

# **CITY OF WESLACO**

## **A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**

**August 7, 2024, 5:30P.M.**

**PCE CONFERENCE ROOM**

**255 S. KANSAS AVENUE**

*David Hernandez, Chairman*

*Lonnie Berry, Vice-Chairman*

*Carolina Crockett, PZ Commissioner*

*Randy Summers, PZ Commissioner*

*Adrian Torres, PZ Commissioner*

*Jose Treviño, PZ Commissioner*

*Jim Forward, PZ Commissioner*

**CITY OF WESLACO  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
JULY 3, 2024**

On Wednesday, July 3, 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
Carolina Crockett	Commissioner
Jose Treviño	Commissioner
Jim Forward	Commissioner

Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

Also, present were Mike Swinnea, Assistant Fire Marshall, 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 called the roll call noting that, Chairman Hernandez, and Commissioner Torres were absent at the time of roll, a quorum was established.

**II. PUBLIC COMMENTS**

There were no comments received.

**III. APPROVAL OF MINUTES**

**A. June 5, 2024, Regular Meeting**

Commissioner Summers made a motion to approve the minutes of June 5, 2024, seconded by Commissioner Treviño. Motion carried.

**IV. PUBLIC HEARING**

**A. Discussion and consideration to rezone 412 E 18<sup>th</sup> St., also being Lot 1, Uptown Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.**

Mrs. Arevalo stated that notice appeared in the Monitor on June 12, 2024, there were twelve (12) property owners notified within the 200-foot radius, letters were received for against the item. Staff recommended approval based on surrounding area.

Mr. James Robles owner of the existing surrounding business as well as the proposed location stated the rezone would be for a proposed event center.

Managers from Trails End and Leisure World stated their concerns that if this area were to become an event center it would create loud noises and questioned if they property had adequate parking. The two parks have elderly citizen who reside all year round of ages 55 and older and provide quite time after 10:00 pm.

Mrs. Maryjoe, a resident of Leisure World stated that if the property is rezoned and the owner then decides to sell in the future the property could be then changed into a different type of business that are incorporated under the B-2 zoning.

Mr. Rick Barr representing RST Texas Real estate LLC, stated that Villa Escondida was a townhome community and is located next to the proposed rezone. The multimillion-dollar investment was a proposed residential area and would like to keep the surrounding area as is.

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

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

**B. Discussion and consideration to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I-Industrial District.**

Mrs. Arevalo stated that notice appeared in the Monitor on June 12, 2024, there were thirteen (13) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on surrounding area.

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

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

**C. Discussion and consideration to rezone 100 S Bridge Ave., also being Lot 12 & 13, Blk 1, East Side Addition, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-4 Neighborhood Office District.**

Mrs. Arevalo stated that notice appeared in the Monitor on June 12, 2024, there were forty-one (41) property owners notified within the 200-foot radius, letters for against the item were received. Staff recommended approval.

Mrs. Eloisa Sanchez, 115 S Bridge stated she collected signatures from the surrounding neighbors opposing to the rezone and that they have met the 20% requirement.

Mrs. Oralia Ibarra, 121 S Bridge stated she has a brother who lives on a fixed income and their concern is the property taxes going up if the rezone on the proposed property is approved.

Mr. Richard Hill, 100 Grace St. stated the proposed rezone of an office would not have sufficient parking space and did not agree with allowing this type of business in a residential area.

Mr. Cesar Cantu and Violet Cantu, 100 S Bridge stated the office use would be for therapy and would be by appointments only and would limit the traffic impact and parking would along 1<sup>st</sup> Street. The appointments would be one-hour sessions and no more than five per day.

Mr. Juan Salvador Cortez, 103 Grace is opposed to having a business in the area stating he would like to keep the area residential and peace full.

Mrs. Ana Jacobo stated her mom is in nursing home and sometimes they do bring her to her home and were concerned if there are people being seen for psychological issues.

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

Commissioner Summers made a motion to deny the rezone, seconded by Commissioner Crockett. Motion carried.

**D. Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 709 Angelita St., also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas.**

Mrs. Arevalo stated that notice appeared in the Monitor on June 12, 2024, there were fifteen (15) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

**E. Discussion and consideration to approve a Conditional Use Permit to obtain an Off-Premises Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, and Texas.**

No action taken.

**F. Discussion and Consideration to approve a Conditional Use Permit to obtain an On-Premises Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104, also being Lot 2, Shops at N. Bridge, Weslaco, Hidalgo County, and Texas.**

Mrs. Arevalo stated that notice appeared in the Monitor on June 12, 2024, there were nine (9) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

**G. Discussion and Consideration to approve a Conditional Use Permit to obtain an On-Premises Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105, also being Lot 2, Shops at N. Bridge, Weslaco, Hidalgo County, and Texas.**

Mrs. Arevalo stated that notice appeared in the Monitor on June 12, 2024, there were nine (9) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

**H. Discussion and Consideration to approve a Conditional Use Permit to obtain a On-Premises Mixed Beverage Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas.**

Mrs. Arevalo stated that notice appeared in the Monitor on June 12, 2024, there were five (5) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

**V. DISCUSSION AND CONSIDERATION**

**A. Discussion and consideration for the Preliminary Plat for Altamura Subdivision Phase I being 22.45 acres out of Farm Tracts 249, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 170 feet south of Mile 12 North and Mile 5 West.**

Mrs. Arevalo stated the proposed development is a thirty-four (34) 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. The developer is requesting a variance for OSSF and off-site drainage and are still pending letters of support. Staff recommends approval of the Preliminary Plat.

Commissioner Summers made a motion to approve the Preliminary plat, with the contingent that the letters of support be submitted by time of final approval, seconded by Commissioner Crockett. Motion carried.

**B. Discussion and consideration for the Final 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.**

Mrs. Arevalo stated 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 the City of Weslaco. As per the Commission’s request the access easement has been updated to accommodate a 40ft wide access. Staff recommends approval of the Final Plat.

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

**C. Discussion and consideration of the Final 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.**

Mrs. Arevalo stated 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. Staff recommends approval.

Commissioner Forward made a motion to approve the Final plat, seconded by Commissioner Treviño. Motion carried.

**VI. ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 7:35p.m.

**Planning and Zoning Commission**

Absent  
David Hernandez, Chairman

\_\_\_\_\_  
Lonnie Berry, Vice-Chairman

\_\_\_\_\_  
Randy Summers, Commissioner

\_\_\_\_\_  
Carolina Crockett, Commissioner

\_\_\_\_\_  
Jose Treviño, Commissioner

Absent  
Adrian Torres, Commissioner

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Jim Forward, Commissioner

ATTEST:

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Flor E. Acuña, Secretary



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

<b>Date of Meeting:</b> <b>August 7, 2024</b>	<b>Agenda Item No.</b> (to be assigned by PCE): <b>IV.A.</b>
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Kimley-Horn.	
<b>Subject/Agenda Item:</b> Discussion and consideration to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, and Texas. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to obtain a Conditional Use Permit to obtain an Off-Premise Wine only Package Store. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 17, 2024. Ten (10) property owners within 200 feet of the applicant’s property were notified by letter on July 26, 2024.	
<b>Staff recommendation for Commission’s Action:</b> Staff recommends approval.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor’s Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Application for Conditional Use Permit with attachments.	
<b>Responsibilities upon Commission’s Action:</b> Planning staff will advise applicant.	



### APPLICATION FOR CONDITIONAL USE PERMIT

USE-000643-2024

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 for which Conditional Use Permit is requested:

Lot 3 Block 1

Subdivision Name Southgate Center

Street Address 1710 S Texas Blvd, Weslaco, TX 78596

Existing Zoning B-1 Neighborhood Business District Existing Land Use Undeveloped

Purpose for the Conditional Use Permit Request To sell alcohol (beer and liquor) at proposed convenience store.

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

- \_\_\_\_\_ \$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 Kimley-Horn Phone 210-632-2148

Address 805 S. Walton Boulevard, Suite 520 Fax: \_\_\_\_\_

City Bentonville State AR Zip Code 72712 E-Mail: matt.cox@kimley-horn.com

#### OWNER

Name Walmart Real Estate Business Trust Phone 479-799-1325

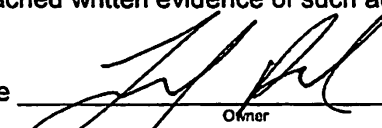
Address 702 SW 8th St Mailstop 0500 Fax: \_\_\_\_\_

City Bentonville State AR Zip Code 72716 E-Mail: trent.rachel@walmart.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  \_\_\_\_\_ Date 5/22/24 \_\_\_\_\_  
Owner

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Agent

<b>STAFF USE ONLY</b>	
Accepted By _____	Payment Received By _____ Date Paid _____
Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site	Date _____
P & Z Notice of Public Hearing Published in Newspaper	Date _____
City Commission Notice of Public Hearing Published in Newspaper	Date _____
Presented to P & Z Commission Approved _____ Disapproved _____ Tabled _____	Date _____
Presented to City Commission Approved _____ Disapproved _____ Tabled _____	Date _____



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

**Initial Application  
Reinstatement  
Change of Location**

**Required  
Certifications form  
L-CERT must be included**

**Join TABC in the fight against Human Trafficking**

L-IA (10/2022)

TABC has enhanced our license and permit application process. We encourage you to take advantage of our user-friendly online application process through the Alcohol Industry Management System (AIMS). If you are unable to submit your application via AIMS, you may complete the paper application below. **If you submit a paper application, it will take considerably longer to obtain your license or permit.**

Complete this form to apply for an original license or permit, or to make certain changes to an existing license or permit. Ultimate responsibility for the privilege of holding such license or permit rests on the applicant or license/permit holder. Visit our website ([www.tabc.texas.gov](http://www.tabc.texas.gov)) for statutory requirements, authorities or to find your local office.

**Initial Information**

<b>1. Application for:</b>					
<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Reinstatement	License/Permit Number _____	<input type="checkbox"/> Reinstatement and Change of Trade Name	License/Permit Number _____	
	<input type="checkbox"/> Change of Location	License/Permit Number _____	<input type="checkbox"/> Change of Location and Trade Name	License/Permit Number _____	
<b>2A. Type of Off-Premise License/Permit</b>					
<input type="checkbox"/> BF Retail Dealer's Off-Premise License	<input type="checkbox"/> ET Third-Party Local Cartage Permit	<input type="checkbox"/> P Package Store Permit			
<input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	<input type="checkbox"/> LP Local Distributor's Permit	<input checked="" type="checkbox"/> Q Wine Only Package Store			
<b>2B. Type of On-Premise License/Permit</b>					
<input type="checkbox"/> BE Retail Dealer's On-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input type="checkbox"/> MB Mixed Beverage			
<input type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	<input type="checkbox"/> FB Food and Beverage Certificate	<input type="checkbox"/> RM Mixed Beverage Permit with required Food and Beverage Certificate			
<input type="checkbox"/> BP Brewpub License	<input type="checkbox"/> LH Late Hours Certificate	<input type="checkbox"/> WP Waterpark Permit			
<b>2C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit</b>					
<input type="checkbox"/> BB General Distributor's License	<input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption	<input type="checkbox"/> SD Brewer's Self-Distribution License			
<input type="checkbox"/> BC Branch Distributor's License	<input type="checkbox"/> G Winery - allows on-premise consumption	<input type="checkbox"/> W Wholesaler's Permit			
<input type="checkbox"/> BW Brewer's License	<input type="checkbox"/> J Bonded Warehouse	<input type="checkbox"/> X General Class B Wholesaler Permit			
	<input type="checkbox"/> JD Bonded Warehouse (Dry Area)				
<b>3. Trade Name of Location (Name of restaurant, bar, store, distribution company, etc.)</b> Quality Licensing Corporation dba Walmart Fuel Station #6159					
<b>4. Location Address</b>					
Street Number		Street Name			
1710 S Texas Blvd					
City	County	State	Zip		
Weslaco	Hidalgo	TX	78596		
<b>5. Mailing Address</b>					
Street Number		Street Name			
702 SW 8th St Mailstop 0500					
City	State	Zip			
Bentonville	AR	72716			
<b>6. Business Phone</b>		<b>Alternate Phone</b>		<b>E-mail Address</b>	
(956) 854-2566		(479) 371-0112 (Home Office)		complic@wal-mart.com	

**Business Information**

<b>7. Owner of Business/Applicant (Name of Corporation, Sole Proprietor, LLC, etc.)</b> Quality Licensing Corporation			<b>8. SSN or Federal Employer Identification Number (FEIN)</b> 71-0636598		
<ul style="list-style-type: none"> <li>If you hold an active TABC license/permit under the SSN or FEIN listed in question #8 and there have been no changes to the ownership structure of the business since you filed your last application, skip to question #11.</li> <li>If you hold an active TABC license/permit under the SSN or FEIN listed question #8, and there has been a change in the ownership or business structure since you filed your last application you must complete the entire Business Section below and Personal History Sheets (PHS) for any added person or persons.</li> <li>If you do not currently hold an active TABC license/permit, complete the entire Business Information section, all necessary ownership information and personal history sheets. Select the entity page(s) that correspond with your business structure. All officers, directors, stockholders, and trustees, holding ownership in this business must be disclosed. Individual applicants complete this application and L-PHS (Personal History Sheet).</li> </ul>					
<b>9. <input type="checkbox"/> Individual <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Stockholder <input type="checkbox"/> Trustee (Mark All That Apply)</b>					
Last Name		First Name		MI	Title
SSN <input type="checkbox"/> Out of Country	Date of Birth (mm/dd/yyyy)		Class & No. of Shares/Percentage Membership or Units Held		
<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Stockholder <input type="checkbox"/> Trustee (Mark All That Apply)					
Last Name		First Name		MI	Title
SSN <input type="checkbox"/> Out of Country	Date of Birth (mm/dd/yyyy)		Class & No. of Shares/Percentage Membership or Units Held		
<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Stockholder <input type="checkbox"/> Trustee (Mark All That Apply)					
Last Name		First Name		MI	Title
SSN <input type="checkbox"/> Out of Country	Date of Birth (mm/dd/yyyy)		Class & No. of Shares/Percentage Membership or Units Held		

<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Stockholder <input type="checkbox"/> Trustee (Mark All That Apply)			
Last Name		First Name	
SSN <input type="checkbox"/> Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	
MI		Title	
<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Stockholder <input type="checkbox"/> Trustee (Mark All That Apply)			
Last Name		First Name	
SSN <input type="checkbox"/> Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	
MI		Title	
<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Stockholder <input type="checkbox"/> Trustee (Mark All That Apply)			
Last Name		First Name	
SSN <input type="checkbox"/> Out of Country	Date of Birth (mm/dd/yyyy)	Class & No. of Shares/Percentage Membership or Units Held	
MI		Title	

If additional space is necessary, use the appropriate form for your business structure (L-C, L-LLC, L-P).

**Background Information**

10A. Has any person listed in the business information section, or his or her spouse, been finally convicted or received deferred adjudication for any of the offenses below? If so, indicate by checking all that apply. If any boxes are checked, and it has not been five years since the termination of a sentence, parole or probation served, attach an explanation.

- any felony offense
- prostitution
- bookmaking
- gambling or gaming
- bootlegging
- vagrancy offense involving moral turpitude
- any offense involving dangerous drugs, synthetic cannabinoids or controlled substances as defined in Texas Controlled Substances Act
- any offense involving firearms or a deadly weapon
- any offense involving drink solicitation
- more than three violations of the Texas Alcoholic Beverage Code relating to minors
- violations of the Texas Alcoholic Beverage Code resulting in a criminal fine of \$500
- violations of an individual's civil rights or discrimination against an individual on the basis of race, color, creed or national origin

10B. If any person listed in the Business Section has had a TABC license or permit canceled, attach an explanation.

**Property Ownership/Lease/Sublease/Management Information**

Complete question 11A. or 11B. to document owner of property. If land and building are owned by different entities, group partners/officers of each entity separately in spaces in 11B.

**Individual Property Owner**

11A. Full Legal Name (Last, First, Middle):	Date of Birth (mm/dd/yyyy)	SSN
---------------------------------------------	----------------------------	-----

**Property Owner Information (If owner is business entity)**

11B. Name of Business Entity Walmart Real Estate Business Trust	Federal Employer Identification Number (FEIN) 71-6167580
--------------------------------------------------------------------	-------------------------------------------------------------

12. If operating under a lease at the location listed in question 4, complete the following:

Expiration date(s)/Options \_\_\_\_\_

Monthly rental amount \$ \_\_\_\_\_

If other fees and payments are due to the landlord, indicate amount and reason \$ \_\_\_\_\_ Reason: \_\_\_\_\_

If you are operating under any concession, service or management agreement(s) that contain terms for services or management beyond property rental, complete question number 13. Attach copy of all agreements.  
If question 13 does not apply, go to question 14

13A. Indicate if you are:  
 Sublessor  Concessionaire  Management Company

13B. Entity Name of Sublessor, Concessionaire or Management Company:

13C. FEIN of Sublessor, Concessionaire or Management Company:

**Enter information for individual or business entity below**

Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN
Full Legal Name of Individual, Partner, Officer (Last, First, Middle)	FEIN or SSN

Use form L-SL if additional space is needed

13D. Enter contract information below:

Expiration date(s)/Options \_\_\_\_\_

Monthly fee \$ \_\_\_\_\_

13E. If you have a sublessor that differs from the management company enter sublessor name below.

Sublessor Name \_\_\_\_\_ FEIN \_\_\_\_\_

14A. Do you or anyone else at the location operate under a franchise agreement?  Yes  No

14B. If "YES," as required under Section 109.53 do you maintain exclusive control of ALL phases of the purchase, sale, service and brands of alcoholic beverages?  Yes  No

**If there are any agreements, excluding questions 13-14, which involve alcohol in any way, you MUST attach copies of those agreements.**

**Sales Information for Following License/Permit Types:  
MB/FB, BG/FB, BE/FB**

15. Provide projected (future) sales data for first 12 months of operation.

Sales Year (YYYY) 20 \_\_\_\_\_

Alcoholic Beverage Sales \$ \_\_\_\_\_

Food Sales \$ \_\_\_\_\_

Other Sales \$ \_\_\_\_\_

Total Sales \$ \_\_\_\_\_

**Additional Requirements you are Attesting to for Food and Beverage Certificate Only:**

- Food service will be maintained on the licensed premise.
- There is a permanently designated food service facility on the licensed location.
- Multiple entrees per meal are available to customers.
- Food items are prepared for consumption on or off the licensed location.
- Hours of operations for sale and service of food and alcoholic beverages are the same. Note, food may be sold or served before or after the legal hours for sale of alcoholic beverages.
- If the designated food service facility on the licensed location is operated by a separate business entity, the business entity will provide records for food service for the purpose of inspections or audit.
- If the premise is a hotel, separate food service facility for each separate area for restaurants, lounges or bars are maintained.

**Mark only one of the boxes below to identify the method that qualifies the location to hold a Food & Beverage Certificate.**  
See Food and Beverage Certificate Application Document Guide pg.5 for additional information

- In addition to the above requirements, you qualify as a restaurant as defined by Rule 33.5(b)(6)
- The location operates its own permanent food service facility with commercial cooking equipment on its premises; and
  - Prepares and offers to sell multiple entrees for consumption on or off the premises
- In addition to the above requirements, you qualify based on the projected receipts from the sale of alcoholic beverages by the license or permit holder at the location will be 60% or less of the total receipts from the location.

**Location Information**

16. If you share the premises with another business entity enter tradename(s) of business(es) and sales and use tax number(s) below:

Trade Name Walmart Stores Texas, LLC

Sales & Use Tax Number 1-74-3019386-6

17. Is the proposed location in a hotel or motel? If "Yes" attach diagram.  Yes  No
18. Will the license/permit embrace the entire location address as shown in question #4?  Yes  No  
If "NO," attach a diagram of your premises as required by Section 11.49.

**Finance Information**

19. Enter the total amount of investment from all sources for this location. \$ 4,575,000  
Please be prepared to provide copies of all documents related to the financing of this location.

20. List all sources of funds advanced to you for your business. If a partnership or corporation, list entity along with partners/officers.

Name, Corporation, Partner/Officer Walmart Inc.		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$
Name, Corporation, Partner/Officer		Date of Birth mm/dd/yyyy)
SSN or FEIN	Terms	Amount \$

If more space is needed, attach additional page

**Measurement Information**

Click [here](#) for measurement instructions, information, and requirements

21. Will the premises be within 1,000 feet of a private/public school?  Yes  No
22. Is any property line of your premises within 300 feet of a residential address or established neighborhood association?  Yes  No

**On-Premise Licenses And Permits Only**

Measurement information for applicants in municipalities with a population of 1.5 million or more

23. Will your business be located within 300 feet of a residence, church, school, day care or social service facility?  
If "YES," will 75% or more of the applicant's actual or anticipated gross revenue be from the sale of alcoholic beverages?  
If "YES," to both questions; you must notify all tenants or property owners of your intent to apply for an alcoholic beverage license/permit within five days of the filing of an original application. Has such notice been given as required by Section 11.52?  Yes  No  
 Yes  No

**Brewpub (BP) Only**

24. Do you, the applicant, intend to sell your alcoholic product directly to other retailers?  Yes  No
25. Do you, the applicant, intend to sell your alcoholic product to wholesalers/distributors?  Yes  No
26. Will you, the applicant, be engaged in the business of brewing and packaging malt liquor in quantities sufficient to operate a brewpub not later than 6 months after the date of issuance of the original license?  Yes  No
27. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location. **Exact Date:** \_\_\_\_\_

**Bonded Warehouse (J – Wet / JD – Dry)**

28. In general terms, specify what other goods and commodities are stored in this warehouse.  
\_\_\_\_\_
29. Are you providing services to permit holders other than storage  Yes  No
30. Is at least 50% of gross revenue during each three (3) month quarter derived from goods and merchandise other than alcoholic beverages?  Yes  No
31. Is the location in a wet or dry area?  Wet  Dry

**Brewers (BW)**

32. Do you, the applicant, intend to engage in the business of brewing and packaging malt beverage in Texas within the three-year period covered by the original license and one successive renewal in quantities to qualify as a bona fide brewing manufacturer?  Yes  No
- 33A. Do you, the applicant, intend to contract with another brewery to produce your product?  
If "Yes," provide the TABC license/permit number of that brewery. \_\_\_\_\_  Yes  No
- 33B. Is your product brewed at their location?  Yes  No
- 34A. Do you, the applicant, intend to utilize an alternating proprietorship agreement to produce your product?  
If "Yes," provide the TABC license/permit number of that brewery. \_\_\_\_\_  Yes  No
- 34B. Is your product brewed at their location?  Yes  No
35. If you intend to operate under an alternating or contract brewing agreement; do you, the applicant, own a fee interest in a brewing facility?  
If "No," please submit a Fee Interest Bond which must be on file and approved prior to the issuance of your license/permit. Fee Interest Bond form and instructions can be downloaded here: [Forms | TABC \(texas.gov\)](#)  Yes  No
36. Do you, the applicant, hold a Brewer's Notice issued by the Alcohol and Tobacco Tax and Trade Bureau of the United States Department of the Treasury?  
If "Yes," please provide TTB Brewers Notice Number \_\_\_\_\_ and attach copy.  Yes  No

**Brewers (BW), Distillers and Rectifiers (D), Winery (G)**

37. Is any property line of your premises within 300 feet of a residential address or established neighborhood association?  Yes  No
38. Do you, the applicant, intend to sell for on-premise consumption?  
If "YES," you must notify each residential address and established neighborhood association(s). A copy of the completed notice must be submitted along with a list of all addresses notified; as required by Section 11.393 and 61.38. Click [Notice of Application](#) to view and print notice.  Yes  No

**Wholesalers (W)**

39. Do you, the applicant, intend to sell malt liquor?  Yes  No  
**NOTE:** You must submit a territorial agreement from the actual manufacturer of the product.

**Distributors (D)**

40. Do you, the applicant, have an adequate building, storage facilities, sufficient employees, delivery vehicles and rolling stock to provide service and sales for each brand of malt beverage in an amount equal to the demand for the product from all retailers in applicant's assigned territory?  
**NOTE:** If you are applying for a General Distributor's License, Local Distributor's Permit or Branch Distributor's License, you must submit a territorial agreement from the actual manufacturer of each malt beverage product you are handling.  Yes  No

**Winery (G)**

41. I, the applicant, declare that I have the appropriate federal authority to qualify as a Texas winery and have all necessary information and documentation to complete the application.  Yes
42. If "YES," attach a copy of the approved Application to Establish and Operate a Wine Premises.  
Do you, the applicant, intend to engage in any activity authorized by the winery permit on the permitted premise of another winery?  
If "YES," provide the TABC permit number of that winery \_\_\_\_\_ and attach a copy.  Yes  No

<b>WARNING AND SIGNATURE</b>	<b>If applicant is/principal party listed below must sign</b>	
	Individual/Individual Owner	Corporation/Officer
	Partnership/Partner	Limited Liability Company/ Officer or Manager
	Limited Partnership/General Partner	

Each licensee or permittee shall have exclusive occupancy and control of the entire licensed location with respect to the sale of alcoholic beverages. Any arrangement that surrenders such control of the employees, premises or business, including profits and losses, to persons other than the licensee or permittee is unlawful.

The applicant, license/permit holder, agent, servant or employee may not directly or indirectly have any overlapping ownerships or other prohibited relationships (including unfair competition and unlawful trade practices) between those engaged in the alcoholic beverage industry at different levels, that is, between a manufacturer and a wholesaler or retailer, or between a wholesaler and a retailer, as the words "wholesaler," "retailer," and "manufacturer" are ordinarily used and understood, regardless of the specific names given a license/permit. Reference Chapter 102 et seq.

**WARNING:** Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

**By signing you are swearing to all information and attachments provided are correct.**

**PRINT NAME** Sarah Little \_\_\_\_\_ **SIGN HERE** \_\_\_\_\_

**TITLE** Assistant Secretary \_\_\_\_\_

Before me, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

**SIGN HERE** \_\_\_\_\_

NOTARY PUBLIC **SEAL**

# 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

July 26, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2024, and the City Commission will hold a public hearing on August 20, 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](mailto:facuna@weslacotx.gov) by 12:00 pm on August 7, 2024. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

Kimley-Horn is requesting a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, and 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,

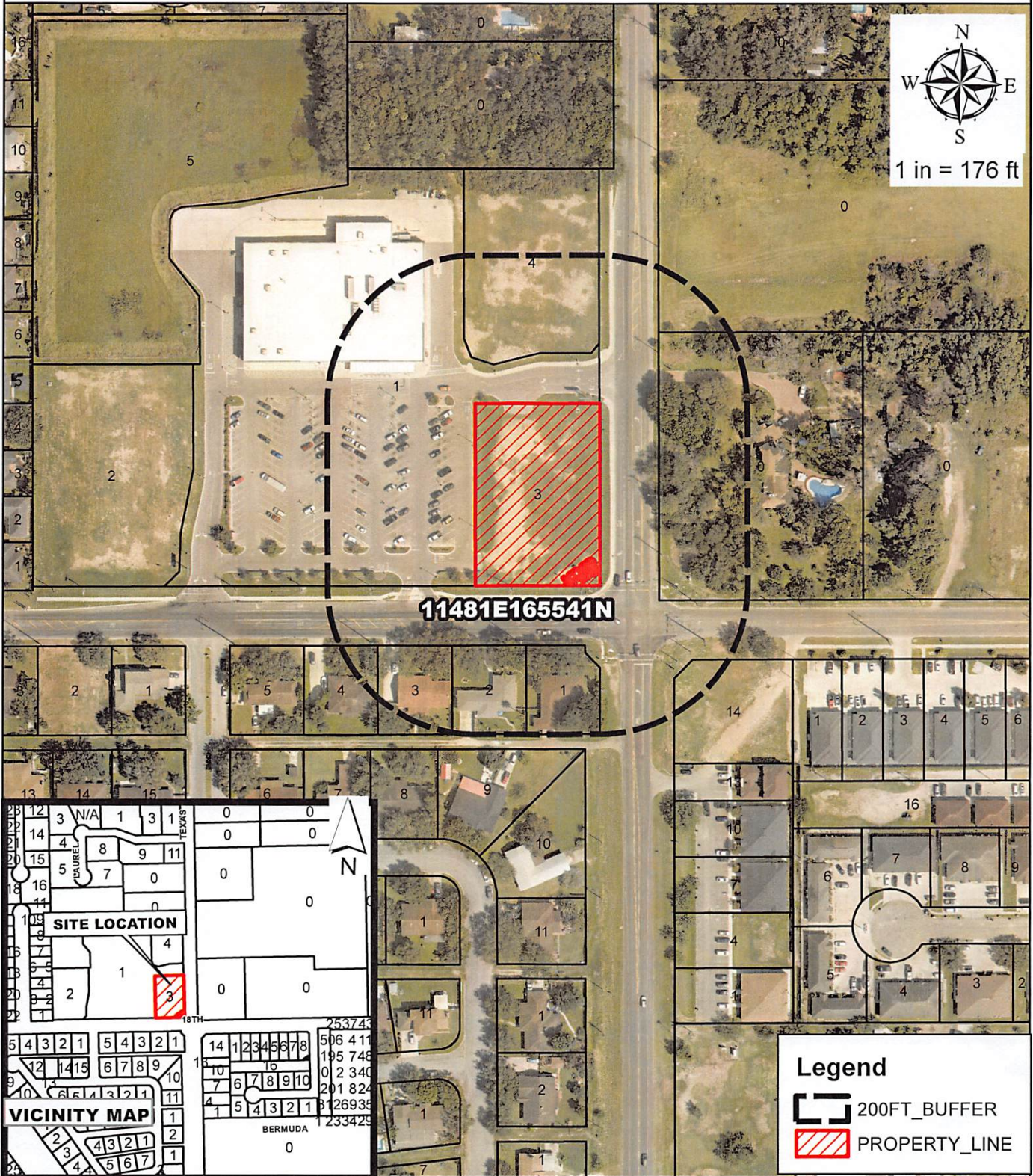
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized and fluid.

Rebekah de la Fuente  
Planning Director

Planning &  
Code Enforcement

# CITY OF WESLACO

Planning &  
Code Enforcement

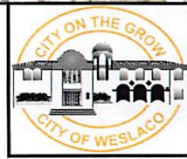


**Legend**

- 200FT\_BUFFER
- PROPERTY\_LINE

**KIMLEY\_HORM**  
**1710 S TEXAS BLVD**  
**SOUTHGATE CENTER**

**Purpose for the Conditional Use Request**  
 Existing zoning: B-1  
 Existing land use: Vacant Land  
 CUP Request: TABC



City of Weslaco Code Enforcement Dept.

JUL 10, 2024

PEDRAZA RAUL & NOEMI C 101 W 18TH ST WESLACO TX 78596	L4850-01-001-0001-00 LIVE OAK ESTATES LOT 1 BLK 1 101 W 18TH ST	L: 68440 B: 120933
FERNANDEZ ALFONSO 103 W 18TH ST WESLACO TX 78596	L4850-01-001-0002-00 LIVE OAK ESTATES LOT 2 BLK 1 103 W 18TH ST	L: 70800 B: 124799
SILVA NORMA VELMA 105 W 18TH ST WESLACO TX 78596	L4850-01-001-0003-00 LIVE OAK ESTATES LOT 3 BLK 1 105 W 18TH ST	L: 70800 B: 109656
PUENTE RUDY & BRENDA 107 W 18TH ST WESLACO TX 78596	L4850-01-001-0004-00 LIVE OAK ESTATES LOT 4 BLK 1 107 W 18TH ST	L: 70800 B: 114126
URCULLO ANGEL 1715 S TEXAS BLVD WESLACO TX 78596	W2232-00-001-0014-00 WESLACO BUSINESS PARK LOT 14 BLK 1 1801 S TEXAS BLVD	L: 132528 B: 0
URCULLU ANGEL PO BOX 8244 WESLACO TX 78599	W3800-00-680-0000-32 WEST TRACT-S24.19AC EXC 9.41AC IN 4.78AC GR 14.42AC NET 1601 S TEXAS BLVD	L: 0 B: 0
SALINAS EUSEBIA ANGEL URCULLU 1715 S TEXAS BLVD WESLACO TX 78596	W3800-00-680-0000-48 WEST TRACT-W306.03'-S390' FT 680 NET 1715 S TEXAS BLVD	L: 399010 B: 214511
WAL-MART REAL ESTATE BUSINESS PROPERTY TAX DEPOT PO BOX 8050 MAIL STOP 0555 BENTONVILLE AR 72716	S4871-00-000-0001-00 SOUTHGATE CENTER LOT 1 1600 S TEXAS BLVD	L: 977160 B: 1983289
WAL-MART REAL ESTATE BUSINESS PROPERTY TAX DEPOT PO BOX 8050 MAIL STOP 0555 BENTONVILLE AR 72716	S4871-00-000-0003-00 SOUTHGATE CENTER LOT 3 1710 S TEXAS BLVD	L: 246462 B: 0
WESLACO BREW LLC 3606 PECOS ST DENVER, CO 80211	S4871-00-000-0004-00 SOUTHGATE CENTER LOT 4 1620 S TEXAS BLVD	L: 219751 B: 0

NO.	REVISIONS	DATE	BY

PR1 - CITY COMMENTS  
04/15/2024

**Kimley-Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 805 S. WALTON BOULEVARD, SUITE 620, BENTONVILLE, AR 72712  
 PHONE: 479-986-5015  
 WWW.KIMLEY-HORN.COM TBP# FIRM NO. 928

STATE OF TEXAS  
 B. MATTHEW COX  
 LICENSED PROFESSIONAL ENGINEER  
 112283  
 05/06/2024

**SITE PLAN**  
 KHA PROJECT 063363165  
 DATE MAY 2024  
 SCALE AS SHOWN  
 DESIGNED BY NRP  
 DRAWN BY NRP  
 CHECKED BY BMC

**Walmart**  
 WESLACO, TX STORE #6159  
 FUEL STATION  
 WESLACO, TEXAS  
 SHEET NUMBER  
**C5.0**

**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- HEAVY DUTY ASPHALT PAVING
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED TRUNCATED DOMES
- PROPOSED PATH OF TRAVEL STRIPING
- CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT BY OTHERS (REF. ARCHITECTURAL/STRUCTURAL PLANS)

**CONSTRUCTION NOTES**

- 1 PROPOSED CONCRETE CURB AND GUTTER (REF. DETAIL 1, SHEET C5.1).
- 2 PROPOSED CONCRETE PAVEMENT (REF. ARCH. PLANS FOR MORE INFORMATION).
- 3 PROPOSED VAN ACCESSIBLE PARKING (REF. DETAIL 7, SHEET C5.1).
- 4 PROPOSED VAN ACCESSIBLE PARKING SIGN ON POST AND BOLLARD (REF. DETAIL 11, SHEET C5.1).
- 5 PROPOSED REGULAR PARKING.
- 6 STRIPE WHITE 4" STRIPE, 60 DEGREES, SPACED AT 24" O.C. PROPOSED LANDSCAPING (REF. LANDSCAPE AND IRRIGATION PLANS FOR MORE INFORMATION).
- 7 PROPOSED FUEL CANOPY (REF. ARCH. PLANS FOR MORE INFORMATION).
- 8 PROPOSED UNDERGROUND GAS TANK, PREFERRED TANK LAYOUT INCLUDES THREE 20,000 GALLON STORAGE TANKS.
- 9 PROPOSED AIR PEDESTAL (REF. MEP PLANS FOR MORE INFORMATION).
- 10 PROPOSED VAPOR RECOVERY LOCATION PAD (REF. MEP PLANS FOR MORE INFORMATION).
- 12 PROPOSED 1,556 SF CONVENIENCE STORE (REF. ARCH. PLANS FOR MORE INFORMATION).
- 13 EXISTING PYLON SIGN.
- 14 PROPOSED CONCRETE CURB (REF. DETAIL 2, SHEET C5.1).
- 15 PROPOSED TRUNCATED DOMES (REF. DETAIL 12, SHEET C5.1).
- 16 PROPOSED CONCRETE SIDEWALK (REF. DETAIL 5, SHEET C5.1).
- 17 PROPOSED ACCESSIBLE CURB RAMP (REF. DETAIL 12, SHEET C5.1).
- 18 PROPOSED STOP BAR (REF. DETAIL 8, SHEET C5.1).
- 19 PROPOSED CROSSWALK MARKINGS, 6" WIDE PAINTED, WITH STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- 20 PROPOSED STOP SIGN ON POST (REF. DETAIL 6, SHEET C5.1).
- 21 PROPOSED SAWTOOTH CURB (REF. DETAIL 14, SHEET C5.2).
- 22 PROPOSED DUMPSTER (REF. ARCH. PLANS FOR MORE INFORMATION).
- 23 STRIPE DIRECTIONAL ARROW PAVEMENT MARKING (REF. DETAIL 9, SHEET C5.1).
- 24 PROPOSED SITE LIGHTING, LIGHT POLE BASE PER DETAIL 13, SHEET C5.2 (REF. PHOTO METRIC PLANS FOR MORE INFORMATION).
- 25 PROPOSED TRANSFORMER LOCATION.
- 26 PROPOSED 6" STANDARD TRANSITION CURB.
- 27 SWSL4" - SINGLE WHITE SOLID LINE / 4" WIDE
- 28 DYSL4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- 29 PROPOSED EXTENDED CURB (REF. DETAIL 16, SHEET C5.2) (REF. DETAIL 15, SHEET C5.2)
- 30 PROPOSED CONCRETE PILOT CHANNEL (REF. DETAIL 3, SHEET C5.1)
- 31 PROPOSED CONCRETE SIDEWALK DRAIN (REF. DETAIL 10, SHEET C5.1)
- 32 PROPOSED HEAVY DUTY ASPHALT PAVEMENT (REF. DETAIL 10, SHEET C5.1)
- 33 PROPOSED 6" CONCRETE STEP

**GRAPHIC SCALE IN FEET**  
 0 10 20 40

**NORTH**

TBM 1  
 BEING AN "X" CUT ON THE BACK OF CURB  
 N: 1657723.05'  
 E: 1512963.27'  
 ELEV: 80.37'

TBM 2  
 BEING AN "X" CUT ON THE BACK OF CURB  
 N: 1657723.05'  
 E: 1512963.27'  
 ELEV: 78.86'

TBM 3  
 BEING AN "X" CUT ON THE BACK OF CURB  
 N: 16577080.29'  
 E: 1512963.27'  
 ELEV: 79.42'

5

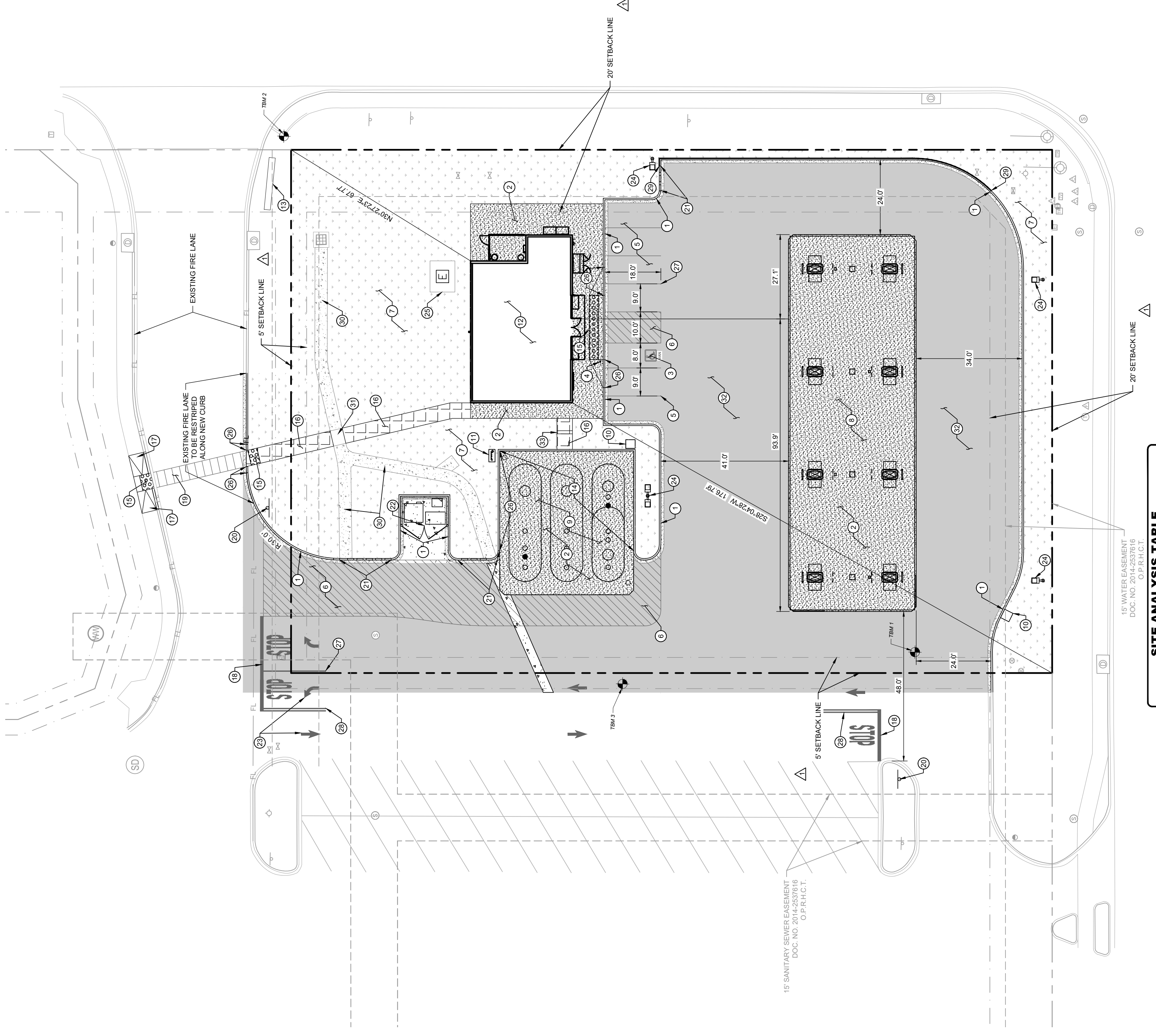
4

3

2

1

F.M. 88 (TEXAS BLVD.)  
 (VARIABLE WIDTH R.O.W.)



**SITE ANALYSIS TABLE**

FUEL STATION ADDRESS	1710 S TEXAS BLVD WESLACO, TX
CURRENT ZONING	B-1 NEIGHBORHOOD BUSINESS DISTRICT
EXISTING PARCEL AREA	4.98 ACRES
EXISTING WALMART STORE AREA	41,064 S.F.
TOTAL EXISTING PARKING	169 SPACES
EXISTING ADA PARKING	6 SPACES
EXISTING CART CORALS	6 (11 SPACES)
CITY REQ. PARKING	173 SPACES
WALMART REQ. PARKING	165 SPACES
PROPOSED WALMART FUEL PARCEL AREA	0.94 ACRES
TOTAL PROPOSED PARKING	7 SPACES
PROPOSED ADA PARKING	1 SPACES
WALMART REQ. PARKING	7 SPACES
TOTAL PARKING	176 SPACES
TOTAL STORE AREA (STORE+KIOSK)	42,820 S.F.

\* CART CORALS ARE NOT INCLUDED IN PARKING COUNT

W. 18TH STREET  
 (VARIABLE WIDTH R.O.W.)

5

4

3

2

1

D

C

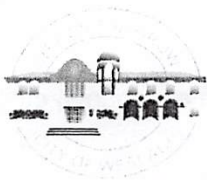
B

A



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

<b>Date of Meeting:</b> <b>August 7, 2024</b>	<b>Agenda Item No.</b> (to be assigned by PCE): <b>IV.B.</b>
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Joel Garcia.	
<b>Subject/Agenda Item:</b> Discussion and consideration to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Permit at 601 S Texas Blvd., also being Lot 23 & 24, Blk 49, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 17, 2024. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2024.	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Application for Conditional Use Permit with attachments.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



### APPLICATION FOR CONDITIONAL USE PERMIT

**RECEIVED**  
JUN 28 2024

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-000669-2024

#### PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested:  
Lot Weslaco Original Townsite 23-24 Block BLK 49  
Subdivision Name W230000 - Weslaco Original Townsite - SWL  
Street Address 601 S Texas Blvd, Weslaco, TX  
Existing Zoning COMM Existing Land Use Restaurant  
Purpose for the Conditional Use Permit Request Alcohol Permit

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

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

#### APPLICANT

Name Joel Garcia Phone 512-906-5187  
Address 2807 N Texas Blvd Fax: \_\_\_\_\_  
City Weslaco State TX Zip Code 78599 E-Mail: teddysbbq@gmail.com

#### OWNER

Name Esperanza Garza Phone 956-472-1464  
Address 906 N Iowa Ave Fax: \_\_\_\_\_  
City Weslaco State TX Zip Code 78596 E-Mail: \_\_\_\_\_

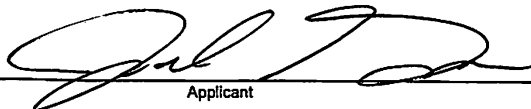
*INV-19768*

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 \_\_\_\_\_ Date \_\_\_\_\_  
Owner

Signature  Date 6/24/24  
Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Agent

**STAFF USE ONLY**

Accepted By \_\_\_\_\_ Payment Received By \_\_\_\_\_ Date Paid \_\_\_\_\_

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

P & Z Notice of Public Hearing Published in Newspaper Date \_\_\_\_\_

City Commission Notice of Public Hearing Published in Newspaper Date \_\_\_\_\_

Presented to P & Z Commission  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_ Date \_\_\_\_\_

Presented to City Commission  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_ Date \_\_\_\_\_

Document

6/3/24, 3:20 PM



**TEXAS ALCOHOLIC  
BEVERAGE COMMISSION**  
Texas Helping Business & Protecting Communities

Document reference ID : 351744

## Licensing Application Summary

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

**Application ID:** 351744  
**Applicant Name:** JBJ Investments LLC  
**License Type applied for:** Wine and Malt Beverage Retailer's On-Premise Permit (BG)

### Entity Information

**Business Structure:** Limited liability company  
**FEIN/SSN Number:** 933882301  
**Member Managed or Manager Managed:** Member Managed  
**Historically Underutilized Business:** No  
**Veteran-owned business:** No  
**Fraternal Owned:** No  
**Secretary of State Filing Number:** 805255037  
**Date Filed:** 10/5/2023  
**Filing State:** TX

### Primary Business Entity Contact Information

**Legal First Name:** Joel  
**Legal Middle Name:** Garcia  
**Email Address:** teddysbbq@gmail.com  
**Phone Number:** 512-906-5187

Document

6/3/24, 3:20 PM

### Initial Application Information

**Authority Type:** I am a principal or authorized user with binding authority  
**Prefix:** Mr  
**Legal First Name:** Joel  
**Legal Middle Name:** Eduardo  
**Legal Last Name:** Garcia  
**Email Address:** teddysbbq@gmail.com  
**Phone Number:** 512-906-5187

### Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
JBJ Investments LLC	Bernardina Garcia	Member	33
JBJ Investments LLC	Jesus Garcia	Member	33
JBJ Investments LLC	Joel Garcia	Member	34

Document

6/3/24, 3:20 PM

### Basic Business information

**Business/Trade Name:** JBJ Investments LLC DBA Felice  
**Business Type** Restaurant

### Location's Phone Numbers

**Business Phone Number** 512-906-5187

### Location Address

**Address:** 601 S Texas Blvd, Weslaco, TX, United States, Hidalgo 78596  
**Is your location within city limits?** Yes

### Mailing Address Information

**Address:** 601 S Texas Blvd, Weslaco, TX, United States, Hidalgo 78596

### Measurement Information

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

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

Document

6/3/24, 3:20 PM

**Location Additional Information**

**Is the proposed location in a hotel or motel?**

No

**Alcohol percentage**

Up to 17%

Document

6/3/24, 3:20 PM

### Sixty Day Sign Requirements

Posted the 60 day sign: Yes  
Date Posted: 3/25/2024

### Projected Sales Information

Sales Year: 2024  
Alcohol Sale: \$20,000.00  
Food Sales: \$150,000.00  
Other Sales: \$10,000.00  
Total Sales: \$180,000.00

### Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No  
Are you operating under? Lease

### Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No  
Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

Document

6/3/24, 3:20 PM

**Shared premise information**

Do you share the premises with another business entity?

No

**Property Ownership Details**

**Property Type**

**Property Ownership Type**

**Entity Name**

Land and Building

Owner

Esperanza Garza

Document

6/3/24, 3:20 PM

**Location Diagram**

Will the license or permit embrace the entire location address?      Yes



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

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

Section 11.37 & 61.37

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

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

- MB**                      Mixed Beverage Permit
- MB/FB**                Mixed Beverage Restaurant Permit with Food and Beverage Certificate  
(MB must also hold a Food and Beverage Certificate)
- BG/FB**                Wine and Beer Retailer's Permit with Food and Beverage Certificate  
(BG must also hold a Food and Beverage Certificate)
- BG**                      Wine and Beer Retailer's Permit - Election for given location was held for:
  - legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
  - legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- BE**                      Beer Retail Dealer's On-Premise License
- BE/FB**                Retail Dealer's On-Premise License with required Food and Beverage Certificate

**OR**

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

**SIGN HERE**

\_\_\_\_\_  
City Secretary/Clerk

\_\_\_\_\_, TEXAS  
City

**SEAL**

Document

6/3/24, 3:20 PM



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

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

Section 11.37 & 61.37

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

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

- MB**                      Mixed Beverage Permit
- MB/FB**                Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- BG/FB**                Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
- BG**                     Wine and Beer Retailer's Permit - **Election for given location was held for:**  
                                  legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999  
                                  legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- BE**                     Beer Retail Dealer's On-Premise License
- BE/FB**                Retail Dealer's On-Premise License with required Food and Beverage Certificate

**OR**

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

SIGN HERE

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
County

**SEAL**

Document

6/3/24, 3:20 PM



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

**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES**

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number \_\_\_\_\_

Outlet Number \_\_\_\_\_

Print Name of Comptroller Employee \_\_\_\_\_

Print Title of Comptroller Employee \_\_\_\_\_

SIGN HERE

\_\_\_\_\_  
Comptroller Representative

\_\_\_\_\_, TEXAS  
City

**SEAL**

Document

6/3/24, 3:20 PM



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

**PUBLISHER'S AFFIDAVIT**

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

# 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

July 26, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 7, 2024, and the City Commission will hold a public hearing on August 20, 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](mailto:facuna@weslacotx.gov) by 12:00 pm on August 7, 2024. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

Joel Garcia is requesting a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Permit at 601 S Texas Blvd., also being Lot 23 & 24, Blk 49, Weslaco Original Townsite, Weslaco, Hidalgo County, and 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,

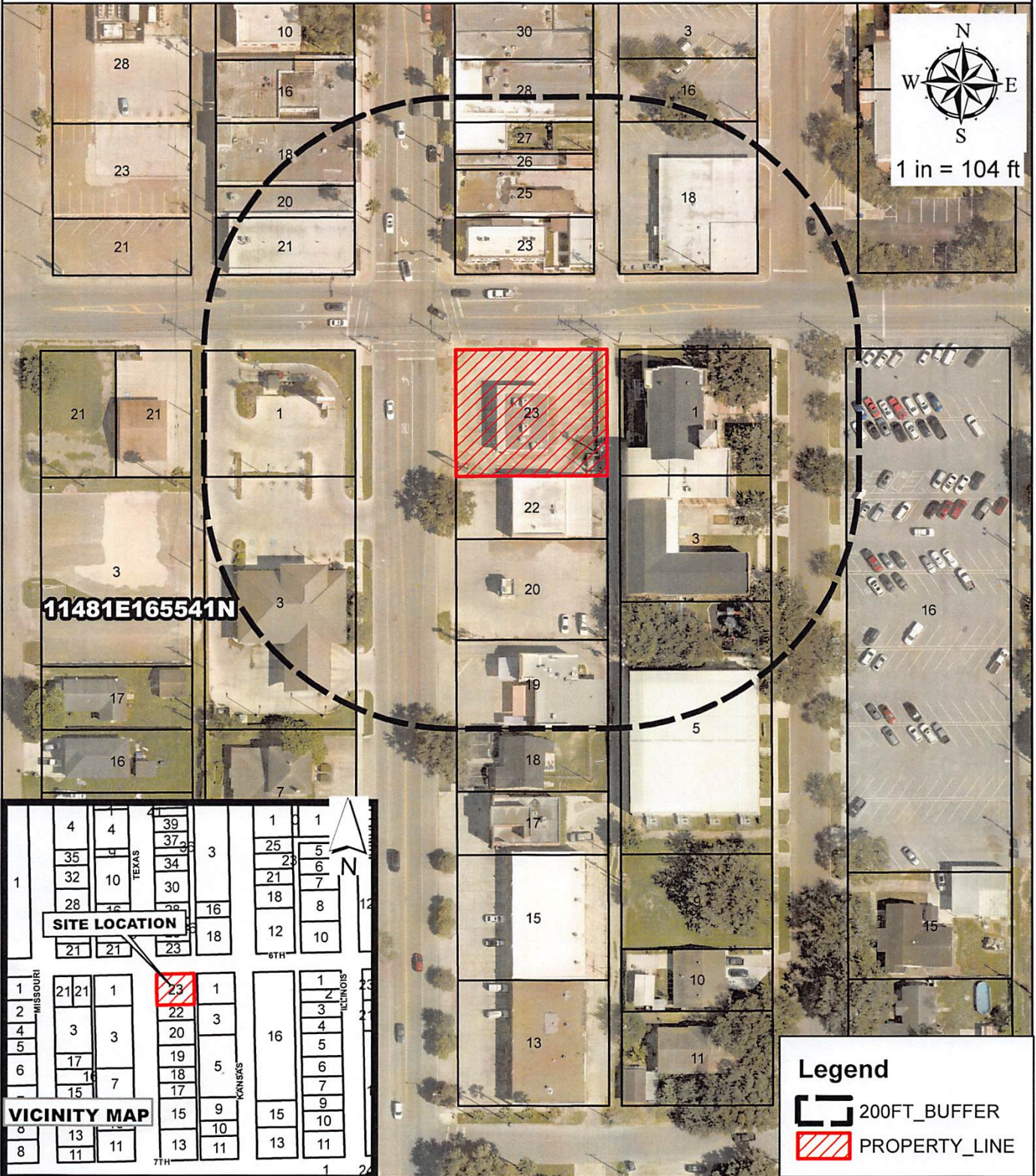
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente  
Planning Director

Planning &  
Code Enforcement

# CITY OF WESLACO

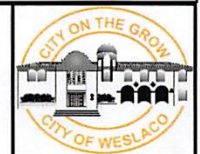
Planning &  
Code Enforcement



**Purpose for the Conditional Use Request**

**Joel Garcia**  
**601 S Texas Blvd.**  
**Weslaco Original Townsite**

Existing zoning: R-1  
 Existing land use: Commerical  
 CUP Request: TABC



City of Weslaco Code Enforcement Dept.

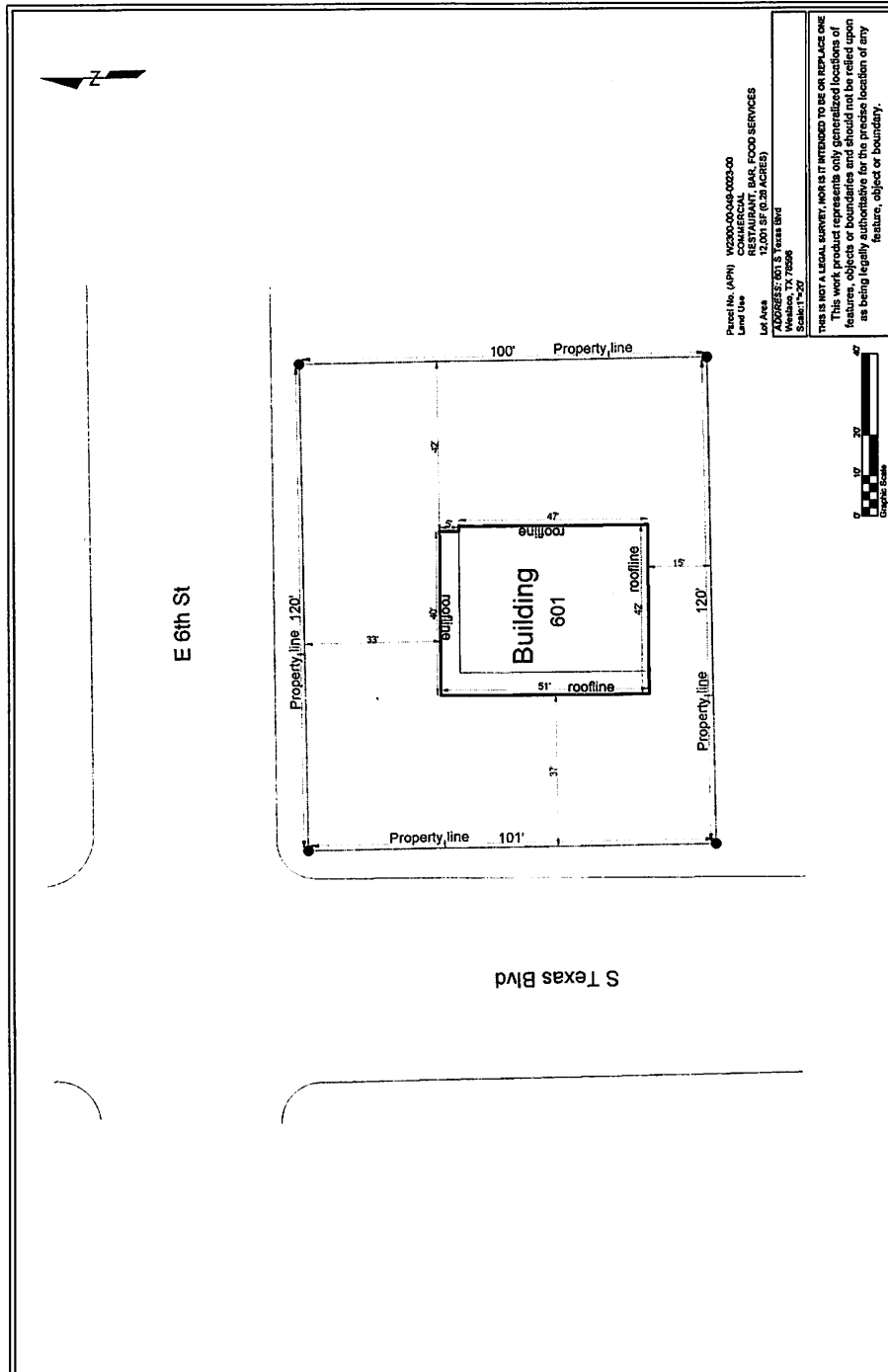
JUL 10, 2024

PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0016-00 WESLACO ORIGINAL TOWNSITE BLK 41 530 S TEXAS BLVD	L: 55550 B: 104367
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0018-00 WESLACO ORIGINAL TOWNSITE BLK 41 536 S TEXAS BLVD	L: 55550 B: 107497
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0020-00 WESLACO ORIGINAL TOWNSITE LOT 20 538 S TEXAS BLVD	L: 35475 B: 115283
ACSS PROPERTIES LLC 306 S TEXAS BLVD WESLACO TX 78596	W2300-00-041-0021-00 WESLACO ORIGINAL TOWNSITE LOTS 21 588 S TEXAS BLVD	L: 76230 B: 148681
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-042-0016-00 WESLACO ORIGINAL TOWNSITE LOTS 16	L: 43450 B: 6520
AEP TEXAS CENTRAL COMPANY PO BOX 16428 TAX DEPARTMENT 27TH FLOOR COLUMBUS OH 43216	W2300-00-042-0018-00 WESLACO ORIGINAL TOWNSITE LOTS 18 BLK 42 540 S KANSAS AVE	L: 102960 B: 219842
MENDIOLA MARIO & CYNTHIA R 1506 VIDA DULCE WESLACO TX 78596	W2300-00-042-0023-00 WESLACO ORIGINAL TOWNSITE BLK 42 100 E 6TH ST	L: 49995 B: 175996
WILD AUGUST LLC 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-042-0025-00 WESLACO ORIGINAL TOWNSITE ALL LOT 6 BLK 42 539 S TEXAS BLVD	L: 41663 B: 60529
MONTES LEONARDO JR & BENITA E JASON C MONTES 1105 W 4TH ST WESLACO TX 78596	W2300-00-042-0026-00 WESLACO ORIGINAL TOWNSITE N1/2 LOT 537 S TEXAS BLVD	L: 17738 B: 36857
MONTES JASON C 535 S TEXAS BLVD WESLACO TX 78596	W2300-00-042-0027-00 WESLACO ORIGINAL TOWNSITE BLK 42 535 S TEXAS BLVD	L: 35475 B: 28050
DAVIS RONALD B 1206 S BORDER AVE APT 626 WESLACO TX 78596	W2300-00-042-0028-00 WESLACO ORIGINAL TOWNSITE BLK 42 533 S TEXAS BLVD	L: 55550 B: 74712
FIRST BAPTIST CHURCH OF 600 S KANSAS AVE WESLACO TX 78596	W2300-00-048-0016-00 WESLACO ORIGINAL TOWNSITE N15' LOT -24 BLK 48 615 S KANSAS AVE	L: 339885 B: 61802

City of Weslaco Code Enforcement Dept.

JUL 10, 2024

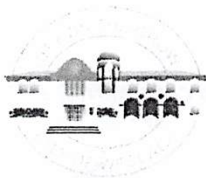
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 &	L: 93600 B: 475228
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3 &	L: 93600 B: 274954
FIRST BAPTIST CHURCH-WESLACO 600 S KANSAS AVE WESLACO TX 78596	W2300-00-049-0005-00 WESLACO ORIGINAL TOWNSITE LOTS 5 -	L: 112800 B: 1587762
GUERRA MARY LOU 405 S 15TH ST MCALLEN TX 78501	W2300-00-049-0018-00 WESLACO ORIGINAL TOWNSITE BLK 49 613 S TEXAS BLVD	L: 60600 B: 21552
PANTERITA PROMOTIONS INC 1618 E 26ST WESLACO TX 78596	W2300-00-049-0019-00 WESLACO ORIGINAL TOWNSITE BLK 49 0 611 S TEXAS BLVD	L: 64680 B: 129867
DOLIFKA LAND COMPANY PO BOX 444 BRIGHTON CO 80601	W2300-00-049-0020-00 WESLACO ORIGINAL TOWNSITE N30'-LOT BLK 49 609 S TEXAS BLVD	L: 73920 B: 14353
KEEP IT REAL ENTERPRISES LTD PO BOX 3868 MCALLEN TX 78502	W2300-00-049-0022-00 WESLACO ORIGINAL TOWNSITE BLK 49 605 S TEXAS BLVD	L: 60600 B: 79272
GARZA ESPERANZA P 906 N IOWA AVE WESLACO TX 78596	W2300-00-049-0023-00 WESLACO ORIGINAL TOWNSITE BLK 49 601 S TEXAS BLVD	L: 92400 B: 125439
602 SOUTH CORPORATION ATTN: ACCOUNTING DEPT PO BOX 579 MCALLEN TX 78505	W2300-00-050-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1 & 602 S TEXAS BLVD	L: 92400 B: 22240
IBC BANK INTERNATIONAL BANK OF PO BOX 579 MCALLEN TX 78505	W2300-00-050-0003-00 WESLACO ORIGINAL TOWNSITE LOTS 3-6 606 S TEXAS BLVD	L: 323400 B: 649441





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

<b>Date of Meeting:</b> <b>August 7, 2024</b>	<b>Agenda Item No.</b> (to be assigned by PCE): <b>IV.C.</b>
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Nathan Smith.	
<b>Subject/Agenda Item:</b> Discussion and consideration to approve a Conditional Use Permit to obtain an Off-Premise Wine only Package Store at 1601 W Bus 83 Ste. C., also being IRR TR S134.79'LT 3 & All Lot 4, Westgate Center, Weslaco, Hidalgo County, and Texas. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to obtain a Conditional Use Permit to obtain an Off-Premise Wine only Package Store. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 17, 2024. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on July 26, 2024.	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Application for Conditional Use Permit with attachments.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



### APPLICATION FOR CONDITIONAL USE PERMIT

USE-000654-2024

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 30 days prior to the meeting.  
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. \_\_\_\_\_

#### PROPOSED PROJECT

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

Lot Westgate Center An IRR TR S134.79' LT 3 ALL Lot 4 Block \_\_\_\_\_

Subdivision Name W426000 - Westgate Center - SWL

Street Address 1601 W Business HWY 83 STE C

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Purpose for the Conditional Use Permit Request Liquor Store - Off premise consumption

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

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

#### APPLICANT

Name Nathan Smith Phone 956-650-9205

Address 1302 Bella Vista Fax: \_\_\_\_\_

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

#### OWNER

Name GERARDO GUERRA Phone 956/279 18975


Address 1020 W. EBONY DR. Fax: \_\_\_\_\_

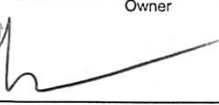
City EDINBURG State TX Zip Code 78539 E-Mail: PERFERNAL10@OL.COM

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  - GEN. PTN. Date 6/19/2024  
Owner

Signature  Date 6/19/24  
Applicant

Signature  Date 6/19/2024  
Authorized Agent

 6/19/24

**STAFF USE ONLY**

Accepted By \_\_\_\_\_ Payment Received By \_\_\_\_\_ Date Paid \_\_\_\_\_

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

P & Z Notice of Public Hearing Published in Newspaper Date \_\_\_\_\_

City Commission Notice of Public Hearing Published in Newspaper Date \_\_\_\_\_

Presented to P & Z Commission Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_ Date \_\_\_\_\_

Presented to City Commission Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_ Date \_\_\_\_\_

6/18/24, 11:14 AM

Document



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

Document reference ID : 378840

## Licensing Application Summary

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

**Application ID:** 378840  
**Applicant Name:** Two Step Liquor LLC  
**License Type applied for:** Package Store Permit (P)

### Entity Information

**Business Structure:** Limited liability company  
**FEIN/SSN Number:** 993434539  
**Member Managed or Manager Managed:** Member Managed  
**Historically Underutilized Business:** No  
**Veteran-owned business:** No  
**Fraternal Owned:** No  
**Secretary of State Filing Number:** 805576385  
**Date Filed:** 6/5/2024  
**Filing State:** TX

### Primary Business Entity Contact Information

**Legal First Name:** Nathan  
**Legal Middle Name:** Smith  
**Email Address:** twostepliquor@gmail.com  
**Phone Number:** 956-650-9205

6/18/24, 11:14 AM

Document

## Initial Application Information

**Authority Type:** I am a principal or authorized user with binding authority

**Legal First Name:** Nathan

**Legal Last Name:** Smith

**Email Address:** twostepliquor@gmail.com

**Phone Number:** 956-532-2812

## Principal Parties

<b>Principal Parent Entity</b>	<b>Principal Party</b>	<b>Role</b>	<b>%Ownership</b>
Two Step Liquor LLC	John Woodliff	Member	50
Two Step Liquor LLC	Nathan Smith	Member	50

6/18/24, 11:14 AM

Document

### Basic Business information

**Business/Trade Name:** Two Step Liquor  
**Business Type** Package Store / Liquor Store

### Location's Phone Numbers

**Business Phone Number** 956-532-2812  
**Alternate Phone Number** 956-650-9205

### Location Address

**Address:** 1601 W Business 83, STE C, Weslaco, TX, United States, Hidalgo  
78596

**Is your location within city limits?** Yes

### Mailing Address Information

**Address:** 1302 Bella Vista Dr, Weslaco, TX, United States, Hidalgo 78596

### Measurement Information

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

6/18/24, 11:14 AM

Document

## Property Ownership

**Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?** No

**Are you operating under?** Lease

## Franchise Agreement

**Do you or anyone else at the location operate under a franchise agreement?** No

**Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way?** No

6/18/24, 11:14 AM

Document

### Shared premise information

Do you share the premises with another business entity?

No

### Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	EI Pedernal Family Limited Partnership

6/18/24, 11:14 AM

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**Location Diagram**

**Will the license or permit embrace the entire location address?**                      Yes



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

**CERTIFICATE OF CITY SECRETARY FOR: (P, Q, BF & BQ)**

Section 11.37 & 61.37

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

- BF**            The legal sale of malt beverages for off-premise consumption only **greater than 5%** alcohol by volume **OR**  5% or less alcohol by volume
- BF,BQ,Q**    The legal sale of malt beverages and wine for off-premise consumption only
- BF,BQ,Q,P**   The legal sale of all alcoholic beverages for off-premise consumption only

**OR**

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

SIGN HERE

\_\_\_\_\_  
City Secretary/Clerk

\_\_\_\_\_, TEXAS  
City

**SEAL**

6/18/24, 11:14 AM

Document



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

**CERTIFICATE OF COUNTY CLERK FOR: (P, Q , BF & BQ)**

Section 11.37 & 61.37

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SIGN HERE

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
County

**SEAL**

6/18/24, 11:14 AM

Document



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

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Sales Tax Permit Number \_\_\_\_\_

Outlet Number \_\_\_\_\_

Print Name of Comptroller Employee \_\_\_\_\_

Print Title of Comptroller Employee \_\_\_\_\_

SIGN HERE

\_\_\_\_\_  
Comptroller Representative

\_\_\_\_\_, TEXAS  
City

**SEAL**

6/18/24, 11:14 AM

Document



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

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

# City of Weslaco

*"The City on the Grow"*



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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

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July 26, 2024

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Sincerely,

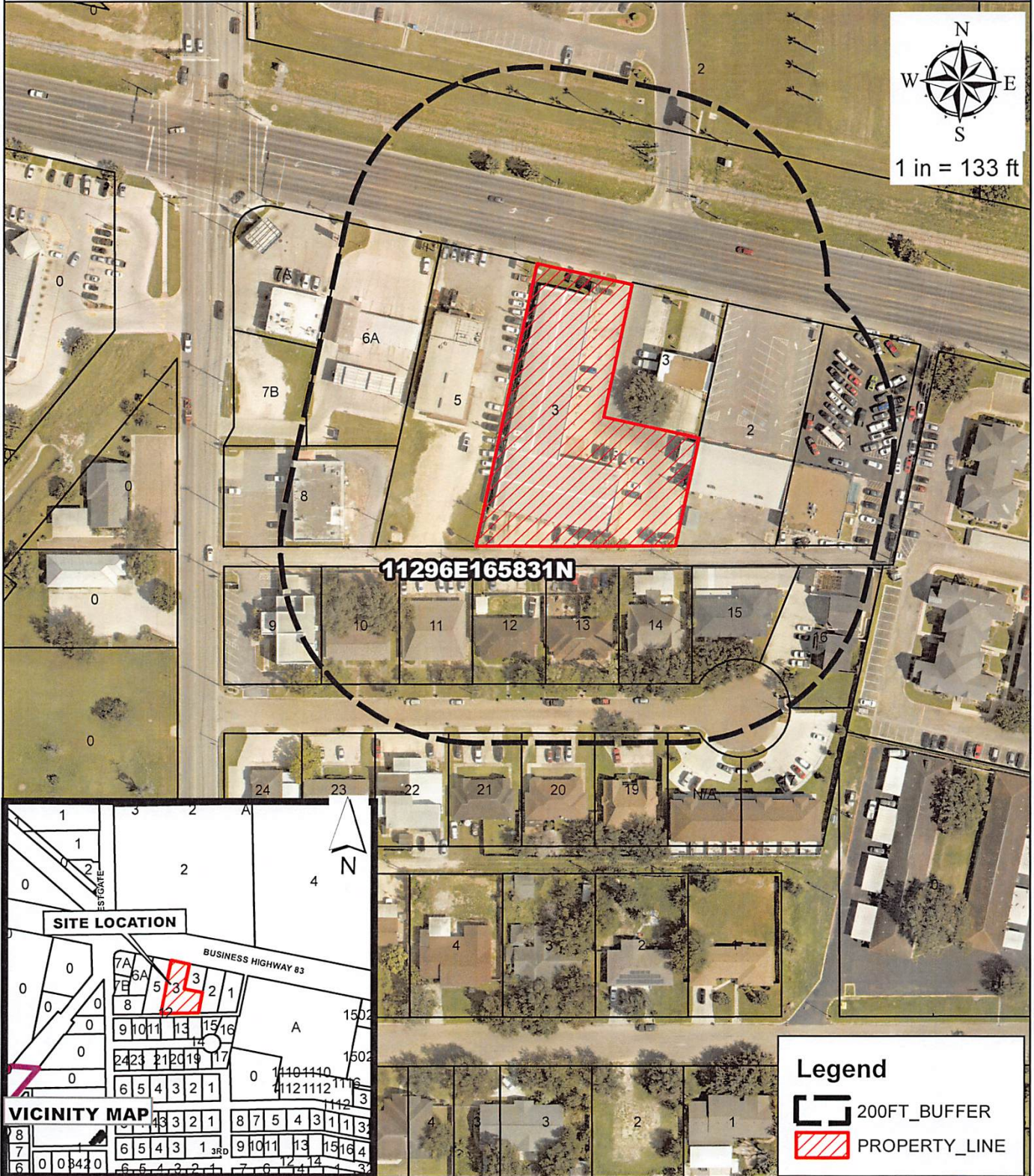
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized and fluid.

Rebekah de la Fuente  
Planning Director

Planning &  
Code Enforcement

# CITY OF WESLACO

Planning &  
Code Enforcement



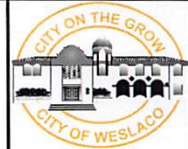
**Legend**

- 200FT\_BUFFER
- PROPERTY\_LINE

**Nathan Smith**  
**1601 W Bus 83**  
**Westgate Center**

**Purpose for the Conditional Use Request**

**Existing zoning:** B-2  
**Existing land use:** Commerical  
**CUP Request:** TABC



City of Weslaco Code Enforcement Dept.

JUL 10, 2024

H E BUTT GROCERY COMPANY PROPERTY TAX DEPARTMENT PO BOX 839999 SAN ANTONIO TX 78283	H0160-02-000-0002-00 HEB WESLACO #2 LOT 2 304 N WESTGATE DR	L: 786060 B: 2730468
BAZAN ELIAS JR & MARIA D 2316 N CONWAY AVE MISSION TX 78574	W4260-00-000-0001-00 WESTGATE CENTER LOT 1 1501 W BUS HWY 83	L: 135861 B: 174880
GRACIA BERTHA 507 CLIFFORD DR WESLACO TX 78596	W4260-00-000-0002-00 WESTGATE CENTER LOT 2 1507 W BUS HWY 83	L: 146806 B: 143194
NATIONAL LUBE & TUNE INC FRANCISCO GONZALEZ 5801A N GUMWOOD AVE PHARR TX 78577	W4260-00-000-0003-00 WESTGATE CENTER LOT 3 EXC AN IRR 1509 W BUS HWY 83	L: 86946 B: 94392
LORD & GONZALEZ LP 5801 N GUMWOOD AVE PHARR TX 78577	W4260-00-000-0003-01 WESTGATE CENTER AN IRR TR 1601 W BUS HWY 83	L: 205457 B: 513122
RIOS TONY DBA A & A COPIERS & SUPPLIES PO BOX 1455 MERCEDES TX 78570	W4260-00-000-0005-00 WESTGATE CENTER LOT 5 1609 W BUS HWY 83	L: 159447 B: 142387
CHICO ENTERPRISE INC 5703 N 6TH LN MCALLEN TX 78504	W4260-00-000-0008-00 WESTGATE CENTER LOT 8 113 S WESTGATE DR	L: 125700 B: 229072
HERNANDEZ DANIEL 123 S WESTGATE DR WESLACO TX 78596	W4260-00-000-0009-00 WESTGATE CENTER LOT 9 123 S WESTGATE DR	L: 65871 B: 102529
GONZALEZ NORMA & SERGIO 1303 W 3RD # 12 WESLACO TX 78596	W4260-00-000-0010-00 WESTGATE CENTER LOT 10 1614 WESTMONT DR	L: 68160 B: 86834
GONZALEZ SERGIO & NORMA L 1303 W 3RD #12 WESLACO TX 78596	W4260-00-000-0011-00 WESTGATE CENTER LOT 11 1608 WESTMONT DR	L: 64800 B: 165200
PENA RUBEN PO BOX 813 WESLACO TX 78599	W4260-00-000-0012-00 WESTGATE CENTER LOT 12 1602 WESTMONT DR	L: 64800 B: 108390
FUENTES FLORESTELA A TRUSTEE 13973 ANTONIA FORD CT CENTREVILLE VA 20121	W4260-00-000-0013-00 WESTGATE CENTER LOT 13 1518 WESTMONT DR	L: 64800 B: 108736

City of Weslaco Code Enforcement Dept.

JUL 10, 2024

GONZALEZ JANELLE DBA PLATINUM APPLE INVESTMENTS 1501 N GONZALEZ RD WESLACO TX 78596	W4260-00-000-0014-00 WESTGATE CENTER LOT 14  1512 WESTMONT DR	L: 64800 B: 101200
SAN JACINTO ENTERPRISES LLC  2100 W EXPRESSWAY 83 MERCEDES TX 78570	W4260-00-000-0015-00 WESTGATE CENTER LOT 15  1506 WESTMONT DR	L: 64800 B: 258626
SAN JACINTO ENTERPRISES LLC  2100 W EXPRESSWAY 83 MERCEDES TX 78570	W4260-00-000-0016-00 WESTGATE CENTER LOT 16  3529 LOS LAGOS ST	L: 70290 B: 150589
OLIVAREZ, JOE DANIEL  PO BOX 1667 WESLACO TX 78599-1667	W4260-00-000-0018-00 WESTGATE CENTER LOT 18  0 WESTMONT DR	L: 31050 B: 0
OLIVAREZ JOE DANIEL  PO BOX 1667 WESLACO TX 78599	W4260-00-000-0019-00 WESTGATE CENTER LOT 19  1513 WESTMONT DR	L: 62100 B: 116754
SERRANO MARTHA  9410 N MILE 4 W MERCEDES TX 78570	W4260-00-000-0020-00 WESTGATE CENTER LOT 20  1519 WESTMONT DR	L: 31050 B: 77610
CAMARGO ENRIQUE  717 W 2ND ST MERCEDES TX 78570	W4260-00-000-0021-00 WESTGATE CENTER LOT 21  1603 WESTMONT DR	L: 62100 B: 109544
GONZALEZ NORMA  1303 W 3RD ST APT 12 WESLACO TX 78596	W4260-00-000-0022-00 WESTGATE CENTER LOT 22  1609 WESTMONT DR	L: 62100 B: 293946
JPO ENTERPRISES INC  PO BOX 2127 ELSA TX 78543	W4260-00-000-006A-00 WESTGATE CENTER LOT 6A  1617 W BUS HWY 83	L: 126700 B: 48918
7- ELEVEN INC ATTN: AD VALOREM TAX 7 ELEVEN PO BOX 711 DALLAS TX 75221	W4260-00-000-007A-00 WESTGATE CENTER LOT 7A  1621 W BUS HWY 83	L: 140816 B: 91347
JPO ENTERPRISES INC  PO BOX 2127 ELSA TX 78543	W4260-00-000-007B-00 WESTGATE CENTER LOT 7B  1621 W BUS HWY 83	L: 37393 B: 3854

To whom it may concern,

This conditional use permit application is being submitted for the purpose of opening a liquor store for off-premise consumption. The name of the business will be Two Step Liquor, located at 1601 Bus US-83, STE C, Weslaco, TX 78596 with hours of operation Monday through Saturday from 10AM until 9PM. The owners/operators will be Nathan Smith and John Woodliff.



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

<b>Date of Meeting:</b> <b>August 7, 2024</b>	<b>Agenda Item No.</b> (to be assigned by PCE): <b>IV.D.</b>
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Murphy USA.	
<b>Subject/Agenda Item:</b> Discussion and consideration for the six-month extension of the Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 601 N Westgate Dr. also being West Tract E280'-N362'.32'-S457.6' & N55.28'-S95.28'-W74.64'-E280', FT 148 2.42AC GR 2.17Net, Weslaco, Hidalgo County, Texas. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting a six-month extension of the Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit. Applicant is set to expire on September 19, 2024. This is the 1 <sup>st</sup> extension. Construction should be finalized by the end of September 2024.	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval of the six-month extension.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Application for Conditional Use Permit with attachments.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	

**From:** [Tracy Borrel](#)  
**To:** [Rebekah M. De La Fuente](#)  
**Cc:** [Flor Acuna](#); [Norma Cantu](#); [Adelaida Vega](#); [Kayla A. Arevalo](#); [Tracy Borrel](#)  
**Subject:** Murphy 7959 SUP extension  
**Date:** Tuesday, July 30, 2024 11:26:25 AM

---

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

Hi Rebekah,

We would like to request an extension on the CUP that was issued to Murphy USA located at 601 N Westgate Dr in September 2023. We are nearing completion of the construction but may not be complete and open for business until the end of September 2024. Please let me know if you have any questions or if you require additional information to provide an extension.

Thank you,  
Tracy

**Tracy Borrel | Senior Licensing Specialist**  
**Martin Frost & Hill**  
3345 Bee Cave Road, Ste. 105, Austin, TX 78746  
Direct: 512.614.2012 | Firm: 512.473.0300  
Fax: 512-614-2013 | [www.mfhliquorlaw.com](http://www.mfhliquorlaw.com)  
[tborrel@mfhliquorlaw.com](mailto:tborrel@mfhliquorlaw.com)

NOTE: The information contained in this e-mail and any attachments is confidential and intended only for the use of the individual or entity to whom it is addressed. This information may constitute information that is confidential and privileged as an attorney-client communication or as attorney work product. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible to deliver this communication to the intended recipient, you are hereby notified that any distribution, copying, or use of this communication, electronic or otherwise, is strictly prohibited. If you have received this communication in error, please notify me immediately by telephone at (512) 473-0300, by reply to the sender via e-mail, or by e-mail to [tborrel@mfhliquorlaw.com](mailto:tborrel@mfhliquorlaw.com), and please delete this e-mail and any accompanying attachments from your in box, recycle bin, and any other directory, file, or electronic storage. Thank you for your cooperation.

To the extent this communication contains any statement regarding federal taxes, that statement was not written or intended to be used, and it cannot be used, by any person (i) as a basis for avoiding federal tax penalties that may be imposed on that person, or (ii) to promote, market or recommend to another party any transaction or matter addressed herein.



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

<b>Date of Meeting:</b> August 7, 2024	<b>Agenda Item No.</b> (to be assigned by PCE): V.A.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
<b>Subject/Agenda Item:</b> Discussion and consideration of the Preliminary Plat for Monte Cielo Subdivision Phase II being 12.44 acres out of Farm Tracts 214, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,640 ft. south of Mile 10 North on the east side of Mile 6 ½ West. Possible Action.	
<b>Discussion/Overview:</b> The proposed fifty-four (54) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8” waterline and sewer by City of Weslaco through an 8” sewer line. The property is within a Flood Zone “X”. Applicant is requesting variance off-site drainage and are still pending letters of support.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission’s Action:</b> Staff recommends approval of Preliminary Plat and compliance with ordinance.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Application for Subdivision platting and variance, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
<b>Responsibilities upon Commission’s Action:</b> 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: MONTE CIELO SUBDIVISION PHASE II

Location: 1/4 mile south of Mile 10 and 708 feet east of Mile 6 1/2 West

Legal Description: 12.44 acres of land, being a part or portion of Farm Tract 214, The West Tract Subdivision, out of Llano Grande Grant, as recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, Hidalgo County, Texas

Is subdivision inside city limits?     YES     NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 One Family Dwelling District

Existing Land Use: Open    Proposed Land Use: R-1 One Family Dwelling District

Number of Lots Proposed: 54    Gross Acreage: 12.44

Title Report Submitted:     YES     NO

**OWNER INFORMATION**

Owner's Name: RD Monte Cielo, LLC. Jason Garza, Manager Telephone: (956) 451-6390

Address: P.O. Box 6105    Fax: \_\_\_\_\_

City: McAllen    State: TX    Zip: 78502    E-mail: \_\_\_\_\_

**ENGINEER INFORMATION**

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

Address: 416 E. Dove Avenue    Fax: \_\_\_\_\_

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

**UTILITY PROVISIONS**

Will proposed subdivision connect to:

YES  NO Water Provision: North Alamo Water Supply Corporation

YES  NO Wastewater Provision: City of Weslaco

YES  NO Electric Company: Magic Valley Electric Coop

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility <u>AT&amp;T</u>	<input type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility	<input type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility
---------------------------------------------------------------------------------------------------	----------------------------------------------------------------------	------------------------------------------------------------------------

Proposed subdivision is in the following districts:

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>No. 1</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>H.C.C.I.D. #9</u>
----------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------

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

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

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

**SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW**

Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to [mhinojosa@weslacotx.gov](mailto:mhinojosa@weslacotx.gov) & [rdefuente@weslacotx.gov](mailto:rdefuente@weslacotx.gov)

\$355.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

**SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)**

Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to [mhinojosa@weslacotx.gov](mailto:mhinojosa@weslacotx.gov) & [rdefuente@weslacotx.gov](mailto:rdefuente@weslacotx.gov)

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

**SUBMITTALS REQUIRED FOR FINAL (City Commission)**

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

**SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING**

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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

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

**AUTHORIZATION AND ACKNOWLEDGEMENTS**

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

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

Owner Printed Name: RD Monte Cielo LLC. Jason Garza, Manager

Owner Signature:  Date: 7/18/24

Javier Hinojosa is the authorized agent

Authorized Agent Signature:  Date: 7/18/24

Authorized Agent Printed Name: Javier Hinojosa

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

-----

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid \_\_\_\_\_

P & Z Commission Approval on Preliminary Plat: \_\_\_\_\_

P & Z Commission Approval on Final Plat: \_\_\_\_\_

City Commission Approval on Final Plat: \_\_\_\_\_

Preconstruction Meeting Date: \_\_\_\_\_

Date Recorded: \_\_\_\_\_ Instrument No. \_\_\_\_\_

General Comments: \_\_\_\_\_  
\_\_\_\_\_



**APPLICATION FOR SUBDIVISION VARIANCE**



VAR-000678-2024  
FILE NO. \_\_\_\_\_

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.  
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

**GENERAL INFORMATION**

Name of Subdivision: MONTE CIELO SUBDIVISION PHASE II

Location: 1/4 mile south of Mile 10 and 708 feet east of Mile 6 1/2 West

Legal Description: 12.44 acres of land, being a part or portion of Farm Tract 214, The West Tract Subdivision, out of Llano Grande Grant, as recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, Hidalgo County, Texas.

**VARIANCE TYPE:**

Streetlights       YES       NO

Describe in detail the reason for the variance request:

\_\_\_\_\_  
\_\_\_\_\_

Sanitary Sewer       YES       NO

Describe in detail the reason for the variance request:

\_\_\_\_\_  
\_\_\_\_\_

Fire Hydrants       YES       NO

Describe in detail the reason for the variance request:

\_\_\_\_\_  
\_\_\_\_\_

Setbacks       YES       NO

Describe in detail the reason for the variance request:

\_\_\_\_\_  
\_\_\_\_\_

Drainage       YES       NO

Describe in detail the reason for the variance request: 1). Requesting a variance for Offsite Drainage to the detention pond constructed along the south side of Monte Cielo Subdivision Phase I. (Detention pond was designed to detain entire runoff for Phase I and II).  
2). Requesting a variable width drainage ditch dedication to the City of Weslaco in lieu of 75 feet. The developer is dedicating everything east of the existing Magic Valley Electric Coop easement.

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: RD Monte Cielo, LLC. Jason Garza, Manager Telephone: (956) 451-6390

Address: P.O. Box 6105 Fax: \_\_\_\_\_


City: McAllen State: TX Zip: 78502 E-mail: \_\_\_\_\_

**AUTHORIZATION AND ACKNOWLEDGEMENTS**

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

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

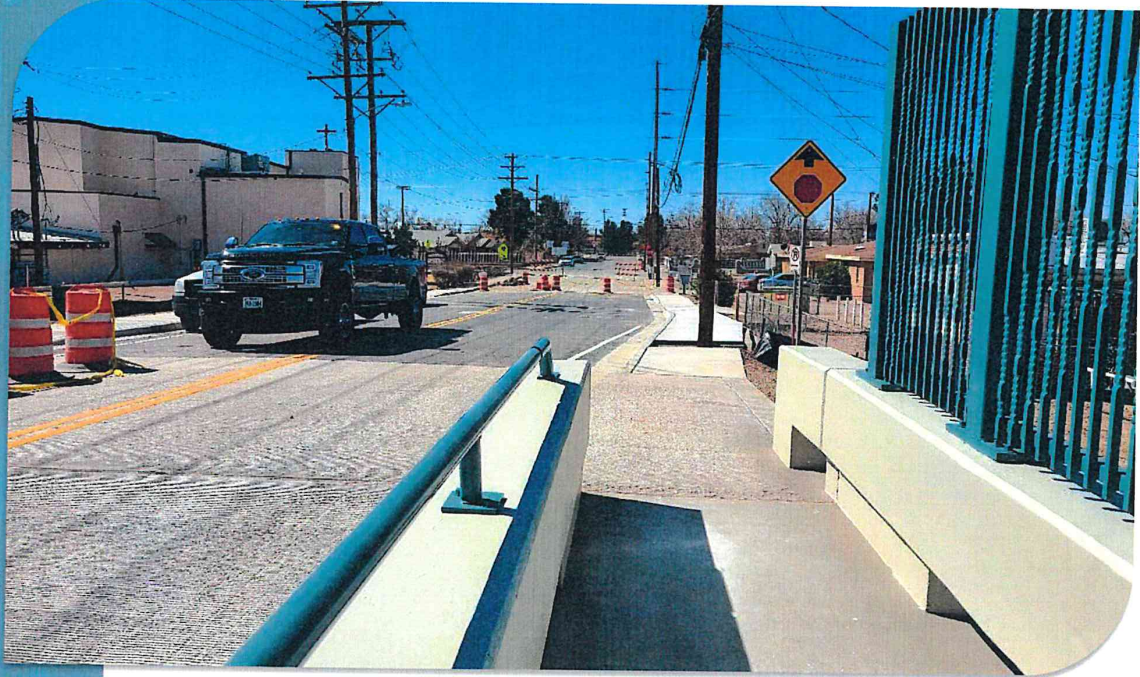
Owner Printed Name: RD Monte Cielo, LLC. Jason Garza, Manager

Owner Signature:  Date: 7/18/24

Javier Hinojosa is the authorized agent

Authorized Agent Signature:  Date: 7/15/24

Authorized Agent Printed Name: Javier Hinojosa



JAVIER HINOJOSA ENGINEERING

# Monte Cielo Subdivision – Traffic Impact Analysis

5/26/2023

**PREPARED BY:**

Consor  
Point of Contact: Mike Miranda, PE, PTOE  
200 South 10<sup>th</sup> Street, Suite 800  
McAllen, TX 78501  
p: 956.291.3995 x55433  
e: mike.miranda@consoreng.com

**PREPARED FOR:**

Javier Hinojosa Engineering  
Javier Hinojosa, PE  
416 East Dove Avenue  
McAllen, TX 78504



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## Appendices

- Appendix A | Site Visit Photographs
- Appendix B | TIA Exhibits

## 1.0 Introduction

Javier Hinojosa Engineering engaged Consor Engineers, LLC (Consor) to provide traffic engineering consulting services for the proposed Monte Cielo Subdivision in the City of Weslaco. Under the current work authorization, Consor was tasked with the development and completion of a traffic engineering study, or traffic impact analysis (TIA).

### 1.1 Purposes and Objectives

The purpose of this Traffic Impact Analysis is to assess current and future traffic impacts on the surrounding road networks resulting from the development of Monte Cielo Subdivision, which consists of single-family residential lots.

The proposed subdivision, Monte Cielo, will be located on the east side of Mile 6 ½ West between Mile 10 N and West Sugarcane Dr in Weslaco, Texas, as shown below in **Figure 1**. The impacts of the subdivision on the traffic area are requested to satisfy the subdivision requirements of the City of Weslaco.

The objective of this traffic analysis is to gauge the effect that Monte Cielo Subdivision will have on the surrounding road network and provide mitigation measure and/or recommendations if needed.

**Figure 1** shows the location and limits of Monte Cielo Subdivision.



**Figure 1. General Location of the Site**  
(Aerial image source: Google Earth)

## 1.2 Limitations

This report is exclusively prepared for Javier Hinojosa Engineering and is not intended for other parties or users. The data for this study is obtained from the following sources:

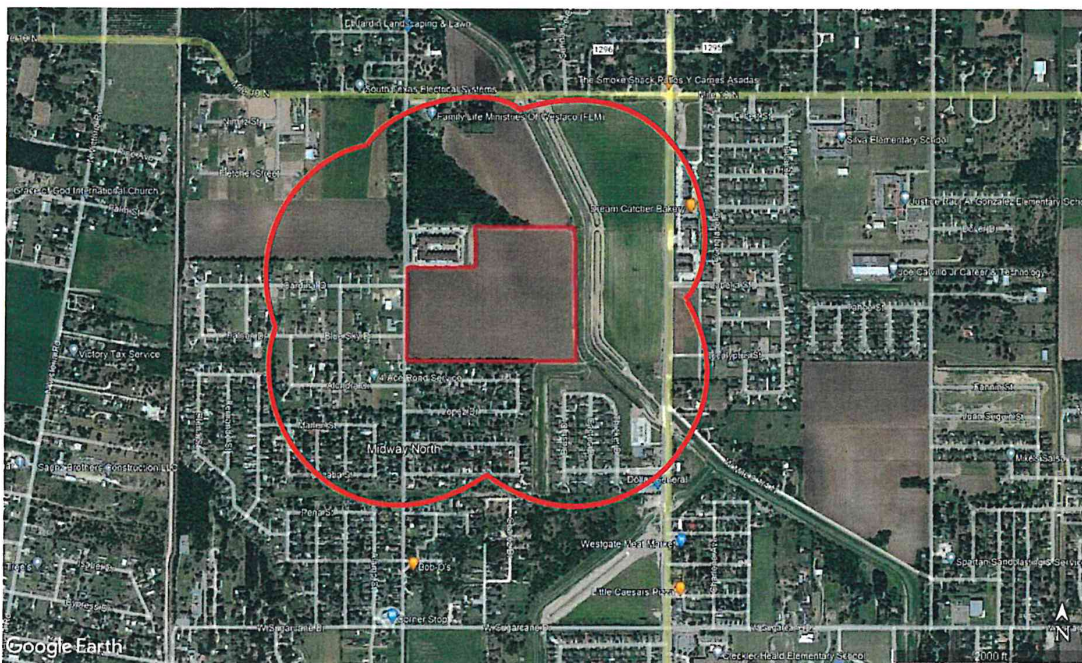
- TxDOT TPP Statewide Annual Average Daily Traffic (AADT)
- TIA Requirements from various cities in the Rio Grande Valley
- City of Weslaco – Existing Zoning Map
- RGV MPO – United Metropolitan Area Planning GIS (U.M.A.P.)

## 2.0 Area Conditions

Javier Hinojosa Engineering is currently subdividing a 46.41-acre tract of land in the northwest sector of the City of Weslaco into 211 single family lots. The City is requesting a traffic impact analysis due to the quantity of lots being developed within the City of Weslaco to determine its impact on the current traffic patterns within the ¼-mile study radius.

### 2.1 Study Area

The site is located along the east side of Mile 6 ½ W Road with the property's frontage spanning from 0.25-mile to 0.50-mile south of Mile 10 N. **Figure 2** below shows the border traced out of the ¼-mile study radius (measured along the perimeter of property). The major streets that are nearest to the border of the study area are Mile 10 N to the north, Westgate Drive to the east, W Sugarcane Drive to the south, and N Victoria Road to the west (approximately 1/2 of a mile west of the study area's western border).



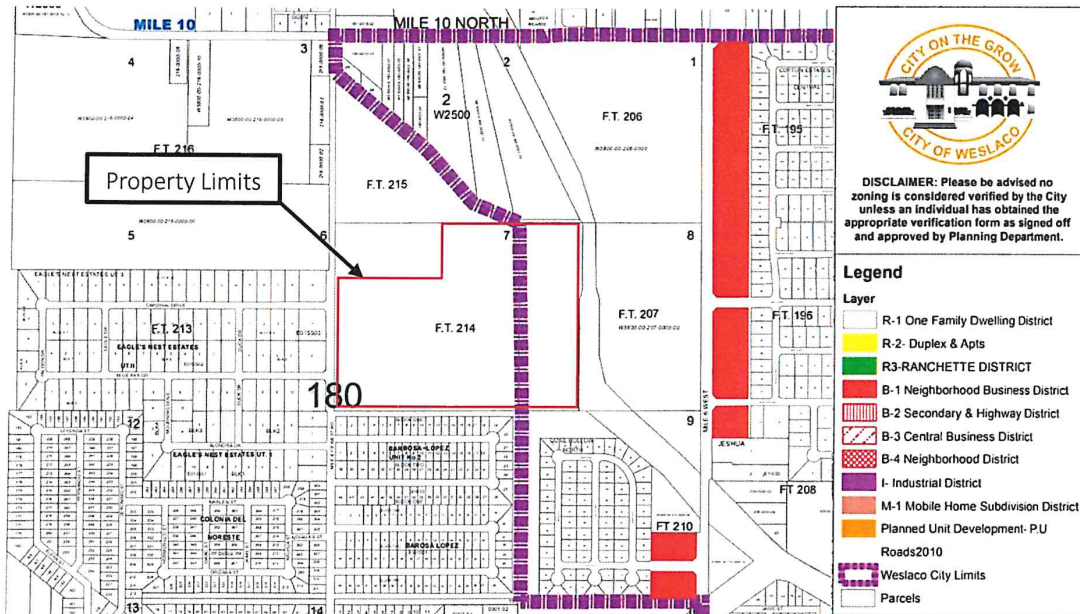
**Figure 2. Study Area**

Note: Arcs shown are ¼ Mile radius from property limits

Mile 6 ½ W Road is a 2-lane road with no curb and gutter and currently does not have a functional classification based on the RGV MPO’s online GIS U.M.A.P. and is approximately 20 feet wide. Mile 10 N is a 2-lane road with no curb and gutter and is classified as a major collector road with an assumed speed limit of 30 miles per hour (mph) since no speed limit signs are posted. Westgate Drive is a 4-lane road with curb and gutter and a continuous two-way left turn lane and shoulder lanes and is classified as a major collector with a posted speed limit of 45 mph. W Sugarcane Drive is a 2-lane road with no curb and gutter (on the west side of Westgate Drive), and a 2-lane roadway with curb and gutter and a continuous two-way-left-turn lane (on the east side of Westgate Drive), and is classified as a major collector road with a speed limit of 30 mph. N Victoria Road is a 2-lane road with no curb and gutter and classified as a major collector road with a posted speed limit of 40 mph.

### 2.2 Existing Land Uses

The existing land uses within the study area consist of primarily R-1 One Family Dwelling District and a few properties east of Westgate Drive zoned under B-1 Neighborhood Business District. **Figure 3** illustrates the existing land uses surrounding the proposed development site.



**Figure 3. Existing Land Use**  
(Source: City of Weslaco, Existing Zoning Map)

### 2.3 Proposed Conditions

Javier Hinojosa Engineering and his client plan to develop a single-family subdivision on a 46.41-acre tract with 211 lots approximately 1/3 of mile south of Mile 10 N. This development will be proposed to be built in 2 phases, as shown in **Appendix B**, with an estimated completion by July 2025 for all phases. Phase 1 will be 157 lots out of 211 lots with an estimated completion by July 2024. Phase 2 will be the remainder of the lots, 54, and will have an estimated completion by July 2025. The proposed development will have two streets for entry and exit into the subdivision, that align with Cardinal Drive and Blue Sky Drive on the west side of the street.

### 3.0 Analysis Methodology

The following describes CONSOR’s methodology for the completion of this TIA, including traffic projections, trip generation and trip distribution.

#### 3.1 Traffic Projections

The TxDOT Statewide Traffic Counts Web Map (located at [Traffic count maps \(txdot.gov\)](https://www.txdot.gov/traffic-counts)) was used as a reference to develop the Linear Annual Growth Rate (LAGR) to project the available traffic counts into today’s existing traffic and future year traffic count including the single-family development. Based on the AADT’s from Texas Blvd, an estimated growth rate was derived. The calculated growth rate of 2.3%, as shown in **Exhibit 2** in **Appendix B**, will be applied to the Mile 6 ½ W 2019 AADT value provided by the traffic counts web map to project the current year traffic and future year traffic.

#### 3.2 Trip Generation

Based on the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, 11<sup>th</sup> Edition, the Land Use Code of 210 – Single-Family Detached Housing was used to estimate the number of trips that will be generated by the new single-family subdivision, Monte Cielo. The number of lots/dwelling units (157 for Phase 1, 54 for Phase, and 211 Total) was the independent variable used to estimate the number of trips for the new development. The estimated total number of trips generated in the AM peak hour is 158 trips and 209 trips in the PM peak hour. **Table 1** shows the number of peak hour trips generated by single-family land use.

**Table 1. Peak Hour Trips Generated by Land Use**

Land Use Code	Land Use	Phase	Units	AM Peak Hour			PM Peak Hour		
				Total Trips	Trips In	Trips Out	Total Trips	Trips In	Trips Out
210	Single-Family Detached Housing	1	157	118	31	87	155	99	56
210	Single-Family Detached Housing	2	54	41	11	30	53	34	19
	<b>Total</b>		<b>211</b>	<b>158</b>	<b>41</b>	<b>117</b>	<b>209</b>	<b>134</b>	<b>75</b>

Since the AM and PM peak hours generated more than 100 trips, a Traffic Impact Analysis (TIA) was performed for the AM and PM peak hours. A detailed exhibit of the trip generation process (**Exhibit 3**) and Javier Hinojosa Engineering’s trip generation worksheet (**Exhibit 4**) is provided in **Appendix B**.

#### 3.3 Trip Distribution

Trips generated by Monte Cielo Subdivision were distributed based on the streets provided (Cardinal Drive & Blue Sky Drive) for entry/exit into the subdivision and the proximity to Expressway 83. These estimated new trips will be added to the existing projected traffic on Mile 6 ½ W and will also be added to the projected traffic after the subdivision is built out. **Exhibits 5-8** will display details of the trip distribution process in the AM and PM peak hours will be provided in **Appendix B**.

### 4.0 Traffic Analysis

This section presents the results of all the analyses performed as per the TIA.

#### 4.1 Analysis of Proposed Driveways (Cardinal Drive and Blue Sky Drive)

The TxDOT Access Management Policy was used as a reference to analyze the proposed driveway spacing for the entry and exit for Monte Cielo Subdivision based on the speed limit on Mile 6 ½ W. The current posted speed limit along this corridor is set at 30 MPH, which requires a 200 ft spacing between each access point based on the Access Management policy.

Cardinal Drive is proposed to be spaced about 182 ft (measured inside edge to inside edge) from the southernmost driveway at Avanti Legacy Sienna Palms apartments, roughly 18 ft short of the requirement. The next measurement would be from Cardinal Drive and Blue Sky Drive, which has a spacing of about 465 ft. Lastly, from Blue Sky Drive to the first residential driveway south of this entrance at Phoebe Drive is a spacing of about 300 ft.

Despite the first driveway spacing to the north being just short of the 200 ft requirement, the proposed street, Cardinal Drive, is proposed in its best position since both proposed streets are aligned with the west side streets. This alignment will allow the safest option for left turners coming out of either side of Mile 6 ½ W whereas if the driveway was spaced at 200 ft, the offset between both sides of Cardinal Drive would cause conflicting turns/thru movement. The rest of the spacings met the minimum requirement for a 30 MPH corridor and are adequate as shown in **Exhibit 9** provided in **Appendix B**.

#### 4.2 Analysis of Adjacent Street (Mile 6 ½ W)

The current AADT provided in TxDOT's Traffic Web Viewer has an AADT of 1,739 in 2019 for Mile 6 ½ W just north of Mile 10 N. Based on the calculated growth rate of 2.3%, an AADT of 1,905 resulted in 2023, 1,949 for year 2024 (the projected year of Phase 1 completion), and 1,994 for year 2025 (the projected year of Phase 2 completion). The total weekday trips generated as shown in **Exhibit 3** can now be added to the AADT for the years 2024 and 2025 resulting in 3,430 with Phase 1 trips and 3,984 with Total trips.

The Highway Capacity Manual, 6<sup>th</sup> Edition was used as a reference to analyze the capacity of Mile 6 ½ W using the project AADT. The projected capacity of Mile 6 ½ W is determined to be approximately 1600 pc/h/ln for 30 MPH, while the peak demand at year 2025 build out is projected to be only approximately 398 pc/h/ln. The peak traffic demand when Monte Cielo Subdivision is projected to be built out is still well under the maximum capacity of Mile 6 ½ W and should have no detrimental impacts on adjacent streets. **Exhibit 10** displays the calculation and methodology process for the AADT and capacity results.

### 5.0 Conclusions/Recommendations

#### 5.1 Analysis Recommendations

The 158 AM peak hour trips and 209 PM peak hour trips for this site development will have a minimal impact on traffic in the surrounding road network. The projected volume of 220 pc/h/ln is still well under the road capacity of Mile 6 ½ W Road at approximately 1600 pc/h/ln and should suffice for the new traffic coming from Monte Cielo Subdivision. The two (2) proposed streets (Cardinal Drive and Blue Sky Drive) are recommended to align (center to center) with the existing streets on the west side of Mile 6 ½ W Road as currently shown on the proposed subdivision plat. Because most trips are projected to come from Interstate 2 (Expressway 83) headed northbound on Mile 6 ½ W Road, the number of left turns into the subdivision's two (2) streets is projected to be relatively low as shown on **Exhibit 5** and **Exhibit 7** and therefore do not require mitigation to the existing narrow roadway. Additionally, the City of Weslaco is not requiring the widening of Mile 6 ½ W Road. It is recommended that the subdivision be approved as is since no mitigation measures will be required.



APPENDIX A  
SITE VISIT PHOTOGRAPHS

---



Looking East towards Blue Sky Drive and N Mile 6 1/2



Looking Northeast from Southwest property corner along N Mile 6 1/2



Looking North from the southern property limits on N Mile 6 1/2



Looking East from the center of the property limits on N Mile 6 1/2



Looking East towards Cardinal Dr and N Mile 6 1/2



Looking southeast from the northwest property corner along N Mile 6 1/2



Looking South from the northern property limits on N Mile 6 1/2

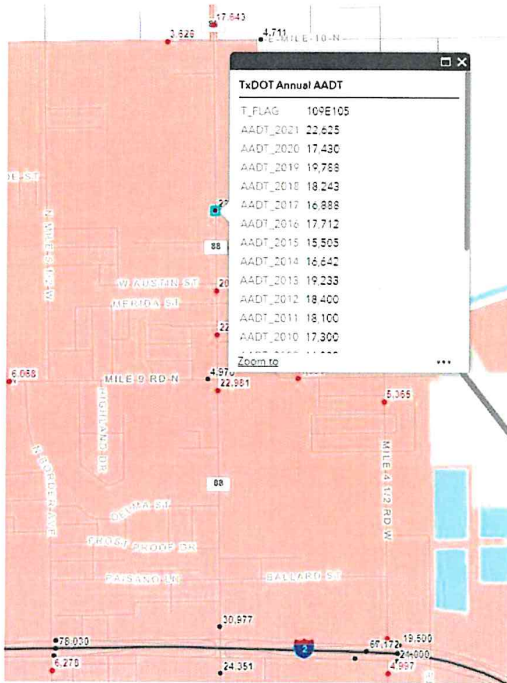


APPENDIX B  
TIA EXHIBITS

---



## Exhibit 2: Growth Rate Calculations:



AADT Data from TxDOT TPP District Traffic Web Viewer – Texas Blvd

$$\text{Linear Average Growth Rate (LAGR) over 10 Years} = \frac{\text{Most Current Year AADT} - \text{Base Year AADT}}{\text{Base Year AADT} * \# \text{ of Years}} * 100$$

$$\text{LAGR over 10 Years} = \frac{22,625 - 17,400}{17,400 * 10} * 100$$

$$\text{LAGR over 10 Years} = 2.3\%$$

### Exhibit 3: Trip Generation Calculations:

AM Peak Hour (Between 7-9AM)									
Land Use Code	Land Use	Phase	Units	Average Rate	Total Trips	% In	Trips In	% Out	Trips Out
210	Single-Family Detached Housing	Phase 1	157	0.75	118	26%	31	74%	87
210	Single-Family Detached Housing	Phase 2	54	0.75	41	26%	11	74%	30
		Total	211	0.75	158	26%	41	74%	117

PM Peak Hour (Between 4-6PM)									
Land Use Code	Land Use	Phase	Units	Average Rate	Total Trips	% In	Trips In	% Out	Trips Out
210	Single-Family Detached Housing	Phase 1	157	0.99	155	64%	99	36%	56
210	Single-Family Detached Housing	Phase 2	54	0.99	53	64%	34	36%	19
		Total	211	0.99	209	64%	134	36%	75

Weekday									
Land Use Code	Land Use	Phase	Units	Average Rate	Total Trips	% In	Trips In	% Out	Trips Out
210	Single-Family Detached Housing	Phase 1	157	9.43	1481	50%	740	50%	740
210	Single-Family Detached Housing	Phase 2	54	9.43	509	50%	255	50%	255
		Total	211	9.43	1990	50%	995	50%	995

Note: Calculations are based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition



**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: Monte Cielo Subdivision

Location: East Side of Mile 6 1/2 West, 2640 Feet South of Mile 10 North

Applicant: Javier Hinojosa, P.E.  Owner  Agent

Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

**B. Trip Generation Calculation**

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single-Family Detached Housing	46.41	N.A.	216 Units	165	220	

Comments: This development will be completed in multiple phases

Prepared by: Javier Hinojosa Engineering March 10, 2023 Date:

Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

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

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

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

Comments:

\_\_\_\_\_

\_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_ STID#: \_\_\_\_\_

Subdivision Name: Monte Cielo Subdivision  
Location: East Side of Mile 6 ½ West, 2640 Feet South of Mile 10 North  
Applicant: Javier Hinojosa, P.E. (Agent)  
Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 216      Number of Dwellings: 216  
ITE Code: 210 Single-Family Detached Housing

**TRIP GENERATION CALCULATIONS:**

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

Avg. Rate: 0.74

$$0.74 \times 216 \text{ Dwellings} = 159.8 \text{ trips}$$

Fitted Curve:  $T = 0.71(x) + 4.80$   
 $= 0.71(216) + 4.8$   
 $= 158.2 \text{ trips}$

**use 160 trips**

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

Avg. Rate: 0.99

$$0.99 \times 216 \text{ Dwellings} = 213.8 \text{ trips}$$

Fitted Curve:  $\ln(T) = 0.96 \ln(x) + 0.20$   
 $= 0.96 \ln(216) + 0.20$   
 $\ln(T) = 5.3603$   
 $T = e^{5.3603}$   
 $= 212.8 \text{ trips}$

**use 214 trips**

**Weekday, AM Peak Hour of Generator**

Avg. Rate: 0.76

$$0.76 \times 216 \text{ Dwellings} = 164.2 \text{ trips}$$

Fitted Curve:  $\ln(T) = 0.91 \ln(x) + 0.20$   
 $= 0.91 \ln(216) + 0.20$

$$\begin{aligned} \ln(T) &= 5.0915 \\ T &= e^{5.0915} \\ &= 162.6 \text{ trips} \end{aligned}$$

**use 165 trips**

**Weekday, PM Peak Hour of Generator**

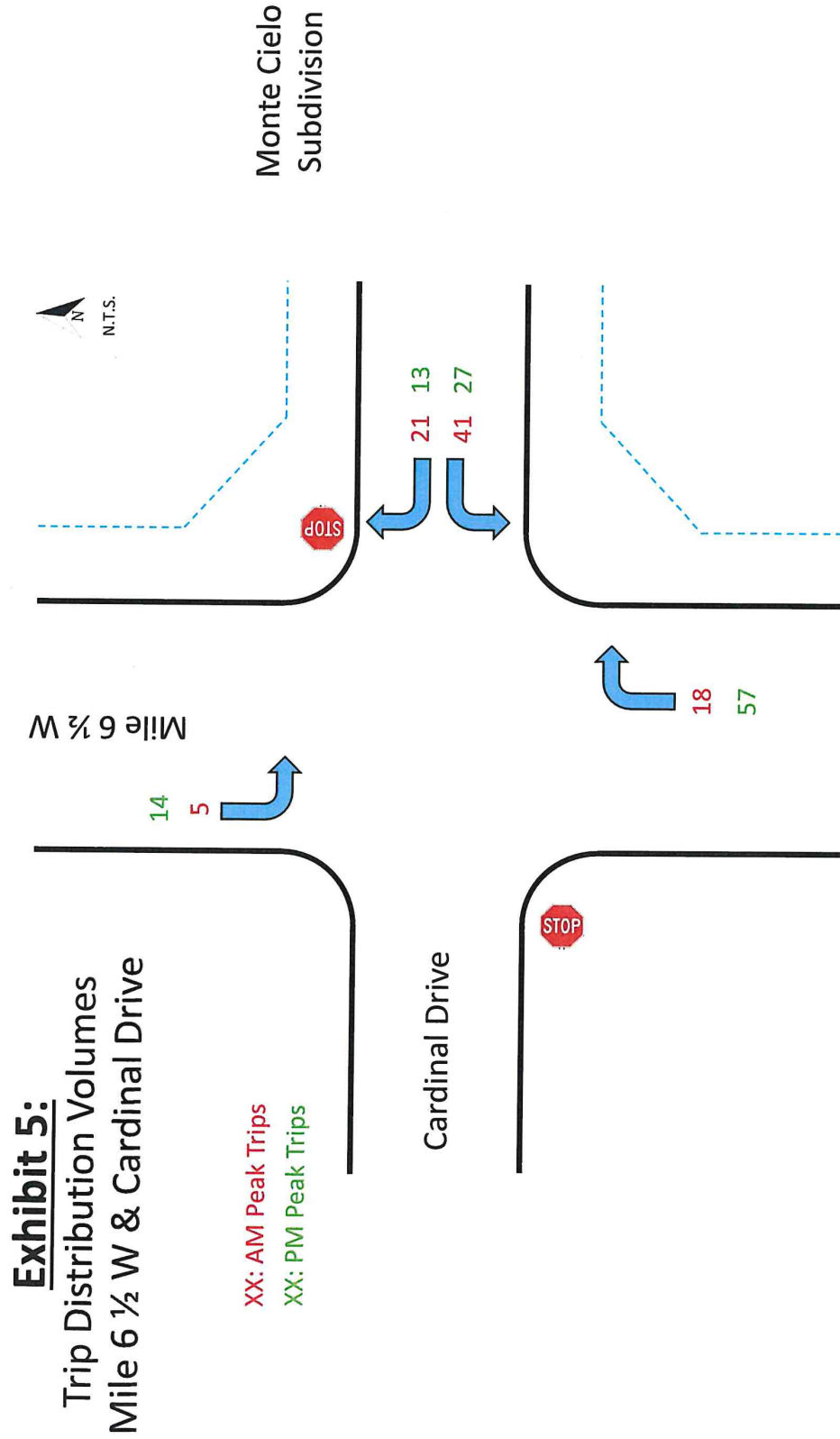
Avg. Rate: 1.00

$$1.00 \times 216 \text{ Dwellings} = 216.0 \text{ trips}$$

Fitted Curve:  $\ln(T) = 0.94 \ln(x) + 0.34$   
 $= 0.94 \ln(216) + 0.34$

$$\begin{aligned} \ln(T) &= 5.3928 \\ T &= e^{5.3928} \\ &= 219.8 \text{ trips} \end{aligned}$$

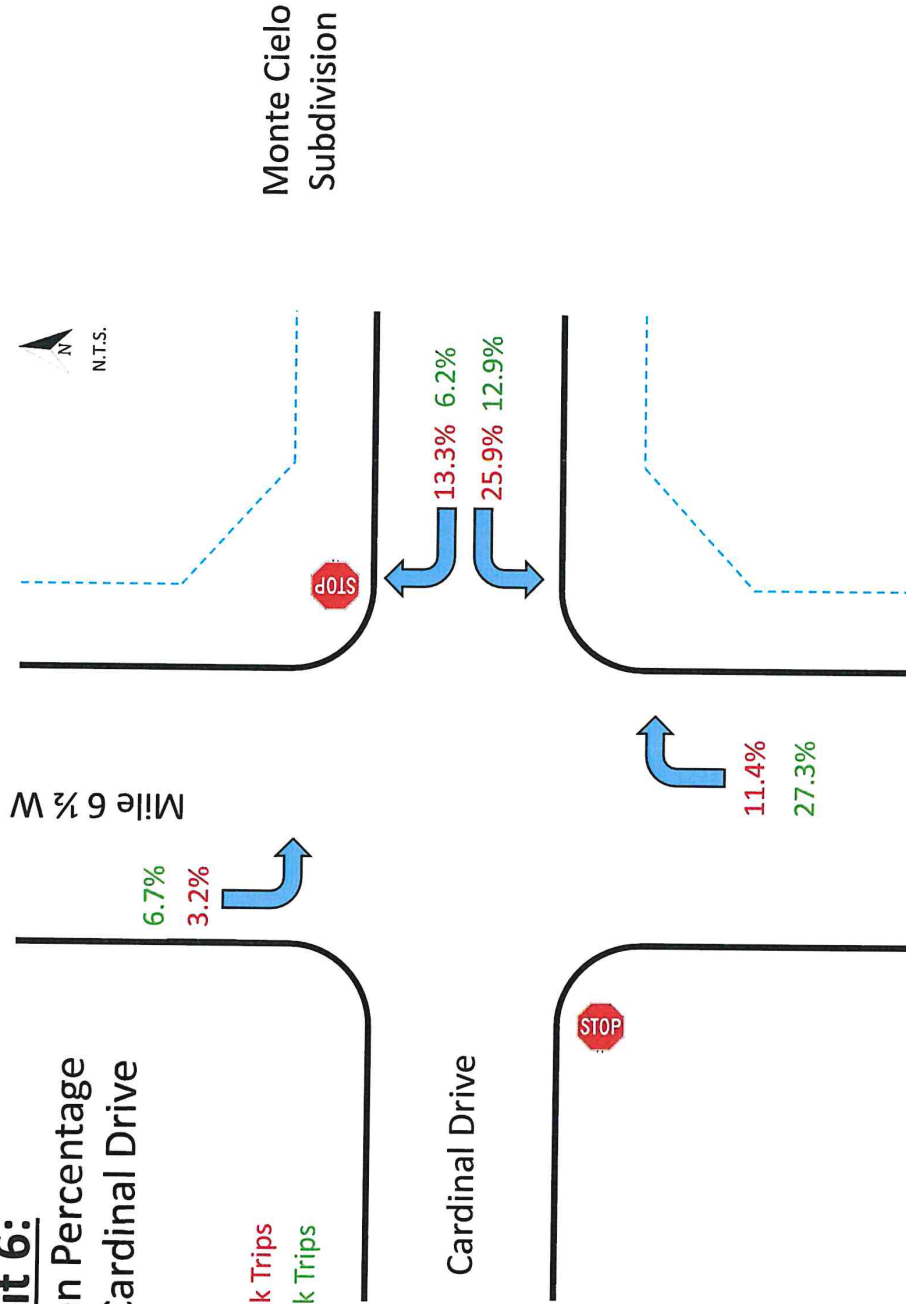
**use 220 trips**



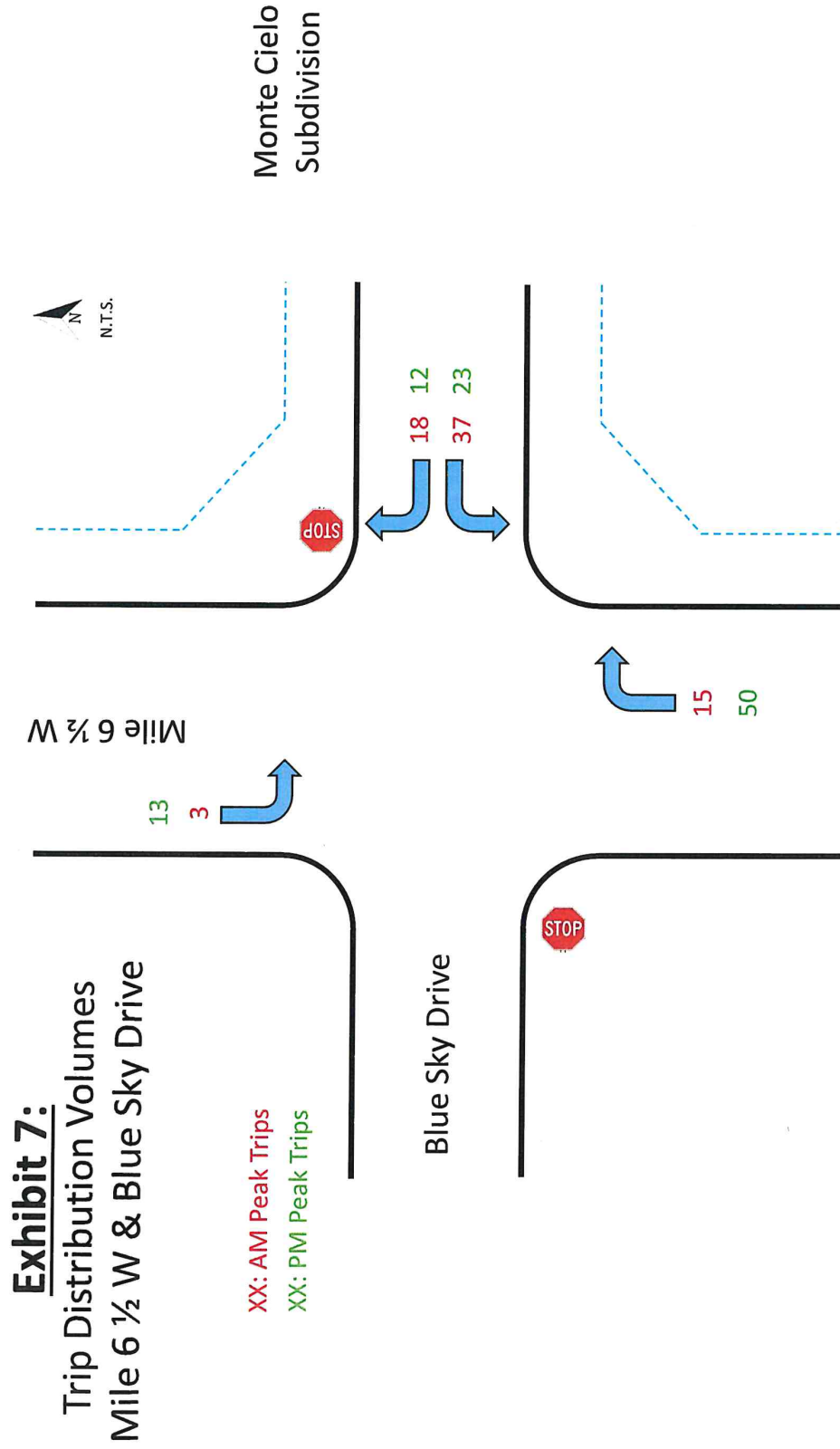
### **Exhibit 6:**

### **Trip Distribution Percentage Mile 6 ½ W & Cardinal Drive**

XX: AM Peak Trips  
XX: PM Peak Trips

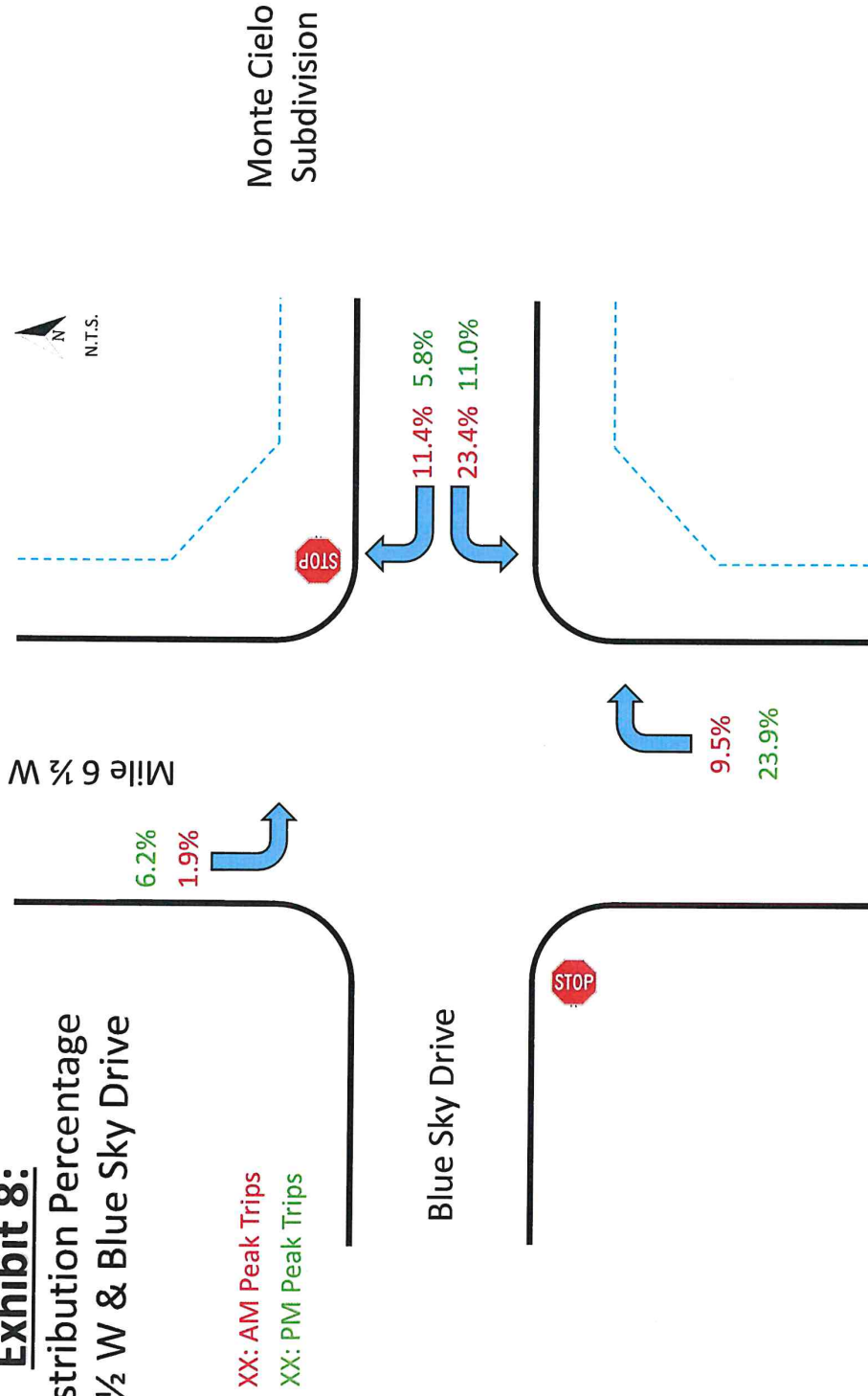


Monte Cielo  
Subdivision

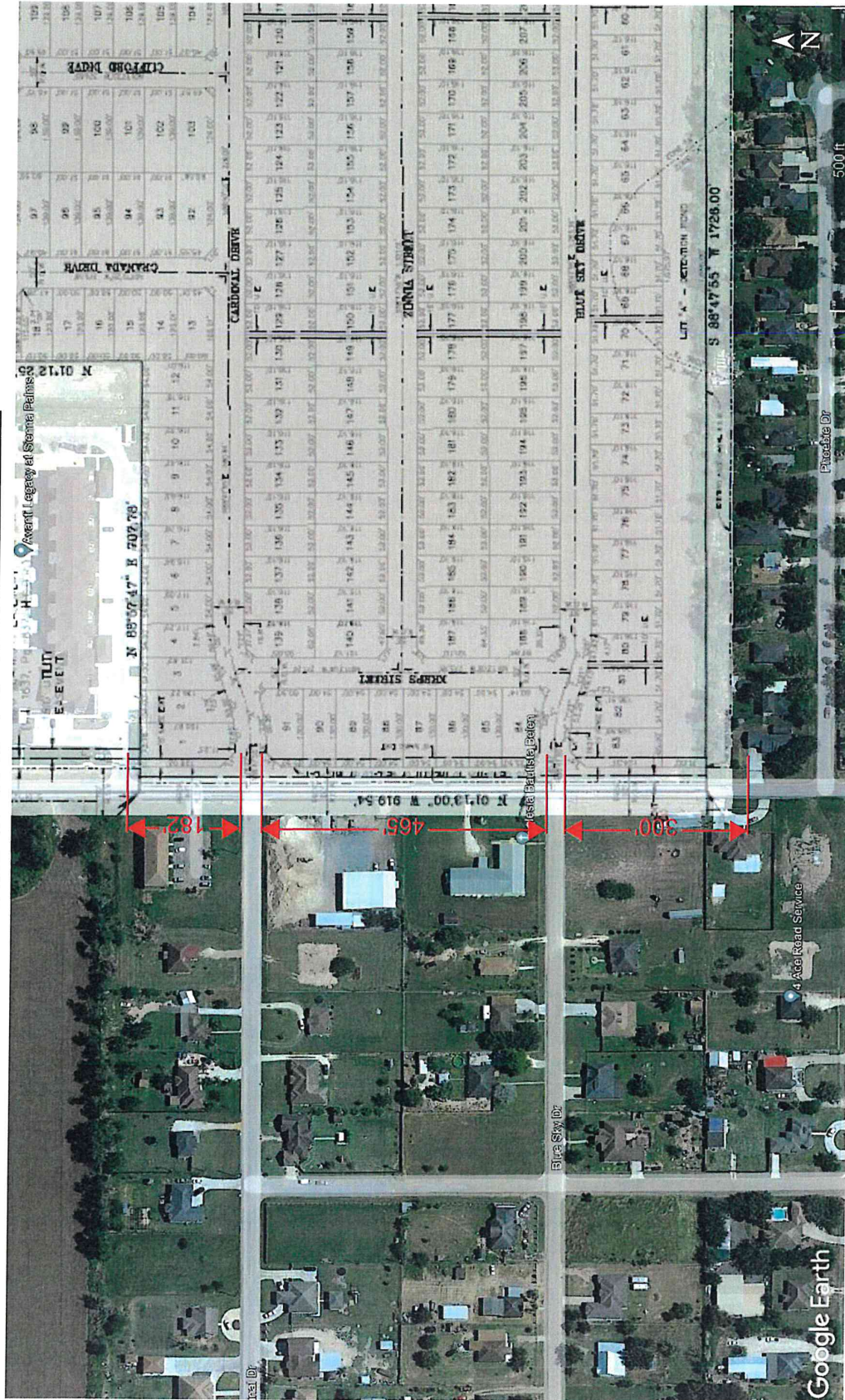


### **Exhibit 8:**

### **Trip Distribution Percentage Mile 6 1/2 W & Blue Sky Drive**

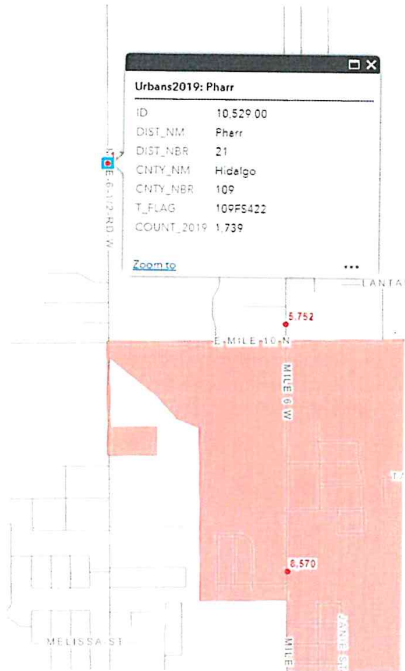


### Exhibit 9: Proposed Access Spacing



## Exhibit 10: Road AADT & Capacity Calculations:

### AADT:



AADT Data from TxDOT TPP District Traffic Web Viewer – Mile 6 ½ W

Year	Growth	AADT	AADT with Trips
2019	2.30%	1739	N/A
2020	2.30%	1779	
2021	2.30%	1820	
2022	2.30%	1862	
2023	2.30%	1905	
2024*	2.30%	1949	3430
2025**	2.30%	1994	3984

\*Projected completion of Phase 1

\*\*Projected completion of Phase 2

Capacity:

**Exhibit 12-4**  
Basic Freeway and Multilane  
Highway Segment Capacity  
Under Base Conditions

FFS (mi/h)	Capacity of Basic Freeway Segments (pc/h/ln)	Capacity of Multilane Highway Segments (pc/h/ln)
75	2,400	NA
70	2,400	2,300 <sup>a</sup>
65	2,350	2,300 <sup>a</sup>
60	2,300	2,200
55	2,250	2,100
50	NA	2,000
45	NA	1,900

Notes: NA = not available.  
<sup>a</sup> Capacities for multilane highways with 65- and 70-mi/h FFS are extrapolated and not based on field data.

Exhibit 12-4 from Highway Capacity Manual, 6<sup>th</sup> Edition Chapter 12: Basic Freeway and Multilane Highway Segments

Mile 6 ½ W will be considered under highway conditions, 2-lanes, one lane each way.

The capacity drops 100 pc/h/ln every 5 MPH based on the table's values, if we continue this pattern, the projected capacity for 30 MPH is 1600 pc/h/ln.

10% will be applied to 2025 build out AADT to obtain the highest hourly volume of a day.

- Projected peak hour traffic = (2025 build out AADT \* 10%) / 1 lane
- Projected peak hour traffic = (2203 \* 0.10) / 1 lane
- Projected peak hour traffic = 220 pc/h/ln
- 220 pc/h/ln < 1600 pc/h/ln



## Rio Grande Valley Emergency Communication District

Sheriff J. E. "Eddie" Guerra, Hidalgo County Sheriff..... President  
Mayor Gilbert Gonzales, Raymondville ..... Vice President  
Mayor David Suarez, Weslaco..... Secretary  
Mayor Pro-Tem Joaquin "J.J." Zamora, McAllen..... Treasurer

### RGV9-1-1 BOARD OF MANAGERS

March 27, 2023

Arturo Galvan Jr.  
Mayor Pro Tem, Alton

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

Ramiro Garza Jr.  
Mayor, Edinburg

Alonzo "AL" Perez Jr  
Mayor, Elsa

The LRGVDC E-Comms/9-1-1 Department acknowledges the notification on the following **PROPOSED NAMES**:

Yvette Cabrera  
Mayor, Granjeno

**HYDANGEA ST  
ZINNIA ST  
KERPS ST  
GRANADA DR  
CLIFFORD DR  
MONTE CLIEO DR  
CARDINAL DR  
BLUE SKY DR**

Oscar D. Montoya  
Mayor, Mercedes

Ramiro Loya  
Mayor, Penitas

Alma D. Salinas  
Mayor, Sullivan City

Judge Aurelio "Keeter" Guerra  
Willacy County

to be part of **MONTE CIELO SUBDIVISION** in the Weslaco community.

A query was done on the state 9-1-1 database and found no conflict for the proposed names to be used.

### STAFF:

**EXECUTIVE DIRECTOR**  
Manuel "Manny" Cruz

**ACKNOWLEDGED ON: March 27, 2023**  
**RESEARCHED BY: Rosemary Contreras**  
**TITLE: Customer Service Rep**

**Proposed**  
**Monte Cielo Subdivision**  
**Weslaco, Texas**

**DRAINAGE REPORT**

**Prepared For:**

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

**Prepared By:**

**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS

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

**Revised May 10, 2023**



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**Drainage Statement  
Monte Cielo Subdivision  
Weslaco, Texas**

**Introduction**

Monte Cielo Subdivision is a 46.41-acre tract of land out of Farm Tract 214, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. Monte Cielo Subdivision will be developed in multiple phases. This drainage statement addresses the entire subdivision. This subdivision is located along the east side of Mile 6 ½ West approximately 2,640 feet south of Mile 10 North and is within the E.T.J. of Weslaco, Texas. The developer will be applying for annexation into the City of Weslaco.

**Flood Plain**

Monte Cielo Subdivision is located in Zone "A" and "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised May 30, 2002 to reflect LOMR. Zone "A" is defined as "no base flood elevations determined. Zone "X" is defined as "areas determined to be outside the 500-year floodplain." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 80.50, whichever is higher.

**Soil Conditions**

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25), Hidalgo Sandy Clay Loam (28) and Ustorthents, loamy (69). Soils group 25, 28 and 69 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index.

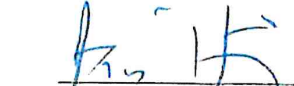
**Pre-developed Conditions**

The current land use for this property has been used for agricultural purposes and has an existing runoff in a southwesterly direction. Based on an existing 10-year storm, a total storm runoff of 25.20 cubic feet per second is being generated by this subdivision.


**Proposed Conditions**

Monte Cielo Subdivision is a proposed 211 single-family subdivision. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 42" throughout the subdivision and discharge into a proposed detention pond located along the south end of the subdivision. This development will increase runoff to a maximum of 186.33 cubic feet per second based on the 50-year storm frequency for an increase Q of 161.13 cubic feet per second. Required detention for this subdivision is 318,970 cubic feet (7.323 Ac.Ft.). The detention pond shall have a capacity of 328,234 cubic feet (7.535Ac.Ft.) at an average water depth of 7.65 feet. The detention pond shall be fully excavated as part of Phase I construction and was designed to adequately hold the necessary detention for all phases of the development. Maintenance of the detention pond shall be provided for by the Monte Cielo Home Owners Association. The detention pond shall discharge into the existing HCDD No. 1 Weslaco North Drain with a 30" pipe at a slope of 0.374% which equates to a release of 25.09 cubic feet per second. A

HCDD No. 1 discharge structure shall be installed as required by the drainage districts permit. The current area that is located in Flood Zone "A" is in the process of being removed through FEMA and Hidalgo County.

  
Javier Hinojosa, P.E.



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input checked="" type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
H.C.D.D. NO. 1 <u>        </u>	DATE <u>5-17-23</u>

## DRAINAGE ANALYSIS

PROJECT NAME: **MONTE CIELO SUBDIVISION**  
DATE: **May 9, 2023**

**I. Existing Condition-10 year**

		Int. Coeff. "k	0.213 Table 3-2
Exist. Area	2,074,321 sf	K $\mu$	3.28
	47.620 ac	Length	1360
Imp. Area:	- sf	Velocity	0.283789 ft/sec
% Imp. :	0.00		
Slope :	0.165 %		
tc :	79.87 min		
Rainfall Intensity (10yr)			2.646 in/hr
c factor			0.200
Q peak existing condition:			25.20 cfs

**II. Future Condition-50 year**

Future area: 2,074,321.00 sf  
47.62 ac

Estimated Imp. Area: 23,000 sf

% Imp. : 0.01

Slope : 0.15%

tc : 17.83 min

Rainfall Intensity (50yr) 8.379 in/hr

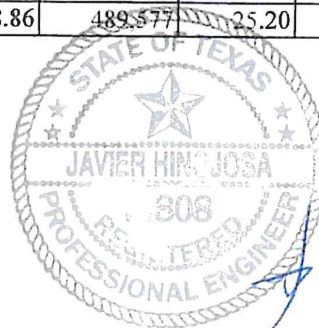
c factor 0.467

Q future cond. =  $Aci = i * = 186.33 * 0.47 = 22.2384735 i$

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
120	2.00	2.596	57.73	415,659	25.20	104,209	311,450
130	2.17	2.455	54.60	425,842	25.20	111,770	314,073
140	2.33	2.331	51.83	435,378	25.20	119,330	316,048
150	2.50	2.220	49.37	444,352	25.20	126,891	317,461
160	2.67	2.121	47.17	452,835	25.20	134,452	318,383
170	2.83	2.032	45.18	460,882	25.20	142,012	318,870
180	3.00	1.951	43.38	468,544	25.20	149,573	318,970
190	3.17	1.877	41.74	475,858	25.20	157,134	318,724
200	3.33	1.809	40.24	482,859	25.20	164,695	318,165
210	3.50	1.747	38.86	489,577	25.20	172,255	317,322

MAX

Storage Required: 318,970 cf  
Storage Required: 7.323 Ac.-Ft.  
w/ release rate of: 25.20 cfs



*J. Hinojosa*  
5/10/23

**TABLE I**  
**TIME OF CONCENTRATION DETERMINATION**  
**MONTE CIELO SUBDIVISION**

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/A. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1320		77.52						77.52
D.A. #1	Overland & Gutter	0.467	126		5.25		270	1.0	4.50	9.75	
D.A. #1-D.A.#3	Pipe Flow	0.467					78	3.0	0.43	10.18	
D.A. #2	Overland & Gutter	0.467	140		5.83		139	1.0	2.32	8.15	
D.A.#2-D.A.#3	Pipe Flow	0.467					35	3.0	0.19	8.34	
D.A.#3	Overland & Gutter	0.467	127		5.29		320	1.0	5.33	10.63	
D.A.#3-D.A.#5	Pipe Flow	0.467					273	3.0	1.52	12.14	
D.A.#4	Overland & Gutter	0.467	140		5.83		135	1.0	2.25	8.08	
D.A.#4-D.A.#5	Pipe Flow	0.467					35	3.0	0.19	8.28	
D.A.#5	Overland & Gutter	0.467	126		5.25		350	1.0	5.83	11.08	
D.A.#5-D.A.#7	Pipe Flow	0.467					165	3.0	0.92	13.06	
D.A.#6	Overland & Gutter	0.467	140		5.83		110	1.0	1.83	7.67	
D.A.#6-D.A.#7	Pipe Flow	0.467					35	3.0	0.19	7.86	
D.A.#7	Overland & Gutter	0.467	126		5.25		318	1.0	5.30	10.55	
D.A.#7-D.A.#8	Pipe Flow	0.467					75	3.0	0.42	13.48	
D.A.#8	Overland & Gutter	0.467	158		6.58		173	1.0	2.88	9.47	
D.A.#8-OUTFALL#1	Pipe Flow	0.467					162	3.0	0.90	14.38	
D.A.#9	Overland & Gutter	0.467	149		6.21		274	1.0	4.57	10.78	
D.A.#9-D.A.#11	Pipe Flow	0.467					68	3.0	0.38	11.15	

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

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

**TABLE IA**  
**FLOWRATE DETERMINATION**  
**MONTE CIELO SUBDIVISION**

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	46.405	0.200	77.52	10	2.702	25.08		
D.A. #1	1.587	0.467	9.75	10	8.821	6.54		
D.A. #1-D.A.#3	1.587	0.467	10.18	10	8.668	6.42	18	0.374%
D.A. #2	0.617	0.467	8.15	10	9.448	2.72		
D.A.#2-D.A.#3	0.617	0.467	8.34	10	9.367	2.70	18	0.066%
D.A.#3	1.066	0.467	10.63	10	8.517	4.24		
D.A.#3-D.A.#5	3.270	0.467	12.14	10	8.042	12.28	24	0.295%
D.A.#4	0.671	0.467	8.08	10	9.476	7.16		
D.A.#4-D.A.#5	0.671	0.467	8.28	10	9.394	2.94	18	0.079%
D.A.#5	1.801	0.467	11.08	10	8.367	7.16		
D.A.#5-D.A.#7	5.742	0.467	13.06	10	7.783	20.87	30	0.259%
D.A.#6	0.519	0.467	7.67	10	9.658	7.16		
D.A.#6-D.A.#7	0.519	0.467	7.86	10	9.572	2.32	18	0.049%
D.A.#7	1.000	0.467	10.55	10	8.542	7.16		
D.A.#7-D.A.#8	7.261	0.467	13.48	10	7.672	26.01	30	0.403%
D.A.#8	1.565	0.467	9.47	10	8.925	7.16		
D.A.#8-OUTFALL#1	8.826	0.467	14.38	10	7.443	30.68	36	0.212%
D.A.#9	1.518	0.467	10.78	10	8.467	7.16		
D.A.#9-D.A.#11	1.518	0.467	11.15	10	8.345	5.92	18	0.317%

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

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

**TABLE I**  
**TIME OF CONCENTRATION DETERMINATION**  
**MONTE CIELO SUBDIVISION**

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#10	Overland & Gutter	0.467	180		7.50			85	1.0	1.42	8.92
D.A.#10-D.A.#11	Pipe Flow	0.467						37	3.0	0.21	9.12
D.A.#11	Overland & Gutter	0.467	148		6.17			150	1.0	2.50	8.67
D.A.#11-M.H.#12	Pipe Flow	0.467						318	3.0	1.77	12.92
D.A.#12	Overland & Gutter	0.467	148		6.17			180	1.0	3.00	9.17
D.A.#12-M.H.#12	Pipe Flow	0.467						22	3.0	0.12	9.29
M.H.#12-D.A.#13	Pipe Flow	0.467						120	3.0	0.67	13.59
D.A.#13	Overland & Gutter	0.467	125		5.21			259	1.0	4.32	9.53
D.A.#13-D.A.#14	Pipe Flow	0.467						35	3.0	0.19	13.78
D.A.#14	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#14-D.A.#15	Pipe Flow	0.467						247	3.0	1.37	15.15
D.A.#15	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#15-D.A.#16	Pipe Flow	0.467						35	3.0	0.19	15.35
D.A.#16	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#16-D.A.#17	Pipe Flow	0.467						247	3.0	1.37	16.72
D.A.#17	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#17-D.A.#18	Pipe Flow	0.467						43	3.0	0.24	16.96
D.A.#18	Overland & Gutter	0.467	125		5.21			285	1.0	4.75	9.96
D.A.#18-OUTFALL#2	Pipe Flow	0.467						157	3.0	0.87	17.83

FORMULA FOR TIME OF CONCENTRATION  
USING THE RATIONAL METHOD, AS PER  
"TXDOT BRIDGE HYDRAULIC MANUAL"  
 $T_c = \frac{L}{(V \times 60)}$

**TABLE IA**  
**FLOWRATE DETERMINATION**  
**MONTE CIELO SUBDIVISION**

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#10	0.910	0.467	8.92	10	9.136	3.88		
D.A.#10-D.A.#11	0.910	0.467	9.12	10	9.056	3.85	18	0.134%
D.A.#11	0.837	0.467	8.67	10	9.235	3.61		
D.A.#11-M.H.#12	3.265	0.467	12.92	10	7.821	11.93	30	0.085%
D.A.#12	0.697	0.467	9.17	10	9.039	2.94		
D.A.#12-M.H.#12	0.697	0.467	9.29	10	8.992	2.93	18	0.078%
M.H.#12-D.A.#13	3.962	0.467	13.59	10	7.643	14.14	30	0.119%
D.A.#13	1.317	0.467	9.53	10	8.904	7.16		
D.A.#13-D.A.#14	5.279	0.467	13.78	10	7.592	18.72	30	0.208%
D.A.#14	1.632	0.467	9.63	10	8.867	6.76		
D.A.#14-D.A.#15	6.911	0.467	15.15	10	7.257	23.42	30	0.326%
D.A.#15	1.700	0.467	9.63	10	8.867	7.04		
D.A.#15-D.A.#16	8.611	0.467	15.35	10	7.213	29.00	30	0.500%
D.A.#16	1.699	0.467	9.63	10	8.867	7.04		
D.A.#16-D.A.#17	10.310	0.467	16.72	10	6.914	33.29	36	0.250%
D.A.#17	1.700	0.467	9.63	10	8.867	7.04		
D.A.#17-D.A.#18	12.010	0.467	16.96	10	6.865	38.50	36	0.334%
D.A.#18	1.698	0.467	9.96	10	8.747	6.94		
D.A.#18-OUTFALL#2	13.708	0.467	17.83	10	6.692	42.84	36	0.414%

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

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

**TABLE I**  
**TIME OF CONCENTRATION DETERMINATION**  
**MONTE CIELO SUBDIVISION**

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					TOTAL TIME (MIN)
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	
D.A.#19	Overland & Gutter	0.467	210		8.75			90	1.0	1.50	10.25
D.A.#19-D.A.#21	Pipe Flow	0.467						72	3.0	0.40	10.65
D.A.#20	Overland & Gutter	0.467	210		8.75			70	1.0	1.17	9.92
D.A.#20-D.A.#21	Pipe Flow	0.467						35	3.0	0.19	10.11
D.A.#21	Overland & Gutter	0.467	150		6.25			149	1.0	2.48	8.73
D.A.#21-M.H.#23	Pipe Flow	0.467						312	3.0	1.73	12.38
D.A.#22	Overland & Gutter	0.467	179		7.46			250	1.0	4.17	11.63
D.A.#22-D.A.#23	Pipe Flow	0.467						35	3.0	0.19	11.82
D.A.#23	Overland & Gutter	0.467	125		5.21			198	1.0	3.30	8.51
D.A.#23-M.H.#23	Pipe Flow	0.467						87	3.0	0.48	12.30
M.H.#23-D.A.#24	Pipe Flow	0.467						225	3.0	1.25	13.63
D.A.#24	Overland & Gutter	0.467	148		6.17			425	1.0	7.08	13.25
D.A.#24-D.A.#25	Pipe Flow	0.467						35	3.0	0.19	13.44
D.A.#25	Overland & Gutter	0.467	125		5.21			263	1.0	4.38	9.59
D.A.#25-D.A.#26	Pipe Flow	0.467						255	3.0	1.42	15.05
D.A.#26	Overland & Gutter	0.467	125		5.21			263	1.0	4.38	9.59
D.A.#26-D.A.#27	Pipe Flow	0.467						35	3.0	0.19	15.24
D.A.#27	Overland & Gutter	0.467	125		5.21			263	1.0	4.38	9.59
D.A.#27-D.A.#30	Pipe Flow	0.467						247	3.0	1.37	16.62

FORMULA FOR TIME OF CONCENTRATION  
USING THE RATIONAL METHOD, AS PER  
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$$T_c = \frac{L}{V \times 60}$$

**TABLE 1A**  
**FLOWRATE DETERMINATION**  
**MONTE CIELO SUBDIVISION**

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#19	1.606	0.467	10.25	10	8.644	6.48		
D.A.#19-D.A.#21	1.606	0.467	10.65	10	8.509	6.38	18	0.369%
D.A.#20	1.228	0.467	9.92	10	8.762	5.02		
D.A.#20-D.A.#21	1.228	0.467	10.11	10	8.693	4.99	18	0.225%
D.A.#21	0.852	0.467	8.73	10	9.208	3.66		
D.A.#21-M.H.#23	3.686	0.467	12.38	10	7.972	13.72	30	0.112%
D.A.#22	2.069	0.467	11.63	10	8.197	7.16		
D.A.#22-D.A.#23	2.069	0.467	11.82	10	8.138	7.86	18	0.561%
D.A.#23	0.655	0.467	8.51	10	9.299	2.84		
D.A.#23-M.H.#23	2.724	0.467	12.30	10	7.995	10.17	24	0.203%
M.H.#23-D.A.#24	6.410	0.467	13.63	10	7.630	22.84	30	0.310%
D.A.#24	2.580	0.467	13.25	10	7.732	9.32		
D.A.#24-D.A.#25	8.990	0.467	13.44	10	7.680	32.24	36	0.234%
D.A.#25	1.092	0.467	9.59	10	8.879	4.53		
D.A.#25-D.A.#26	10.082	0.467	15.05	10	7.281	34.28	36	0.265%
D.A.#26	1.507	0.467	9.59	10	8.879	6.25		
D.A.#26-D.A.#27	11.589	0.467	15.24	10	7.236	39.16	42	0.152%
D.A.#27	1.508	0.467	9.59	10	8.879	6.25		
D.A.#27-D.A.#30	13.097	0.467	16.62	10	6.935	42.42	42	0.178%

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





Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
<b>Residential</b>				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
<b>Business Districts:</b>				
	0.7	0	0.000	0.000
<b>Industrial</b>				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
<b>Railroad yard areas</b>				
	0.2	0	0.000	0.000
<b>Parks, cemeteries</b>				
	0.1	0	0.000	0.000
<b>Unimproved Areas</b>				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	1030182	23.650	5.912
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	119640	2.747	0.687
<b>Streets</b>				
Asphalt	0.7	236166	5.422	3.795
Concrete/Driveways	0.75	143480	3.294	2.470
<b>Parking/Driveways</b>				
	0.75	0	0.000	0.000
Sidewalks	0.75	38453	0.883	0.662
Buildings	0.75	506400	11.625	8.719
<b>Total:</b>		<b>2,074,321</b>	<b>47.620</b>	<b>22.246</b>
<b>Weighted "c":</b>			<b>0.467</b>	

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

$C_w$  = Weighted Runoff Coefficient (Composite Coefficient)

$C_n$  = Runoff Coefficient n-th term

$A_n$  = Area of n-th term

$A_{total}$  = Total Area (acres)

$A_{total}$  = Total Area (acres)

### HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

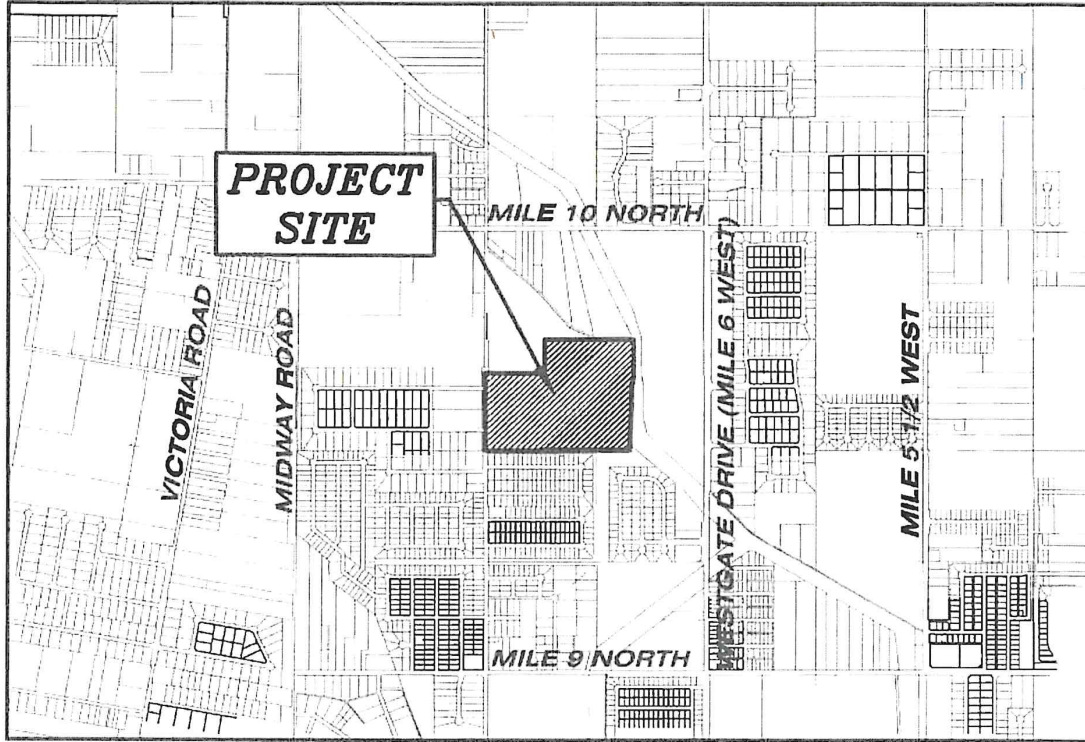
formula  $I = b/(t_c+d)^e$

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

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

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

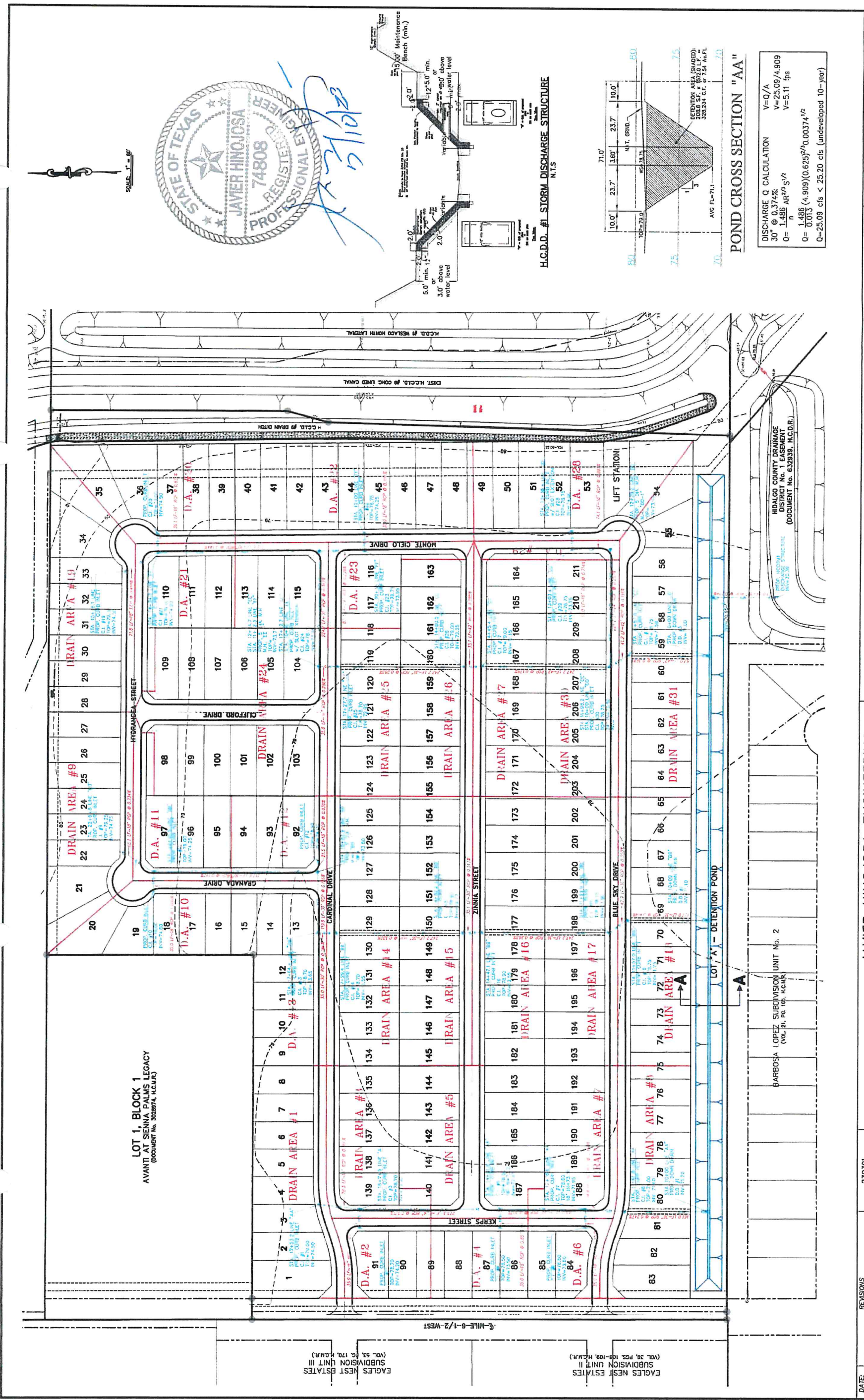
	<u>25yr</u>	<u>50yr</u>	<u>100yr</u>
	0.771	0.749	0.740
	98	99	103
	9.2	9.2	9.6



**LOCATION MAP**  
SCALE: 1" = 2000'







PROPOSED DRAINAGE AREA MAP  
**MONTE CIELO SUBDIVISION**  
WESLACO, TEXAS

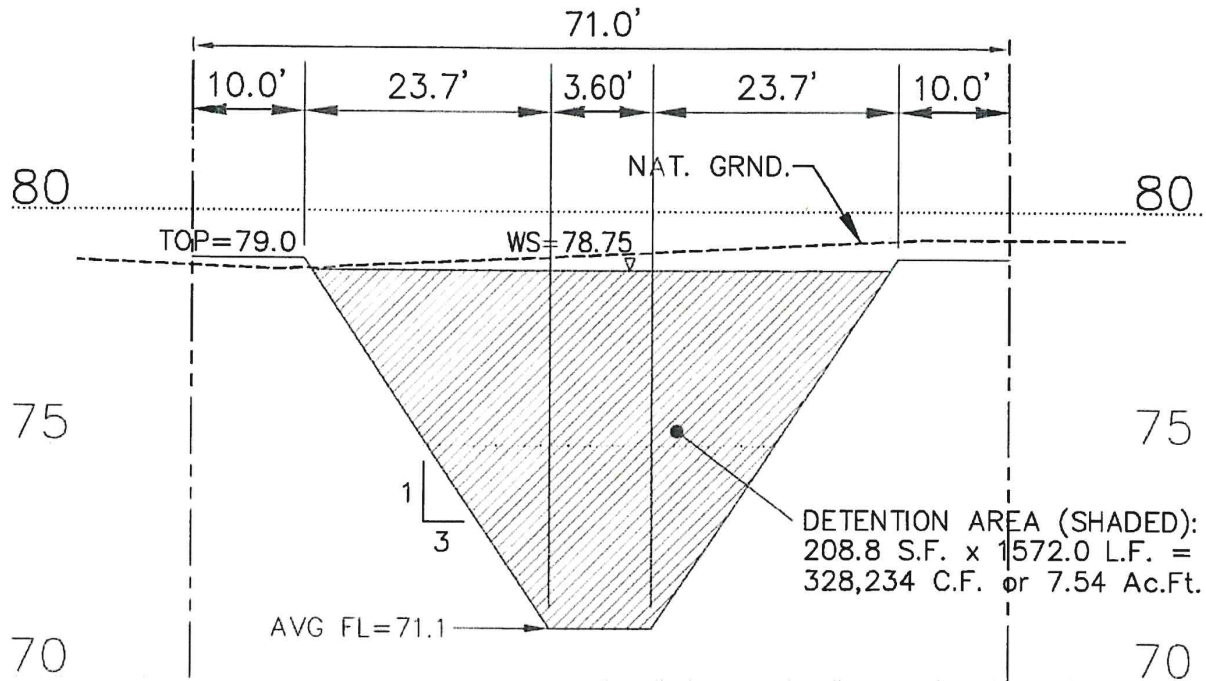
**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE McALLEN, TEXAS 78504  
PHONE (959) 680-1800  
javier@javierhinojosaeng.com  
TYPE FROM NUMBER F-1235

**JHE**

REVISIONS

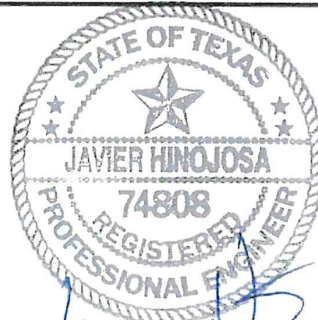
DATE:	230301
PROJECT NO.:	MAY, 2023
DATE:	G. TEECARDIN
DRAWN BY:	J.H.
CHECK BY:	

SHEET **1** OF 1 SHEETS

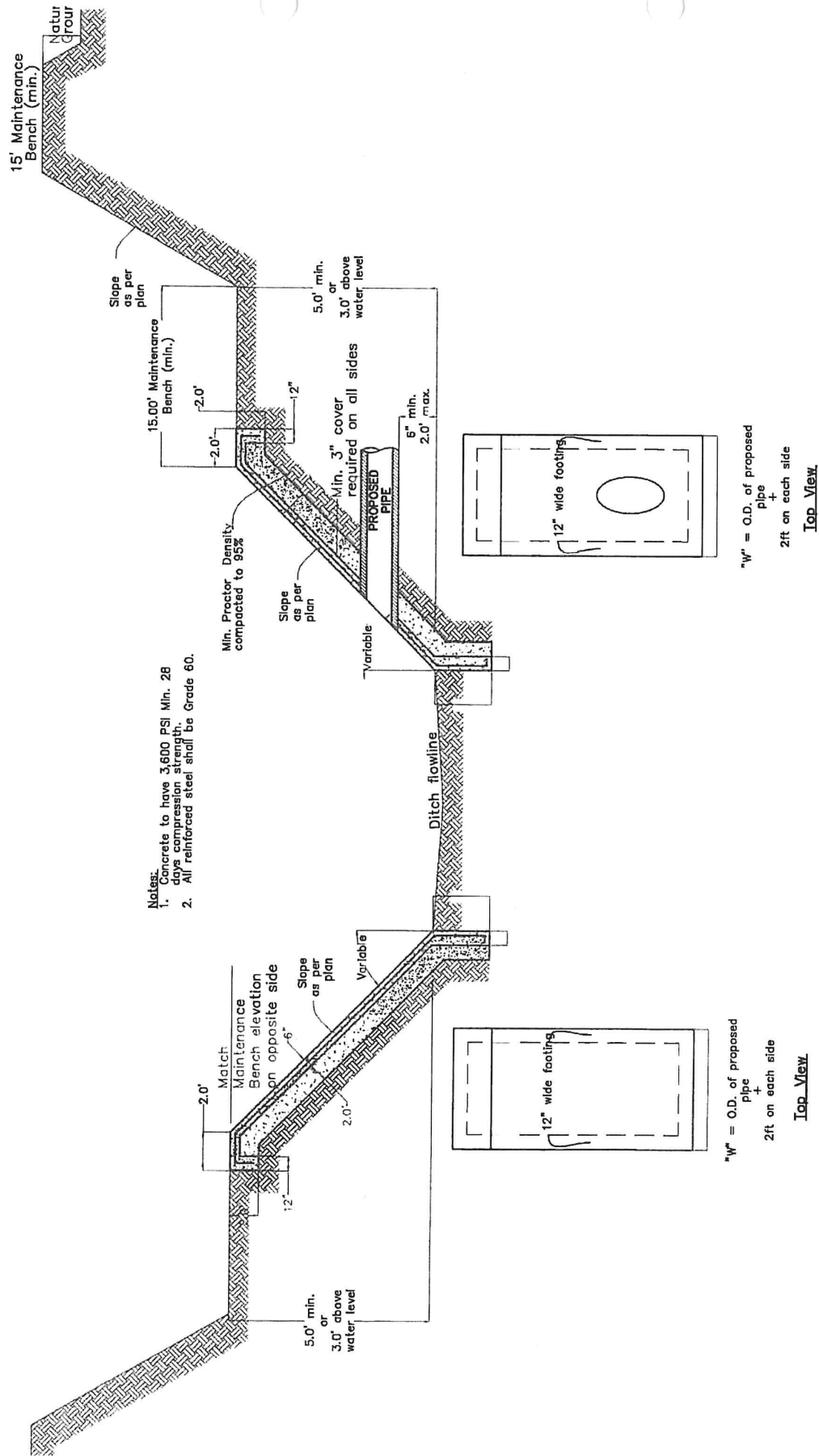


## POND CROSS SECTION "AA"

DISCHARGE Q CALCULATION	$V=Q/A$
30" @ 0.374%:	$V=25.09/4.909$
$Q = \frac{1.486}{n} AR^{2/3} S^{1/2}$	$V=5.11 \text{ fps}$
$Q = \frac{1.486}{0.013} (4.909)(0.625)^{2/3} 0.00374^{1/2}$	
$Q=25.09 \text{ cfs} < 25.20 \text{ cfs (undeveloped 10-year)}$	

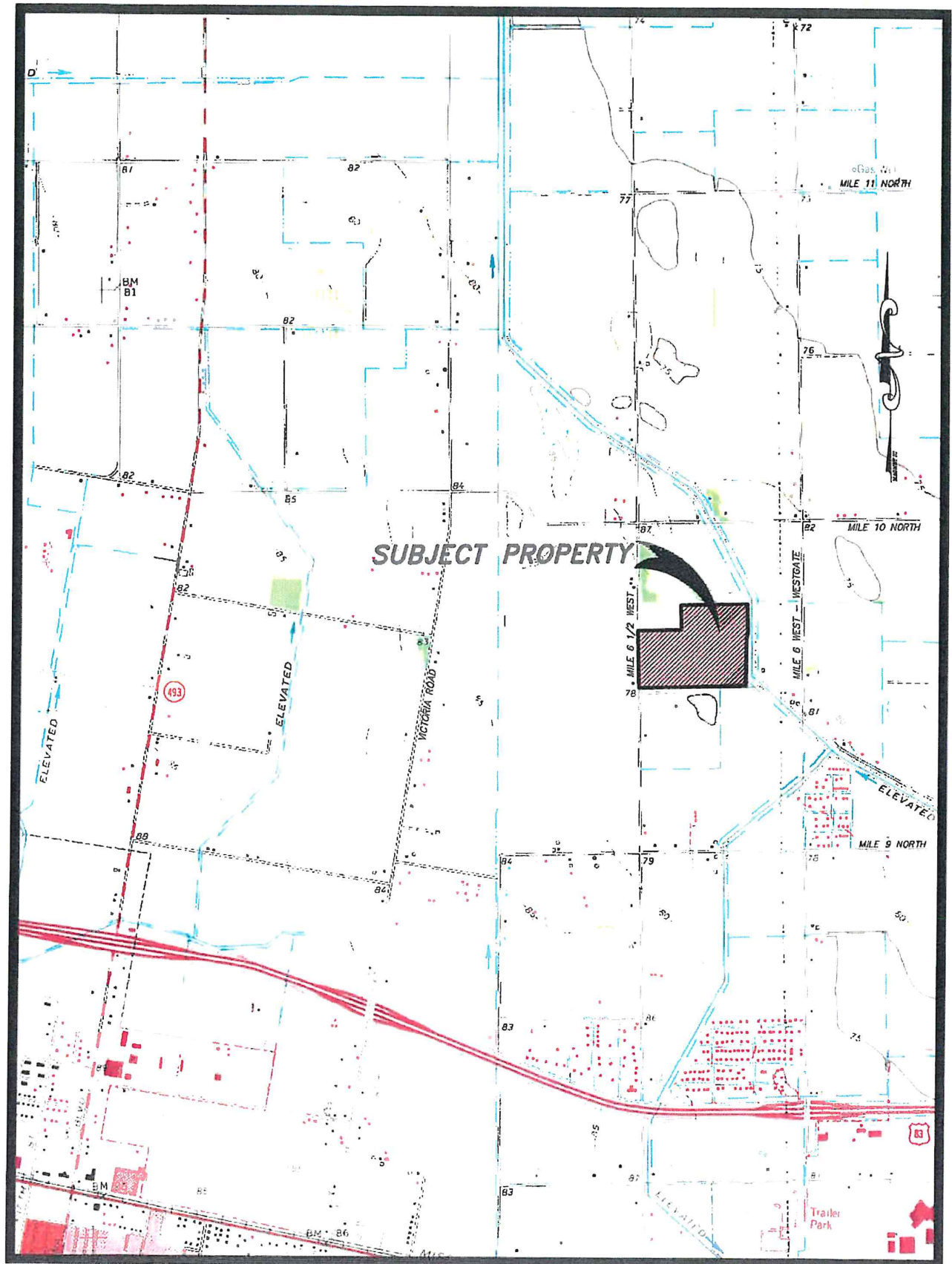


*Javier Hinojosa*  
5/11/23



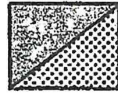
- Notes:
1. Concrete to have 3,600 PSI Min. 28 days compression strength.
  2. All reinforced steel shall be Grade 60.

H.C.D.D. #1 STORM DISCHARGE STRUCTURE  
N.T.S





# LEGEND

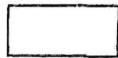


## SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

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

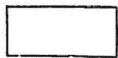


## FLOODWAY AREAS IN ZONE AE



## OTHER FLOOD AREAS

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



## OTHER AREAS

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

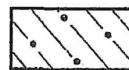
## UNDEVELOPED COASTAL BARRIERS†



Identified  
1983



Identified  
1990



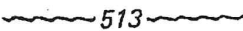
Otherwise  
Protected Areas

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

- Floodplain Boundary
- - - - - Floodway Boundary
- · - · - Zone D Boundary



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



513

Base Flood Elevation Line; Elevation in Feet\*



Cross Section Line

(EL 987)

Base Flood Elevation in Feet Where Uniform Within Zone\*

RM 7<sub>x</sub>

Elevation Reference Mark

•M1.5

River Mile

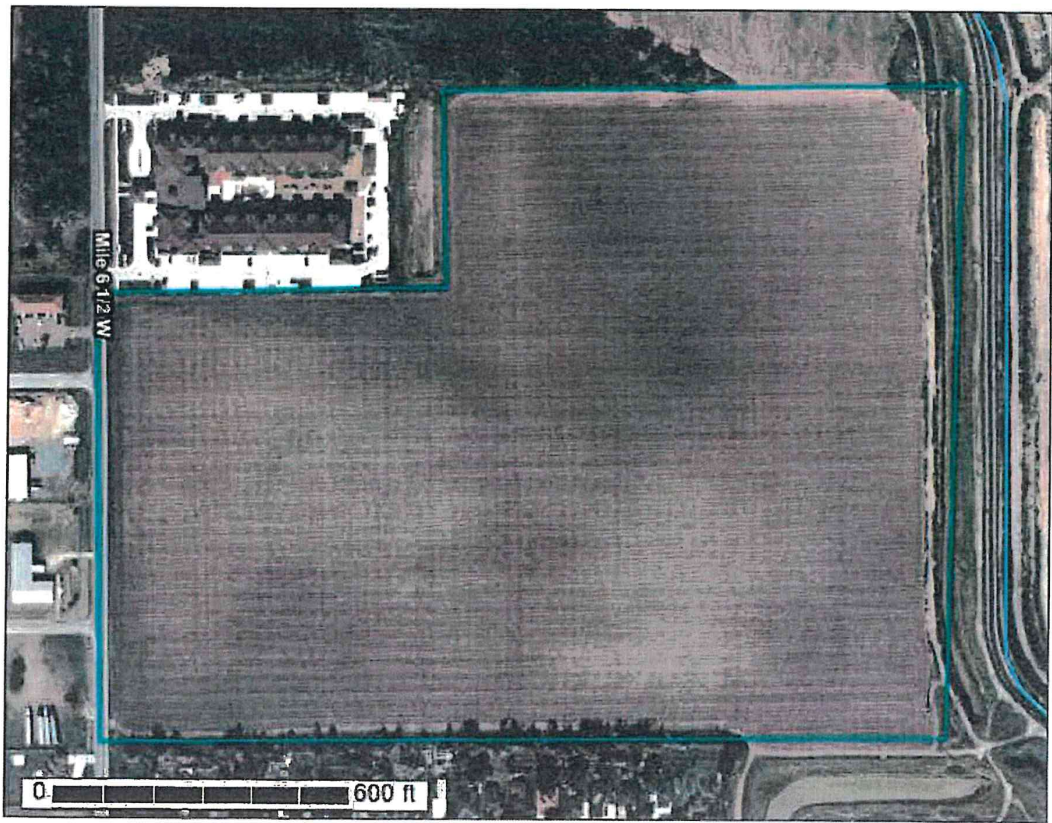
\*Referenced to the National Geodetic Vertical Datum of 1929



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

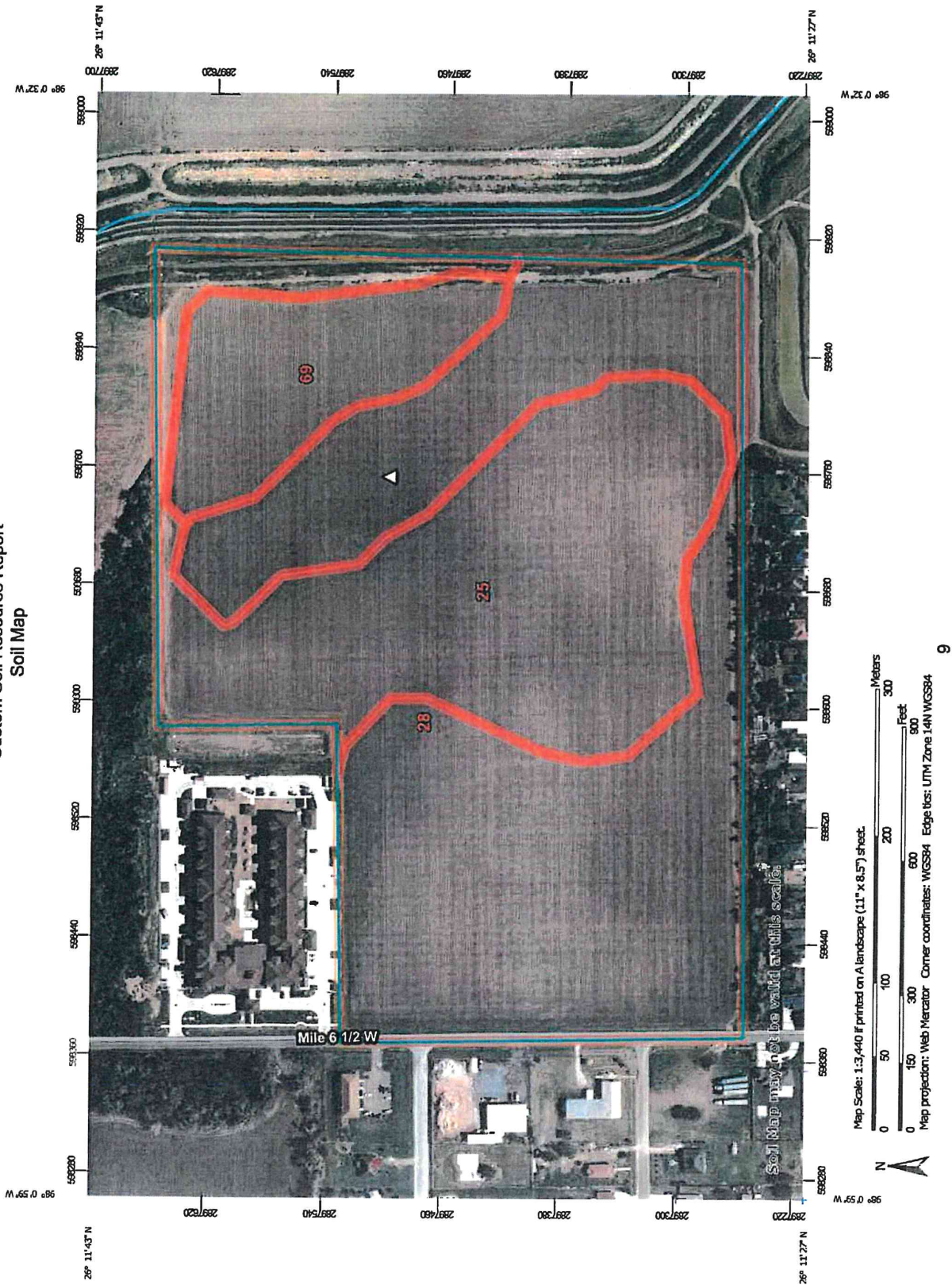
# Custom Soil Resource Report for Hidalgo County, Texas

## Monte Cielo Subdivision



March 2, 2023

Custom Soil Resource Report  
Soil Map



Custom Soil Resource Report

### MAP LEGEND

<p><b>Area of Interest (AOI)</b></p> <ul style="list-style-type: none"> <li> Area of Interest (AOI)</li> </ul> <p><b>Soils</b></p> <ul style="list-style-type: none"> <li> Soil Map Unit Polygons</li> <li> Soil Map Unit Lines</li> <li> Soil Map Unit Points</li> </ul> <p><b>Special Point Features</b></p> <ul style="list-style-type: none"> <li> Blowout</li> <li> Borrow Pit</li> <li> Clay Spot</li> <li> Closed Depression</li> <li> Gravel Pit</li> <li> Gravelly Spot</li> <li> Landfill</li> <li> Lava Flow</li> <li> Marsh or swamp</li> <li> Mine or Quarry</li> <li> Miscellaneous Water</li> <li> Perennial Water</li> <li> Rock Outcrop</li> <li> Saline Spot</li> <li> Sandy Spot</li> <li> Severely Eroded Spot</li> <li> Sinkhole</li> <li> Slide or Slip</li> <li> Sodic Spot</li> </ul>	<ul style="list-style-type: none"> <li> Spoil Area</li> <li> Stony Spot</li> <li> Very Stony Spot</li> <li> Wet Spot</li> <li> Other</li> </ul> <p><b>Special Line Features</b></p> <ul style="list-style-type: none"> <li> Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> RAILS</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li> Aerial Photography</li> </ul>
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### MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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	17.0	36.7%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	24.1	52.0%
69	Ustorthents, loamy	5.3	11.3%
<b>Totals for Area of Interest</b>		<b>46.3</b>	<b>100.0%</b>

## 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

## Custom Soil Resource Report

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Custom Soil Resource Report

**Hidalgo County, Texas**

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

**Map Unit Setting**

*National map unit symbol: 2sxvn*  
*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 supply, 0 to 60 inches: Moderate (about 7.8 inches)*

**Interpretive groups**

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

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  
*Ecological site:* R083DY023TX - Sandy Loam  
*Hydric soil rating:* No

**Brennan**

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

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

**Map Unit Setting**

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

**Map Unit Composition**

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

**Description of Hidalgo**

**Setting**

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

**Typical profile**

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

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

**Interpretive groups**

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

**Minor Components**

**Raymondville**

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

**Racombes**

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

**Willacy**

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

Custom Soil Resource Report

**69—Ustorthents, loamy**

**Map Unit Setting**

*National map unit symbol:* dbmm  
*Elevation:* 10 to 700 feet  
*Mean annual precipitation:* 26 to 48 inches  
*Mean annual air temperature:* 64 to 73 degrees F  
*Frost-free period:* 230 to 330 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

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

**Description of Ustorthents**

**Setting**

*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Loamy alluvium

**Typical profile**

*H1 - 0 to 80 inches:* sandy clay loam

**Properties and qualities**

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 4.0  
*Available water supply, 0 to 60 inches:* Moderate (about 8.4 inches)

**Interpretive groups**

*Land capability classification (irrigated):* 1  
*Land capability classification (nonirrigated):* 2c  
*Hydrologic Soil Group:* B  
*Hydric soil rating:* No

**Minor Components**

**Unnamed**

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





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

<b>Date of Meeting:</b> August 7, 2024	<b>Agenda Item No.</b> (to be assigned by PCE): V.B.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
<b>Subject/Agenda Item:</b> Discussion and consideration of the Preliminary Plat for Magnolia Ridge Subdivision being 29.00 acres out of Farm Tracts 655, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the intersection of Mile 6 ½ West and West 6 <sup>th</sup> St. Possible Action.	
<b>Discussion/Overview:</b> The proposed one hundred and ten (110) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8” waterline and sewer by City of Weslaco through an 8” sewer line. The property is within a Flood Zone “X”. Applicant is requesting variance off-site drainage and are still pending letters of support.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission’s Action:</b> Staff recommends approval of Preliminary Plat and compliance with ordinance.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Application for Subdivision platting and variance, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
<b>Responsibilities upon Commission’s Action:</b> Planning staff will advise applicant.	



### SUBDIVISION PLATTING APPLICATION

Plat - 000679-2024  
FILE NO. \_\_\_\_\_

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.  
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

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			
<input type="checkbox"/> Single Lot Variance	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Standard Subdivision

#### GENERAL INFORMATION

Name of Subdivision: MAGNOLIA RIDGE SUBDIVISION  
Location: SOUTHEAST CORNER OF HIGHWAY 6 1/2 WEST AND W. 6 TH ST  
Legal Description: A 29.00 ACRE TRACT OF LAND OUT OF FARM TRACT 655, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits?  YES  NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 110 Gross Acreage: 29.00

Title Report Submitted:  YES  NO

#### OWNER INFORMATION

Owner's Name: ALBERT HANKS Telephone: (956) 630-0216  
Address: 502 E. EXPRESSWAY 83 Fax: \_\_\_\_\_  
City: Weslaco State: Tx Zip: \_\_\_\_\_ E-mail: hanksaj@qghco.com

#### ENGINEER INFORMATION

Name: WILLIE ARRATIA, P.E. Telephone: (956) 784-0218  
Address: 520 N. 5th St. Fax: \_\_\_\_\_  
City: Donna State: Tx Zip: 78525 E-mail: namengineering@qghco.com

**UTILITY PROVISIONS**

Will proposed subdivision connect to:

- YES  NO Water Provision: N.A.W.S.C.
- YES  NO Wastewater Provision: CITY OF WESLACO
- YES  NO Electric Company: AEP

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Phone Utility _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Gas Utility _____	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility _____
-----------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------

Proposed subdivision is in the following districts:

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>No. 1</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>No. 9</u>
----------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------

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

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

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

**SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW**

- \_\_\_\_\_ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to [mhinojosa@weslacotx.gov](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto: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](mailto:mhinojosa@weslacotx.gov) & [rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)
- \_\_\_\_\_ \$350.00 (one time fee for preliminary and final plat)
- \_\_\_\_\_ One 11" X 17" reduced copy of plat
- \_\_\_\_\_ Plat Layout
  - \_\_\_\_\_ Existing & Proposed Easements
  - \_\_\_\_\_ Existing & Proposed ROW
  - \_\_\_\_\_ Existing & Proposed Drainage Easements

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

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

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

**SUBMITTALS REQUIRED FOR FINAL (City Commission)**

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

**SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING**

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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

\*\* 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: Albert Hanks

Owner Signature: [Signature] Date: 7/31/24

is the authorized agent

Authorized Agent Signature: [Signature] Date: 7/30/24

Authorized Agent Printed Name: Willie Arctis

\*\*\*\*\*

**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: \_\_\_\_\_

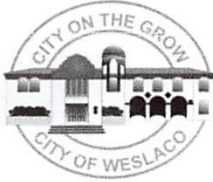
City Commission Approval on Final Plat: \_\_\_\_\_

Preconstruction Meeting Date: \_\_\_\_\_

Date Recorded: \_\_\_\_\_ Instrument No. \_\_\_\_\_

General Comments: \_\_\_\_\_

\_\_\_\_\_



### APPLICATION FOR VARIANCE

VAR-000680-2024

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

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

FILE NO. \_\_\_\_\_

#### GENERAL INFORMATION

Name of Subdivision: MAGNOLIA RIDGE SUBD.

Location: SOUTHEAST CORNER OF NICE 6 1/2 WEST AND W. 6TH'S.

Legal Description: A 29.00 ACRE TRACT OF LAND OUT OF FARM TRACT 655, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

#### VARIANCE TYPE:

Streetlights       YES       NO

Describe in detail the reason for the variance request:

Sanitary Sewer       YES       NO

Describe in detail the reason for the variance request:

Fire Hydrants       YES       NO

Describe in detail the reason for the variance request:

Setbacks       YES       NO

Describe in detail the reason for the variance request:

Drainage       YES       NO

Describe in detail the reason for the variance request:

VARIANCE NO 1 IS REQUIRED ON-SITE DETENTION, A LINEAR DETENTION WILL BE PROVIDED ON AN EXISTING DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THIS SUBDIVISION

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:

---

---

**OWNER INFORMATION**

Owner's Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_


City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

**AUTHORIZATION AND ACKNOWLEDGEMENTS**

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

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

Owner Printed Name: Albert Hanker

Owner Signature:  Date: \_\_\_\_\_

\_\_\_\_\_ is the authorized agent

Authorized Agent Signature:  Date: 8/1/24

Authorized Agent Printed Name: Willie Arndt

# 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

August 1, 2024

Mr. Gillermo A. Arratia, P.E.  
Nain Engineering, L.L.C.  
526 N. 5<sup>th</sup>. St. Donna, Tx  
McAllen, Texas. 78537

**Re: Magnolia Ridge Subdivision  
Drainage Detention**

Dear Mr. Arratia:

This is to advise you that The City of Weslaco agrees with the proposed linear detention, in lieu of the required onsite drainage detention, for the subject proposed subdivision. Calculated drainage detention volumes as per your drainage study will be accomplished by excavating the existing ditch located on the south end of the project site.

If you have any questions or need anything further, please do not hesitate to call me at  
(956) 969-1533

Sincerely,

A handwritten signature in blue ink that reads "Aldana". The signature is fluid and cursive.

Albert J. Aldana, P.E.  
City Engineer



**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: MAGNOLIA RIDGE SUBDIVISION

Location: SOUTHEAST CORNER OF W. 6<sup>TH</sup> ST AND MICE 6 1/2 WEST

Applicant: WILLIE APPARIA, P.E.  Owner  Agent

Address: 526 N. 5<sup>TH</sup> ST. DONNA TX Phone Number: 956-784-0218

### B. Trip Generation Calculation Use 11th Edition

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 DETACHED HOUSING	29		110	93	107	200
					85	113	1102

Comments: \_\_\_\_\_

Prepared by: WILLIE APPARIA, P.E. Date: \_\_\_\_\_

Address: 526 N. 5<sup>TH</sup> ST DONNA TX Phone Number: 956-784-0218

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

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

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

Comments:  
Please contact the engineering department for the required TIA limits and scope.

Reviewed by: [Signature] Date: 08/01/24 STID#: \_\_\_\_\_

## **TRIP GENERATION REPORT FOR MAGNOLIA RIDGE SUBDIVISION**

A 29.00 acre tract of land out of Farm Tract 655, West and Adams Tract Subdivision, according to the map recorded in volume 24, page 68, Deed Records, Hidalgo County, Texas.

This property is located at the southeast corner of W. 6<sup>th</sup> street and Mile 6 ½ West Road, within the city limits of Weslaco.

Presently, the site is vacant. Expected use of the property is for 110 Residential Lots

This report is based on Trip Generation, 8<sup>th</sup> Edition Book.

### **SINGLE-FAMILT DETACHED HOUSING (210)**

#### **1. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS**

( Trip generation, 8<sup>th</sup> Edition page 291)

*On a: Weekday, Peak Hour of adjacent Street traffic, one hour between 7 and 9 a.m.*

Directional Distribution: 20 % Entering, 80% Exiting

Equation  $T = 0.70(x) + 9.74$  where: T = Average Vehicle Ends      X = Number of Dwelling Units

$$X = 110$$

$$T = 0.70(110) + 9.74 = 86.74$$

$$T_{enter} = 86.74 (0.25) = 21.68 \text{ trip/hour}$$

$$T_{exit} = 86.74 (0.75) = 65.05 \text{ trip/hour}$$

## 2. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

( Trip generation, 8<sup>th</sup> Edition page 292)

**On a: Weekday, Peak Hour of adjacent Street traffic, one hour between 4 and 6 p.m.**

Directional Distribution: 63% Entering, 37% Exiting

Equation  $\ln T = 0.90\ln(x) + 0.51$  where: T = Average Vehicle Ends X = Number of Dwelling

$$X = 110$$

$$\ln T = 0.90\ln(110) + 0.51 = 114.48$$

$$T_{enter} = 114.48 (0.63) = 72.12 \text{ trip/hour}$$

$$T_{exit} = 114.48 (0.37) = 42.35 \text{ trip/hour}$$



*Guillermo A. P.E.*  
7/30/24

## Single-Family Detached Housing (210)

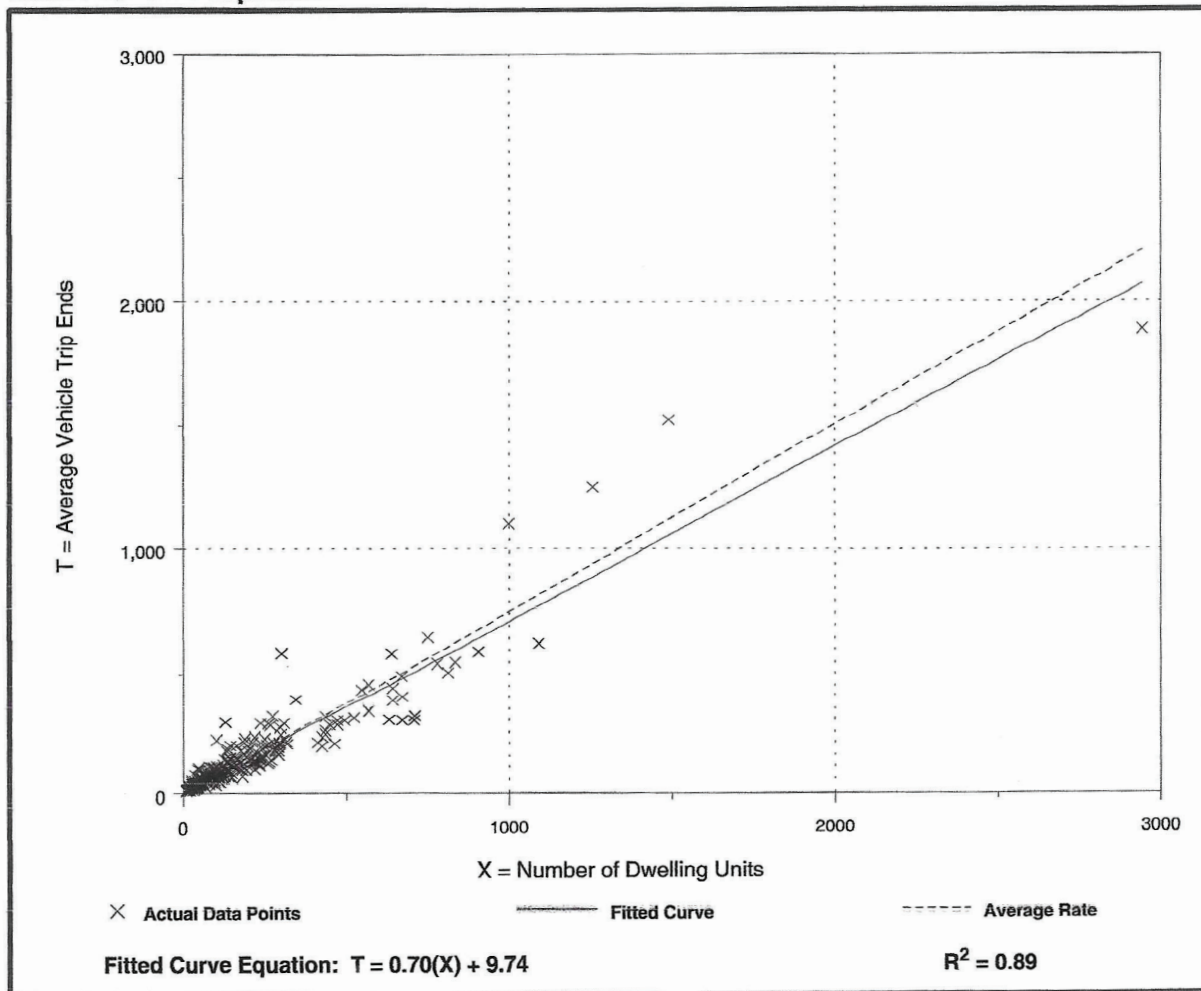
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

Number of Studies: 286  
 Avg. Number of Dwelling Units: 194  
 Directional Distribution: 25% entering, 75% exiting

### Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

### Data Plot and Equation



## Single-Family Detached Housing (210)

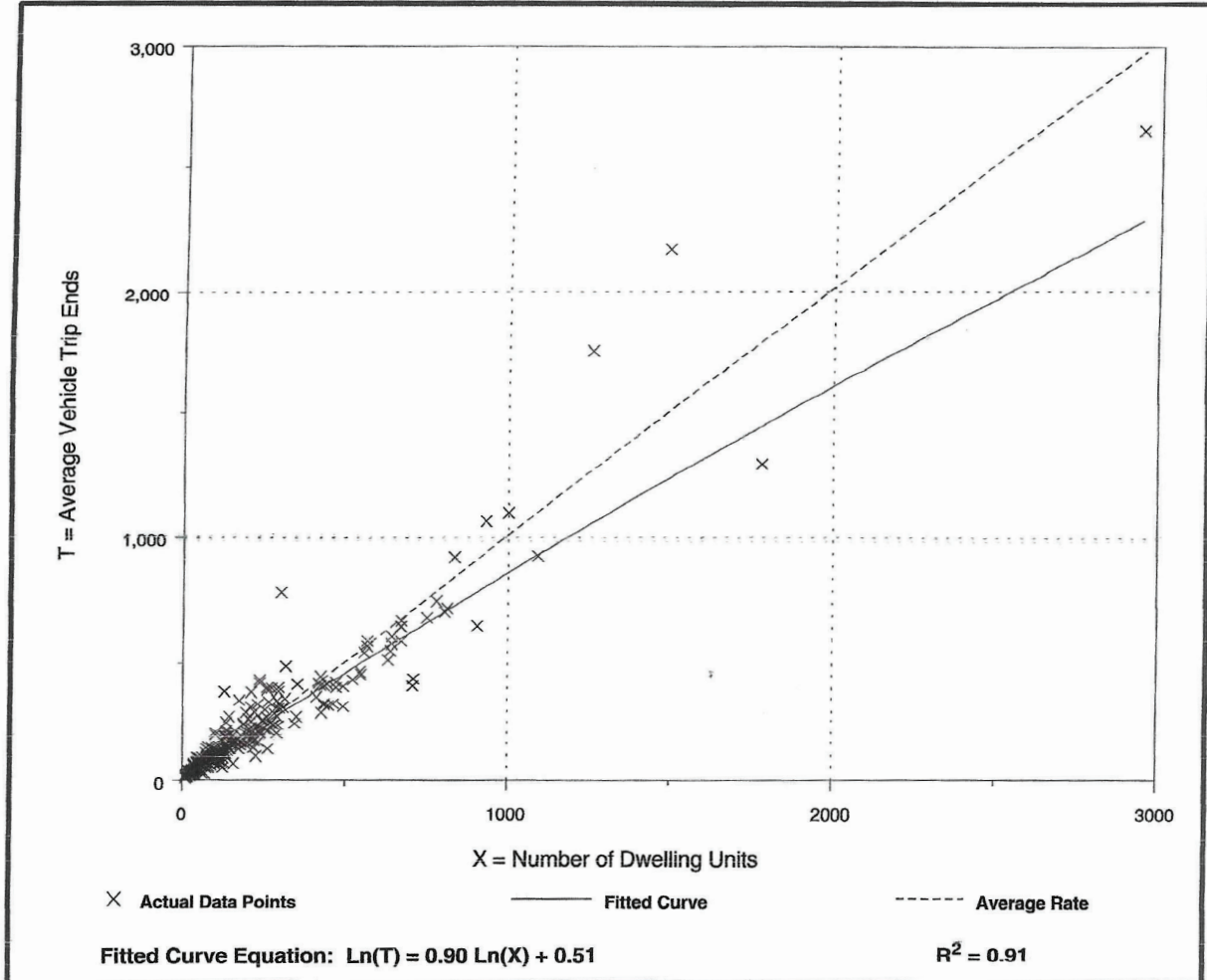
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 314  
 Avg. Number of Dwelling Units: 208  
 Directional Distribution: 63% entering, 37% exiting

### Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.01	0.42 - 2.98	1.05

### Data Plot and Equation



**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
526 N. 5<sup>TH</sup> STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218  
FIRM No. F-9050

**DRAINAGE REPORT**  
**For**  
**MAGNOLIA RIDGE SUBDIVISION**

Prepared by : Guillermo A. Arratia, P.E.



*Guillermo A. Arratia, P.E.*  
*6/20/24*

## **INDEX OF SHEETS**

- 1. Cover Sheet**
- 2. Index of Sheets**
- 3. Drainage Report**
- 4. Drainage Calculations – Exhibit “A”**
- 5. Rainfall Intensity Table**
- 6. Runoff Coefficient Table**
- 7. Location Map – Exhibit “B”**
- 8-9 FEMA Map Location “Exhibit “C”**
- 10-11 Soil Map – Exhibit “D”**

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
526 N. 5<sup>TH</sup> STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218  
FIRM No. F-9050

**DRAINAGE REPORT**  
**For**  
**MAGNOLIA RIDGE SUBDIVISION**

**I. PROJECT LOCATION**

A 29.00 acre Tract of land being the west 29.00 acres of Farm Tract 655, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located at the southeast corner of Mile 6 ½ North Road and Mile 7 North Road, and is located within the city limits of Weslaco. (Refer to Exhibit B).

**II. FLOOD PLAIN**

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: Dated May 30, 2002. (Refer to Exhibit C).

**III. SOIL CONDITIONS**

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28), Racombes (48), Raymondville (52) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B and D. (Refer to Exhibit D)

**IV. EXISTING CONDITIONS**

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (12.40 cfs) from the site is by form of sheet flow runs towards the west side of this tract.

**V. PROPOSED CONDITIONS**

The proposed conditions for this subject tract is for 110 lots for residential use. The storm runoff after development will be increase 16.5 cfs for a total 28.9 cfs, I have calculated that 87,060 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 36" RCP with curb inlets and out falling into Drain Ditch located on the south side of this subdivision and owned by H.C.I D. No.1. Detention of 87,060 CF will be accomplished by excavating this volume on the existing Drain Ditch.



*Guillermo A. Arratia*  
6/20/24

DRAINAGE CALCULATIONS EXHIBIT "A"

MAGNOLIA RIDGE SUBDIVISION

AREA= 29 Ac.

TxDOT Intensity Constants for  $I = b / (T_c + d)^e$

**Existing Conditions**

Length= 957 ft.  
Slope= 0.1 %  
Cexist.= 0.2  
Time of Concentration= 108 min.  
Texist. = 108 min.  
Iexist.= 2.14 in/hr  
Qexist.= 12.40 cfs.

10 year storm

b= 87  
e= 0.778  
d= 9.2

**Proposed Conditions**

Length= 957 ft.  
Slope= 0.15 %  
Cfut.= 0.3  
Time of Concentration= 84 min.  
Tfut.= 84 min.  
Ifut.= 3.32 in/hr  
Qfut.= 28.9 cfs.  
Qin= 8.70 i

50 year storm

b= 99  
e= 0.749  
d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	94.18	56508	12.40	34908	21,601
20	7.91	68.80	82559	12.40	38627	43,931
30	6.34	55.18	99324	12.40	42347	56,977
40	5.35	46.54	111708	12.40	46067	65,641
50	4.66	40.52	121564	12.40	49787	71,777
60	4.14	36.05	129783	12.40	53507	76,276
70	3.75	32.58	136854	12.40	57227	79,628
80	3.43	29.81	143078	12.40	60947	82,131
90	3.16	27.53	148649	12.40	64667	83,982
110	2.76	23.99	158332	12.40	72106	86,225
120	2.60	22.58	162612	12.40	75826	86,785
130	2.45	21.36	166595	12.40	79546	87,049
140	2.33	20.28	170326	12.40	83266	87,060
150	2.22	19.32	173837	12.40	86986	86,851
160	2.12	18.45	177155	12.40	90706	86,449
170	2.03	17.68	180304	12.40	94426	85,878
180	1.95	16.97	183301	12.40	98145	85,155
190	1.88	16.33	186162	12.40	101865	84,297
200	1.81	15.74	188901	12.40	105585	83,316
210	1.75	15.20	191529	12.40	109305	82,224

DRAINAGE CALCULATIONS EXHIBIT "A"

220	1.69	14.70	194056	12.40	113025	81,031
230	1.64	14.24	196490	12.40	116745	79,746
240	1.59	13.81	198839	12.40	120465	78,375
250	1.54	13.41	201110	12.40	124185	76,925
260	1.50	13.03	203307	12.40	127904	75,403
270	1.46	12.68	205437	12.40	131624	73,813
<b>Storage Requires=</b>		<b>87,060</b>	<b>cubic feet</b>	<b>=</b>	<b>2.00</b>	<b>ac-ft</b>



*Guillermo A. Arratia, P.E.*  
*6/20/24*

Chapter 4 — Hydrology

Section 12 — Rational Method

Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soil, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15
Steep grassed slopes	0.70
Lawns:	
Sandy soil, flat 2%	0.05-0.10
Sandy soil, average 2-7%	0.10-0.15
Sandy soil, steep 7%	0.15-0.20
Heavy soil, flat 2%	0.13-0.17
Heavy soil, average 2-7%	0.18-0.22

TABLE 6. CONSTANTS FOR USE IN FORMULA  $I = b/(t_c + d)^e$  (Continued)

COUNTY	2 year					5 year					10 year					25 year					50 year					100 year				
	e	b	d	e	b	e	b	d	e	b	e	b	d	e	b	e	b	d	e	b	e	b	d	e	b	e	b	d	e	b
Hempfl	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6	0.847	132	10.6	0.847	132	10.6	0.847	132	10.6	0.847	132	10.6
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7	0.749	102	8.7	0.749	102	8.7	0.749	102	8.7	0.749	102	8.7
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.749	99	9.2	0.740	103	9.6	0.740	103	9.6	0.740	103	9.6	0.740	103	9.6	0.740	103	9.6
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	96	8.8	0.759	105	8.2	0.759	105	8.2	0.759	105	8.2	0.759	105	8.2	0.759	105	8.2
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9	0.817	101	9.9	0.817	101	9.9	0.817	101	9.9	0.817	101	9.9
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.766	105	7.7	0.766	105	7.7	0.766	105	7.7	0.766	105	7.7	0.766	105	7.7
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3	0.750	100	8.3	0.750	100	8.3	0.750	100	8.3	0.750	100	8.3
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2	0.727	94	8.2	0.727	94	8.2	0.727	94	8.2	0.727	94	8.2
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.1	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2	0.788	95	9.2	0.788	95	9.2	0.788	95	9.2	0.788	95	9.2
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	9.4	0.833	77	9.4	0.833	77	9.4	0.833	77	9.4	0.833	77	9.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	104	8.4	0.758	104	8.4	0.758	104	8.4	0.758	104	8.4	0.758	104	8.4
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4	0.837	115	10.4	0.837	115	10.4	0.837	115	10.4	0.837	115	10.4
Irion	0.780	37	8.1	0.789	55	9.6	0.778	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1	0.770	90	8.1	0.770	90	8.1	0.770	90	8.1	0.770	90	8.1
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5	0.775	109	8.5	0.775	109	8.5	0.775	109	8.5	0.775	109	8.5
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8	0.720	97	8.8	0.720	97	8.8	0.720	97	8.8	0.720	97	8.8
Jasper	0.782	66	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1	0.700	87	8.1	0.700	87	8.1	0.700	87	8.1	0.700	87	8.1
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6	0.832	93	9.6	0.832	93	9.6	0.832	93	9.6	0.832	93	9.6
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2	0.687	84	9.2	0.687	84	9.2	0.687	84	9.2	0.687	84	9.2
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4	0.750	104	9.4	0.750	104	9.4	0.750	104	9.4	0.750	104	9.4
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4	0.740	102	9.4	0.740	102	9.4	0.740	102	9.4	0.740	102	9.4
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	104	8.1	0.763	104	8.1	0.763	104	8.1	0.763	104	8.1	0.763	104	8.1
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5	0.784	104	8.5	0.784	104	8.5	0.784	104	8.5	0.784	104	8.5
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8	0.749	106	8.8	0.749	106	8.8	0.749	106	8.8	0.749	106	8.8
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6	0.757	104	8.6	0.757	104	8.6	0.757	104	8.6	0.757	104	8.6
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6	0.763	104	8.6	0.763	104	8.6	0.763	104	8.6	0.763	104	8.6
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2	0.731	100	9.2	0.731	100	9.2	0.731	100	9.2	0.731	100	9.2
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.799	93	10.0	0.798	104	9.0	0.798	104	9.0	0.798	104	9.0	0.798	104	9.0	0.798	104	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.758	91	8.0	0.768	104	8.4	0.768	104	8.4	0.768	104	8.4	0.768	104	8.4	0.768	104	8.4
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.742	88	7.6	0.768	104	8.2	0.768	104	8.2	0.768	104	8.2	0.768	104	8.2	0.768	104	8.2
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4	0.802	111	9.4	0.802	111	9.4	0.802	111	9.4	0.802	111	9.4
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8	0.781	108	8.8	0.781	108	8.8	0.781	108	8.8	0.781	108	8.8
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4	0.731	99	9.4	0.731	99	9.4	0.731	99	9.4	0.731	99	9.4
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4	0.798	111	9.4	0.798	111	9.4	0.798	111	9.4	0.798	111	9.4
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2	0.752	98	8.2	0.752	98	8.2	0.752	98	8.2	0.752	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1	0.820	103	10.1	0.820	103	10.1	0.820	103	10.1	0.820	103	10.1

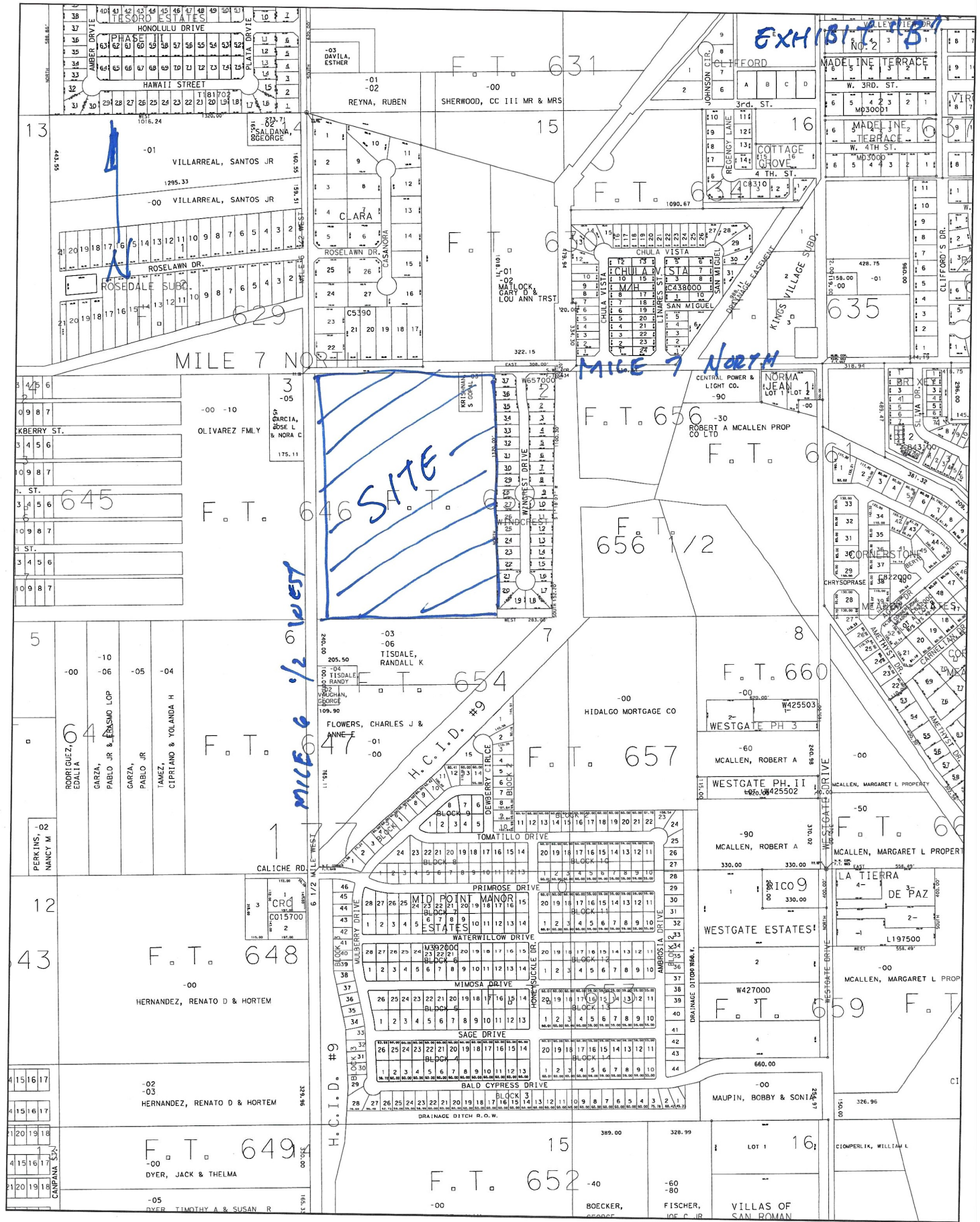


EXHIBIT "C"



SCALE 1" = 2000'



**NFP**

**PANEL 0450 C**

**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**

**FLOOD INSURANCE RATE MAP**

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

(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER**

**480334 0450 C**

**MAP REVISED:**

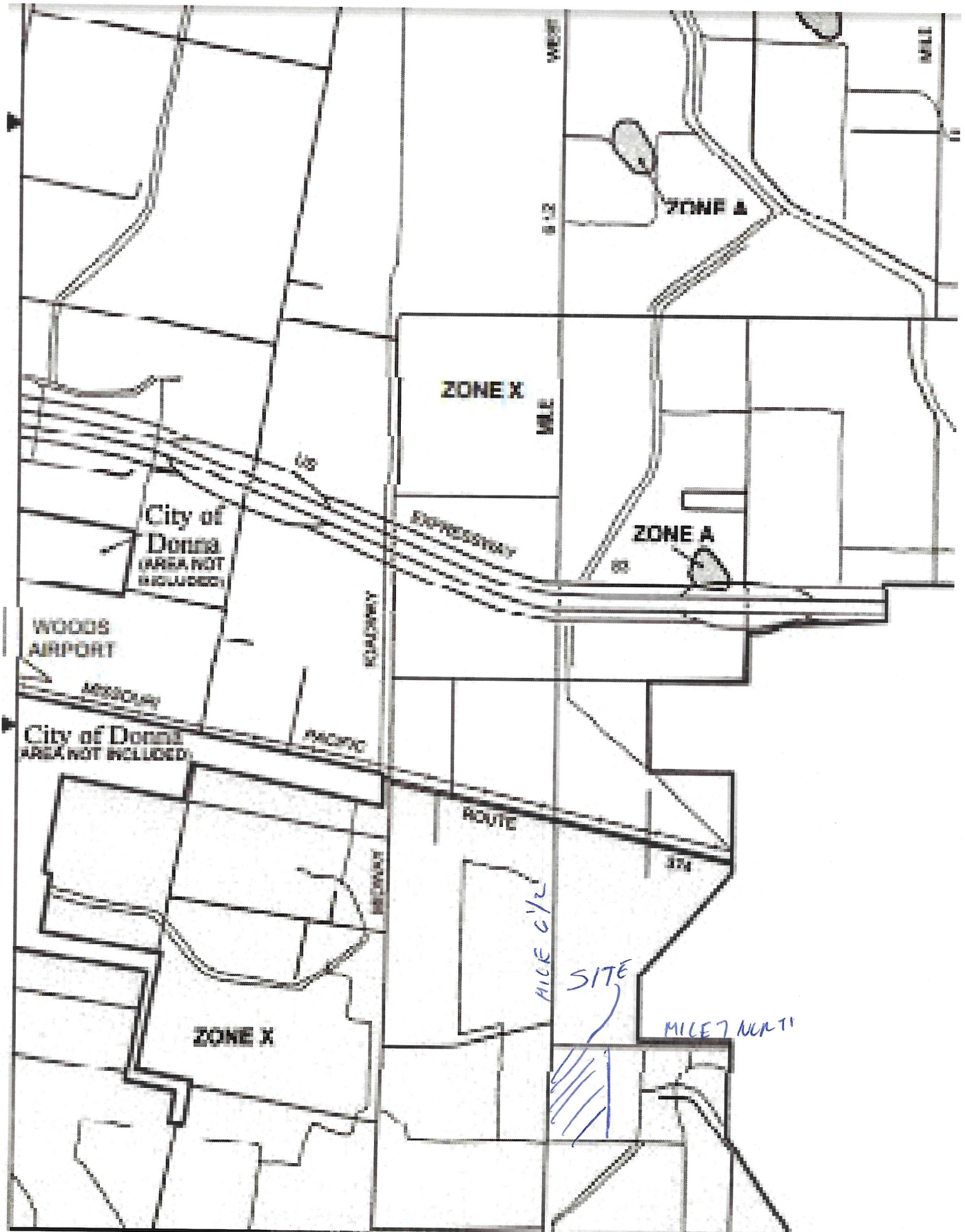
**JUNE 6, 2000**



**REVISED TO  
REFLECT LOMR  
DATED**

**MAY 30, 2002**

**Federal Emergency Management Agency**



# LEGEND

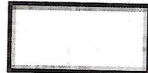


## SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

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

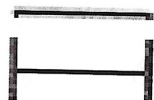


## FLOODWAY AREAS IN ZONE AE



## OTHER FLOOD AREAS

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



## OTHER AREAS

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

## UNDEVELOPED COASTAL BARRIERS



Identified  
1983



Identified  
1990



Otherwise  
Protected Areas

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



Floodplain Boundary



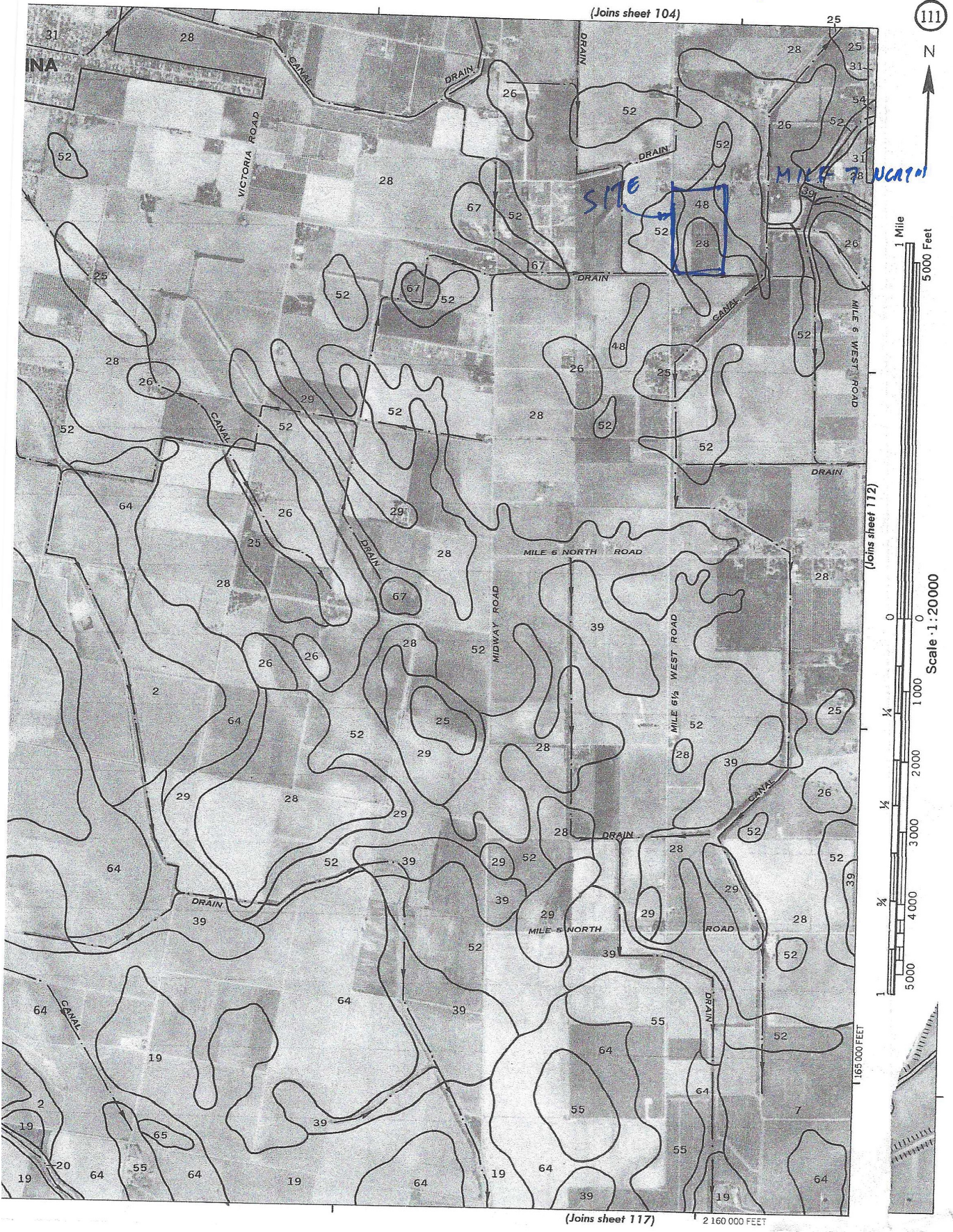
Floodway Boundary



Zone D Boundary

SHEET NUMBER 111

EXHIBIT "D"



This map is compiled on BGS aerial photography by the U. S. Department of Agriculture, Soil Conservation Service and cooperating agencies.

3

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 Ft	Kind	Months	Depth In	Hard-ness	Uncoated steel	Concrete
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13.* Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
----- Randado	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21.* Harlingen	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
----- Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
25, 26, 27, 28 29----- Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31.* Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
----- Urban land.											
32.* Jimenez	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

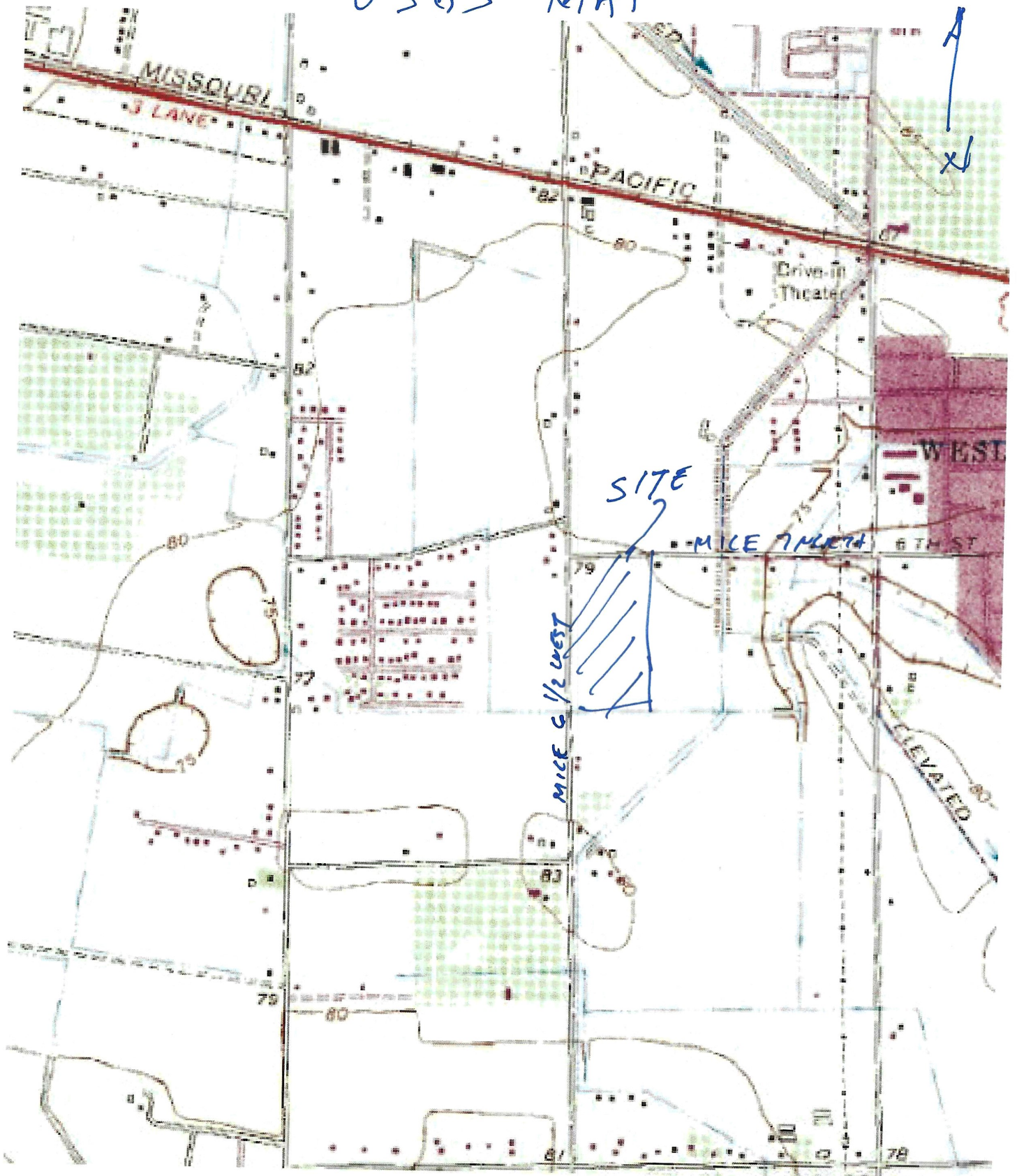
Hidalgo County, Texas

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

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corr	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Con
					Ft			In			
32:* Quemado-----	C	None-----	---	---	>6.0	---	---	10-20	Thin	Moderate	Low
33----- Laredo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
34----- Matamoros	C	Occasional	Long-----	Sep-May	>6.0	---	---	---	---	High-----	Low
35, 36, 37, 38----- McAllen	C	None-----	---	---	>6.0	---	---	---	---	High-----	Low
39, 40, 41----- Mercedes	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low
42----- Nueces	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low
43:* Nueces-----	C	None-----	---	---	>6.0	---	---	---	---	Moderate	Low
Sarita-----	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
44, 44----- Olmito	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low
45,* 46,* 47.* Pits											
48----- Racombes	B	Rare-----	---	---	>6.0	---	---	---	---	High-----	Low
49----- Racombes	B	Rare-----	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low
50----- 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.

# USGS MAP

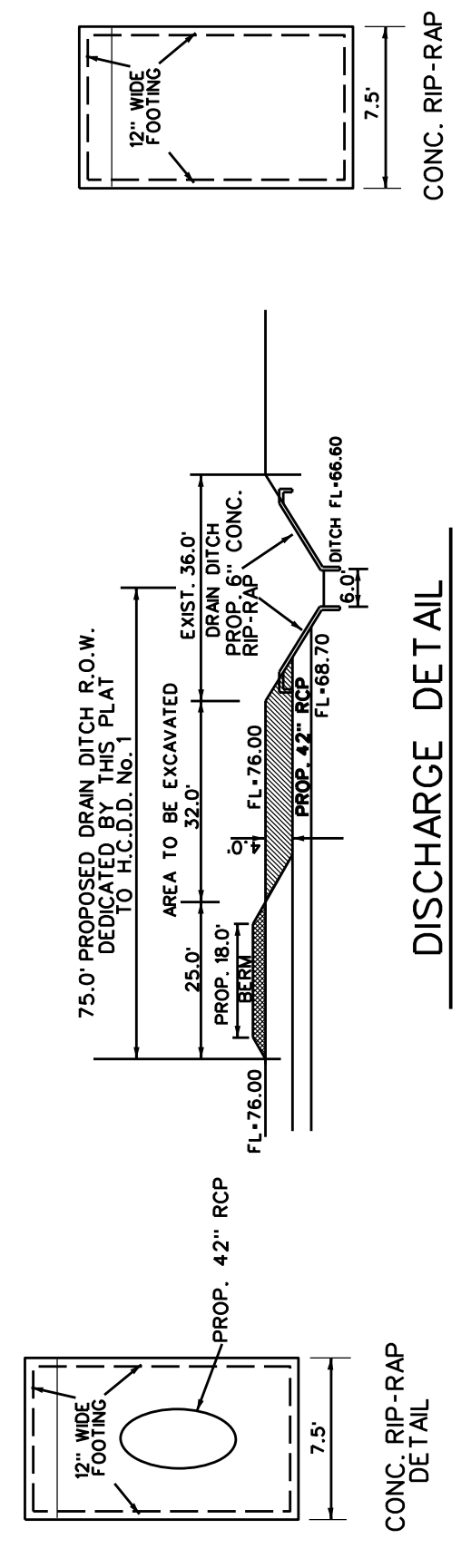
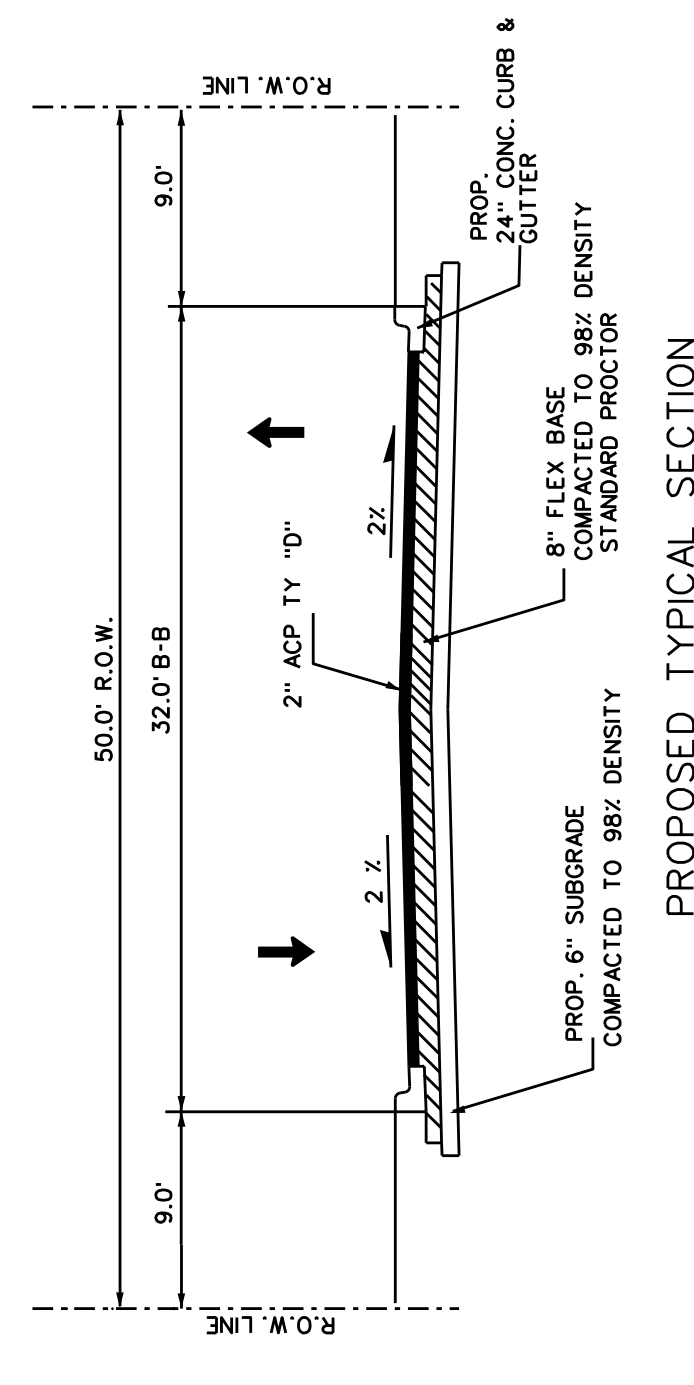
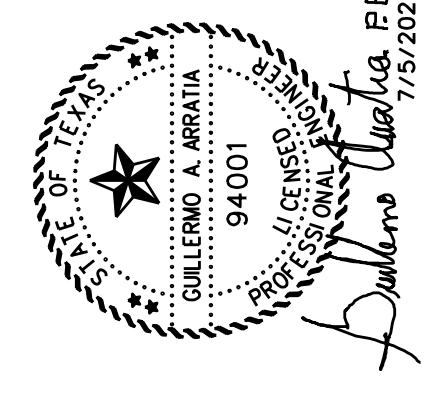




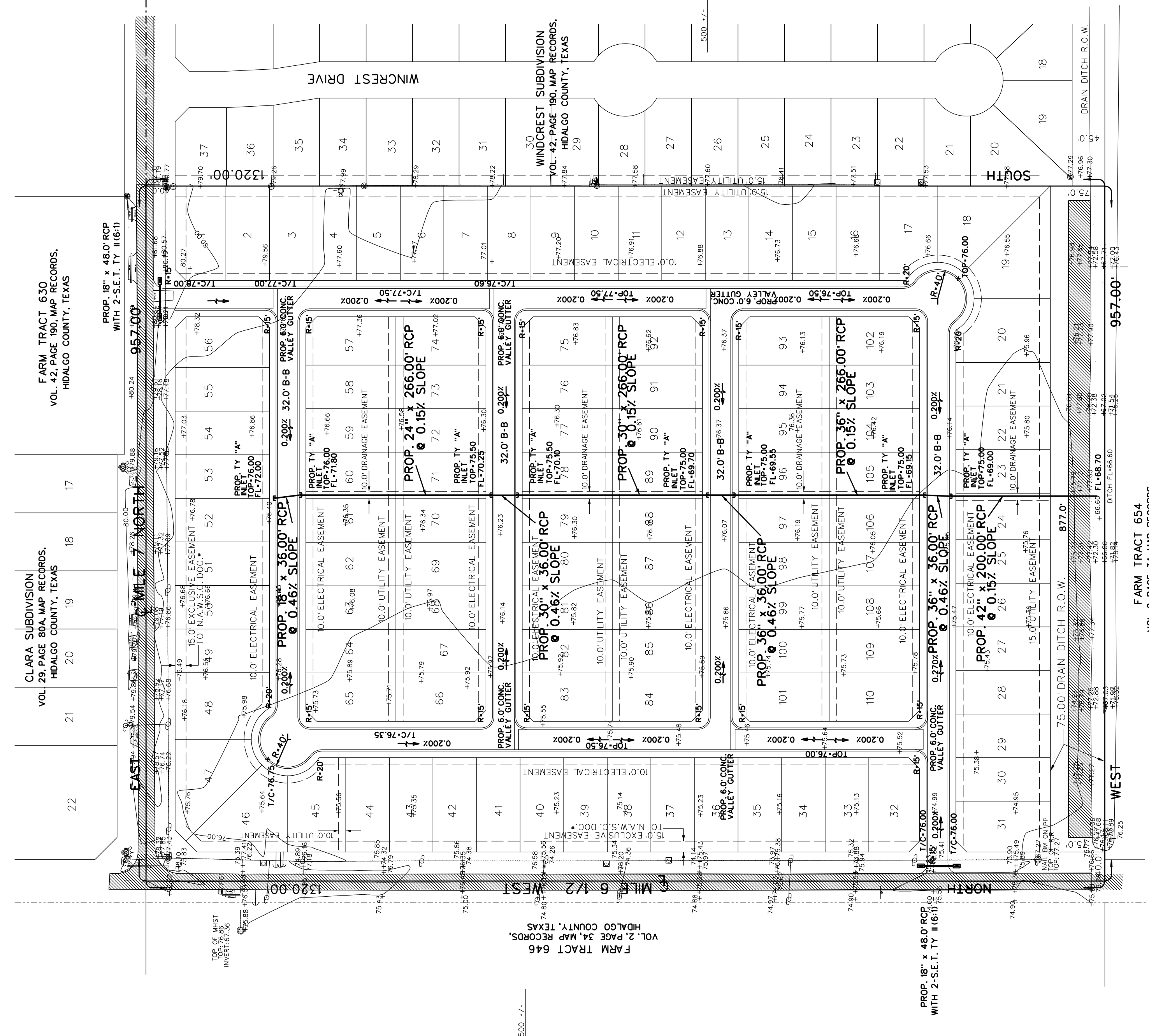
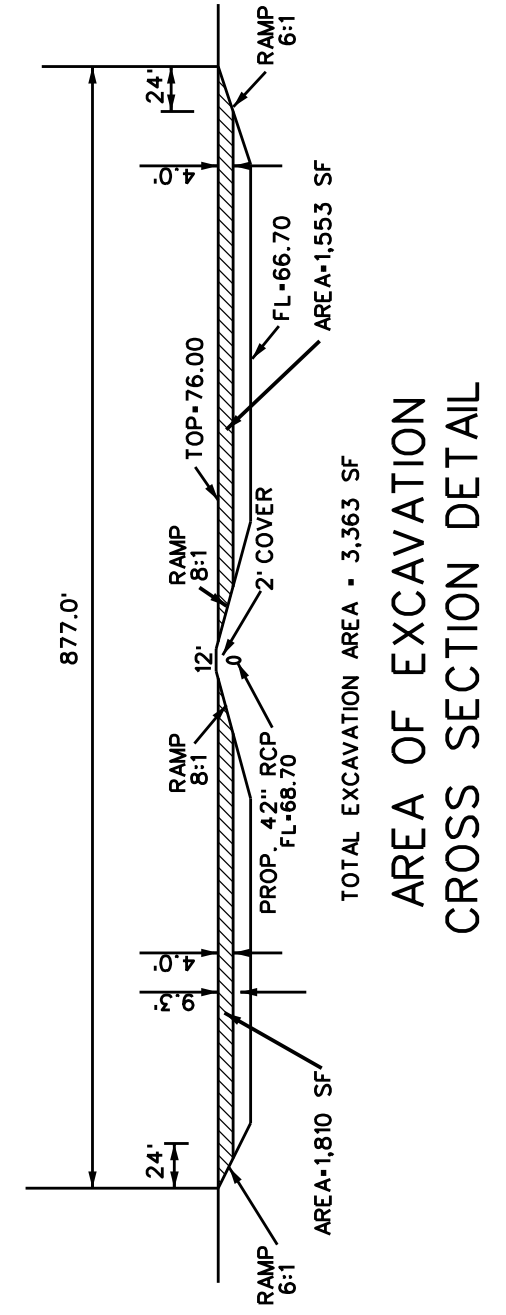
HERON'S LANDING  
SUBDIVISION

PAVING AND  
DRAINAGE

NAIN ENGINEERING, L.L.C.  
CONSULTING ENGINEER  
PH: (956) 784-0218  
E-MAIL: NAINENGINEERING@YAHOO.COM  
FIRM NO. F-9505  
26 N. 5TH STREET  
DUNN, TEXAS, 78537



DISCHARGE DETAIL  
DRAINAGE DETENTION REQUIRED: 87,060 CF  
DRAINAGE DETENTION CAPACITY: 100,890 CF  
VOLUME OF EXCAVATION: 3,363 SF X 30' LF = 100,890 CF



- LEGEND
- ⊕ BENCHMARK
  - ⊙ CIRCULAR CURB
  - ⊙ CONCRETE UTILITY
  - ⊙ ELECTRIC TRANSFORMER
  - ⊙ FIRE HYDRANT
  - ⊙ FIBER OPTIC MANHOLE
  - ⊙ GAS VALVE
  - ⊙ MANHOLE
  - ⊙ MANHOLE WITH COVER
  - ⊙ MANHOLE WITH COVER AND RAMP
  - ⊙ STREET SIGN
  - ⊙ STOP SIGN
  - ⊙ TELEPHONE PEDIESTAL

SCALE: 1"=100'

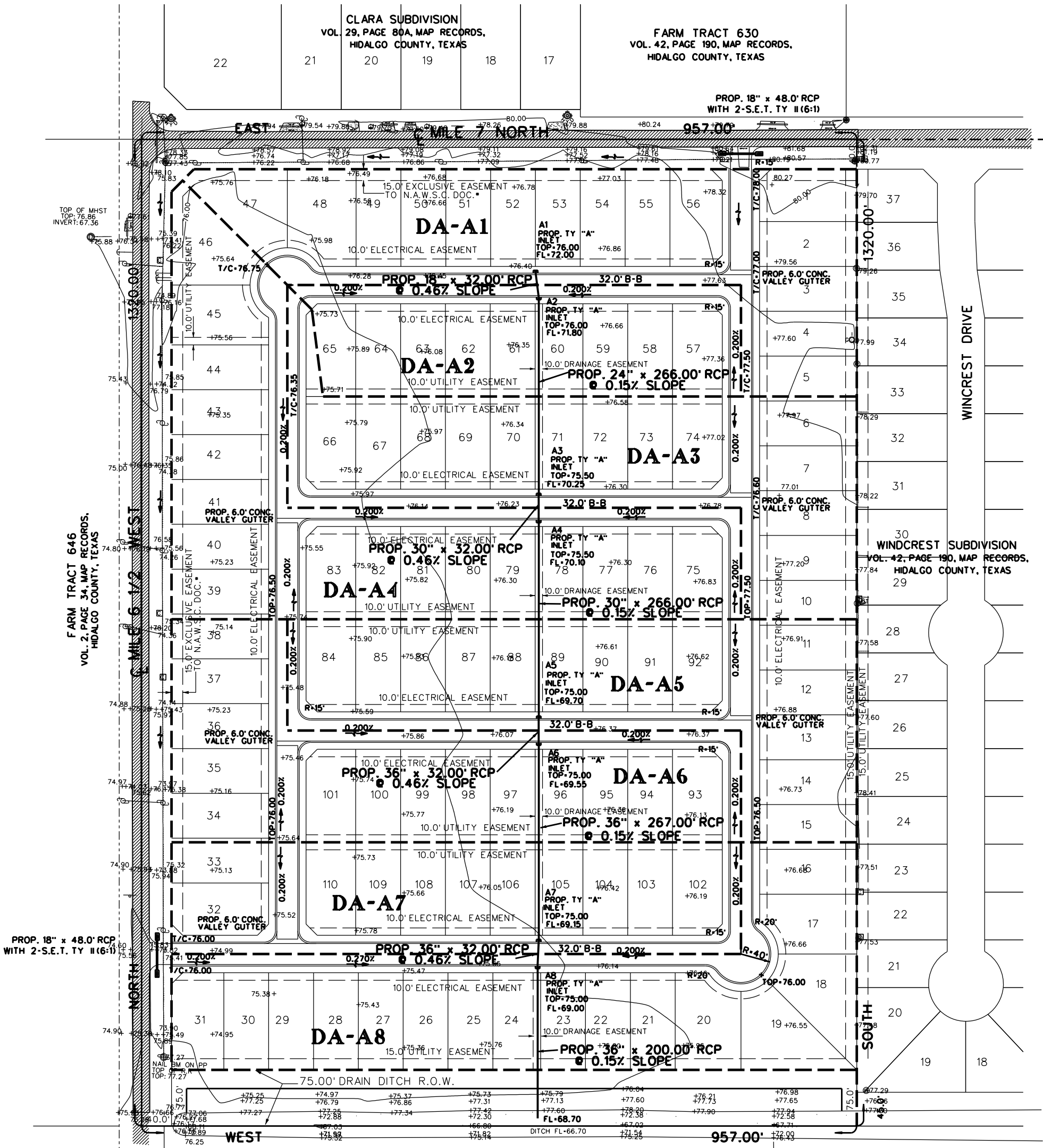
FARM TRACT 654  
VOL. 2, PAGE 34, MAP RECORDS,  
HIDALGO COUNTY, TEXAS

CLARA SUBDIVISION  
VOL. 29, PAGE 89A, MAP RECORDS,  
HIDALGO COUNTY, TEXAS

FARM TRACT 653  
VOL. 2, PAGE 33, MAP RECORDS,  
HIDALGO COUNTY, TEXAS

FARM TRACT 646  
VOL. 2, PAGE 34, MAP RECORDS,  
HIDALGO COUNTY, TEXAS

# DRAINAGE AREAS



FARM TRACT 654  
VOL. 2, PAGE 34, MAP RECORDS,  
HIDALGO COUNTY, TEXAS

WinStorm (STORM DRAIN DESIGN)

Version 3.05, Jan. 25, 2002  
Run @ 7/4/2024 10:41:12 PM

PROJECT NAME : Untitled  
JOB NUMBER : 01  
PROJECT DESCRIPTION : MAGNOLIA RIDGE SUBDIVISION

DESIGN FREQUENCY : 5 Years  
ANALYSYS FREQUENCY : 10 Years  
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

=====

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.36	3.51	53.33	53.33	2.99	0.000	3.769
	0.85	0.38	Pavement				
	0.3	3.13	Single family				
A-2	0.375	1.98	53.33	53.33	2.99	0.000	2.218
	0.85	0.27	Pavement				
	0.3	1.71	Single family				
A-3	0.383	3.18	53.33	53.33	2.99	0.000	3.638
	0.85	0.48	Pavement				
	0.3	2.70	Single family				
A-4	0.379	3.99	53.33	53.33	2.99	0.000	4.511
	0.85	0.57	Pavement				
	0.3	3.42	Single family				
A-5	0.372	3.05	53.33	53.33	2.99	0.000	3.390
	0.85	0.40	Pavement				
	0.3	2.65	Single family				
A-6	0.372	3.05	53.33	53.33	2.99	0.000	3.390
	0.85	0.40	Pavement				
	0.3	2.65	Single family				
A-7	0.387	2.59	53.33	53.33	2.99	0.000	2.994
	0.85	0.41	Pavement				
	0.3	2.18	Single family				
A-8	0.361	3.80	45.33	45.33	3.33	0.000	4.566
	0.85	0.42	Pavement				
	0.3	3.38	Single family				

Sag Inlets Configuration Data.

=====

Inlet ID	Inlet Type	Length/Perim. (ft)	Grate Area (sf)	Left-Slope Long Trans (%)	Right-Slope Long Trans (%)	Gutter n	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	10.00	n/a	0.50	2.00	0.014	1.50	76.00
A-2	Curb	10.00	n/a	0.50	2.00	0.014	1.50	76.00
A-3	Curb	10.00	n/a	0.50	2.00	0.014	1.50	75.50
A-4	Curb	10.00	n/a	0.50	2.00	0.014	1.50	75.50
A-5	Curb	10.00	n/a	0.50	2.00	0.014	1.50	75.00
A-6	Curb	10.00	n/a	0.50	2.00	0.014	1.50	75.00
A-7	Curb	10.00	n/a	0.50	2.00	0.014	1.50	75.00
A-8	Curb	10.00	n/a	0.50	2.00	0.014	1.50	75.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Left (ft)	Width Right (ft)
A-1	Curb	10.00	n/a	n/a	3.769	10.327	0.255	9.90	9.90
A-2	Curb	10.00	n/a	n/a	2.218	10.327	0.179	8.10	8.10
A-3	Curb	10.00	n/a	n/a	3.638	10.327	0.249	9.75	9.75
A-4	Curb	10.00	n/a	n/a	4.511	10.327	0.288	10.60	10.60
A-5	Curb	10.00	n/a	n/a	3.390	10.327	0.238	9.50	9.50
A-6	Curb	10.00	n/a	n/a	3.390	10.327	0.238	9.50	9.50
A-7	Curb	10.00	n/a	n/a	2.994	10.327	0.219	9.10	9.10
A-8	Curb	10.00	n/a	n/a	4.566	10.327	0.290	10.65	10.65

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr. Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.360	3.51	53.33	2.99	0.000	0.00	3.769
A-2	Curb	0.365	5.49	53.45	2.98	0.000	0.00	5.978
A-3	Curb	0.372	8.67	54.20	2.95	0.000	0.00	9.520
A-4	Curb	0.374	12.66	54.30	2.95	0.000	0.00	13.964
A-5	Curb	0.374	15.71	55.50	2.91	0.000	0.00	17.057
A-6	Curb	0.373	18.76	55.59	2.90	0.000	0.00	20.334
A-7	Curb	0.375	21.35	56.67	2.87	0.000	0.00	22.942
A-8	Curb	0.373	25.15	56.75	2.86	0.000	0.00	26.845
OUT	Outlt	0.373	25.15	56.75	2.86	0.000	0.00	26.845

Conveyance Configuration Data

Run#	Node I.D.		Flowline Elev.		Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
	US	DS	US (ft)	DS (ft)						
10	A-1	A-2	72.00	71.80	Circ 1	0.00	1.50	32.00	0.63	0.013
20	A-2	A-3	71.80	70.25	Circ 1	0.00	2.00	236.00	0.66	0.013
30	A-3	A-4	70.25	70.10	Circ 1	0.00	2.50	32.00	0.47	0.013
40	A-4	A-5	70.10	69.70	Circ 1	0.00	2.50	266.00	0.15	0.013
50	A-5	A-6	69.70	69.55	Circ 1	0.00	3.00	32.00	0.47	0.013
60	A-6	A-7	69.55	69.15	Circ 1	0.00	3.00	267.00	0.15	0.013
70	A-7	A-8	69.15	69.00	Circ 1	0.00	3.00	32.00	0.47	0.013
80	A-8	OUT	69.00	68.70	Circ 1	0.00	3.50	200.00	0.15	0.013

Conveyance Hydraulic Computations. Tailwater = 72.000 (ft)

Run#	Hydraulic Gradeline			Depth		Velocity		Q (cfs)	Cap (cfs)	Junc Loss (ft)
	US Elev (ft)	DS Elev (ft)	Fr.Slope (%)	Unif. (ft)	Actual (ft)	Unif. (f/s)	Actual (f/s)			
10*	72.87	72.87	0.129	0.71	1.07	4.59	2.81	3.77	8.31	0.000
20*	72.87	72.70	0.070	0.79	2.00	5.22	1.90	5.98	18.34	0.000
30*	72.70	72.68	0.054	1.01	2.50	5.15	1.94	9.52	28.09	0.000
40	72.68	72.38	0.116	1.80	2.50	3.70	2.84	13.96	15.91	0.000
50*	72.38	72.36	0.065	1.27	2.81	6.02	2.48	17.06	45.67	0.000
60	72.36	72.15	0.093	1.97	3.00	4.14	2.88	20.33	25.82	0.000
70*	72.15	72.11	0.118	1.50	3.00	6.49	3.25	22.94	45.67	0.000
80	72.11	72.00	0.071	2.13	3.30	4.37	2.86	26.84	38.97	0.000

OUTPUT FOR ANALYSYS FREQUENCY of: 10 Years

Runoff Computation for Analysis Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.36	3.51	53.33	53.33	3.48	0.000	4.398
	0.85	0.38	Pavement				
	0.3	3.13	Single family				
A-2	0.375	1.98	53.33	53.33	3.48	0.000	2.587
	0.85	0.27	Pavement				
	0.3	1.71	Single family				
A-3	0.383	3.18	53.33	53.33	3.48	0.000	4.244
	0.85	0.48	Pavement				

	0.3	2.70	Single family				
A-4	0.379	3.99	53.33	53.33	3.48	0.000	5.264
	0.85	0.57	Pavement				
	0.3	3.42	Single family				
A-5	0.372	3.05	53.33	53.33	3.48	0.000	3.955
	0.85	0.40	Pavement				
	0.3	2.65	Single family				
A-6	0.372	3.05	53.33	53.33	3.48	0.000	3.955
	0.85	0.40	Pavement				
	0.3	2.65	Single family				
A-7	0.387	2.59	53.33	53.33	3.48	0.000	3.493
	0.85	0.41	Pavement				
	0.3	2.18	Single family				
A-8	0.361	3.80	45.33	45.33	3.88	0.000	5.314
	0.85	0.42	Pavement				
	0.3	3.38	Single family				

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	76.00
A-2	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	76.00
A-3	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.50
A-4	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.50
A-5	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00
A-6	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00
A-7	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00
A-8	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Left (ft)	Width Right (ft)
A-1	Curb	10.00	n/a	n/a	4.398	10.327	0.283	10.50	10.50
A-2	Curb	10.00	n/a	n/a	2.587	10.327	0.199	8.60	8.60
A-3	Curb	10.00	n/a	n/a	4.244	10.327	0.276	10.35	10.35
A-4	Curb	10.00	n/a	n/a	5.264	10.327	0.319	11.20	11.20
A-5	Curb	10.00	n/a	n/a	3.955	10.327	0.264	10.10	10.10
A-6	Curb	10.00	n/a	n/a	3.955	10.327	0.264	10.10	10.10
A-7	Curb	10.00	n/a	n/a	3.493	10.327	0.243	9.60	9.60
A-8	Curb	10.00	n/a	n/a	5.314	10.327	0.321	11.25	11.25

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q (cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.360	3.51	53.33	3.48	0.000	0.00	4.398
A-2	Curb	0.365	5.49	53.44	3.48	0.000	0.00	6.975
A-3	Curb	0.372	8.67	54.16	3.45	0.000	0.00	11.114
A-4	Curb	0.374	12.66	54.26	3.44	0.000	0.00	16.304
A-5	Curb	0.374	15.71	55.50	3.39	0.000	0.00	19.912
A-6	Curb	0.373	18.76	55.59	3.39	0.000	0.00	23.739
A-7	Curb	0.375	21.35	56.65	3.35	0.000	0.00	26.795
A-8	Curb	0.373	25.15	56.73	3.34	0.000	0.00	31.354
OUT	Outlt	0.373	25.15	56.73	3.34	0.000	0.00	31.354

Conveyance Configuration Data

Run#	Node I.D.		Flowline Elev.		Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
	US	DS	US (ft)	DS (ft)						
10	A-1	A-2	72.00	71.80	Circ 1	0.00	1.50	32.00	0.63	0.013
20	A-2	A-3	71.80	70.25	Circ 1	0.00	2.00	236.00	0.66	0.013
30	A-3	A-4	70.25	70.10	Circ 1	0.00	2.50	32.00	0.47	0.013
40	A-4	A-5	70.10	69.70	Circ 1	0.00	2.50	266.00	0.15	0.013
50	A-5	A-6	69.70	69.55	Circ 1	0.00	3.00	32.00	0.47	0.013
60	A-6	A-7	69.55	69.15	Circ 1	0.00	3.00	267.00	0.15	0.013
70	A-7	A-8	69.15	69.00	Circ 1	0.00	3.00	32.00	0.47	0.013
80	A-8	OUT	69.00	68.70	Circ 1	0.00	3.50	200.00	0.15	0.013

Conveyance Hydraulic Computations. Tailwater = 72.000 (ft)

Run#	Hydraulic Gradeline			Depth		Velocity		Q (cfs)	Cap (cfs)	Junc Loss (ft)
	US Elev (ft)	DS Elev (ft)	Fr.Slope (%)	Unif. (ft)	Actual (ft)	Unif. (f/s)	Actual (f/s)			
10	73.27	73.24	0.175	0.77	1.44	4.79	2.53	4.40	8.31	0.000
20	73.24	73.01	0.095	0.86	2.00	5.44	2.22	6.98	18.34	0.000
30	73.01	72.99	0.073	1.09	2.50	5.38	2.26	11.11	28.09	0.000
40	72.99	72.57	0.158	2.19	2.50	3.58	3.32	16.30	15.91	0.000
50	72.57	72.55	0.089	1.38	3.00	6.26	2.82	19.91	45.67	0.000
60	72.55	72.21	0.127	2.25	3.00	4.17	3.36	23.74	25.82	0.000
70	72.21	72.16	0.161	1.65	3.00	6.71	3.79	26.79	45.67	0.000
80	72.16	72.00	0.097	2.41	3.30	4.45	3.33	31.35	38.97	0.000

=====END=====

NORMAL TERMINATION OF WINSTORM.



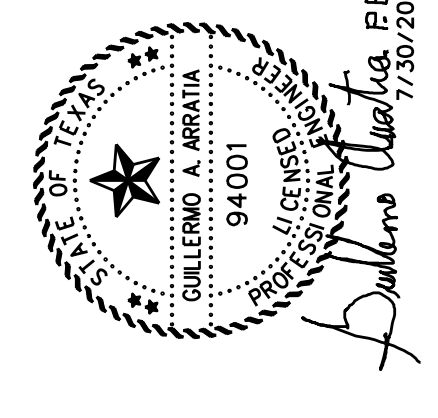




# MAGNOLIA RIDGE SUBDIVISION

# PAVING AND DRAINAGE

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

<b>Date of Meeting:</b> August 7, 2024	<b>Agenda Item No.</b> (to be assigned by PCE): V.C.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
<b>Subject/Agenda Item:</b> Discussion and consideration of the Final Plat for Altamura Subdivision Phase I being 22.45 acres out of Farm Tracts 249, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 170 feet south of Mile 12 North and Mile 5 West. Possible Action.	
<b>Discussion/Overview:</b> The proposed thirty-four (34) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant is requesting variance for OSSF and off-site drainage and is still pending letter of support from the irrigation.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission’s Action:</b> Staff recommends denial of Final Plat due to lack of support letters.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Application for Subdivision platting and variance, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
<b>Responsibilities upon Commission’s Action:</b> Planning staff will advise applicant.	



### SUBDIVISION PLATTING APPLICATION

PLAT-000665-2024

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. RECEIVED JUN 24 2024

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

**STAFF USE ONLY**  
 Single Lot Variance     Minor Plat     Planned Unit Development     Standard Subdivision

#### GENERAL INFORMATION

Name of Subdivision: ALTAMURA SUBDIVISION PHASE I

Location: 170 feet south of the centerline of Mile 12 North along the west side of F.M. 88 (Mile 5 West).

Legal Description: 22.45 acres of land being a part or portion of Farm Tract 249, The West and Adams Tracts as recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas

Is subdivision inside city limits?     YES     NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: n.a.

Existing Land Use: Agricultural    Proposed Land Use: Single Family Dwelling

Number of Lots Proposed: 34    Gross Acreage: 22.45

Title Report Submitted:     YES     NO

#### OWNER INFORMATION

Owner's Name: RD Altamura, LLC., Jason Garza, Mgr.    Telephone: (956) 451-6390

Address: P.O. Box 6105    Fax: \_\_\_\_\_

City: McAllen    State: TX    Zip: 78502    E-mail: jason@wtcementers.com

#### ENGINEER INFORMATION

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

Address: 416 E. Dove Ave.    Fax: \_\_\_\_\_

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

**UTILITY PROVISIONS**

Will proposed subdivision connect to:

YES  NO Water Provision: North Alamo Water Supply Corp.

YES  NO Wastewater Provision: OSSF

YES  NO Electric Company: Magic Valley Electric Coop

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility <u>AT&amp;T</u>	<input type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility
---------------------------------------------------------------------------------------------------	----------------------------------------------------------------------	-----------------------------------------------------------------------------------

Proposed subdivision is in the following districts:

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>#1</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>HCCID#9</u>
-------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------

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

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

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

**SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW**

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

\$355.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

**SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)**

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

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

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

**SUBMITTALS REQUIRED FOR FINAL (City Commission)**

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

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

**SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING**

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

**SUBMITTALS REQUIRED FOR RECORDING BY SECURITY**

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

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

**AUTHORIZATION AND ACKNOWLEDGEMENTS**

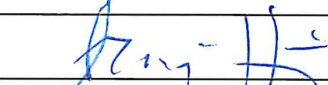
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

Owner Printed Name: Jason Garza

Owner Signature:  Date: 6/21/24

Javier Hinojosa is the authorized agent

Authorized Agent Signature:  Date: 6/21/24

Authorized Agent Printed Name: Javier Hinojosa, P.E.

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

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Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid \_\_\_\_\_

P & Z Commission Approval on Preliminary Plat: \_\_\_\_\_

P & Z Commission Approval on Final Plat: \_\_\_\_\_

City Commission Approval on Final Plat: \_\_\_\_\_

Preconstruction Meeting Date: \_\_\_\_\_

Date Recorded: \_\_\_\_\_ Instrument No. \_\_\_\_\_

General Comments: \_\_\_\_\_  
\_\_\_\_\_



### APPLICATION FOR SUBDIVISION VARIANCE

*VAR-0006666-2024*

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.  
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. \_\_\_\_\_



#### GENERAL INFORMATION

Name of Subdivision: ALTAMURA SUBDIVISION PHASE I

Location: 170 feet south of the centerline of Mile 12 North along the west side of F.M. 88 (Mile 5 West)

Legal Description: 22.45 acres of land being a part or portion of Farm Tract 249, The West and Adams Tracts as recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

#### VARIANCE TYPE:

Streetlights       YES       NO

Describe in detail the reason for the variance request:

\_\_\_\_\_

Sanitary Sewer       YES       NO

Describe in detail the reason for the variance request:

The developer is requesting "OSSF" for this subdivision. There is no available sewer system in the area and all lots a a minimum of 21,780 square feet or 1/2 acre in size in support of the "OSSF".

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:

Discharge of this subdivision will be into the adjacent H.C.D.D. #1 drainage ditch along the south side of Mile 12 North.

Minimum Lot Size  YES  NO

Describe in detail the reason for the variance request:

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Sidewalks  YES  NO

Describe in detail the reason for the variance request:

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Easement Requirements  YES  NO

Describe in detail the reason for the variance request:

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Other \_\_\_\_\_  YES  NO

Describe in detail the reason for the variance request:

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**OWNER INFORMATION**

Owner's Name: RD Altamura, LLC., Jason Garza, Mgr. Telephone: (956) 451-6390

Address: P.O. Box 6105 Fax: \_\_\_\_\_

City: McAllen State: TX Zip: 78502 E-mail: jason@wtcementers.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: Jason Garza

Owner Signature:  Date: 6/21/24

Javier Hinojosa is the authorized agent

Authorized Agent Signature:  Date: 6/21/24

Authorized Agent Printed Name: Javier Hinojosa, P.E.



## HIDALGO COUNTY DRAINAGE DISTRICT No. 1

**Raul E. Segin, PE, CFM**  
District General Manager  
Hidalgo County Floodplain Administrator

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### BOARD OF DIRECTORS

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Board Member

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Board Member

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July 9, 2024

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

RE: Javier Hinojosa Engineering – Altamura Subdivision Phase I and II

This letter is in response to a request from the Engineer of record for Altamura Subdivision Phase I and II, Javier Hinojosa, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the ETJ of the City of Weslaco and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

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

Sincerely,  
Hidalgo County Drainage District No. 1

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

Yvette Barrera, PE, CFM  
Assistant General Manager

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

**Proposed**  
**Altamura Subdivision Phase I and II**  
**Weslaco, Texas**

**DRAINAGE REPORT**

**Prepared For:**

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

**Prepared By:**

**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS

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

**Updated April 15, 2024**



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**Drainage Statement  
Altamura Subdivision Phase I and II  
Weslaco, Texas**

**Introduction**

Altamura Subdivision is a 41.06-acre tract of land out of Farm Tracts 242 and 249, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. Altamura Subdivision Phase I is 22.45 acres and Phase 2 is 18.61 acres. This subdivision is located 170 feet south of the northeast corner of Mile 12 North and Mile 5 West (F.M. 88) and is within the E.T.J. of Weslaco, Texas.

**Flood Plain**

Altamura Subdivision Phase I and II is located in Zone "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised May 30, 2002 to reflect LOMR. Zone "X" is defined as "areas determined to be outside the 500-year floodplain." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 69.00, whichever is higher.

**Soil Conditions**

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25) and Hidalgo Sandy Clay Loam (28). Soils group 25 and 28 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index.

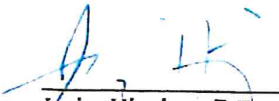
**Pre-developed Conditions**

The current land use for this property has been used for agricultural purposes and has an existing runoff in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 27.00 cubic feet per second is being generated by this subdivision.

**Proposed Conditions**


Altamura Subdivision is a proposed 65 lot, single-family subdivision with 34 lots occurring in Phase I, and 31 lots in Phase II. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 36" throughout the subdivision and discharge into a H.C.D.D. #1 Drainage Ditch along the south side of Mile 12 in two locations. Phase I shall discharge into the ditch with a 36" pipe and Phase II shall discharge with a 30" pipe. Phase I and II of this development will increase runoff to a maximum of 116.41 cubic feet per second based on the 50-year storm frequency for an increase Q of 89.41 cubic feet per second. Required detention for this subdivision is 160,290 cubic feet (3.68 Ac.Ft.). The H.C.D.D.#1 drainage ditch shall be over-excavated by eleven feet above the benched maintenance road to fulfill detention requirements. This will net an increase in capacity of 175,797 cubic feet (4.04 Ac.Ft.). The excavation of the detention area shall be fully excavated as part of Altamura Phase I construction and was designed to adequately hold the necessary detention for both phases of the development. H.C.D.D. #1 has purchased the necessary property from the developer for the drainage ditch as part of the 2018 bond issue. In addition, the developer shall

dedicate an additional 23 feet to the drainage district for the further expansion of the ditch (see correspondence at the rear of the report between H.C.D.D.#1 and the engineer). HCDD No. 1 discharge structures shall be installed as required by the drainage districts permit. Chokes on the discharge pipe will not be required because the detention area is part of the drainage ditch.

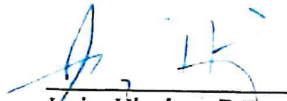
  
\_\_\_\_\_  
Javier Hinojosa, P.E.



*A 16 24*


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<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input checked="" type="checkbox"/> TO H.C. PLANNING DEPT.	
<input type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input checked="" type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<u>Alexis Lozano</u>	<u>5/3/24</u>
H.C.D.D. NO. 1	DATE

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\_\_\_\_\_  
Javier Hinojosa, P.E.



*A 16 24*

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input checked="" type="checkbox"/> TO H.C. PLANNING DEPT.	
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<input checked="" type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<u>Alexis Lozano</u>	<u>5/3/24</u>
H.C.D.D. NO. 1	DATE

# DRAINAGE ANALYSIS

PROJECT NAME: **Altamura Subdivision Phase I & II**  
DATE: Updated April 15, 2024

## I. Existing Condition-10 year

Ex. Area:	1,690,600 sf	Int. Coeff. "k	0.213 Table 3-2
	38.811 ac	K $\mu$	3.28
Imp. Area:	- sf	Length	1230
% Imp. :	0.00	Velocity	0.383298 ft/sec
Slope :	0.301 %		
tc :	53.48 min		
Rainfall Intensity (10yr)			3.478 in/hr
c factor			0.200
Q peak existing condition:			27.00 cfs

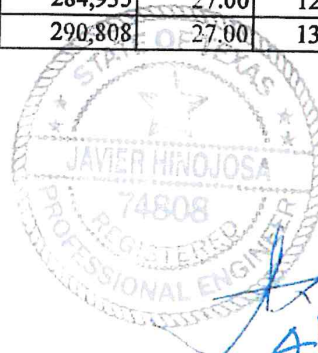
## II. Future Condition-50 year

Future area:	1,690,600.00 sf		
	38.811 ac		
Estimated Imp. Area:	402,365 sf		
% Imp. :	23.80 %		
Slope :	0.25%		
tc :	19.56 min		
Rainfall Intensity (50yr)			7.998 in/hr
c factor			0.375
Q future cond. = $Aci = i * =$		116.41 *	0.38
		14.5540634 i	

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
60	1.00	4.144	60.31	217,111	27.00	64,437	152,674
70	1.17	3.745	54.51	228,941	27.00	72,536	156,405
80	1.33	3.426	49.87	239,352	27.00	80,635	158,717
90	1.50	3.164	46.05	248,671	27.00	88,734	159,937
100	1.67	2.944	42.85	257,124	27.00	96,834	160,290
110	1.83	2.757	40.13	264,870	27.00	104,933	159,937
120	2.00	2.596	37.78	272,030	27.00	113,032	158,998
130	2.17	2.455	35.73	278,694	27.00	121,131	157,563
140	2.33	2.331	33.92	284,935	27.00	129,230	155,705
150	2.50	2.220	32.31	290,808	27.00	137,329	153,479

MAX.

Storage Required: **160,290 cf**  
Storage Required: **3.680 Ac.-Ft.**  
w/ release rate of: **27.00 cfs**



**TABLE I**  
**TIME OF CONCENTRATION DETERMINATION**  
**Altamura Subdivision Phase I & II**

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1230		53.48						53.48
D.A. #1	Overland & Gutter	0.375	185		7.71		220	1.0	3.67	11.38	
D.A. #1-D.A.#2	Pipe Flow	0.375					35	3.0	0.19	11.57	
D.A. #2	Overland & Gutter	0.375	245		10.21		93	1.0	1.55	11.76	
D.A.#2-D.A.#5	Pipe Flow	0.375					467	3.0	2.59	14.35	
D.A.#3	Overland & Gutter	0.375	185		7.71		355	1.0	5.92	13.63	
D.A.#3-D.A.#4	Pipe Flow	0.375					35	3.0	0.19	13.82	
D.A.#4	Overland & Gutter	0.375	179		7.46		355	1.0	5.92	13.38	
D.A.#4-D.A.#5	Pipe Flow	0.375					449	3.0	2.49	15.87	
D.A.#5	Overland & Gutter	0.375	179		7.46		255	1.0	4.25	11.71	
D.A.#5-D.A.#6	Pipe Flow	0.375					35	3.0	0.19	16.06	
D.A.#6	Overland & Gutter	0.375	185		7.71		255	1.0	4.25	11.96	
D.A.#6-D.A.#9	Pipe Flow	0.375					365	3.0	2.03	18.09	
D.A.#7	Overland & Gutter	0.375	185		7.71		220	1.0	3.67	11.38	
D.A.#7-D.A.#8	Pipe Flow	0.375					35	3.0	0.19	11.57	
D.A.#8	Overland & Gutter	0.375	245		10.21		93	1.0	1.55	11.76	
D.A.#8-D.A.#12	Pipe Flow	0.375					467	3.0	2.59	14.16	
D.A.#10	Overland & Gutter	0.375	185		7.71		355	1.0	5.92	13.63	
D.A.#10-D.A.#11	Pipe Flow	0.375					35	3.0	0.19	13.82	

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

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

**TABLE IA**  
**FLOWRATE DETERMINATION**  
**Altamura Subdivision Phase I & II**

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (Inches)	MIN. SLOPE (FT./FT.)
Existing	38.811	0.200	53.48	10	3.478	27.00		
D.A. #1	1.263	0.375	11.38	10	8.274	3.92		
D.A. #1-D.A.#2	1.263	0.375	11.57	10	8.214	3.89	24	0.030%
D.A.#2	2.976	0.375	11.76	10	8.156	9.10		
D.A.#2-D.A.#5	4.239	0.375	14.35	10	7.449	11.84	30	0.083%
D.A.#3	2.526	0.375	13.63	10	7.633	7.23		
D.A.#3-D.A.#4	2.526	0.375	13.82	10	7.582	7.18	24	0.101%
D.A.#4	2.463	0.375	13.38	10	7.698	7.16		
D.A.#4-D.A.#5	4.989	0.375	15.87	10	7.096	13.27	30	0.105%
D.A.#5	2.238	0.375	11.71	10	8.172	7.16		
D.A.#5-D.A.#6	11.466	0.375	16.06	10	7.053	30.33	36	0.207%
D.A.#6	2.296	0.375	11.96	10	8.096	7.16		
D.A.#6-D.A.#9	13.762	0.375	18.09	10	6.642	34.28	36	0.265%
D.A.#7	1.263	0.375	11.38	10	8.274	7.16		
D.A.#7-D.A.#8	1.263	0.375	11.57	10	8.214	3.89	24	0.030%
D.A.#8	2.976	0.375	11.76	10	8.156	7.16		
D.A.#8-D.A.#12	4.239	0.375	14.16	10	7.495	11.91	24	0.278%
D.A.#10	2.526	0.375	13.63	10	7.633	7.16		
D.A.#10-D.A.#11	2.526	0.375	13.82	10	7.582	7.18	24	0.101%

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

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

**TABLE I  
TIME OF CONCENTRATION DETERMINATION  
Altamura Subdivision Phase I & II**

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#11	Overland & Gutter	0.375	179		7.46			355	1.0	5.92	13.38
D.A.#11-M.H.#12	Pipe Flow	0.375						449	3.0	2.49	16.31
D.A.#9	Overland & Gutter	0.375	185		7.71			255	1.0	4.25	11.96
D.A.#9-D.A.#12	Pipe Flow	0.375						35	3.0	0.19	18.29
D.A.#12	Overland & Gutter	0.375	179		7.46			255	1.0	4.25	11.71
D.A.#12-OUTFALL A	Pipe Flow	0.375						230	3.0	1.28	19.56
D.A.#13	Overland & Gutter	0.375	245		10.21			320	1.0	5.33	15.54
D.A.#13-D.A.#14	Pipe Flow	0.375						35	3.0	0.19	15.74
D.A.#14	Overland & Gutter	0.375	185		7.71			180	1.0	3.00	10.71
D.A.#14-M.H.#17	Pipe Flow	0.375						190	3.0	1.06	16.79
D.A.#15	Overland & Gutter	0.375	245		10.21			242	1.0	4.03	14.24
D.A.#15-D.A.#16	Pipe Flow	0.375						35	3.0	0.19	14.44
D.A.#16	Overland & PL	0.375	85		3.54			85	1.0	1.42	4.96
D.A.#16-M.H.#17	Pipe Flow	0.375						266	3.0	1.48	15.91
M.H.#17-D.A.#17	Pipe Flow	0.375						175	3.0	0.97	17.76
D.A.#17	Overland & Gutter	0.375	185		7.71			180	1.0	3.00	10.71
D.A.#17-D.A.#18	Pipe Flow	0.375						37	3.0	0.21	17.97
D.A.#18	Overland & Gutter	0.375	245		10.21			320	1.0	5.33	15.54
D.A.#18-OUTFALL B	Pipe Flow	0.375						230	3.0	1.28	19.25

**TABLE IA**  
**FLOWRATE DETERMINATION**  
**Altamura Subdivision Phase I & II**

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#11	2.463	0.375	13.38	10	7.698	7.11		
D.A.#11-M.H.#12	4.989	0.375	16.31	10	6.999	13.09	30	0.102%
D.A.#9								
D.A.#9-D.A.#12	2.296 16.058	0.375 0.375	11.96 18.29	10 10	8.096 6.605	6.97 39.78	36	0.357%
D.A.#12	2.238	0.375	11.71	10	8.172	6.86		
D.A.#12-OUTFALL A	27.524	0.375	19.56	10	6.376	65.81	36	0.976%
D.A.#13	2.255	0.375	15.54	10	7.169	7.16		
D.A.#13-D.A.#14	2.255	0.375	15.74	10	7.125	6.03	24	0.071%
D.A.#14	1.508	0.375	10.71	10	8.489	7.16		
D.A.#14-M.H.#17	3.763	0.375	16.79	10	6.899	9.74	24	0.186%
D.A.#15	2.832	0.375	14.24	10	7.476	7.16		
D.A.#15-D.A.#16	2.832	0.375	14.44	10	7.428	7.89	24	0.122%
D.A.#16	0.659	0.375	4.96	10	11.067	2.73		
D.A.#16-M.H.#17	3.491	0.375	15.91	10	7.086	9.28	24	0.168%
M.H.#17-D.A.#17	7.254	0.375	17.76	10	6.705	18.24	24	0.651%
D.A.#17	1.508	0.375	10.71	10	8.489	7.16		
D.A.#17-D.A.#18	8.762	0.375	17.97	10	6.665	21.90	24	0.939%
D.A.#18	2.255	0.375	15.54	10	7.169	6.06		
D.A.#18-OUTFALL B	11.017	0.375	19.25	10	6.431	26.57	30	0.420%

TABLE 3-2: Intercept Coefficients	
Land Cover/ Flow Regime	"k"
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
<b>Residential</b>				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
<b>Business Districts:</b>	<b>0.7</b>	<b>0</b>	<b>0.000</b>	<b>0.000</b>
<b>Industrial</b>				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
<b>Railroad yard areas</b>	<b>0.2</b>	<b>0</b>	<b>0.000</b>	<b>0.000</b>
<b>Parks, cemeteries</b>	<b>0.1</b>	<b>0</b>	<b>0.000</b>	<b>0.000</b>
<b>Unimproved Areas</b>				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	1252744	28.759	7.190
Cultivated	0.2	0	0.000	0.000
Ditch/Detention Area	0.25	0	0.000	0.000
<b>Streets</b>				
Asphalt Street	0.7	165476	3.799	2.659
Concrete Street	0.7	0	0.000	0.000
Driveways	0.75	44200	1.015	0.761
Parking	0.75	0	0.000	0.000
Sidewalks	0.75	33180	0.762	0.571
Houses	0.75	195000	4.477	3.357
<b>Total:</b>		<b>1,690,600</b>	<b>38.811</b>	<b>14.539</b>
<b>Weighted "c":</b>			<b>0.375</b>	

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

$C_w$  = Weighted Runoff Coefficient (Composite Coefficient)

$C_n$  = Runoff Coefficient n-th term

$A_n$  = Area of n-th term

$A_{total}$  = Total Area (acres)

$A_{total}$  = Total Area (acres)

## HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

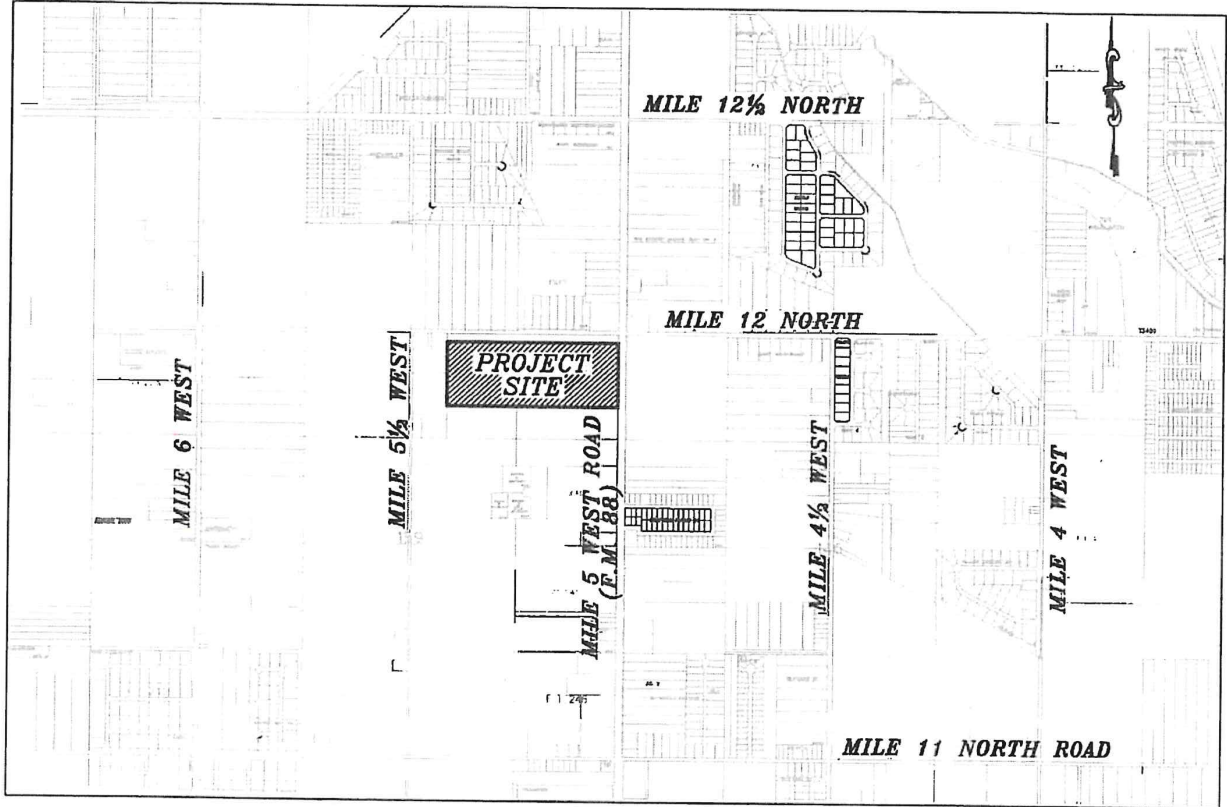
formula  $I = b/(t_c + d)^e$

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

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

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

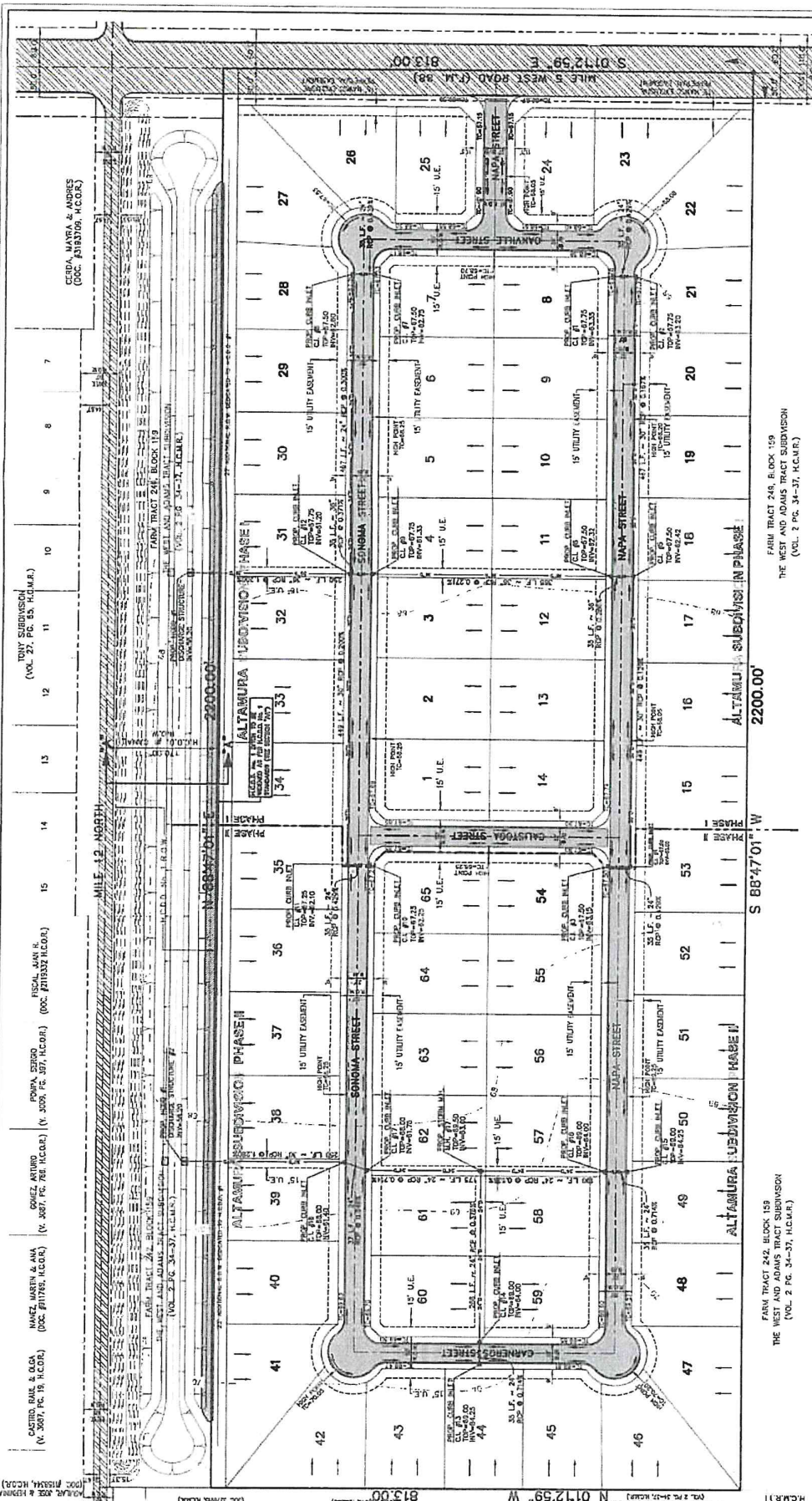
	<u>25yr</u>	<u>50yr</u>	<u>100yr</u>
	0.771	0.749	0.740
	98	99	103
	9.2	9.2	9.6



**LOCATION MAP**  
SCALE: 1" = 2000'







**COST ESTIMATE:**  
 1. 1,024,609.65  
 2. 1,572,205.50  
 3. 97,500.00  
 4. 432,602.50

**STREET PAVING SYSTEM:**  
**WATER SUPPLY SYSTEM:**  
**SEPTIC TANK SYSTEM:**  
**DRAINAGE:**

**DRAINAGE REPORT**  
**ALTAMURA SUBDIVISION PHASE I**

**INTRODUCTION:** THIS REPORT IS A 41-ACRE TRACT OF LAND OUT OF FARM TRACTS 242 AND 243, THE WEST AND ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 34-37, H.C.D.D. NO. 1, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED 170 FEET SOUTH OF THE NORTHEAST CORNER OF MILE 12 NORTH AND MILE 5 WEST (F.M. 88) AND IS WITHIN THE E.T.J. OF WESLACO, TEXAS.

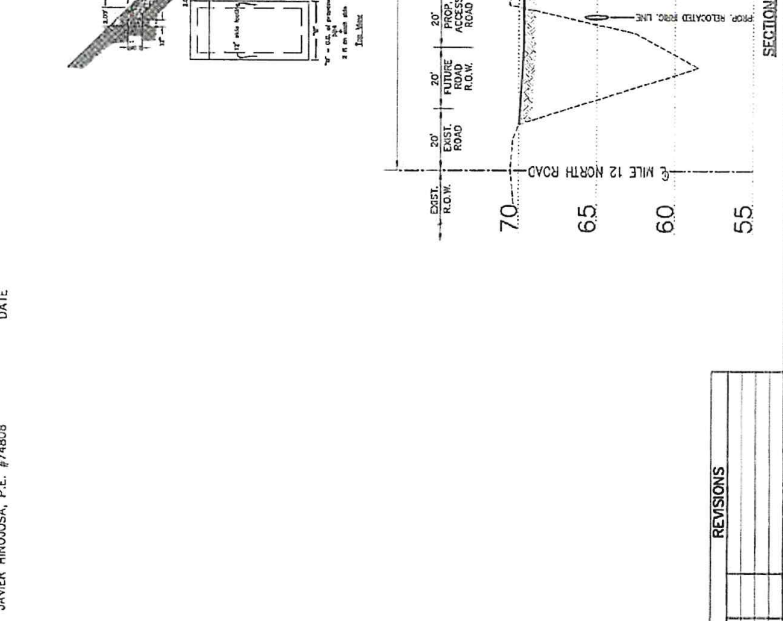
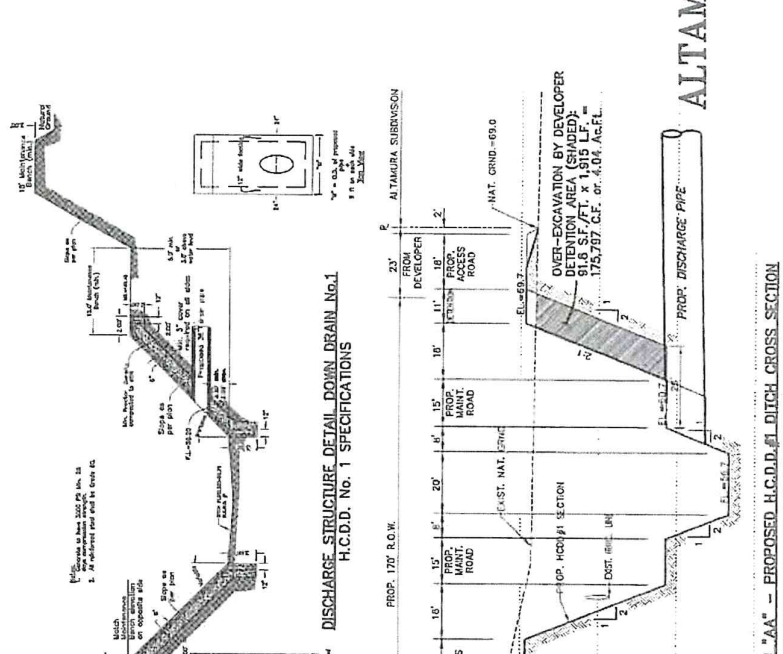
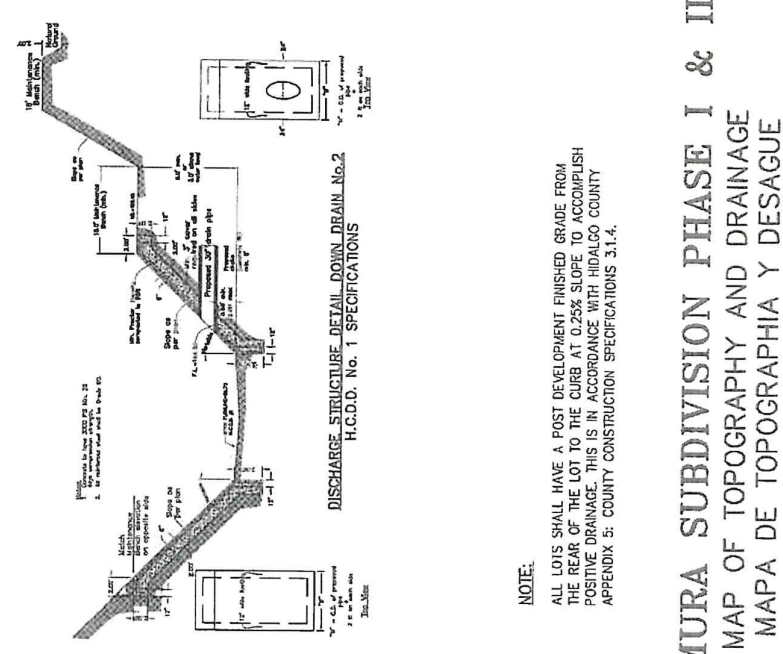
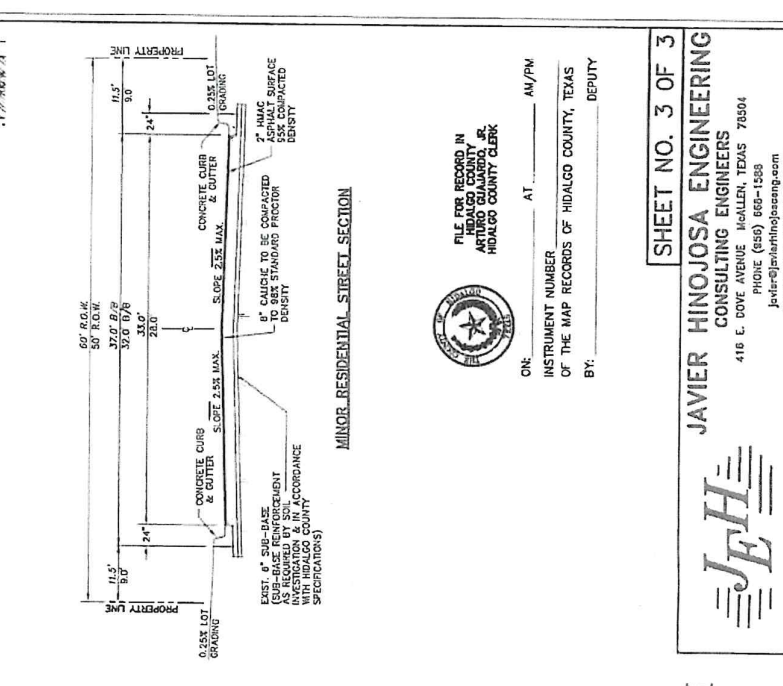
**FLOOD PLAN:** ALTAMURA SUBDIVISION PHASE I AND II IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 480334 0450 C, MAP REVISED MAY 30, 2002) TO REFLECT LOW-RISK ZONE "X". THE MINIMUM FLOOR ELEVATION SHALL BE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

**SOIL CONDITIONS:** THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA, NATURAL RESOURCES CONSERVATION SERVICE, THE SOILS IN THIS SUBDIVISION ARE FOUND TO BE SANDY LOAM (23) AND HIDALGO SANDY CLAY LOAM (28). SOILS GROUP 25 AND 28 ARE IN HYDROLOGIC GROUP "B" AND ARE MODERATELY PERMEABLE WITH A RELATIVELY LOW PLASTICITY INDEX.

**PRE-DEVELOPED CONDITIONS:** THE CURRENT LAND USE FOR THIS PROPERTY HAS BEEN USED FOR AGRICULTURAL PURPOSES AND THE CURRENT LAND USE FOR THIS PROPERTY HAS BEEN USED FOR AGRICULTURAL PURPOSES AND THE CURRENT LAND USE FOR THIS PROPERTY HAS BEEN USED FOR AGRICULTURAL PURPOSES.

**PROPOSED CONDITIONS:** ALTAMURA SUBDIVISION IS A PROPOSED 65 LOT, SINGLE-FAMILY SUBDIVISION WITH 34 LOTS OCCURRING IN PHASE I, AND 31 LOTS IN PHASE II. DRAINAGE SHALL BE ACCOMPLISHED WITHIN THIS DEVELOPMENT WITH THE PLACEMENT OF CURB INLETS TO INTERCEPT DRAINAGE RUNOFF GENERATED BY THIS SUBDIVISION. PIPE SIZES SHALL RANGE FROM A 24" TO 36" THROUGHOUT THE SUBDIVISION AND DISCHARGE INTO A H.C.D.D. #1 DRAINAGE DITCH ALONG THE SOUTH SIDE OF MILE 12 IN TWO DISCHARGE WITH A 30" PIPE. PHASE I AND II OF THIS DEVELOPMENT WILL ACCOMPLISH A MAXIMUM OF 116.41 CUBIC FEET PER SECOND BASED ON THE 50-YEAR STORM FREQUENCY FOR AN INCREASE OF 89.41 CUBIC FEET PER SECOND. REQUIRED DETENTION FOR THIS SUBDIVISION IS 160,290 CUBIC FEET (3.68 AC.F.T.). THE H.C.D.D. #1 DRAINAGE DITCH SHALL BE OVER-EXCAVATED BY ELEVATED ABOVE THE BEDDED MAINTENANCE ROAD TO FULFILL DETENTION REQUIREMENTS. THIS DETENTION AREA SHALL BE FULLY EXCAVATED AS PART OF PHASE I. PHASE II EXCAVATION OF THE DETENTION AREA SHALL BE FULLY EXCAVATED AS PART OF PHASE II.

**CERTIFICATION:** H.C.D.D. #1 HAS PURCHASED THE NECESSARY DETENTION FROM BOTH PHASES OF THE DEVELOPMENT. H.C.D.D. #1 HAS PURCHASED THE NECESSARY DETENTION FROM BOTH PHASES OF THE DEVELOPMENT. H.C.D.D. #1 HAS PURCHASED THE NECESSARY DETENTION FROM BOTH PHASES OF THE DEVELOPMENT. H.C.D.D. #1 HAS PURCHASED THE NECESSARY DETENTION FROM BOTH PHASES OF THE DEVELOPMENT.



**J.H.E.**  
**JAVIER HINOJOSA ENGINEERING**  
 CONSULTING ENGINEERS  
 418 E. COVE AVENUE, HEALLEN, TEXAS 75041  
 PHONE (956) 666-1593  
 jhinojosa@hinojosaeng.com  
 TBEELS FIRM NUMBER F-1295

FILE FOR RECORD IN  
 HIDALGO COUNTY  
 MAP RECORDS OF  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

**ALTAMURA SUBDIVISION PHASE I & II**  
**MAP OF TOPOGRAPHY AND DRAINAGE**  
**MAPA DE TOPOGRAFIA Y DESAGUE**

**SHEET NO. 3 OF 3**

ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

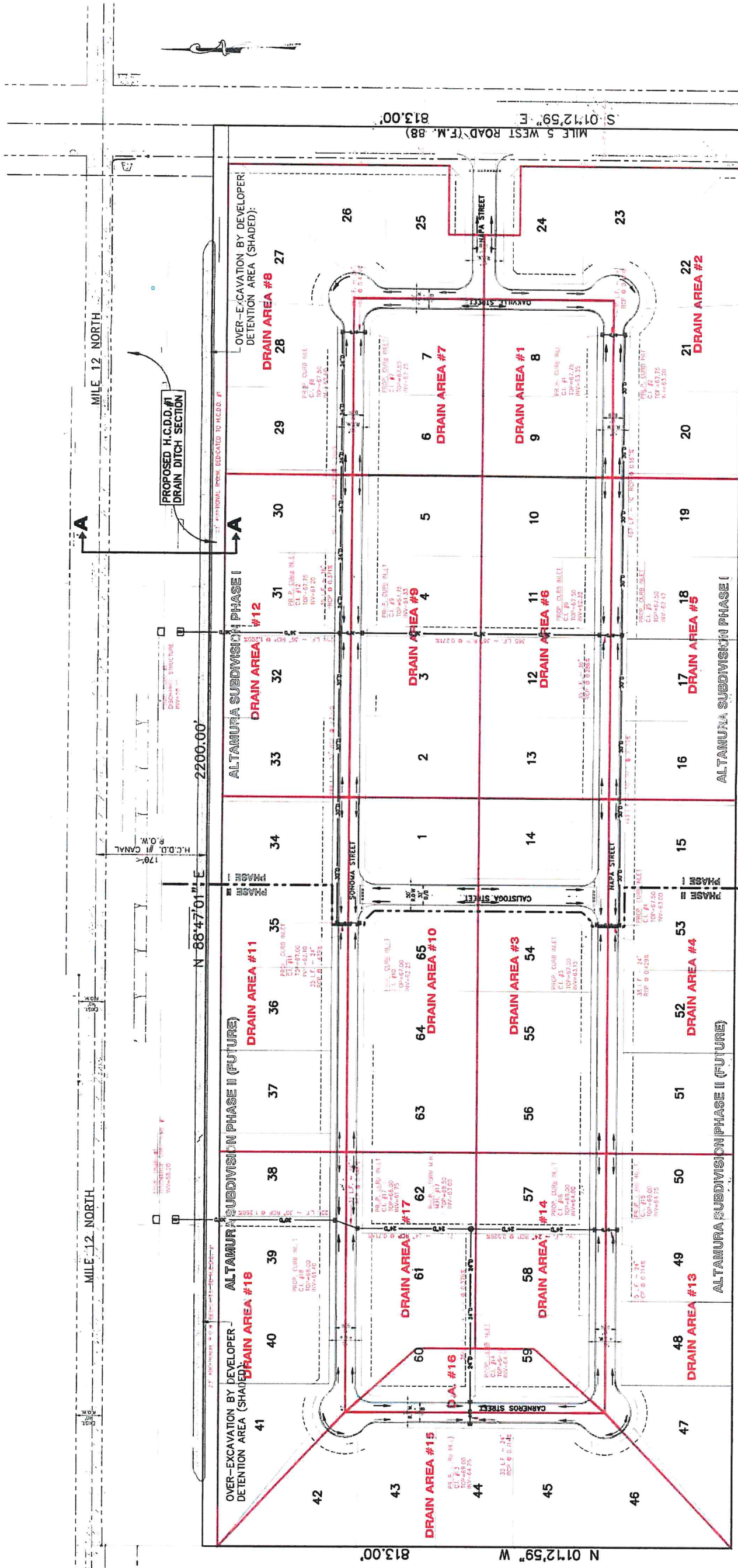
**NOTE:**

REVISIONS

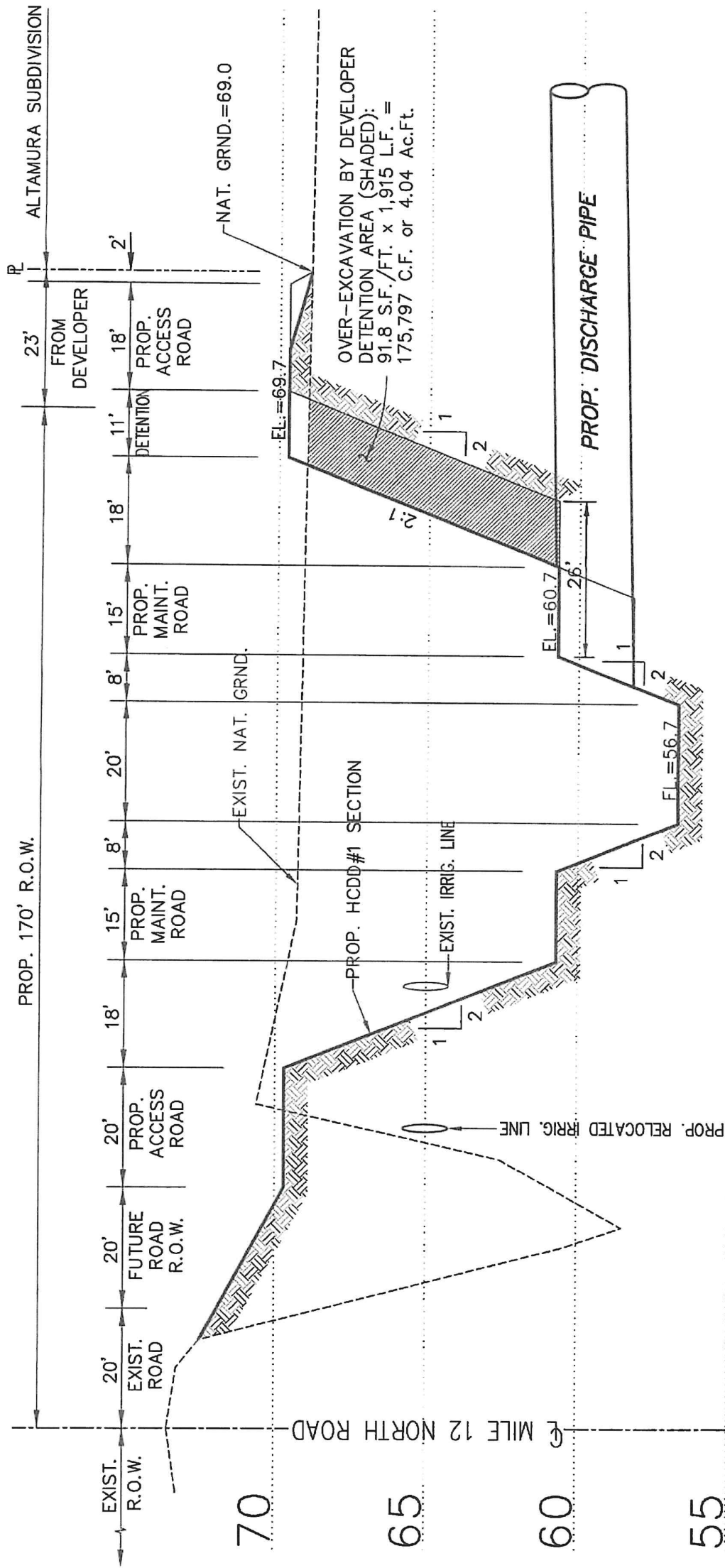
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2002) TO REFLECT LOW-RISK ZONE "X".

JAVIER HINOJOSA, P.E. #74803 \_\_\_\_\_ DATE \_\_\_\_\_





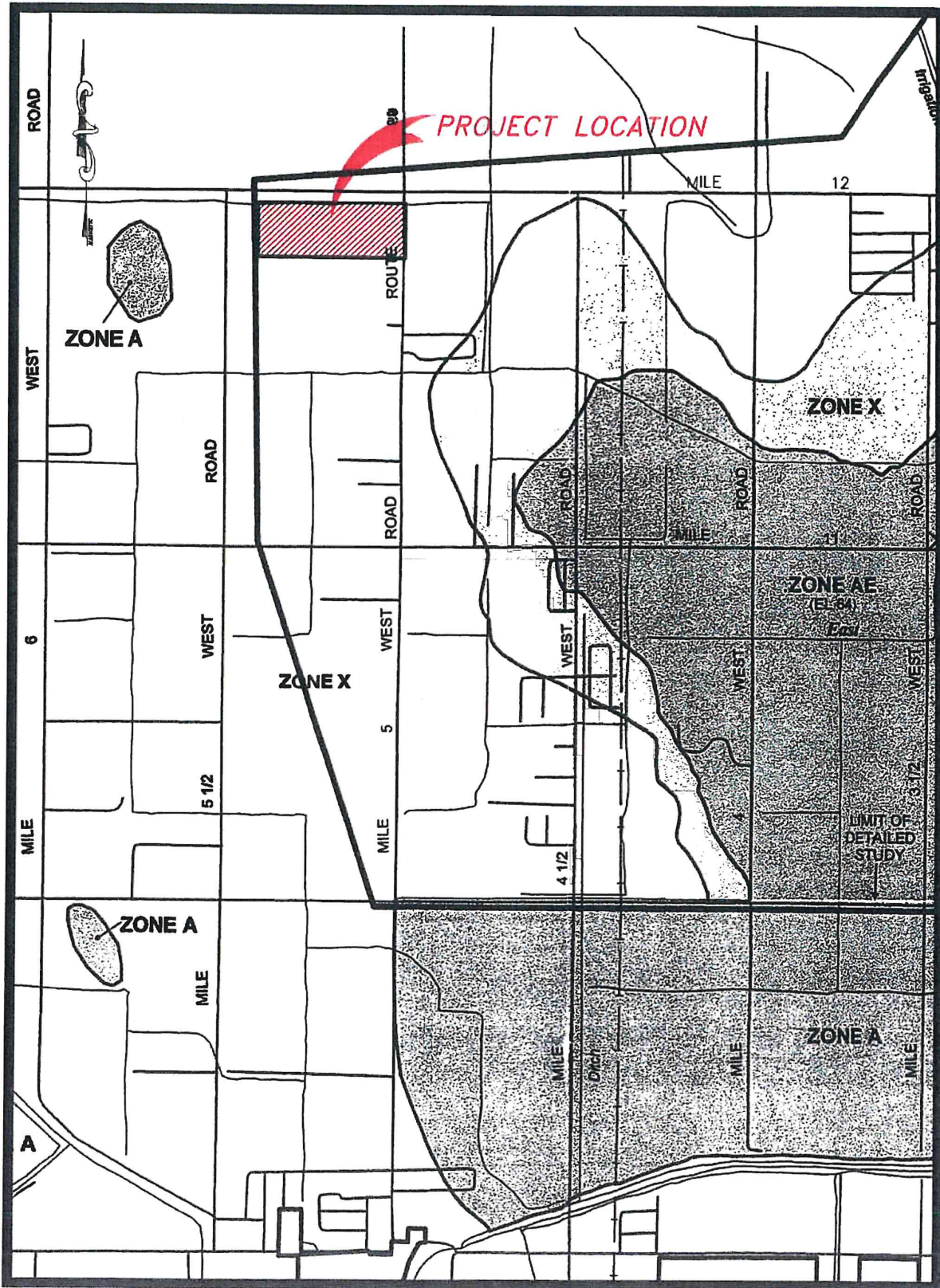
DRAINAGE AREA MAP  
ALTMURA SUBDIVISION PH. I & II  
WESLACO, TEXAS




**PROPOSED H.C.D.D.#1 DITCH CROSS SECTION**

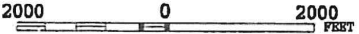
SCALE: HORIZ.: 1" = 20'  
VERT.: 1" = 4'







SCALE 1" = 2000'



**PANEL 0450 C**

NATIONAL FLOOD INSURANCE PROGRAM

## FIRM

### FLOOD INSURANCE RATE MAP

## HIDALGO COUNTY, TEXAS

(UNINCORPORATED AREAS)


  
  

(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER**  
480334 0450 C

**MAP REVISED:**  
JUNE 6, 2000



REVISED TO  
REFLECT LOMR  
DATED MAY 30 2002

**Federal Emergency Management Agency**

## LEGEND

**SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD**

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

**FLOODWAY AREAS IN ZONE AE**


**OTHER FLOOD AREAS**


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


**OTHER AREAS**

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









**UNDEVELOPED COASTAL BARRIERS**

  
Identified  
1983

  
Identified  
1990

  
Otherwise  
Protected Areas

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

-  Floodplain Boundary
-  Floodway Boundary
-  Zone D Boundary
-  Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
-  513 Base Flood Elevation line; Elevation in Feet\*
-  cross Section Line  
Base Flood Elevation in Feet Where Uniform Within Zone \*
-  RM 7<sub>x</sub> Elevation Bench Mark (See notes below)
-  M1.5 River Mile  
\*Referenced to the National Geodetic Vertical Datum of 1929



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

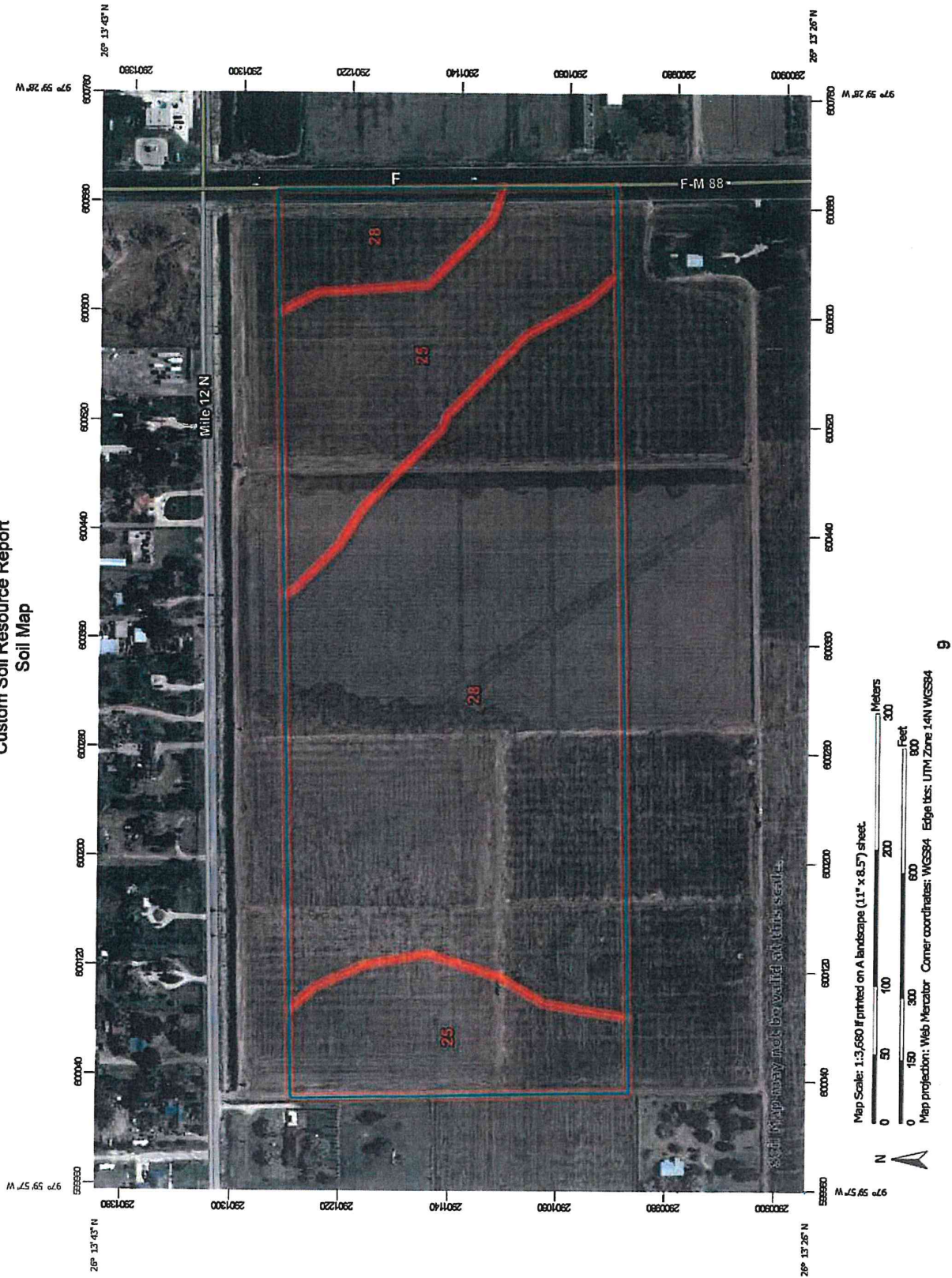
# Custom Soil Resource Report for Hidalgo County, Texas

## ALTAMURA SUBDIVISION PH. I & II



April 16, 2024

Custom Soil Resource Report  
Soil Map



Custom Soil Resource Report

### MAP LEGEND

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

### MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	13.1	31.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	28.0	68.1%
<b>Totals for Area of Interest</b>		<b>41.2</b>	<b>100.0%</b>

## Map Unit Descriptions

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

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

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

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

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

TABLE 18. -- SOIL AND WATER FEATURES  
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.  
The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

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

HYDROLOGIC LEGEND

[javier@javierhinojosaeng.com](mailto:javier@javierhinojosaeng.com)

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**From:** Yvette Barrera <yvette.barrera@hcdd1.org>  
**Sent:** Monday, November 13, 2023 10:04 AM  
**To:** carlosigarza@outlook.com  
**Cc:** javier@javierhinojosaeng.com; Raul Sesin  
**Subject:** Altamura Subdivision and ROW acquisition  
**Attachments:** Exhibit\_mile12-fm88\_crossection.pdf

Good morning,

Last week we were able to coordinate with HCCID 9 to address their concerns with the proposed ROW and impacts to the irrigation line. After several iterations, we have agreed on a proposed cross section that serves HCDD1 needs for the 2018 Bond project acquisition, HCCID9 requirements for relocation of irrigation line, and hopefully addresses the needs for the subdivision requirements, which requires additional Road ROW not shown in the subdivision.

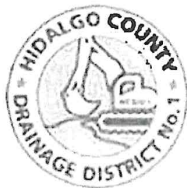
The following were the requirements that were considered for the ROW requirement:

- 1) HCDD1 Acquisition:** Acquisition of 170 ft of ROW is able to accommodate the following:
- \*\*40 ft road Mile 12 Road ROW from centerline of road (20 ft existing and 20 ft dedication)
  - \*\*HCCID 9 Irrigation line relocation to the northern access road of the ditch
  - \*\*Drain ditch section reduced to accommodate a portion of the 20 ft Road dedication

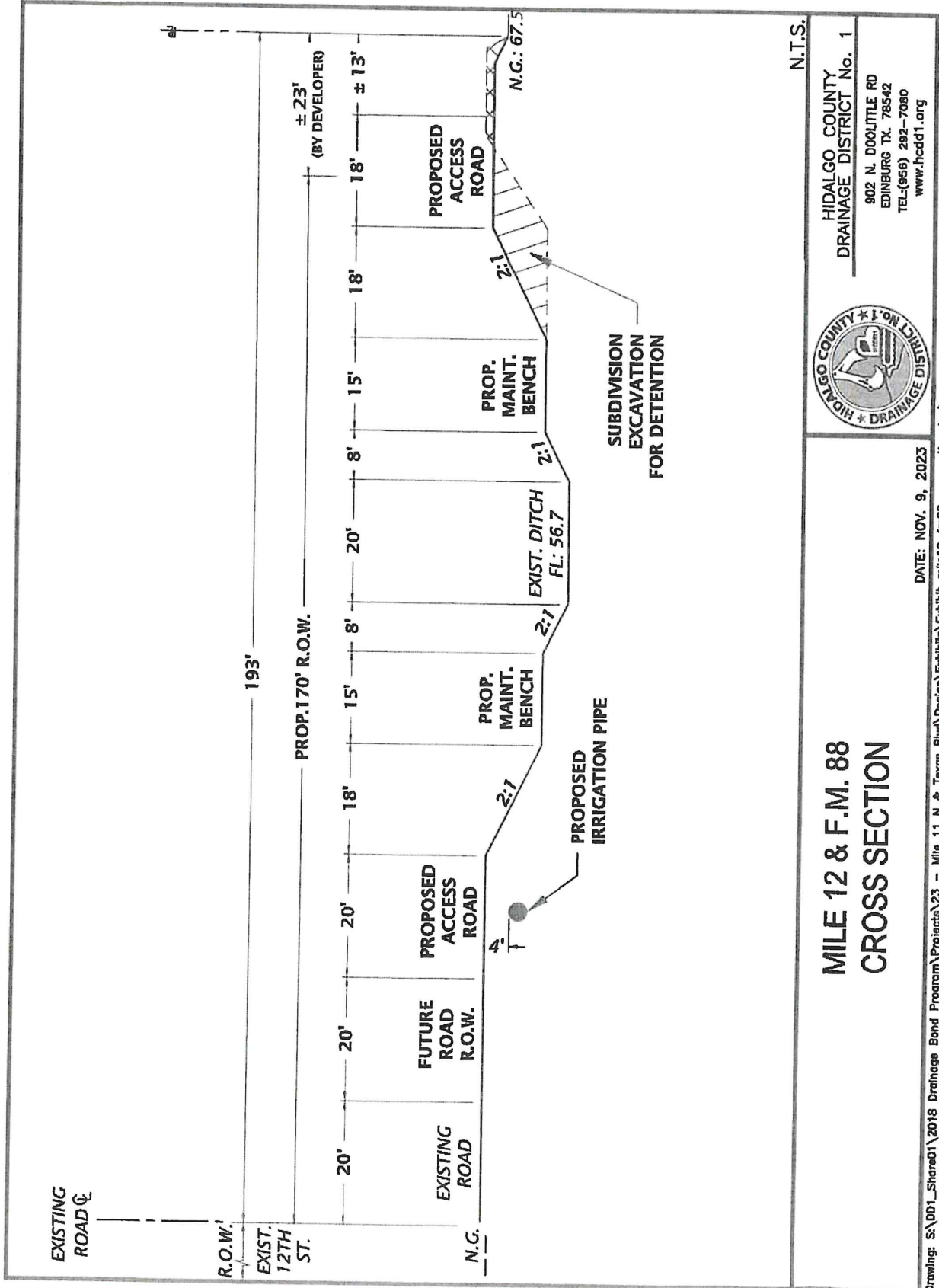
**2) Mile 12 ROW:** An 80 ft Road ROW was used for the Mile 12 dedication. The thoroughfare plan shows 100 ft, however, after reviewing with Javier Hinojosa, it appears that adjacent tracts dedicated 80 ft. There you will need further coordination to gain approval of the 80 ft ROW through the subdivision process. Please note that if 80 ft of ROW is not approved, there will need to be modifications to accommodate the 100 ft ROW, which includes shifting the ditch and irrigation line south.

**3) Subdivision Dedication:** The drain ditch cross section was modified to accommodate a portion of the 20 ft road right of way not previously shown on the plat. However, there is still additional ROW required. Furthermore, as we had discussed, the Subdivision detention volume is required to be excavated and the ROW dedicated. To accommodate both of these, we are estimating an additional 23 ft of dedication at the time of subdivision. This will include 10 ft for the Road ROW and approximately 13 ft for subdivision detention.

Please review and advise if you have any questions or would like to discuss.



Yvette Barrera, PE, CFM  
Assistant District General Manager  
**Hidalgo County Drainage District No. 1**  
902 N. Doolittle  
Edinburg, TX 78542  
Off: (956)292-7080 ext. 5809  
Fax:(956)292-7089  
yvette.barrera@hcdd1.org



N.T.S.



HIDALGO COUNTY  
DRAINAGE DISTRICT No. 1  
802 N. DOOLITTLE RD  
EDINBURG TX. 78542  
TEL-(956) 292-7080  
www.hcdd1.org

**MILE 12 & F.M. 88  
CROSS SECTION**

DATE: NOV. 9, 2023

Drawing: S:\DD1\_Share01\2018 Drainage Bond Program\Projects\23 - Mile 11 N & Texas Blvd\Design\Exhibits\Exhibit\_mile12-fm88\_crosssection.dwg

# SUBDIVISION PLAT OF ALTAMURA SUBDIVISION PHASE I

A TRACT OF LAND CONTAINING 22.45 ACRES OF LAND, SITUATED IN  
HIDALGO COUNTY, TEXAS, BEING PART OF PARCEL OF FARM TRACT 249,  
THE WEST AND ADAMS TRACTS HIDALGO COUNTY, TEXAS, MAP REFERENCE  
VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**  
I, JASON GARZA, AS OWNER OF THE 22.45 ACRE TRACT OF LAND  
HEREIN DESCRIBED, DO HEREBY DEDICATE TO THE PUBLIC USE  
THE STREETS, PARKS, AND EASEMENTS SHOWN  
HEREON AND I HEREBY CERTIFY THAT THE MATTERS ASSERTED IN THIS  
PLAT ARE TRUE AND COMPLETE.

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET,  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET,  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET,  
(D) GAS CONNECTIONS PROVIDED TO THE LOTS MEET,  
(E) THE LOTS MEET THE MINIMUM STATE STANDARDS AND  
(F) ALL OTHER MATTERS ASSERTED IN THIS PLAT ARE TRUE  
AND COMPLETE.

BY: JASON GARZA, OWNER  
P.O. BOX 6105  
MCALLEN, TEXAS 78502

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, JASON GARZA, AS OWNER OF THE 22.45 ACRE TRACT OF LAND  
HEREIN DESCRIBED, DO HEREBY DEDICATE TO THE PUBLIC USE  
THE STREETS, PARKS, AND EASEMENTS SHOWN  
HEREON AND I HEREBY CERTIFY THAT THE MATTERS ASSERTED IN THIS  
PLAT ARE TRUE AND COMPLETE.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_ DATE \_\_\_\_\_  
HIDALGO COUNTY CLERK  
DATE \_\_\_\_\_

CITY OF WESLACO  
COUNTY OF HIDALGO  
I, JASON GARZA, AS OWNER OF THE 22.45 ACRE TRACT OF LAND  
HEREIN DESCRIBED, DO HEREBY DEDICATE TO THE PUBLIC USE  
THE STREETS, PARKS, AND EASEMENTS SHOWN  
HEREON AND I HEREBY CERTIFY THAT THE MATTERS ASSERTED IN THIS  
PLAT ARE TRUE AND COMPLETE.

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
HIDALGO COUNTY CLERK  
DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY SECRETARY  
DATE \_\_\_\_\_

THIS SUBDIVISION PLAT OF ALTAMURA SUBDIVISION PHASE I HAS BEEN  
FILED FOR RECORD IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION  
COUNTY OF HIDALGO  
I, \_\_\_\_\_, DO HEREBY CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION  
PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH  
DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER  
STATE OF TEXAS  
COUNTY OF HIDALGO  
I, JAVIER HINOJOSA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF  
TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS  
BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 74688  
DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN  
THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE LOTS, EASEMENTS AND STREETS OF ALTAMURA SUBDIVISION  
PHASE I AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED  
UNDER MY SUPERVISION ON JUNE 22, 2022.

CARLOS VASQUEZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608  
C.T.G. LAND SURVEYORS, L.L.C.  
MCALLEN, TEXAS 78501  
TEL. (956) 618-1551  
TPELS FIRM NO. 1011900  
DATE SURVEYED: 06-22-2022

REVISIONS  
NO. 1 OF 3

**GENERAL PLAT NOTES & RESTRICTIONS**  
1. FLOOD ZONE STATEMENT: THIS PROPERTY IS LOCATED WITHIN ZONE X ON A FLOOD  
FLOOD ZONE DESIGNATION. THIS PROPERTY IS LOCATED WITHIN ZONE X ON A FLOOD  
2002 ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR  
FLOOD PLAIN AND AREAS OF FLOOD DAMAGE SUSCEPTIBILITY. THE FLOOD AREA  
2. SETBACKS: 15.00 FEET FRONT, 5.00 FEET SIDE OR TO EXISTING LOT LINES, WHICHEVER IS GREATER.  
3. NO USE THAT ONE SINGLE EASEMENT BEING LOCATED ON THE LOT.  
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 10' ABOVE THE FINISH FLOOR ELEVATION OF THE LOT.  
5. BENCHMARK NOTE: ELEVATION=67159  
6. SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.  
7. STREET LIGHTS AND STREET SIGNAGE SHALL BE INSTALLED IN ACCORDANCE TO THE CITY  
8. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.  
9. CONCRETE DRIVEWAYS SHALL BE CONSTRUCTED AT FURTHEST POSSIBLE POINT  
10. UNPAVING IS REQUIRED PER CITY OF WESLACO ORDINANCE.  
11. NO ACCESS OFF OF F.M. 89 FOR LOTS 22 THROUGH 27 (INCLUSIVE).  
12. DRAINAGE (DETENTION REQUIREMENTS FOR ALTAMURA SUBDIVISION PHASE I, A & B)  
13. A 4-FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE  
14. A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF F.M. 89 UPON  
15. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS, EASEMENTS  
16. A 6-FOOT TALL CEDAR FENCE SHALL BE REQUIRED ALONG THE NORTH LOT LINES OF  
17. 20-FT SETBACKS FROM ALL LOT LINES SHALL BE MAINTAINED FOR ALL UTILITIES  
18. THERE ARE NOT WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS  
19. JASON GARZA, THE OWNER AND SUBDIVIDER OF ALTAMURA SUBDIVISION, HEREBY  
20. EACH PURCHASED CONTRACT SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN  
21. ALL PUBLIC UTILITY EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH  
22. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-  
23. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.  
24. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE  
25. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN  
26. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF  
27. A 6" BUTTER SHALL BE REQUIRED WHEN ADJOINING ANY COMMERCIAL LOT WHETHER  
EXISTING OR NEW SUCH COMMERCIAL LOT IS EVIDENT BY LOT OWNER.

**LOT LINE - LINE TABLE**  
LINE BEARING DISTANCE  
L1 43°12'59" E 21.21'  
L2 5°47'29" W 21.21'  
L3 83°52'57" W 50.00'  
L4 43°12'59" W 21.21'  
L5 43°12'59" W 21.21'  
L6 83°52'57" W 50.00'  
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**WATER AND DRAINAGE DESCRIPTIONS**  
1. THE DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION  
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**LEGEND**  
C = CENTERLINE  
R = RIGHT-OF-WAY  
P = POINT OF BEGINNING  
B = BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83  
S = SOUTH ZONE (GRID)  
M = MINIMUM BRADING STRIP WIDTH

**LOCATION MAP**  
SCALE: 1" = 2000'  
DRAWN BY: G. TEGARDIN  
DATE OF PREPARATION: JUNE 10, 2024

**PRINCIPAL CONTACTS**  
NAME ADDRESS CITY & ZIP  
OWNER: RD ALTAMURA, LLC P.O. BOX 6105 MCALLEN, TX 78502  
ENGINEER: JAVIER HINOJOSA 418 E. DOVE AVENUE MCALLEN, TX 78504  
SURVEYOR: CARLOS VASQUEZ 517 BEAUMONT AVE. MCALLEN, TX 78501

**LOCATION OF SUBDIVISION WITH REFERENCE TO THE EXTRAORDINARY JURISDICTION OF A MUNICIPALITY**  
ALTAMURA SUBDIVISION PHASE I IS LOCATED IN THE WEST CENTRAL PORTION OF HIDALGO COUNTY PRECINCT  
WESLACO, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF WESLACO THE PROPERTY LIES  
APPROXIMATELY 2.0 MILES NORTH OF THE CITY LIMITS AND IS INSIDE THE 2 MILE EXTRA-TERRITORIAL  
JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 81.001 & 42.01.

**LOCATION MAP**  
SCALE: 1" = 2000'  
DRAWN BY: G. TEGARDIN  
DATE OF PREPARATION: JUNE 10, 2024

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DATE OF PREPARATION: JUNE 10, 2024

**LOT LINE - CURVE DATA**  
CURVE BEARING DISTANCE  
C1 43°12'59" E 21.21'  
C2 5°47'29" W 21.21'  
C3 83°52'57" W 50.00'  
C4 43°12'59" W 21.21'  
C5 43°12'59" W 21.21'  
C6 83°52'57" W 50.00'  
C7 5°47'29" W 21.21'  
C8 83°52'57" W 50.00'  
C9 43°12'59" W 21.21'  
C10 83°52'57" W 50.00'  
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C99 5°47'29" W 21.21'  
C100 83°52'57" W 50.00'

**WATER AND DRAINAGE DESCRIPTIONS**  
1. THE DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION  
2. THE DRAINAGE DISTRICT NO. 1 HER

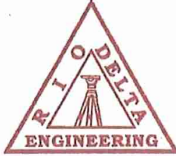






**Planning & Zoning Commission  
Standardized Agenda Request Form**

<b>Date of Meeting:</b> August 7, 2024	<b>Agenda Item No. (to be assigned by PCE):</b> V.D.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering.	
<b>Subject/Agenda Item:</b> Discussion and consideration for two-month extension of Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located on the Northwest corner of n Westgate dr. & Canyon Rd. Possible Action.	
<b>Discussion/Overview:</b> The proposed seven (7) lot subdivision is inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on August 16, 2024. This is the 2 <sup>nd</sup> extension. Project has been completed, and final inspection report has been provided by Engineering.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission’s Action:</b> Staff recommends approval of the two-month extension.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Extension letter and email from Engineering.	
<b>Responsibilities upon Commission’s Action:</b> Planning staff will advise applicant.	



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

August 1, 2024

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

Re: Pablo Pena Jr. Subdivision No.2, request for 60-day extension

Dear Ms. De La Fuente,

As agents for the subdivision to be named "Pablo Pena Jr. Subdivision No.2", we are requesting a 60-day extension to complete this subdivision due to construction and material delays. We are currently 98% complete and we foresee completing the construction of the remaining subdivision and plat recording within the next 60 days.

Respectfully submitted,

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

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