: 17.25 Acres
751,410.0 Sq Ft

Time of Concentration, t_c : 24 Minutes

Velocity, V : 0.91 ft/s

Runoff Coefficient, C : 0.55

Intensity, I : 7.96 in/hr

Peak Flow, Q : 75.56 cfs

Surface Conditions
Flow Length, L : 1300 Feet
Surface Constant, K_u : 3.28
Intercept Coefficient, k : 0.619 Table 3-2
Slope, S_p : 0.20 %
 e : 0.789
Rainfall Coefficients
(100-yr storm) b : 137.99
 d : 13.32

11/11/2023



[Signature], P.E.

Modified Rational Method
Detention Calculations (100-yr Storm Frequency)

Duration		Intensity 100-year	Q _{in}	Vol _{in}	Q _{out} *	Vol _{out}	Storage Required	
(min)	(hr)	(in/hr)	(cfs)	(ft ³)	(cfs)	(ft ³)	(ft ³)	(acre-ft)
100	1.67	3.31	31.37	188,236.69	8.21	30,507.29	157,729.40	3.62
110	1.83	3.09	29.35	193,698.52	8.21	32,970.29	160,728.23	3.69
120	2.00	2.91	27.60	198,702.95	8.21	35,433.29	163,269.66	3.75
130	2.17	2.75	26.07	203,324.03	8.21	37,896.29	165,427.74	3.80
140	2.33	2.61	24.72	207,619.23	8.21	40,359.29	167,259.94	3.84
150	2.50	2.48	23.51	211,634.00	8.21	42,822.29	168,811.71	3.88
160	2.67	2.37	22.44	215,404.89	8.21	45,285.29	170,119.60	3.91
170	2.83	2.26	21.47	218,961.73	8.21	47,748.29	171,213.44	3.93
180	3.00	2.17	20.59	222,329.16	8.21	50,211.29	172,117.87	3.95
190	3.17	2.09	19.78	225,527.77	8.21	52,674.29	172,853.48	3.97
200	3.33	2.01	19.05	228,574.95	8.21	55,137.29	173,437.67	3.98
210	3.50	1.94	18.37	231,485.51	8.21	57,600.29	173,885.22	3.99
220	3.67	1.87	17.75	234,272.16	8.21	60,063.29	174,208.87	4.00
230	3.83	1.81	17.17	236,945.89	8.21	62,526.29	174,419.60	4.00
240	4.00	1.75	16.63	239,516.29	8.21	64,989.29	174,527.00	4.01
250	4.17	1.70	16.13	241,991.75	8.21	67,452.29	174,539.46	4.01
260	4.33	1.65	15.67	244,379.66	8.21	69,915.29	174,464.37	4.01
270	4.50	1.61	15.23	246,686.58	8.21	72,378.29	174,308.29	4.00
280	4.67	1.56	14.82	248,918.33	8.21	74,841.29	174,077.04	4.00
290	4.83	1.52	14.43	251,080.13	8.21	77,304.29	173,775.84	3.99
300	5.00	1.48	14.07	253,176.65	8.21	79,767.29	173,409.37	3.98
310	5.17	1.45	13.72	255,212.12	8.21	82,230.29	172,981.83	3.97

Proposed Total Detention:	174,539.46 cu. ft.	4.01 acre-ft
Detention/Acre Developed	10,118.23 cu. ft.	0.23 acre-ft

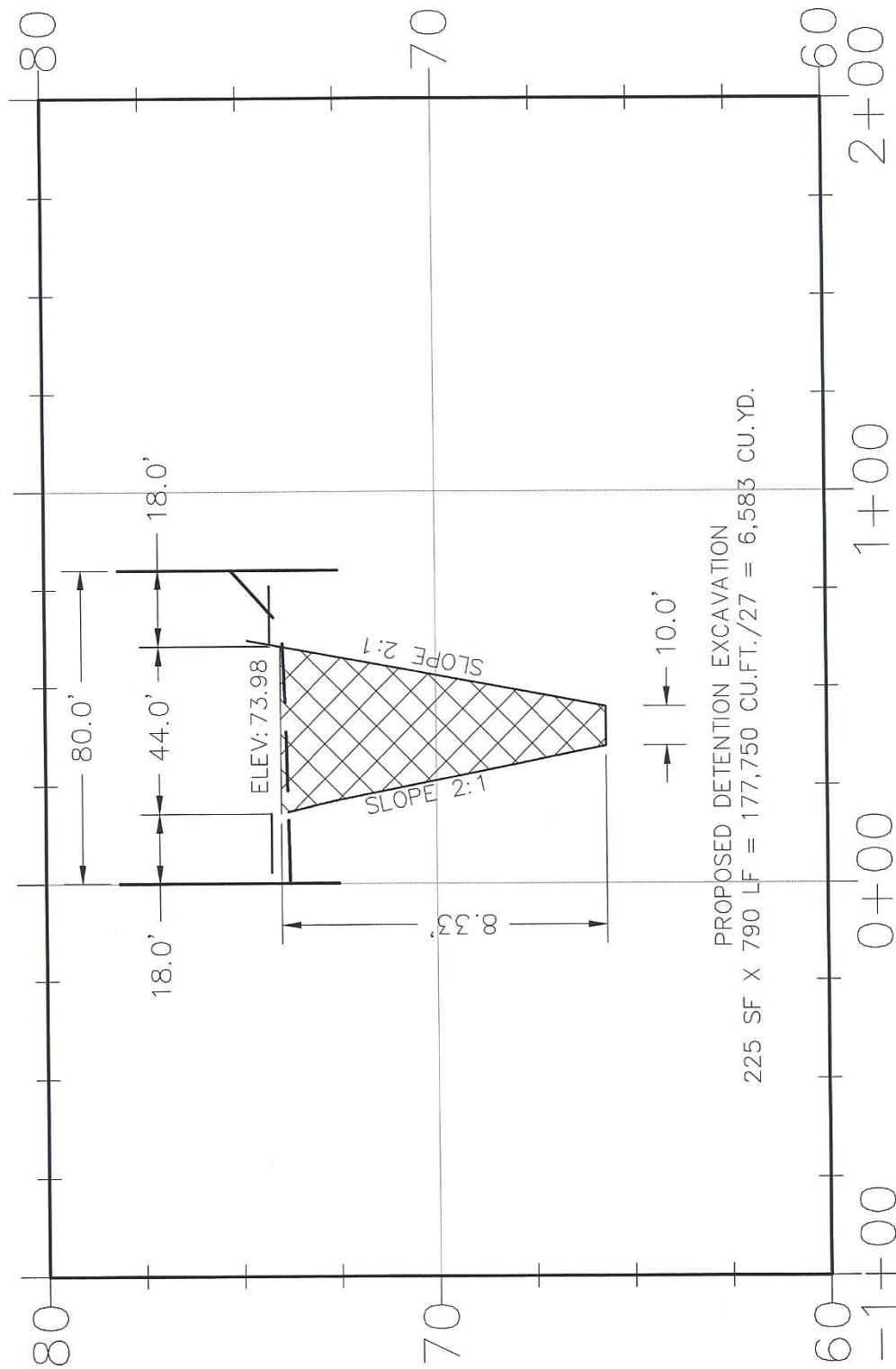
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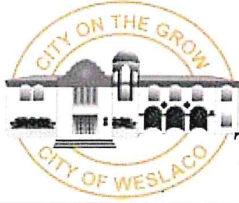


Land Cover / Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (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

PE.

Table 3-2: Intercept Coefficients





**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: Rio Orchards Estates
 Location: E. Mile 5 N Rd (E. 34th St) between S. Bridge Ave. and S. Mile 4 W. Rd (S. Airport Dr.)
 Applicant: Supreme Engineering ☐ Owner ☒ Agent
 Address: 135 Paseo del Prado Ste 7 Edinburg TX 78539 Phone Number: (956) 403-1314

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Multi-Family Detached	19.45		212	89	112	1434

Comments: _____
 Prepared by: Omar Cano Date: _____
 Address: 135 Paseo del Prado Ste 7 Edinburg, TX 78539 Phone Number: (956) 403-1314

(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#: _____

Trip Generation Report

Rio Orchards Estates Subdivision

Weslaco, Texas

Prepared by:



Supreme Engineering, PLLC
Texas Engineering Firm F-21135
135 Paseo del Prado Ste 7
Edinburg, TX 78539
(956) 403-1314

October 25, 2023



 , P.E.

Index

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• Site and Surrounding Land Uses	
• Roadways	
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• Estimated Trip Generation	
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Albert Aldana, P.E.
City Engineer
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Trip Generation Analysis
Rio Orchards Estates Subdivision
Weslaco, Texas

Dear Mr. Aldana,

Supreme Engineering has prepared this Trip Generation Analysis as per the request of the City of Weslaco Engineering Department for the above-mentioned proposed development.

Project Description

The proposed development is a 19.45 acres out of farm tract 757 and farm tract 758, the West and Adams tracts, recorded in volume 2, pages 34-37, map records Hidalgo County, Texas. The development is located along E. Mile 5 N Rd (E. 34th St) between S. Bridge Ave. and S. Mile 4 W. Rd (S. Airport Dr.). The proposed development will be a 53-lot multi-family residential subdivision.

Site and Surrounding Land Uses

The study area for the proposed development includes the site boundaries of the 19.45 acres proposed Rio Orchards Estates Subdivision is as follows: the property directly to the north, west and east are vacant property. The area to the south is used as single family.

Roadways

The southern boundary of the proposed development is E. Mile 5 N Rd (E. 34th St) categorized as a 2-lane future principal arterial.

Estimated Trip Generation

The 11th Edition of the ITE Trip Generation manual was used to estimate the projected trip generation. These estimations were calculated for the AM and PM peak hours for the generator using land uses Multi-Family Detached Housing (ITE Code: 220). The total trip and projections are shown in Table 1.

Average Vehicle Trip Ends vs. Number of Dwelling Units

Morning Analysis

- On a weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **7 and 9 AM**.
- Directional Distribution: **24% entering, 76% exiting**

$$T = 0.31 (X) + 22.85 \text{ - ITE Trip Generation 11}^{\text{th}} \text{ Edition Volume 3}$$

Where:

T = Average Vehicle Trip Ends

X = Number of Dwellings – **212 Apartment Units**

$$T = 0.31 (212) + 22.85 = \mathbf{88.57}$$

- Directional Distribution

$$T_{\text{enter}} = 88.57 (0.24) = \mathbf{21.26 \text{ trip/hour}}$$

$$T_{\text{exit}} = 88.57 (0.76) = \mathbf{67.31 \text{ trip/hour}}$$

Afternoon Analysis

- On a weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **4 and 6 PM**.
- Directional Distribution: **63% entering, 37% exiting**

$$T = 0.43 (X) + 20.55 \text{ - ITE Trip Generation 11}^{\text{th}} \text{ Edition Volume 3}$$

Where:

T = Average Vehicle Trip Ends

X = Number of Dwellings – **212 Apartment Units**

$$T = 0.43(212) + 20.55 = \mathbf{111.71}$$

- Directional Distribution

$$T_{\text{enter}} = 111.71 (0.63) = \mathbf{70.38 \text{ trip/hour}}$$

$$T_{\text{exit}} = 111.71 (0.37) = \mathbf{41.33 \text{ trip/hour}}$$

Weekday Analysis

- On a weekday.
- Directional Distribution: **50% entering, 50% exiting**

$$T = 6.41 (X) + 75.31 \quad - \text{ ITE Trip Generation 11}^{\text{th}} \text{ Edition Volume 3}$$

Where:

T = Average Vehicle Trip Ends

X = Number of Dwellings – **212 Apartment Units**

$$T = 6.41 (212) + 75.31 = \mathbf{1,434.23}$$

- Directional Distribution

$$T_{\text{enter}} = 1,434.23 (0.50) = \mathbf{717.12 \text{ trip/hour}}$$

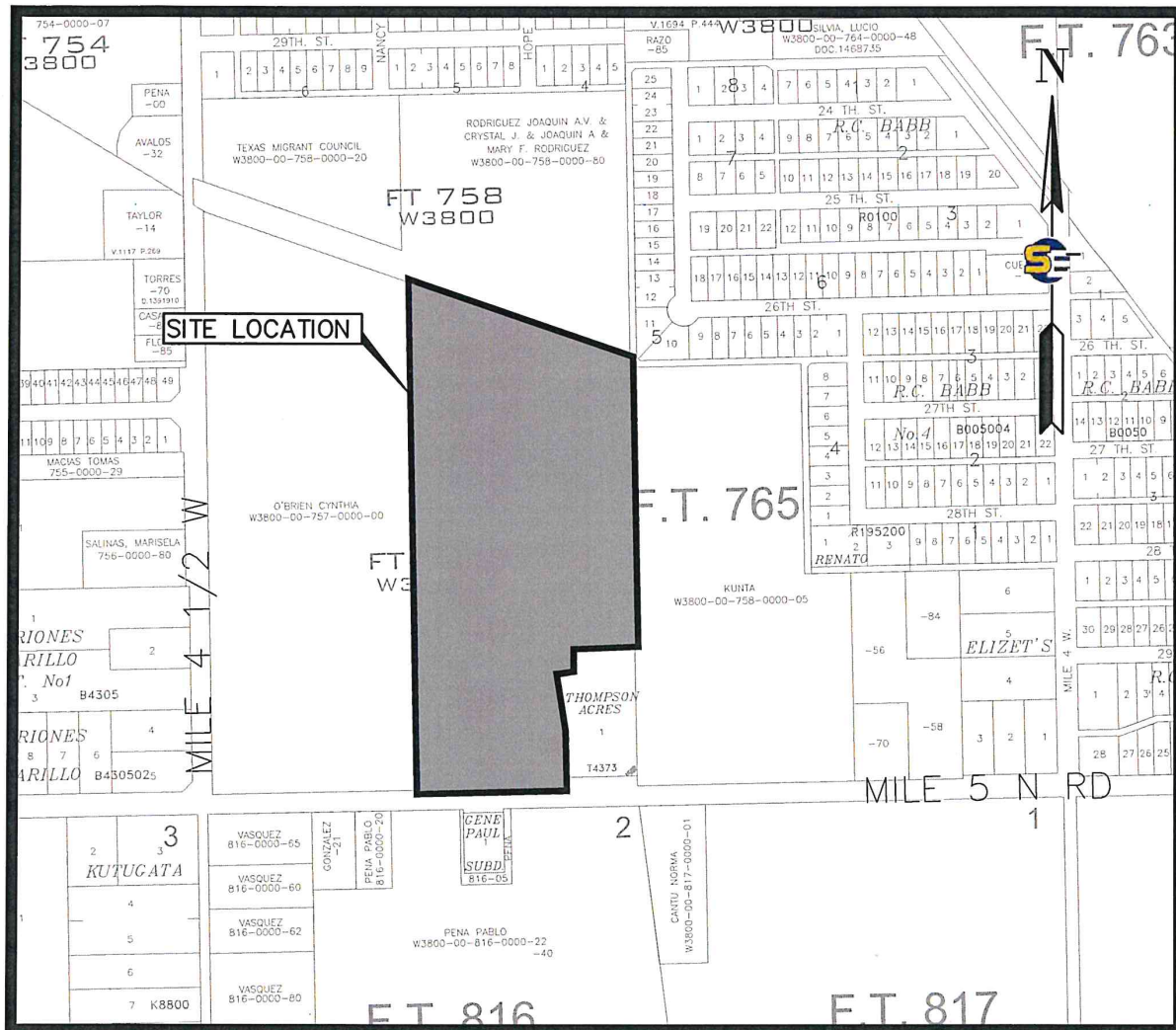
$$T_{\text{exit}} = 1,434.23 (0.50) = \mathbf{717.12 \text{ trip/hour}}$$

Table 1. Total Projected Trips

ITE Code	Trips			Entering / Exiting	
	Weekday	A.M.	P.M.	A.M.	P.M.
220 – MULTI-Family Detached Housing	1,434	88.57	111.71	21.26/67.31	70.38/41.33

Study Results

This traffic study identified one generator; the proposed multi-family detached dwelling. The total peak hour trips for morning (AM) and afternoon (PM) is 88.57 & 111.71, respectively.



LOCATION MAP

RIO ORCHARDS ESTATES SUBDIVISION

BEING 19.450 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758, THE
WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS
HIDALGO COUNTY, TEXAS.

DATE: SEPTEMBER 2023

NUMBER OF DAYS FROM 1991 TO 1995

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itetripngen.org/query/printGraph2?code=220&ivlabel=UNITS220&timeperiod=TASIDE&x=212&edition=685&locationCode=Gener...

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

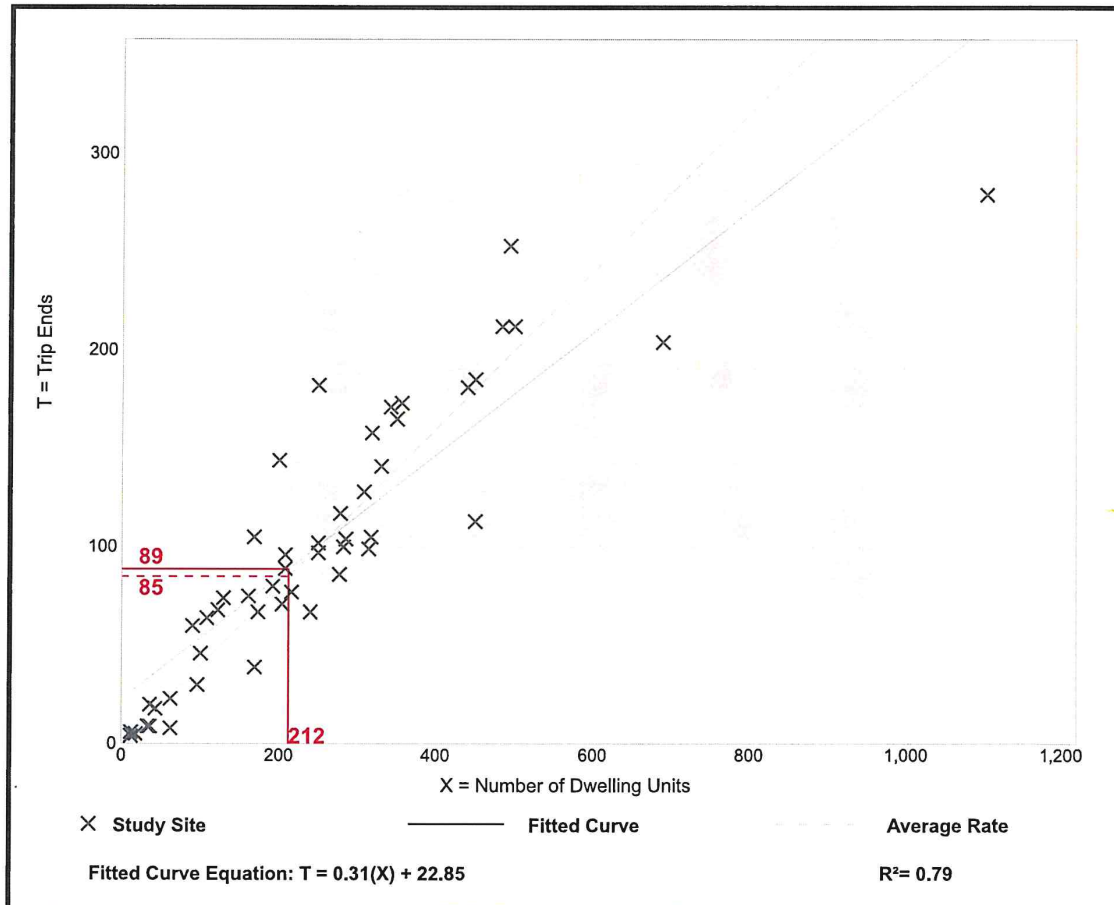
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

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Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

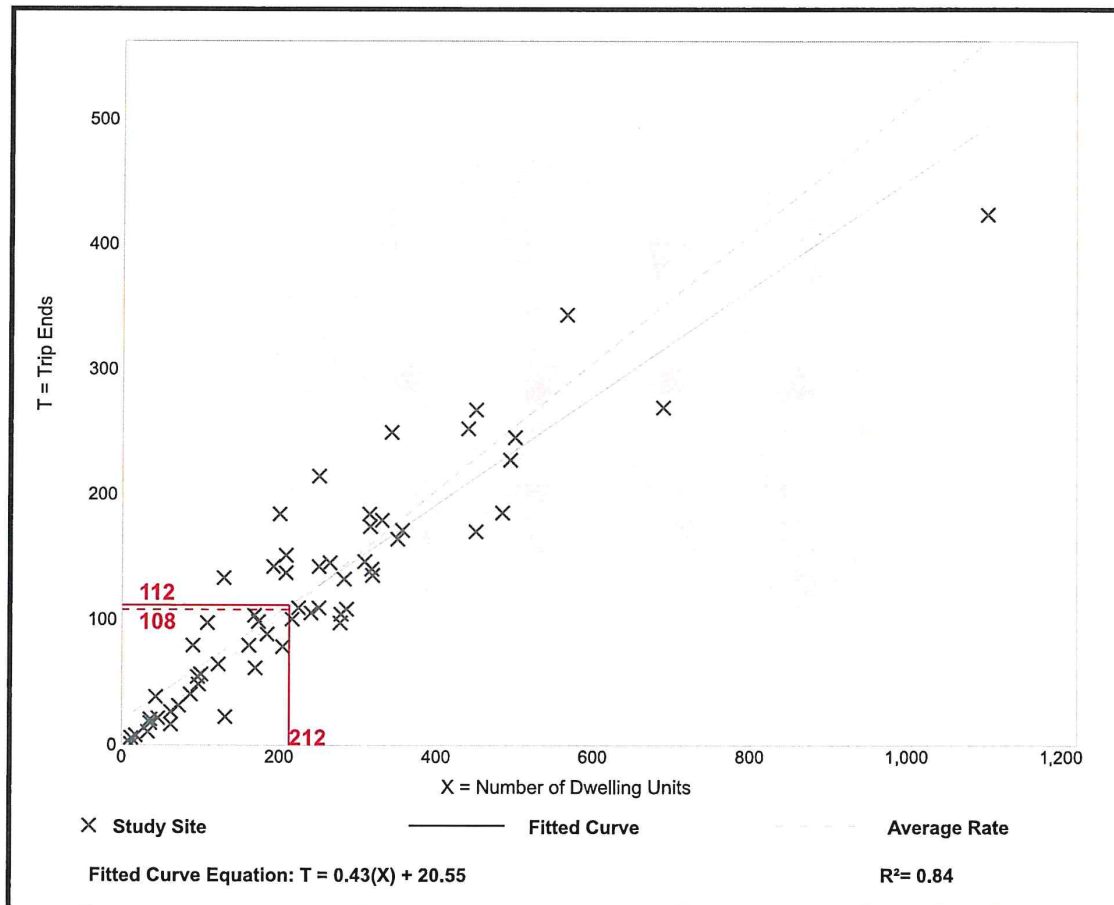
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



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Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

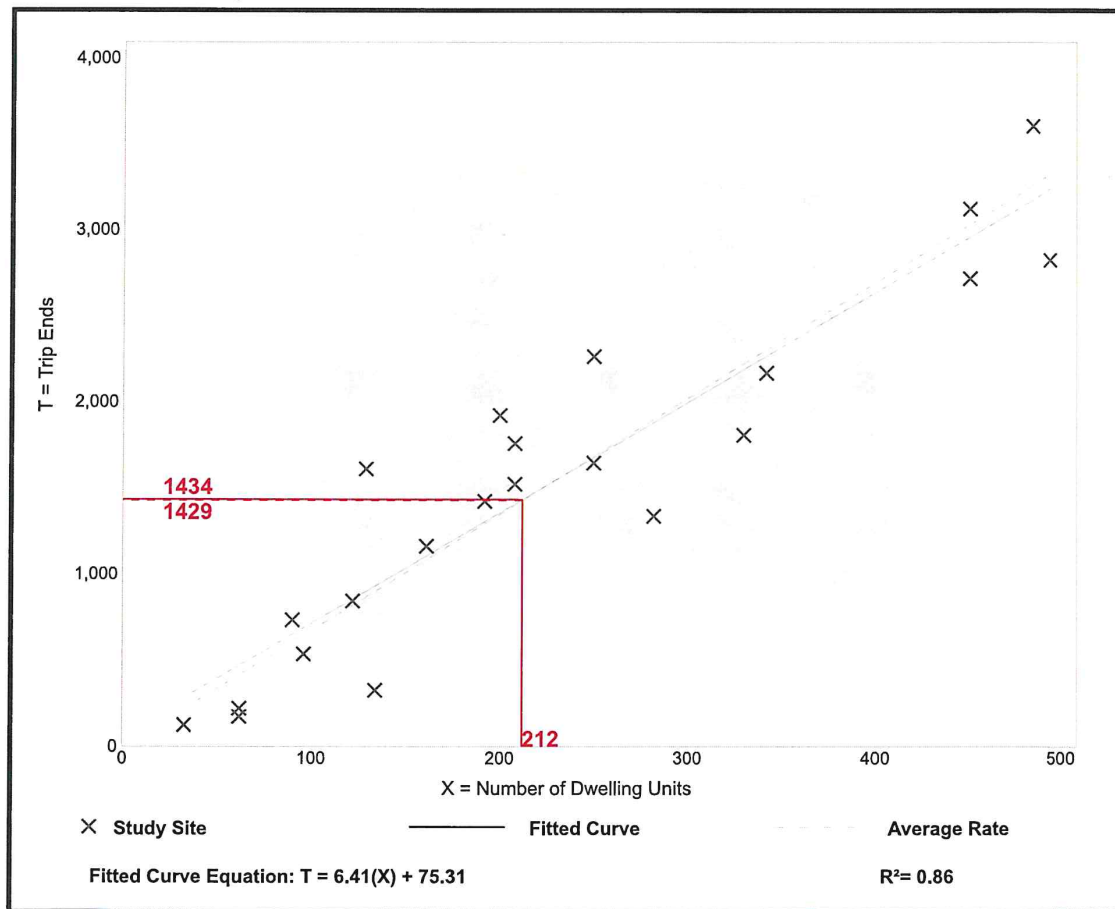
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Drainage Statement

Rio Orchards Estates Subdivision

Weslaco, Texas

Prepared by:



Supreme Engineering, PLLC
Texas Engineering Firm F-21135
135 Paseo del Prado Suite 7
Edinburg, TX 78539
(956) 403-1314



October 20, 2023

A handwritten signature in blue ink, appearing to read "Omar Cano", followed by the letters "P.E." to the right.

Index

- Cover Sheet
- Index Sheet
- Drainage Statement
- Drainage Calculations
- Table 3-2 Intercept Coefficients "k" value
- Table 3-3 Runoff Coefficients Table "C" value
- Weighted "C" Calculation "if applicable"
- Time of Concentration Determination Table "if applicable"
- Location Map
- USDA Contours
- USDA Soils Map
- Soils Legend & Description
- USDA Soil Engineering Properties
- FEMA FIRM with site location
- Subdivision Plat
- Preliminary Site/Drainage Plan Layout



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

Rio Orchards Estates Subdivision Drainage Statement

Rio Orchards Estates Subdivision being 19.450 acres of land out farm tract 757, and farm tract 758, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas. The property is located along East Mile 5 N. Road, between Mile 4 W. and Mile 4 ½ W. Roads within the **City of Weslaco** ETJ, County of Hidalgo, Texas. The tracts are **currently vacant**. Proposing **53-lot multi-family** development.

The property is located mostly in **Zone “B”** on FEMA’s Flood Insurance Rate Map, Community Panel No. 480334 0525 B Map dated January 2, 1981. Zone B is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The predominate soils in this area are Hidalgo sandy clay loam (**Soils 28**), this soil belong to hydrologic group “B” which have a moderate infiltration rate when thoroughly wet. Group B soils 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. (See “USDA, NRCS Web Soil Survey” Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 10.53 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 72.50 cfs based on a 50-year storm frequency, which is an increase of 61.97 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco’s** drainage policy, the 19.45-acre property storm drainage system for the proposed **53 lot multi-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 24”, 30” and 36” as shown on the attached storm sewer plan. Pertinent permitting as necessary shall be coordinated with the City of **Weslaco** and **County of Hidalgo** during public improvements.



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

In accordance with HCDD1 and City of Weslaco's drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **124,945 cubic feet (2.87 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be compensated by excavating a new drain ditch in an 80 feet ROW along the east of the property dedicated to Hidalgo County Drainage District No. 1 and discharging with a 30 inch storm line into HCDD1 ditch 36 along Mile 4 W. Road serving as the ultimate outfall. The proposed excavation will accommodate **209,550 cubic feet (4.81 acre-ft)** of detention runoff. The additional **84,605 cubic feet (1.94 acre-ft)** will be served as credit for the east 17.58-acre property future development.

By

 P.E.

Engineer Signature

10/20/2023

Date



Project Name: Rio Orchards Estates Subdivision
Project Location: City of Weslaco
Number of Lots: 53
Calculation Analysis: Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 17.79 Acres
774,932.4 Sq Ft

Time of Concentration, t_c 44 Minutes

Velocity, V 0.49 ft/s

Runoff Coefficient, C : 0.20 Table 3-3

Intensity, I : 3.49 in/hr

Peak Flow, Q : 12.41 cfs

Surface Conditions
Flow Length, L : 1300 Feet
Surface Constant, K_u : 3.28
Intercept Coefficient, k : 0.274 Table 3-2
Slope, S_p : 0.30 %
e: 0.812
Rainfall Coefficients
(10-yr storm) b: 92.23
d: 12.33

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area: 17.79 Acres
774,932.4 Sq Ft

Time of Concentration, t_c 24 Minutes

Velocity, V 0.91 ft/s

Runoff Coefficient, C : 0.55

Intensity, I : 7.03 in/hr

Peak Flow, Q : 68.81 cfs

Surface Conditions
Flow Length, L : 1300 Feet
Surface Constant, K_u : 3.28
Intercept Coefficient, k : 0.619 Table 3-2
Slope, S_p : 0.20 %
e: 0.795
Rainfall Coefficients
(50-yr storm) b: 123.47
d: 12.86

10/20/2023



[Signature] P.E.

Modified Rational Method
Detention Calculations (50-yr Storm Frequency)

Duration		Intensity 50-year	Q _{in}	Vol _{in}	Q _{out} *	Vol _{out}	Storage Required	
(min)	(hr)	(in/hr)	(cfs)	(ft ³)	(cfs)	(ft ³)	(ft ³)	(acre-ft)
10	0.17	10.25	100.32	60,192.45	12.41	12,609.58	47,582.87	1.09
20	0.33	7.68	75.17	90,207.94	12.41	16,333.36	73,874.59	1.70
30	0.50	6.22	60.86	109,540.96	12.41	20,057.13	89,483.83	2.05
40	0.67	5.26	51.51	123,620.06	12.41	23,780.91	99,839.15	2.29
50	0.83	4.59	44.88	134,635.62	12.41	27,504.69	107,130.93	2.46
60	1.00	4.08	39.91	143,666.47	12.41	31,228.47	112,438.00	2.58
70	1.17	3.68	36.03	151,315.84	12.41	34,952.25	116,363.59	2.67
80	1.33	3.36	32.91	157,952.25	12.41	38,676.03	119,276.23	2.74
90	1.50	3.10	30.34	163,816.05	12.41	42,399.81	121,416.25	2.79
100	1.67	2.88	28.18	169,072.06	12.41	46,123.58	122,948.48	2.82
110	1.83	2.69	26.34	173,837.94	12.41	49,847.36	123,990.58	2.85
120	2.00	2.53	24.75	178,200.44	12.41	53,571.14	124,629.30	2.86
130	2.17	2.39	23.36	182,225.28	12.41	57,294.92	124,930.36	2.87
140	2.33	2.26	22.14	185,963.37	12.41	61,018.70	124,944.67	2.87
150	2.50	2.15	21.05	189,454.95	12.41	64,742.48	124,712.47	2.86
160	2.67	2.05	20.08	192,732.32	12.41	68,466.25	124,266.07	2.85
170	2.83	1.96	19.20	195,821.83	12.41	72,190.03	123,631.80	2.84
180	3.00	1.88	18.40	198,745.23	12.41	75,913.81	122,831.42	2.82
190	3.17	1.81	17.68	201,520.66	12.41	79,637.59	121,883.07	2.80
200	3.33	1.74	17.01	204,163.45	12.41	83,361.37	120,802.08	2.77
210	3.50	1.68	16.40	206,686.62	12.41	87,085.15	119,601.47	2.75
220	3.67	1.62	15.84	209,101.37	12.41	90,808.93	118,292.45	2.72

Proposed Total Detention:	124,944.67 cu. ft.	2.87 acre-ft
Detention/Acre Developed	7,023.31 cu. ft.	0.16 acre-ft

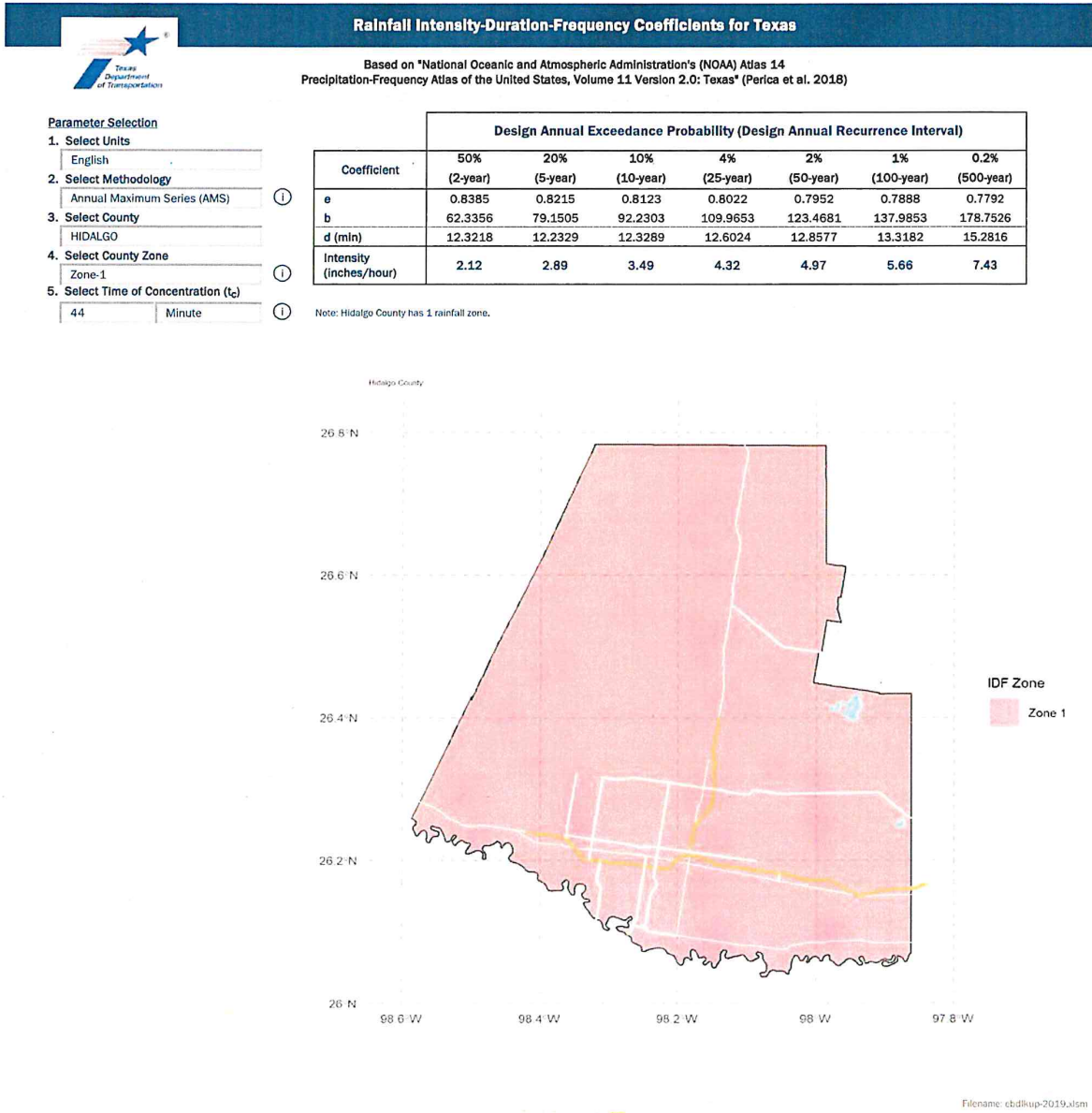
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Land Cover / Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated 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

P.E.

Table 3-2: Intercept Coefficients



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" C " - VALUES FOR RATIONAL METHOD

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.30
Single Family (Lots greater than 1/2 acre)	0.25
Multi - Family (Less than 20 DU / AC)	0.45
Multi - Family (Greater than 20 DU / AC)	0.55
Business District:	0.70
Industrial Districts:	
Light Areas	0.50
Heavy Areas	0.60
Railroad Yard Areas:	0.20
Parks:	0.10
Unimproved Areas:	
Bare Surface	0.30
Grassland	0.25
Cultivated	0.20
Woodlands	0.15
Streets:	
Asphalt	0.70
Concrete	0.75
Caliche	0.70
Drives & Walks:	
Concrete	0.75
Rooftop	0.75

10/20/2023

STATE OF TEXAS
OMAR CANO
120081
LICENSED PROFESSIONAL ENGINEER

PE.

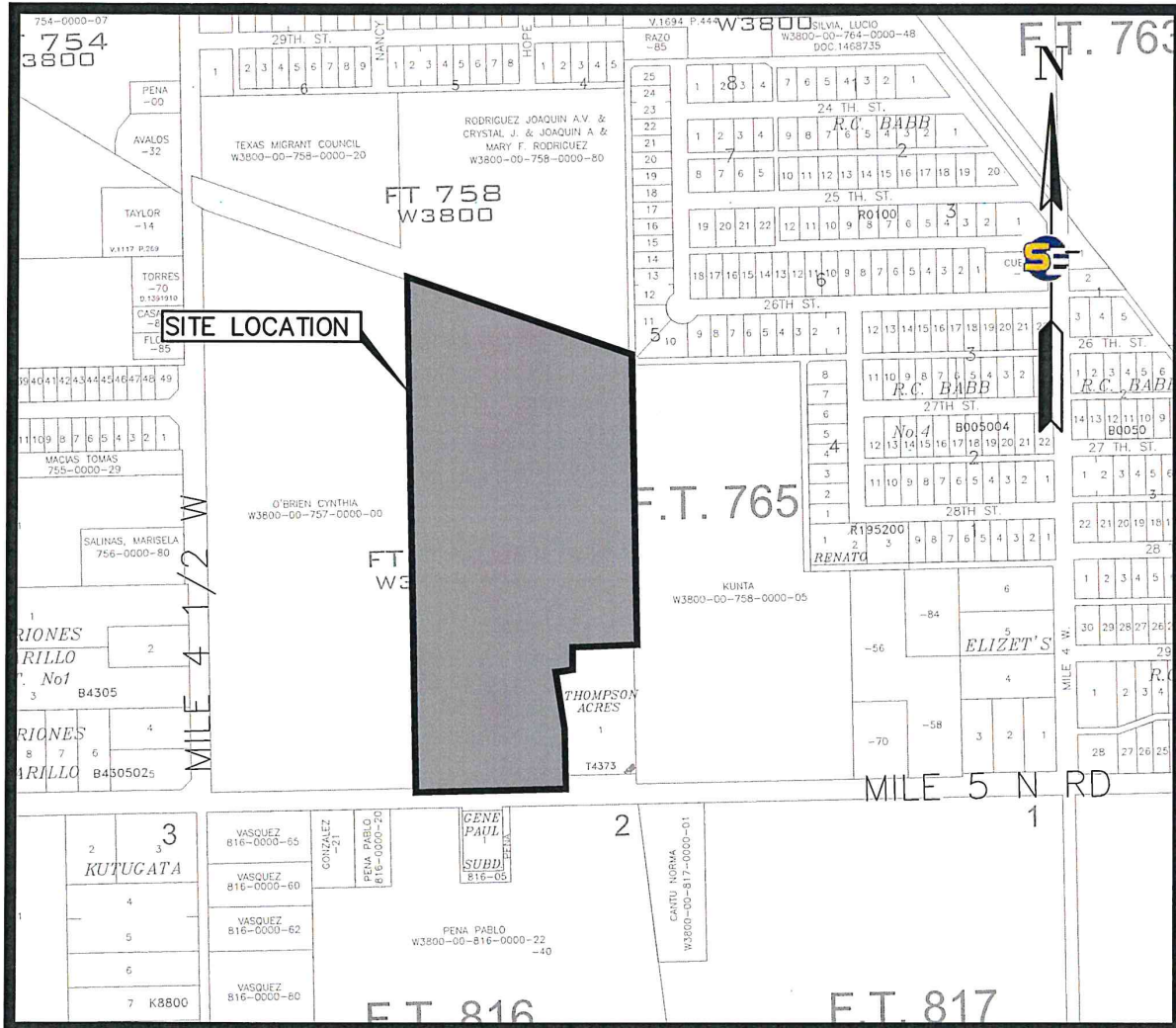
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10/20/2023

STATE OF TEXAS
OMAR CANO
120081
LICENSED PROFESSIONAL ENGINEER

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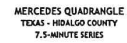


LOCATION MAP

RIO ORCHARDS ESTATES SUBDIVISION

BEING 19.450 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758, THE
WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS
HIDALGO COUNTY, TEXAS.

DATE: SEPTEMBER 2023



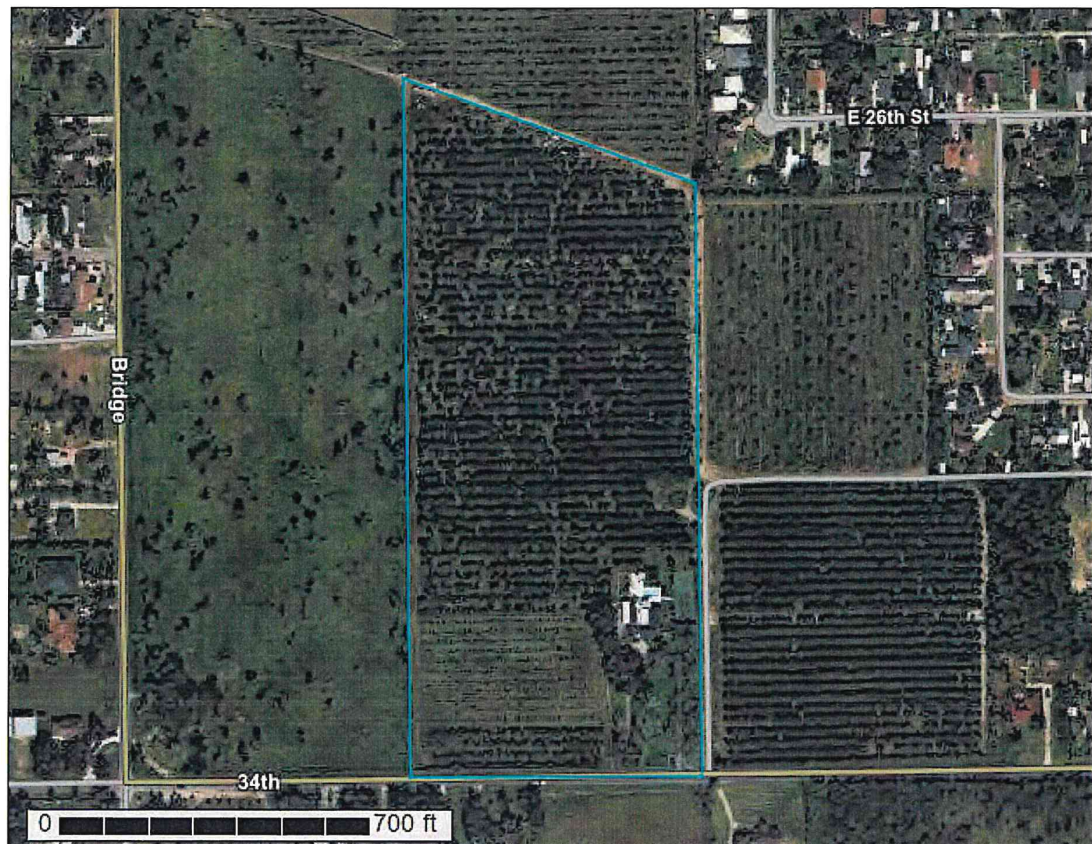
MERCEDES, TX
2022





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

Custom Soil Resource Report for Hidalgo County, Texas



September 8, 2023

Preface

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

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

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

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

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

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

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Soil Map

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



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MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

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

Special Point Features

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: websoilsurvey.sc.egov.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

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

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

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

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

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

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

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	22.0	100.0%
Totals for Area of Interest		22.0	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The 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.

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

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

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

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

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

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

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

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

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Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

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

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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

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Soil Physical Properties

This folder contains a collection of tabular reports that present soil physical properties. The reports (tables) include all selected map units and components for each map unit. Soil physical properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

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

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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

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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.

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

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

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.

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Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

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Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

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United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

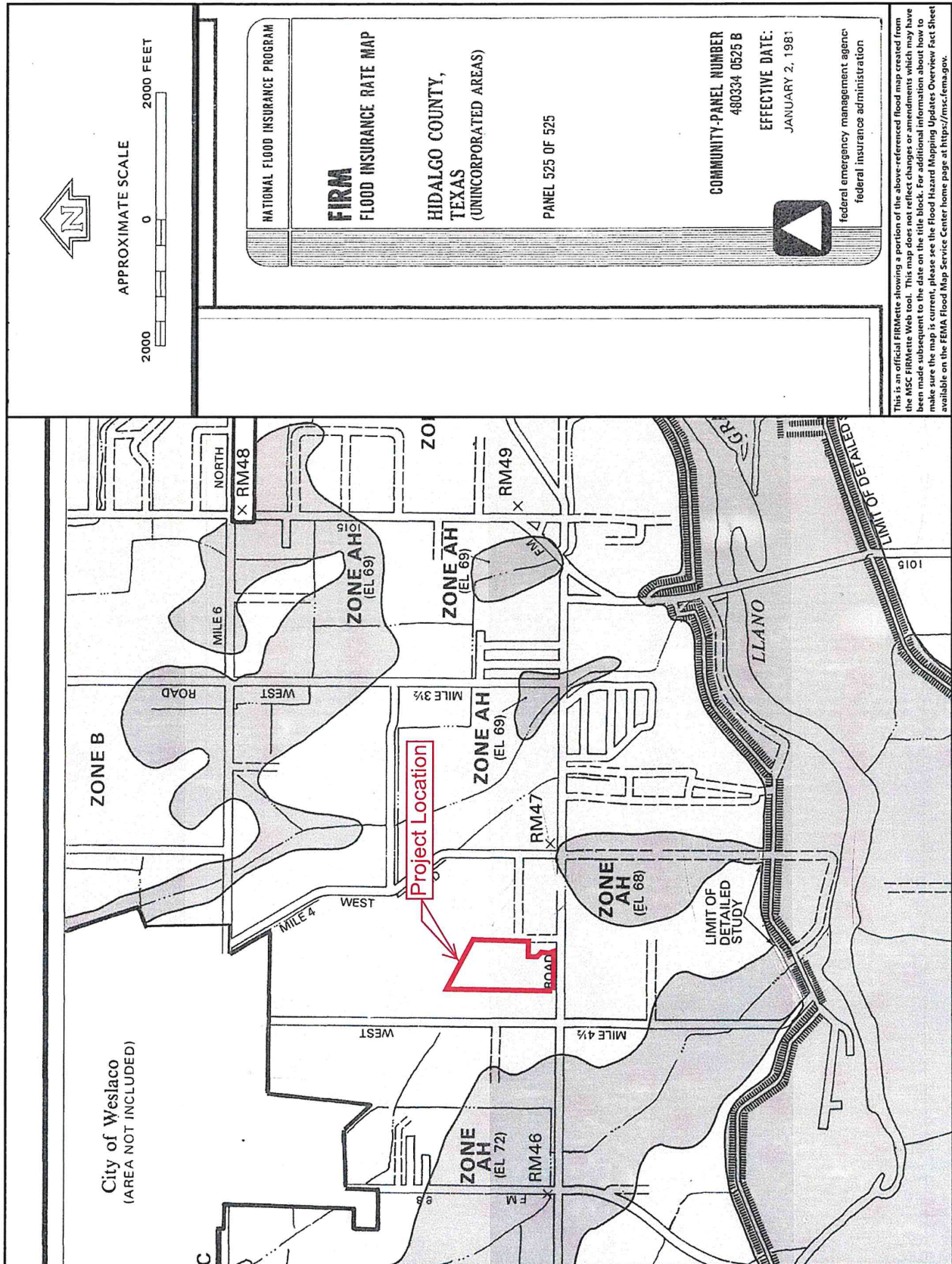
United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelp201043084>

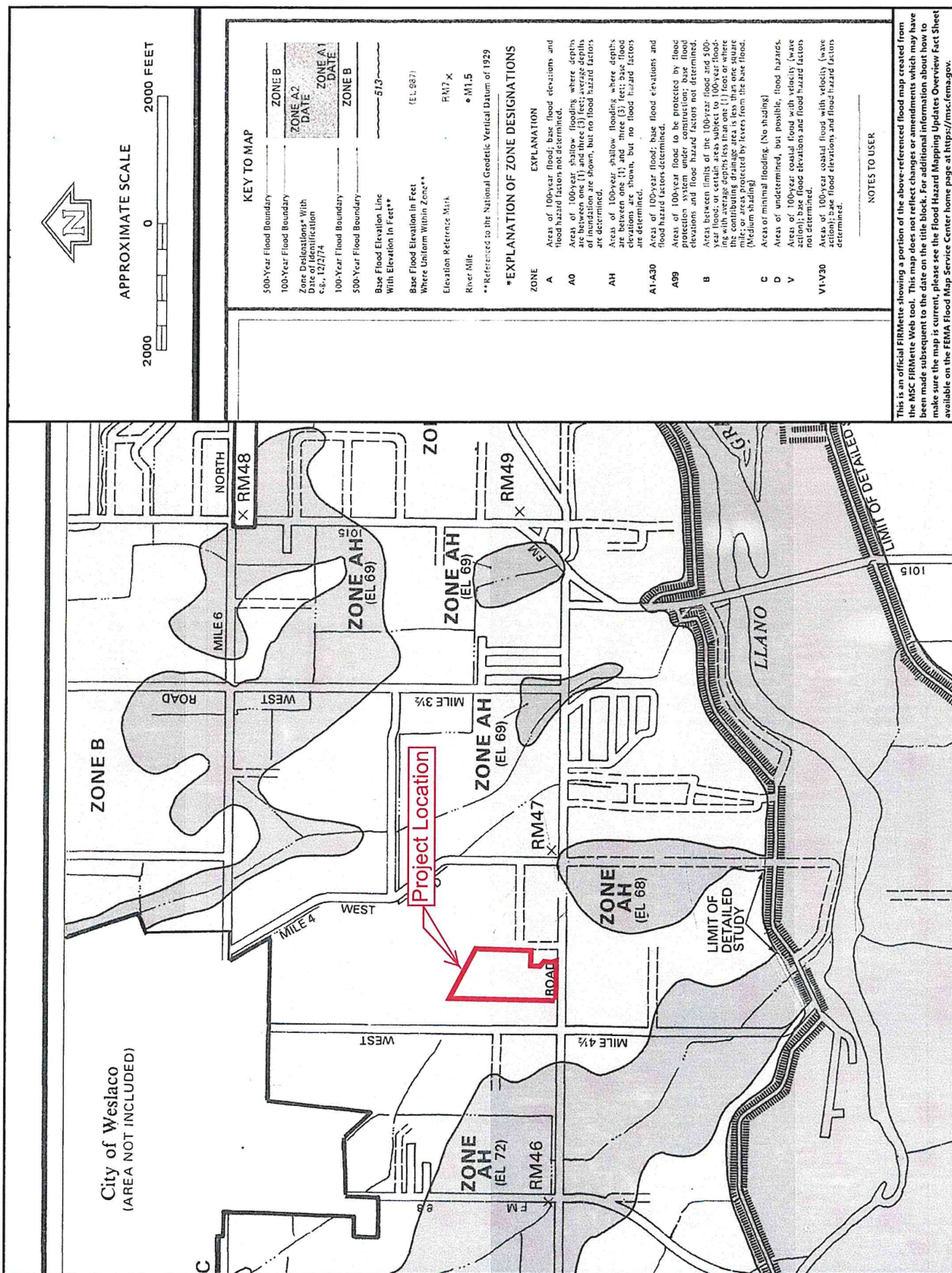
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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

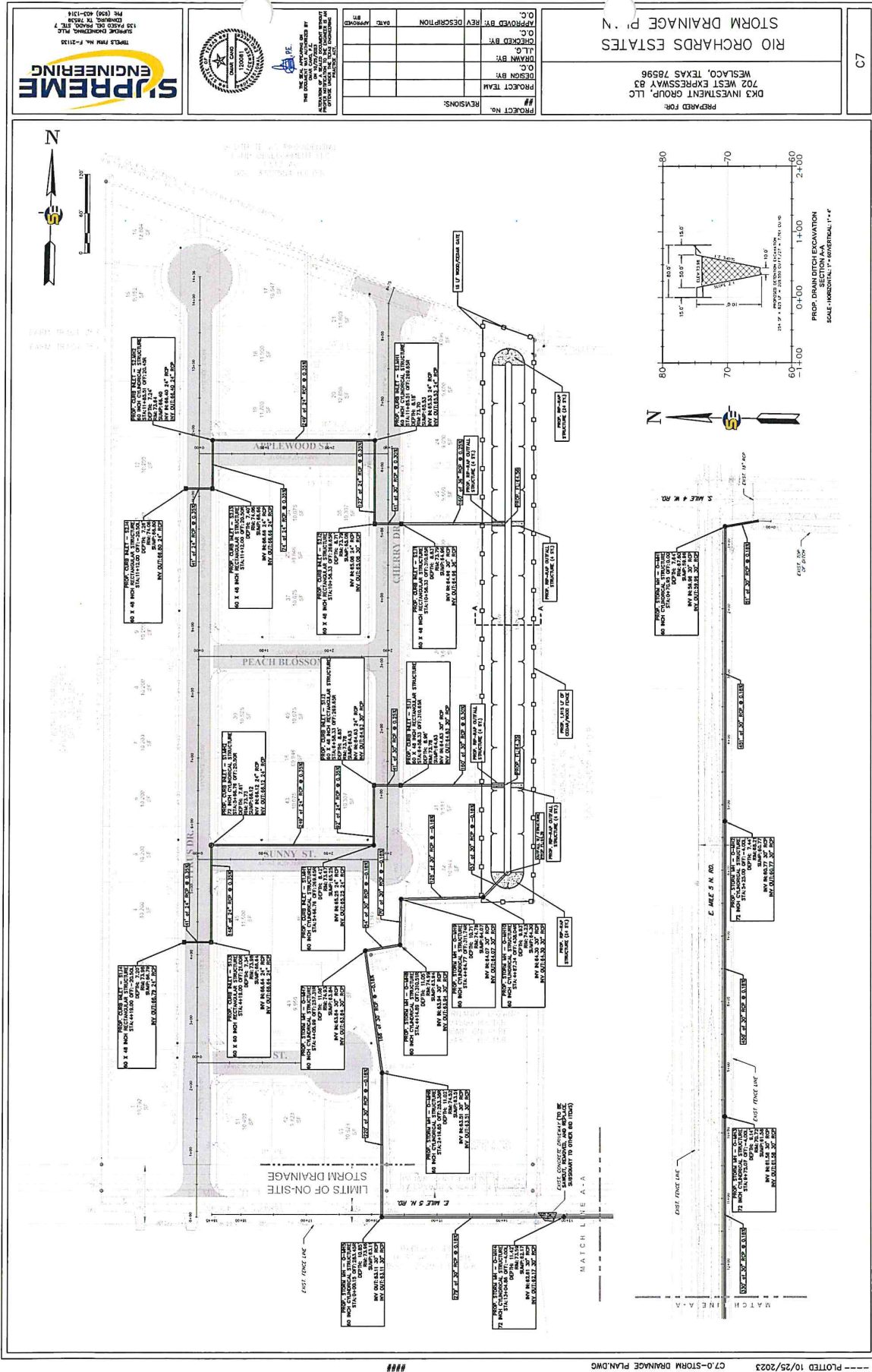
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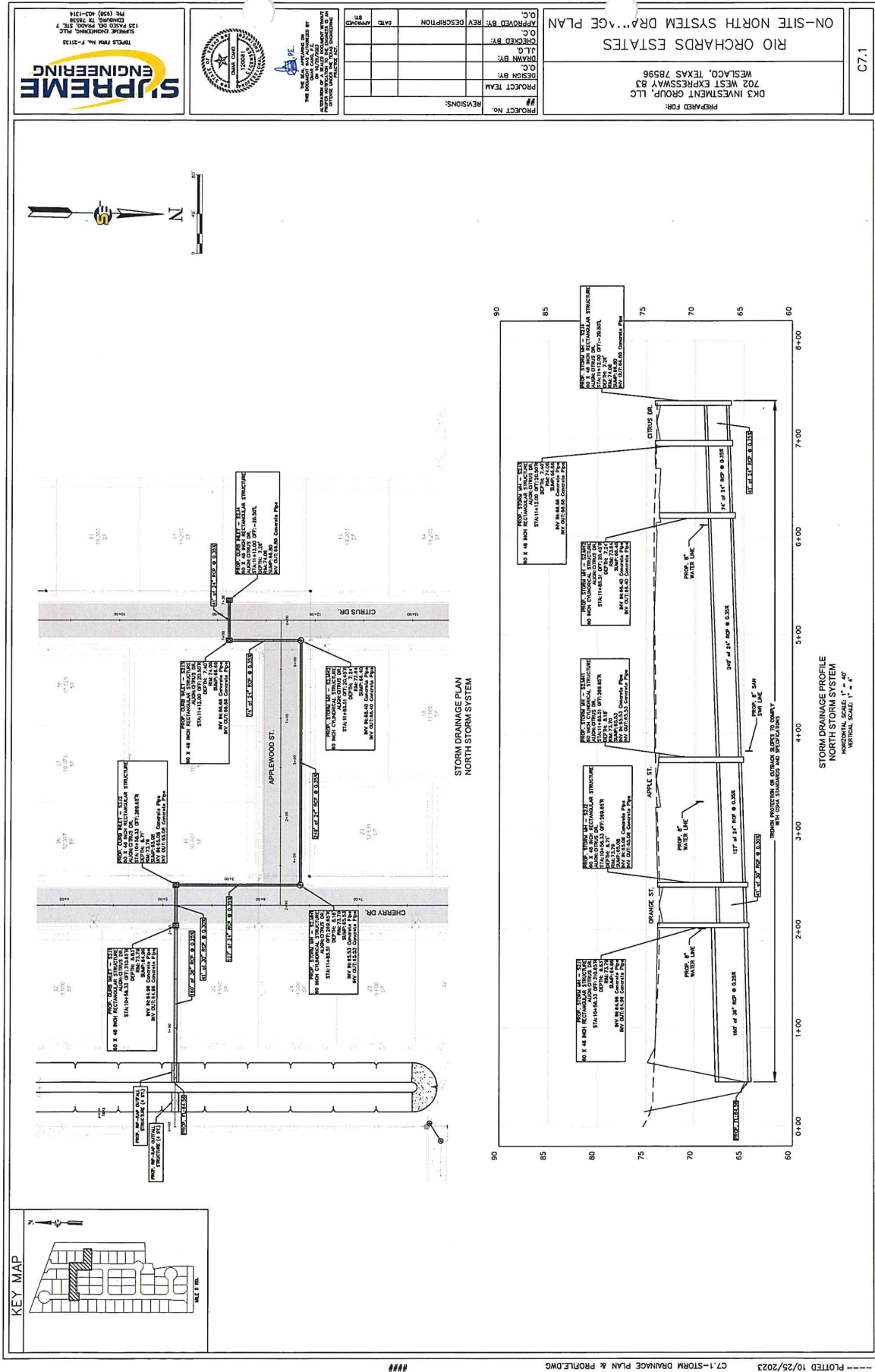
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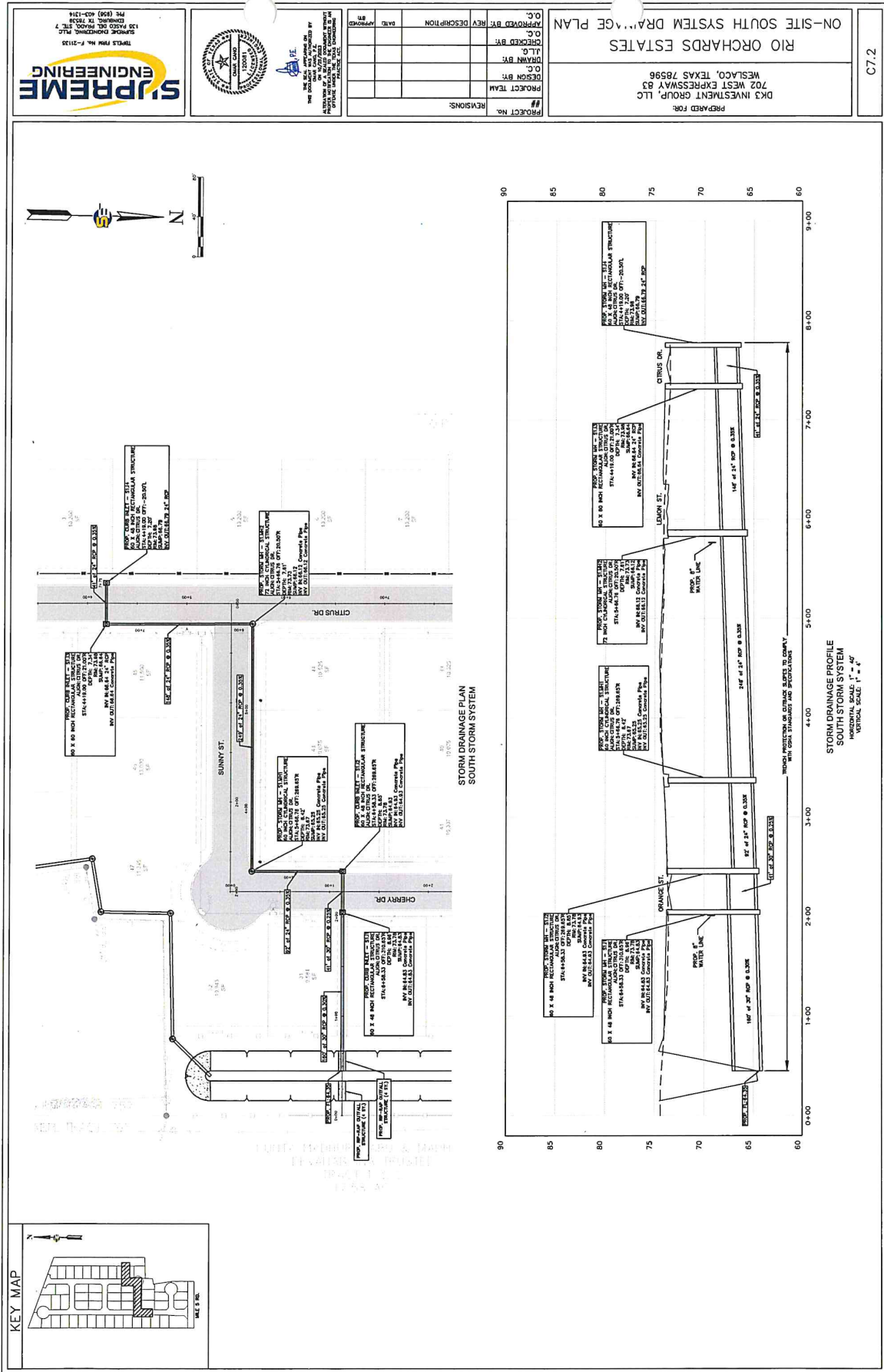




DATE: OCTOBER 2023







APPROVED BY: [Signature]
DATE: 10/25/2023

PROJECT TEAM: [List of team members]

REVISIONS:

NO.	DESCRIPTION	DATE	BY
1	Initial Design	10/25/2023	[Name]

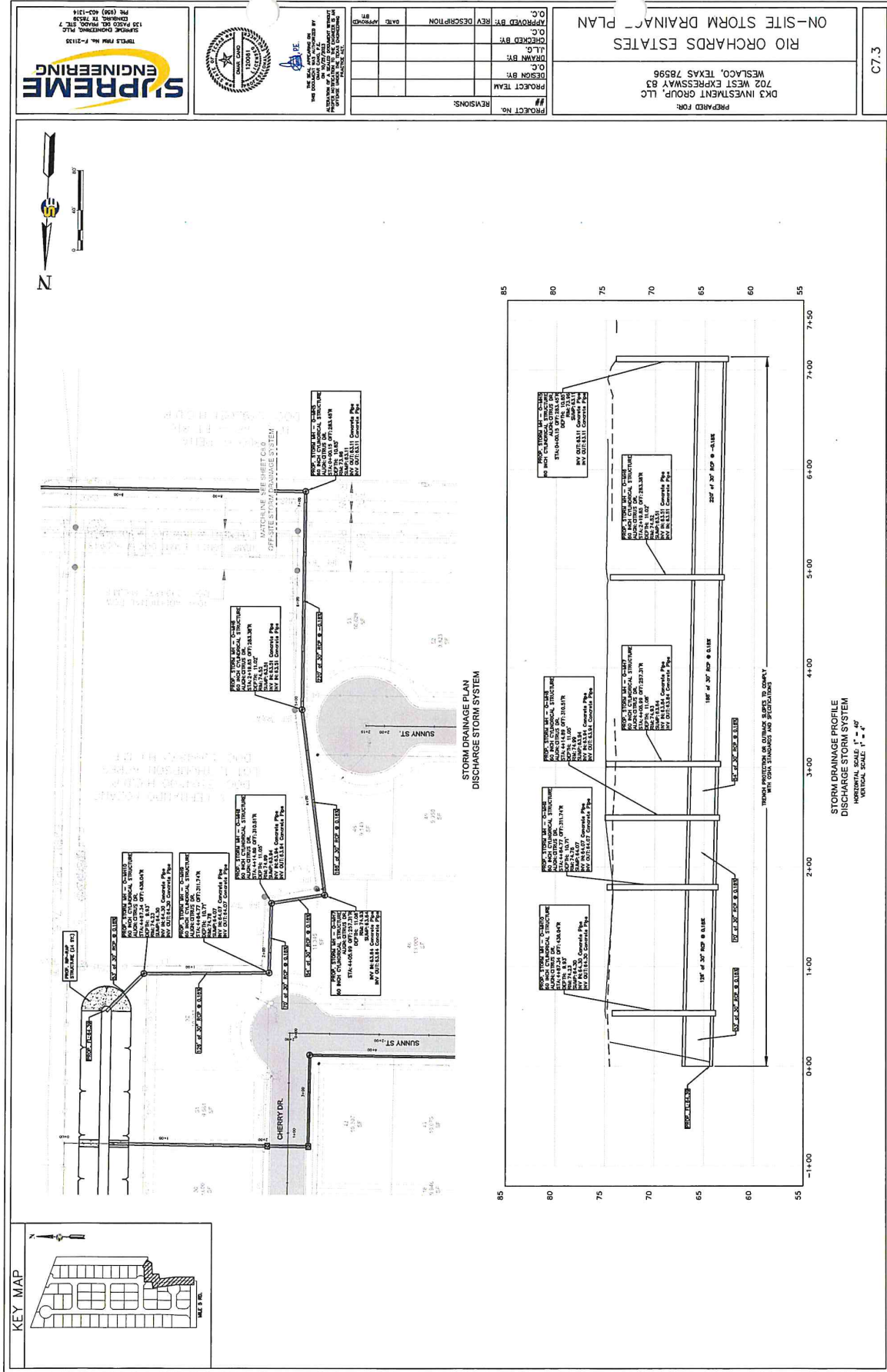
ON-SITE SOUTH SYSTEM DRAINAGE PLAN

RIO ORCHARDS ESTATES

702 WEST EXPRESSWAY, SUITE 200
WESTLAKE, TEXAS 78096

PREPARED FOR: DK3 INVESTMENT GROUP, LLC

C7.2



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PROJECT NO.	REVISIONS	DATE	APPROVED BY	DESCRIPTION
001				
002				
003				
004				
005				
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007				
008				
009				
010				

**RIO ORCHARDS ESTATES
ON-SITE STORM DRAINAGE PLAN**

PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY, B3
WEISLAC, TEXAS 78596

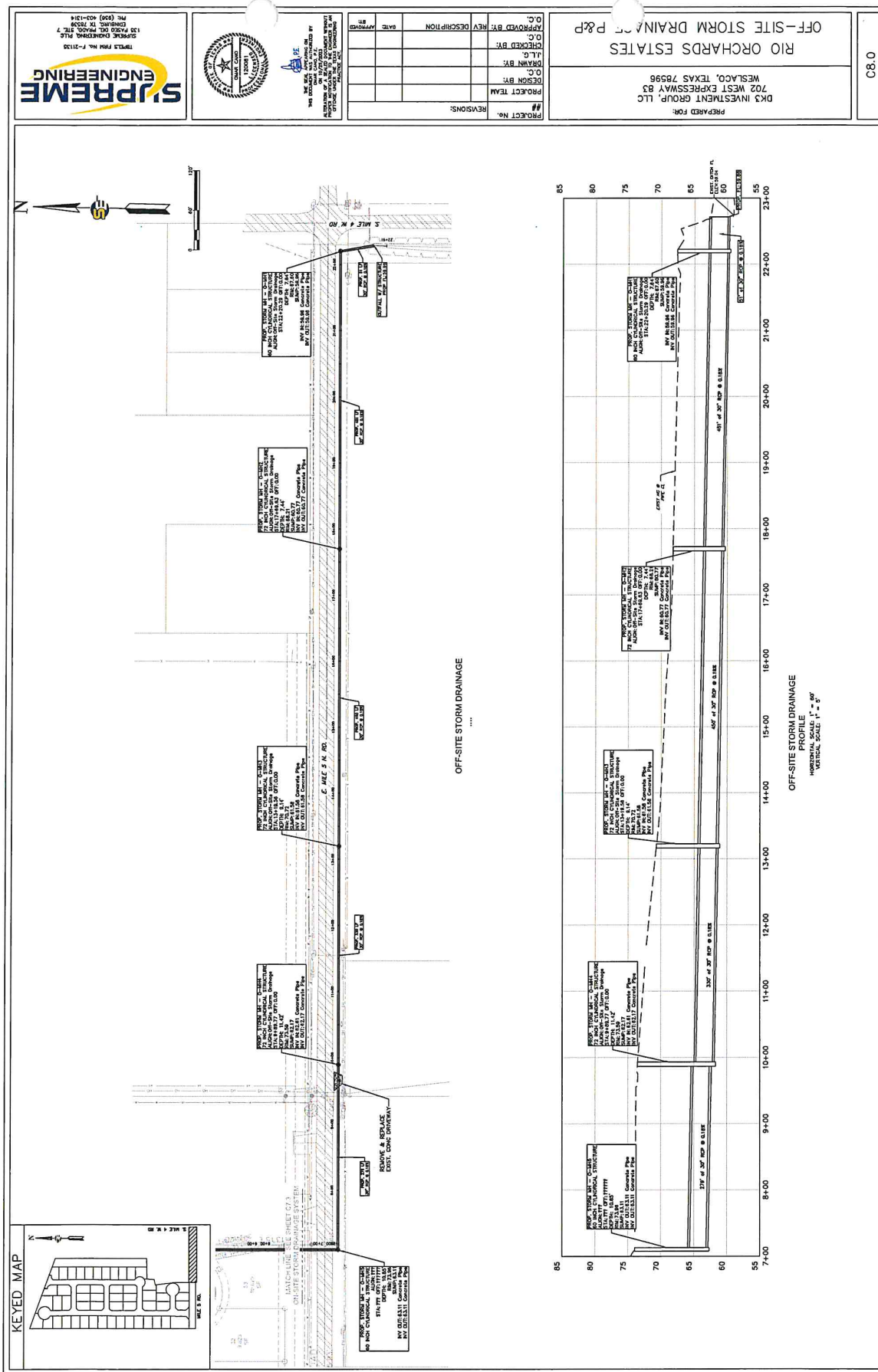
PROJECT NO.:
001

DESIGN BY:
SUPREME ENGINEERING, INC.

CHECKED BY:
SUPREME ENGINEERING, INC.

APPROVED BY:
SUPREME ENGINEERING, INC.

C7.3





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

Date of Meeting: January 17, 2024	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC.	
Subject/Agenda Item: Discussion and consideration for the Annexation of West and Adams Tract Subdivision– being a 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision, Hidalgo County, Texas. Located approximately 765ft south of E Mile 5 ½ N. Possible Action.	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through a 8” waterline and sewer by City of Weslaco through an 8” sewer line. The property is within a Flood Zone “B”.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor’s Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	

DocuSign Envelope ID: 198BB457-15AA-4D9B-AFDA-49A684E732E8



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000579-2024

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

JAN 09 2024

Name of Subdivision: Bridge Heights

Location: Bridge Ave. just north of Mile 5 N. Rd.

Legal Description: 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS

_____ Petition for annexation signed and notarized by property owners.

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

_____ Survey and metes and bounds.

_____ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: South Texas Providential Development, LLC Telephone: (956) 784-9874

Address: 1108 Houston Way

Fax: _____

City: San Juan State: TX Zip: 78589 E-mail: marc@ursa-holdings.com

ENGINEER INFORMATION

Name: Supreme Engineering, PLLC Telephone: (956) 403-1314

Address: 135 Paseo del Prado

Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: omar.cano@supremeengineering.com

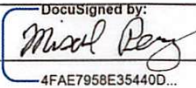
AUTHORIZATION AND ACKNOWLEDGEMENTS

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.

DocuSign Envelope ID: 198BB457-15AA-4D9B-AFDA-49A684E732E8

Owner Printed Name: Misael Perez

Owner Signature:  Date: 1/4/2024

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

EXHIBIT A
METES AND BOUNDS
11.327 ACRES

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHWEST CORNER OF ANGELA SUBDIVISION RECORDED IN VOLUME 17, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD);

THENCE, S01°12'16"E, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING ALONG THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 750.42 FEET TO AN "X" CUT FOUND, A POINT ON THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.108 ACRE TRACT, CONVEYED TO UNITED MIGRANT OPPORTUNITY SERVICES/UMOS INC, RECORDED IN DOCUMENT No. 3177090, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE, S71°20'01"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, PASSING AT A DISTANCE OF 31.90 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT OF WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 670.92 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 5.108 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N01°25'29"W, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE EAST LINE OF THE SAID 5.108 ACRE TRACT, A DISTANCE OF 467.47 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N88°48'05"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, A DISTANCE OF 690.88 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'18"E, ALONG THE EAST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 780.24 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, SAME

BEING A POINT ON THE EAST LINE OF THE SAID 12.13 ACRE TRACT, FOR THE
SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N71°20'01"W, ACROSS THE SAID FARM TRACT 758, A DISTANCE OF 1361.10
FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, FOR AN
INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'16"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ACROSS THE
SAID 12.13 ACRE TRACT, A DISTANCE OF 26.44 FEET A 1/2 INCH IRON ROD WITH CAP
STAMPED "SEA" FOUND, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 758,
SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 12.13 ACRE TRACT, FOR AN
EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N59°03'02"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 758,
PASSING AT A DISTANCE OF 11.81 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED
"R&A" FOUND, A POINT ON EAST RIGHT-OF-WAY LINE OF S. BRIDGE AVENUE (MILE 4
1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 47.25 FEET
TO A MAG NAIL SET, FOR THE SOUTHWEST CORNER OF THE SAID FARM TRACT 758,
SAME BEING A POINT ON THE CENTER LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST
ROAD), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N01°12'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A
DISTANCE OF 79.55 FEET TO **POINT OF BEGINNING**, AND CONTAINING 11.327 ACRES
OF LAND, MORE OR LESS.

A SURVEY PLAT OF EVEN DATE HEREBY ACCOMPANIES THESE METES AND BOUNDS
DESCRIPTION


MANUEL CARRIZALES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388
FIRM No. 10194417
512-470-1489
fnfcad@gmail.com

12-5-2023
DATE:



