

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

DECEMBER 4, 2024, 5:30P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, PZ Commissioner

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jose Treviño, PZ Commissioner

Jim Forward, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
NOVEMBER 6, 2024**

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

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Adrian Torres	Commissioner
Carolina Crockett	Commissioner
Jose Treviño	Commissioner

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

Also, present were Mike Swinnea, Assistant Fire Marshall, Salvador Ayar, Assistant Engineer Director, and citizens.

I. CALL TO ORDER:

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, Commissioner Forward and Commissioner Crockett were absent at the time of roll, a quorum was established. Commissioner Crockett arrived at 5:27 pm.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. October 2, 2024, Regular Meeting

Commissioner Summers made a motion to approve the minutes of October 2, 2024, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to rezone 236 Mile 2 ½ W. Rd., also being 7.45-acres out of Farm Tract 1034 Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to I – Industrial District.

Mrs. Arevalo stated that notice appeared in the Monitor on October 16, 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 based on existing and past land use.

Commissioner Summers 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.

B. Discussion and consideration to rezone 503 S Illinois, also being Lots 20- 22, Block 44, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District.

Mrs. Arevalo stated that notice appeared in the Monitor on October 16, 2024, there were twenty (20) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Mr. Frank Ramirez the owner stated location will be remodeled for office space.

Commissioner Crockett made a motion to approve the rezone as B-1 Neighborhood Business District rather than the requested B-2 seconded by Commissioner Treviño. Motion carried.

C. Discussion and consideration to rezone 1609 S Westgate Drive, also being 12.79-acres out of Farm Tract 666, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to PUD Phased Unit Development District.

Mrs. Arevalo stated that notice appeared in the Monitor on October 16, 2024, there were twenty-two (22) property owners notified within the 200-foot radius, letters and emails for against the item were received. The item has met the 20% threshold which would requires the item to be approved by three fourths vote. Staff recommended approval.

The following individuals have expressed their opposition to the proposed rezoning:

1. Mrs. Ana Rodriguez
2. Mr. Jose
3. Mrs. Maria Flores
4. Mr. Jason
5. Mrs. Barbara Hill
6. Mr. Mark
7. Mr. Orlando Cerda
8. Mr. Gilbert Garza
9. Mr. Mario Reyna
10. Mrs. Maria Escamilla
11. Mr. Toni Aguirre
12. Mr. Richard Hill
13. Mr. Ernesto Torres
14. Mrs. Maria Guadalupe
15. Mr. Antonio Galvan

The primary concerns raised by the above residents are as follows:

- **Increased Traffic and Congestion:** Many residents feel that the area is already experiencing traffic congestion, and the additional development would worsen this issue.
- **Loss of Neighborhood Character:** There is concern that the proposed changes would disrupt the existing character and balance of the neighborhood.

- **Environmental Concerns:** Some residents worry about potential flooding issues caused by the development.
- **Lack of City Infrastructure to Support 97 Units:** Concerns about the city's ability to provide adequate infrastructure, including water, sewer, and roads, for a development of this scale.
- **Decrease in Property Values:** There is a fear that the proposed rezoning will lower the value of their homes due to changes in the neighborhood's character and infrastructure.

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

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

D. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit and Late Hours Certificate, at 709 Angelita St. Ste A, also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on October 16, 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 Berry. Motion carried.

Commissioner Summers made a motion to table the item due to lack of representation and pending questions from the Commission in regard to operations, seconded by Commissioner Berry. Motion carried.

E. Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 505 W Bus 83., also being a 4.22ac Net, out of FT 1507 Lot 1 & AN IRR TR N394.11' Lot 8, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on October 16, 2024, there were twenty-two (22) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Mr. Abraham Martinez stated the hours of operation would be from 6:00 pm to 12:00 am., and no alcohol would be provided.

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

Commissioner Berry made a motion to approve the Conditional Use, with the stipulation one security guard will need to be present, seconded by Commissioner Crockett. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for South Bridge Ranchettes Subdivision being 25.45 acres out of Farm Tracts 757, Blk. 140, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northeast corner of Bridge and Mile 5 N.

Mrs. Arevalo stated the proposed development is an eighteen (18) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by OSSF. Applicant is requesting a variance for OSSF. Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.

Commissioner Berry made a motion to deny the Preliminary plat due to incorrect R.O.W dedication along Bridge, seconded by Commissioner Torres. Motion carried.

B. Discussion and consideration of the Preliminary Plat for OK Gardens Subdivision being 2.2 acres out of Lot 1, Royal Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 534ft west of Mile 2 ½ West Rd. along IH 2.

Mrs. Arevalo stated the proposed two (2) 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. Applicant is requesting a variance for the required ROW dedication, due to existing apartments. Staff recommends approval of Preliminary Plat and compliance with ordinance on the variance.

Commissioner Torres made a motion to approve the Preliminary Plat contingent that the appropriate right of way be dedicated with the exclusion of the 10ft along the existing apartment building, seconded by Commissioner Berry. Motion carried.

C. Discussion and consideration of the Preliminary Plat for Long John Silver's Subdivision being 0.45 acres out of Farm Tract 1502, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,432ft East of S Westgate Dr. along Bus 83.

Mrs. Arevalo stated the proposed one (1) lot development is currently 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. Applicant is requesting a variance a variance for 10' the required ROW dedication. Staff recommends approval of Preliminary Plat and compliance with ordinance on the variance.

Commissioner Summers made a motion to approve the Preliminary Plat, and the variance request, seconded by Commissioner Crockett. Motion carried.

D. Discussion and consideration for three-month extension of Pleasantview Terrace Subdivision being 27.498 acre out North 100 feet of the South 280 feet of South 15 acres of Farm Tract 20, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr.

Mrs. Arevalo stated the proposed eighty-five (85) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on September 6, 2024. This is the 1st extension. Project is about 85% completed. Pending

sewer main connection, asphalt, cores, entrances and BacT testing. Engineering has provided an email. Staff recommends approval of the three-month extension.

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

E. Discussion and consideration for six-month extension of J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of Cypress and North Border Ave.

Mrs. Arevalo stated proposed four (4) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on August 13, 2024. This is the 1st extension. Project has not been started but has been issued a Notice to Proceed. Engineering has provided and email. Staff recommends approval of the six-month extension.

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

VI. ADJOURNMENT

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

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Absent
Jim Forward, Commissioner

ATTEST:

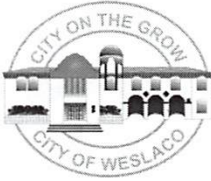
Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Maria Sandoval.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to operate a daycare in a residential area at 802 N Pino St., also being Lot 12 & 13, Blk 17, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate a daycare in a residential area. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 13, 2024. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on November 22, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

USE-000729-2024



APPLICATION FOR CONDITIONAL USE PERMIT



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

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

FILE NO. _____

PROPOSED PROJECT

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

Lot 12 + 13 Block 17

Subdivision Name Esplanada PK

Street Address 802 N. Pino St

Existing Zoning Residential Existing Land Use Residential

Purpose for the Conditional Use Permit Request In home child care learning center

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

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

APPLICANT

Name Maria Sandoval Phone (956) 355-2344

Address 802 N. Pino St Apt 2 Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: Maria.Sandoval.ms031@gmail.com

OWNER

Name Salvador Sandoval Phone (956) 345-5597

Address 802 N. Pino St Apt 3 Fax: _____

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

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

Yes _____ No ✓ _____

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

Signature Sahab Sandoval Date 10/30/24
Owner

Signature Maria A Sandoval Date 10/30/2024
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 _____

From: Salvador Sandoval

Date: October 30, 2024

To whom it may concern:

I, Salvador Sandoval, the property owner of 802 N. Pino Street Weslaco, Texas 78596, I give
Maria Sandoval authorization to rent apartment 1 as a home daycare learning center.

If you have any questions feel free to contact me at (956) 345-5596

x Salvador Sandoval

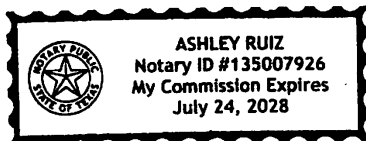
State of: Texas

County of: Hidalgo

The foregoing instrument was acknowledged
before me 30 day of October, 2024

Ashley Ruiz Ashley Ruiz
Your Name Here, Notary Public

My Commission Expires 7/24/28

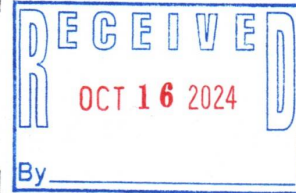


Comm-011714-2024



CITY OF WESLACO

FACILITY INSPECTION APPLICATION



PROJECT ADDRESS: 802 N. Pino St (1)

OWNER/TENANT: Salvador Sandoval / Maria A. Sandoval

ADDRESS 802 N. Pino St PHONE 956-355-2344

CITY Weslaco STATE TX ZIP CODE 78596

EMAIL maria.sandoval.ms0331@gmail.com

ALTERATIONS: Y ☒ N ☐ SIGNATURE & DATE Maria A. Sandoval

EXISTING USE: Yes

PROPOSED USE: (description) child home daycare

(Check/Circle one of the following)

- | | | |
|--|---|---|
| Billard/ Pool Hall ☐ | Amusement park ☐ | Business (alcohol permits) ☐ |
| Dance hall/Event center ☐ | Daycare (in R-1) ☒ | Hospice (in R-2, B-1, B-2, B-3 or I) ☐ |
| Skating Rinks ☐ | Mental, drug or alcohol group therapy ☐ | Bed and Breakfast/Airbnb ☐ |
| Bowling Alley ☐ | Assisted living (in R-2, B-1, B-2, B-3 or I) ☐ | Permanent Circus ☐ |
| Private/Public School (in R-1) ☐ | | Other ☐ |

Project 2

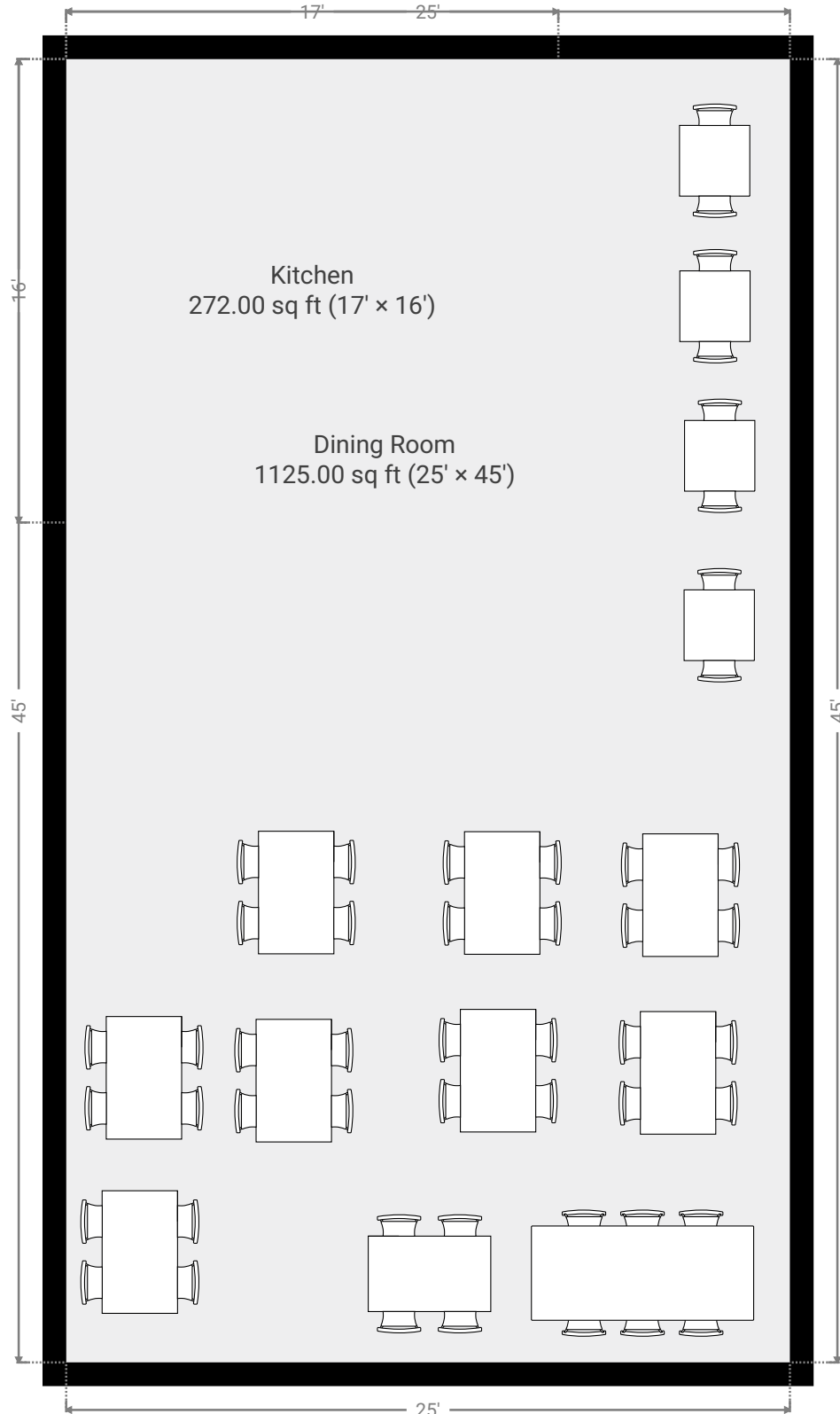
601 S Texas, 78596 Weslaco, TX, USA

TOTAL AREA: 1242.52 sq ft • LIVING AREA: 1242.52 sq ft • FLOORS: 1 • ROOMS: 2



▼ Ground Floor

TOTAL AREA: 1242.52 sq ft • LIVING AREA: 1242.52 sq ft • ROOMS: 2



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 2' 4' 6' 8' 10'

1:68
Page 2/3

Project 2

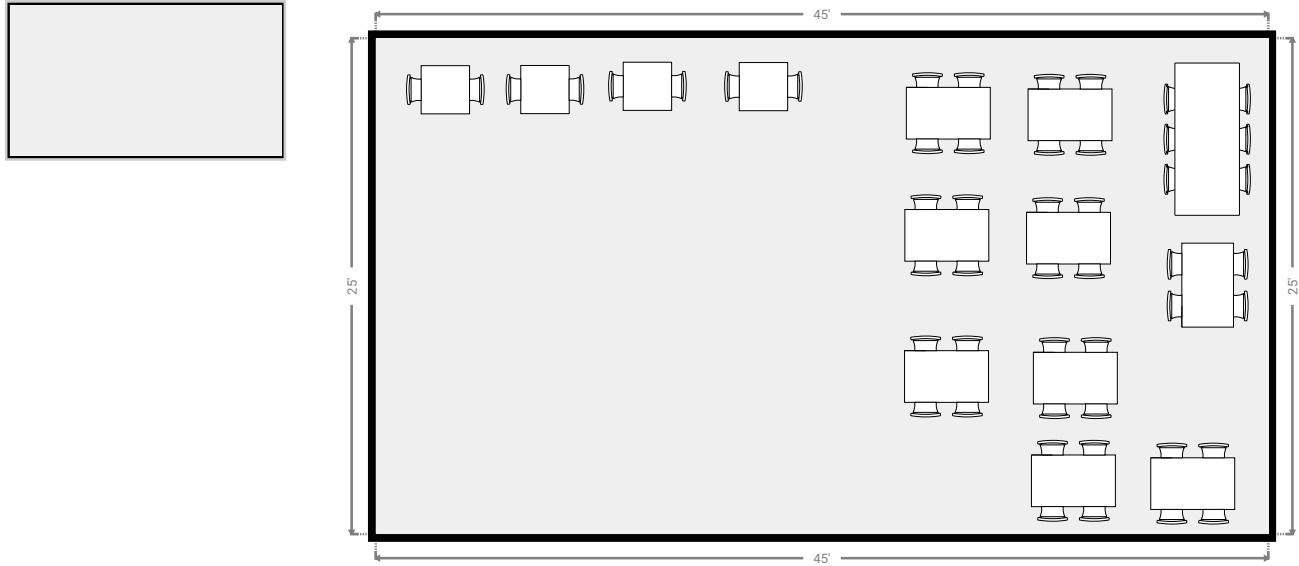
601 S Texas, 78596 Weslaco, TX, USA

TOTAL AREA: 1242.52 sq ft • LIVING AREA: 1242.52 sq ft • FLOORS: 1 • ROOMS: 2



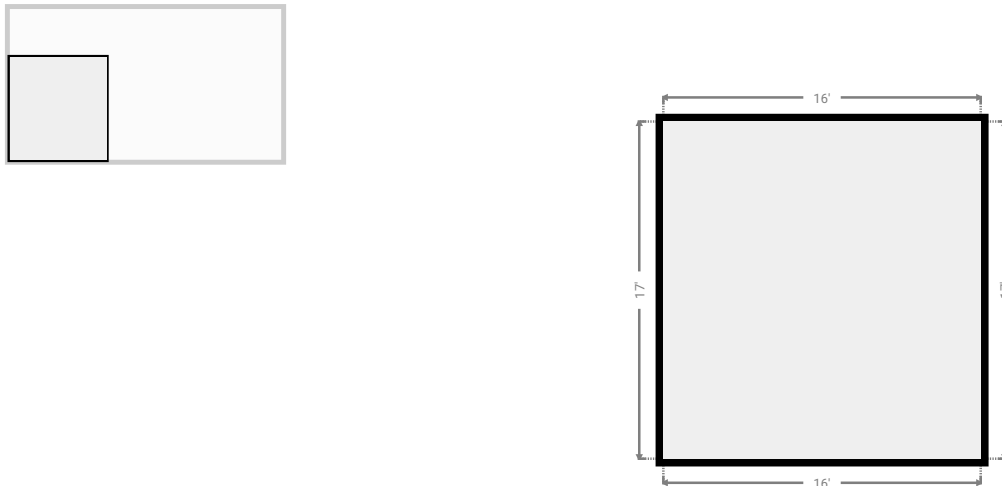
▼ Dining Room Ground Floor

WIDTH: 45' • LENGTH: 25'
AREA: 1125.00 sq ft • PERIMETER: 140'



▼ Kitchen Ground Floor

WIDTH: 16' • LENGTH: 17'
AREA: 272.00 sq ft • PERIMETER: 66'



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

November 22, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 4, 2024, and the City Commission will hold a public hearing on December 17, 2024, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on December 4, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Maria Sandoval is requesting to a Conditional Use Permit to operate a daycare in a residential area at 802 N Pino St., also being Lot 12 & 13, Blk 17, Esplanada Subdivision, 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,

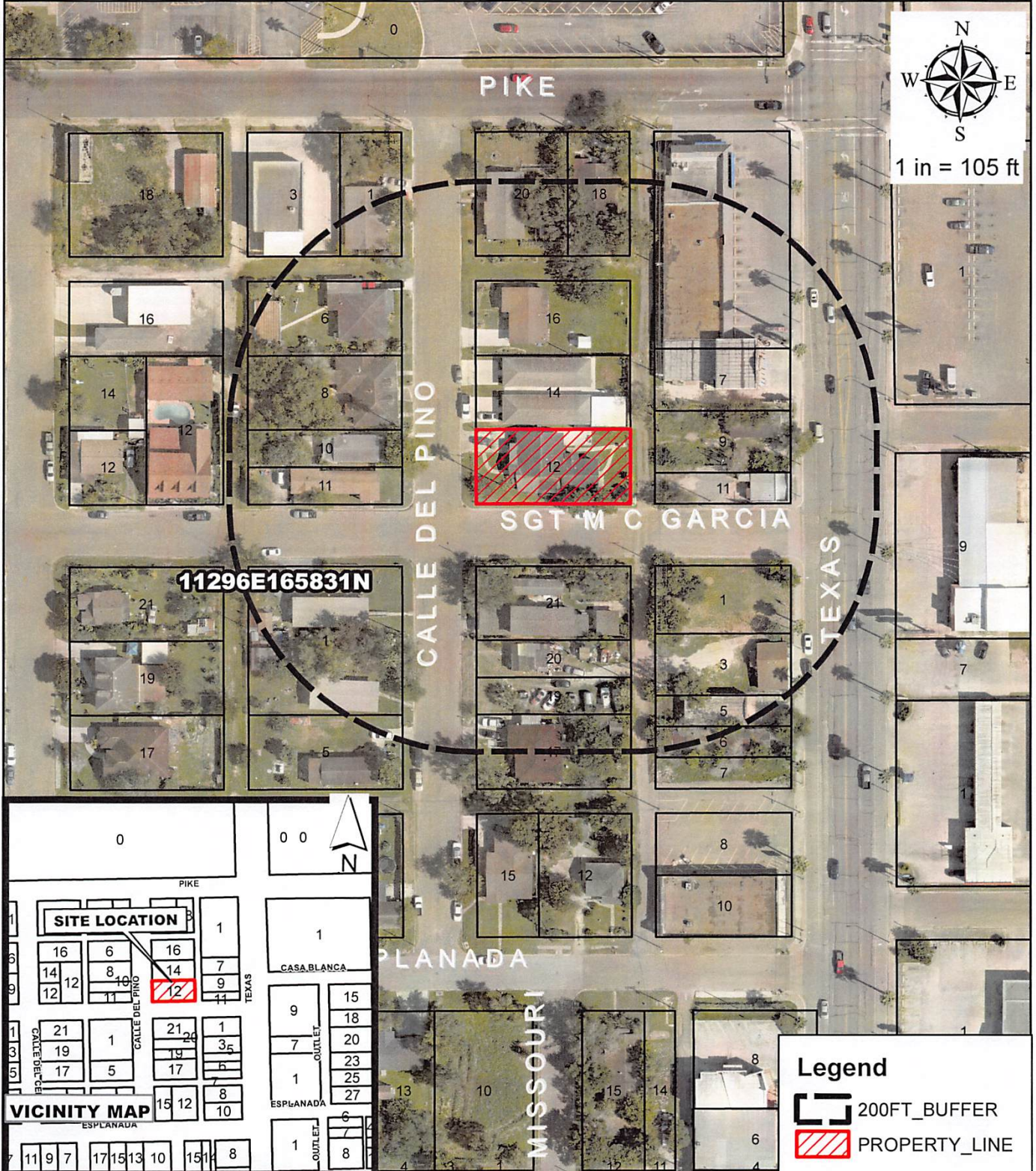
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

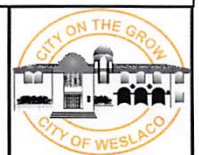
Planning &
Code Enforcement



Maria Sandoval
802 N Airport
Esplanada

Purpose for the Conditional Use Request

Existing zoning:	R-1
Existing land use:	Residence
CUP Request:	Daycare



City of Weslaco Code Enforcement Dept.

NOV 15, 2024

RODRIGUEZ GUADALUPE 719 N PINO ST WESLACO TX 78596	E7200-00-015-0001-00 ESPLANADA BLK 15 LTS 1-2-3-4 719 N PINO ST	L: 85500 B: 60759
PEREZ JOSEFINA A/K/A JOSEFINA 711 N PINO ST WESLACO TX 78596	E7200-00-015-0005-00 ESPLANADA BLK 15 LTS 5-6 711 N PINO ST	L: 45000 B: 26788
DE LA GARZA CELESTE 7515 N 16TH LN MCALLEN TX 78504	E7200-00-016-0001-00 ESPLANADA LOTS 1 & 2 BLK 16 719 N TEXAS BLVD	L: 46585 B: 0
CAVAZOS EMMA F 1701 WESTHAVEN DR WESLACO TX 78599	E7200-00-016-0003-00 ESPLANADA BLK 16 LTS 3-4 715 N TEXAS BLVD	L: 55550 B: 20348
GARZA ELIDA 713 N TEXAS BLVD WESLACO TX 78596	E7200-00-016-0005-00 ESPLANADA BLK 16 LT 5 713 N TEXAS BLVD	L: 35475 B: 19124
CASTILLO JESUS JR & JOSE PO BOX 1382 ELSA TX 78543	E7200-00-016-0006-00 ESPLANADA BLK 16 LOT 6 711 N TEXAS BLVD	L: 35475 B: 25293
AYALA LIDIA TREVINO 712 NORTH PINO ST WESLACO TX 78596	E7200-00-016-0017-00 ESPLANADA BLK 16 LTS 17-18 712 N PINO ST	L: 45000 B: 52160
GARCIA MARIA SARA 304 N CEDRO WESLACO TX 78596	E7200-00-016-0019-00 ESPLANADA BLK 16 LOT 19 714 N PINO ST	L: 22500 B: 0
GARCIA MARIA SARA 304 N CEDRO WESLACO TX 78596	E7200-00-016-0020-00 ESPLANADA BLK 16 LOT 20 714 N PINO ST	L: 22500 B: 11016
MARQUEZ IRENE 718 N PINO ST WESLACO TX 78596	E7200-00-016-0021-00 ESPLANADA LOTS 21 & 22 BLK 16 718 N PINO ST	L: 45000 B: 55948
BRADBURY GEORGE L III & MARY C/O MARVIN F POER & COMPANY PO BOX 52427 ATLANTA GA 30355	E7200-00-017-0001-00 ESPLANADA LOTS 1-6 & ADJ ALLEY 817 N TEXAS BLVD	L: 187000 B: 343276
MANDUJANO ANDRES 809 N TEXAS BLVD WESLACO TX 78596	E7200-00-017-0007-00 ESPLANADA BLK 17 LTS 7-8 809 N TEXAS BLVD	L: 55550 B: 173116

City of Weslaco Code Enforcement Dept.

NOV 15, 2024

CRUZ ELENA	E7200-00-017-0009-00	L: 33330
8403 MARTIN MORALES RD	ESPLANADA BLK 17 LTS 9-10	B: 23347
WESLACO TX 78599	805 N TEXAS BLVD	
MACIAS FRANCES C. ET AL	E7200-00-017-0011-00	L: 33330
8045 POULSON ST	ESPLANADA BLK 17 LT 11	B: 18703
CITRUS HEIGHTS CA 95610	801 N TEXAS BLVD	
SANDOVAL SALVADOR	E7200-00-017-0012-00	L: 58500
802 N PINO	ESPLANADA LOTS 12 & 13 BLK 17	B: 93347
WESLACO TX 78596	802 N PINO ST	
MARTINEZ CARLOS C SR & DEANNA	E7200-00-017-0014-00	L: 45000
1402 S INTERNATIONAL BLVD	ESPLANADA LOT 14 & 15 BLK 17	B: 167502
WESLACO TX 78596	804 N PINO ST	
CERDA ANA CELIA	E7200-00-017-0016-00	L: 45000
PO BOX 233	ESPLANADA BLK 17 LTS 16-17	B: 44427
WESLACO TX 78599	808 N PINO ST	
MARTINEZ ANABELA A	E7200-00-017-0018-00	L: 37500
522 NORTHLAWN DR	ESPLANADA LOTS 18-19 BLK 17	B: 52928
HOUSTON TX 77073	101 W PIKE BLVD	
DAILY CATARINA	E7200-00-017-0020-00	L: 45000
6975 S ANDERSON RD	ESPLANADA LOTS 20-21-22 BLK 17	B: 48832
AURORA OR 97002	814 N PINO ST	
GARZA JAVIER G ET AL	E7200-00-018-0001-00	L: 30000
815 N PINO	ESPLANADA LOTS 1-2 BLK 18	B: 41684
WESLACO TX 78596	815 N PINO ST	
MARTINEZ CARLOS & DEANNA	E7200-00-018-0003-00	L: 41250
PO BOX 624	ESPLANADA ALL LOTS 3 THRU 5 BLK 18	B: 97821
WESLACO TX 78599	206 W PIKE BLVD	
DE LA CRUZ ELEAZAR P & RAQUEL F	E7200-00-018-0006-00	L: 45000
811 N PINO ST	ESPLANADA LOTS 6-7 BLK 18	B: 102975
WESLACO TX 78596	811 N PINO ST	
GARZA MARIA GLORIA GONZALEZ	E7200-00-018-0008-00	L: 45000
1033 S COLORADO AVE	ESPLANADA LOTS 8-9 BLK 18	B: 85000
MERCEDES TX 78570	809 N PINO ST	
DE LOS SANTOS MARIA E	E7200-00-018-0010-00	L: 22500
HERMELINDA RODRIGUEZ	ESPLANADA BLK 18 LT 10	B: 21189
PO BOX 169	803 N PINO ST	
LA BLANCA TX 78558		

City of Weslaco Code Enforcement Dept.

NOV 15, 2024

FISCAL DANIEL & JULISSA DE LEON

E7200-00-018-0011-00
ESPLANADA BLK 18 LT 11

L: 22500

801 N PUEBLO ST
WESLACO TX 78596

801 N PINO ST

B: 41935

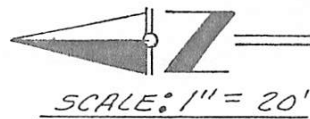


ART SALINAS

ENGINEERING & SURVEYING

1524 DOVE AVENUE McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX (956) 618-5540

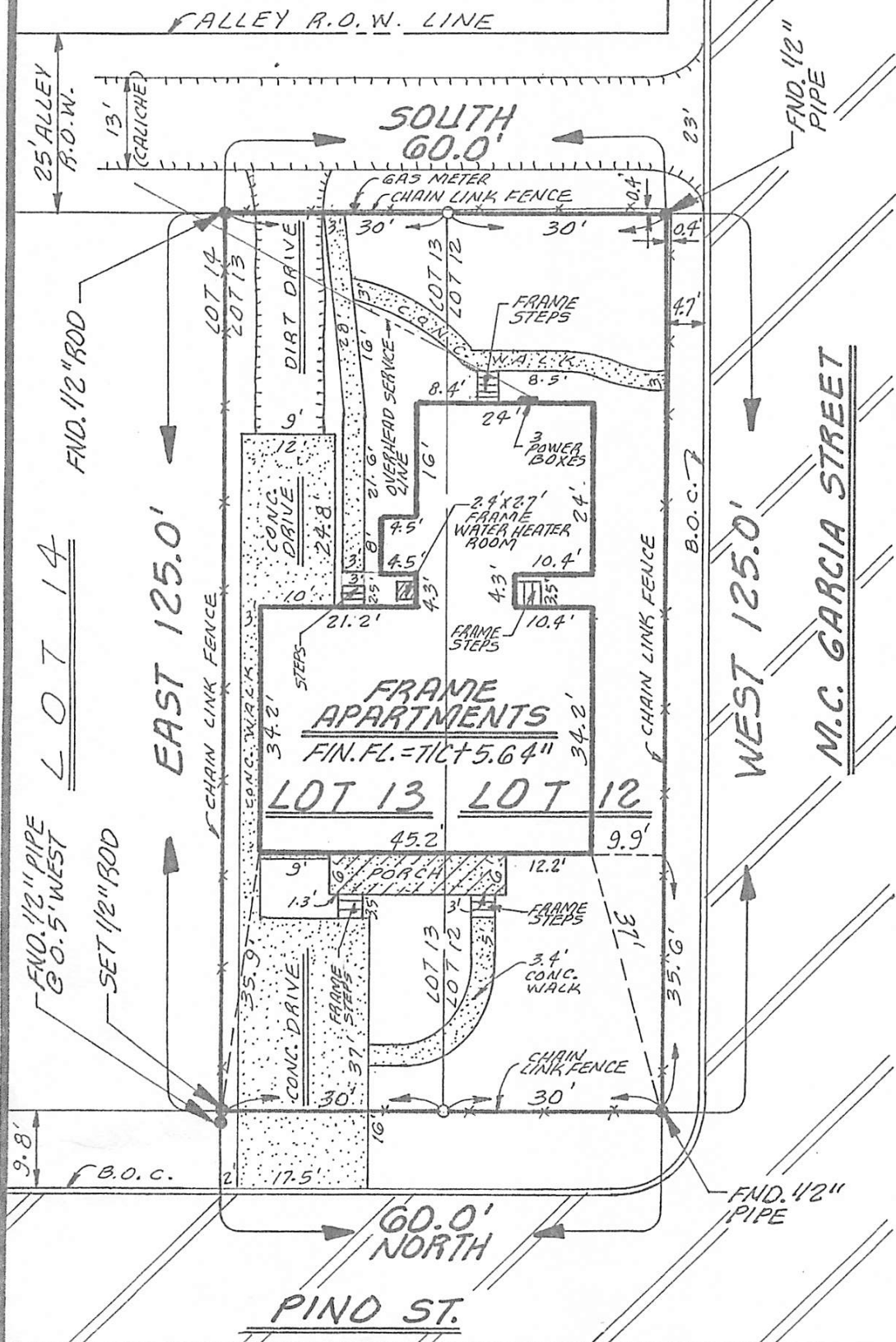
ALLEY R.O.W. LINE



FLOOD CERTIFICATION: The property shown hereon lies in Zone AH. Zone AH areas are areas of shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined as per F.E.M.A. Flood Insurance Rate Map Panel No. 480349-0005-B dated 03-04-80.

PLAT NOTES:
1. There are no discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements except as shown on this plat.
2. Easements, Rules, Regulations and Rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9, (Blanket)
3. This plat is for the exclusive use of the borrower named hereon, the title company in connection with G.F.# 601931 and the respective lender thereof.
4. The undersigned survey is not responsible to any others for any loss resulting therefrom.
BEARING BASIS: "ESPLANADA PARK SUBDIVISION"

BORROWER: SALVADOR SANDOVAL



THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUND OF PROPERTY WHICH IS LOCATED AT 802 PINO ST. IN WESLACO TEXAS, DESCRIBED AS FOLLOWS: LOTS TWELVE (12) AND THIRTEEN (13), BLOCK SEVENTEEN (17), ESPLANADA PARK SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN

VOLUME 8, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

99-13036 12-22-99
JOB NO. DATE

[Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4802





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Roberta Reyes Ramos.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Certificate, at 709 Angelita St. Ste A, also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Certificate. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on November 13, 2024. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on November 22, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

USE-000713-2024
FILE NO. _____

PROPOSED PROJECT

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

Lot 23, 24, and 25 Block _____
Subdivision Name Pueblo Amistad - Kings Royal Court Event Center
Street Address 709 Angelita St. Ste A
Existing Zoning Commercial Existing Land Use event center
Purpose for the Conditional Use Permit Request Sell Beer

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 Roberta Reyes-Ramos Phone 956 472 4081
Address 1609 Davenport Fax: 956-289-1221
City Weslaco State TX Zip Code 78596 E-Mail: rreyes911@yahoo.com

OWNER

Name Roberta Reyes-Ramos Phone 956 472 4081
Address 1609 Davenport Fax: 956 289 1221
City Weslaco State TX Zip Code 78596 E-Mail: rreyes911@yahoo.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 Rebuth Nays Ramis Date 10-2-2024
Owner

Signature Rebuth Nays Ramis Date 10-2-2024
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 _____



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

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2022)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Kings Royal Court Event Center			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Kings Royal Court LLC			
3. Type of Owner ☐ Corporation ☒ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 709 Angelita Drive Suite A			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
5. Mailing Address 1609 Davenport St			
City Weslaco	County Hidalgo	State TX	Zip Code 78596
6. Business Telephone Number pending	Alternate Telephone Number 956-472-4081	E-mail Address rreyes911@yahoo.com	
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☐ MB Mixed Beverage	
☒ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☒ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☒ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

Trade Name: _____ Kings Royal Court Event Center

Location Address: 709 Angelita Drive Suite A City: Weslaco County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ 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 _____, _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume
	OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for:
	☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of mixed beverages between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Kings Royal Court Event Center

Location Address: 709 Angelita Drive Suite A City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**

☐ does ☐ does not allow for on-premise consumption **and**
☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BB, BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained **in any area where the sale of any alcoholic beverage is legal.**"

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Kings Royal Court Event Center
Location Address: 709 Angelita Drive Suite A city: Weslaco County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county 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 permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
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☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

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SIGN

HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

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Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

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*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, _____ County
County Clerk

SEAL

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OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, _____ County
County Clerk

SEAL

Trade Name: Kings Royal Court Event Center

Location Address: 709 Angelita Drive Suite A City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county 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 permit is sought is prohibited by any valid order....

Certificate of County Clerk for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for Winery (G) Applicants

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OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Certificate of County Clerk for: BB & BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ is ☐ is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN

HERE _____, _____ County
County Clerk

S E A L

Trade Name: Kings Royal Court Event Center

Location Address: 709 Angelita Drive Suite A City: Weslaco County: Hidalgo

**Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38**

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE Click here to see example of newspaper publication
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 (MM/DD/YYYY)		
Signature of Notary Public		
SEAL		

Comptroller of Public Accounts Certificate for All Applicants

TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20_____, 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 and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ FIELD OFFICE _____ **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

November 22, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, December 4, 2024, and the City Commission will hold a public hearing on December 17, 2024, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on December 4, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Roberta Reyes Ramos is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Certificate, at 709 Angelita St. Ste A, also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas.

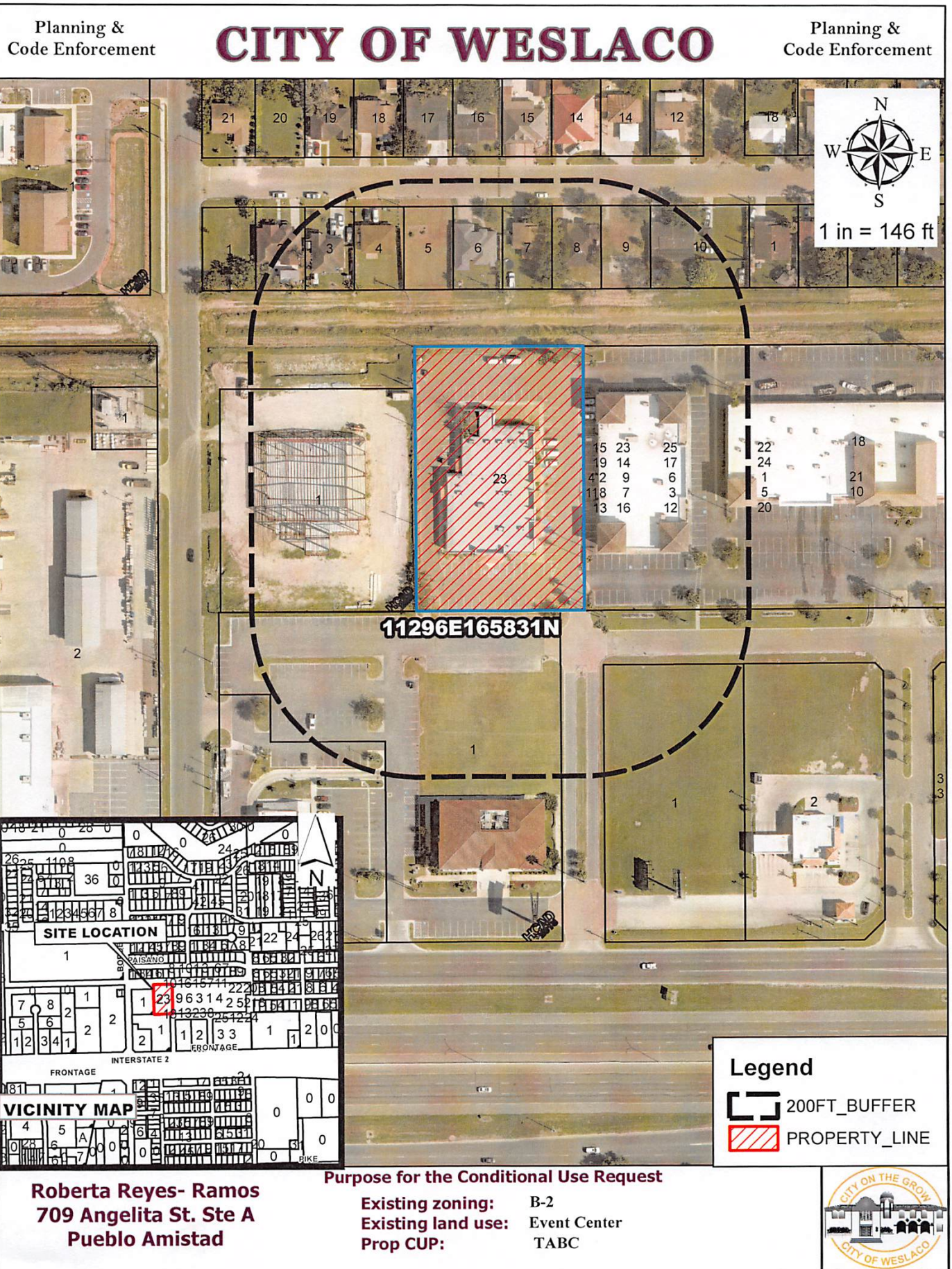
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

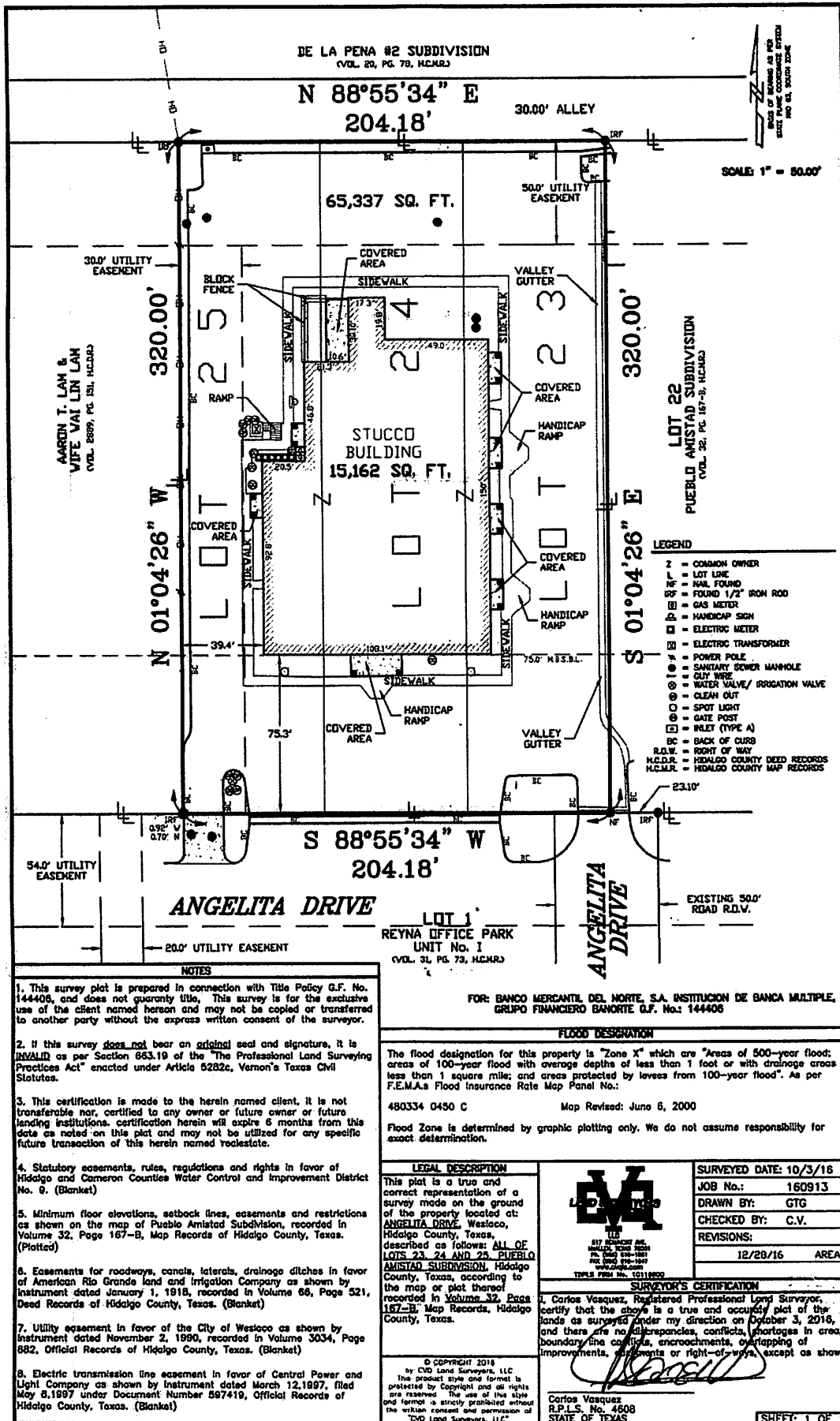
OCT 8, 2024

RAMIREZ ROMEO JR & NORMA I 815 W PAISANO LN WESLACO TX 78599	D2200-02-001-0002-00 DE LA PENNA NO. 2 LOT 2 BLK 1 815 PAISANO LN	L: 34800 B: 106821
DOMINGUEZ JOSEPH C 811 W PAISANO LN WESLACO TX 78599	D2200-02-001-0003-00 DE LA PENNA NO. 2 LOT 3 BLK 1 811 W PAISANO LN	L: 34800 B: 94060
ALVARADO REY 805 W PAISANO LN WESLACO TX 78599	D2200-02-001-0004-00 DE LA PENNA NO. 2 LOT 4 BLK 1 805 PAISANO LN	L: 34800 B: 69299
CAMACHO SANDRA 6129 VICTORIA AVE PENNSAUKEN NJ 8109	D2200-02-001-0005-00 DE LA PENNA NO. 2 LOT 5 BLK 1 PAISANO LN TX	L: 34800 B: 0
VALDES RUDDY 1631 NW 144TH WAY PEMBROKE PNE FL 33028	D2200-02-001-0006-00 DE LA PENNA NO. 2 LOT 6 BLK 1 511 PAISANO LN	L: 34800 B: 170794
VILLAGOMEZ GUADALUPE & ADALIA 715 W PAISANO LN WESLACO TX 78599	D2200-02-001-0007-00 DE LA PENNA NO. 2 LOT 7 BLK 1 715 PAISANO LN	L: 34800 B: 80268
MARTINEZ JOSE L & HILDA 2006 KERALUM DR EDINBURG TX 78542	D2200-02-001-0008-00 DE LA PENNA NO. 2 LOT 8 BLK 1 711 PAISANO LN	L: 34800 B: 135200
MARTINEZ JOSE L & HILDA 2006 KERALUM DR EDINBURG TX 78542	D2200-02-001-0009-00 DE LA PENNA NO. 2 LOT 9 BLK 1 PAISANO LN TX	L: 34800 B: 0
RAMOS MARIO SR & MIGUEL ANGEL PO BOX 8394 WESLACO TX 78599	D2200-02-001-0010-00 DE LA PENNA NO. 2 LOTS 10 & 11 BLK 1 701 PAISANO LN	L: 69600 B: 92508
R & A REAL ESTATE INVESTMENTS 6400 N FM 88 WESLACO TX 78599	P9275-00-000-0023-01 PUEBLO AMISTAD LOTS 23-25 709 ANGELITA DR	L: 652800 B: 945704
LONE STAR NATIONAL BANK 100 W FERGUSON ST PHARR TX 78577	P9275-02-000-0001-00 PUEBLO AMISTAD PH 2 LOT 1 700 W EXPRWY 83	L: 908353 B: 0
REYNA FAMILY LAND DEV LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	R2432-01-000-0001-00 REYNA OFFICE PARK UT 1 (REPLAT) LOT 702 W EXPRWY 83	L: 1587221 B: 696434

City of Weslaco Code Enforcement Dept.

OCT 8, 2024

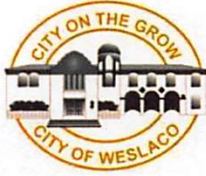
GRIEGO FAMILY LIMITED	R2436-00-00B-0017-00	L: 133007
1900 S JACKSON RD STE 9-10	RGV PROFESSIONAL CENTER	B: 304688
MCALLEN TX 78503	DG B UNIT 17	
	505 ANGELITA DR STE 17	
REYNA FAMILY DEVELOPMENT LTD	R2432-01-000-0002-05	L: 834335
702 W EXPRSWY 83	REYNA OFFICE PARK UT 1 (REPLAT) LOT	B: 509287
WESLACO TX 78599	702 W. EXP 83 TX	
R & A REAL ESTATE INVESTMENTS	R0760-00-000-0001-00	L: 514080
1609 E DAVENPORT	RAMOS COMMERCIAL PLAZA LOT 1	B: 986732
WESLACO TX 78596	N BORDER & EXPWAY 83 TX	



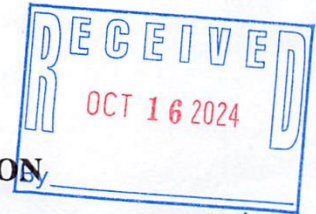


Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for South Bridge Ranchettes Subdivision being 25.45 acres out of Farm Tracts 757, Blk. 140, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northeast corner of Bridge and Mile 5 N. Possible Action.	
Discussion/Overview: The proposed eighteen (18) 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 OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and lack of curb and gutter along Bridge and Mile 5 north.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION



PLAT-000720-2024

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: SOUTH BRIDGE RANCHETTES SUBD.

Location: NEC. S. BRIDGE 1/2 MILE S NORTH ROAD

Legal Description: 25.45 AC. O/B F.T. 757, B/L 140,
WEST AND ADAMS TRACT SUBD., H.C.T.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: RESIDENTIAL

Existing Land Use: DPFD Proposed Land Use: SINGLE FAMILY HOME

Number of Lots Proposed: 18 Gross Acreage: 25.45

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: CYNTHIA O'BRINN Telephone: (956) 778-0140

Address: 152 E. 94TH ST., APT 65 Fax: _____

City: NEW YORK State: NY Zip: 10128 E-mail: LUIS REYES 034@yn100.com

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 682-1489

City: MEALD State: TX Zip: 78501 E-mail: dsalinas@salinasengr.com

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

ENR-

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco
☒ YES ☐ NO Wastewater Provision: SEPTIC TANK (VARIANCE)
☒ YES ☐ NO Electric Company: AEP / MANGIC VALLEY

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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: Syntha O'Brien

Owner Signature: [Signature] Date: 10/2/23

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 10/2/23

Authorized Agent Printed Name: David Schwie

THIS PAGE FOR STAFF USE ONLY

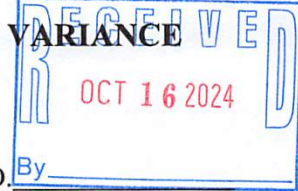
Date Received: _____ Received By: _____ Date Paid: _____

Preliminary Subdivision Review Date: _____

General Comments: _____



VAR-000721-2024
APPLICATION FOR SUBDIVISION VARIANCE



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

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

FILE NO. By _____

GENERAL INFORMATION

Name of Subdivision: SOUTH BRIDGE RANCHETTES SUBD.

Location: N.E.C. S. BRIDGE 3/4 MILE S NORTH ROAD

Legal Description: 25.45 AC. O/O F.T. 757, BIK 140,
WEST AND ADAMS TRACT SUBD., D.C.T.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

A. EXISTING CITY SEWER LINES ARE NOT DEEP
ENOUGH TO ACCEPT SEWER FROM THESE LOTS.

☐ Fire Hydrants ☐ YES ☐ NO

5 LIFT STATION IS AT MAX. CAPACITY

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: CYNTHIA O'BRIEN Telephone: (906) 778-0140 LUIS REYES
Address: 152 E. 94TH ST. APT. 6J Fax: _____
City: NEW YORK State: NY Zip: 10128 E-mail: LUISREYES034@YAHOO.COM

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 10/2/23

Authorized Agent Printed Name: DAVID OWAP SALINAS, P.E.



APPLICATION FOR SUBDIVISION VARIANCE.....

VAR-000741-2024

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: SOUTH BRIDGE RANCHETTES

Location: N/E CORNER OF BRIDGE ST. : MILE 5 NORTH

Legal Description: 25.45 AC. O/O F.T. 757, B1K 140,
WEST : ADAMS TRACT

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:

☐ 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 CURB: GUTTER ☐ YES ☒ NO

Describe in detail the reason for the variance request:

RURAL TYPE AREA - NO CURB: GUTTER STREETS
NEAR SITE

OWNER INFORMATION

Owner's Name: CYNTHIA O' BRIEN Telephone: 956-778-0140

Address: 159 E. 94TH ST. APT 65 Fax: _____

City: NEW YORK State: NY Zip: 10128 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: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 11/14/24

Authorized Agent Printed Name: David Omar Salinas

INV-00022499



**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: SOUTH BRIDGE RANCHETTES
 Location: N EC S. BRIDGE 1/2 MILE S NORTH ROAD
 Applicant: DAVID SALINAS ☐ Owner ☒ Agent
 Address: 2221 DAFFODIL AVE. Phone Number: 682-9081
MEALIEU TX 78501

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			
<u>210</u>	<u>RESIDENTIAL</u>	<u>25.45</u>	<u>4500</u>	<u>18</u>	<u>24.65</u>	<u>24.11</u>	<u>9.74</u>

Comments: _____

Prepared by: DAVID SALINAS Date: _____

Address: 2221 DAFFODIL AVE Phone Number: 682-9081
MEALIEU TX 78501

(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#: _____





PLAN CORRECTIONS REPORT PAR-000354-2022 FOR CITY OF WESLACO

PLAN ADDRESS: South Bridge Ranchettes
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 12/06/2022 **SQUARE FEET:** 0.00 **DESCRIPTION:** SOUTH BRIDGE RANCHETTES
EXPIRATION DATE: 12/06/2023 **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Engineer	DAVID SALINAS	SALINAS ENGINEERING	2221 Daffodil Ave McAllen, TX 78501
Owner	CYNTHIA O'BRIAN		E 152 9Th St, Apt 6J New York, NY 10128

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Approved	felix salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-447-3401 email: aaldana@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-447-3401 email: aaldana@weslacotx.gov
Engineering v.3 Review conducted by the engineering department	Approved with Comments	Alberto Aldana Ph: 956-447-3401 email: aaldana@weslacotx.gov
Fire Review v.1 Review by the fire department	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Fire Review v.2 Review by the fire department	Approved with Comments	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Rebekah de la Fuente Ph: 956-447-3401 email: rdela Fuente@weslacot
Planning/Zoning v.2 Review conducted by the planning and zoning department	Approved	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Approved	Eric Hernandez Ph: 956-968-8591 email: ehernandez@weslacotx.gov
Public Works v.1 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.2 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.3 Public Works	Approved with Comments	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

CONDITION(S) Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.
Comment: Plans do not comply. Shall re-submit.

General Condition - Public works approved with comments

Comment: Meter boxes to be DFW 1300 with blue lids and antenna hole "boxes are 2 to 4 months lead time for delivery"

General Condition - Engineering approved with comments

Comment: • Please submit a Trip Generation Worksheet

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Tuesday, October 10, 2023 1:56 PM
To: Mickael Salinas
Cc: David Salinas; Monica Guerra
Subject: RE: South Bridge Ranchettes Subdivision
Attachments: Subdivision review report.pdf

Good Afternoon,

Attached is the subdivision review report, your project has been approved with comments, Please submit the following items for the next P&Z meeting:

- Subdivision platting application
- \$355.00 application fee
- \$100.00 fire review fee
- 12 sets plat sheets (plat, drainage, paving, utility)
- Approved drainage report
- Variance application for off-site drainage with letters of support and variance for OSSF
- \$105.00 application fee

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdela Fuente@weslacotx.gov



From: Mickael Salinas <msalinas@salinasengineering.com>
Sent: Monday, October 2, 2023 12:56 PM
To: Rebekah M. De La Fuente <rdela Fuente@weslacotx.gov>
Cc: David Salinas <dsalinas@salinasengineering.com>; Monica Guerra <mguerra@salinasengineering.com>
Subject: South Bridge Ranchettes Subdivision

Good Afternoon Rebekah,

Please find attached the updated plans as per comments received from all entities. When you have a moment, take a look and let me know if I have the OK to proceed with the next submittal.

Thanks !

Mick Salinas

Salinas Engineering and Associates

DRAINAGE REPORT

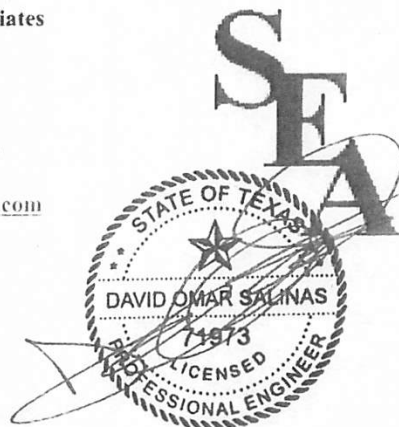
SOUTH BRIDGE RANCHETTES SUBDIVISION

CITY OF WESLACO, HIDALGO COUNTY, TEXAS

PREPARED BY:

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

May 23, 2023



INDEX

Drainage Report Narrative: Page 2.-5.

- A. Hydrograph: 10 and 50 -Year Storm Events Dated 5/23/23 attached
- B. Plat reduction of South Bridge Ranchettes Subdivision, Weslaco
- C. Copy of FIRM – Zone “X CPN 480334 0450 C, dated 11/16/82
Revised to reflect LOMR dated 05/30/02).
- D. Other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed South Bridge Ranchettes Subdivision is a twenty-five 25.45 Gross acres (22.93 Net Acres) residential plat of land out of Farm Tract 757, Block 140, West Tract Subdivision, Hidalgo County, Texas, and, is located at the immediate NWC corner of South Bridge Street and Mile 5 North Road INSIDE the limits of the City of Weslaco (tract was recently annexed into the City of Weslaco). This tract measures 1,809.85 gross feet along South Bride Road and 660.0 gross feet along Mile 5 North Road. Adjacent land uses to the tract are agriculture to the east and institutional to the north with South Bridge Street along the west and Mile 5 North Road along the south sides. The lands being platted are located in Zone “X” as per the FIRM Community Panel No. 480334 0450 C, dated 11/16/82 revised to reflect LOMR dated 05/30/02. Zone “X” areas are defined as “...Areas of 500-year flood; areas of the 100-year flood with average depths less than one foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.”

The site was formally a citrus grove but has since been cleared. Both South Bridge Road and Mile 5 North Road are improved with pavement (county section type two-way traffic) and have very minimal bar ditches (almost non-existent). There is no formal drainage (conventional storm sewer) that services this area.

It is being proposed that this development shall consist of 18 residential lots; however it is noted that the corner lot -- Lot 1 -- may be used as a commercial lot.

Soils of this proposed plat consist of, in part, a Hidalgo sandy clay loam complex (Map Unit No. 28) -- these Group B soils are well drained with slow surface runoff with moderate permeabilities -- said soils are capability subclass IIc, non-irrigated and in class I irrigated in the Gray Sandy Loam range, and, in part a Hidalgo sandy clay loam complex (Map Unit No. 29) -- these Group B soils are well drained with slow surface runoff and moderate permeabilities -- said soils are capability subclass IIc, non-irrigated and irrigated and are in the Cray Sandy Loam range site. Both of these soils can be seen on Sheet 112 of the Soil Survey of Hidalgo County, Texas.

Cross section elevations reveal that these lands have a slope that tend to converge in the center of the subject property with flows away from both South Bridge and Mile 5 North Roads at an average slope of 0.25%. The existing bar ditches are minimal in size and do not exhibit any real definitive direction of where drainage waters go -- bar ditch waters originate from the paved section of both roads. However, gently waters entering the bar ditch along Mile 5 North tend and appear to flow easterly away from this site.

In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provide for the detention of drainage waters created by the improvement to this 22.93 Net acre property. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-*

***Duration Coefficients for Texas Counties HDM (2004)) over a 10 and 50 Year storm event. –
For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001):***

Detention is being provided by the provision of drainage swales are the rear of all lots to capture overland flows of waters. The City of Weslaco is permitting on-site detention such that swales provide will meet the minimum dry volume of waters pro-rated for each lot as follows:

Using an existing drainage coefficient of 0.20 and a computed future drainage coefficient of 0.32 the attached hydrograph using a slope of 0.25% over an average drainage run of 800.0 feet, the improved condition shall create the need for an additional minimum storage of 66,311.28 Cu. Ft., or, 1.52 Ac. Ft., and, runoff shall increase from 12.95 CFS (10-year storm event) to 16.74 CFS (50-year storm event) – this is an increase of 3.79 CFS. This newly crated volume of water is equivalent to a layer of water 0.65 inches deep if spread out evenly over the 22.93 net acre site.

Minimum per lot pro-rated storage per lot as follows:

Lot 1: 5,292.18 Cu. Ft.
Lot 2. Thru 4: 1,879.74 Cu. Ft.
Lots 5. Thru 16.: 4,106.50 Cu. Ft.
Lot 17: 3,701.63 Cu. Ft.
Lot 18: 2,284.60 Cu. Ft.

The subdivider shall also provide for the cleaning and regrading of all bar ditches along South Bridge and Mile 5 North Roads with the construction of not less than 24" culverts for each lot for entry into the lots from both South Bridge Road and Mile 5 North. It is a standard culvert installation – flow line of each culvert shall be placed at ½ the pipe diameter below the flow line of the bar ditch.

Additionally, the minimum finished floor elevation of all lot improvements shall be:

For Lots 1-6: 77.0
For Lots 7-11: 75.0
For Lots 12-18: 77.50, and,

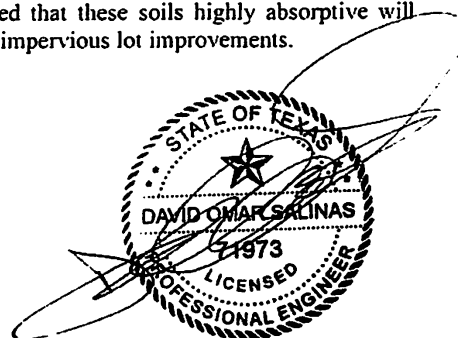
all lots shall be graded at a slope of not less than 2% from the building area to each lot's respective drainage swale to ensure that the overland flows from each lot flow into the respective drainage swales. It is expected that due to the size of the lots residential impervious improvements in comparison to the net lot areas will create a minimal impact to the existing and proposed drainage condition will occur. It is expected that these soils highly absorptive will absorb much of the new drainage waters created by the impervious lot improvements.

David Omar Salinas. P.E.
Plat Engineer.

- ☐ REJECTED
- ☒ APPROVED FOR SUBMITTAL
 - ☐ TO H.C. PLANNING DEPT.
 - ☒ TO CITY
- ☐ DISCHARGE PERMIT REQUIRED
 - ☐ DISTRICT FACILITY
 - ☐ CITY FACILITY
 - ☐ OTHER _____



image Report Information
drainagereport.052323



Alexis Lozano
H.C.D.D. NO. 1

6/7/25
DATE

23
pg

Runoff Calculations
South Bridge Retention Subdivision

Runoff Calculations

Area: 22.93 acres
Length of Basin: 800.00 ft
Avg. Basin Slope (Und.): 0.25 %
Undeveloped L: 72.74 min
Developed L: 63.04 min

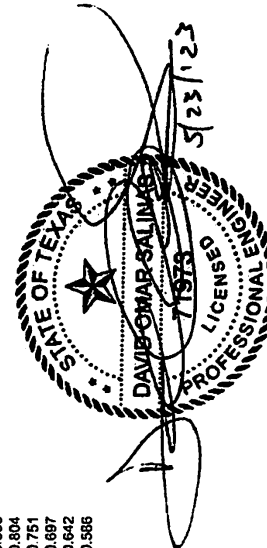
Proposed LAND CHARACTER: 0.32 C (composite, developed)
Existing LAND CHARACTER: 0.20 C (composite, developed)

Accumulated Runoff Calculations: 12.95 year storm
LIMIT OUTFLOW: 16.74

Undeveloped Calculations									
County: HIDALGO COUNTY, TEXAS									
2-year	e	b	d	L _u (min)	I _u (in/hr)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)
0.831	74	9.6	1.89	72.74	0.25	1.89	1.89	1.89	1.89
5-year	e	b	d	L _u (min)	I _u (in/hr)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)
0.795	80	9.2	2.41	72.74	0.25	2.41	2.41	2.41	2.41
10-year	e	b	d	L _u (min)	I _u (in/hr)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)
0.778	87	9.2	2.82	72.74	0.25	2.82	2.82	2.82	2.82
25-year	e	b	d	L _u (min)	I _u (in/hr)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)
0.771	98	9.2	3.28	72.74	0.25	3.28	3.28	3.28	3.28
50-year	e	b	d	L _u (min)	I _u (in/hr)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)
0.749	99	9.2	3.65	72.74	0.25	3.65	3.65	3.65	3.65
100-year	e	b	d	L _u (min)	I _u (in/hr)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)	Q _u (cfs)
0.74	103	9.6	3.94	72.74	0.25	3.94	3.94	3.94	3.94

L _u (min)	Intensity (in/hr)	Peak Disch. (cfs)	Acc. Runoff (acre ft)	Runoff difference (acre ft)	Acc. Disch. (cfs)	Net Storage (acre ft)
10	10.83	79.43	1.094	1.094	0.651	0.443
20	7.91	58.03	1.598	0.504	0.741	0.858
30	6.34	46.54	1.923	0.326	0.830	1.093
40	5.35	39.26	2.163	0.238	0.919	1.244
50	4.66	34.18	2.354	0.190	1.008	1.346
60	4.14	30.41	2.513	0.159	1.097	1.415
70	3.75	27.48	2.650	0.136	1.187	1.463
80	3.43	25.14	2.770	0.120	1.276	1.495
90	3.16	23.22	2.878	0.107	1.365	1.513
100	2.94	21.61	2.976	0.097	1.454	1.522
110	2.76	20.23	3.066	0.089	1.543	1.522
120	2.60	19.05	3.148	0.082	1.632	1.516
130	2.45	18.01	3.228	0.077	1.722	1.504
140	2.33	17.10	3.298	0.072	1.811	1.487
150	2.22	16.29	3.368	0.068	1.900	1.468
160	2.12	15.56	3.430	0.064	1.989	1.441
170	2.03	14.91	3.491	0.061	2.078	1.413
180	1.95	14.31	3.549	0.058	2.168	1.381
190	1.88	13.77	3.604	0.055	2.257	1.348
200	1.81	13.28	3.657	0.053	2.346	1.311
210	1.75	12.82	3.708	0.050	2.435	1.273
220	1.69	12.40	3.757	0.048	2.524	1.233
230	1.64	12.01	3.804	0.047	2.614	1.191
240	1.59	11.65	3.850	0.045	2.703	1.147
250	1.54	11.31	3.894	0.044	2.792	1.102
260	1.50	10.99	3.936	0.042	2.881	1.055
270	1.46	10.70	3.978	0.041	2.970	1.007
280	1.42	10.42	4.018	0.040	3.059	0.958
290	1.38	10.16	4.057	0.038	3.149	0.908
300	1.35	9.91	4.094	0.037	3.238	0.856
310	1.32	9.67	4.131	0.036	3.327	0.804
320	1.29	9.45	4.167	0.035	3.416	0.751
330	1.26	9.24	4.202	0.035	3.505	0.697
340	1.23	9.05	4.236	0.034	3.595	0.642
350	1.21	8.86	4.269	0.033	3.684	0.586

66,311.28 Cu. Ft.
Total (or 1.52 Ac. Ft.)



Detention Drainage 2021.070222 Subdivision

ORDINANCE NO. 2022-18

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LANDOWNER SUCH LAND BEING 25.45 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with §43.021, *Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 25.41 acres and are more specifically described as follows, to-wit:

METES AND BOUNDS DESCRIPTION

BEING A 25.45 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 757, BLOCK 140, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 25.45 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID FARM TRACT 757 LOCATED AT THE INTERSECTION OF MILE 4 ½ WEST ROAD (AKA SOUTH BRIDGE AVE.) AND MILE 5 NORTH ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID FARM TRACT 757, A DISTANCE OF 1,809.85 FEET TO NAIL SET IN THE CENTER OF SAID SOUTH BRIDGE AVE FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH 57 DEGREES 50 MINUTES EAST, A DISTANCE OF 47.23 FEET TO A ¾ INCH DIAMETER IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH BRIDGE AVE. FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

- (3) THENCE, SOUTH 70 DEGREES 03 MINUTES EAST, A DISTANCE OF 659.60 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH, A DISTANCE OF 1,529.65 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD, AT A DISTANCE OF 1,559.65 FEET IN ALL TO NAIL FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID FARM TRACT 757 LOCATED IN THE CENTER OF SAID MILE 5 NORTH ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (5) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID FARM TRACT 757, A DISTANCE OF 986.70 FEET TO A NAIL FOUND ON THE POINT OF BEGINNING, CONTAINING 25.45 GROSS ACRES OF LAND, MORE OR LESS.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

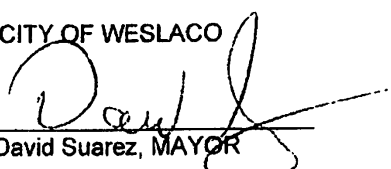
SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

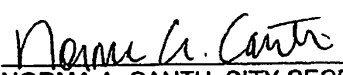
PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of June 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 21st of day of June 2022.

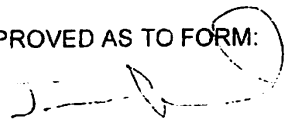
CITY OF WESLACO


David Suarez, MAYOR

ATTEST:


NORMA A. CANTU, CITY SECRETARY

APPROVED AS TO FORM:


Juan E. Gonzalez, CITY ATTORNEY

Appendix 1.0 (cont.)

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

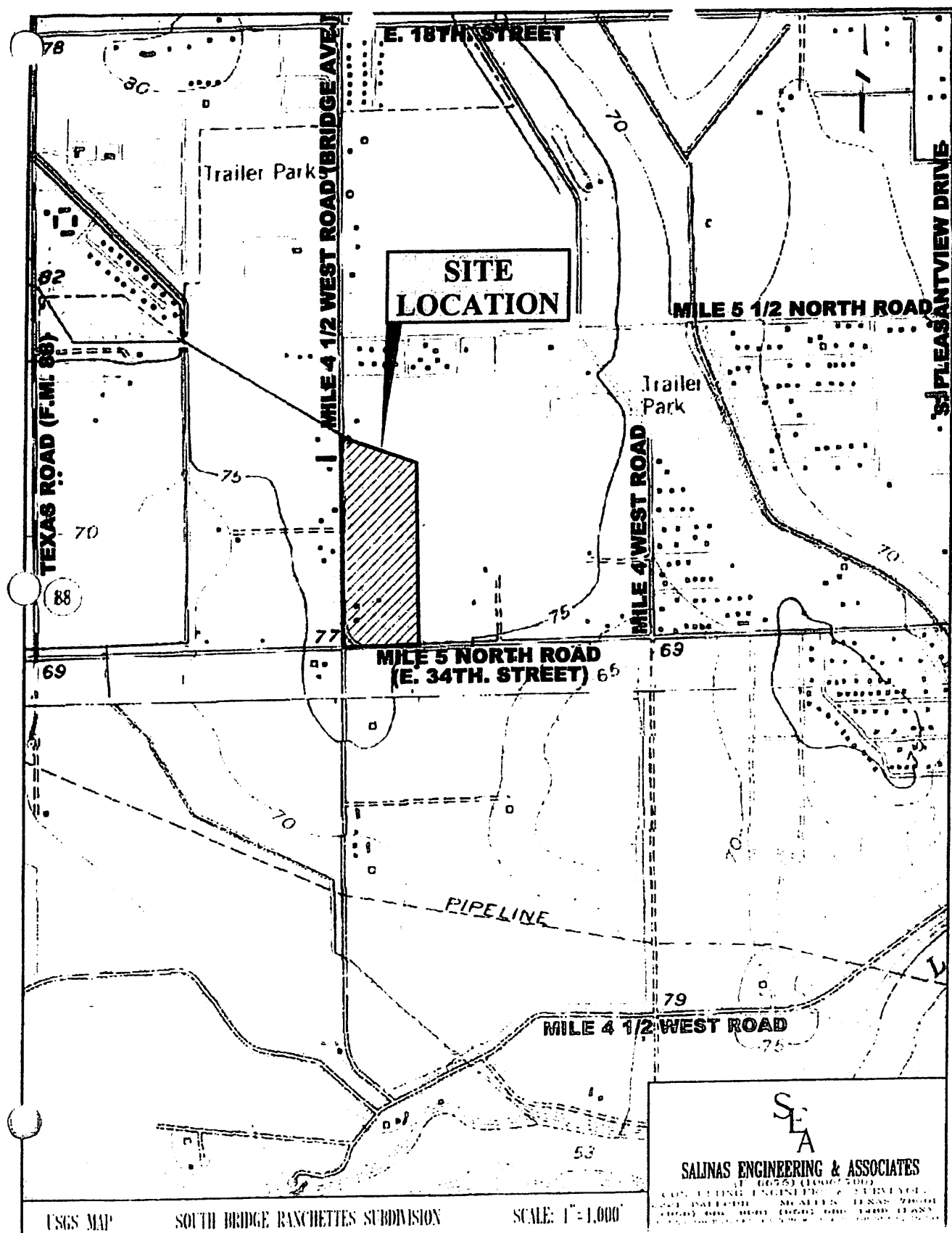
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

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

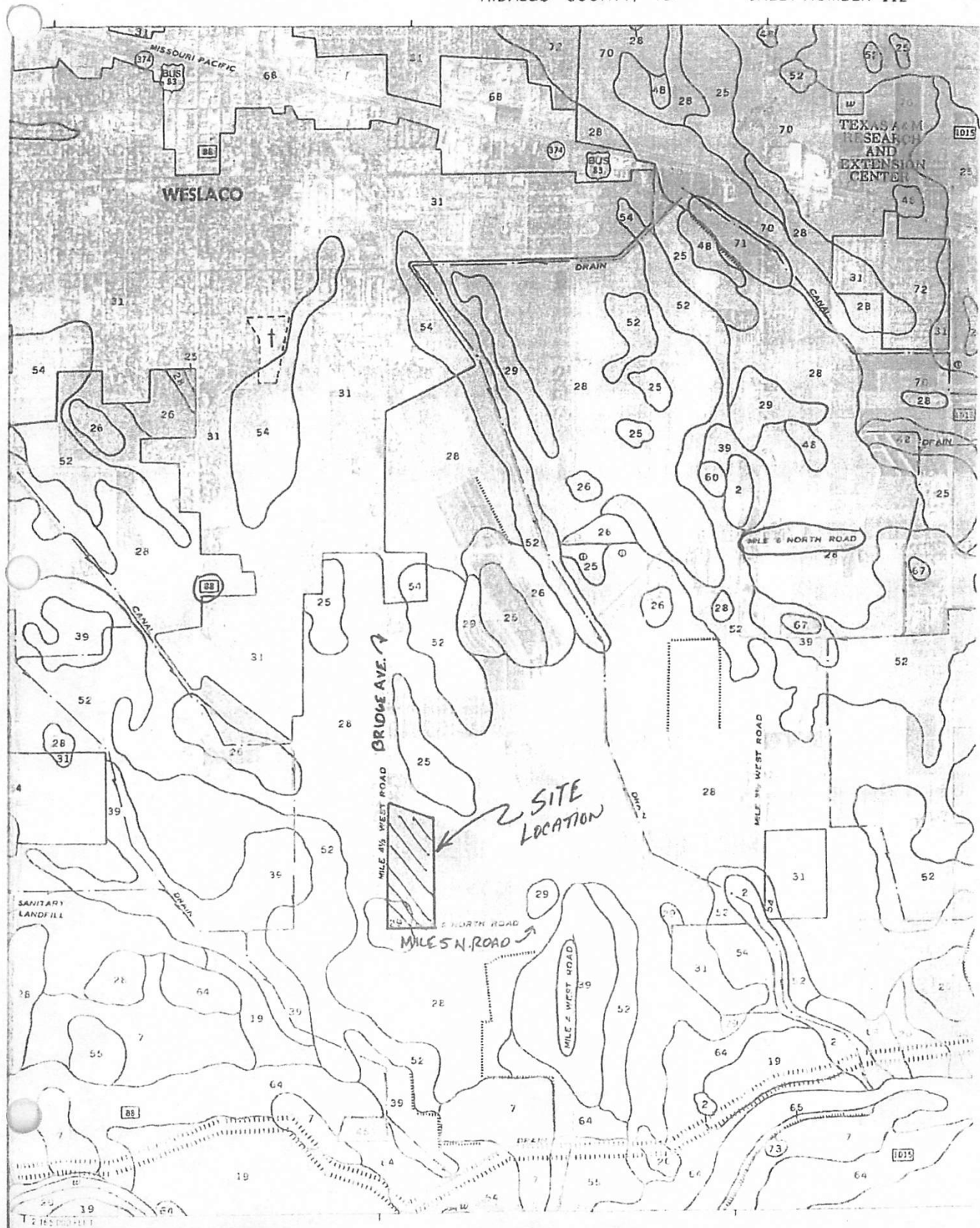
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.	TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898	290	0.647	0.860	1.031	1.209	1.384	1.514
120	1.299	1.677	1.981	2.309	2.596	2.815	295	0.639	0.849	1.018	1.193	1.367	1.496
125	1.259	1.628	1.924	2.242	2.523	2.737	300	0.630	0.838	1.005	1.178	1.350	1.478
130	1.221	1.581	1.870	2.180	2.455	2.665	305	0.622	0.828	0.992	1.164	1.334	1.460
135	1.186	1.537	1.819	2.122	2.391	2.596	310	0.614	0.817	0.980	1.150	1.316	1.444
140	1.153	1.496	1.771	2.067	2.331	2.532	315	0.606	0.807	0.969	1.136	1.303	1.427
145	1.122	1.457	1.727	2.015	2.274	2.471	320	0.598	0.797	0.957	1.122	1.288	1.411
150	1.093	1.421	1.684	1.966	2.220	2.413	325	0.591	0.788	0.946	1.110	1.274	1.395
155	1.065	1.386	1.644	1.919	2.169	2.359	330	0.583	0.779	0.935	1.097	1.260	1.380
160	1.039	1.354	1.606	1.876	2.121	2.307	335	0.576	0.770	0.924	1.085	1.246	1.365
165	1.014	1.323	1.570	1.834	2.075	2.258	340	0.570	0.761	0.914	1.073	1.233	1.351
170	0.991	1.293	1.536	1.794	2.032	2.211	345	0.563	0.752	0.904	1.061	1.220	1.337
175	0.968	1.265	1.504	1.757	1.990	2.167	350	0.556	0.744	0.894	1.050	1.207	1.323
180	0.947	1.239	1.473	1.721	1.951	2.124	355	0.550	0.736	0.885	1.039	1.195	1.309
185	0.927	1.213	1.443	1.686	1.913	2.084	360	0.543	0.728	0.875	1.028	1.182	1.296
190	0.907	1.189	1.415	1.654	1.877	2.045	365	0.538	0.720	0.866	1.017	1.171	1.284
195	0.889	1.166	1.388	1.622	1.842	2.008	370	0.532	0.713	0.857	1.007	1.159	1.271
200	0.871	1.144	1.362	1.592	1.809	1.972	375	0.526	0.705	0.849	0.997	1.148	1.259
205	0.854	1.122	1.337	1.564	1.778	1.938	380	0.521	0.698	0.840	0.987	1.137	1.247
210	0.838	1.102	1.313	1.536	1.747	1.905	385	0.515	0.691	0.832	0.977	1.126	1.235
215	0.823	1.082	1.290	1.510	1.718	1.874	390	0.510	0.684	0.824	0.968	1.115	1.224
220	0.808	1.063	1.268	1.484	1.690	1.844	395	0.504	0.677	0.816	0.958	1.105	1.212
225	0.793	1.045	1.247	1.460	1.663	1.815	400	0.499	0.671	0.808	0.949	1.095	1.201
230	0.780	1.028	1.227	1.436	1.637	1.787	405	0.494	0.664	0.800	0.940	1.085	1.191
235	0.766	1.011	1.207	1.413	1.611	1.759	410	0.489	0.658	0.793	0.932	1.075	1.180
240	0.754	0.995	1.189	1.392	1.587	1.733	415	0.485	0.652	0.786	0.923	1.066	1.170
245	0.741	0.979	1.170	1.370	1.564	1.708	420	0.480	0.646	0.779	0.915	1.056	1.160
250	0.729	0.964	1.153	1.350	1.541	1.684	425	0.475	0.640	0.772	0.907	1.047	1.150
255	0.718	0.950	1.136	1.330	1.519	1.660	430	0.471	0.634	0.765	0.899	1.038	1.140
260	0.707	0.936	1.119	1.311	1.498	1.637	435	0.466	0.628	0.758	0.891	1.029	1.131
265	0.696	0.922	1.103	1.293	1.477	1.615	440	0.462	0.623	0.751	0.883	1.021	1.121
270	0.686	0.909	1.088	1.275	1.458	1.594	445	0.458	0.617	0.745	0.876	1.012	1.112
275	0.676	0.896	1.073	1.257	1.438	1.573	450	0.454	0.612	0.739	0.869	1.004	1.103
280	0.666	0.884	1.059	1.241	1.420	1.553	455	0.450	0.607	0.733	0.861	0.996	1.094
285	0.657	0.872	1.045	1.224	1.402	1.533	460	0.446	0.602	0.726	0.854	0.988	1.086

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

Prepared By Melden & Hunt, Inc.



HIDALGO COUNTY, TEXAS - SHEET NUMBER 112



158

Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

66

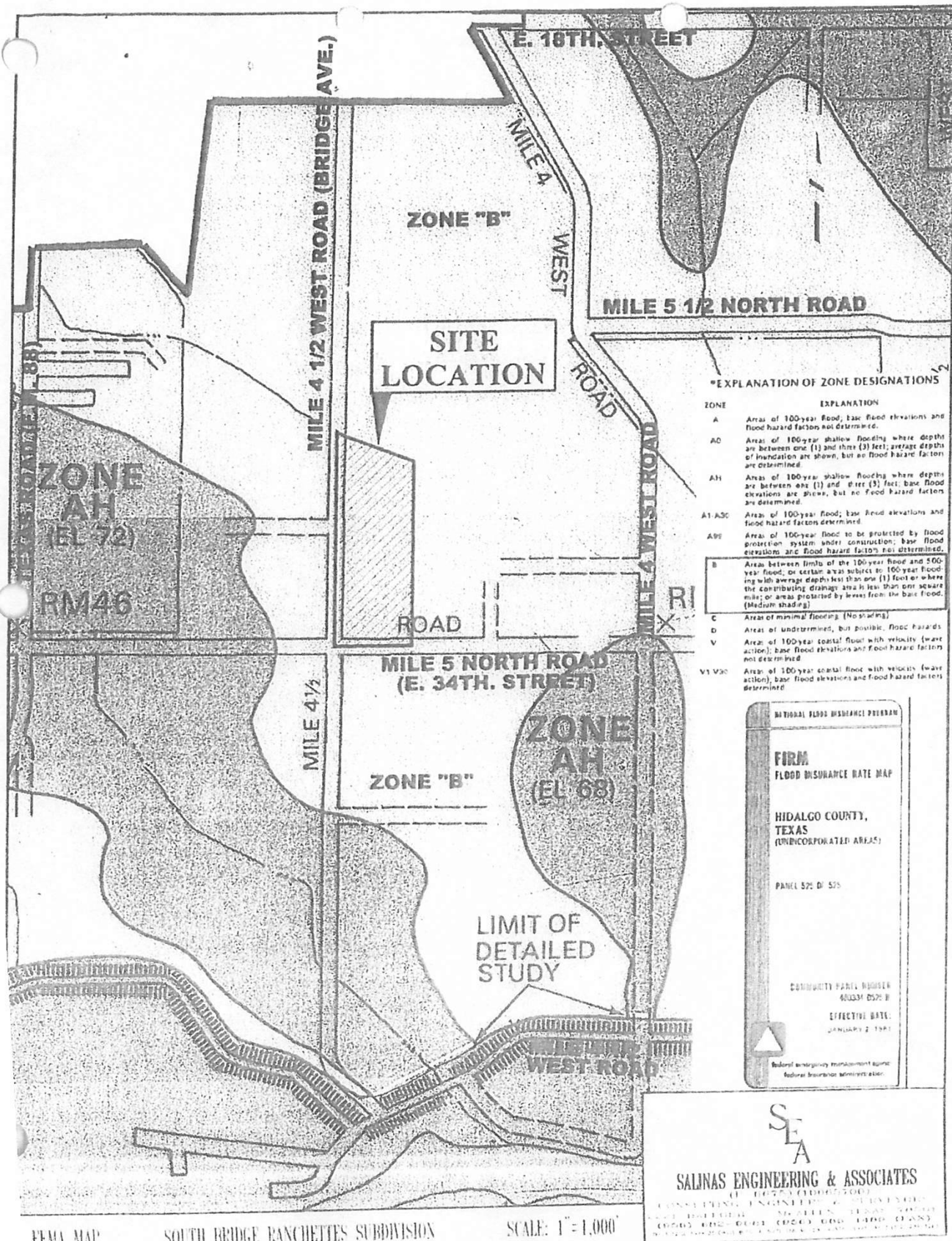
Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Canargo	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.* Dimita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
14----- Dardo	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Gruña	D	Frequent---	Very long	Sep-May	4-5.0	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.
22, 23, 24----- Holtville	B	None-----	---	---	>6.0	---	---	---	---	---	Low.
25, 26, 27, 28----- Llanero	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
29----- Llanero	B	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
30* Llanero	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
31----- Llanero	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.

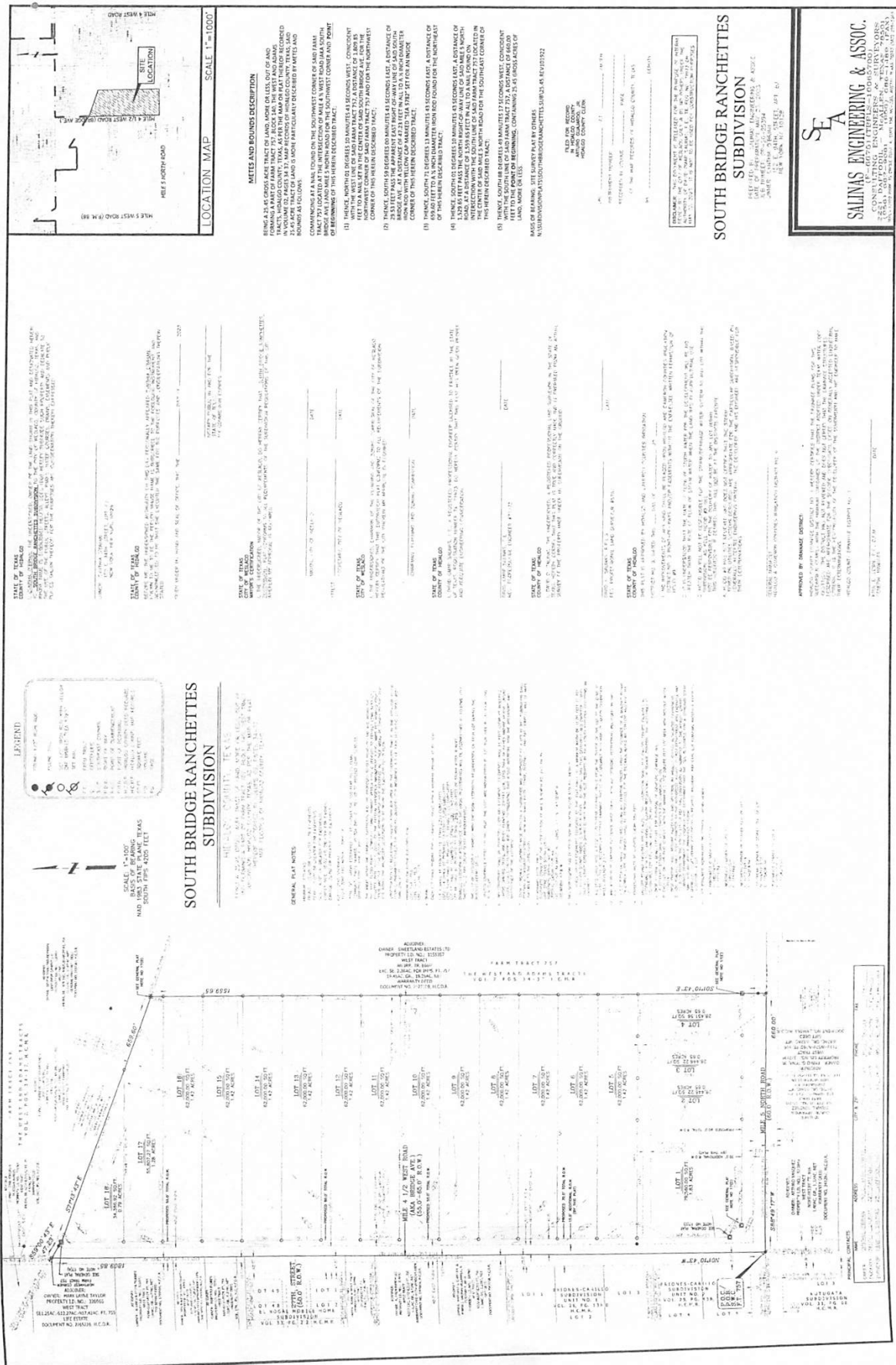
See text for explanation of table.



FEMA MAP

SOUTH BRIDGE RANCHETTES SUBDIVISION

SCALE: 1" = 1,000'





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

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of S2 Engineering, PLLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for The Gardens At Villa Verde Subdivision Phase 1, being 7.08 acres out of Farm Tract 745, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,200 ft. north of W Mile 5 N. Possible Action.	
Discussion/Overview: The proposed forty-four (44) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for off-site drainage, zero side setback and Minimum Lot Size.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with ordinance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000730-2024



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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: The Gardens At Villa Verde Subdivision Phase 1

Location: South Hidalgo County Texas, on the west side of S Texas Blvd and approximetly 2,200 ft. north of W Mile 5 N.

Legal Description: A 7.08 acre tract of land more or less out of farm tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, volume 2, pages 34-37 H.C.M.R. and also being part out of a 15.32 acre tract of land as described in warranty deed recorded february 16, 2022, via document number 3311512, offical records of 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-4

Existing Land Use: Open Land Proposed Land Use: Garden Homes

Number of Lots Proposed: 44 Gross Acreage: 7.08

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: RGV Developers LLC Telephone: (956)-732-6619

Address: 4812 N 10TH Street, Apt. 715

Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: jorge.ferretis@outlook.com

ENGINEER INFORMATION

Name: S2 Engineering PLLC Telephone: (956)403-9787

Address: 2020 Griffin Pkwy

Fax: _____

City: Mission State: TX Zip: 78574 E-mail: S2engineering.ns@gmail.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- _____ PDF copy of all documents submitted (emailed or USB)
- _____ \$355.00 Planning Review fee, \$100.00 Fire Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

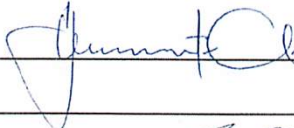
**** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.**

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: JORGE M. FERZETIS

Owner Signature:  Date: 10/29/24

_____ is the authorized agent

Authorized Agent Signature:  Date: 10/29/24

Authorized Agent Printed Name: Jose Noe Saldivar

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: _____

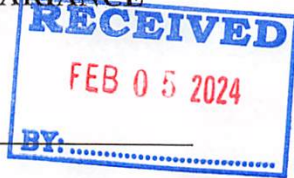
Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000598-2024



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

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

FILE NO.

BY: _____

GENERAL INFORMATION

Name of Subdivision: The Gardens At Villa Verde Subdivision Phase 1

Location: South Hidalgo County Texas, on the west side of S Texas Blvd and approximetly 2,200 ft. north of W Mile 5 N.

Legal Description: A 7.30 acre tract of land more or less out of farm tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, volume 2, pages 34-37, HCMR and also being part out of a 15.32 acre tract of land as described in warranty deed recorded february 16, 2022, via document number 3311512, offical records of 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:

A Setback of zero (0) feet on one side of the lot only would like to be proposed at this subdivision.
Fire protected wall to be used.

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

Runoff water will be detained by widening existing drainage ditch on the west side of property.

Inv-00017072

☒ Minimum Lot Size ☒ YES ☐ NO

Describe in detail the reason for the variance request:

R-4 Residential one family/narrow lot - The intent is to meet the lot area requirements
with an average lot width of at least 44.50 ft.

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: RGV Developers LLC / Jorge Ferretis, Manager Telephone: 956-732-6619

Address: 4812 N 10th St Apt. 715

Fax: _____

City: McAllen

State: TX

Zip: 78504

E-mail: Jorge.ferretis@outlook.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.

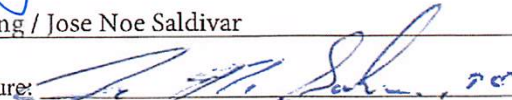
Owner Printed Name: Jorge Ferretis

Owner Signature: 

Date: 1/31/2024

S2 Engineering / Jose Noe Saldivar

is the authorized agent

Authorized Agent Signature: 

Date: 1-31-24

Authorized Agent Printed Name: Jose Noe Saldivar

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Thursday, September 19, 2024 8:02 AM
To: Luis R. Martinez
Cc: S2 engineering
Subject: RE: The Gardens at Villa Verde Subdivision
Attachments: subdivision review report.pdf

Good Morning,

Attached is the subdivisions review report, which has been approved with comments. Please make the necessary revisions and proceed with submittal for your platting packet:

- Platting application
- \$355.00 application fee
- \$100.00 fire review fee
- 12 set of plats folded (Plat, drainage, paving and utility sheet only)
- Approved drainage report
- Variance request: Off-site drainage and letters of support from the irrigation and drainage district
- \$55.00 variance application fee

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: Luis R. Martinez <s2engineering.lm@gmail.com>
Sent: Tuesday, September 3, 2024 9:26 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: S2 engineering <s2engineering.ns@gmail.com>
Subject: Fwd: The Gardens at Villa Verde Subdivision

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.

Good morning Ms. De La Fuente,

Please see attached for the latest revised plans for this subdivision. Please review and feel free to contact me if you have any questions or if you need any additional information.

Thank you,

S2 Engineering

Luis R. Martinez
Graduate Engineer
Cell (956) 627-9671
s2engineering.lm@gmail.com
2020 E Griffin Parkway
Mission, Texas 78574

----- Forwarded message -----

From: **S2 engineering** <s2engineering.ns@gmail.com>
Date: Wed, Jul 24, 2024 at 5:52 PM
Subject: The Gardens at Villa Verde Subdivision
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Luis Martinez <S2ENGINEERING.LM@gmail.com>, Jorge M. Ferretis A. <jorge.ferretis@outlook.com>

Good afternoon Ms. De La Fuente,

Please see attached for the revised plans and response letter for the Gardens at Villa Verde. We've also included the approved Drainage Report. The developer is interested in moving forward with this project. Please review and please feel free to contact us if you have any questions or if you need any additional information.

Additionally, as per the attached Trip Generation Worksheet, we believe the volume of new trips generated by this subdivision should not trigger a Traffic Impact Analysis. Please advise.

Thank you,

S2 Engineering, PLLC
Jose Noe Saldivar, P.E., CFM.
President/Senior Project Manager
Cell (956) 403-9787
s2engineering.ns@gmail.com
2020 E. Griffin Parkway
Mission, Texas 78574



PLAN CORRECTIONS REPORT PAR-000552-2023 FOR CITY OF WESLACO

PLAN ADDRESS: The Gardens At Villa Verde Subdivision Phase 1
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 11/20/2023 **SQUARE FEET:** 0.00 **DESCRIPTION:** THE GARDENS AT VILLA VERDE SUBDIVISION PHASE

EXPIRATION DATE: 11/19/2024 **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Engineer	JOSE SALDIVAR	S2 ENGINEERING PLLC	2020 Griffin Pkwy Mission, TX 78574
Owner		RGV DEVELOPERS LLC/ JORGE FERRETIS, MANAGER	N 4812 10Th St, Apt. 715 McAllen, TX 78504

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1	Requires Re-submit	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning		
Building Review - Planning v.2	Requires Re-submit	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning		
Building Review - Planning v.3	Requires Re-submit	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning		
Building Review - Planning v.4	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning		
Engineering v.1	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Engineering v.2	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Engineering v.3	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Engineering v.4	Approved	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Fire Review v.1	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Review by the fire department		
Fire Review v.2	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Review by the fire department		
Fire Review v.3	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Review by the fire department		
Fire Review v.4	Approved with Comments	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Review by the fire department		
Planning/Zoning v.1	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Planning/Zoning v.2	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Planning/Zoning v.3	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Planning/Zoning v.4	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Police v.1	Not Required	System Administrator Ph: 444 email: admin@energov.com
Review conducted by the police department		
Public Works v.1	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works		
Public Works v.2	Approved with Comments	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works		

PLAN CORRECTIONS REPORT (PAR-0552-2023)

CONDITION(S) All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. - All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.

Comment: Engineer's comments it will not be gated.

Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). - Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).

Comment: General Note

General Condition - Public works revisions required

Comment: They will need DFW meter boxes with blue lids and antenna hole.

Stainless steel tapping sleeve needed to tie into existing water line.

1" min water service per lot with 1" x ¾ angle stops

No drop structures on manholes

General Condition - Planning approved w/comments

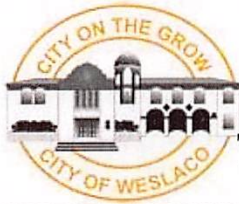
Comment: 1. Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names

Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.

Comment: Water lines will be looped into phase 2 as per Engineer's comments.

Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) - Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)

Comment: Engineer's response advised cul-de-sac will comply.



**City of Weslaco
Engineering Division**
255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: The Gardens at Villa Verde Subdivision Phase 1
 Location: East Side of Texas Rd. and 2,200 feet north of 6th St.
 Applicant: S2 Engineering PLLC ☐ Owner ☒ Agent
 Address: 2020 Griffin Pkwy, Mission, Texas, 78574 Phone Number: 956-627-9671

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Townhouses	7.08	5.84	44	26.23	30.45	56.68

Comments: Road will be widened for entrance of subdivision
 Prepared by: S2 Engineering PLLC Date: _____
 Address: 2020 Griffin Pkwy, Mission, Texas, 78574 Phone Number: 956-627-9671

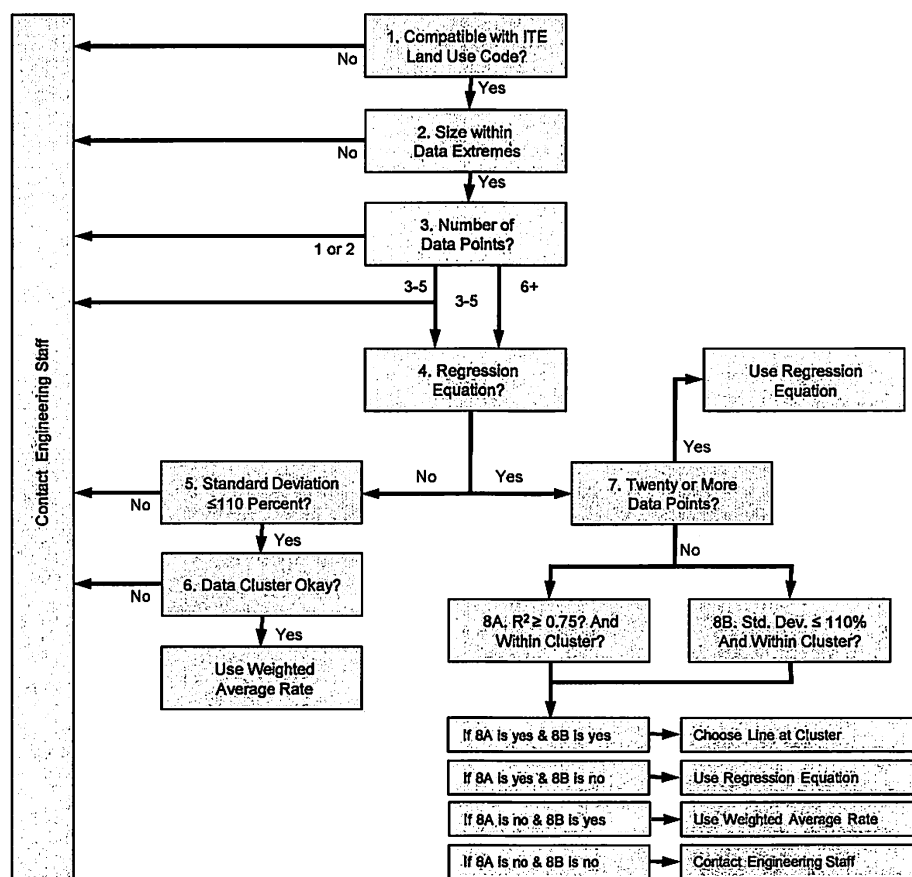
(For Official Use Only, Do Not Write In This Box)

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

July 25, 2024

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

RE: S2 Engineering – Gardens at Villa Verde Subdivision

This letter is in response to a request from the Engineer of record for Gardens at Villa Verde Subdivision, J. Noe Saldivar, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ, annexing into the city limits, and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

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

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in blue ink, appearing to read "Yvette Barrera", with a stylized flourish at the end.

Yvette Barrera, PE, CFM
Assistant General Manager

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

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 10/17/2024

Luis R. Martinez
S2 Engineering
2020 E Griffin Parkway
Mission, Tx 78574

RE: **Garden At Villa Verde** Subd. Drainage and Detention

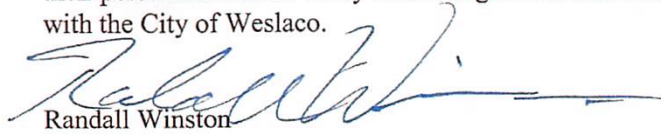
Good Morning Mr. Martinez:

I have received your revised cross section and calculations dated 06/25/2024 for the **Garden At Villa Verde PH 1/ PH 2** Subdivision modified to include the 50-year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.
3. Approved Variance Letter from Weslaco.
4. Recorded Easement for proposed discharge line prior to Plat recording.
5. Filing of LOMR and provided to each entity.
6. Area in Zone AH ponding displaced in detention

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


Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

DRAINAGE STATEMENT

Gardens at Villa Verde Subdivision

Hidalgo County, Texas



Gardens at Villa Verde Subdivision Phase 1 is a proposed 36-lot townhouse subdivision in Hidalgo County, located on the west side of S Texas Rd (FM 88) and approximately 2,000 ft north of W Mile 5 N. The property lies within City of Weslaco city limits as per the approved annexation letter (attached). Being a 6.33-acre tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

The proposed subdivision lies within Zone "B" (Medium Shading) according to the FEMA FIRM Community Panel No. 480334 0525 B, dated January 2, 1981. Zone "B" is defined as areas between limits of the 100- year flood and 500- year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo sandy clay loam (28) (hydrologic group B); Matamoros silty clay (34) (hydrologic group C); Raymondville clay loam (52) (hydrologic group C).

The existing runoff sheet flows overland towards the existing drain ditch "37" (UID: 0167) owned by HCCID9 and maintained by HCDD1. There is currently no apparent drainage system other than natural overland flow.

Based on the Rational Method and the attached calculations, an existing 10-year storm event for phase 1 and future phase 2 generates 6.00 cfs of runoff. The proposed runoff after development is 41.20 cfs for a 50-year storm event. The proposed project will have an approximate increase of 35.20 cfs of storm runoff for a 50-year storm event.

In accordance with the county of hidalgo's drainage requirements, 88,904 cubic feet (3,293 cubic yard) of runoff detention will need to be detained for a 50-year storm event for Phase 1 and future Phase 2. Runoff will be accommodated on the drain ditch expansion by HCDD1 as part of the 2018 Bond Project 35, subject to city of Weslaco's variance approval. Said ditch is owned by HCCID9 and maintained by HCDD1. The system will begin with a 24" pipe and run through type A inlets to finally end up with a 36" to finally outfall on the previously mentioned drain ditch. Runoff will not be increased during a 50-year storm event due to the proposed subdivision.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER <u>HCCID 9</u>	
H.C.D.D. NO. <u>6-25-24</u>	DATE



6-19-24

* subject to letter from the City of Weslaco accepting and acknowledging the use of linear detention in place of onsite detention



Drainage Calculations

The Gardens at Villa Verde Phase 1 and 2

JUNE 2024

Area (A)	12.39	acres	
Length (L)	1124	ft	
Slope (Sp)	0.12	%	(Exist.)
	0.12	%	(Prop.)
Runoff Coeff. (C)	0.20	Undeveloped	(Exist.)
	0.50	Multi-family	(Prop.)

Average velocity (V): $V = KkSp^{0.5}$

k (Table 2): 0.213 (Exist.)

k (Table 2): 0.619 (Prop.)

Ku constant: 3.28

Time of concentration (tc): $tc = L/60V$

(tc = 10 min. minimum)

Peak flow (Q): $Q = CiA$

V	0.24	ft/s	(Exist.)
	0.70	ft/s	(Prop.)
tc	77.41	min	(Exist.)
	26.64	min	(Prop.)
Q	6.00	cfs	(Exist. - 10-yr)
	41.20	cfs	(Prop. - 50-yr)

Intensity (i): $i = b/(tc+d)^e$

Rainfall IDF Coefficients - Hidalgo County (Table 1)

Annual Recurrence Interval (Years)	Rainfall IDF Coefficients (NOAA Atlas 14)			
	e	b	d	i (in/hr)
2	0.83	66.64	12.36	1.58
5	0.82	81.00	12.24	2.03
10	0.81	93.18	12.34	2.42
25	0.80	110.35	12.61	2.99
50	0.80	123.67	12.86	3.45
100	0.79	137.99	13.32	3.94

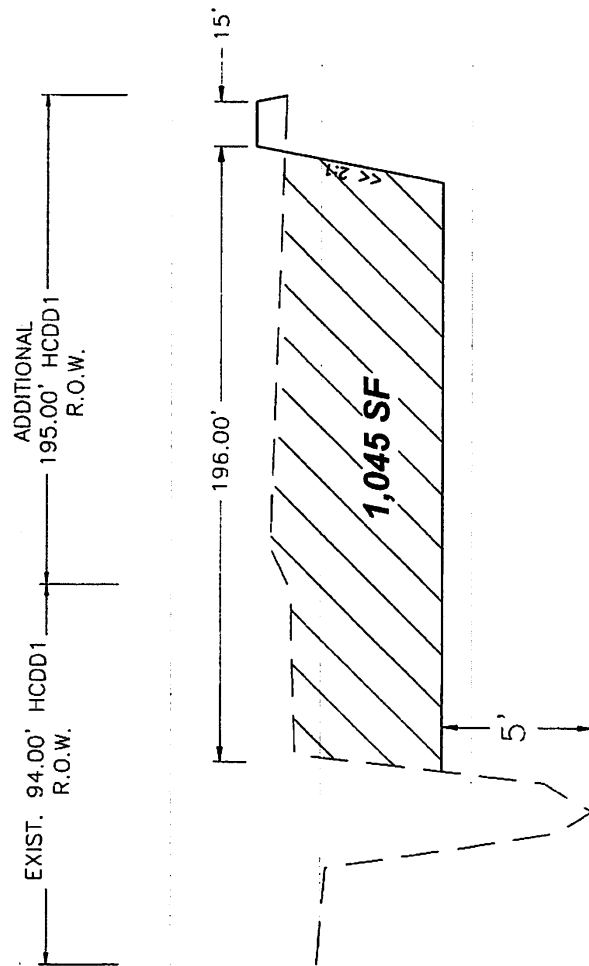
Release Rate: 6.00 cfs
Prop. 50-yr i: 6.65 in/hr

Time (min)	i (in/hr)	Qin (cfs)	Vin (cf)	Qout (cfs)	Vout (cf)	Storage (cf)
10	10.27	63.63	38,177	6.00	6,594	31,583
20	7.70	47.68	57,219	6.00	8,395	48,825
30	6.23	38.60	69,486	6.00	10,195	59,291
40	5.27	32.67	78,420	6.00	11,995	66,425
50	4.60	28.47	85,410	6.00	13,795	71,616
60	4.09	25.32	91,141	6.00	15,595	75,547
70	3.69	22.86	95,996	6.00	17,395	78,601
80	3.37	20.88	100,208	6.00	19,195	81,013
90	3.11	19.25	103,929	6.00	20,995	82,934
100	2.89	17.88	107,265	6.00	22,795	84,470
110	2.70	16.71	110,290	6.00	24,595	85,695
120	2.53	15.70	113,059	6.00	26,395	86,664
130	2.39	14.82	115,613	6.00	28,195	87,419
140	2.27	14.05	117,986	6.00	29,995	87,991
150	2.16	13.36	120,202	6.00	31,795	88,407
160	2.06	12.74	122,283	6.00	33,595	88,688
170	1.97	12.18	124,244	6.00	35,395	88,849
180	1.88	11.68	126,099	6.00	37,195	88,904
200	1.74	10.79	129,538	6.00	40,795	88,743
220	1.62	10.05	132,673	6.00	44,395	88,278
240	1.52	9.41	135,556	6.00	47,995	87,561
280	1.35	8.38	140,719	6.00	55,195	85,524

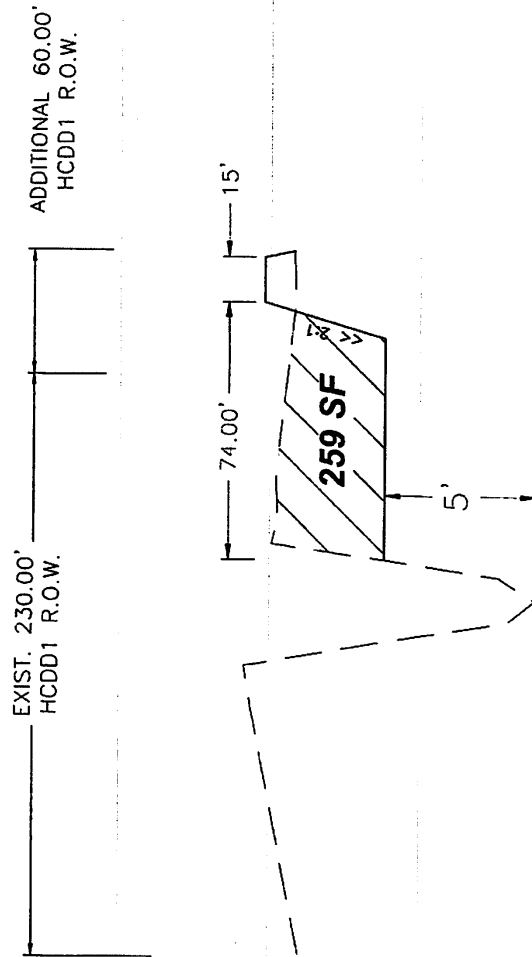
88,904 cf (Detention Required)

2.04 Ac-ft

3,293 cy



DRAIN DITCH CROSS SECTION A-A



DRAIN DITCH CROSS SECTION B-B

isaac hccid9.org

From: S2 engineering <s2engineering.ns@gmail.com>
Sent: Monday, October 21, 2024 1:21 PM
To: isaac hccid9.org
Cc: Luis R. Martinez; randall hccid9.org; s2engineering.ar@gmail.com; Jorge M. Ferretis A.
Subject: Re: Gardens at Villa Verde Subdivision Supporting letter
Attachments: WSE Profile.pdf; WSE CXs.pdf

Good afternoon Isaac,

The proposed development is within the project area of 2018 HCDD1 Bond Project 35. They developed an H&H study for the area. Their model shows the existing 100-year water surface elevation is 71.22 feet and the proposed 100-year water surface elevation is 70.05 feet, at the proposed development area. Attached are the model's WSE profile and CX's for your reference. FEMA has the BFE recorded at 72 feet, which we used as the elevation to fill, for a more conservative value.

Let me know if you have any additional questions. We would greatly appreciate it if you provide the no-objection letter.

Thank you,

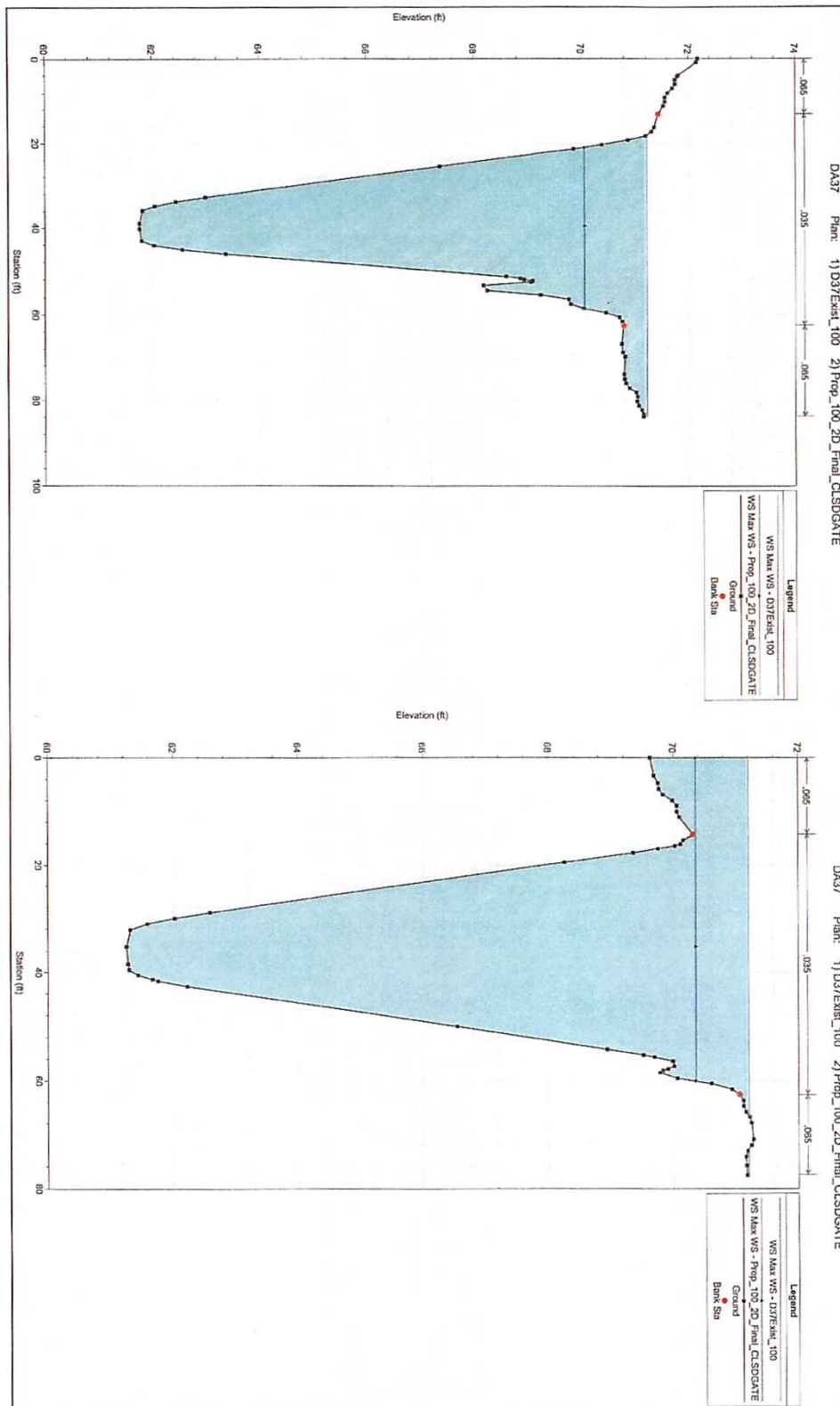
S2 Engineering, PLLC
Jose Noe Saldivar, P.E., CFM.
President/Senior Project Manager
Cell (956) 403-9787
s2engineering.ns@gmail.com
2020 E. Griffin Parkway
Mission, Texas 78574

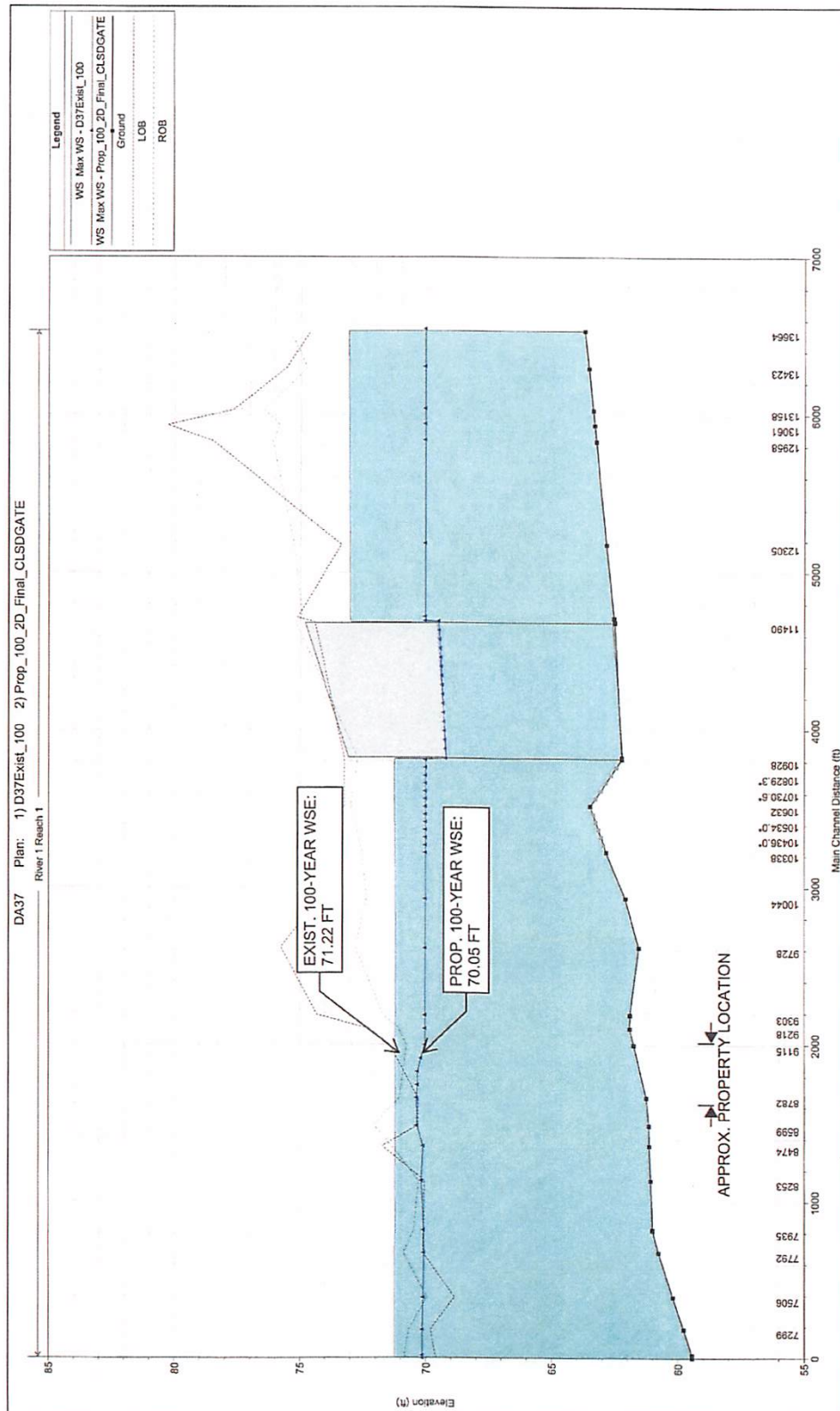
On Thu, Oct 17, 2024 at 2:55 PM isaac hccid9.org <isaac@hccid9.org> wrote:

Good Afternoon Mr. Saldivar,

Thank you for the revisions on the proposed development, we will get on the requested no objection letter but while double checking the estimated BFE we want to ensure that the properties will not be affected by any potential flood before releasing a no objection letter. Please see attached FEMA BFE report and confirm or revise elevations/plat to ensure that the properties will not be afflicted by any flooding.

Thank you,





Gardens at Villa Verde Subdivision Phase 1
Drainage Report

Prepared By:

S2 Engineering, PLLC
Firm Registration No.: 22858
2020 Griffing Parkway
Mission, Texas 78574
Phone No.: (956) 403-9787
Email: s2engineering.ns@gmail.com
Date: June 19, 2024



6-19-24

A handwritten signature in blue ink, reading "Jose N. Saldívar, P.E.", written over a horizontal line.



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1. Drainage Statement
2. Subdivision Location Map
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7. USDA NRCS Soil Survey Map and Report
8. USGS Topo Map
9. USGS National Hydrography Dataset
10. Preliminary Plat & Drainage Layout

DRAINAGE STATEMENT

Gardens at Villa Verde Subdivision
Hidalgo County, Texas



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H.C.D.D. NO. 1 <u>6-25-24</u> DATE	



6-19-24

* subject to letter from the City of Weslaco accepting and acknowledging the use of linear detention in place of onsite detention

Jose N. Saldivar, P.E.

City of Weslaco

"The City on the Grow"



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

Martin Garza, Interim City Manager

August 3, 2022

Jose Saldivar
2424 Mimosa
Mission, TX 78574

Re: Voluntary Annexation of Sunset Valley Estates– being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road

Dear Applicant:

I pleased to inform you that the Weslaco City Commission approved your voluntary annexation request, at their regular meeting on August 2, 2022.

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

Attentively,

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

Rebekah de la Fuente
Planning Director



Drainage Calculations

The Gardens at Villa Verde Phase 1 and 2

JUNE 2024

Area (A)	12.39	acres	
Length (L)	1124	ft	
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280	1.35	8.38	140,719	6.00	55,195	85,524

88,904 cf (Detention Required)

2.04 Ac-ft

3,293 cy

Table 2 - Intercept Coefficients

Land Cover/Flow System	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 mountainous 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

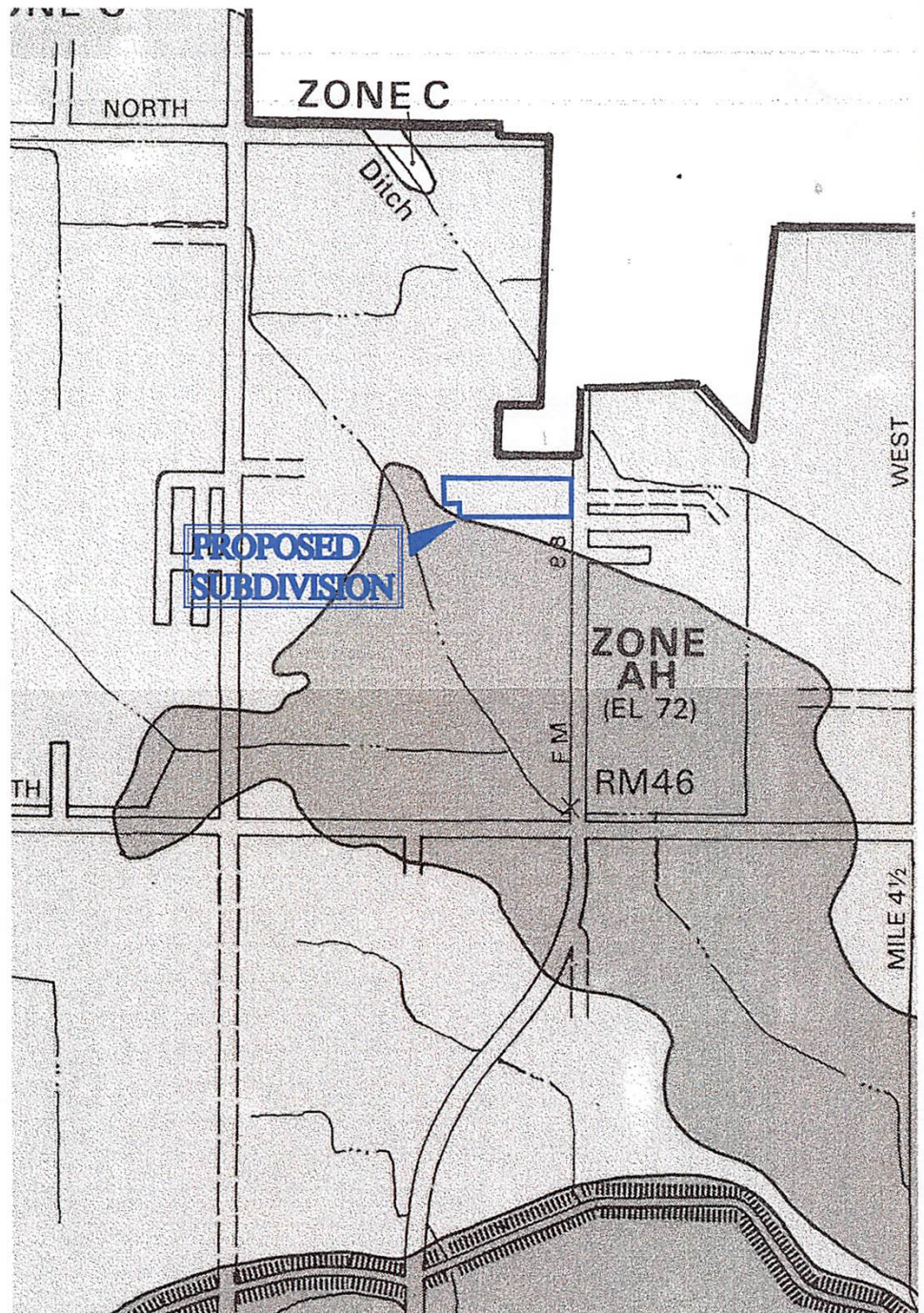
**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

Table 3 - Runoff Coefficients

Description	Runoff Coeff. (C)
Business:	
Downtown Areas	0.70 - 0.95
Neighborhood Areas	0.50 - 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	0.25 - 0.40
Apartment Dwelling Areas	0.50 - 0.70
Industrial:	
Light Areas	0.50 - 0.80
Heavy Areas	0.60 - 0.90
Parks Cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad Yard Areas	0.20 - 0.40
Unimproved Areas	0.10 - 0.30
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
Heavy Soil (steep 7%)	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

KEY TO MAP	
500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A2 DATE
Zone Designations* With Date of Identification e.g., 12/2/74	ZONE A1 DATE
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	ZONE B
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 x
River Mile	*M1.5
**Referenced to the National Geodetic Vertical Datum of 1929	
*EXPLANATION OF ZONE DESIGNATIONS	
ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.



FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



federal emergency management agency
federal insurance administration

**FEMA FIRM MAP
APPENDIX A**

SCALE=NTS



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

LOCATION: HIDALGO COUNTY, TEXAS
DATE: 6-26-2023

DESCRIPTION: THE GARDENS AT VILLA
VERDE PHASE I
SUBDIVISION



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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**



November 13, 2023

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

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 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
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	3.9	79.3%
34	Matamoros silty clay	0.1	1.2%
52	Raymondville clay loam, 0 to 1 percent slopes	1.0	19.4%
Totals for Area of Interest		4.9	100.0%

Map Unit Descriptions

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

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

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

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

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Custom Soil Resource Report

Minor Components

Raymondville

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

Racombes

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

Willacy

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

34—Matamoros silty clay

Map Unit Setting

National map unit symbol: dbld
Elevation: 30 to 200 feet
Mean annual precipitation: 17 to 27 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 320 to 340 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Matamoros

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear

Custom Soil Resource Report

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 7 inches: silty clay

H2 - 7 to 65 inches: stratified very fine sandy loam to silty clay to clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Occasional

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

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

Sodium adsorption ratio, maximum: 2.0

Available water supply, 0 to 60 inches: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: R083DY009TX - Clayey Bottomland

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1

Elevation: 20 to 200 feet

Mean annual precipitation: 23 to 33 inches

Mean annual air temperature: 72 to 73 degrees F

Frost-free period: 300 to 340 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Raymondville and similar soils: 85 percent

Minor components: 15 percent

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

Custom Soil Resource Report

Description of Raymondville

Setting

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

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Unnamed

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

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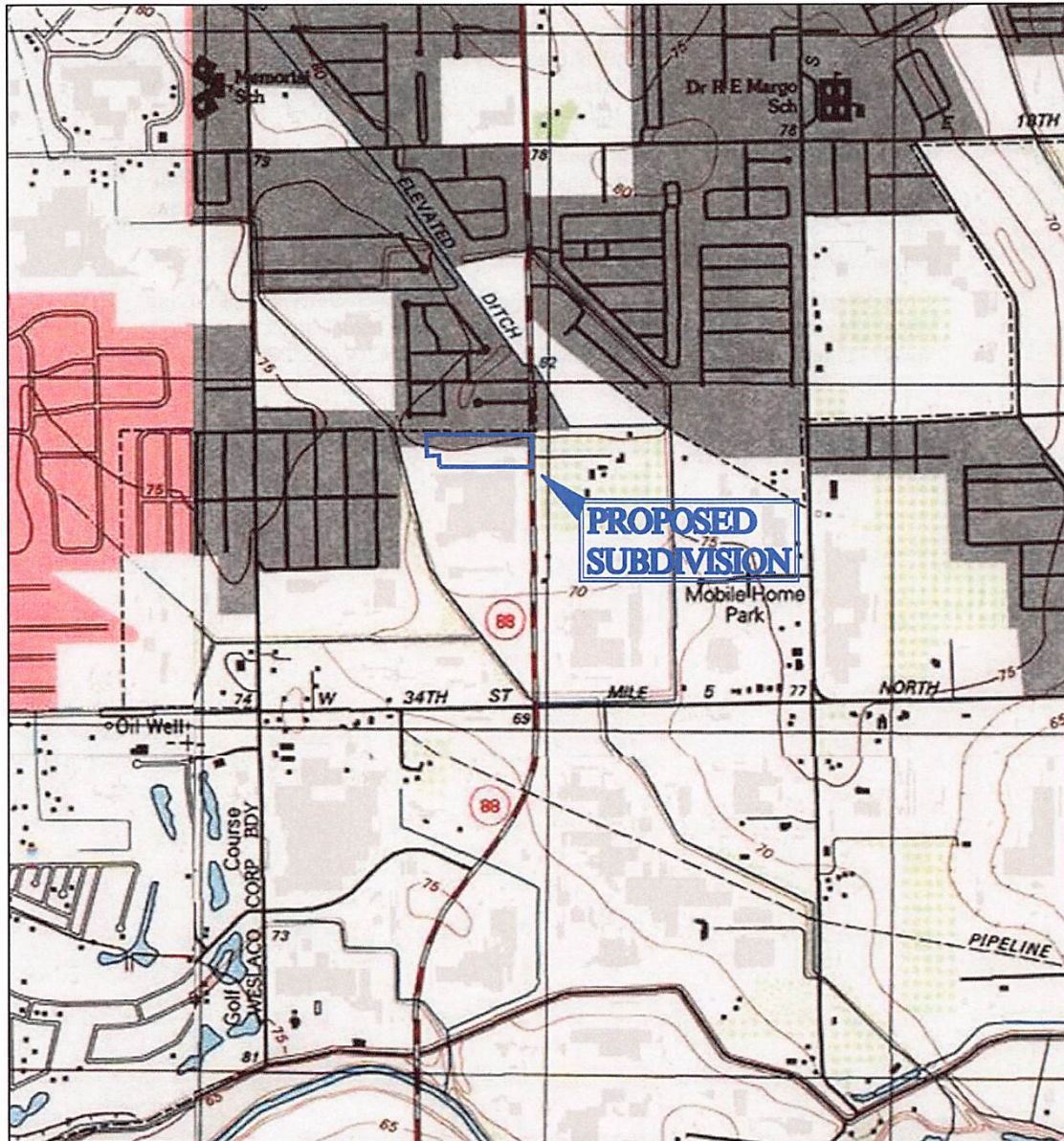
Custom Soil Resource Report

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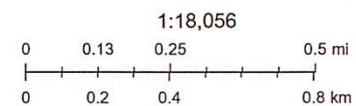
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The National Map Advanced Viewer



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USGS TOPOGRAPHIC MAP APPENDIX B

SCALE=NTS



LOCATION:	HIDALGO COUNTY, TEXAS	DESCRIPTION:	THE GARDENS AT VILLA VERDE PHASE I SUBDIVISION
DATE:	6-26-2023		

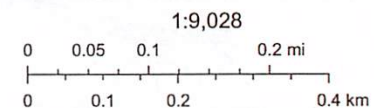
The National Map Advanced Viewer



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Waterbody - Large Scale Area - Large Scale

- | | | |
|-------------|--------------------------|-----------------|
| Estuary | Area of Complex Channels | Flume |
| Ice Mass | Area to be Submerged | Foreshore |
| Lake Pond | Bay/Inlet | Hazard Zone |
| Playa | Bridge | Inundation Area |
| Reservoir | Canal/Ditch | Lock Chamber |
| Swamp Marsh | Dam/Weir | Rapids |
| | | Sea/Ocean |



USGS HYDROGRAPHIC MAP APPENDIX C

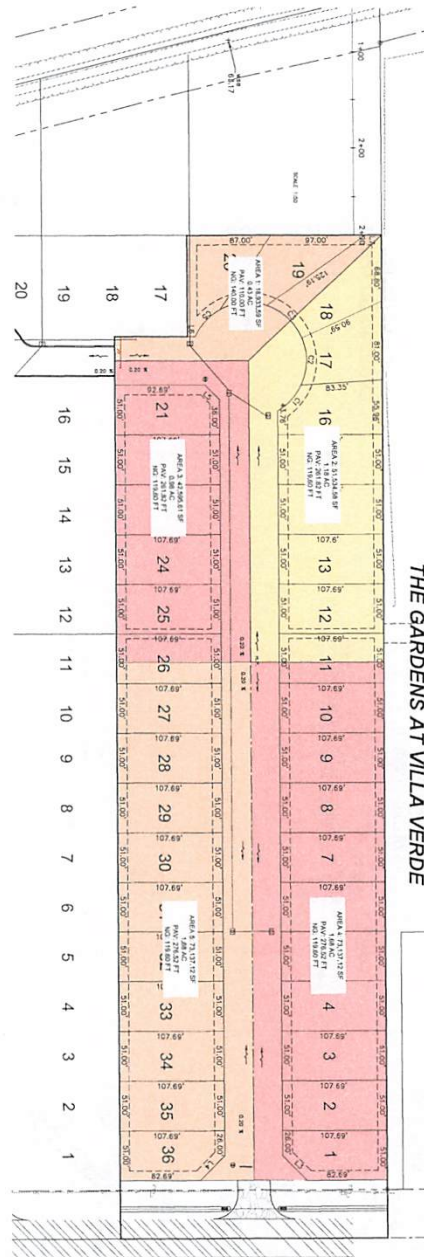
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LOCATION: HIDALGO COUNTY, TEXAS
DATE: 6-26-2023

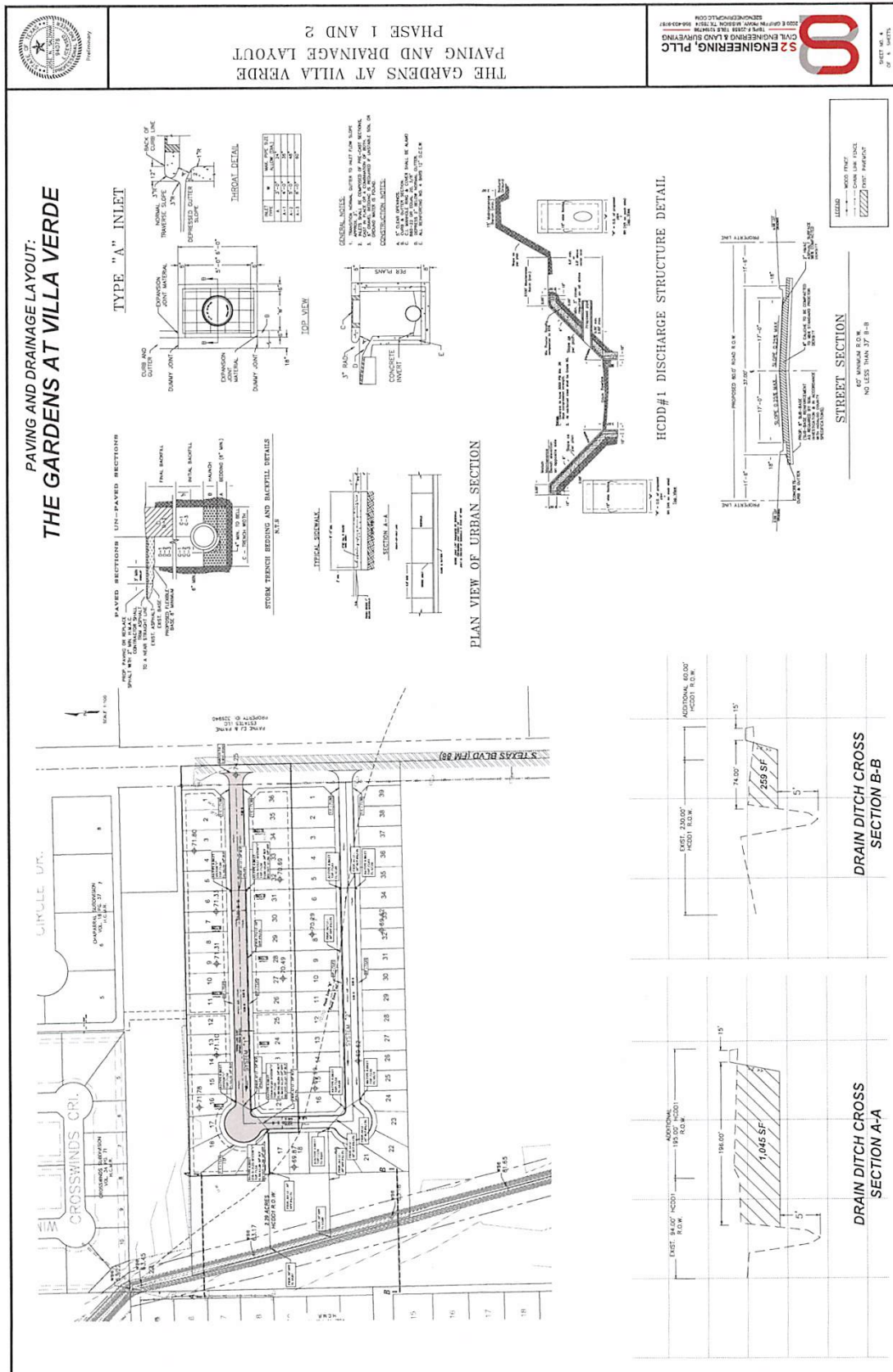
DESCRIPTION: THE GARDENS AT VILLA VERDE SUBDIVISION





HYDRAULIC CALCULATIONS

Project Name: The Gardens at Villa Verde Subdivision									
Project No.: 19-00000000									
Sheet No.: 19-00000000									
Time of Concentration (H): 1.0									
FHA Hydraulic Engineering Council No. 22 Third Edition									
Slope: 0.01									
Average velocity (ft/s): 1.48									
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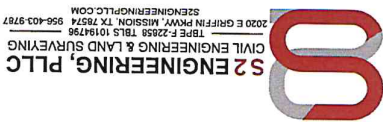


WATER DISTRIBUTION AND OSSF:

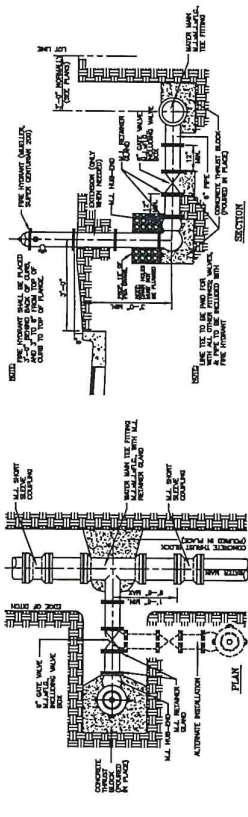
THE GARDENS AT VILLA VERDE



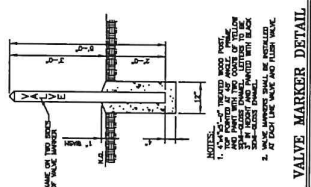
THE GARDENS AT VILLA VERDE
UTILITIES LAYOUT



SHEET NO. 2
OF 6 SHEETS

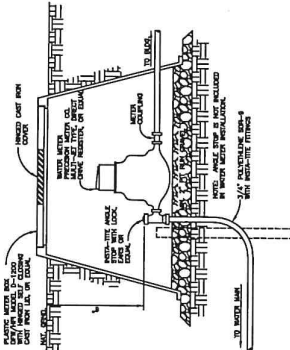


TYPICAL FIRE HYDRANT INSTALLATION

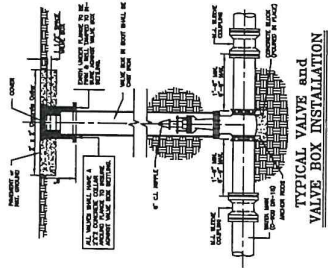


VALVE MARKER DETAIL

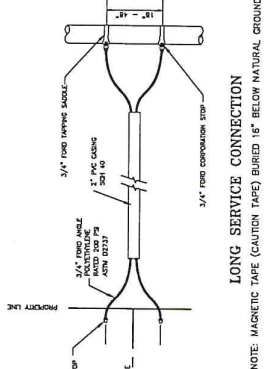
- GENERAL CONSTRUCTION NOTES:
1. ALL EXISTING WATER LINES TO BE C-900 DR-25.
 2. CONTRACTOR TO INSTALL 1" SERVICE PER LOT WITH 1"x3/4" LOTS APPROXIMATELY 10' FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
 3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
 4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
 5. ALL LOTS SHALL HAVE NEW METER BOXES WITH BLUE LIDS AND ANTENNA HOLES. ALL LOTS TO BE PROVIDED WITH SERVICE ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY.
 6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



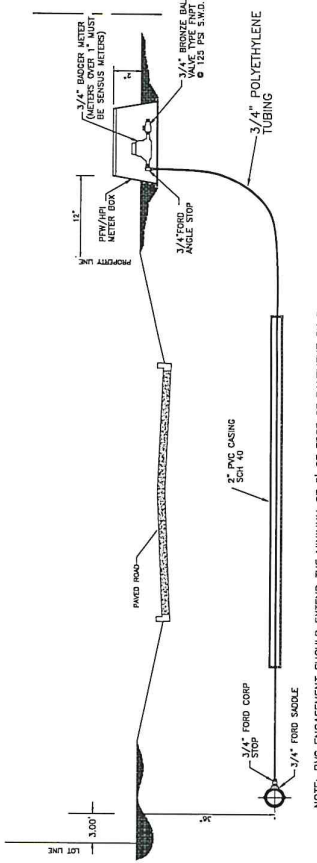
TYPICAL WATER METER INSTALLATION



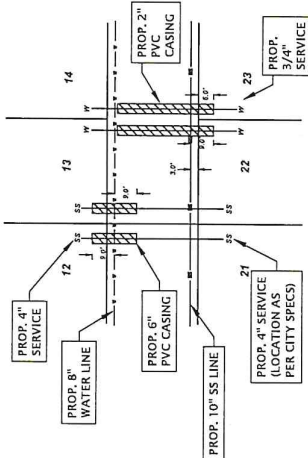
TYPICAL VALVE and VALVE BOX INSTALLATION



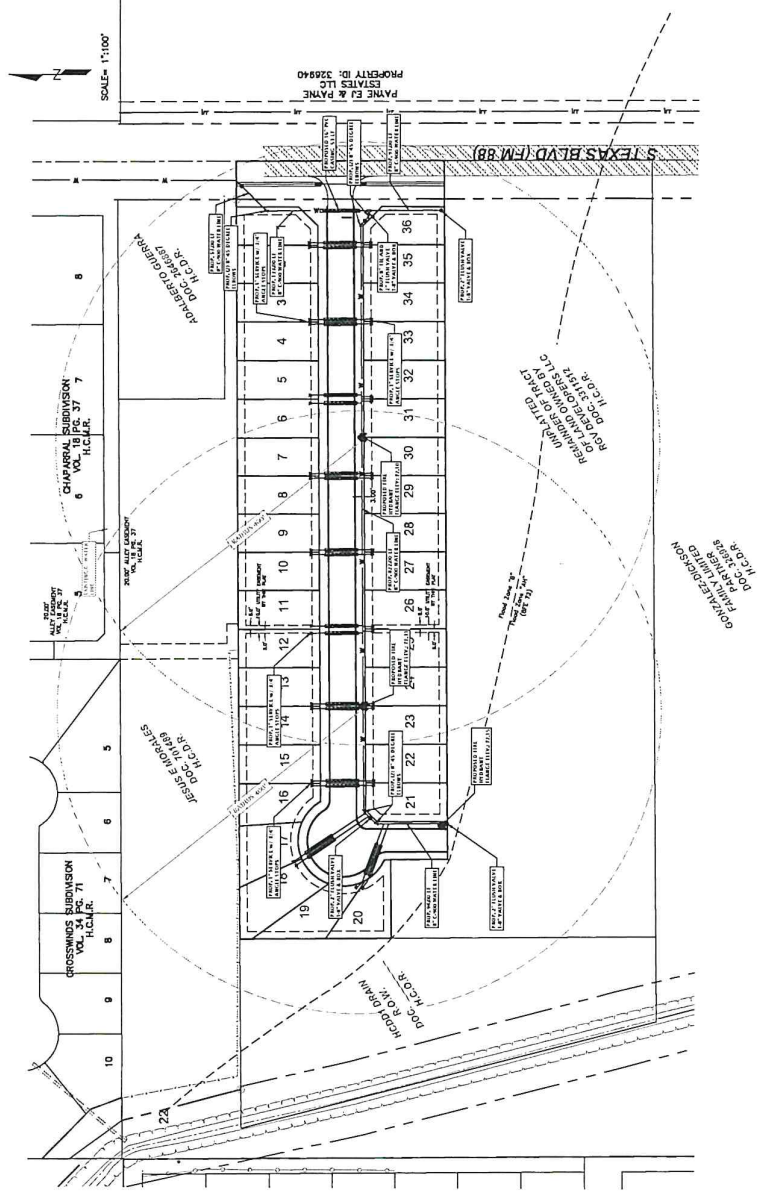
LONG SERVICE CONNECTION



NOTE: PVC ENCASUREMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD

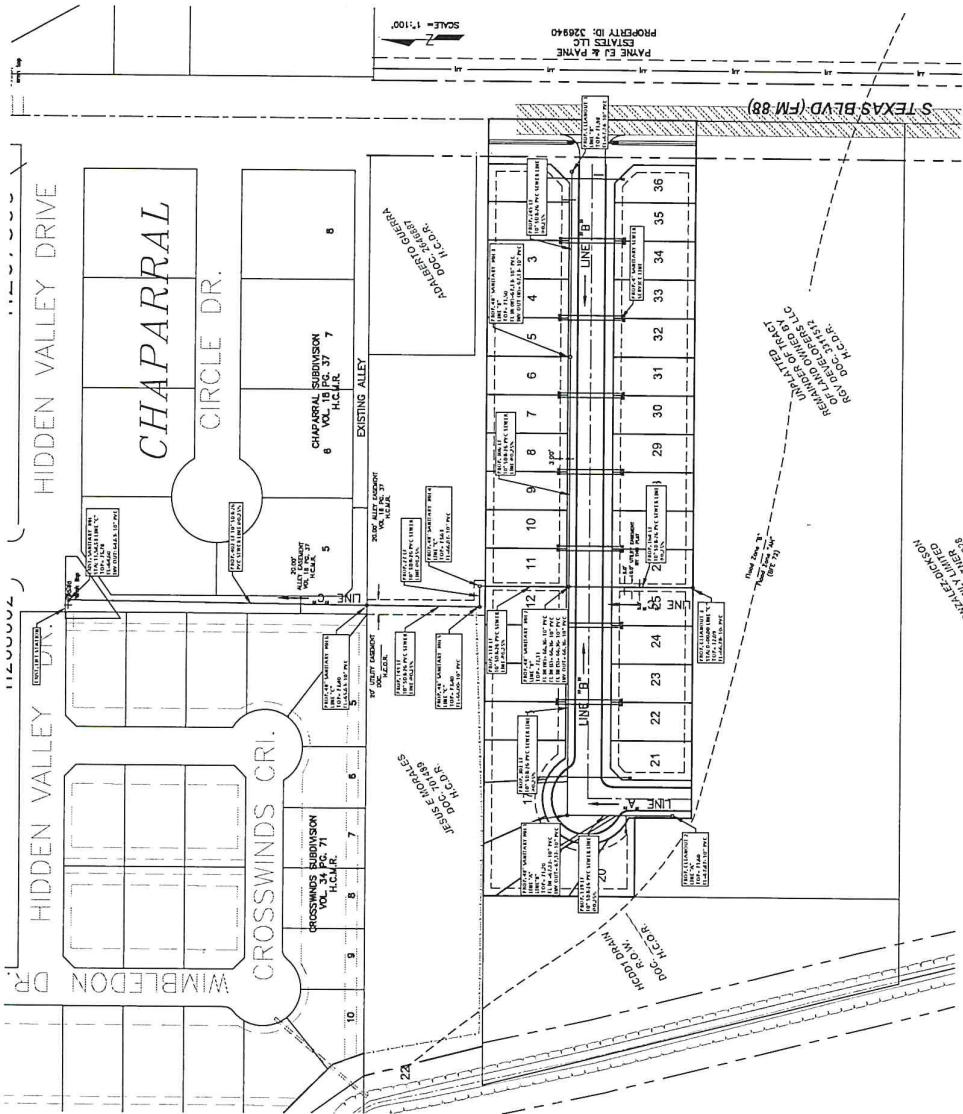


CASING DETAIL FOR SEWER LINE CROSSING



SANITARY SEWER DISTRIBUTION OF:

THE GARDENS AT VILLA VERDE



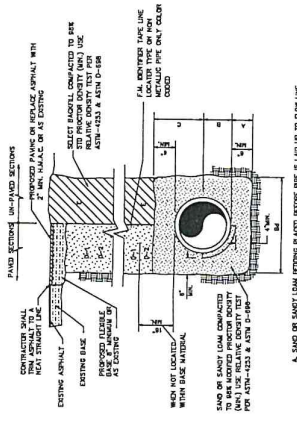
CONSTRUCTION NOTES:
1. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.



THE GARDENS AT VILLA VERDE
SANITARY SEWER LAYOUT

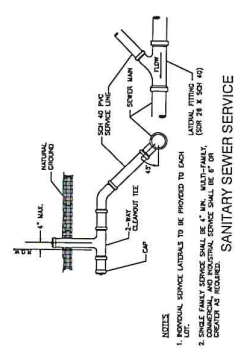
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2020 E GRIFPIN PKWY, MISSION, TX 78147
TEL: 281-588-1818 FAX: 281-588-1819
S2ENGINEERINGPLLC.COM 956-403-8787

SHEET NO. 3
OF 6 SHEETS



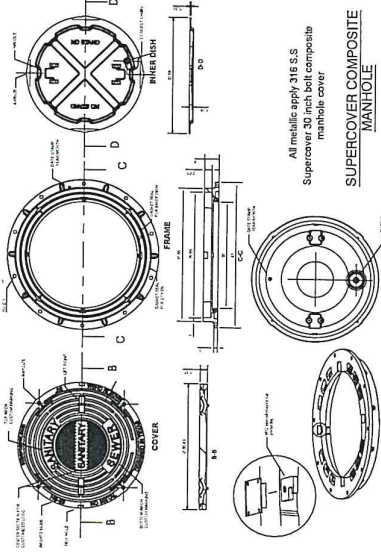
**SANITARY SEWER BEDDING
AND BACK FILL DETAIL**

1. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.



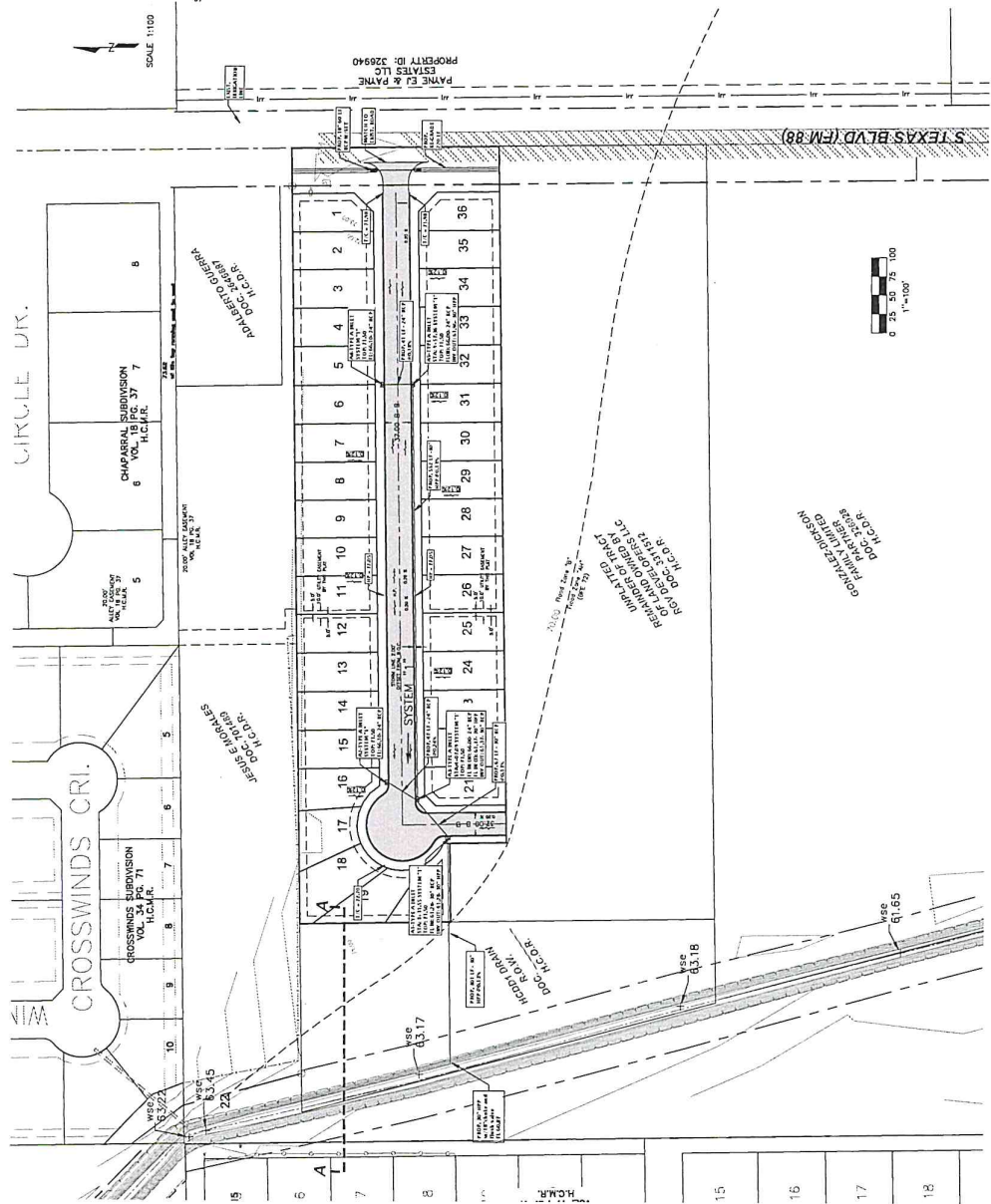
**GENERAL WASTEWATER
CONSTRUCTION NOTES:**

1. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.

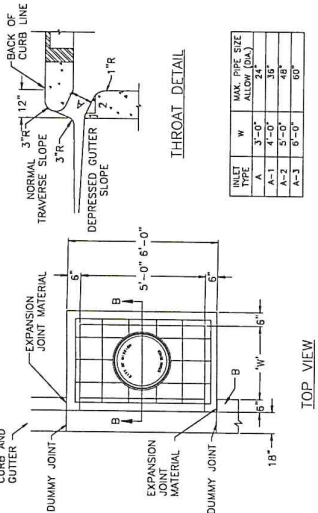




PAVING AND DRAINAGE LAYOUT:
**THE GARDENS AT VILLA VERDE
PHASE 1**



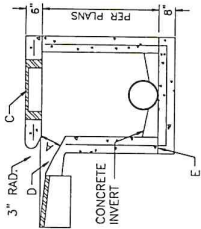
TYPE "A" INLET



TOP VIEW

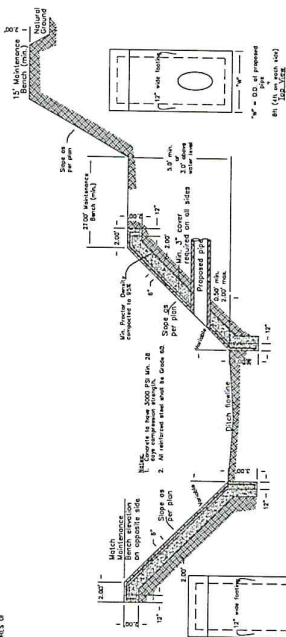
INLET TYPE	W	MAX. PIPE SIZE ALLOW (DIA.)
A	3'-0"	24"
A-1	4'-0"	36"
A-2	5'-0"	48"
A-3	6'-0"	60"

STORM TRENCH BEDDING AND BACKFILL DETAILS

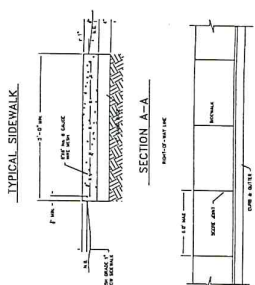
[illegible]

GENERAL NOTES:

1. TRANSITION NORMAL CUTTER TO INLET FLOW SLOPE APPROX. 3".
 2. INLET SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
 3. GROUND WATER IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.
- CONSTRUCTION NOTES:**
- A. 5" CLEAR GROUNDS.
 - B. CURB CUTTER SECTION.
 - C. CURB CUTTER SECTION.
 - C.1. MANHOLE RING A COVER SHALL BE ALUM.
 - D. 850-22 OR EQUAL 20, 3/8"
 - E. DEPRESS 2" BELOW NORMAL CUTTER.
 - F. ALL REINFORCING NO. 4 BARS 12" O.C.W.

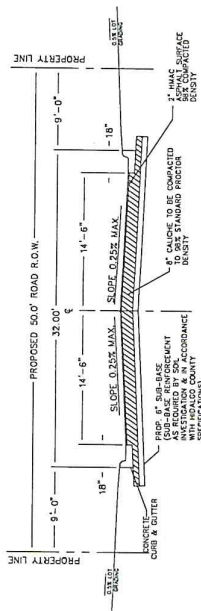


HCDD#1 DISCHARGE STRUCTURE DETAIL

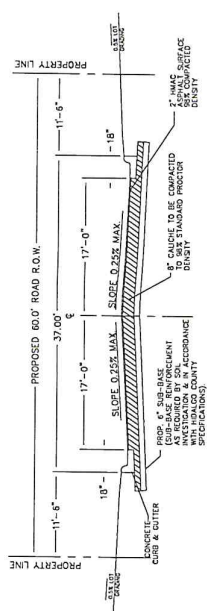


PLAN VIEW OF URBAN SECTION

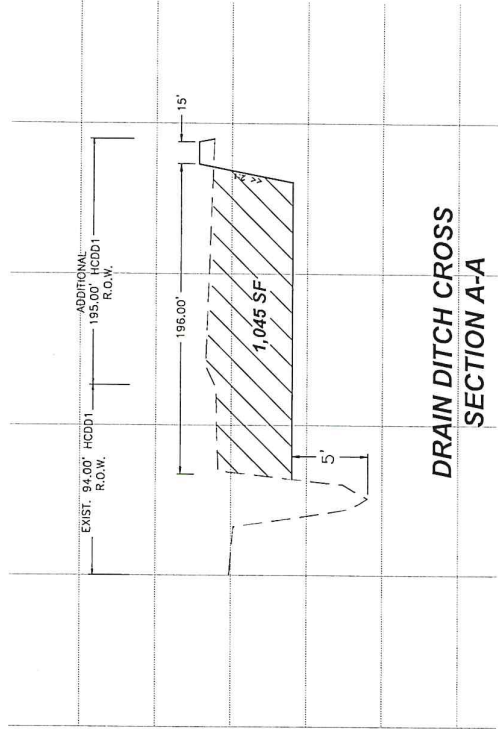
PLAN VIEW OF URBAN SECTION



STREET SECTION



STREET SECTION



**DRAIN DITCH CROSS
SECTION A-A**

[illegible]



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

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Pena Shelton Ranch Subdivision being 3.4 acres out of Farm Tracts 772, Blk. 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the West side of S. Pleasantview Dr. approximately 384' south of Mile 5 ½ North Road. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



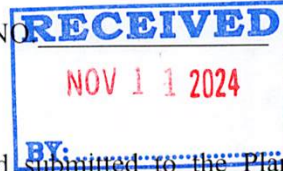
SUBDIVISION PLATTING APPLICATION

PLAT-000734-2024

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

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

FILE NO.



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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: PENA SHELTON RANCH SUBDIVISION

Location: WEST SIDE OF S. PLEASANT VIEW DR, 384 FEET SOUTH OF MICE S 1/2 NORTH

Legal Description: A 3.40 ACRE TRACT OF LAND OUT OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R1

Existing Land Use: RESIDENTIAL Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 1 Gross Acreage: 3.4

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: SEVERIANO PENA Telephone: _____

Address: 2733 PLEASANT VIEW DR Fax: _____

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

ENGINEER INFORMATION

Name: WILLIE ARRATIA Telephone: (956) 784-0218

Address: 910 VILCA DEL PRADO Fax: _____

City: Donna State: TX Zip: 78537 E-mail: namengineering@yahoo.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: CITY OF WESLACO
- ☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
- ☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Severiano Pena

Owner Signature: [Signature] Date: 11/11/2024

WILKIE ARRATA is the authorized agent

Authorized Agent Signature: [Signature] Date: 11/11/24

Authorized Agent Printed Name: WILKIE ARRATA

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: _____

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, October 28, 2024 12:00 PM
To: Guillermo
Cc: Flor Acuna; javihv2013@gmail.com; Ruben Solis
Subject: RE: Pena Shelton Ranch
Attachments: Pena Shelton Ranch-5th Review Comments_10_25_24.pdf

Good Morning,

Attached is the subdivision review report which has been approve with comments. Please submit your platting application packet:

- Platting Application
- \$355.00 application fee
- \$100.00 fire review fee
- 12 plats (plat, utility, drainage, paving)
- Up to date or approved drainage report

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: Guillermo <nainengineering@yahoo.com>
Sent: Thursday, October 24, 2024 1:41 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Flor Acuna <facuna@weslacotx.gov>; javihv2013@gmail.com; Ruben Solis <ruben@jlfloreslawfirm.com>
Subject: Pena Shelton Ranch

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.

Good afternoon Rebekah
Attached are the revised plans
Thanks

Sent from my iPhone



PLAN CORRECTIONS REPORT PAR-000709-2024 FOR CITY OF WESLACO

PLAN ADDRESS: Pena Shelton Ranch Subdivision
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 09/26/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** PENA SHELTON RANCH SUBDIVISION

EXPIRATION DATE: 09/26/2025 **VALUATION:** \$0.00

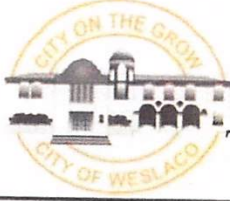
CONTACTS	Name	Company	Address
Engineer	WILLIE ARRATIA	NAIN ENGINEERING	N 526 5Th St Donna, TX 78531
Owner	SEVERANO PENA		

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Not Required	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Fire Review v.1 Review by the fire department	Approved	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Approved	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

CONDITION(S) General Condition - Planning revisions required

- Comment: 1. Metes and bounds description must match plan view as provided
 2. Adjacent properties must be identified on all sides. Missing property East of Pleasantview
 3. Contours must be shown on plat every foot
 4. Submit a trip test generation worksheet
 5. Must update plat sheet to show detention area
 6. All drainage easements shall be private within the property lines and maintained by property owners/HOA.
 7. Minimum Building Setback lines shall be as follows:
 Rear: 20% of lot depth not to exceed 25' (otherwise must apply for a variance)
 8. No more than one single family detached dwelling shall be located on each lot. Applications for construction are required prior to occupying the lot.
 9. Landscaping is required per city ordinance.



**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: PENA SHELTON RANCH SUBDIVISION
 Location: WEST SIDE OF S. PENSACOLA BLVD. 354 FEET SOUTH OF MILE 5 1/2
 Applicant: WILLIE ARRIPIA ☐ Owner ☒ Agent
 Address: 526 N. 5th ST. DONNA TX 78531 Phone Number: (956) 784-0218

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	3.4		1	3	8	11

Comments: _____
 Prepared by: WILLIE ARRIPIA 10/7/24 Date:
 Address: 526 N 5th ST DONNA TX 78531 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: _____

Reviewed by: _____ Date: _____ STID#: _____

TRIP GENERATION REPORT FOR PENA SHELTON RANCH SUBDIVISION

A 3.4 acre tract of land out of Farm Tract 772, West and Adams Tract Subdivision, according to the map recorded in volume 24, page 68, Deed Records, Hidalgo County, Texas.

This property is located on the west side of S. Pleasantview Drive, 384 feet south of Mile 5 ½ North and is within the 2 mile ETJ of the city of Weslaco.

Presently, the site is vacant. Expected use of the property is for 1 Residential Lots

This report is based on Trip Generation, 8th Edition Book.

SINGLE-FAMILT DETACHED HOUSING (210)

1. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

(Trip generation, 8th 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

$$X = 1$$

$$T = 0.70(1) + 9.74 = 10.44$$

$$T_{enter} = 10.44 (0.25) = 2.61 \text{ trip/hour}$$

$$T_{exit} = 10.44 (0.75) = 7.83 \text{ trip/hour}$$

2. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

(Trip generation, 8th 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

$$X = 1$$

$$\ln T = 0.90 \ln(1) + 0.51 = 1.66$$

$$T_{\text{enter}} = 1.66(0.63) = 1 \text{ trip/hour}$$

$$T_{\text{exit}} = 1.66(0.37) = 0.61 \text{ trip/hour}$$



Guillermo A. Arratia, P.E.
10/7/24

Single-Family Detached Housing (210)

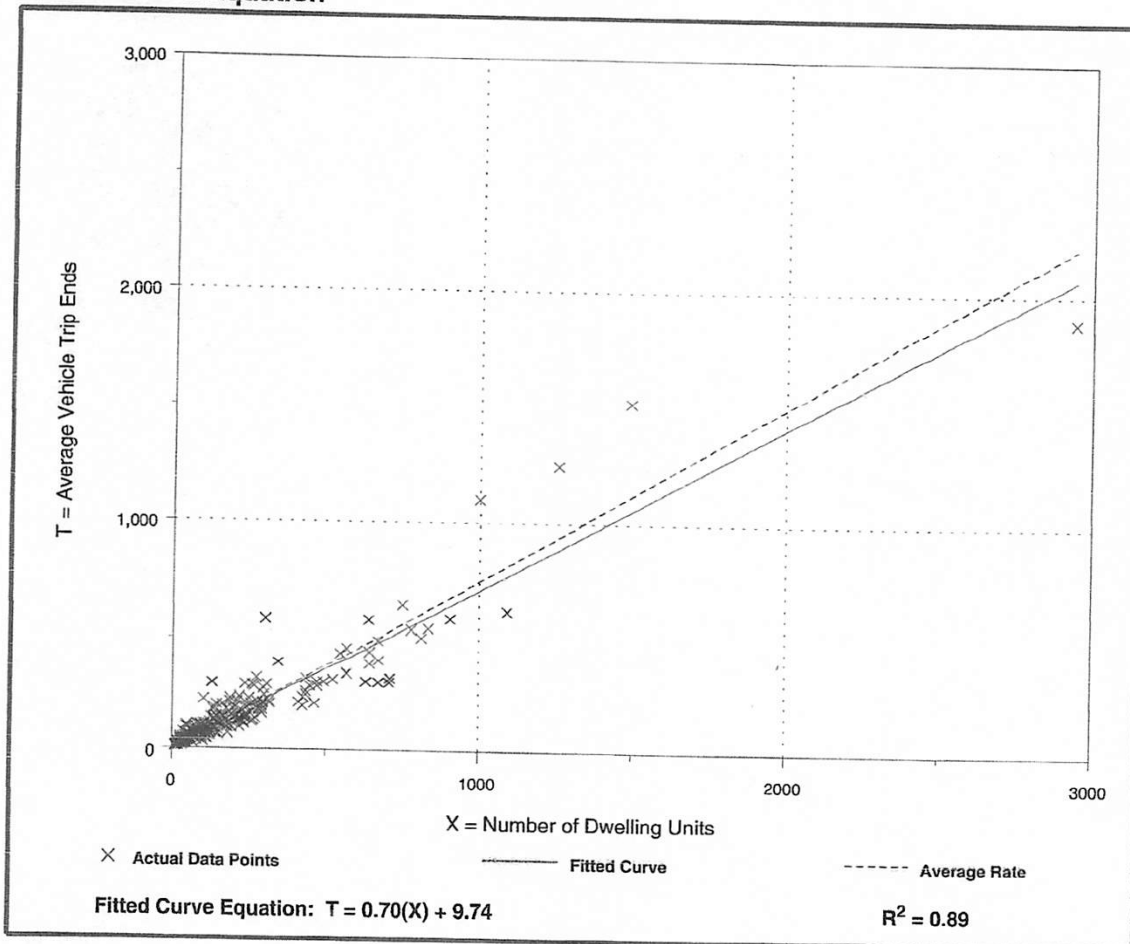
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

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)

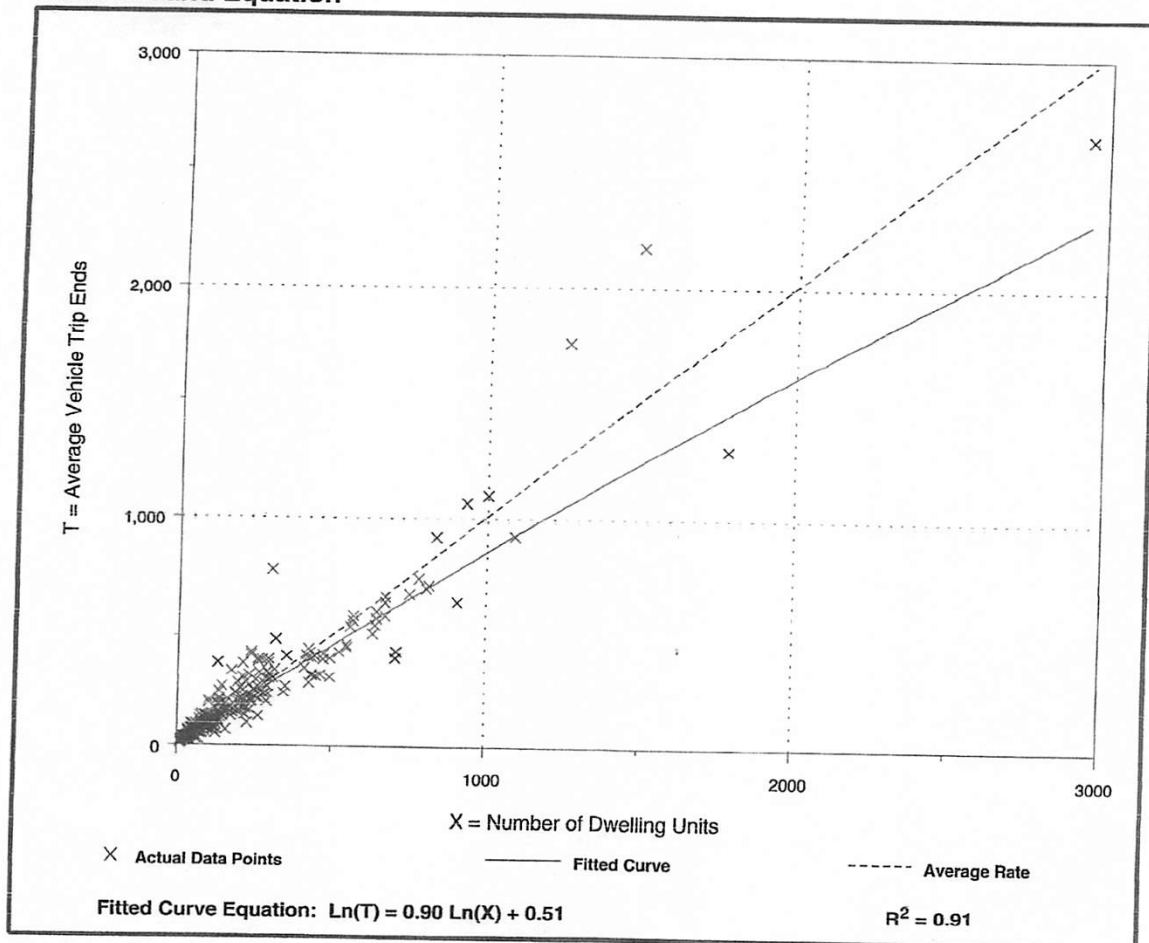
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
PENA SHELTON RANCH SUBDIVISION

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



Guillermo A. Arratia, P.E.
9/25/24

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. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
PENA SHELTON RANCH SUBDIVISION

I. PROJECT LOCATION

A 3.4 acre tract of land out of Farm Tract 772, Block 137, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located on the west side of S. Pleasant View Drive, 384.00 feet south of Mile 5 ½ North Road and is located within the County of Hidalgo and within the 2 Mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

Zone "X" (medium shading)

areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; areas protected by levees from the base flood. M.A.-F.I.R.M. Map No. 480334 0525 B, Map Effective Date: January 2, 1981. (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) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (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 (2.42 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for one lot for Single Family use. The storm runoff after development will be increase 2.98 cfs for a total 5.4 cfs, I have calculated that 8,060 cf of storm runoff for a 50 year design frequency, and will be detained with proposed detention areas and ultimately out falling in to the road side ditch. This property is already developed. There are no proposed improvements at this time. This property is the remaining portion of Pleasant View Apartments Subdivision.



Guillermo A. Arratia, P.E.
9/25/24

DRAINAGE CALCULATIONS EXHIBIT "A"

PENA SHELTON RANCH SUBDIVISION

AREA= 3.4 Ac.

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

Existing Conditions

Length= 220 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 52 min.
Texist. = 52 min.
Iexist.= 3.55 in/hr
Qexist.= 2.42 cfs.

10 year storm

b= 87
e= 0.778
d= 9.2

Proposed Conditions

Length= 220 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Con. = 40 min.
Tfut.= 40 min.
Ifut.= 5.33 in/hr
Qfut.= 5.4 cfs.
Qin= 1.02 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	11.04	6625	2.42	3639	2,986
20	7.91	8.07	9679	2.42	4364	5,315
30	6.34	6.47	11645	2.42	5089	6,555
40	5.35	5.46	13097	2.42	5814	7,282
50	4.66	4.75	14252	2.42	6539	7,713
60	4.14	4.23	15216	2.42	7264	7,951
70	3.75	3.82	16045	2.42	7989	8,056
80	3.43	3.49	16775	2.42	8714	8,060
90	3.16	3.23	17428	2.42	9439	7,988
110	2.76	2.81	18563	2.42	10889	7,674
120	2.60	2.65	19065	2.42	11614	7,450
130	2.45	2.50	19532	2.42	12339	7,192
140	2.33	2.38	19969	2.42	13064	6,905
150	2.22	2.26	20381	2.42	13789	6,591
160	2.12	2.16	20770	2.42	14515	6,255
170	2.03	2.07	21139	2.42	15240	5,900
180	1.95	1.99	21490	2.42	15965	5,526
190	1.88	1.91	21826	2.42	16690	5,136
200	1.81	1.85	22147	2.42	17415	4,733
210	1.75	1.78	22455	2.42	18140	4,316

DRAINAGE CALCULATIONS EXHIBIT "A"

220	1.69	1.72	22751	2.42	18865	3,887
230	1.64	1.67	23037	2.42	19590	3,447
240	1.59	1.62	23312	2.42	20315	2,998
250	1.54	1.57	23578	2.42	21040	2,539
260	1.50	1.53	23836	2.42	21765	2,071
270	1.46	1.49	24086	2.42	22490	1,596
Storage Requires=		8,060	cubic feet	=	0.19	ac-ft



Guillermo A. Arratia, P.E.
9/25/24

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

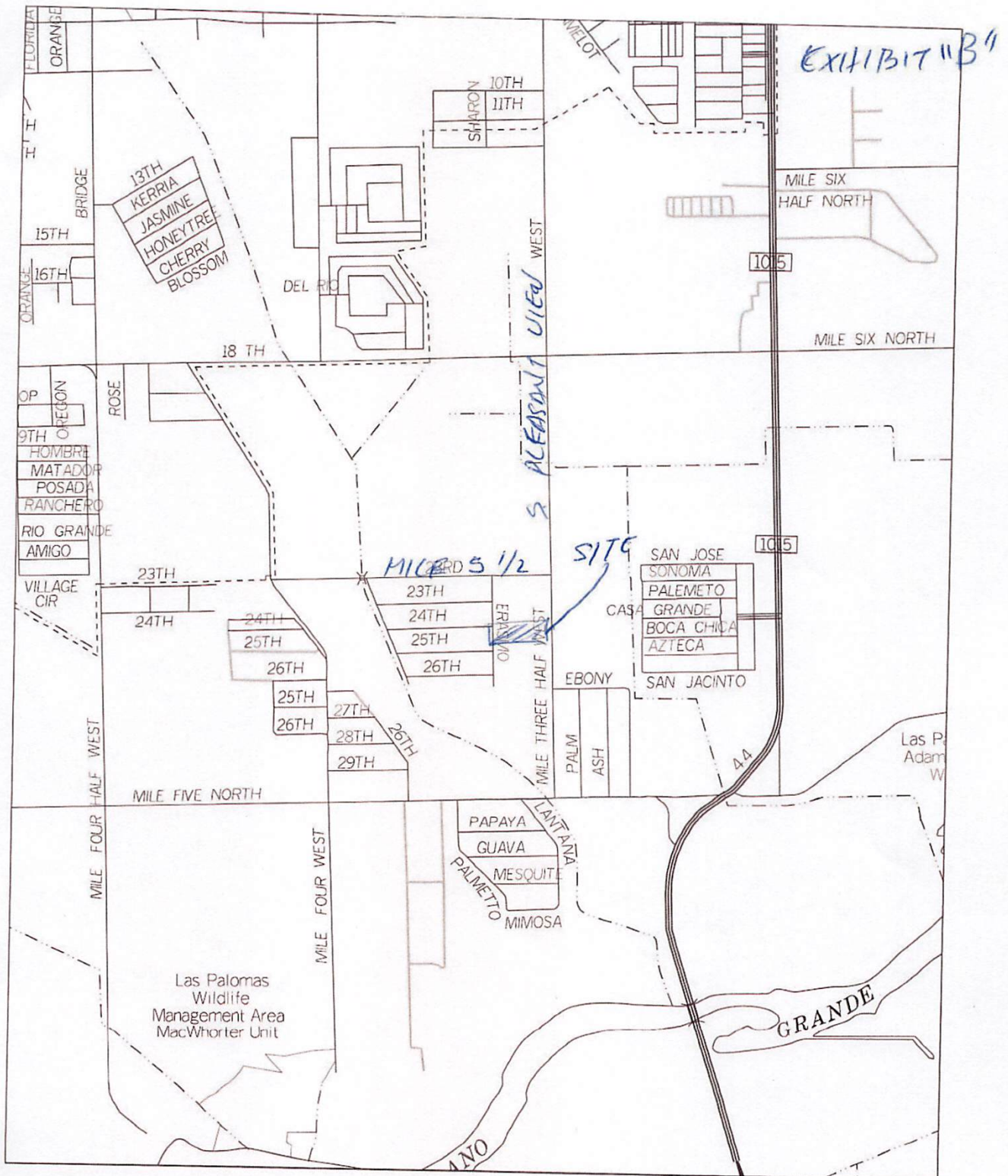
COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e
Hemphill	0.845	55	10.5	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.843	103	10.7	0.840	115	10.7	0.840	115	10.7	0.847	132	10.6
Henderson	0.800	60	8.7	0.795	77	9.0	0.770	79	9.0	0.773	93	9.0	0.773	93	9.0	0.762	93	9.0	0.762	93	9.0	0.749	102	8.7
Hidalgo	0.831	74	9.5	0.795	80	9.2	0.778	87	9.2	0.773	91	8.8	0.773	91	8.8	0.765	91	8.8	0.765	91	8.8	0.749	103	8.7
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.773	91	8.8	0.764	98	8.8	0.764	98	8.8	0.759	105	8.6
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.812	78	10.0	0.810	87	10.0	0.810	87	10.0	0.817	101	9.9
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	80	8.3	0.782	80	8.3	0.773	98	8.3	0.773	98	8.3	0.766	105	7.7
Hopkins	0.788	84	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.767	88	9.1	0.754	93	9.1	0.754	93	9.1	0.750	100	8.3
Houston	0.797	63	8.2	0.780	73	8.3	0.767	78	8.3	0.767	88	8.3	0.767	88	8.3	0.740	93	8.3	0.740	93	8.3	0.727	94	8.3
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	0.796	76	10.1	0.796	76	10.1	0.791	86	10.1	0.791	86	10.1	0.788	95	8.2
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.819	60	11.4	0.814	78	11.4	0.814	78	11.4	0.803	77	7.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.776	93	9.2	0.764	99	9.2	0.764	99	9.2	0.758	104	8.4
Hutchinson	0.850	55	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.851	100	11.0	0.853	121	11.0	0.853	121	11.0	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	0.783	77	9.6	0.769	81	9.6	0.769	81	9.6	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	88	8.5	0.782	98	8.5	0.782	98	8.5	0.775	109	8.5
Jackson	0.808	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.745	89	8.5	0.737	95	8.5	0.737	95	8.5	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	0.719	78	7.4	0.715	84	7.4	0.715	84	7.4	0.706	87	8.1
Jeff Davis	0.821	35	9.5	0.855	63	10.8	0.853	69	10.8	0.802	65	10.8	0.802	65	10.8	0.818	77	10.8	0.818	77	10.8	0.832	93	9.5
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	86	7.5	0.730	86	7.5	0.710	87	7.5	0.710	87	7.5	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	0.780	98	9.4	0.756	99	9.4	0.756	99	9.4	0.750	104	9.4
Jim Wells	0.826	71	9.4	0.797	79	8.9	0.785	80	8.9	0.768	94	8.9	0.768	94	8.9	0.748	98	8.9	0.748	98	8.9	0.740	102	9.4
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.778	90	8.6	0.778	90	8.6	0.771	99	8.6	0.771	99	8.6	0.763	105	8.1
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.780	82	9.0	0.803	102	9.0	0.803	102	9.0	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	0.767	91	8.9	0.751	95	8.9	0.751	95	8.9	0.749	105	8.8
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.777	93	9.0	0.763	98	9.0	0.763	98	9.0	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	0.764	84	8.3	0.752	94	8.3	0.752	94	8.3	0.753	104	8.6
Kenedy	0.826	73	9.2	0.753	79	8.7	0.771	84	8.7	0.763	94	8.7	0.763	94	8.7	0.735	98	8.7	0.735	98	8.7	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	0.806	85	10.0	0.798	93	10.0	0.798	93	10.0	0.791	100	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.763	80	8.0	0.768	91	8.0	0.768	91	8.0	0.768	104	8.4
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.767	75	7.6	0.767	75	7.6	0.772	88	7.6	0.772	88	7.6	0.768	100	8.2
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.802	87	9.6	0.811	103	9.6	0.811	103	9.6	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	0.777	82	8.0	0.780	97	8.0	0.780	97	8.0	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	0.761	93	8.7	0.739	96	8.7	0.739	96	8.7	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	0.798	88	9.3	0.809	104	9.3	0.809	104	9.3	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	0.769	87	8.9	0.759	93	8.9	0.759	93	8.9	0.752	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.5	0.800	63	9.5	0.821	80	9.5	0.821	80	9.5	0.818	88	9.5	0.818	88	9.5	0.820	103	10.1

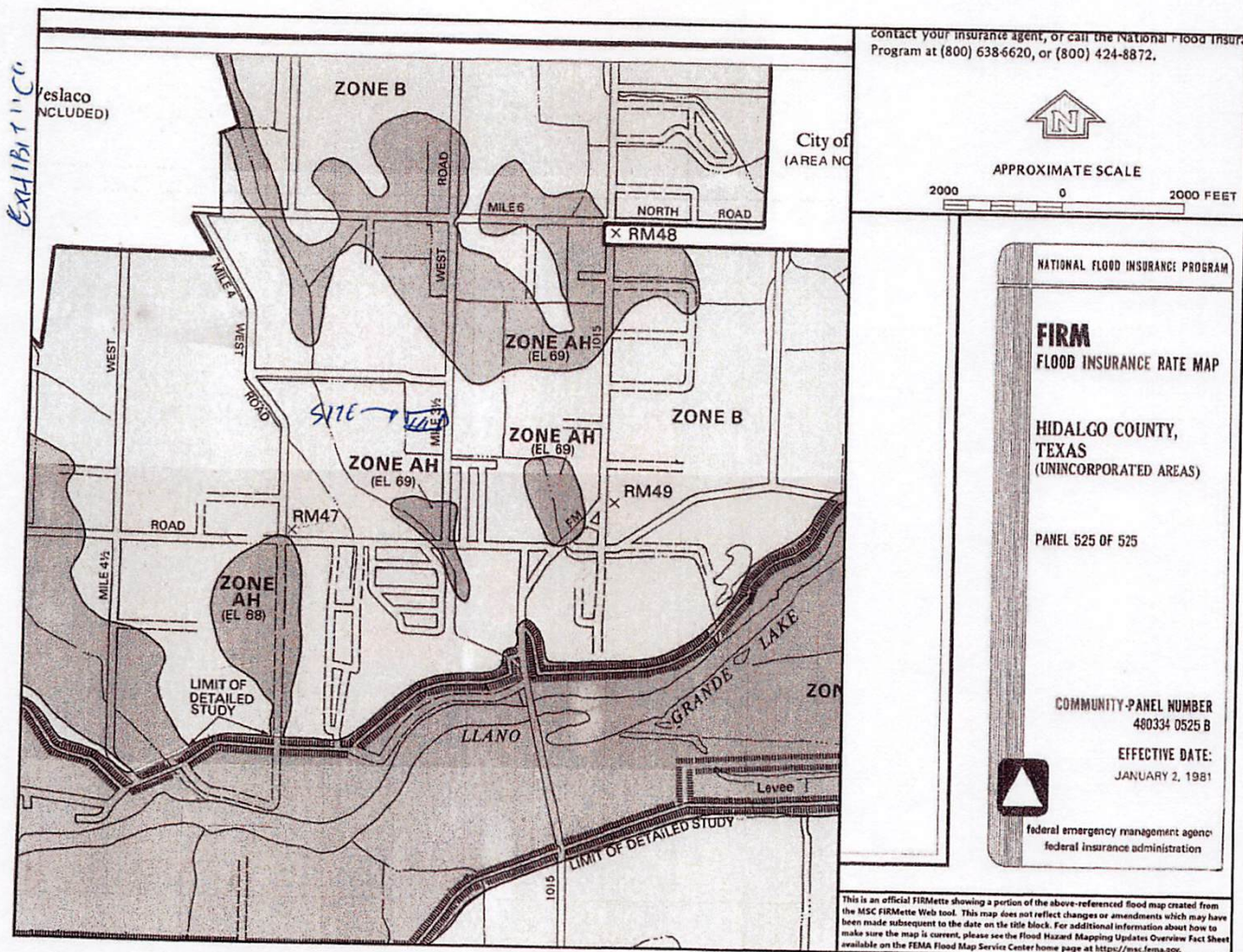
Chapter 4 — Hydrology

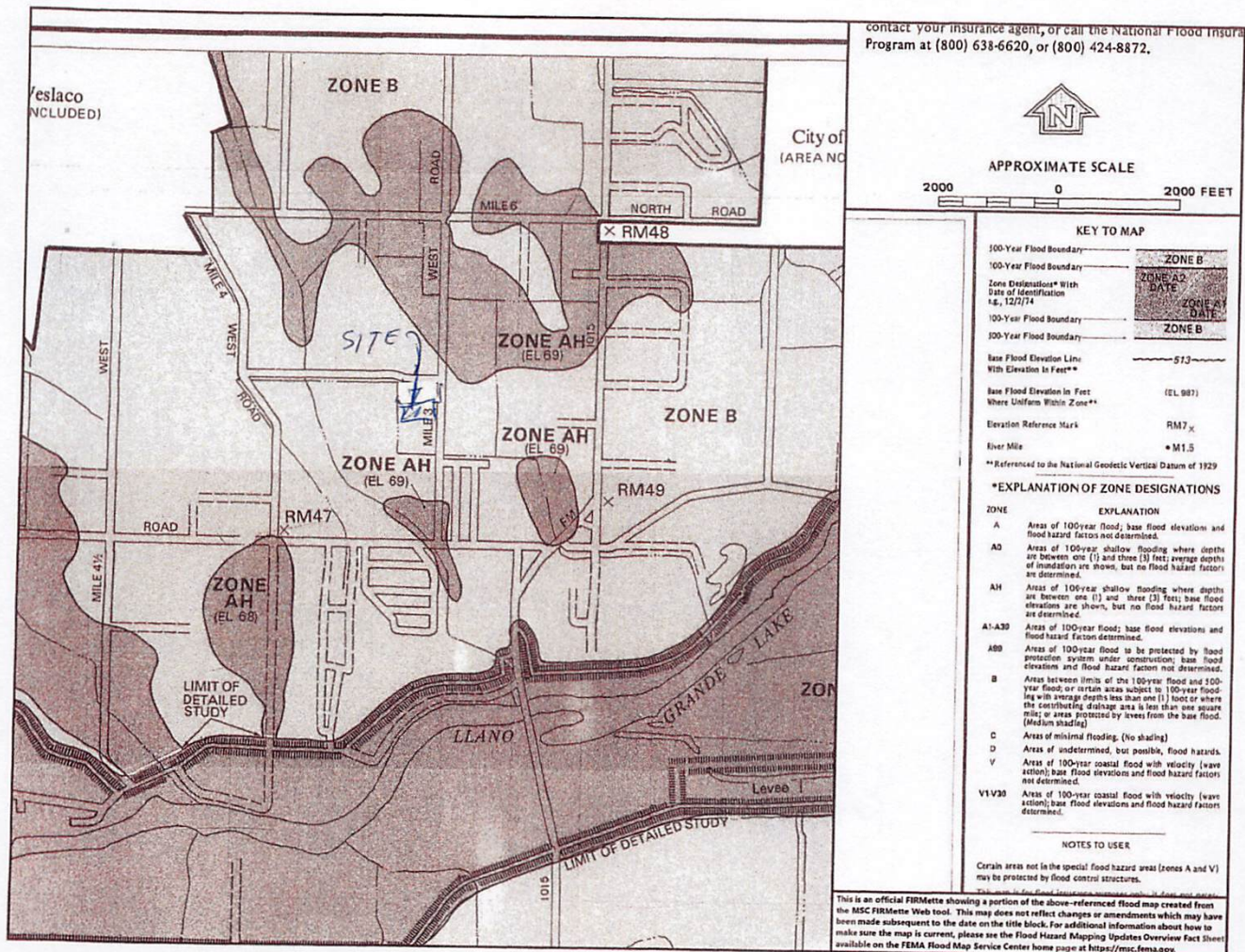
Section 12 — Rational Method

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

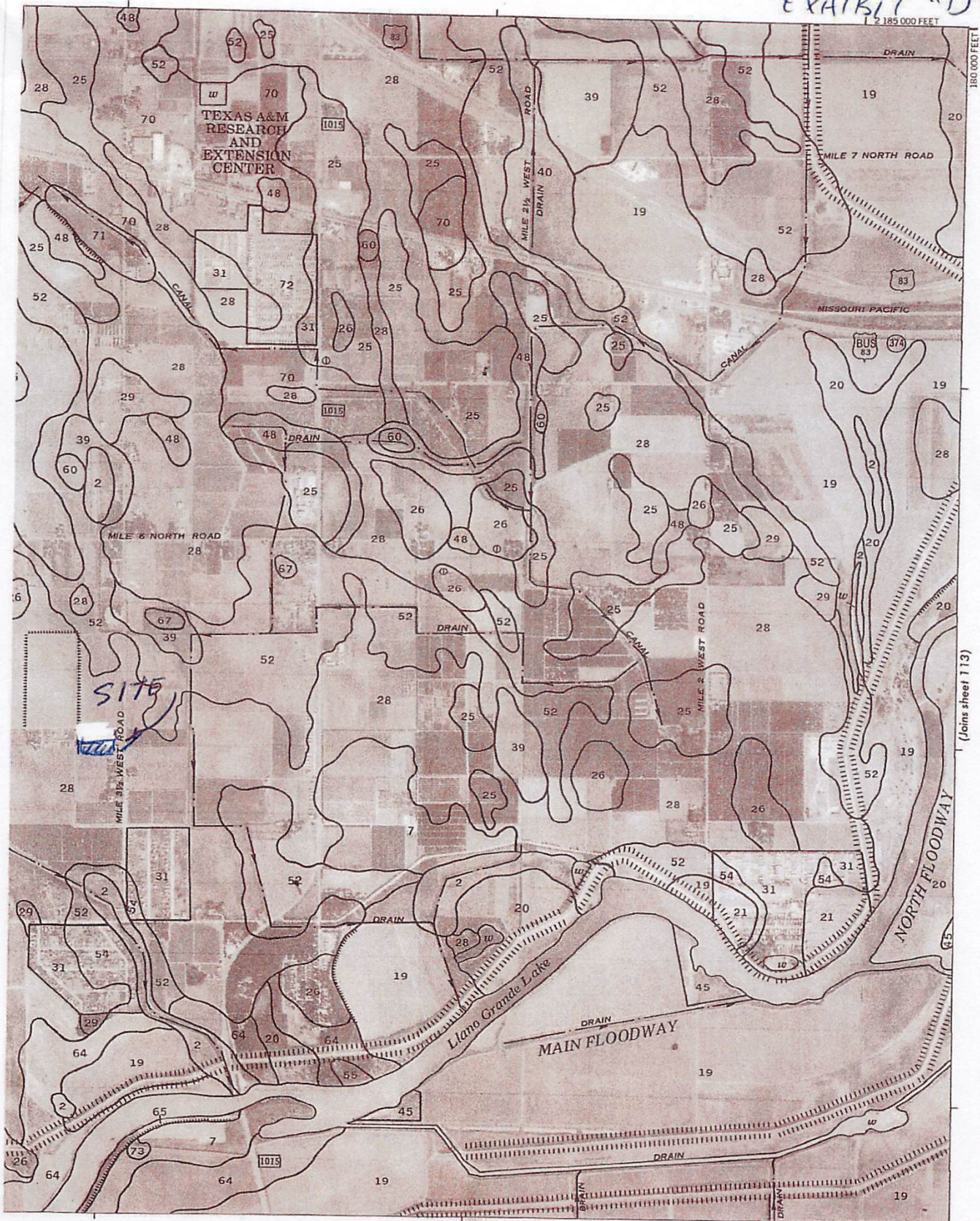






EXAS - SHEET NUMBER 112

EXHIBIT "D"



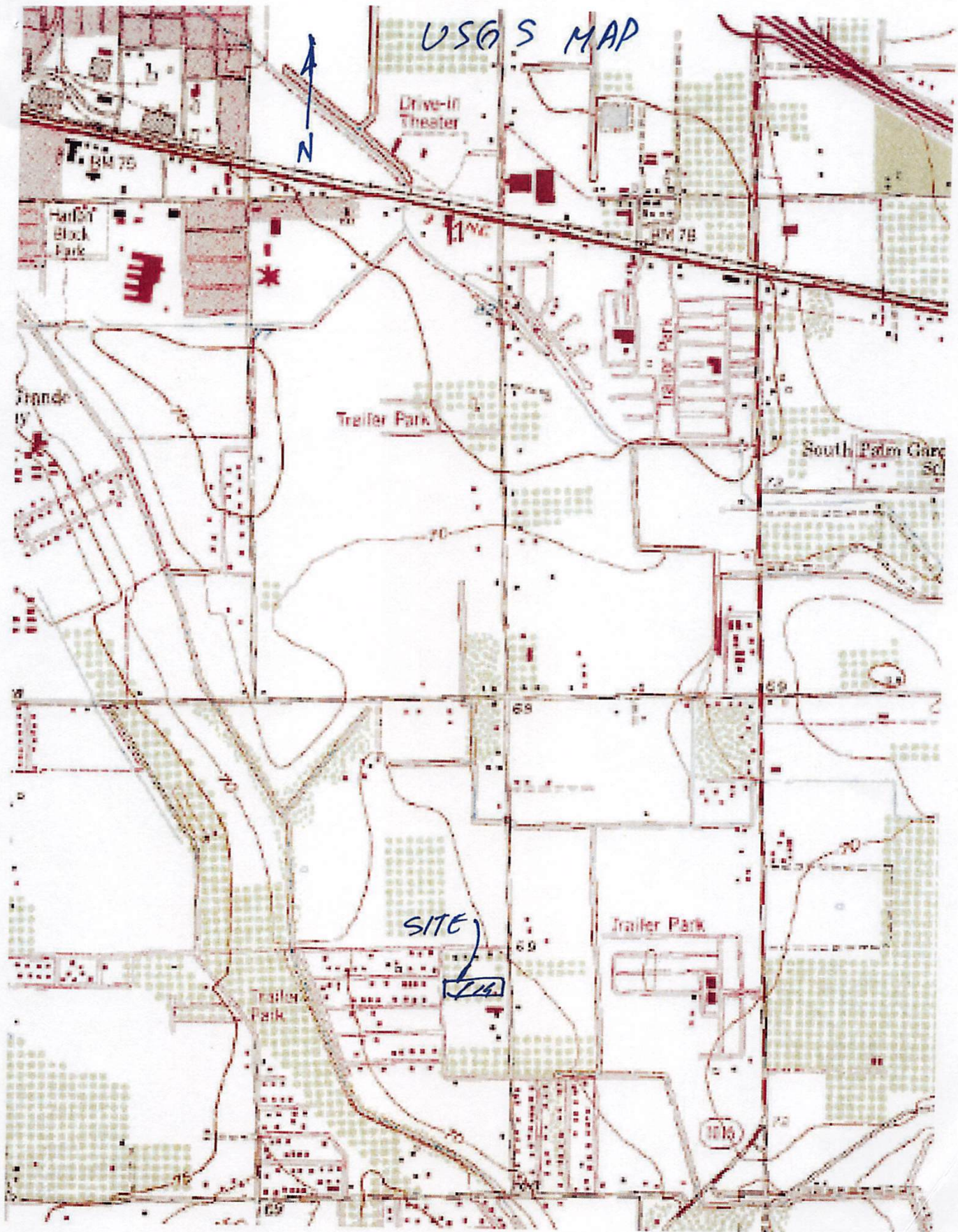
Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

Map symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
1.* Arents					<u>Fe</u>			<u>In</u>			
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6----- Camargo	B	Rare-----	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7----- Cameron	D	None-----	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8----- Comitas	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
9, 10, 11----- Delfina	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12----- Delmita	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13.* Delmita-----	C	None-----	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
----- Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14----- Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Grulla	D	Frequent-----	Very long	Sep-May	+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.

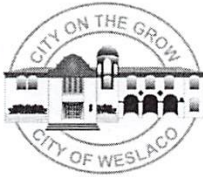
See footnotes at end of table.





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Pleasantview Apartments Subdivision also being a 5.902-acre tract of land, out of Farm Tract 722, Block 137, West and Adams Tracts, Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of the intersection of Pleasantview Dr. and Mile 5 ½ North Road. Possible Action.	
Discussion/Overview: The proposed eighteen (18) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco. The property is within a Flood Zone "B". Applicant is requesting variance for off-site drainage and has provided letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000739-2024

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

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

FILE NO.



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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: PLEASANTVIEW APARTMENTS SUBDIVISION

Location: SOUTHWEST CORNER OF HIGHWAY 5 1/2 NORTH AND S. PLEASANT VIEW DR.

Legal Description: A 5.902 ACRE TRACT OUT OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: VACANT Proposed Land Use: MULTI-FAMILY

Number of Lots Proposed: 18 Gross Acreage: 5.902

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: JAVIER HERNANDEZ Telephone: (956) 984-9756

Address: 1111 W. NOLANA AVE Fax: _____

City: McALLEN State: TX Zip: 78501 E-mail: _____

ENGINEER INFORMATION

Name: WILLIE ARZATIA Telephone: (956) 784-0218

Address: 910 ULLA DEC PRADO Fax: _____

City: Donna State: TX Zip: 78537 E-mail: hainengineering@yahoo.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO
☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO
☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Javier Hernandez

Owner Signature: [Signature] Date: 11/10/24

WILLIE MARRATIA is the authorized agent

Authorized Agent Signature: [Signature] Date: 11/10/24

Authorized Agent Printed Name: Willie Marratia

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-000740-2024

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: PLEASANTVIEW APARTMENTS SUBDIVISION

Location: SOUTHWEST CORNER OF MILES 1/2 WEST, AND S. PLEASANTVIEW RD.

Legal Description: A 5.902 ACRE TRACT OF LAND OUT OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

TO ALLOW LINER DETENTION ON ADJACENT EXISTING DRAIN DITCH LOCATED ON THE SOUTH SIDE

☐ 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: Javier Hernandez, President of Premier Partnership, LLC

Owner Signature: [Signature] Date: 11/10/24

Willie Arratis is the authorized agent

Authorized Agent Signature: [Signature] Date: 11/10/24

Authorized Agent Printed Name: Willie Arratis



PLAN CORRECTIONS REPORT PAR-000691-2024 FOR CITY OF WESLACO

PLAN ADDRESS: Pleasantview Apartments Subdivision
Weslaco 78596

PARCEL:

APPLICATION DATE: 08/28/2024

SQUARE FEET:

0.00

DESCRIPTION: PLEASANTVIEW APARTMENTS SUBDIVISION

EXPIRATION DATE: 08/28/2025

VALUATION:

\$0.00

CONTACTS

Engineer

Name

WILLIE ARRATIA

Company

NAIN ENGINEERING

Address

N 526 5Th St
Donna, TX 78531

Owner

JAVIER HERNANDEZ

W 1111 Nolana Ave
McAllen, TX 78504

Pre-Application Subdivision Review

REVIEW ITEM

STATUS

REVIEWER

Building Review - Planning v.1
Building Review - Planning

Not Required

Felix Salazar email: fsalazar@weslacotx.gov

Engineering v.1
Review conducted by the engineering department

Requires Re-submit

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Engineering v.2
Review conducted by the engineering department

Requires Re-submit

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Engineering v.3
Review conducted by the engineering department

Requires Re-submit

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Engineering v.4
Review conducted by the engineering department

Approved with
Comments

Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov

Fire Review v.1
Review by the fire department

Requires Re-submit

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Fire Review v.2
Review by the fire department

Requires Re-submit

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Fire Review v.3
Review by the fire department

Requires Re-submit

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Fire Review v.4
Review by the fire department

Approved with
Comments

Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov

Planning/Zoning v.1
Review conducted by the planning and zoning department

Requires Re-submit

Kayla Arevalo email: karevalo@weslacotx.gov

Planning/Zoning v.2
Review conducted by the planning and zoning department

Approved with
Comments

Kayla Arevalo email: karevalo@weslacotx.gov

Police v.1
Review conducted by the police department

Not Required

System Administrator Ph: 444 email: admin@energov.com

Public Works v.1
Public Works

Requires Re-submit

Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

Public Works v.2

Approved with
Comments

Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

Public Works

PLAN CORRECTIONS REPORT (PAR-0691-2024)

CONDITION(S) All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. - All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.

Comment: If gated

General Condition - Planning approved w/comments

Comment: 2. Update plat note 19 to include : No access off of Mile 5 ½ North for lots 1-9

3. must apply for a variance for off- site and submit letter of support from the irrigation and drainage district.

Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). - Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).

Comment: General Note

Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400'. Shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.

Comment: General Note

Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) - Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)

Comment: General Note

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Wednesday, October 30, 2024 10:10 AM
To: Guillermo Arratia
Cc: Flor Acuna
Subject: RE: PLEASANTVIEW APARTMENTS SUBDIVISION
Attachments: Pleasantview Apartments Subdivision Review Comments_Oct_29_2024.pdf; Subdivision review report.pdf

Good morning,

Attached are the subdivision review reports which has been approved with comments. Please make the recommended changes and submit the following packet:

1. Platting Application
2. \$355.00 application fee
3. \$100.00 fire review fee
4. 12 plats (plat, utility, drainage, paving)
5. Up to date or approved drainage report
6. Variance Application (off-site drainage plus letters of support)
7. \$55.00 variance application fee

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: Guillermo Arratia <nainengineering@yahoo.com>
Sent: Sunday, October 20, 2024 10:57 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Flor Acuna <facuna@weslacotx.gov>
Subject: Re: PLEASANTVIEW APARTMENTS SUBDIVISION

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.

Rebekah
attached please find.

1. Revised plans
2. letter of support HCDD No. 1
3. Drainage Areas
4. Drainage Calculations

I hope Issac send the letter

thanks

On Wednesday, October 16, 2024 at 08:22:31 AM CDT, Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good morning,

Attached are the subdivision review reports. I believe you already satisfied fires comments with the hydrants. Please make all the required revisions and email back a PDF copy for staff to review and approve

Rebekah de la Fuente, CFM

Planning & Code Enforcement Director



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3403

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

From: Guillermo Arratia <nainengineering@yahoo.com>
Sent: Tuesday, October 8, 2024 8:19 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Flor Acuna <facuna@weslacotx.gov>
Subject: PLEASANTVIEW APARTMENTS SUBDIVISION

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.



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Segin, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

May 22, 2024

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

RE: Nain Eng. LLC – PleasantView Apartments Subdivision

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

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

Sincerely,
Hidalgo County Drainage District No. 1

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

Yvette Barrera, PE, CFM
Assistant General Manager

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

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

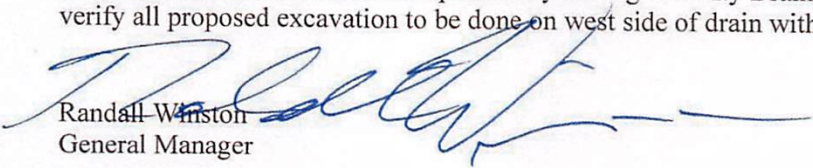
Date: 10/22/2024

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

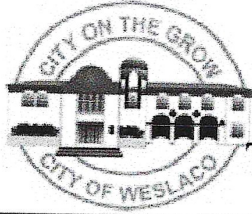
RE: **Pleasantview Apt** Subd. Drainage and Detention

Good Morning Mrs. De La Fuente:

We have received the revised cross section and calculations dated 03/26/2024 for the **Pleasantview Apt** Subdivision modified to include the 50-year detention volume in the proposed drain ditch owned and operated by Hidalgo County Drainage District #1. Please verify all proposed excavation to be done on west side of drain with HCDD #1.


Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411



**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: PLEASANTVIEW APARTMENTS SUBDIVISION
 Location: SOUTHWEST CORNER OF MILE S 1/2 NORTH AND S. PLEASANTVIEW DR.
 Applicant: WILLIE ARRATIA, P.E. ☐ Owner ☒ Agent
 Address: 520 N. 5th St Donna TX 78533 Phone Number: (956) 784-0218

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			
<u>220</u>	<u>APARTMENTS</u>	<u>5</u>		<u>72</u>	<u>39</u>	<u>57</u>	<u>96</u>

Comments: _____
 Prepared by: WILLIE ARRATIA, P.E. Date: _____
 Address: 520 N. 5th 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: _____

Reviewed by: _____ Date: _____ STID#: _____

TRIP GENERATION REPORT FOR PLEASANTVIEW APARTMENTS SUBDIVISION

A 5.092 acre tract of land out of Farm Tract 772, Block 137, West and Adams Tract Subdivision, according to the map recorded in volume 2, pages 34-37, Map Records, Hidalgo County, Texas.

This property is located at the southwest corner of S. Pleasant View Dr. and Mile 5 ½ North Road, in the County of Hidalgo and within the city's 2 Mile ETJ of Weslaco.

Presently, the site is vacant. Expected use of the property is for 72 Apartments Units

This report is based on Trip Generation, 8th Edition Book.

APARTMENT (220)

1. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

(Trip generation, 8th Edition page 328)

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

Directional Distribution: 20 % Entering, 80% Exiting

Equation $T = 0.49(x) + 3.73$ where: T = Average Vehicle Ends X = Number of Dwelling Units

$$X = 72$$

$$T = 0.49(72) + 3.73 = 39.01$$

$$T_{\text{enter}} = 39.01 (0.20) = 7.80 \text{ trip/hour}$$

$$T_{\text{exit}} = 39.01 (0.80) = 31.20 \text{ trip/hour}$$

2. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

(Trip generation, 8th Edition page 329)

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

Directional Distribution: 65% Entering, 35% Exiting

Equation $T = 0.55(x) + 17.65$ where: T = Average Vehicle Ends X = Number of Dwelling Units

$$X = 72$$

$$T = 0.55(72) + 17.65 = 57.25$$

$$T_{\text{enter}} = 57.25 (0.65) = 37.21 \text{ trip/hour}$$

$$T_{\text{exit}} = 57.25 (0.35) = 20.03 \text{ trip/hour}$$



Guillermo A. P.E.
9/18/24

Apartment (220)

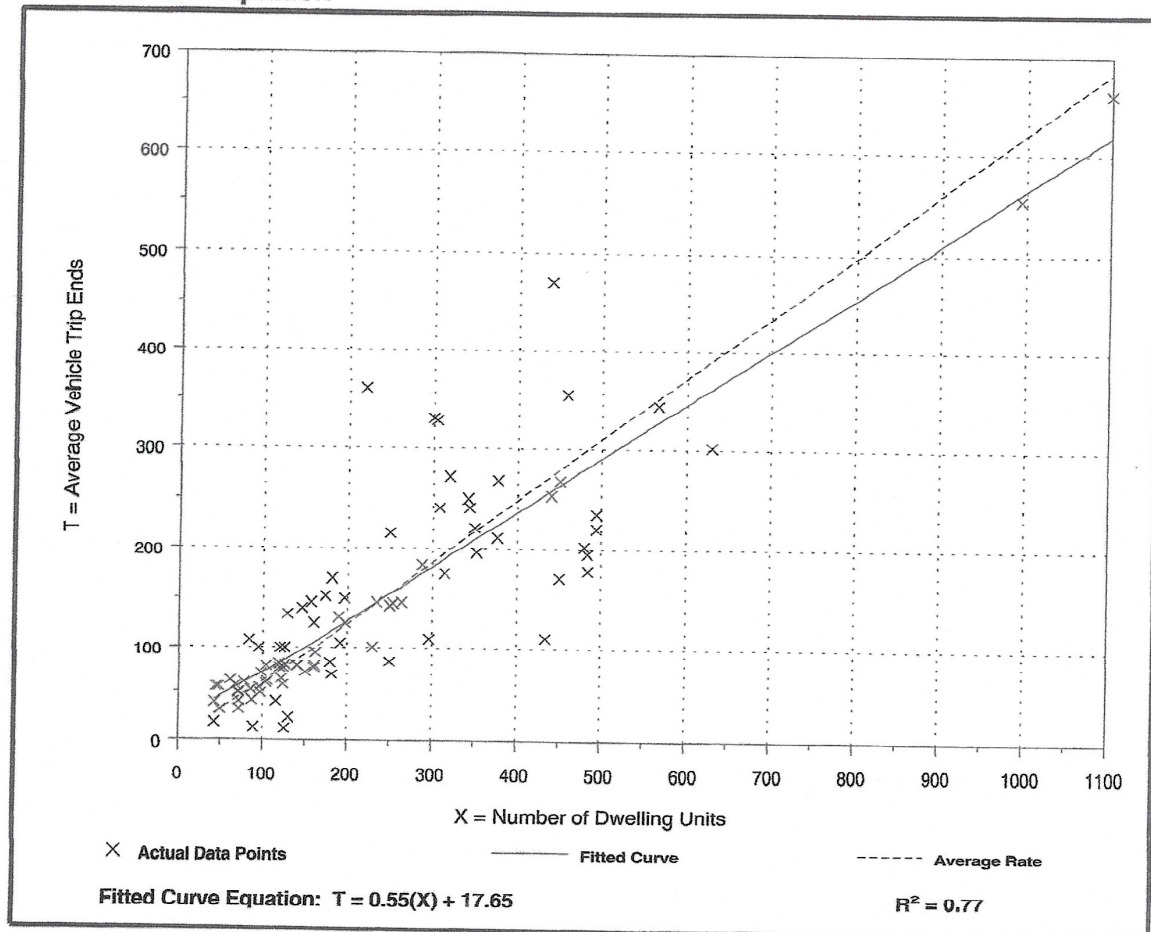
Average Vehicle Trip Ends vs: Dwelling Units
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 90
Avg. Number of Dwelling Units: 233
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.62	0.10 - 1.64	0.82

Data Plot and Equation



Apartment (220)

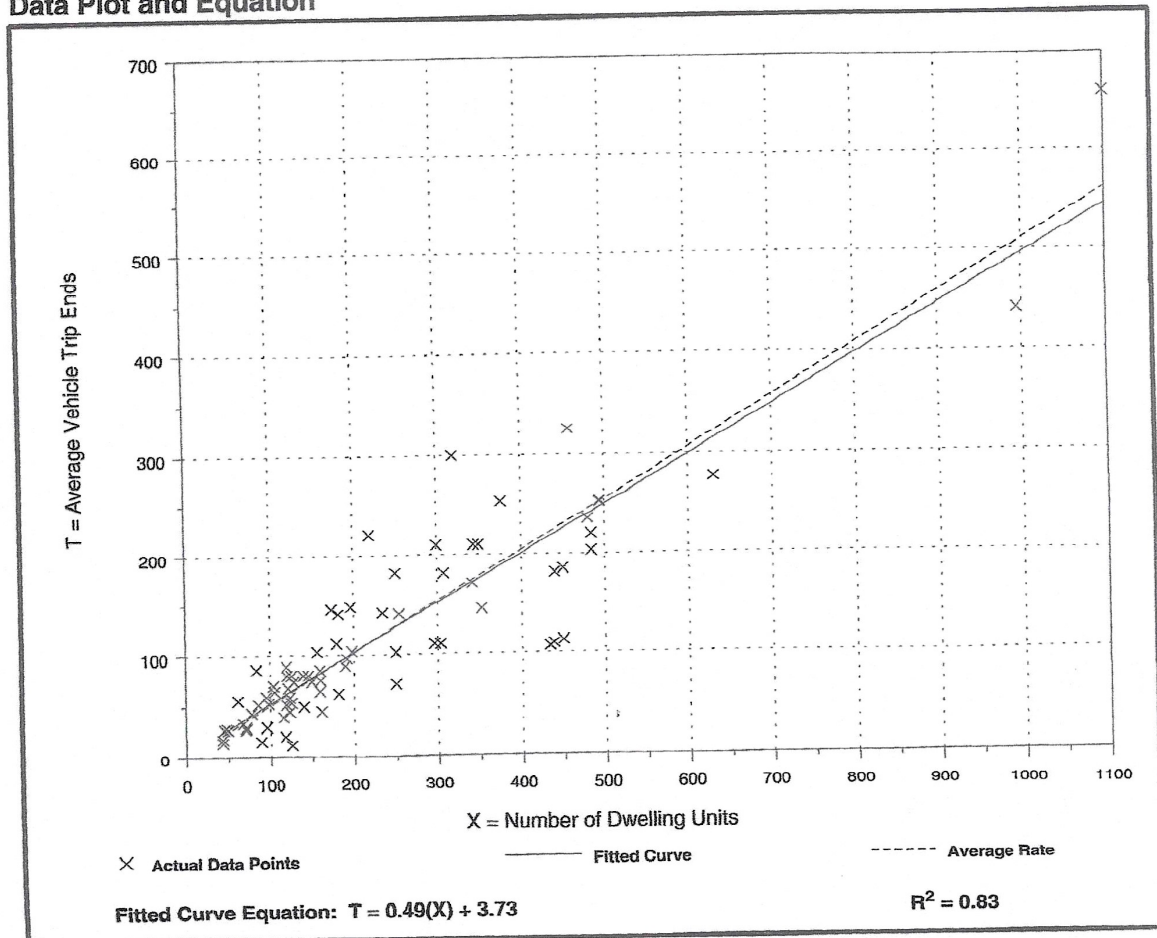
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 78
Avg. Number of Dwelling Units: 235
Directional Distribution: 20% entering, 80% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.10 - 1.02	0.73

Data Plot and Equation



NAIN ENGINEERING, L.L.C.

CONSULTING ENGINEER

526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
PLEASANTVIEW APARTMENTS SUBDIVISION

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



Guillermo A. Arratia
2/14/24

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

DRAINAGE REPORT
For
PLEASANTVIEW APARTMENTS SUBDIVISION

I. PROJECT LOCATION

A 5.902 acre tract of land out of Farm Tract 772, Block 137, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located at the southwest corner of Mile 5 ½ North Road and S. Pleasant View Road and is located within the County of Hidalgo and within the 2 Mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

Zone "X" (medium shading)

areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; areas protected by levees from the base flood.M.A.-F.I.R.M. Map No. 480334 0525 B, Map Effective Date: January 2, 1981. (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) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (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 (3.48 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 31 lots for Multi Family use. The storm runoff after development will be increase 17.72 cfs for a total 21.2 cfs, I have calculated that 52,570 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 24" RCP with curb inlets and out falling into an existing manhole located On the west side of west side of S. Pleasant View Road , 1960 feet south and ultimately discharging into an Existing Drain Ditch owned by H.C.D.D. No. 1, Proposed detention of 52,570 CF will be accomplished by excavating this volume on that existing Drain Ditch south of Mile 5 North.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Alexis Lozano</u>	<u>3/26/24</u>
H.C.D.D. NO. 1	DATE



Guillermo A. Arratia
3/26/24

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”**

DRAINAGE CALCULATIONS EXHIBIT "A"

PLEASANTVIEW APARTMENTS SUBDIVISION

AREA= 5.9 Ac. TxDOT Intensity Constants for $I=b/(T_c+d)^e$

Existing Conditions

Length= 384 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 68 min.
Texist. = 68 min.
Iexist.= 2.95 in/hr
Qexist.= 3.48 cfs.

10 year storm

b= 87
e= 0.778
d= 9.2

Proposed Conditions

Length= 384 ft.
Slope= 0.15 %
Cfut.= 0.6
Time of Con. = 33 min.
Tfut.= 33 min.
Ifut.= 5.98 in/hr
Qfut.= 21.2 cfs.
Qin= 3.54 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	38.32	22993	3.48	4505	18,489
20	7.91	27.99	33593	3.48	5547	28,046
30	6.34	22.45	40415	3.48	6590	33,824
40	5.35	18.94	45454	3.48	7633	37,820
50	4.66	16.49	49464	3.48	8676	40,788
60	4.14	14.67	52808	3.48	9719	43,089
70	3.75	13.26	55686	3.48	10762	44,924
80	3.43	12.13	58218	3.48	11805	46,413
90	3.16	11.20	60485	3.48	12848	47,637
110	2.76	9.76	64425	3.48	14933	49,491
120	2.60	9.19	66166	3.48	15976	50,190
130	2.45	8.69	67787	3.48	17019	50,768
140	2.33	8.25	69305	3.48	18062	51,243
150	2.22	7.86	70734	3.48	19105	51,629
160	2.12	7.51	72084	3.48	20148	51,936
170	2.03	7.19	73365	3.48	21191	52,174
180	1.95	6.91	74584	3.48	22234	52,351
190	1.88	6.64	75749	3.48	23277	52,472
200	1.81	6.41	76863	3.48	24319	52,544
210	1.75	6.19	77933	3.48	25362	52,570

DRAINAGE CALCULATIONS EXHIBIT "A"

220	1.69	5.98	78961	3.48	26405	52,556
230	1.64	5.79	79951	3.48	27448	52,503
240	1.59	5.62	80907	3.48	28491	52,416
250	1.54	5.46	81831	3.48	29534	52,297
260	1.50	5.30	82725	3.48	30577	52,148
270	1.46	5.16	83592	3.48	31620	51,972

Storage Requires= 52,570 cubic feet = 1.21 ac-ft



Guillermo A. Arratia, P.E.
2/14/24

BRIDGE DIVISION HYDRAULIC MANUAL
2 - 19
12-85

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

COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	e	b	d	t	e	b	d	t	e	b	d	t	e	b	d	t	e	b	d	t	e	b	d	t
Hempfling	0.845	55	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						
Henderson	0.800	60	8.7	0.795	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	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	8.7						
Hill	0.799	67	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	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						
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	78	8.3	0.773	98	8.3	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						
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	85	8.3	0.740	93	8.3	0.727	94	8.2						
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	0.796	75	10.1	0.791	85	10.1	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						
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	0.768	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						
Irion	0.780	37	8.1	0.789	55	9.6	0.779	61	9.6	0.783	77	9.6	0.769	81	9.6	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	0.787	98	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	98	8.5	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	0.709	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						
Jefferson	0.799	74	9.2	0.733	85	7.5	0.727	74	7.5	0.720	85	7.5	0.710	87	7.5	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						
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						
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	105	8.1						
Jones	0.780	41	8.5	0.771	55	9.0	0.764	73	9.0	0.780	82	9.0	0.763	102	9.0	0.764	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						
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						
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						
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	95	8.7	0.721	100	9.2						
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.805	85	10.0	0.799	93	10.0	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	0.768	91	8.0	0.768	104	8.4						
Kibbie	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.778	88	7.6	0.768	100	8.2						
Kling	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	0.801	108	9.4						
Klimes	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						
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	95	8.7	0.731	99	9.4						
Knox	0.800	46	9.4	0.788	58	9.3	0.764	76	9.3	0.768	88	9.3	0.809	104	9.3	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						
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						

TABLE 3-3: Runoff Coefficients	
Type of Drainage Area	Runoff Coefficient "c"
Business	
Downtown Areas	0.70-0.95
Neighborhood Areas	0.50-0.70
Residential	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.25-0.40
Apartment dwelling areas	0.50-0.70
Industrial	
Light areas	0.50-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.20-0.40
Railroad yard areas	0.20-0.40
Unimproved Areas	0.10-0.30
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
Heavy soil, steep, 7%	0.25-0.35
Streets	
Asphaltic	0.70-0.95
Concrete	0.80-0.95
Brick	0.70-0.85
Drives and walks	0.75-0.85
Roofs	0.75-0.95

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

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

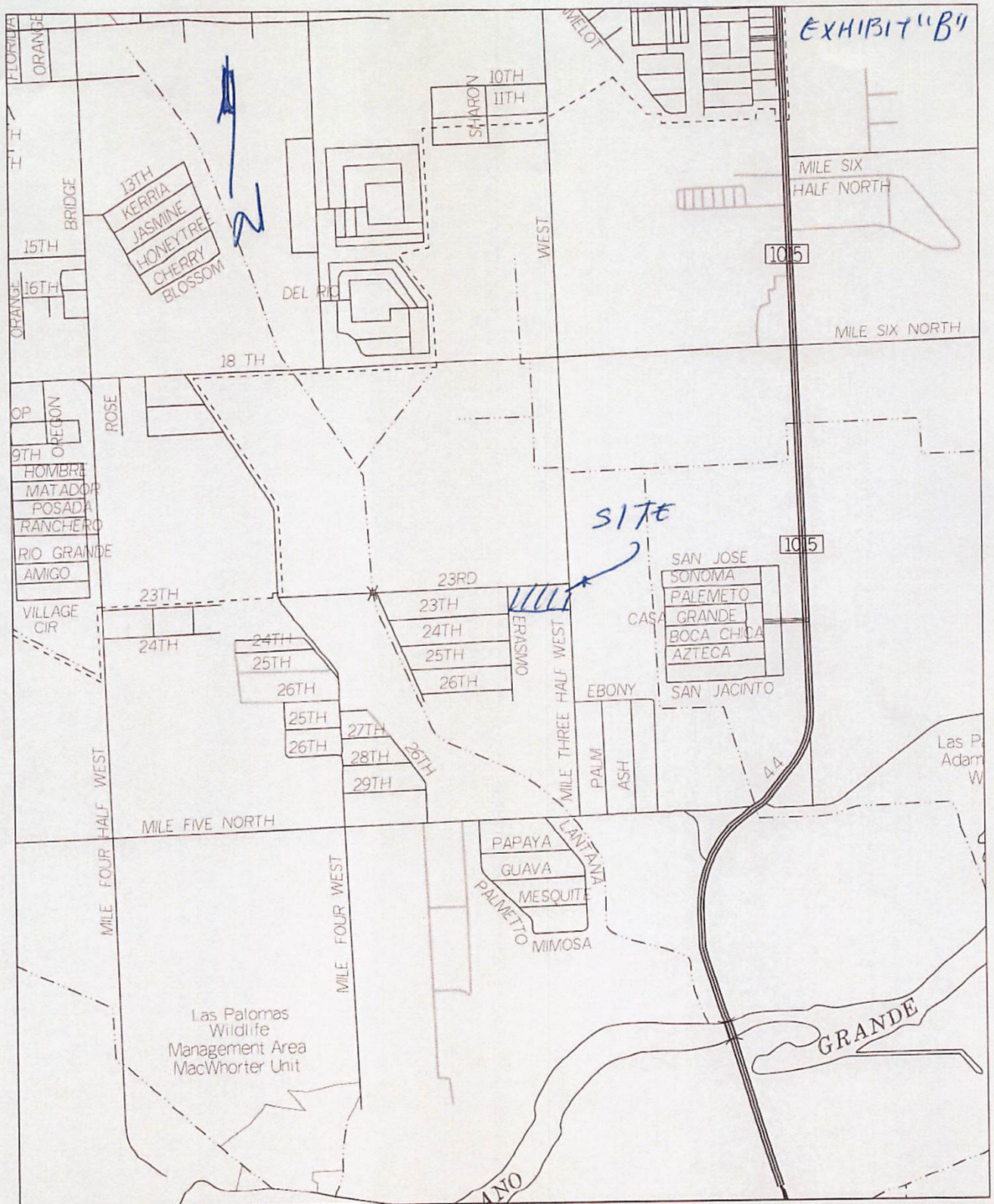
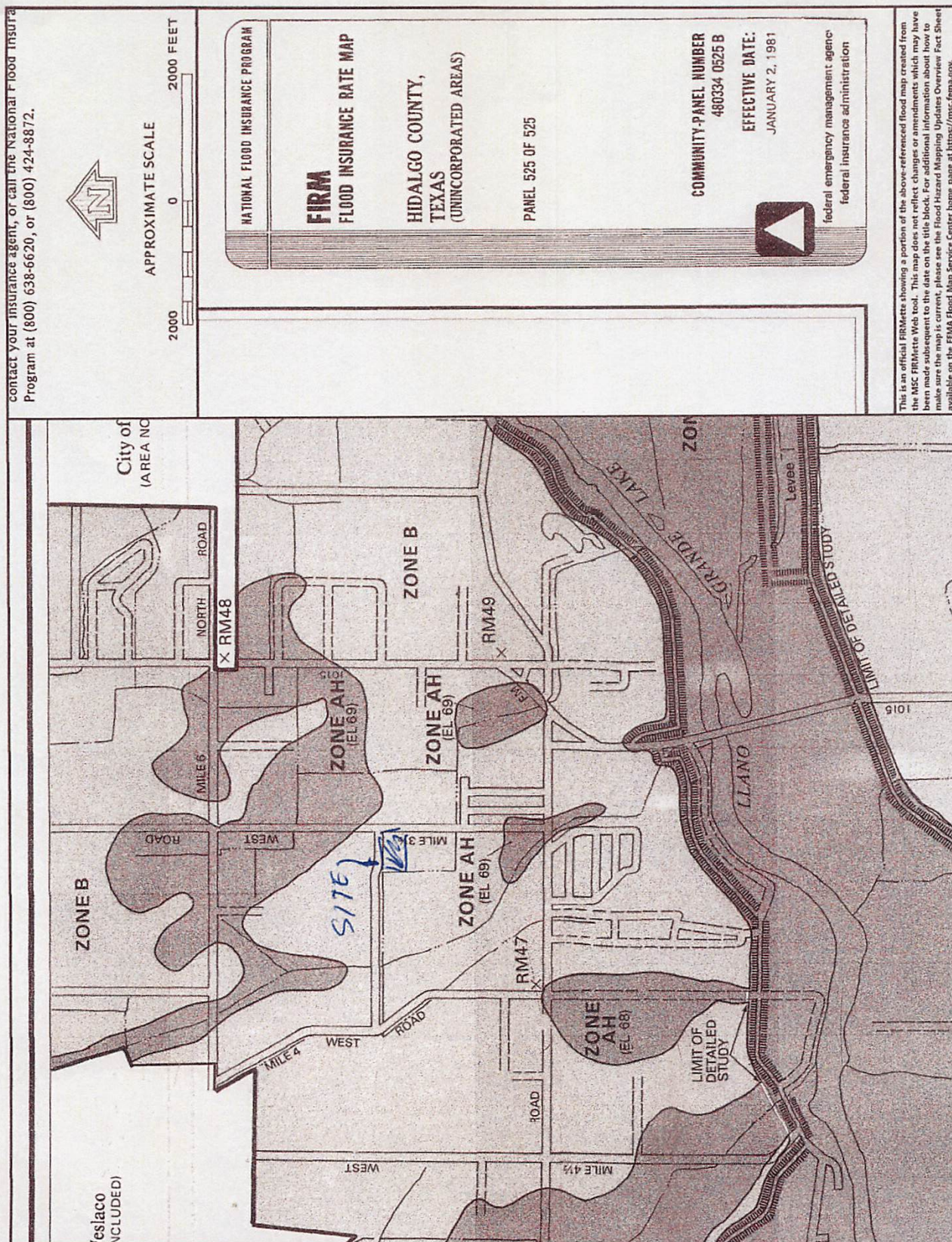
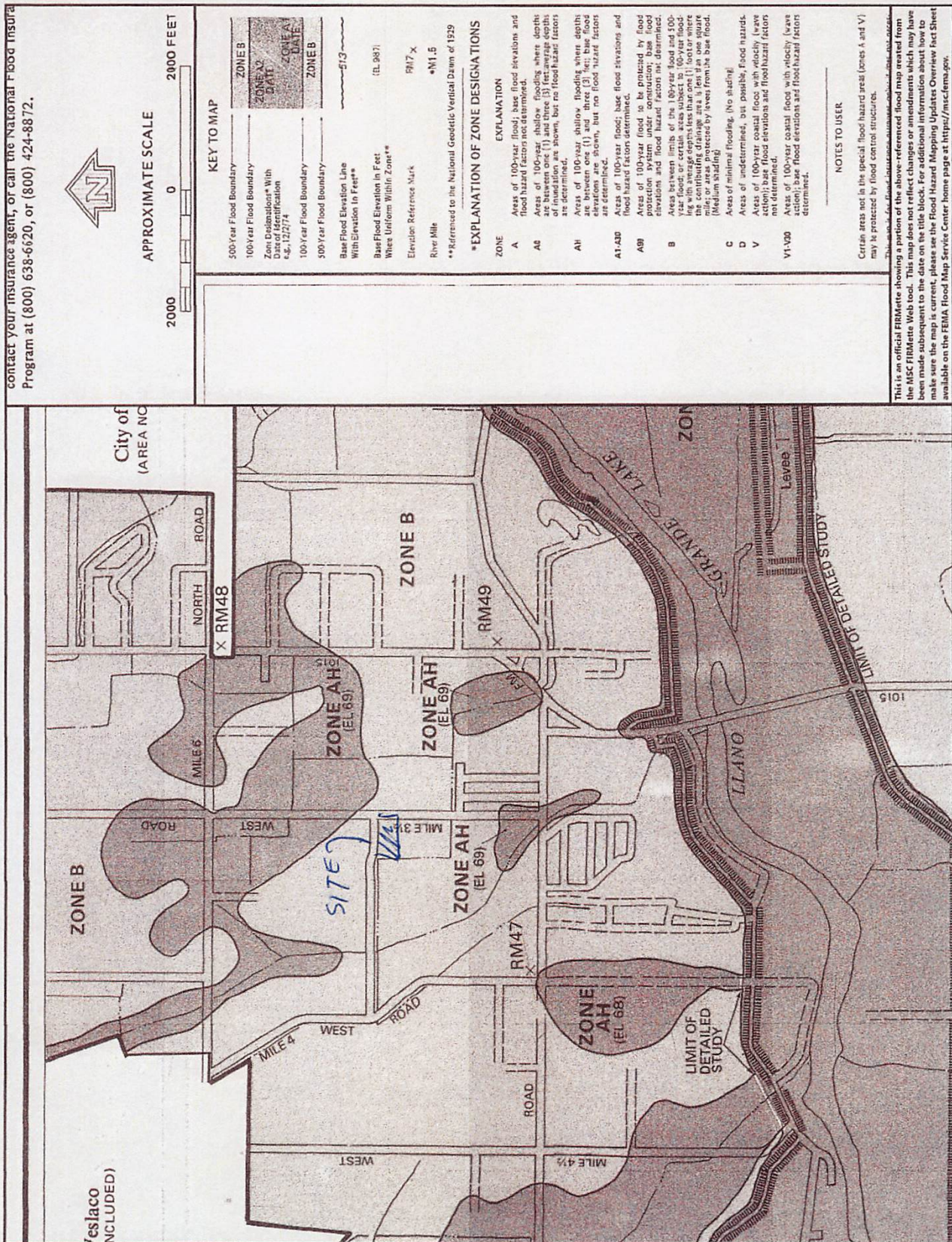
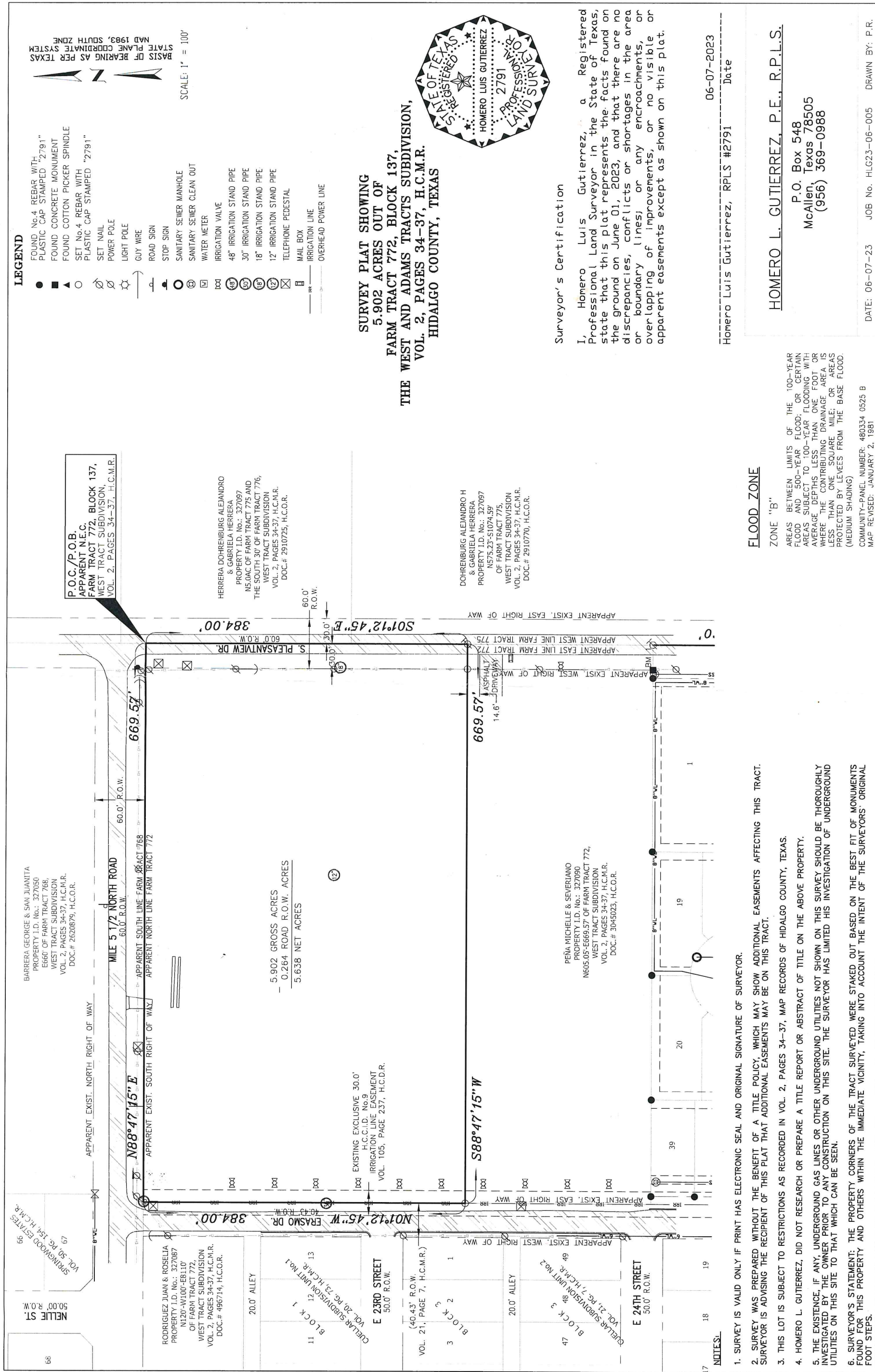
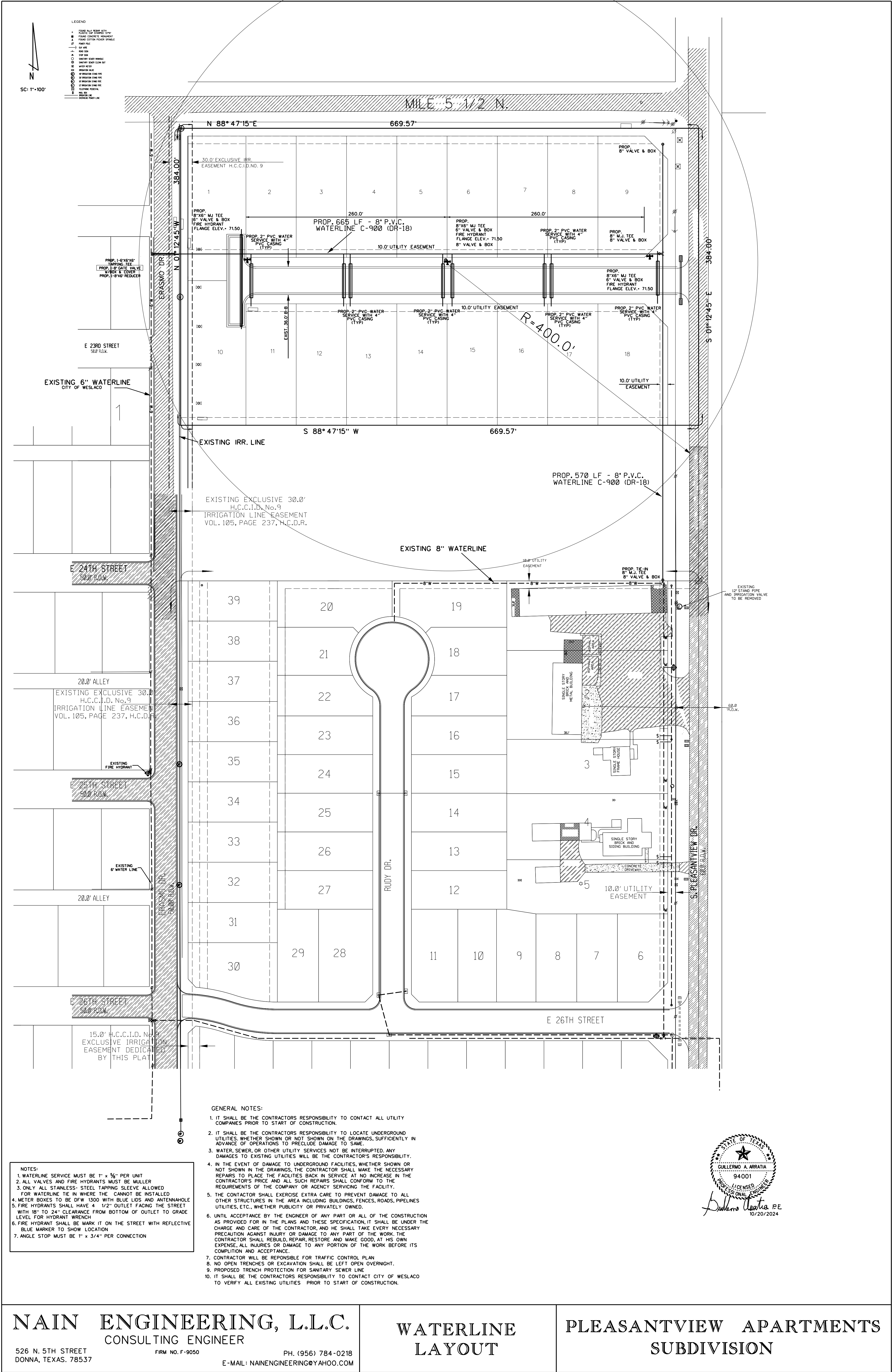


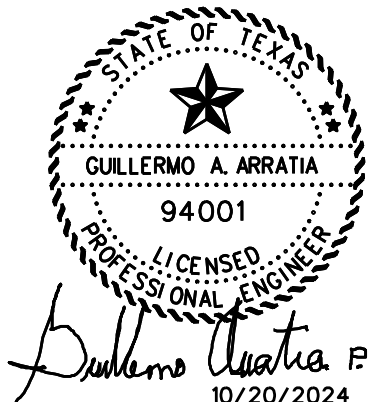
EXHIBIT "C"

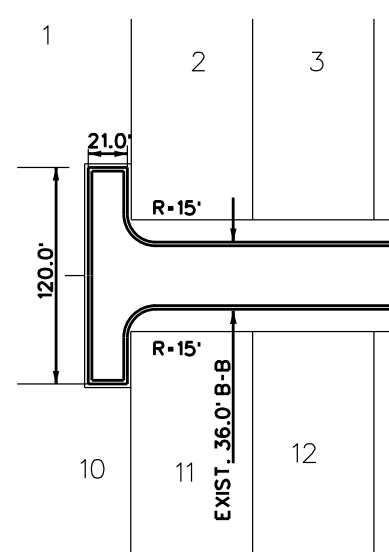




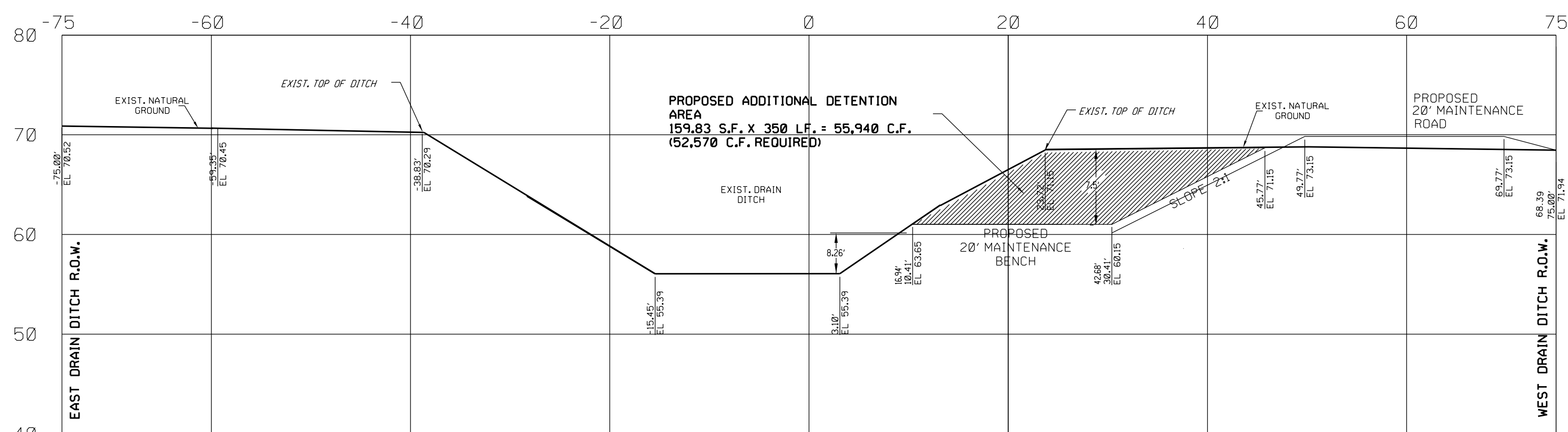
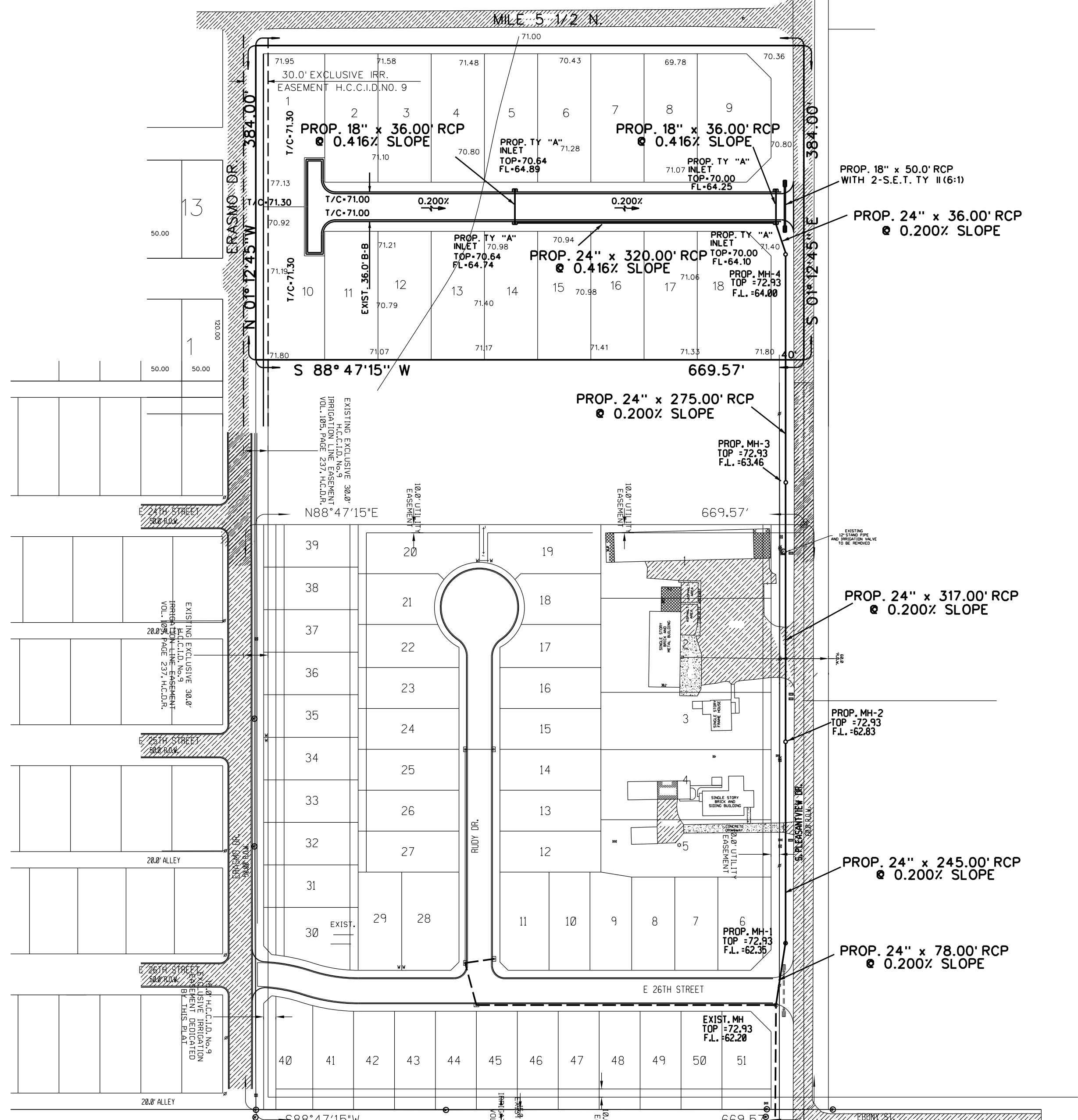




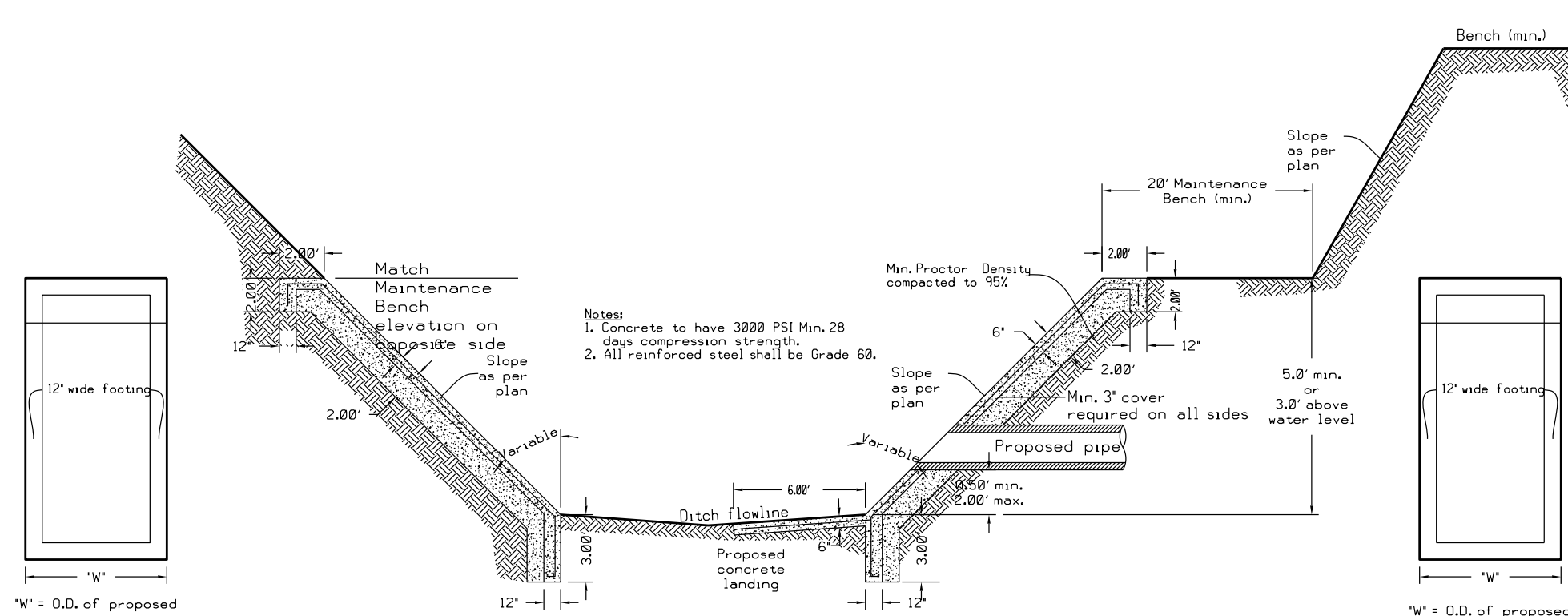




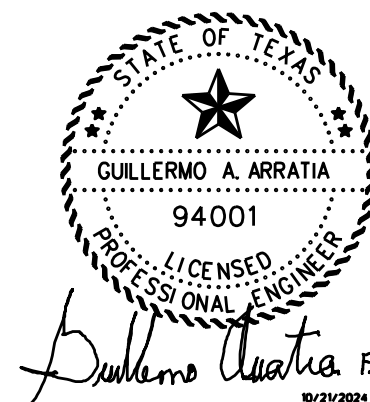
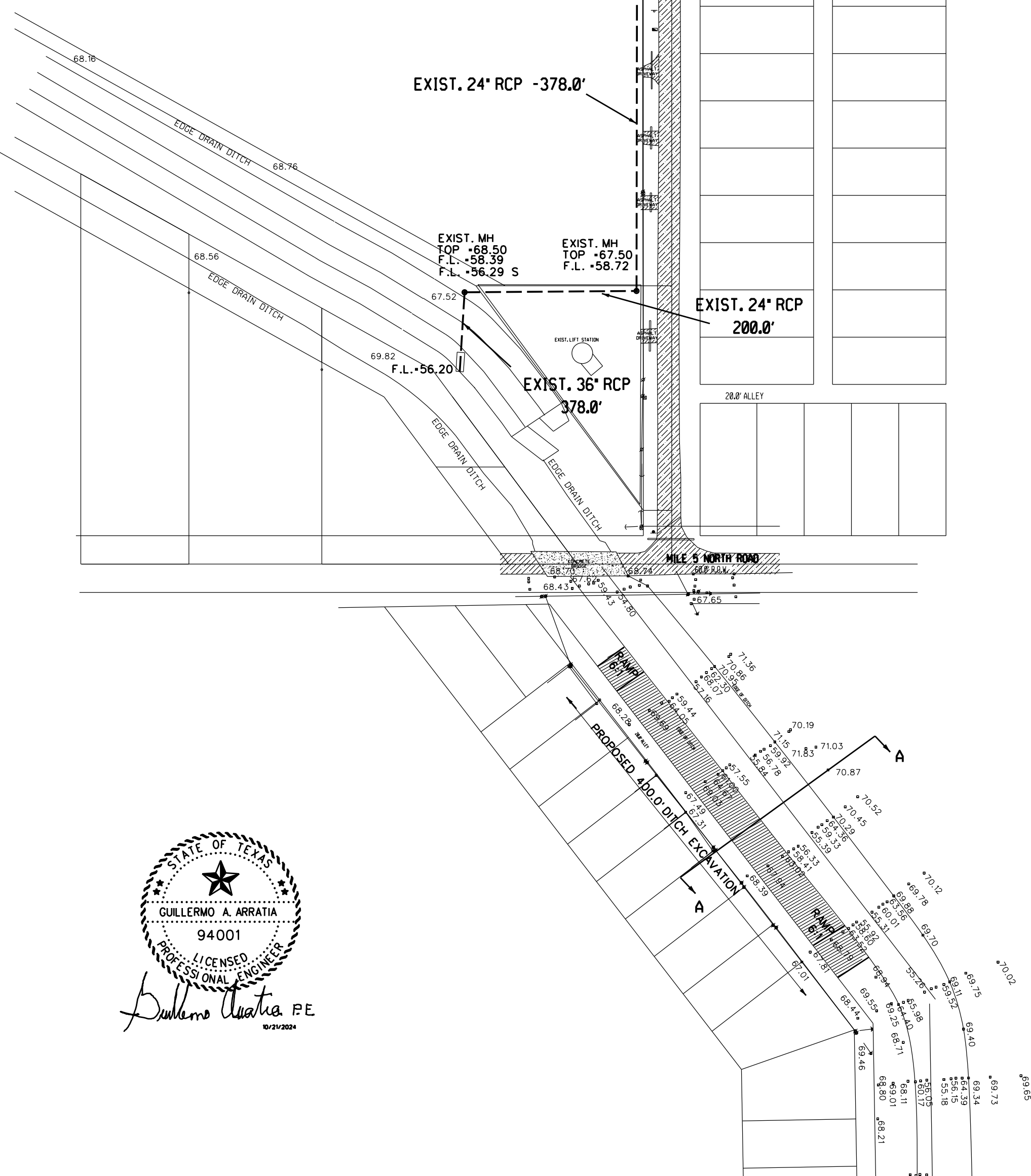
HAMMERHEAD DETAIL



DRAIN DITCH CROSS SECTION "A-A"
LOOKING SOUTH
SCALE: 1"=10'



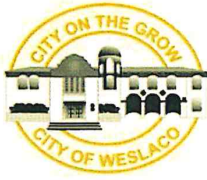
PROPOSED STORM DISCHARGE STRUCTURE
SCALE: N.T.S.





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

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Izaguirre Engineering Group LLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Alto Bonito Subdivision being Lot 2 Reisser Subdivision a 8.172-acre tract of land, Weslaco, Hidalgo County, Texas. Located approximately 600ft east of South Milanos Rd. Possible Action.	
Discussion/Overview: The proposed thirty-six (36) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000743-2024

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Alto Bonito Subdivision

Location: 600 ft west of Milanos Rd on 6th St.

Legal Description: Lot 2 Reisser Subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: Residential Proposed Land Use: Residential

Number of Lots Proposed: 36 Gross Acreage: 8.172 acres

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: 3BU Family Limited Partnership Telephone: (956) 778-8252

Address: 533 N Alamo Rd Fax: _____

City: Alamo State: Tx Zip: 78516 E-mail: art@ortegaventures.com

ENGINEER INFORMATION

Name: Izaguirre Engineering Group LLC Telephone: (956) 240-3246

Address: 2121 E Griffin Parkway Suite 2 Fax: _____

City: Mission State: Tx Zip: 78574 E-mail: diana.izaguirre@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCDD19</u>
--	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- ☒ **Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- ☒ PDF copy of all documents submitted (emailed or USB)
- ☒ **\$355.00** Planning Review fee, **\$100.00** Fire Review fee
- ☒ One 11" X 17" reduced copy of plat
- ☒ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- ☒ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- ☒ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- ☒ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Arturo Ortega

Owner Signature: [Signature] Date: 11-19-24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



PLAN CORRECTIONS REPORT PAR-000693-2024 FOR CITY OF WESLACO

PLAN ADDRESS: Alto Bonito Subdivision
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 09/03/2024

SQUARE FEET:

0.00

DESCRIPTION: ALTO BONITO SUBDIVISION

EXPIRATION DATE: 09/03/2025

VALUATION:

\$0.00

CONTACTS

Name

Company

Address

Engineer

Izaguirre Engineering Group LLC

E 2121 Griffin Parkway , Ste 2
Mission, TX 78574

Owner

3BU FAMILY LIMITED
PARTNERSHIP

533 North Alamo Road
Alamo, TX 78516

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1	Not Required	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning		
Engineering v.1	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Engineering v.2	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Engineering v.3	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Engineering v.4	Approved	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Fire Review v.1	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Review by the fire department		
Fire Review v.2	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Review by the fire department		
Fire Review v.3	Requires Re-submit	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Review by the fire department		
Fire Review v.4	Approved with Comments	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Review by the fire department		
Planning/Zoning v.1	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Planning/Zoning v.2	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Police v.1	Not Required	System Administrator Ph: 444 email: admin@energov.com
Review conducted by the police department		
Public Works v.1	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works		
Public Works v.2	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works		
Public Works v.3	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works		
Public Works v.4	Approved	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works		

PLAN CORRECTIONS REPORT (PAR-0693-2024)

CONDITION(S) Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). - Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).

Comment: General Note

Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead) - Fire apparatus access road shall comply with IFC 2015 Edition, Appendix D. (Cul-de-sac, wye, hammerhead)

Comment: General Note

General Condition - Planning approved w/ comments

Comment: 1. Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names

2. Traffic Plan- missing cluster box layout

All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. - All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.

Comment: If gated

Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall re-submit showing compliance with Appendix B of the 2015 IFC or shall loop water line.

Comment: Shall re-submit showing compliance with Appendix B of the 2015 IFC or shall loop water line. Letter submitted that will comply with Appendix B or loop line.



**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: Alto Bonito
 Location: North side of W 6th St and approx. 575ft east of S Milanos Rd.
 Applicant: Izaguirre Engineering LLC ☐ Owner ☒ Agent
 Address: 2121 E Griffin Parkway Suite 2. Mission, TX 78574 Phone Number: 956-240-3246

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family Residential	8.17	-	36	37.57	43.53	81.10

Comments: _____
 Prepared by: Izaguirre Engineering LLC Date: _____
 Address: 2121 E Griffin Parkway Suite 2. Mission, TX 78574 Phone Number: 956-240-3246

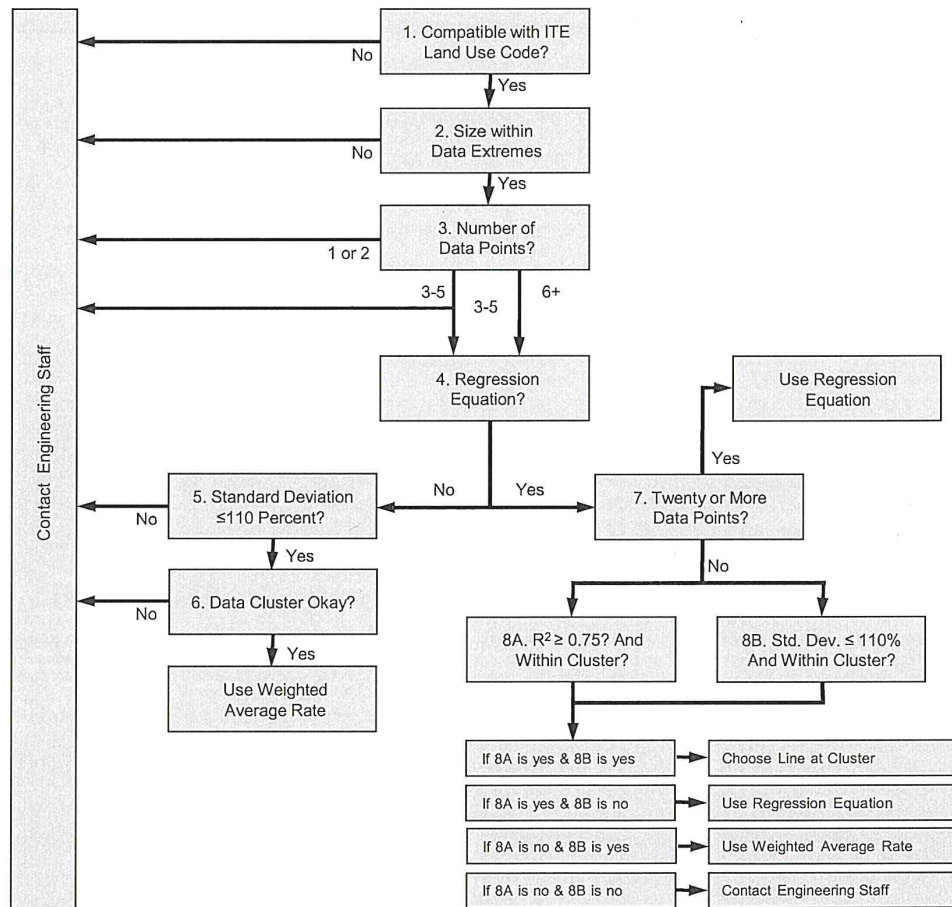
(For Official Use Only, Do Not Write In This Box)

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook



DRAINAGE STATEMENT

FOR

ALTO BONITO SUBDIVISION

**CITY OF WESLACO
HIDALGO COUNTY, TEXAS**

July 2024



Gilberto A. Gracia

IZAGUIRRE ENGINEERING GROUP, LLC.

2121 E Griffin Parkway Suite 2
Mission, Texas 78574

Consulting Engineers
Firm #10214

Tel: 956-584-0554
Fax: 956-584-0554

52- Raymondville clay loam, (Hydrologic Group C, Unified Class CL)

Identified by its composition of clay loam with clay layers. Typically, slopes range from 0 to 1 percent. This moderately well-drained soil has a deep profile exceeding 80 inches, with no issues of flooding or ponding. It has a moderate capacity for water retention (about 9.0 inches available). See attached Soil Survey of Hidalgo County, Texas.

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped grassland. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.20%).

Existing runoff from the subject site is in the form of sheet runoff flowing overland towards the south and is intercepted by an existing roadside ditch along the W 6th St. The Rationale Method was utilized to determine the existing 10-year frequency event storm water runoff ($Q_{\text{exist}} = 4.62 \text{ cfs}$) for this site.

V. PROPOSED CONDITIONS

Utilizing the 50-year frequency storm event, after development of this subdivision storm water runoff will be **11.77 cfs** with and **increased $Q = 7.15 \text{ cfs}$** the total proposed detention volume, in accordance with the County of Hidalgo's drainage requirements, is **28,452.46 cubic feet** (0.65 acre-feet) (Refer to attached Drainage Calculations). The development surface is to be graded to direct storm water surface runoff towards proposed paved curb and gutter streets. Said storm water surface runoff will be intercepted by proposed type "A" curb inlets to be installed at appropriate locations. Curb inlets will be connected to an appropriately sized drain pipeline system, which will out fall into a proposed detention pond. Said detention pond will be drained by an 18-inch "bleeder" drain line, which will be connected to Magnolia Ridge Subdivision via proposed grate inlet located in existing road side ditch. This system will outfall into ditch 37D owned HCCID#9 and maintained my HCDD#1.



GILBERTO A. GRACIA, P.E. Date: July 30, 2024

Gilberto A. Gracia

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
<i>Alexis Lozano</i>	
H.C.D.D. NO. 1	DATE <i>10/7/24</i>

Owner Printed Name: Arturo Ortega

Owner Signature: [Signature] Date: 9-18-24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

July 30, 2024

ALTO MONTIO Hydrograph

Proposed										Existing									
Accumulated Runoff Calculations:										LIMIT OUTFLOW: 50 year storm									
2004										0.35 C (composite, developed)									
County: HIDALGO COUNTY, TEXAS										0.20 C (composite, developed)									
Length of Basin: 8.17 miles										RM Length 800									
Avg. Basin Slope: 0.35%										Post 800									
Undeveloped L _c : 72.74 min.										Pre 800									
Developed L _c : 60.61 min.										RM Length 800									
2004										RM Length 800									
Undeveloped Calculations										RM Length 800									
2-year										RM Length 800									
e										RM Length 800									
0.831										RM Length 800									
5-year										RM Length 800									
e										RM Length 800									
0.795										RM Length 800									
10-year										RM Length 800									
e										RM Length 800									
0.778										RM Length 800									
25-year										RM Length 800									
e										RM Length 800									
0.771										RM Length 800									
50-year										RM Length 800									
e										RM Length 800									
0.749										RM Length 800									
100-year										RM Length 800									
e										RM Length 800									
0.74										RM Length 800									

The F.A.A equation was developed by the Federal Aviation Authority. It is based on data from airfield drainage and is most valid for small watersheds where sheet flow and overland flow predominate. The F.A.A equation is shown below for both U.S. and S.I. units.

For U.S. units: $t = 1.8(1.1 - C)^{0.5} / S^{0.33}$

Where: L = length of flow path in ft

S = surface slope %

C = Rational Method runoff coefficient

t = travel time (time of concentration) in min



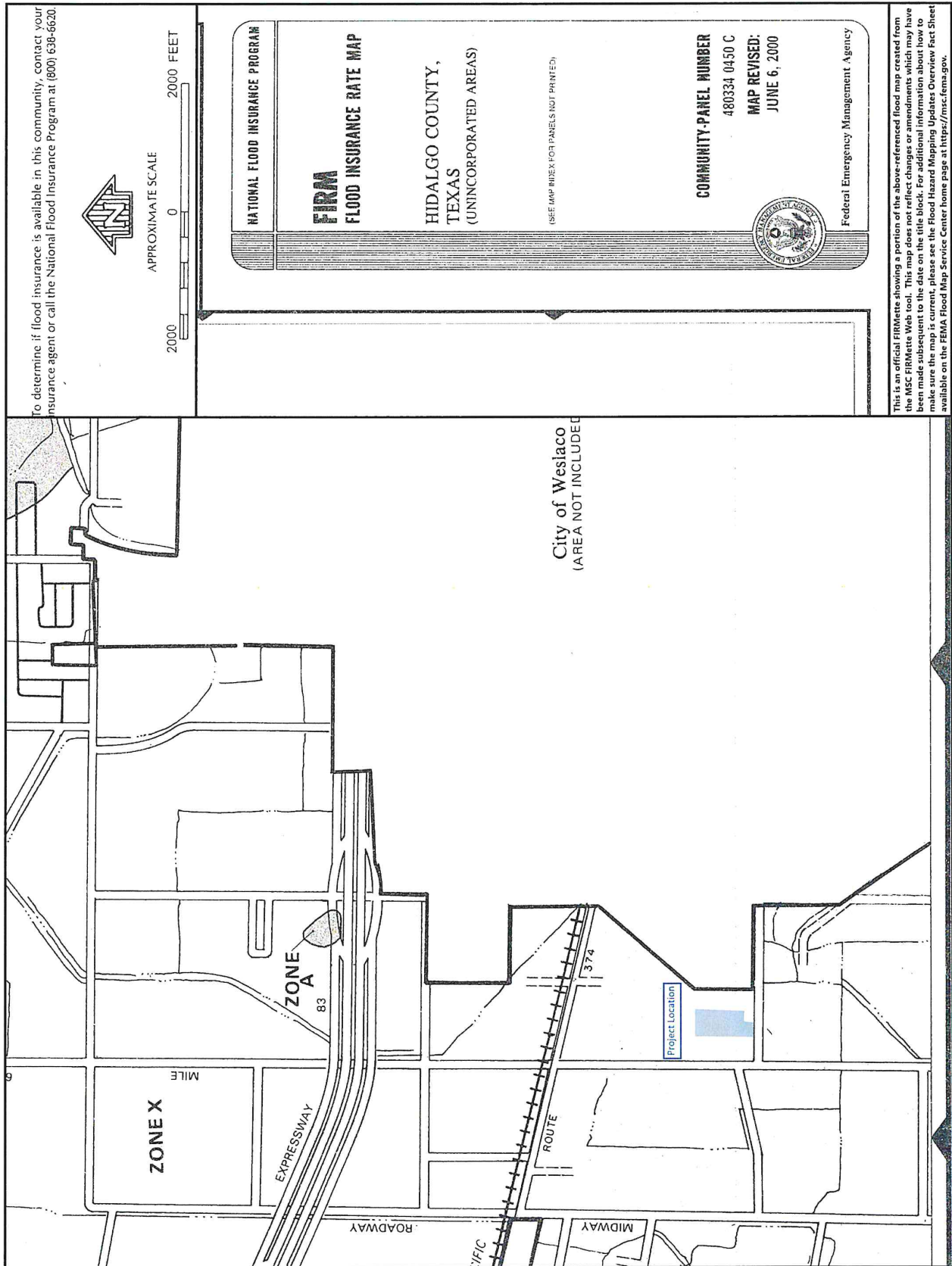
Gilberto A. Gracia

GILBERTO A. GRACIA, P.E.

Date: July 30, 2024.

Detention Drainage Calculator Subdivision







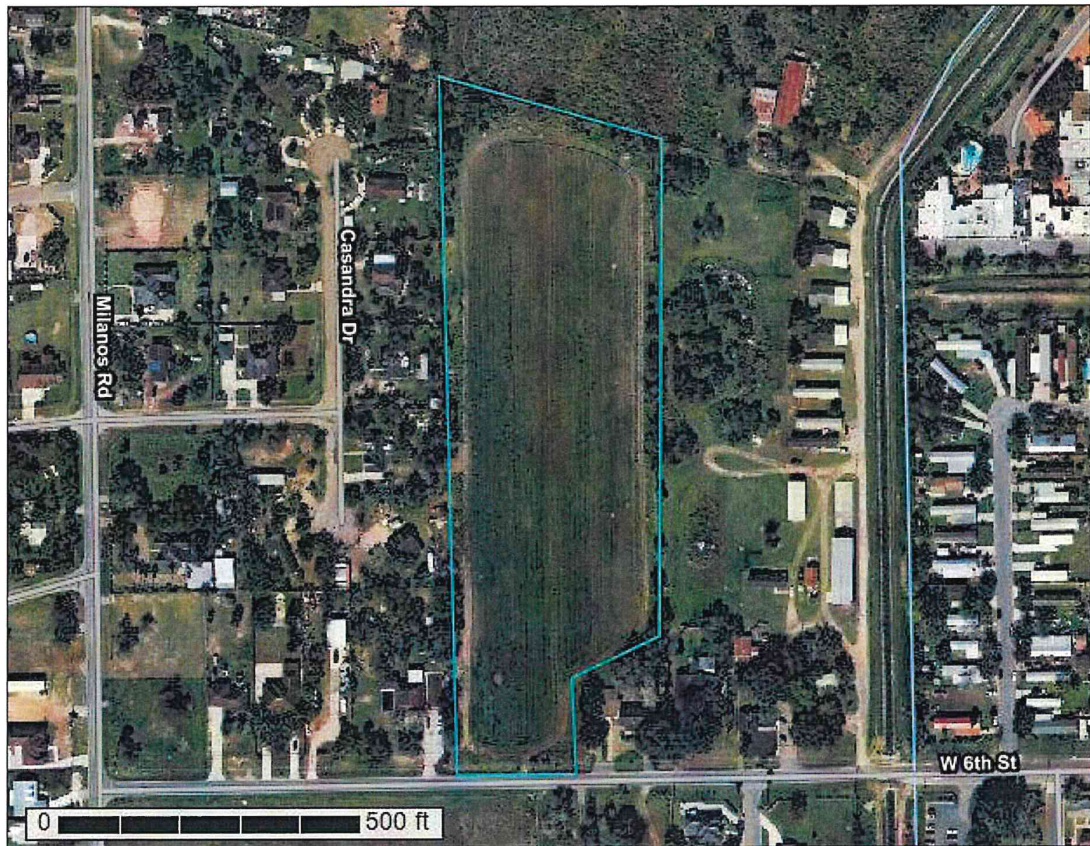
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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



July 26, 2024

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

How Soil Surveys Are Made

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

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

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

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

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

Custom Soil Resource Report

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

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Soil Map



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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	0.8	10.2%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	4.6	55.3%
48	Racombes sandy clay loam, 0 to 1 percent slopes	0.4	4.4%
52	Raymondville clay loam, 0 to 1 percent slopes	2.5	30.0%
Totals for Area of Interest		8.3	100.0%

Map Unit Descriptions

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

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

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

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Hidalgo County, Texas

26—Hidalgo fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2sxvp
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: Convex
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: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
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): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

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

Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 6 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

Hidalgo

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Raymondville

Percent of map unit: 4 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

Rio

Percent of map unit: 1 percent
Landform: Closed depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R083DY007TX - Lakebed
Hydric soil rating: Yes

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

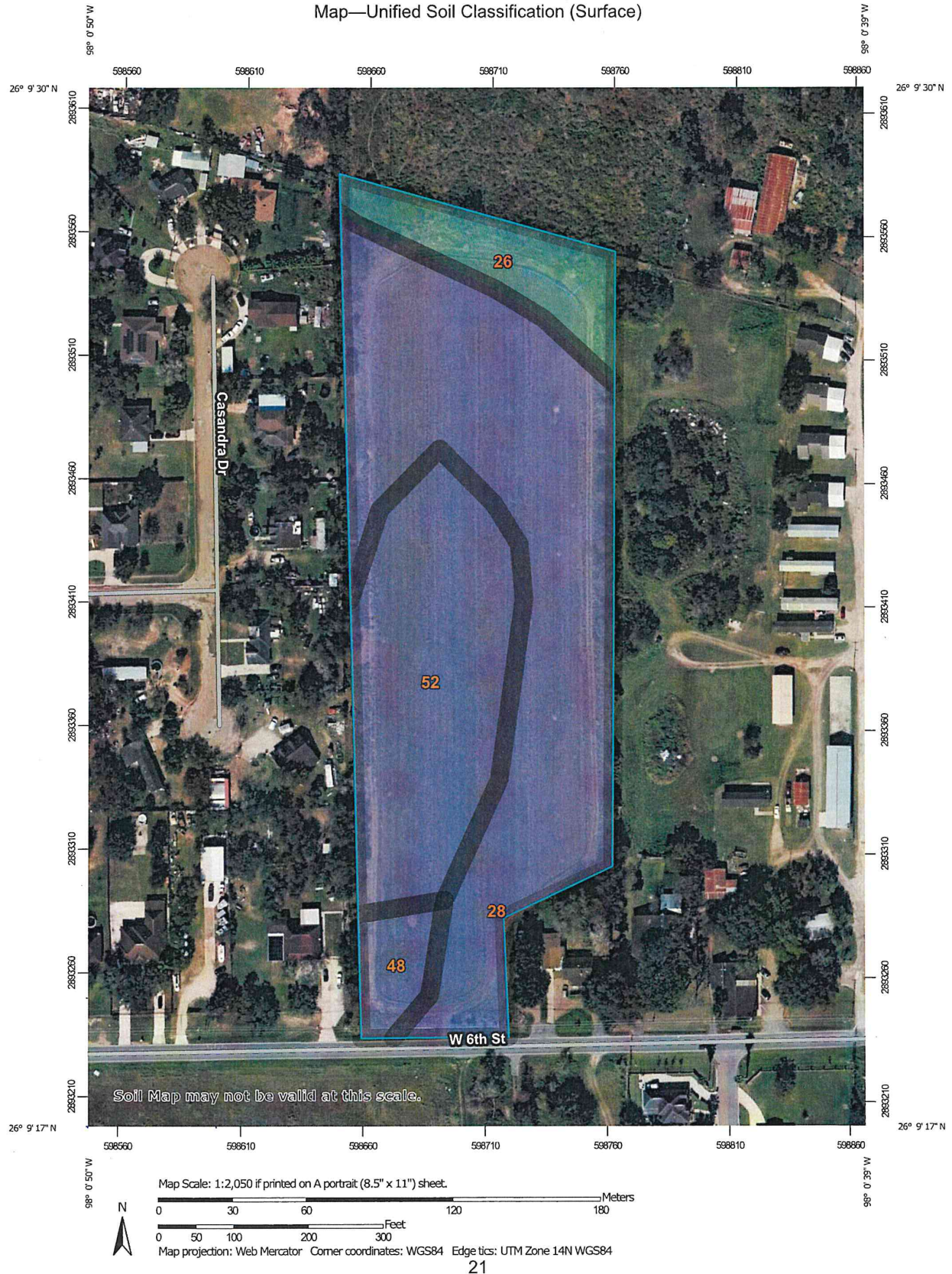
Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Unified Soil Classification (Surface)

The Unified soil classification system classifies mineral and organic mineral soils for engineering purposes on the basis of particle-size characteristics, liquid limit, and plasticity index. It identifies three major soil divisions: (i) coarse-grained soils having less than 50 percent, by weight, particles smaller than 0.074 mm in diameter; (ii) fine-grained soils having 50 percent or more, by weight, particles smaller than 0.074 mm in diameter; and (iii) highly organic soils that demonstrate certain organic characteristics. These divisions are further subdivided into a total of 15 basic soil groups. The major soil divisions and basic soil groups are determined on the basis of estimated or measured values for grain-size distribution and Atterberg limits. ASTM D 2487 shows the criteria chart used for classifying soil in the Unified system and the 15 basic soil groups of the system and the plasticity chart for the Unified system.

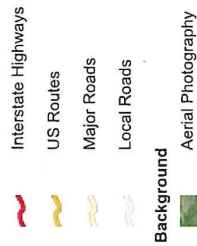
The various groupings of this classification correlate in a general way with the engineering behavior of soils. This correlation provides a useful first step in any field or laboratory investigation for engineering purposes. It can serve to make some general interpretations relating to probable performance of the soil for engineering uses.

Custom Soil Resource Report
Map—Unified Soil Classification (Surface)



Custom Soil Resource Report

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.

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Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

For an attribute of a soil horizon, a depth qualification must be specified. In most cases it is probably most appropriate to specify a fixed depth range, either in centimeters or inches. The Bottom Depth must be greater than the Top Depth, and the Top Depth can be greater than zero. The choice of "inches" or "centimeters" only applies to the depth of soil to be evaluated. It has no influence on the units of measure the data are presented in.

When "Surface Layer" is specified as the depth qualifier, only the surface layer or horizon is considered when deriving a value for a component, but keep in mind that the thickness of the surface layer varies from component to component.

When "All Layers" is specified as the depth qualifier, all layers recorded for a component are considered when deriving the value for that component.

Whenever more than one layer or horizon is considered when deriving a value for a component, and the attribute being aggregated is a numeric attribute, a weighted average value is returned, where the weighting factor is the layer or horizon thickness.

Custom Soil Resource Report

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

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

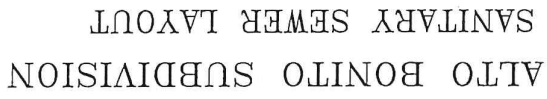
United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

ALTO BONITO SUBDIVISION
PAVING AND DRAINAGE LAYOUT

GRACIA	2121 E GRAFFIN PKWY STE. 2	MISSION, TEXAS 78574	(956)584-0554
GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369-0988

Name	Address	City & Zip	Phone
OWNER: ARTURO ORTEGA	2121 E GRIFFIN PKWY STE. 2	MISSION, TEXAS 78574	(956)584-0554
ENGINEER: CLEMENTE A. GRACIA			
SURVEYOR: HONORIO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369-0988

DATE OF PREPARATION: 8-9-2024



SHEET NO. 3
OF 6 SHEETS

[illegible]

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION
I, ANNELOE LAMARQUE, OWNER OF THE 19.87 ACRE TRACT OF LAND COMPASSED WITHIN THE
PROPOSED ALTO BOUNDING SUBDIVISION,
HEREBY SWEAR AND DECLARE THAT THE INFORMATION AND EVIDENCES SHOWN HEREON,
IN CONNECTION WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE
SECTION 21.02 AND 21.03
(A) THE WATER QUANTITY AND CONNECTIONS TO THE LOT# MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOT# OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS
OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT# MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT# MEET, OR WILL MEET, THE MINIMUM STATE
STANDARDS;
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLOT ARE TRUE AND COMPLETE.

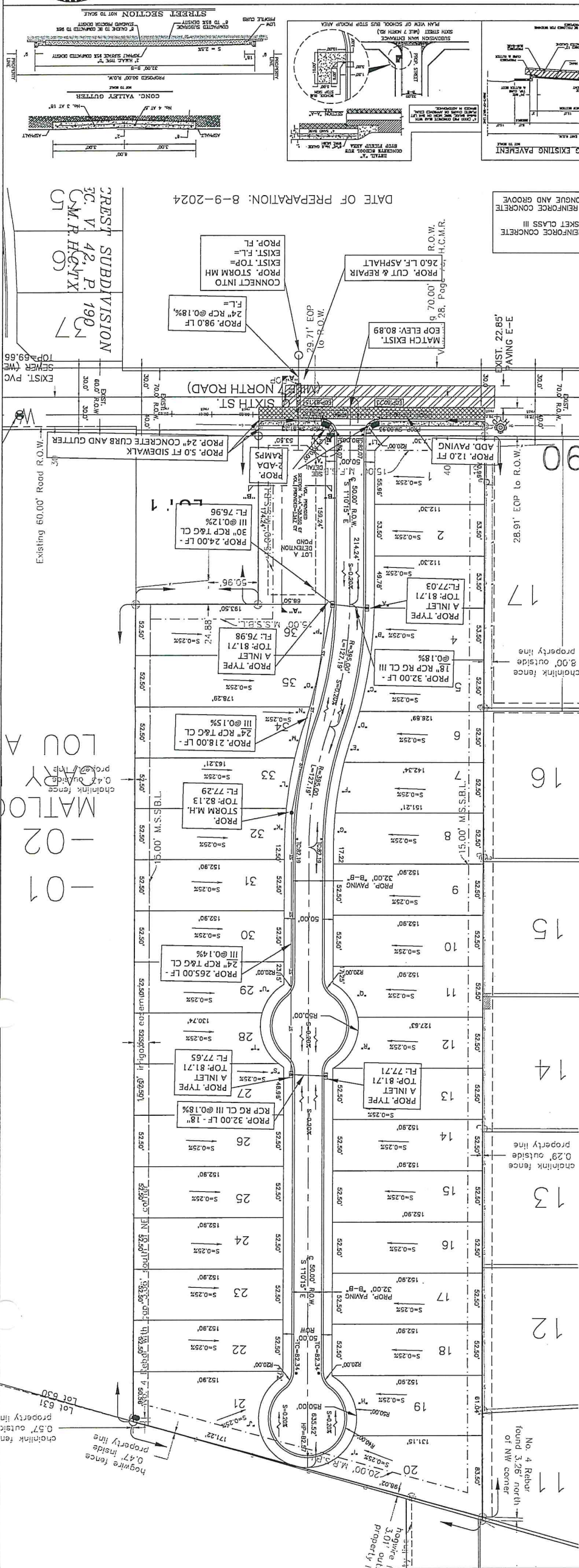
SANITARY SEWER LAYOUT OF:
ALTO BONITO SUBDIVISION



IZAGUIRE
Engineering Group LLC.

2121 E GRIFFIN PKWY SUITE 2
MISSION TEXAS, 78574
F-10214
PHONE (956) 584-0654
FAX (956) 584-0049

SHEET NO. 5
OF 6 SHEETS



The drawing consists of two main cross-sections, A-A and B-B, of a stormwater detention pond. Section A-A shows a trapezoidal pond with a bottom width of 10.0 feet, a top width of 20.0 feet, and a depth of 4.0 feet. The pond is surrounded by a concrete curb and gutter, and the area is paved with new asphalt. Section B-B shows a similar pond with a bottom width of 10.0 feet, a top width of 20.0 feet, and a depth of 4.0 feet. The drawing also includes a 'TYPICAL LOW PROFILE CURB & GUTTER SECTION' and a 'TYPICAL LOW PROFILE CURB & GUTTER SECTION'. The drawing is dated July 30th, 2024, and is signed by the engineer.

PAVING AND DRAINAGE LAYOUT OF:
ALTO BONITO SUBDIVISION

FOR
ALTO BOUTO SUBMISSION SUBMISSION

IZAGUIRE Engineering Group LLC.

PRELIMINARY

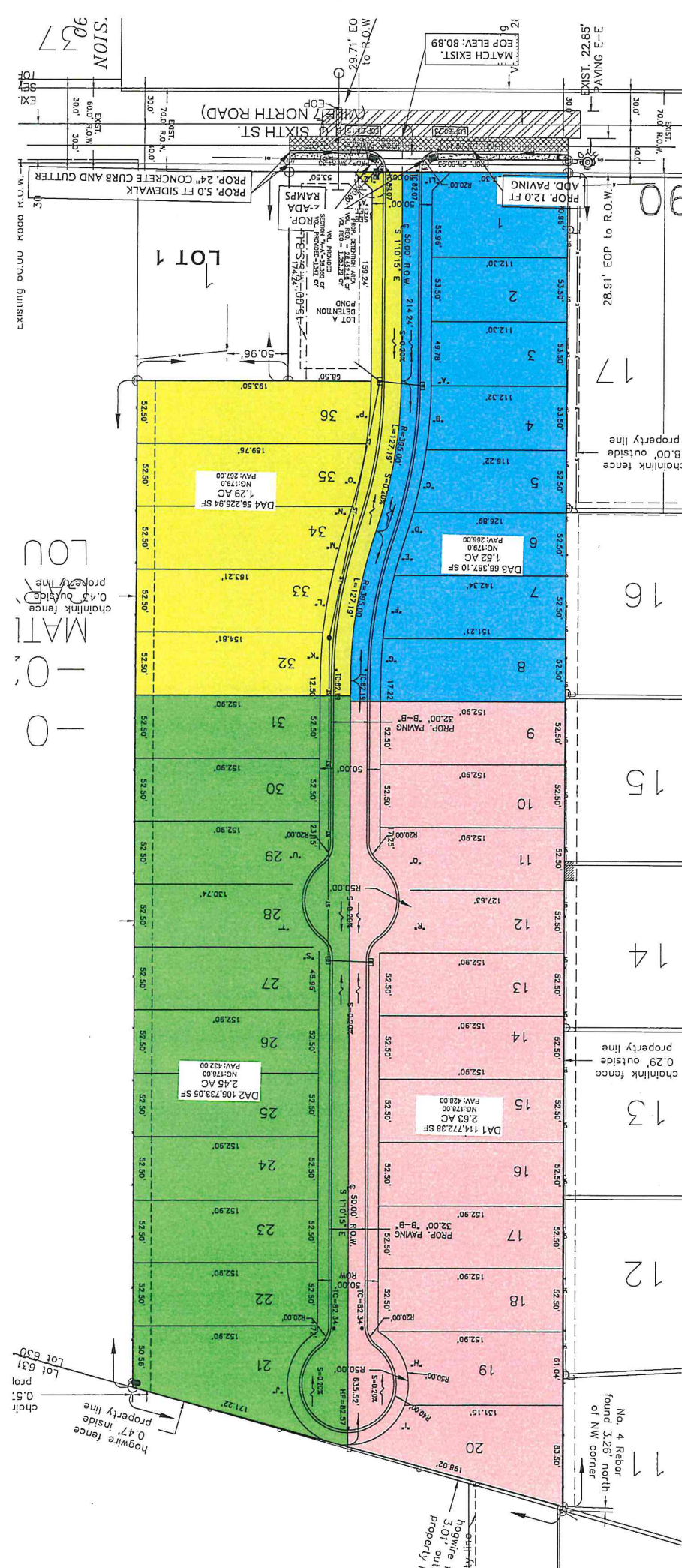
[illegible]

Project Name: Reposo Estates
Location: City of Westlake, Hidalgo County, Texas
Project No.:
Date: 7/29/2024

DATE OF PREPARATION: 8-9-2024

Gilberto A. Gracia, P.E. No. 62477
on the above designated date.

GILBERTO A. GRACIA-P.E. No. 62477



SCALE: 1"=50'

DRAINAGE AREAS MAP OF:

DRAINAGE AREAS MAP OF:



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

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles Jr.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for OK Gardens Subdivision being 2.2 acres out of Lot 1, Royal Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 534ft west of Mile 2 ½ West Rd. along IH 2. Possible Action.	
Discussion/Overview: The proposed two (2) 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. The property is within a Flood Zone "X". Applicant was granted a variance for the required ROW dedication.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000723-2024

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: OK Gardens

Location: Moreland Drive west of Mile 2 1/2 West Road

Legal Description: Lot 1, Royal Subdivision

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: B-2 Secondary and highway district

Existing Land Use: multifam/comm Proposed Land Use: multi fam/comm

Number of Lots Proposed: 2 Gross Acreage: 2.2

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Octavio Morales Telephone: 702-372-2277

Address: 3929 E Moreland

Fax: _____

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

ENGINEER INFORMATION

Name: Rey Robles, Jr Telephone: 956-968-2422

Address: 107 W Huisache

Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: reyr@rroblesengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Octavio Morales

Owner Signature: [Signature] Date: 10-21-24

Rey Robles, Jr is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000724-2024

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: OK Gardens

Location: 3929 E Moreland Drive

Legal Description: Lot 1, Royal Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Other additional ROW _____ ☒ YES ☐ NO

Describe in detail the reason for the variance request:

the existing apartment building will be encroaching into the additional right-of-way. Existing building on neighboring lot (Lot 2) would also not allow expansion of road

OWNER INFORMATION

Owner's Name: Octavio Morales Telephone: 702-372-2277

Address: 3929 E Moreland Drive Fax: _____

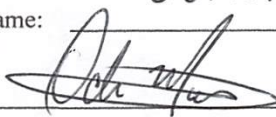
City: Weslaco State: TX Zip: 78596 E-mail: _____

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: Octavio Morales

Owner Signature:  Date: 10-21-24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, October 7, 2024 1:40 PM
To: rey robles
Subject: RE: OK Gardens
Attachments: Ok Gardens Subdivision 3RdReview Comments_10_07_24.pdf; Subdivision review report.pdf

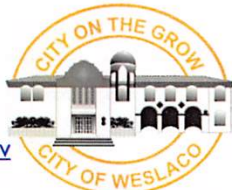
Good afternoon

Attached are the subdivision review reports, you project has been approved with corrections. Please submit the following documents for Commission approval.

- Platting Application
- \$355.00 application fee
- 12 plat sets (plat, drainage and utility sheet)
- Up to date/ approved drainage report
- Variance application for row dedication
- \$55.00 application fee
- \$100.00 fire review fee

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: rey robles <reyr@rroblesengineering.com>
Sent: Tuesday, October 1, 2024 9:43 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: OK Gardens

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.

Good morning Rebekah, attached find the updated plat for OK Gardens. The notes and the X&Y have been added.

Sincerely,
Rey Robles, Jr.

On Wed, Sep 25, 2024 at 10:20 AM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Good Morning,

Attached are the subdivision review reports, there are still pending comments from the Engineering Department. Please review and make the necessary changes and email back a PDF copy for staff to review and approve

Rebekah de la Fuente, CFM

Planning & Code Enforcement Director



City of Weslaco

255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 447-3403

Fax: (956) 973-3128

rdelafuente@weslacotx.gov

From: rey robles <reyr@rroblesengineering.com>
Sent: Friday, September 13, 2024 1:59 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: OK Gardens

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.

Good afternoon, attached find the updated plat sheets and comment sheets. Please note that we will need to request a variance for the additional right of way for Lot 2 for the existing building.

Thank you,

Sincerely,

Rey Robles,Jr.



PLAN CORRECTIONS REPORT PAR-000686-2024 FOR CITY OF WESLACO

PLAN ADDRESS: Ok Gardens
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 08/21/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** OK GARDENS

EXPIRATION DATE: 08/21/2025 **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Engineer		ROBLES ENGINEERING LLC	W 107 Huisache St Weslaco, TX
Owner	OCTAVIO MORALES		2312 Monaco Dr Mission, TX 78573

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning		
Engineering v.1	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Engineering v.2	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Engineering v.3	Approved with Comments	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Review conducted by the engineering department		
Fire Review v.1	Approved	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Review by the fire department		
Planning/Zoning v.1	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Planning/Zoning v.2	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Review conducted by the planning and zoning department		
Police v.1	Not Required	System Administrator Ph: 444 email: admin@energov.com
Review conducted by the police department		
Public Works v.1	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works		
Public Works v.2	Approved with Comments	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works		

CONDITION(S) General Condition - Public works approved with comments
Comment: missing the sewer tap for this property two inch water service needs to have 2" Corp stop with valve casing and DFW meter box with antenna hole

General Condition - Planning approved w/comments
Comment: 1. Rezone lot 1 to commercial after platting.
2. add Plat note: The owner(s)/developer(s) shall sign and record an indemnification agreement holding harmless the City of Weslaco and indemnifying it from all obligations to maintain said streets and from any liability arising out of or incident to such streets.
3. add Plat note: The developer shall sign and record a private street agreement on a form established by the City of Weslaco after consultation with the city attorney.



**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: OK Gardens
 Location: 3929 Moreland Drive
 Applicant: Rey Robles, Jr. ☐ Owner ☒ Agent
 Address: 107 W Huisache St Phone Number: 956-968-2422

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			
820	Shopping Center	1.42	7,500		98	88	1033

Comments: Lot 1- use undecided, shopping center used to estimate possible trip generation

Prepared by: Rey Robles, Jr. Date: _____
 Address: 107 W Huisache Street Phone Number: 956-968-2422

(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#: _____



**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: OK Gardens
 Location: 3929 Moreland Drive
 Applicant: Rey Robles, Jr. ☐ Owner ☒ Agent
 Address: 107 W Huisache St Phone Number: 956-968-2422

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Multifamily low rise	0.691		8	6	7	20

Comments: Lot 2- existing use is apartments with 8 units

Prepared by: Rey Robles, Jr. Date: _____
 Address: 107 W Huisache Street Phone Number: 956-968-2422

(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#: _____

Sheet1

OK Gardens
Trip Generation calculation worksheet

220 Multifamily low rise

AM Peak

$$\ln(T) = 0.94\ln(X) - 0.29$$

$$\ln(T) = 0.94\ln(8) - 0.29$$

$$\ln(T) = 1.66$$

$$T=6$$

PM Peak

$$T=0.66(x)+1.41$$

$$T=0.66(8)+1.41$$

$$T=7$$

Weekday Peak

$$T=7.56(x)-40.86$$

$$T=7.56(8)-40.86$$

$$T=20$$

820 Shopping Center

AM Peak

$$T=2.76(x)+77.28$$

$$T=2.76(7.5)+77.28$$

$$T=98$$

PM Peak

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

$$\ln(T)=0.72\ln(7.5)+3.02$$

$$\ln(T)=3.47$$

$$T=88$$

Weekday Peak

$$\ln(T)=0.68\ln(x)+5.57$$

$$\ln(T)=0.68\ln(7.5)+5.57$$

$$\ln(T)=6.94$$

$$T=1033$$

Multifamily Housing (Low-Rise) (220)

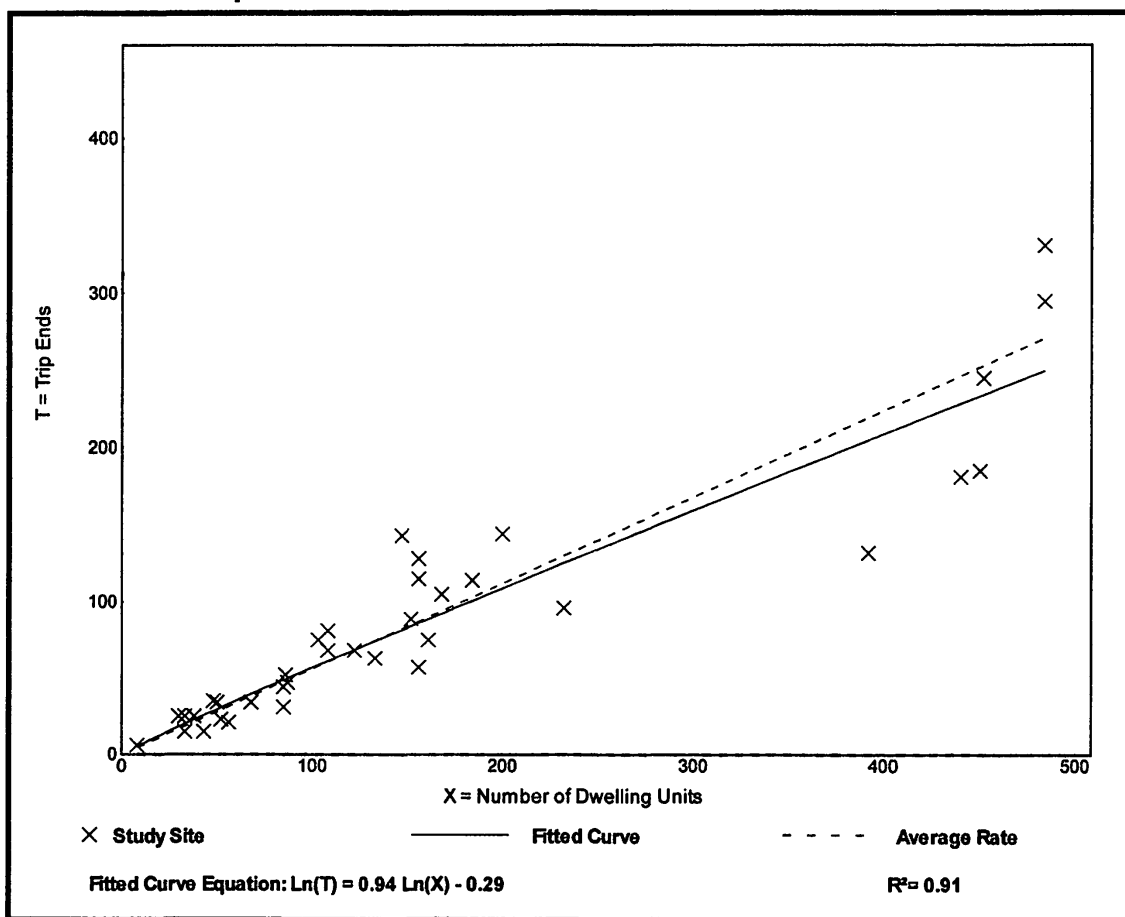
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 36
Avg. Num. of Dwelling Units: 161
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.34 - 0.97	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

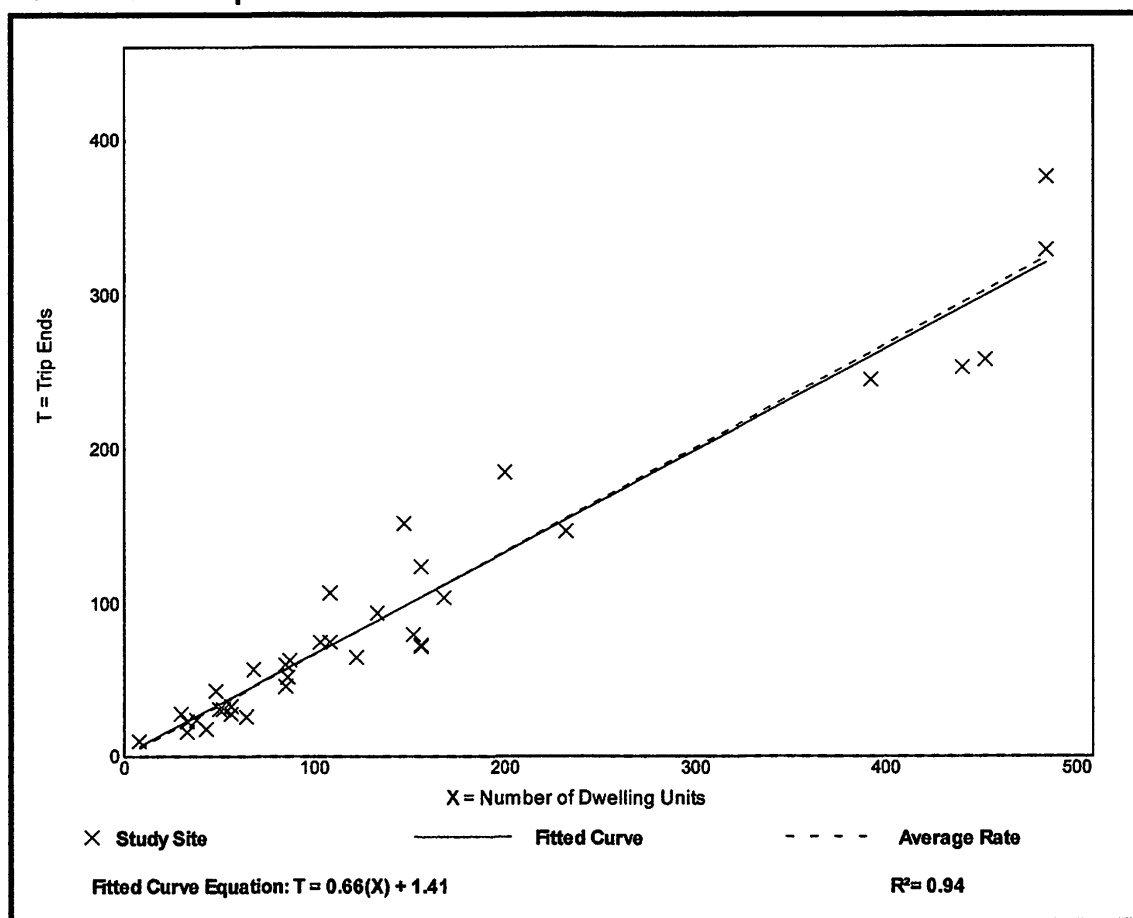
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 35
Avg. Num. of Dwelling Units: 146
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.67	0.41 - 1.25	0.14

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

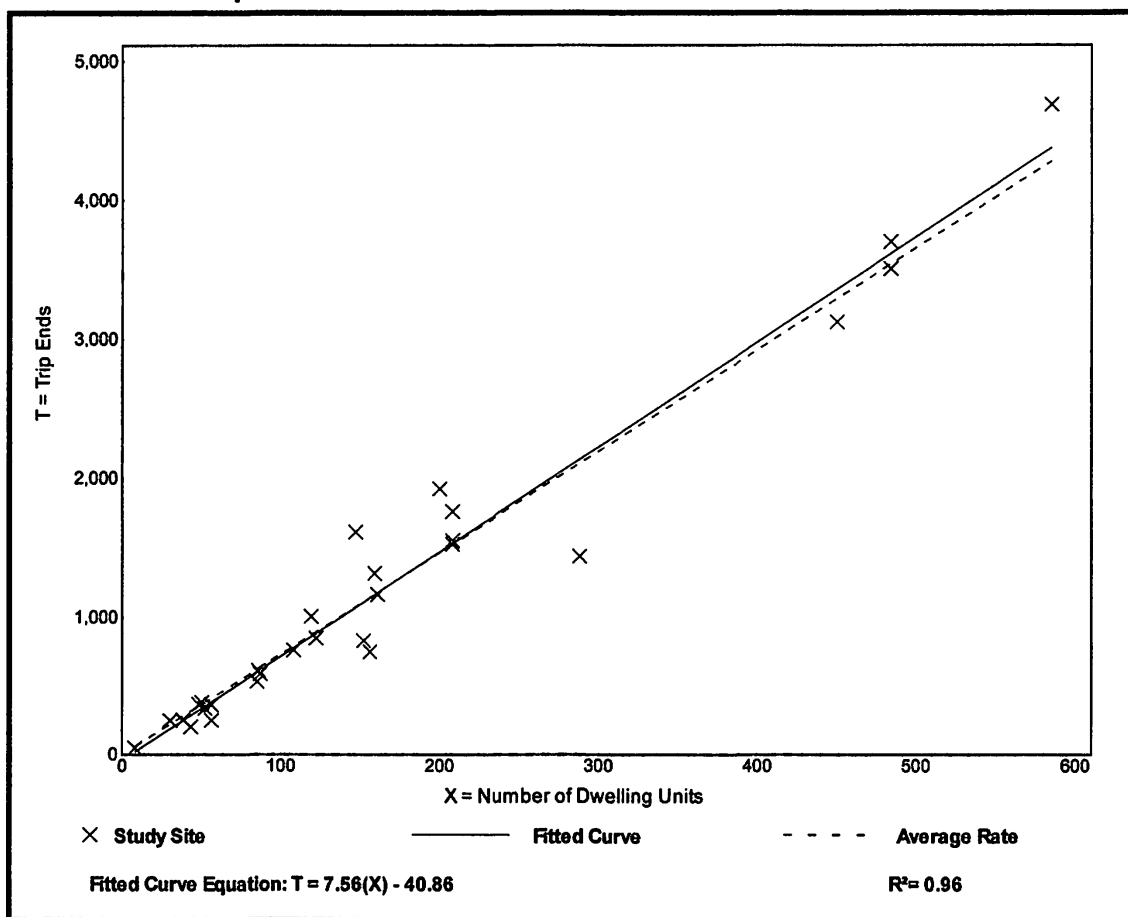
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Shopping Center (820)

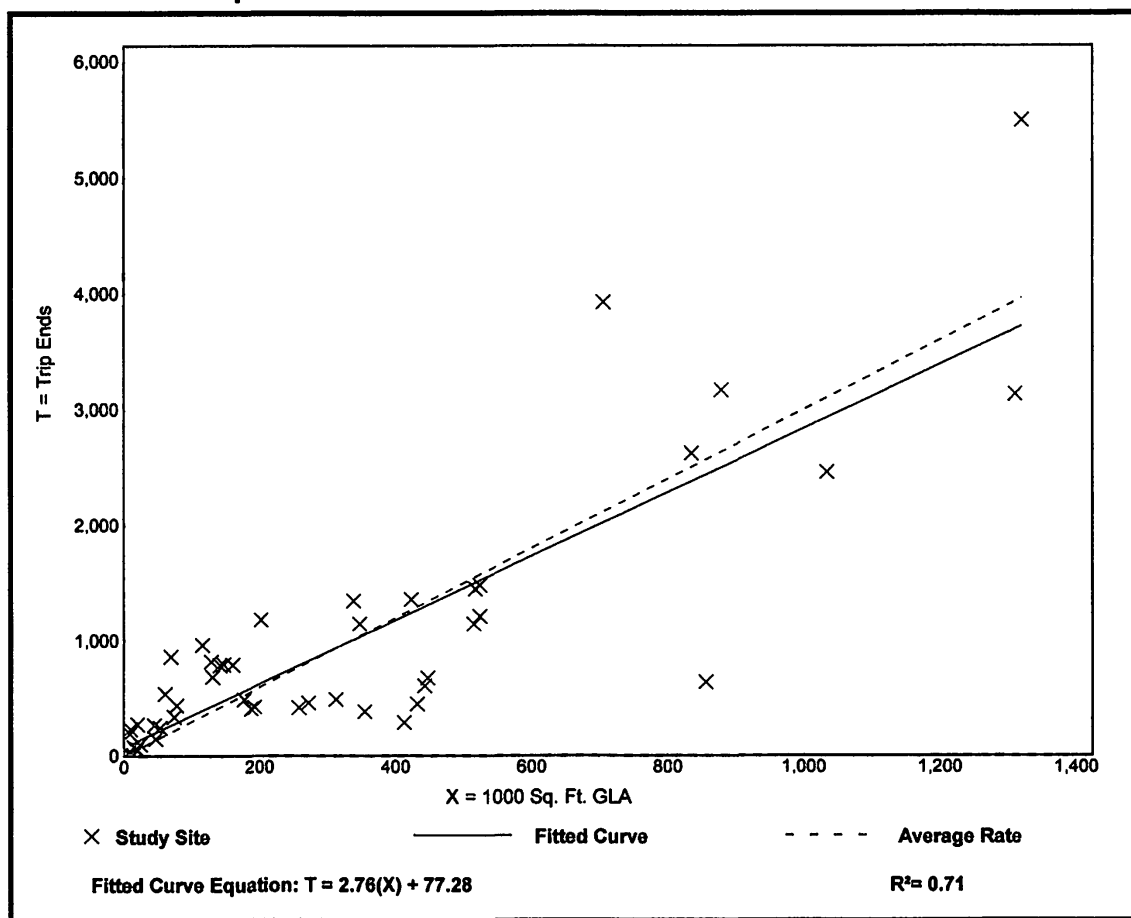
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Shopping Center (820)

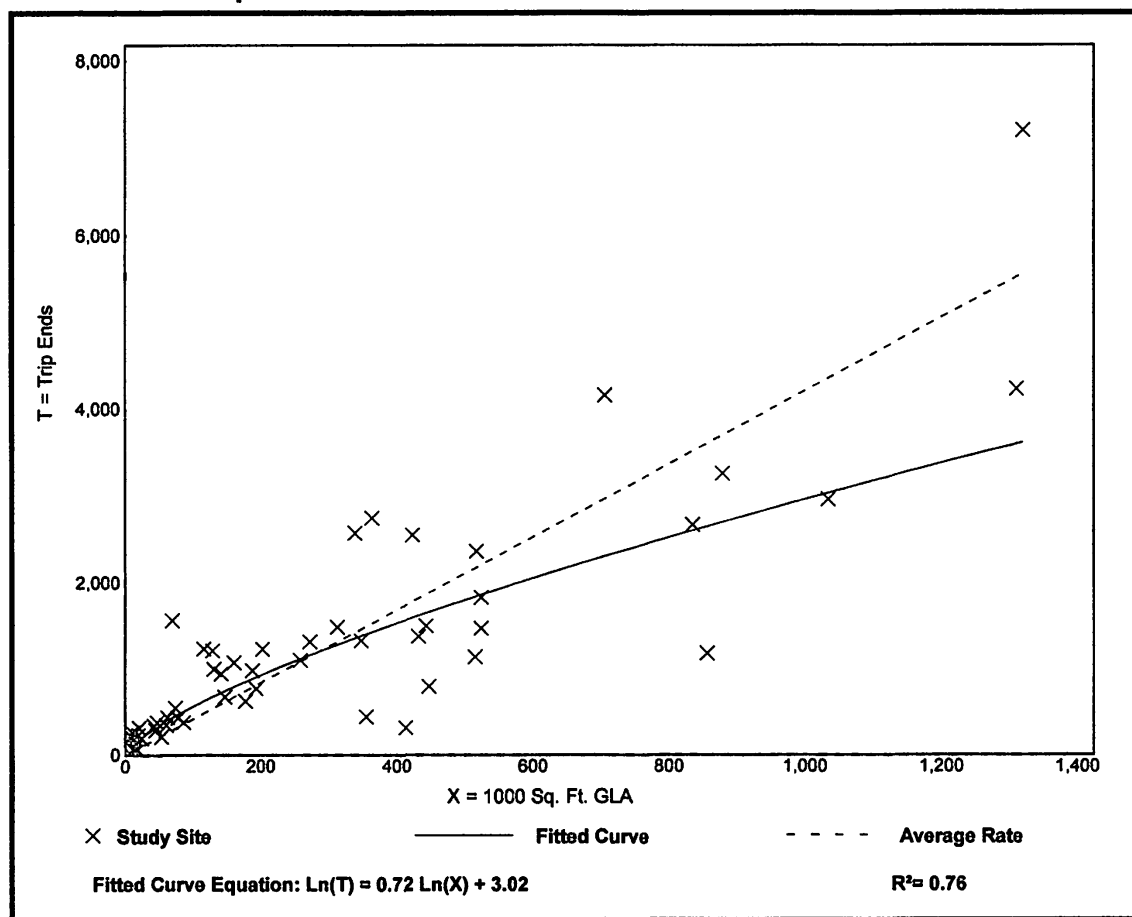
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
PM Peak Hour of Generator

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Shopping Center (820)

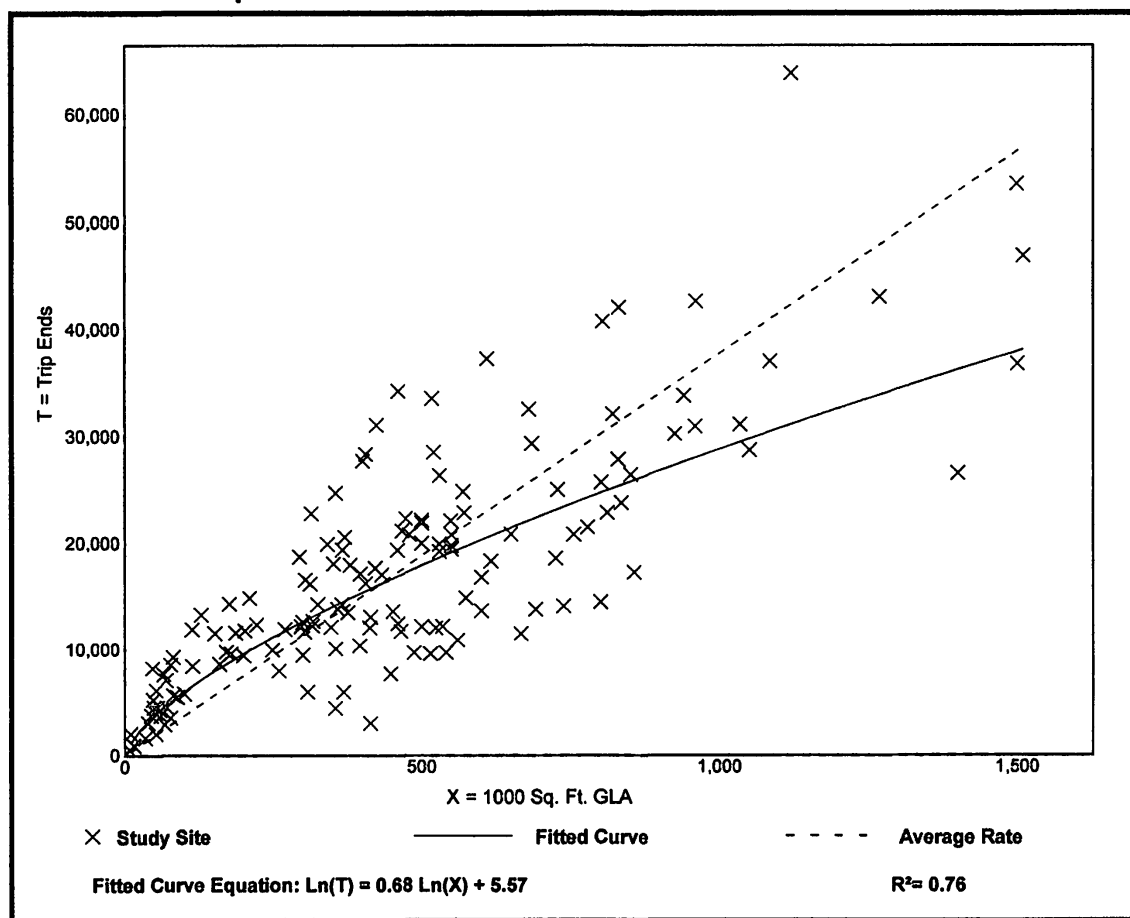
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.

Select Units

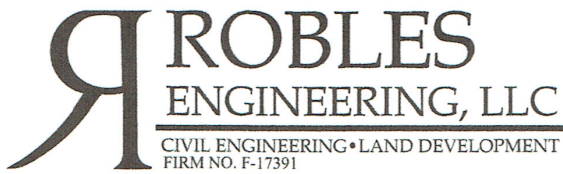
15 min

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

Intensity
(in./hr)

4.07	5.47	6.36	7.54	8.69	9.88
------	------	------	------	------	------

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



Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT

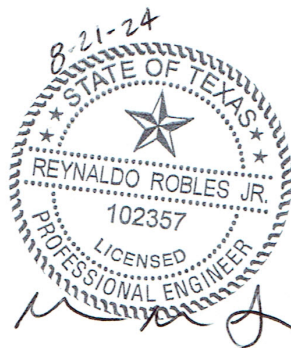
FOR

OK Gardens

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

AUGUST 21, 2024

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

Page 1 – Cover Sheet

Page 2 – Index

Page 3 – Drainage Statement (Flood Zone Designation,
Existing Soils, Existing Conditions, Future Conditions)

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

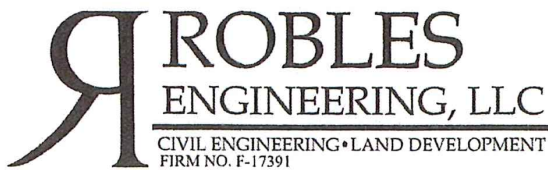
Pages 9-10 – FEMA FIRM Map

Pages 11-13 – USDA Soil Map and Legend

Page 14 – USDA Soil Report: Engineering Properties

Pages 15-16 – Subdivision Plat Sheets

Page 17 – Mile 2 West Road profile



Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT
For
OK GARDENS
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

OK Gardens is located on the north side of Moreland Drive west of Mile 2 ½ West Road within the City of Weslaco in Hidalgo County, Texas and is described as follows: Lot 1, Royal Subdivision, according to the map or plat thereof recorded in Volume 25, Page 181 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in flood zone "X" (shaded), described as areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas of less than one square mile; or areas protected by levees from base flood, as per F.E.M.A. Flood Insurance Rate Map with Community Panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

Existing Soils:

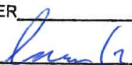
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Raymonville clay loam (52). Raymonville clay loam is listed in hydrologic soil group C, which consist of soils with a slow infiltration rate.

Pre-development Conditions:

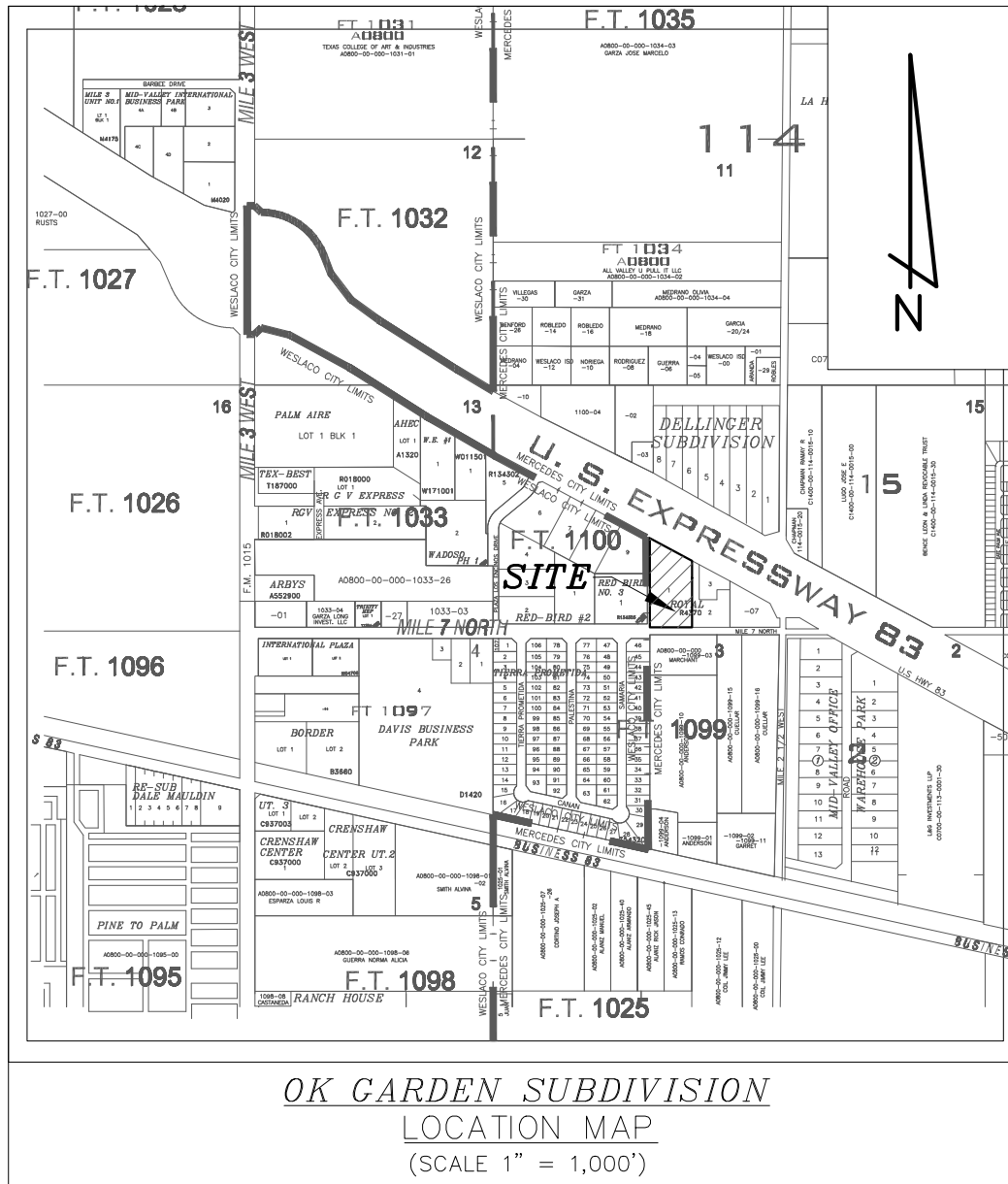
The land comprising this subdivision consists of an existing apartment building with a parking lot and open land. Review of the topographic information of the site reveals the site is fairly level with a slight slope towards the southeast. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 3.15 CFS.

Future Conditions:

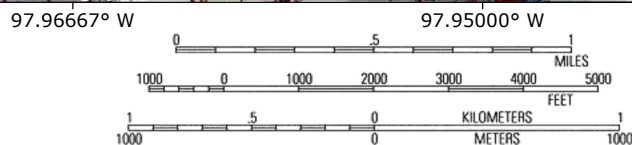
The development will consist of two lots, with Lot 1 being for commercial use and Lot 2 consisting of existing apartments. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 13.45 CFS, with a total maximum volume of additional run-off of 18,356 cubic feet (0.0421 acre-ft), and a future peak Q of 16.60 CFS. Additional run-off for Lot 1 will be detained within a proposed detention pond on the west side of the lot and drain into a City of Weslaco inlet located on Moreland Drive via a proposed 8-inch bleeder line. A detention plan for Lot 1 is to be approved by the City of Weslaco at time of issuance of a building permit.

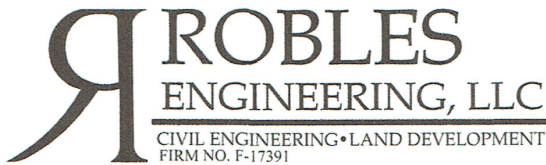
☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
	
H.C.D.D. NO. 1	DATE 9-13-24





WGS84 97.93333° W





Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

revised Detention Volume

OK Gardens Subdivision

Using Modified Rational Method:
Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area = 2.109 ac.
Runoff Length = 345 ft
Slope = 0.4 %
Cex = 0.2
 $V = K_p K_s P^{0.5} = 0.63 \text{ ft/s}$
 $t_c = L / 60V = 9.09 \text{ min.}$
TC MIN 10.00 min.
 $I = b / (t_c + d)^e = 7.47 \text{ in./hr.}$

Where $Q = CIA = 3.15 \text{ cfs}$

10-Yr	b= Intensity-Frequency	116.24
	d= Duration Coefficients for	14.33
	e= Hidalgo County, TX	0.8599

For the future developed subdivision (50yr):

	Area (SF)	Area %	C	Weighted C
Commercial	61762	67	0.83	0.56
Multi-family (Lot2)	30093	33	0.68	0.22
				weighted runoff coefficient: 0.78

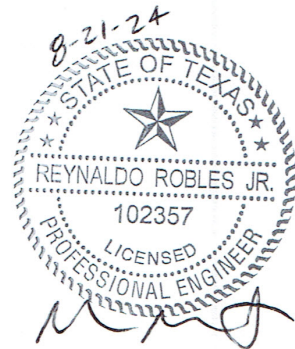
Area = 2.109 ac.
Runoff Length = 345 ft
Slope = 0.5 %
Cfut = 0.780858
 $V = K_p K_s P^{0.5} = 1.44 \text{ ft/s}$
 $t_c = L / 60V = 4.01 \text{ min.}$
TC MIN 10.00 min.
 $I = b / (t_c + d)^e = 10.08 \text{ in./hr.}$

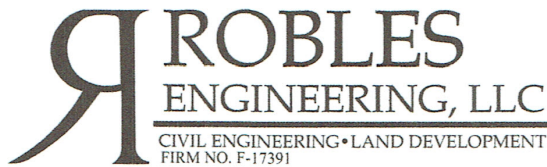
Where $Q = CIA = 16.60 \text{ cfs}$

50-Yr	b= Intensity-Frequency	170.66
	d= Duration Coefficients for	16.71
	e= Hidalgo County, TX	0.8613

Duration (min.)	Intensity (in/hr)	Q_{in} (cfs)	Vol_{in} (ft ³)	Q_{out} cfs	Vol_{out} (ft ³)	Storage (ft ³)
10	10.08	16.60	9,957	3.15	1,324	8,633
20	7.66	12.62	15,143	3.15	2,270	12,873
30	6.23	10.25	18,458	3.15	3,215	15,243
40	5.27	8.68	20,824	3.15	4,160	16,664
50	4.58	7.54	22,632	3.15	5,106	17,526
60	4.06	6.69	24,080	3.15	6,051	18,029
70	3.65	6.02	25,280	3.15	6,997	18,283
80	3.33	5.48	26,299	3.15	7,942	18,356
90	3.06	5.03	27,182	3.15	8,888	18,294
100	2.83	4.66	27,960	3.15	9,833	18,126
110	2.64	4.34	28,653	3.15	10,779	17,875
120	2.47	4.07	29,278	3.15	11,724	17,554
130	2.32	3.83	29,847	3.15	12,670	17,178
140	2.20	3.62	30,368	3.15	13,615	16,753

Total Required Detention Volume: 18,356 cfs =
0.421 ac-ft





Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

OK Gardens

Lot 2

Using Modified Rational Method:

Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area = 0.691 ac.
Runoff Length = 215 ft
Slope = 0.4 %
Cex = 0.2
 $V = K_p K_s P^{0.5} = 0.63 \text{ ft/s}$
 $t_c = L / 60V = 5.66 \text{ min.}$
TC MIN 10.00 min.
 $I = b / (t_c + d)^e = 7.47 \text{ in./hr.}$

Where $Q = CIA = 1.03 \text{ cfs}$

10- Yr	b=	Intensity-Frequency	116.24
	d=	Duration Coefficients for	14.33
	e=	Hidalgo County, TX	0.8599

For the future developed subdivision (50yr):

	Area (SF)	Area %	C	Weighted C
Roof	9916	33	0.9	0.30
Pavement	9835	33	0.8	0.26
Green	10349	34	0.35	0.12
weighted runoff coefficient: 0.68				

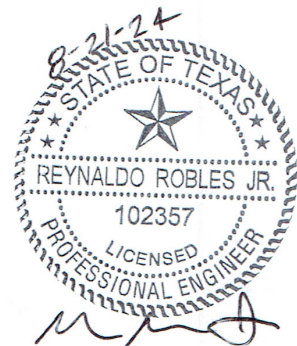
50- Yr	b=	Intensity-Frequency	170.66
	d=	Duration Coefficients for	16.71
	e=	Hidalgo County, TX	0.8613

Area = 0.691 ac.
Runoff Length = 215 ft
Slope = 1 %
Cfut = 0.678225
 $V = K_p K_s P^{0.5} = 1.00 \text{ ft/s}$
 $t_c = L / 60V = 3.58 \text{ min.}$
TC MIN 10.00 min.
 $I = b / (t_c + d)^e = 10.08 \text{ in./hr.}$

Where $Q = CIA = 4.72 \text{ cfs}$

Duration (min.)	Intensity (in/hr)	Q_{in} (cfs)	Vol_{in} (ft ³)	Q_{out} (cfs)	Vol_{out} (ft ³)	Storage (ft ³)
10	10.08	4.72	2,834	1.03	421	2,413
20	7.66	3.59	4,309	1.03	730	3,579
30	6.23	2.92	5,253	1.03	1,040	4,213
40	5.27	2.47	5,926	1.03	1,350	4,576
50	4.58	2.15	6,441	1.03	1,660	4,781
60	4.06	1.90	6,853	1.03	1,970	4,883
70	3.65	1.71	7,194	1.03	2,279	4,915
80	3.33	1.56	7,484	1.03	2,589	4,895
90	3.06	1.43	7,735	1.03	2,899	4,837
100	2.83	1.33	7,957	1.03	3,209	4,748
110	2.64	1.24	8,154	1.03	3,518	4,636
120	2.47	1.16	8,332	1.03	3,828	4,504
130	2.32	1.09	8,494	1.03	4,138	4,356
140	2.20	1.03	8,642	1.03	4,448	4,194

Total Required Detention Volume: 4,915 cfs =
0.113 ac-ft



Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.
Select Units

15 min

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

Intensity (in./hr) 4.07 5.47 6.36 7.54 8.69 9.88

Table 3-1. Runoff Coefficients for Rational Formula.⁽¹⁴⁾	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 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	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
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
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

agent or call the National Flood Insurance Program at (800) 638-6822.



SCALE 1" = 2000'



NFIP

PANEL 0450 C

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000



REVISED TO
REFLECT LOMR
DATED 3/1/02

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM



agent or call the National Flood Insurance Program at (800) 638-6622.



SCALE 1" = 2000'



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATE 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 1989
- Identified 1990
- Protected Area
- Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- Base Flood Elevation line: Elevation in Feet*
- cross Section Line
- Base Flood Elevation in Feet Where Uniform Within Zone *
- Elevation Bench Mark (See notes below)
- River Mile
- M1.5

* Referenced to the National Geodetic Vertical Datum of 1929

NFIP

PANEL 0450 C

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000



REVISED TO
REFLECT LOMR
DATED 6/6/00

Federal Emergency Management Agency



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

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

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
52	Raymondville clay loam, 0 to 1 percent slopes	2.3	100.0%
Totals for Area of Interest		2.3	100.0%

Report—Engineering Properties

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

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85	C	0-15	Clay loam	CL	A-7-6, A-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	51-68-85	37-44-50	18-24-30
			15-43	Clay, clay loam	CH, CL	A-7-6, A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	95-98-100	75-85-95	38-47-55	19-27-35
			43-65	Clay, clay loam	CH, CL	A-7-6	0- 0- 0	0- 0- 0	100-100-100	85-93-100	80-90-100	75-85-95	40-47-53	20-25-30

Data Source Information

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

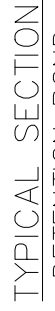
STANDARD WATER SERVICE CONNECTION



STANDARD SERVICE CONNECTION



STANDARD WATER SERVICE CONNECTION





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

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): V.G.
From: Rebekah de la Fuente, Planning Director, on behalf of Robert Wayne Case.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Long John Silver's Subdivision being 0.45 acres out of Farm Tract 1502, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,432ft East of S Westgate Dr. along Bus 83. Possible Action.	
Discussion/Overview: The proposed one (1) 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. The property is within a Flood Zone "X". Applicant was granted a variance for the 10' required ROW dedication.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000725-2025

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: Long John Silver's

Location: 1201 W. State Hwy 83 Weslaco, TX 78596

Legal Description: WEST TRACT E130'-W195.5'-N150' FT 1502 0.45 AC NET

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Commercial

Existing Land Use: Fast-food restaurant with drive-thru Proposed Land Use: Fast-food restaurant with drive-thru

Number of Lots Proposed: 1 Gross Acreage: 0.45

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: LOJON PROPERTY 71 LLC Telephone: 865-235-7002

Address: 10350 Ormsby Park Place Suite 300 Fax: _____

City: Louisville State: KY Zip: 40223 E-mail: cljenkins@charterfoods.net

ENGINEER INFORMATION

Name: Robert Wayne Case Telephone: 239-693-9244

Address: 21430 Palm Beach Blvd. Fax: 239-693-9828

City: Alva State: FL Zip: 33920 E-mail: permitting@lis-ae.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: Site has existing water meter

☒ YES ☐ NO Wastewater Provision: New grease trap to connect to existing sanitary line

☒ YES ☐ NO Electric Company: New electrical service to connect to existing transformer located on site

☒ YES ☐ NO Phone Utility <u>Connect to existing</u>	☒ YES ☐ NO Gas Utility <u>Existing gas meter</u>	☒ YES ☐ NO Cable Utility <u>Reconnect to existing</u>
--	--	---

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ PDF copy of all documents submitted (emailed or USB)

_____ **\$355.00** Planning Review fee, **\$100.00** Fire Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

☒ PDF copy of all documents submitted (emailed or USB)

☒ **\$355.00** Planning Review fee, **\$100.00** Fire Review fee

☒ One 11" X 17" reduced copy of plat

☒ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- ☐ One set of 8 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
- ☐ Traffic Impact Analysis (If required)
- ☐ Notice of Intent
- ☐ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

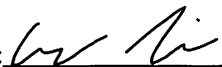
**** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.**

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Corey Jenkins

Owner Signature:  Date: 10/18/2024

Jonay Moffett (LIS, LLC) is the authorized agent

Authorized Agent Signature:  Date: 10/21/2024

Authorized Agent Printed Name: Jonay Moffett

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-000726-2024



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: Long John Silver's

Location: 1201 W State Hwy 83 Weslaco, TX 78596

Legal Description: WEST TRACT E130'-W195.5'-N150' FT 1502 0.45 AC NET

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:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Other 10' ROW Dedication ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Request to waive 10' right-of-way dedication along frontage of new rebuilt Long John Silver's restaurant

OWNER INFORMATION

Owner's Name: LOJON PROPERTY 71 LLC Telephone: 423-587-0690

Address: 10350 Ormsby Park Place, Ste 300 Fax: _____

City: Louisville State: KY Zip: 40223 E-mail: cjenkins@charterfoods.net

Application fees

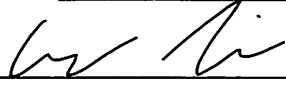
☒ \$50.00 Application fee per variance, plus a \$5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Corey Jenkins

Owner Signature:  Date: 10/18/2024

Jonay Moffett is the authorized agent

Authorized Agent Signature:  Date: 10/21/2024

Authorized Agent Printed Name: Jonay Moffett

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Tuesday, October 8, 2024 2:11 PM
To: 'Eliana Benedick'
Cc: Justin Chamberlain; Jonay Moffett
Subject: RE: Subdivision Review Resubmittal (23-115)

Good Afternoon

Your revisions look correct you just need to add in the numbers to Plat Note 12 as they appear in your drainage report. Once you get the cross access agreement you can submit your subdivision platting packet to include the following

- Subdivision platting application
- \$355.00 application fee
- 12 sets of plats
- Cross access Agreement
- \$100.00 fire review fee
- Up to date or approved drainage report
- Variance application for right of way dedication
- \$55.00 variance application fee

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: Eliana Benedick <elianab@lis-ae.com>
Sent: Tuesday, October 8, 2024 1:38 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Justin Chamberlain <justinc@lis-ae.com>; Jonay Moffett <jonaym@lis-ae.com>
Subject: Re: Subdivision Review Resubmittal (23-115)

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.

Please see our revised Plat as well as the response to the comments.

We are working on the variance request form you sent, once we have it completed we can send it to you.

For the cross access agreement, the owner is working on gathering this, once we have it we can send it to you.

Please let us know if you require anything else from us at this time.

Thank you,

Eliana Benedick

Administrative Assistant

-LIS-

Architecture - Engineering - Construction Management

Central Florida Location:

2572 West State Road 426 Suite 2064

Oviedo, FL 32765

Tel: (321) 244-0402, ext 516 Fax: (321) 244-9419

From: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Sent: Monday, October 7, 2024 12:16 PM
To: Eliana Benedick <elianab@lis-ae.com>
Cc: Justin Chamberlain <justinc@lis-ae.com>; Jonay Moffett <jonaym@lis-ae.com>
Subject: RE: Subdivision Review Resubmittal (23-115)

Good morning,

I have attached the variance request that you will need to submit for the right-of-way dedication as you were required to dedicate 10' and only the Commission can grant the waiver.

Also have you heard back from the owner on the cross access agreement with Church.

I also notice that our Engineering did not request the plat note below but it really does need to be include:

Add plat note: Drainage: In accordance with the Hidalgo County Drainage District No. 1 and City of Weslaco requirements, this development will be required to detain a total of _____ cubic feet (_____ acre-feet) of storm water runoff. Drainage detention in accordance with the local requirements will be accomplished as follows: The developer shall be responsible to detain and accommodate more than the detained volume shown above if it determines at the development permit stage that the detention requirements are greater than stated above due to the impervious area being greater than the engineer considered for his calculation of this subdivision.

Planning review:

Update plat note 11: A 5ft. sidewalk is required along all exterior streets upon the issuance of a building permit.

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, October 7, 2024 11:16 AM
To: Eliana Benedick
Cc: Justin Chamberlain; Jonay Moffett
Subject: RE: Subdivision Review Resubmittal (23-115)
Attachments: Subdivision Variance Request Application.pdf

Good morning,

I have attached the variance request that you will need to submit for the right-of-way dedication as you were required to dedicate 10' and only the Commission can grant the waiver.

Also have you heard back from the owner on the cross access agreement with Church.

I also notice that our Engineering did not request the plat note below but it really does need to be include:

Add plat note: Drainage: In accordance with the Hidalgo County Drainage District No. 1 and City of Weslaco requirements, this development will be required to detain a total of _____ cubic feet (_____ acre-feet) of storm water runoff. Drainage detention in accordance with the local requirements will be accomplished as follows: The developer shall be responsible to detain and accommodate more than the detained volume shown above if it determines at the development permit stage that the detention requirements are greater than stated above due to the impervious area being greater than the engineer considered for his calculation of this subdivision.

Planning review:

Update plat note 11: A 5ft. sidewalk is required along all exterior streets upon the issuance of a building permit.

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov



From: Eliana Benedick <elianab@lis-ae.com>
Sent: Tuesday, September 24, 2024 2:06 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Justin Chamberlain <justinc@lis-ae.com>; Jonay Moffett <jonaym@lis-ae.com>
Subject: Re: Subdivision Review Resubmittal (23-115)

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.

Good afternoon,

Please see the revised Plat as well as the Response to Comments for the Plat.

Please let me know if you have any questions.

Thank you,

Eliana Benedick

Administrative Assistant

-LIS-

Architecture - Engineering - Construction Management

Central Florida Location:

2572 West State Road 426 Suite 2064

Oviedo, FL 32765

Tel: (321) 244-0402, ext 516 Fax: (321) 244-9419

From: Eliana Benedick <elianab@lis-ae.com>
Sent: Monday, September 16, 2024 10:26 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Justin Chamberlain <justinc@lis-ae.com>; Jonay Moffett <jonaym@lis-ae.com>
Subject: Re: Subdivision Review Resubmittal (23-115)

Thank you for letting us know that the drainage report is accepted.

We should be able to submit the response to the plat comments as well as the updated plat to you hopefully this week.

Thank you,

Eliana Benedick

Administrative Assistant

-LIS-

Architecture - Engineering - Construction Management

Central Florida Location:



PLAN CORRECTIONS REPORT PAR-000632-2024 FOR CITY OF WESLACO

PLAN ADDRESS: W380000-West Tract- Swl/Neighborhood: Swlbus83
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 05/03/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** W380000-WEST TRACT- SWL /NEIGHBORHOOD
EXPIRATION DATE: 05/03/2025 **VALUATION:** \$0.00 SWLBUS83

CONTACTS	Name	Company	Address
Engineer		ROBERT WAYNE CASE	21430 Palm Beach Blvd Alva, FL 33920
Owner		LOJON PROPERTY 71 LLC	10350 Ormsby Park Place , 300 Louisville, KY 40223

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Requires Re-submit	felix salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Fire Review v.1 Review by the fire department	Approved with Comments	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Approved with Comments	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

PLAN CORRECTIONS REPORT (PAR-000632-2024)

CONDITION(S) General Condition - Planning revisions required

Comment: 1. add plat note: Finished Floor Elevations established must be higher than _____ or 18" above top of curb or center line of street, whichever is greater, measured from the center of the lot.
2. add plat note: Identify benchmark on plat
3. add plat note: Adjacent properties must be identified on all sides. Missing North Side.
4. add plat note: Streetlight must be located every 300 feet
5. Include all appropriate signature lines. (mayor, P&Z, irrigation, drainage, owner, engineer, surveyor, filed for record, Hidalgo county)
6. Identify utility easements.
7. Right-of-way dedications must be in compliance with Hidalgo County and city of Weslaco thoroughfare map.
8. Identify drainage on plat
add plat note: All drainage easements shall be private within the property lines and maintained by property owners/HOA.
add plat note: Drainage Outparcels cannot be re-subdivided for future development
9. Add plat note: No permanent structures are permitted over any easements. Easements shall be kept clear of buildings, sheds, shrubs, trees and other plantings (except low, less than 18" mature heights, ground cover, grass or flowers) and other obstructions that would interfere with the operations and maintenance of the easement
10. add plat note:
Minimum Building Setback lines shall be as follows:
Front: _____ ft.
Rear: _____
Side: _____
11. add plat note: A 5ft. sidewalk is required along exterior perimeter upon the issuance of a notice to proceed.
12. Landscaping is required per city ordinance.
13. If private add the following:
The developer's dedicatory language on the plat shall read as follows: "I, the undersigned, owner of the land shown on this plat, and designated as (the name of the subdivision), do hereby grant an easement to the City of Weslaco and those who may now or hereafter hold franchise under said city, the use of the streets, alleys, and easements thereon shown, surface use of the streets and alleys is restricted to the employees or agents of the City of Weslaco, employees of utilities operating under franchise to the City of Weslaco, residents of the subdivision, and their guests."
Plat notes shall be required on the plat to be as follows:
Plat note: All private streets, inclusive of median islands and any sentry shelters, plus any accompanying storm drainage, street lighting, and/or sidewalks, shall be privately maintained by the homeowner's association. Also, all perimeter walls and fences shall be under the ownership and the exclusive responsibility of the homeowner's association for the purposes of enclosed privacy, security, and repair.
Plat note: After the recording of the plat's conditions, covenants, and restrictions (CCRs) to thus assure maintenance of common areas and median islands, etc., a building permit application may be filed with the City of Weslaco for any proposed gated entry mechanisms whereafter it shall be reviewed for approval or disapproval by the city including the fire marshal's office. In no case shall gate(s) be installed where a building permit has not been issued.
Plat note: The homeowner's association and/or every lot owner shall hold the City of Weslaco, Texas, harmless and indemnify said city from any and all liability and alleged claims relating to said private streets. The lot owners shall be responsible for the costs to maintain the private streets, accompanying storm drainage, private sidewalks, private street lighting, and any other private improvement in the private street area.
Plat note: The owner(s)/developer(s) shall sign and record an indemnification agreement holding harmless the City of Weslaco and indemnifying it from all obligations to maintain said streets and from any liability arising out of or incident to such streets. The developer shall sign and record a private street agreement on a form established by the City of Weslaco after consultation with the city attorney.

General Condition - Building Revisions Required

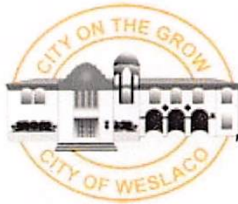
Comment: 1-Need to provide common access agreement for south driveway exiting through adjacent property

Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400'. Shall have 4 1/2" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.

Comment: General Note

General Condition - Engineering revisions required

Comment: 1. engineer must submit drainage reports in accordance with requirements emailed over by Albert Aldana



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: W380000 - WEST TRACT - SWL
Location: 1201 W. State Hwy 83 Weslaco, TX 78596
Applicant: Jonay Moffett ☐ Owner ☒ Agent
Address: 2572 W. State Rd 426, Ste 2064 Oviedo, FL 32765 Phone Number: 321-244-0402

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			
994	Fast-food restaurant with drive-thru	0.45	2,190	1	N/A	33.03	333

Comments: N/A
Prepared by: Jonay Moffett Date: _____
Address: 2572 W. State Rd 426 Ste 2064, Oviedo, FL 32765 Phone Number: 321-244-0402

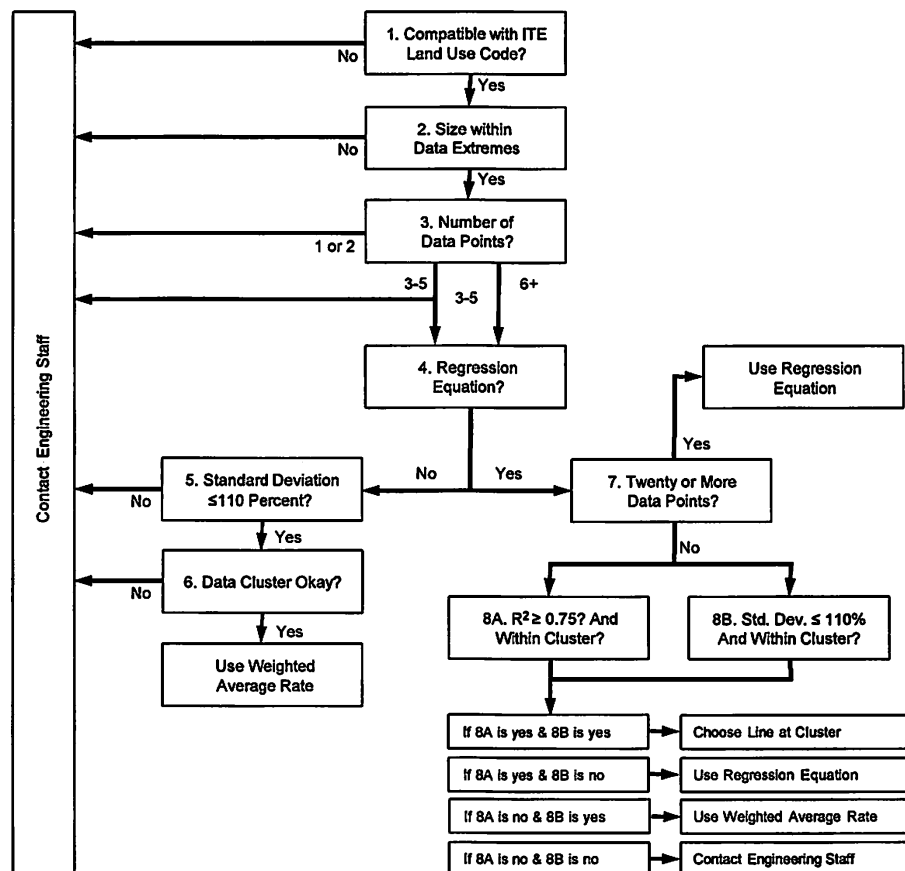
(For Official Use Only, Do Not Write In This Box)

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

**PROPOSED
LONG JOHN SILVER'S
1201 W. STATE HWY 83**

Weslaco, Hidalgo County, Texas

DRAINAGE REPORT

Prepared For:

**Hidalgo County Drainage District No. 1
902 N. Doolittle
Edinburg, Texas 78541**

Prepared By:



Reg. No. F-10602

**SAM Engineering & Surveying
200 S. 10St, Ste. 1500
McAllen, TX 78501
Tel 956.702.8880; Fax 956.702.8883**

OCTOBER 2024



**10/23/2024
REV. 1**

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1. PROJECT DESCRIPTION

A. Site Summary

Long John Silver's 1201 W. State Hwy 83 is situated in City of Weslaco, Hidalgo County, Texas. This drainage statement is being prepared for Long John Silver's (Property ID: 324025) consisting of 0.45-acres of land out of Farm Tract 1502, West Tract Subdivision, Hidalgo County, Texas. The property is located approximately 1,200 feet to the west from the intersection of Border Avenue and Business Highway 83, on the south right-of-way of Business Highway 83. The project is being evaluated to meet the County of Hidalgo requirements as per HCDD No. 1 and City of Weslaco drainage guidelines. See attached project location map and USGS Topographic map.

B. Flood Plain

The property, in its entirety lies within Zone "B", according to FEMA's Flood Insurance Rate Map, Community-Panel Number 480349 0005 B.

- Zone "B", Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)

See attached FEMA Firm Map with project location and community panel for reference.

C. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site, in its entirety, consists of Hidalgo-Urban land complex, 0 to 1 percent slopes. Hidalgo-Urban land complex is classified as a well-drained soil with negligible runoff potential and is in hydrologic group "B". See attached USDA soil map, legend, symbol, classification descriptions and properties.

2. SITE DRAINAGE ANALYSIS

A. Existing Conditions

The existing subject site is currently 0.45-acres of developed land being mostly impervious with an existing building, concrete parking lot and some green space within the property. Based on a field obtained topographic survey, existing on-site runoff is sheet flowed north onto U.S. Business Highway No. 83 and then flows downstream along U.S. Business Highway No. 83 existing curb and gutter approximately ± 174 feet west onto an existing TxDOT curb inlet. The composite runoff coefficient utilized for drainage calculations on the existing developed Long John Silver's site is calculated to be 0.87.

- Runoff experiences overland flow in a north direction at a slope of approximately 0.40%, then shallow concentrated flow at a slope of 0.40% in a north direction.

In accordance with City of Weslaco and HCDD No. 1 drainage policies, the modified rational method was utilized to calculate the existing 10-year frequency storm event pre-development peak rate of runoff. As seen in the "Drainage Calculations" the total contributing 10-year pre-development storm water rate of runoff from this site is approximately **2.86 CFS**.



B. Proposed Conditions

The proposed subject site that was evaluated from the Site Civil Construction Plans by others, show that this will remain a 0.45-acres of developed land with a reduction of impervious acreage consisting of less pavement and a smaller building, resulting on the site having an increase of green space. Hydraulic calculations for the proposed conditions are included in the 'Drainage Calculations' section of this report and utilize the Rational Method to determine the runoff generated for a 50-year storm event under the proposed conditions. For this analysis the composite runoff coefficient has slightly decreased, being 0.78, due to a decrease of impervious land and an increase of green space. The property is anticipated to have a post-development peak runoff calculated for a 50-year storm event of **3.61 CFS**, an increase of **0.75 CFS** from the existing 10-year storm runoff conditions. The required onsite detention will be provided with a detention pond that releases runoff at the pre-development rate of **2.86 CFS** to an existing 42-inch RCP drainage line on the south right of way of U.S. Business Highway No. 83, either at the development stage or building permit stage.

C. Conclusion

As seen on the "Drainage Calculations" section of this report when comparing the 10-Year Pre-Development runoff and the 50-Year Post-Development runoff, a Detention Requirement of **1,535 CF (0.035 AC-FT)** is shown. This corresponds to the minimal increase of storm water runoff between the 50-year and 10-year storm of 0.75 CFS. The post-development required runoff storage volume will be held within a proposed detention area to be designed and constructed either at the development stage or building permit stage. Post-development runoff shall be detained and discharge at the calculated pre-development runoff rate of 2.86 CFS. There is an existing 42-inch RCP drainage line on the south right of way of U.S. Business Highway No. 83 and an existing TXDOT curb inlet located ±174 linear feet west of site with a rim elevation of 83.67 feet and flow line elevation of 80.16 feet that may be used as a discharge system, in which a TxDOT permit will be acquired.




Jessica M. Maldonado, PE
Firm Reg. No. F-10602

10/23/2024
REV. 1



Maps

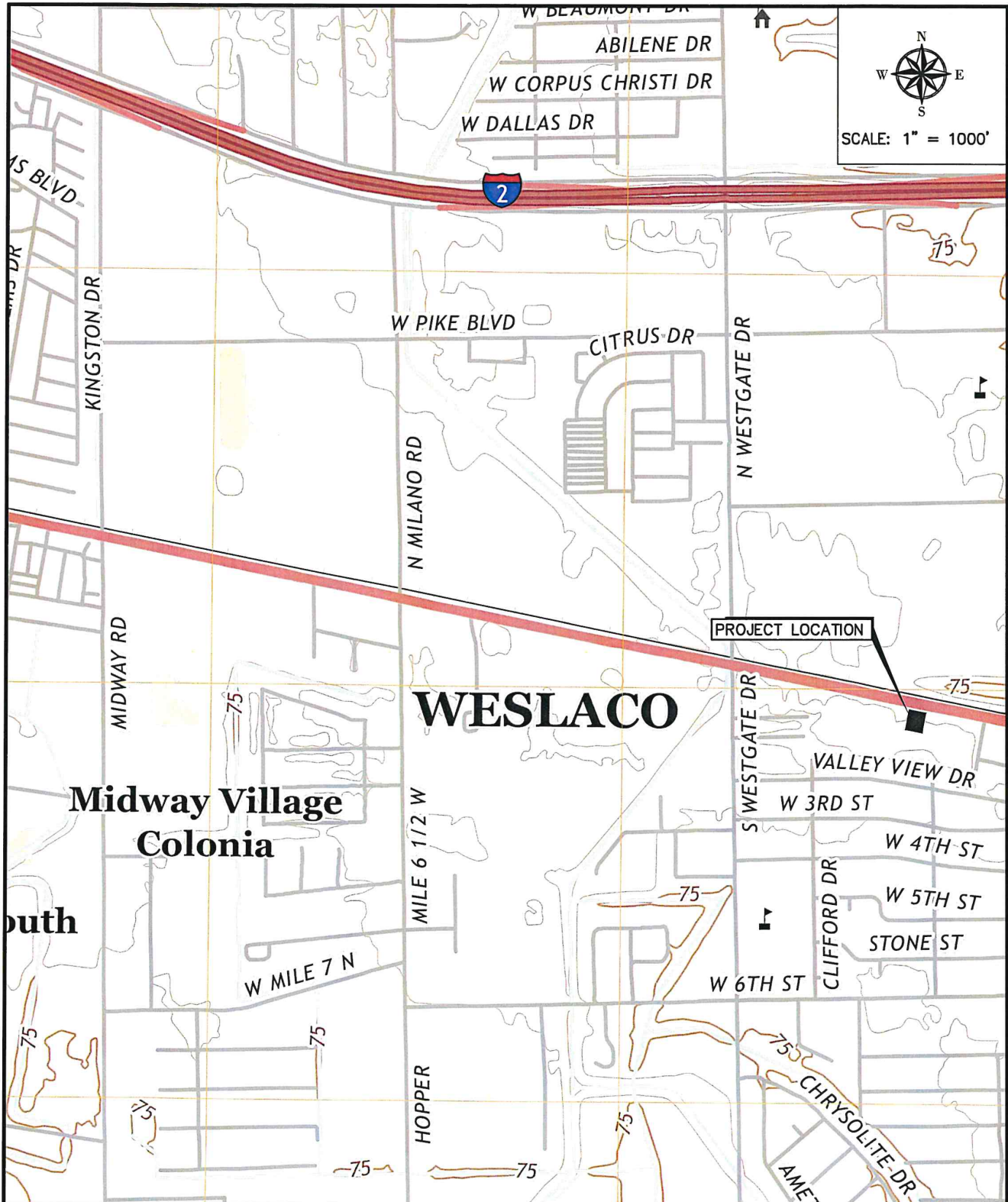


SCALE: 1" = 1000'

SCALE: 1"= 1000'



200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00

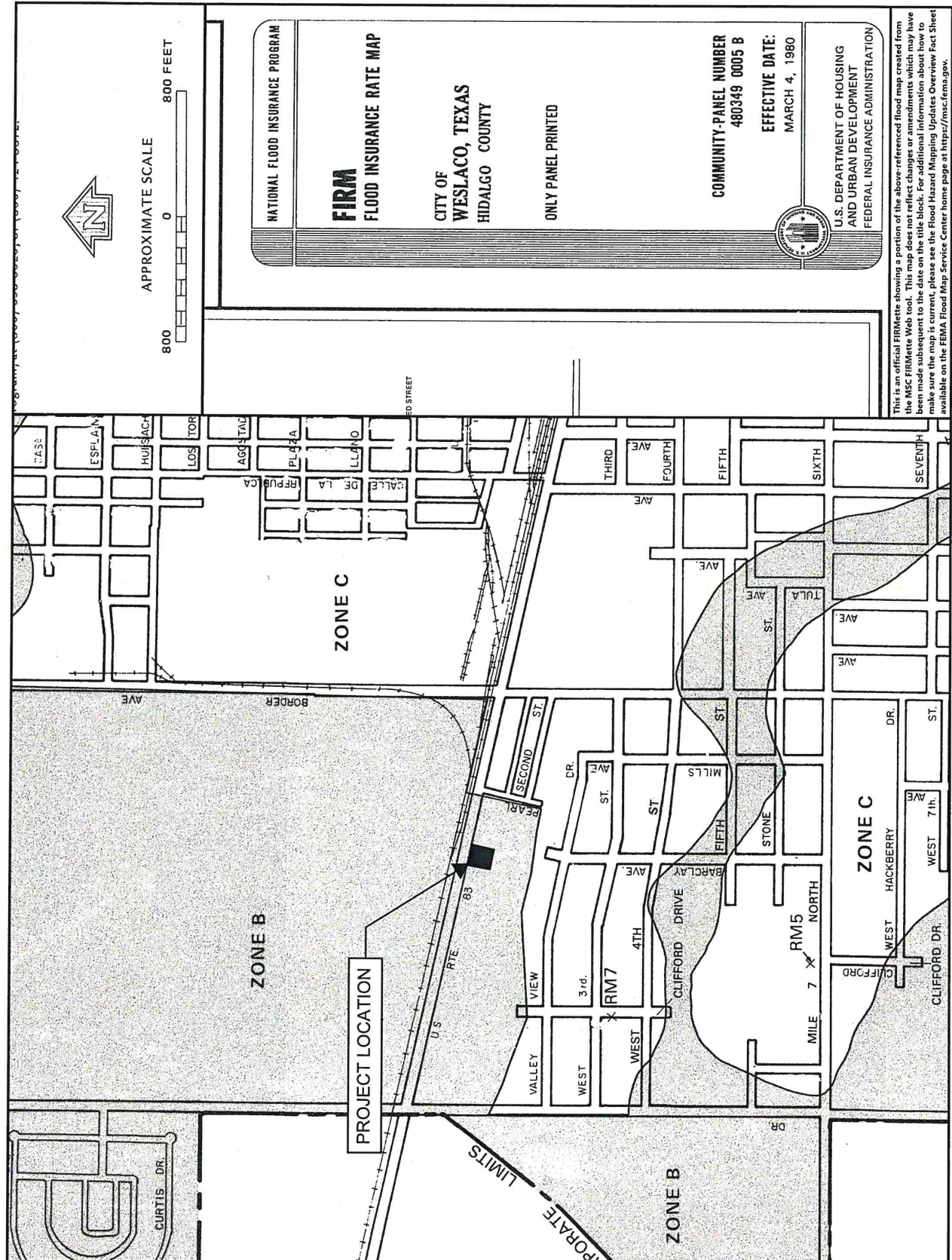


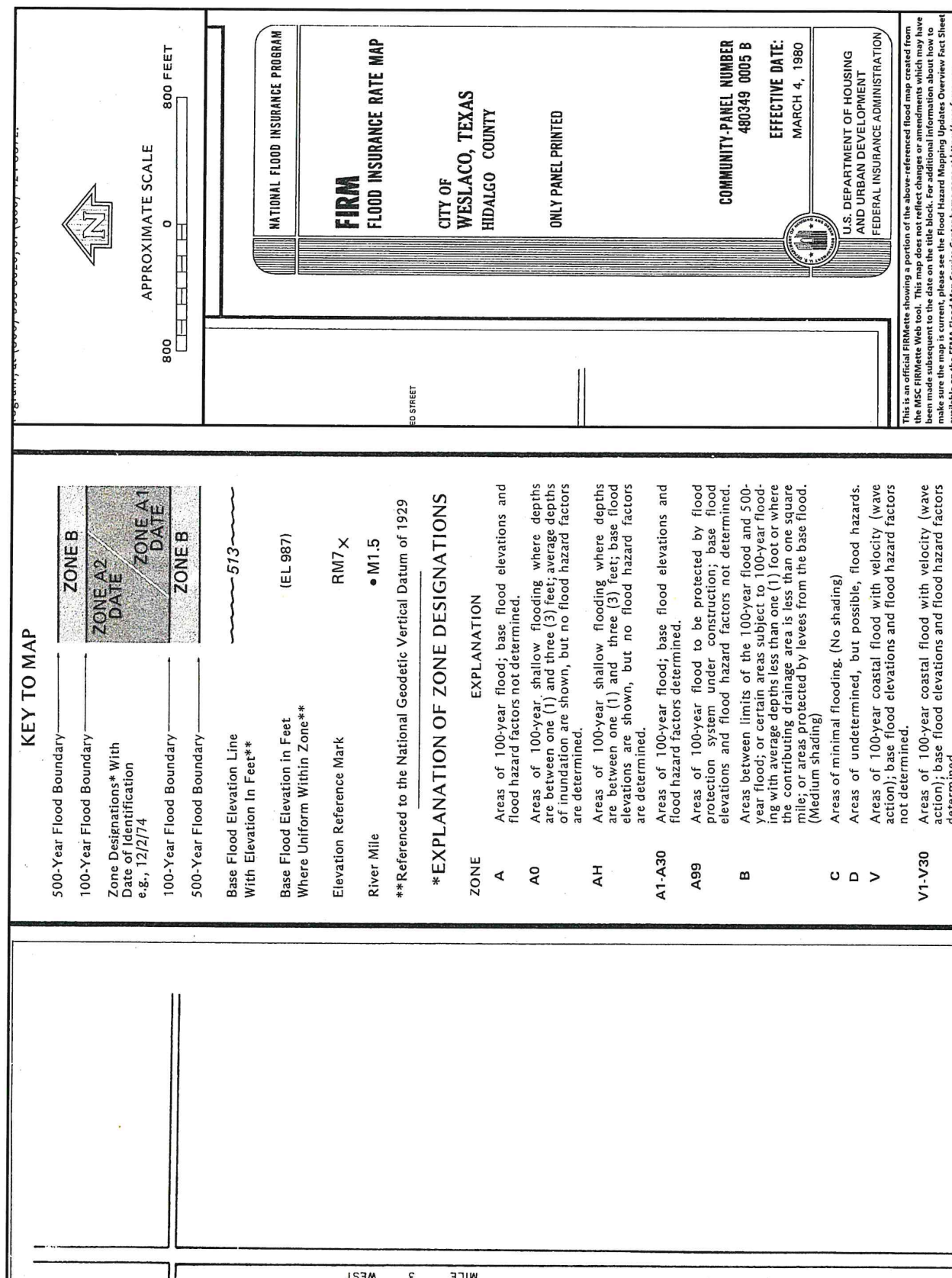
USGS TOPOGRAPHICAL MAP



SAM Engineering & Surveying

200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00







Drainage Calculations

DRAINAGE AREA CALCULATIONS
LONG JOHN SILVER'S
Pre-Development Stormwater Runoff Computation
10-Year Frequency

(1) Composite Runoff Coefficient

Source: Table 3-1, FHA Urban Drainage Design Manual, Rev. 2009)

$$C_{\text{COMP}} = \frac{(CxA)_{\text{LAWN}} + (CxA)_{\text{ASPH}} + (CxA)_{\text{ROOF}}}{\sum (\text{TOTAL AREA})}$$

C = 0.20 Lawn/ Grass Area
C = 0.95 Asphalt/Concrete
C = 0.95 Roofs

(2) Time of Concentration

$$T_{\text{C, TOTAL}} = T_{\text{C, OVERLAND}} + T_{\text{C, SHALLOW}} + T_{\text{C, PIPE}}$$

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2^{0.5})(S^{0.4})} \times 60 \quad \text{for Overland Flow}$$

$$T_c = \frac{L}{60V} \quad V = K_u k S_p^{1/2} \quad \text{for Shallow Concentrated Flow \& Channels}$$

Overland Flow:

Length :	100.0 feet	(100 ft max)
n:	0.013 (Paved)	Source: Table 4-6, TXDOT Hydraulic Design Manual
P ₂ :	3.65 in. (NOAA PFDS)	
S:	0.0040 ft/ft	
T _{C, OVERLAND} =	2.5 min.	

Shallow Concentrated Flow:

Length :	60.0 feet
K _U :	3.28 (Empirical Coefficient, English units)
k (intercept coef) :	0.619 (Paved - Shallow Concentrated Flow)
S _p (slope):	0.40 %
V (velocity) :	1.28 feet/sec
T _{C, SHALLOW 1} =	0.8 min.
T _{C, TOTAL} =	3.2 min. (10 min. minimum)

DRAINAGE AREA CALCULATIONS
LONG JOHN SILVER'S
Pre-Development Stormwater Runoff Computation
10-Year Frequency

(3) Rainfall Intensity

Source: TxDOT Rainfall Intensity-Duration-Frequency Coefficients
for Texas (Hidalgo County)

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

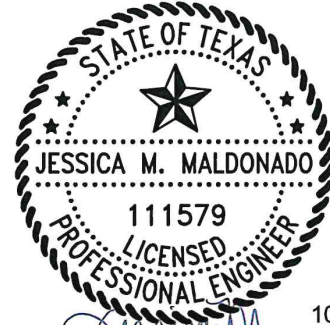
Year	b	d	e
10	92.23	12.60	0.8123
50	123.47	12.86	0.7952

Intensity, i = 7.33 in/hr

(4) Discharge

$$Q = C i A$$

Lot I.D.	Areas (Acres)			Total Area (acres)	Composite ⁽¹⁾ Runoff Coef.	Tc ⁽²⁾ (min)	Intensity ⁽³⁾ (in/hr)	Discharge, Q ⁽⁴⁾ (cfs)
	Lawn/Grass Area	Asphalt/ Concrete	Roofs					
	0.05	0.34	0.06	0.45	0.87	10.0	7.33	2.86
Total =								2.86



Jessica M. Maldonado, P.E.
Firm Reg. No. F-10602

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DRAINAGE AREA CALCULATIONS
LONG JOHN SILVER'S
Post-Development Stormwater Runoff Computation
50-Year Frequency

(1) Composite Runoff Coefficient (As per Table 3-1, *FHA Urban Drainage Design Manual*, Rev. 2009)

$$C_{COMP} = \frac{(CxA)_{LAWN} + (CxA)_{ASPH} + (CxA)_{ROOF}}{\Sigma (TOTAL\ AREA)}$$

C = 0.20 Lawn/Grass Area
C = 0.95 Asphalt /Concrete
C = 0.95 Roofs

(2) Time of Concentration

$$T_{C, TOTAL} = T_{C, OVERLAND} + T_{C, SHALLOW} + T_{C, PIPE}$$

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2^{0.5})(S^{0.4})} \times 60$$

for Overland Flow

$$T_c = \frac{L}{60V} \quad V = K_u k S_p^{1/2}$$

for Shallow Concentrated Flow & Channels

Overland Flow:

Length :	100.0 feet	(100 ft max)
n:	0.013 (Paved)	Source: Table 4-6, TXDOT Hydraulic Design Manual
P ₂ :	3.65 in. (NOAA PFDS)	
S:	0.0040 ft/ft	
T _{C, OVERLAND} =	2.5 min.	

Shallow Concentrated Flow:

Length :	60.0 feet
K _u :	3.28 (Empirical Coefficient, English units)
k (intercept coef) :	0.619 (Paved - Shallow Concentrated Flow)
S _p (slope):	0.40 %
V (velocity) :	1.28 feet/sec
T _{C, SHALLOW 1} =	0.8 min.

$$T_{C, TOTAL} = 3.2 \text{ min.} \quad (10 \text{ min. minimum})$$

DRAINAGE AREA CALCULATIONS
LONG JOHN SILVER'S
Post-Development Stormwater Runoff Computation
50-Year Frequency

(3) Rainfall Intensity

*Source: TxDOT Rainfall Intensity-Duration-Frequency
Coefficients for Texas (Hidalgo County)*

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

Year	b	d	e
10	92.23	12.6024	0.8123
50	123.47	12.8577	0.7952

Intensity, i = 10.25 in/hr

(4) Discharge

$$Q = C i A$$

Lot I.D.	Areas (Acres)			Total Area (acres)	Composite ⁽¹⁾ Runoff Coef.	Tc ⁽²⁾ (min)	Intensity ⁽³⁾ (in/hr)	Discharge, Q ⁽⁴⁾ (cfs)
	Lawn/Grass Area	Asphalt/ Concrete	Roofs					
	0.10	0.30	0.05	0.45	0.78	10.0	10.25	3.61
Total =								3.61



Jessica M. Maldonado, P.E.
Firm Reg. No. F-10602

10/23/2024
REV. 1

**DETENTION STORAGE REQUIREMENTS
FOR DRAINAGE AREA
LONG JOHN SILVER'S**

m (min)	I (50) (in/hr)	Q(in) (cfs)	Vol(in) (cf)	Q (out) (cfs)	V (out) (cf)	Storage (cf)	Storage (Ac.-ft.)
10	10.25	3.61	2,169	2.86	857	1,311	0.030
11	9.91	3.49	2,306	2.86	943	1,363	0.031
12	9.59	3.38	2,434	2.86	1,029	1,406	0.032
13	9.30	3.28	2,556	2.86	1,114	1,441	0.033
14	9.02	3.18	2,671	2.86	1,200	1,470	0.034
15	8.76	3.09	2,779	2.86	1,286	1,493	0.034
16	8.52	3.00	2,883	2.86	1,372	1,511	0.035
17	8.29	2.92	2,981	2.86	1,457	1,524	0.035
18	8.08	2.85	3,075	2.86	1,543	1,532	0.035
19	7.87	2.78	3,164	2.86	1,629	1,535	0.035
20	7.68	2.71	3,250	2.86	1,715	1,535	0.035
21	7.50	2.64	3,332	2.86	1,800	1,532	0.035
22	7.33	2.58	3,411	2.86	1,886	1,525	0.035
23	7.17	2.53	3,487	2.86	1,972	1,515	0.035
24	7.01	2.47	3,559	2.86	2,057	1,502	0.034
25	6.86	2.42	3,630	2.86	2,143	1,486	0.034
26	6.72	2.37	3,697	2.86	2,229	1,468	0.034
27	6.59	2.32	3,763	2.86	2,315	1,448	0.033
28	6.46	2.28	3,826	2.86	2,400	1,426	0.033
29	6.34	2.23	3,887	2.86	2,486	1,401	0.032
30	6.22	2.19	3,946	2.86	2,572	1,375	0.032
31	6.11	2.15	4,004	2.86	2,658	1,346	0.031
32	6.00	2.11	4,060	2.86	2,743	1,316	0.030
33	5.89	2.08	4,114	2.86	2,829	1,285	0.029
34	5.79	2.04	4,166	2.86	2,915	1,252	0.029
35	5.70	2.01	4,217	2.86	3,000	1,217	0.028
36	5.60	1.98	4,267	2.86	3,086	1,181	0.027

Total on-site detention required is:

**1,535 CF
0.035 AC-FT**

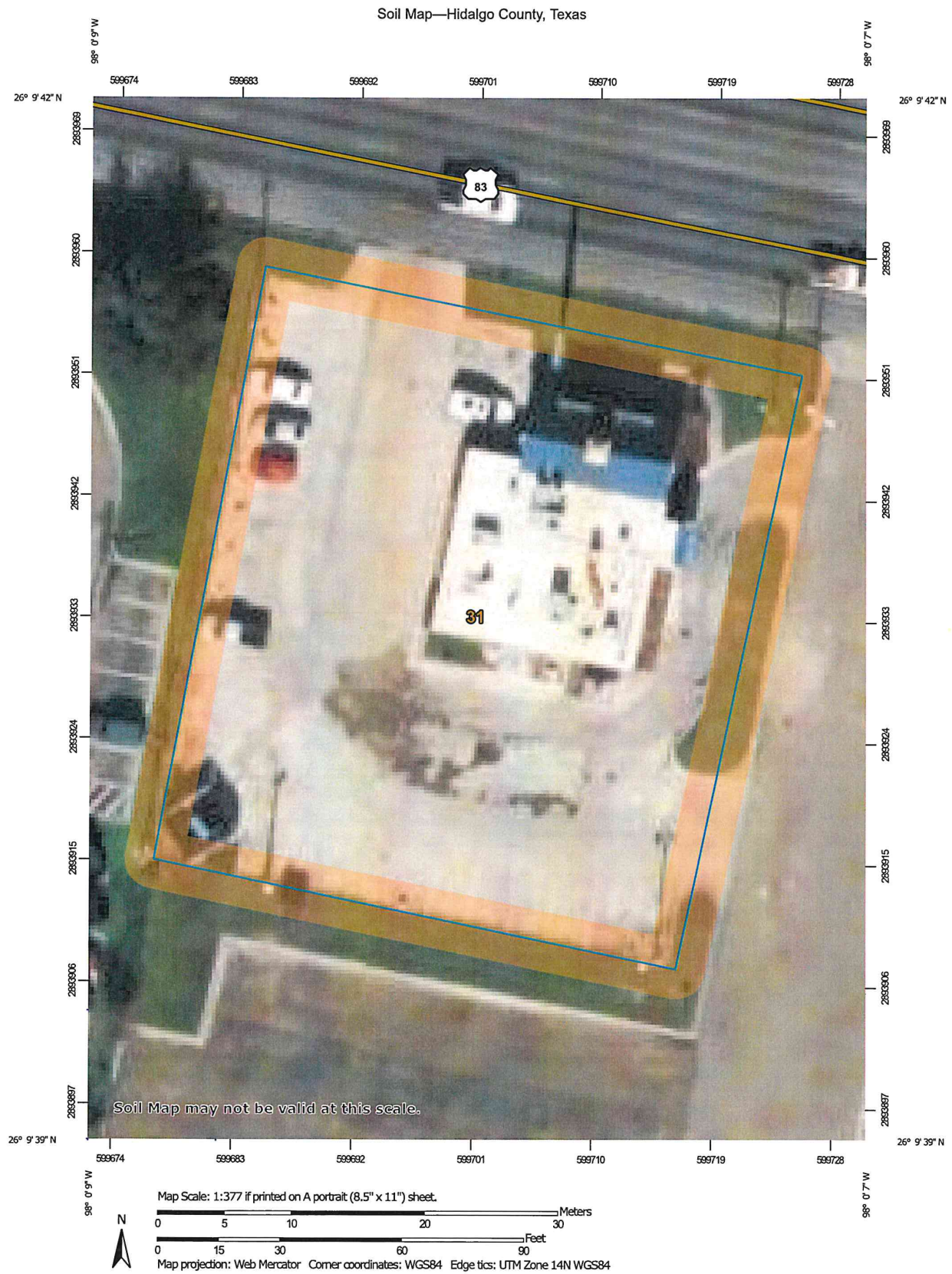


10/23/2024
REV. 1

Jessica M. Maldonado, P.E.
Firm Reg. No. F-10602



Soil Properties



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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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 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.

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

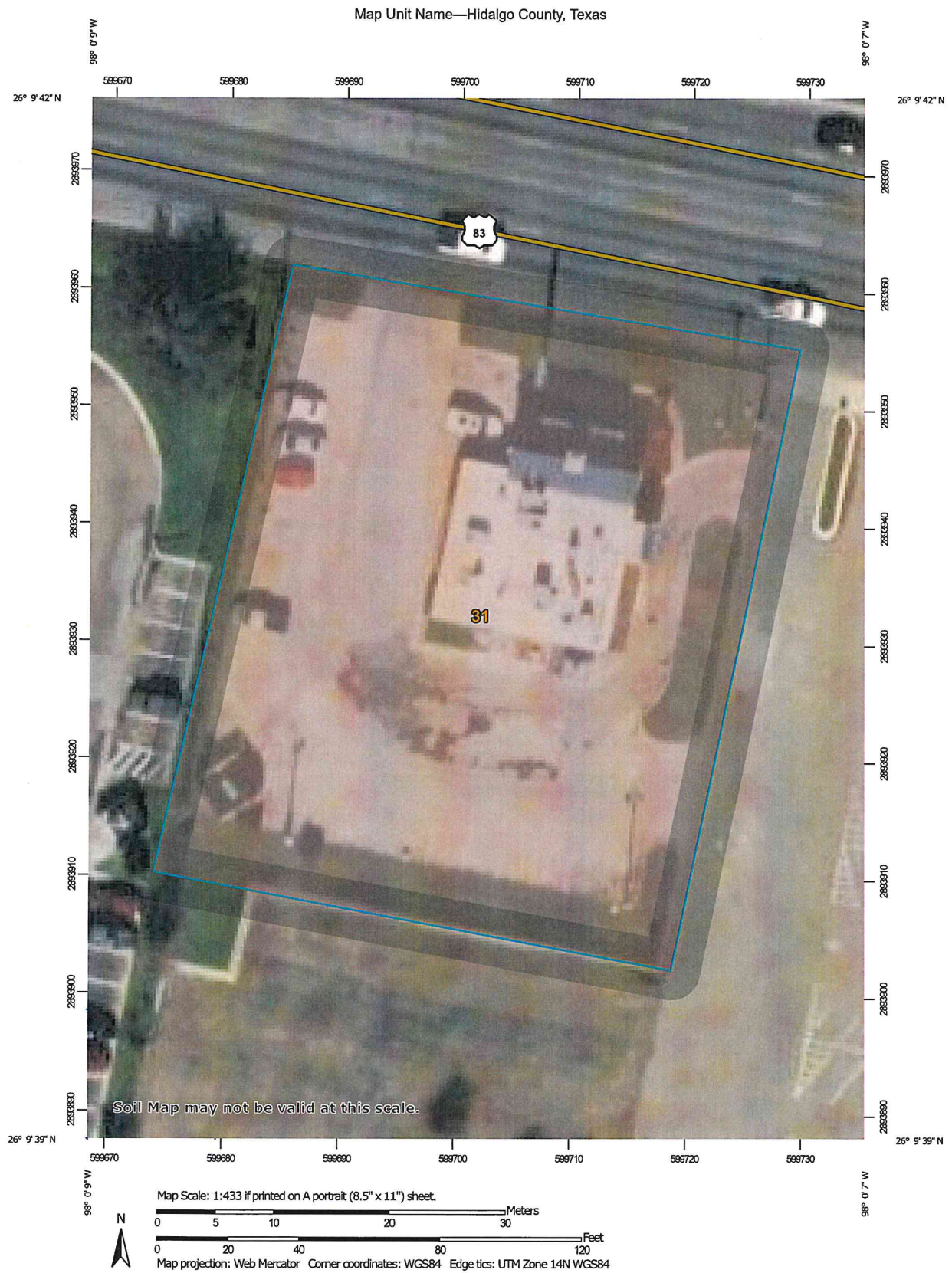
**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Soil Map—Hidalgo County, Texas

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	0.5	100.0%
Totals for Area of Interest		0.5	100.0%



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Web Soil Survey
National Cooperative Soil Survey

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Map Unit Name—Hidalgo County, Texas

Map Unit Name

Map unit symbol	Map unit name	Rating	Acres In AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	Hidalgo-Urban land complex, 0 to 1 percent slopes	0.6	100.0%
Totals for Area of Interest			0.6	100.0%

Description

A soil map unit is a collection of soil areas or nonsoil areas (miscellaneous areas) delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in a particular soil survey area.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

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

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (K_{sat}), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (oven-dry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Physical Soil Properties---Hidalgo County, Texas

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Physical Soil Properties—Hidalgo County, Texas

Report—Physical Soil Properties

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
31—Hidalgo-Urban land complex, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.65	4.00-14.00	0.10-0.18	1.5-5.0	1.0-2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.50	4.00-14.00	0.10-0.18	1.2-5.0	0.3-1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.60	4.00-14.00	0.10-0.18	1.2-5.9	0.1-0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.80	4.00-14.00	0.10-0.18	1.0-5.0	0.1-0.3	.32	.32			
Urban land	—	—	—	—	—	—	—	—	—			8		0

Data Source Information

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References:

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

Engineering Properties---Hidalgo County, Texas

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

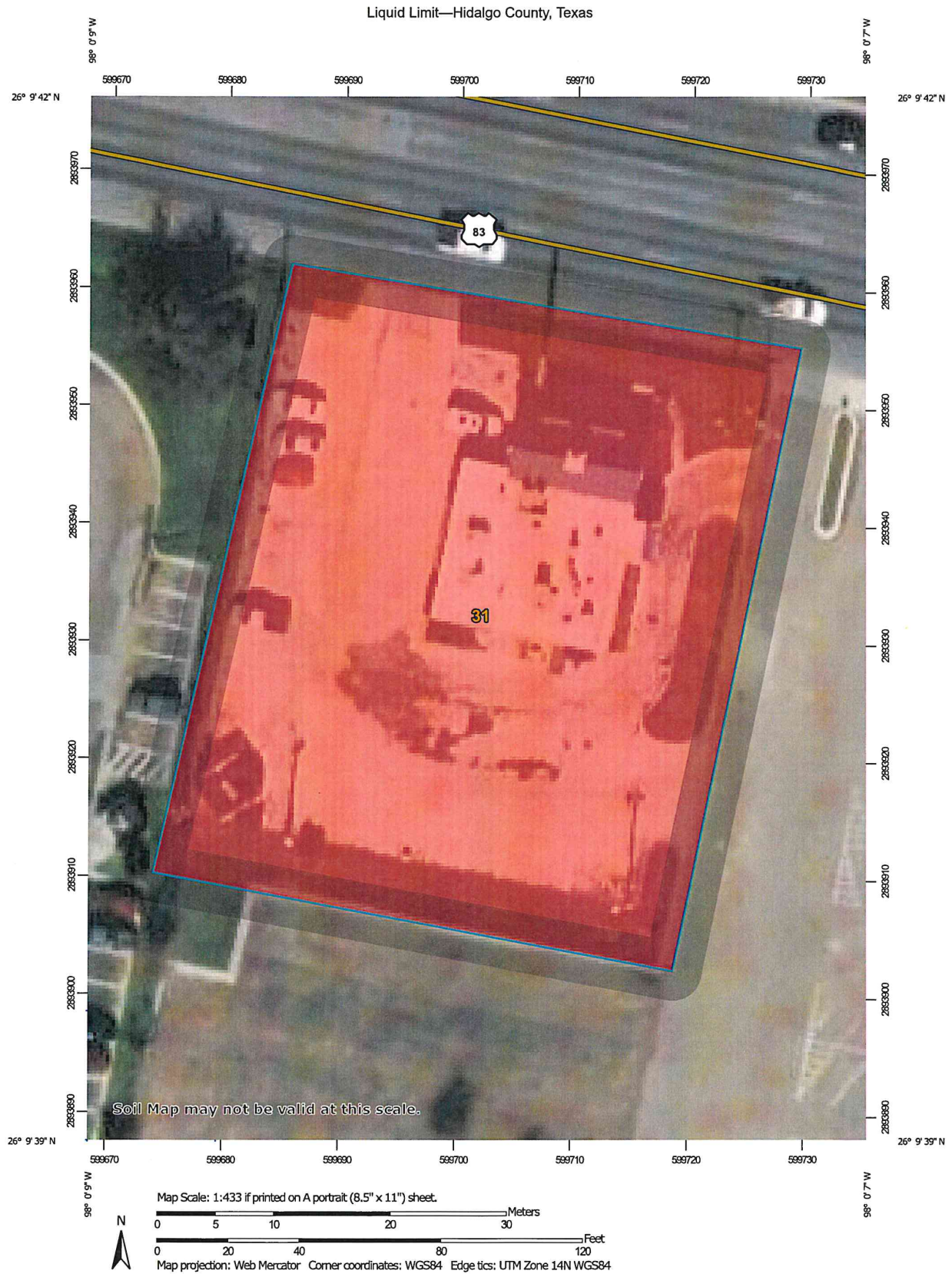
Report—Engineering Properties

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

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	
31—Hidalgo-Urban land complex, 0 to 1 percent slopes														
Hidalgo	65 B		0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-7-6, A-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-7-6, A-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-7-6, A-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

Data Source Information

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



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Liquid Limit—Hidalgo County, Texas

MAP LEGEND

Area of Interest (AOI)	Area of Interest (AOI)
	
Soils	
Soil Rating Polygons	
 = 35.9	
 Not rated or not available	
Soil Rating Lines	
 = 35.9	
 Not rated or not available	
Soil Rating Points	
 = 35.9	
 Not rated or not available	
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.

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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)

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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.

Liquid Limit—Hidalgo County, Texas

Liquid Limit

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	35.9	0.6	100.0%
Totals for Area of Interest			0.6	100.0%

Description

Liquid limit (LL) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state. Generally, the amount of clay- and silt-size particles, the organic matter content, and the type of minerals determine the liquid limit. Soils that have a high liquid limit have the capacity to hold a lot of water while maintaining a plastic or semisolid state.

Liquid limit is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: percent

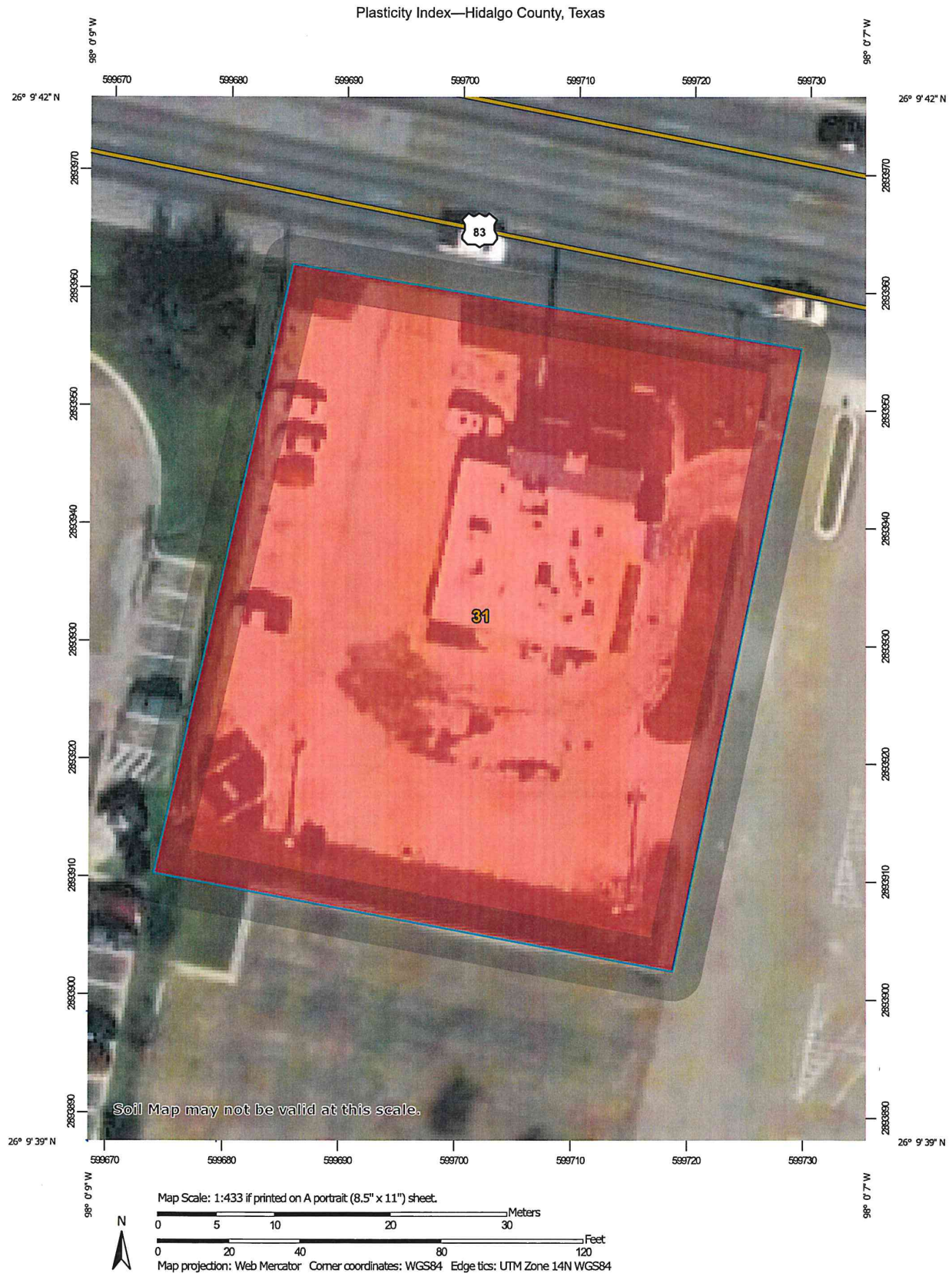
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

= 16.6

Not rated or not available

Soil Rating Lines

= 16.6

Not rated or not available

Soil Rating Points

= 16.6

Not rated or not available

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.

Plasticity Index—Hidalgo County, Texas

Plasticity Index

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	16.6	0.6	100.0%
Totals for Area of Interest			0.6	100.0%

Description

Plasticity index (PI) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is defined as the numerical difference between the liquid limit and plastic limit of the soil. It is the range of water content in which a soil exhibits the characteristics of a plastic solid.

The plastic limit is the water content that corresponds to an arbitrary limit between the plastic and semisolid states of a soil. The liquid limit is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state.

Soils that have a high plasticity index have a wide range of moisture content in which the soil performs as a plastic material. Highly and moderately plastic clays have large PI values. Plasticity index is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: percent

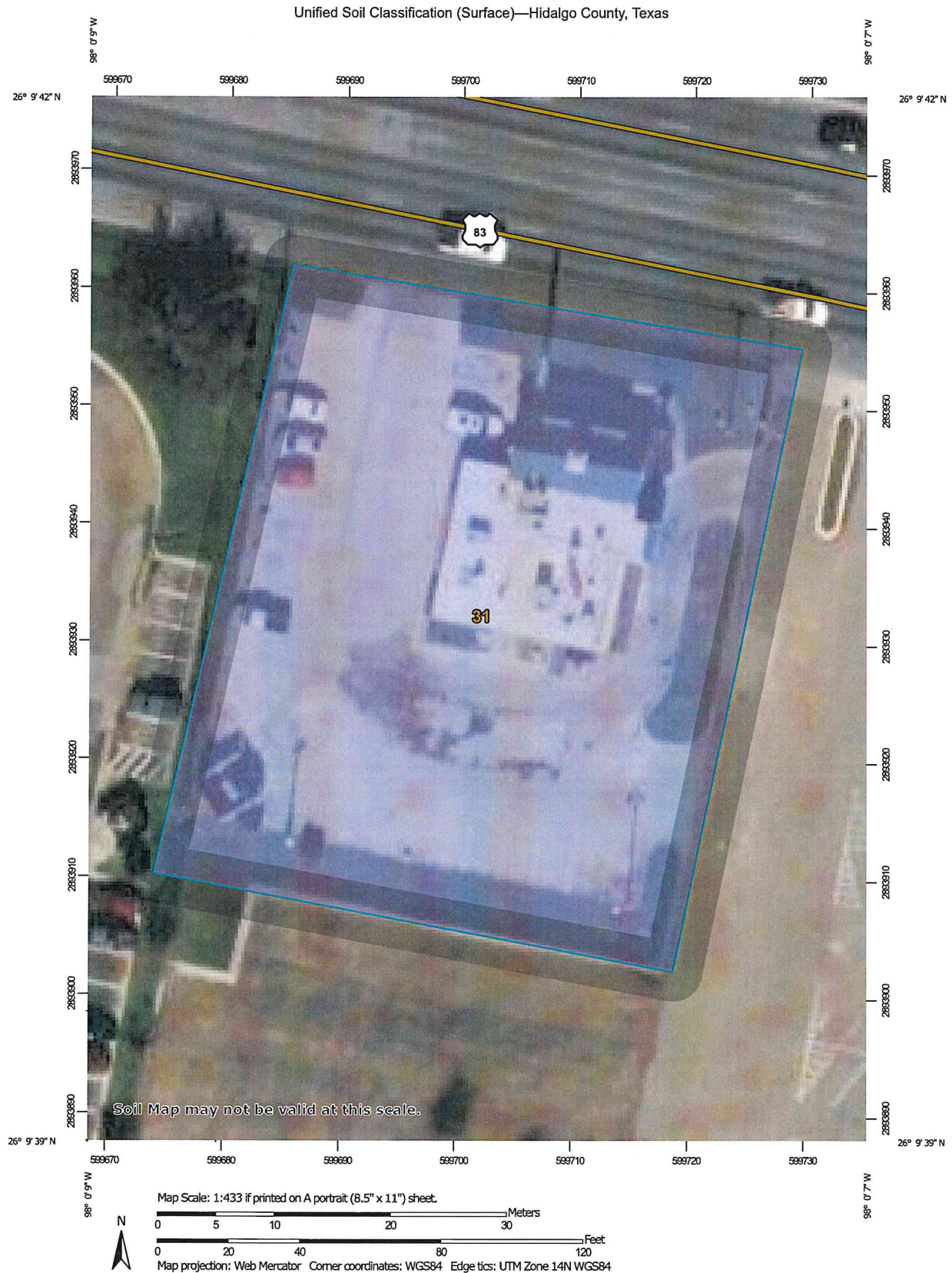
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

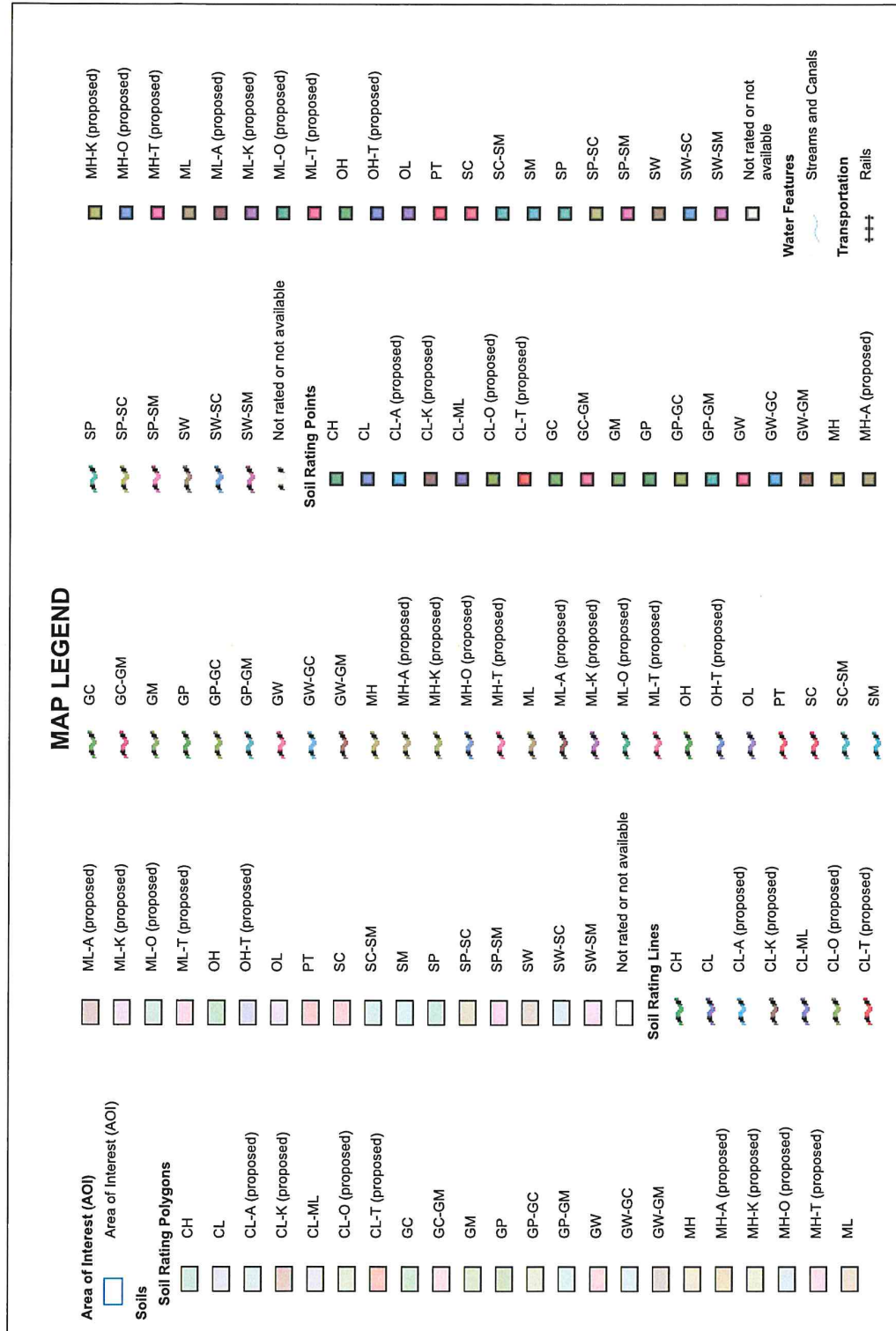


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

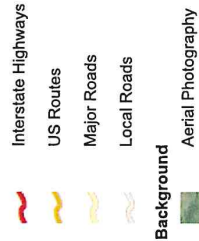
8/6/2024
Page 1 of 4

Unified Soil Classification (Surface)—Hidalgo County, Texas



Unified Soil Classification (Surface)—Hidalgo County, Texas

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.

Unified Soil Classification (Surface)—Hidalgo County, Texas

Unified Soil Classification (Surface)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	CL	0.6	100.0%
Totals for Area of Interest			0.6	100.0%

Description

The Unified soil classification system classifies mineral and organic mineral soils for engineering purposes on the basis of particle-size characteristics, liquid limit, and plasticity index. It identifies three major soil divisions: (i) coarse-grained soils having less than 50 percent, by weight, particles smaller than 0.074 mm in diameter; (ii) fine-grained soils having 50 percent or more, by weight, particles smaller than 0.074 mm in diameter; and (iii) highly organic soils that demonstrate certain organic characteristics. These divisions are further subdivided into a total of 15 basic soil groups. The major soil divisions and basic soil groups are determined on the basis of estimated or measured values for grain-size distribution and Atterberg limits. ASTM D 2487 shows the criteria chart used for classifying soil in the Unified system and the 15 basic soil groups of the system and the plasticity chart for the Unified system.

The various groupings of this classification correlate in a general way with the engineering behavior of soils. This correlation provides a useful first step in any field or laboratory investigation for engineering purposes. It can serve to make some general interpretations relating to probable performance of the soil for engineering uses.

For each soil horizon in the database one or more Unified soil classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

Rating Options

Aggregation Method: Dominant Condition

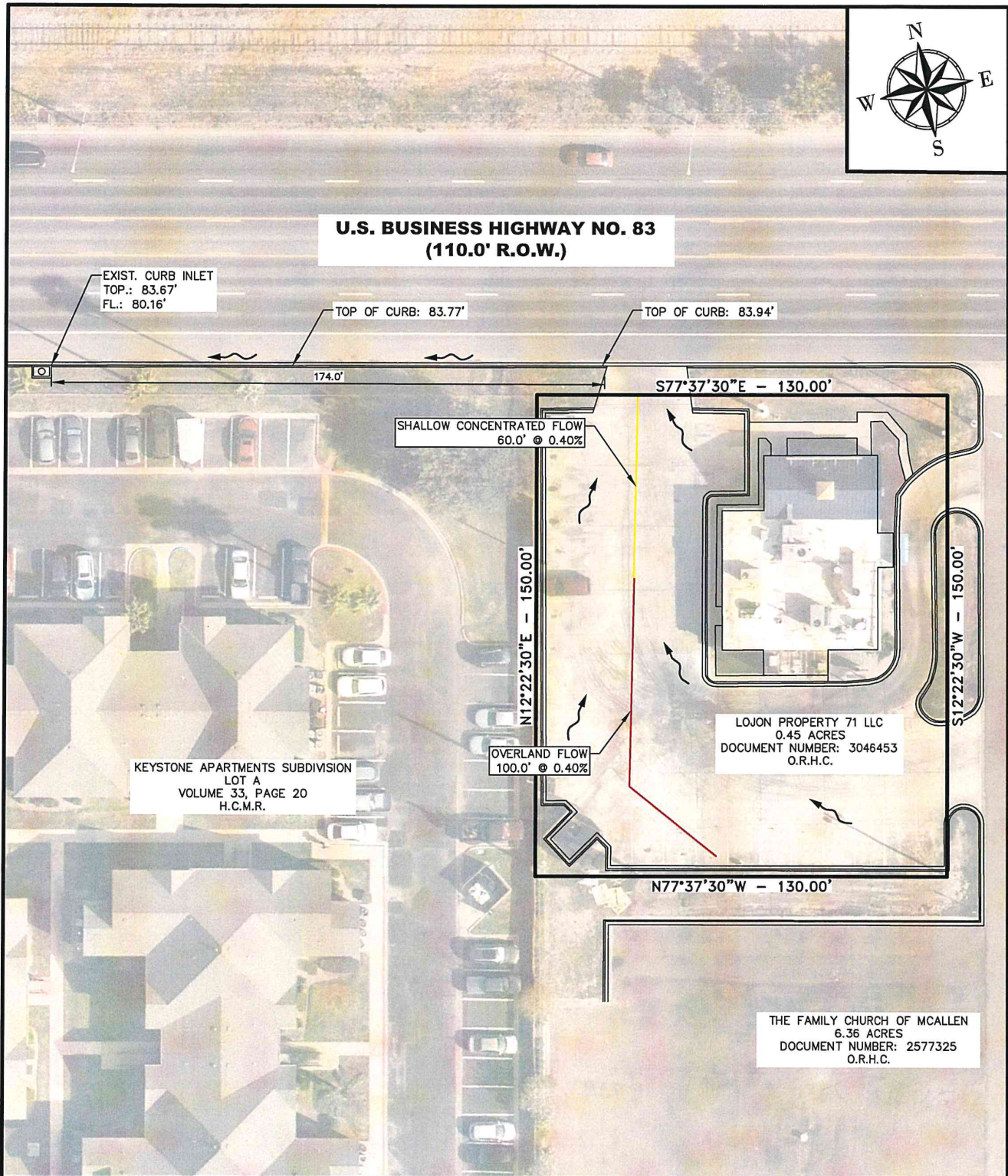
Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)



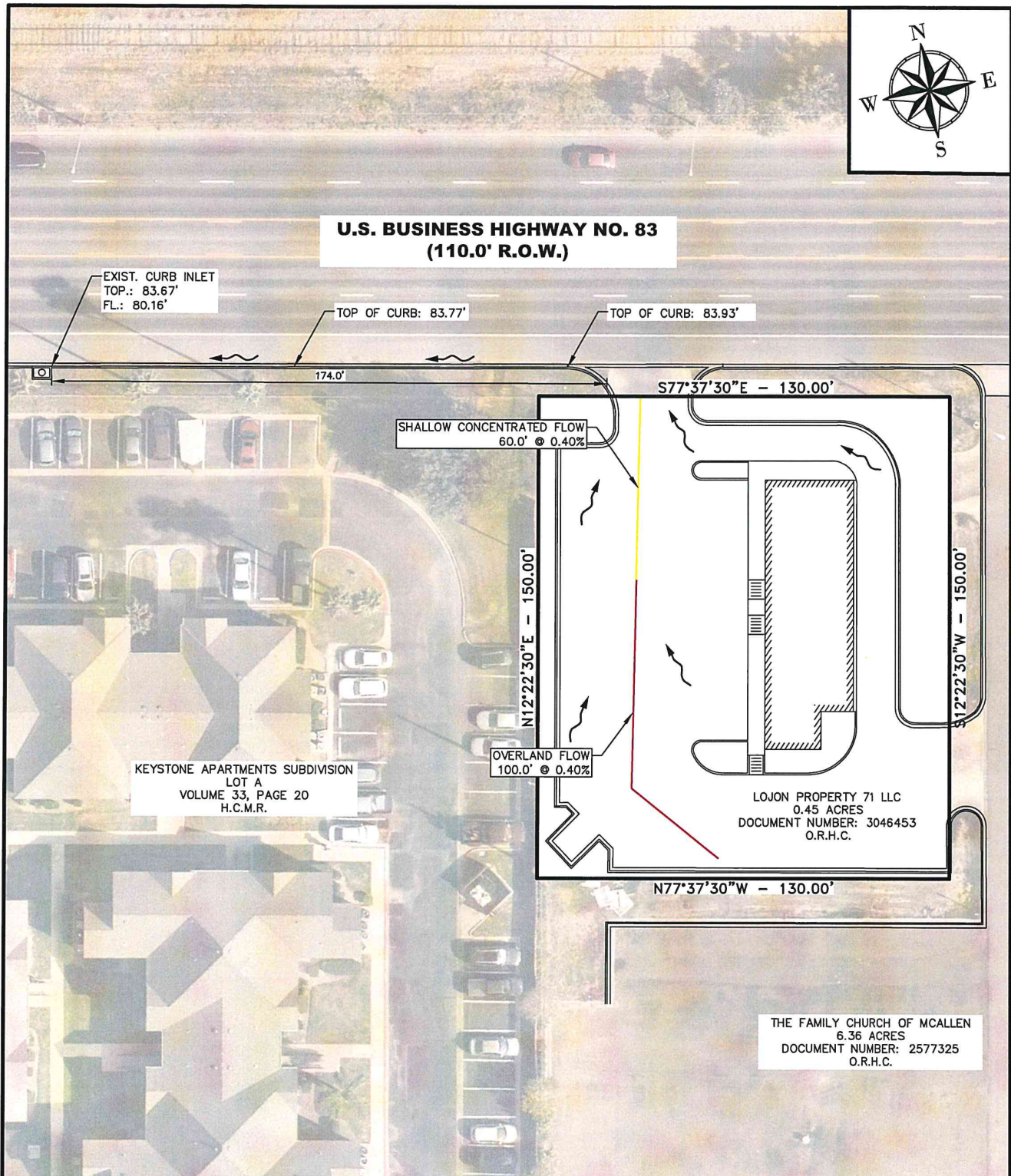
Exhibits



PRE-DEVELOPMENT STORM RUNOFF
N.T.S.



SAM Engineering & Surveying
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00



POST-DEVELOPMENT STORM RUNOFF
N.T.S.



SAM Engineering & Surveying
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00



NAME E. SEDRA PT. GYM DATE



- LEGEND**
- | | |
|---|-------------------------|
| ○ | 1/2" IRON ROD FOUND |
| ● | 5/8" IRON PIPE |
| ⊙ | GAS METER |
| ⊕ | POWER POLE |
| ⊗ | LIGHT POLE |
| ⌂ | CLUB WIRE |
| → | SANITARY SEWER MANHOLE |
| ⌂ | FIRE HYDRANT |
| ⌂ | 6" BOLLARD |
| ⌂ | WOOD FENCE LINE |
| ⌂ | WROUGHT-IRON FENCE LINE |
| ⌂ | OVERHEAD ELECTRIC |
| ⌂ | UNDERGROUND TELEPHONE |
| ⌂ | UNDERGROUND FIBER OPTIC |
| ⌂ | UNDER GROUND GAS |
| ⌂ | UNDER GROUND CABLE |



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

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): V.H.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration for the Annexation of Pleasantview Apartments Subdivision also being a 5.902-acre tract of land, out of Farm Tract 722, Block 137, West and Adams Tracts, Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of the intersection of Pleasantview Dr. and Mile 5 ½ North Road. Possible Action.	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000735-2024

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: PLEASANT VIEW APARTMENTS SUBDIVISION

Location: SOUTHWEST CORNER OF MILE 5 1/2 NORTH AND S. PLEASANT VIEW RD.

Legal Description: A 5.902 ACRE TRACT OF LAND OUT OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

_____ Petition for annexation signed and notarized by property owners.

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

_____ Survey and metes and bounds.

_____ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Jaicer Hernandez Telephone: (956) 984-9756

Address: 1111 W. Nolana Ave Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: _____

ENGINEER INFORMATION

Name: MICHELLE ARRATIA Telephone: (956) 784-0218

Address: 910 VILLAGE PRADO Fax: _____

City: Donna State: TX Zip: 78537 E-mail: naengineering@yahoo.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: Javier Hernandez, as President of Premier Partnership, LLC

Owner Signature: [Signature] Date: 11/10/24

Valerie Arratic is the authorized agent

Authorized Agent Signature: [Signature] Date: 11/10/24

Authorized Agent Printed Name: Valerie Arratic

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

METES AND BOUNDS 5.902-ACRE TRACT

A 5.902-Acre Tract of land, more or less, out of Farm Tract 772, Block 137, The West and Adams Tracts Subdivision, as per map or plat thereof recorded in Volume 2, Pages 34 - 37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located at the Southwest corner of the intersection of Pleasantview Drive and Mile 51/2 North Road, is more particularly described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point on the apparent existing 60.00-foot right-of-way centerline of said Pleasantview Drive for the apparent Northeast corner of said Farm Tract 772 and of said 5.902-Acre Tract, and also being the **POINT OF BEGINNING** of said 5.902-Acre Tract of land herein described;

THENCE, S 01°12'45" E, with the said Pleasantview Drive existing 60.00-foot right-of-way centerline, and the apparent East lot line of said Farm Tract 772 and of said 5.902-Acre Tract, a distance 384.00 feet to a found 60D nail for the apparent Southeast corner of said 5.902-Acre Tract of land herein described;

THENCE, S 88°47'15" W, parallel to the apparent North lot line of said Farm Tract 772, and with the apparent North lot line of a tract of land vested in Michelle and Severiano Peña (Document No. 3045023, Official Records, Hidalgo County, Texas) and the South lot line of said 5.902-Acre Tract, a distance of 30.00 feet past a No. 4 Rebar set with plastic cap stamped 2791 on the apparent West right-of-way line of said Pleasantview Drive, continuing for a total distance of 669.57 feet to a No. 4 Rebar set with plastic cap stamped 2791 on the apparent Hidalgo and Cameron County Irrigation District No. 9 existing 30-foot irrigation easement centerline for the apparent Southwest corner of said 5.902-Acre Tract of land herein described;

THENCE, N 01°12'45" W, parallel to the said East lot line of Farm Tract 772, and with the said Hidalgo and Cameron County Irrigation District No. 9 existing 30-foot irrigation easement centerline and the apparent West lot line of said 5.902-Acre Tract, a distance of 384.00 feet to a point within an existing 48-inch irrigation well apparent existing center and being on the apparent existing South right-of-way line of said Mile 51/2 North Road for the apparent Northwest corner of said 5.902-Acre Tract of land herein described;

THENCE, N 88°47'15" E, with said Mile 51/2 North Road existing South right-of-way line and the apparent North lot line of Farm Tract 772 and of said 5.902-Acre Tract, a distance of 639.57 feet past a No. 4 Rebar set with plastic cap stamped 2791 on the said Pleasantview Drive existing West right-of-way line, continuing for a total distance of 669.57 feet to the said point for the Northeast corner of said 5.902-Acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 5.902 acres of land, of which 0.264 of an acre lies in existing Road Right-of-Way easement, for a net of 5.638 acres of land, more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

526 N. 5TH STREET
DONNA, TEXAS, 78537

E-MAIL: NAINENGINEERING@YAHOO.COM
PH. (956) 784-0218

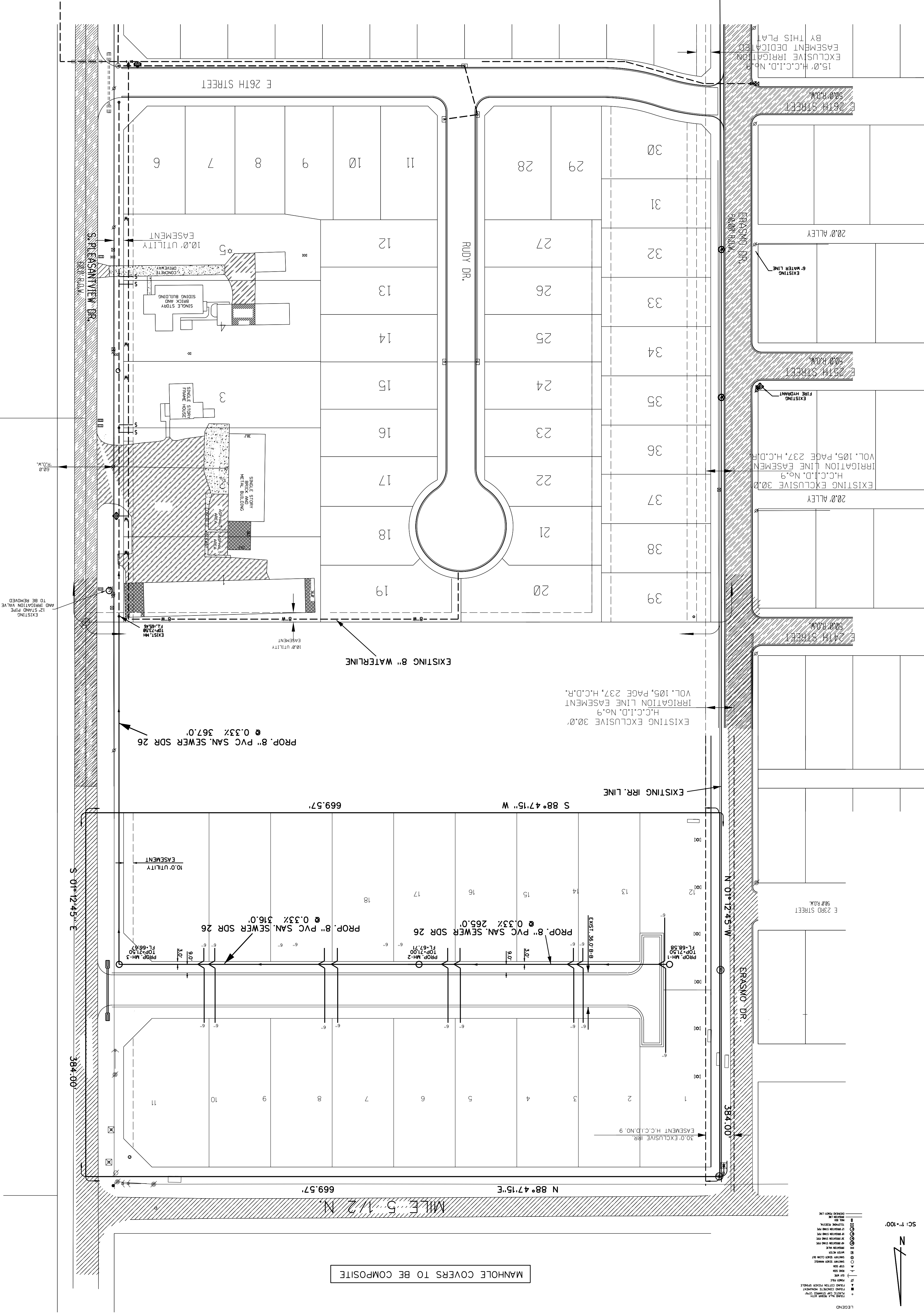
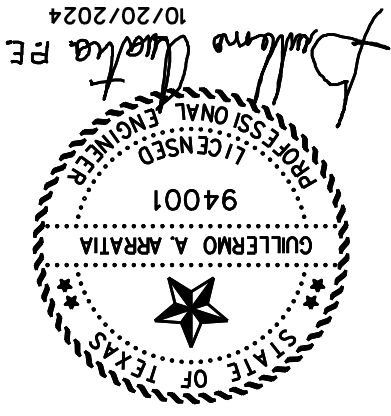
FIRM NO. F-9050

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

SANITARY SEWER
LAYOUT

PLEASANTVIEW APARTMENTS
SUBDIVISION

- GENERAL NOTES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS. SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
 3. WATER, SEWER, OR OTHER UTILITY SERVICES NOT BE INTERRUPTED. ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
 4. IN THE EVENT OF DAMAGE TO UNDERGROUND FACILITIES, WHETHER SHOWN OR NOT SHOWN IN THE DRAWINGS, THE CONTRACTOR SHALL MAKE THE NECESSARY REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTOR'S PRICE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVICING THE FACILITY.
 5. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
 6. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION AS PROVIDED FOR IN THE PLANS AND THESE SPECIFICATIONS, IT SHALL BE UNDER THE CONTRACTOR AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK, THE PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK, THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL INJURIES OR DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS COMPLETION AND ACCEPTANCE.
 7. CONTRACTOR WILL BE RESPONSIBLE FOR TRAFFIC CONTROL PLAN.
 8. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
 9. PROPOSED TRENCH PROTECTION FOR SANITARY SEWER LINE.
 10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT CITY OF WESLACO TO VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.



SC: 1"=100'

N

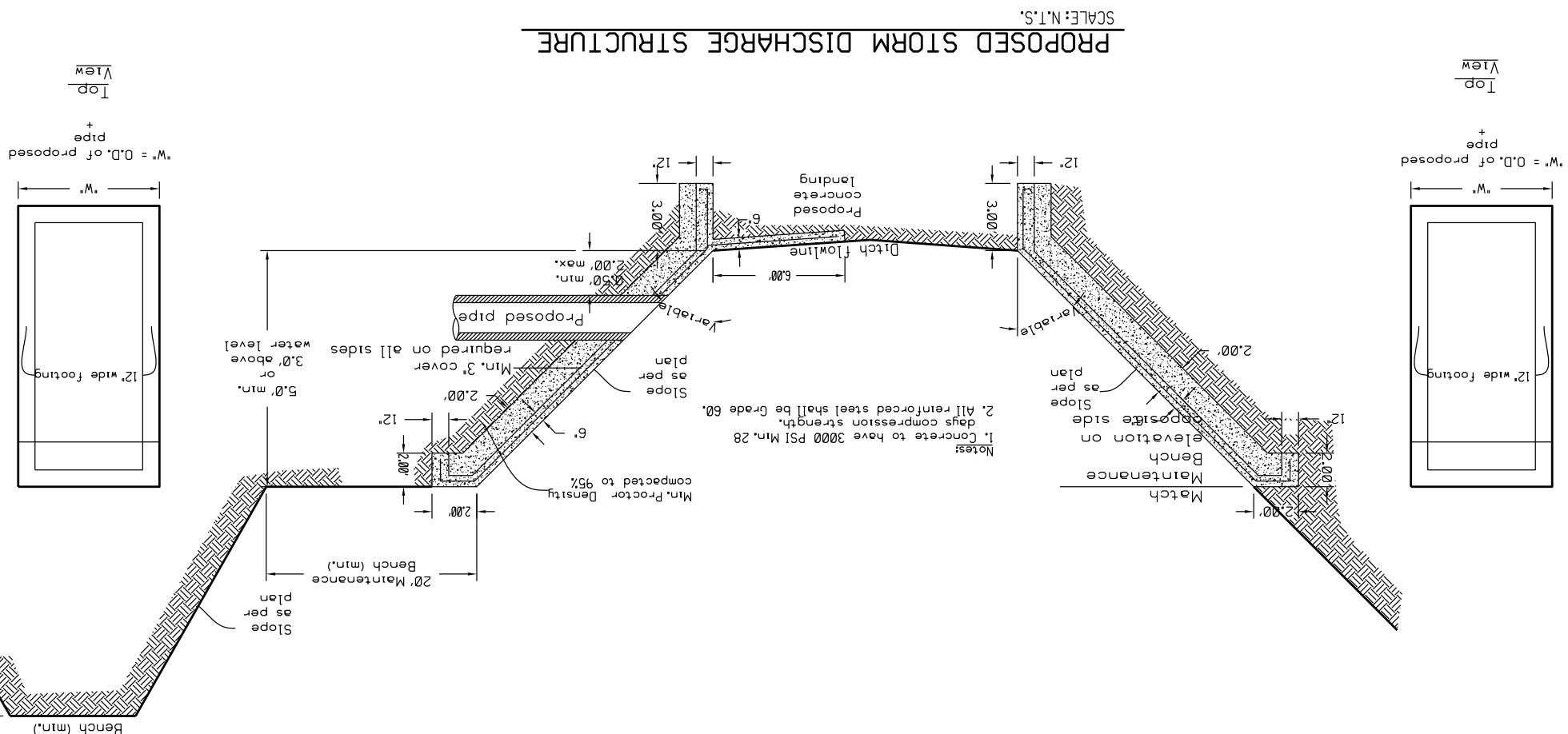
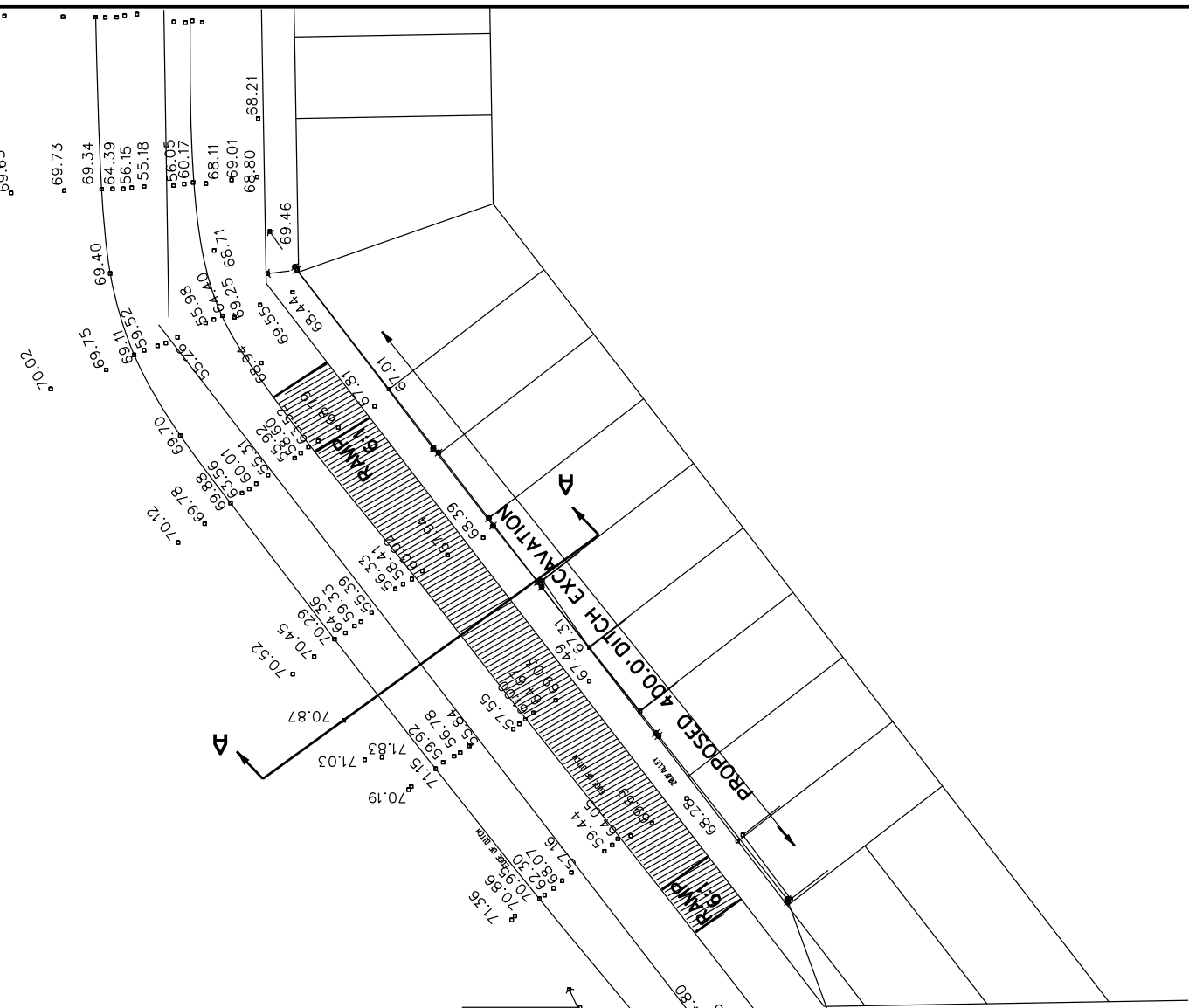
LEGEND

- 1. EXISTING SANITARY SEWER
- 2. PROPOSED SANITARY SEWER
- 3. EXISTING 8" WATERLINE
- 4. PROPOSED 8" WATERLINE
- 5. EXISTING 10" UTILITY
- 6. PROPOSED 10" UTILITY
- 7. EXISTING EASEMENT
- 8. PROPOSED EASEMENT
- 9. EXISTING 30.0' EXCLUSIVE IRR.
- 10. PROPOSED 30.0' EXCLUSIVE IRR.
- 11. EXISTING 15.0' H.C.I.D. NO. 9
- 12. PROPOSED 15.0' H.C.I.D. NO. 9
- 13. EXISTING 20.0' ALLEY
- 14. PROPOSED 20.0' ALLEY
- 15. EXISTING 20.0' ALLEY
- 16. PROPOSED 20.0' ALLEY
- 17. EXISTING 20.0' ALLEY
- 18. PROPOSED 20.0' ALLEY
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- 30. PROPOSED 20.0' ALLEY
- 31. EXISTING 20.0' ALLEY
- 32. PROPOSED 20.0' ALLEY
- 33. EXISTING 20.0' ALLEY
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- 38. PROPOSED 20.0' ALLEY
- 39. EXISTING 20.0' ALLEY
- 40. PROPOSED 20.0' ALLEY

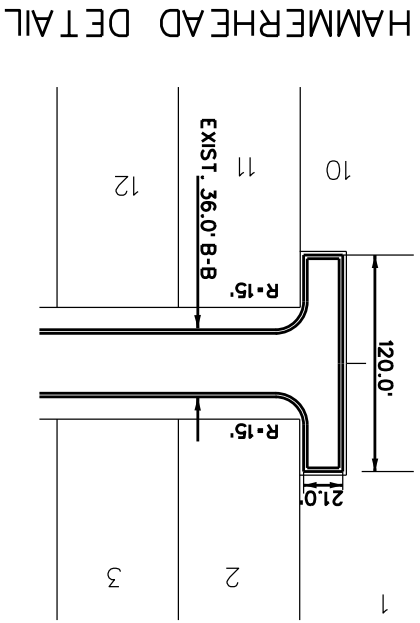
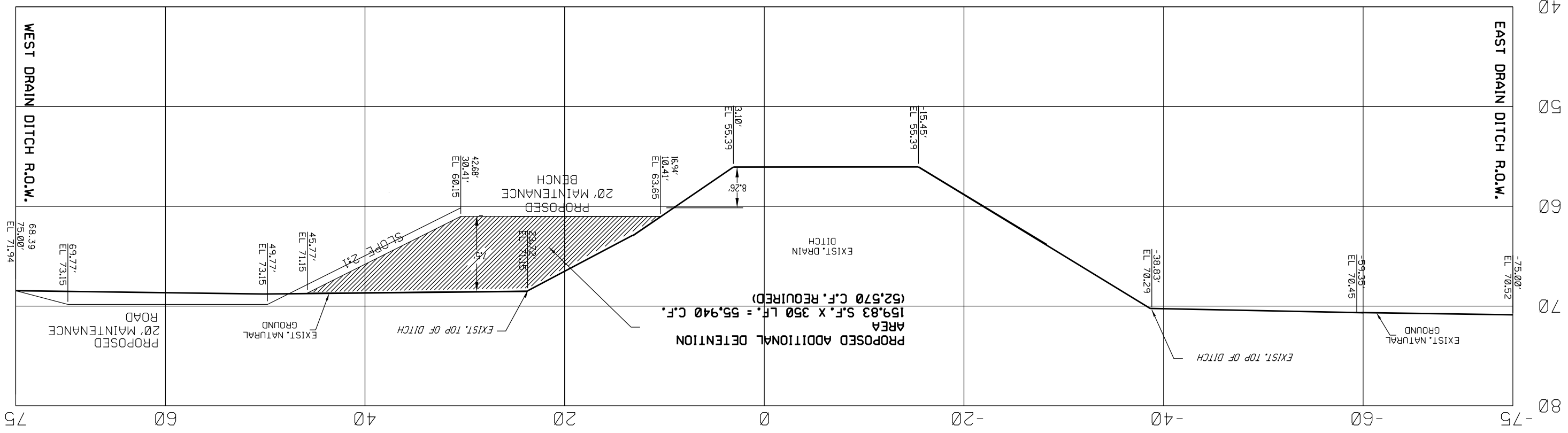
MANHOLE COVERS TO BE COMPOSITE

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DUNNA, TEXAS, 78537
FIRM NO. F-9050
E-MAIL: NAINENGINEERING@YAHOO.COM
PH. (956) 784-0218

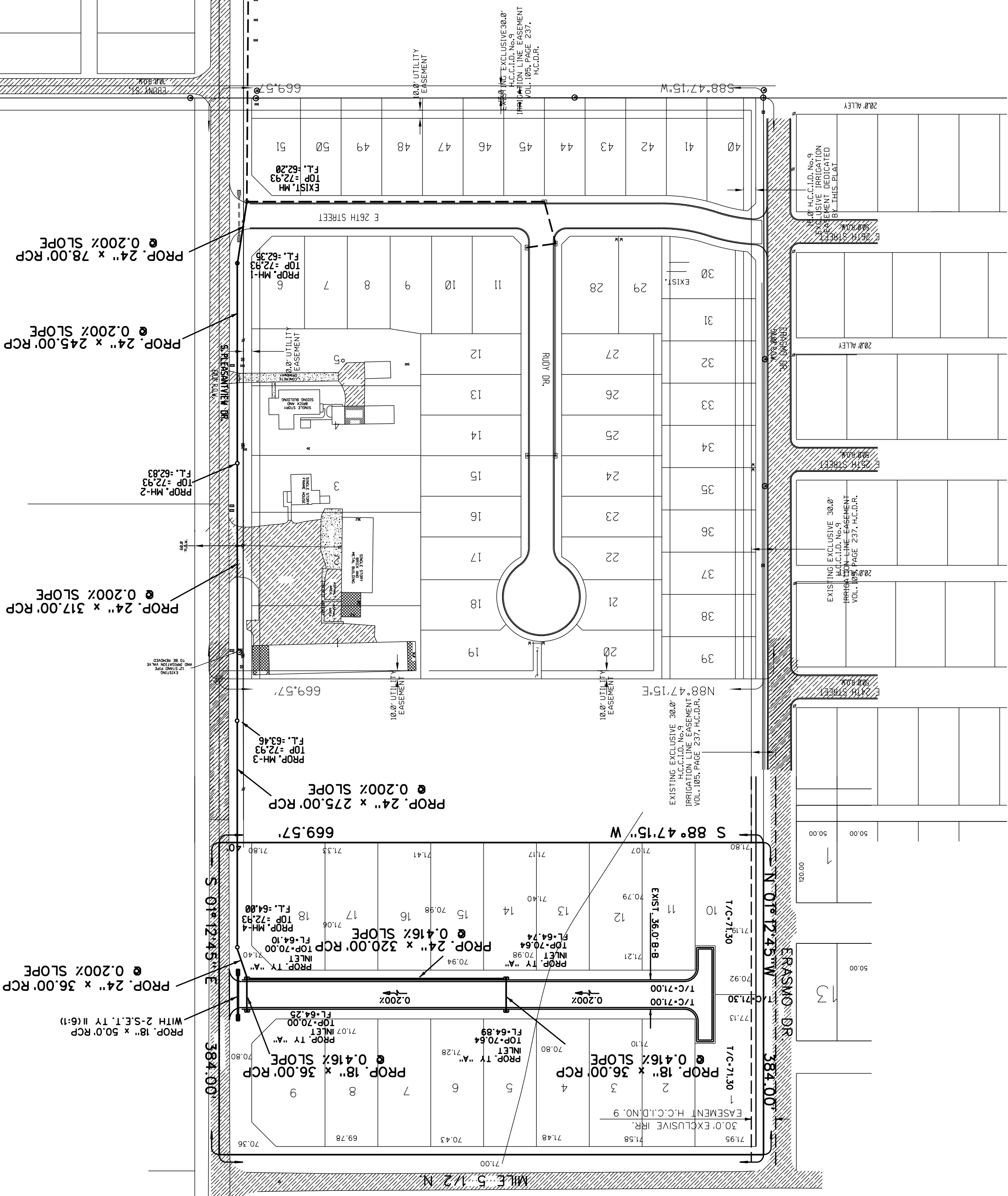
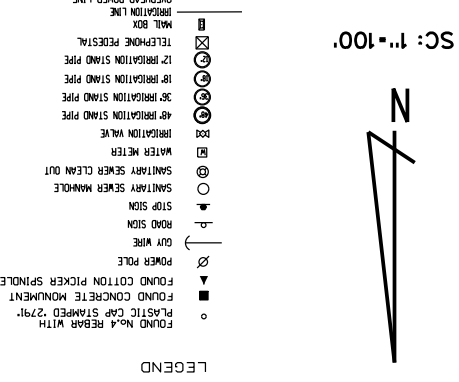
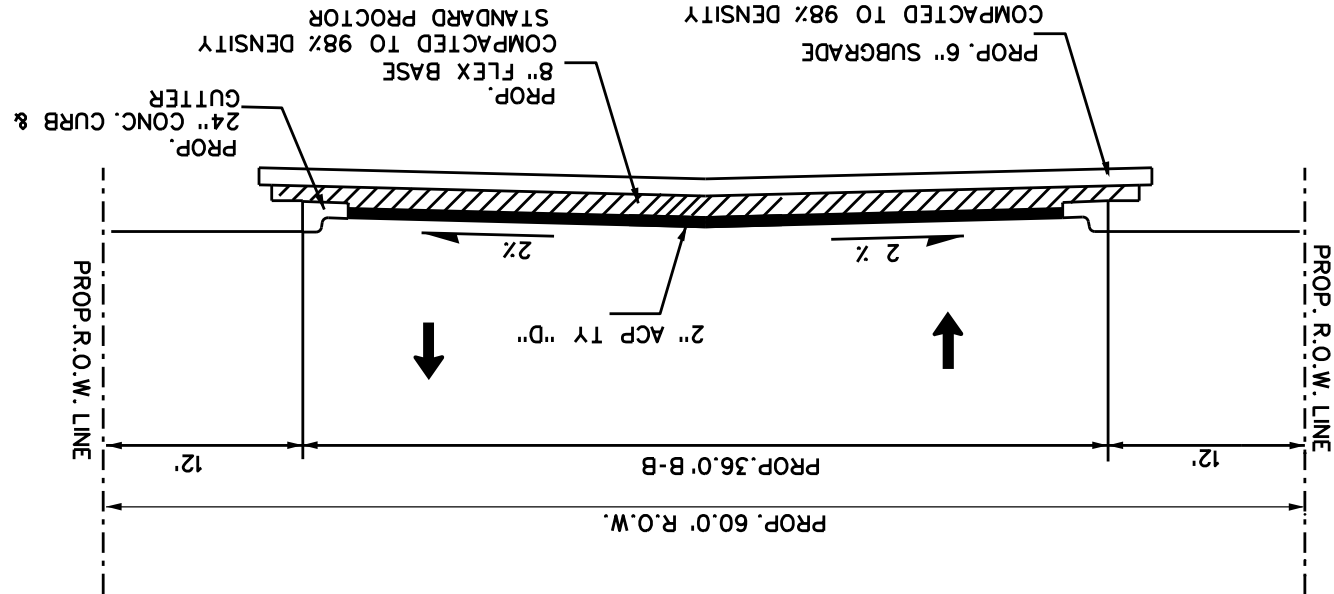
PAVING AND DRAINAGE
PLEASANTVIEW APARTMENTS
SUBDIVISION



LOOKING SOUTH
DRAIN DITCH CROSS SECTION -A-A'



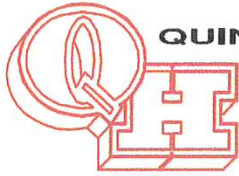
STREET TYPICAL SECTION





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

Date of Meeting: December 4, 2024	Agenda Item No. (to be assigned by PCE): V.I.
From: Rebekah de la Fuente, Planning Director, on behalf of Quintanilla, Headley & Associates, Inc.	
Subject/Agenda Item: Discussion and consideration for six-month extension of the Vittoria Subdivision being 42.18-acre out of Farm Tract 165 and 166, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southeast corner of Midway and Interstate 2. Possible Action.	
Discussion/Overview: The proposed eighty (80) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on December 20, 2024. This is the 2 nd extension. Project is about 58% completed. Pending testing for compactions, pressure mandrel and roadways. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S. #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

September 24, 2024

Ms. Rebekah de la Fuente
Senior Planner
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Vittoria Subdivision

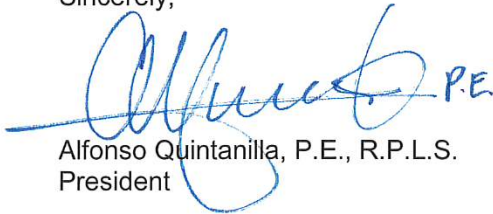
Dear Ms. de la Fuente:

I am requesting a time extension of six months for the approval of this subdivision.

Please review this request and present it to the Planning and Zoning Commission and the City Commission for their consideration.

Should you have any questions, please feel free to call me at 381-6480.

Sincerely,



Alfonso Quintanilla, P.E., R.P.L.S.
President

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#)
Subject: Vittoria Subdivision Extension
Date: Tuesday, April 23, 2024 10:18:11 AM
Attachments: [image001.png](#)

Good Morning,

This E Mail is to respond to the Extension request for the Project of Vittoria Subdivision. This project is about maybe 65% completed. Still needs testing for compactions, Pressure testing, Mandrel testing and roadways as well. If you have any questions or concerns, please feel free to contact.

_Thank you,

Joe Mondragon

Construction Inspector

Engineering Department

"CITY ON THE GROW"



City of Weslaco



255 S. Kansas Avenue

Weslaco, TX 78596

Ph: (956) 973-4002 Ext. 6675

Cell: (956) 532-8798

Fax: (956) 973-3128

jmondragon@weslacotx.gov