

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

June 5, 2024, 5:30P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, PZ Commissioner

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jose Treviño, PZ Commissioner

Jim Forward, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 1, 2024**

On Wednesday, May 1, 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:

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

Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

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

I. CALL TO ORDER:

Vice-Chairman Berry called the meeting to order and welcomed everyone in the audience.

A. Roll Call/Establish a Quorum

Mrs. Arevalo conducted the roll call noting that, Chairman Hernandez, was absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. April 3, 2024, Regular Meeting

Commissioner Summers made a motion to approve the minutes of April 3, 2024, seconded by Commissioner Treviño. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve a Conditional Use Permit to operate a daycare in a residential area at 3005 Thicket Dr., also being Lot 50, Quail Hollow North Subdivision, Weslaco, Hidalgo County, and Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on April 10, 2024, there were twenty-six (26) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Crockett made a motion to approve the Conditional Use Permit with the condition that a maximum of eight children at the establishment, seconded by Commissioner Forward. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Final 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.

Mrs. Arevalo stated the proposed development is a one (1) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by OSSF and the variance request was approved at the last meeting. Staff recommends approval of the Final Plat.

Commissioner Torres made a motion to approve the Final Plat, seconded by Commissioner Summers. Motion carried.

B. Discussion and consideration for the six-month extension of the 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 eighty (80) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on June 20, 2024. This is the 1st extension, and the project is about 65% completed. The Engineering department has provided an email. Staff recommends approval of the Final Plat.

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

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

Mrs. Arevalo stated the proposed three (3) development is located inside the City of Weslaco. The six-month extension of Final Plat approval is set to expire on April 5, 2024. This is the 2nd extension, and the project is about 96% completed. The Engineering has provided an email. Staff recommends approval.

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

VI. ADJOURNMENT

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

Planning and Zoning Commission

Absent

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 5, 2024	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of South Texas Providential Development, LLC.	
Subject/Agenda Item: Discussion and consideration to rezone 2823 S Bridge Ave., also being 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on May 15, 2024. Two (2) property owners within 200 feet of the applicant's property were notified by letter on May 24, 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 based on Final Plat approval and prior submittal.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

DocuSign Envelope ID: B9D80773-CC35-4921-B5CB-1CE3C9C57BE8



APPLICATION FOR REZONING

RZ NE-000602-2024

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 11.327 ACRES OF LAND OUT OF Block FARM TRACT 758

Subdivision Name THE WEST AND ADAMS TRACTS Recorded in VOL. 2, PG 34-37, M.R.H.C., TEXAS

Street Address 2823 S. Bridge Ave

Existing Zoning R1 Single Family

Existing Land Use Agricultural

Proposed Zoning R2 Multi-Family

Proposed Land Use Multi-Family

 \$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 South Texas Providential Development, LLC Phone (956) 784-9874

Address 1108 Houston Way

Fax:

City San Juan

State TX

Zip Code 78589

E-Mail: marc@ursa-holdings.com

OWNER

Name South Texas Providential Development, LLC Phone (956) 784-9874

Address 1108 Houston Way

Fax:

City San Juan

State TX

Zip Code 78589

E-Mail: marc@ursa-holdings.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

DocuSigned by:

Date 2/8/2024

Signature

Owner: 35440D...

Date 2/8/2024

Signature

Applicant: 47AE7958E35440D...

Authorized Agent

Date

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

May 24, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 5, 2024, and the City Commission will hold a public hearing on June 18, 2024, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on June 5, 2024. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

South Texas Providential Development, LLC., is requesting to rezone 2823 S Bridge Ave., also being 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

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

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

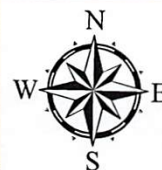
Sincerely,

Rebekah de la Fuente
Planning Director

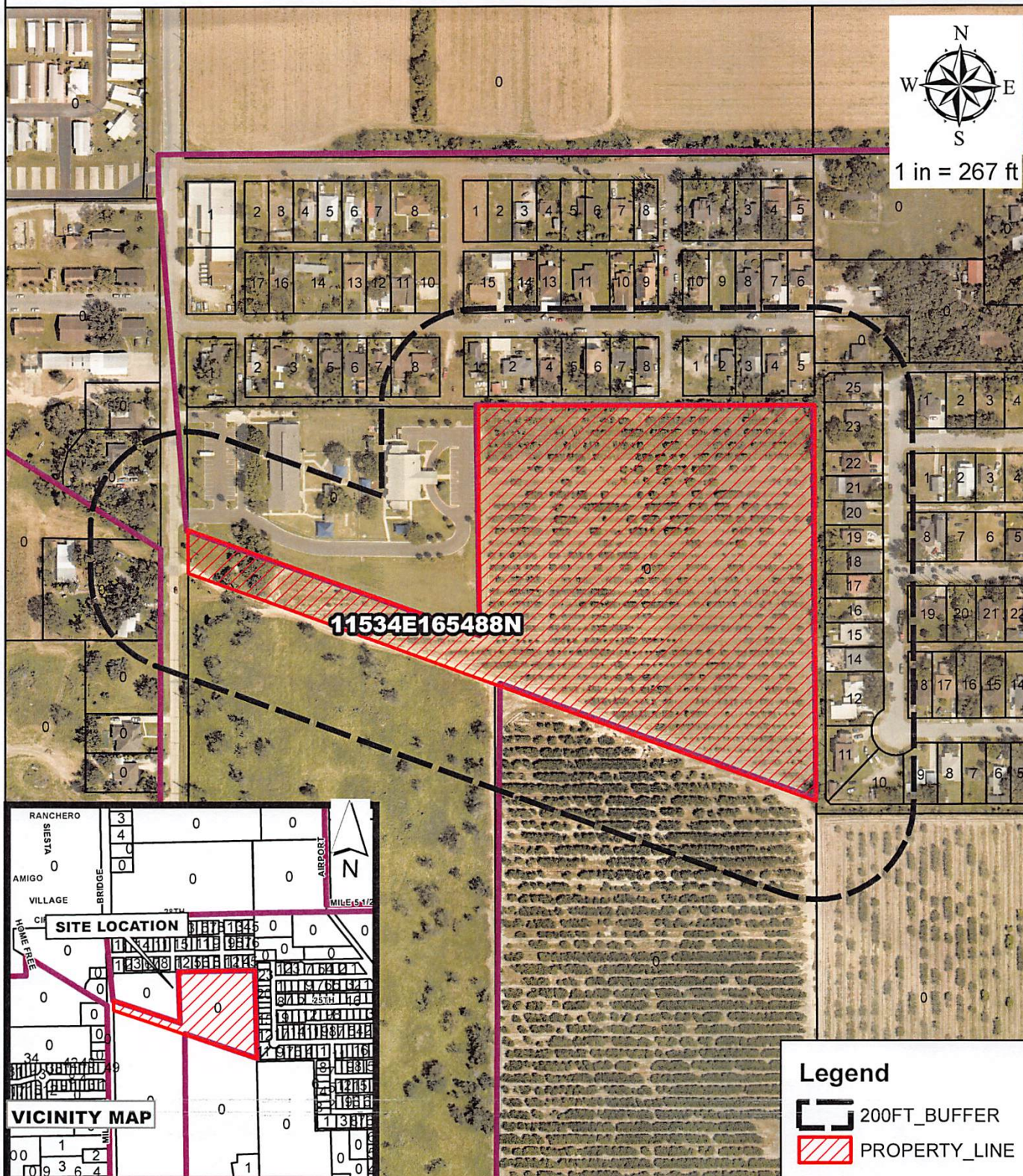
Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



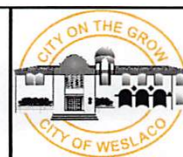
1 in = 267 ft



**South Texas Providential
Development, LLC
2823 S Bridge Ave
West and Adams**

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2



City of Weslaco Code Enforcement Dept.

FEB 20, 2024

AVALOS JOSE ADOLFO&TEODORA 2802 S BRIDGE AVE WESLACO TX 78596-8164	W3800-00-754-0000-32 WEST TRACT AN IRR TR S264'-E269. 42' FT 754 0.97AC NET	L: 42553 B: 54544
O'BRIEN CYNTHIA 23 PARK AVE #2C NEW YORK NY 10016	W3800-00-757-0000-00 WEST TRACT 24.45AC OF FT 757 23.75AC	L: 380000 B: 0

PLAT OF BRIDGE HEIGHTS SUBDIVISION

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 FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337884, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1" = 100'

BRIDGE HEIGHTS IS LOCATED NORTH FROM THE INTERSECTION OF E. MILE 3 AND N. MILE 10, IN THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337884, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.



Parcel Line Table

Line #	Length	Bearing
L1	21.21	N 46° 27' 29.00\"
L2	21.21	N 46° 27' 29.00\"
L3	21.21	N 46° 27' 29.00\"
L4	21.21	N 46° 27' 29.00\"

Parcel Line Table

Line #	Length	Bearing
L1	21.21	N 46° 27' 29.00\"
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L3	21.21	N 46° 27' 29.00\"
L4	21.21	N 46° 27' 29.00\"

NOTARY PUBLIC FOR THE STATE OF TEXAS

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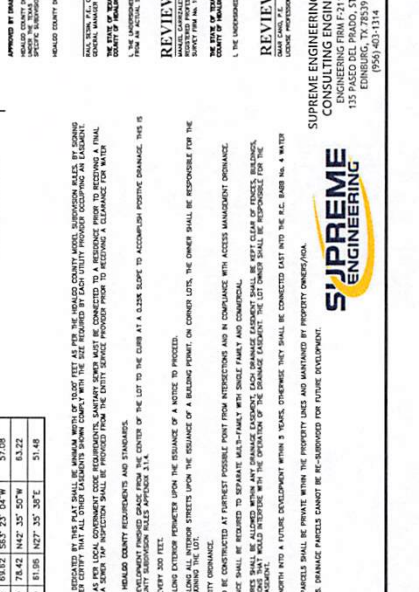
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NOTARY PUBLIC FOR THE STATE OF TEXAS

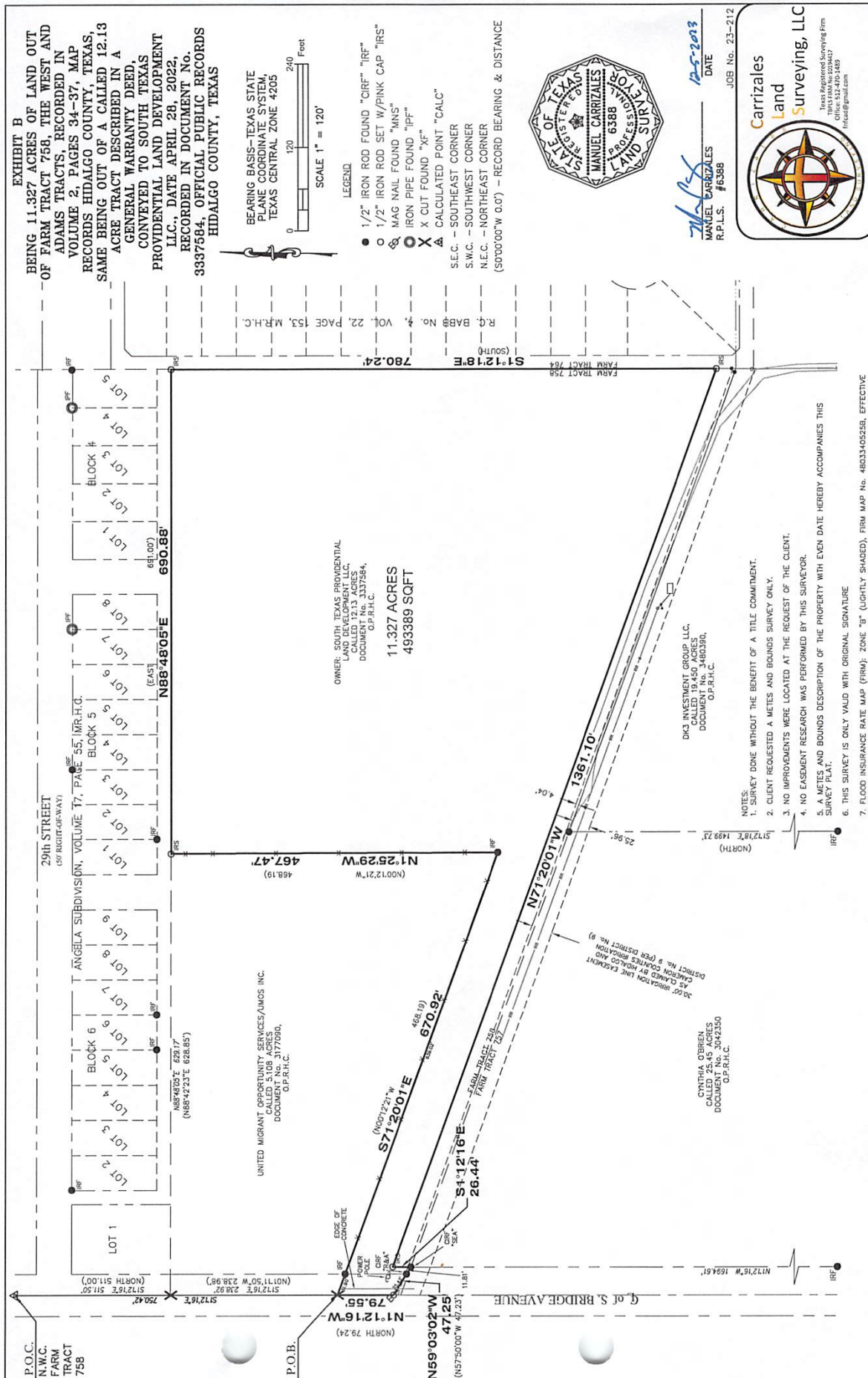
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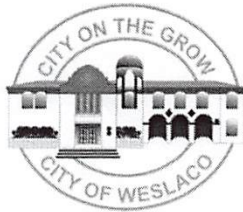
NOTARY PUBLIC FOR THE STATE OF TEXAS





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 5, 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-1 Neighborhood Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on May 15, 2024. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on May 24, 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

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

May 24, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 5, 2024, and the City Commission will hold a public hearing on June 18, 2024, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on June 5, 2024. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Brandon Brown, is requesting 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-1 Neighborhood Business District.

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

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

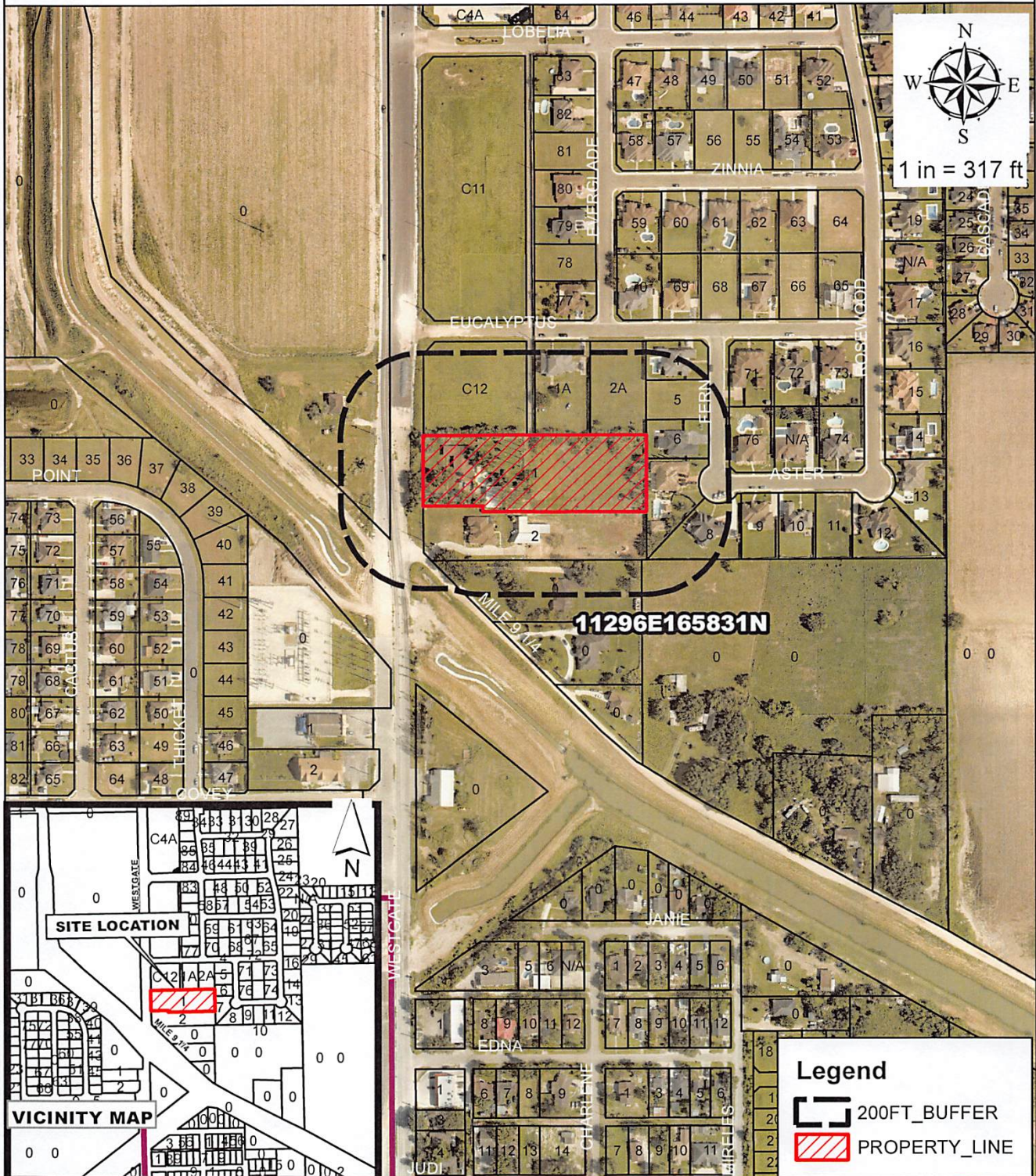
Sincerely,

Rebekah de la Fuente
Planning Director

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.

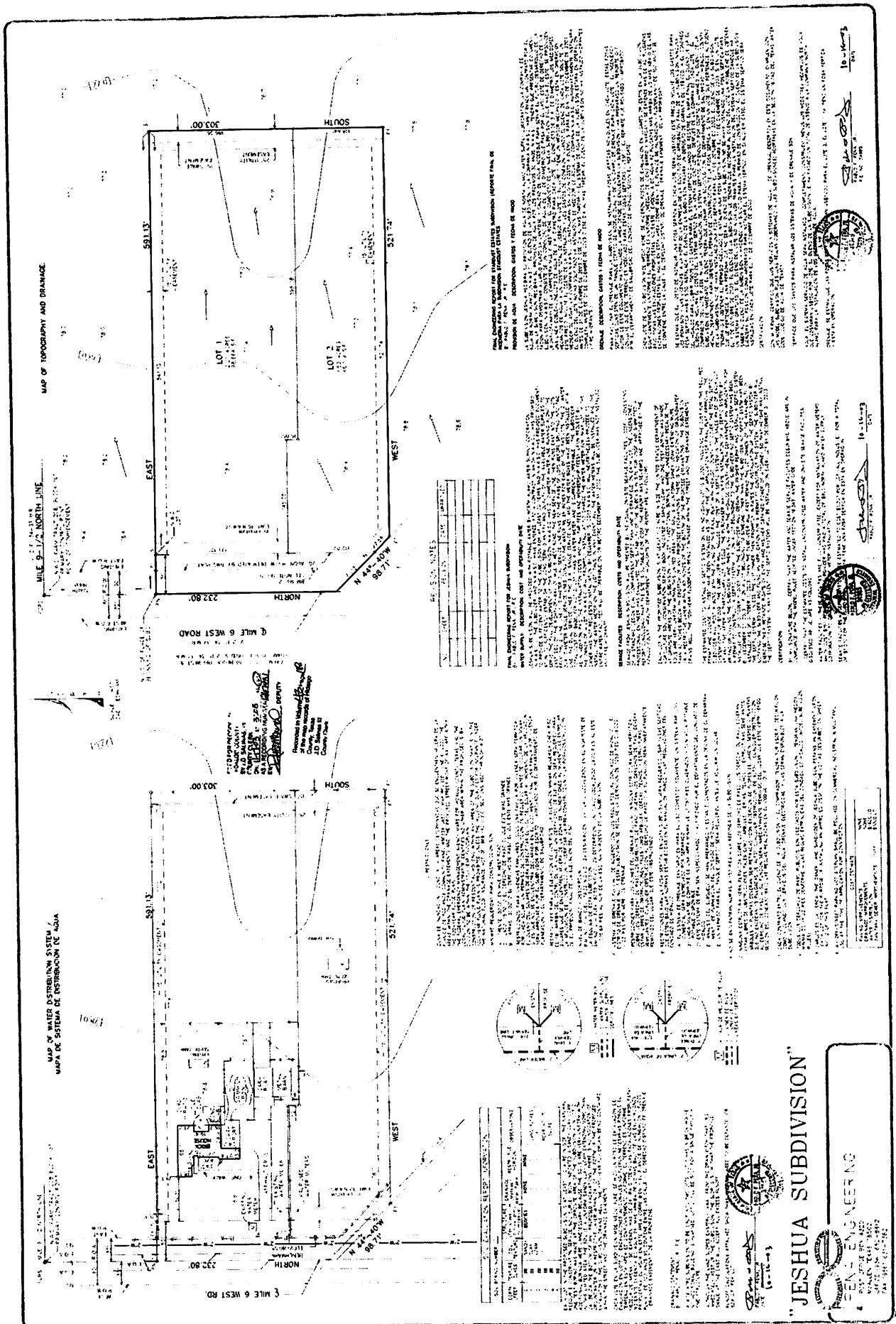
MAR 6, 2024

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: June 5, 2024	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Raymundo Chirinos.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 405 S Missouri, also being Lot E35' of 23 & 24, Block 34, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on May 15, 2024. Thirty-two (32) property owners within 200 feet of the applicant's property were notified by letter on May 24, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT



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

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

FILE NO. USE - 000631 - 2024

PROPOSED PROJECT

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

Lot 22 Block 34

Subdivision Name _____

Street Address 405 S. Missouri Weslaco, Tx 78596

Existing Zoning Original Townsite Existing Land Use _____

Purpose for the Conditional Use Permit Request event center

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

_____ \$300.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Raymundo Chirinos Phone (956) 650-8335

Address 27765 White Ranch Rd Fax: _____

City La Feria State Tx Zip Code 78559 E-Mail: raydanchirinos@gmail.com

OWNER

Name Arnoldo Olivares Phone (956) 638-3356

Address 513 Orchard Ct Fax: _____

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

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

Yes _____ No ✓

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

Signature Carolee Oliver Date 4-10-2024
Owner

Signature Ruehroff Date 4-10-2024
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Date Paid _____

Notice of Public Hearing Set _____
200' of Proposed Site

P & Z Notice of Public Hearing _____

City Commission Notice of _____
in Newspaper

Presented to P & Z Commission _____
Approved _____ Disapproved _____

Presented to City Commission _____
Approved _____ Disapproved _____

CITY OF WESLACO
956-968-3181
***** REPRINT RECEIPT*****
REC#: 03167319 5/01/2024 3:12 PM
OPER: SS TERM: 040
REF#: _____
PAID BY: _____
TRAN: 800.0000 ENERGY PAYMENT
INV-00018683 305.00CR
CHIRINOS, RAYMUNDO
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR
TENDERED: 350.00 CASH
APPLIED: 305.00-
CHANGE: 45.00

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

May 24, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 5, 2024, and the City Commission will hold a public hearing on June 18, 2024, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on June 5, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Raymundo Chirinos is requesting a Conditional Use Permit to operate an Event Center, at 405 S Missouri, also being Lot E35' of 23 & 24, Block 34, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

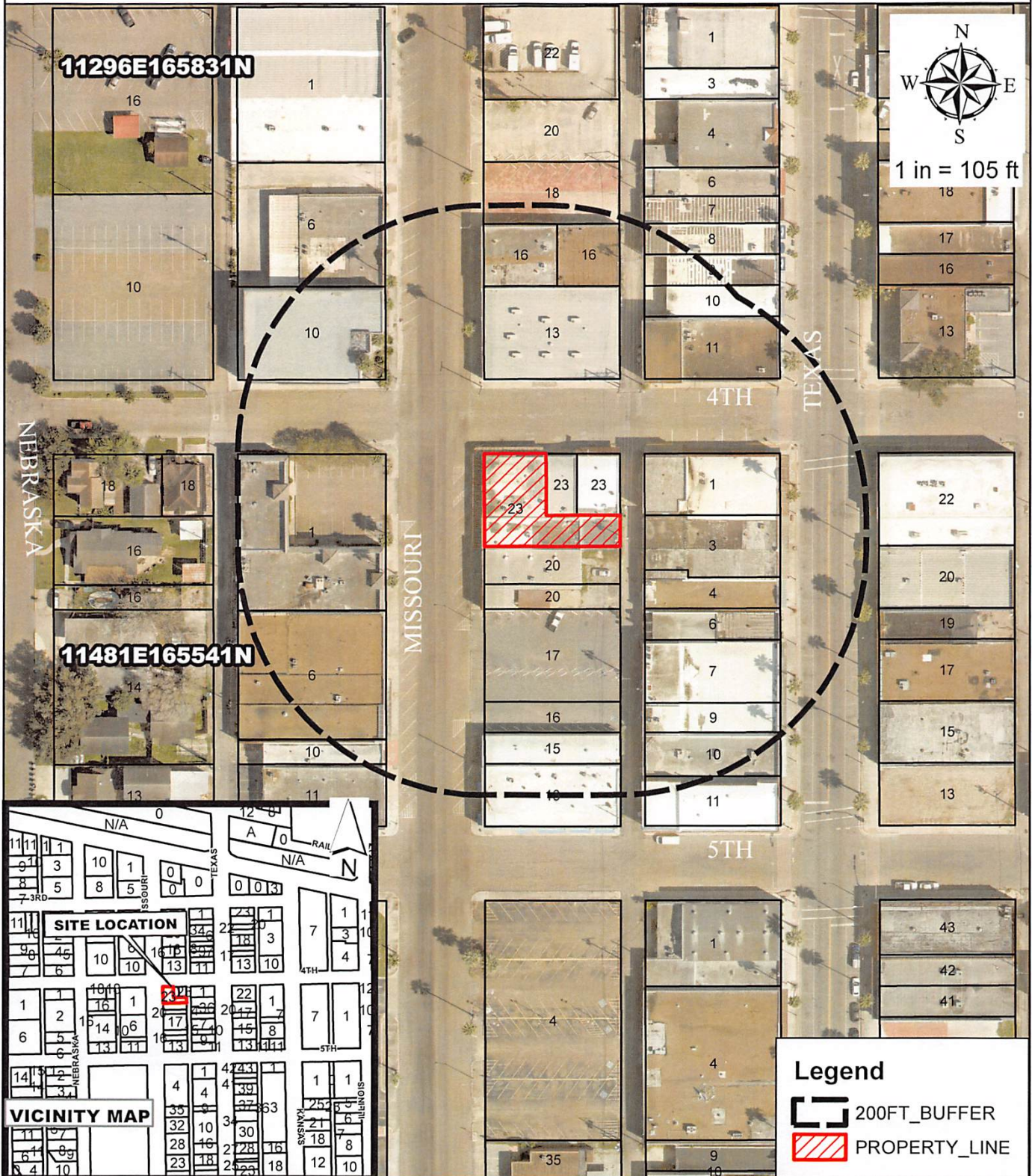
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

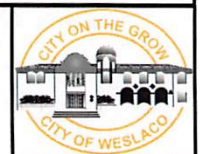
Planning &
Code Enforcement



Raymundo Chirinos
405 S Missouri
Weslaco Original Townsite

Purpose for the Conditional Use Request

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



City of Weslaco Code Enforcement Dept.

MAY 7, 2024

RIO GRANDE VALLEY CHAMBER OF COMMERCE 322 S MISSOURI AVE WESLACO TX 78596	W2300-00-024-0006-00 WESLACO ORIGINAL TOWNSITE BLK 24 322 S MISSOURI AVE	L: 85625 B: 233973
AGD LP 345 S TEXAS BLVD WESLACO TX 78596	W2300-00-024-0010-00 WESLACO ORIGINAL TOWNSITE BLK 24 324 S MISSOURI AVE	L: 160313 B: 70391
GUTIERREZ MARIE ISABELLE 600 S PEKING ST MCALLEN TX 78501	W2300-00-025-0007-00 WESLACO ORIGINAL TOWNSITE BLK 25 338 S TEXAS BLVD	L: 31928 B: 51451
PENA SANDRA OLIVEIRA 830 VOLZ LN MISSION TX 78572	W2300-00-025-0008-00 WESLACO ORIGINAL TOWNSITE BLK 25 332 S TEXAS BLVD	L: 35475 B: 72168
ADAMS EMILY LEE ATTN: SANDRA OLIVEIRA PENA 830 VOLZ LN MISSION TX 78572	W2300-00-025-0009-00 WESLACO ORIGINAL TOWNSITE BLK 25 336 S TEXAS BLVD	L: 35475 B: 21000
GONZALEZ VICTOR DANIEL 411 MI VIDA ST WESLACO TX 78596	W2300-00-025-0010-00 WESLACO ORIGINAL TOWNSITE BLK 25 338 S TEXAS BLVD	L: 35475 B: 57224
CASA KEVIN WESLACO LLC 120 N 17TH ST MCALLEN TX 78501	W2300-00-025-0011-00 WESLACO ORIGINAL TOWNSITE BLK 25 340 S TEXAS BLVD	L: 55550 B: 291629
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-025-0013-00 WESLACO ORIGINAL TOWNSITE LTS 13 317 S MISSOURI AVE	L: 64350 B: 344352
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-025-0016-00 WESLACO ORIGINAL TOWNSITE W 311 S MISSOURI AVE	L: 34213 B: 68800
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-025-0016-01 WESLACO ORIGINAL TOWNSITE E 311 S MISSOURI AVE	L: 29038 B: 98698
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-025-0018-00 WESLACO ORIGINAL TOWNSITE LT 18 & 	L: 42900 B: 16486
OLIVARES ARNOLDO JR ANGELICA M CARDOZA 513 ORCHARD COURT WESLACO TX 78596	W2300-00-034-0001-00 WESLACO ORIGINAL TOWNSITE BLK 34 402 S TEXAS BLVD	L: 55550 B: 167450

City of Weslaco Code Enforcement Dept.

MAY 7, 2024

HILL DENNISS I 310 N 12TH ST DONNA TX 78537	W2300-00-034-0004-00 WESLACO ORIGINAL TOWNSITE LT 4 L ESS W 35'-S 6" BLK 34 408 TEXAS	L: 19800 B: 120878
MERCADO WESLACO LLC 418 S TEXAS NO A WESLACO TX 78596	W2300-00-034-0004-01 WESLACO ORIGINAL TOWNSITE LOT 5 BLK 34 418 S TEXAS BLVD	L: 35707 B: 71418
GONZALEZ SONIA LETICIA 905 BOYCE ST DONNA TX 78537	W2300-00-034-0006-00 WESLACO ORIGINAL TOWNSITE BLK 34 418 S TEXAS BLVD	L: 35475 B: 76214
NEXTGEN INVESTMENTS LLC 1536 S CAGE BLVD SUITE 7 PHARR TX 78577	W2300-00-034-0007-00 WESLACO ORIGINAL TOWNSITE BLK 34 9 412 S TEXAS BLVD	L: 56661 B: 187679
NEXTGEN INVESTMENTS LLC 1536 S CAGE BLVD SUITE 7 PHARR TX 78577	W2300-00-034-0009-00 WESLACO ORIGINAL TOWNSITE BLK 34 412 S TEXAS BLVD	L: 34056 B: 98841
GUERRA ALFREDO JR 3514 N MILE 5 1/2 W WESLACO TX 78599	W2300-00-034-0010-00 WESLACO ORIGINAL TOWNSITE BLK 34 420 S TEXAS BLVD	L: 38885 B: 73269
RUDY'S PLAZA & PROPERTIES LLC 1201 VALLEY VIEW DR WESLACO TX 78596	W2300-00-034-0011-00 WESLACO ORIGINAL TOWNSITE BLK 34 116 W 5TH ST	L: 44440 B: 173122
AFFORDABLE HOMES OF SOUTH 1420 ERIE AVE MCALLEN TX 78501	W2300-00-034-0013-00 WESLACO ORIGINAL TOWNSITE BLK 34 134 W 5TH ST	L: 42900 B: 111703
NEXTGEN INVESTMENTS LLC 1536 S CAGE BLVD SUITE 7 PHARR TX 78577	W2300-00-034-0015-00 WESLACO ORIGINAL TOWNSITE BLK 34 443 S MISSOURI AVE	L: 31625 B: 33615
NEXTGEN INVESTMENTS LLC 1536 S CAGE BLVD SUITE 7 PHARR TX 78577	W2300-00-034-0016-00 WESLACO ORIGINAL TOWNSITE BLK 34	L: 31625 B: 3170
NEXTGEN INVESTMENTS LLC 1536 S CAGE BLVD SUITE 7 PHARR TX 78577	W2300-00-034-0017-00 WESLACO ORIGINAL TOWNSITE BLK 34 413 S MISSOURI AVE	L: 54450 B: 9900
WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-034-0020-00 WESLACO ORIGINAL TOWNSITE S20' LOT 409 S MISSOURI AVE	L: 25300 B: 17161

City of Weslaco Code Enforcement Dept.

MAY 7, 2024

WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-034-0020-01 WESLACO ORIGINAL TOWNSITE N5' LOT BLK 34 407 S MISSOURI AVE	L: 28463 B: 53854
OLIVARES MOJICA ARNOLDO & 513 ORCHARD CT WESLACO TX 78596	W2300-00-034-0023-00 WESLACO ORIGINAL TOWNSITE BLK 34 24 405 S MISSOURI AVE	L: 20125 B: 37692
OLIVARES MOJICA ARNOLDO & 513 ORCHARD CT WESLACO TX 78596	W2300-00-034-0023-01 WESLACO ORIGINAL TOWNSITE BLK 34 L 22 207 W 4TH ST	L: 31494 B: 171714
CUELLAR MARIA H 4826 CHESTNUT VALLEY LANE KATY TX 77493	W2300-00-034-0023-02 WESLACO ORIGINAL TOWNSITE BLK 34 & 24 119 W 4TH ST	L: 14375 B: 18723
AGD LP 345 S TEXAS BLVD WESLACO TX 78596	W2300-00-035-0001-00 WESLACO ORIGINAL TOWNSITE LTS 1-5 414 S MISSOURI AVE	L: 122850 B: 212612
AGD LP A TEXAS LIMITED PO BOX 8097 WESLACO TX 78599	W2300-00-035-0006-00 WESLACO ORIGINAL TOWNSITE S 24'-LT & N5' LOT 10 BLK35 0 MISSOURI	L: 93331 B: 416406
OLIVARES ARNOLDO JR ANGELICA M CARDOZA 513 ORCHARD COURT WESLACO TX 78596	W2300-00-035-0010-00 WESLACO ORIGINAL TOWNSITE BLK 35 0 MISSOURI	L: 28750 B: 59572
GARZA MELINDA D 420 S MISSOURI AVE WESLACO TX 78596	W2300-00-035-0011-00 WESLACO ORIGINAL TOWNSITE BLK 35 405 E 5TH ST	L: 49375 B: 101056

THE IDEAL DESIGN

RT2 BOX 9018
WESLACO, TX 78596
(956) 456-0615

EMAIL:
J@THEIDEALDESIGN.COM
WEBSITE:
theidealdesign.com

theidealdesign.com

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DESIGNED BY: J. J. A.
DRAWN BY: J. J. A.

PROJECT DESIGNED FOR:

SALON
GALILEA

PROJECT INFORMATION

405 S. MISSOURI ST.
WESLACO, TX.

AREA TABULATIONS

LIVING AREA
PORCH
PATIO
TOTAL AREA

A/C PLAN

DATE: APRIL 30, 2024

PAGE NO.

3

PROJECT: # 2024. 049
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- FIRE EMERGENCY NOTES**
- ILLUMINATED EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE COMBINATION WITH 90-MINUTE BATTERY PACK BACK-UP.
 - SHALL PROVIDE MINIMUM 5 LB. ABC DRY CHEMICAL EXTINGUISHER AT 75' INTERVALS, ANNUALLY INSPECTED & TAGGED BY A LICENSED AGENCY AND MOUNTED TO WALL. NFPA 10, LATEST EDITION & IFC 2015 EDITION, SECTION 906.
 - CONTRACTOR MUST VERIFY THAT EACH APARTMENT UNIT SHALL HAVE FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA 70 & 72, BY A LICENSED AGENCY AND MONITORED 24/7 BY AN OUTSIDE AGENCY. SHALL FIRE MARSHALL'S OFFICE 24 HOURS IN ADVANCE FOR TRIP TEST. NFPA 101, LIFE SAFETY CODE, 2015 EDITION.
 - FIRE ALARM SYSTEM SHALL BE TIED INTO THE SPRINKLER SYSTEM TO MONITOR FLOW AND TAMPER SWITCHES.
 - NO CEILING SHALL BE IN PLACE UNTIL ABOVEGROUND HYDROSTATIC TEST HAS BEEN APPROVED.
 - FIRE ALARM INTO THE SUPPRESSION SYSTEM FOR THE KITCHEN HOOD. NFPA 101, LIFE SAFETY CODE, 2015 EDITION.
 - AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED BY A LICENSED AGENCY AND IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 13R.
 - SPRINKLER COMPANY SHALL SUBMIT PLANS TO OUR OFFICE AND ISO FOR REVIEW.
 - CONTRACTOR SHALL CONTACT FIRE MARSHALL'S OFFICE 24 HOURS IN ADVANCE FOR UNDERGROUND & ABOVEGROUND HYDROSTATIC TESTS. IFC, 2015 EDITION, SECTION 906.
 - NO CEILING SHALL BE IN PLACE UNTIL ABOVEGROUND HYDROSTATIC TEST HAS BEEN APPROVED.
 - FIRE DEPARTMENT CONNECTION SHALL BE FREE-STANDING, AWAY FROM THE BUILDING, MINIMUM 1 1/2 TIMES THE BUILDING HEIGHT, OUT OF THE COLLAPSE ZONE, AND WITHIN 100' OF A FIRE HYDRANT 1/2". FDC SHALL BE PROTECTED FROM IMPACT WITH 3" ABOVE GROUND SHALL BE GRADED 3" ABOVE.
 - INSTALL A REFLECTIVE SIGN INDICATING 7500' WITH 6" HIGH LETTERS, 3/4" WIDE IFC 2015 EDITION, SECTION 903.3.7 AND ALL OF SECTION 912.1F, 2015 EDITION, AND LATEST EDITION OF NFPA 13R.
 - THE FDC CONNECTION SHALL BE THE 5-INCH STORZ WITH A 30 TO 40-DEGREE DOWNWARD DEFLECTION ANGLE ADAPTER. TAMPER PROTECTION FOR BACKFLOW PREVENTER SHALL BE INSTALLED AND ADAPTED TO THE BUILDING. TAMPER PROTECTION HAVING JURISDICTION SHALL POST ADDRESS IN FRONT OF BUILDING PLAINLY VISIBLE FROM THE STREET WITH 6 3/4" STROKE LETTERS OR NUMBERS.
 - RISER ROOM SHALL HAVE KNOX BOX, 3200 SERIES, WITH HINGED DOOR, INSTALLED FOR FIRE DEPARTMENT ACCESS.
 - SHALL HAVE KNOX FDC 5-INCH STORZ CAPS IN PLACE.
 - SHALL HAVE AN EXTERIOR DOOR TO RISER ROOM.
 - SHALL LABEL RISER ROOM WITH A WHITE REFLECTIVE SIGN TO READ "RISER ROOM" WITH 6 3/4" STROKE RED LETTERS.

- ELECTRICAL GROUNDING NOTES**
- VERIFY CONDENSER UNIT LOCATION WITH OWNER.
 - CONSULT LOCAL UTILITY AND LOCAL CODE FOR PROPER SYSTEM GROUNDING.
 - ALL INTERIOR METALLIC WATER PIPING WHICH MAY BECOME ENERGIZED SHALL BE BONDED TOGETHER AND MAKE ELECTRICALLY CONTINUOUS A BOND BARE TO THE METAL SURFACE OF THE BONDING SYSTEM AND THE GROUNDING ELECTRODE CONDUCTOR AT THE SERVICE DISCONNECTING MEANS.
 - THE INTERIOR METAL COLD WATER PIPING SYSTEM SHALL BE BONDED TO THE SERVICE EQUIPMENT. THE BONDING SHALL BE MADE BY THE SERVICE EQUIPMENT, THE GROUNDING ELECTRODE, OR TO ONE OR MORE GROUNDING ELECTRODES USED.
- KEYED NOTES:**
- A** PROVIDE 120V POWER FOR OVERHEAD GARAGE DOOR MOTOR AT WALL.
 - B** PROVIDE 120V POWER & SWITCH FOR GARBAGE DISPOSAL UNDER THE CABINET.
 - C** PROVIDE POWER FOR ROOF TOP UNIT / AIR HANDLER UNIT AS PER PLANS.
 - D** PROVIDE 120V POWER FOR CONDENSER UNIT.
 - E** PROVIDE POWER FOR WALK-IN FREEZER.
 - F** DROP OUTLET FROM CEILING. SUSPEND AT 80" A.F.F.
 - G** PROVIDE POWER FOR ELEVATOR. CONTRACTOR TO SUBMIT SPECIFICATIONS FOR REVIEW TO ENGINEER OF RECORD.

ELECTRICAL SERVICE NOTES

- RECEPTACLES SHALL BE SPACED SO THAT NO MORE THAN TWO PLUGS ARE MORE THAN 60" FROM AN OUTLET, AND OVER ANY COUNTER SPACE WIDER THAN 12".
- RECEPTACLES IN BATHROOMS, GARAGES OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM, (G.F.I., W.P.).
- ALL KITCHEN COUNTER OUTLETS TO 44" ABOVE FINISH FLOOR.
- THE INTERIOR METAL COLD WATER PIPING SYSTEM SHALL BE BONDED TO THE SERVICE EQUIPMENT. THE BONDING SHALL BE MADE BY THE SERVICE EQUIPMENT, THE GROUNDING ELECTRODE, OR TO ONE OR MORE GROUNDING ELECTRODES USED.
- ALL KITCHEN COUNTER OUTLETS WITHIN 4 FEET OF A WATER SOURCE MUST BE G.F.I. OR FEEL LOCAL CODES.
- SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM THE CEILING AND 30" FROM DUCT OPENINGS. SMOKE DETECTORS SHALL BE PERMANENTLY WIRSED AND INTERCONNECTED, PROVIDING ALL SLEEPING AREAS.
- OUTLET BOXES IN WALL BETWEEN THE DWELLING UNITS SHALL BE METAL OR U.L. APPROVED PLASTIC.
- SWITCH PLATES AT 42" A.F.F. TO CENTER TYPICAL.
- ALL LIGHTING FIXTURES IN CLOSETS SHALL BE LOCATED MINIMUM 18" FROM ALL SHELVES.
- TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, BREAKFAST, AND OUTLETS. NE, ART 220-5 (C)
- EVERY RISER ROOM AT EVERY BUILDING NEEDS A 120V CABLE CONNECTION. VERIFY RISER ROOM LOCATION IN BUILDING FLOOR PLANS.

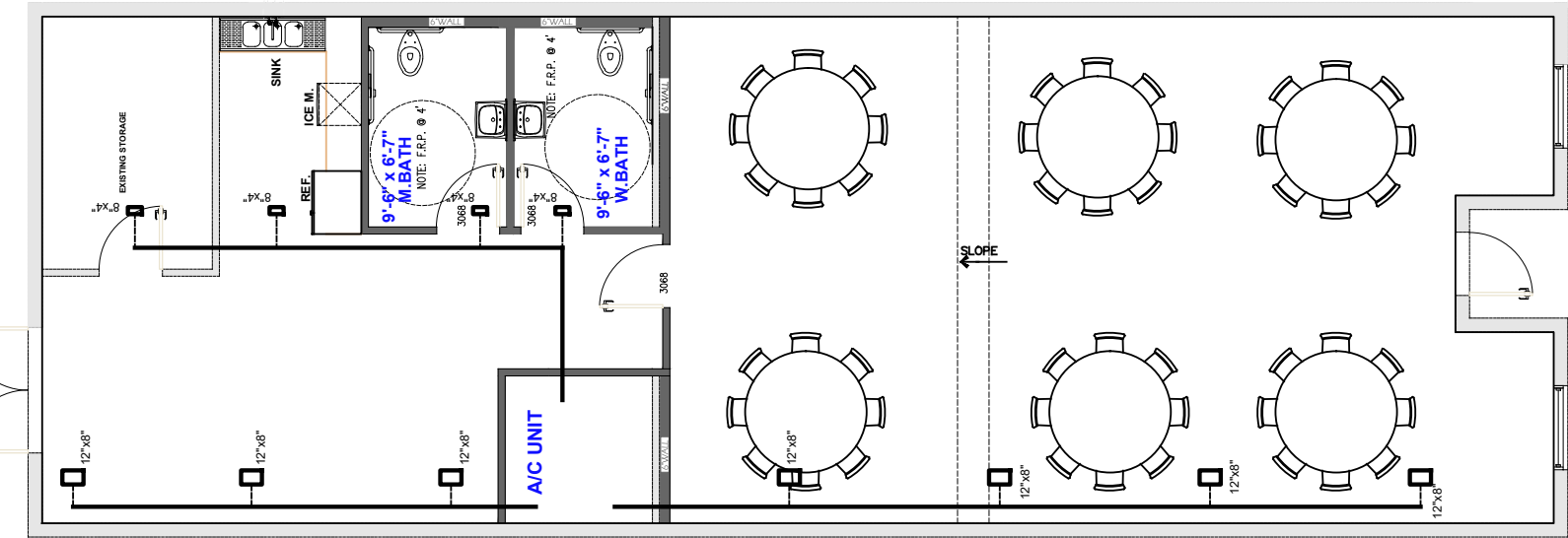
ELECTRICAL SCHEDULE			
SYM	DESCRIPTION	REMARK	MTD. HT
	RECESS LIGHT	(1) 5 WATT LED	CLING MTD.
	WEATHER PROOF WALL SCONCE	(1) 5 WATT LED	72" A.F.F./ SEE EXTERIOR ELEVATIONS
	PENDANT LIGHT	(1) 5 WATT LED	SUSPEND MIN. 66" A.F.F
	CHANDLER	(3) 5 WATT LED	SUSPEND MIN. 80" A.F.F
	WALL LIGHT FIXTURE	(1) 5 WATT LED	84" A.F.F
	RECESSED VAPOR PROOF LIGHT	(1) 5 WATT LED	CLING MTD.
	WEATHER PROOF RECESS LIGHT	(1) 5 WATT FED	MOUNT AT SOFFIT
	WEATHER PROOF PENDANT LIGHT	(1) 5 WATT LED	SUSPEND MIN. 7'-0" A.F.F.
	EXHAUST FAN	EG80 BROWN	CLING MTD.
	180° SOLAR FLOOD LIGHT	INTEGRATED LED	108" A.F.F.
	CEILING FAN W/ LIGHT	INTEGRATED LED	SUSPEND 964" A.F.F
	2FTx4FT. TROFFER LIGHT	3- T8 LED	CLING MTD.
	2FTx4FT. TROFFER LIGHT	3- T8 LED, W/ 90 MIN. BATTERY BACKUP	CLING MTD.
	2FTx2FT. TROFFER LIGHT	3- T8 LED	CLING MTD.
	2FTx2FT. TROFFER LIGHT	3- T8 LED, W/ 90 MIN. BATTERY BACKUP	CLING MTD.
	SMOKE DETECTOR	BATTERY BACKUP	CLING MTD.
	THERMOSTAT -WALL MTD. SUB		48" A.F.F
	SINGLE POLE SWITCH		45" A.F.F.
	THREE WAY SWITCH		45" A.F.F.
	DIMMER SWITCH		45" A.F.F.
	VOICE / DATA OUTLET		15" A.F.F.
	TYP. DUPLEX OUTLET	120V	AS PER TABLE
	TYP. DUPLEX OUTLET	SPECIAL OUTLET 220V	AS PER TABLE
	WEATHER PROOF GFI RECEPTACLE	120V	15" A.F.F.
	GFI RECEPTACLE	120V	AS PER TABLE
	FUEL GAS		AS PER TABLE
	HOSE BIB		15" A.F.F.
	EMERGENCY EXIT SIGN/ LIGHT COMBO	W/ BATTERY BACKUP	CLING OR WALL MTD.
	EMERGENCY EXIT SIGN/ DIRECTION	W/ BATTERY BACKUP	CLING OR WALL MTD.
	FIRE ALARM AUDIBLE/ VISUAL		
	FIRE ALARM PULL		45" A.F.F.
	5 LB. DRY CHEMICAL EXTINGUISHER		45" A.F.F.
	SWITCH LEG		

MOUNTING HEIGHT TABLE	
OUTLET	MOUNTING HT
OUTLET DESCRIPTION MTD. HT	
TYPICAL OUTLET	15" A.F.F.
OUTLET ABOVE COUNTER	10" ABOVE COUNTER
OUTLET AT DISH WASHER	15" A.F.F.
OUTLET AT REFRIGERATOR	48" A.F.F.
OUTLET AT RANGE	36" A.F.F.
OUTLET AT HOOD	72" A.F.F.
OUTLET AT GARBAGE DISPOSAL	10" UNDER COUNTER
OUTLET AT WATER HEATER	48" A.F.F
OUTLET AT WASHER AND DRYER	46" A.F.F
OUTLET AT A.C.	15" A.F.F
OUTLET AT A.C. (ATTC)	MAX. 12" FROM ATTC ACCESS DOOR
OUTLET AT GARBAGE DOOR MOTOR	CLING MOUNTED
SWITCH MOUNTING HT	
OUTLET DESCRIPTION MTD. HT	
TYPICAL SWITCH	45" A.F.F.
SWITCH AT GARBAGE DISPOSAL	UNDER COUNTER, 6" FROM CABINET DOOR
SWITCH FOR GARBAGE DOOR	45" A.F.F

1 ELECTRICAL PLAN

1/4"=1'-0"

0 8 16



1 A/C PLAN

1/4"=1'-0"

0 8 16

THE IDEAL DESIGN

RT2 BOX 908
WESLACO, TX 78596
(956) 456-0615

EMAIL:
JJ@THEIDEALDESIGN.COM
WEBSITE:
theidealdesign.com

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DRAWN BY: J. J. A.

PROJECT DESIGNED FOR:

SALON
GALILEA

PROJECT INFORMATION

405 S. MISSOURI ST.
WESLACO, TX.

AREA TABULATIONS

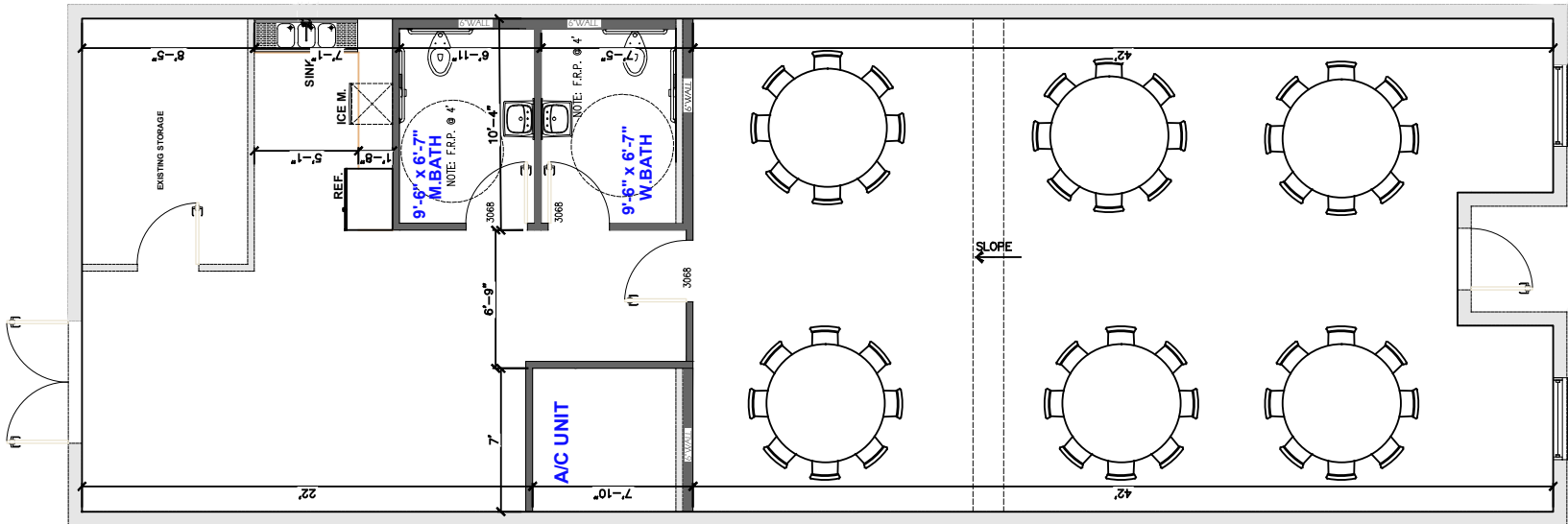
LIVING AREA
PORCH
PATIO
TOTAL AREA

FLOOR PLAN
DEMO PLAN

DATE: APRIL 30, 2024

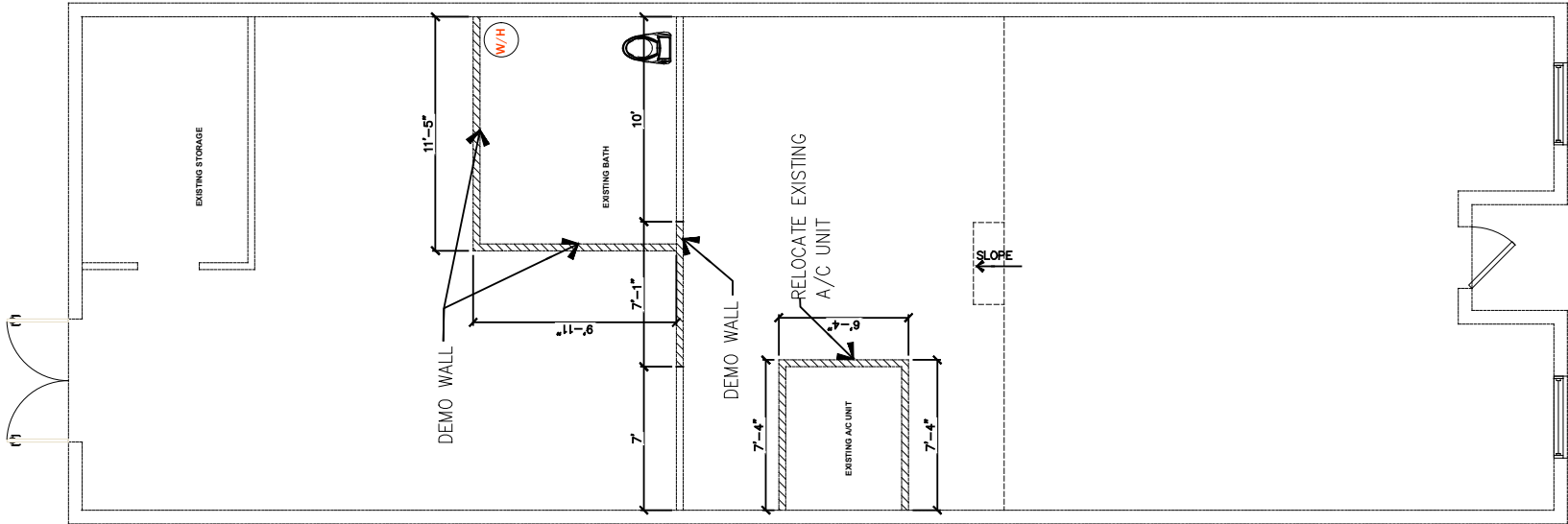
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PROJECT: # 2024. 049
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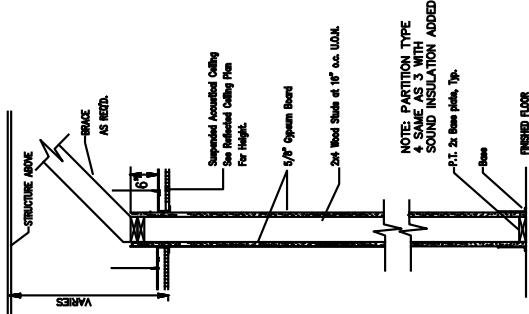


48 TOTAL SEATING
48 INTERIOR SEATING

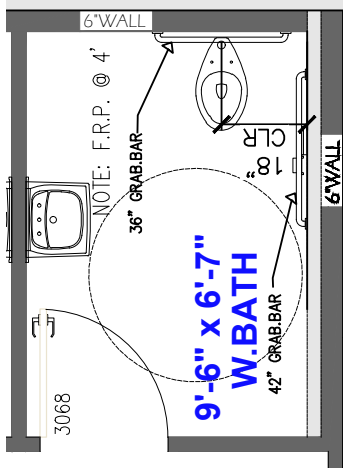
1 FLOOR PLAN
1/4" = 1'-0"



1 DEMO PLAN
1/4" = 1'-0"



INT. WALL SECTION WALL
SCALE" N.T.S



ENLARGED
UNISEX RR
1/2" = 1'-0"

EXISTING WALL

PROP. WALL

THE IDEAL DESIGN

RT2 BOX 908
WESLACO, TX 78596
(956) 456-0615

EMAIL:
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405 S. MISSOURI ST.
WESLACO, TX.

AREA TABULATIONS

LIVING AREA
PORCH
PATIO
TOTAL AREA

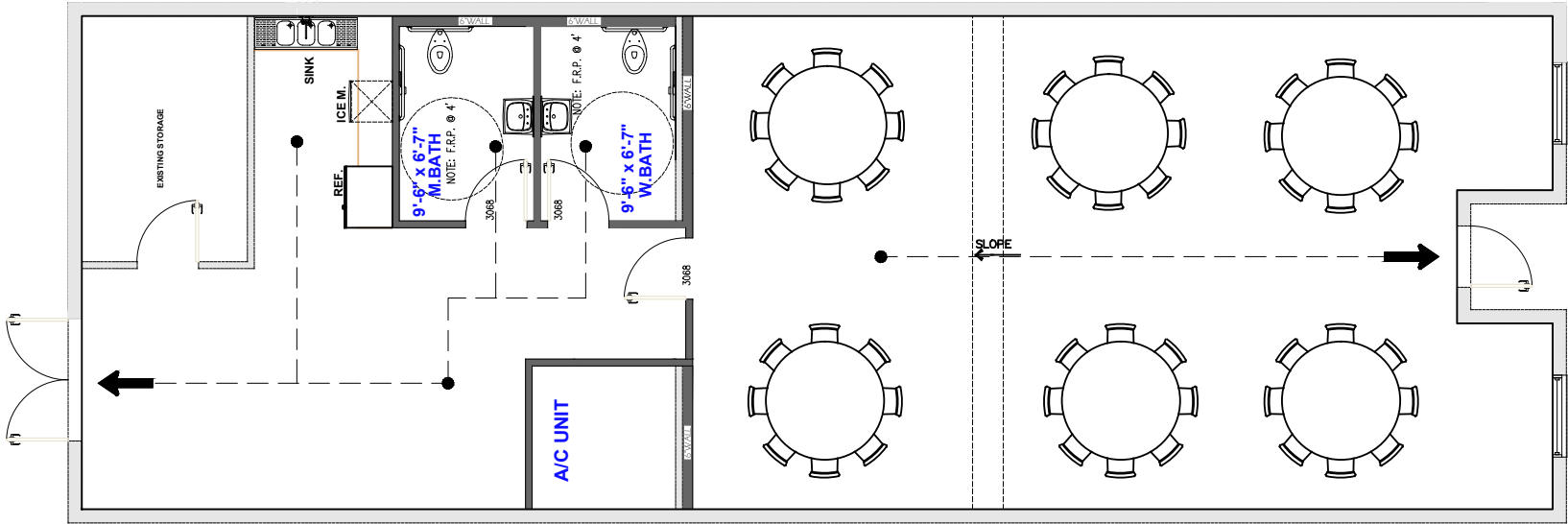
SAFETY EGRESS
PLAN

DATE: APRIL 30, 2024

PAGE NO.

4

PROJECT: # 2024. 049
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① SAFETY EGRESS PLAN
SCALE: 1/4"=1'-0"



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

Date of Meeting: June 5, 2024	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Altex Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & Pike Blvd. Possible Action.	
Discussion/Overview: The proposed three (3) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary 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



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: Ramos Estates Subdivision

Location: Approx 1,700 feet North of the Intersection of FM 1015 & Pike Blvd

Legal Description: A 5.00 acres out of Farm Tract 1038, West and Adams Tract Subdivision as recorded in Vol 2 Pages 34-37 Map Records Hidalgo County, Texas

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Commercial

Existing Land Use: C Proposed Land Use: C

Number of Lots Proposed: 3 Gross Acreage: 5.0

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: R&A Real Estate LLC Telephone: 956-246-6979

Address: 6400 N. Texas Blvd Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: Altex Engineering Telephone: 956-294-1241

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☐ YES ☐ NO Phone Utility _____

☐ YES ☐ NO Gas Utility _____

☐ YES ☐ NO Cable Utility _____

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District HCDD1

☒ YES ☐ NO Irrigation District HCCID 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$350.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Arturo Ramos

Owner Signature: _____ Date: _____

Juan Alarzo w/ Altex Eng is the authorized agent

Authorized Agent Signature: _____ Date: 04-22-24

Authorized Agent Printed Name: Juan Alarzo

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: _____

TRIP GENERATION WORKSHEET
FOR
RAMOS ESTATES SUBDIVISION
5.0 ACRE TRACT
OUT OF FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

Arturo Ramos

Prepared by:



ALTEX ENGINEERING

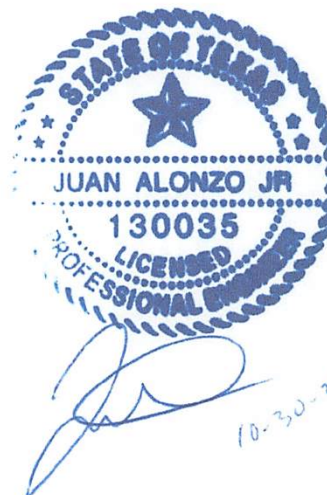
DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737

325 W.2nd Street
Mercedes, Texas 78570
PH: (956)792-9305

JALONZO@ALTEXENG.COM

Project No. 23.186

OCTOBER 2023



TRIP GENERATION REPORT
FOR
RAMOS ESTATES SUBDIVISION
(WESLACO, TEXAS)

Ramos Estates Subdivision is located on a 5.00 Ac tract of land of farm tract 1038 of the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of FM 1015, approximately 1,700 feet North of the intersection of Pike Blvd and FM 1015. The lot is currently developed with building and parking lots. The development will consist in a total of commercial lots with about Six(6) 1000 square foot retail shell Suites.

The report is based on the Trip Generation, 10th Edition Book (Institute of Traffic Engineers).

Shopping Center (820)

1. - Average Vehicle Trip Ends : 3.00

(Trip Generation, Tenth Edition)

On a weekday, AM. Peak hour Generator

Directional Distribution: 54% Entering, 46% Exiting

Equation: $T = 2.76(X) + 77.28$

$X = 6$ (1000 sqft GLA)

TOTAL TRIPS: 94 Trips

Tenter = $94(0.54) = 51$ trips/hour

Texiting = $94(0.46) = 43$ trips/hour

2. - Average Vehicle Trip Ends : 4.21

(Trip Generation, Tenth Edition)

On a weekday, PM. Peak hour Generator

Directional Distribution: 50% Entering, 50% Exiting

Equation: $\ln(T) = 0.72\ln(x) + 3.02$

$X = 6$ (1000 sqft GLA)

TOTAL TRIPS: 75 Trips

Tenter = $75(0.50) = 37.5$ trips/hour

Texiting = $75(0.50) = 37.5$ trips/hour

Threshold requirements for a Traffic Impact Analysis Report:

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

AM/PM PHT* > 100 TPH, TIA Required

PHT* = Peak Hour Trips

Shopping Center (820)

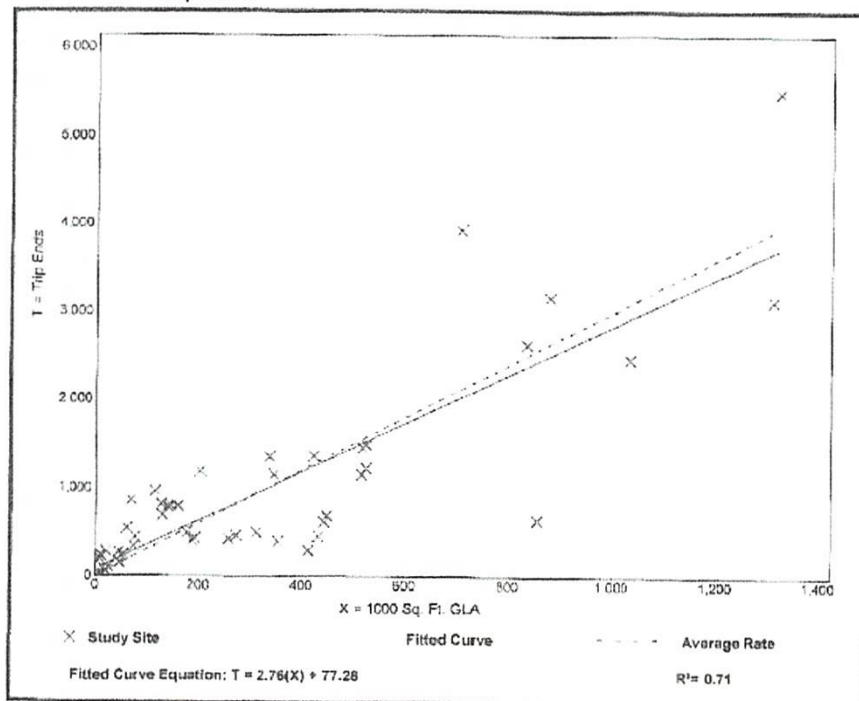
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 47
1000 Sq. Ft. GLA: 323
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.00	0.70 - 23.74	1.85

Data Plot and Equation



Shopping Center (820)

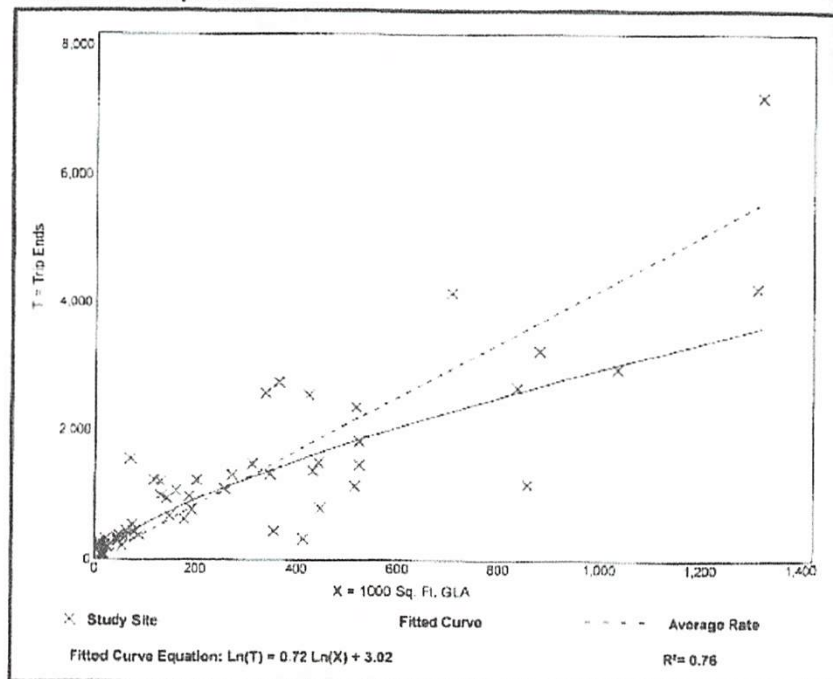
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 53
1000 Sq. Ft. GLA: 298
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
4.21	0.78 - 27.27	2.47

Data Plot and Equation



DRAINAGE REPORT
FOR
RAMOS ESTATES SUBDIVISION
5.0 ACRE TRACT
OUT OF FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

ARTURO RAMOS

Prepared by:



ALTEX ENGINEERING

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

Project No. 23.186

OCTOBER 2023



[Handwritten signature]
12-11-23

TABLE OF CONTENTS

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

EXHIBITS

EXHIBIT "A" - LOCATION MAP

EXHIBIT "B" - FIRM ZONE DESIGNATION MAP

EXHIBIT "C" - SOILS SURVEY MAP

EXHIBIT "D" - RUNOFF COEFFICIENTS

EXHIBIT "E" - DRAINAGE CALCULATIONS

EXHIBIT "F" - AERIAL of USGS MAP

EXHIBIT "G" - EXHIBIT OF PROPOSED CONDITIONS-DEVELOPMENT LAYOUT & SUBDIVISION
PLAT

DRAINAGE REPORT FOR RAMOS ESTATES SUBDIVISION

A. PROJECT LOCATION

Ramos Estates Subdivision is located on a 5.0 tract of Land and being out of Farm Tract 1038, the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of Way of FM 1015 , approximately 1,700 feet North of the intersection of Pike Blvd and FM 1015. The lot is currently developed with a large commercial building and mostly paved with asphalt parking.

B. FLOOD PLAIN

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

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of predominantly Hidalgo Sandy Clay (28, B, SC,CL) Loam that have moderately well drained properties.

(28,B, SC, CL) Hidalgo Sandy Clay Loam:

The Hidalgo Sandy Clay Loam, consists of deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. These soils are on nearly level to gently sloping uplands. Slope gradients are mostly less than 2 percent, but range up to 5 percent. The soil formed is moderately fine textured calcareous sediments.

☐ 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 1-10-24	

D. EXISTING CONDITIONS

The Ramos Estates Development is predominantly developed with asphalt parking and several structures present.. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the southeastern portion of the property. In determining the existing conditions, we established an average weighted runoff. The existing 10-year storm water runoff of this site is 21.46 cfs.

E. PROPOSED CONDITIONS

The proposed conditions for the subdivision will be in the development of property into 3 commercial lots. The new lots (Lots 2 and 3) will be developed into retail plazas of about 6,000 square feet total with parking. In determining the proposed conditions, we determined the proposed runoff using a runoff value that was larger than the weighted average to account for additional detention that was not present during the existing conditions. The total contributing 50 year developed storm water discharge of the site will be 32.97cfs (Refer to Exhibit E) ,an increase of 11.51 cfs from the existing conditions. The detention pond will release out into a Curb Inlet located at the West Right of Way of FM 1015 via an 8 Inch Bleeder pipe. Since the release rate will be determined by the pipe diameter, the development will detain more volume than the required volume. The total increased flow volume of this subdivision to the existing drainage district facilities is a total of 52,323 cf (1.201 Ac-ft). The detention pond will detain 57,428cf of volume (1.31 acft)(See Exhibit E). The subdivision will convey water with a storm water drainage system composed of inlets and drainage pipe varying in diameter from 12" to 18" from the parking lot to the new detention pond. These improvements will be done during the building permit stage. The detention pond and bleeder pipe in its entirety will be on Lot 1. The pond will be maintained by the lot owner of Lot 1 . Lot owner will be responsible in grading their lots with a gentle slope towards the inlets. Pipes and Inlets being shared will be in a drainage easement. All drainage easements must be kept clear of structures, large trees, fences, and property owners will be responsible in maintaining. During the development stage, the developer must ensure compliancy with the detention requirements as determined by the city of Weslaco and Hidalgo County Drainage District No.1. If the proposed conditions change, the developer of the lots will be required to generate new drainage calculations to determine if the proposed conditions established herein are adequate.



Juan Alonzo Jr, P.E.

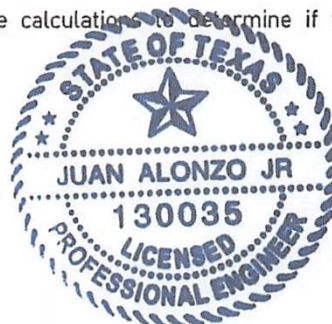


EXHIBIT A

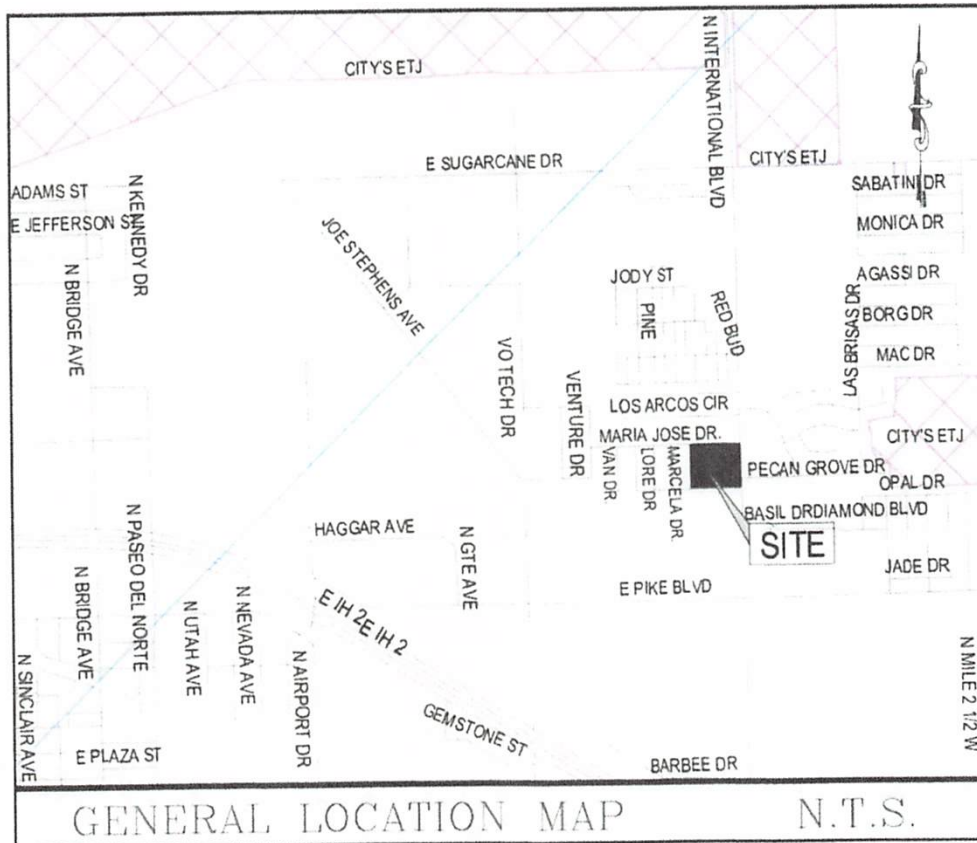
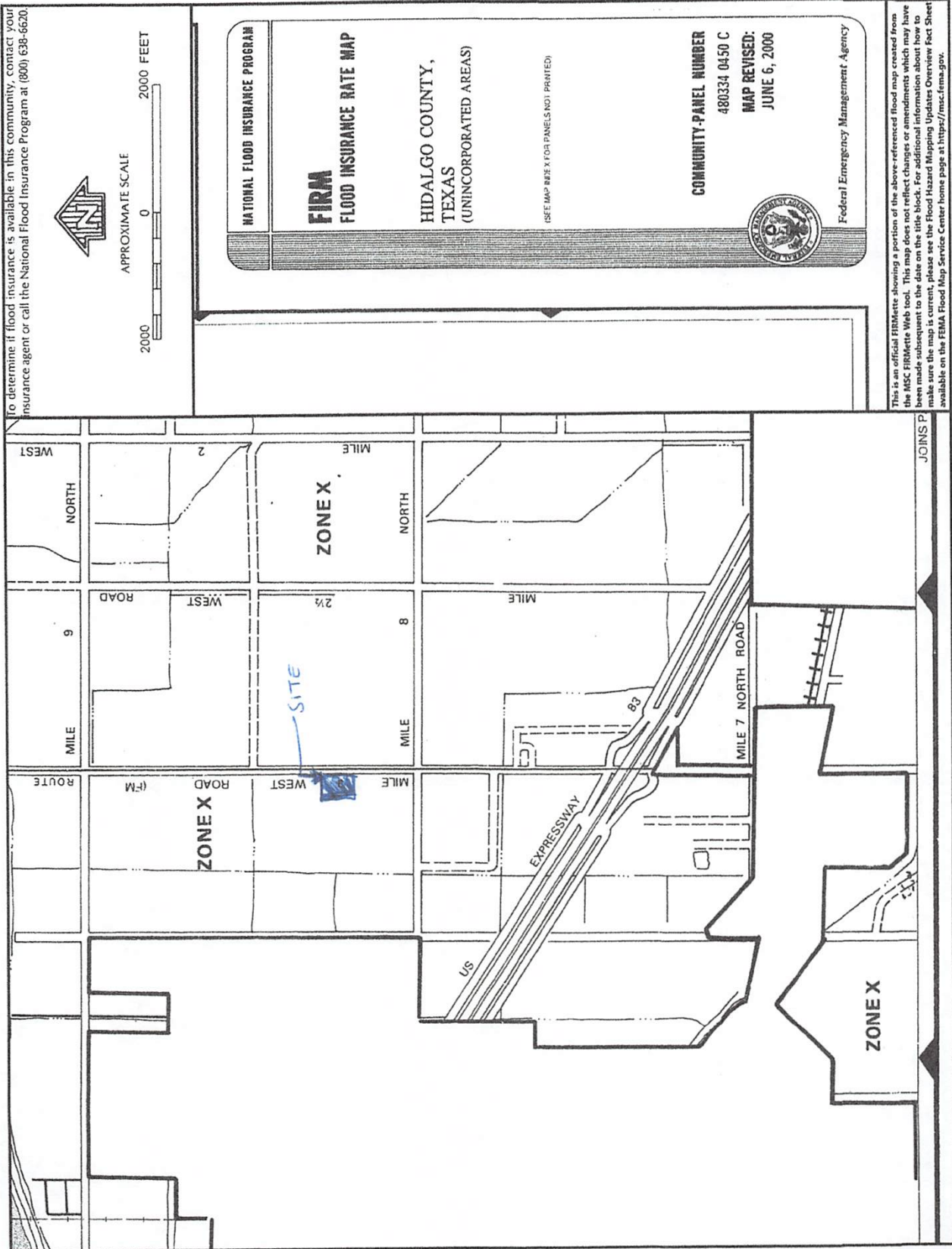


EXHIBIT B

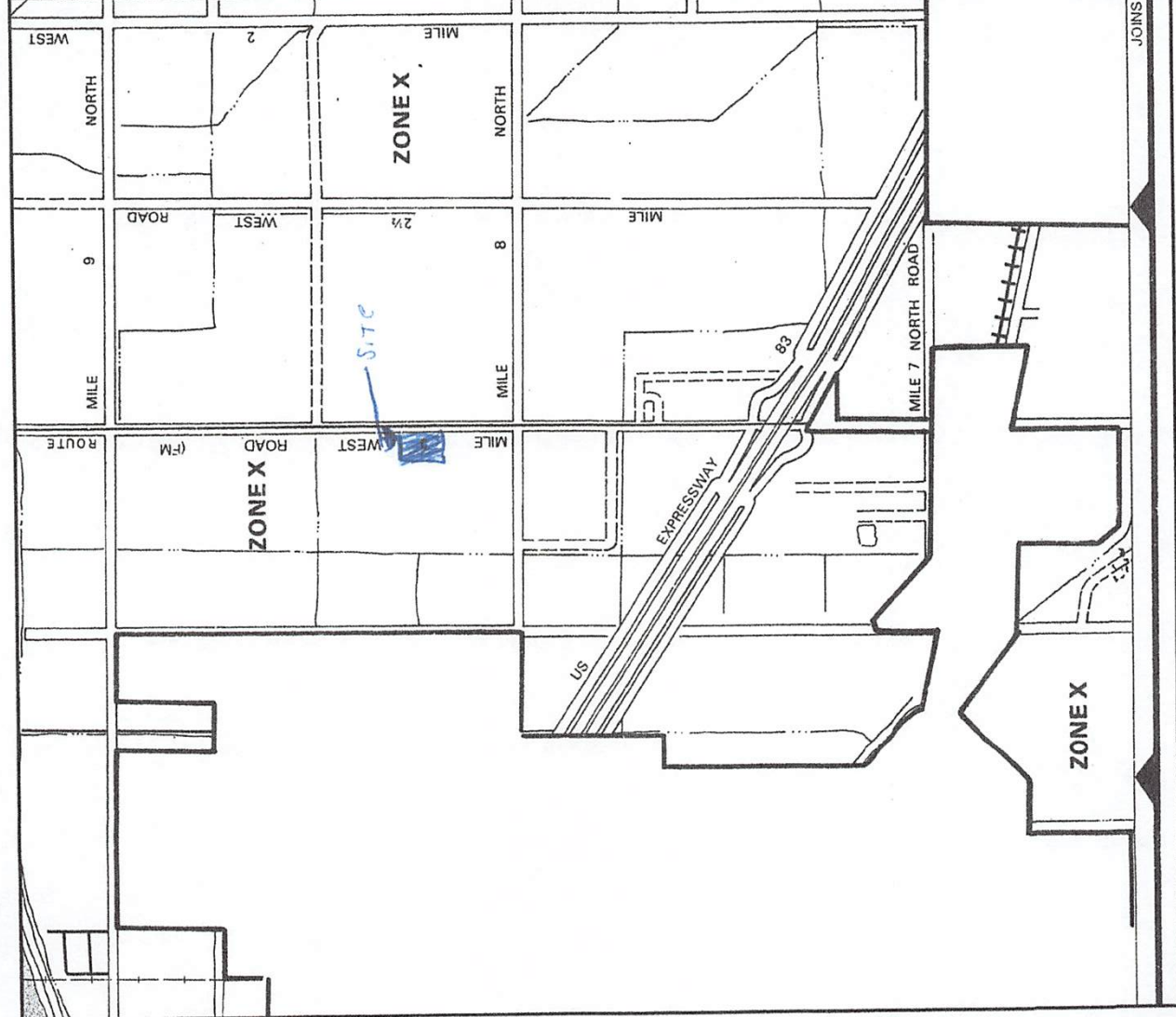
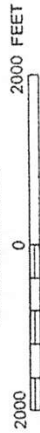
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To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE



LEGEND

- SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD**
- ZONE A** No base flood elevation determined.
 - ZONE AE** Base flood elevation determined.
 - ZONE AH** Flood depths of 1 to 3 feet usually base flood ponding; base flood elevations determined.
 - ZONE AO** Flood depths of 1 to 3 feet usually base flood on sloping terrain; average depths determined. For areas of unusual flooding, locations also determined.
 - ZONE AS9** To be protected from "00-year" flood by federal flood protection system under construction; no base flood elevations determined.
 - ZONE V** Coastal flood with velocity hazard; no base flood elevations determined.
 - ZONE VE** Coastal flood with velocity hazard; wave action; base flood elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- OTHER FLOOD AREAS**
- ZONE X** Area of 500-year flood; area of 100-year flood with average depths of less than 1 foot; or with damage area less than 1 square mile; and areas protected by levees from 100-year flood.
 - OTHER AREAS** Areas determined to be outside 500-year flood plain.
 - ZONE X** Areas in which flood hazards are undetermined.
- UNDEVELOPED COASTAL BARRIERS***
- Identified 1991**
 - Identified 1999**
 - Other**
 - Projected Area**
- *Coastal barrier areas are normally located within or adjacent to special flood hazard areas.
- Zone D Boundary**
- Zone O Boundary**
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Federal Coastal Flood Hazard and Special Flood Hazard Zones**
- Base Flood Elevation Line: Elevation in feet**
- Contour Line**
- Base Flood Elevation in Feet Where Uniform Within Zone***
- RM 7 1/2**
- ±M1.5**
- Four Mile**

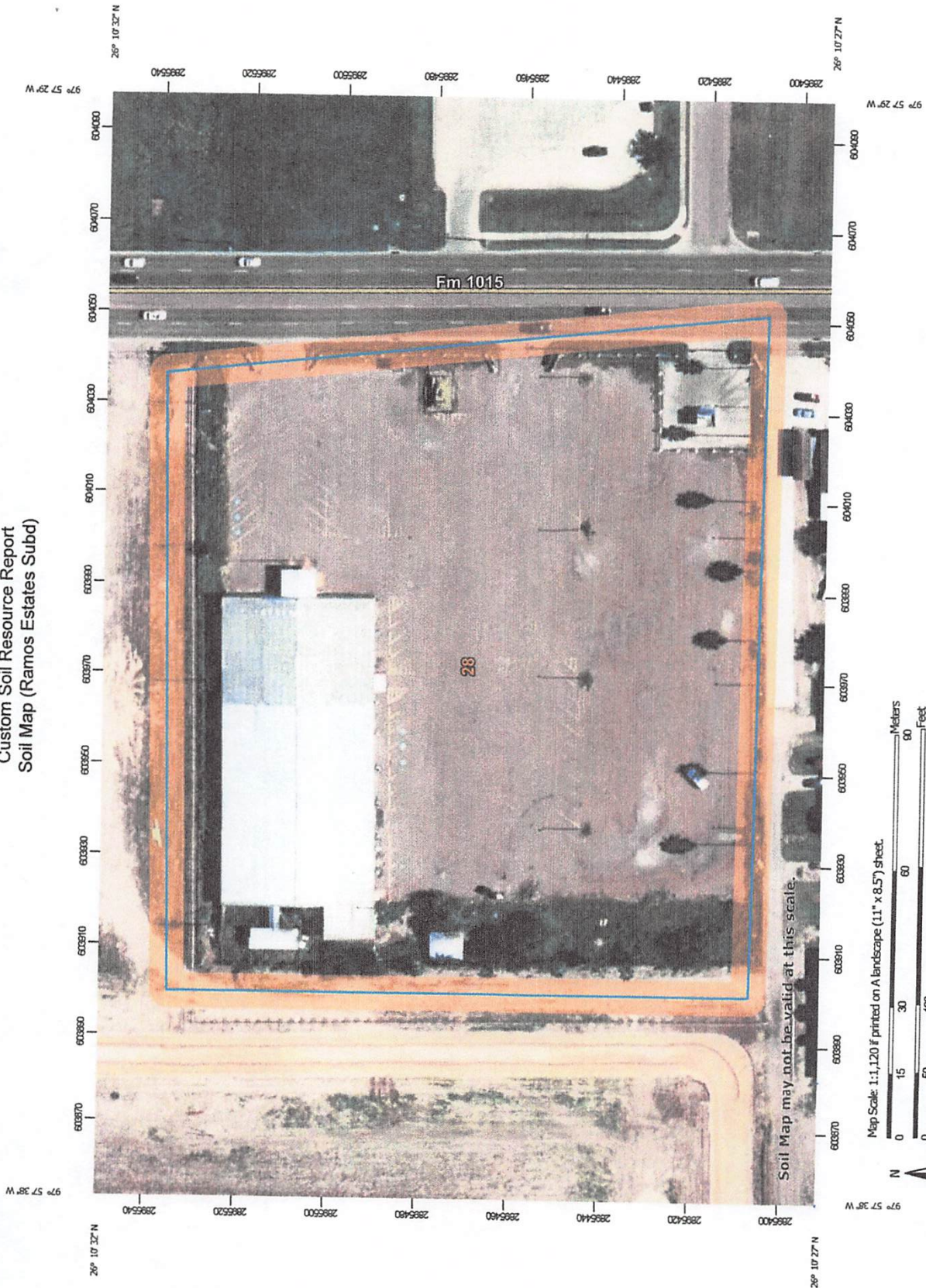
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current,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

JOINS P

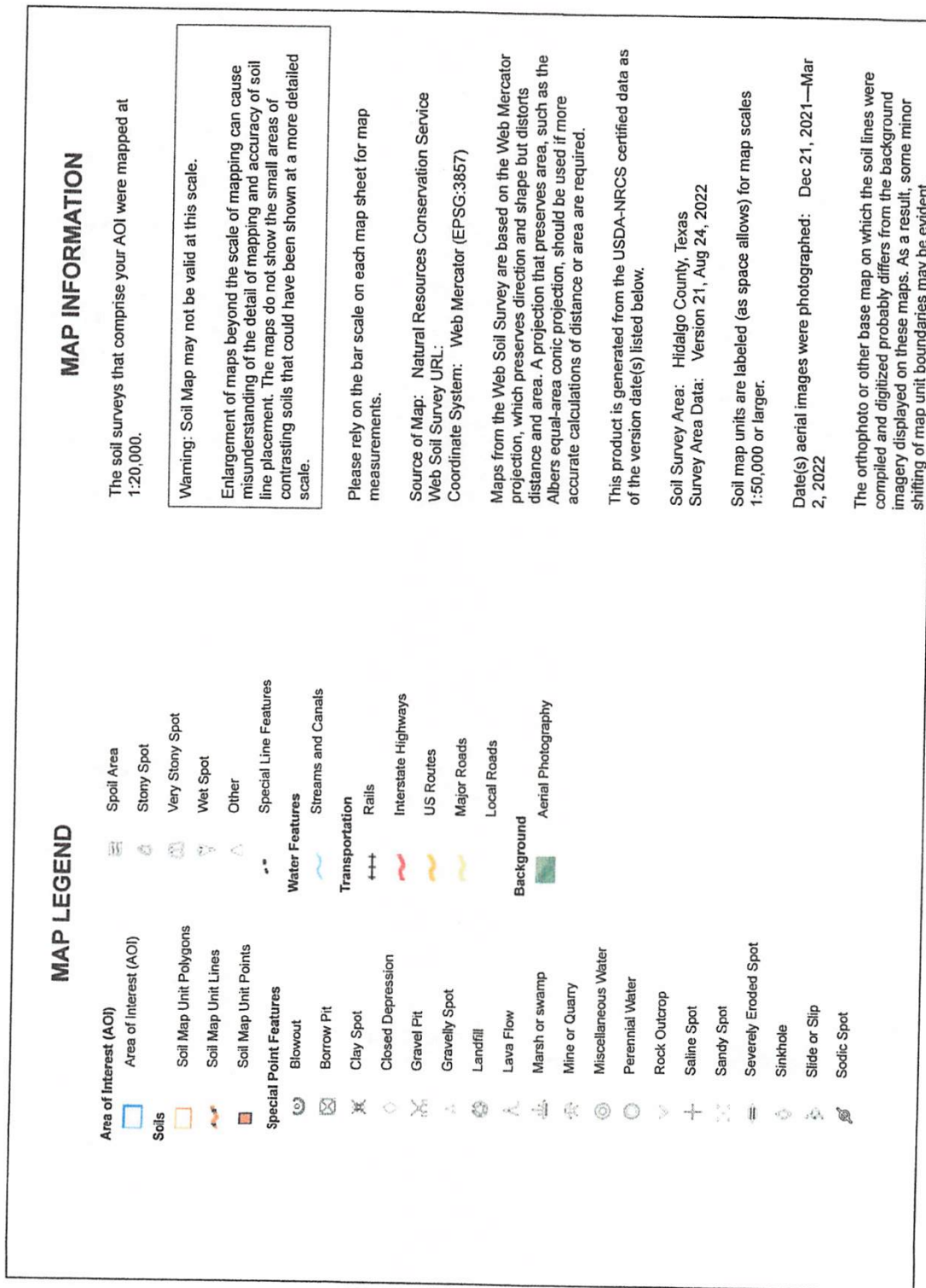
EXHIBIT C

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Custom Soil Resource Report
Soil Map (Ramos Estates Subd)



Custom Soil Resource Report



Custom Soil Resource Report

Map Unit Legend (Ramos Estates Subd)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	4.6	100.0%
Totals for Area of Interest		4.6	100.0%

Map Unit Descriptions (Ramos Estates Subd)

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

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

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

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

Custom Soil Resource Report

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

Minor Components

Raymondville

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

Racombes

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

Willacy

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

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvl

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

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

Sodium adsorption ratio, maximum: 10.0

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 2c

Hydrologic Soil Group: B

Ecological site: R083DY019TX - Gray Sandy Loam

Hydric soil rating: No

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.45
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

EXHIBIT E

**DRAINAGE CALCULATIONS
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Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties

1. Select your county. 2. Enter the time of concentration

County	Coefficient	2-year	5-year	10-year	25-year	0-yr	100-year
Hidalgo	e (in)	0.8645	0.8647	0.8599	0.8572	##	0.8619
	b	72.40	100.21	116.24	140.47	##	201.07
	d (mins)	12.92	13.90	14.33	15.32	##	18.00
	Intensity (in/hr)	4.83	6.44	7.47	8.80	##	11.38

Harris
 Harrison
 Hartley
 Haskell
 Hays
 Hemphill
 Henderson
 Hidalgo
 Hill

* for time of Concentration =

10 mins

Runoff Coefficients "c"

Agricultural and, unimproved Areas	0.23
Parks and Improved Open Areas	0.40
Residential (>1 acre lots)	0.40
Residential (1/2 acre lots)	0.50
Residential (1/4 acre lots)	0.55
Residential (1/8 acre lots)	0.60
Multi-Family (Low density MF-1)	0.60
Medium-High Density MF-2 and MF-3)	0.80
Commercial, Industrial, and Business	0.80
Asphalt	0.90

Weighted Runoff Coefficient Table (EXISTING)				
Total Area =	4.420 ac	192535.00 SF	0.00	Cumulative Areas
Area 1	0.608 ac	26500.00 SF	0.95	Building/Roofs
Area 2	2.759 ac	120163.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	0.000 ac	0.00 SF	0.95	Concrete
Area 5	1.053 ac	45872.00 SF	0.23	unimproved area (grass)
CW=			0.65	

Weighted Runoff Coefficient Table (PROPOSED)				
Total Area =	4.420 ac	192535.00 SF	0.00	Cumulative Areas
Area 1	1.205 ac	52500.00 SF	0.95	Building/Roofs
Area 2	2.582 ac	112463.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	0.039 ac	1700.00 SF	0.95	Concrete
Area 5	0.594 ac	25872.00 SF	0.23	unimproved area (grass)
CW=			0.74	

Existing Conditions (10 yr)

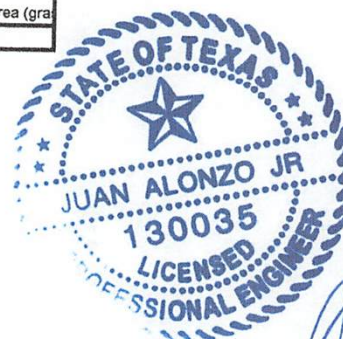
Q=CIA

C I (in/hr) A (acres) Q (cfs)
 0.65 7.47 4.42 21.46

Developed Conditions(50 yr)

Q=CIA

C I (in/hr) A (acres) Q (cfs)



[Handwritten Signature]
 (2-1(-2))

0.74 10.08 4.42 32.97

Prop. Runoff C = 0.8
Area = 4.42 ac
Post Dev. Tc = 10 min

Exist Runoff C = 0.65
Exist. Intensity = 7.47

*WEIGHTED C OF 0.80 WAS USED TO
DETERMINE DETENTION AT A MORE

Detention Calculations						
Duration (minutes)	150year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	42.60	12,779	2.92	1,314	11,465
10	10.08	35.63	21,380	2.92	1,752	19,628
15	8.69	30.74	27,663	2.92	2,190	25,473
20	7.66	27.10	32,514	2.92	2,628	29,886
25	6.86	24.27	36,410	2.92	3,066	33,344
30	6.23	22.02	39,633	2.92	3,504	36,129
35	5.70	20.17	42,361	2.92	3,942	38,419
40	5.27	18.63	44,712	2.92	4,380	40,332
45	4.90	17.32	46,771	2.92	4,818	41,953
50	4.58	16.20	48,595	2.92	5,256	43,339
55	4.30	15.22	50,228	2.92	5,694	44,534
60	4.06	14.36	51,704	2.92	6,132	45,572
65	3.85	13.60	53,048	2.92	6,570	46,478
70	3.65	12.92	54,279	2.92	7,008	47,271
75	3.48	12.31	55,415	2.92	7,446	47,969
80	3.33	11.76	56,468	2.92	7,884	48,584
85	3.19	11.26	57,448	2.92	8,322	49,126
90	3.06	10.81	58,364	2.92	8,760	49,604
95	2.94	10.39	59,224	2.92	9,198	50,026
100	2.83	10.01	60,034	2.92	9,636	50,398
110	2.64	9.32	61,523	2.92	10,512	51,011
115	2.55	9.02	62,211	2.92	10,950	51,261
120	2.47	8.73	62,865	2.92	11,388	51,477
150	2.08	7.36	66,239	2.92	14,016	52,223
170	1.89	6.68	68,091	2.92	15,768	52,323
175	1.85	6.53	68,516	2.92	16,206	52,310

Volume Required to Detain = 52323

TYPICAL PIPE AREAS			
DIA	AREA	DIA	AREA
6"	0.2	15"	1.23
8"	0.35	18"	1.77
10"	0.55	24"	3.14
12"	0.79	30"	4.91

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

Cd (coefficient discharge) =

0.6

A (area of 8" pipe) =

0.35 ft²

g (gravity) =

32.2 ft/s²

h (height of pond) =

3 ft

Q (flow) =

2.92 cfs

*RELEASE IS BASED ON 8INCH PIPE OUTFALL

Detention Pond Dimensions

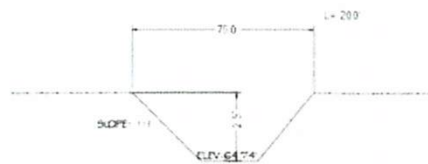
Flow Line Width W1 (ft)	Cross Sect.		Volume Width W2 (ft)	Slope Length L2 (ft)	Top (outer) V2 (cf)	Volume V (cf)	
	Depth H (ft)	S					
35.0	2.5	1.0	40.0	184.0	17250.0	17250.0	A-A
70.0	2.5	1.0	75.0	200.0	36250.0	36250.0	B-B
TOTAL						53500.0	

Detention Provided = 53500 cf > 0 cf = Detention Required

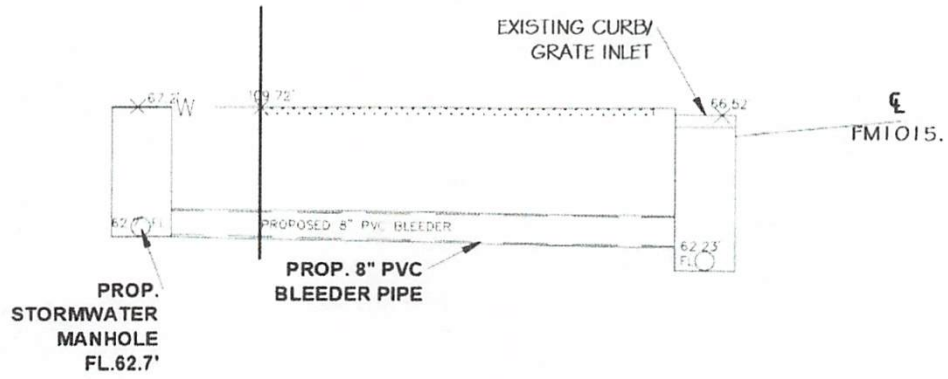
Therefore, the proposed detention pond is O. K.



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



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



C-1

OUTFALL CROSS SECTION DETAIL
SCALE: N.T.S.

EXHIBIT F

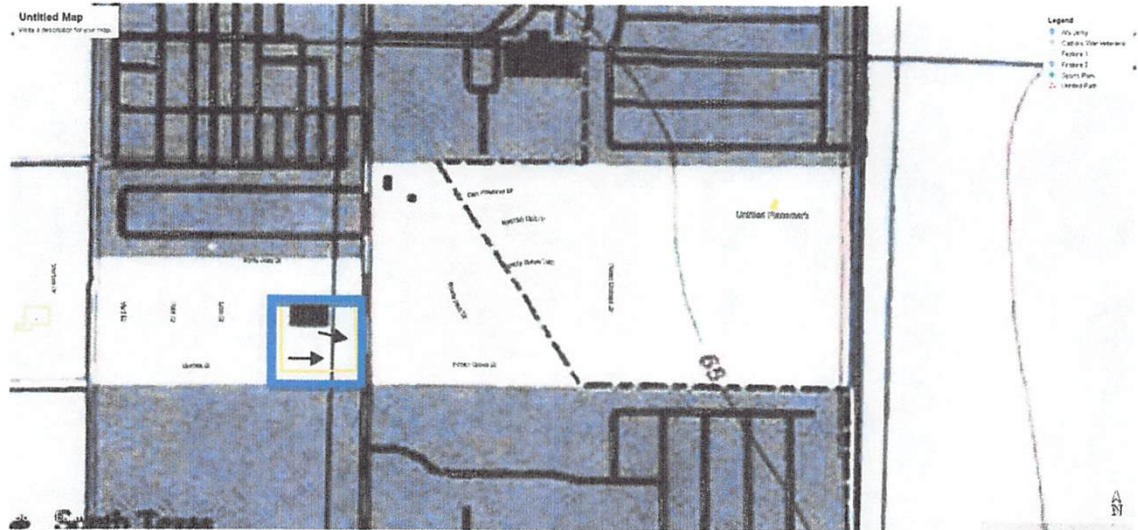
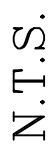


EXHIBIT G

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EXISTING BUILDING PARKING LOT CALCULATIONS

TOTAL BUILDING SQUARE FOOTAGE: 24,291 SQFT

TOTAL /RESTROOMS.KITCHEN, LOBBY AREA: 7,238SQFT

TOTAL EVENT FLOOR AREA: 17,053 SQFT

CITY OF WESLACO OFFSTREET PARKING REQUIREMENTS:

ONE PARKING SPACE FOR EACH 100 SQUARE FEET OF FLOOR AREA OR ONE FOR EACH TWO SEATS PROVIDED, WHICHEVER IS GREATER.

17,053 / 100 = 171 PARKING SPACES REQUIRED

PARKING SPACES PROVIDED: COMBINATION OF ALL LOTS 218 P.S.

(SEE NOTE 16 OF FINAL PLAT DRAWING)



RAYA 2011 LLC
VERONA SUBDIVISION LOT 4
DEED # 3365812

LOT 7

LOT 8

LOT 5

LOT 11

LOT 12



LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 08/01/23
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241

*RAMOS ESTATES
SUBDIVISION
EXISTING BUILDING PARKING EXHIBIT*

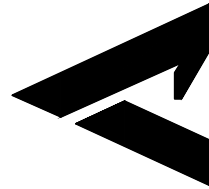
Being a 5.0-Acre of land, out of Farm Tract 1038, West and Adams Tract Subdivision, known as the remainder of the North 25.0 Acres of the South 28.0 Acres out Farm Tract 1038, West and Adams Tract Subdivision as recorded in volume 1636, page 507, deed records of Hidalgo County, Texas, said 5.0 Acre Tract of land being more particularly described as follows:

SCALE: 1"=40' DATE: FEBRUARY 21, 2024

SCALE: 1"=40'

SHEET
1 OF 1

ALTEX ENGINEERING
325 W. 2ND STREET
MERCEDDES, TEXAS 78570
(956) 294-1241
TRF# FIRM REGISTRATION NO. F-19737





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: June 5, 2024	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Juan Alonzo, P.E.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for White Rose Subdivision being 4.644 acres out of Farm Tracts 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000 feet North of Intersection on Frontage Road and Bridge Ave. Possible Action.	
Discussion/Overview: The proposed nine (9) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary 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



PI AT-000634-2024

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: White Rose Subdivision

Location: Approximately 2000 feet North of Intersection of Frontage Road and Bridge Ave.

Legal Description: 4.644 acre tract out of Farm Tract 31, West Tract Subdivision as recorded in Vol 2 page 34, HCMR.

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: Commercial

Existing Land Use: Commercial Proposed Land Use: Commercial/Multi Family

Number of Lots Proposed: 9 Gross Acreage: 4.644ac

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Raul Guerra Telephone: 956-429-8434

Address: 621 Tierra Prometida Fax: _____

City: Weslaco State: TEXAS Zip: 78599

E-mail: _____

ENGINEER INFORMATION

Name: Juan Alonzo, P.E. Telephone: 956-294-1241

Address: 325 W.2nd Street Fax: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</u>
--	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

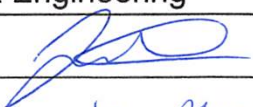
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Raul Guerra

Owner Signature: _____ Date: _____

Juan Alonzo Jr. P.E. ,Altex Engineering is the authorized agent

Authorized Agent Signature:  Date: 3-25-24

Authorized Agent Printed Name: Juan Alonzo

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: _____

TRIP GENERATION WORKSHEET

FOR

RAMOS ESTATES SUBDIVISION

5.0 ACRE TRACT
OUT OF FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

Arturo Ramos

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
325 W.2nd Street
Mercedes, Texas 78570
PH: (956)792-9305
JALONZO@ALTEXENG.COM

Project No. 23.186

OCTOBER 2023



TRIP GENERATION REPORT
FOR
RAMOS ESTATES SUBDIVISION
(WESLACO, TEXAS)

Ramos Estates Subdivision is located on a 5.00 Ac tract of land of farm tract 1038 of the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of FM 1015, approximately 1,700 feet North of the intersection of Pike Blvd and FM 1015. The lot is currently developed with building and parking lots. The development will consist in a total of commercial lots with about Six(6) 1000 square foot retail shell Suites.

The report is based on the Trip Generation, 10th Edition Book (Institute of Traffic Engineers).

Shopping Center (820)

1. - Average Vehicle Trip Ends : 3.00

(Trip Generation, Tenth Edition)

On a weekday, AM. Peak hour Generator

Directional Distribution: 54% Entering, 46% Exiting

Equation: $T = 2.76(X) + 77.28$

$X = 6$ (1000 sqft GLA)

TOTAL TRIPS: 94 Trips

Tenter = $94(0.54) = 51$ trips/hour

Texiting = $94(0.46) = 43$ trips/hour

2. - Average Vehicle Trip Ends : 4.21

(Trip Generation, Tenth Edition)

On a weekday, PM. Peak hour Generator

Directional Distribution: 50% Entering, 50% Exiting

Equation: $\ln(T) = 0.72\ln(x) + 3.02$

$X = 6$ (1000 sqft GLA)

TOTAL TRIPS: 75 Trips

Tenter = $75(0.50) = 37.5$ trips/hour

Texiting = $75(0.50) = 37.5$ trips/hour

Threshold requirements for a Traffic Impact Analysis Report:

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

AM/PM PHT* > 100 TPH, TIA Required

PHT* = Peak Hour Trips

Shopping Center (820)

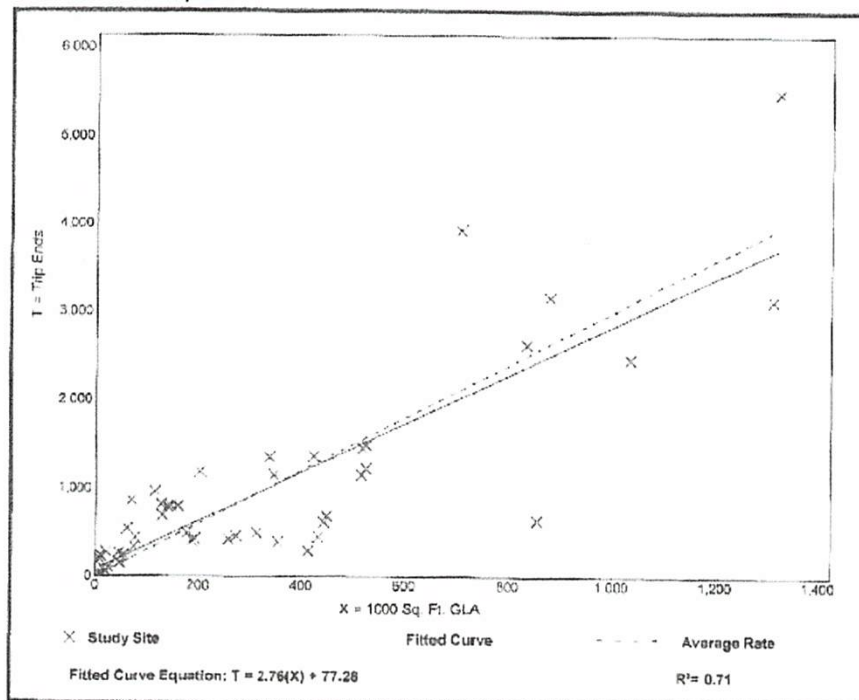
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 47
1000 Sq. Ft. GLA: 323
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.00	0.70 - 23.74	1.85

Data Plot and Equation



Shopping Center (820)

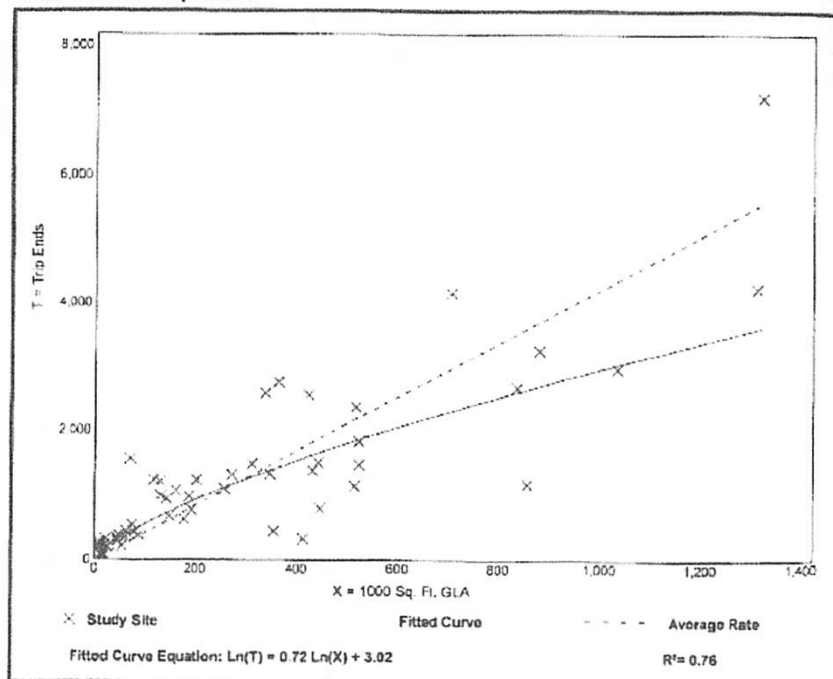
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 53
1000 Sq. Ft. GLA: 298
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
4.21	0.78 - 27.27	2.47

Data Plot and Equation



DRAINAGE REPORT

FOR

WHITE ROSE SUBDIVISION

4.644 Acre Tract out of Farm Tract 31, West Tract Subdivision
map or plat thereof recorded in Vol.2, Page 34-37, H.C.D.R.

Prepared for:

Raul Guerra

Prepared by:



ALTEX ENGINEERING

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

Project No. 21.137

DECEMBER 2023



1-4-24

TABLE OF CONTENTS

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

EXHIBITS

EXHIBIT "A" - LOCATION MAP

EXHIBIT "B" - FIRM ZONE DESIGNATION MAP

EXHIBIT "C" - SOILS SURVEY MAP

EXHIBIT "D" - RUNOFF COEFFICIENTS

EXHIBIT "E" - DRAINAGE CALCULATIONS

EXHIBIT "F" - CROSS-SECTION DRAWINGS OF PONDS

EXHIBIT "G" - CROSS-SECTION DRAWING OF OUTFALL

EXHIBIT "H" - AERIAL of USGS MAP

EXHIBIT "I" - SUBDIVISION PLAT AND FINAL ENGINEERING REPORT

**DRAINAGE REPORT
FOR
WHITE ROSE SUBDIVISION**

A. PROJECT LOCATION

White Rose Subdivision is located on a 4.644-Acre tract of land out of Farm Tract 31, of the West Adams Subdivision, Hidalgo County, Texas. The tract is located approximately 1,980 feet north of the intersection of Mile 4 ½ W Road and W Frontage Road within the City Limits of Weslaco.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone B-Shaded" areas to be between limits of 100-year flood and 500 year flood plain, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480349 0005 B, Map Revised: March 4, 1980 (Refer to Exhibit B).

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of soil consisting of Hidalgo Fine Sandy Loam (25,B,SM-SC) and Hidalgo Clay Sandy Loam (28,B,SC,CL) (that have moderately well drained properties.

(25)Hidalgo fine sandy loam, 0 to 1 percent slopes (25, B, SM-SC):

The Hidalgo fine sandy loam, 0 to 1 percent slopes, is well drained. Permeability is moderate, and the available water capacity is medium. Surface runoff is slow.

(28)Hidalgo sandy clay loam, 0 to 1 percent slopes (28, B, SC, CL):

The Hidalgo sandy clay loam, 0 to 1 percent slopes, is well drained. Permeability is moderate, and the available water capacity is high. Surface runoff is slow.

D. EXISTING CONDITIONS

The subject tract is predominantly undeveloped with only a single story commercial building of approximately 1,100 sqft and natural grasses present. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the eastern portion of the property. For the existing 10-year storm, the water runoff of this site is 5.34 cfs.

E. PROPOSED CONDITIONS

The proposed conditions for this subdivision will be for development in (Eight)8 multi-family lots use and (One)1 lot for commercial use. The total contributing 50-year developed storm water discharge of the site will be 31.56 cfs (Refer to Exhibit E), an increase of 26.22 cfs from the existing conditions. The total increased flow of this subdivision to the existing drainage district facilities is a total of 38,012 cf (0.873 Ac-ft) (See Exhibit E). A system of detention ponds and swales with a capacity to detain 46,486 cf (1.07 Ac-ft) will be constructed along several sections of the lot boundaries that would detain the runoff created by the developed lots. Water from the drainage swales will convey in an easterly flow that will eventually outfall into the existing pond maintained by the city of Weslaco via a 8" bleeder pipe at a rate of 4.13 cfs, which is lower than the pre-developed conditions. Additionally, lot owners must maintain their portion of drainage swale. The drainage swale easement must be kept clear of any buildings, fences, large trees that could impede the flow of storm water.



Juan Alonzo Jr, P.E.

- ☐ 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



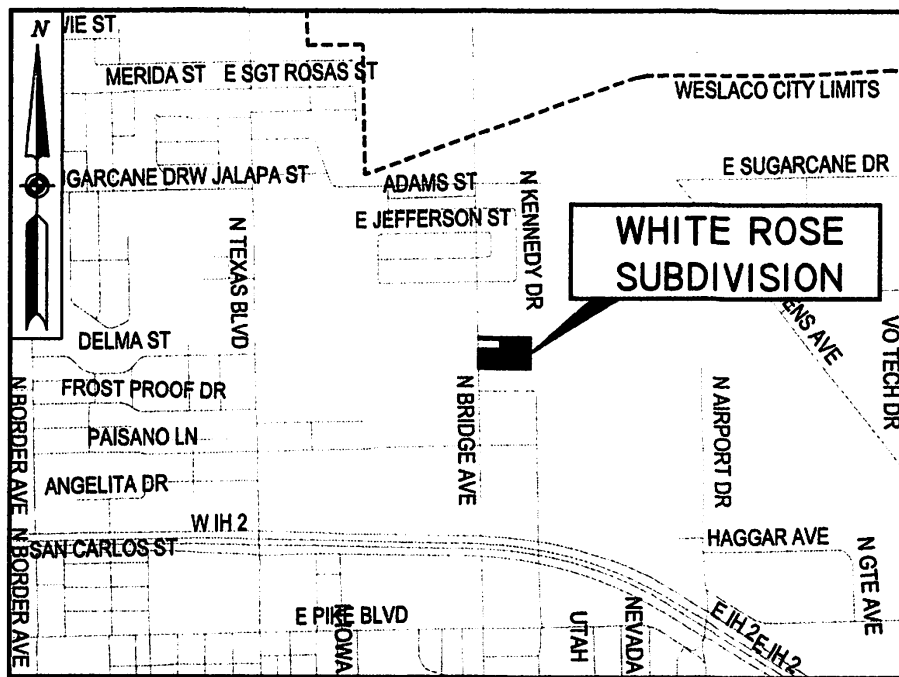
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DATE



1-11-24

EXHIBIT A

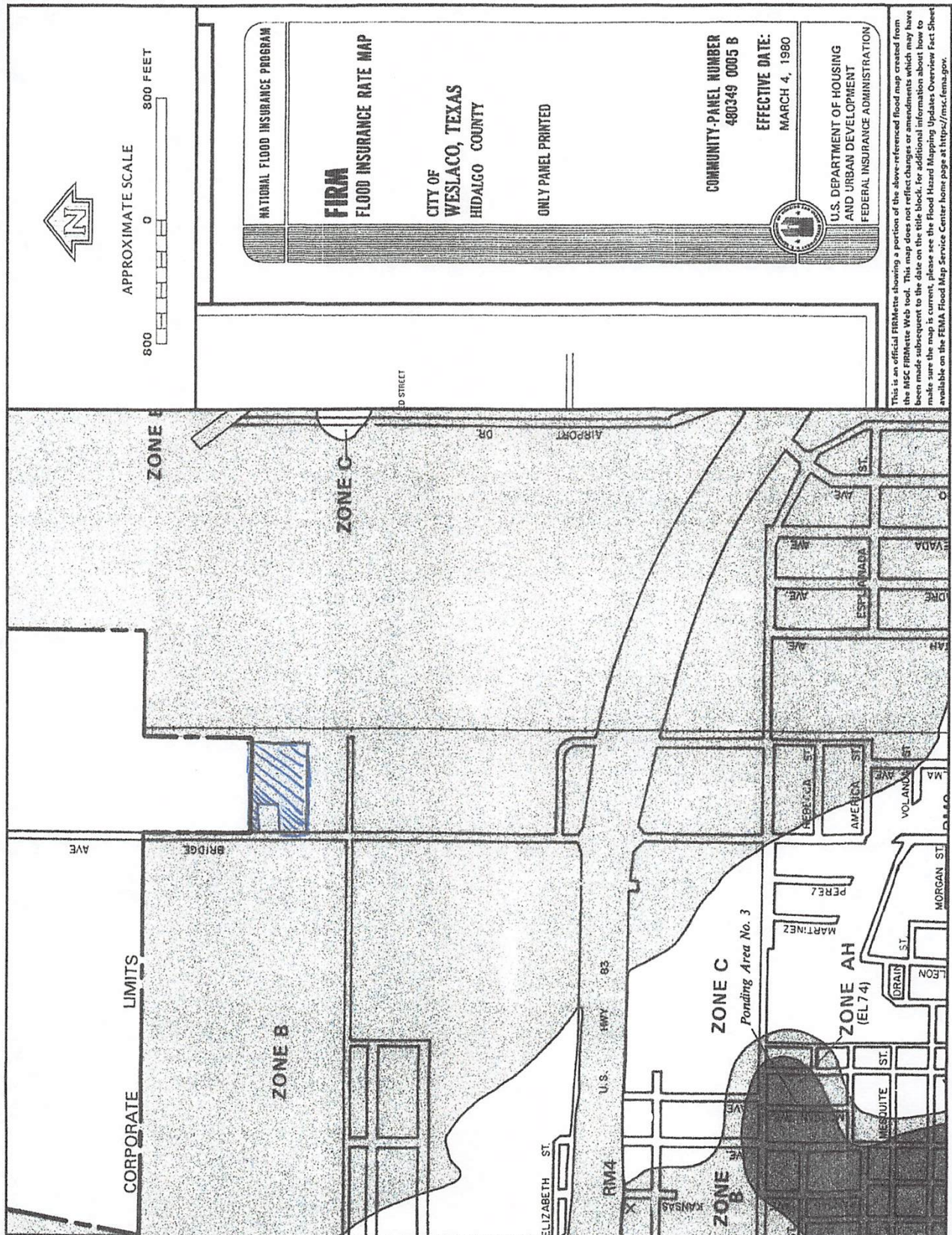
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LOCATION MAP
N.T.S.

EXHIBIT B

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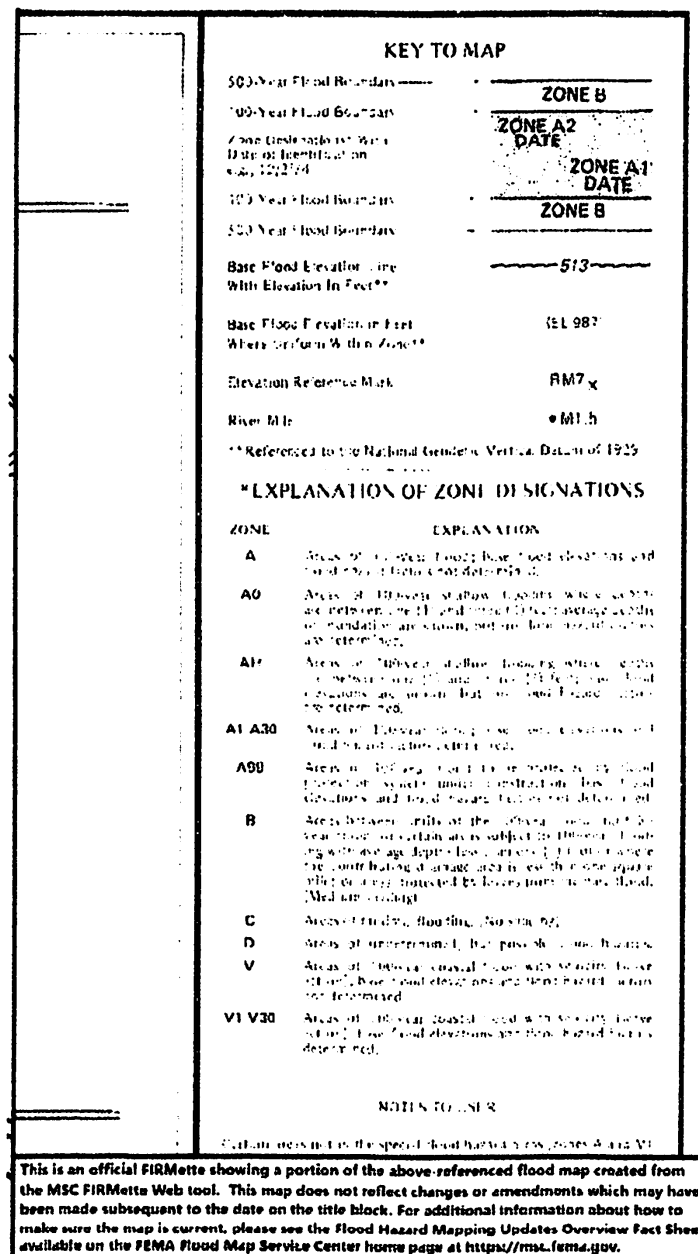
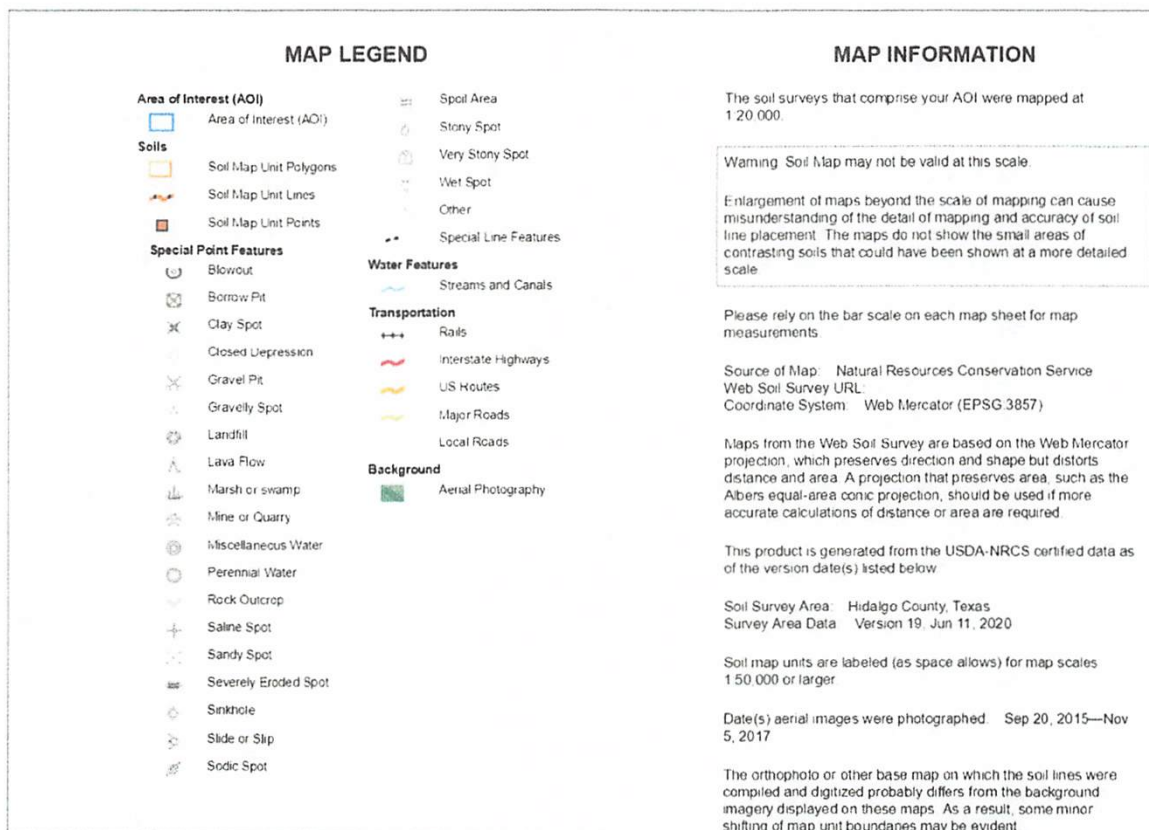


EXHIBIT C

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Custom Soil Resource Report



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	1.6	35.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	2.8	64.1%
Totals for Area of Interest		4.4	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxn
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Custom Soil Resource Report

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Custom Soil Resource Report

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

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

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.23
Parks and Improved Open Areas	0.40
Residential (>1acre lots)	0.40
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.60
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.90

EXHIBIT E

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Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties							
1. Select your county. 2. Enter the time of concentration							
County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	a (in)	0.8645	0.8647	0.8599	0.8599	0.8613	0.8619
Henderson	b	72.40	100.21	116.24	116.24	170.66	201.07
Hidalgo	d (mins)	12.92	13.90	14.33	14.33	16.71	18.00
Hill	Intensity (in/hr)*	4.83	6.44	7.47	8.80	10.08	11.38
Hockley							
Hood							
Hopkins							
Houston							
Howard							
Hudspeth							

* for time of
Concentration
n =

10 mins

RUNOFF COEFFICIENT CALCULATIONS

PRE-DEVELOPED

Total Area =	4.4103 ac	192113.00 SF	0.00	Cumulative Areas
Area 1	0.0269 ac	1172.00 SF	0.90	Building/Roofs
Area 2	0.0452 ac	1968.00 SF	0.75	Asphalt
Area 3	0.0899 ac	3916.00 SF	0.50	Flex base
Area 4	0.0016 ac	68.00 SF	0.90	Concrete
Area 5	4.2468 ac	184989.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

$$C = (C1A1 + C2A2 + C3A3 + C4A4 + \dots) / A_{total} =$$

0.25

USE: 0.25

POST-DEVELOPED AREA #1 (COMMERCIAL-RETAIL PLAZA)

Total Area =	0.915 ac	39874.00 SF	0.90	Cumulative Areas
Area 1	0.179 ac	7812.00 SF	0.90	Building/Roofs
Area 2	0.000 ac	0.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	0.498 ac	21678.00 SF	0.90	Concrete
Area 5	0.238 ac	10384.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

$$C = (C1A1 + C2A2 + C3A3 + C4A4 + \dots) / A_{total} =$$

0.73

POST-DEVELOPED AREA #2 (MULTI-FAMILY APARTMENTS)

Total Area =	3.495 ac	152239.00 SF	0.00	Cumulative Areas
Area 1	0.735 ac	32000.00 SF	0.90	Building/Roofs
Area 2	0.000 ac	0.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	1.591 ac	69302.00 SF	0.90	Concrete
Area 5	1.169 ac	50937.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

$$C = (C1A1 + C2A2 + C3A3 + C4A4 + \dots) / A_{total} =$$

0.68

USE AVG: 0.71



[Handwritten signature]
1-4-24

Existing Conditions (10 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.25	4.84	4.41	5.34

Area 1 (Commercial - Retail Plaza)

Area 2 (Multi-Family Apartments)

Developed Conditions(50 yr)

Q=CIA

C 0.71 I (in/hr) 10.08 A (acres) 0.915 Q (cfs) 6.55

Developed Conditions(50 yr)

Q=CIA

C 0.71 I (in/hr) 10.08 A (acres) 3.495 Q (cfs) 25.01

* Refer to Site Plan on Exhibit F

Prop. Runoff C = 0.71
Area = 4.41 ac
Post Dev. Tc = 10 min

Exist Runoff C = 0.24
Exist. Intensity = 4.8

Total Q= 31.56 cfs

Orifice Equation: $Q = Cd \cdot A \cdot ((2 \cdot g \cdot h)^{1/2})$
Cd (coefficient discharge) = 0.6
A (area of 10" pipe) = 0.35 ft²
g (gravity) = 32.2 ft/s²
h (height of pond) = 6 ft
Q (flow) = 4.13 cfs

Detention Calculations						
Duration (minutes)	150year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	37.72	11,316	4.13	1,859	9,457
10	10.08	31.55	18,932	4.13	2,478	16,454
15	8.69	27.22	24,496	4.13	3,098	21,398
20	7.66	23.99	28,791	4.13	3,717	25,074
25	6.86	21.49	32,241	4.13	4,337	27,904
30	6.23	19.50	35,094	4.13	4,956	30,138
35	5.70	17.86	37,510	4.13	5,576	31,934
40	5.27	16.50	39,592	4.13	6,195	33,397
45	4.90	15.34	41,415	4.13	6,815	34,601
50	4.58	14.34	43,030	4.13	7,434	35,596
55	4.30	13.48	44,477	4.13	8,054	36,423
60	4.06	12.72	45,763	4.13	8,673	37,110
65	3.85	12.04	46,973	4.13	9,293	37,681
70	3.65	11.44	48,064	4.13	9,912	38,152
75	3.48	10.90	49,070	4.13	10,532	38,538
80	3.33	10.42	50,002	4.13	11,151	38,851
85	3.19	9.97	50,869	4.13	11,771	39,099
90	3.06	9.57	51,681	4.13	12,390	39,291
95	2.94	9.20	52,442	4.13	13,010	39,433
100	2.83	8.86	53,159	4.13	13,629	39,530
105	2.73	8.55	53,837	4.13	14,249	39,588
110	2.64	8.25	54,478	4.13	14,868	39,610
115	2.55	7.98	55,087	4.13	15,488	39,600

Volume required to detain 39,610

Detention Pond Dimensions

Flow Line Width W1 (ft)	Cross Sect.		Volume Width W2 (ft)	Slope Length L2 (ft)	Top (outer) V2 (cf)	Volume V (cf)
	Depth H (ft)	S				
13.0	6.0	1.0	25.0	349.0	39786.0	39786.0
1.0	2.0	1.0	5.0	530.0	3180.0	3180.0
9.0	2.0	1.0	13.0	160.0	3520.0	3520.0
TOTAL						46486.0

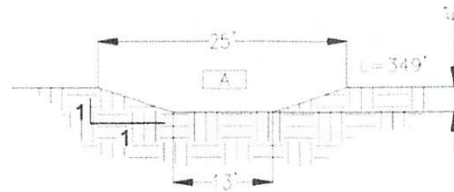
A
B
C

Detention Provided = 46486 cf > 39610 cf = Detention Required

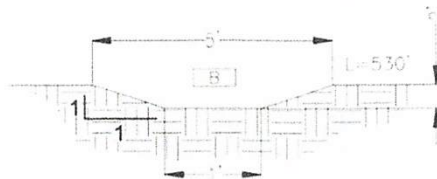
Therefore, the proposed detention pond is O. K.

EXHIBIT F

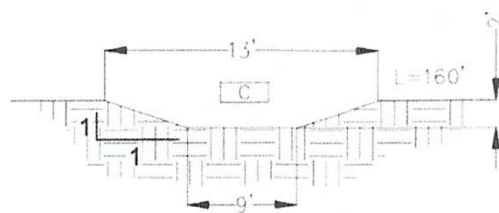
CROSS SECTION DRAWINGS OF PROPOSED DETENTION PONDS



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



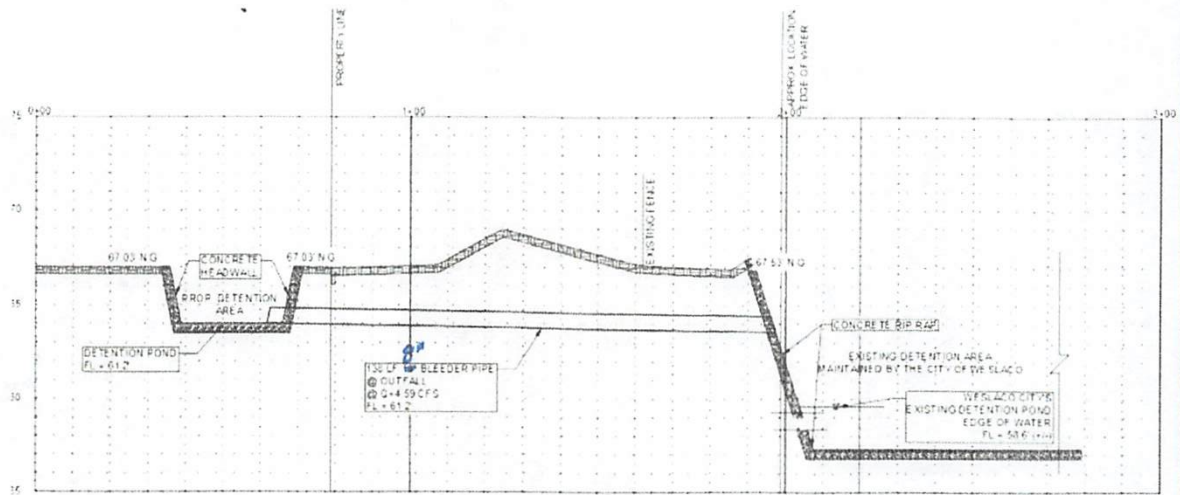
(B-1) DETENTION POND DETAIL
SCALE: N.T.S.



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

EXHIBIT G

CROSS SECTION DRAWING OF OUTFALL PLAN



A CROSS SECTIONAL DRAINAGE POND DETAIL
SCALE N.T.S.



EXHIBIT I

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

Date of Meeting: June 5, 2024	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of David Omar Salinas.	
Subject/Agenda Item: Discussion and re-consideration for the Final Plat of The Groves Subdivision being a 13.90 acres out of Acre Tract out of lot 236, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 1300ft. North of the intersection of Mile 11 N Road and Westgate Drive. Possible Action.	
Discussion/Overview: The proposed sixteen (16) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 10" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for off-site drainage and OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat and compliance with ordinance on the	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION



PLAT-000639-2024

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: GRAVES SUBDIVISION

Location: 1/4 MILE N. OF MI. 11 N. ON WEST SIDE OF MI. 6 W. RD.

Legal Description: 13.90 AC 0/0 F.T. 236, WEST AND ADAMS TRACT
SUBD. 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: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 16 Gross Acreage: 13.90

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: ROBERT OLIVER VAQUEROS Telephone: 532-7168

Address: PO BOX 332 Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: LOUT

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: _____

City: MYAUREN State: TX Zip: 78591 E-mail: DSALINAS@CALINASENGINEERING.COM

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☐ YES ☒ NO Wastewater Provision: SEPTIC SYSTEM

☒ YES ☐ NO Electric Company: MAK VALLEY

☒ 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

- _____ 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: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  _____ Date: 5-19-24

Authorized Agent Printed Name: DAVID SALINAS

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

VAR-000351-2022
FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: GROVES SUBDIVISION

Location: APPROX 1,500 FT NORTH OF MI. 11 N. RD., ON EAST SIDE OF MIKE W. RD.

Legal Description: A 13.90 GR. AC. TRACT O/O F.T. 236, WEST
AND ADAMS TRACT SUBDIVISION 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:

SEPTIC

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

OFFSITE DRAINAGE

☐ 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: LUCY/ROBERT VALADARES Telephone: 956-778-0098

Address: P.O. Box 332 Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: LUCYAL@LIVE.COM

AUTHORIZATION AND ACKNOWLEDGEMENTS

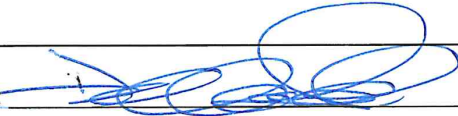
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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.

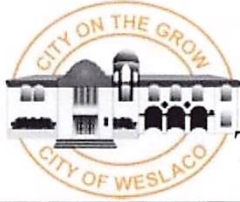
Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 11/22/22

Authorized Agent Printed Name: David Oquendo Salinas



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: The Grove
 Location: 1/4 Mile North of Mile 11 North Road along the west side of Mile 6 West Road
 Applicant: David O. Salinas, P.E. ☐ Owner ☒ Agent
 Address: 2221 Daffodil Ave., McAllen, Tx, 78501 Phone Number: 682-9081

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family	13.90 Gr.		17	23.95	31.29	77.73

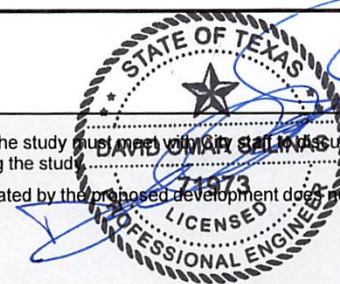
Comments: _____
 Prepared by: David Omar Salinas, P.E. Date: _____
 Address: 2221 Daffodil Ave., McAllen, Texas, 78501 Phone Number: 682-9081

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

_____ A traffic impact analysis is required. The agent preparing the study must 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#: _____



Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 10/27/2022

David Salinas
Salinas Engineering and Associates
2221 Daffodil Ave
McAllen, TX 78501

RE: **Groves** Subd. Drainage and Detention

Good Morning Mr. Salinas:

I have received your revised cross section and calculations dated 09/23/2022 for the **Groves** 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 outside of the City Limits of Weslaco and will be done by HCDD #1. Please verify final designs with Raul Sesin PE, CFM Hidalgo County Drainage District No. 1 District Manager.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Segin, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

October 24, 2022

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

RE: Salinas Engineering and Associates –Groves Subdivision

This letter is in response to a request from the Engineer of record for Groves Subdivision, David Salinas, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ that proposes to widen the adjacent HCCID9 ditch to the south (to be dedicated to HCDD1).

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

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

DRAINAGE REPORT

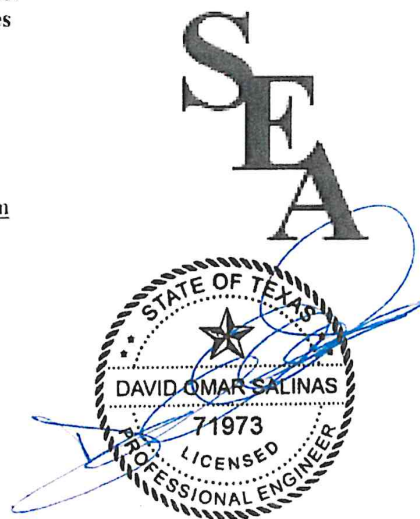
GROVES SUBDIVISION

**CITY OF WESLACO ETJ,
HIDALGO COUNTY, TEXAS**

PREPARED BY:

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

AUGUST 24, 2022



INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrograph: Dated 08/23/22 (HCDD No. 1 Modified Rational Method)
- B. Plat reduction of Groves Subdivision, City of Weslaco ETJ
- C. Copy of FIRM – CPN 480334 0450 C dated June 06, 2000, Revised to Reflect LOMR dated May 30, 2002
- D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Groves Subdivision is a 16 - lot residential (15) AND one lot (1) commercial plat containing 13.90 Gross (10.59 Net) Acre tract out of Lot 236, West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 02, Pages 34-37, Map Records of Hidalgo County, Texas, and, located along the east side of Mile 6 West Road at Mile 11 North Road north and east of a HCID No. 9 ditch. Commercial use is proposed along Mile 6 West Road only – all other interior lots (17) are proposed as single - family uses. The subdivision is located in Zone "X" (unshaded) as per the FIRM Community Panel No. 480334 0450 C, Map dated June 06, 2000, and, revised to reflect a LOMR dated May 30, 2002. Zone "X" (unshaded) areas are defined as "Areas determined to be outside the 500-year flood. The site is an orchard of citrus trees that will be removed and pavement widening with curb & gutter and drainage improvements to Mile 6 West Road have recently been completed by the County.

This site is bound on the west side by Mile 6 West Road and is bound by HCID No. 9 ditches along the south and east sides each sitting on 40.0 feet of ROW adjacent to our proposed subdivision. Located to the north are other properties not a part of this plat. There is an existing residential home located near the immediate southwest corner of this property – it is a homestead out parcel but not a part of this subdivision. The site has 301.60 feet of frontage along Mile 6 West Road and 1,320.0 gross feet deep including the two adjoining HCID No. 9 ditches.

Soils of this proposed plat consist of, in part, a Hidalgo fine sandy loam complex (Map Unit No. 25)(Group B) with slopes between 0 and 1 percent – these soils are well drained with slow surface runoff and moderate permeabilities. The site also consists in part of a Hidalgo sandy clay loam soil complex (Map Unit No. 28)(Group B) with slopes between 0 and 1 percent – these soils are also well drained with slow surface runoff and moderate permeabilities. Both soils are in capability subclass IIc non-irrigated and in class I irrigated, Gray sandy loam range - and can be seen on Sheet 97 of the Soil Survey of Hidalgo County, Texas.

Waters within this property flow via sheet flow in a general southerly direction over said lands via sheet flow – the slope is very flat not exceeding 0.05% over a drainage of 398.0 feet – essentially the entire east/west distance of the subject property. Proposed subdivision drainage improvements include the widening of the south side HCID No. 9 ditch, one internal paved curb & gutter roadway with storm sewer and outfall into the ditch.

In discussing the development of this subdivision with developer, for this report 6,000.0 Sq. Ft. and 10,000.0 Sq. Ft. of impervious improvements were assigned for 15 residential and one commercial lot, respectively, and, in addition, 1,320.0 linear feet of 32.0 foot back to back roadway improvements – yielding a future drainage coefficient of 0.42 over the 10.59 Ac. tract.

In accordance with the drainage policies of the City of Weslaco and the County of Hidalgo, this subdivision shall be required to provide for storage of drainage waters in an amount equal to the difference between pre- and post-construction, or, waters CREATED by the post-development of this 10.59 Net acre property. Using the Modified Rational Method (MRM)(*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.42 – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 398.0 feet and an average slope of 0.50%, it was computed that the improved condition would produce an additional 50-year storm event volume of 44,134.19 Cubic Feet, or, 1.01 Acre-Feet. This development shall increase runoff from 8.79 CFS (10-Year) to 14.07 CFS (50-year) – an increase of 5.28 CFS. This volume of water is equivalent to a layer of water 1.14 inches deep if spread out evenly over the entire 10.59 Acre tract.

As part of the drainage plan, it is being proposed that the subdivider shall provide for an underground storm sewer system consisting of inlets, an underground storm sewer line and outfall into a HCID No. 9 ditch. The 24" outfall line shall be installed such that the flow through the pipe is limited to a flow not more than 5.28 CFS – the 10-year storm event flow rate. The pipe entrance shall consist of pipe entrance details as approved by both the irrigation and drainage districts that will include a choke at the end (outfall end) of the proposed 24" storm sewer pipe. The proposed 13' widening of the north side of the east/west HCID No. 9 ditch shall provide for a new volume to the existing ditch of not less than 44,134.19 Cu. Ft. – O.K. Actual storage shall be 46,750.0 Cu. Ft. > 44,134.19 Cu. Ft. – Okay (See Calculations and Detail A-A on Sheet 6 of 8). The benching shall have 3:10 slopes and total excavated volume of 93,852 Cu. Ft. of which credit is given in the amount of 46,750.0 Cu. Ft. > 44,134.19 Cu. Ft. Req.

Maximum permissible discharge rate into the ditch is 5.25 CFS (10-year Q):

Diameter	24	in
W.P.	6.28	ft
Area	3.14	sf
Slope	0.0018	ft/ft
Velocity	3.06	ft/s
Q	9.62	cfs

Note: The resulting Q is 9.62 CFS > 8.79 CFS Permissible.

However, with the chocking of ½ of the original pipe diameter (from 24" to 12") the flow rate is reduced to approximately 4.81 CFS - less than 5.28 CFS while maintaining a velocity of not less than 2.0 FPS.

WSE observation on Marh 09, 2022 was 68.72.

Additionally, there is a dedication of 38.40 feet along the south ditch and 35.0 feet to the east, respectively, of right-of-way to said ditches. This dedication on both ditches would give a total of 75.0 feet of right-of-way from the ditch centerlines. The developer shall apply for and provide for an entrance discharge permit per HCDD No. 1 requirements. It is expressly noted that two access ramps shall also be constructed at 6:1 slopes at each end of the widened south ditch. No

widening shall occur along the west side of the east/west. It is also noted that the ditch along the east side of this site shall not be improved or widened – only dedication of right-of-way shall be provided.

At this time Mile 6 West widening and paving with curb & gutter and drainage improvements have been completed (by The County of Hidalgo Precinct), however, and, no additional paving or drainage improvements to the east side of Mile 6 West Road are being proposed by this plat. Improvements to each lot shall provide for positive flow drainage away from the homes and the minimum finished floor elevations shall be 18" above the top of curb.

Date: August 24, 2022

Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\groves.subd\drainagereport.082422

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
	
H.C.D.D. NO. 1	DATE 9-23-22



8/23/2022
jag

Detention Calculations
Groves Subdivision

Existing		Proposed	
LAND CHARACTER		LAND CHARACTER	
Developed	0.9	Developed	0.9
Undeveloped	0.20	Undeveloped	0.20
0.20 C (composite, developed)		0.42 C (composite, developed)	

Proposed		Proposed	
LAND CHARACTER		LAND CHARACTER	
Developed	0.9	Developed	0.9
Undeveloped	0.20	Undeveloped	0.20
0.42 C (composite, developed)		0.42 C (composite, developed)	

Area: 10.59 acres
Length of Basin: 398.00 ft.
Avg. Basin Slope (Und.): 0.50 %
Undeveloped t_c : 40.72 min.
Developed t_c : 30.77 min.

Accumulated Runoff Calculations: 50 year storm
LIMIT OUTFLOW: 8.79

Undeveloped Calculations

County: HIDALGO COUNTY, TEXAS

2-year	5-year	10-year	25-year	50-year	100-year
e	e	e	e	e	e
0.831	0.795	0.778	0.771	0.749	0.74
b	b	b	b	b	b
74	80	87	98	99	103
d	d	d	d	d	d
9.6	9.2	9.2	9.2	9.2	9.6
I_2 (in/hr)	I_5 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	I_{100} (in/hr)
2.85	3.57	4.15	4.81	5.29	5.67
Q ₂ = 6.04	Q ₅ = 7.57	Q ₁₀ = 8.79	Q ₂₅ = 10.18	Q ₅₀ = 11.21	Q ₁₀₀ = 12.01

post dev FAA
tc 30.76566
i 6.25
Q 27.80

Alt IDF
0



Detention_Drainage.061522 Subdivision

Appendix 1.0 (cont.)
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

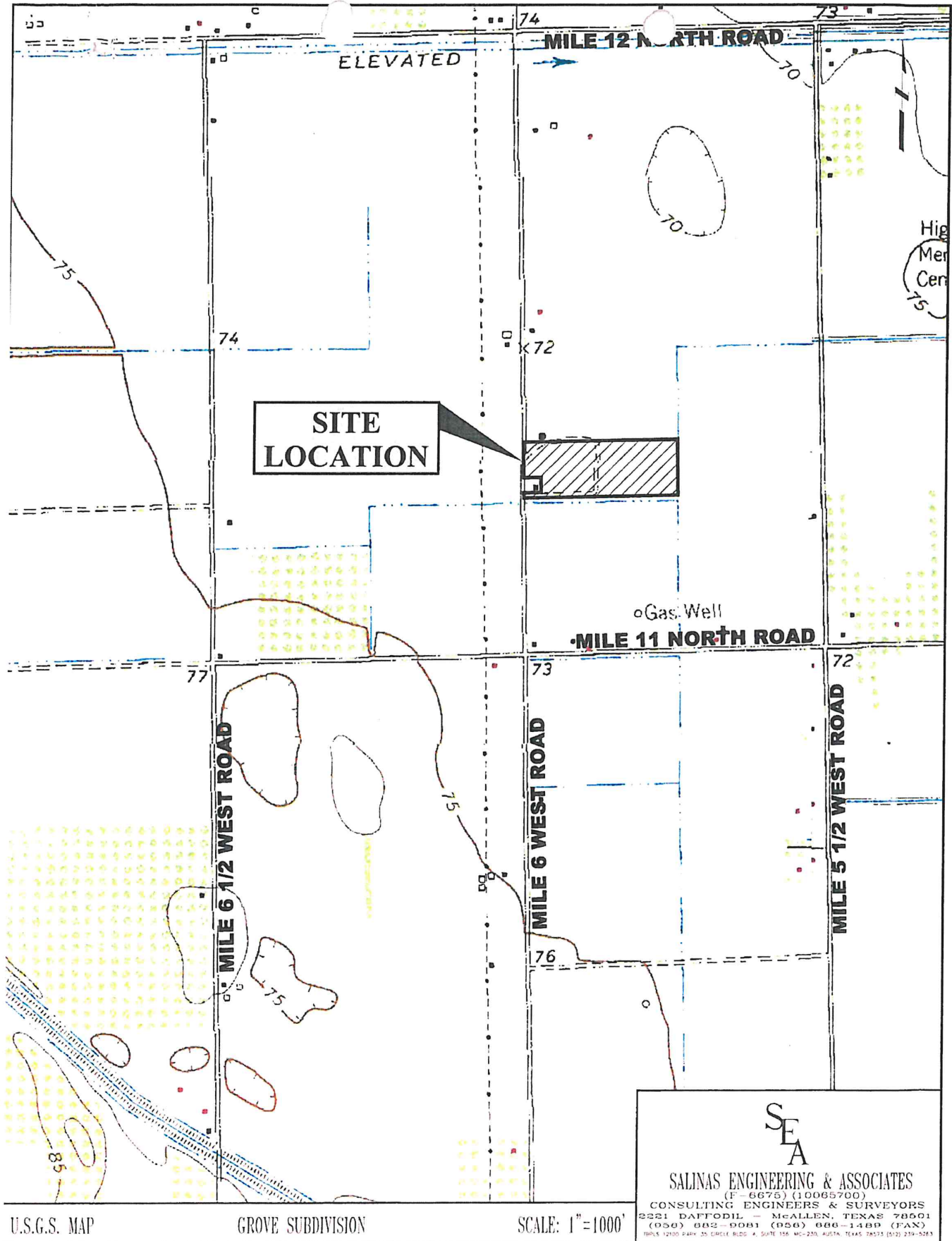
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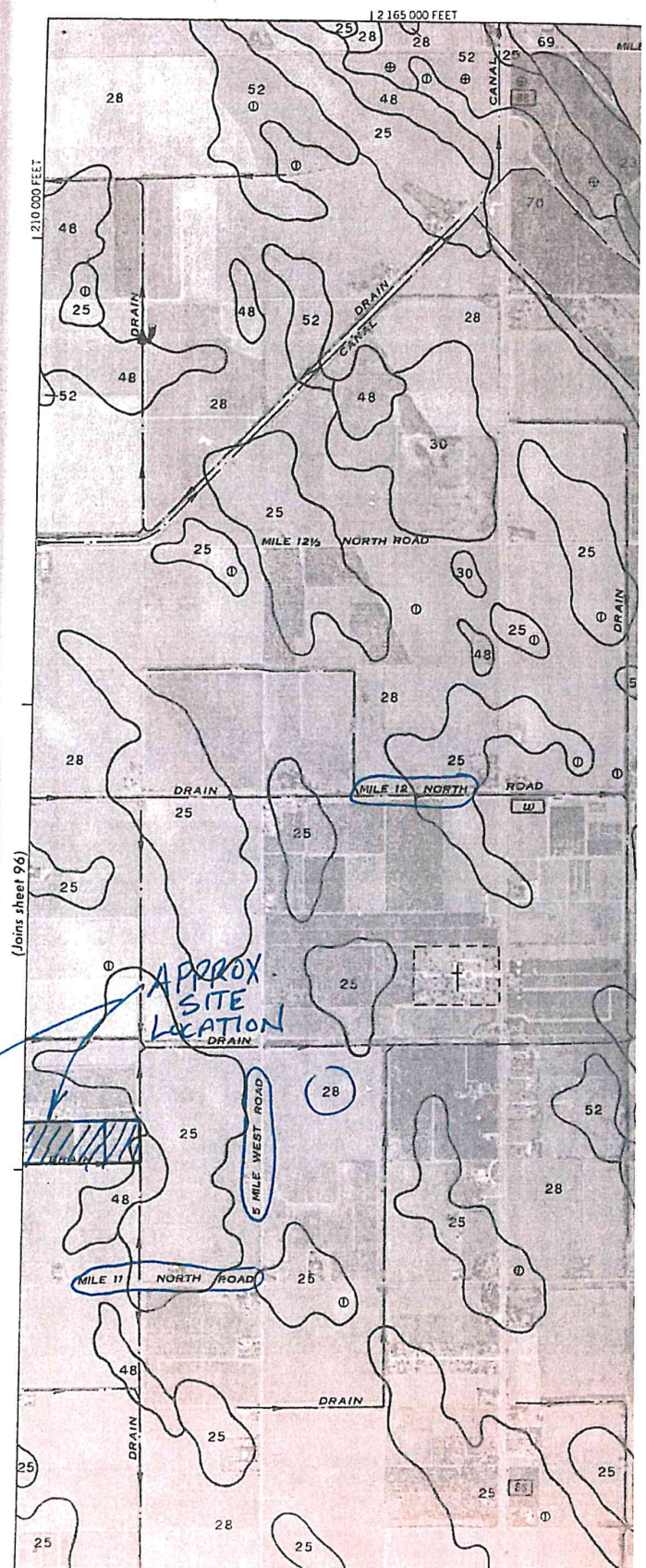
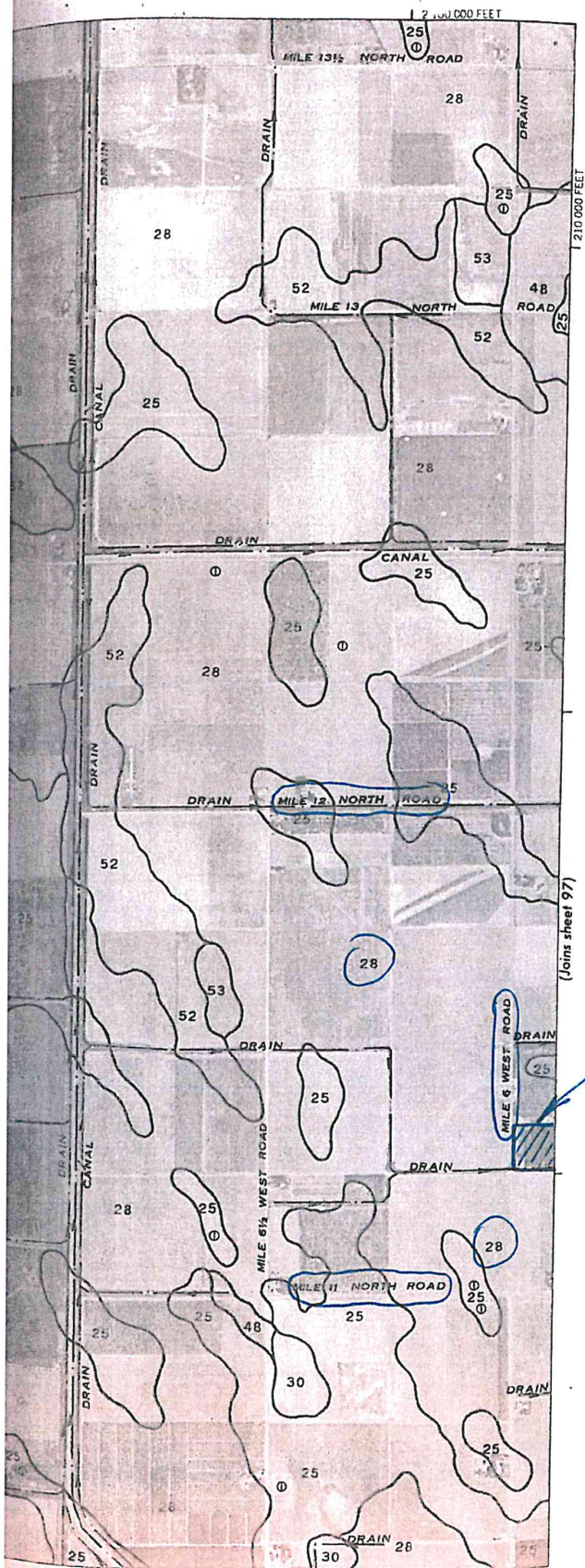
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	1.727	2.015	2.274	2.471
150	1.093	1.421	1.684	1.966	2.220	2.413
155	1.065	1.386	1.644	1.919	2.169	2.359
160	1.039	1.354	1.606	1.876	2.121	2.307
165	1.014	1.323	1.570	1.834	2.075	2.258
170	0.991	1.293	1.536	1.794	2.032	2.211
175	0.968	1.265	1.504	1.757	1.990	2.167
180	0.947	1.239	1.473	1.721	1.951	2.124
185	0.927	1.213	1.443	1.686	1.913	2.084
190	0.907	1.189	1.415	1.654	1.877	2.045
195	0.889	1.166	1.388	1.622	1.842	2.008
200	0.871	1.144	1.362	1.592	1.809	1.972
205	0.854	1.122	1.337	1.564	1.778	1.938
210	0.838	1.102	1.313	1.536	1.747	1.906
215	0.823	1.082	1.290	1.510	1.718	1.874
220	0.808	1.063	1.268	1.484	1.690	1.844
225	0.793	1.045	1.247	1.460	1.663	1.815
230	0.780	1.028	1.227	1.436	1.637	1.787
235	0.766	1.011	1.207	1.413	1.611	1.759
240	0.754	0.995	1.189	1.392	1.587	1.733
245	0.741	0.979	1.170	1.370	1.564	1.708
250	0.729	0.964	1.153	1.350	1.541	1.684
255	0.718	0.950	1.136	1.330	1.519	1.660
260	0.707	0.936	1.119	1.311	1.498	1.637
265	0.696	0.922	1.103	1.293	1.477	1.615
270	0.686	0.909	1.088	1.275	1.458	1.594
275	0.676	0.896	1.073	1.257	1.438	1.573
280	0.666	0.884	1.059	1.241	1.420	1.553
285	0.657	0.872	1.045	1.224	1.402	1.533

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	0.957	1.123	1.288	1.411
325	0.591	0.788	0.946	1.110	1.274	1.395
330	0.583	0.779	0.935	1.097	1.260	1.380
335	0.576	0.770	0.924	1.085	1.246	1.365
340	0.570	0.761	0.914	1.073	1.233	1.351
345	0.563	0.752	0.904	1.061	1.220	1.337
350	0.556	0.744	0.894	1.050	1.207	1.323
355	0.550	0.736	0.885	1.039	1.195	1.309
360	0.544	0.728	0.875	1.028	1.182	1.296
365	0.538	0.720	0.866	1.017	1.171	1.284
370	0.532	0.713	0.857	1.007	1.159	1.271
375	0.526	0.705	0.849	0.997	1.148	1.259
380	0.521	0.698	0.840	0.987	1.137	1.247
385	0.515	0.691	0.832	0.977	1.126	1.235
390	0.510	0.684	0.824	0.968	1.115	1.224
395	0.504	0.677	0.816	0.958	1.105	1.212
400	0.499	0.671	0.808	0.949	1.095	1.201
405	0.494	0.664	0.800	0.940	1.085	1.191
410	0.489	0.658	0.793	0.932	1.075	1.180
415	0.485	0.652	0.786	0.923	1.066	1.170
420	0.480	0.646	0.779	0.915	1.056	1.160
425	0.475	0.640	0.772	0.907	1.047	1.150
430	0.471	0.634	0.765	0.899	1.038	1.140
435	0.466	0.628	0.758	0.891	1.029	1.131
440	0.462	0.623	0.751	0.883	1.021	1.121
445	0.458	0.617	0.745	0.876	1.012	1.112
450	0.454	0.612	0.739	0.869	1.004	1.103
455	0.450	0.607	0.733	0.861	0.996	1.094
460	0.446	0.602	0.726	0.854	0.988	1.086

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.





158

Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

160

Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
45,* 46,* 47.* Pits										
48, 49----- Racombe	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 11-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 45-65	27-39 32-42	9-18 13-21
51:* Randado-----	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy clay loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54:* Raymondville----	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
Urban land.										
55, 56----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57:* Reynosa-----	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, sandy clay, sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

See footnote at end of table.

166

Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

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

See footnotes at end of table.

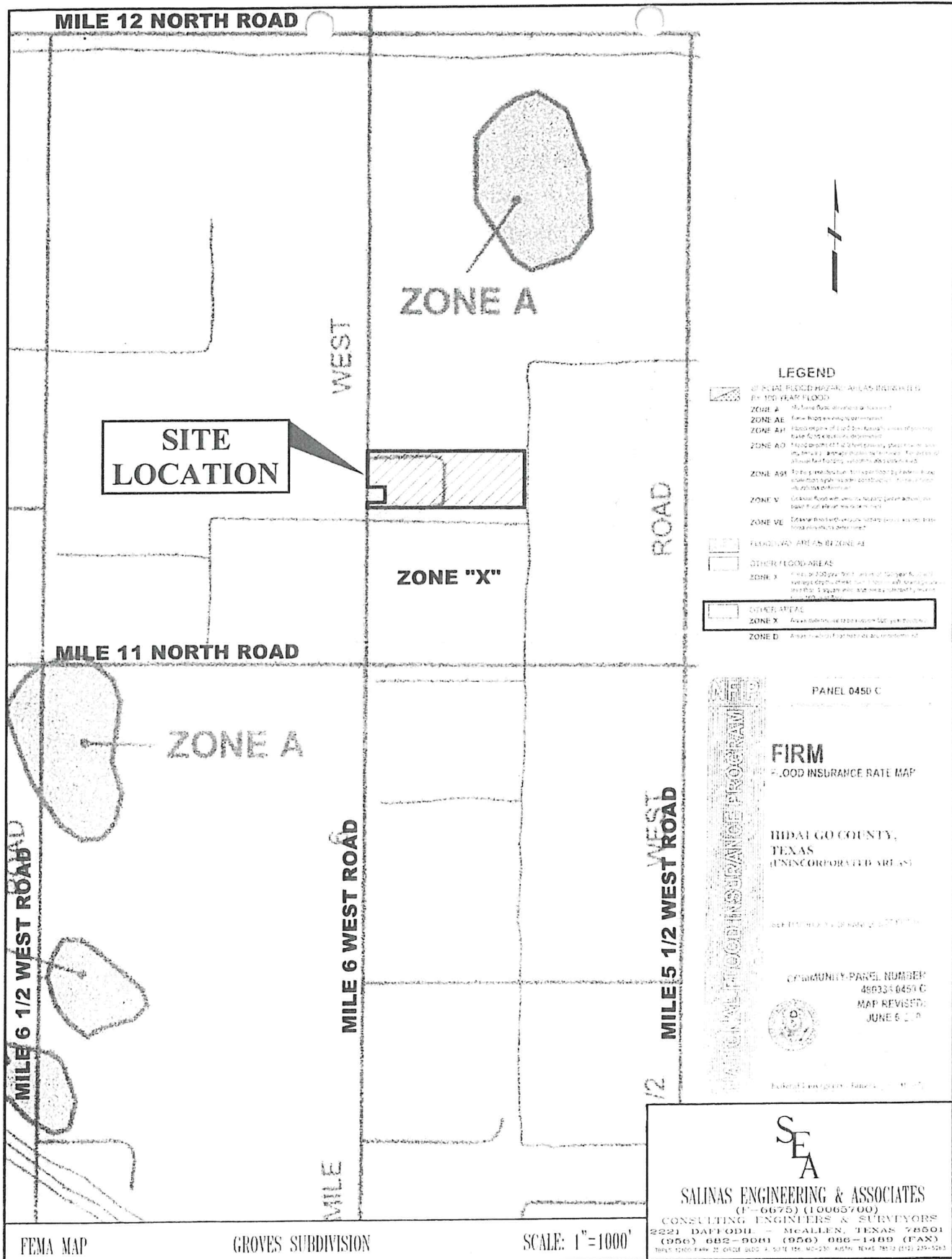
Hidalgo County, Texas

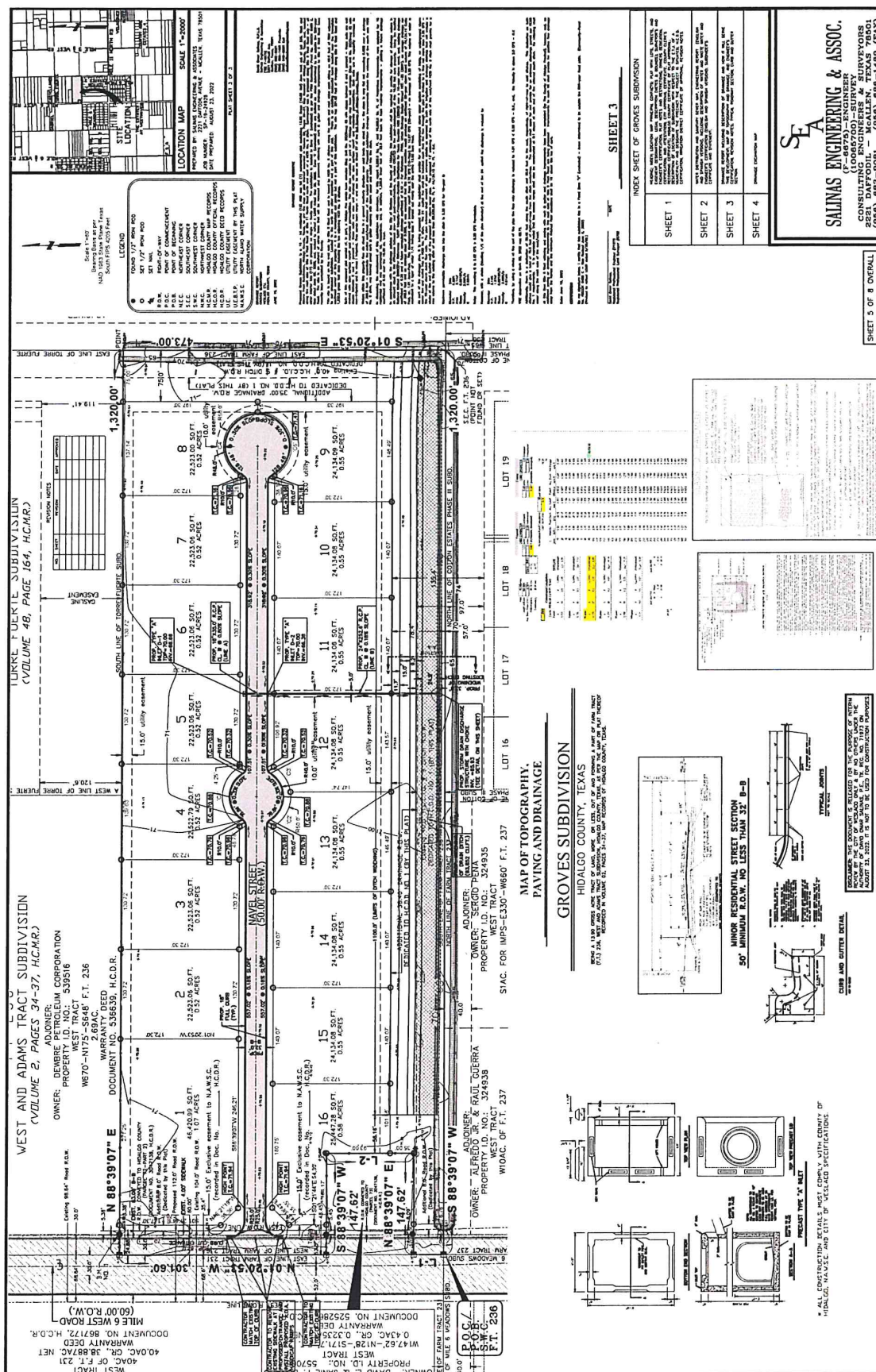
167

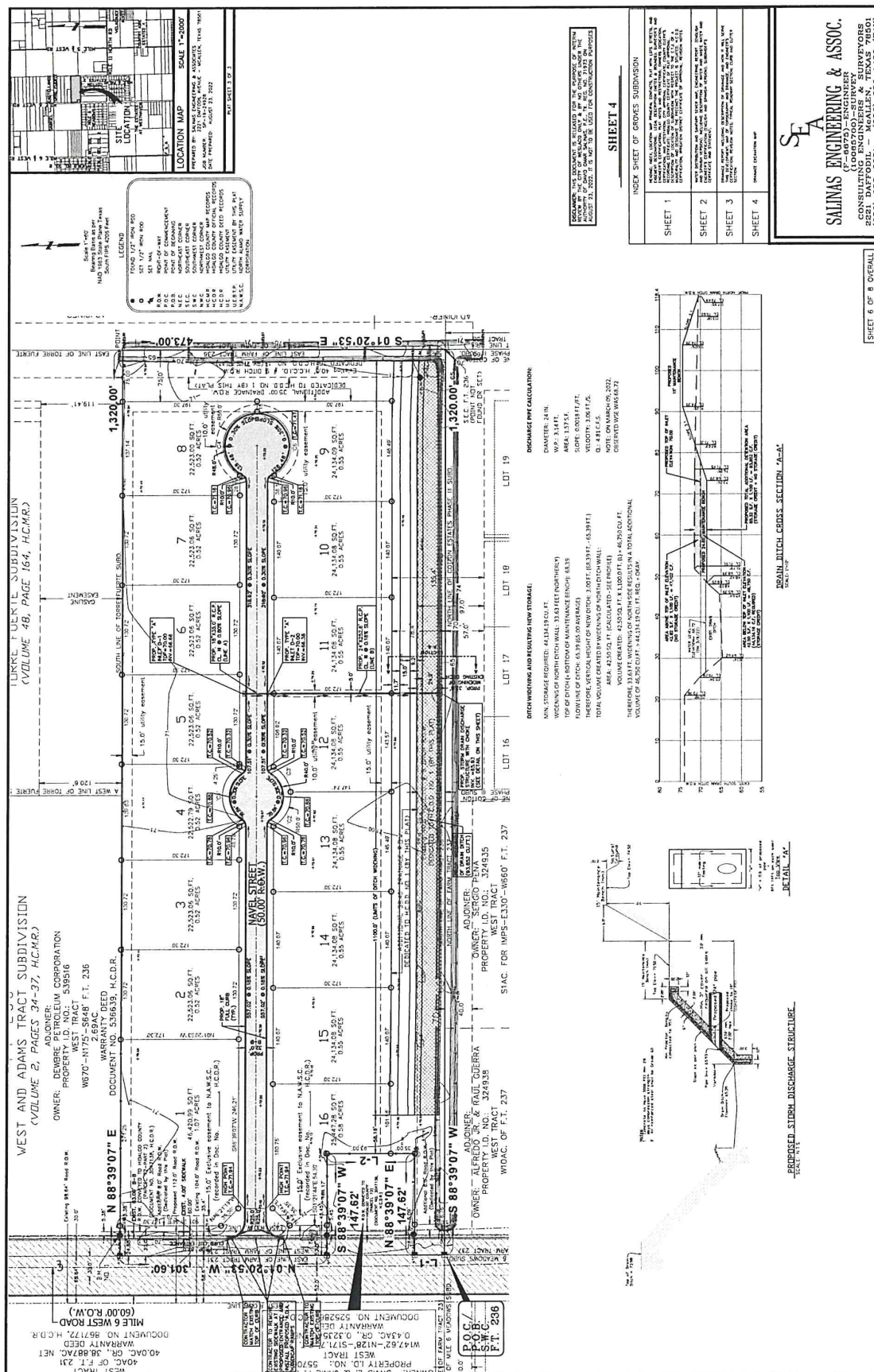
TABLE 18.--SOIL AND WATER FEATURES--Continued

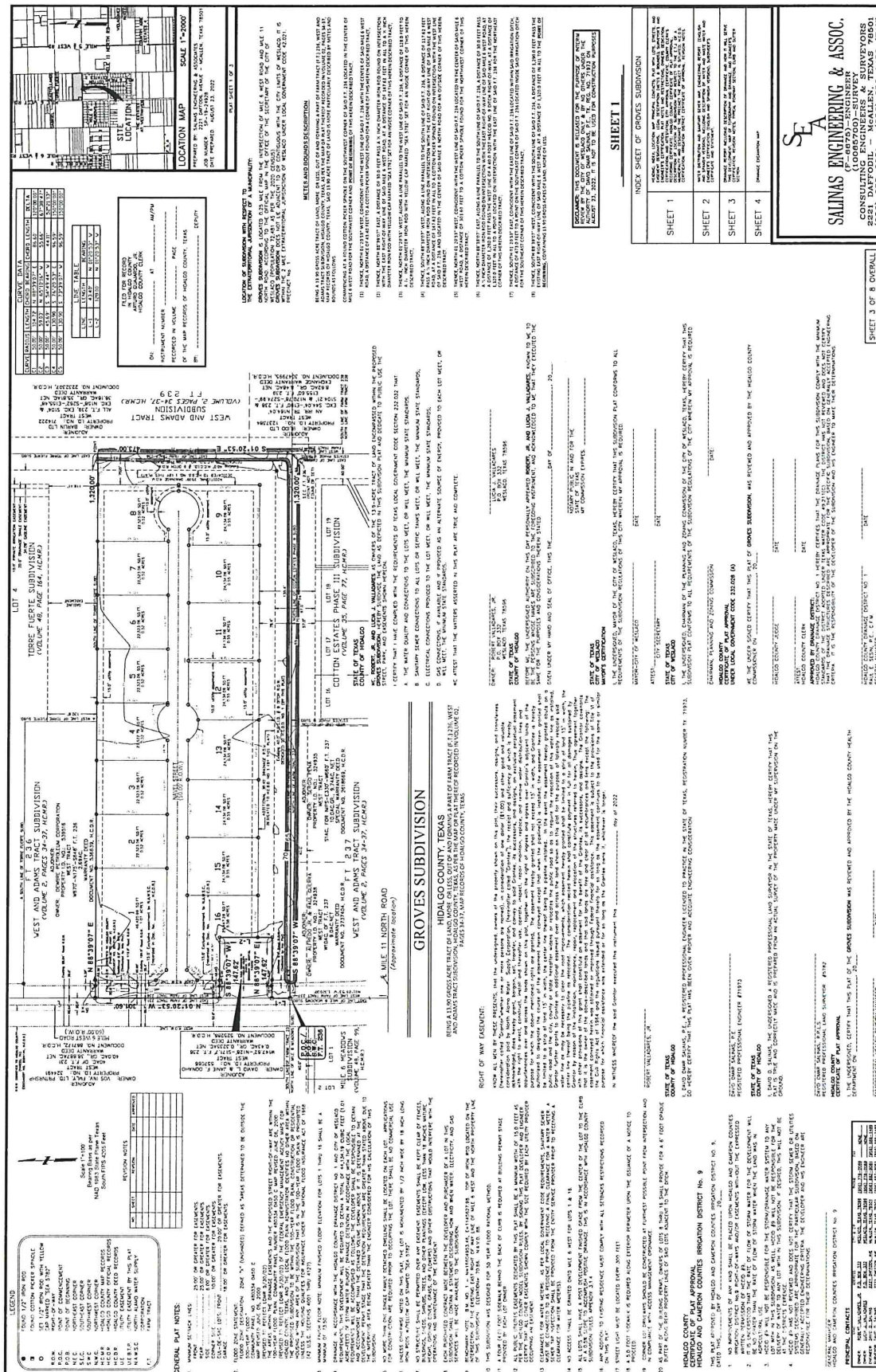
Map symbol and soil name	Hydro- logic group	Flooding		High water table				Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth Ft	Kind	Months	Depth In	Hard- ness	Uncoated steel	Concrete
12:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
13----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
14----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
15, 36, 37, 38----- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
12----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
13:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low.
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50----- Ramadero	B	Common-----	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas-----	D	None-----	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52----- Raymondville	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
53----- Raymondville	D	None-----	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville-----	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
55----- Reynosa	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
56----- Reynosa	B	None-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
58**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59**----- Rio	D	Frequent-----	Long-----	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

See footnotes at end of table.









Onsite Sewage Facility Site Evaluation

Applicant Information

Name: Lucia J Valladares
Address: _____
City: Weslaco State: TX Zipcode: _____

Property Location:

Subdivision: West Tract S473'
Lot: 236 Block: _____
Street Address: P.O. Box 332
City: Weslaco Zipcode: 78596

Site Evaluator Information

Name: Luz Gomez
Company: Gomez Backhoe Service
City: Mission State: TX Zipcode: 78574

Installer Information:

Name: Sergio Rodriguez
Company: Ro-cha Septic
City: Mission State: TX Zipcode: 78574

Schematic of Lot or Tract

Show:

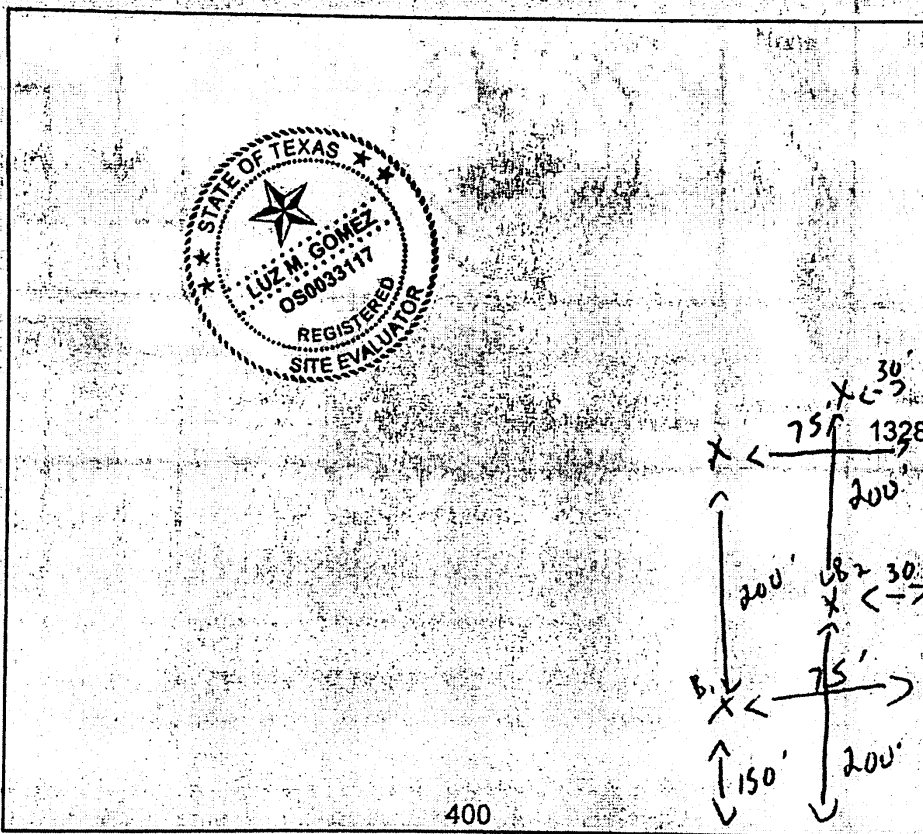
Compass North, adjacent streets, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 ft of property.

Indicate slope or provide contour lines from structure to the farthest location of the proposed soil absorption or irrigated area.

Location of soil boring or dug pits

Location of natural, constructed, or proposed drainage ways (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.



Lot Size: 13.6 acres

Scale inch = ft

Presence of 100 year flood zone: Yes ☐ No ☒
Presence of adjacent ponds, streams, water impoundments: Yes ☐ No ☒
Existing or proposed water well in nearby area: Yes ☐ No ☒
Organized sewage service available to lot or tract: Yes ☐ No ☒

Site Evaluator

Name: Luz Gomez

Signature: [Signature]

License No. OS 0033117

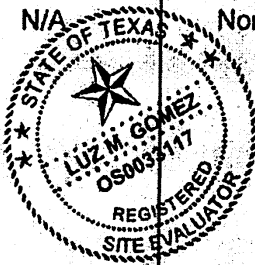
On-Site Sewage Facility
Soil Evaluation Report Information

Date Soil Survey Performed: 4/8/2021 County: Hidalgo
Subdivision: West Tract S473' Lot: 236 Block:
Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth.
For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				



Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				

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

Signature of Site Evaluator

4/8/2021

Date:

On-Site Sewage Facility
Soil Evaluation Report Information

Date Soil Survey Performed: 4/8/2021 County: Hidalgo
Subdivision: West Tract S473' Lot: 236 Block:
Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below the proposed excavation depth.
For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form, indicated depths where features appear.

Soil Boring 3

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				



Soil Boring 4

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5						
6	III	Sandy Clay Loam				

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

Luz Gomez
Signature of Site Evaluator

4/8/2021

Date: