

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

MARCH 6, 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
REGULAR MEETING
FEBRUARY 7, 2024**

On Wednesday, February 7, 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
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, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. January 17, 2024, Regular Meeting

Commissioner Summers made a motion to approve the minutes of January 17, 2024, seconded by Commissioner Treviño. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premises Permit at 636 E Interstate Highway 2, Suite 105, also being Lot 3, Shops at North Bridge Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on January 24, 2024, there were eleven (11) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Forward made a motion to approve the Conditional Use Permit, seconded by Commissioner Berry. Motion carried.

B. Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 219 S Texas Blvd., also being Lot 26, Block 13, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on January 24, 2024, there were twenty-three (23) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Berry made a motion to approve the Conditional Use Permit, seconded by Commissioner Summers. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for Bridge Heights Subdivision being 12.137 acres out of Farm Tract 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 765ft South of E. Mile 5 ½ N.

Mrs. Arevalo stated the proposed development is a twenty-nine (29) lot subdivision and 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. Staff recommends approval of the Preliminary Plat.

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

B. Discussion and consideration for the Preliminary Plat for Rio Stone Subdivision Phase II being 14.19 acres out of Farm Tracts 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1055 feet south of Mile 6 ½ North along the west side of South Milanos Road.

Mrs. Arevalo stated the proposed sixty-four (64) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by the City of Weslaco. The applicant is requesting a variance for off-site drainage and has provided the letters of support. Staff recommends approval of Preliminary plat and compliance with the ordinance on the variance.

Commissioner Berry made a motion to approve the Preliminary plat, with variance request for off-site drainage, seconded by Commissioner Treviño. Motion carried.

C. Discussion and consideration of the Preliminary Plat for Two Points Subdivision being 2.32 acres out of Lot 9, Block 174, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of the Mile 4 W Rd and Mile 12 ½ Rd.

Mrs. Arevalo stated the proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through a 2" waterline and sewer by OSSF. The applicant is requesting a variance for OSSF. Staff recommends approval of Preliminary plat and compliance with the ordinance on the variance.

Commissioner Summers made a motion to approve the Preliminary plat, with variance request for OSSF, seconded by Commissioner Forward. Motion carried.

D. Discussion and consideration of the Final Plat for Angelita Estates Subdivision being 3.441 acres out of Farm Tract 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 535ft south of Tierra Santa Dr. on the East side of S. Border Ave.

Mrs. Arevalo stated 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 the City of Weslaco through a 12" sewer line. The applicant is requesting a variance for off-site drainage and is still pending letter of support from the irrigation district. Staff recommends approval of Final plat and compliance with the ordinance on the variance.

Commissioner Berry made a motion to approve the Final plat, with variance request for off-site drainage, contingent on providing the letter of support from the irrigation, seconded by Commissioner Treviño. Motion carried.

E. Discussion and consideration for the De-annexation of 1802 S International Blvd. being a 1.166 AC out of North 210.10 FT of the East 242.00 FT. of Farm Tract 1009, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southwest corner of intersection FM 1015 and Mile 6 North.

Mrs. De la Fuente stated this one lot subdivision came it to the city about two years ago. At the time it was with the understanding that there would be an arrangement made with the previous administration and EDC to help Nanas to obtain sanitary sewer which is currently on the east side of International Blvd. Sanitary sewer has still not been extended for that reason the owner of Nanas is now requesting to be de-annexed.

Commissioner Summers made a motion to deny the de-annexation request, seconded by Commissioner Forward. Motion carried.

VI. ADJOURNMENT

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

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent
Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Absent
Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Judith Cuellar.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on February 14, 2024. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on February 23, 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

JAN 30 2024

BY: _____

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

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

FILE NO. USE-000586-2024

PROPOSED PROJECT

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

Lot _____ Block 49

Subdivision Name _____

Street Address 611 S. Texas Blvd

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

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" TABC Application

APPLICANT

Name Judith Cuellar Phone 956-375-2228

Address 1618 E. 26th Street Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: _____

OWNER

Name Judith Cuellar Phone 956-463-2488

Address 1618 E 26th Street Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: _____

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

Yes _____ No _____

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

Signature Quentin Cheley Date 01/23/24
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Date Paid _____

Notice of Public Hearing 200' of Proposed Site
CITY OF WESLACO
956-968-3181
***** REPRINT RECEIPT*****
Date _____

P & Z Notice of Public H
REC#: 03129971 1/30/2024 2:28 PM
OPER: LES TERM: 039
Date _____

City Commission Notice
PAID BY: _____
Date _____

in Newspaper
TRAN: 800.0000 ENERGY PAYMENT
Date _____

Presented to P & Z Con
TENDERED: 5.00 CASH
300.00 CHECK
Approved _____ Disa
APPLIED: 305.00-
Date _____

CHANGE: 0.00
Presented to City Commission
Approved _____ Disapproved _____ Tabled _____
Date _____

4/26/23, 2:21 PM



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Enforcing the Laws of the State of Texas

Document

*for Tabc - 4/27/23
relocation of license
being applied for - AHC
to wet area allowed*

Document reference ID : 232471

Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 232471

Applicant Name: Juan Botas Drive Thru & Grill LLC

License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: 811470564

Member Managed or Manager Managed: Member Managed

Historically Underutilized Business: No

Veteran-owned business: No

Fraternal Owned: No

Secretary of State Filing Number: 802374773

Date Filed: 1/21/2016

Filing State: TX

Juan Botas
5/1/23

4/28/23, 2:21 PM

Document

Primary License

::

License Number	License Type	License Status
104862976	Wine and Malt Beverage Retailer's On-Premise Permit (BG)	Active

:

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Juan Botas Drive Thru & Grill LLC	Judith Cuellar	Manager and/or Officer, Member	100

4/28/23, 2:21 PM

Document

Basic Business information

Business/Trade Name: JUAN BOTAS DRIVE THRU & GRILL LLC

What is your primary business at this location? Miscellaneous

Location Address

Address: 6203 N FM 1015, MERCEDES, TX, UNITED STATES, Hidalgo
Hidalgo 78570

is your location within city limits? No

Mailing Address Information

Address: 6203 N FM 1015, MERCEDES, TX, , 78570

Proposed Location Address

Address: 811 S Texas Blvd, Weslaco, TX, United States 78596

Proposed Phone Number

Phone: 956-463-2488

4/26/23, 2:21 PM

Document

Proposed Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

4/26/23, 2:21 PM

Document

Sales Tax Information

License Number	Sales Tax Number	Outlet Number	Is Primary
104862976	32059358264	00002	Yes

Location Additional Information

Alcohol percentage

Upto 17%

4/26/23, 2:21 PM

Document

Proposed Location Additional Information

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 17%

4/26/23, 2:21 PM

Document

Sixty Day Sign Requirements

Posted the 60 day sign: Yes

Date Posted: 7/8/2019

Projected Sales Information

Sales Year: 2022
Alcohol Sale: \$50,000.00
Food Sales: \$40,000.00
Other Sales: \$20,000.00
Total Sales: \$110,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? Yes

Bond Information

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

4/26/23, 2:21 PM

Document



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

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

Section 11.37 & 61.37

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

I hereby certify on this 27th day of April, 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, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

MB Mixed Beverage Permit

MB/FB Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)

BG/FB Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)

☒ BG Wine and Beer Retailer's Permit - Election for given location was held for:
☒ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

BE Beer Retail Dealer's On-Premise License

BE/FB Retail Dealer's On-Premise License with required Food and Beverage Certificate

OR

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

SIGN HERE

Norma L. Conter
City Secretary/Clerk

Weslaco, TEXAS



4/28/23, 2:21 PM

Document



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
From Helping Businesses & Protecting Communities

CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

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

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

MB Mixed Beverage Permit

MB/FB Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate

BG/FB Wine and Beer Retailer's Permit with Required Food and Beverage Certificate

BG Wine and Beer Retailer's Permit - Election for given location was held for:
legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

BE Beer Retail Dealer's On-Premise License

BE/FB Retail Dealer's On-Premise License with required Food and Beverage Certificate

OR

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

SIGN HERE

County Clerk

County

SEAL

4/28/23, 2:21 PM

Document



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Town Helping Business and Protecting Communities

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this _____ day of _____, _____, 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 _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

Comptroller Representative

_____, TEXAS
City

SEAL

4/26/23, 2:21 PM

Document



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

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

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

February 23, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, March 6, 2024, and the City Commission will hold a public hearing on March 19, 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 March 6, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

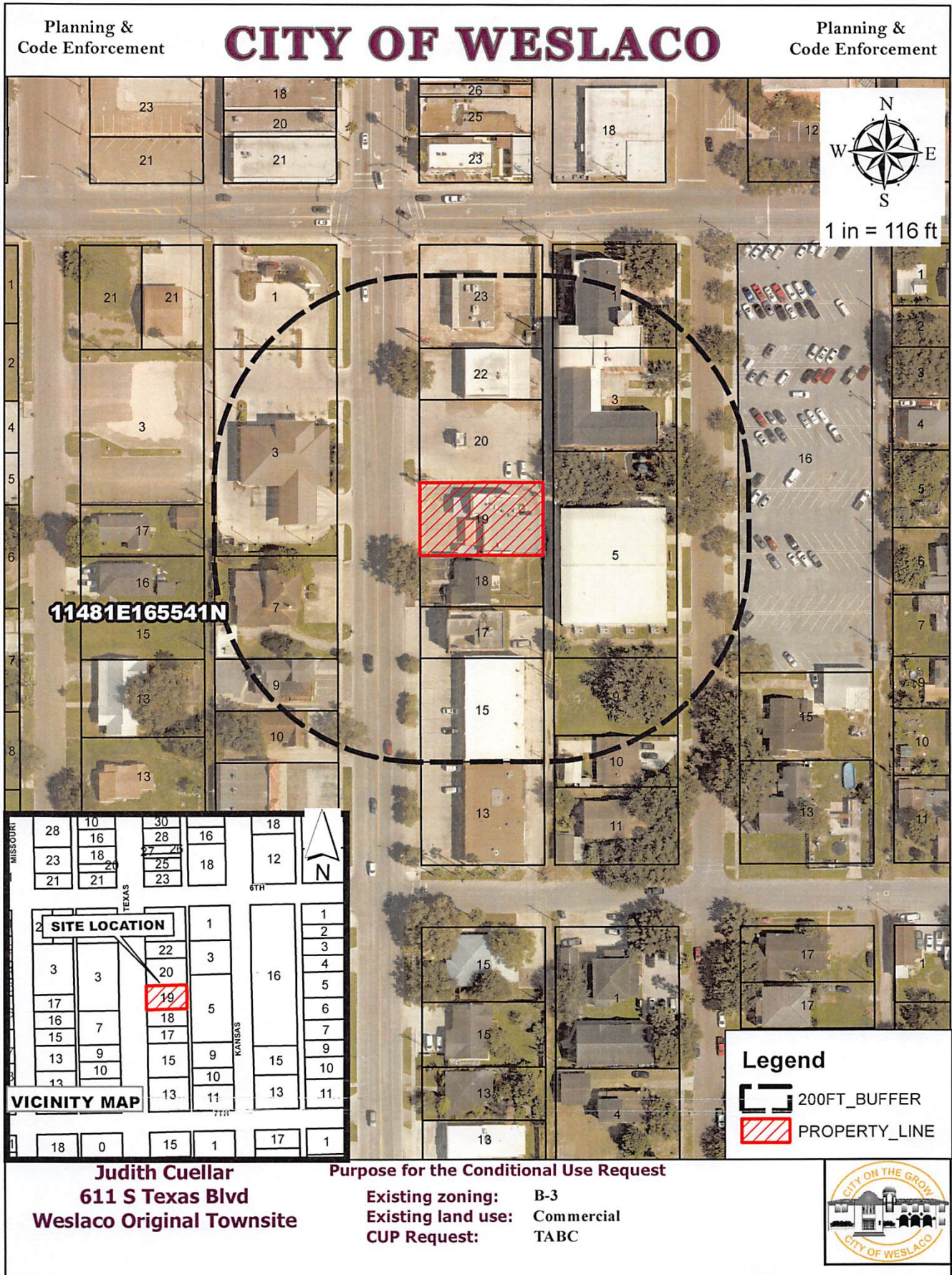
Judith Cuellar is requesting to a Conditional Use Permit to obtain an On-Premise Wine and Beer Retailer's Permit at 611 S Texas Blvd, also being Lot 19 & South (20') of lot 20, Block 49, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

FEB 7, 2024

FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596	W2300-00-048-0016-00 WESLACO ORIGINAL TOWNSITE N15' LOT -24 BLK 48 615 S KANSAS AVE	L: 339885 B: 61802
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 &	L: 93600 B: 475228
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 &	L: 93600 B: 274954
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0005-00 WESLACO ORIGINAL TOWNSITE LOTS 5 -	L: 112800 B: 1587762
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0009-00 WESLACO ORIGINAL TOWNSITE BLK 49 618 S KANSAS AVE	L: 71100 B: 0
DELGADO MARISA 620 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0010-00 WESLACO ORIGINAL TOWNSITE BLK 49 2-11 620 S KANSAS AVE	L: 36000 B: 42787
STOVALL DONNA & TINA WEINTRAUB 3315 GREENBRIER DR DALLAS TX 75225	W2300-00-049-0013-00 WESLACO ORIGINAL TOWNSITE LOTS 621 S TEXAS BLVD	L: 92400 B: 200782
MORALES SERGIO G 509 W NOLANA MCALLEN TX 78504	W2300-00-049-0015-00 WESLACO ORIGINAL TOWNSITE LOTS 621 S TEXAS BLVD	L: 92400 B: 185675
GUERRA MARY LOU 405 S 15TH ST MCALLEN TX 78501	W2300-00-049-0017-00 WESLACO ORIGINAL TOWNSITE LOT 17 615 S TEXAS BLVD	L: 60600 B: 86361
GUERRA MARY LOU 405 S 15TH ST MCALLEN TX 78501	W2300-00-049-0018-00 WESLACO ORIGINAL TOWNSITE BLK 49 613 S TEXAS BLVD	L: 60600 B: 21552
PANTERITA PROMOTIONS INC 1618 E 26ST WESLACO TX 78596	W2300-00-049-0019-00 WESLACO ORIGINAL TOWNSITE BLK 49 0 611 S TEXAS BLVD	L: 64680 B: 129867
DOLIFKA LAND COMPANY PO BOX 444 BRIGHTON CO 80601	W2300-00-049-0020-00 WESLACO ORIGINAL TOWNSITE N30'-LOT BLK 49 609 S TEXAS BLVD	L: 73920 B: 14353

City of Weslaco Code Enforcement Dept.

FEB 7, 2024

KEEP IT REAL ENTERPRISES LTD PO BOX 3868 MCALLEN TX 78502	W2300-00-049-0022-00 WESLACO ORIGINAL TOWNSITE BLK 49 605 S TEXAS BLVD	L: 60600 B: 79272
GARZA ESPERANZA P 906 N IOWA AVE WESLACO TX 78596	W2300-00-049-0023-00 WESLACO ORIGINAL TOWNSITE BLK 49 601 S TEXAS BLVD	L: 92400 B: 125439
602 SOUTH CORPORATION ATTN: ACCOUNTING DEPT PO BOX 579 MCALLEN TX 78505	W2300-00-050-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 & 602 S TEXAS BLVD	L: 92400 B: 22240
IBC BANK INTERNATIONAL BANK OF PO BOX 579 MCALLEN TX 78505	W2300-00-050-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3-6 606 S TEXAS BLVD	L: 323400 B: 649441
TALBERT RICHARD S 612 S TEXAS BLVD WESLACO TX 78596	W2300-00-050-0007-00 WESLACO ORIGINAL TOWNSITE LOTS 7 & 612 S TEXAS BLVD	L: 92400 B: 84529
HOUSTON AMY 209 ORCHARD LN WESLACO TX 78596	W2300-00-050-0009-00 WESLACO ORIGINAL TOWNSITE LOT 9 614 S TEXAS BLVD	L: 60600 B: 30799
OLIVE KEY INVESTMENTS LLC 720 S NEBRASKA AVE WESLACO TX 78596	W2300-00-050-0010-00 WESLACO ORIGINAL TOWNSITE LOT 10 618 S TEXAS BLVD	L: 60600 B: 58697



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Amber Sanchez.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 588 S Texas Blvd Ste. B, also being Lot 21-24, Block 41, Weslaco Original Townsite, 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 February 14, 2024. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on February 23, 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 21 thru 24 Block 41

Subdivision Name _____

Street Address 588 S Texas Blvd Weslaco Tx 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Party Place for kids

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 Amber Sanchez Phone 956 684 8350

Address 588 S Texas Suite B Fax: _____

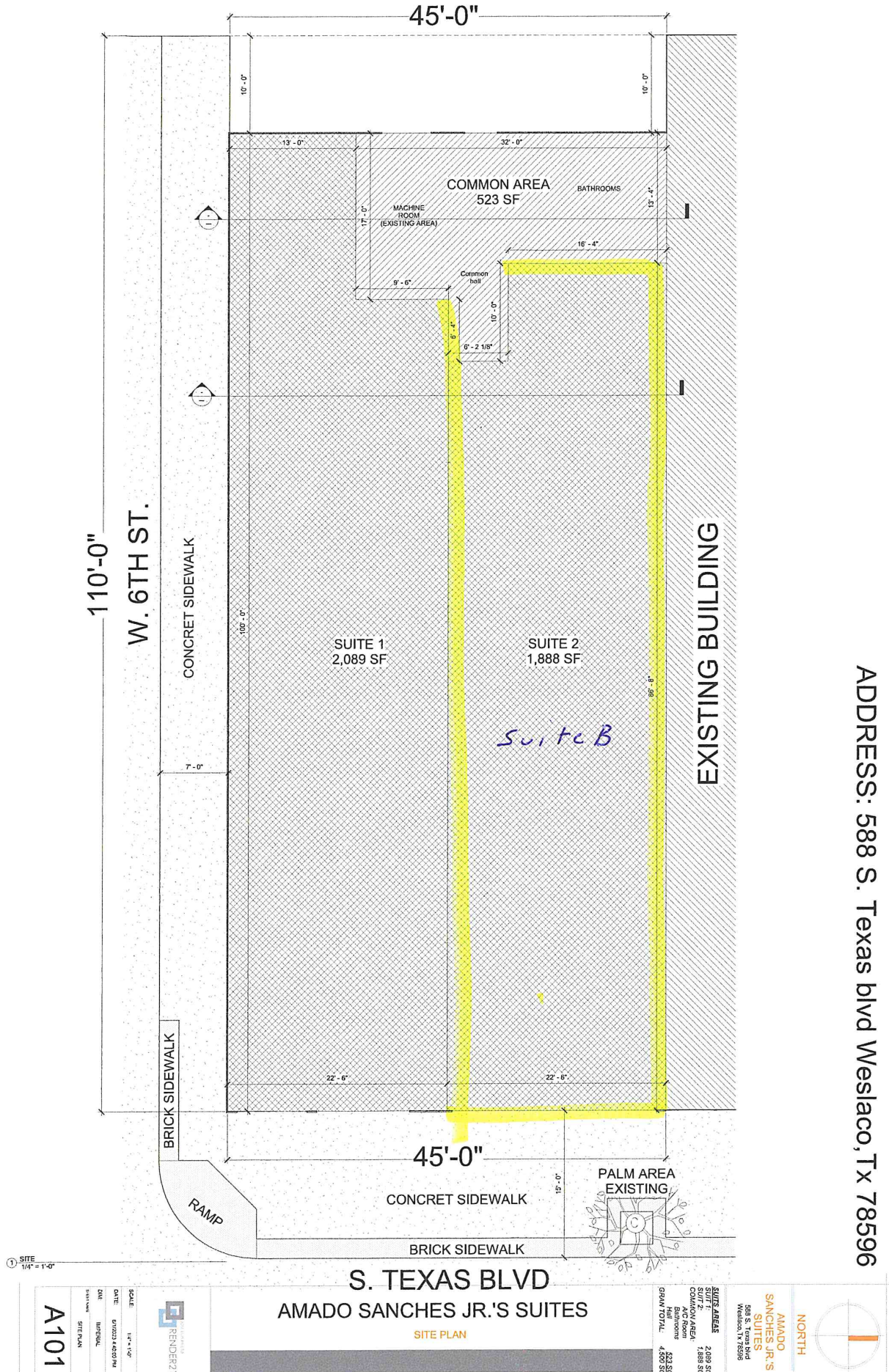
City Weslaco State Tx Zip Code 78596 E-Mail: AmbernicoleSanchez22@yahoo.com

OWNER

Name AMANDO SANCHEZ Phone 956 363 8945

Address 588 S Texas Suite B Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: A.Sanchez DamaroSanchez@gmail.com



ADDRESS: 588 S. Texas Blvd Westlaco, Tx 78596

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

February 23, 2024

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CONDITIONAL USE PERMIT REQUEST:

Amber Sanchez is requesting to a Conditional Use Permit to operate an Event Center, at 588 S Texas Blvd Ste. B, also being Lot 21-24, Block 41, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

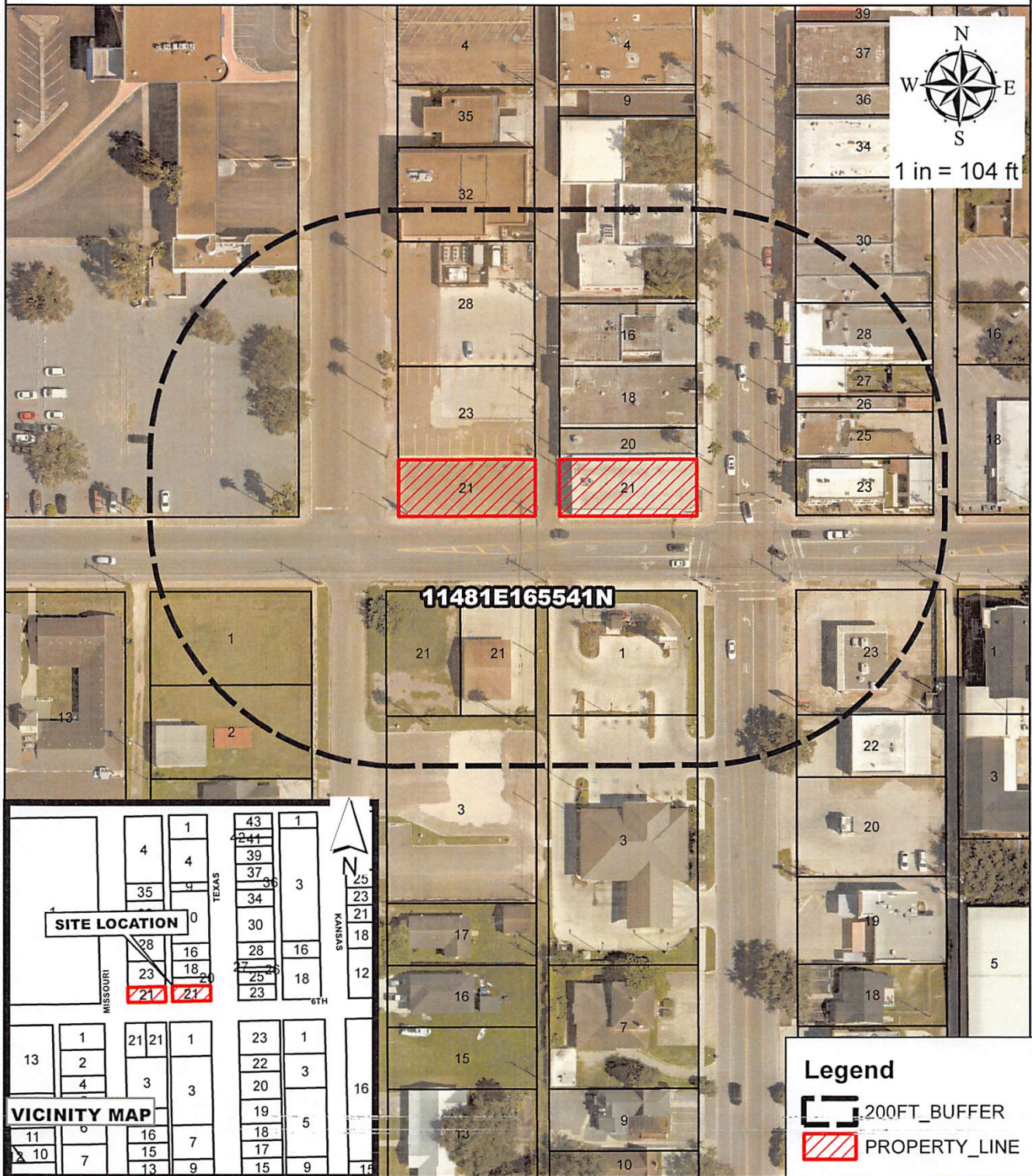
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

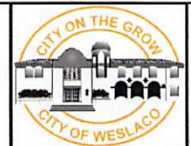
Planning &
Code Enforcement



Amber Sanchez
588 S Texas Blvd Ste. B
Weslaco Original Townsite

Purpose for the Conditional Use Request

Existing zoning: B-3
Existing land use: Commercial
CUP Request: Event Center



City of Weslaco Code Enforcement Dept.

FEB 7, 2024

VAQUERO VENTURES XIII LP 2627 TILLAR ST STE 111 FORT WORTH TX 76107	W2300-00-040-0001-00 WESLACO ORIGINAL TOWNSITE ALL 0 & 20 X 300 ALLEY 500 S MISSOURI AVE	L: 283500 B: 2312917
ACOSTA LELIA SOBERANES DE 2002 S WESTGATE DR WESLACO TX 78596	W2300-00-041-0010-00 WESLACO ORIGINAL TOWNSITE BLK 41 522 S TEXAS BLVD	L: 127050 B: 185671
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0016-00 WESLACO ORIGINAL TOWNSITE BLK 41 530 S TEXAS BLVD	L: 55550 B: 104367
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0018-00 WESLACO ORIGINAL TOWNSITE BLK 41 536 S TEXAS BLVD	L: 55550 B: 107497
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0020-00 WESLACO ORIGINAL TOWNSITE LOT 20 538 S TEXAS BLVD	L: 35475 B: 115283
ACSS PROPERTIES LLC 306 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0021-00 WESLACO ORIGINAL TOWNSITE LOTS 21 588 S TEXAS BLVD	L: 76230 B: 148681
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0023-00 WESLACO ORIGINAL TOWNSITE LOTS 25 0 MISSOURI	L: 64350 B: 5383
FRONTIER COMMUNICATIONS C/O DUFF & PHELPS PO BOX 2749 ADDISON TX 75001	W2300-00-041-0028-00 WESLACO ORIGINAL TOWNSITE LOT 28 521 S MISSOURI AVE	L: 75350 B: 12488
GENERAL TELEPHONE CO PO BOX 152206 IRVING TX 75015	W2300-00-041-0032-00 WESLACO ORIGINAL TOWNSITE LOTS 32 512 S MISSOURI AVE	L: 64350 B: 261207
MENDIOLA MARIO & CYNTHIA R 1506 VIDA DULCE WESLACO TX 78596	W2300-00-042-0023-00 WESLACO ORIGINAL TOWNSITE BLK 42 100 E 6TH ST	L: 49995 B: 175996
WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-042-0025-00 WESLACO ORIGINAL TOWNSITE ALL LOT 6 BLK 42 539 S TEXAS BLVD	L: 41663 B: 60529
MONTES LEONARDO JR & BENITA E JASON C MONTES 1105 W 4TH ST WESLACO TX 78596	W2300-00-042-0026-00 WESLACO ORIGINAL TOWNSITE N1/2 LOT 537 S TEXAS BLVD	L: 17738 B: 36857

City of Weslaco Code Enforcement Dept.

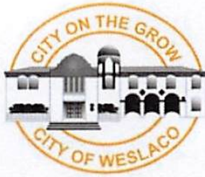
FEB 7, 2024

MONTES JASON C 535 S TEXAS BLVD WESLACO TX 78596	W2300-00-042-0027-00 WESLACO ORIGINAL TOWNSITE BLK 42 535 S TEXAS BLVD	L: 35475 B: 28050
DAVIS RONALD B 1206 S BORDER AVE APT 626 WESLACO TX 78596	W2300-00-042-0028-00 WESLACO ORIGINAL TOWNSITE BLK 42 533 S TEXAS BLVD	L: 55550 B: 74712
WELTON MAURICE 5301 N 17TH ST APT 16 MCALLEN TX 78504	W2300-00-042-0030-00 WESLACO ORIGINAL TOWNSITE BLK 42 529 S TEXAS BLVD	L: 84700 B: 307789
KEEP IT REAL ENTERPRISES LTD PO BOX 3868 MCALLEN TX 78502	W2300-00-049-0022-00 WESLACO ORIGINAL TOWNSITE BLK 49 605 S TEXAS BLVD	L: 60600 B: 79272
GARZA ESPERANZA P 906 N IOWA AVE WESLACO TX 78596	W2300-00-049-0023-00 WESLACO ORIGINAL TOWNSITE BLK 49 601 S TEXAS BLVD	L: 92400 B: 125439
602 SOUTH CORPORATION ATTN: ACCOUNTING DEPT PO BOX 579 MCALLEN TX 78505	W2300-00-050-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 & 602 S TEXAS BLVD	L: 92400 B: 22240
IBC BANK INTERNATIONAL BANK OF PO BOX 579 MCALLEN TX 78505	W2300-00-050-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3-6 606 S TEXAS BLVD	L: 323400 B: 649441
HOUDINI HOLDINGS LLC 107 W 6TH ST WESLACO TX 78596	W2300-00-050-0021-00 WESLACO ORIGINAL TOWNSITE E60' 107 W 6TH ST	L: 46800 B: 47663
ALMARAZ ROSENDO Jr 401 EMORY MCALLEN TX 78504	W2300-00-050-0021-05 WESLACO ORIGINAL TOWNSITE W60' 111 W 6TH ST	L: 47400 B: 0
FIRST CHRISTIAN CHURCH OF 205 W 6TH ST WESLACO TX 78596	W2300-00-051-0002-00 WESLACO ORIGINAL TOWNSITE S25' BLK 51	L: 77025 B: 13832
FIRST CHRISTIAN CHURCH OF 205 W 6TH ST WESLACO TX 78596	W2300-00-051-0001-00 WESLACO ORIGINAL TOWNSITE LOT 1 & 1	L: 58500 B: 0



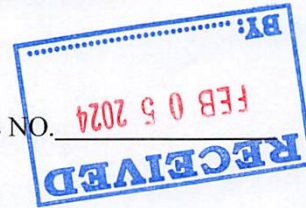
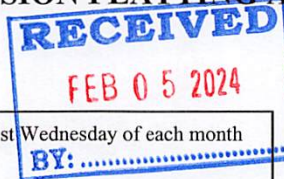
**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.-Mario A. Reyna.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Texas Heights Phase II Subdivision being 22.192 acres out of Farm Tracts 108 and 109, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on Texas Blvd & Northcross Avenue. Possible Action.	
Discussion/Overview: The proposed one hundred and eighty-two (182) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through a 8" waterline and sewer by City of Weslaco through a 8" sewer line. The property is within a Flood Zone "A" and "X". Applicant is requesting variance for front setback and minimum lot size.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000599-2024



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: Texas Heights Ph 2

Location: Texas Blvd & Northcross Avenue

Legal Description: 22.192 Acres o/o Farm Tracts 108 & 109, The West and Adams Tracts

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: Residential

Existing Land Use: Residential Proposed Land Use: Residential Subdivision

Number of Lots Proposed: _____ Gross Acreage: 22.192

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: 88 Properties LLC Telephone: 956-316-8911

Address: N Texas Blvd Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: trey@fpitex.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. -Mario A. Reyna Telephone: (956) 381-0981

Address: 115 W McIntyre Street Fax: _____

City: Edinburg State: TX Zip: 78541 E-mail: mario@meldenandhunt.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: Duo Service Magic Valley/ AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 2-2-24

Authorized Agent Printed Name: Mario A. Reyna, P.E.

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000590-2024
FILE NO. _____

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

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

GENERAL INFORMATION

Name of Subdivision: Texas Heights Subdivision Phase II

Location: TEXAS BLVD & NORTHCROSS AVENUE

Legal Description: 22.192 ACRES SITUATED IN THE COUNTY OF HIDALGO BEING A PART OR PORTION OUT OF FARM TRACTS 108 & 109 THE WEST ADAMS TRACTS

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:

Variance will be required for all front setbacks that are less than 25' except in cul-da-sacs where the required setback is 20'

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☒ YES ☐ NO

Describe in detail the reason for the variance request:
Lot area will be 5,000.92 than the required 6,000 sq ft

☐ 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: 88 Properties LLC Telephone: C/O 381-0981
Address: PO Box 29 Fax: _____
City: Weslaco State: TX Zip: 78599 E-mail: C/O mario@meldenandhunt.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

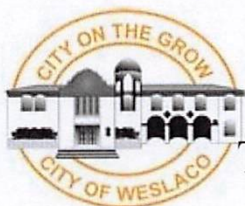
Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 1-30-24

Authorized Agent Printed Name: MARIO A. REYNA, P.E.



**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: Rhodes Weslaco Subdivision

Location: Texas Blvd & Northcross Avenue

Applicant: Melden & Hunt, Inc ☐ Owner ☒ Agent

Address: 115 W McIntyre Street Phone Number: (956) 381-0981

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family Residential	40.0	n/a	180	138	185	1,786

Comments: _____

Prepared by: Kelley Heller-Vela Date: _____

Address: 115 W McIntyre Street Phone Number: (956) 381-0981

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

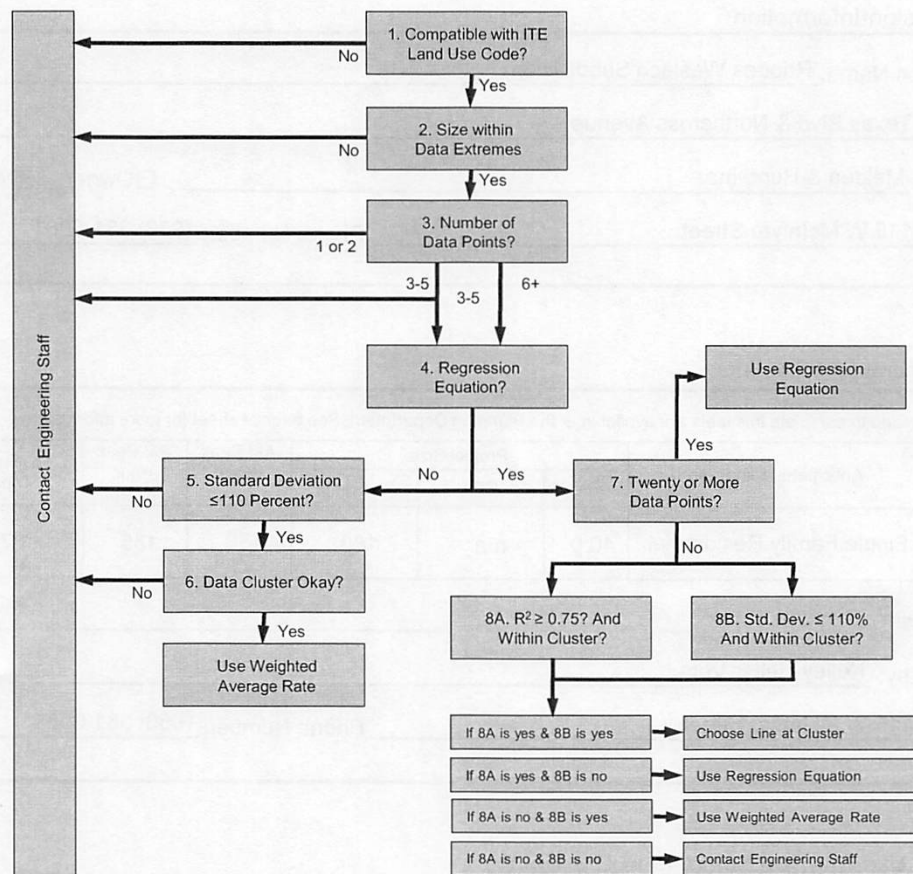
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

Graph Look Up

Query

Filter

DATA SOURCE:

Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE :

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, AM Peak Hour of Generator

SETTING/LOCATION:

General Urban/Suburban

TRIP TYPE:

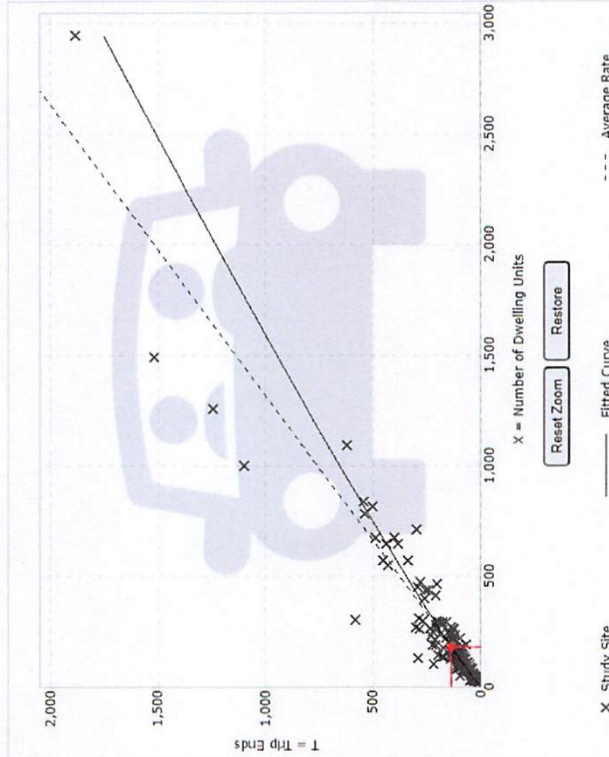
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

180

Calculate

Data Plot and Equation



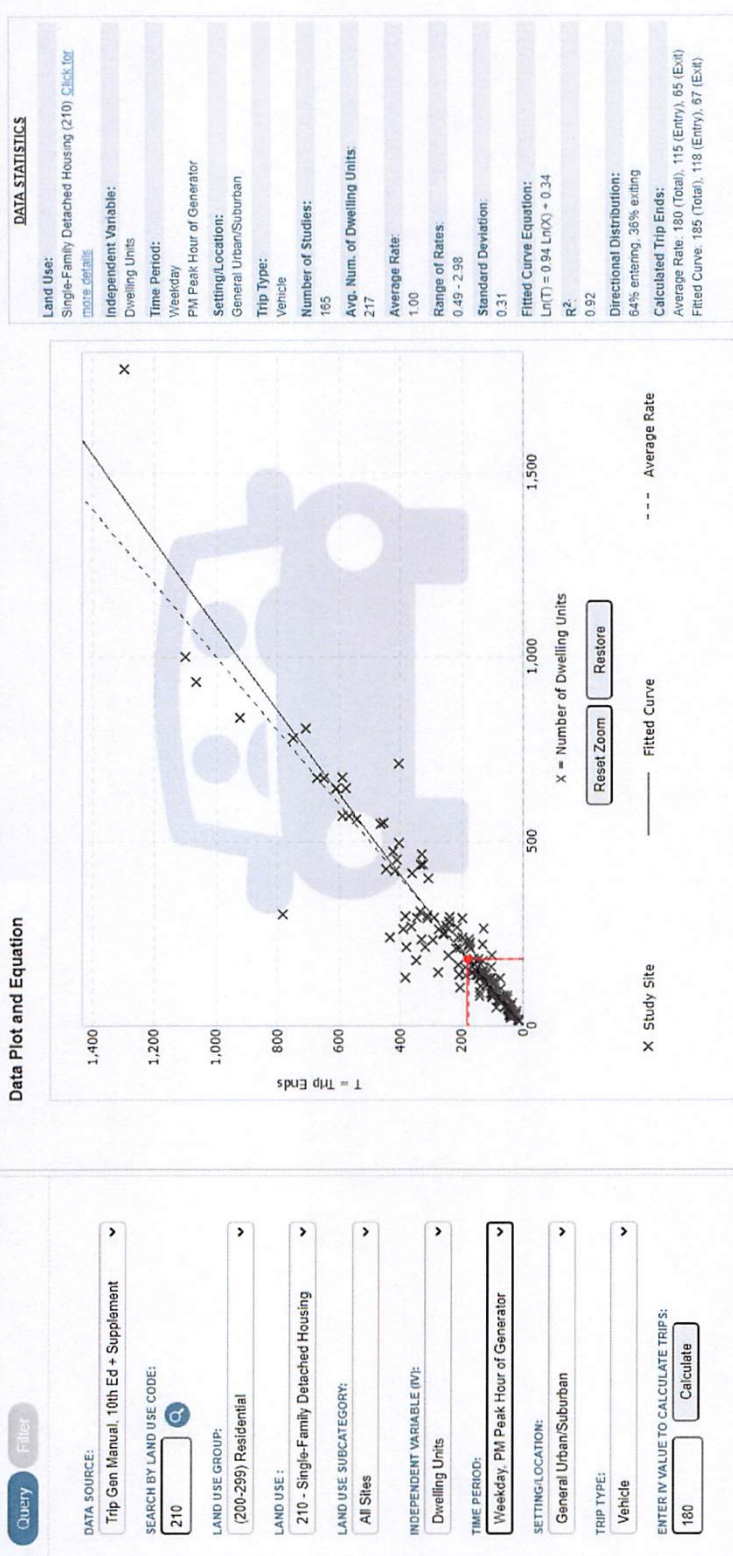
DATA STATISTICS

Land Use:	Single-Family Detached Housing (210) Click for more details
Independent Variable:	Dwelling Units
Time Period:	Weekday
Setting/Location:	AM Peak Hour of Generator
Trip Type:	General Urban/Suburban
Vehicle:	Vehicle
Number of Studies:	157
Avg. Num. of Dwelling Units:	231
Average Rate:	0.76
Range of Rates:	0.36 - 2.27
Standard Deviation:	0.26
Fitted Curve Equation:	$Ln(T) = 0.91 Ln(X) - 0.20$
R^2 :	0.69
Directional Distribution:	26% entering, 74% exiting
Calculated Trip Ends:	Average Rate: 137 (Total), 36 (Entry), 101 (Exit)
Fitted Curve:	138 (Total), 36 (Entry), 102 (Exit)

ITETripGen Web-based App

Graph Look Up

Help Kelley H



Query Filter

DATA SOURCE: Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE: 210

LAND USE GROUP: (200-299) Residential

LAND USE: 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY: All Sites

INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday

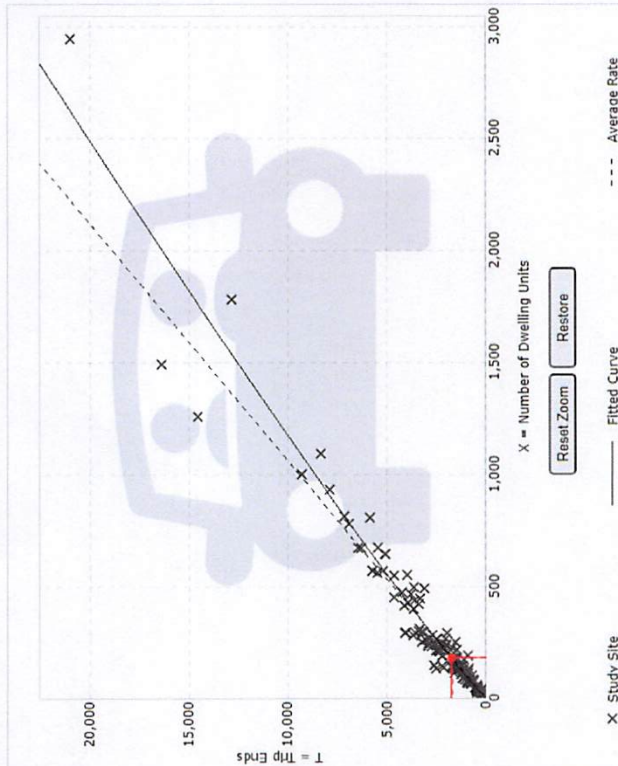
SETTING/LOCATION: General Urban/Suburban

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 180

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Single-Family Detached Housing (210). Click for more details
Independent Variable:	Dwelling Units
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	159
Avg. Num. of Dwelling Units:	264
Average Rate:	9.44
Range of Rates:	4.81 - 19.39
Standard Deviation:	2.10
Fitted Curve Equation:	$\ln(T) = 0.92 \ln(X) + 2.71$
R^2 :	0.95
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 1699 (Total), 849 (Entry), 850 (Exit)
Fitted Curve:	1766 (Total), 893 (Entry), 893 (Exit)

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: TEXAS HEIGHTS SUBDIVISION PHASE II
PREPARED BY: MARIO A. REYNA, P.E
DATE: December 18, 2023



M. H.
12-18-23

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Location Map**
- 4. Subdivision Plat**
- 5. Paving & Drainage layout**
- 6. USGS Topographical Map**
- 7. Rainfall Intensity Table**
- 8. USDA Soils Map**
- 9. USDA Soils Legend & Description**
- 10. FEMA FIRM with Site Location**



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Drainage Statement
TEXAS HEIGHTS SUBDIVISION PHASE II
Project #21146.00 Date: December 18, 2023

TEXAS HEIGHTS SUBDIVISION PHASE II A tract of land containing 17.518 acres situated in the County of Hidalgo, Texas, being a part or portion out of Farm Tracts 108 and 109, The West and Adams Tracts, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 17.518 acres were conveyed to Rodolodo, Ltd. by virtue of a Special Warranty Deed recorded under Document Number 2170504, Hidalgo County Official Records. This subdivision lies mostly in Flood Zone "A" and partially in Zone "X". Flood Zone "A" are areas where no Base Flood elevations determined. Zone "X" are areas determined to be outside 500-year floodplain. Community-panel number: 480334 0450 C, Map Revised: May 30, 2002. The property is located 2,500 feet south of the intersection of Mile 10 & Texas Blvd.. The property is currently open with a proposed use of 100 residential lots, currently inside the City of Weslaco, Texas.

The soils in this area (25) Hidalgo fine sandy loam and (28) Hidalgo sandy clay, which are in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 9.64 cfs during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 50.12 cfs, during the 50-year storm frequency, per the attached calculation, which is an increase of 40.48 cfs.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 42". The proposed storm system shall discharge into a private existing pond owned by the Texas Heights (HOA) on the north side of the subdivision that was construed with Phase one of the said development.

In accordance with the City of Weslaco drainage policy, and in accordance with the Approved Texas Heights Master Drainage Report for this development (see attached) the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 130,021 c.f. of detention has been provided by master drainage report and Phase I completion.

☐ RECEIVED
☒ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☒ TO CITY
☐ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☒ CITY FACILITY
☐ OTHER
H.C.D.D. NO. 1
DATE 12-27-23



Mario A. Reyna, P.E. #117368
President

Date: 12-18-23





TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

Drainage Statement
TEXAS HEIGHTS SUBDIVISION PHASE I
Project #21074.00 Date: August 24, 2021
Revised: January 4, 2023

TEXAS HEIGHTS SUBDIVISION PHASE I A tract of land containing 22.482 acres situated in the County of Hidalgo, Texas, being a part or portion out of Farm Tracts 108 and 109, The West and Adams Tracts, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 22.482 acres were conveyed to Rodolodo, Ltd. by virtue of a Special Warranty Deed recorded under Document Number 2170504, Hidalgo County Official Records. This subdivision lies mostly in Flood Zone "A" and partially in Zone "X". Flood Aone "A" are areas where no Base Flood elevations determined. Zone "X" are areas determined to be outside 500-year floodplain. Community-panel number: 480334 0450 C, Map Revised: May 30, 2002. The property is located 2,500 feet south of the intersection of Mile 10 & Texas Blvd.. The property is currently open with a proposed use of 81 residential lots, one outparcel lot, and a private detention pond, currently inside the City of Weslaco, Texas.

The soils in this area (25) Hidalgo fine sandy loam and (28) Hidalgo sandy clay, which are in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 24.84 cfs during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 51.28 cfs, during the 50-year storm frequency, per the attached calculation, which is an increase of 26.44 cfs.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 48". The proposed storm system shall discharge into a proposed detention pond on the north side of the site, which will then discharge via a 24" pipe into a H.C.C.I.D. #9 drain ditch which will be widened with an increase of 205,920 cubic feet of capacity.

In accordance with the City of Weslaco drainage policy, and in accordance with the Approved Texas Heights Master Drainage Report for this development (see attached) the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 114,308 c.f. of detention will be provided within the proposed detention pond with a design capacity of 276,382 c.f.



Mario A. Reyna, P.E. #117368

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>HCCID #9</u>	
H.C.C.D. No. <u>1</u>	DATE <u>1-25-23</u>

DRAINAGE REPORT

PROJECT NAME: **TEXAS HEIGHTS PH 2** # of Lots: **100**
PROJECT NUMBER: **21146**
DATE: **December 18, 2023**

I. Existing Condition-10 year

Ex. Area: **763,084.08** sf
17.518 ac

Int. Coeff. "k" **0.213** Table 3-2
K_p **3.28**
Length **1225.67** ft
Velocity **0.270582** ft/sec

Slope : **0.15** %
tc : **75.50** min
Rainfall Intensity (10yr)
c factor
Q peak existing condition:

2.752 in/hr
0.200
9.64 cfs

II. Future Condition-50 year

Future area: **763,084.08** sf
17.52 ac
Slope : **0.15** %
tc : **40.10** min

Rainfall Intensity (50yr)
c factor
Q future cond. = Aci = i *

5.256 in/hr
0.544
50.12 * **0.54**
9.53435108 i

time min.	time hour	i in/hr	Q _{in} cfs	V _{in} cf	Q _{out} cfs	V _{out} cf	REQ'D V cf
5	0.08	12.477	118.96	35688	9.64	13045	22643
10	0.17	10.253	97.76	58653	9.64	14492	44162
15	0.25	8.761	83.53	75177	9.64	15938	59240
25	0.42	6.864	65.44	98166	9.64	18830	79335
35	0.58	5.697	54.32	114066	9.64	21723	92343
45	0.75	4.899	46.71	126114	9.64	24615	101498
55	0.92	4.316	41.15	135796	9.64	27508	108288
65	1.08	3.869	36.89	143865	9.64	30401	113464
75	1.25	3.514	33.50	150767	9.64	33293	117474
85	1.42	3.226	30.76	156865	9.64	36186	120679
95	1.58	2.986	28.47	162277	9.64	39078	123198
105	1.75	2.782	26.52	167105	9.64	41971	125134
115	1.92	2.608	24.87	171573	9.64	44863	126709
125	2.08	2.456	23.42	175623	9.64	47756	127867
135	2.25	2.323	22.15	179401	9.64	50648	128753
145	2.42	2.205	21.02	182902	9.64	53541	129361
155	2.58	2.100	20.02	186206	9.64	56433	129773
165	2.75	2.006	19.13	189346	9.64	59326	130021
175	2.92	1.920	18.31	192213	9.64	62218	129994
185	3.08	1.843	17.57	195047	9.64	65111	129936
195	3.25	1.772	16.89	197670	9.64	68003	129667
205	3.42	1.707	16.28	200184	9.64	70896	129288
215	3.58	1.647	15.70	202570	9.64	73788	128781
225	3.75	1.592	15.18	204912	9.64	76681	128231
235	3.92	1.541	14.69	207163	9.64	79574	127590

245	4.08	1.493	14.23	209251	9.64	82466	126785
255	4.25	1.448	13.81	211228	9.64	85359	125869
265	4.42	1.407	13.41	213296	9.64	88251	125045
275	4.58	1.368	13.04	215209	9.64	91144	124066
285	4.75	1.331	12.69	217003	9.64	94036	122967
295	4.92	1.297	12.37	218879	9.64	96929	121950
305	5.08	1.264	12.05	220541	9.64	99821	120720
315	5.25	1.233	11.76	222186	9.64	102714	119472
325	5.42	1.204	11.48	223847	9.64	105606	118241
335	5.58	1.177	11.22	225561	9.64	108499	117062
345	5.75	1.150	10.96	226965	9.64	111391	115574
355	5.92	1.125	10.73	228467	9.64	114284	114183
365	6.08	1.102	10.51	230100	9.64	117176	112924
375	6.25	1.079	10.29	231470	9.64	120069	111401
385	6.42	1.057	10.08	232797	9.64	122962	109836
395	6.58	1.037	9.89	234325	9.64	125854	108471
405	6.75	1.017	9.70	235623	9.64	128747	106877
415	6.92	0.998	9.52	236931	9.64	131639	105291
425	7.08	0.980	9.34	238263	9.64	134532	103732
435	7.25	0.962	9.17	239390	9.64	137424	101966
445	7.42	0.946	9.02	240821	9.64	140317	100504
455	7.58	0.930	8.87	242068	9.64	143209	98858
465	7.75	0.914	8.71	243132	9.64	146102	97030
475	7.92	0.899	8.57	244284	9.64	148994	95290
485	8.08	0.885	8.44	245543	9.64	151887	93656
495	8.25	0.871	8.30	246641	9.64	154779	91862
505	8.42	0.857	8.17	247579	9.64	157672	89908
515	8.58	0.845	8.06	248947	9.64	160564	88382
525	8.75	0.832	7.93	249876	9.64	163457	86419
535	8.92	0.820	7.82	250963	9.64	166350	84614
545	9.08	0.808	7.70	251913	9.64	169242	82671
555	9.25	0.797	7.60	253043	9.64	172135	80908
565	9.42	0.786	7.49	254047	9.64	175027	79019
575	9.58	0.775	7.39	254925	9.64	177920	77005
585	9.75	0.765	7.29	256012	9.64	180812	75199
600	10	0.750	7.15	257419	9.64	185151	72268
630	10.5	0.722	6.88	260210	9.64	193829	66382
690	11.5	0.673	6.41	265471	9.64	211184	54287
720	12	0.651	6.20	267958	9.64	219861	48096
750	12.5	0.630	6.01	270358	9.64	228539	41819
780	13	0.611	5.83	272679	9.64	237217	35462
810	13.5	0.593	5.66	274926	9.64	245894	29032
840	14	0.577	5.50	277104	9.64	254572	22533
870	14.5	0.561	5.35	279218	9.64	263249	15969
900	15	0.546	5.21	281272	9.64	271927	9345
930	15.5	0.532	5.08	283270	9.64	280605	2665
960	16	0.519	4.95	285214	9.64	289282	-4068
990	16.5	0.507	4.83	287109	9.64	297960	-10851
1020	17	0.495	4.72	288956	9.64	306637	-17681
1050	17.5	0.484	4.62	290759	9.64	315315	-24556
1080	18	0.473	4.51	292520	9.64	323993	-31473
1110	18.5	0.463	4.42	294240	9.64	332670	-38430
1140	19	0.454	4.33	295922	9.64	341348	-45425
1170	19.5	0.445	4.24	297569	9.64	350025	-52457
1200	20	0.436	4.16	299180	9.64	358703	-59523
1230	20.5	0.427	4.08	300759	9.64	367380	-66622
1260	21	0.419	4.00	302306	9.64	376058	-73752
1290	21.5	0.412	3.93	303823	9.64	384736	-80913

1320	22	0.404	3.85	305311	9.64	393413	-88102
1350	22.5	0.397	3.79	306772	9.64	402091	-95319
1380	23	0.390	3.72	308206	9.64	410768	-102562
1410	23.5	0.384	3.66	309615	9.64	419446	-109831
1440	24	0.378	3.60	311000	9.64	428124	-117124

Storage Required: 130,021 cf
Storage Required: 2.985 Ac.-Ft.
w/ release rate of: 9.64 cfs
Storage / Ac. Development: 0.170 Ac.Ft. per Ac.
Storage / Lot: 1300.20659 cf per lot



M. R.
12-10-23

TABLE I
TIME OF CONCENTRATION DETERMINATION
TEXAS HEIGHTS PH 2

TABLE I TIME OF CONCENTRATION DETERMINATION TEXAS HEIGHTS PH 2											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#11	Overland & Gutter	0.544	121.49		13.5			347.65	1.7	3.4	16.9
D.A.#11-D.A.#12	Pipe Flow	0.544						35	3.0	0.2	17.1
D.A.#12	Overland & Gutter	0.544	191.2		21.2			347.65	1.7	3.4	24.7
D.A.#12-OUTFALL B	Pipe Flow	0.544						107.2	3.0	0.6	25.2
D.A.#1	Overland & Gutter	0.544	138.1		15.3			355.75	1.7	3.5	18.8
D.A.#1-D.A.#2	Pipe Flow	0.544						35	3.0	0.2	19.0
D.A.#2	Overland & Gutter	0.544	111.46		12.4			282.26	1.7	2.8	15.2
D.A.#2-D.A.#4	Pipe Flow	0.544						243.62	3.0	1.4	20.4
D.A.#3	Overland & Gutter	0.544	287.38		31.9			155.32	1.7	1.5	33.5
D.A.#3-D.A.#4	Pipe Flow	0.544						35	3.0	0.2	33.6
D.A.#4	Overland & Gutter	0.544	101.12		11.2			128.65	1.7	1.3	12.5
D.A.#4-D.A.#5	Pipe Flow	0.544						247.4	3.0	1.4	35.0
D.A.#6	Overland & Gutter	0.544	141.37		15.7			196.07	1.7	1.9	17.6
D.A.#6-D.A.#5	Pipe Flow	0.544						35	3.0	0.2	17.8
D.A.#5	Overland & Gutter	0.544	102.45		11.4			141.15	1.7	1.4	12.8
D.A.#5-D.A.#7	Pipe Flow	0.544						268.11	3.0	1.5	36.5
D.A.#7	Overland & Gutter	0.544	113.8		12.6			299.48	1.7	2.9	15.6
D.A.#7-D.A.#9	Pipe Flow	0.544						58.06	3.0	0.3	36.8

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

TABLE 1A FLOWRATE DETERMINATION TEXAS HEIGHTS PH 2										
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (In./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (Inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#11	1.381	0.544	16.9	50	5.944	4.47				
D.A.#11-D.A.#12	1.381	0.544	17.1	50	5.912	4.44	24.00	0.039%	0.174%	4.1
D.A.#12	2.729	0.544	24.7	50	4.911	7.29				
D.A.#12-OUTFALL B	4.11	0.544	25.2	50	4.848	10.84	24.00	0.230%	0.174%	6.7
D.A.#1	1.582	0.544	18.8	50	5.644	4.86				
D.A.#1-D.A.#2	1.58	0.544	19.0	50	5.616	4.84	24.00	0.046%	0.174%	4.5
D.A.#2	1.14	0.544	15.2	50	6.251	3.88				
D.A.#2-D.A.#4	2.72	0.544	20.4	50	5.426	8.04	24.00	0.127%	0.174%	3.6
D.A.#3	1.959	0.544	33.5	50	4.129	4.40				
D.A.#3-D.A.#4	1.96	0.544	33.6	50	4.115	4.39	24.00	0.038%	0.174%	4.0
D.A.#4	0.64	0.544	12.5	50	6.789	2.37				
D.A.#4-D.A.#5	5.32	0.544	35.0	50	4.018	11.64	30.00	0.081%	0.129%	2.2
D.A.#6	1.195	0.544	17.6	50	5.828	3.79				
D.A.#6-D.A.#5	1.20	0.544	17.8	50	5.797	3.77	24.00	0.028%	0.174%	3.5
D.A.#5	0.65	0.544	12.8	50	6.729	2.39				
D.A.#5-D.A.#7	7.17	0.544	36.5	50	3.918	15.29	30.00	0.139%	0.129%	2.2
D.A.#7	1.37	0.544	15.6	50	6.173	4.61				
D.A.#7-D.A.#9	8.54	0.544	36.8	50	3.897	18.12	36.00	0.074%	0.101%	4.2

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$
 USING THE RATIONAL METHOD, AS PER
 "TXDOT BRIDGE HYDRAULIC M.

TABLE I

[illegible]

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL" 1

$$T_c = \frac{L}{(V \times 60)}$$

TABLE IA
FLOWRATE DETERMINATION
TEXAS HEIGHTS PH 2

[illegible]

FORMULA FOR INTENSITY $I = \frac{b}{a}$
USING THE RATIONAL METHOD, AS PER
"TxDOT BRIDGE HYDRAULIC M, (Tc + d) 1

Weighted "c" value				
Type of Drainage Area	"c" value	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.5	631464.77	14.496	7.248
Single Family (Lots 1/4 to 1/2 acre)	0.3		0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.5	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.75	0	0.000	0.000
Industrial				
Light areas	0.75	0	0.000	0.000
Heavy areas	0.75	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Roof/Building areas	0.75	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.15	25,157.09	0.578	0.087
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.9	86312.1	1.981	1.783
Concrete	0.9	20134.34	0.462	0.416
Drives and walks	0.9	0	0.000	0.000
Total:		763,068	17.518	9.534
Weighted "c":			0.544	

$$C_W = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{total}$$

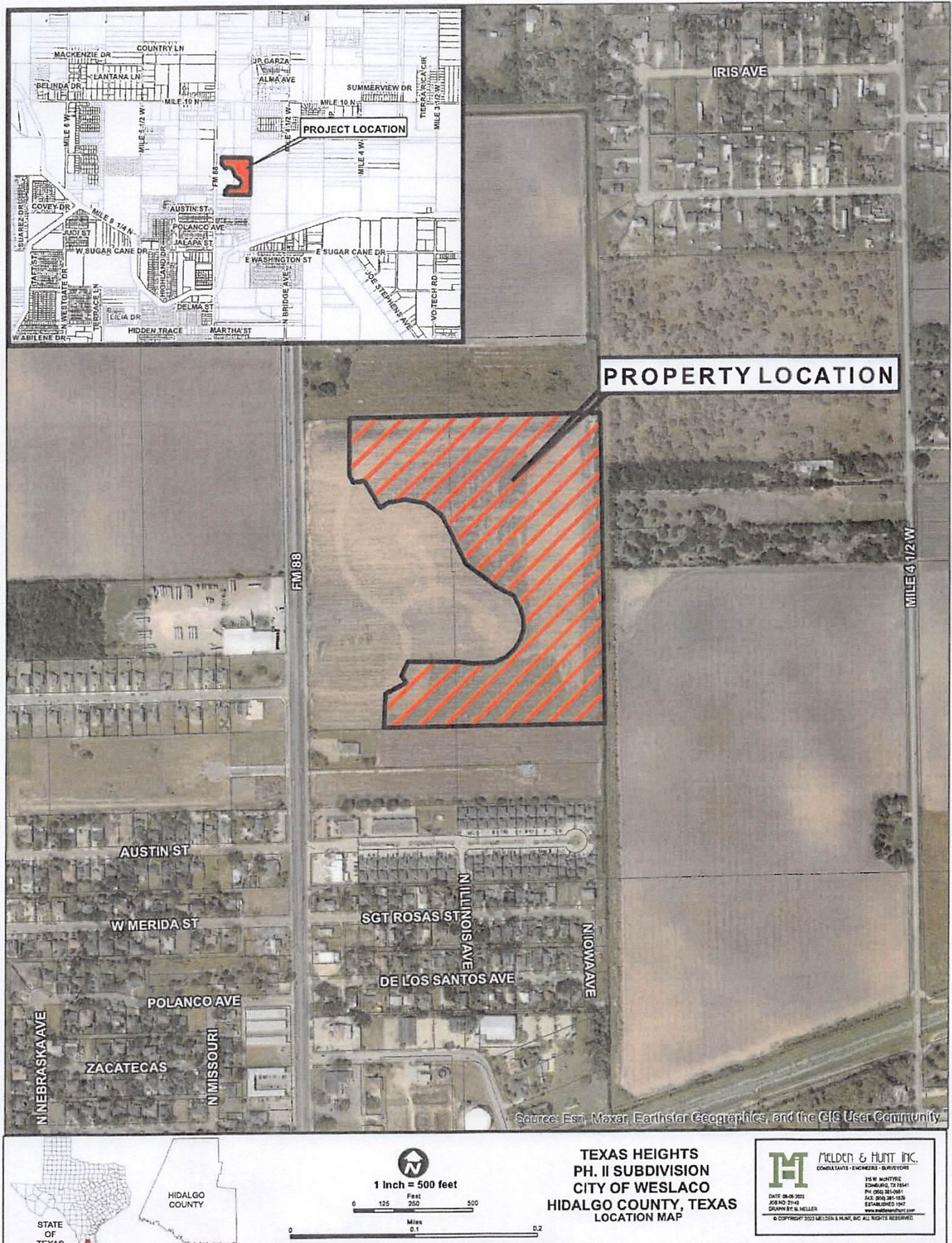
C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)



21148 - Includes - Louis Redgate phone 2/outcome files\21148_5102_PRA1.doc

GENERAL PLAT NOTES & RESTRICTIONS:

1. BUILDING FOOTPRINTS SHALL BE LOCATED WITHIN THE BUILDING FOOTPRINT LINES.
2. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE.
3. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE.
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17. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE.
18. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE.
19. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE.
20. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE. ALL LOT CORNERS SHALL BE MARKED WITH IRON PIPES OR IRON RODS, 1/2" DIA., 12" LONG, SET IN CONCRETE.

Lot #	Area (sq. ft.)	Length (ft.)	Width (ft.)
101	10,000	100	100
102	10,000	100	100
103	10,000	100	100
104	10,000	100	100
105	10,000	100	100
106	10,000	100	100
107	10,000	100	100
108	10,000	100	100
109	10,000	100	100
110	10,000	100	100
111	10,000	100	100
112	10,000	100	100
113	10,000	100	100
114	10,000	100	100
115	10,000	100	100
116	10,000	100	100
117	10,000	100	100
118	10,000	100	100
119	10,000	100	100
120	10,000	100	100

Lot #	Area (sq. ft.)	Length (ft.)	Width (ft.)
121	10,000	100	100
122	10,000	100	100
123	10,000	100	100
124	10,000	100	100
125	10,000	100	100
126	10,000	100	100
127	10,000	100	100
128	10,000	100	100
129	10,000	100	100
130	10,000	100	100
131	10,000	100	100
132	10,000	100	100
133	10,000	100	100
134	10,000	100	100
135	10,000	100	100
136	10,000	100	100
137	10,000	100	100
138	10,000	100	100
139	10,000	100	100
140	10,000	100	100

Lot #	Area (sq. ft.)	Length (ft.)	Width (ft.)
141	10,000	100	100
142	10,000	100	100
143	10,000	100	100
144	10,000	100	100
145	10,000	100	100
146	10,000	100	100
147	10,000	100	100
148	10,000	100	100
149	10,000	100	100
150	10,000	100	100
151	10,000	100	100
152	10,000	100	100
153	10,000	100	100
154	10,000	100	100
155	10,000	100	100
156	10,000	100	100
157	10,000	100	100
158	10,000	100	100
159	10,000	100	100
160	10,000	100	100

Lot #	Area (sq. ft.)	Length (ft.)	Width (ft.)
161	10,000	100	100
162	10,000	100	100
163	10,000	100	100
164	10,000	100	100
165	10,000	100	100
166	10,000	100	100
167	10,000	100	100
168	10,000	100	100
169	10,000	100	100
170	10,000	100	100
171	10,000	100	100
172	10,000	100	100
173	10,000	100	100
174	10,000	100	100
175	10,000	100	100
176	10,000	100	100
177	10,000	100	100
178	10,000	100	100
179	10,000	100	100
180	10,000	100	100

Lot #	Area (sq. ft.)	Length (ft.)	Width (ft.)
181	10,000	100	100
182	10,000	100	100
183	10,000	100	100
184	10,000	100	100
185	10,000	100	100
186	10,000	100	100
187	10,000	100	100
188	10,000	100	100
189	10,000	100	100
190	10,000	100	100
191	10,000	100	100
192	10,000	100	100
193	10,000	100	100
194	10,000	100	100
195	10,000	100	100
196	10,000	100	100
197	10,000	100	100
198	10,000	100	100
199	10,000	100	100
200	10,000	100	100

Lot #	Area (sq. ft.)	Length (ft.)	Width (ft.)
201	10,000	100	100
202	10,000	100	100
203	10,000	100	100
204	10,000	100	100
205	10,000	100	100
206	10,000	100	100
207	10,000	100	100
208	10,000	100	100
209	10,000	100	100
210	10,000	100	100
211	10,000	100	100
212	10,000	100	100
213	10,000	100	100
214	10,000	100	100
215	10,000	100	100
216	10,000	100	100
217	10,000	100	100
218	10,000	100	100
219	10,000	100	100
220	10,000	100	100

Lot #	Area (sq. ft.)	Length (ft.)	Width (ft.)
221	10,000	100	100
222	10,000	100	100
223	10,000	100	100
224	10,000	100	100
225	10,000	100	100
226	10,000	100	100
227	10,000	100	100
228	10,000	100	100
229	10,000	100	100
230	10,000	100	100
231	10,000	100	100
232	10,000	100	100
233	10,000	100	100
234	10,000	100	100
235	10,000	100	100
236	10,000	100	100
237	10,000	100	100
238	10,000	100	100
239	10,000	100	100
240	10,000	100	100

Lot #	Area (sq. ft.)	Length (ft.)	Width (ft.)
241	10,000	100	100
242	10,000	100	100
243	10,000	100	100
244	10,000	100	100
245	10,000	100	100
246	10,000	100	100
247	10,000	100	100
248	10,000	100	100
249	10,000	100	100
250	10,000	100	100
251	10,000	100	100
252	10,000	100	100
253	10,000	100	100
254	10,000	100	100
255	10,000	100	100
256	10,000	100	100
257	10,000	100	100
258	10,000	100	100
259	10,000	100	100
260	10,000	100	100

Lot #	Area (sq. ft.)	Length (ft.)	Width (ft.)
261	10,000	100	100
262	10,000	100	100
263	10,000	100	100
264	10,000	100	100
265	10,000	100	100
266	10,000	100	100
267	10,000	100	100
268	10,000	100	100
269	10,000	100	100
270	10,000	100	100
271	10,000	100	100
272	10,000	100	100
273	10,000	100	100
274	10,000	100	100
275	10,000	100	100
276	10,000	100	100
277	10,000	100	100
278	10,000	100	100
279	10,000	100	100
280	10,000	100	100

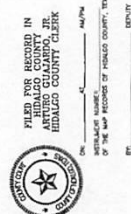
Lot #	Area (sq. ft.)	Length (ft.)	Width (ft.)
281	10,000	100	100
282	10,000	100	100
283	10,000	100	100
284	10,000	100	100
285	10,000	100	100
286	10,000	100	100
287	10,000	100	100
288	10,000	100	100
289	10,000	100	100
290	10,000	100	100
291	10,000	100	100
292	10,000	100	100
293	10,000	100	100
294	10,000	100	100
295	10,000	100	100
296	10,000	100	100
297	10,000	100	100
298	10,000	100	100
299	10,000	100	100
300	10,000	100	100

PLAT OF
TEXAS HEIGHTS SUBDIVISION PHASE II

A TRACT OF LAND CONTAINING 17.88 ACRES OF LAND
SITUATED IN THE COUNTY OF ADAMS, TEXAS, BEING PART
OF THE ADAMS TRACT, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 2, PAGE 34-37, ADAMS COUNTY MAP RECORDS

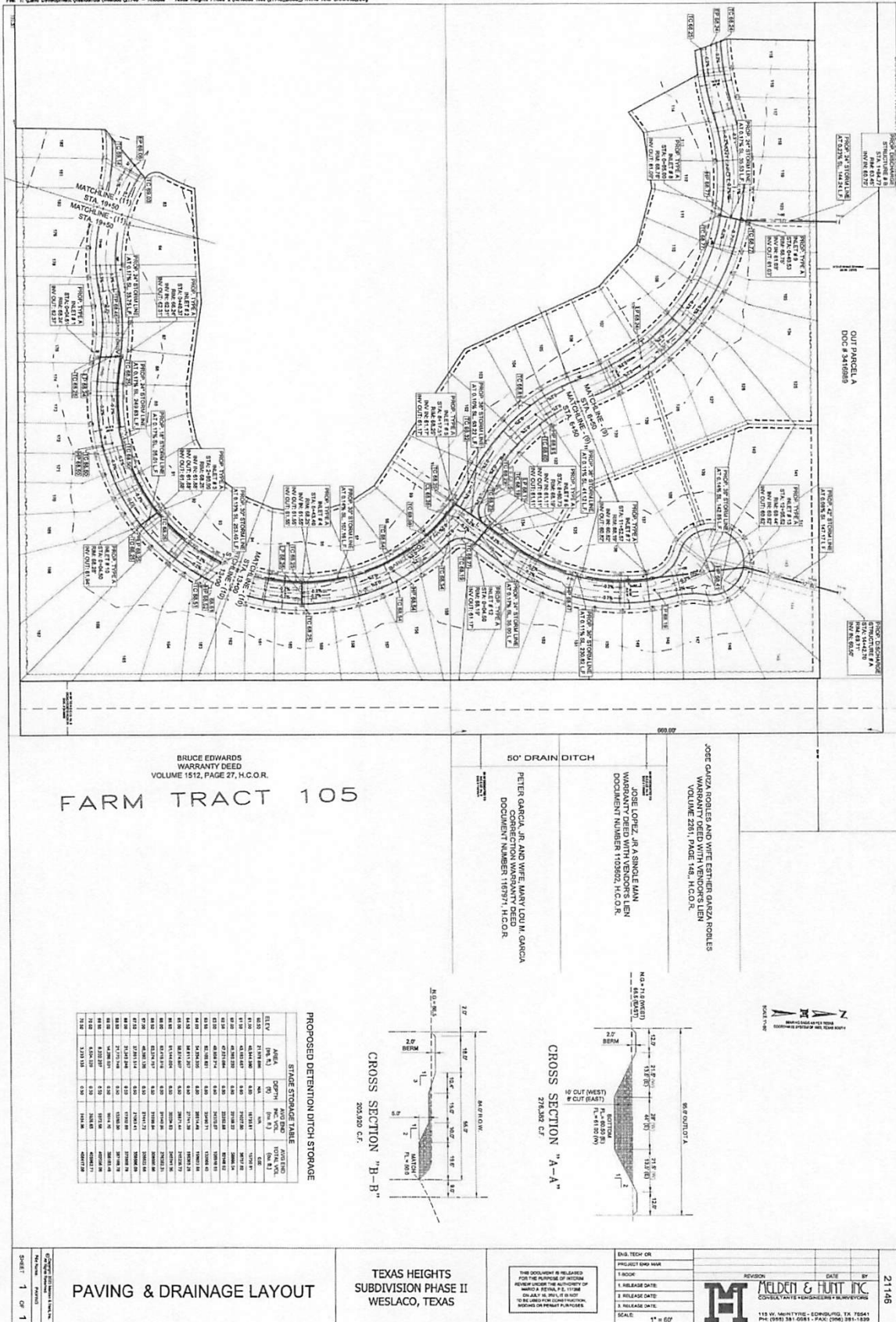


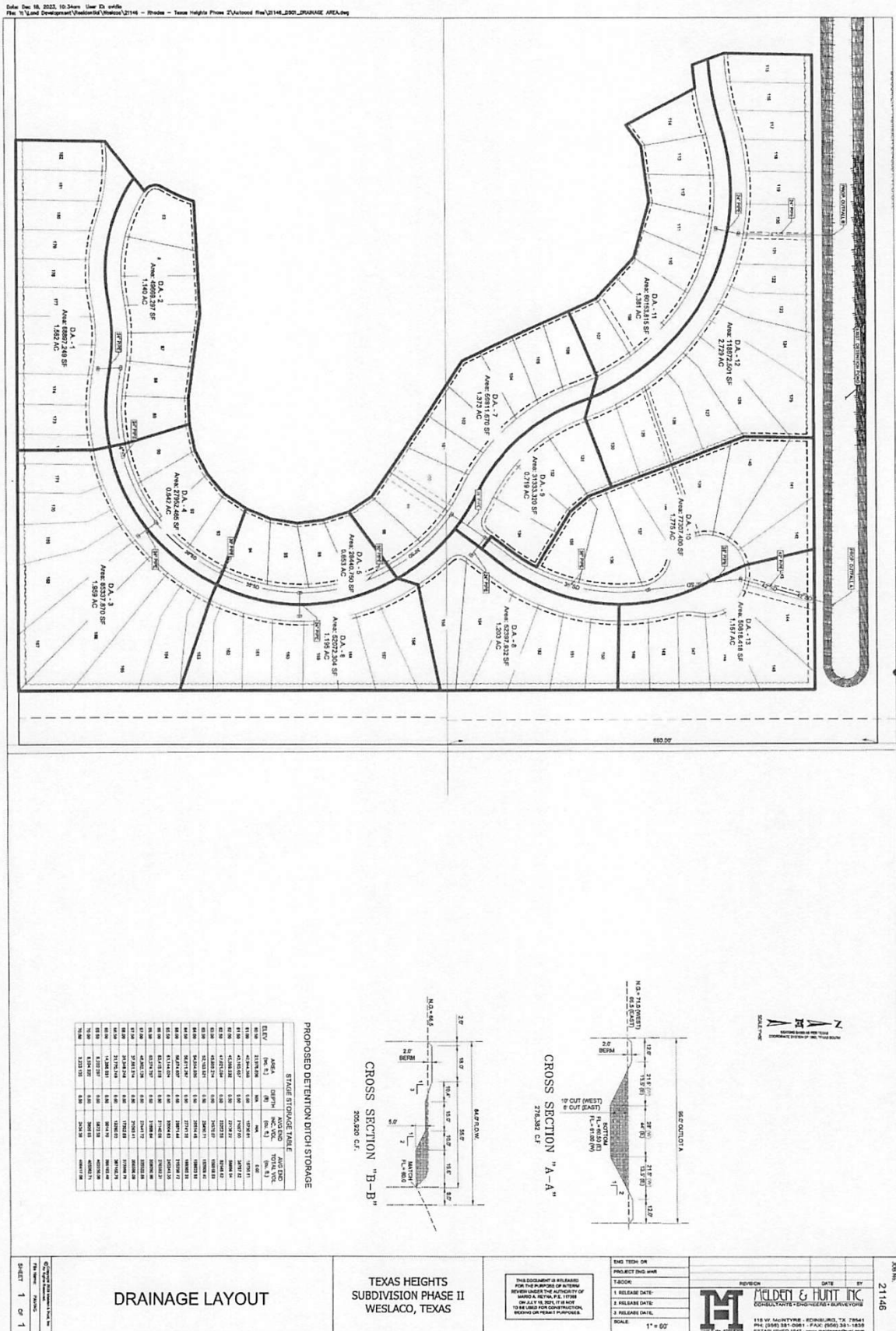
PRINCIPAL ENGINEER: _____
DATE: _____
CITY & STATE: _____
COUNTY: _____
SUBDIVISION: _____
TRACT: _____
BLOCK: _____
LOT: _____
SECTION: _____
TOWNSHIP: _____
RANGE: _____
MERIDIAN: _____
DATE: _____

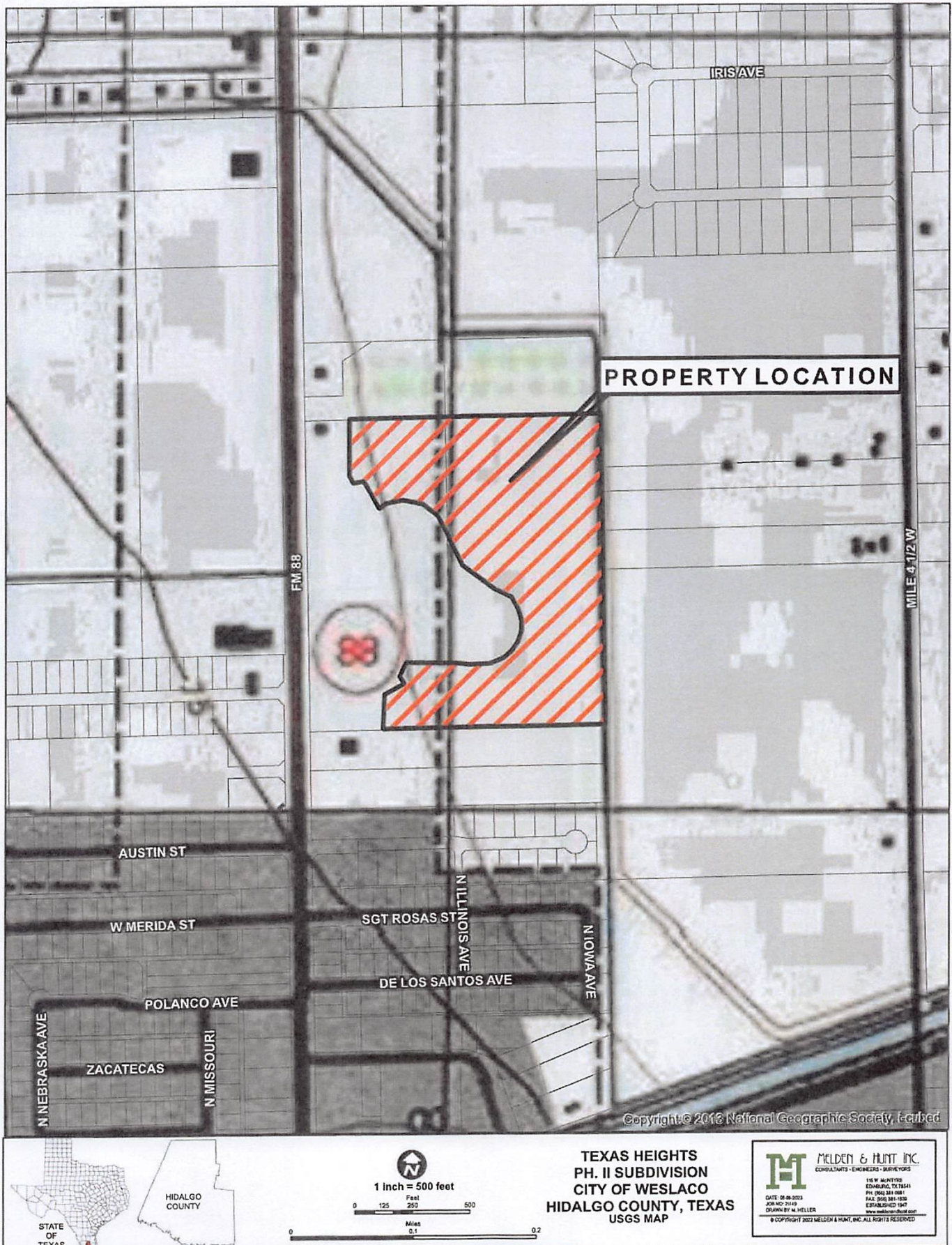


FILED FOR RECORD IN
ADAMS COUNTY
ADAMS COUNTY CLERK
OFFICE OF THE COUNTY CLERK
ADAMS COUNTY, TEXAS
DATE: _____
BY: _____
RECORDS SECTION

Date: Tue 10/25/23 3:23pm User: St. mello
File: \\land Development\land\2023\21146 - Paving - Texas Heights Phase II\21146_2023_PAVING AND DRAINAGE.dwg







HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

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

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

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

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

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

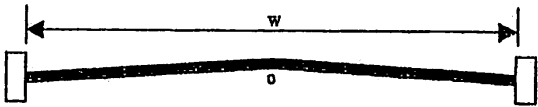
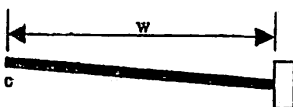
TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

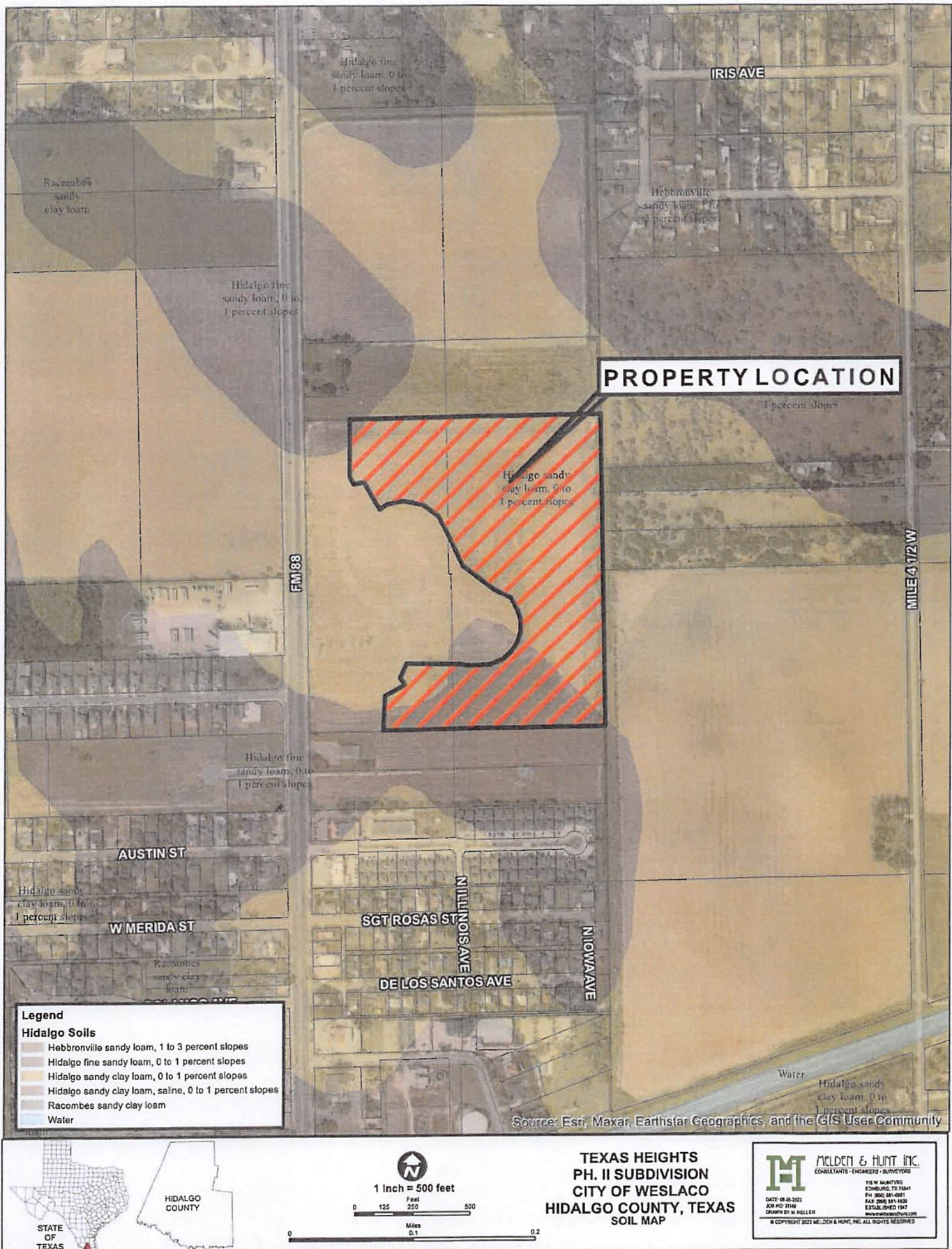
71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	2.598	3.020	3.370
83	2.193	2.576	2.995	3.342
84	2.175	2.555	2.970	3.315
85	2.156	2.533	2.946	3.289
86	2.138	2.513	2.922	3.263
87	2.121	2.492	2.899	3.238
88	2.103	2.472	2.876	3.213
89	2.086	2.453	2.853	3.188
90	2.069	2.434	2.831	3.164
91	2.053	2.415	2.809	3.140
92	2.037	2.396	2.788	3.117
93	2.021	2.378	2.767	3.094
94	2.005	2.360	2.746	3.072
95	1.990	2.342	2.726	3.050
96	1.975	2.325	2.706	3.028
97	1.960	2.308	2.686	3.007
98	1.946	2.291	2.667	2.986
99	1.931	2.275	2.648	2.965
100	1.917	2.258	2.629	2.944
101	1.904	2.242	2.610	2.924
102	1.890	2.227	2.592	2.905
103	1.876	2.211	2.574	2.885
104	1.863	2.196	2.557	2.866
105	1.850	2.181	2.540	2.847

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

106	1.838	2.166	2.523	2.829
107	1.825	2.152	2.506	2.811
108	1.813	2.137	2.489	2.793
109	1.800	2.123	2.473	2.775
110	1.788	2.109	2.457	2.757
111	1.788	2.109	2.457	2.757
112	1.765	2.082	2.426	2.723
113	1.753	2.069	2.410	2.707
114	1.742	2.056	2.395	2.690
115	1.731	2.043	2.380	2.674
116	1.720	2.030	2.366	2.658
117	1.709	2.018	2.351	2.642
118	1.698	2.006	2.337	2.626
119	1.688	1.993	2.323	2.611
120	1.677	1.981	2.309	2.596
125	1.628	1.924	2.242	2.523
130	1.581	1.870	2.180	2.455
135	1.537	1.819	2.122	2.391
140	1.496	1.771	2.067	2.331
145	1.457	1.727	2.015	2.274
150	1.421	1.684	1.966	2.220
155	1.386	1.644	1.919	2.169
160	1.354	1.606	1.876	2.121
165	1.323	1.570	1.834	2.075
170	1.293	1.536	1.794	2.032
175	1.265	1.504	1.757	1.990
180	1.239	1.473	1.721	1.951
185	1.213	1.443	1.686	1.913
190	1.189	1.415	1.654	1.877
195	1.166	1.388	1.622	1.842
200	1.144	1.362	1.592	1.809
210	1.102	1.313	1.536	1.747
220	1.063	1.268	1.484	1.690
230	1.028	1.227	1.436	1.637
240	0.995	1.189	1.392	1.587

Appendix 3.0
Street Velocities and Capacities Flowing Curb Full
Manning's $n = 0.018$

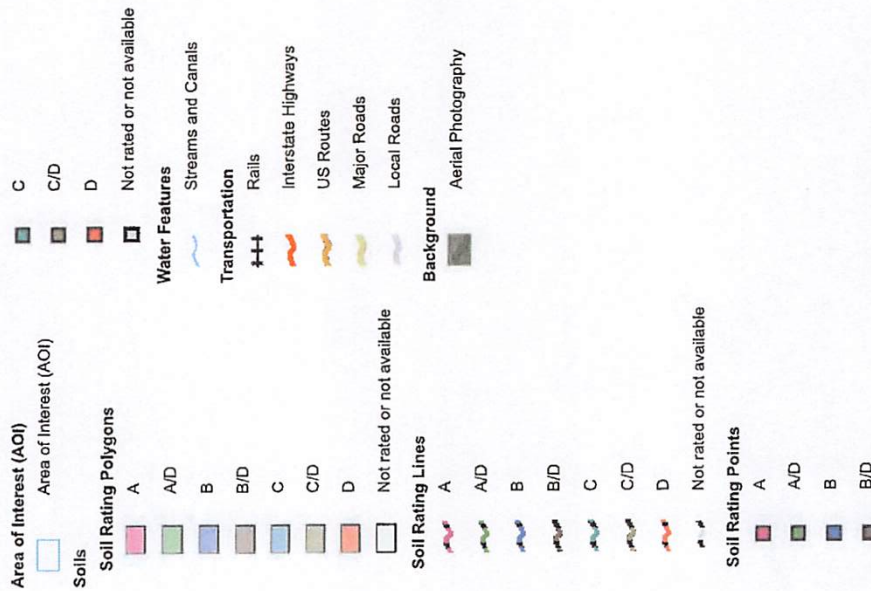
										
	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	w = 30'		w = 40'		w = 44'		w = 24'			
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	24.90	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70





Hydrologic Soil Group—Hidalgo County, Texas
(Texas Heights Phase II)

MAP LEGEND



MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <https://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 22, Sep 5, 2023

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.

Hydrologic Soil Group—Hidalgo County, Texas

Texas Heights Phase II

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	3.9	25.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	11.3	74.4%
Totals for Area of Interest			15.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

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.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Hydrologic Soil Group—Hidalgo County, Texas

Area

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres In AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	4.6	20.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	18.0	79.5%
Totals for Area of Interest			22.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

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.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Hydrologic Soil Group—Hidalgo County, Texas

Area

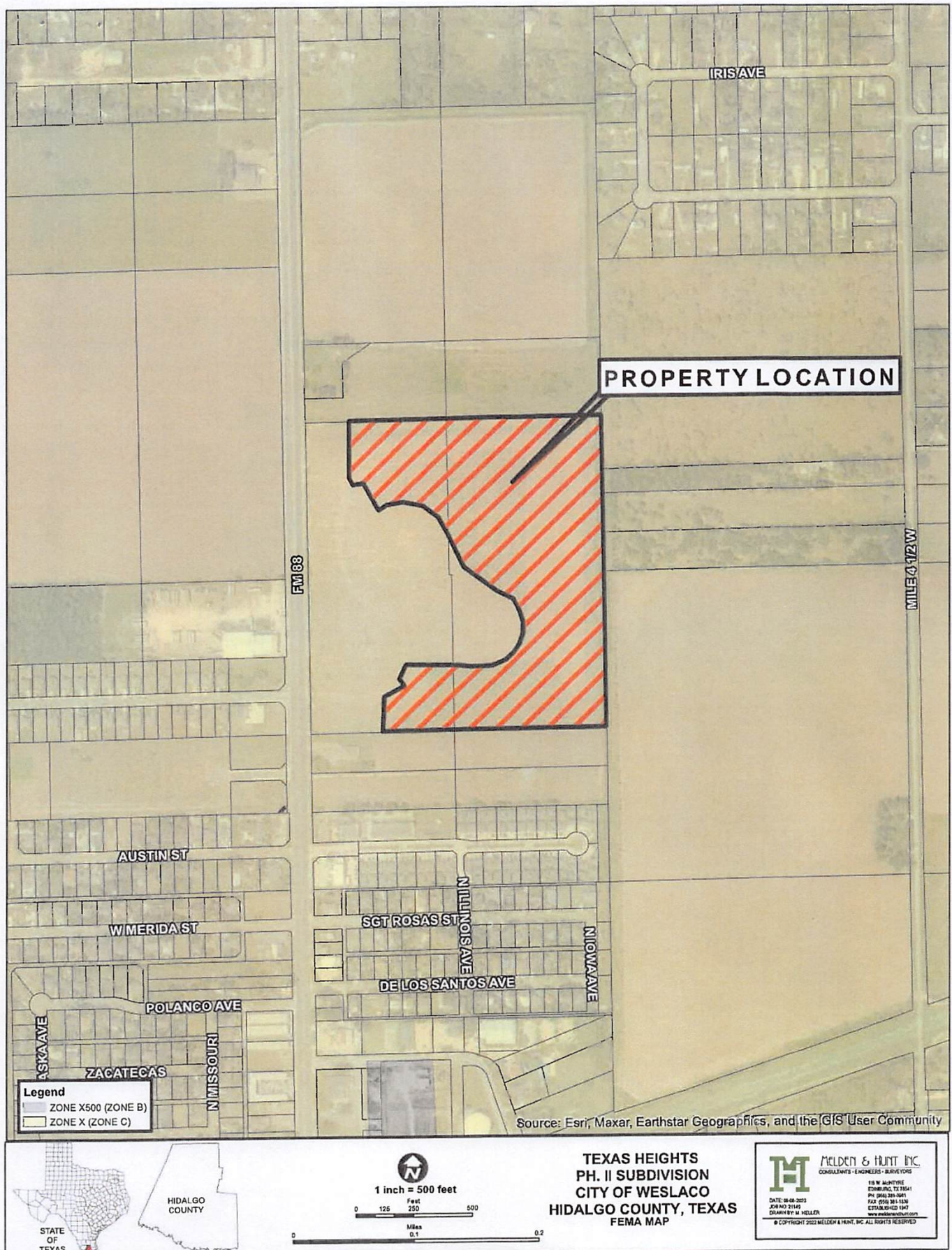
Rating Options

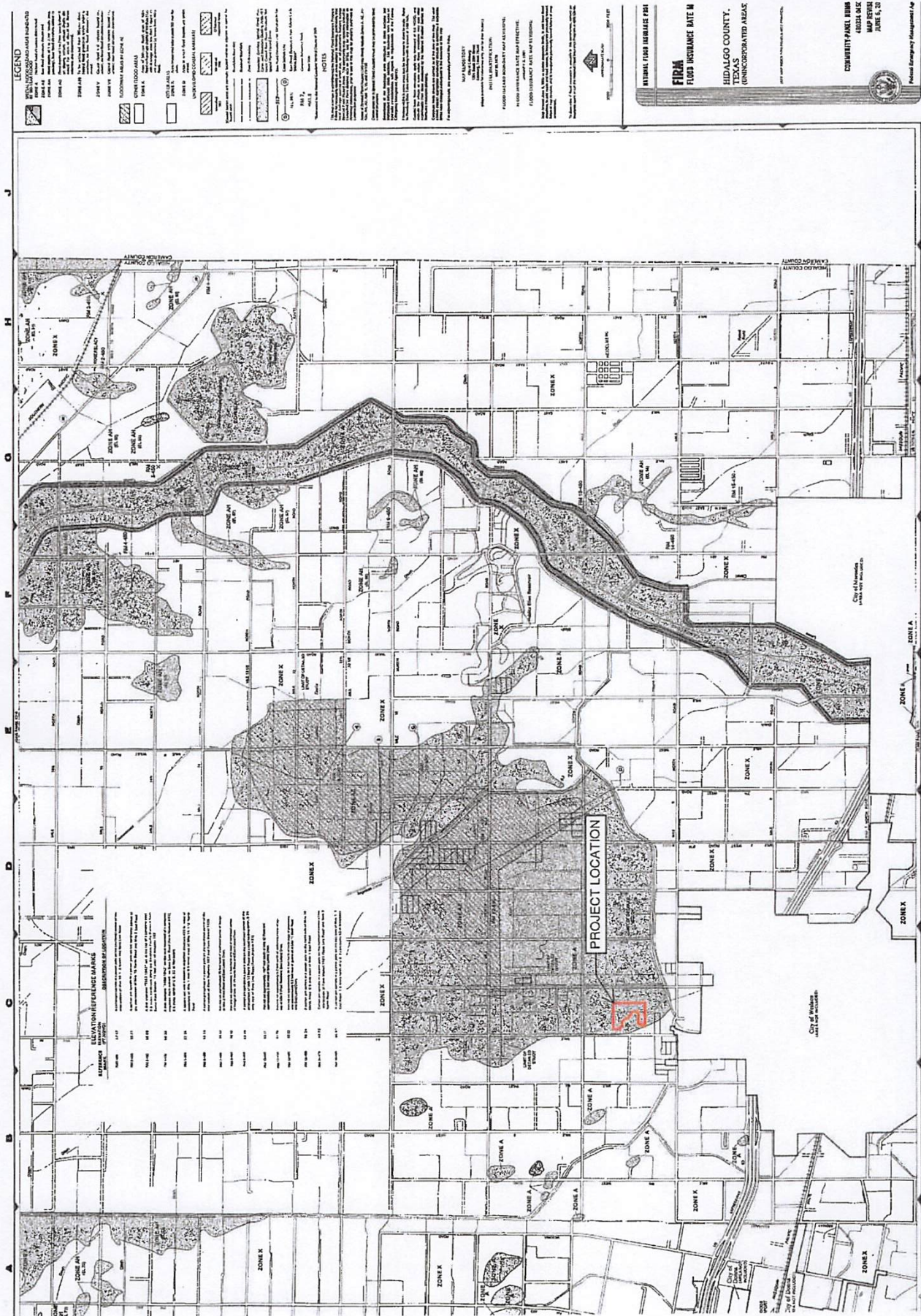
Aggregation Method: Dominant Condition

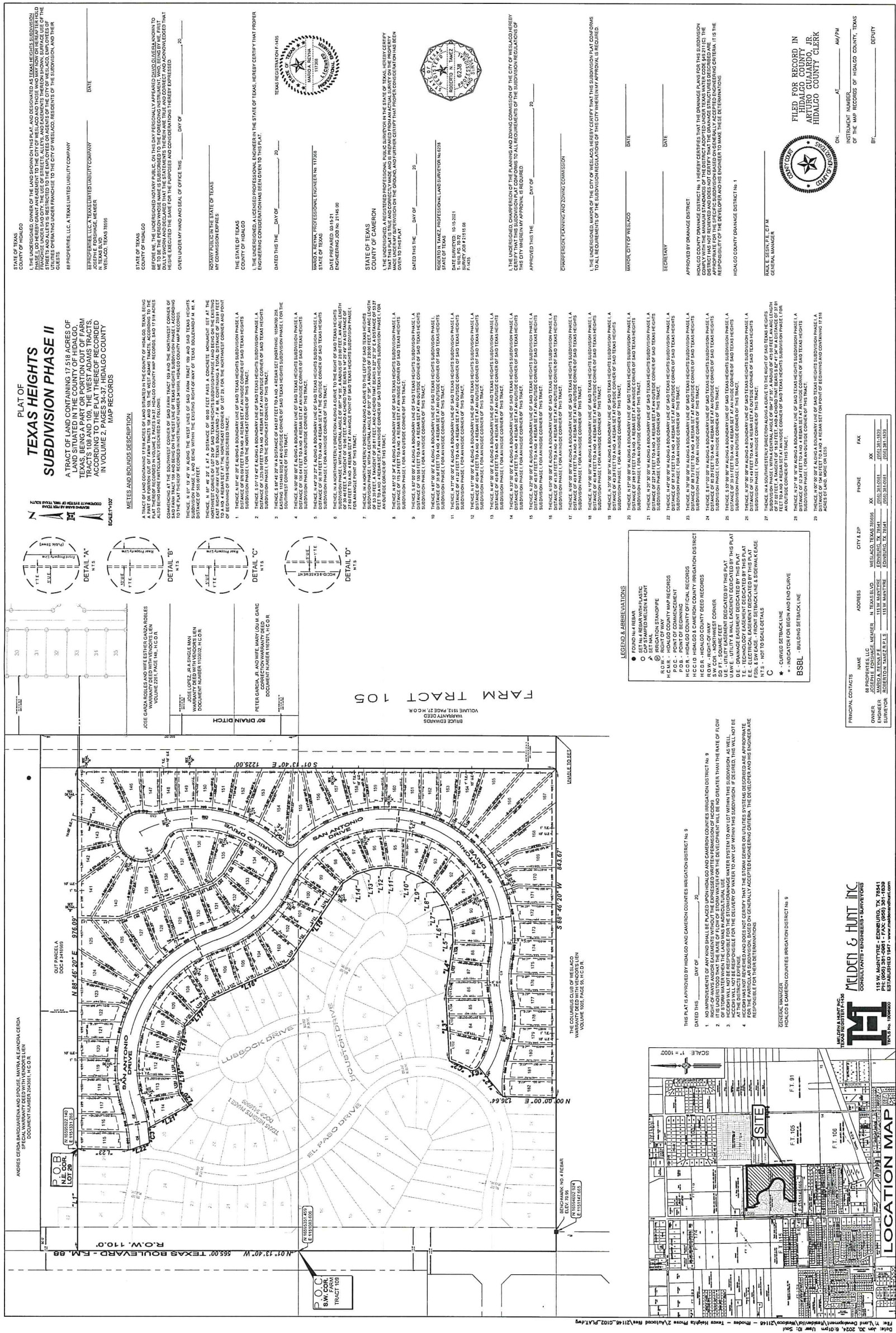
Component Percent Cutoff: None Specified

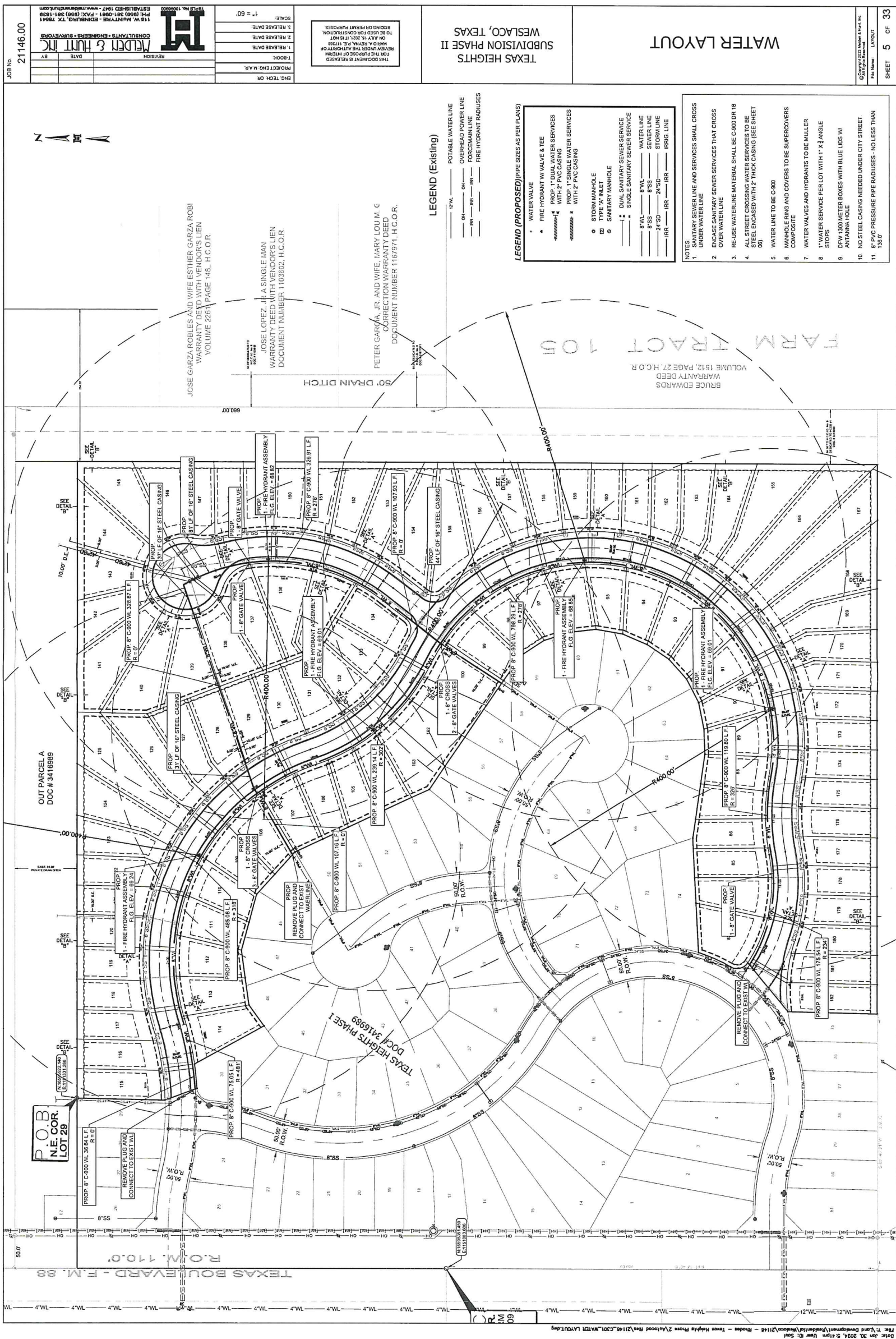
Tie-break Rule: Higher



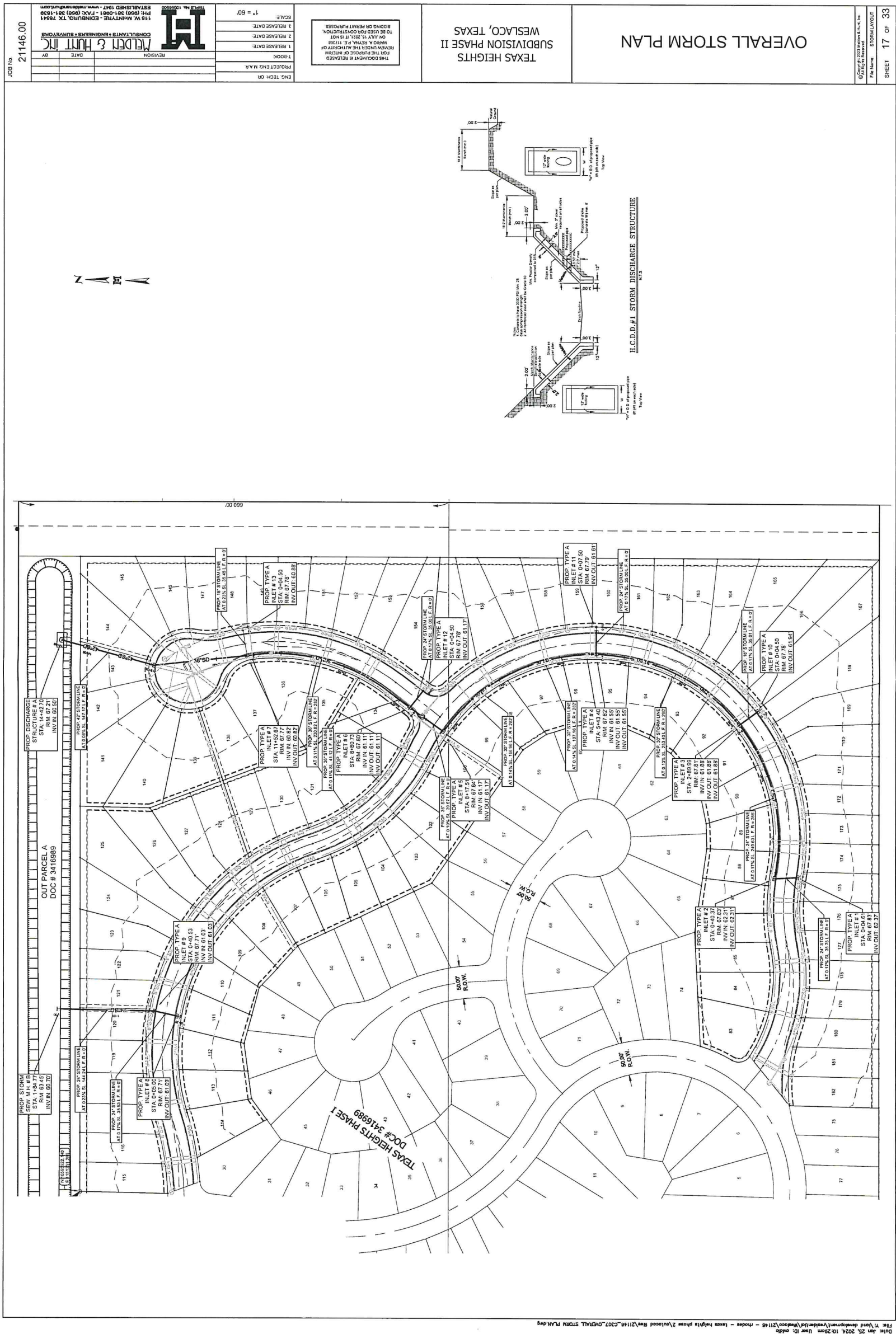














**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: March 6, 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 Final Plat for Bridge Heights Subdivision being 12.137 acres out of Farm Tract 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 765ft South of E. Mile 5 ½ N. Possible Action.	
Discussion/Overview: The proposed twenty-nine (29) 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 "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 of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

DocuSign Envelope ID: 0431D7A0-17E0-482C-80E0-E955C171EF21



SUBDIVISION PLATTING APPLICATION

PLAT-000593-2024



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. BY:

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: Bridge Heights

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

Legal Description: A 12.137 acre tract of land, out of farm tract 757, and farm tract 758, the west and adams tracts recorded in volume 2, page 34-37, 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: 29

Gross Acreage: 12.137

Title Report Submitted: ☐ YES ☐ NO

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: 138 Paseo del Prado Ste. 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

DocuSign Envelope ID: 0431D7A0-17E0-482C-80E0-E955C171EF21

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: City of Weslaco

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No. 1</u>	☒ YES ☐ NO Irrigation District <u>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
- _____ PDF copy of all documents submitted (emailed or USB)
- _____ **\$355.00** Planning Review fee, **\$100.00** Fire Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- _____ PDF copy of all documents submitted (emailed or USB)
- _____ **\$355.00** Planning Review fee, **\$100.00** Fire Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW

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

DocuSign Envelope ID: 0431D7A0-17E0-482C-80E0-E955C171EF21

- _____ 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

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

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
- _____ Traffic Impact Analysis (If required)
- _____ 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
- _____ 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.**

DocuSign Envelope ID: 0431D7A0-17E0-482C-80E0-E955C171EF21

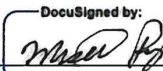
AUTHORIZATION AND ACKNOWLEDGEMENTS

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.

Misael Perez

Owner Printed Name: _____

Owner Signature:  Date: 1/31/2024

South Texas Providential Development, LLC

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: _____



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: Bridge Heights
Location: S. Bridge Ave. Rd between E. Mile 5 N Rd. and E. Mile 5 1/2 N. Rd
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	11.327		116	59	70	819

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

Bridge Heights Subdivision

Weslaco, Texas

Prepared by:

SUPREME
ENGINEERING

Supreme Engineering, PLLC
Texas Engineering Firm F-21135
135 Paseo del Prado Ste. 7
Edinburg, TX 78539
(956) 272-2246

January 22, 2024



 , P.E.

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 – **116 Apartment Units**

$$T = 0.31 (116) + 22.85 \approx 59$$

- Directional Distribution
 - $T_{\text{enter}} = 59 (0.24) \approx \mathbf{14 \text{ trip/hour}}$
 - $T_{\text{exit}} = 59 (0.76) \approx \mathbf{45 \text{ trip/hour}}$

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 – **116 Apartment Units**

$$T = 0.43(116) + 20.55 \approx 70$$

- Directional Distribution
 - $T_{\text{enter}} = 70 (0.63) \approx \mathbf{44 \text{ trip/hour}}$
 - $T_{\text{exit}} = 70 (0.37) \approx \mathbf{26 \text{ trip/hour}}$

Table 1. Total Projected Trips

ITE Code	Trips		%Entering / %Exiting	
	A.M.	P.M.	A.M.	P.M.
220 – MULTIFA-Family Detached Housing	59	70	14/44	45/26

Study Results

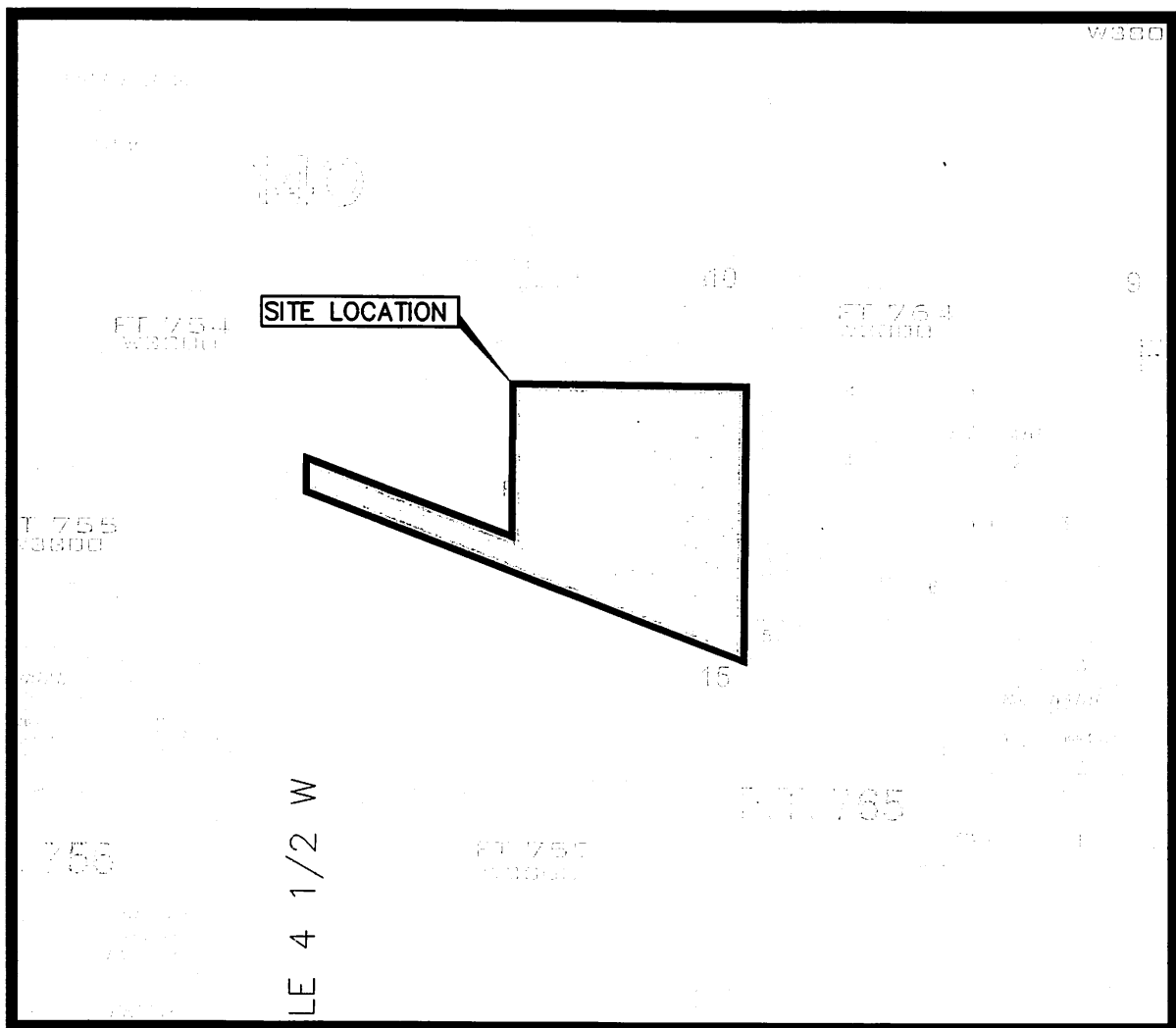
This traffic study identified one generator; the proposed multi-family detached dwelling. The total peak hour trips for morning (AM) and afternoon (PM), respectively, is less than 100; therefore, a Traffic Impact Analysis is **NOT REQUIRED** as per ITE Trip Generation manual.

Table 1. Total Projected Trips

ITE Code	Trips		%Entering / %Exiting	
	A.M.	P.M.	A.M.	P.M.
220 – MULTIFA-Family Detached Housing	58.81	70.43	14.11/44.70	44.37/26.06

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), respectively, is less than 100; therefore, a Traffic Impact Analysis is **NOT REQUIRED** as per ITE Trip Generation manual.



LOCATION MAP

BRIDGE HEIGHTS SUBDIVISION

12.137 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: NOVEMBER 2023

1/22/24, 10:49 AM

itetripgen.org/query

Graph2?code=220&ivlabel=UNITS220&timeperiod=T

E&x=116&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 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

0.51

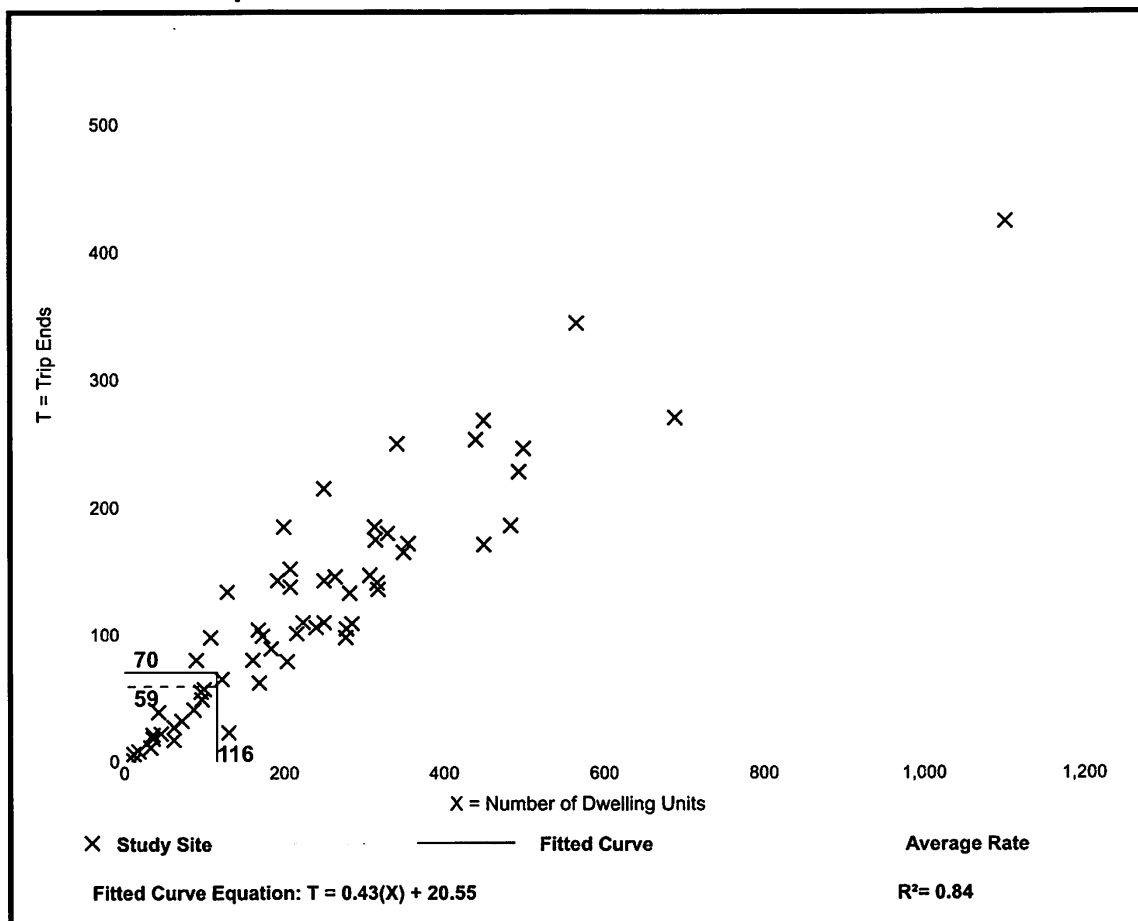
Range of Rates

0.08 - 1.04

Standard Deviation

0.15

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

1/22/24, 10:50 AM

itetripgen.org/query: Graph2?code=220&ivlabel=UNITS220&timeperiod=A /TE&x=116&edition=685&locationCode=Gene...

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

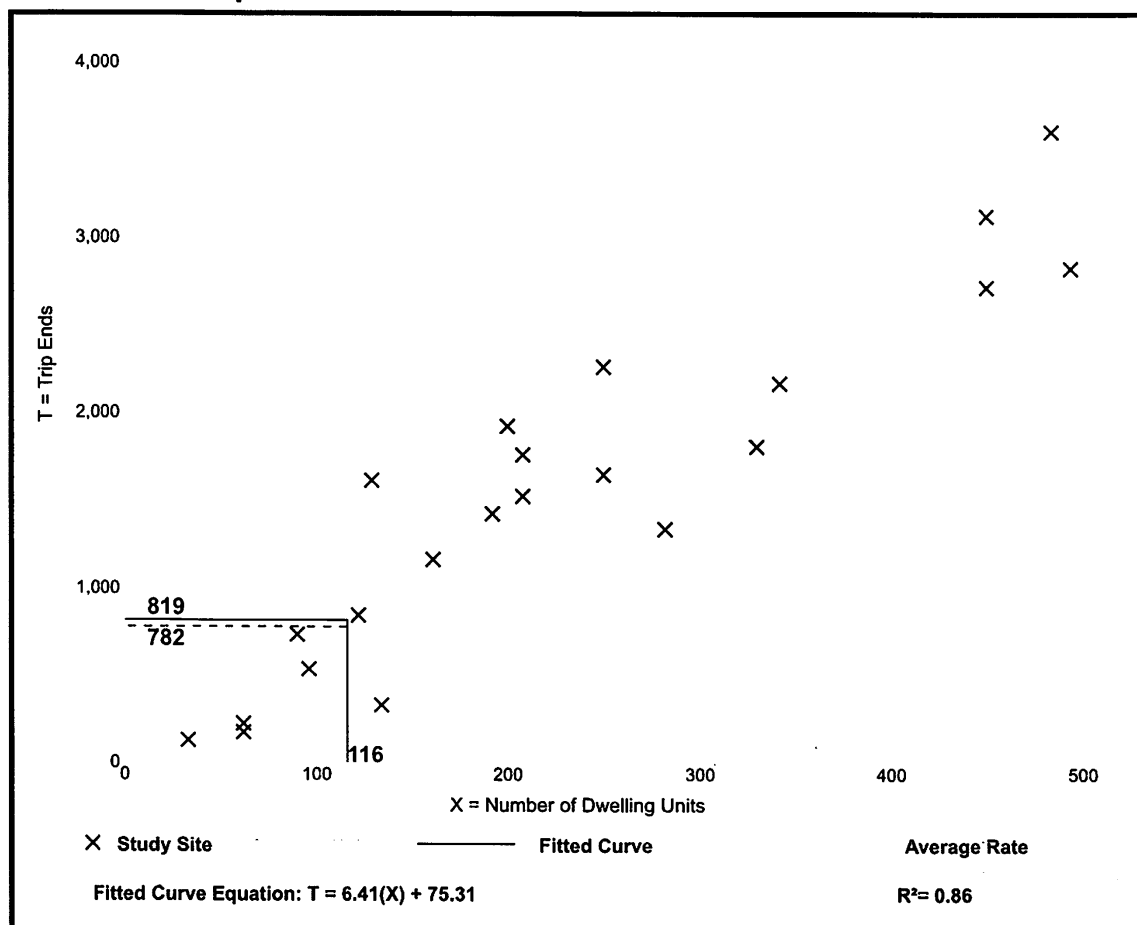
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

1/22/24, 10:49 AM

itetripgen.org/query...Graph2?code=220&ivlabel=UNITS220&timeperiod=Tr...E&x=116&edition=685&locationCode=Genera...

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

0.40

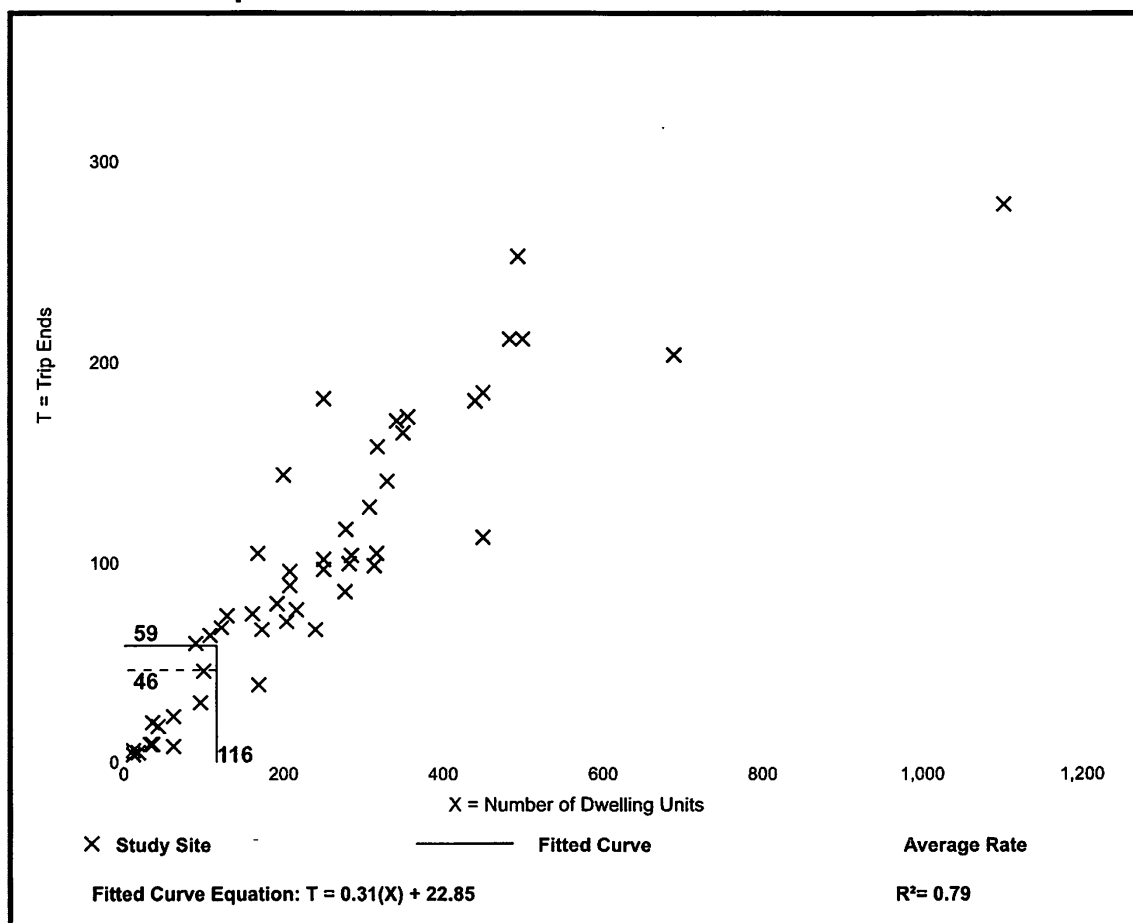
Range of Rates

0.13 - 0.73

Standard Deviation

0.12

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Albert Aldana, P.E.
City Engineer
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Trip Generation Analysis
Bridge Heights 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 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. The development is located along Bridge Ave. between E. Mile 5 N Rd. and E Mile 5 ½ N Rd. The proposed development will be a 29-lot multi-family residential subdivision.

Site and Surrounding Land Uses

The study area for the proposed development includes the site boundaries of the 11.327 acres proposed Bridge Heights Subdivision as follows: the property directly to the west there is United Migrant Opportunity Services UMOS. The area to the north is a Angela subdivision a single-family development. The area to the south there is vacant. The area to the east is R.C. Babb Subdivision, single-family development.

Roadways

The western boundary of the proposed development is S. Bridge Ave. Bridge Ave. is a 2 lane collector.

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Drainage Statement

Bridge Heights 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



December 8, 2023

 , P.E.

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SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

Bridge Heights Subdivision Drainage Statement

Bridge Heights Subdivision being 12.137 acres of land out of farm tract 757 and farm tract 758, West Adams tracts, recorded in volume 2, pages 34-37, map records Hidalgo County, Texas. The property is located along S. Bridge Avenue, north 0.35 miles of the intersection with Mile 5 N. Rd. within the **City of Weslaco** limits, County of Hidalgo, Texas. Property is on the process of annexing the City of Weslaco. The tract is **currently vacant**. Proposing **29-lot multi-family** development.

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

The predominate soils in this area are Hidalgo sandy clay loam and Hidalgo fine sandy loam (**Soils 25 & 28**), these soils 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 7.41 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 42.20 cfs based on a 50-year storm frequency, which is an increase of 34.79 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco’s** drainage policy, the 12.137 acre property storm drainage system for the proposed **29 lot multi-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 18”, 24”, and 36” as shown on the attached storm sewer plan.



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

Pertinent permitting as necessary shall be coordinated with the City of Weslaco, HCCID9 and County of Hidalgo during public improvements.

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 **100,968 cubic feet (2.32 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be accommodated in a proposed on-site detention. The proposed pond excavation will accommodate **126,495 cubic feet (2.90 acre-ft)** of detention runoff, which exceeds the 100-yr storm detention required volume of **122,993 cubic feet (2.82 acre-ft)**. The pond will discharge with a 24" RCP with a choked of a 12" bleeder line into a south HCDD1 ditch, that transitions into Ditch 36 with an ultimate outfall at IBWC floodway.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
 H.C.D.D. NO. 1	
12-11-23 DATE	



By  P.E.

Engineer Signature

12/8/2023

Date

Project Name: Bridge Heights
Project Location: City of Weslaco
Number of Lots: 29
Calculation Analysis: Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area:	10.31 Acres	
	449,103.6 Sq Ft	
Time of Concentration, t_c :	42 Minutes	
Velocity, V :	0.51 ft/s	
Runoff Coefficient, C :	0.20	Table 3-3
Intensity, I :	3.59 in/hr	
Peak Flow, Q :	7.41 cfs	Choke with a 12" HPP @ 0.74% to help entire system (3.10 cfs)
Surface Conditions		
Flow Length, L :	1300 Feet	
Surface Constant, K_u :	3.28	
Intercept Coefficient, k :	0.491	Table 3-2
Slope, S_p :	0.10 %	
e:	0.8123	
b:	92.2303	
d:	12.3289	
Rainfall Coefficients		

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area:	10.31 Acres	
	449,103.6 Sq Ft	
Time of Concentration, t_c :	21 Minutes	
Velocity, V :	1.02 ft/s	
Runoff Coefficient, C :	0.55	
Intensity, I :	7.44 in/hr	
Peak Flow, Q :	42.20 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 :	0.25 %	
e:	0.7952	
b:	123.4681	
d:	12.8577	
Rainfall Coefficients		

12/8/2023



[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)
300	5.00	1.28	7.26	130,661.85	3.10	29,884.91	100,776.94	2.31
310	5.17	1.25	7.08	131,681.09	3.10	30,814.91	100,866.18	2.32
320	5.33	1.22	6.91	132,671.40	3.10	31,744.91	100,926.49	2.32
330	5.50	1.19	6.75	133,634.54	3.10	32,674.91	100,959.63	2.32
340	5.67	1.16	6.60	134,572.12	3.10	33,604.91	100,967.21	2.32
350	5.83	1.14	6.45	135,485.58	3.10	34,534.91	100,950.67	2.32
360	6.00	1.11	6.31	136,376.26	3.10	35,464.91	100,911.35	2.32
370	6.17	1.09	6.18	137,245.39	3.10	36,394.91	100,850.48	2.32
380	6.33	1.07	6.06	138,094.09	3.10	37,324.91	100,769.18	2.31
390	6.50	1.05	5.94	138,923.39	3.10	38,254.91	100,668.48	2.31
400	6.67	1.03	5.82	139,734.26	3.10	39,184.91	100,549.35	2.31
410	6.83	1.01	5.71	140,527.58	3.10	40,114.91	100,412.67	2.31
420	7.00	0.99	5.61	141,304.18	3.10	41,044.91	100,259.27	2.30

Proposed Total Detention:	100,967.21 cu. ft.	2.32 acre-ft
Detention/Acre Developed	9,793.13 cu. ft.	0.22 acre-ft

Post Development (Future) Conditions 100 - Year Storm Frequency

Property Area: 10.31 Acres
449,103.6 Sq Ft

Time of Concentration, t_c : 21 Minutes

Velocity, V : 1.02 ft/s

Runoff Coefficient, C : 0.55

Intensity, I : 8.42 in/hr

Peak Flow, Q : 47.73 cfs

Surface Conditions

Flow Length, L : 1300 Feet

Surface Constant, K_s : 3.28

Intercept Coefficient, k : 0.619 Table 3-2

Slope, S_p : 0.25 %

e : 0.7888

b : 137.9853

d : 13.3182

Rainfall Coefficients

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)
350	5.83	1.32	7.48	157,079.30	3.10	34,534.91	122,544.39	2.81
360	6.00	1.29	7.32	158,143.70	3.10	35,464.91	122,678.79	2.82
370	6.17	1.26	7.17	159,182.55	3.10	36,394.91	122,787.64	2.82
380	6.33	1.24	7.03	160,197.20	3.10	37,324.91	122,872.29	2.82
390	6.50	1.21	6.89	161,188.86	3.10	38,254.91	122,933.95	2.82
400	6.67	1.19	6.76	162,158.67	3.10	39,184.91	122,973.76	2.82
410	6.83	1.17	6.63	163,107.68	3.10	40,114.91	122,992.77	2.82
420	7.00	1.15	6.51	164,036.85	3.10	41,044.91	122,991.94	2.82
430	7.17	1.13	6.39	164,947.09	3.10	41,974.91	122,972.18	2.82
440	7.33	1.11	6.28	165,839.24	3.10	42,904.91	122,934.33	2.82
450	7.50	1.09	6.17	166,714.09	3.10	43,834.91	122,879.18	2.82
460	7.67	1.07	6.07	167,572.37	3.10	44,764.91	122,807.46	2.82
470	7.83	1.05	5.97	168,414.77	3.10	45,694.91	122,719.86	2.82

Proposed Total Detention:	122,992.77 cu. ft.	2.82 acre-ft
Detention/Acre Developed	11,929.46 cu. ft.	0.27 acre-ft

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

Table 3-2: Intercept Coefficients

12/8/2023

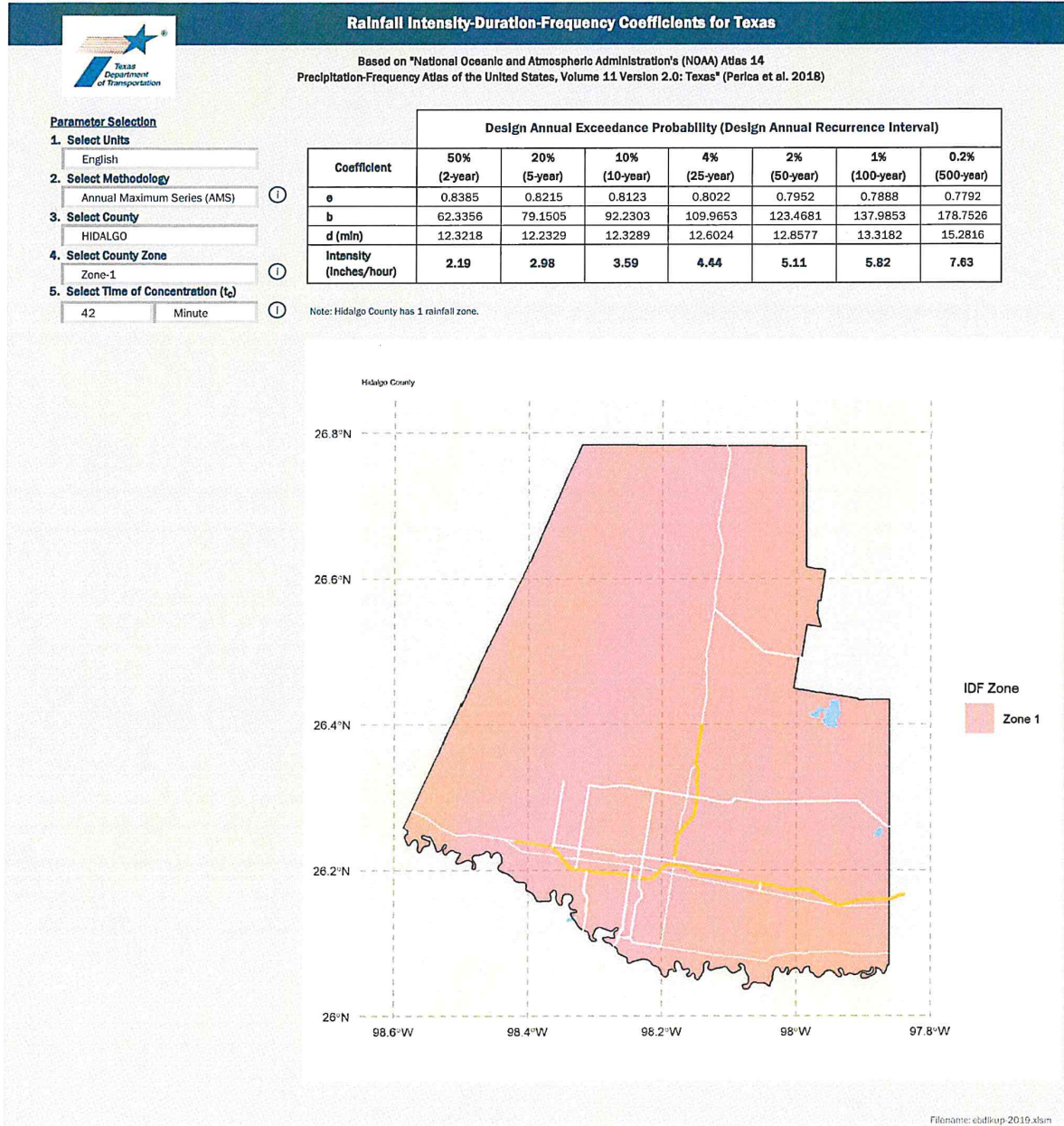


12/8/2023

STATE OF TEXAS
OMAR CANO
120081
LICENSED PROFESSIONAL ENGINEER

PE.

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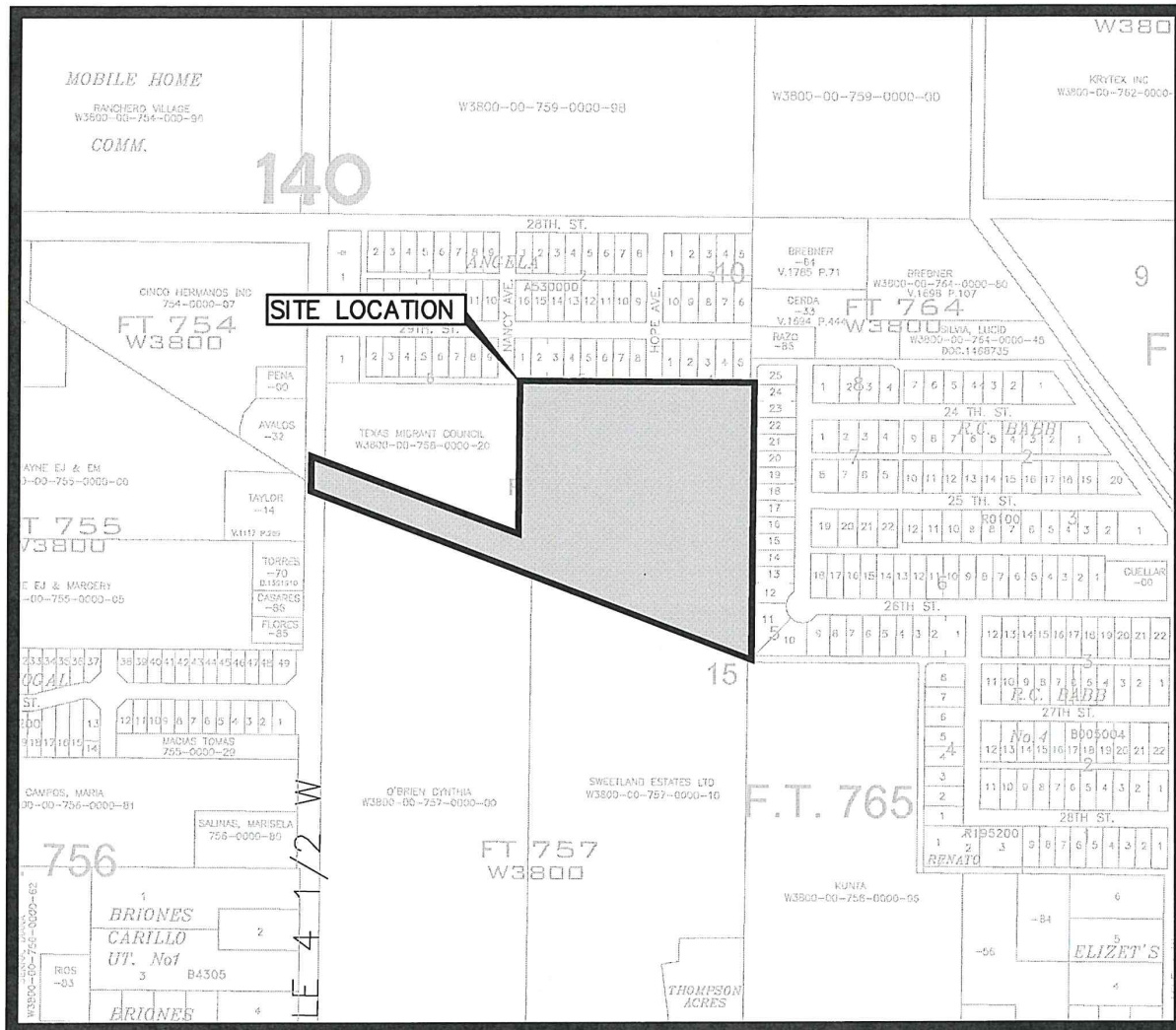


HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" 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

BRIDGE HEIGHTS SUBDIVISION

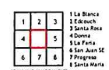
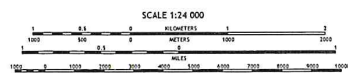
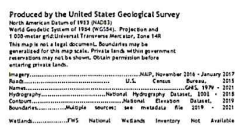
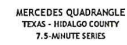


LOCATION MAP

BRIDGE HEIGHTS SUBDIVISION

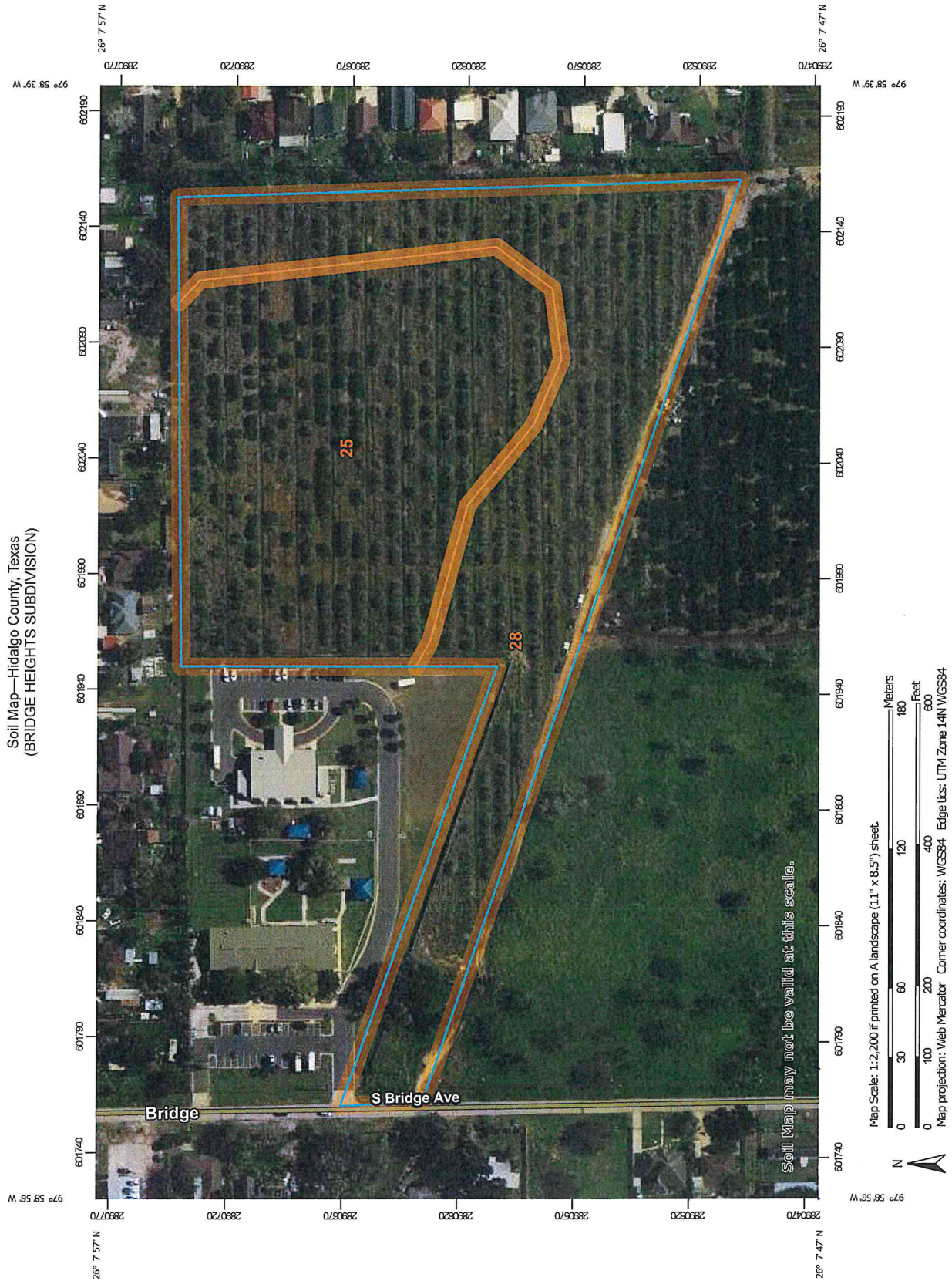
12.137 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758,
THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP
RECORDS HIDALGO COUNTY, TEXAS,

DATE: NOVEMBER 2023



MERCEDES, TX
2022





Soil Map—Hidalgo County, Texas
(BRIDGE HEIGHTS SUBDIVISION)

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 22, Sep 5, 2023

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

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

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

Soil Map—Hidalgo County, Texas

BRIDGE HEIGHTS SUBDIVISION

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	5.9	48.8%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.2	51.2%
Totals for Area of Interest		12.1	100.0%

Map Unit Description

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

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

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

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

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

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

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

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

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

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

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

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

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvn

Elevation: 20 to 500 feet

Map Unit Description---Hidalgo County, Texas

BRIDGE HEIGHTS SUBDIVISION

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Willacy

Percent of map unit: 10 percent

Map Unit Description---Hidalgo County, Texas

BRIDGE HEIGHTS SUBDIVISION

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

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible

Map Unit Description---Hidalgo County, Texas

BRIDGE HEIGHTS SUBDIVISION

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

Interpretive groups

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

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

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

Willacy

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

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References:

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

Engineering Properties---Hidalgo County, Texas

BRIDGE HEIGHTS SUBDIVISION

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

Report—Engineering Properties

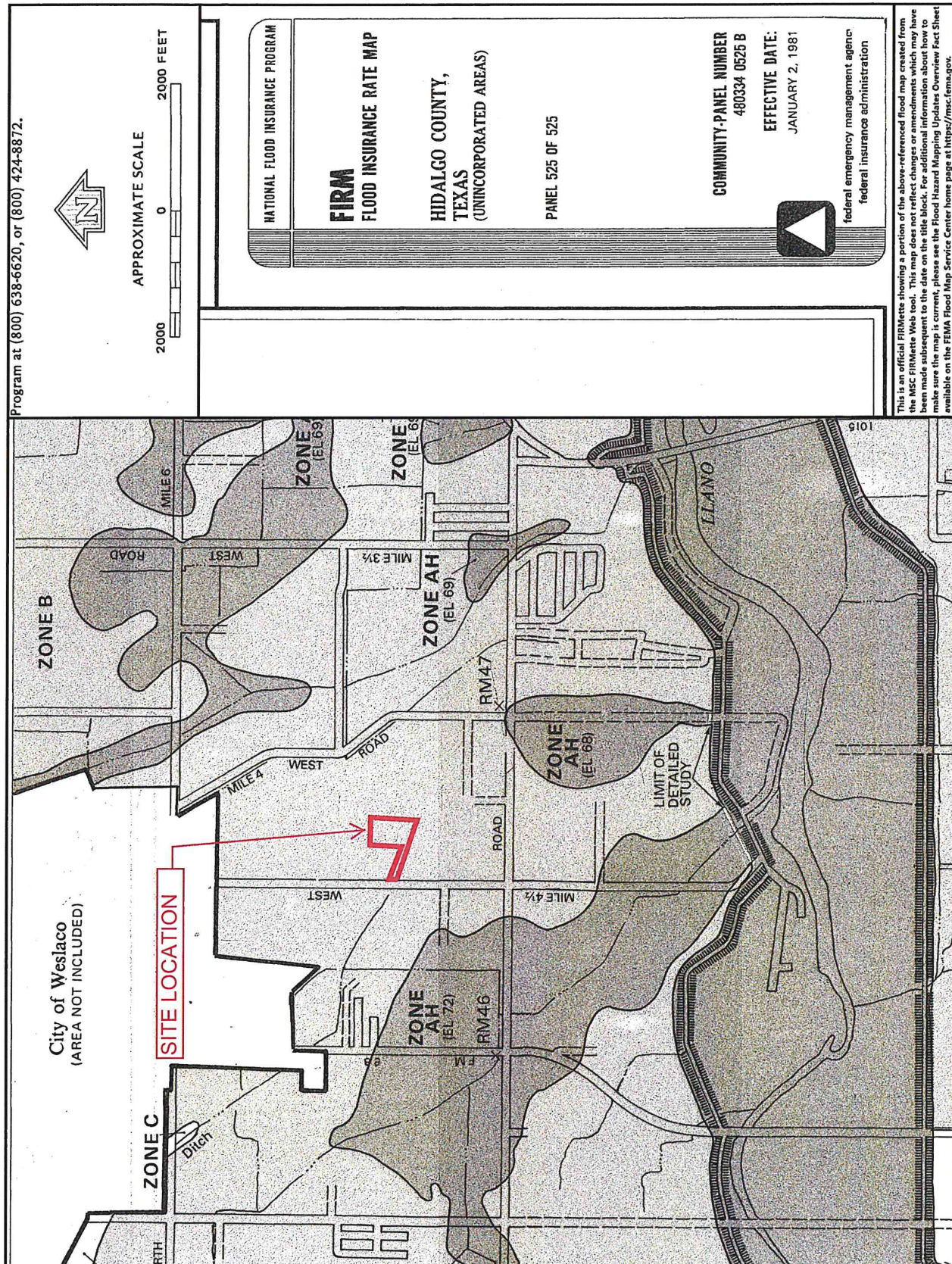
Absence of an entry indicates that the data were not estimated. The asterisk * denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued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

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	85 B		0-17	Fine sandy loam	CL, SC-SM, SC, SM	A-2-4, A-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7-8
			17-28	Sandy clay loam, clay loam	CL, SC	A-7-6, A-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-7-6, A-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-7-6, A-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
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-7-6, A-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-7-6, A-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-7-6, A-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

Data Source Information

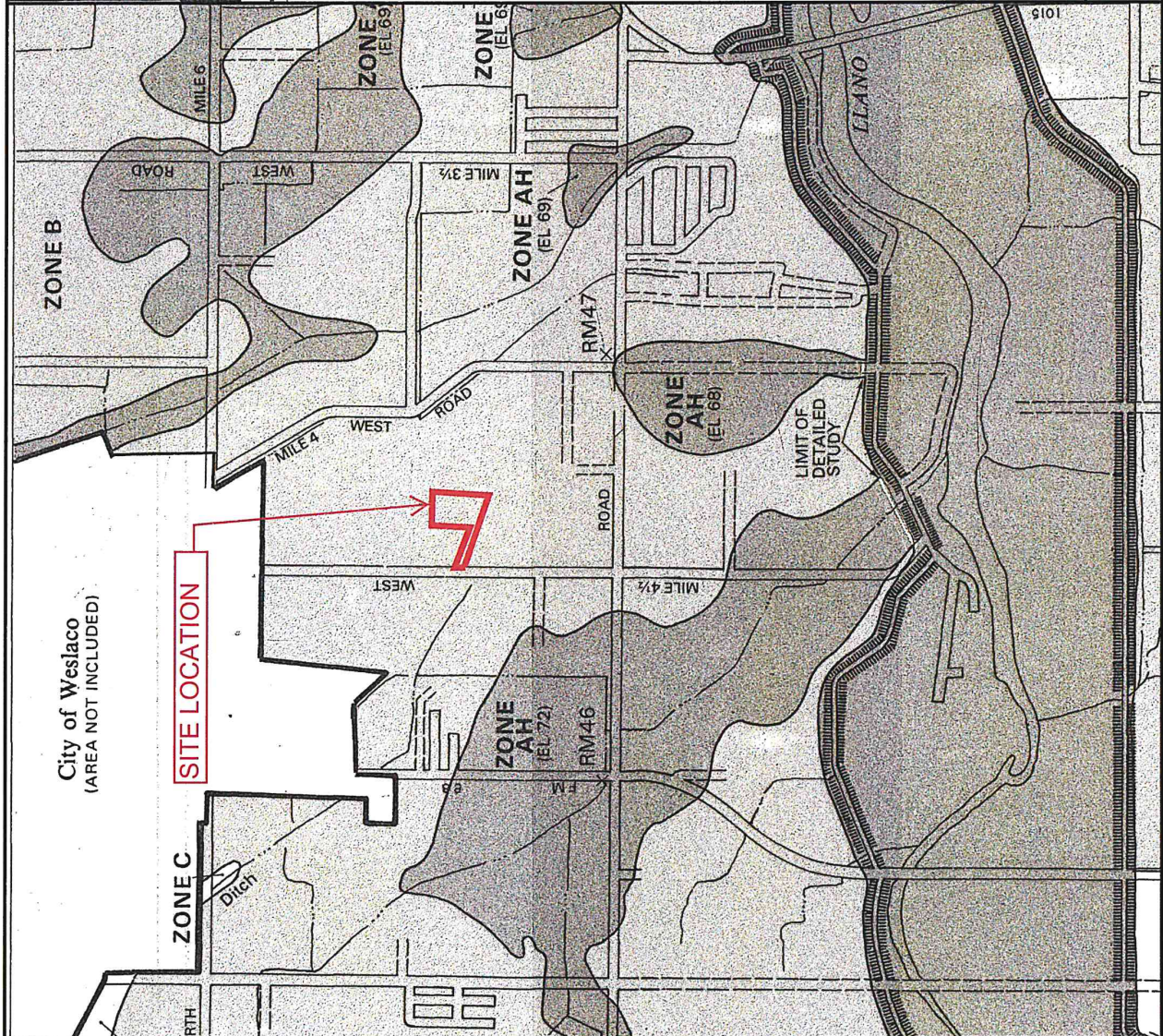
Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023





COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



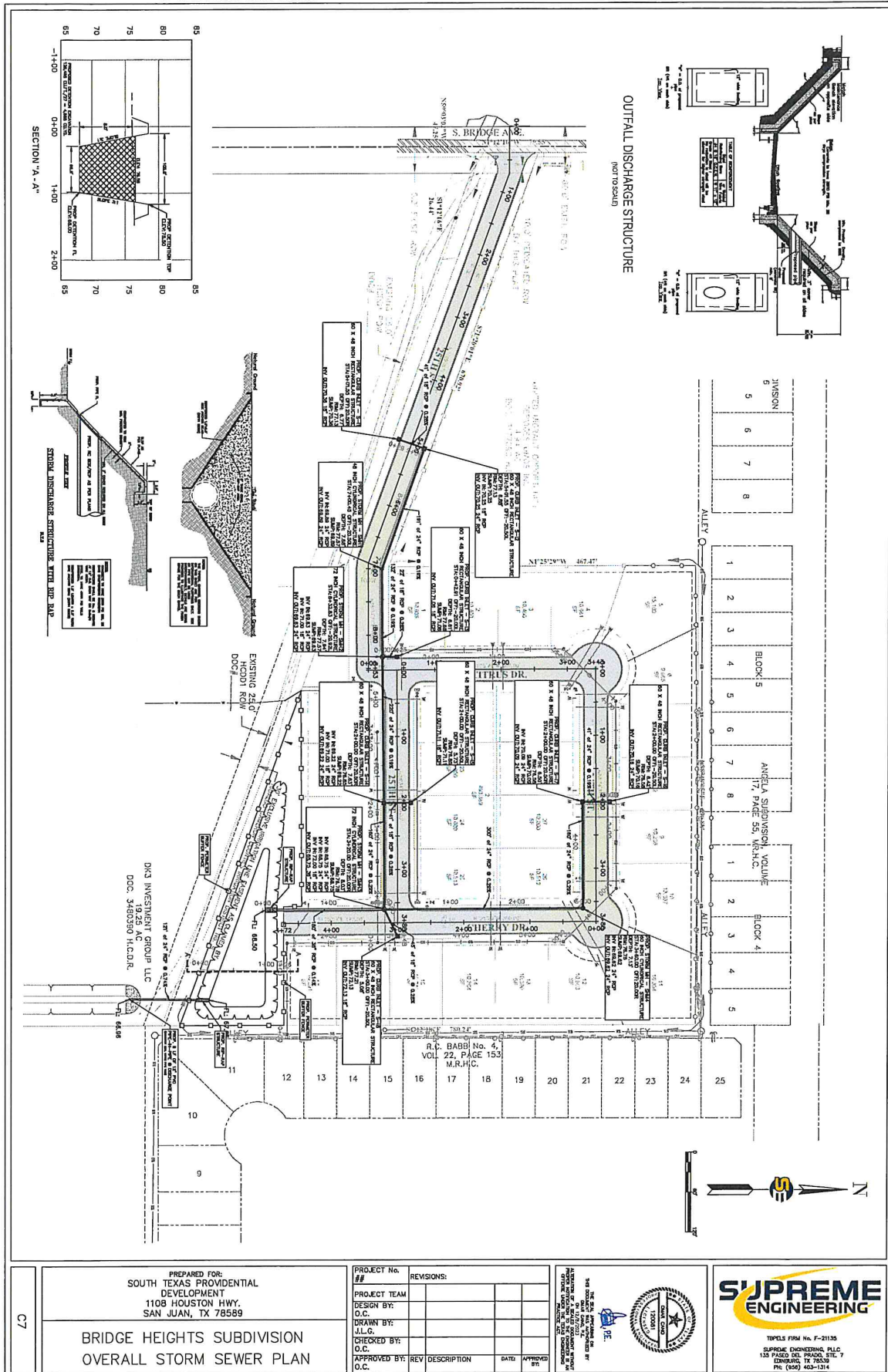
KEY TO MAP	
500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A
Zone Designations* With Date of Identification e.g., 12/2/74	ZONE A DATE
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	ZONE B
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 X
River Mile	• M1.5
**Referenced to the National Geodetic Vertical Datum of 1929	
*EXPLANATION OF ZONE DESIGNATIONS	
ZONE	EXPLANATION
A	Area of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
A1-A30	Area of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Area of 100-year flood to be protected by flood protection system and other construction; base flood elevations and flood hazard factors not determined.
B	Area between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile (Medium shading)
C	Area of minimal flooding. (No shading)
D	Area of undetermined, but possible, flood hazards.
V	Area of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Area of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made to the original Flood Hazard Map. For additional information about how to use the FIRMette Web tool, please visit the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

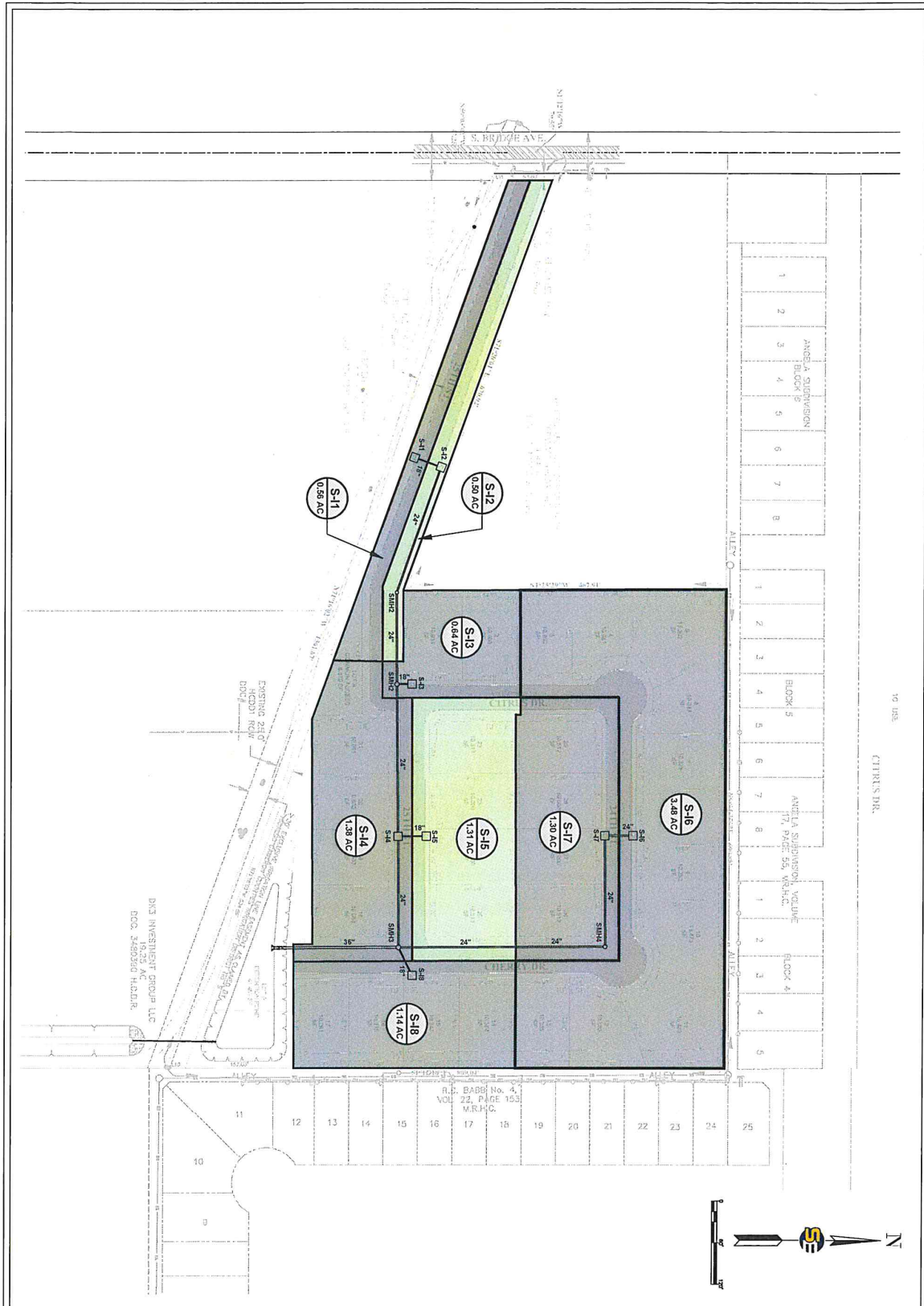
C7-OVERALL STORM SEWER PLAN.DWG

###



C12-DRAINAGE AREA MAP.DWG

###



C12	PREPARED FOR: SOUTH TEXAS PROVIDENTIAL DEVELOPMENT 1108 HOUSTON HWY. SAN JUAN, TX 78589		PROJECT No. ##		REVISIONS:	
	BRIDGE HEIGHTS SUBDIVISION DRAINAGE AREA MAP		PROJECT TEAM		DESIGN BY:	
			DRAWN BY:		CHECKED BY:	
			APPROVED BY:		DATE:	
			O.C.		APPROVED BY:	

THE STATE OF TEXAS
 ENGINEERING
 SUPREME ENGINEERING, P.L.L.C.
 130 PASCO DEL PRADO, STE. 7
 FORT WORTH, TX 76105
 PH: (817) 423-1214

TITELS FROM No. F-21135
 SUPREME ENGINEERING, P.L.L.C.
 130 PASCO DEL PRADO, STE. 7
 FORT WORTH, TX 76105
 PH: (817) 423-1214



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

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Rio Stone Subdivision Phase II being 14.19 acres out of Farm Tracts 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1055 feet south of Mile 6 ½ North along the west side of South Milanos Road. Possible Action.	
Discussion/Overview: The proposed sixty-four (64) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for off-site drainage and is still pending the letter of support from the 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: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION



PLAT-000591-2024

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: Rio Stone Subdivision Phase II

Location: 1055 feet south of Mile 6 1/2 North along the west side of S. Milanos Road

Legal Description: 14.19 acres of land out of Farm Tracts 648 and 649, West Tract Subdivision as recorded in Volume 2, Pages 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: R-2 Duplexes and Apartments

Existing Land Use: Agriculture Proposed Land Use: Duplexes

Number of Lots Proposed: 64 Gross Acreage: 14.19 acres

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Reyna Family Development, LTD Telephone: (956) 497-3962

Address: 702 W. Expressway 83 Fax: _____

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

ENGINEER INFORMATION

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588

Address: 416 E. Dove Avenue Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: javier@javierhinojosaeng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply Corp.

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Magic Valley Electric Coop

☒ YES ☐ NO Phone Utility AT&T

☐ YES ☒ NO Gas Utility

☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District H.C.D.D.#1

☒ YES ☐ NO Irrigation District H.C.C.I.D.#9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$355.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Ezequiel Reyna, Jr.

Owner Signature: _____

Date: 1/31/24

_____ is the authorized agent

Authorized Agent Signature: _____

Date: 1/31/24

Authorized Agent Printed Name: Javier Hinojosa

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: _____



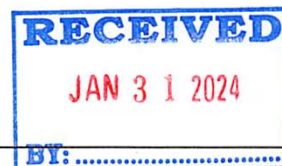
APPLICATION FOR SUBDIVISION VARIANCE

VAR-000592-2024

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

Name of Subdivision: Rio Stone Subdivision Ph. II

Location: 1055 feet south of Mile 6 1/2 North along the west side of S. Milanos Road

Legal Description: 14.19 acres of land out of Farm Tracts 648 and 649, West Tract Subdivision as recorded in Volume 2, Pages 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 to be placed with a 150' Drainage Ditch R.O.W. dedicated to the City of Weslaco, straddling the lot line of Farm Tracts 648 and 649. Outfall to flow east and south through HCCID#9 existing canal system.

☐ 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: Reyna Family Development, LTD. Telephone: (956) 477-3962

Address: 702 W. Expressway 83 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: 1/31/24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 1/31/24

Authorized Agent Printed Name: Javier Hinojosa



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sese, 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

January 16, 2024

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

RE: Javier Hinojosa Engineering – Rio Stone Subdivision Phase II

This letter is in response to a request from the Engineer of record for Rio Stone Subdivision Phase II, Javier Hinojosa, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the city limits 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", followed by a horizontal line.

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Sese, PE, CFM – District General Manager, HCDD1
Omar Anzaldua, 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



Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 01/31/2024

GIL TEEGARDIN
JAVIER HINOJOSA ENGINEERING
416 E DOVE AVE
MCALLEN TX, 78504

RE: **Rio Stone PH 2** Subd. Drainage and Detention (PREVIOUSLY MI LINDA PH 2)

Good Morning Mr. Teegardin:

I have received your revised cross section and calculations dated 12/12/23 for the **Rio Stone PH 2** Subdivision modified to include the 50-year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch.
2. Discharge Permit will be required.
3. Ditch section is accepted by CITY, HCDD 1, and HCCID 9.
4. Crossing at Milanos cannot be removed or upsized without approval from CITY, HCDD 1, and HCCID 9.

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

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

Proposed
Rio Stone Subdivision Phase II
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPELS FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
e-mail: javier@javierhinojosaeng.com

December 1, 2023



J. H.
12/1/23

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**Drainage Statement
RIO STONE SUBDIVISION PHASE II
Weslaco, Texas**

Introduction

Rio Stone Subdivision Phase II is a 14.19-acre tract of land out of Farm Tracts 648 and 649, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. This subdivision is located 1,055 feet south of Mile 6 ½ North along the west side of S. Milano Road (Mile 6 ½ West) and is located within the city limits of Weslaco, Texas.

Flood Plain

The vast majority of the subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading)". The most northern fringe of the subdivision is located in Zone "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised June 6, 2000. Zone "X" is defined as "areas of 500-year flood; areas of 100-year flood with average depths less than one foot or with drainage areas less than one square mile; and areas protected by levees from the 100-year flood." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 78.0, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25 and 26), Hidalgo Sandy Clay Loam (28), and Raymondville Clay Loam (52). Soils group 25, 26, and 28 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 52 is in hydrologic group "D" and is not very pervious with a relatively high plasticity index. Soils group "B" make up 90.7% of this subdivision.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 6.43 cubic feet per second is being generated by this subdivision.

Proposed Conditions

Rio Stone Subdivision Phase II is a proposed multifamily subdivision with 68 multi-family lots (duplexes). Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff created by this subdivision. Pipe sizes shall range from a 24" to 30" throughout this development and shall discharge into a Hidalgo and Cameron County Irrigation District No. 9 drain ditch (maintained by Hidalgo County Drainage District No. 1) that

was dedicated to the City of Weslaco by Rio Stone Subdivision Phase I. Detention has been accomplished by widening this drainage ditch. An existing 18" pipe crosses the street to a grated inlet between the HCCID No. 9 elevated canal and Mid Point Manor Estates, thence flows south via a 30" pipe into a HCCID No. 9 drainage ditch that flows east adjacent to the south side of Mid Point Manor Estates. The overall discharge continues through HCCID No. 9 drainage ditches to the east and south to the Main Floodway.

Rio Stone Subdivision Phase I was recalculated on its own since Rio Stone Subdivision Phase II is being calculated separately in this report. Rio Stone Phase I pre-developed flow based on the existing 10-year storm is 10.44 cubic feet per second. Rio Stone Phase I increased runoff to a maximum of 94.42 cubic feet per second based on the 50-year storm frequency for an increase Q of 83.98 cubic feet per second. Required detention for Phase II of this development is 184,336 cubic feet (4.232 Ac.Ft.).

Rio Stone Phase II will increase runoff to a maximum of 79.51 cubic feet per second based on the 50-year storm frequency for an increase Q of 73.08 cubic feet per second. Required detention for Phase II of this development is 141,414 cubic feet (3.246 Ac.Ft.).

Adding the detention requirements for Rio Stone Subdivision Phase I and II totals 325,750 cubic (7.478 Ac.Ft.) feet of detention. The existing drain ditch expansion completed with the construction of Rio Stone Phase I increased detention to 507,362 cubic feet (11.647Ac.Ft.) at an average water depth of 6.55 feet.


Javier Hinojosa, P.E.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1 <u>HCCID #9</u>	
<u>12-12-23</u>	
DATE	

DRAINAGE ANALYSIS

PROJECT NAME: **Rio Stone Subdivision Phase I**
DATE: December 1, 2023

I. Existing Condition-10 year

Ex. Area:	1,003,733 sf	Int. Coeff. "k	0.213 Table 3-2
	23.043 ac	K _u	3.28
		Length	1320
Imp. Area:	- sf	Velocity	0.220929 ft/sec
% Imp. :	0.00		
Slope :	0.1 %		
tc :	99.58 min		
Rainfall Intensity (10yr)			2.265 in/hr
c factor			0.200
Q peak existing condition:			10.44 cfs

II. Future Condition-50 year

Future area:	1,003,733.00 sf		
	23.04 ac		
Estimated Imp. Area:	900,590 sf		
% Imp. :	89.72 %		
Slope :	0.25%		
tc :	18.94 min		
Rainfall Intensity (50yr)			8.130 in/hr
c factor			0.504
Q future cond. = Aci = i *	=	94.42 *	0.50
		11.6134397 i	

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
210	3.50	1.747	20.29	255,668	10.44	71,695	183,973
220	3.67	1.690	19.62	259,041	10.44	74,827	184,215
230	3.83	1.637	19.01	262,291	10.44	77,958	184,332
240	4.00	1.587	18.43	265,426	10.44	81,090	184,336
250	4.17	1.541	17.90	268,457	10.44	84,222	184,235
260	4.33	1.498	17.40	271,390	10.44	87,353	184,037
270	4.50	1.458	16.93	274,233	10.44	90,485	183,749
280	4.67	1.420	16.49	276,992	10.44	93,616	183,376
290	4.83	1.384	16.07	279,673	10.44	96,748	182,925
300	5.00	1.350	15.68	282,279	10.44	99,880	182,400

MAX.

Storage Required: 184,336 cf
Storage Required: 4.232 Ac.-Ft.
w/ release rate of: 10.44 cfs



[Handwritten signature]
12/1/23

TABLE I
TIME OF CONCENTRATION DETERMINATION
Rio Stone Subdivision Phase I

TABLE I											
TIME OF CONCENTRATION DETERMINATION											
Rio Stone Subdivision Phase I											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/ID. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1320		99.58						99.58
D.A.#11	Overland & Gutter	0.504	198		8.25			225	1.0	3.75	12.00
D.A.#11-D.A.#12	Pipe Flow	0.504						32	3.0	0.18	12.18
D.A.#12	Overland & Gutter	0.504	150		6.25			80	1.0	1.33	7.58
D.A.#12-D.A.#14	Pipe Flow	0.504						300	3.0	1.67	9.25
D.A.#13	Overland & Gutter	0.504	150		6.25			240	1.0	4.00	10.25
D.A.#13-D.A.#14	Pipe Flow	0.504						50	3.0	0.28	12.46
D.A.#14	Overland & Gutter	0.504	150		6.25			240	1.0	4.00	10.25
D.A.#14-D.A.#15	Pipe Flow	0.504						80	3.0	0.44	12.90
D.A.#15	Overland & Gutter	0.504	200		8.33			40	1.0	0.67	9.00
D.A.#15-OUTFALL D	Pipe Flow	0.504						175	3.0	0.97	13.87
D.A.#16	Overland & Gutter	0.504	175		7.29			155	1.0	2.58	9.88
D.A.#16-M.H.#17	Pipe Flow	0.504						37	3.0	0.21	10.08
D.A.#17	Overland & Gutter	0.504	200		8.33			375	1.0	6.25	14.58
D.A.#17-M.H.#17	Pipe Flow	0.504						30	3.0	0.17	14.75
M.H.#17-D.A.#18	Pipe Flow	0.504						45	3.0	0.25	15.00
D.A.#18	Overland & Gutter	0.504	90		3.75			155	1.0	2.58	6.33
D.A.#18-D.A.#20	Pipe Flow	0.504						450	3.0	2.50	17.50

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

TABLE 1A
FLOWRATE DETERMINATION
Rio Stone Subdivision Phase I

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	37.233	0.200	99.58	10	2.265	16.87		
D.A.#11	1.292	0.504	12.00	10	8.084	5.26		
D.A.#11-D.A.#12	1.292	0.504	12.18	10	8.032	5.23	24	0.054%
D.A.#12	0.698	0.504	7.58	10	9.695	3.41		
D.A.#12-D.A.#14	1.990	0.504	9.25	10	9.007	9.03	24	0.160%
D.A.#13	0.944	0.504	10.25	10	8.644	7.16		
D.A.#13-D.A.#14	0.944	0.504	12.46	10	7.951	3.78	24	0.028%
D.A.#14	1.099	0.504	10.25	10	8.644	7.16		
D.A.#14-D.A.#15	4.033	0.504	12.90	10	7.827	15.91	30	0.151%
D.A.#15	1.465	0.504	9.00	10	9.103	7.16		
D.A.#15-OUTFALL D	5.498	0.504	13.87	10	7.569	20.97	30	0.262%
D.A.#16	1.218	0.504	9.88	10	8.776	5.39		
D.A.#16-M.H.#17	1.218	0.504	10.08	10	8.704	5.34	24	0.056%
D.A.#17	1.639	0.504	14.58	10	7.392	6.11		
D.A.#17-M.H.#17	1.639	0.504	14.75	10	7.352	6.07	24	0.072%
M.H.#17-D.A.#18	2.857	0.504	15.00	10	7.293	10.50	24	0.216%
D.A.#18	0.683	0.504	6.33	10	10.297	3.54		
D.A.#18-D.A.#20	3.540	0.504	17.50	10	6.756	12.05	30	0.086%

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

$$I = \frac{b}{(C + d)^{0.5}}$$

TABLE I

[illegible]

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

[illegible]

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

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	297072	6.820	1.705
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	184500	4.236	1.059
Streets				
Asphalt	0.7	124920	2.868	2.007
Concrete	0.75	0	0.000	0.000
Driveways	0.75	32000	0.735	0.551
Parking	0.75	115200	2.645	1.983
Sidewalks	0.75	34041	0.781	0.586
Buildings	0.75	216000	4.959	3.719
Total:		1,003,733	23.043	11.611
Weighted "c":			0.504	

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots + C_n A_n) / A_{\text{total}}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

TABLE 3-2: Intercept Coefficients	
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

DRAINAGE ANALYSIS

PROJECT NAME: Rio Stone Subdivision II
DATE: December 1, 2023

I. Existing Condition-10 year

Ex. Area:	618,150 sf	Int. Coeff. "k	0.213 Table 3-2
	14.191 ac	K _u	3.28
Imp. Area:	- sf	Length	1320
% Imp. :	0.00	Velocity	0.220929 ft/sec
Slope :	0.1 %		
tc :	99.58 min		
Rainfall Intensity (10yr)			2.265 in/hr
c factor			0.200
Q peak existing condition:			6.43 cfs

II. Future Condition-50 year

Future area:	618,150.00 sf		
	14.19 ac		
Estimated Imp. Area:	912,229 sf		
% Imp. :	147.57 %		
Slope :	0.25%		
tc :	13.41 min		
Rainfall Intensity (50yr)			9.578 in/hr
c factor			0.585
Q future cond. = Aci = i *	=	79.51 *	0.59
		8.30160124 i	

time min.	time hour	i50 in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
210	3.50	1.747	14.50	182,759	6.43	43,087	139,672
220	3.67	1.690	14.03	185,170	6.43	45,016	140,154
230	3.83	1.637	13.59	187,493	6.43	46,944	140,548
240	4.00	1.587	13.18	189,734	6.43	48,873	140,861
250	4.17	1.541	12.79	191,900	6.43	50,801	141,099
260	4.33	1.498	12.44	193,997	6.43	52,730	141,267
270	4.50	1.458	12.10	196,030	6.43	54,659	141,371
280	4.67	1.420	11.79	198,002	6.43	56,587	141,414
290	4.83	1.384	11.49	199,918	6.43	58,516	141,402
300	5.00	1.350	11.21	201,781	6.43	60,444	141,337

MAX.

Storage Required: 141,414 cf
Storage Required: 3.246 Ac.-Ft.
w/ release rate of: 6.43 cfs

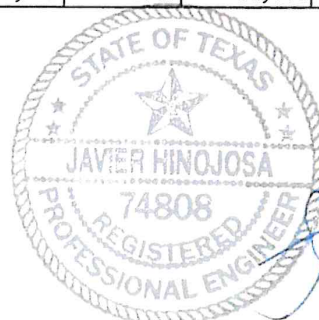


TABLE I
TIME OF CONCENTRATION DETERMINATION
Rio Stone Subdivision II

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1320		99.58						99.58
D.A. #1	Overland & Gutter	0.585	110		4.58			220	1.0	3.67	8.25
D.A. #1-D.A.#2	Pipe Flow	0.585						37	3.0	0.21	8.46
D.A. #2	Overland & Gutter	0.585	110		4.58			220	1.0	3.67	8.25
D.A.#2-D.A.#4	Pipe Flow	0.585						390	3.0	2.17	10.62
D.A.#3	Overland & Gutter	0.585	117		4.88			325	1.0	5.42	10.29
D.A.#3-D.A.#4	Pipe Flow	0.585						37	3.0	0.21	10.50
D.A.#4	Overland & Gutter	0.585	117		4.88			325	1.0	5.42	10.29
D.A.#4-D.A.#6	Pipe Flow	0.585						323	3.0	1.79	12.42
D.A.#5	Overland & Gutter	0.585	149		6.21			250	1.0	4.17	10.38
D.A.#5-D.A.#6	Pipe Flow	0.585						37	3.0	0.21	12.62
D.A.#6	Overland & Gutter	0.585	117		4.88			260	1.0	4.33	9.21
D.A.#6-OUTFALL A	Pipe Flow	0.585						49	3.0	0.27	12.89
D.A.#7	Overland & Gutter	0.585	114		4.75			454	1.0	7.57	12.32
D.A.#7-D.A.#8	Pipe Flow	0.585						38	3.0	0.21	12.53
D.A.#8	Overland & Gutter	0.585	114		4.75			440	1.0	7.33	12.08
D.A.#8-OUTFALL B	Pipe Flow	0.585						158	3.0	0.88	13.41
D.A.#9	Overland & Gutter	0.585	114		4.75			252	1.0	4.20	8.95
D.A.#9-D.A.#10	Pipe Flow	0.585						37	3.0	0.21	9.16

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL "

$$T_c = \frac{L}{(V \times 60)}$$

TABLE 1A

FLOWRATE DETERMINATION
Rio Stone Subdivision II

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	37.233	0.200	99.58	10	2.265	16.87		
D.A. #1	0.910	0.585	8.25	10	9.406	5.01		
D.A. #1-D.A.#2	0.910	0.585	8.46	10	9.321	4.96	24	0.048%
D.A. #2	0.910	0.585	8.25	10	9.406	5.01		
D.A.#2-D.A.#4	1.820	0.585	10.62	10	8.518	9.07	24	0.161%
D.A.#3	1.199	0.585	10.29	10	8.630	6.05		
D.A.#3-D.A.#4	1.199	0.585	10.50	10	8.560	6.00	24	0.071%
D.A.#4	1.199	0.585	10.29	10	8.630	7.16		
D.A.#4-D.A.#6	4.218	0.585	12.42	10	7.963	19.65	24	0.756%
D.A.#5	1.304	0.585	10.38	10	8.602	7.16		
D.A.#5-D.A.#6	1.304	0.585	12.62	10	7.904	6.03	24	0.071%
D.A.#6	0.817	0.585	9.21	10	9.023	7.16		
D.A.#6-OUTFALL A	6.339	0.585	12.89	10	7.828	29.03	30	0.501%
D.A.#7	2.234	0.585	12.32	10	7.991	7.16		
D.A.#7-D.A.#8	2.234	0.585	12.53	10	7.931	10.36	24	0.210%
D.A.#8	1.903	0.585	12.08	10	8.059	7.16		
D.A.#8-OUTFALL B	4.137	0.585	13.41	10	7.690	18.61	24	0.678%
D.A.#9	1.454	0.585	8.95	10	9.122	7.16		
D.A.#9-D.A.#10	1.454	0.585	9.16	10	9.043	7.69	24	0.116%

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

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

TABLE I

[illegible]

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$T_c = \frac{L}{(V \times 60)}$$

TABLE IA

[illegible]

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

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

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	194452	4.464	1.116
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	0	0.000	0.000
Streets				
Asphalt	0.7	97124	2.230	1.561
Concrete	0.75	0	0.000	0.000
Driveways	0.75	27000	0.620	0.465
Parking	0.75	145800	3.347	2.510
Sidewalks	0.75	25774	0.592	0.444
Buildings	0.75	128000	2.938	2.204
Total:		618,150	14.191	8.300
Weighted "c":			0.585	

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots + C_n A_n) / A_{\text{total}}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

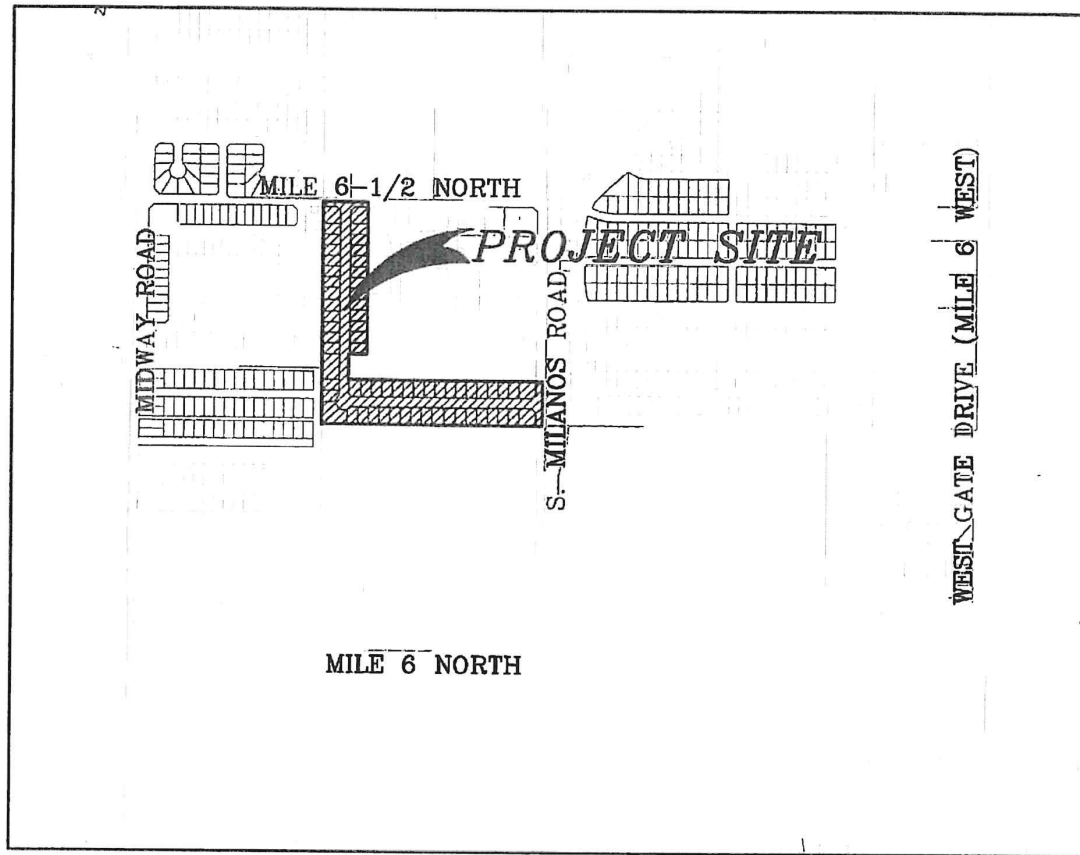
$$\text{formula } I = b/(t_c + d)^e$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

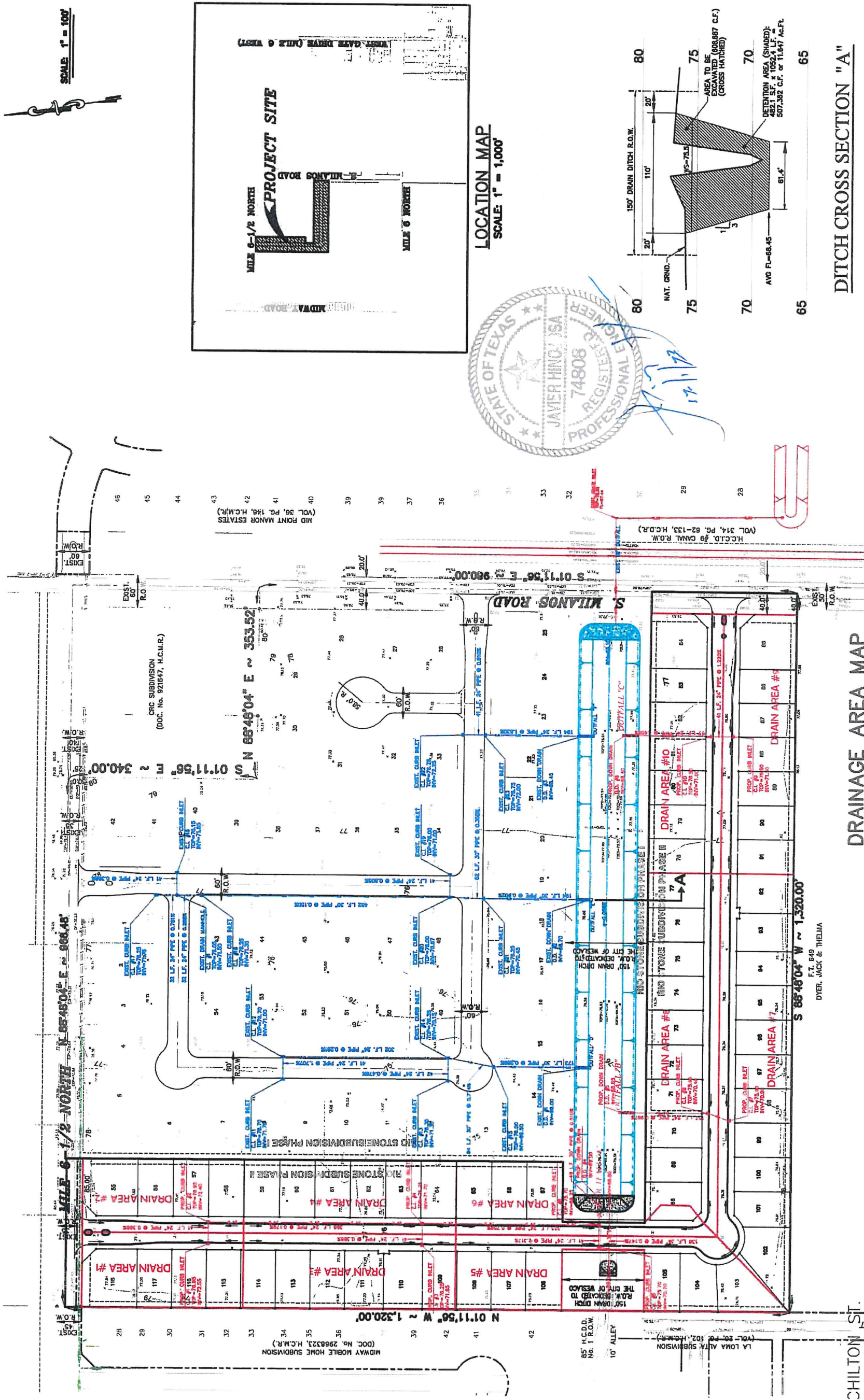
where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

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

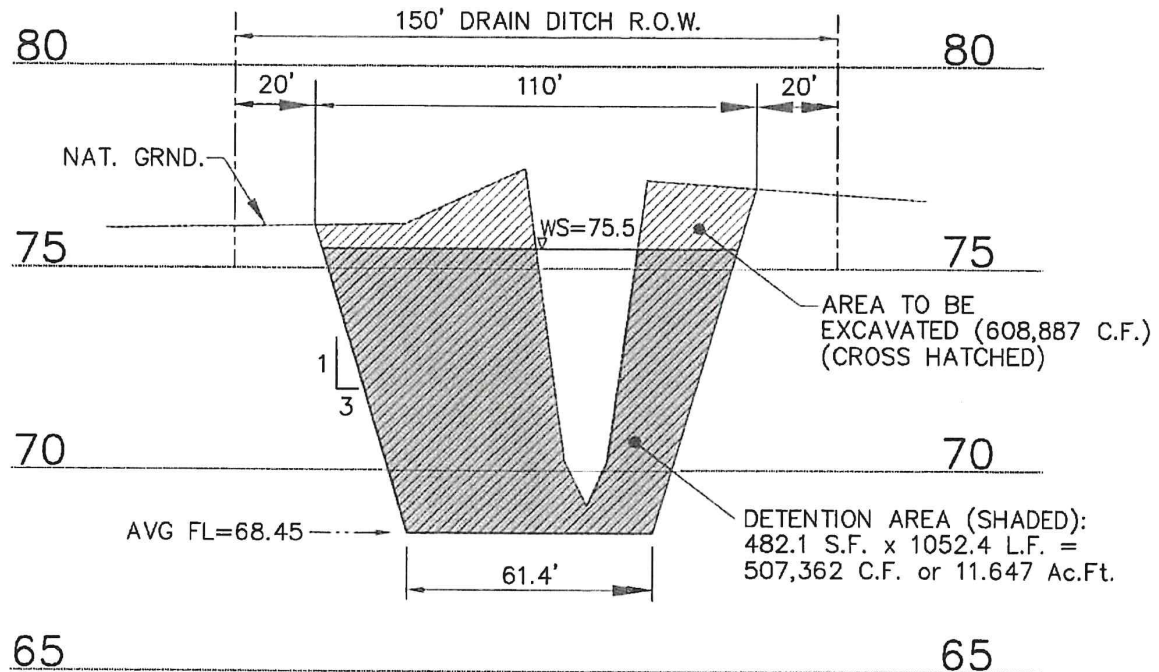


LOCATION MAP

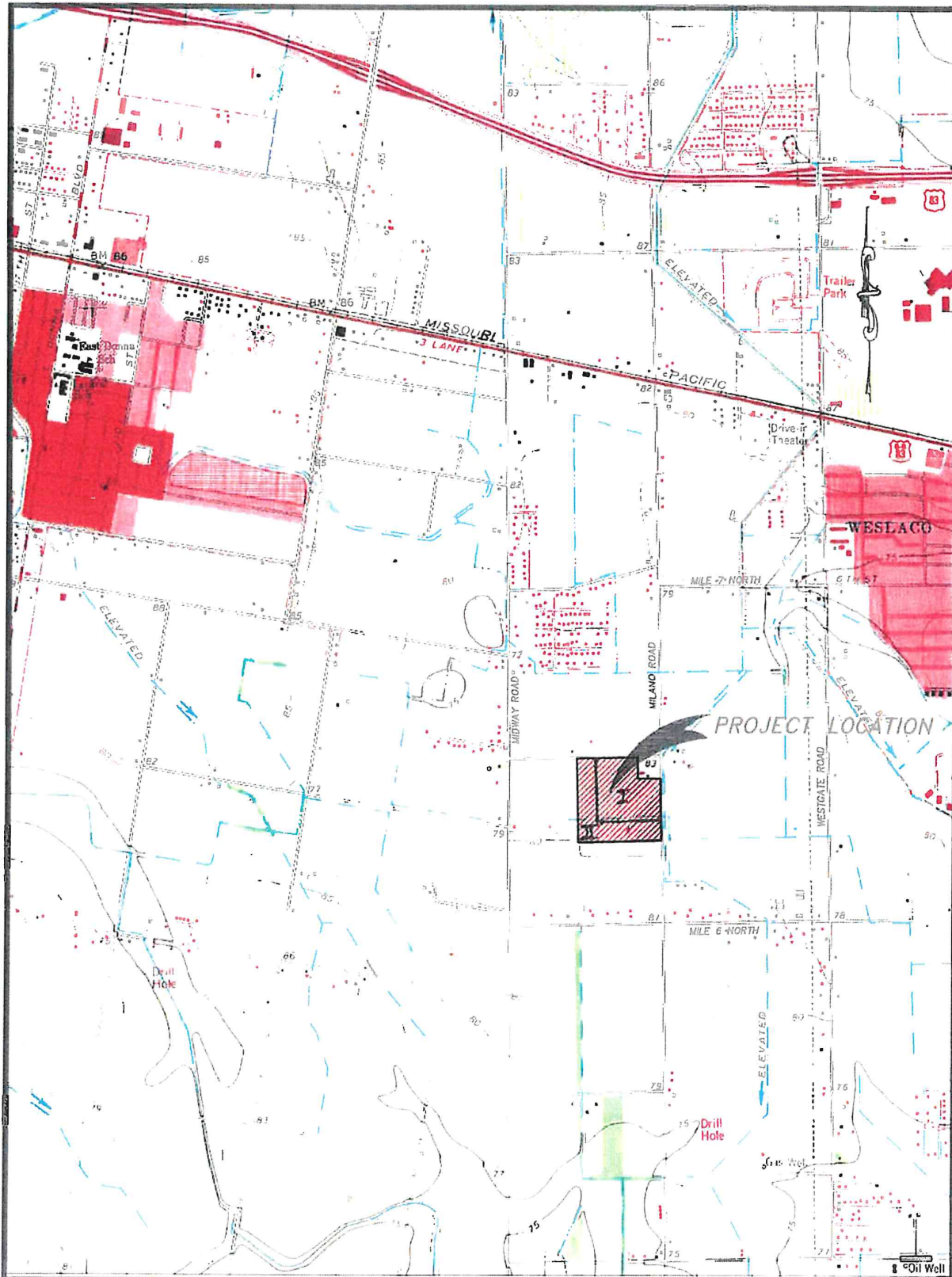
SCALE: 1" = 1,000'

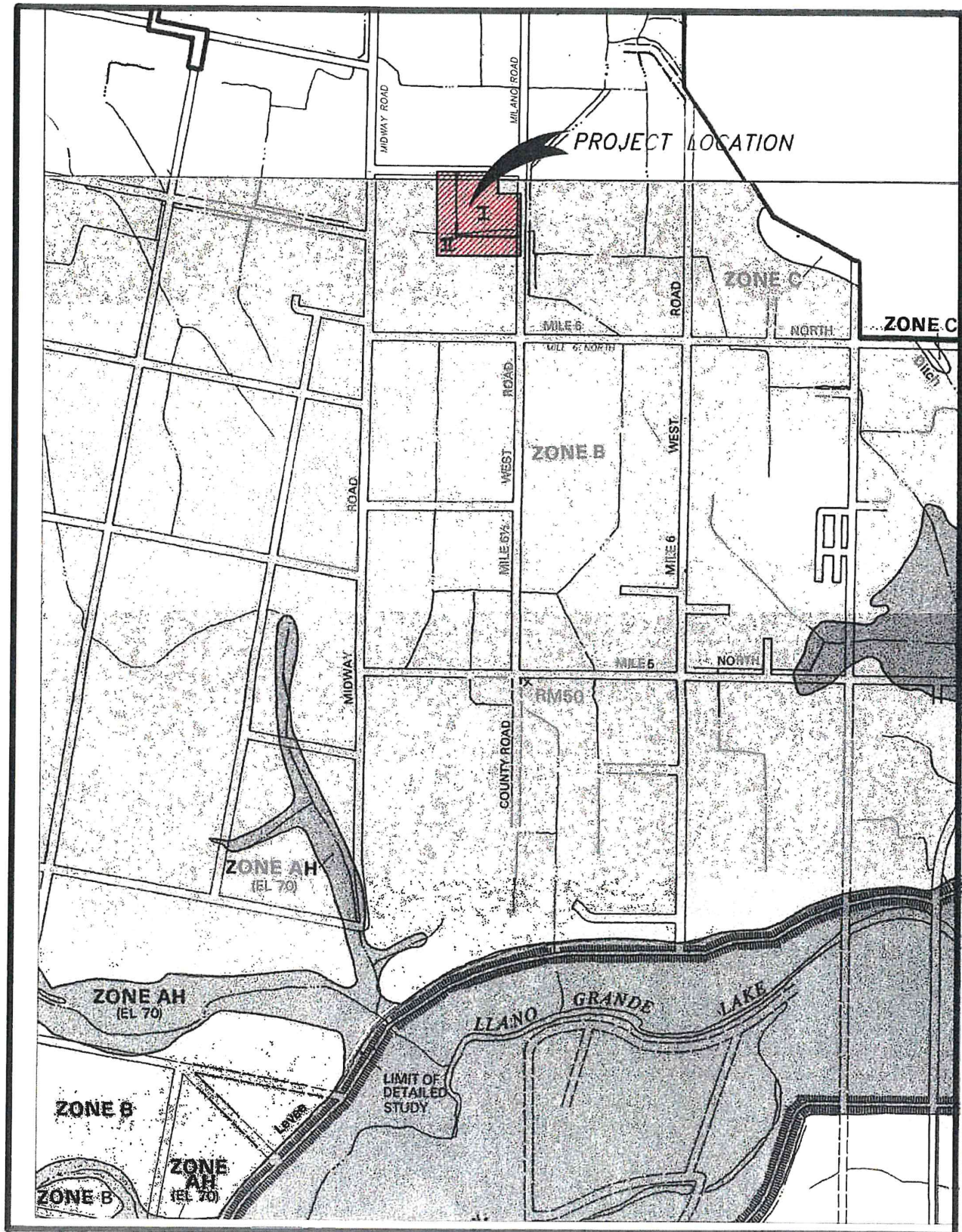






DITCH CROSS SECTION "A"





NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)**

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



**federal emergency management agency
federal insurance administration**

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

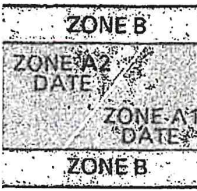
COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000



Federal Emergency Management Agency

KEY TO MAP

500-Year Flood Boundary	—————
100-Year Flood Boundary	—————
Zone Designations* With Date of Identification e.g., 12/2/74	
100-Year Flood Boundary	—————
500-Year Flood Boundary	—————
Base Flood Elevation Line With Elevation In Feet**	~~~~~ 513 ~~~~~
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 _x
River Mile	• M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A	No base flood elevations determined.
ZONE AE	Base flood elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
ZONE A99	To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
ZONE V	Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE	Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

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



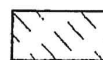
OTHER AREAS

ZONE X	Areas determined to be outside 500-year flood-plain.
ZONE D	Areas in which flood hazards are undetermined.

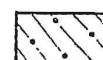
UNDEVELOPED COASTAL BARRIERS†



Identified
1983



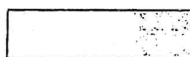
Identified
1990



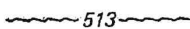
Otherwise
Protected Areas

†Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

—————	Floodplain Boundary
—————	Floodway Boundary
—————	Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



Base Flood Elevation Line; Elevation in Feet*



Cross Section Line

(EL 987)

Base Flood Elevation in Feet Where Uniform Within Zone*

RM 7_x

Elevation Reference Mark

• M1.5

River Mile

*Referenced to the National Geodetic Vertical Datum of 1929



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

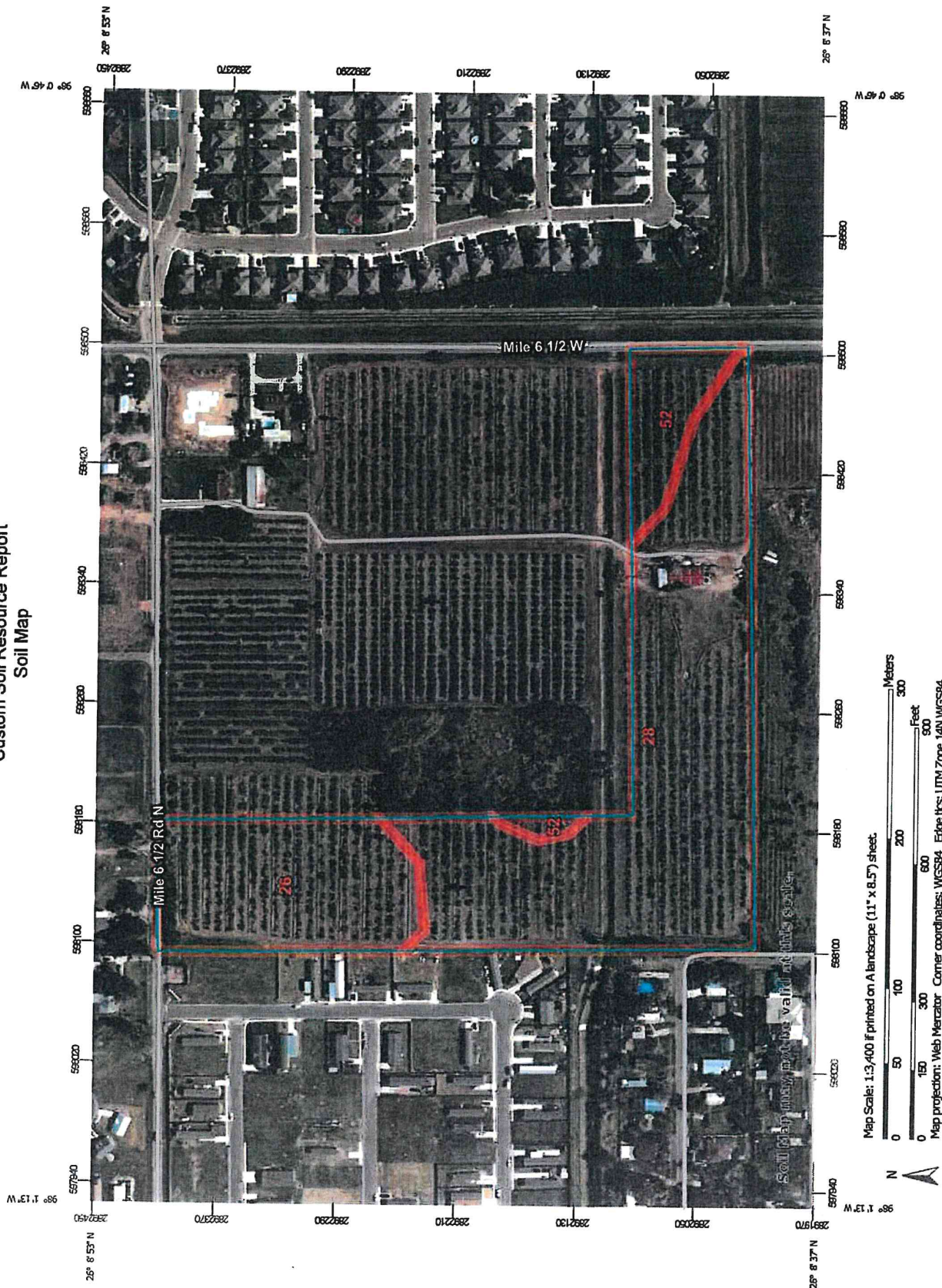
Custom Soil Resource Report for Hidalgo County, Texas

Rio Stone Subdivision Ph. II



November 30, 2023

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,400 if printed on A landscape (11" x 8.5") sheet.

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

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

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

Special Point Features

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

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

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

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

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

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	3.7	25.0%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	9.8	65.7%
52	Raymondville clay loam, 0 to 1 percent slopes	1.4	9.3%
Totals for Area of Interest		15.0	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

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TABLE 16. - ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
13:*	In								Pct	
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, sand 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----- Grulla	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	Sand clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sand 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--- Hebbronville	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	95-100	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	36-55	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	40-44	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

SOILS LEGEND

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

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	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrol	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
1.* Arents					1 ft			1 in			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3,4----- Brennan	B	None-----	---	---	M	---	---	---	---	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	Low-----	Low
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	High-----	Low
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate
21:* Harlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
25, 26, 27, 28 29 Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low

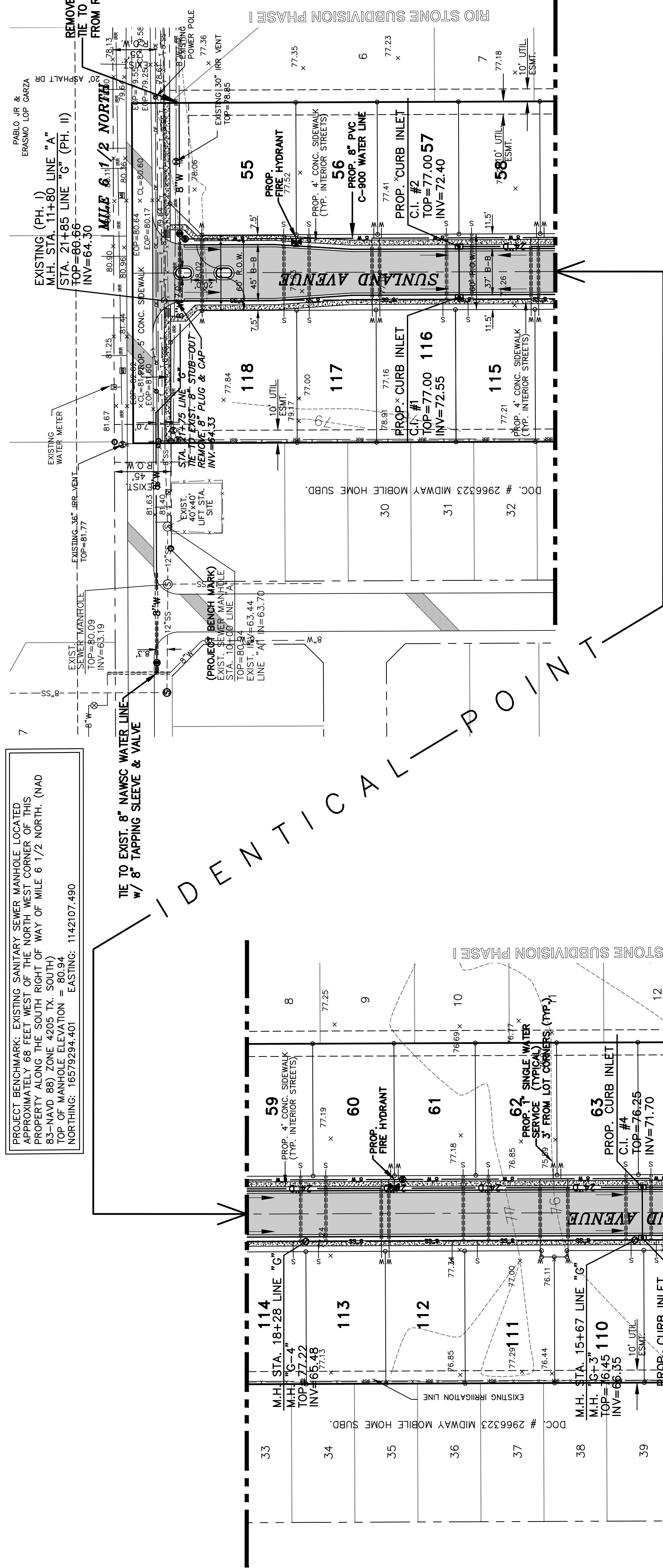
HYDROLOGIC LEGEND

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	Hydrologic group	Frequency	Flooding		High water table			Cemented pan		Risk of corrol	
			Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
Urban land.					ft			in			
32:* Jimenez	C	None	--	--	>6.0	--	--	7-20	--	High	Low
32:* Quemado	C	None	--	--	>6.0	--	--	10-20	Thin	Moderate	Low.
33 Benito	B	None	--	--	>6.0	--	--	--	--	High	Low.
34 Matamoros	C	Occasional	Long	Sep-May	>6.0	--	--	--	--	High	Low.
35, 36, 37, 38- McAllen	C	None	--	--	>6.0	--	--	--	--	High	Low.
39, 40, 41 Mercedes	D	None	--	--	>6.0	--	--	--	--	High	Low.
42 Nueces	C	None	--	--	>6.0	--	--	--	--	Moderate	Low.
43:* Nueces	C	None	--	--	>6.0	--	--	--	--	Moderate	Low.
Sarita	A	None	--	--	>6.0	--	--	--	--	Low	Low.
44, 44 Olmito	D	None	--	--	>6.0	--	--	--	--	High	Low.
45,* 46,* 47.* Pits											
48 Racombes	B	Rare	--	--	>6.0	--	--	--	--	High	Low.
49 Racombes	B	Rare	--	--	1.5-4.5	Apparent	Sep-May	--	--	High	Low.
50 Racombes	B	Common	Brief	Sep-May	>6.0	--	--	--	--	High	Low.
51:* Randado	C	None	--	--	>6.0	--	--	8-20	Thin	Moderate	Low.
Cuevitas	D	None	--	--	>6.0	--	--	8-14	Thin	Moderate	Low.
52 Raymondville	D	None	--	--	>6.0	--	--	--	--	High	Low.
53 Raymondville	D	None	--	--	2.5-4.5	Apparent	Sep-May	--	--	High	Low.
54:* Raymondville	D	None	--	--	>6.0	--	--	--	--	High	Low.
55 Reynosa	B	None	--	--	>6.0	--	--	--	--	High	Low.

HYDROLOGIC LEGEND

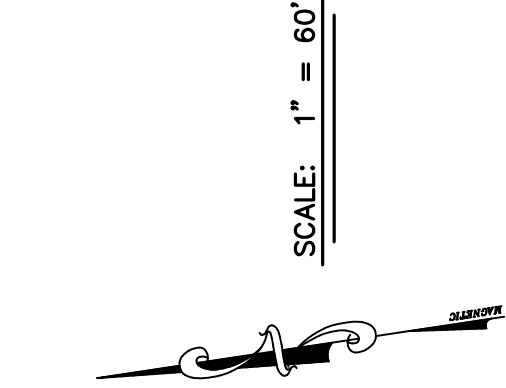
PROJECT BENCHMARK: EXISTING SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF THE PROPOSED C-800 WATER LINE AND C-800 WATER LINE. THE BENCHMARK IS LOCATED AT THE CORNER OF THE PROPERTY ALONG THE SOUTH RIGHT OF WAY OF MILE 6 1/2 NORTH. (NAD 83-NAD 88) ZONE 4205 TX. SOUTH. TOP OF MANHOLE ELEVATION = 80.94. NORTHING: 18579294.401 EASTING: 1142107.490



1. ALL WATER LINES SHALL BE DR18 C-800 PVC
2. ALL SANITARY SEWER LINES SHALL BE SDR26 PVC
3. ALL WATER AND SEWER LINES (INCLUDING SERVICES) CROSSING UNDER STREET SHALL BE ENCASED.
4. THE CONTRACTOR SHALL STAMP FACE OF CURB WITH "W" FOR WATER AND "S" FOR SEWER INDICATING SERVICE LOCATION. BY ALLELUE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY ALL-16" PVC CASINGS FOR WATER LINE CROSSINGS SHALL BE CONCRETE GROUT SEALED ON BOTH ENDS.

NOTE:

1. REMOVE EXIST. FLUSH VALVE AND TIE TO EXIST. 8" WATER LINE
2. REMOVE EXIST. 8" WATER LINE FROM RIO STONE SUBD. PH. I
3. REMOVE EXIST. 8" WATER LINE FROM RIO STONE SUBD. PH. I
4. REMOVE EXIST. 8" WATER LINE FROM RIO STONE SUBD. PH. I
5. REMOVE EXIST. 8" WATER LINE FROM RIO STONE SUBD. PH. I
6. REMOVE EXIST. 8" WATER LINE FROM RIO STONE SUBD. PH. I



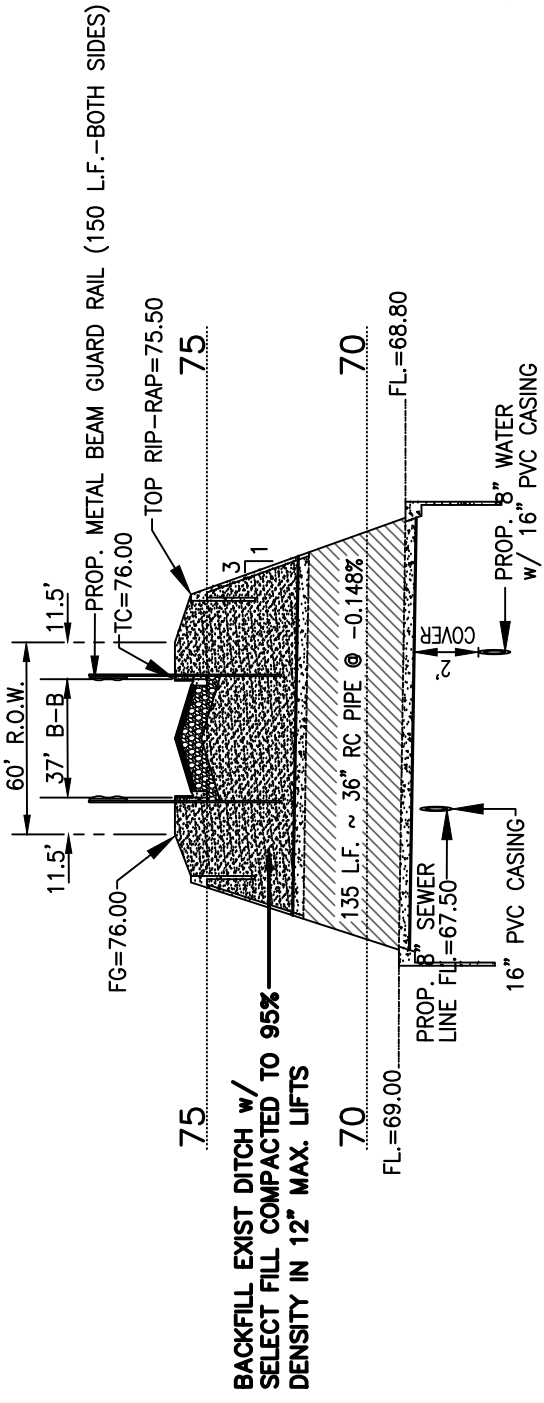
SCALE: 1" = 60'

LEGEND

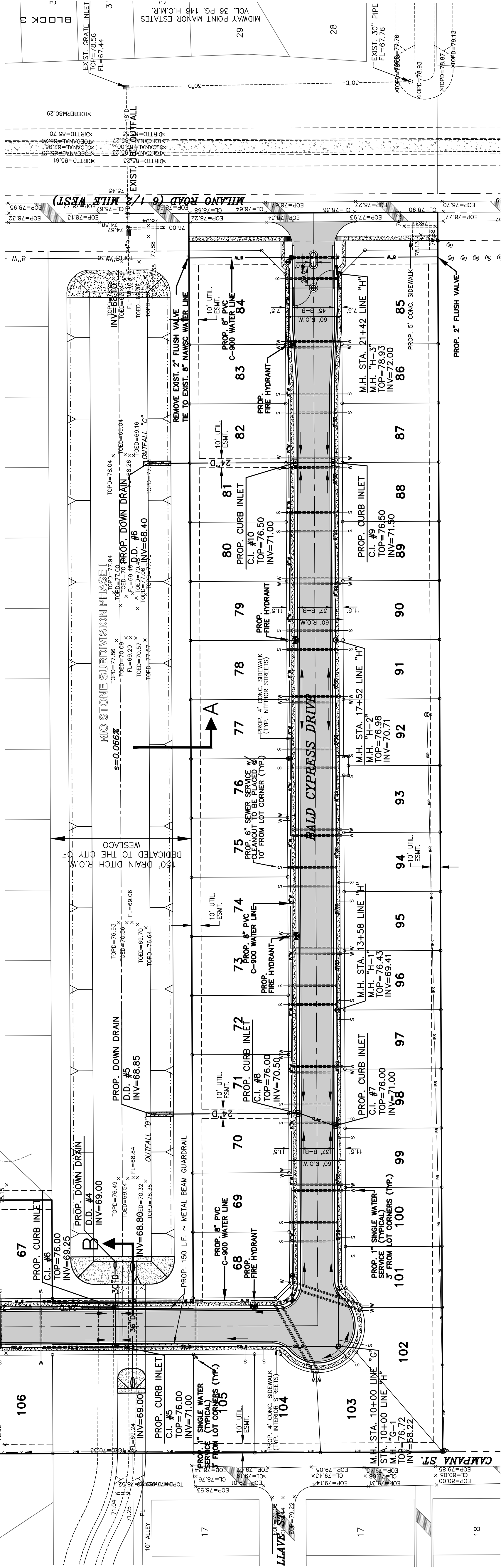
- EXIST. TOP OF CURB ELEVATION
EXIST. TOP OF DITCH ELEVATION
EXIST. BOTTOM OF DITCH ELEVATION
EXIST. CENTER LINE ELEVATION
EXIST. FLOW LINE ELEVATION
EXIST. NATURAL GROUND ELEVATION
EXIST. DRAIN MANHOLE
EXIST. SEWER MANHOLE
EXIST. POWER POLE
EXIST. GUY WIRE
EXIST. ROAD SIGN
EXIST. GAS METER
EXIST. WATER METER
EXIST. TELEPHONE PEDESTAL
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. IRRIGATION VALVE
EXIST. TREE
WATER SERVICE
SPRINKLER VALVE
CEDAR FENCE
CHAIN LINK FENCE
BLOCK FENCE
IRRIGATION STAND PIPE
BACK FLOW PREVENTOR
ELECTRIC TRANSFORMER
ELECTRIC GROUND BOX
EXIST. 18" SANITARY SEWER LINE
EXIST. 12" SANITARY SEWER LINE
EXIST. 18" STORM DRAINAGE LINE
EXIST. 24" STORM DRAINAGE LINE
EXIST. 30" STORM DRAINAGE LINE
EXIST. 8" WATER LINE
EXIST. IRRIGATION LINE
EXIST. PAVEMENT

NAWSCO DUPLEX WATER SERVICE

NOTE: 1 WATER SERVICES PER LOT (2 METERS)



SECTION "B"
ROADWAY CROSS - SECTION @ DITCH



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

DITCH CROSS SECTION "A"

NOTE: DRAIN DITCH EXPANSION WAS EXCAVATED AS PART OF RIO STONE PHASE I

DATE:	REVISIONS
	220401A
	PROJECT NO. JAN. 2024
	DATE G.T.
	DRAWN BY J.H.
	CHK. BY

JAVIER HINOJOSA ENGINEERING

CONSULTING ENGINEERS
416 E. DOVE AVENUE WESLACO, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

PROPOSED UTILITY AND TOPOGRAPHIC LAYOUT

RIO STONE SUBDIVISION PH. II

WESLACO, TEXAS

SHEET

4

OF 13 SHEETS



220401A

PROJECT NO. JAN. 2024

DATE G.T.

DRAWN BY J.H.

CHK. BY

14.19 ACRES OF LAND MORE OR LESS OUT OF FARM TRACTS 648 AND 649, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2 PAGES 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS RIO STONE SUBDIVISION PHASE II, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZQUEL REYNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

SECRETARY OF THE CITY OF WESLACO. NORMA A. CANTU

CHAIRMAN

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I, JESUS A. GARZA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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

JUDICIAL DISTRICT NO. 1

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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: RENNA FAMILY DEVELOPMENT LLC	702 W. EXPRESSWAY 83	MESLACO, TX 78596	(955) 477-3962
ENGINEER: JAMER HINOZOSA	416 E. DARE AVENUE	MCALLEN, TX 78504	(955) 668-1588
SURVEYOR: JESUS A. GARCIA ASSOC. LLC	3319 N. WARE ROAD STE. "A"	MCALLEN, TX 78501	(955) 687-8687

THIS PROPERTY IS LOCATED IN ZONE "B" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0525 B, EFFECTIVE DATE JANUARY 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AND CERTAIN AREAS WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE. ZONE "X" IS DEFINED AS AREAS OF 500-YEAR FLOOD AREAS WITH AVERAGE DEPTHS OF 1-6 FEET, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD".

W. = RIGHT OF WAY
M.A. = HUALAHO COUNTY MAP RECORDS
D.A. = HUALAHO COUNTY DEED RECORDS
SCS = NORTH ALAMO WATER SUPPLY CORP.
= UTILITY EASEMENT

FRONT:25 FEET
REAR:15 FEET
SIDE:5 FEET
SIDE CORNER:10 FEET

7. A 5 FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF SOUTH MILANOS ROAD AND ALONG THE SOUTH SIDE OF MILE 6 1/2 NORTH

LINE DATA		
No.	BEARING	DISTANCE
L1	S46°11'56"E	35.36'
L2	S43°48'04"W	35.36'
L3	N46°11'56"W	21.21'

METES AND BOUNDS DESCRIPTION:

BEING A 14.19 ACRES OF LAND MORE OR LESS OUT OF FARM TRACTS 648 AND 649, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

IN WITNESS WHEREOF, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREIN CALLED "GRANTOR"), WHETHER ONE OR MORE PERSONS BEING KNOWN OR UNKNOWN, IN CONSIDERATION OF THE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH LAKE WATER SUPPLY CORPORATION (HEREIN CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE ANY OTHER PERSON OR PERSONS AS EASEMENT AGENTS FOR THE PURPOSES OF THIS EASEMENT. THE EASEMENT GRANTED SHALL BE LIMITED TO A STEEP 15' IN WIDTH, AND INDETERMINATE THEREOF BEING THE PRELINE INSTALLED.

THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS EASEMENT THE DAY OF _____, 20____.

PRINTED NAME: EZEQUIEL REYNA, JR., DEVELOPER

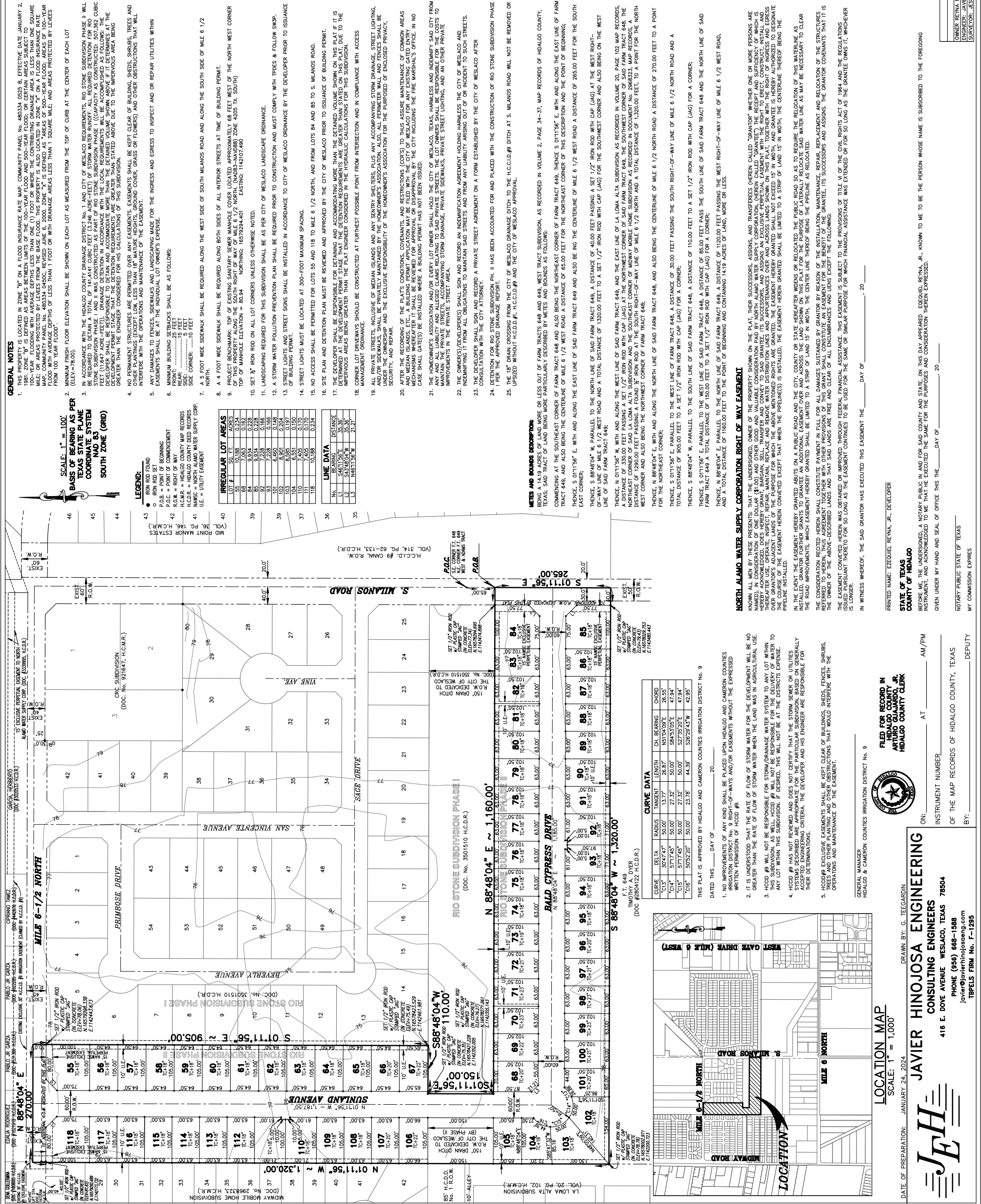
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED EQQUEL REYNA, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES





**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 Stone Subdivision Phase II
 Location: 1055 L.F. south of Mile 6 1/2 North along the west side of S. Milanos Road
 Applicant: Javier Hinojosa ☐ Owner ☒ Agent
 Address: 416 E. Dove Ave., McAllen, Tx. 78504 Phone Number: (956) 668-1588

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Multifamily Housing Low-Rise	14.19		128	72	86	927

Comments: this is the second of the two phases

Prepared by: Javier Hinojosa Engineering Date: 11/28/2023

Address: 416 E. Dove Ave., McAllen, Tx 78504 Phone Number: (956) 668-1588

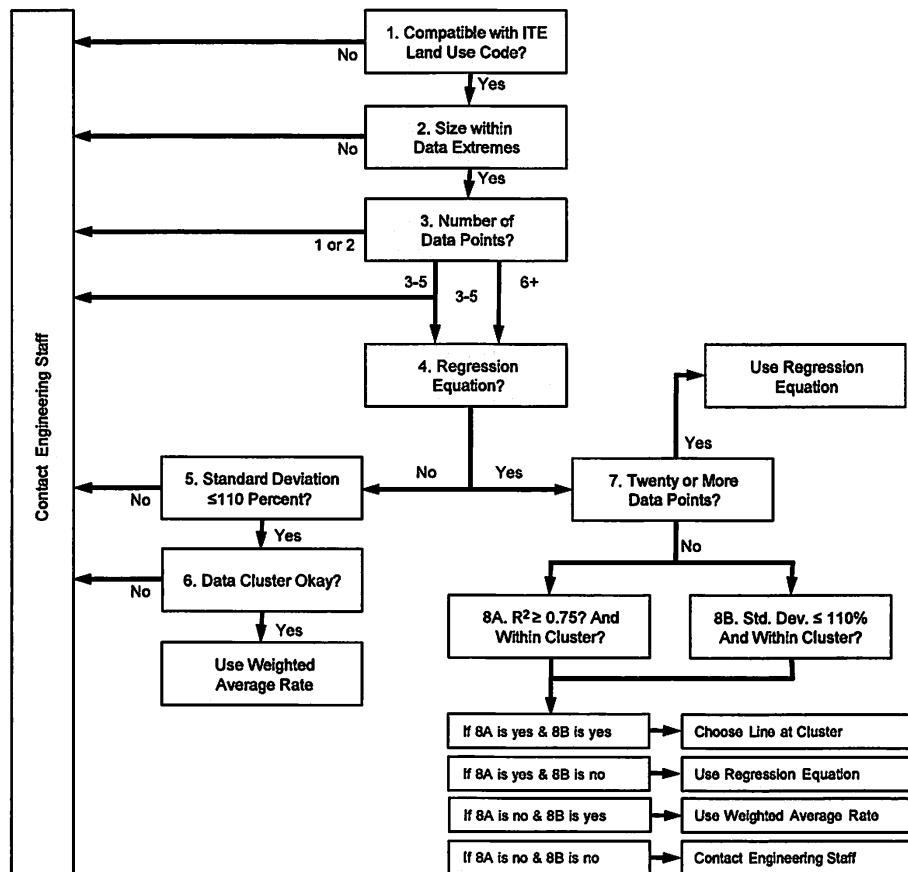
(For Official Use Only, Do Not Write In This Box)

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

Subdivision Name: Rio Stone Subdivision Ph. II

Location: 1055 feet South of Mile 6 ½ North along the west side of S. Milano Rd.

Applicant: Javier Hinojosa, P.E. (Agent)

Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 64 Number of Dwellings: 128

ITE Code: 220 Multifamily Housing (Low-Rise)

TRIP GENERATION CALCULATIONS:

Weekday, Peak Hour of Adjacent Street Traffic between 7 and 9 am

Avg. Rate: 0.46

$$0.46 \times 128 \text{ Dwellings} = 58.9 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.95 \ln(x) - 0.51$

$$= 0.95 \ln(128) - 0.51$$

$$\ln(T) = 4.0994$$

$$T = e^{4.0994}$$

$$= 60.3 \text{ trips}$$

use 60 trips

Weekday, Peak Hour of Adjacent Street Traffic between 4 and 6 pm

Avg. Rate: 0.56

$$0.56 \times 128 \text{ Lots} = 71.7 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.89 \ln(x) - 0.02$

$$= 0.89 \ln(128) - 0.02$$

$$\ln(T) = 4.2983$$

$$T = e^{4.2983}$$

$$= 73.6 \text{ trips}$$

use 74 trips



[Handwritten signature]
11/23/23

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.56

$$0.56 \times 128 \text{ Lots} = 71.7 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.94 \ln(x) - 0.29 \\ &= 0.94 \ln(128) - 0.29 \\ \ln(T) &= 4.2709 \\ T &= e^{4.2709} \\ &= 71.6 \text{ trips} \end{aligned}$$

use 72 trips

Weekday, PM Peak Hour of Generator

Avg. Rate: 0.67

$$0.67 \times 128 \text{ Lots} = 85.8 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } T &= 0.66(x) + 1.41 \\ &= 0.66(128) + 1.41 \\ &= 85.9 \text{ trips} \end{aligned}$$

use 86 trips

Weekday Trips

Avg. Rate: 7.32

$$7.32 \times 128 \text{ Lots} = 937.0 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } T &= 7.56(x) - 40.86 \\ &= 7.56(128) - 40.86 \\ &= 926.8 \text{ trips} \end{aligned}$$

use 937 trips



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

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Altex Engineering.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Two Points Subdivision being 2.32 acres out of Lot 9, Block 174, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of the Mile 4 W Rd and Mile 12 ½ Rd. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through a 2" waterline and sewer by OSSF. 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 Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting 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

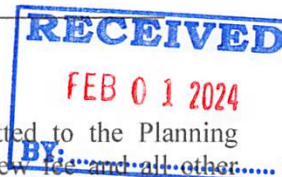


PLAT-000594-2024

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: TWO POINTS SUBDIVISION

Location: Located at southwest corner of intersection of Mile 4 W Rd and Mile 12 1/2 Rd

Legal Description: 2.32 Acre tract out of lot 9 block 174 west and Adams tract Subdivision

Is subdivision inside city limits? YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: CNTY

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

Number of Lots Proposed: 2 Gross Acreage: 2.32 AC

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Oliverio Davila Telephone: _____

Address: 1604 E. Mile 12 1/2 N Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: _____

ENGINEER INFORMATION

Name: Altex Engineering Telephone: 956-294-1241

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

City: Mercedes State: Texas Zip: 78570 E-mail: jalonzo@altexeng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: NAWSC
- ☐ YES ☒ NO Wastewater Provision: OSF
- ☐ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

☐ YES ☐ NO Drainage District <u>HCDD1</u>	☐ YES ☐ NO Irrigation District <u>HCCID 9</u>
---	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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: Oliverio Davila

Owner Signature: Oliverio Davila Date: 8/23/23

_____ is the authorized agent

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

Authorized Agent Printed Name: Juan Alvaro J-

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

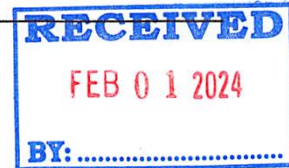


APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____



GENERAL INFORMATION

Name of Subdivision: Two Points Subdivision

Location: Located at the SW Corner of Mile 12 1/2 N and Mile 4 W.

Legal Description: 2.32 Acre Tract out Lot 9 Blk 174 West and Adams Tract Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Variance to install OSSF in property. One Lot currently has a septic system. Property is located in City of Weslaco ETJ City Limits and there is no available Sanitary Sewer nearby.

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Oliverio Davila Telephone: _____

Address: 1604 E. Mile 12 1/2 N Fax: _____

City: Weslaco State: Texas Zip: 78599 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: Oliverio Davila

Owner Signature: _____ Date: _____

Juan Alonzo, Altex Engineering is the authorized agent

Authorized Agent Signature:  Date: 2-1-24

Authorized Agent Printed Name: Juan Alonzo Jr. P.E.

TRIP GENERATION WORKSHEET

FOR

TWO POINTS SUBDIVISION

**2.32 ACRE TRACT OUT OF LOT 9 BLOCK 174
WEST AND ADAMS TRACT SUBDIVISION
AS RECORDED IN VOL.2 PAGE 34-37, MAP
RECORDS, HIDALGO COUNTY, TEXAS**

Prepared for:

OLIVERIO DAVILA

Prepared by:



ALTEX ENGINEERING

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

Project No. 22.169

DECEMBER 2022



12-15-22

TRIP GENERATION REPORT
FOR
TWO POINTS SUBDIVISION
(WESLACO, TEXAS)

Two Points Subdivision is located on a 2.32 Ac tract of land out of lot 9, Block 74, of the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The tract is located at the southwest corner of the intersection of Mile 4 W. Rd. and Mile 12 ½ Rd within the City of Weslaco Extra Territorial Jurisdiction (E.T.J.). The Tract is undeveloped with natural grasses and small single-family residence. The development will consist in a total of 2 residential lots.

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

Single Family Detached Dwelling (210)

1. - Average Vehicle Trip Ends : 1.02

(Trip Generation, Eighth Edition)

On a weekday, P.M. Peak hour Generator

Directional Distribution: 64% Entering, 36% Exiting

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

X = 64 Dwelling Units (Residential Lots)

$\ln(T) = 0.88\ln(2) + 0.62$ T = 4

Tenter = $4(0.64) = 3$ trips/hour

Texiting = $4(0.36) = 2$ trips/hour

Threshold requirements for a Traffic Impact Analysis Report:

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

AM/PM PHT* > 100 TPH, TIA Required

PHT* = Peak Hour Trips

Single-Family Detached Housing (210)

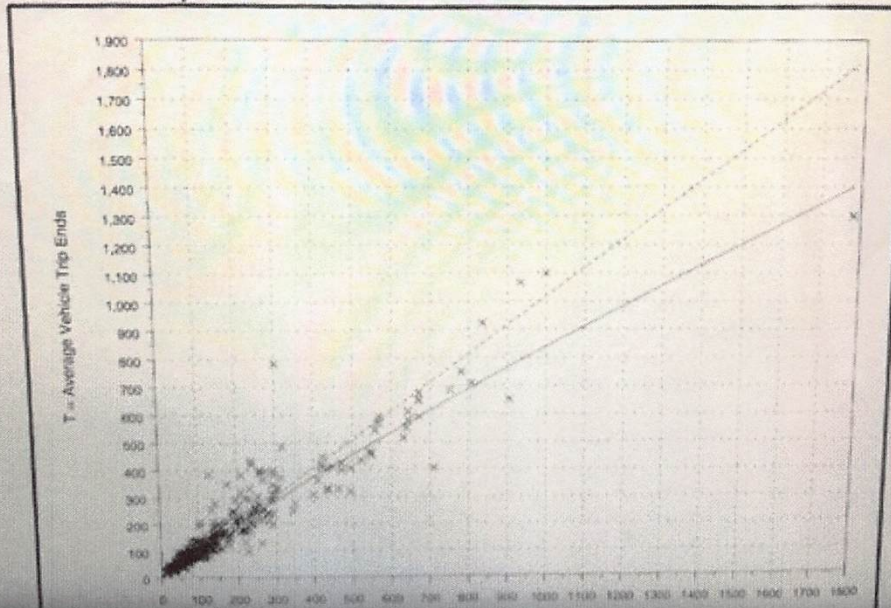
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

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

Trip Generation per Dwelling Unit

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

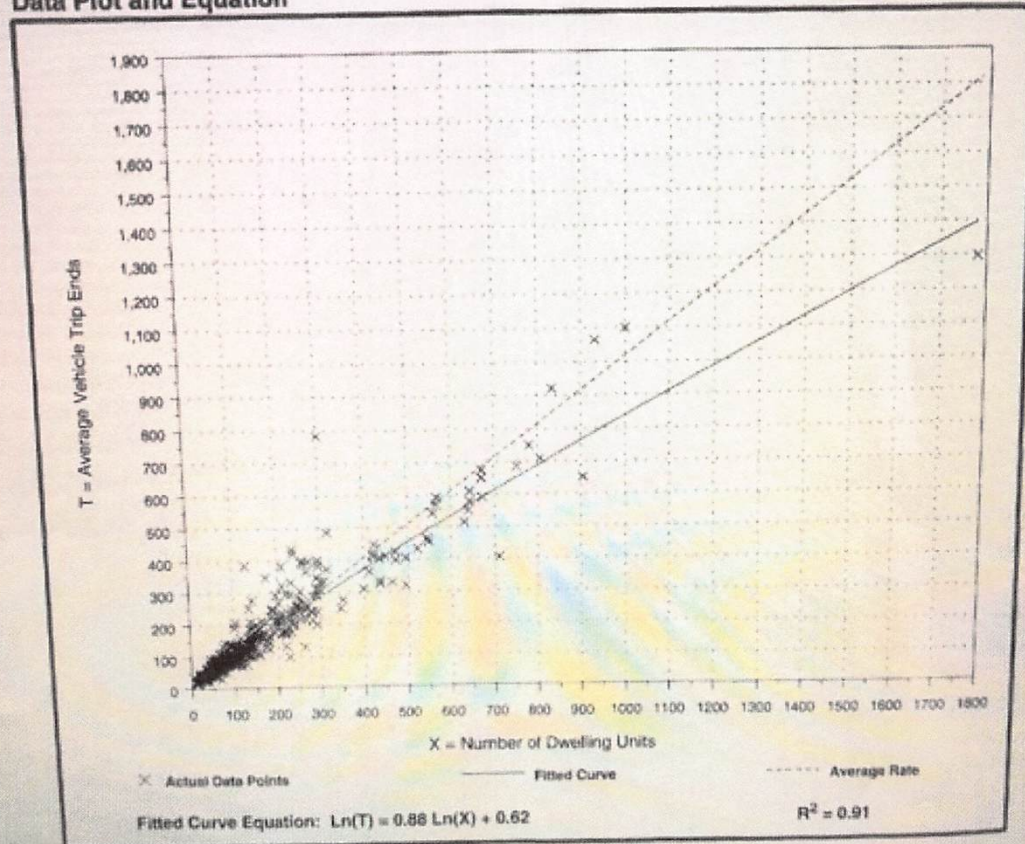
Data Plot and Equation



Trip Generation per Dwelling Unit

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

Data Plot and Equation



PEAK HOUR TRIP RATES FOR COMMON LAND USES

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

These are some of the values from the 8th Edition ITE Manual – Refer to ITE for additional trip rates

PAGE 1 of 2

**NON-TECH CONSTRUCTION
SITE EVALUATION FORM**

COUNTY-CAMERON

APPLICANT INFORMATION

NAME DAVILA, OLIVERIO
Mailing Address: 1604 E. MILE 12 1/2 N. RD
City: WESLACO, TX. Zip: _____
Phone: 956/358/3939

PROPERTY INFORMATION

Lot: 9 Block: 147 Section/Phase: _____
Subdivision: WEST & ADAMS NE. 3.08 AC. NE5.58 AC LOT 9-BLK. 147
NOT LEGAL DESCRIPTION (DIRECTIONS): SAMEST CORNER OF E. MILE 12 1/2 N. & N. MILE 1 W. 10'

SITE EVALUATOR INFORMATION

Name: ROBERT CABALLERO
Phone: 956/358/3939

INSTALLER =

Name: ROBERT CABALLERO
Phone: 956/358/3939

Schematic of Lot or Tract

Show:

- compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known
- location of existing or proposed water wells on property or within 100' of proposed absorption or irrigation area.
- indicate slope or provide contour lines from the structure to the farthest location of proposed absorption or irrigation area.
- location of soil boring/dug pits (show location with respect to known reference points).
- location of natural, constructed, or proposed drainage ways, bodies of water (streams, ponds, lakes, rivers, high tide area, etc.), water impoundments, cut or fill bank, sharp slopes and breaks

Lot Size: 3.08 Acres

Site Drawing

scale: 1" = NDTS (not drawn to scale)

SEE ATTACHED
SHEET

☒ Based on this site evaluation, the following disposal types may be utilized:
☒ Conventional ☒ Leaching Chamber
☒ GRAVEL/ TRENCH
☒ Graveless

SLOPE 0 to 1%

FEATURES OF SITE AREA

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

Presence of 100-year flood zone
Presence of adjacent ponds, streams, or water
impoundments Existing or proposed water well within 100'
Organized coverage available to lot or tract

Yes
Yes
Yes
Yes

No ☒
No ☒
No ☒
No ☒

Site Evaluator Signature: [Signature] License #: OS29754 Date: 8/10/2023

PAGE 2 of 2

CON-TECH CONSTRUCTION
SITE & SOIL EVALUATION

CAMERON COUNTY

Owner: DAYLA OLIVERIO

Property Location: 1604 E. MILE 12 1/2 N. RD.

DATE 8/10/2023

Site Evaluator: Robert Caballero

Proposed Excavation Depth: 2'

Requirements:

- At least two soil excavations must be performed on the site, at upper and lower elevations and spanning the area of the proposed disposal area.
- Location of the soil boring or dug pits must be performed to a depth of at least two feet below the proposed excavation depth, or to restrictive horizon. For surface disposal, the surface horizon must be evaluated.
- Describe each soil horizon and identify any restrictive features on the form. Indicate the depths of the features.

Soil Boring Number: <u>1</u> SOIL CLASS = <u>III</u> <u>SANDY CLAY LOAM</u>					
Depth (inches)	Texture & Classification	Drainage (Mottles/Water Table)	Restrictive Horizon	Gravel Analysis	Observations/Notes
0" <u>Silty</u>	CLASS III SANDY LOAM	NONE	NONE	N/A	NONE
12" <u>Silty</u>					
24" <u>Silty</u>					
36" <u>Silty</u>					
48" <u>Silty</u>	CLASS III SANDY CLAY LOAM				
60" <u>Silty</u>					
72" <u>Silty</u>					
Soil Boring Number: <u>2</u> SOIL CLASS = <u>III</u> <u>SANDY CLAY LOAM</u>					
Depth (inches)	Texture & Classification	Drainage (Mottles/Water Table)	Restrictive Horizon	Gravel Analysis	Observations/Notes
0" <u>Silty</u>	CLASS II SANDY CLAY LOAM	NONE	NONE	N/A	NONE
12" <u>Silty</u>					
24" <u>Silty</u>					
36" <u>Silty</u>					
48" <u>Silty</u>					
60" <u>Silty</u>	CLASS II SANDY CLAY LOAM				
72" <u>Silty</u>					

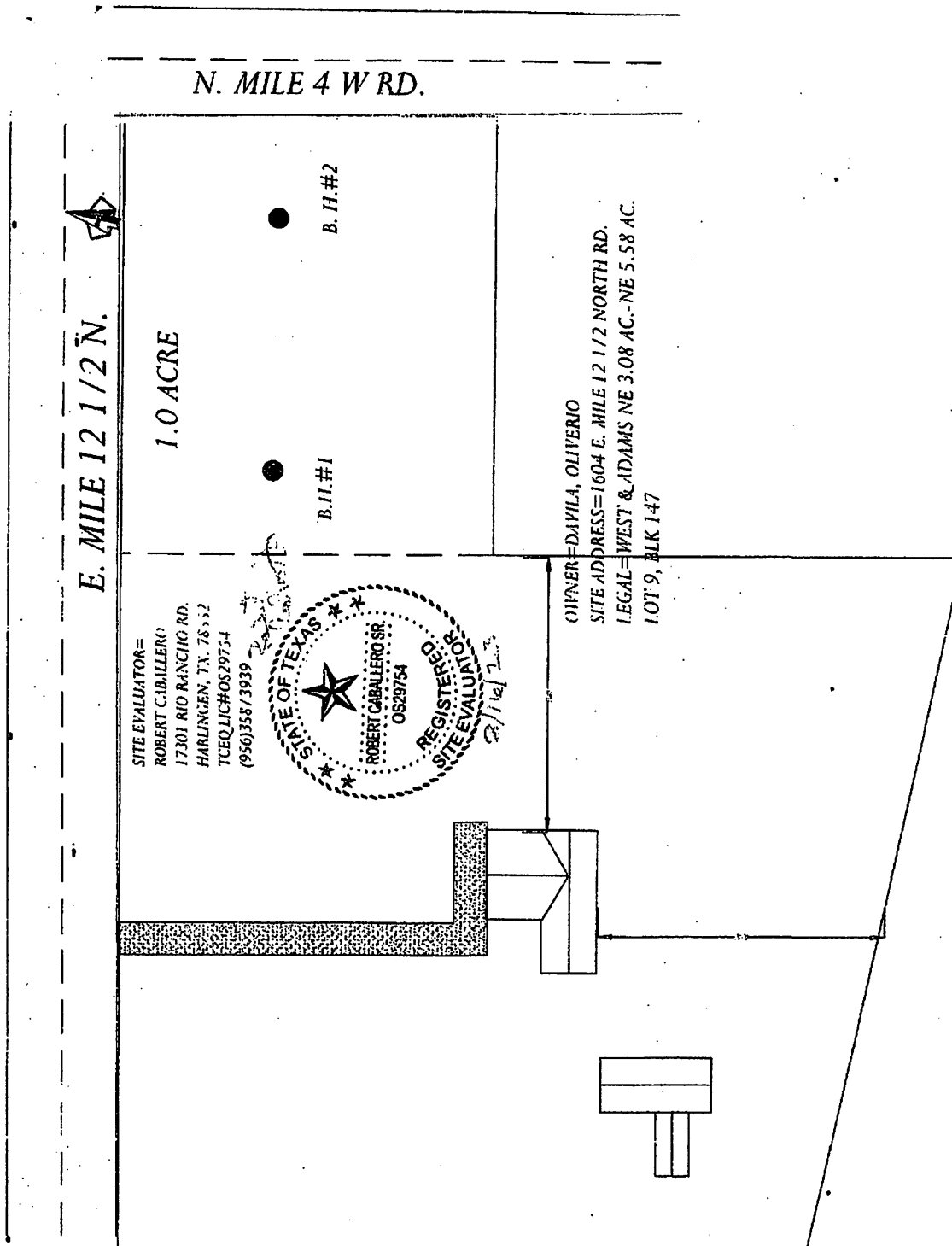
I hereby certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Site Evaluator Name: ROBERT CABALLERO SR.
(printed)

Signature: Robert Caballero

Site Evaluator License #: OS29754

Date: 8/16/2023



DRAINAGE REPORT

FOR

TWO POINTS SUBDIVISION

**2.32 ACRE TRACT OUT OF LOT 9 BLOCK 174
WEST AND ADAMS TRACT SUBDIVISION
AS RECORDED IN VOL.2 PAGE 34-37, MAP
RECORDS, HIDALGO COUNTY, TEXAS**

Prepared for:

OLIVERIO DAVILA

Prepared by:



ALTEX ENGINEERING

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

Project No. 22.169

September 2023



[Handwritten signature] 9/11/23

TABLE OF CONTENTS

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

EXHIBITS

EXHIBIT "A" - LOCATION MAP

EXHIBIT "B" - FIRM ZONE DESIGNATION MAP

EXHIBIT "C" - SOILS SURVEY MAP

EXHIBIT "D" - RUNOFF COEFFICIENTS

EXHIBIT "E" - DRAINAGE CALCULATIONS

EXHIBIT "F" - CROSS-SECTION OF DETENTION POND

EXHIBIT "G" - AERIAL OF USGS MAP

EXHIBIT "H" -SUBDIVISION PLAT w/DRAINAGE LAYOUT & PROFILE OF EXISTING ROADSIDE
DITCH

DRAINAGE REPORT FOR TWO POINTS SUBDIVISION

A. PROJECT LOCATION

Two Points Subdivision is located on a 2.32 Acre tract of land out Lot 9 Block 74, of the West and Adams Tract Subdivision. The tract is located at southwest corner of the intersection of Mile 4 W Rd and Mile 12 ½ Rd within the City of Weslaco Extra Territorial Jurisdiction (E.T.J.). The tract is undeveloped with natural grasses and a small single-family residence.

B. FLOOD PLAIN

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

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of soil consisting of Brennan Fine Sandy Loam (3,D,SM-SC,) and Hidalgo Fine Sandy Loam (25,B,SM-SC) (that have moderately well drained properties.

(28) Hidalgo Sandy Clay Loam, 0 to 1 percent slopes (28,B,CL):

The Hidalgo Sandy Clay Loam, consists of a dark grayish brown surface layer, calcerous. The soil is well drained, surface runoff is slow. Permeability is moderate.

(70)Willacy Fine Sandy Loam, 0 to 1 percent slopes (70, B, SC,SM-SC):

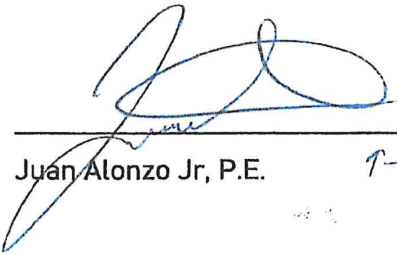
The Willacy Fine Sandy loam, consists of a dark grayish brown fine sandy loam about 14 inches thick. The soil is well drained, surface runoff is medium, and permeability is moderate.

D. EXISTING CONDITIONS

The subject tract is predominantly undeveloped with only a single story residence and natural grasses present. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the northeastern portion of the property. For the existing 10 year storm, the water runoff of this site is 3.46 cfs.

E. PROPOSED CONDITIONS

The proposed conditions for this subdivision will be for development in (Two) 2 residential lots. The lots will be an average size of about 0.85 Acre each. The total contributing 50 year developed storm water discharge of the site will be 6.10 cfs(Refer to Exhibit E) ,an increase of 2.64 cfs from the existing conditions. The total increased flow of this subdivision to the existing drainage district facilities is a total of 2,631 cf(0.0604Ac-ft) (See Exhibit E). Each lot will have a drainage swale that combined both swales will detain a capacity of 2,770 cf(0.0635 Ac-ft). A drainage easement will be constructed that would detain the runoff created by the developed lots. The drainage swale will discharge runoff waters into the existing drainage swale located on the north side of the property via an 8" bleeder pipe. Water from the drainage swale will flow in a northerly direction flowing via the borrow ditch located along west ROW of Mile 4 for a length of approximately 1,600 feet ultimately discharging into Ditch segment 10C (0555), maintained by HCDD1. Additionally, lot owners must maintain their portion of drainage swale. The drainage swale easement must be kept clear of any buildings, fences, large trees that could impede the flow of storm water.


Juan Alonzo Jr, P.E.

7-11-23

2



☐ REJECTED	☒ APPROVED FOR SUBMITTAL
☒ TO H.C. PLANNING DEPT.	☐ TO CITY
☐ DISCHARGE PERMIT REQUIRED	☐ DISTRICT FACILITY
☐ CITY FACILITY	☐ OTHER
H.C.D.D. NO. 1	
DATE 9-26-23	

EXHIBIT A

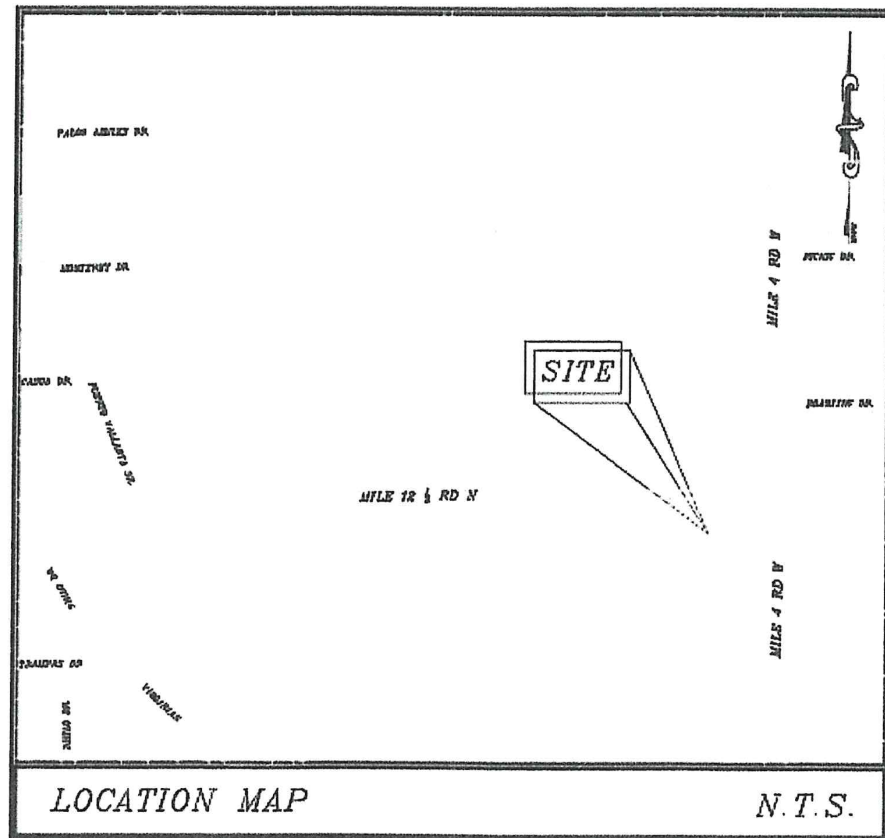
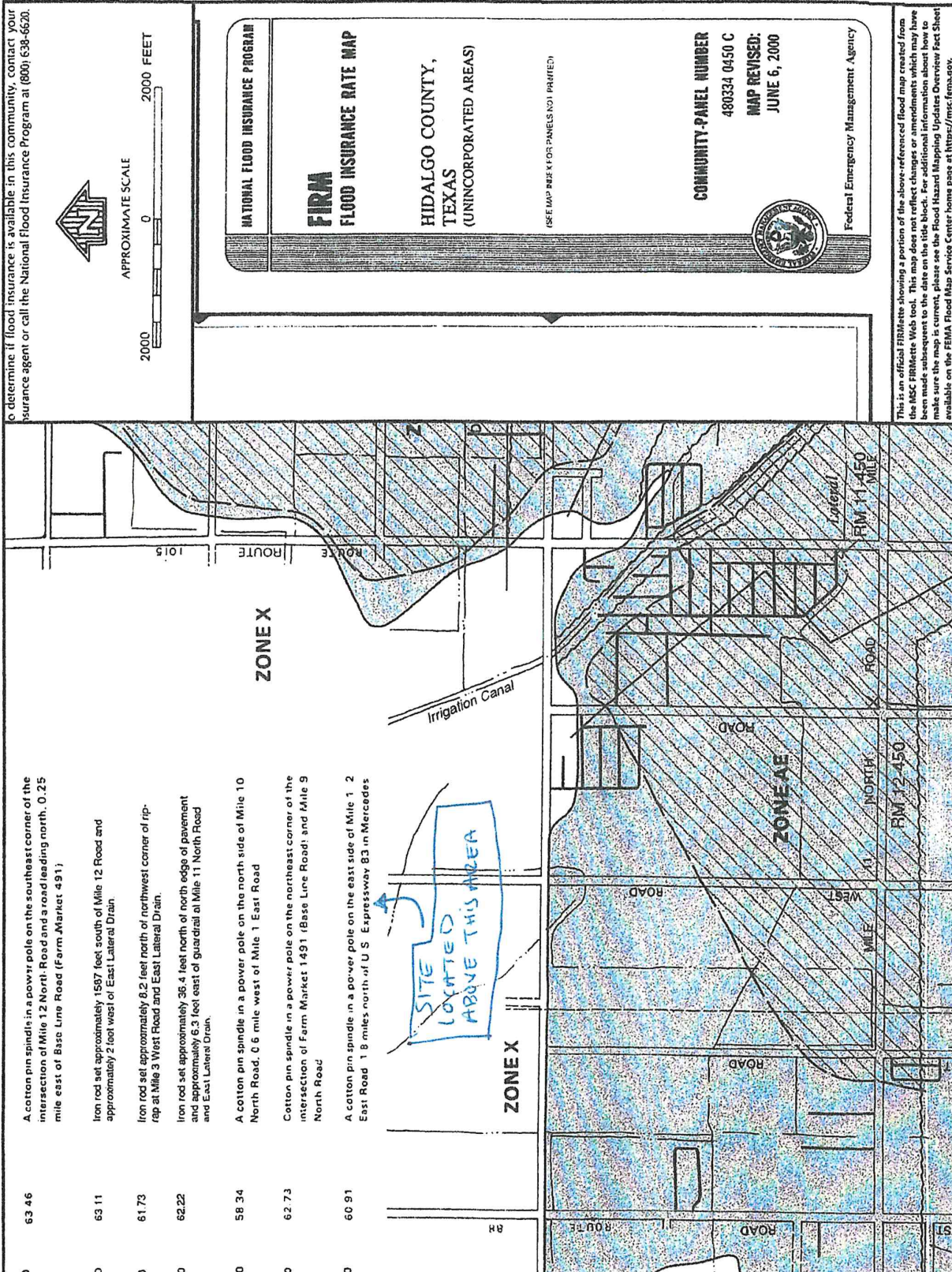


EXHIBIT B

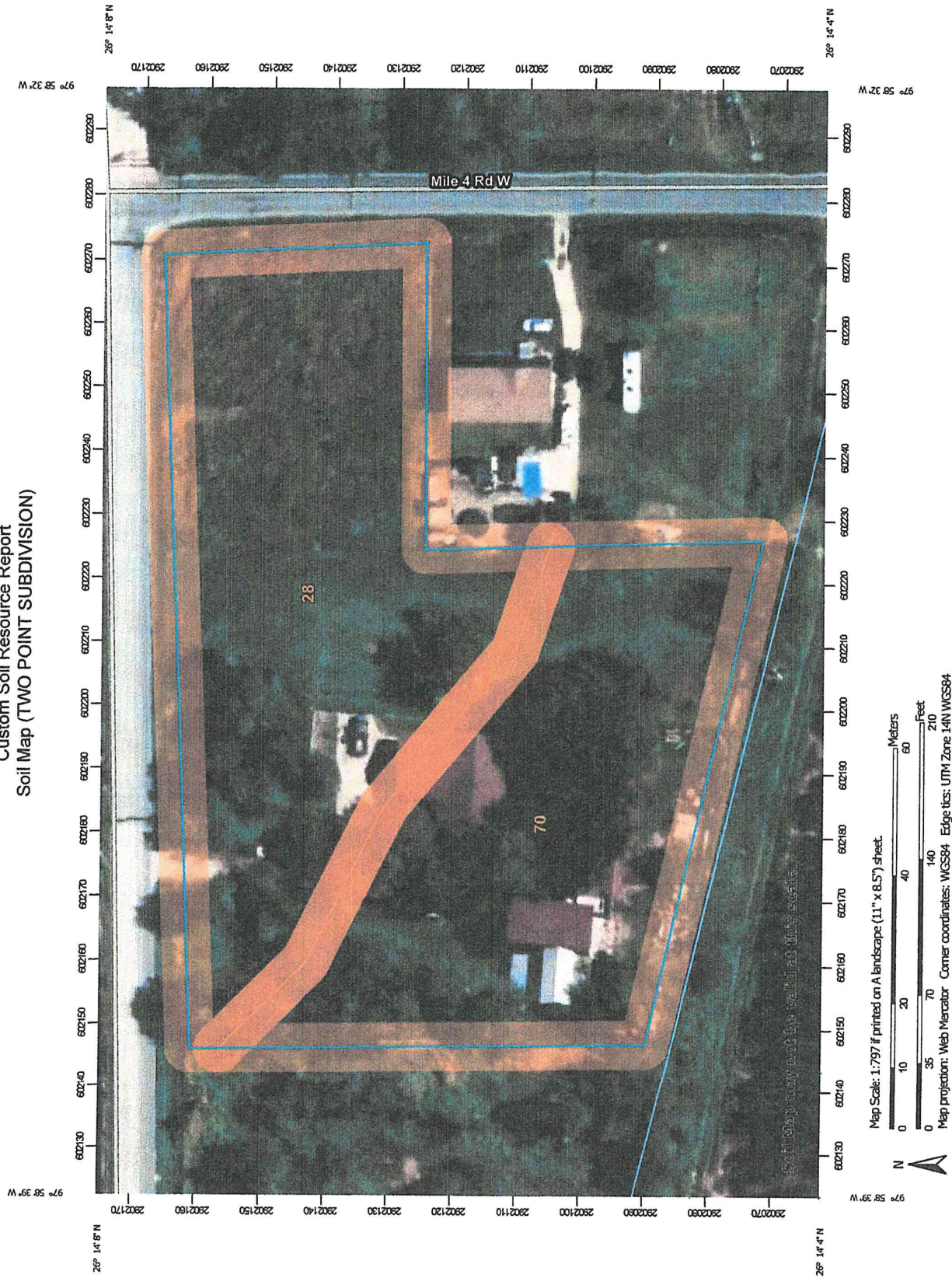
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EXHIBIT C

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Custom Soil Resource Report
Soil Map (TWO POINT SUBDIVISION)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spill Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

Map Unit Legend (TWO POINT SUBDIVISION)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	1.1	55.3%
70	Willacy fine sandy loam, 0 to 1 percent slopes	0.9	44.7%
Totals for Area of Interest		2.1	100.0%

Map Unit Descriptions (TWO POINT SUBDIVISION)

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

Custom Soil Resource Report

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

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

Custom Soil Resource Report

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

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

Willacy

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

70—Willacy fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbmp
Elevation: 30 to 750 feet
Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 270 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Willacy

Setting

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

Custom Soil Resource Report

Typical profile

H1 - 0 to 14 inches: fine sandy loam
H2 - 14 to 72 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Minor Components

Unnamed

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

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.40
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

EXHIBIT E

Drainage Calculations

10 Year Pre Developed Conditions;
Total Area: 2.32 Acres- 0.62 Acres (R.O.W. Dedication)=1.70

Item	Coefficient	Area (acres)
Grass	0.23	1.508
Building/Roofs & Concrete	0.95	0.192
Caliche	0.50	0.00
Total		1.70

$$\text{Weighted Coefficient Runoff} = ((1.508 * 0.23) + (0.192 * 0.95)) / 1.70 = 0.311$$

$$\text{Weighted "C"} = 0.311$$

Existing Tc

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

Nol=0.015 (grass)

Lsh=100ft

P2=3.3 (2yr-24hr rainfall)

Ssh= 0.012ft/ft

tsh=0.1973hrs

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc=188ft

K=16.13 (unpaved)

Ssc=0.0096ft/ft

tsc=0.03304 hrs

Tc=tsh + tsc = 0.230 hrs (13.82 minutes) * use Tc=14 minutes



[Signature]
9-11-23

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.

Select Units

14 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.20	5.64	6.55	7.76	8.94	10.14

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

(Spreadsheet Release Date: August 31, 2015; data table recompiled by ASQC on July 14, 2016)

Coefficient "c"	Intensity "I"-10 yr	Area "A" Ac	TOTAL CFS "Q"
0.311	6.55	1.70	3.46 CFS

50 Year Post Developed Conditions:

LOT 1

Item	Coefficient	Area (acres)
Grass	0.23	0.868
Building/Roofs & Concrete	0.95	0.192
Caliche	0.50	0.00
Total		1.06

$$\text{Weighted Coefficient Runoff} = ((0.868 * 0.23) + (0.192 * 0.95)) / 1.06 = 0.360$$

$$\text{Weighted "C"} = 0.360$$

LOT 2

SINGLE FAMILY RESIDENTIAL STRUCTURE (2700 SQFT & 2000 SF CONCRETE DRIVEWAY)

Item	Coefficient	Area (acres)
Grass	0.23	0.522
Building/Roofs & Concrete	0.95	0.108
Caliche	0.50	0.00
Total		0.63

$$\text{Weighted Coefficient Runoff} = ((0.522 * 0.23) + (0.108 * 0.95)) / 0.63 = 0.353$$

$$\text{Weighted "C"} = 0.353$$

WEIGHTED "C": 0.356

Proposed Tc

use Tc=10 minutes, (Developed Conditions)

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.

Select Units

10 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.83	6.44	7.47	8.80	10.08	11.38

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

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

Coefficient "c"	Intensity "I"-50 yr	Area "A" Ac	TOTAL CFS "Q"
0.356	10.08	1.70	6.11 CFS

Detention Calculations						
Duration (minutes)	I50year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	7.29	2,187	3.46	1,557	630
10	10.08	6.10	3,659	3.46	2,076	1,583
15	8.69	5.26	4,735	3.46	2,595	2,140
20	7.66	4.64	5,565	3.46	3,114	2,451
25	6.86	4.15	6,232	3.46	3,633	2,599
30	6.23	3.77	6,783	3.46	4,152	2,631
35	5.70	3.45	7,250	3.46	4,671	2,579
40	5.27	3.19	7,653	3.46	5,190	2,463
45	4.90	2.96	8,005	3.46	5,709	2,296
50	4.58	2.77	8,317	3.46	6,228	2,089
55	4.30	2.61	8,597	3.46	6,747	1,850
60	4.06	2.46	8,849	3.46	7,266	1,583
65	3.85	2.33	9,079	3.46	7,785	1,294
70	3.65	2.21	9,290	3.46	8,304	986
75	3.48	2.11	9,484	3.46	8,823	661
80	3.33	2.01	9,665	3.46	9,342	323
85	3.19	1.93	9,832	3.46	9,861	(29)
90	3.06	1.85	9,989	3.46	10,380	(391)
95	2.94	1.78	10,136	3.46	10,899	(763)
100	2.83	1.71	10,275	3.46	11,418	(1,143)
105	2.73	1.65	10,406	3.46	11,937	(1,531)
110	2.64	1.60	10,530	3.46	12,456	(1,926)

LOT 1 & 2 DETENTION REQUIREMENTS:

Detention Pond Dimensions							
Flow Line	Cross Sect.		Volume	Slope	Top		
Width	Depth		Width	Length	(outer)	Volume	
W1	H	S	W2	L2	V2	V	
(ft)	(ft)		(ft)	(ft)	(cf)	(cf)	
6.0	1.0	1.0	8.0	250.0	1750.0	1750.0	DETENTION LOT 1
5.0	1.0	1.0	7.0	170.0	1020.0	1020.0	DETENTION LOT 2
					TOTAL	2770.0	

NOTE: REFER TO EXHIBIT F FOR CROSS SECTION OF DETENTION POND

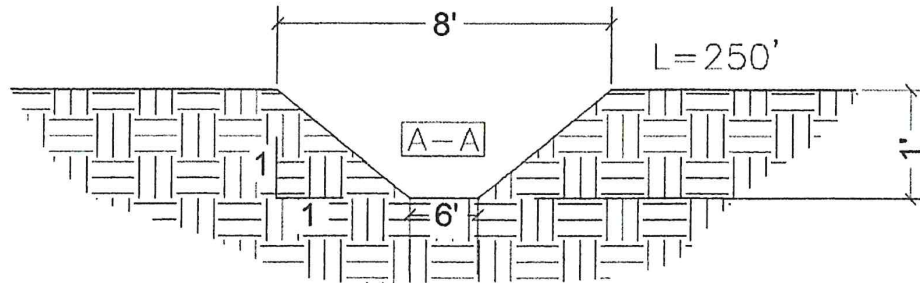
Orifice Equation: $Q = C_d \cdot A \cdot ((2 \cdot g \cdot h)^{1/2})$

Cd (coefficient discharge) =	0.6	
A (area of 8" pipe) =	0.35	ft ²
g (gravity) =	32.2	ft/s ²
h (height of pond) =	1	ft
Q (flow) =	1.69	cfs

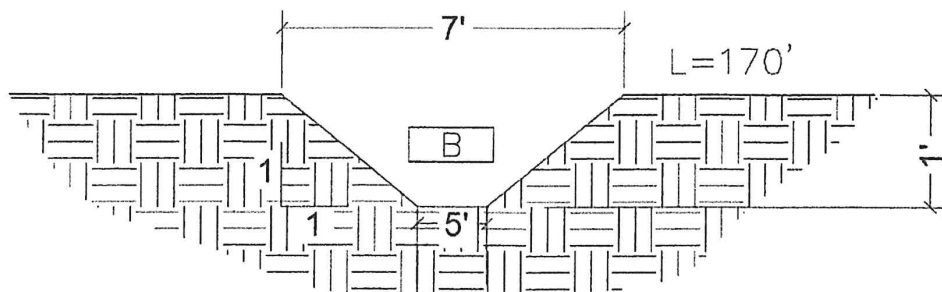
EXHIBIT F

CROSS SECTION OF DETENTION POND

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



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

EXHIBIT G

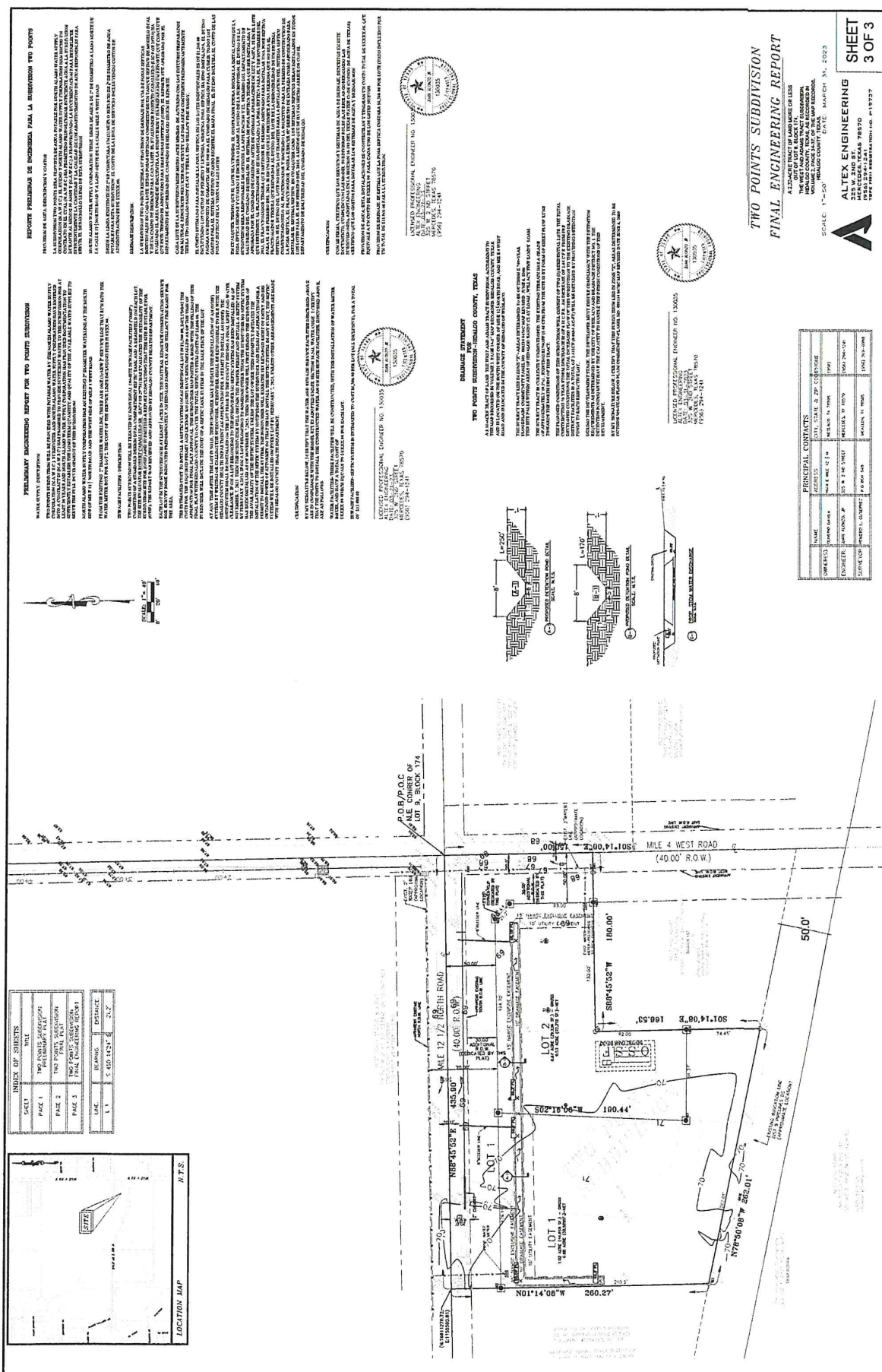


EXHIBIT H

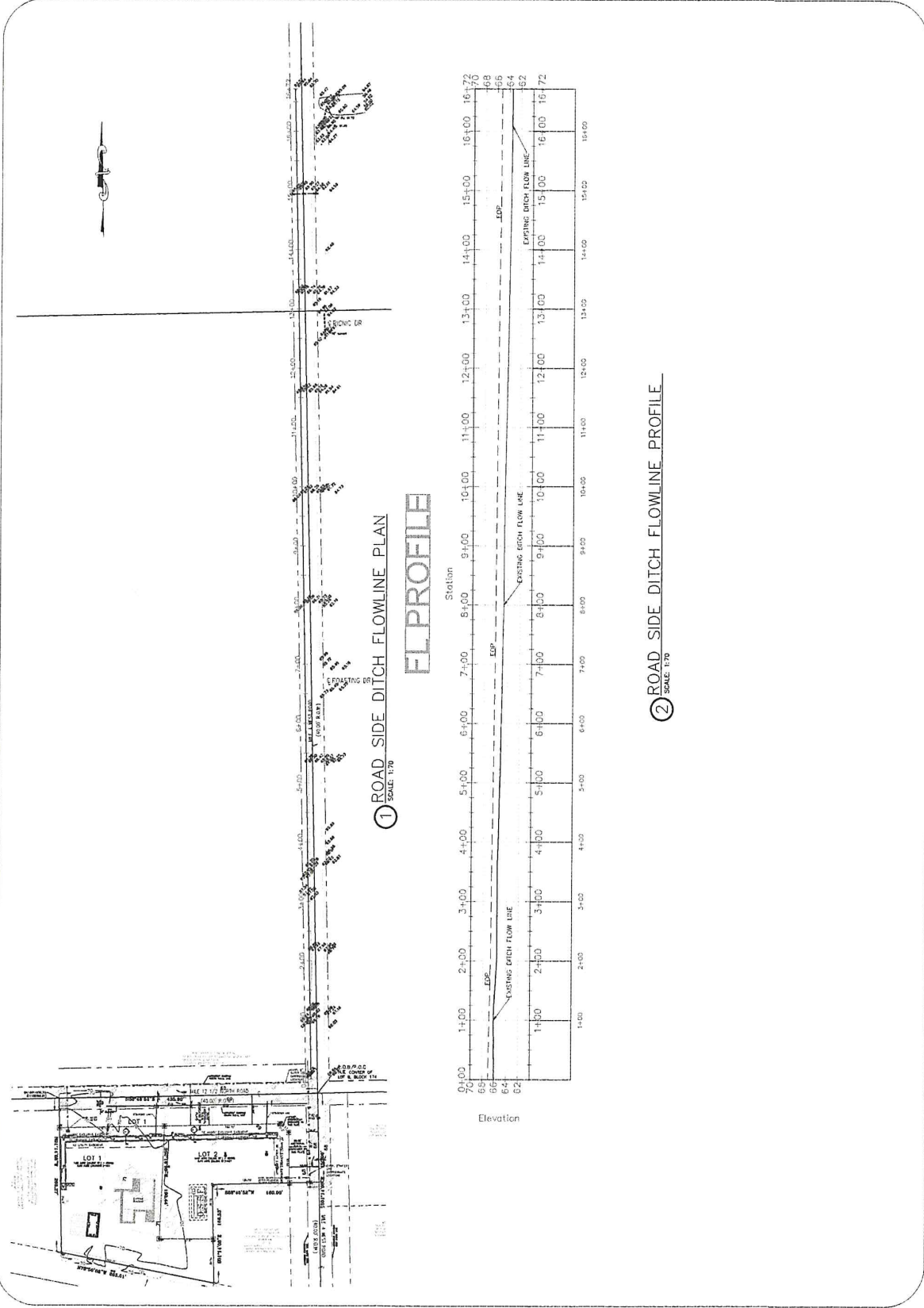
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PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
CONCRETE	BARBERS GLEN	1504 E. 10TH ST. W	9043
ENGINEER	JOHN JOHNSON, JR.	225 W. 2ND STREET	9701 784-1241
STRUCTURAL	WALTER L. GONZALES	1000 E. 10TH ST.	9043 334-0448

[illegible]



 ALTEX ENGINEERING T&E FIRM F-19737 325 W. 2ND ST. MERCED, CA 95370 (956) 294-1241 ALONG@ALTEXENGINEERING.COM www.alterengineering.com		DATE: SEP. 13, 2023 DESCR:	PROJECT: # 22169 TWO POINTS SUBDIVISION HIDALGO COUNTY, TEXAS	ROADSIDE DITCH FLOW LINE ALIGNMENT	C-1	SHEET 00-19737-01 1/22
		REVISION:	ROADSIDE DITCH FLOW LINE ALIGNMENT	C-1	SHEET 00-19737-01 1/22	





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

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Quintanilla, Headley & Associates, Inc.	
Subject/Agenda Item: Discussion and re-consideration for the Final Plat with the variance request for Vittoria Subdivision being 42.18-acre out of Farm Tract 165 and 166, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southeast corner of Midway and Interstate 2. Possible Action.	
Discussion/Overview: Vittoria was approved by City Commission on June 20, 2023. Applicant is requesting a variance to allow for a 15' front setback and has altered some of the lots and shifted some of the streets.	
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 on the Final Plat and compliance with ordinance on the variance request.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application 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.	



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000601-2024

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

Name of Subdivision: Vittoria Subdivision

Location: Northeast corner of Pike Road and Midway Road

Legal Description: A 42.18 acre tract of land out of Farm Tract 165 and 166, West Tract Subdivision, Hidalgo County, Texas

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Lots 23, 36, 47 and 61 are for 8 apartment units each. Due to Texas Gas Service 30.0' easement and to comply with required parking, we are proposing front minimum building setback of 15.0'.

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☒ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Vittoria Investments, LLC Telephone: _____

Address: 4900 N. 10th Suite B8 Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 02/06/24

Authorized Agent Printed Name: Eduardo Gamba



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

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering.	
Subject/Agenda Item: Discussion and consideration for six-month extension of the Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located on the Northwest corner of n Westgate dr. & Canyon Rd. Possible Action.	
Discussion/Overview: The proposed seven (7) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on February 3, 2024. This is the 2 nd extension. Project is about 75% completed. Pending pressure test, mandrel for sewer line and pavement. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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

February 2, 2024

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

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

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Pablo Pena Jr. Subdivision No.2", we are requesting a 6-month extension to complete this subdivision due to construction and material delays with Magic Valley Electric Cooperative. We are currently 90% complete and we foresee completing the construction of the remaining subdivision within the next 6 months.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ivan Garcia", with a stylized flourish extending from the end.

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

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#)
Subject: Pablo Pena jr #2
Date: Wednesday, February 7, 2024 4:44:22 PM
Attachments: [image001.png](#)

Good Afternoon,

This Email is to comment on the 6 month extension for the project of Pablo Pena#2 this project is about 75% still needs to Pressure test and mandrel for sewer line needs there pavement.

_Thank you,

Joe Mondragon

*Construction Inspector
Engineering Department*

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

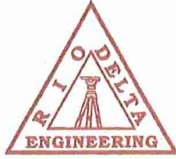
Fax: (956) 973-3128

jmondragon@weslacotx.gov



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

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): V.G.
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering.	
Subject/Agenda Item: Discussion and consideration for six-month extension of the Final Plat for Plaza de Paz being a 3.00-acre out of Lot 13, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located at 1406 W. Pike Blvd. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on March 3, 2024. This is the 2 nd extension. Project is has not started. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends denial of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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

February 2, 2024

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

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

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Plaza De Paz Subdivision", we are requesting a 6-month extension to complete this subdivision as the developer secures project financing for the construction.

Respectfully submitted,

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

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

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#)
Subject: Plaza De Paz Subdivision
Date: Wednesday, February 7, 2024 4:33:29 PM
Attachments: [image001.png](#)

Good Afternoon,

This E mail is to comment on the project of Plaza De Paz Subdivision 6-month extension, this project has not started any work that I could see.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



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

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): V.H.
From: Rebekah de la Fuente, Planning Director, on behalf of David M Chacon PE, CCM.	
Subject/Agenda Item: Discussion and consideration for six-month extension of the Final Plat for Camino De Verdad Subdivision being a 17.83 acres out of 16.76 acre tract of Farm Tract 1021 and 1.07 acre tract of land out of farm tract 1022, Block 113, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 750 ft. east of FM 1015 on Camino De Verdad Road. Possible Action.	
Discussion/Overview: The proposed fifty-eight (58) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on February 7, 2024. This is the 1 st extension. Project is about 75% completed. Pending roadway, testing water and sewer psi, mandrel, meter boxes and painting inside the manholes concrete collars. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



February 9, 2024

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

Re: Final Plat Approval Extension Request for Camino De Verdad Ph 1 Subdivision

Ms. De la Fuente,

I am writing on behalf of Brownstone Consultants LLC to formally request an extension for the Camino de Verdad Phase 1 final plat approval. The project is currently in the roadway construction phase and all the underground utilities have been installed and completed.

We kindly request your consideration for the extension. If you have any questions or concerns, please feel free to contact me at (956) 429-9033 or email me at david@bstone.biz. Your prompt response to this request will be greatly appreciated.

Respectfully,

A handwritten signature in blue ink, appearing to read 'D. Chacon', with a long horizontal flourish extending to the right.

David M. Chacon, PE, CCM, CFM
Director of Engineering
Brownstone Consultants, LLC

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#); [Alberto J. Aldana](#)
Subject: Camino De Verda Extension
Date: Tuesday, February 13, 2024 3:14:28 PM
Attachments: [image001.png](#)

Good Afternoon,

This E-mail is in response to the extension request, this project is about 75% completed. They are working on the roadway for asphalt they are also pending Testing for water and sewer psi test and mandrel. They also need other details like meter boxes, painting inside of manholes, concrete collars.

Thank you,

Joe Mondragon

*Construction Inspector
Engineering Department*

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City of Weslaco



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Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov



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

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): V.I.
From: Rebekah de la Fuente, Planning Director, on behalf of Ivan Garcia.	
Subject/Agenda Item: Discussion and consideration for the three-month extension of the Final Plat for Milanos Estates Phase II Subdivision being a 27.65 acres out of Farm Tract 720 and 721, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 240 ft. North from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road. Possible Action.	
Discussion/Overview: The proposed one-hundred and twenty-seven (127) lot subdivision is located outside the City of Weslaco. Final Plat approval is set to expire on March 7, 2024. This is the 1 st extension. Project is about 90% completed. Pending roadway, stamping for services and lot numbers on the curb. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the three-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



RIO DELTA ENGINEERING
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TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

February 27, 2024

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

Re: Milanos Estates Phase II Subdivision, request for 3 months extension

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Milanos Estates Phase II Subdivision", we are requesting the City of Weslaco an extension to complete this subdivision. We only have pending final approval from the City and the County so we will need additional 90 days to record the subdivision.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ivan Garcia", with a long horizontal stroke extending to the right.

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

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#); [Alberto J. Aldana](#)
Subject: Milano's phase2 extension
Date: Tuesday, February 27, 2024 2:59:27 PM
Attachments: [image001.png](#)

Good Afternoon,

This email is to comment on the extension letter for the project of Milano's Estates Phase2 Subdivision, The project is at a 90% of completion needs their roadway to be completed, stamping for services and lot numbers on the curb. Project can then proceed with final inspection. If you have any questions or concerns, please feel free to contact me.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

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City of Weslaco



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Weslaco, TX 78596

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jmondragon@weslacotx.gov



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

Date of Meeting: March 6, 2024	Agenda Item No. (to be assigned by PCE): V.J.
From: Rebekah de la Fuente, Planning Director, on behalf of AEC Engineering, LLC.	
Subject/Agenda Item: Discussion and consideration for the six-month extension of the Final Plat for The Coves – being 18.48 acres out of Farm Tract 1030, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southside of mile 8 N. Rd. approximately 710' East of International Blvd. Possible Action.	
Discussion/Overview: The proposed sixty-four (64) lot subdivision is inside the City of Weslaco. Final Plat approval is set to expire on September 20, 2024. This is the 1 st extension. Project is about 95% completed. Pending street signs, street names, correct lids on meter boxes blue tops with satellite hole, sodding around detention area, stamp the number of lots on curb, finish the sidewalks and ramps inside also paving markings need paint. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Rebekah M. De La Fuente](#); [Alberto J. Aldana](#); [Arlene Lara](#)
Subject: RE: The Coves final plat approval extension
Date: Thursday, February 29, 2024 3:28:33 PM
Attachments: [image003.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)

Good Afternoon,

This email is to respond to the extension letter that has been requested for The Coves Subdivision project. This project is about 95% completed Just needs to finish the minor details on a checklist that was sent out for project to be 100% completed.

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

From: Flor Acuna <facuna@weslacotx.gov>
Sent: Thursday, February 29, 2024 2:08 PM
To: Joe Mondragon <jmondragon@weslacotx.gov>
Subject: FW: The Coves final plat approval extension

Please see attached. Thank you for help.

Flor E. Acuña

General Service Coordinator

City Of Weslaco

255 S Kansas Ave.

Weslaco, Tx 78596

Ph. 956-447-3403

Fax 956-973-3128



From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Subject: FW: The Coves Sub Checklist
Date: Thursday, February 29, 2024 3:56:14 PM
Attachments: [image001.png](#)

From: Joe Mondragon
Sent: Wednesday, February 28, 2024 2:36 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Alberto J. Aldana <aaldana@weslacotx.gov>
Subject: The Coves Sub Checklist

Good Afternoon,

This email is a checklist for the project The Coves Subdivision, Once these items have been taken care of the project will be finalized.

- Street signs and Street names need to be placed.
- Correct lids on meter boxes blue tops with satellite hole.
- Sodding around the detention area.
- Stamp the number of lots on curb.
- Finish the sidewalks and ramps inside.
- Paving markings need to paint.

_Thank you,

Joe Mondragon

*Construction Inspector
Engineering Department*

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jmondragon@weslacotx.gov



February 29, 2024

City of Weslaco
Ms. Rebekah De La Fuente
255 S. Kansas Ave
Weslaco, Texas 78596-6285

RE: The Coves Final Plat approval extension

Dear Ms. De La Fuente:

AEC Engineering, LLC. hereby requests an extension for the final plat approval of The Coves. The extension is to allow the necessary time for the finalization of the Construction which is currently in its final stages of construction.

Should you have any comments or questions please contact me at your earliest convenience.

Sincerely,

AEC Engineering, LLC.

A handwritten signature in black ink, appearing to read 'Carlos Garza'.

Carlos Garza, P.E., P.G., SIT, CAPM, CFM
President