

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

APRIL 3, 2024, 5:30P.M.

PCE CONFERENCE ROOM

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
MARCH 6, 2024**

On Wednesday, March 6, 2024, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

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

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

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. February 7, 2024, Regular Meeting

Commissioner Summers made a motion to approve the minutes of February 7, 2024, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve 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.

Mrs. Arevalo stated that notice appeared in the Monitor on February 14, 2024, there were nineteen (19) 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 Berry made a motion to approve the Conditional Use Permit, seconded by Commissioner Treviño. Motion carried.

B. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on February 14, 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.

Mrs. Amber Sanchez stated she is currently a children's photographer, stating it would be beneficial to open a children's event center.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for 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.

Mrs. Arevalo stated the proposed development is a one hundred and eight-two (182) 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. The developer is requesting a variance for front setback and minimum lot size. Staff recommends approval of the Preliminary Plat.

Commissioner Berry made a motion to approve the Preliminary plat and variance requests, with the stipulation the acreage on the plat is confirmed, seconded by Commissioner Summers. Motion carried.

B. Discussion and consideration for 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.

Mrs. Arevalo stated the proposed twenty-nine (29) 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. Staff recommends approval of the Final Plat.

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

C. 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.

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 a 8" waterline and sewer by City of Weslaco through an 8" sewer line. Staff recommends approval of Final plat.

Commissioner Torres made a motion to approve the Final plat, contingent on a plat note be added that a buffer fence would be required around the detention area, seconded by Commissioner Crockett. Motion carried.

D. 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.

Mrs. Arevalo stated the proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 2" waterline and sewer OSSF. Staff recommends approval of Final plat.

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

E. 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.

Mrs. Arevalo stated the proposed seventy-seven (77) lot subdivision. Final plat was approved by City Commission on June 20, 2023. Applicant is requesting a variance for the front setback. Staff recommends approval of Final plat. Applicant is requesting a variance to allow for 15' front setback and has altered some of the lots and shifted some of the streets.

Commissioner Summers made a motion to approve the Final plat, and variance request for setback, contingent on a plat note showing measurements on the easements are added, seconded by Commissioner Berry. Motion carried.

F. Discussion and consideration 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.

Mrs. Arevalo stated that this item is a proposed seven (7) lot subdivision is located inside the City of Weslaco. The Final Plat approval is set to expired on February 3, 2024, and this is the 2nd extension. The Engineering department has provided an email with pending items and the development is about 75% complete. Staff recommends approval.

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

G. Discussion and consideration 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.

Mrs. Arevalo stated that this item is a proposed one (1) lot subdivision is located inside the City of Weslaco. The Final Plat approval is set to expire on March 3, 2024, and this is the 2nd extension. Project has not started. Engineering has provided an email. Staff recommends denial.

Commissioner Berry made a motion to deny the six-month extension request, seconded by Commissioner Treviño. Motion carried.

H. 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.

Mrs. Arevalo stated that this item is a 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 1st extension. Project is about 75% completed. Engineering has provided an email. Staff recommends approval.

Commissioner Crockett made a motion to approve the six-month extension request, seconded by Commissioner Treviño. Motion carried.

I. Discussion and consideration consideration for 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.

Mrs. Arevalo stated that this item is a 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 1st extension. Project is about 90% completed. Engineering has provided an email. Staff recommends approval.

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

J. Discussion and consideration consideration for 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.

Mrs. Arevalo stated that this item is a proposed sixty-four (64) lot subdivision is inside the City of Weslaco. Final Plat approval expired on September 20, 2023. This is the 1st extension. Project is about 95% completed. Engineering has provided an email. Staff recommends approval.

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

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:30p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Absent
Jim Forward, Commissioner

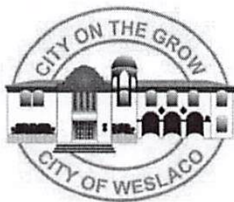
ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 3, 2024	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Arturo Ramos R&A Real Estate Investments LLC.	
Subject/Agenda Item: Discussion and consideration to rezone 1501 N International Blvd., also being Adams Tract N414'-S517.39'-E526.09'FT 1038 5.00 AC Net, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on March 13, 2024. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on March 22, 2024.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000603-2024

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.



PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 5.0 Ac Tract out of F.T. 1038 West and Adams Subd Block F.T. 1038

Subdivision Name West and Adams Tract Subd

Street Address 1501 N. International Blvd

Existing Zoning R-1 Residential Existing Land Use Residential

Proposed Zoning B-2 Secondary & Hwy District Proposed Land Use B-2 Secondary & Hwy Dis.

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

APPLICANT

Name Arturo Ramos _ R&A Real Estate Investments LLC Phone 956-246-6979

Address 6400 N. Texas Blvd Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: artyramos@yahoo.com

OWNER

Name Arturo Ramos _ R&A Real Estate Investments LLC Phone 956-246-6979

Address 6400 N. Texas Blvd Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: artyramos@yahoo.com

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

Signature [Signature] Date 1-29-24

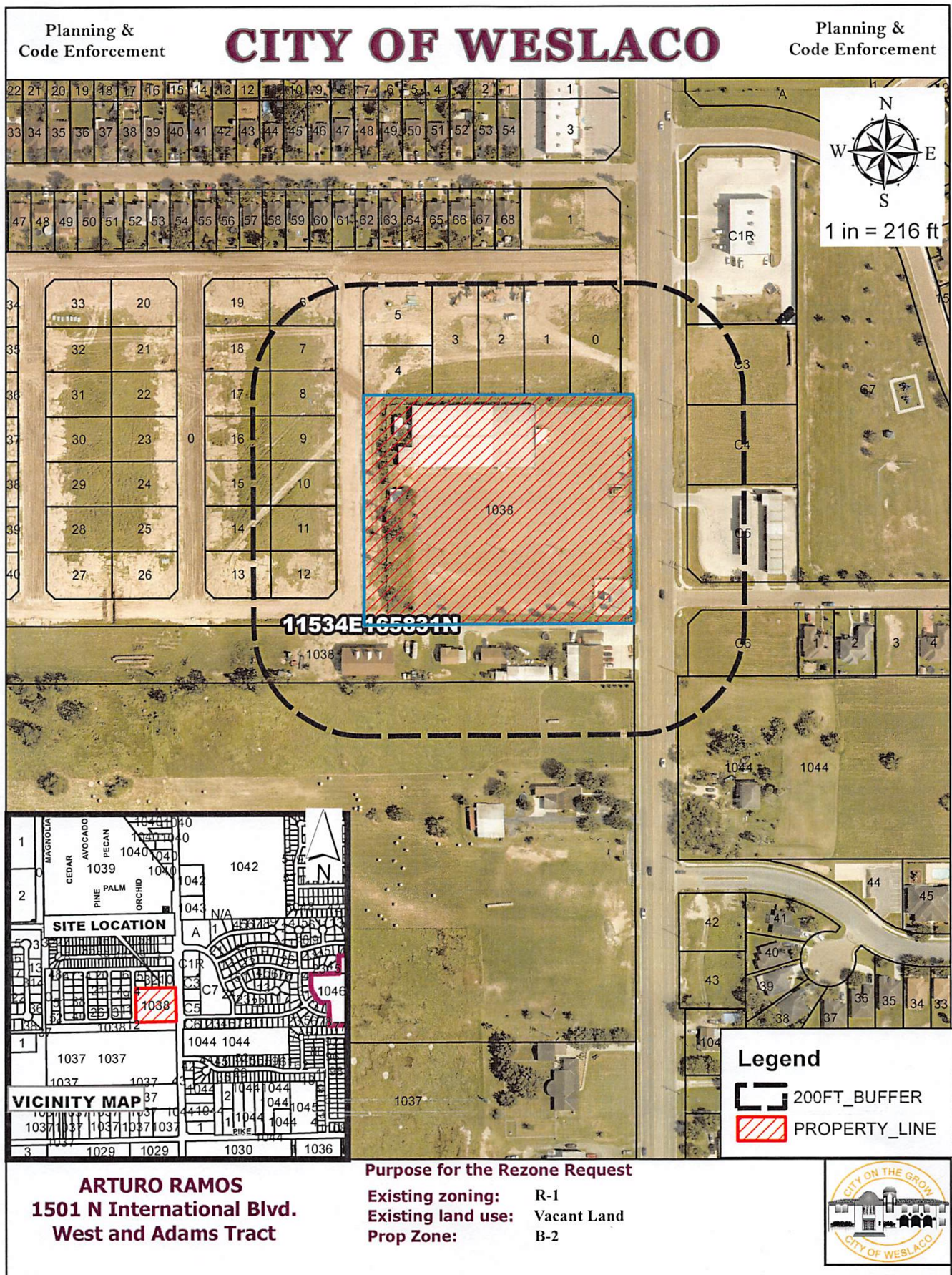
Owner

Signature [Signature] Date 1-29-24

Applicant

Signature [Signature] Date 2-12-24

Authorized Agent



City of Weslaco Code Enforcement Dept.

FEB 20, 2024

CARDENAS CONCEPCION ET UX 1009 N INTERNATIONAL BLVD WESLACO TX 78599-9157	A0800-00-000-1037-18 ADAMS TRACT FT 1037 N24.24AC EXC 1AC 23.24AC NET	L: 0 B: 0
CAVAZOS ALBERTO 1497 N INTERNATIONAL BLVD WESLACO TX 78599	A0800-00-000-1038-02 ADAMS TRACT S3.84AC-S28.84AC FT-1038 1497 N INTERNATIONAL BLVD	L: 140197 B: 378179
R & A REAL ESTATE INVESTMENTS 6400 N TEXAS BLVD WESLACO TX 78599	A0800-00-000-1038-04 ADAMS TRACT N414'-S517.39'-E526.09' FT C NET 1501 N INTERNATIONAL BLVD	L: 88000 B: 690015
PEMELTON DEBRA BELINDA KAREN & KELLY J 1200 N INTERNATIONAL BLVD WESLACO TX 78599	A0800-00-000-1044-11 ADAMS TRACT N10AC-NE19.78AC EXC C NET 1201 N INTERNATIONAL BLVD	L: 0 B: 0
FERNANDEZ ALONSO 1815 TRINITY ST MISSION TX 78572	P5005-01-00C-00C3-00 PECAN GROVE PH 1 LOT C3 BLK C 1434 N INTERNATIONAL BLVD	L: 173172 B: 0
MAHAN PROPERTIES LLC 1815 TRINITY ST MISSION TX 78572	P5005-01-00C-00C4-00 PECAN GROVE PH 1 LOT C4 BLK C 1404 N INTERNATIONAL BLVD	L: 173172 B: 0
JPO ENTERPRISES INC PO BOX 2127 ELSA TX 78543	P5005-01-00C-00C5-00 PECAN GROVE PH 1 LOT C5 BLK C 0 INTERNATIONAL BLVD	L: 208098 B: 164179
EARLY LEARNING ACADEMY LLC 5906 SUNRISE BLVD NO 129 HARLINGEN TX 78552	P5005-01-00C-00C6-00 PECAN GROVE PH 1 LOT C6 BLK C 1300 N INTERNATIONAL BLVD	L: 142110 B: 0
O'REILLY AUTO ENTERPRISES LLC PO BOX 1156 SPRINGFIELD MO 65801	P5005-01-00C-0C1R-00 PECAN GROVE PH 1 LOT C-1R BLK C	L: 252328 B: 527882
SHIVA VENTURES LLC 4900 N 10TH ST STE B MCALLEN TX 78504	V3150-00-000-0000-10 VERONA 0.42AC FOR BUFFER 3220 MARIAJOSE DR	L: 195537 B: 0
TRES FORTUNAS INVESTMENTS LLC 4900 N 10TH ST STE B9 MCALLEN TX 78504	V3150-00-000-0001-00 VERONA LOT 1 0 MARIA JOSE DR	L: 178533 B: 0
CONSTRUYENDO LLC 4900 N 10TH ST STE B8 MCALLEN TX 78504	V3150-00-000-0004-00 VERONA LOT 4 0 MARIA JOSE DR	L: 120375 B: 0

City of Weslaco Code Enforcement Dept.

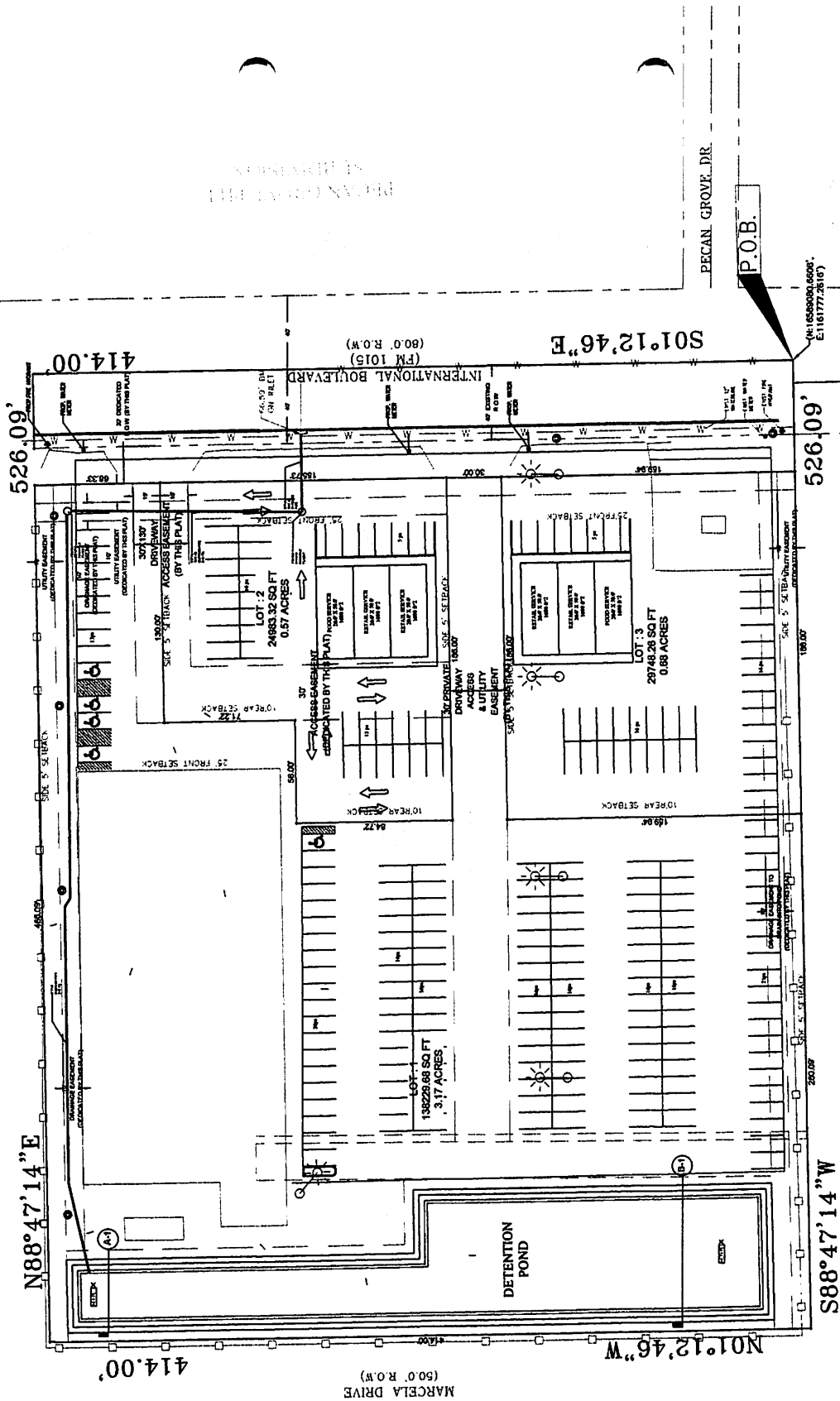
FEB 20, 2024

RAIYA2011 LLC	V3150-00-000-0005-00	L: 85000
1218 WILLOW BROOK CT	VERONA LOT 5	B: 0
SUGARLAND TX 77479	0 MARIA JOSE DR	
PINERO JORGE ANTONIO & MA	V3150-00-000-0006-00	L: 107027
2604 SAN DIEGO	VERONA LOT 6	B: 0
MISSION TX 78572	0	
VERMA KIRAN	V3150-00-000-0007-00	L: 85000
1218 WILLOW BROOK CT	VERONA LOT 7	B: 0
SUGARLAND TX 77479	1411	
KIRUSHI ENTERPRISES LLC	V3150-00-000-0008-00	L: 85000
2603 DRAKENSBURG AVE	VERONA LOT 8	B: 0
EDINBURG TX 78539	1407	
O HLS SUNGATE LLC	V3150-00-000-0009-00	L: 103137
4900 N 10TH ST STE B8	VERONA LOT 9	B: 0
MCALLEN TX 78504	0 MARCELA DR	
RGV CONSULTING & OTHER	V3150-00-000-0010-00	L: 103137
1905 ROBIN AVE	VERONA LOT 10	B: 0
MCALLEN TX 78504	0 MARCELA DR	
SPRINGER NICHOLAS R & JOANN M	V3150-00-000-0011-00	L: 103137
1087 LEWIS RIVER RD NO 204	VERONA LOT 11	B: 0
WOODLAND WA 98674	0 MARCELA DR	
O HLS SUNGATE LLC	V3150-00-000-0012-00	L: 106793
4900 N 10TH ST STE B8	VERONA LOT 12	B: 0
MCALLEN TX 78504	0 MARCELA DR	
SANCHEZ AMADEO	V3150-00-000-0013-00	L: 106793
5411 N MCCOLL RD	VERONA LOT 13	B: 0
MCALLEN TX 78504	0 LORE DR	
SANCHEZ AMADEO	V3150-00-000-0014-00	L: 103137
5411 N MCCOLL RD	VERONA LOT 14	B: 0
MCALLEN TX 78504	0 LORE DR	
O HLS SUNGATE LLC	V3150-00-000-0015-00	L: 103137
4900 N 10TH ST STE B8	VERONA LOT 15	B: 0
MCALLEN TX 78504	0 LORE DR	
O HLS SUNGATE LLC	V3150-00-000-0016-00	L: 103137
4900 N 10TH ST STE B8	VERONA LOT 16	B: 0
MCALLEN TX 78504	0 LORE DR	

City of Weslaco Code Enforcement Dept.

FEB 20, 2024

CONSTRUYENDO LLC	V3150-00-000-0017-00	L: 103137
4900 N 10TH ST STE B8	VERONA LOT 17	B: 0
MCALLEN TX 78504	0 LORE DR	
PROJECTUM LLC	V3150-00-000-0018-00	L: 103137
101 YUMA AVE APT 34	VERONA LOT 18	B: 0
MCALLEN TX 78503	0 LORE DR	
TRES FORTUNAS INVESTMENTS LLC	V3150-00-000-0002-00	L: 178339
4900 N 10TH ST STE B9	VERONA LOT 2	B: 0
MCALLEN TX 78504	0 MARIA JOSE DR	
TRES FORTUNAS INVESTMENTS LLC	V3150-00-000-0003-00	L: 178339
4900 N 10TH ST STE B9	VERONA LOT 3	B: 0
MCALLEN TX 78504	0 MARIA JOSE DR	



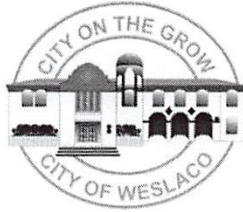
P.O.C.
SW CORNER
PECAN GROVE PH 1
VOL 45 PAGE 174, HCMR.





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

Date of Meeting: April 3, 2024	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Brandon Brown.	
Subject/Agenda Item: Discussion and consideration to rezone 3208 N Westgate Dr., also being Lot 1, Jeshua Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on March 13, 2024. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on March 22, 2024.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. _____



PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 Block _____

Subdivision Name Jeshua Subdivision

Street Address 3208 N Westgate Dr, Weslaco, TX 78599

Existing Zoning R-1 Existing Land Use Residential

Proposed Zoning B-1 Proposed Land Use Commercial

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Brandon Brown Phone (713) 969-7776

Address 5425 Magnolia Pkwy Fax: _____

City Pearland State TX Zip Code 77584 E-Mail: Brownrdz85@gmail.com

OWNER

Name Brandon Brown Phone (713) 969-7776

Address 5425 Magnolia Pkwy Fax: _____

City Pearland State TX Zip Code 77584 E-Mail: Brownrdz85@gmail.com

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

Signature [Signature] Date 03/01/2024
Owner

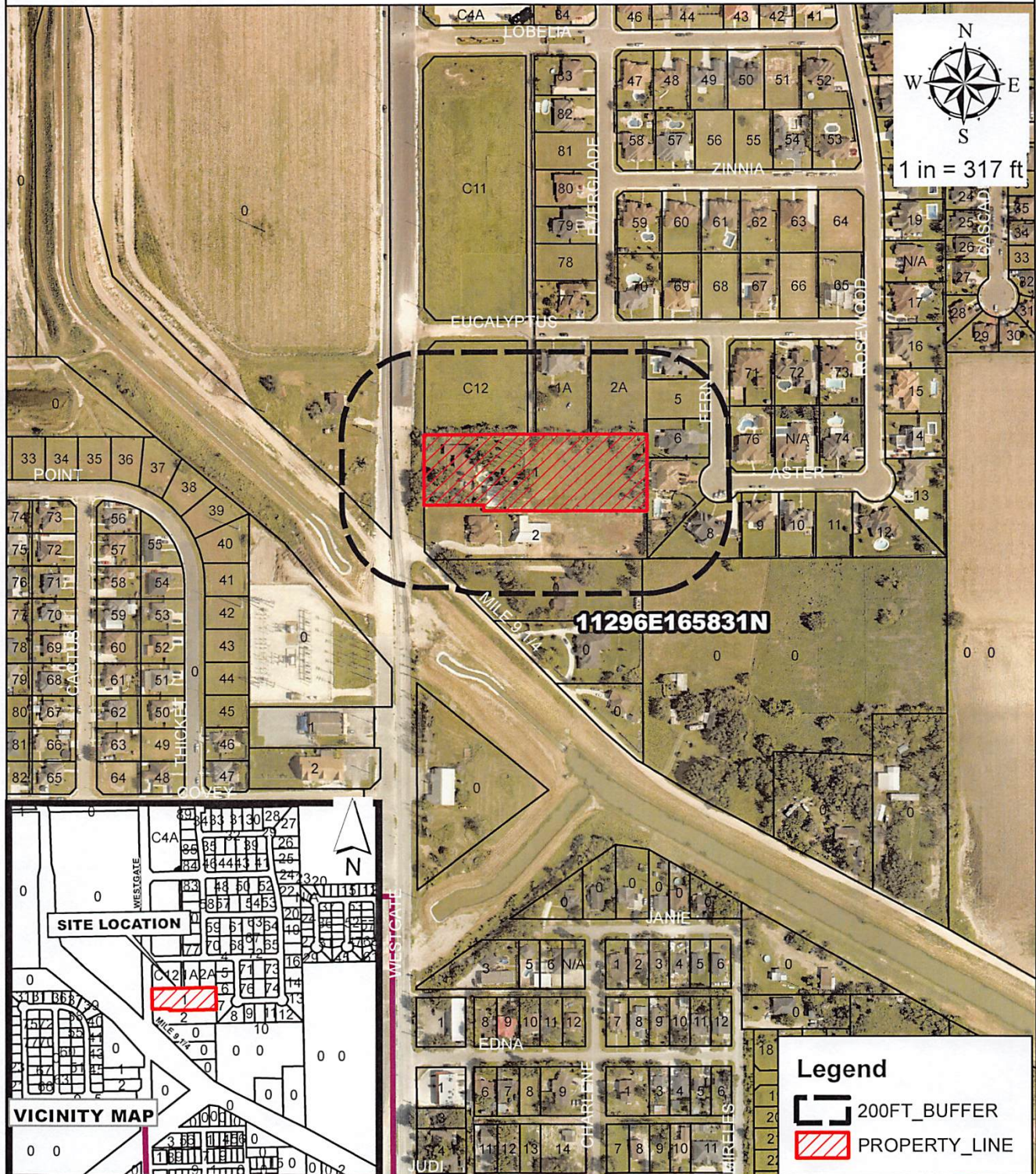
Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



Brandon Brown
3208 N Westgate
Jeshua Subdivision

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Residential
Prop Zone: B-1



City of Weslaco Code Enforcement Dept.

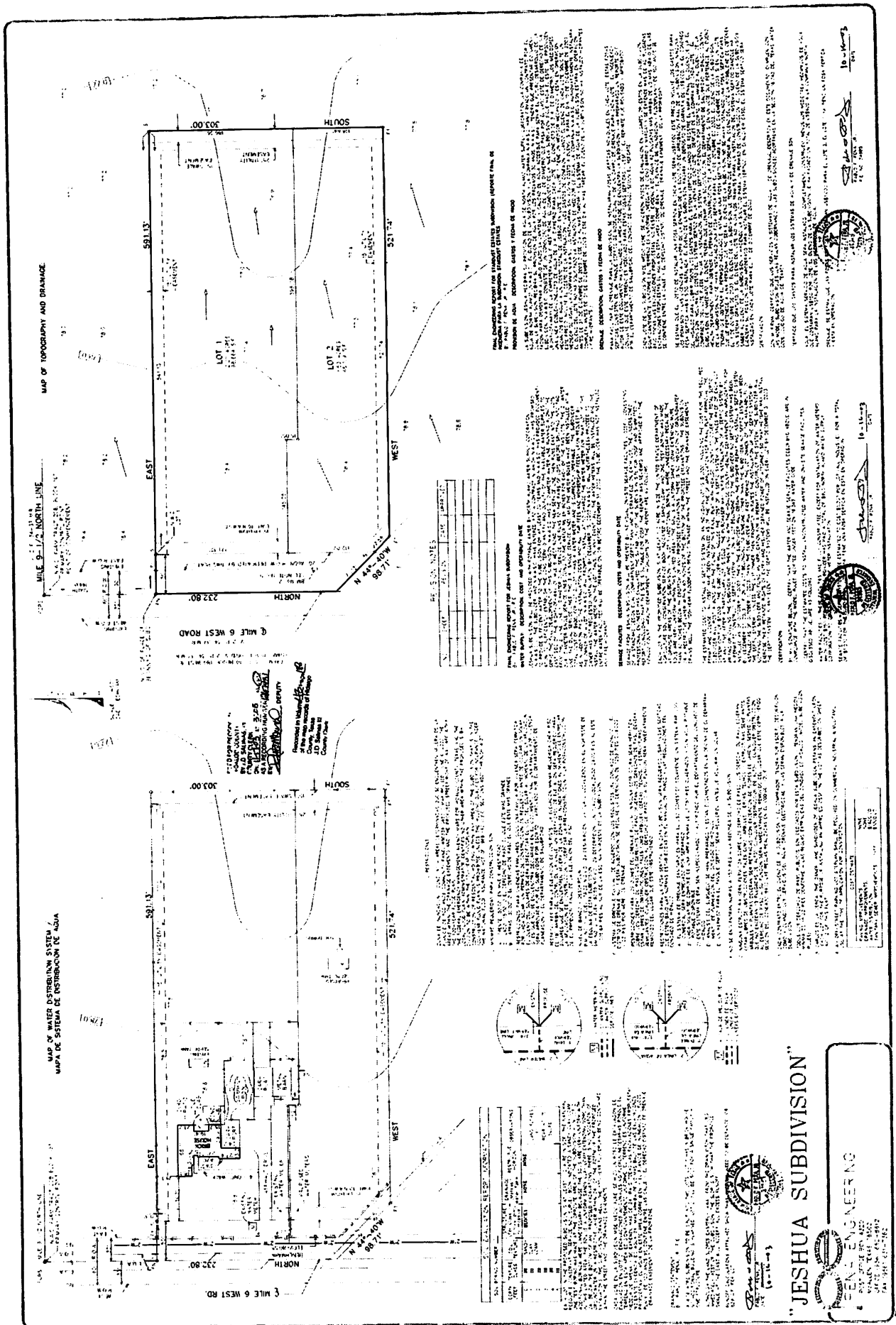
MAR 6, 2024

MARTINEZ SALVADOR & JOSEFA 3301 FERN DR WESLACO TX 78599	C8354-00-000-0004-00 COTTON ESTATES CENTRAL LOT 4 0 FERN DR	L: 55144 B: 260936
VALDEZ ANIBAL JR 624 YUCCA ST IMPERIAL CA 92251	C8354-00-000-0005-00 COTTON ESTATES CENTRAL LOT 5 0 FERN DR	L: 55582 B: 0
MONTALVO RAMON III TRUSTEE RAMON MONTALVO LVN TRUST PO BOX 2 WESLACO TX 78599	C8354-00-000-0006-00 COTTON ESTATES CENTRAL LOT 6 3205 FERN DR	L: 55582 B: 252545
FLORES MIGUEL C & TOMASA 3201 FERN DR WESLACO TX 78599	C8354-00-000-0007-00 COTTON ESTATES CENTRAL LOT 7 3201 FERN DR	L: 91286 B: 391570
VALDEZ PEDRO & ELVIA TRUSTEES 1413 ASTER DR WESLACO TX 78599	C8354-00-000-0008-00 COTTON ESTATES CENTRAL LOT 8 1413	L: 90795 B: 234205
MEDRANO DEBORAH & MARIO A 1410 ASTER DR WESLACO TX 78599	C8354-00-000-0076-00 COTTON ESTATES CENTRAL LOT 76 0 ASTER LN	L: 68203 B: 350597
AGADIR PROPERTIES LLC 100 N MAYBERRY ST MISSION TX 78572	C8354-00-000-0C12-00 COTTON ESTATES CENTRAL LOT C12 3220 N WESTGATE DR	L: 206378 B: 0
RODRIGUEZ JUVENTINO 3200 N WESGATE DR WESLACO, TX 78599	J5110-00-000-0002-00 JESHUA LOT 2 0	L: 65340 B: 0
LOPEZ LINDA D TRUSTEE REVOCABLE TRUST 2011 PARK AVE SAINT LOUIS MO 63104-2538	W3800-00-207-0000-00 WEST TRACT FT 207 23.15AC GR 20 .83AC NET	L: 6000 B: 13080
SEILS EDWARD E & JANE F 1418 W MILE 9 1/4 N WESLACO TX 78599-4956	W3800-00-208-0000-00 WEST TRACT 0.97AC-S7.97AC-S14.97 AC FT 208 0.97 AC NET	L: 11640 B: 54728
GARCIA RICARDO JR & MARIA D PO BOX 1875 WESLACO TX 78599-1875	W3800-00-208-0000-02 WEST TRACT N1.50AC-W3AC-S14.97AC FT 208 1.50AC NET	L: 48600 B: 79779
GONZALEZ RENE & IRMA A 1515 EUCALYPTUS ST WESLACO TX 78599	C8354-00-000-001A-00 COTTON ESTATES CENTRAL LOT 1A 1515 EUCALYPTUS LN	L: 119227 B: 290638

City of Weslaco Code Enforcement Dept.

MAR 6, 2024

ACSS PROPERTIES LLC	C8354-00-000-002A-00	L: 119227
4009 EVERGLADE DR	COTTON ESTATES CENTRAL LOT 2A	B: 0
WESLACO TX 78599	0	





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

Date of Meeting: April 3, 2024	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Guzman & Munoz Engineering & Surveying.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for E 6 Ranch Subdivision being 2.89 acres out of Farm Tracts 112, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately a ½ mile North from the intersection of Mile 10 North Rd and Mile 5 West Rd. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and off-site drainage and has submitted letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000w16-2024



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: E 6 Ranch Subdivision

Location: 2430 Feet North of Mile 10 N. & Texas blvd. intersection

Legal Description: 2.89 Acre tract of land out of Farm Tract 116, The West & Adams Tracts Subdivision, Vol. 2 Pg 34, M.F.H.C.T.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Agricultural Proposed Land Use: Residential

Number of Lots Proposed: 1 Gross Acreage: 2.89 Ac

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Antonio Garcia Sr. Telephone: (956) 463-6645

Address: 4412 Renee Way Fax: _____

City: Weslaco State: Tx Zip: 78599 E-mail: ericagarcia@yahoo.com

ENGINEER INFORMATION

Name: Guzman & Munoz Engineering & Surveying Inc. Telephone: (956) 565-4637

Address: 2020 E. Expressway 83 Fax: _____

City: Mercedes State: Tx Zip: 78570 E-mail: gmunoz@gmx.biz

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWS C
☒ YES ☐ NO Wastewater Provision: OSSF
☒ YES ☐ NO Electric Company: MVEC / 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>HCCD#1</u>	☒ YES ☐ NO Irrigation District <u>HCCID#9</u>
---	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

- _____ 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.**

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: Enca R. Garcia

Owner Signature: [Signature] Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000617-2024

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: E 6 RANCH SUBDIVISION

Location: APPROXIMATELY 1/2 MILE NORTH FROM MILE 10 NORTH RD AND MILE 5 WEST RD INTERSECTION

Legal Description: A 2.89 ACRE TRACT OF LAND BEING PORTIONS OUT OF FARM TRACT 112, THE WEST AND ADAMS TRACTS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, M.R.H.C.T.

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:

SUBDIVISION WILL BE SEVED BY OSSF (SEPTIC TANK). THERE IS NO SANITARY SEWER SYSTEM NEARBY.

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

THE PROPERTY WILL BE SERVED BY AN ON-SITE DRAINAGE LINEAR DETENTION AT THE NORTHEAST SIDE OF THE LOT. THE DRAINAGE REPORT HAS BEEN APPROVED BY THE HCDD#1, AND LETTERS OF SUPPORT FROM THEM AND THE IRRIGATION DISTRICT # 9 HAVE BEEN PROVIDED TO THE CITY.

☐ 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: ANTONIO GARCIA JR. Telephone: (956) 463-6645
Address: 4412 RENEE WAY Fax: _____
City: WESLACO State: TX Zip: 78599 E-mail: ericagarcia@yahoo.com

Application fees

 \$50.00 Application fee per variance, plus a \$5.00 processing fee

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: ANTONIO GARCIA JR.

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 01/05/2024

Authorized Agent Printed Name: JOSE R. GUAJARDO, PE
GUZMAN & MUÑOZ ENGINEERING & SURVEYING, INC



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sesin, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

December 28, 2023

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

RE: Guzman & Muñoz Engineering and Surveying, Inc – E 6 Ranch Subdivision

This letter is in response to a request from the Engineer of record for E 6 Ranch Subdivision, Jose R. Guajardo, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

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

Sincerely,
Hidalgo County Drainage District No. 1

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

Yvette Barrera, PE, CFM
Assistant General Manager

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

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

Date: 01/03/2024

Jose R. Guajardo P.E.
Guzman & Munoz Engineering & Surveying Inc.
2020 East Expressway
Mercedes, Texas 78570

RE: **E6 RANCH** Subd. Drainage and Detention

Good Morning Mr. Guajardo:

I have received your revised cross section and calculations dated 11/27/2023 for the **E6 Ranch** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

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

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

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

Drainage Report
for
E 6 Ranch Subdivision
Weslaco Tx,

Prepared by:

GUZMAN & MUNOZ ENGINEERING & SURVEYING, INC.

October 31, 2023

Office Location:

2020 E. Expressway 83

Mercedes, Texas 78570

(956) 565-4637

Presented to:

Hidalgo County Drainage District #1



11-7-2023



GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.

Firm No: F-8017

Table of Contents

- I. Project Location
- II. Project Description
- III. Flood Zone
- IV. Soil Conditions
- V. Existing Conditions
- VI. Proposed Improvements

Attachments:

Attachment "A" – Project Location (USGS)

Attachment "B" – Rainfall Intensity Duration Frequency Coefficients

Attachment "C" – "C" Values for Rational Method

Attachment "D" – Pre-Development Runoff Map

Attachment "E" – Rational Method for Pre-Development Conditions

Attachment "F" – Post-Development Runoff Map

Attachment "G" – Rational Method for Post-Development Conditions

Attachment "H" – Detention Pond Calculations

Attachment "I" – FEMA Flood Insurance Rate Map

Attachment "J" – NRCS Soil Report



**DRAINAGE REPORT
FOR
E 6 RANCH SUBDIVISION
26° 12'21.77"N, 97°59'27.93"W
WESLACO, TEXAS**

I. Project Location

The project, E 6 Ranch Subdivision, is a 2.89-acre tract of land out of farm tract 112, the West & Adams Tracts Subdivision. The site is located approximately 2,550 ft north of the intersection of Mile 10 N. Rd and Mile 5 W. Rd (F.M. 88), along Mile 5 W. Rd. The property lies within the City of Weslaco Extraterritorial Jurisdiction within Hidalgo County, Texas.

II. Project Description

The project site is 2.89-acres of primarily undeveloped land. The property developer intends to plat the property as one lot for residential use. The intent is to develop a small (metal type) building and leave the remaining property as undeveloped property.

III. Flood Zone

The project site is situated inside Flood Zone 'X' as depicted on the Hidalgo County, FEMA Flood Insurance Rate Map, Community-Panel No. 480334 0450 C, effective date May 30, 2002.

Flood Zone 'X' is defined as an area determined to be outside the 500-yr floodplain.

IV. Soil Conditions

Based on the NRCS Custom Soil Resource Report for Hidalgo County, Texas, the project consists roughly 75% of Hidalgo Fine Sandy Loam with ranging slopes of 0 to 1 percent (Map Unit Symbol 25) as well as 25% Hidalgo Sandy Clay with ranging slopes of 0 to 1 percent (Map Unit Symbol 28). Hidalgo Fine Sandy Loam soil type falls into the SCS hydrologic soil group B, indicating moderately low runoff potential when thoroughly wet. Hidalgo Sandy Clay type falls into the SCS hydrologic soil group B, indicating low runoff potential, when thoroughly wet.

V. Existing Conditions

The 2.89-acre tract is currently undeveloped and was previously used for agricultural purposes. The ground cover is mostly short grass with light brushes on the east end of the property. Natural ground elevations are mainly flat with higher elevations on the west side of the property and lower elevations to the far east, with an average 0.23% slope across the tract. The overall drainage pattern shall remain. The existing drainage is provided by a drainage ditch named 7J2, labeled by HCDD#1 as UID 0401.

VI. Proposed Improvements

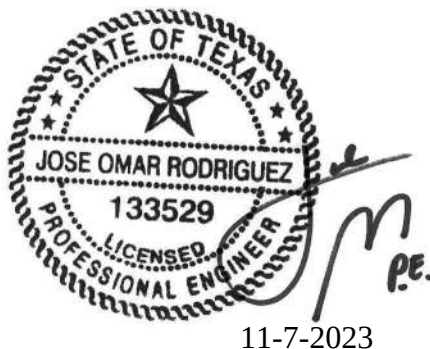
Out of the 125,888 square feet available, 9,478 square feet will be developed, with the remaining 116,410 square feet of property remaining undeveloped/natural green space. The proposed development of 9,478 square feet shall include caliche driveway surface and building roof cover. Using the rational method, the total developed runoff for this subdivision was calculated to be approximately 2.89 cubic feet per second for a 50-year storm. The pre-developed runoff with respect to a 10-year storm was calculated to be 1.35, resulting in an increased runoff of 1.54 cubic feet per second. The increase in runoff results in an increased required detention volume of approximately 2,879 cubic feet of capacity.

The detention volume shall be detained via a proposed onsite linear swale detention, approximately 305 linear feet in length 10 feet wide located at the rear of the tract. The discharge will be to drainage ditch UID 0401 via a 24-inch reinforced concrete pipe with a concrete choke to 6-inch discharge.

The following table shows a summary of the runoff calculations:

Table 1: E 6 Ranch Subdivision Runoff Calculations

	Area (ac)	Weighted Runoff Coefficient	Q (cfs)
Pre-Development (10-year Storm)	2.89	0.17	1.35
Post-Development (50-Year Storm)	2.89	0.22	2.89
Increased Flow			1.54



☐ 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 _____

V. Existing Conditions

The 2.89-acre tract is currently undeveloped and was previously used for agricultural purposes. The ground cover is mostly short grass with light brushes on the east end of the property. Natural ground elevations are mainly flat with higher elevations on the west side of the property and lower elevations to the far east, with an average 0.23% slope across the tract. The overall drainage pattern shall remain. The existing drainage is provided by a drainage ditch named 7J2, labeled by HCDD#1 as UID 0401.

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Out of the 125,888 square feet available, 9,478 square feet will be developed, with the remaining 116,410 square feet of property remaining undeveloped/natural green space. The proposed development of 9,478 square feet shall include caliche driveway surface and building roof cover. Using the rational method, the total developed runoff for this subdivision was calculated to be approximately 2.89 cubic feet per second for a 50-year storm. The pre-developed runoff with respect to a 10-year storm was calculated to be 1.35, resulting in an increased runoff of 1.54 cubic feet per second. The increase in runoff results in an increased required detention volume of approximately 2,879 cubic feet of capacity.

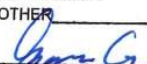
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The following table shows a summary of the runoff calculations:

Table 1: E 6 Ranch Subdivision Runoff Calculations

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Pre-Development (10-year Storm)	2.89	0.17	1.35
Post-Development (50-Year Storm)	2.89	0.22	2.89
Increased Flow			1.54



☐ 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 11-27-23

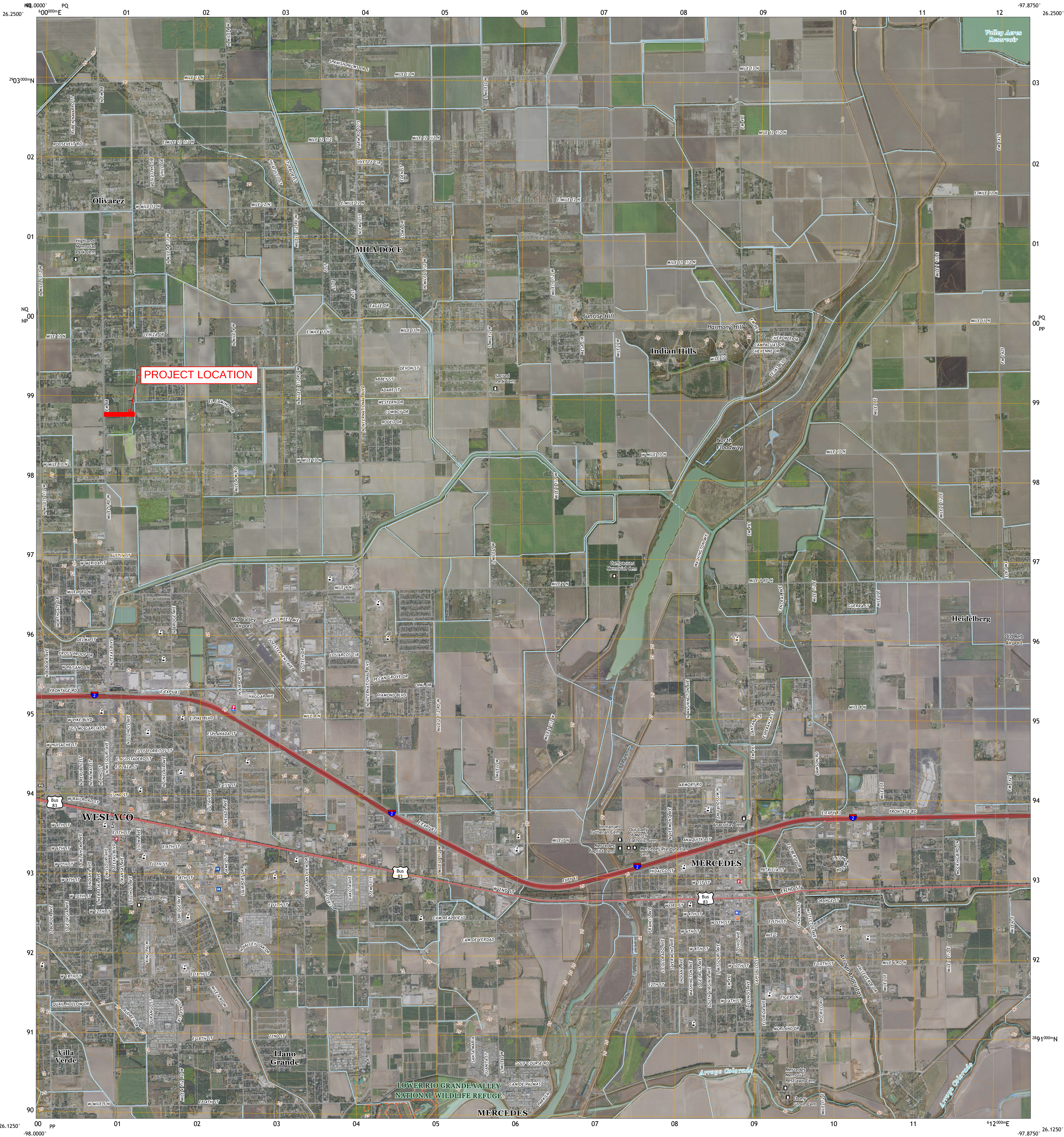
ATTACHMENT ‘A’ – PROJECT LOCATION (USGS)



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



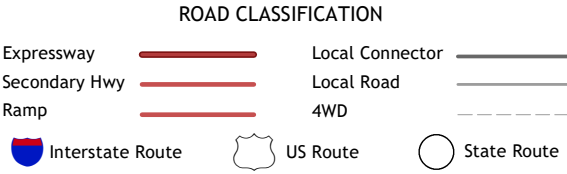
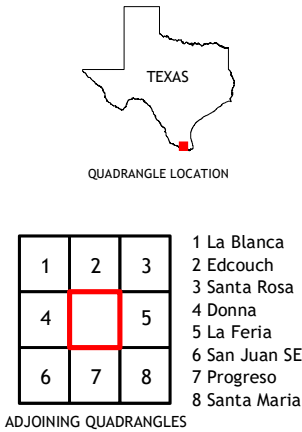
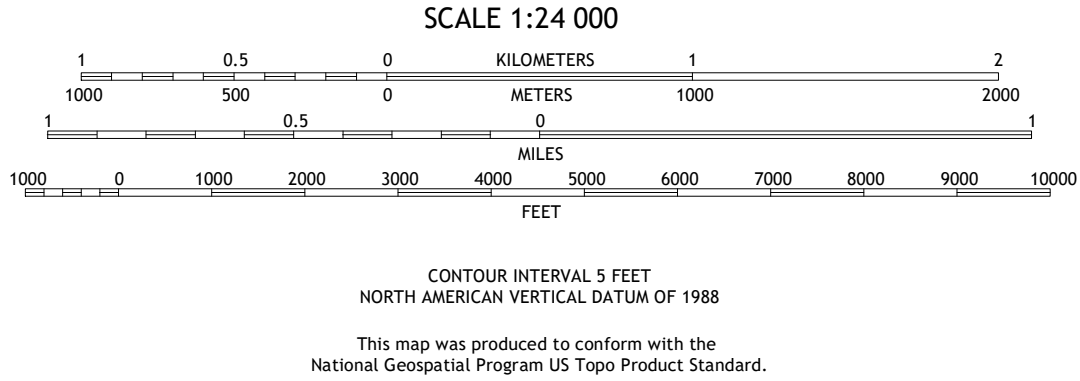
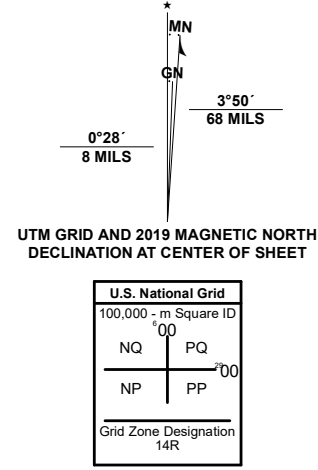
MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1000-meter grid/Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, November 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available



1	2	3
4	5	6
7	8	9

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

MERCEDES, TX
2022



ATTACHMENT 'B' – RAINFALL INTENSITY DURATION FREQUENCY COEFFICIENTS

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

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

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

ATTACHMENT ‘C’ – “C” VALUES FOR RATIONAL METHOD

C Coefficient

DESCRIPTION OF AREA	RUNOFF COEFFICIENT
Business	
Downtown	0.70 - 0.95
Neighborhood	0.50 - 0.70
Residential	
Single-family	0.30 - 0.50
Multiunits, detached	0.40 - 0.60
Multiunits, attached	0.60 - 0.75
Residential (suburban)	0.25 - 0.40
Apartment	0.50 - 0.70
Industrial	
Light	0.50 - 0.80
Heavy	0.60 - 0.90
Parks, Cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard	0.20 - 0.35
Unimproved	0.10 - 0.30
CHARACTER OF SURFACE	
Pavement	
Asphaltic and concrete	0.70 - 0.95
Brick	0.70 - 0.85
Roofs	0.75 - 0.95
Lawns, sandy soil	
Flat, 2%	0.05 - 0.10
Average, 2-7 %	0.10 - 0.15
Steep, 7%	0.15 - 0.20
Lawns, heavy soil	
Flat, 2%	0.13 - 0.17
Average, 2-7 %	0.18 - 0.22
Steep, 7%	0.25 - 0.35

Business Downtown, **0.70-0.95**
Business Neighborhood, **0.50-0.70**
Residential Single-Family, **0.30-0.50**
Residential Multiunits, detached, **0.40-0.60**
Residential Multiunits, attached, **0.6-0.75**
Residential Suburban, **0.25-0.40**
Apartment, **0.50-0.70**
Industrial Light, **0.50-0.80**
Industrial Heavy, **0.60-0.90**
Parks, Cemetery, **0.10-0.30**
Playgrounds, **0.20-0.35**
Railroad yard, **0.20-0.35**
Unimproved, **0.10-0.30**
Pavement Asphalt, Concrete, **0.70-0.95**
Pavement, Brick, **0.70-0.85**
Roofs, **0.75-0.95**
Lawns, sandy soil Flat, 2%, **0.05-0.10**
Lawns, sandy soil Average, 2-7%, **0.10-0.15**
Lawns, sandy soil Steep, 7%, **0.15-0.20**
Lawns, heavy soil Flat, 2%, **0.13-0.17**
Lawns heavy soil Average, 2-7%, **0.18-0.22**
Lawns heavy soil Steep, 7%, **0.25-0.35**

ATTACHMENT 'D' – PRE-DEVELOPMENT RUNOFF MAP



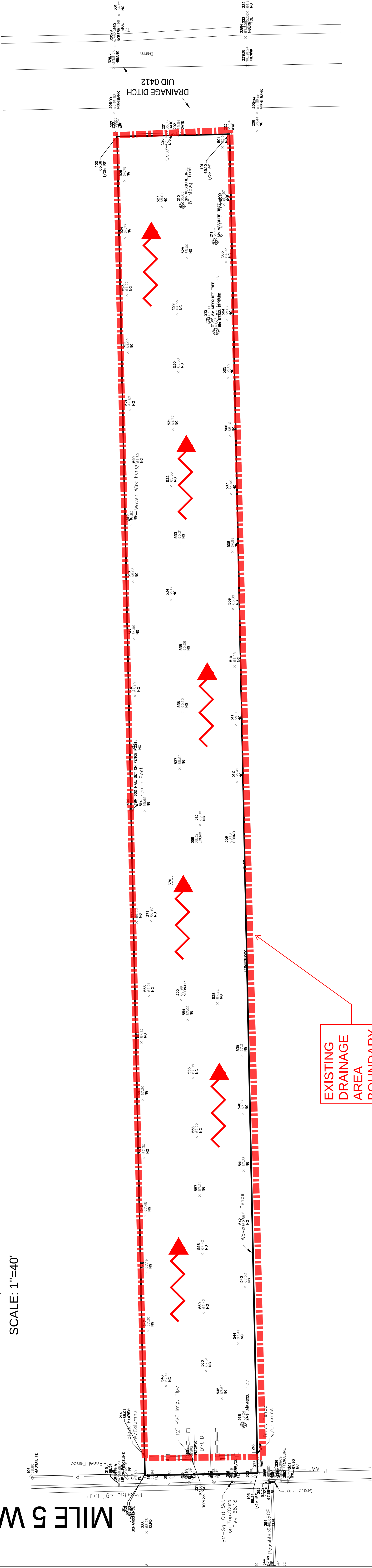
SCALE: 1"=40'

MILE 5 W ROAD

LEGEND



DRAINAGE SHEET FLOW



EXISTING
DRAINAGE
AREA
BOUNDARY

E 6 RANCH
SUBDIVISION
PRE-DEVELOPMENT

EXHIBIT
AUGUST 2023

ATTACHMENT 'E' – RATIONAL METHOD FOR PRE- DEVELOPMENT CONDITIONS

DETENTION VOLUME CALCULATION

Project No. p976

Name: E 6 Ranch Subdivision

Location: Weslaco, Texas

EOR J. Munoz

Design Engineer J. Pequeno

Data Date: 8/21/2023

Rational Method

PRE - DEVELOPED RUNOFF - 10 Year Storm

Runoff Coefficient					
Sub-area	Area (sf)	Acres	Surface type	Coefficient	A x C
1	125,888	2.89	Unimproved, 0.10-0.30	0.17	0.48
2					
3					
4					
Totals:	125,888	2.89			
Weighted Runoff Coefficient =			0.17		0.48

Pre-developed Conditions: $t_c = 60.71$ min

	2 yr	5 yr	10 yr	25 yr	50 yr	100 yr
Intensity (in/hr):	1.71	2.33	2.83	3.51	4.05	4.63
Q (cfs):	0.81	1.11	1.35	1.67	1.93	2.21

Coefficients:						
e	0.8385	0.8215	0.8123	0.8022	0.7952	0.7888
b	62.3356	79.1505	92.2303	109.9653	123.4681	137.9853
d	12.3218	12.2329	12.3289	12.6024	12.8577	13.3182



11-7-2023

Time of Concentration: t_c

Surface type:	n_{al} coefficient	Length, ft	Slope, ft/ft	t_{sh}
Grass: Bermuda, 0.41				
Fallow (no residue), 0.05				
Grass: Short grass prairie, 0.15	0.15	300	0.003	45.59
Range(natural), 0.13				

$t_{sh} = 45.59$

Surface type:	K, coefficient	Length, ft	Slope, ft/ft	t_{sc}
Paved, K=16.13				
Unpaved, K=20.32	20.32	884	0.002	15.119

$t_{sc} = 15.119$

Time of Concentration:

$t_c = 60.71$ min

$t_c = 60.71$ min

IDF equation:

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

Note: If $t_c < 10$ min, then $t_c = 10$ min.

ATTACHMENT ‘F’ – POST-DEVELOPMENT RUNOFF MAP



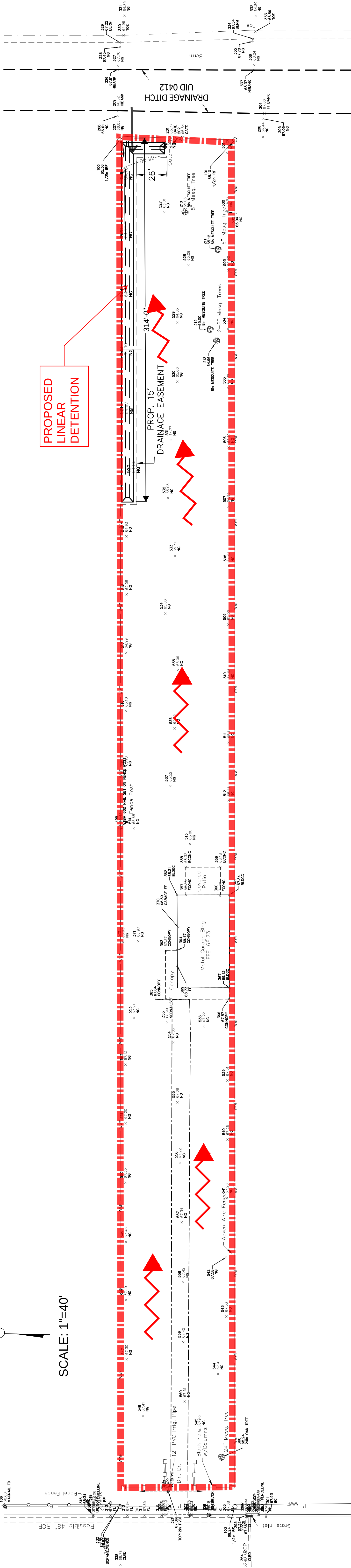
SCALE: 1"=40'

LEGEND



DRAINAGE SHEET FLOW

PROPOSED
LINEAR
DETENTION



E 6 RANCH SUBDIVISION POST DEVELOPMENT

EXHIBIT
AUGUST 2023

ATTACHMENT ‘G’ – RATIONAL METHOD FOR POST- DEVELOPMENT CONDITIONS

DETENTION VOLUME CALCULATION

EOR
Design Engineer

Project No. P961
Name: E 6 Ranch Subdivision
Location: Weslaco, Texas

Data Date: 8/22/2023

Rational Method

4 **Time of Concentration: t_c**

POST - DEVELOPED RUNOFF - 50 Year Storm

Runoff Coefficient					
Sub-area	Area (sf)	Acres	Surface type	Coefficient	A x C
1	111,888	2.68	Unimproved, 0.10-0.30	0.17	0.46
	5,439	0.12	Roofs, 0.75-0.95	0.85	0.11
	4,039	0.09	Pavement, Brick, 0.70-0.85	0.70	0.06
Totals:	111,888	2.89			
Weighted Runoff Coefficient =			0.22		0.62

Post-developed Conditions: $t_c = 49.33 \text{ min}$

	2 yr	5 yr	10 yr	25 yr	50 yr	100 yr
Intensity (in/hr):	1.97	2.68	3.24	4.02	4.63	5.28
O (cfs):	1.23	1.67	2.02	2.51	2.89	3.29

Coefficients:

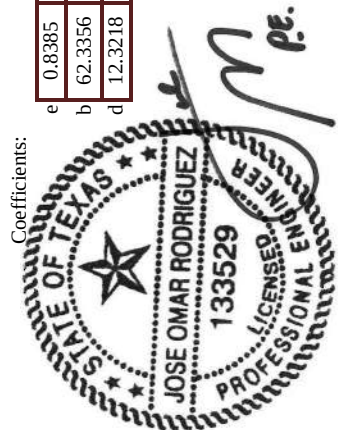
e	0.8395	0.8215	0.8123	0.8022	0.7952	0.7888
b	62.3356	79.1505	92.2303	109.9653	123.4681	137.9853
d	12.3218	12.2329	12.3289	12.6024	12.8577	13.3182

IDF equation:

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

Note: If $t_c < 10$ min, then $t_c = 10$ min.

11-7-2023



ATTACHMENT 'H' – DRAINAGE & DETENTION POND CALCULATIONS

Guzman and Munoz Engineering and Surveying, Inc.

DETENTION VOLUME CALCULATION

Project No: P976 Name: E 6 Ranch Subdivision Location: Weslaco, Texas	Checked by: J. Munoz E.I.T.: J. Pequeno Data Date: 8/1/2023
--	--

Modified Rational Method

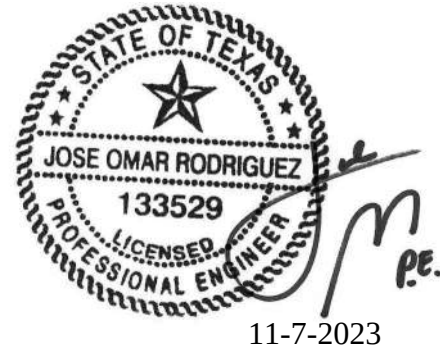
Stomwater runoff generated from the developed property, shall be detained for a 50-year frequency storm event and released into the receiving downstream system at the pre-developed, peak discharge rate for a 10-year frequency storm event.

Data:		
Area (A)	2.89 acres	
tc	60.71 min	existing
tc	49.33 min	proposed
"C" Value	0.17	existing
"C" Value	0.22	proposed
Q (release rate)	1.91 cfs	existing
Q	2.88 cfs	proposed

Recurrence Interval (Years)	IDF Coefficients (Hidalgo County)			
	e	B	d	I (in/hr)
2	0.8385	62.3356	12.3218	1.97
5	0.8215	79.1505	12.2329	2.68
10	0.8123	92.2303	12.3289	3.24
25	0.8022	109.9653	12.6024	4.02
50	0.7952	123.4681	12.8577	4.63
100	0.7888	137.9853	13.3182	5.28

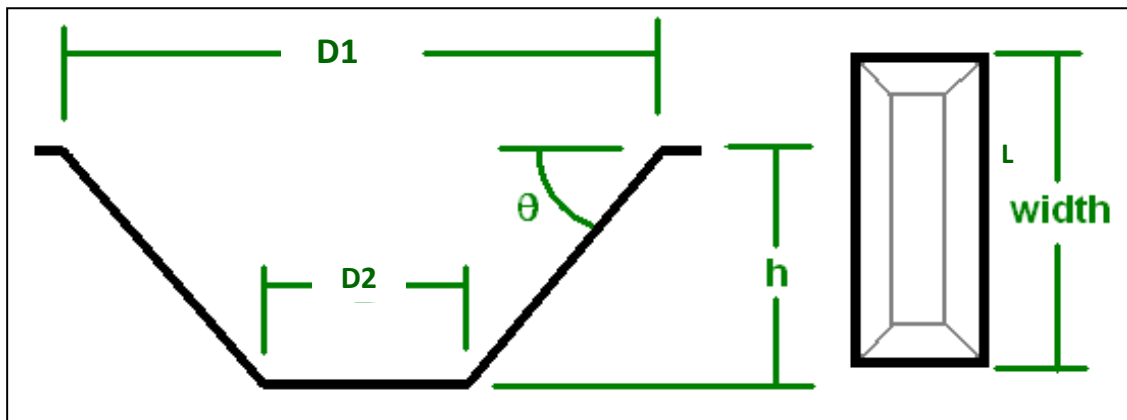
4.01

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Time (min)	I (in/hr)	Qin (cfs)	Vin (cf)	Qout (cfs)	Vout (cf)	Storage (cf)	Storage (ac-ft)
10	10.25	6.39	3,834	1.91	3,404	430	0.01
20	7.68	4.79	5,746	1.91	3,977	1,768	0.04
30	6.22	3.88	6,977	1.91	4,551	2,426	0.06
40	5.26	3.28	7,874	1.91	5,124	2,749	0.06
50	4.59	2.86	8,575	1.91	5,698	2,877	0.07
60	4.08	2.54	9,150	1.91	6,272	2,879	0.07
70	3.68	2.29	9,638	1.91	6,845	2,792	0.06
80	3.36	2.10	10,060	1.91	7,419	2,641	0.06
90	3.10	1.93	10,434	1.91	7,993	2,441	0.06
100	2.88	1.79	10,769	1.91	8,566	2,202	0.05
110	2.69	1.68	11,072	1.91	9,140	1,932	0.04
120	2.53	1.58	11,350	1.91	9,714	1,636	0.04
130	2.39	1.49	11,606	1.91	10,287	1,319	0.03
140	2.26	1.41	11,844	1.91	10,861	984	0.02
150	2.15	1.34	12,067	1.91	11,435	632	0.01
160	2.05	1.28	12,276	1.91	12,008	267	0.01
170	1.96	1.22	12,472	1.91	12,582	(110)	(0.00)
180	1.88	1.17	12,659	1.91	13,156	(497)	(0.01)
200	1.74	1.08	13,004	1.91	14,303	(1,299)	(0.03)
220	1.62	1.01	13,318	1.91	15,450	(2,132)	(0.05)
240	1.52	0.94	13,607	1.91	16,597	(2,990)	(0.07)
280	1.35	0.84	14,126	1.91	18,892	(4,767)	(0.11)
320	1.22	0.76	14,581	1.91	21,187	(6,606)	(0.15)
360	1.11	0.69	14,988	1.91	23,481	(8,493)	(0.19)



Dimensional Sizing: 50 Year Storm

TRAPEZOID POND SUMMARY



Ditch Section 1

Input

LINEAR DETENTION

D1	10
D2	3
L	305
H	1.5

$$V = \left[\frac{A1+A2}{2} \cdot h \right] * L$$

VOLUME 2973.75

Output

Sum Vol. = > Req. Vol = CF



GUZMAN & MUÑOZ
ENGINEERING AND SURVEYING, INC.

Texas Registered Engineering Firm F-8017

2020 E. Expressway 83
Mercedes, Texas 78570

Ph: 956-565-4637
Fax: 956-565-4636

Outfall Sizing

$$Q = C_d A \sqrt{2gh}$$

Q = 10 yr Discharge Rate (cfs)

1.35

C_d = Coefficient of Discharge

0.8

g = Gravity (ft/s^2)

32.2

h = Head (ft)

1.5

$$A = \left[\frac{Q}{C_d \sqrt{2gh}} \right]$$

A = Orifice Area (ft^2)

0.171

$$D = \sqrt{\frac{4A}{\pi}} * 12$$

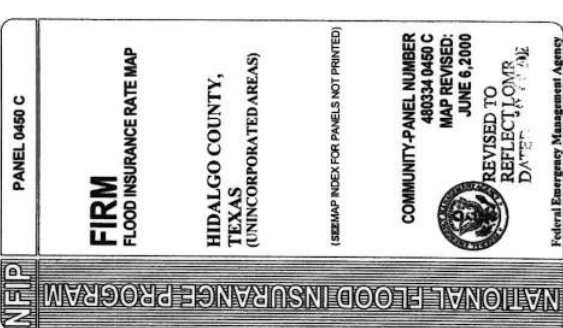
D = Orifice Diameter Calculated (in)

6

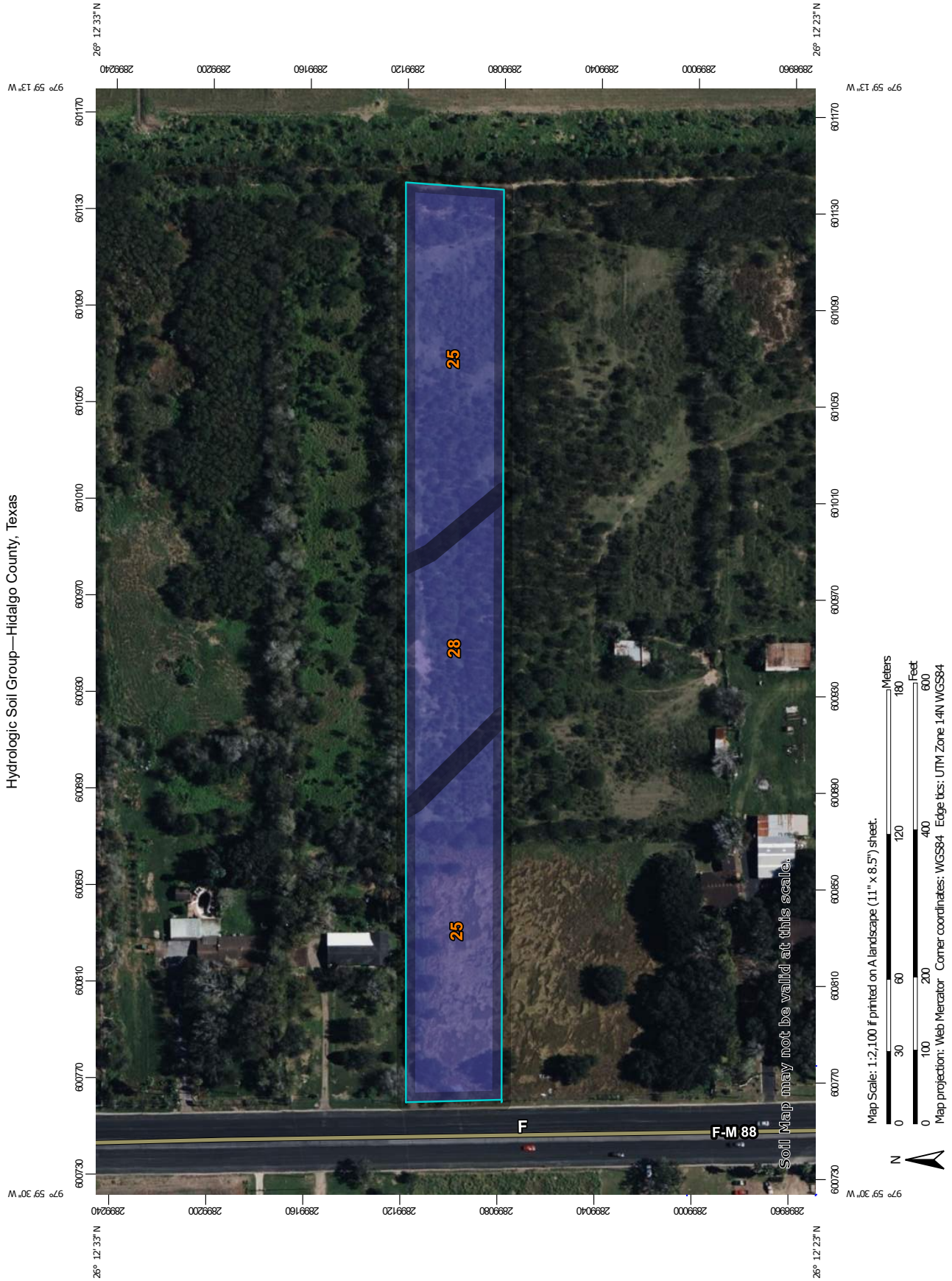
D = Designed Orifice Diameter (in)

6

ATTACHMENT 'I' – FEMA FLOOD INSURANCE RATE MAP



ATTACHMENT 'J' – NRCS SOIL REPORT



MAP LEGEND

MAP INFORMATION

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

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

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

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

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

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

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

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

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

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

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

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

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	2.8	74.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	1.0	25.4%
Totals for Area of Interest			3.8	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.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

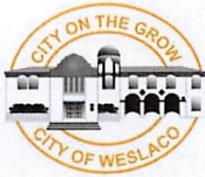
Tie-break Rule: Higher





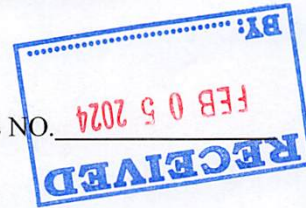
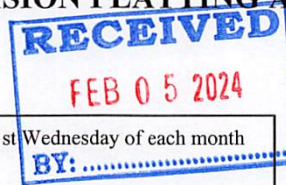
**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: April 3, 2024	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.-Mario A. Reyna.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Texas Heights Phase II Subdivision being 17.518 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 (100) 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 "A" and "X". The variance request were approved at the last P&Z meeting.	
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-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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: 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.

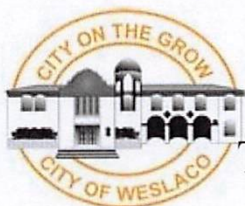
Owner Printed Name: _____

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)

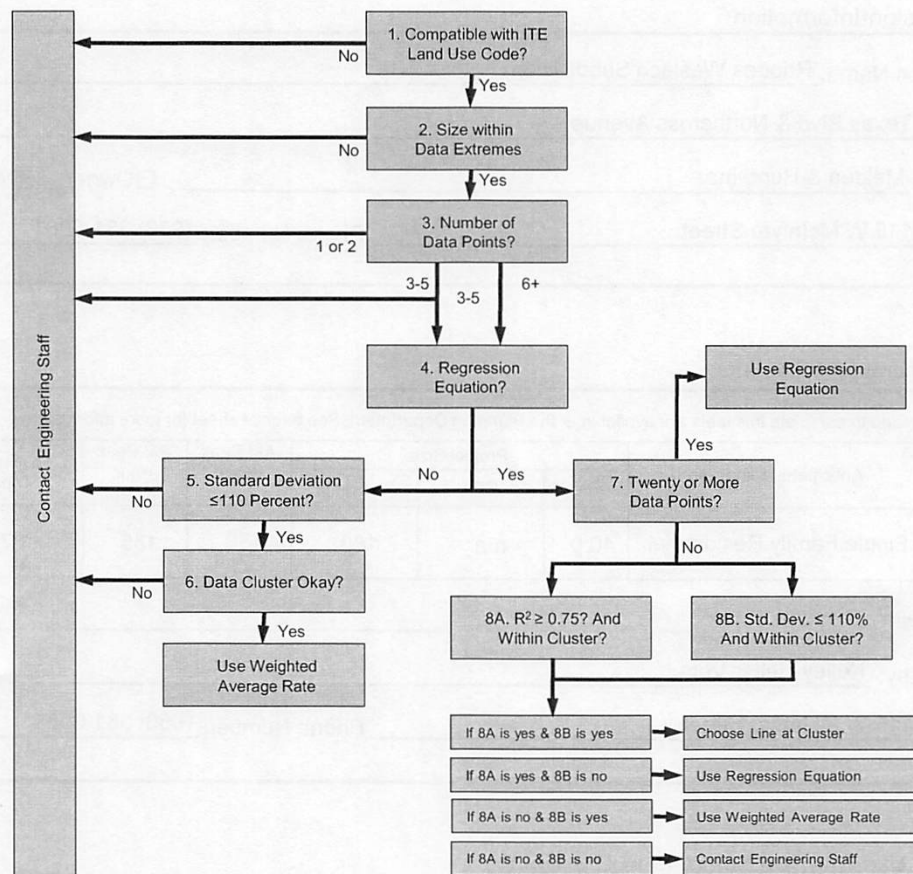
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ 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#: _____

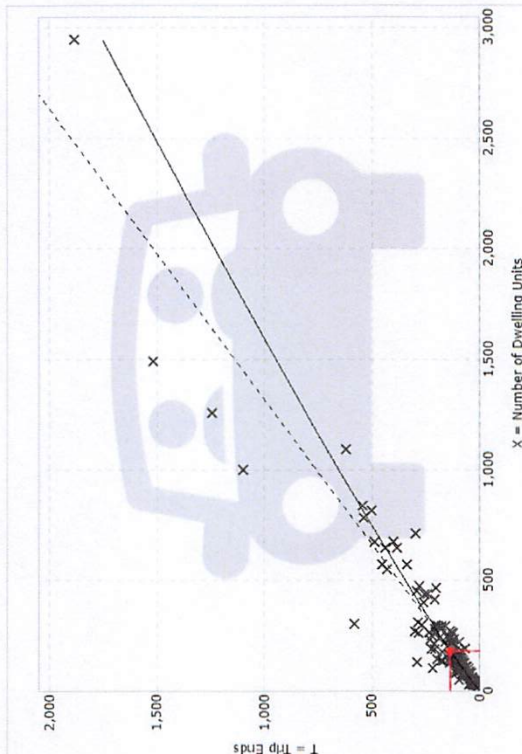
Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

Data Plot and Equation

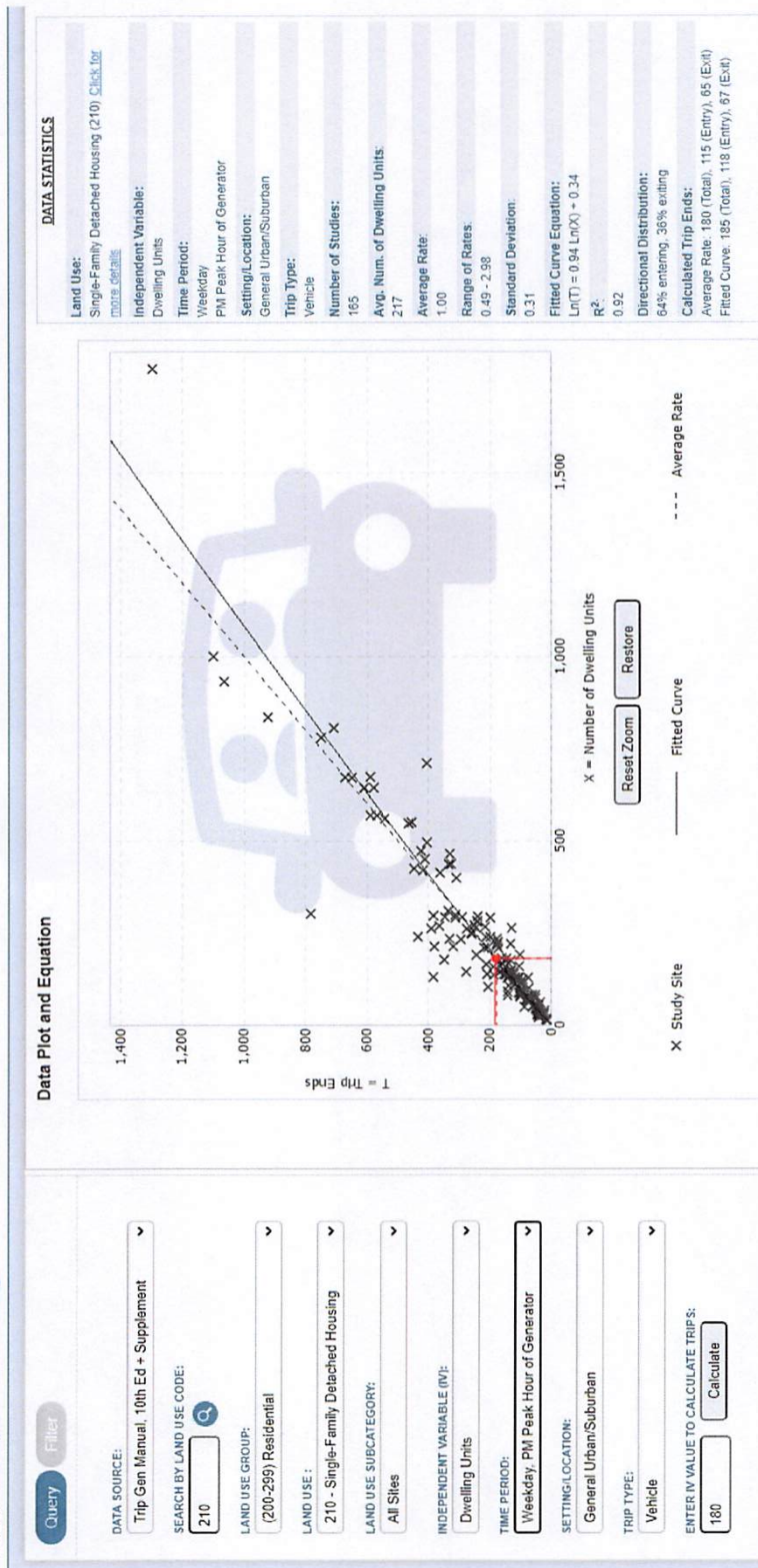


Reset Zoom Restore

X Study Site Fitted Curve Average Rate

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
General Urban/Suburban	
Trip Type:	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)



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

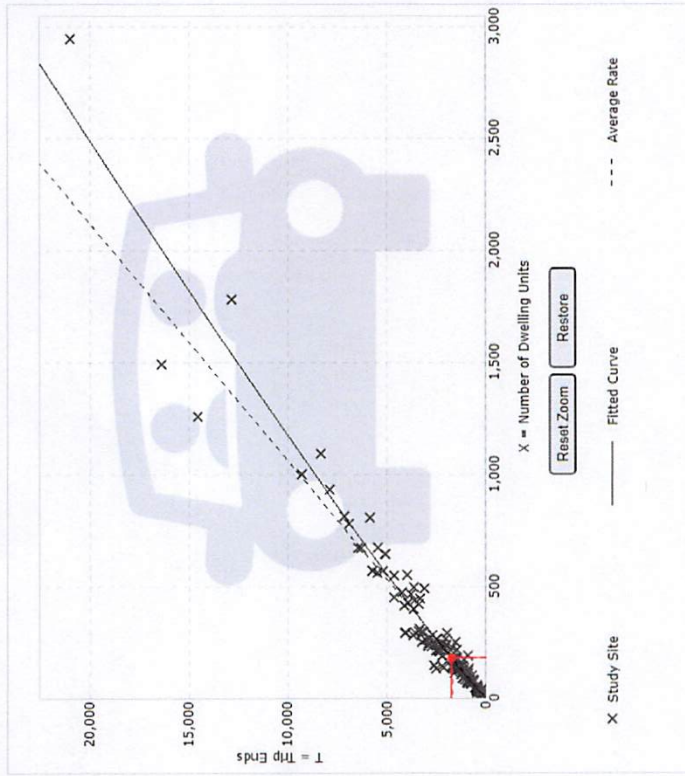
SETTING/LOCATION: General Urban/Suburban

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. A. Reyna
12-18-23

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- 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)

5.256 in/hr
0.544

c factor

Q future cond. = Aci = i *

=

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

CHANNEL, PIPE, STREET, ETC. FLOW

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

TABLE IA
FLOWRATE DETERMINATION
TEXAS HEIGHTS PH 2

[illegible]

FORMULA FOR INTENSITY $I = \frac{b}{e}$
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	

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

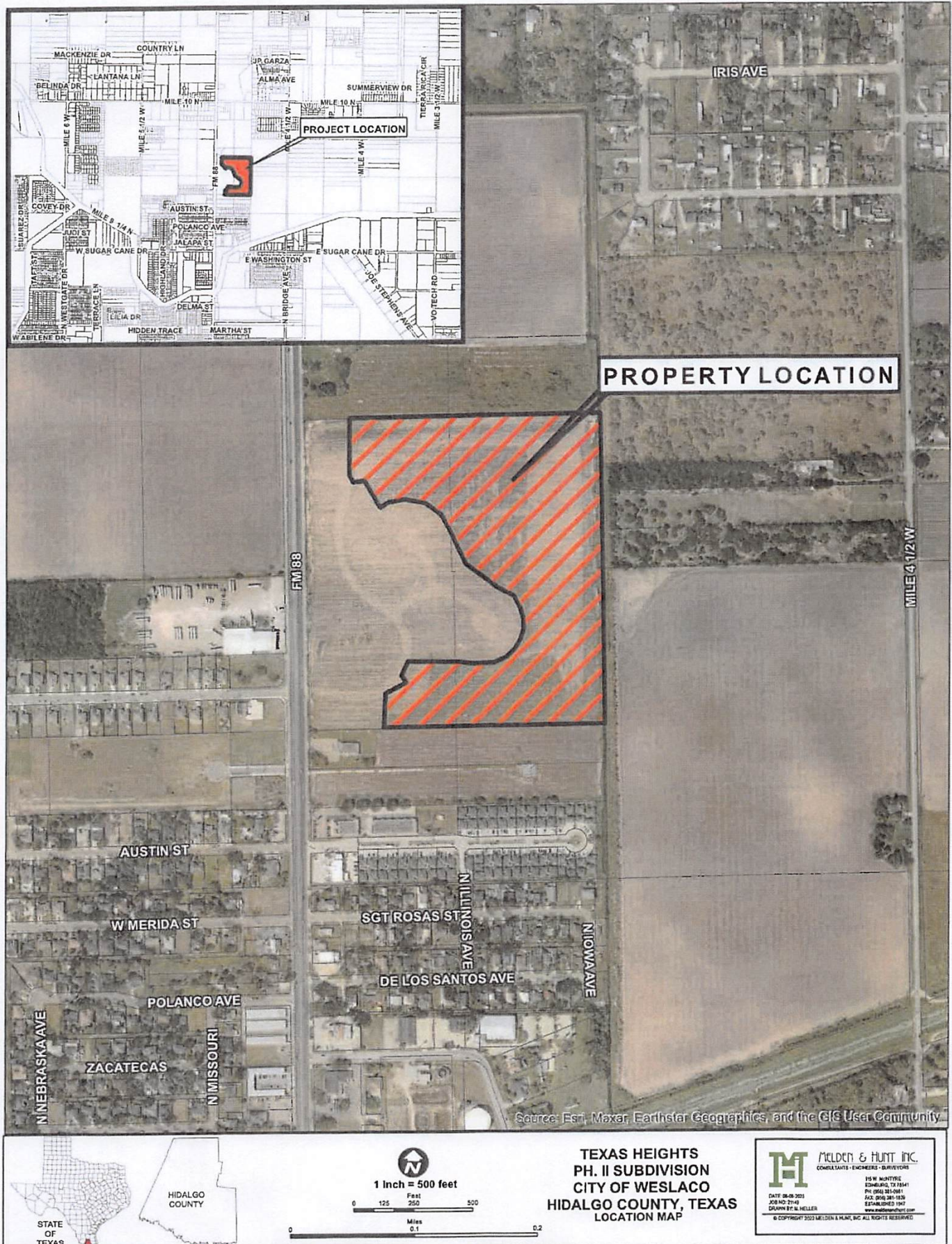
C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)



21146 - modes - beam bridge phone 3\internal Res\21146_5102_PAT.dwg

BUILDING NETWORKS
CHAPTER 337

- [illegible]

[illegible]

1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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IN PHASE IIPLAT OF
KAS HEIGHTS SUBDIVISION

7



BEING A PART
OF THE WEST
OF RECORDS
AND RECORDS

A TRACT OF LAND CONTAINING
SITUATED IN THE COUNTY OF HIDALGO
OR PORTION OUT OF FARM TRACTS
ADAMS TRACTS, ACCORDING TO THE
IN VOLUME 2, PAGES 34-37, HIDALGO

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Weeks post-treatment	EPG (approximate mean)
0	8000
1	1000
2	500
3	200
4	100
5	50
6	20
7	10
8	5
9	2
10	1

MELD CONSTRUCTA
 116 NW, AND
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 P.O. BOX 1000
 ESTADALIA

LOCATION

DATE: 18.03.2023 6:10
/ The 7th development

PLAT OF
TEXAS HEIGHTS SUBDIVISION PHASE II
A TRACT OF LAND CONTAINING 17,516 ACRES OF LAND
SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART
OR PORTION OUT OF FARM TRACTS 109 AND 109, THE WEST
ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED



MELDEN & HUNT INC.
CONSULTANTS • ERMAS MEMBERS • SERVING VORE

LOCATION MAP

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

ONE _____ AT _____ AND / OR _____
INSTRUMENT NUMBER: _____
OF THE MAP RECORDS OF HIDALGO COUNTY,
BY _____

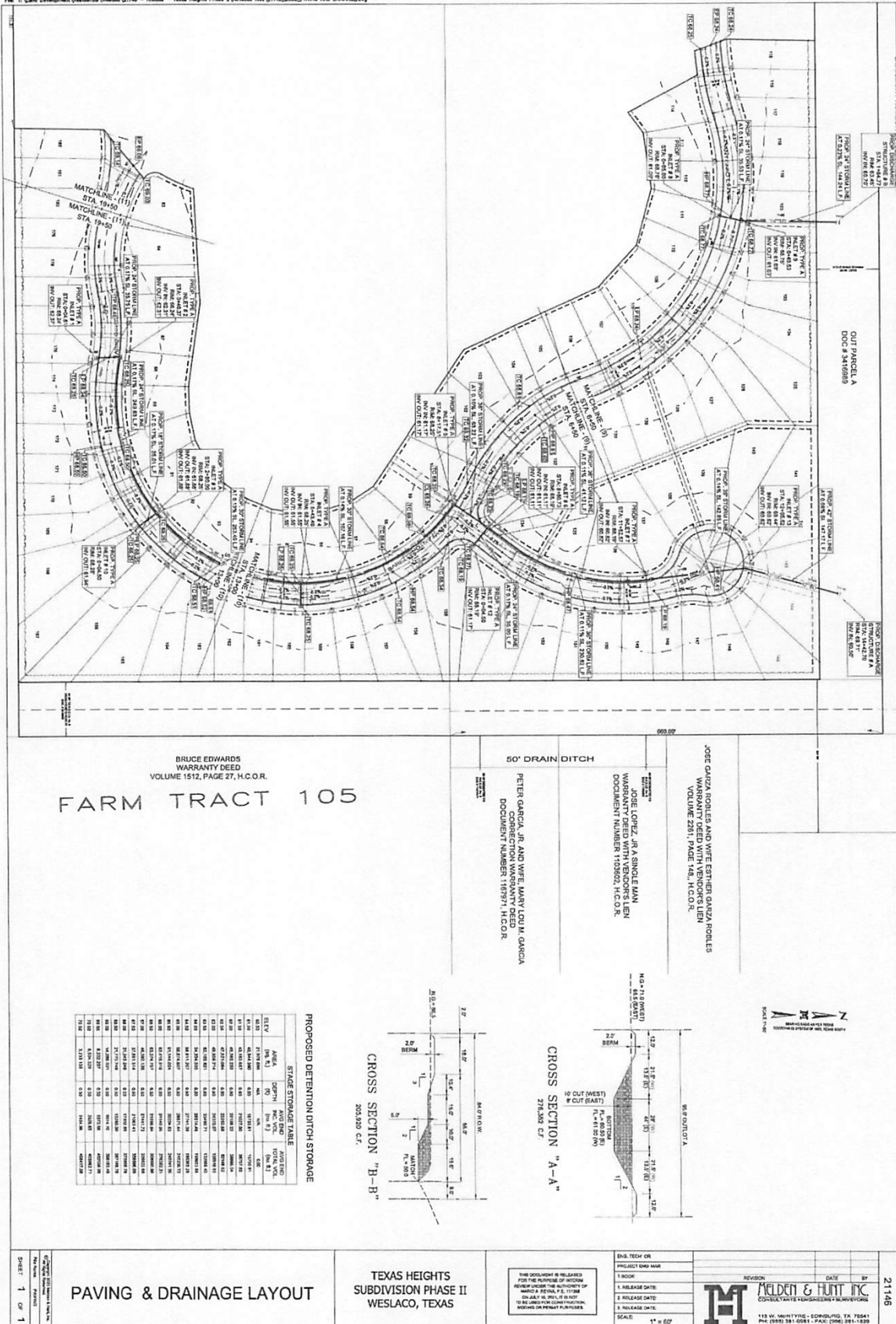
ON _____ 1957

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

Date: Tue 10/25/23 3:23pm User: St. mello
File: \\landdevelopment\landinfo\21146 - Roadway - Texas Heights Phase II\21146_2023_PAVING AND DRAINAGE.dwg



BRUCE EDWARDS
WARRANTY DEED
VOLUME 1512, PAGE 27, H.C.O.R.
FARM TRACT 105

JOSE GARCIA ROBLES AND WIFE EATHER GARCIA ROBLES
WARRANTY DEED WITH VENDORS LIEN
VOLUME 2281, PAGE 148, H.C.O.R.
CROSS SECTION "A-A"
21.30% C.F.

CROSS SECTION "B-B"
20.50% C.F.

PROPOSED DETENTION DITCH STORAGE

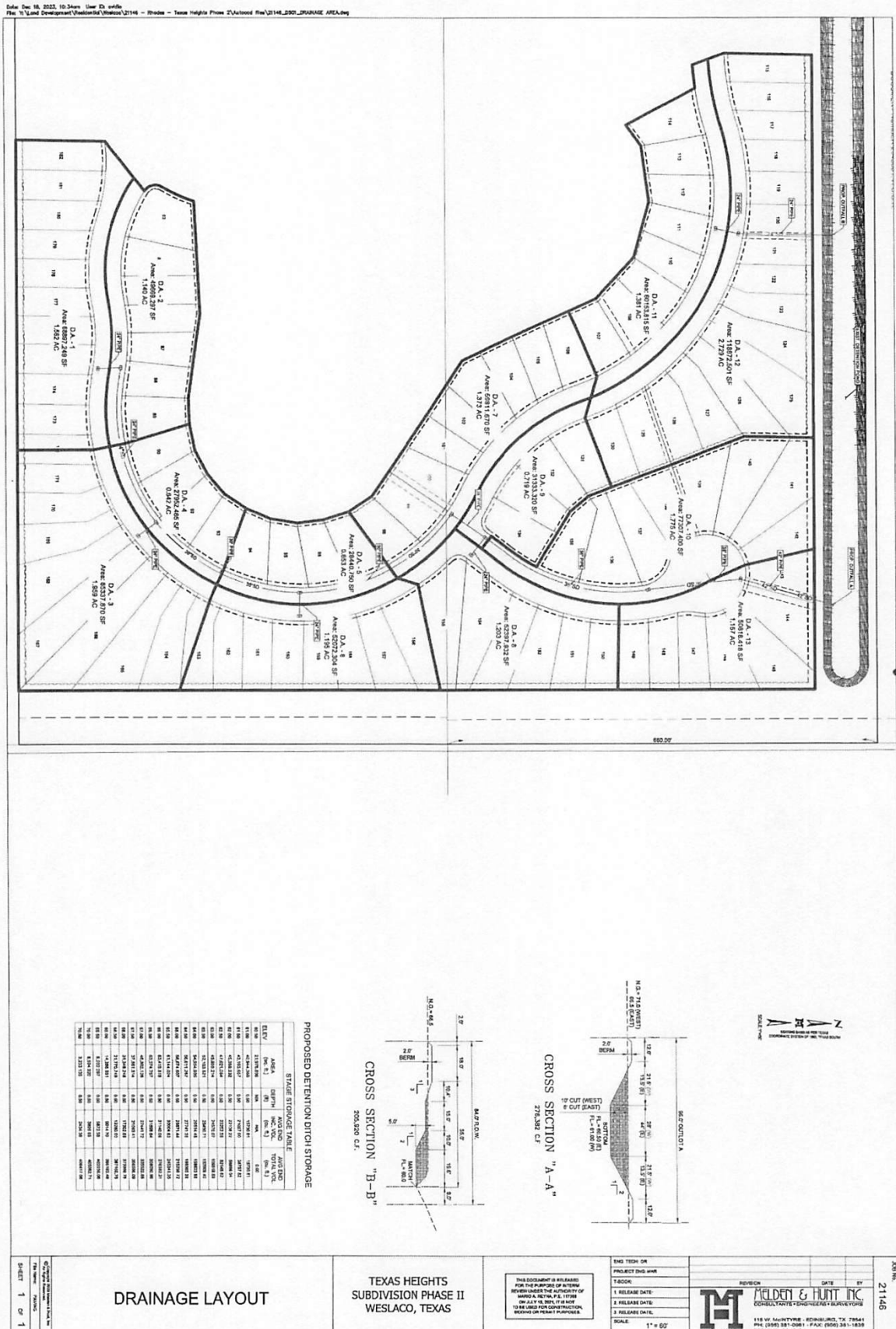
STAGE	AREA	DEPTH	VOLUME	STORAGE
1	1.00	0.10	0.00	0.00
2	1.00	0.20	0.00	0.00
3	1.00	0.30	0.00	0.00
4	1.00	0.40	0.00	0.00
5	1.00	0.50	0.00	0.00
6	1.00	0.60	0.00	0.00
7	1.00	0.70	0.00	0.00
8	1.00	0.80	0.00	0.00
9	1.00	0.90	0.00	0.00
10	1.00	1.00	0.00	0.00
11	1.00	1.10	0.00	0.00
12	1.00	1.20	0.00	0.00
13	1.00	1.30	0.00	0.00
14	1.00	1.40	0.00	0.00
15	1.00	1.50	0.00	0.00
16	1.00	1.60	0.00	0.00
17	1.00	1.70	0.00	0.00
18	1.00	1.80	0.00	0.00
19	1.00	1.90	0.00	0.00
20	1.00	2.00	0.00	0.00
21	1.00	2.10	0.00	0.00
22	1.00	2.20	0.00	0.00
23	1.00	2.30	0.00	0.00
24	1.00	2.40	0.00	0.00
25	1.00	2.50	0.00	0.00
26	1.00	2.60	0.00	0.00
27	1.00	2.70	0.00	0.00
28	1.00	2.80	0.00	0.00
29	1.00	2.90	0.00	0.00
30	1.00	3.00	0.00	0.00

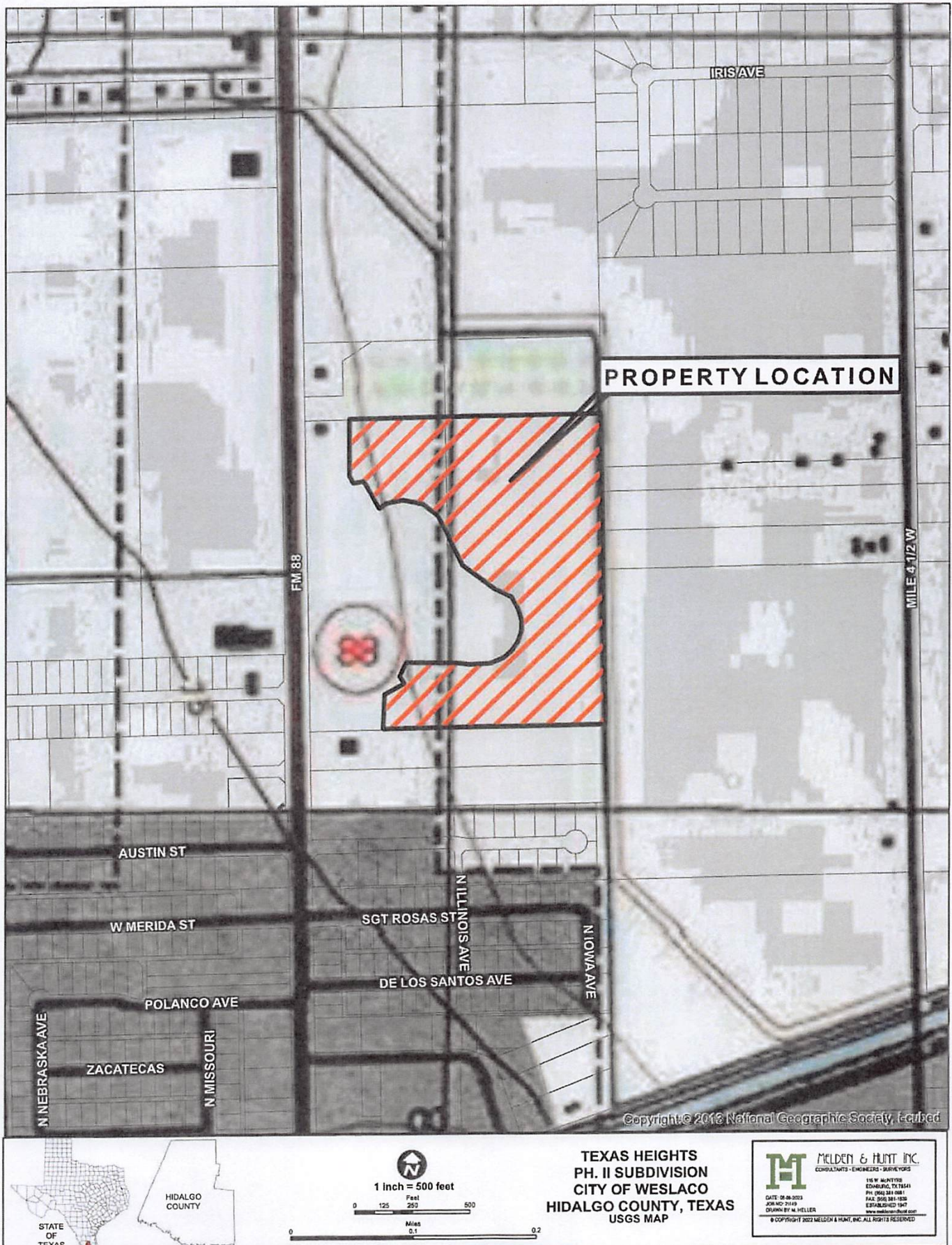
PAVING & DRAINAGE LAYOUT

TEXAS HEIGHTS
SUBDIVISION PHASE II
WESLACO, TEXAS

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF RECORDING
AND DOES NOT CONSTITUTE A
WARRANTY OF ANY KIND, AND
SHALL NOT BE USED FOR CONSTRUCTION
UNLESS OTHERWISE SPECIFIED.

ENG. TECH. OR PROJECT ENG. NO.	DATE
1. RELEASE DATE	BY
2. RELEASE DATE	BY
3. RELEASE DATE	BY
4. RELEASE DATE	BY
115 W. MONTGOMERY - DOWNSIDE, TX 75841 TEL: 936-335-1858 FAX: 936-335-1859 ESTABLISHED 1947 www.meldrenandhunt.com	





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.
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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"

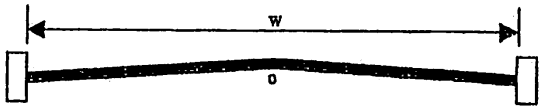
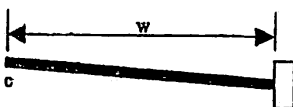
TIME	5 yr.	10 yr.	25 yr.	50 yr.
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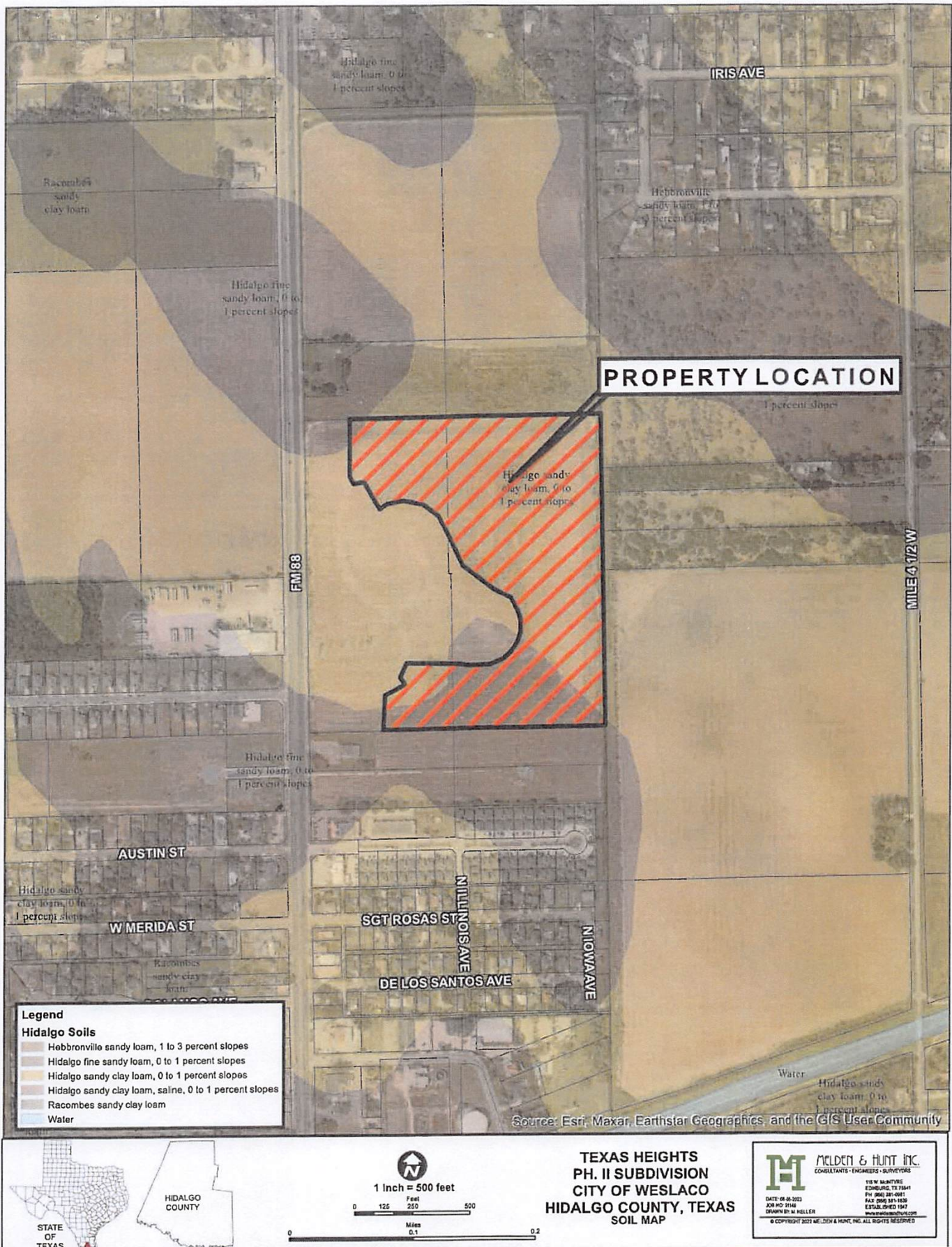
71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	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
110	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 $n = 0.018$

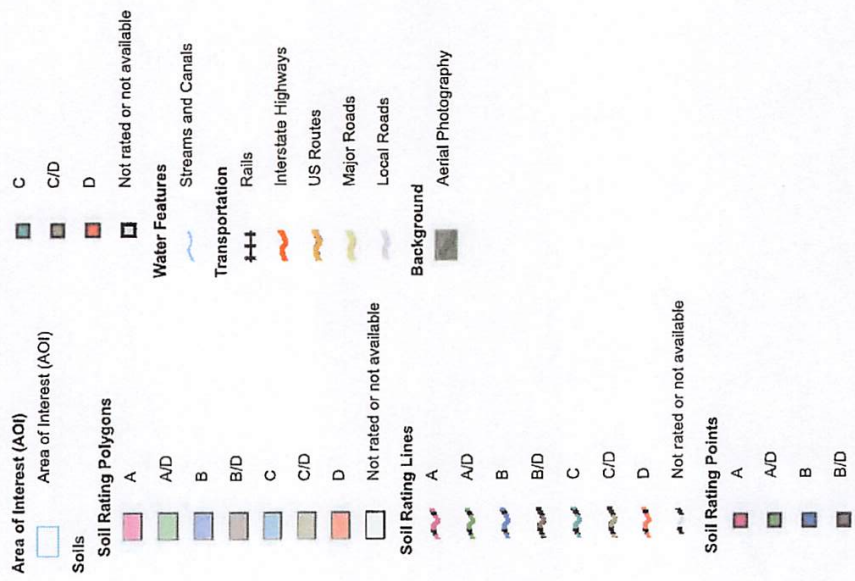
										
	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	$w = 30'$		$w = 40'$		$w = 44'$		$w = 24'$			
Slope %	$c = 4''$ $wp = 31.16$ $A = 12.45$ $r = 0.40$		$c = 4''$ $wp = 41.17$ $A = 16.67$ $r = 0.405$		$c = 5''$ $wp = 45.17$ $A = 16.50$ $r = 0.365$		$c = 6''$ $wp = 24.66$ $A = 7.92$ $r = 0.32$		$c = 9''$ $wp = 28.52$ $A = 8.12$ $r = 0.28$	
	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:

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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

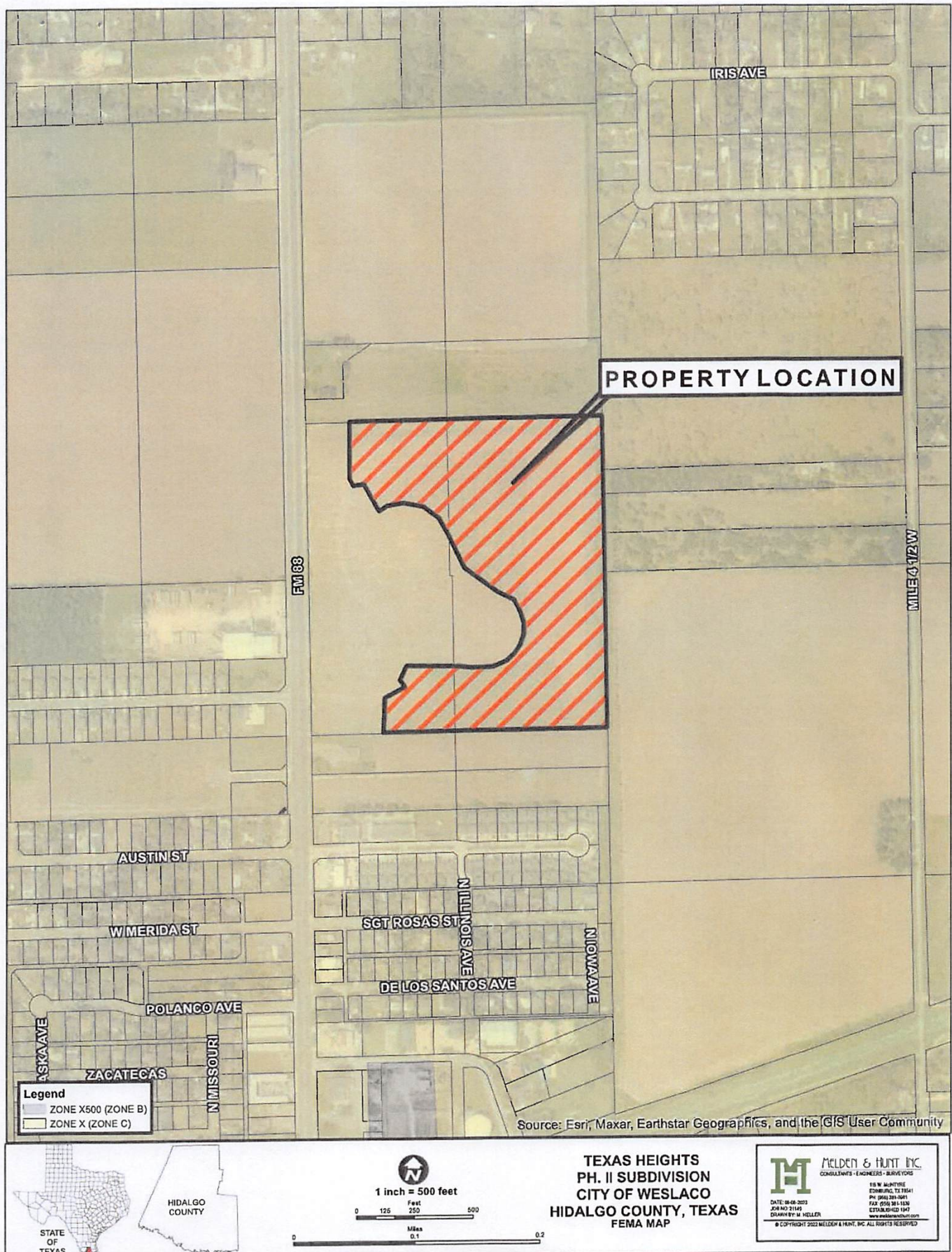
Rating Options

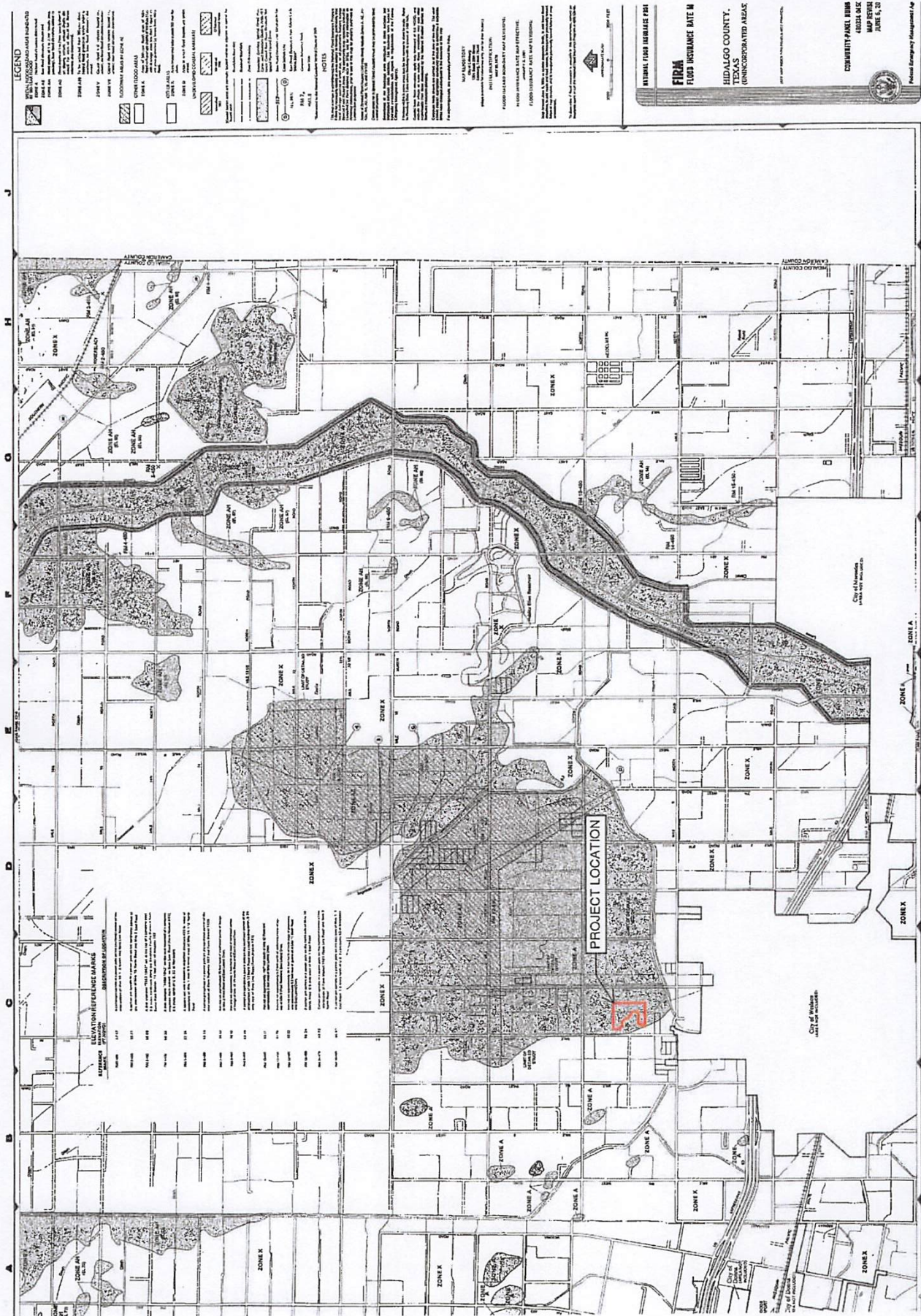
Aggregation Method: Dominant Condition

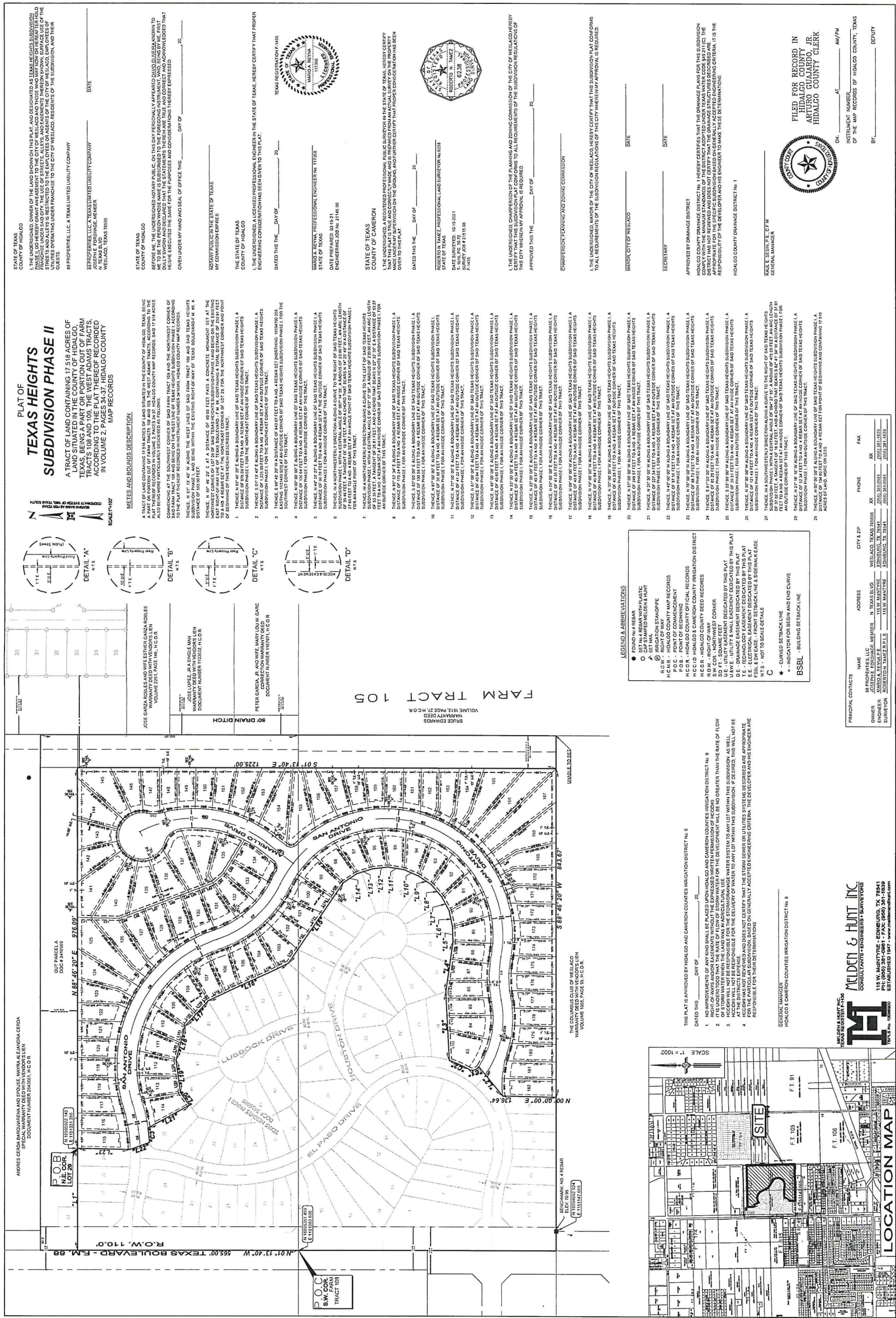
Component Percent Cutoff: None Specified

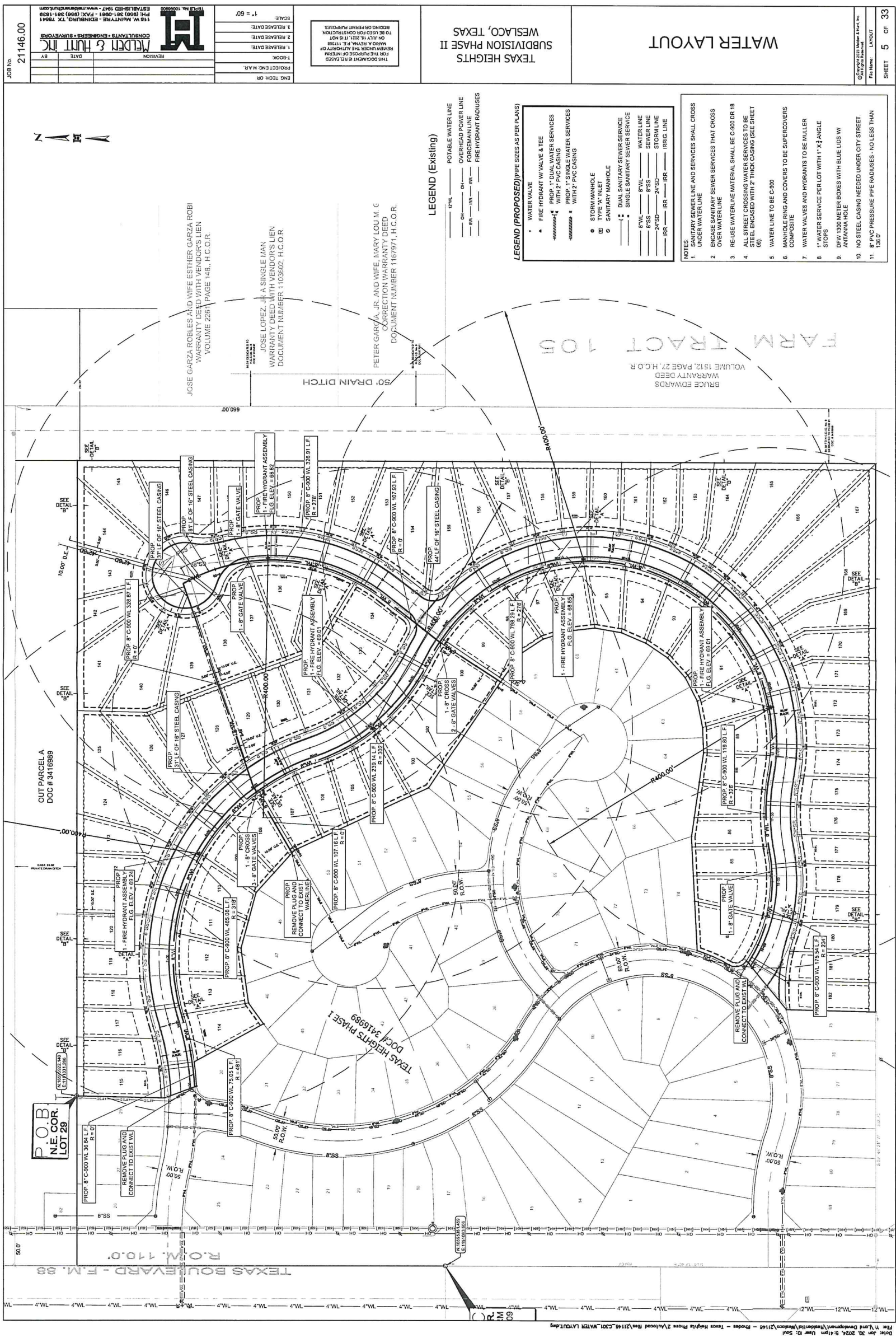
Tie-break Rule: Higher

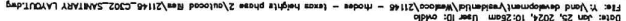


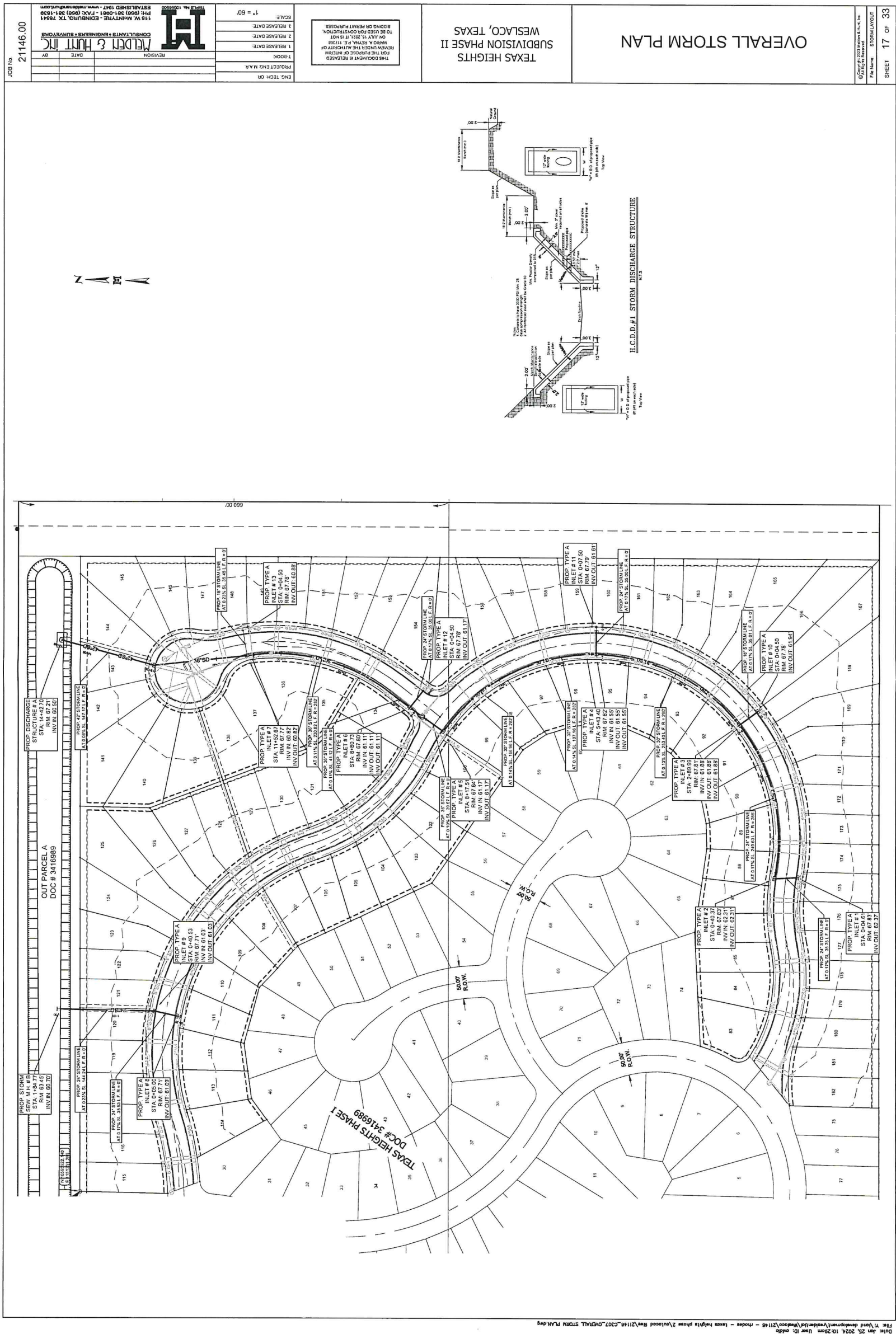














**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: April 3, 2024	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC.	
Subject/Agenda Item: Discussion and consideration for the Annexation of West and Adams Tract Subdivision– being a 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision, Hidalgo County, Texas. Located approximately 765ft south of E Mile 5 ½ N. Possible Action.	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through 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.	
Additional Action Prompted: ☒ Mayor’s Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	

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



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000579-2024

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

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

FILE NO. _____

GENERAL INFORMATION

JAN 09 2024

Name of Subdivision: Bridge Heights

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

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

_____ Petition for annexation signed and notarized by property owners.

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

_____ Survey and metes and bounds.

_____ City and school tax receipts attached.

OWNER INFORMATION

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

Address: 1108 Houston Way

Fax: _____

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

ENGINEER INFORMATION

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

Address: 135 Paseo del Prado

Fax: _____

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

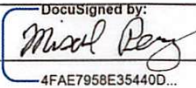
AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

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

Owner Printed Name: Misael Perez

Owner Signature:  Date: 1/4/2024

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

EXHIBIT A
METES AND BOUNDS
11.327 ACRES

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

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

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

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

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

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

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

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

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

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

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

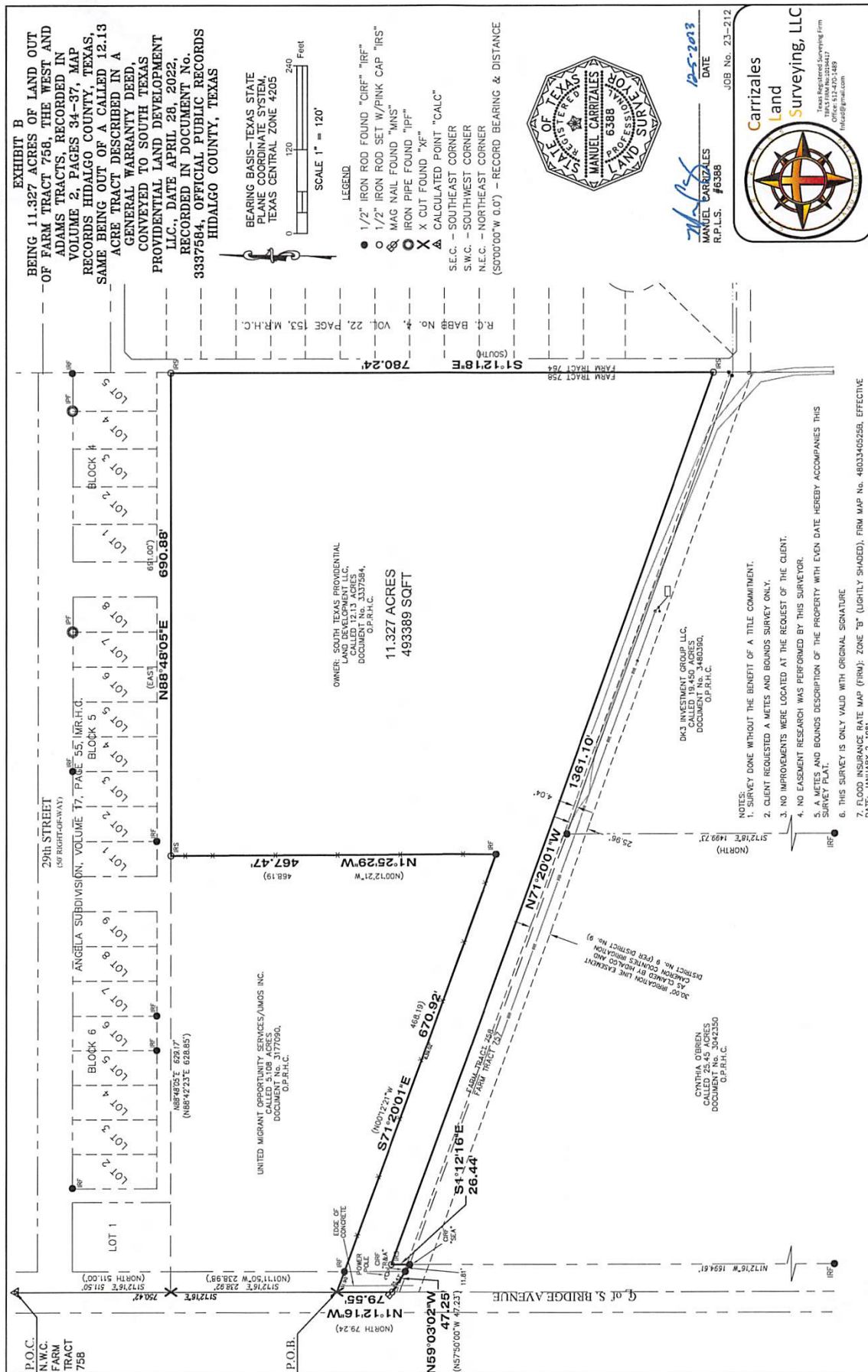
THENCE, N01°12'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A
DISTANCE OF 79.55 FEET TO **POINT OF BEGINNING**, AND CONTAINING 11.327 ACRES
OF LAND, MORE OR LESS.

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


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

12-5-2023
DATE:





ORDINANCE 202X-XX

AN ORDINANCE AMENDING ORDINANCE NUMBER 2018-02, THE CITY OF WESLACO ZONING ORDINANCE; CODIFIED AS CHAPTER 150, OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

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

SECTION I.

Ordinance Number 2018-02 passed and approved on February 6, 2018, as the “Zoning Ordinance” and Codified as Chapter 150, of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the Zoning ordinance will be adopted and codified as Chapter 150 of the Weslaco Code of Ordinances and said Chapter shall read as follows:

CHAPTER 150- ZONING ORDINANCE

Section 150-3. - Districts.

(a) For the purpose of regulating and restricting the height and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, and other vacant spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residents, or other purposes, the city is hereby divided into districts, of which there shall be fifteen classes in number, and which shall be known as:

- 1) R-1 One-family dwelling district.
- 2) RT-1 Townhomes/Condominium district
- 3) R-2 Duplex, Triplex and Fourplex district.
- 4) R-2-AC Apartment complex district
- 5) R-3 Rural district.
- 6) R-4 Residential one family / narrow lot district
- 7) M-1 Mobile home subdivision district.
- 8) B-1 Neighborhood business district.
- 9) B-2 Secondary highway business district.
- 10) B-3 Central business district.
- 11) B-4 Neighborhood office district.
- 12) I Industrial district.
- 13) Overlay design district.
- 14) Airport hazard zoning district.
- 15) Public zoning district

Section 150-4.1. – RT-1 Townhomes/Condominium district.

(1) Use regulations. A building or premises shall be used only for the following purposes:

- a. Townhomes and townhouse regimes
- b. Condominiums and condominium regimes

(2) Height regulations. No building shall exceed 2½ stories or 35 feet in height.

(3) Yard regulations.

- a. Front yard. The minimum depth of such front yard shall be ten feet.
- b. Side yards. The minimum depth of such side yard shall be zero, with minimum building separation of ten feet.
- c. Rear yard. The minimum depth of such rear yard shall be zero.

(4) Intensity of use.

- a. Except as hereinafter provided, all dwellings erected, enlarged, relocated, or reconstructed within the RT-1 district shall be located on lots containing the following areas:
 - 1. A lot on which there is erected a townhouse dwelling shall not contain an area of not less than 2,000 square feet.
 - 2. A lot on which there is erected a condominium dwelling shall not contain an area of not less than 2.5 acres.
- b. The minimum width of entire lot a townhouse dwelling shall be 20 feet and that the minimum width of a lot located on a cul-de-sac shall be measured at the chord length not the radius.

(5) Lot coverage. RT-1 district are exempt from this requirement; however, lots must meet drainage and landscaping regulations under the subdivision ordinance.

(6) Parking. Off-street parking shall be provided consistent with the requirements under Chapter 134 Article VI.

(7) Additional use, height and area regulations. Additional use, height, and area regulations shall be as provided in section 150-12.

Section 150-5. - R-2 Duplex, Triplex and Fourplex district.

The following regulations shall apply to the R-2 duplex, triplex and fourplex district:

(1) Use regulations. A building or premises shall be used only for the following purposes:

- a. Any use permitted in the R-1 one-family dwelling district.
- b. Two-family, duplex dwellings, triplex and fourplex.
- d. Boarding, lodging, and rooming houses.
- e. Hospitals (except tubercular, liquor, narcotic, insane, feeble-minded, or animal hospitals)
- f. Private clubs, fraternities, sororities, and lodges, excepting those the chief activity of which is a service customarily carried on as a business.
- g. Institution of a religious, educational or philanthropic nature.
- h. An apartment house with a minimum of four family units may contain a self-service coin operated laundry so long as the use of said laundry is restricted by the apartment

house owner or owners to use by the occupants of said apartment house and is operated as a part of the apartment house and under the supervision of the owner or manager of the apartment house.

(2) Height regulations. No building shall exceed 2½ stories or 35 feet in height.

(3) Yard regulations.

- a. Front yard. There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be 20 feet. The minimum depth of the front yard shall be 15 feet measured at the chord length not the radius, for that part of the front lot line located on the cul-de-sac; except that the minimum front setback for garages located on lots located on a cul-de-sac shall be 20 feet.
- b. Side yards. There shall be a side yard on each side of a building of not less five feet.
- c. Rear yard. The depth of the rear yard shall not be less than 15 feet. Entrances to a garage or enclosed carport shall be a minimum of 20 feet from streets or alleys.

(4) Intensity of use.

- a. Except as hereinafter provided, all dwellings erected, enlarged, relocated, or reconstructed within the R-2 district shall be located on lots containing the following areas:
 1. A lot on which there is erected a single-family/two-family dwelling shall contain an area of not less than 6,000 square feet.
 2. A lot on which there is erected an apartment house or multiple-family dwelling shall contain an area of not less than 1,800 square feet per dwelling unit.
- b. The minimum width of a lot in the R-2 district shall be 50 feet and that the minimum width of a lot located on a cul-de-sac shall be measured at the chord length not the radius.

(5) Lot coverage. In no case shall more than 65 percent of the total lot area be covered by the combined area of the principal building and all accessory buildings/use or any other impervious surface such as asphalt or concrete.

(6) Parking. Off-street parking shall be provided consistent with the requirements of Chapter 134, Article VI.

(7) Additional use, height and area regulations. Additional use, height, and area regulations shall be as provided in section 150-12.

Section 150-5.1. – R-2-AC Apartment Complex district.

The following regulations shall apply to the R-2-AC apartment complex district:

(1) Use regulations. A building or premises shall be used only for the following purposes:

- a. Any use permitted in the R-2 duplex, triplex and fourplex district.
- b. Apartment houses or multiple-family dwellings.
- c. An apartment house with a minimum of four family units may contain a self-service coin operated laundry so long as the use of said laundry is restricted by the apartment house owner or owners to use by the occupants of said apartment house and is operated

as a part of the apartment house and under the supervision of the owner or manager of the apartment house.

(2) Height regulations. No building shall exceed three stories or 45 feet in height.

(3) Yard regulations.

- a. Front yard. There shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be 20 feet.
- b. Side yards. There shall be a side yard on each side of a building of not less five feet.
- c. Rear yard. The depth of the rear yard shall not be less than 15 feet.

(4) Intensity of use.

- a. Except as hereinafter provided, all dwellings erected, enlarged, relocated, or reconstructed within the R-2-AC district shall be located on lots containing the following areas:

1. A lot on which there is erected a five plex development shall contain an area of not less than 9,000 square feet.
2. A lot on which there is erected an apartment complex shall contain an area of not less than 1,800 square feet per dwelling unit.

- b. The minimum width of the entire lot for a five plex in the R-2-AC district shall be 75 feet.

(5) Lot coverage. In no case shall more than 65 percent of the total lot area be covered by the combined area of the principal building and all accessory buildings/use or any other impervious surface such as asphalt or concrete.

(6) Parking. Off-street parking shall be provided consistent with the requirements of Chapter 134, Article VI.

(7) Additional use, height and area regulations. Additional use, height, and area regulations shall be as provided in section 150-12.

Section 150-11.3 - Public Zoning district.

The following regulations shall apply to the public zoning district:

(2) Use regulations. A building or premises shall be used only for the following purposes:

- a) Institutional uses such as office buildings or facilities for city, county, state, and federal government for administrative and/or emergency response purposes.
- b) Schools and associated office buildings including sentry structures.
- c) Recreational amenities owned by public entities, including, but not limited to, public parks, football stadiums, gymnasiums, swimming pools, skate parks, pavilions, tennis courts, soccer fields, and similar uses and structures.
- d) An accessory use customarily related to a principle use authorized in this district.
- e) Paved or unpaved institutional parking lots which may include accompanying retention/detention ponds.

(3) Conditional uses regulations:

- a) Telephone, radio, television and/or other communication towers.
- b) Any civic sponsored recreational amusement and/or event such as a circus, carnival, or similar activity that isn't normally associated with the use of the site-specific property.
- c) Prisons, jailhouses, or similar structures used for similar purposes, including halfway houses for juvenile offenders.
- d) Public hospitals and/or health care facilities intended for mental health and mental retardation purposes.

(4) Height regulations. No building shall exceed three stories or 45 feet in height.

(5) Yard regulations.

- a) Front yard. There shall be a front yard along the front line of the lot.
 - i. Corridors identified on the Hidalgo County Thoroughfare Map: The minimum depth of a front yard one foot back from property line for each two feet in building height, not to exceed one-half of the width of the abutting dedicated right-of-way or in line with the majority setback of existing structures along the same block, whichever is greater.
 - ii. All other corridors: the minimum lot depth shall be 20 feet.
- b) Side yards. There shall be a side yard of not less than five feet, except that on a corner lot, the side yard on a street side shall be ten feet.
- c) Rear yard. The rear yard setback shall be ten feet.

(6) Intensity of use. There are no minimum lot area or lot width requirements.

(7) Parking regulations. Off-street parking shall be provided consistent with the requirements of Chapter 134, Article VI.

(8) Additional use, height, and area regulations. Additional use, height, and area regulations and exceptions shall be as provided in section 150-12.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this ____ day of _____, 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2024.

CITY OF WESLACO

Adrain Gonzalez, **MAYOR**

ATTEST:

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

Juan E. Gonzalez, **CITY ATTORNEY**