

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**JANUARY 8, 2025, 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
DECEMBER 4, 2024**

On Wednesday, December 4, 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:

Randy Summers	Commissioner
Adrian Torres	Commissioner
Jim Forward	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:

Commissioner Summers called the meeting to order and welcomed everyone in the audience.

A. Roll Call/Establish a Quorum

Mrs. Arevalo called the roll call noting that, Chairman Hernandez, Vice-Chairman Berry and Commissioner Crockett were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. November 6, 2024, Regular Meeting

Commissioner Forward made a motion to approve the minutes of November 6, 2024, seconded by Commissioner Treviño. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve a Conditional Use Permit to operate a daycare in a residential area at 802 N Pino St., also being Lot 12 & 13, Blk 17, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on November 12, 2024, there were twenty-five (25) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

No Action taken was taken due to the structure being an existing apartment with separate electrical services, and the proposed use is not permitted in apartment districts.

B. 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 November 13, 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 Forward made a motion to close the Public Hearing, seconded by Commissioner Treviño. Motion carried.

Mr. Arturo Ramos owner stated operation hours would be from 6:00 pm to 12:00 am Friday and Saturday only and security officers would be present during operations hours.

Commissioner Forward made a motion to approve the Conditional Use Permit request with condition that two licensed security guards are on duty during hours of operation, seconded by Commissioner Torres. 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 and lack of curb and gutter along Bridge and Mile 5 North. Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.

Commissioner Summers made a motion to approve the Preliminary plat, and the variances request, seconded by Commissioner Forward. Commissioner Torres voted against the item. Motion carried.

B. 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.

Mrs. Arevalo stated 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. Applicant is requesting a variance for off-site drainage, zero side setback and Minimum Lot Size. Staff recommends approval of Preliminary Plat and compliance with ordinance on the variance.

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

C. 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.

Mrs. Arevalo stated the proposed one (1) lot development is currently 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. Staff recommends approval of Preliminary Plat.

Commissioner Forward made a motion to approve the Preliminary Plat, seconded by Commissioner Treviño. Motion carried.

D. 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.

Mrs. Arevalo stated 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 through an 8" sewer line. Applicant is requesting variance for off-site drainage and has provided letters of support. Staff recommends approval of Preliminary Plat and compliance with ordinance on the variance.

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

E. Discussion and consideration of the Preliminary Plat for Alto Bonito Subdivision being Lot 2 Reisser Subdivision an 8.172-acre tract of land, Weslaco, Hidalgo County, Texas. Located approximately 600ft east of South Milanos Rd.

Mrs. Arevalo stated 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. Staff recommends approval of Preliminary Plat.

Commissioner Forward made a motion to approve the Preliminary Plat, seconded by Commissioner Treviño. Motion carried.

F. 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.

Mrs. Arevalo stated 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 through an 8" sewer line. Staff recommends approval of the Final Plat.

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

G. 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.

Mrs. Arevalo stated 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 through a 6" sewer line. Applicant was granted a variance for the 10' required ROW dedication. Staff recommends approval of Final Plat.

Commissioner Torres made a motion to approve the Final Plat, with the stipulation the instrument number be added to the plat for the shared access easement with the property to the east and confirmation from TxDOT that they are in agreement that the additional right of way does not need to be dedicated along Business Highway 83, seconded by Commissioner Treviño. Motion carried.

H. 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.

Mrs. Arevalo stated 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. Staff recommends approval.

Commissioner Torres made a motion to approve the annexation, seconded by Commissioner Treviño. Motion carried.

I. Discussion and consideration for the six-month extension of Vittoria Subdivision being 42.18-acre out of Farm Tract 165 and 166, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southeast corner of Midway and Interstate 2.

Mrs. Arevalo stated 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 2nd extension for this development. The project is about 58% completed and is pending testing for compactions, pressure mandrel and roadways. Engineering has provided an email. Staff recommends approval of the six-month extension.

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

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Commissioner Summers adjourned the meeting at 6:45 p.m.

Planning and Zoning Commission

Absent

David Hernandez, Chairman

Absent

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent

Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary

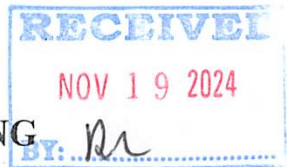


Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: January 8, 2025	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Virginia Yolanda Lozano.	
Subject/Agenda Item: Discussion and consideration to rezone 2610 N Westgate Dr., also being S ½ of Lot 2 & all of 3, Blk 1, Sun Country Estates Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on December 11, 2024. Nine-teen (19) property owners within 200 feet of the applicant's property were notified by letter on December 23, 2024.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING



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

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

FILE NO. RZNE-000742
2024

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot South 1/2 of lot 2 & All lot 3 Block 1

Subdivision Name Sun Country Estates

Street Address 2610 N. Westgate Dr

Existing Zoning R1 Existing Land Use _____

Proposed Zoning B1 Proposed Land Use _____

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Virginia Yolanda Lozano Phone 956-373-1601

Address 2610 N. Westgate Dr Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: _____

OWNER

Name Virginia Yolanda Lozano Phone 956-373-1601

Address 2610 N. Westgate Dr Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: _____

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

Signature [Signature] Date 11-19-2024
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
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

December 23, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, January 8, 2025, and the City Commission will hold a public hearing on January 21, 2025, 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 January 8, 2025. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Virginia Yolanda is requesting to rezone 2610 N Westgate Dr., also being S ½ of Lot 2 & all of 3, Blk 1, Sun Country Estates Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

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

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

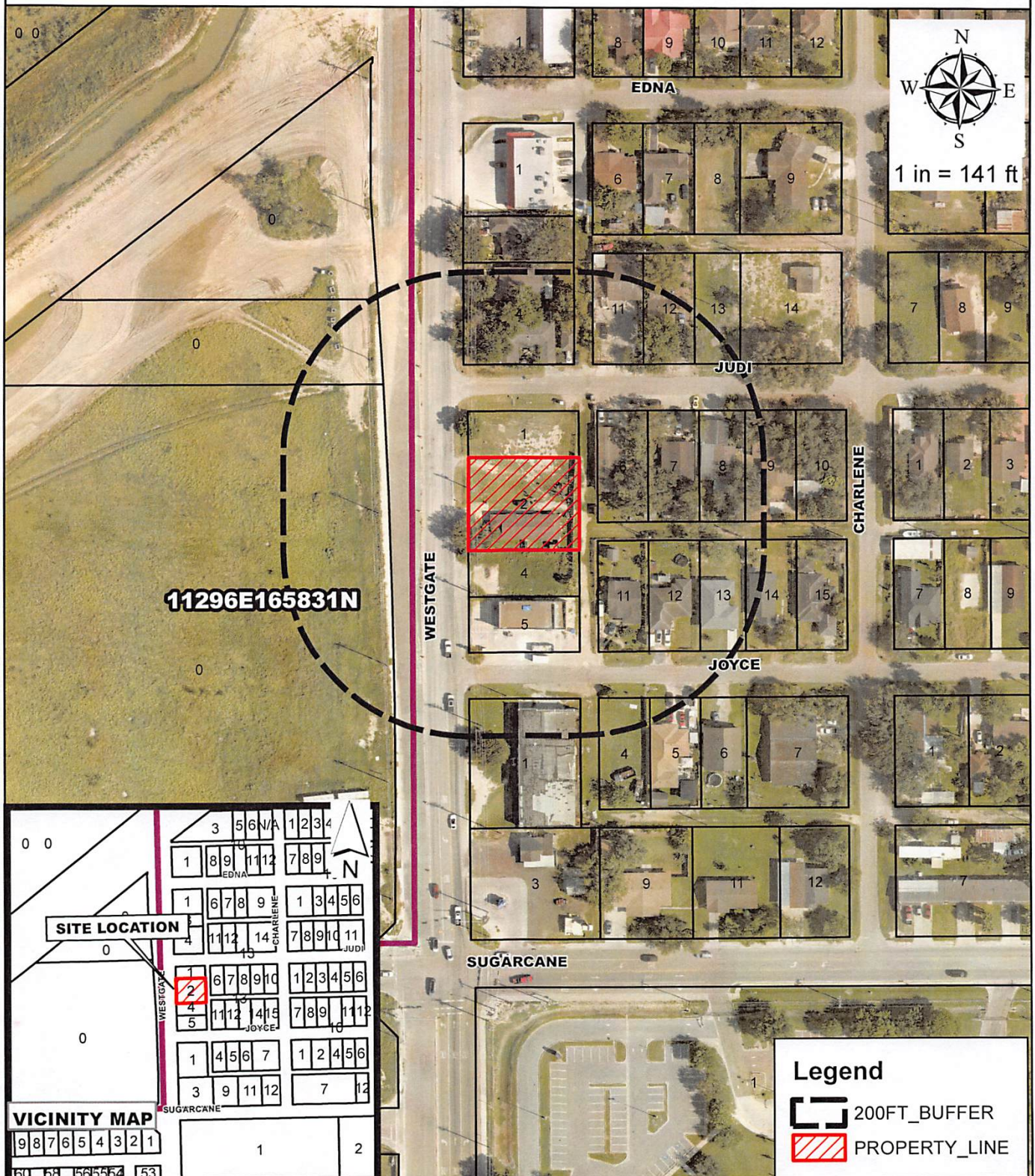
Sincerely,

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

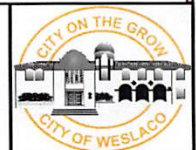
Planning &
Code Enforcement



Virginia Lozano
2610 N Westgate Dr
Sun Country Estates

Purpose for the Rezone Request

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



City of Weslaco Code Enforcement Dept.

DEC 12, 2024

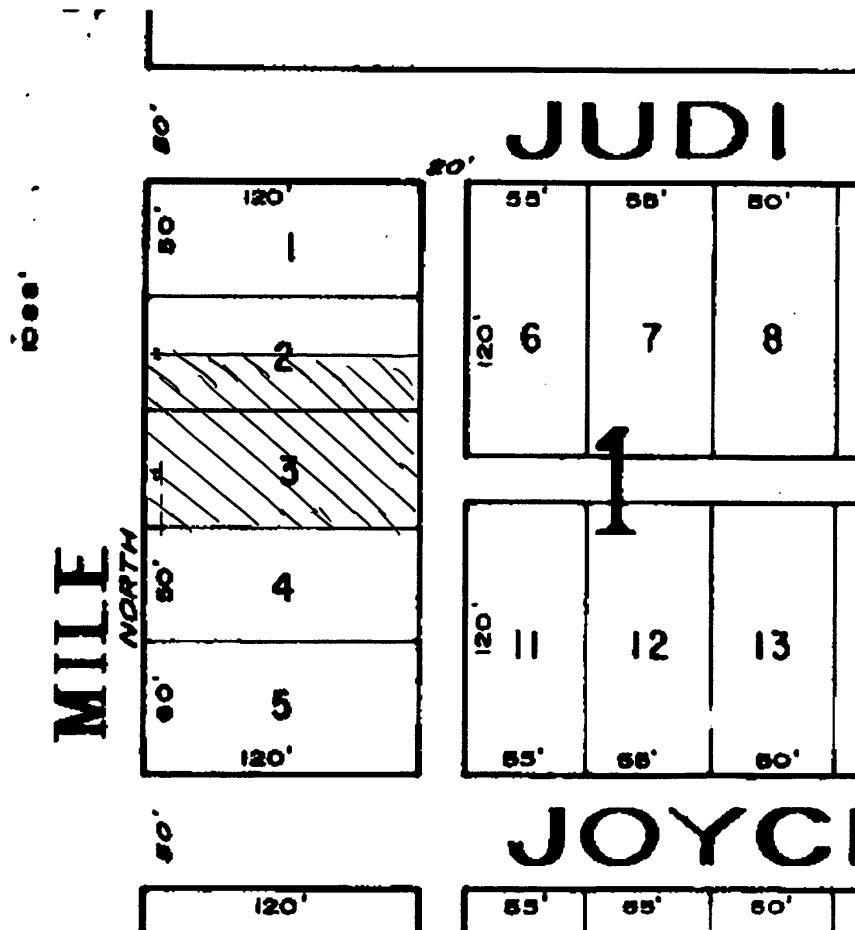
LOZANO VIRGINIA YOLANDA 1611 JUDI ST WESLACO TX 78599	S6900-00-001-0001-00 SUN COUNTRY ESTATES LOT 1 & N1/2 OF	L: 83190 B: 0
LOZANO VIRGINIA YOLANDA 1611 JUDI ST WESLACO TX 78599	S6900-00-001-0002-00 SUN COUNTRY ESTATES S1/2 LOT 2 &	L: 85130 B: 75716
RSA PROPS LLC 11626 MEADOWCHASE DR HOUSTON TX 77065	S6900-00-001-0004-00 SUN COUNTRY ESTATES LOT 4 BLK 1	L: 55270 B: 24730
RSA PROPS LLC 11626 MEADOWCHASE DR HOUSTON TX 77065	S6900-00-001-0005-00 SUN COUNTRY ESTATES LOT 5 BLK 1	L: 59990 B: 153828
AGUILAR ADAM A ETAL 1610 JUDI ST WESLACO TX 78599	S6900-00-001-0006-00 SUN COUNTRY ESTATES LOT 6 BLK 1	L: 46200 B: 94177
AGUILAR ALEXANDRA & ADAM ABEL 1610 JUDI ST WESLACO TX 78599	S6900-00-001-0007-00 SUN COUNTRY ESTATES LOT 7 BLK 1	L: 46200 B: 108963
RIOS BERTHA ALICIA & RAFAEL MARIA CONSUELO REYNA 1205 JUDI ST WESLACO TX 78599	S6900-00-001-0008-00 SUN COUNTRY ESTATES LOT 8 BLK 1	L: 34800 B: 36937
FARIAS MARIA S PROJECT 9 MILE LLC 1601 JUDI ST WESLACO TX 78599	S6900-00-001-0009-00 SUN COUNTRY ESTATES LOT 9 BLK 1 1603 JUDI ST	L: 38280 B: 83793
MARTINEZ PATRICIA G 1610 JOYCE ST WESLACO TX 78599	S6900-00-001-0011-00 SUN COUNTRY ESTATES LOT 11 BLK 1	L: 38280 B: 29783
JALOMO MARIA EVA 3312 ROSEWOOD DR WESLACO TX 78599	S6900-00-001-0012-00 SUN COUNTRY ESTATES LOT 12 BLK 1	L: 38280 B: 65740
RODRIGUEZ MARIA GUADALUPE 1606 JOYCE ST WESLACO TX 78599	S6900-00-001-0013-00 SUN COUNTRY ESTATES LOT 13 BLK 1 1606 JUDI ST	L: 34800 B: 118029
RINCON ASENCION A 1604 JOYCE ST WESLACO TX 78599	S6900-00-001-0014-00 SUN COUNTRY ESTATES LOT 14 BLK 1	L: 38280 B: 23460

City of Weslaco Code Enforcement Dept.

DEC 12, 2024

GONZO ENTERPRISES LLC	S6900-00-003-0001-00	L: 137690
1115 N 171ST E AVE	SUN COUNTRY ESTATES LOTS 1 & 2 BLK	B: 100915
TULSA OK 74116		
GONZO ENTERPRISES LLC	S6900-00-003-0004-00	L: 38280
1115 N 171ST E AVE	SUN COUNTRY ESTATES LOT 4 BLK 3	B: 0
TULSA OK 74116		
MONJARAS DANIEL ENRIQUE	S6900-00-003-0005-00	L: 38280
1607 JOYCE ST	SUN COUNTRY ESTATES LOT 5 BLK 3	B: 140486
WESLACO TX 78599		
AGUILAR JUAN	S6900-00-005-0011-00	L: 38280
2104 PRIMROSE DR	SUN COUNTRY ESTATES UNIT NO. 2 LOT	B: 6009
WESLACO TX 78596		
CUELLAR GUADALUPE & ANTONIA	S6900-00-005-0012-00	L: 38280
1608 JUDI ST	SUN COUNTRY ESTATES UNIT NO. 2 LOT	B: 27514
WESLACO TX 78599		
ROBLEDO JUAN	S6900-00-005-0013-00	L: 34800
2629 GRANADA	SUN COUNTRY ESTATES UNIT NO. 2 LOT	B: 0
WESLACO TX 78599		
GONZI INVESTMENTS INC	S6900-00-005-0014-00	L: 56100
213 W MILE 10 N RD	SUN COUNTRY ESTATES UNIT NO. 2	B: 0
WESLACO TX 78599	1604 JUDI ST	







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

Date of Meeting: January 8, 2025	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of S2 Engineering PLLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Re-Subdivision Map of Mid-Valley Industrial Park Subdivision being a 11.753-acre tract of land, out of Lot 2 & 3, Blk 1, Mid Valley Industrial Park Subdivision, Weslaco, Hidalgo County, Texas. Located at the Northeast corner of Sugar Sweet Ave. and Vo Tech Drive. 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 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-000752-2024

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: Re-Subdivision Map of Mid-valley Industrial Park

Location: Northeast corner of Sugar Sweet Ave and Vo Tech Drive intersection.

Legal Description: 11.753 acre tract of land out of lot 2 and lot 3, Block 1, Mid Valley Industrial Park Subdivision and addition to the city of Weslaco, Vol.21 Pg. 37, H.C.M.R.

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: Industrial

Existing Land Use: Industrial Proposed Land Use: Industrial

Number of Lots Proposed: 5 Gross Acreage: 11.753

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: CIL WESLACO 4, LLC Telephone: _____

Address: 6800 International Parkway Fax: _____

City: McAllen State: TX Zip: 78503 E-mail: _____

ENGINEER INFORMATION

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

Address: 2020 E Griffin Pkwy Fax: _____

City: Mission State: TX Zip: 78574 E-mail: s2engineering.ns@gmail.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
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Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</u>
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Has the property been assessed as flat rate irrigable property: ☐ YES ☒ NO

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: Jose N. Saldivar Date: 10-7-24

Authorized Agent Printed Name: Jose N. Saldivar P.E. / C.F.M.

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: Tuesday, December 10, 2024 1:46 PM
To: Luis R. Martinez
Cc: Omar Anzaldua Jr; rdelafuente@weslacotx.gov; karevalo@weslacotx.gov; S2 engineering; Hans Humphrey; Joaquin Spamer; Alexis Rodriguez
Subject: RE: Re-Subdivision Map of Mid Valley Industrial Park
Attachments: Subdivision review report.pdf

Good Afternoon

Attached are the subdivision review report, your project has been approved with comments. Please submit the following documents to be placed on the next P&Z agenda:

- Subdivision platting Application
- \$355.00 application fee
- \$100.00 fire review fee
- 12 sets of plats (plat, utility, drainage)
- Approved or up to date 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: Luis R. Martinez <s2engineering.lm@gmail.com>
Sent: Wednesday, December 4, 2024 3:17 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Omar Anzaldua Jr <omar@anzalduaengineering.com>; rdelafuente@weslacotx.gov <IMCEAUNDEFINED-rdelafuente+40weslacotx+2Egov@namprd19.prod.outlook.com>; karevalo@weslacotx.gov <IMCEAUNDEFINED-karevalo+40weslacotx+2Egov@namprd19.prod.outlook.com>; S2 engineering <s2engineering.ns@gmail.com>; Hans Humphrey <hans@cil.mx>; Joaquin Spamer <js@cil.mx>; Alexis Rodriguez <s2engineering.ar@gmail.com>
Subject: Re: Re-Subdivision Map of Mid Valley Industrial Park

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 Ms. De La Fuente,

Please see attached for the updated plans including the utility sheet. Please review and feel free to let me know if you have any questions or if you need any additional information.

Thank you in advance for your assistance,

S2 Engineering

Luis R. Martinez

Graduate Engineer

Cell (956) 627-9671

s2engineering.lm@gmail.com

2020 E Griffin Parkway

Mission, Texas 78574

On Tue, Dec 3, 2024 at 8:47 AM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Also please remove retention area from the plat sheet, the city only allows for detention areas

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: Wednesday, November 27, 2024 10:54 AM

To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>

Cc: Omar Anzaldua Jr <omar@anzalduaengineering.com>; rdelafuente@weslacotx.gov <IMCEAUNDEFINED-rdelafuente+40weslacotx+2Egov@namprd19.prod.outlook.com>; karevalo@weslacotx.gov <IMCEAUNDEFINED-karevalo+40weslacotx+2Egov@namprd19.prod.outlook.com>; S2 engineering <s2engineering.ns@gmail.com>; Hans Humphrey <hans@cil.mx>; Joaquin Spamer <js@cil.mx>

Subject: Re: Re-Subdivision Map of Mid Valley Industrial Park



PLAN CORRECTIONS REPORT PAR-000715-2024 FOR CITY OF WESLACO

PLAN ADDRESS:	Re- Subdivision Map Of Mid-Valley Industrial Park Weslaco, TX 78596		PARCEL:	
APPLICATION DATE:	10/11/2024	SQUARE FEET:	0.00	DESCRIPTION: RE-SUBDIVISION MAP OF MID-VALLEY INDUSTRIAL PARK
EXPIRATION DATE:	10/11/2025	VALUATION:	\$0.00	
CONTACTS	Name	Company	Address	
Engineer	JOSE SALDIVAR	S2 ENGINEERING PLLC	2020 Griffin Pkwy Mission, TX 78574	

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: 956-969-1533 email: aaldana@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Approved	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	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	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.3 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 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

PLAN CORRECTIONS REPORT (PAR-0715-2024)

CONDITION(S) Approved as submitted with notes - Approved as submitted with notes with notes

Comment: Development will have to comply with Chapter 5 of the 2015 IFC Section 503 Fire Apparatus Access Roads.

Shall submit a complete set of plans for construction to my office for further requirements. - Shall submit a complete set of plans for construction to my office for further requirements.

Comment: For development

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 approved with comments

Comment: Meter boxes to be DFW 1300 blue lid with antenna hole on top meter boxes to be provided by developer

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 - Planning approved w/comments

Comment: 1. Submit a trip test generation worksheet

2. Update plat sheet to read Detention area (remove retention)

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

Shall provide fire lane painted with 6" red striping, with white lettering 4" x 3/4" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet. - Shall provide fire lane painted with 6" red striping, with white lettering 4" x 3/4" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.

Comment: For Development

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.



PLAN CORRECTIONS REPORT PAR-000715-2024 FOR CITY OF WESLACO

PLAN ADDRESS:	Re- Subdivision Map Of Mid-Valley Industrial Park Weslaco, TX 78596	PARCEL:	
APPLICATION DATE:	10/11/2024	SQUARE FEET:	0.00
EXPIRATION DATE:	10/11/2025	VALUATION:	\$0.00
		DESCRIPTION:	RE-SUBDIVISION MAP OF MID-VALLEY INDUSTRIAL PARK
CONTACTS	Name	Company	Address
Engineer	JOSE SALDIVAR	S2 ENGINEERING PLLC	2020 Griffin Pkwy Mission, TX 78574

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: 956-969-1533 email: aaldana@weslacotx.gov
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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	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	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

PLAN CORRECTIONS REPORT (PAR-0715-2024)

CONDITION(S) Approved as submitted with notes - Approved as submitted with notes with notes

Comment: Development will have to comply with Chapter 5 of the 2015 IFC Section 503 Fire Apparatus Access Roads.

Shall submit a complete set of plans for construction to my office for further requirements. - Shall submit a complete set of plans for construction to my office for further requirements.

Comment: For development

General Condition - Planning 2nd Revisions

Comment: 1. Submit a trip test generation worksheet

2. Must update plat sheet to show detention area... (Irrigation district does not want the detention area to be shown on the plat.)

3. Identify utility easements. (There should be a utility easement along the front of all the proposed lots)

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 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

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Comment: General Note

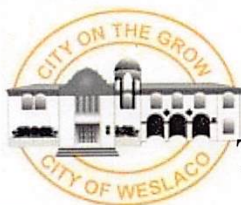
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Comment: For Development

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General Condition - Public Works revisions required

Comment: All these lots will need to have water and sewer installed lot 4 might be an issue since the nearest sewer is in the alley to the west side an easement might need to be added to allow this lot to run the sewer service there is an 8" water line on the south side of Sugar Sweet ave. and a 16" AC line in on the west side of Vo tech drive sewer also runs on the east side of vo tech drive .



**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: Re-subdivision Mid Valley Industrial Park
 Location: Sugar Sweet Avenue and Vo Tech Drive
 Applicant: S2 Engineering PLLC ☐ Owner ☒ Agent
 Address: 2020 E Griffin Pkwy, Mission, Texas Phone Number: 956-403-9787

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			
110	General Light Industrial	12	25	5			

Comments: Please refer to the attached ITE codes for Results
 Prepared by: S2 Engineering PLLC Date: _____
 Address: 2020 E Griffin Pkwy, Mission, Texas 78574 Phone Number: 956-403-9787

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

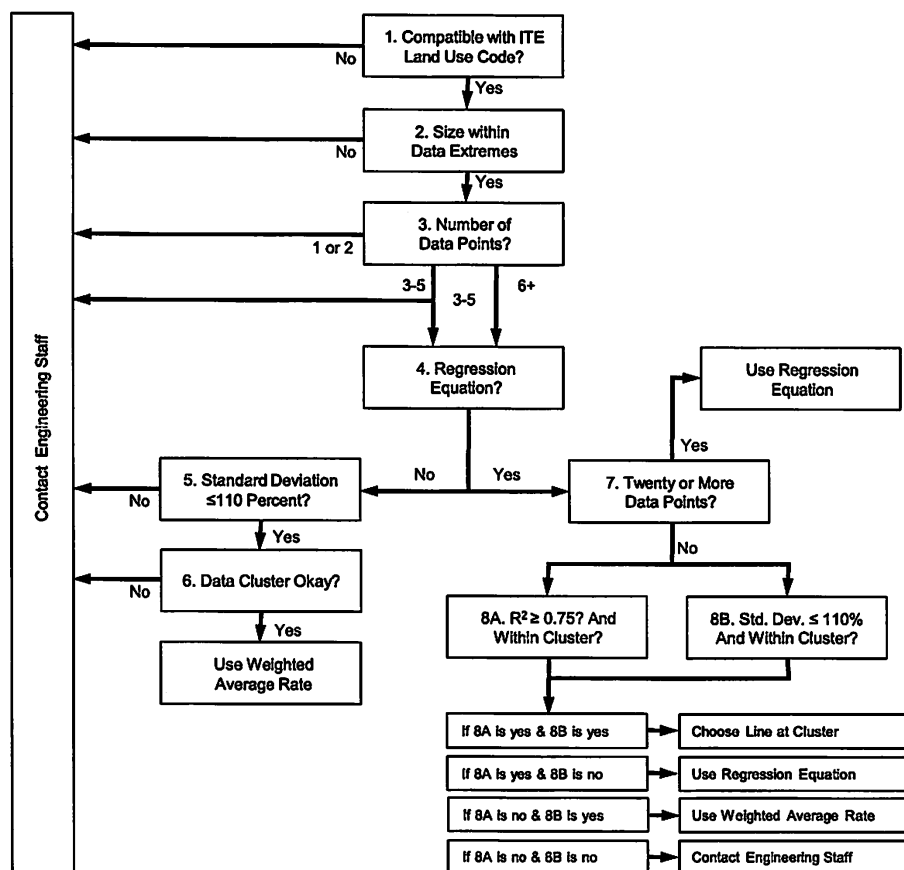
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ 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)

Directional Distribution: 52% entering, 48% exiting

Average Rate	Range of Rates	Standard Deviation
0.05	0.00 - 0.67	0.11

A scatter plot showing the relationship between 'X = 1000 Sq. Ft. GFA' (X-axis) and 'T = Trips Ends' (Y-axis). The X-axis ranges from 0 to 200, and the Y-axis ranges from 0 to 8. Data points are marked with 'X'. A dashed line represents the 'Average Rate' fitted curve. The plot includes a legend for 'Study Site' (X) and 'Average Rate' (dashed line). The text 'Fitted Curve Equation: Not Given' and 'R²= ***' are also present.

X = 1000 Sq. Ft. GFA	T = Trips Ends
10	0.1
15	0.1
20	0.1
25	0.1
30	0.1
35	0.1
40	0.1
45	0.1
50	0.1
55	0.1
60	0.1
65	0.1
70	0.1
75	0.1
80	0.1
85	0.1
90	0.1
95	0.1
100	0.1
105	0.1
110	0.1
115	0.1
120	0.1
125	0.1
130	0.1
135	0.1
140	0.1
145	0.1
150	0.1
155	0.1
160	0.1
165	0.1
170	0.1
175	0.1
180	0.1
185	0.1
190	0.1
195	0.1
200	0.1
10	2.1
25	2.1
40	4.1
55	2.1
70	7.1
85	5.1
150	6.1

Rebekah M. De La Fuente

From: Alberto J. Aldana <aaldana@weslacotx.gov>
Sent: Tuesday, December 10, 2024 11:46 AM
To: Luis R. Martinez; Salvador Ayar
Cc: Rebekah M. De La Fuente; S2 engineering
Subject: RE: Trip Generation worksheet for Industrial Park

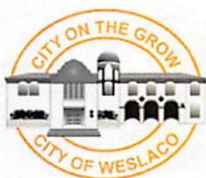
Good morning.

The trip generation worksheet must be filled out completely and indicate the AM and PM peak hours.

Please revise and resubmit.

Thanks.

AJA



Albert J. Aldana, P.E.

City Engineer

255 S. Kansas Ave | Weslaco, TX 78596
(956) 969-1533

"Everything perfect must proceed from something perfect: therefore the First Being must be most perfect." - Thomas Aquinas

From: Luis R. Martinez <s2engineering.lm@gmail.com>
Sent: Tuesday, December 10, 2024 11:40 AM
To: Salvador Ayar <sayar@weslacotx.gov>
Cc: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>; Alberto J. Aldana <aaldana@weslacotx.gov>; S2 engineering <s2engineering.ns@gmail.com>
Subject: Trip Generation worksheet for Industrial Park

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 Mr. Ayar,

Please see attached for the Trip Generation for the attached 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

Re-subdivision Map of
Mid-Valley Industrial Park
Drainage Report

Prepared By:

Jose Noe Saldivar, PE, CFM

S2 Engineering, PLLC

Firm Registration No.: 22858

2020 GRIFFIN PKWY

Mission, Texas 78574

Phone No.: (956) 403-9787

Email: s2engineering.ns@gmail.com

Date: September 17, 2024



Jose N. Saldivar, P.E.



INDEX

1. Drainage Statement
2. Subdivision Location Map
3. Drainage Calculations
6. FEMA FIRMette
7. USDA NRCS Soil Survey Map and Report
8. USGS Topo Map
9. USGS National Hydrography Dataset
10. Preliminary Plat

DRAINAGE STATEMENT

Mid Valley Industrial Park Subdivision

Re-Plat Lots 2&3 Block 1

Hidalgo County, Texas



Re-Plat of Mid Valley Industrial Park Subdivision is a proposed 5-lot Industrial re-subdivision in Hidalgo County, located in Weslaco, TX, on the Northwest corner of Sugar Sweet Ave and Vo Tech Dr and). Being a 11.748-acre tract of land comprised of 5.874 acres out of Lot 2, and 5.874 acres out of Lot 3, Block 1, Mid Valley Industrial Park subdivision, as recorded in volume 21, pages 37, Hidalgo County Map Records, Hidalgo County, Texas.

The proposed re-subdivision is in Zone "B" (Shading) according to the FEMA FIRM Community Panel No. 480349 0005 B, dated Effective Date March 4, 1980. Defined as areas of 500-yearflood; 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.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of 82.2% Hidalgo sandy clay loam (28); hydrologic group B, and 17.8% Raymondville clay loam (52); hydrologic group C.

The existing runoff sheet flows overland towards Sugar Sweet Ave and Vo Tech Dr and into the existing storm sewer drain inlets located at the intersections of Vo Tech Dr. and Sugar Cane Drive into an existing Ditch.. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 35.18 cfs of runoff. The proposed runoff after development is 95.32 cfs for a 50-year storm event. The proposed project will have an approximate increase of 60.14 cfs of storm runoff for a 50-year storm event.

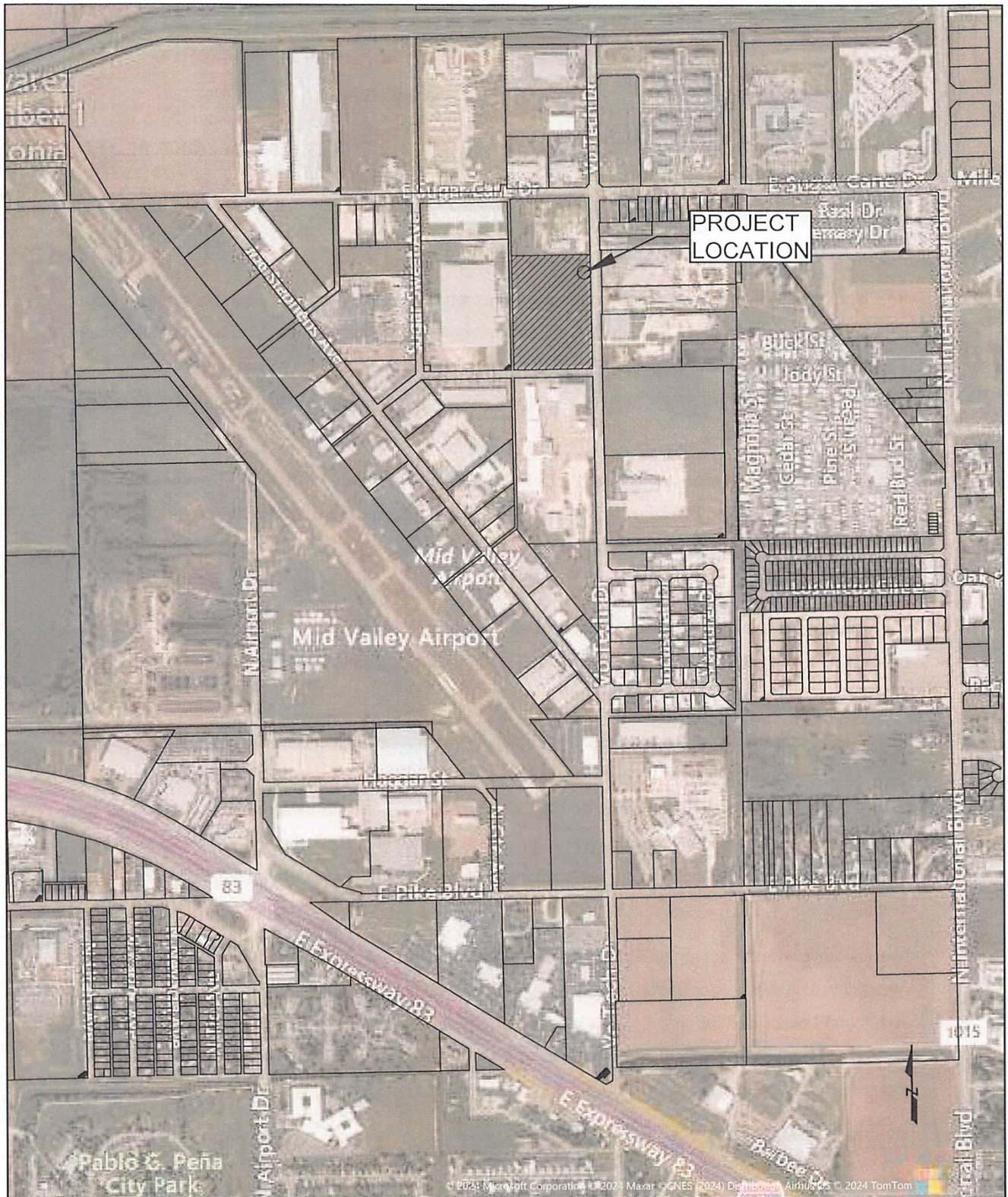
In accordance with the county of Hidalgo's drainage requirements, 64,714 cubic feet (2,397 cubic yard) of runoff detention will need to be detained for a 50-year storm event. Individual on-site detention areas within each lot will be utilized for detention of future runoff. These detention facilities will bleed into the City of Weslaco curb inlets located at the intersections of Vo Tech Dr. and Sugar Cane Drive via concrete flume and curb cuts as there is no adjacent storm piping adjacent to the property.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
<u>Alexis Logano</u> <u>10/3/24</u>	
H.C.D.D. NO. 1 DATE	



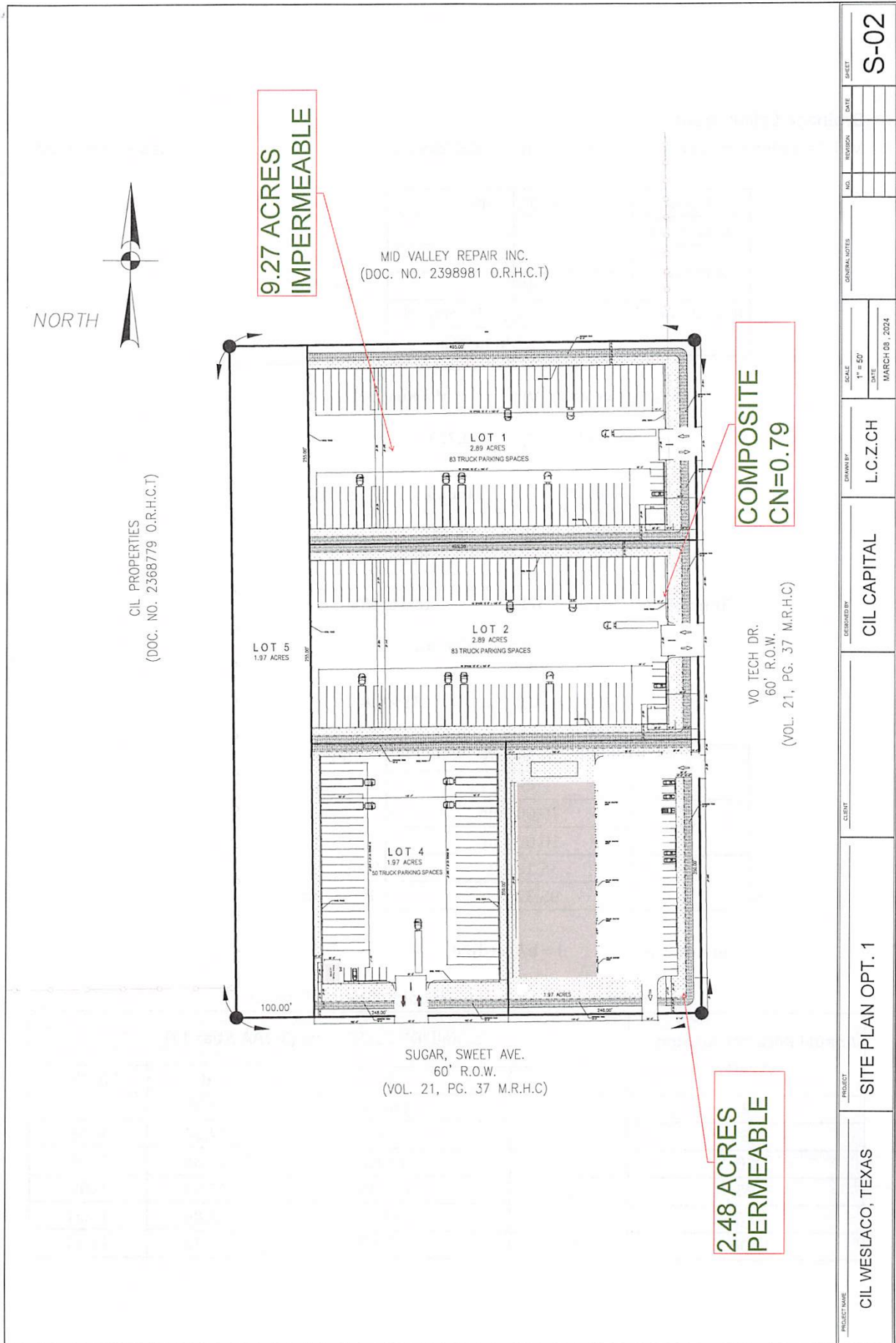
Rev
9-27-24

Jose N. Saldivar, P.E.



LOCATION MAP
MID VALLEY INDUSTRIAL PARK
LOT 2&3 BLOCK 1-RESUBDIVISION

PROJECT NO.	A-XX-XX
SCALE	1"= 1,000'
DRAWN BY	XX
CHECKED BY	XX
TPOD BY	XX
SHEET 01 OF 01	



PROJECT NAME	CIL WESLACO, TEXAS	PRODUCT	SITE PLAN OPT. 1	CLIENT		DESIGNED BY	CIL CAPITAL	DRAWN BY	L.C.Z.CH	SCALE	1" = 50'	DATE	MARCH 08, 2024	GENERAL NOTES		NO.	REVISIONS	DATE	SHEET	S-02
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Drainage Calculations

Mid Valley Industrial Park Re-Subdivision (Lot 2 &3) Block 1

September 2024

Area (A)	11.75	acres	
Length (L)	448	ft	
Slope (Sp)	1.50	%	(Exist.)
	0.45	%	(Prop.)
Runoff Coeff. (C)	0.40	Undeveloped	(Exist.)
	0.79	Industrial	(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	0.86	ft/s	(Exist.)
	2.49	ft/s	(Prop.)
tc	10.00	min	(Exist.)
	10.00	min	(Prop.)
Q	35.18	cfs	(Exist. - 10-yr)
	95.32	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	5.03
5	0.82	81.00	12.24	6.36
10	0.81	93.18	12.34	7.49
25	0.80	110.35	12.61	9.05
50	0.80	123.67	12.86	10.27
100	0.79	137.99	13.32	11.51

Release Rate: 35.18 cfs
Prop. 50-yr i: 10.27 in/hr

Time (min)	i (in/hr)	Qin (cfs)	Vin (cf)	Qout (cfs)	Vout (cf)	Storage (cf)
10	10.27	95.32	57,194	35.18	21,108	36,087
20	7.70	71.43	85,722	35.18	31,661	54,061
30	6.23	57.83	104,099	35.18	42,215	61,884
40	5.27	48.95	117,483	35.18	52,769	64,714
50	4.60	42.65	127,956	35.18	63,323	64,633
60	4.09	37.93	136,541	35.18	73,876	62,665
70	3.69	34.24	143,814	35.18	84,430	59,384
80	3.37	31.28	150,124	35.18	94,984	55,140
90	3.11	28.83	155,699	35.18	105,538	50,162
100	2.89	26.78	160,697	35.18	116,091	44,606
110	2.70	25.03	165,229	35.18	126,645	38,584
120	2.53	23.52	169,377	35.18	137,199	32,178
130	2.39	22.21	173,204	35.18	147,753	25,451
140	2.27	21.04	176,759	35.18	158,306	18,452
150	2.16	20.01	180,079	35.18	168,860	11,219
160	2.06	19.08	183,195	35.18	179,414	3,781
170	1.97	18.25	186,133	35.18	189,968	0
180	1.88	17.49	188,913	35.18	200,521	0
200	1.74	16.17	194,065	35.18	221,629	0
220	1.62	15.06	198,761	35.18	242,736	0
240	1.52	14.10	203,080	35.18	263,844	0
280	1.35	12.55	210,816	35.18	306,059	0

64,714 cf (Detention Required)

1.49 Ac-ft

2,397 cy



Rev
9-27-24

Jose N. Saldivar, P.E.

Table 2 - Intercept Coefficients

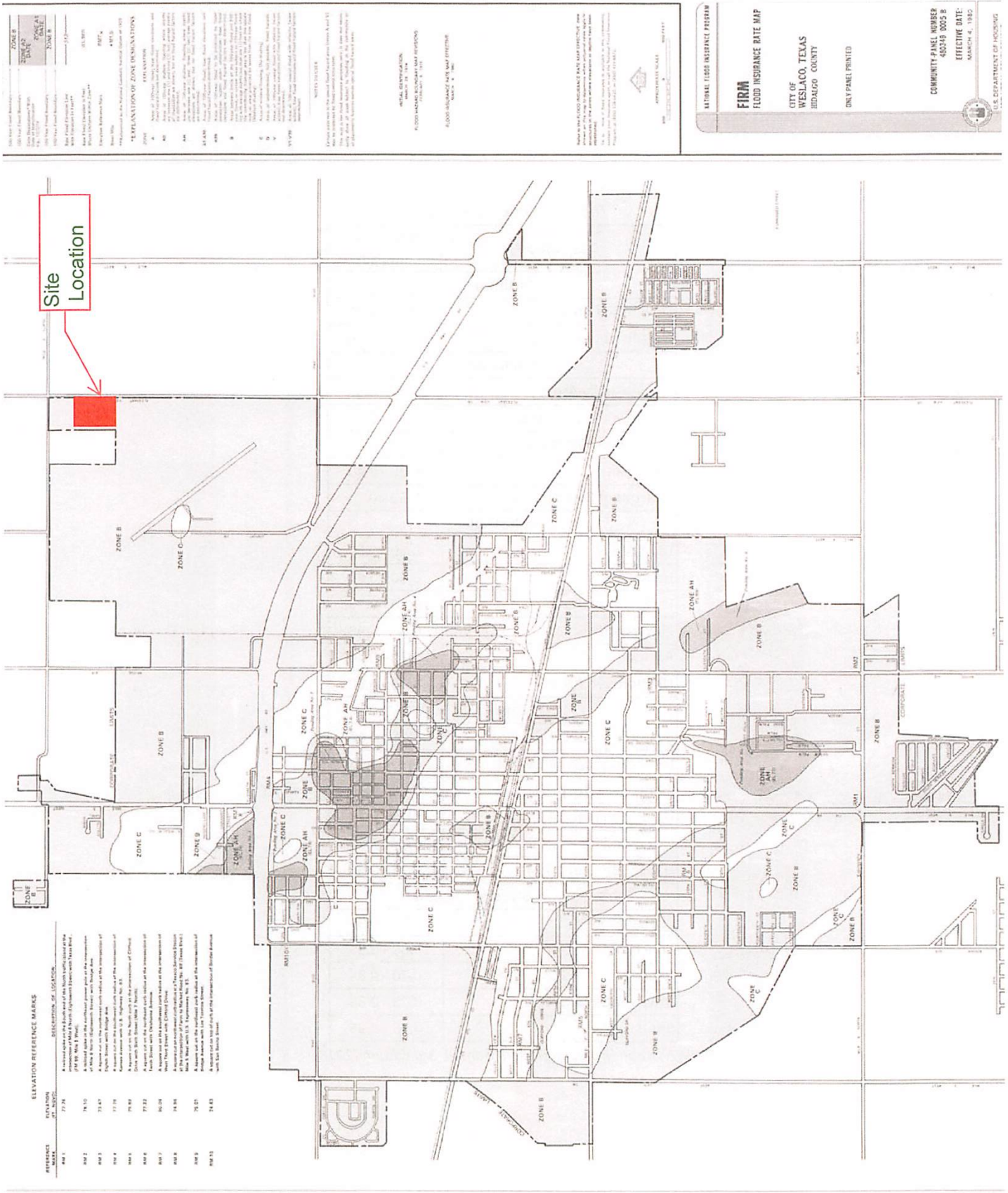
Land Cover/Flow System	k
Forest with heavy ground litter, hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (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)*





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

Weslaco Re-Plat



September 17, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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.

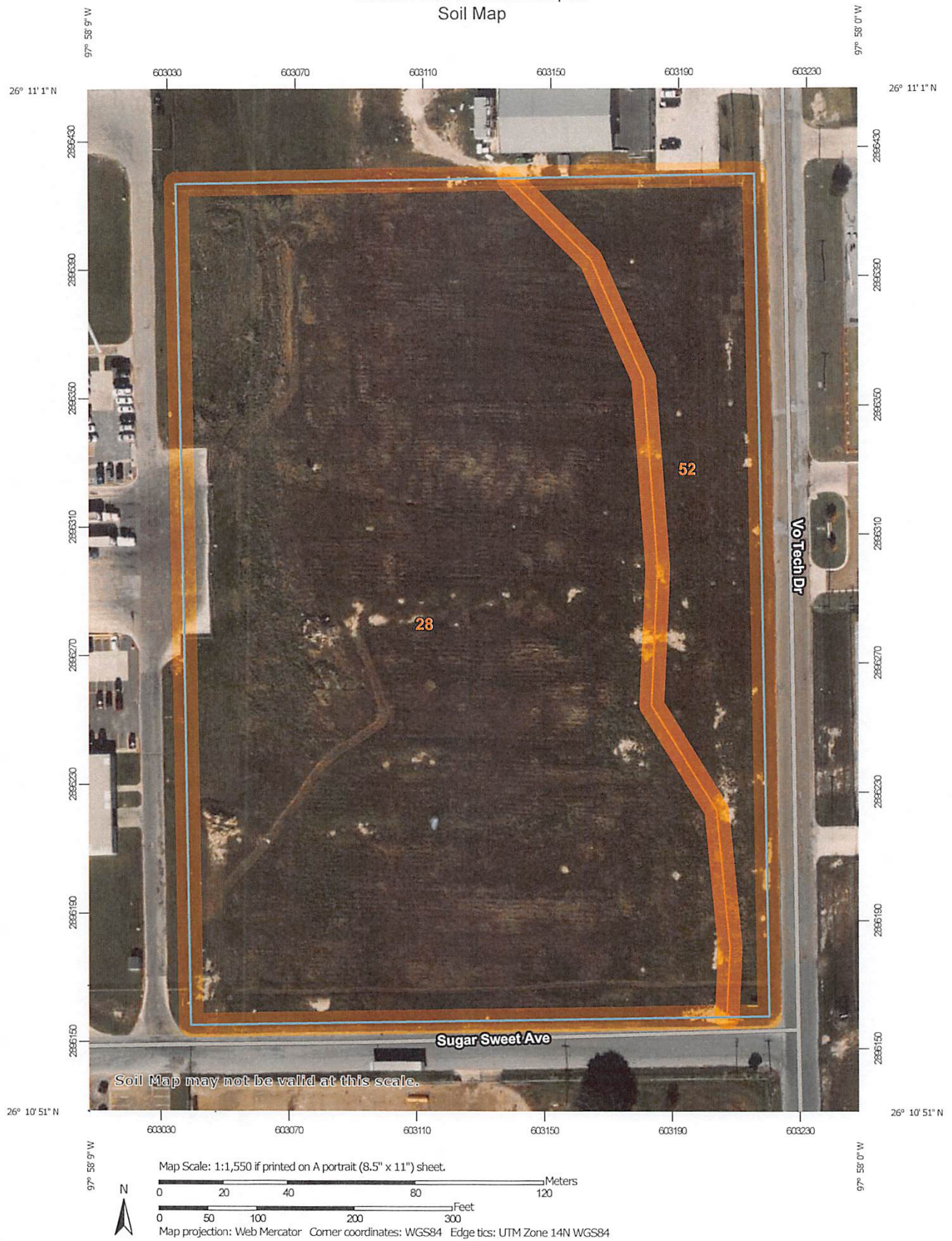
Contents

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Legend.....	7
Map Unit Legend.....	8
Map Unit Descriptions.....	8
Hidalgo County, Texas.....	10
28—Hidalgo sandy clay loam, 0 to 1 percent slopes.....	10
52—Raymondville clay loam, 0 to 1 percent slopes.....	11

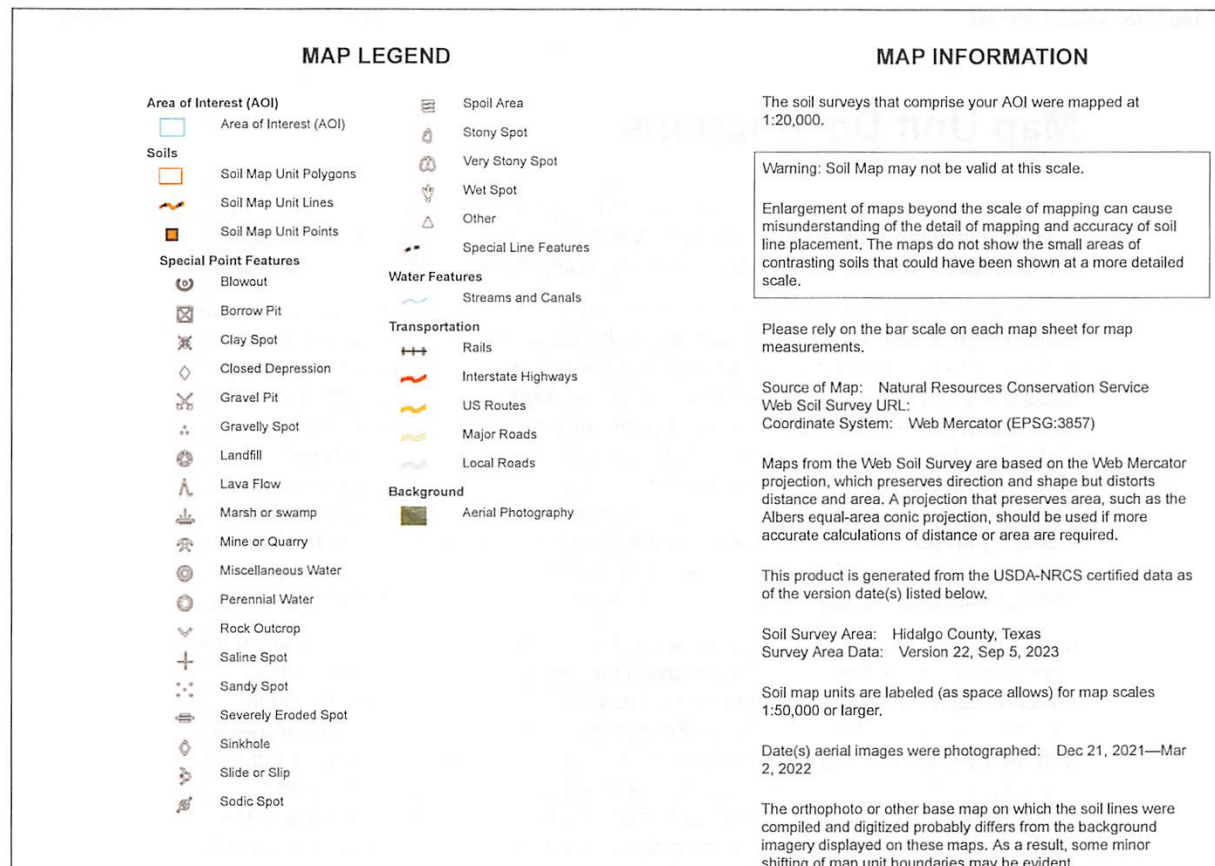
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report



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	9.7	82.2%
52	Raymondville clay loam, 0 to 1 percent slopes	2.1	17.8%
Totals for Area of Interest		11.7	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

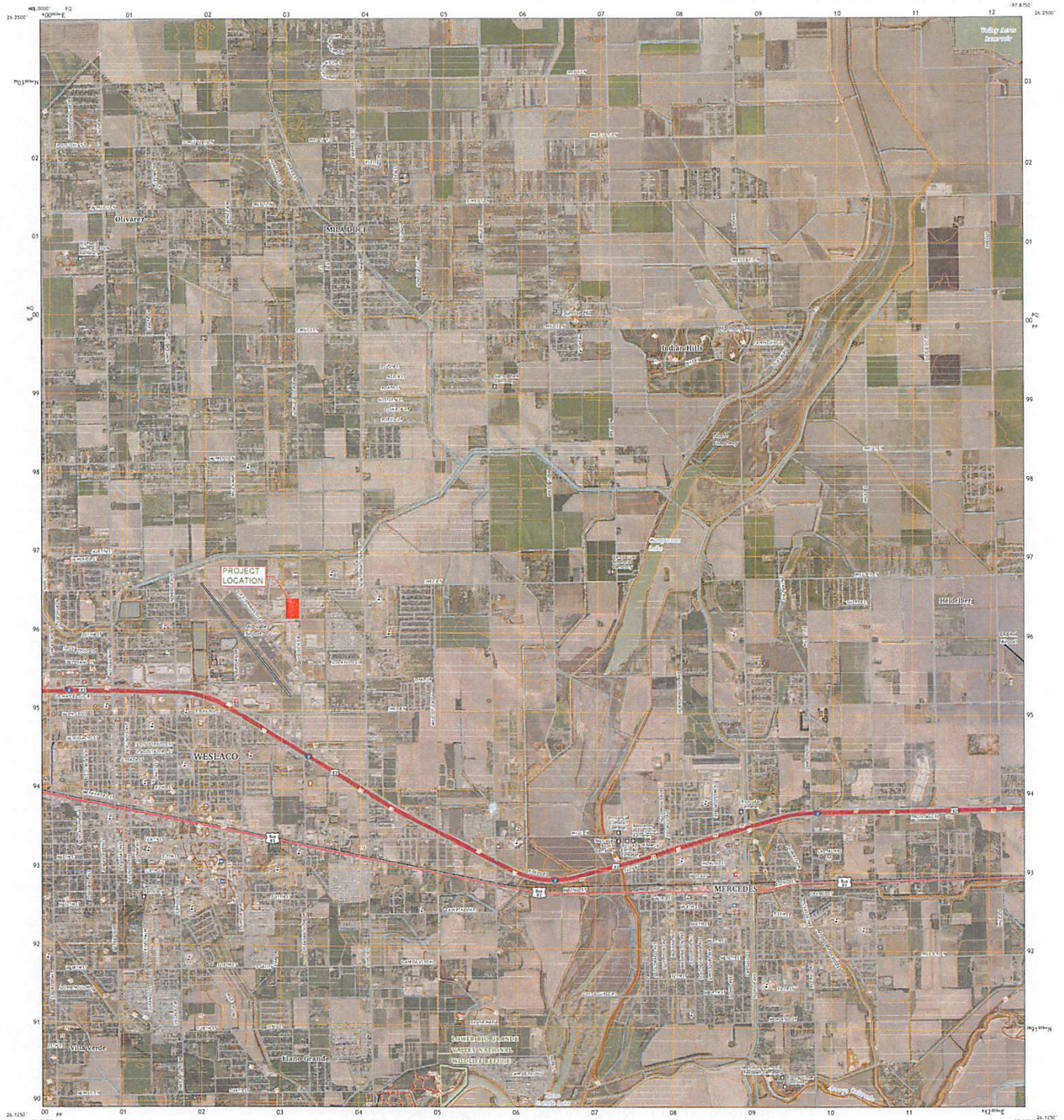
Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No



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



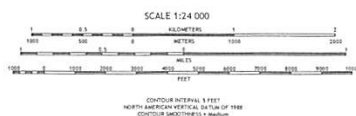
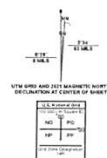
MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE TOPO



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) - Projected and
100-meter grid/contour interval. Vertical datum is
Data is provided by The National Map (NMA) is the best available at the time of map
generation, and includes data derived from a variety of sources, including
photography, satellite imagery, and other data. Boundaries, place names, road names,
and other information are not guaranteed to be accurate. Refer to official Federal Geographic Data Committee (FGDC)
metadata for additional source data information.

This map is not a legal document. Boundaries may be generated for the map scale.
Private land within government reservations may not be shown. Other persons
having existing rights in land. Topographic changes may have occurred since these data
were collected and some data may no longer represent actual surface conditions.

Learn about The National Map: <https://nationalmap.gov>

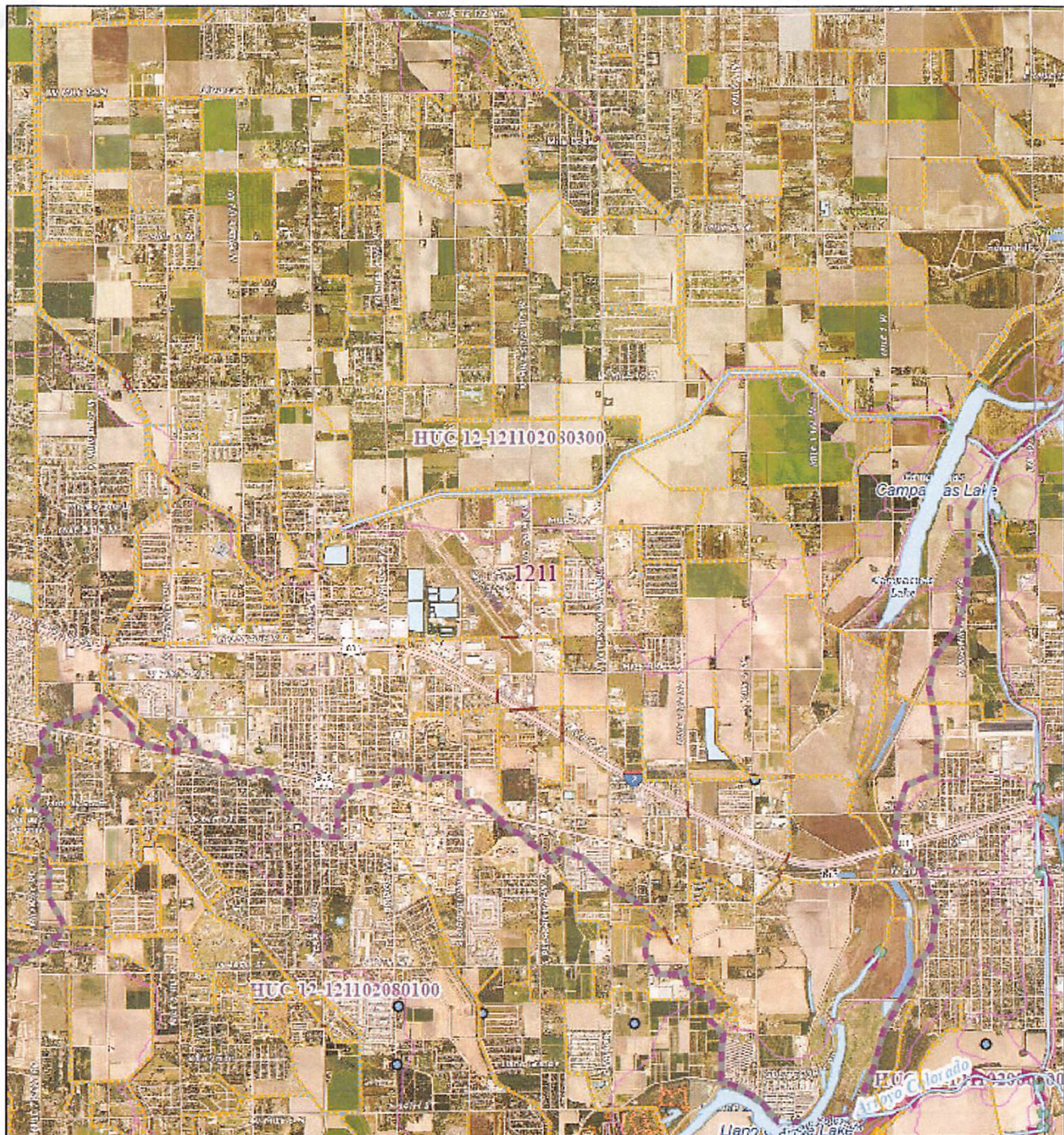


QUADRANGLE LOCATION		
La Bamba	Edinburg	Santa Rosa
Donna	Mercedes	La Feria
San Juan de	Progreso	Santa Maria



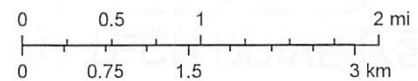
MERCEDES, TX
2024

The National Map Advanced Viewer



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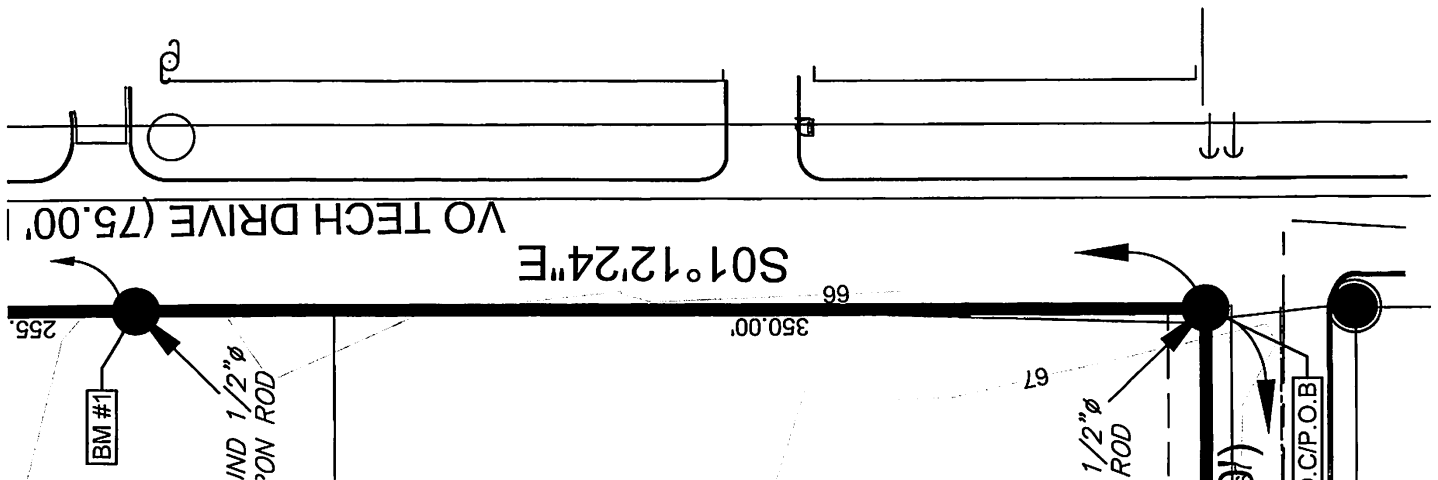
1:69,014



USGS TNM - National Hydrography Dataset Plus High Resolution (NHDPlus HR). Data refreshed October, 2022., USGS TNM / NGTOC - 3D National Hydrographic Program (3DHP). Data refreshed March 2024., USGS National Map 3D Elevation Program (3DEP). August 02, 2024., USGS TNM - National Hydrography Dataset. Data Refreshed July, 2024., USGS The National Map:

HIDALGO

12. OWNER(S) TO MAINTAIN R.O.W
13. LANDSCAPING AS PER THE CITY OF WESLACO ORDINANCE
14. NO FENCES OR STRUCTURES PERMITTED OVER ALLEYS, UTILITY EASEMENT OR LOT LINES
15. BENCH MARK NOTE
 - BM #1 FOUND ½" Ø IRON ROD ELEV= 66.15
16. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN, WATER, SEWER, ELECTRICITY AND GAS SERVICE WILL BE MADE AVAILABLE TO THE SUBDIVISION





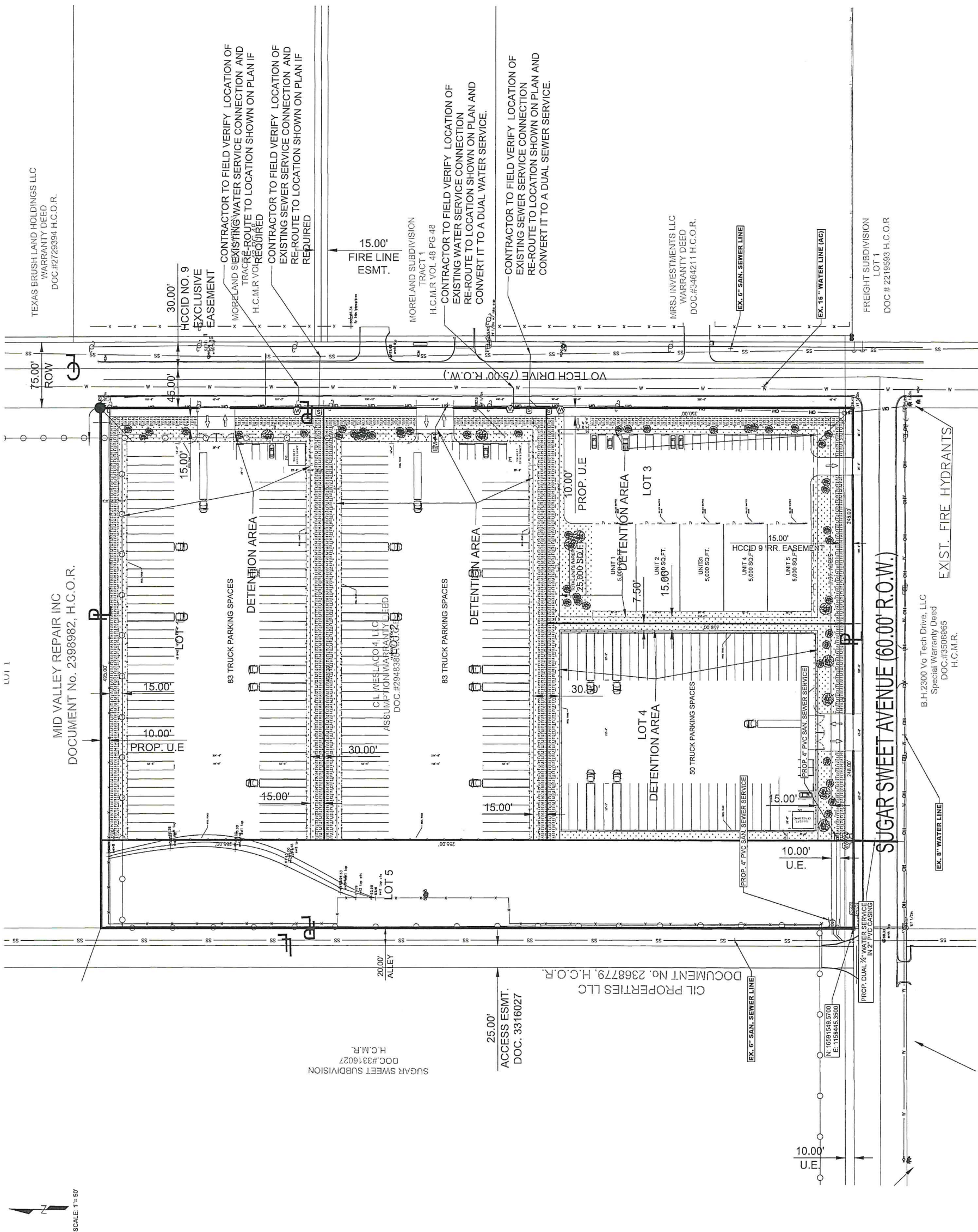
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TAPPE F-22856 TABLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 76574
956-403-9767
S2ENGINEERINGPLLC.COM

1. CLEANOUT TOP TO BE 6-IN ABOVE FINISHED GRADE (FG)

LEGEND

SANITARY SEWER SERVICE

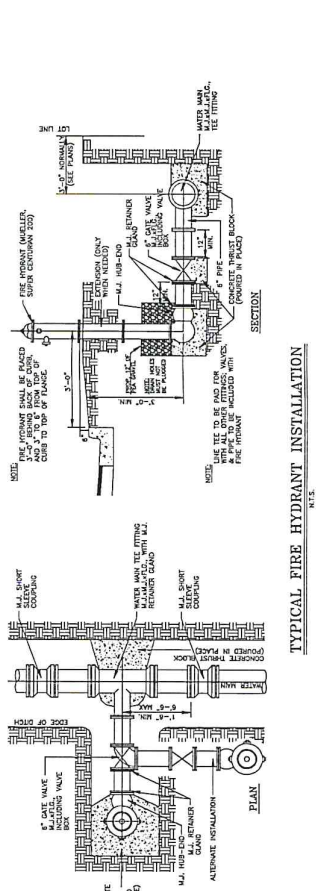
WATER SERVICE



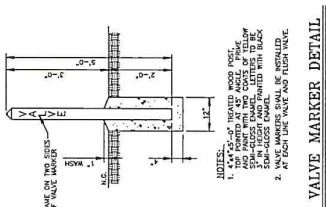


MID-VALLEY INDUSTRIAL PARK RE-PLAT UTILITY DETAILS

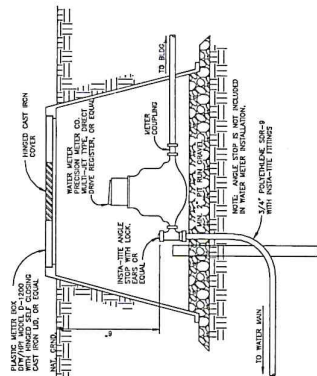
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1801 E. GRIFFIN PKWY, MISSION, TX 78574
TEL: 361-225-5818
FAX: 361-225-5818
WWW.S2ENGINEERINGPLLC.COM



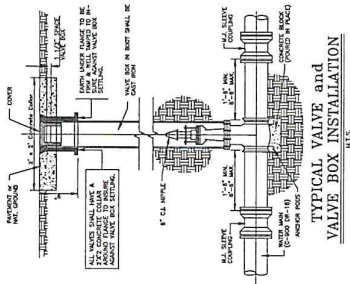
TYPICAL FIRE HYDRANT INSTALLATION



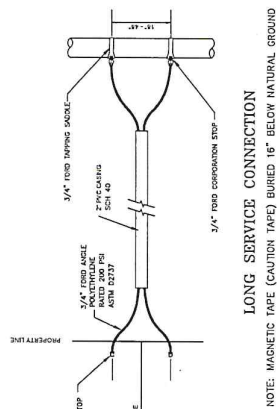
VALVE MARKER DETAIL



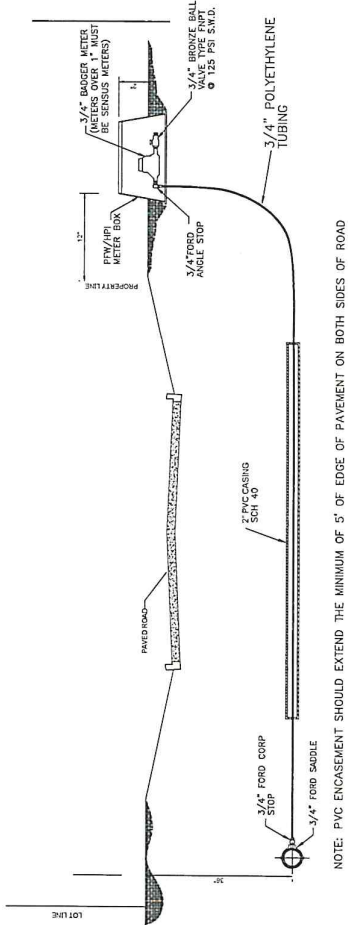
TYPICAL WATER METER INSTALLATION



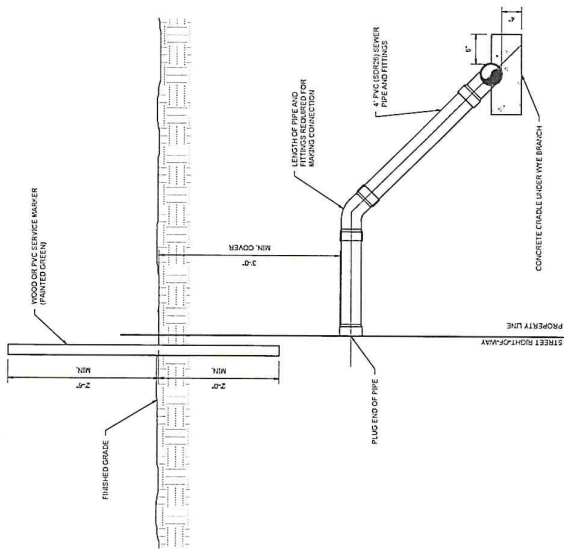
TYPICAL VALVE and VALVE BOX INSTALLATION



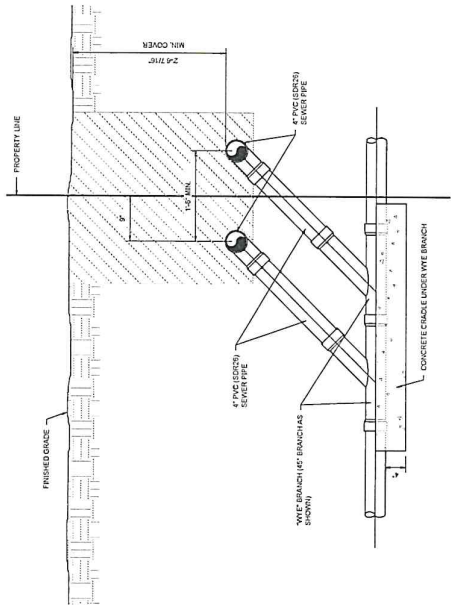
LONG SERVICE CONNECTION



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



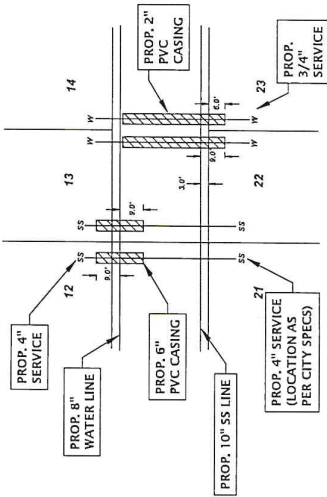
CROSS-SECTION VIEW



CROSS-SECTION VIEW

SANITARY SEWER SERVICE CONNECTION DETAILS

SCALE: NTS



CASING DETAIL FOR SEWER LINE CROSSING

GENERAL NOTES:

1. SINGLE SERVICE CONNECTIONS WILL HAVE ONLY ONE "WYE" BRANCH.
2. SERVICE CONNECTIONS SHALL NOT BE CONNECTED TO MANHOLES.
3. PROVIDED SDR36, PVC, SANITARY SEWER PIPE AND FITTINGS (BENDS, TEES, OR WYES).

- GENERAL CONSTRUCTION NOTES.
1. ALL EXISTING WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL "1" SERVICE PER LOT WITH "1"x2"4" ANGLE STOPS & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS TO BE SERVED. CONTRACTOR TO PROVIDE A RECORD DRAWING TO UTILIZE SINGLE A 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 SPW METER BOXES WITH BLUE LIDS AND ANTI-THEFT HOLE. ALL LOTS TO BE PROVIDED WITH SERVICE SUBSTANTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE RECORD DRAWING TO BE NO SMALLER 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



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

Date of Meeting: January 8, 2025	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of VG Vanguard Engineering, LLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for R & S Subdivision being Lot 6 Redbird NO.2 Subdivision, Weslaco, Hidalgo County, Texas. Located at the Southeast corner of Plaza Los Encinos Dr & 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 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-000754-2024

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: R & S SUBDIVISION

Location: WESLACO, TX. (SOUTHEAST CORNER OF PLAZA LOS ENCINOS DR. & US-83)

Legal Description: LOT 6, REDBIRD NO.2 (REPLAT), HIDALGO, TX.

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 & HIGHWAY DISTRICT

Existing Land Use: PARKING LOT Proposed Land Use: PARKING LOT/COMMERCIAL

Number of Lots Proposed: 2 Gross Acreage: 1.5 AC

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: CYGAR, LLC SYLVIA PERALES Telephone: 956-968-9323

Address: 2612 E BUS. 83, STE. A Fax: 956-968-6321

City: WESLACO State: TX Zip: 78596 E-mail: robertmiqasa@yahoo.com

ENGINEER INFORMATION

Name: VG VANGUARD ENGINEERING, LLC Telephone: 956-514-5086 OR 956-376-9785

Address: 4019 E EXPY.83 Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: vgarcia@vanguardeng.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: WESLACO CITY WATER

☒ YES ☐ NO Wastewater Provision: WESLACO CITY WASTEWATER

☒ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ PDF copy of all documents submitted (emailed or USB)

_____ **\$355.00** Planning Review fee, **\$100.00** Fire Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

_____ PDF copy of all documents submitted (emailed or USB)

_____ **\$355.00** Planning Review fee, **\$100.00** Fire Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: S. DEANNA OWENS Date: 13 DECEMBER 2024

Authorized Agent Printed Name: S. DEANNA OWENS

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: Tuesday, December 10, 2024 1:13 PM
To: Sarai Rodriguez
Cc: Victor H.Garcia
Subject: RE: Proposed Subd Review: R & S Subd. 3rd Review

Good Afternoon

Your project has been approved, please submit the following documents to be placed on the next P&Z agenda:

- Subdivision platting Application
- \$355.00 application fee
- \$100.00 fire review fee
- 12 sets of plats (plat, utility, drainage)
- Approved or up to date 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: Sarai Rodriguez <sarai.vanguardeng@gmail.com>
Sent: Thursday, December 5, 2024 10:11 AM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Victor H.Garcia <vgarcia@vanguardeng.com>
Subject: Proposed Subd Review: R & S Subd. 3rd Review

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 Ms De La Fuente,

Please see the attached updated plat and utility plans. I have also attached a cover letter and the review comments for your reference.

Thank you,

Sarai Rodriguez

VG Vanguard Engineering, LLC
O. 956.514.5086

SWG Engineering LLC

611 S International Blvd
Weslaco, Texas 78596



R&S Subdivision

November 21, 2024

To: City of Weslaco

Comments: Plat, Utility Layout, Drainage and Grading Layout 2st Review:

Plat:

- Describe the BM location in the general notes.
- Need the County Clerk's seal on the signature block.

Utility Layout:

- Manholes are recommended in lieu of cleanouts as per TCEQ guidelines.

Drainage Layout:

- No Comments



PLAN CORRECTIONS REPORT PAR-000728-2024 FOR CITY OF WESLACO

PLAN ADDRESS: R & S Subdivision
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 10/28/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** R & S SUBDIVISION

EXPIRATION DATE: 10/28/2025 **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	SYLVIA PERALES	CYGAR LLC	
Engineer		VANGUARD ENGINEERING	E 4019 Ih 2 Weslaco, TX 78596
Owner	SYLVIA PERALES	CYGAR LLC	

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		
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	Requires Re-submit	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		

CONDITION(S) General Condition - Planning 2nd revisions

Comment: 1. Adjacent properties must be identified on all sides. Missing property North of Expressway

2. Update plat note 17 : Minimum Building Setback lines shall be as follows:

b.Side yards

5 feet

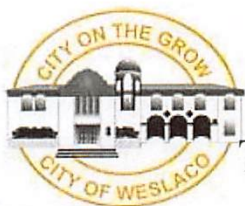
Corner lot, the side yard on a street side shall be ten feet

3. add plat note: A 5ft. sidewalk is required along exterior perimeter upon the issuance of a notice to proceed.

General Condition - Public works

Comment: Meter box to be DFW1300 with antenna hole on top and is to be provided my developer not city

Mahole covers to be super cover composite covers



**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: R & S SUBDIVISION
 Location: WESLACO, TX
 Applicant: CYGAR, LLC ☐ Owner ☒ Agent
 Address: CURRENTLY: LOT 6, RED BIRD NO.2, (REPLAT), HIDALGO COUNTY, TX. Phone Number: 956-376-9785

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	1.5	3200	3	35	27	62

Comments: Anticipated Land Use, GFA, and/or # of units are subject to change.

Prepared by: VG VANGUARD ENGINEERING, LLC 10/14/24 Date:
 Address: 4019 E EXPY 83, WESLACO, TX. 78596 Phone Number: 956-514-5086

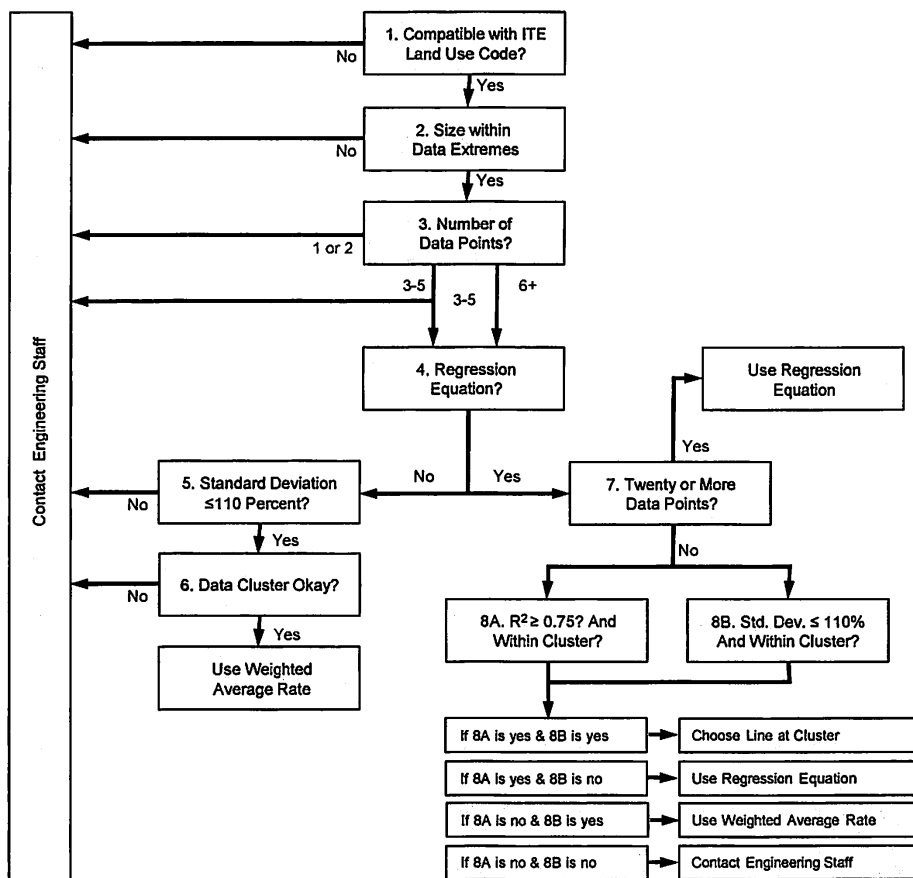
(For Official Use Only, Do Not Write In This Box)

- ☐ 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)

**DRAINAGE STATEMENT
FOR
R & S SUBDIVISION
CITY OF WESLACO**

Prepared by:

VG Vanguard Engineering, LLC

TBPE FIRM REGISTRATION No. F-7481

4019 E. Expressway 83, Weslaco, Texas 78596-1113

Tel: 956.514.5086 ▪ ADMIN@vanguardeng.com

Project No. Subd.2023.03

October 24, 2024

TABLE OF CONTENTS

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

EXHIBITS

EXHIBIT “A” – LOCATION MAP

EXHIBIT “B” – FIRM ZONE DESIGNATION MAP

EXHIBIT “C” – SOILS SURVEY MAP

EXHIBIT “D” – RUNOFF COEFFICIENTS

EXHIBIT “E” – DRAINAGE CALCULATIONS

EXHIBIT “F” – PRELIMINARY PLAT

EXHIBIT “G” – DRAINAGE & GRADING PLAN

**DRAINAGE STATEMENT
FOR
R & S SUBDIVISION
CITY OF WESLACO**

A. PROJECT LOCATION

The proposed R & S Subdivision will be a commercial subdivision comprised of two (2) lots: Lot 1 being 0.5 ac and Lot 2 being 0.99 ac. The subject property is located on a 1.497-acre tract of land situated in Hidalgo County, Texas and being all of Lot 6 of the Replat of Red Bird Subdivision No. 2, as per map recorded in Volume 48, Page 58 of the Hidalgo County Map Records. This subdivision is located approximately 1/3 mile East of the intersection of FM 1015 and IH-2 in the City of Weslaco (Refer to Exhibit A). The proposed subdivision site currently consists of an existing parking lot with surrounding detention swales and approximately 1/2 acre of grassland with trees. This subdivision lies within Hidalgo County Property ID: 696440.

B. FLOOD PLAIN

The subject tract lies in "Zone X". That being areas of 500-year floodplain: areas of 100-year flood with average depths less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-yr flood, base flood elevations determined, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480334-0450 C, Map Dated: June 6, 2000 (Refer to Exhibit B).

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of predominantly **Hidalgo Sandy Clay Loam** that has moderately well drained properties. The soil is moderately permeable with a plasticity index ranging from 11 to 22.

Hidalgo Sandy Clay Loam , 0 to 5 percent slopes.

This soil is deep and well drained. Surface runoff is slow. Permeability is moderate. The surface layer is dark grayish brown about 9 inches thick.

D. EXISTING CONDITIONS

The existing property is currently developed and is within the city limits of Weslaco, Texas. Based on topographic elevations obtained from the site, the existing terrain has a slight grade of approximately 0 to 0.5 percent. This tract of land currently consists of a parking lot and surrounding detention swales to remain in place. Approximately a 1/2 acre of grassland with trees makes up the remainder of the property. The existing runoff from the subject site for the proposed subdivision is **Q = 9.42 cubic feet per second** based on a 50-year storm (Refer to Exhibit E).

There is an existing 20 ft. drainage easement along the West property line, a 10' drainage/landscape easement along the North property line, and a 20' drainage easement along the East property line. There are 3 existing drainage swales within the current property out-falling into an existing storm sewer system. The swales currently have a combined storage capacity of approximately 6,995 cubic feet. One swale is located within the East 20' drainage easement. Another is located in the middle of the property along the North side of the existing parking lot. The third swale is located within the West 20' drainage easement. The existing storm sewer system is located along the West property line within the aforementioned 20' drainage easement. (Refer to Exhibit G).

There is an existing 25' drainage easement along the West property line of Lot 8 of the Replat of Red Bird Subdivision No. 2 not currently housing any drainage improvements. Said drainage easement is to be abandoned by this plat (Refer to Exhibit F).

E. PROPOSED CONDITIONS

After re-subdividing, the developed storm-water runoff is to be graded away from any structures eventually out-falling into the existing storm-sewer system via the detention swales. The post-development runoff will increase to an approximate discharge of **Q = 10.33 cubic feet per second** based on a 50-year storm (Refer to Exhibit E).

The required detention volume calculated is 4,229 cubic feet based on the existing parking lot and the assumed development of a proposed commercial plaza. Since the current detention storage *provided* is greater than the post-developed detention storage *required*, the existing drainage facilities shall remain the same with one exception. The

existing swale in the middle of the property will be located within a proposed 15' drainage easement dedicated by this plat within the proposed Lot 2.

The existing drainage easement located along the West property line of Lot 8 shall be relocated to the West property line of Lot 7 of the Replat of Red Bird Subdivision No. 2 by this plat.

Any additional drainage facilities needed for proposed lots 1 & 2 shall be designed and built upon future development. The developer will be responsible in ensuring runoff is mitigated away from structures and also that such runoff will be conveyed within the property.



Victor Hugo Garcia, P.E.
VG Vanguard Engineering, LLC
President

Chairman Planning and Zoning Commission
CITY OF WESLACO

Raul Sesin, P.E., C.F.M.
Hidalgo County Drainage Dist. No.1
General Manager

EXHIBIT A

“LOCATION MAP”

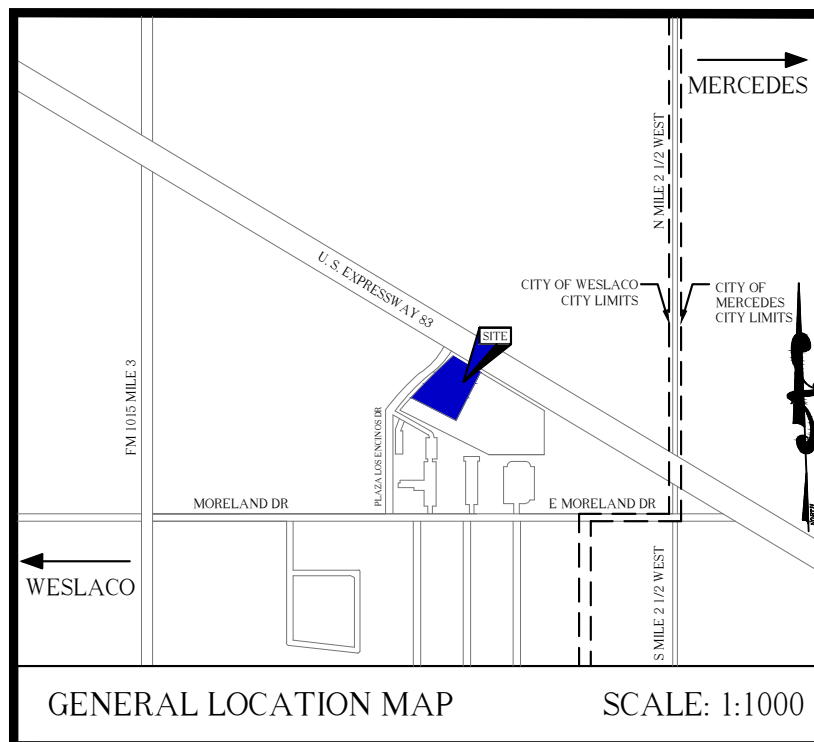


EXHIBIT B

“FIRM ZONE DESIGNATION MAP”

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EXHIBIT C

“SOILS SURVEY MAP”

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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.

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		
			<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>	<i>L-R-H</i>
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	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-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	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 23, Aug 30, 2024



EXHIBIT D

“RUNOFF COEFFICIENTS”

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

EXHIBIT E

“DRAINAGE CALCULATIONS”

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

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo		0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
108	e (in)						
Henderson	b	72.40	100.21	116.24	140.47	170.66	201.07
Hill	d (mins)	12.9	13.9	14.3	15.3	16.7	18.0
Hockley	Intensity (in/hr)*	4.83	6.44	7.47	8.80	10.08	11.38

* for time of Concentration =

10 mins

Runoff Coefficients "c"

Agricultural and Unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1 acre lots)	0.45
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9
Roofs	0.9
TOTAL AREA:	1.50 AC

Existing Conditions (50 yr) 2009				
Q=CIA				
C	I (in/hr)	A (acres)	Q (cfs)	
0.40	10.1	1.50	6.05	
From runoff coeff table				
Existing Conditions (50 yr)				
Q=CIA				
C	I (in/hr)	A (acres)	Q (cfs)	
0.62	10.1	1.50	9.42	
From runoff coeff table				
Proposed Conditions (50 yr)				
Q=CIA				
C	I (in/hr)	A (acres)	Q (cfs)	
0.68	10.1	1.50	10.33	
Q(cfs)		4.28	Runoff to be detained	

Improved Open Area	Impervious	0.00 AC
C _{EX}		1.50 AC
		0.40
Improved Open Area	Impervious	0.67 AC
C _{EX}		0.83 AC
		0.62
Improved Open Area	Impervious	0.94 AC
		0.56 AC
C _{PROP}		0.68

DEVELOPED

Prop. Runoff C = 0.68
Area = 1.50 ac
Post Dev. Tc = 10 min
Prop. Intensity = 10.1 in/hr

UNDEVELOPED

Exist Runoff C = 0.40
Exist. Intensity = 10.1 in/hr
Exist.Q = 6.05 cfs

Modified Rational Method

Duration (minutes)	Intensity - DEVELOPED (in./hr.)	Q - DEVELOPED (c.f.s.)	Vol. in (c.f.)	Q Discharge (c.f.s.)	Vol. Discharge (c.f.)	Storage (c.f.)
5	12.05	12.34	3,703	6.05	2,721	982
10	10.08	10.33	6,195	6.05	3,628	2,567
15	8.69	8.91	8,016	6.05	4,534	3,481
20	7.66	7.85	9,421	6.05	5,441	3,980
25	6.86	7.03	10,550	6.05	6,348	4,202
30	6.23	6.38	11,484	6.05	7,255	4,229

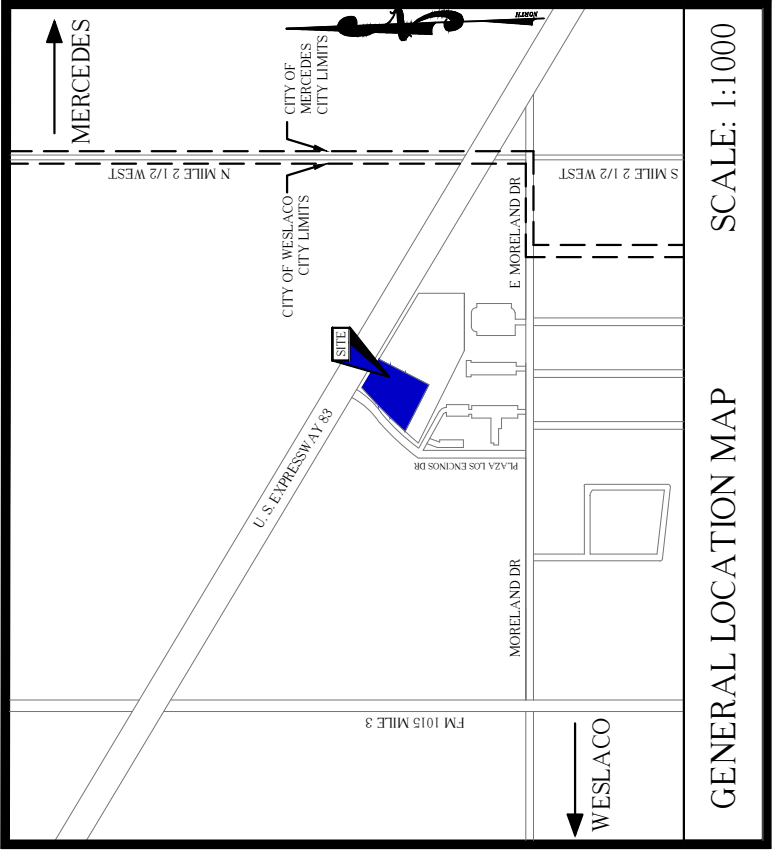
Volume required to detain (cf)

4,229

EXHIBIT F

“PRELIMINARY PLAT”

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STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S CERTIFICATION, DEDICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE 1.467 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED R AND S SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED ON THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032, AND THAT:

(A) THE WATER QUANTITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) THE SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENT OF STATE STANDARDS;
(C) THE ELECTRIC CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) THE GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

CYGAR LP
BY: (CYGAR REPRESENTATIVE)
2812 E. BUSINESS 83, STE. A
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (CYGAR REPRESENTATIVE), KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF WESLACO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE _____
ATTEST: CITY SECRETARY _____ DATE _____

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
GENERAL MANAGER _____ DATE _____

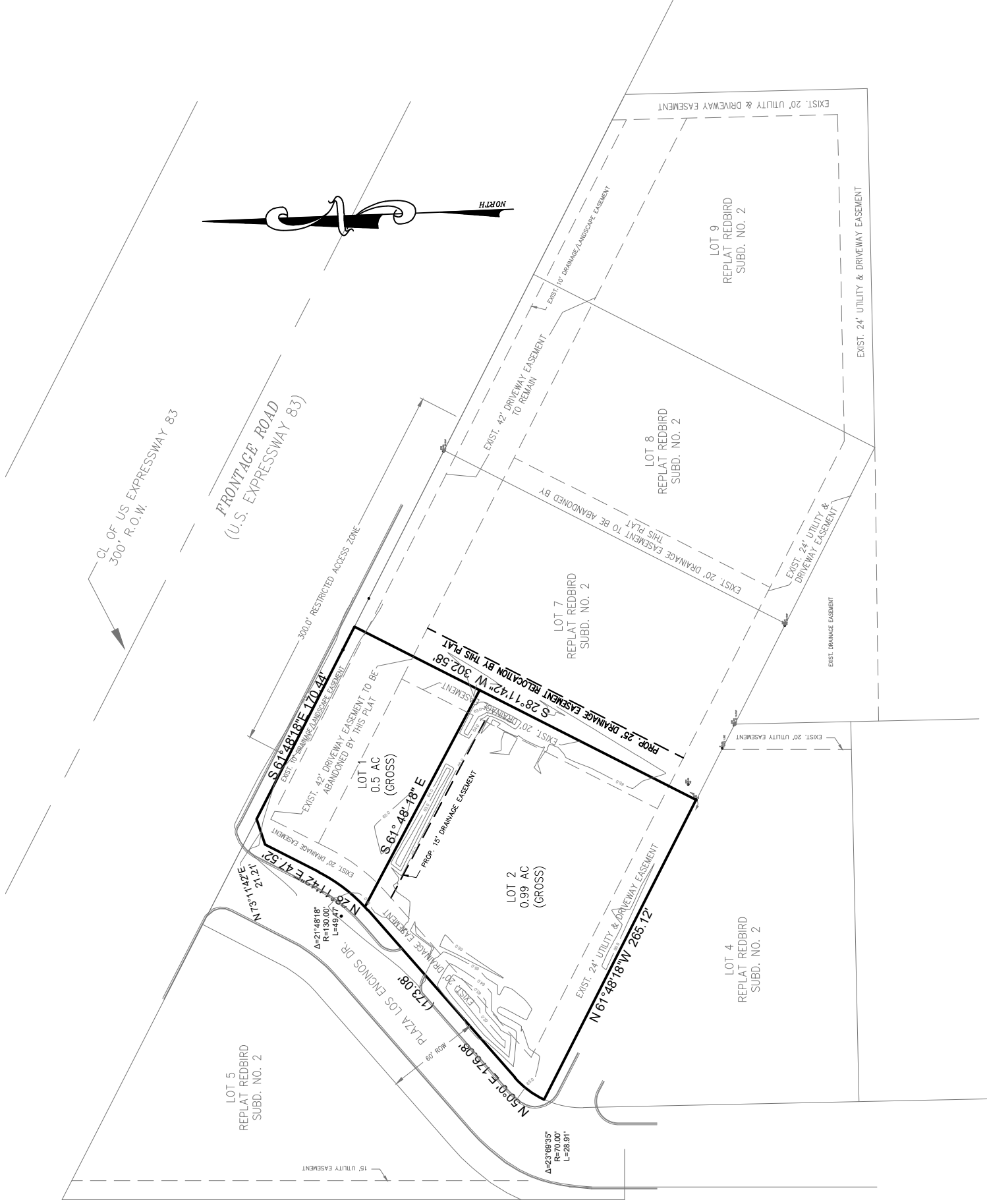
STATE OF TEXAS
CITY OF WESLACO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN OF PLANNING AND ZONING _____ DATE _____
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9
DATED THIS _____ DAY OF _____, 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDD #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCDD #9 WILL NOT BE RESPONSIBLE FOR THE STORM DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.
4. HCDD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCDD #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER _____ DATE _____
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9



1 SITE PLAN

SCALE: 1:100

***** METES AND BOUNDS DESCRIPTION *****

DESCRIPTION OF 1.467 ACRES OF LAND BEING ALL OF LOT 6, REPLAT OF REDBIRD SUBDIVISION NO.2 HIDALGO COUNTY, TEXAS

BEING 1.467 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING ALL OF LOT 6 OF THE RE-PLAT OF RED BIRD SUBDIVISION NO.2, AS PER MAP RECORDED IN VOLUME 48, PAGE 58 OF THE HIDALGO COUNTY MAP RECORDS AND SAID 1.467 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 6 FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 28°11'42" WEST, 302.58 FEET WITH THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF LOT 7 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE SOUTHWEST CORNER OF SAID LOT 7, THE SOUTHEAST CORNER OF SAID LOT 6 AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 61°48'18" WEST, 285.12 FEET WITH THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF LOT 7 TO THE SOUTHWEST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WITH THE WEST LINE OF SAID LOT 6, THE EAST RIGHT-OF-WAY LINE OF PLAZA LOS ENCHOS DRIVE, AND WITH THE LINE OF A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 23°39'35" FOR A CURVE LENGTH OF 28.91 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE POINT OF TANGENCY;

THENCE, NORTH 50°00' EAST, 176.08 FEET (MAP 173.08 FEET) WITH THE WEST LINE OF SAID LOT 6 AND THE EAST RIGHT-OF-WAY LINE OF SAID PLAZA LOS ENCHOS DRIVE TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE OF SAID TRACT HEREIN DESCRIBED;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID PLAZA LOS ENCHOS DRIVE, THE WEST LINE OF SAID LOT 6, AND WITH THE LINE OF A CURVE TO THE LEFT WITH A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 21°48'18" FOR A CURVE LENGTH OF 49.47 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE POINT TANGENCY;

THENCE, NORTH 28°11'42" EAST, 47.52 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID PLAZA LOS ENCHOS DRIVE AND THE WEST LINE OF SAID LOT 6 THE TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 73°11'42" EAST, 21.21 FEET WITH THE NORTHWEST CORNER CLIP OF SAID LOT 6 TO A 1/2-INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 61°48'18" EAST, 170.44 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83 AND THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 1.467 ACRES OF LAND MORE OR LESS.

***** SURVEYOR CERTIFICATE *****

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL SURVEYOR NO. _____ DATE _____
(R ROBLES AND ASSOCIATES)
(107 W HUISACHE ST)
(WESLACO, TX. 78596)

NOTES

- FLOOD ZONE STATEMENT
FLOOD ZONE DESIGNATION ZONE "X"
THIS PROPERTY LIES IN ZONE "X", THAT BEING AREAS OF 500-YEAR FLOODPLAIN. AREAS OF 100-YR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEAVES FROM 100-YEAR FLOOD.
- FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF STREET CURB AS IT LAYS IN FRONT OF THE BUILDING SITE OR 66.0' ABOVE MSL WHICH EVER IS GREATER.
- A TOTAL OF 4,229 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION OR 2,114.5 OF PER LOT.
- AN APPROVED SITE PLAN IS REQUIRED, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, SHOWING THE LOCATION AND DESIGN OF EACH DRAINAGE DETENTION POND IN EACH LOT AS APPROVED BY THE CITY OF WESLACO ENGINEERING DEPARTMENT. FURTHERMORE, THE SITE PLAN MUST ALSO BE APPROVED BY THE PUBLIC WORKS DEPARTMENT FOR GARBAGE PICKUP AND BY THE FIRE DEPARTMENT FOR FIRE SAFETY.
- NO STRUCTURES OR CONSTRUCTION IS PERMITTED ON OR ACROSS ANY EASEMENTS.
- EACH LOT OWNER SHALL BE REQUIRED TO MAINTAIN THE DRAINAGE POND IN GOOD ORDER.
- FENCING IS REQUIRED ON DETENTION SWALES IF DEPTH IS GREATER THAN 30".
- MINIMUM BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF WESLACO ZONING ORDINANCE.
- BENCH MARK:
ELEV.= FT
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THE SUBDIVISION AT TIME OF SURVEY.
- SIDEWALK WHERE REQUIRED WILL BE CONSTRUCTED AS PART OF THE BUILDING PERMIT REQUIREMENTS.
- 3" DIAMETER IRON RODS SET AT ALL LOT CORNERS.
- NO FILL OR STRUCTURES SHALL BE ALLOWED WITHIN DRAINAGE POND. EACH DRAINAGE POND SHALL BE KEPT CLEAR OF FENCE, BUILDING, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE POND.
- NEED TO PROVIDE EROSION CONTROL TO ALL SWALES.
- STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WESLACO STREET LIGHT POLICY ORDINANCE.
- NO DRIVEWAY ACCESS ALLOWED TO FRONTAGE ROAD FOR LOT 6.
- LOT 7, 8, AND 9, OF THE RE-PLAT OF RED BIRD SUBDIVISION NO.2 SHALL HAVE ONE 36 FOOT DRIVEWAY ACCESS TO FRONTAGE ROAD FROM LOT 9 TO BE SHARED FROM LOTS 7 THROUGH 8.
- SETBACKS
- FRONT: 20 FEET
- SIDE: 5 FEET
- REAR: 15 FEET
- COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER.

***** ENGINEERS CERTIFICATE *****

ENGINEERS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, VICTOR H. GARCIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LICENSED PROFESSIONAL ENGINEER NO. 90957
VG VANGUARD ENGINEERING, LLC
4019 EAST EXPRESSWAY 83
WESLACO, TEXAS 78596
(956)514-5086

PRELIMINARY PLAT OF:

R&S SUBDIVISION PRELIMINARY PLAT

BEING 1.467 ACRES OF LAND SITUATED IN HIDALGO COUNTY TEXAS AND BEING ALL OF LOT 6 OF THE REPLAT OF RED BIRD SUBDIVISION UNIT NO.2 AS PER MAP RECORDED IN VOLUME 48 PAGE 58, HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY, TEXAS
SCALE: 1"=20'-0" SHEET 1 OF 1 DATE: OCT. 14, 2024

TBPE FIRM REGISTRATION NO. F-7481

VG VANGUARD ENGINEERING, LLC
4019 E. EXPRESSWAY 83
WESLACO, TX. 78596
(956) 514-5086

EXHIBIT G

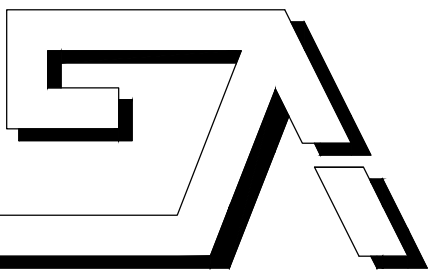
“DRAINAGE AND GRADING PLAN”

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R & S SUBDIVISION
HIDALGO COUNTY, TX

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

VANGUARD ENGINEERING
4019 EAST EXPRESSWAY 83
WESLACO, TX, 78596
(956) 514-5086

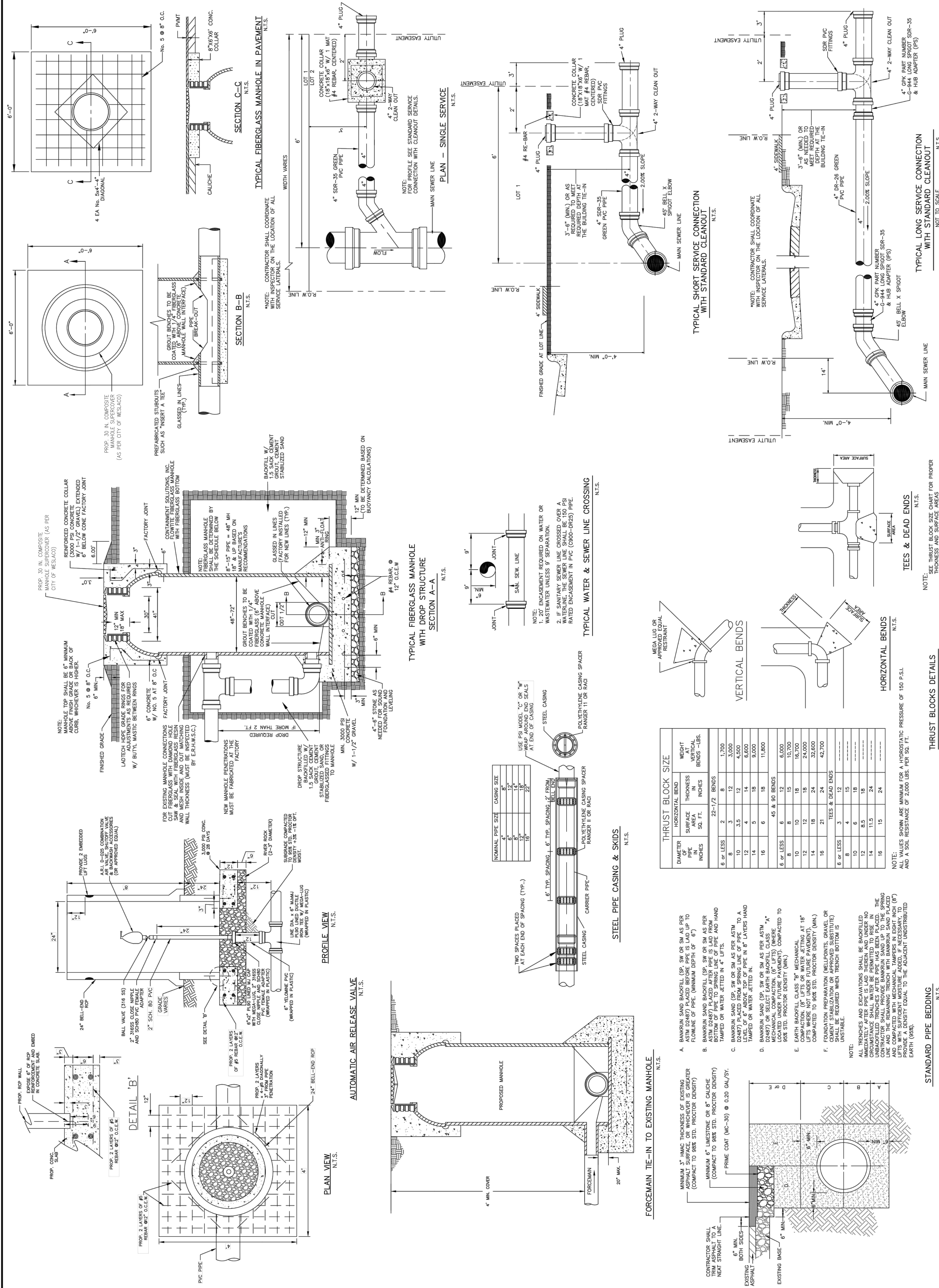


22
P.

DATE: DEC. 4, 2024

WASTEWATER DETAILS

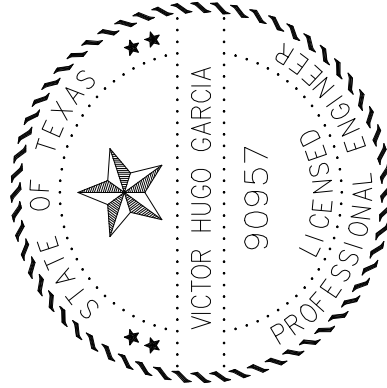
CLIENT	SHEET NO.
DEANN PERALES	C5.A
PROJECT NO.	
2023.03	



R & S SUBDIVISION
HIDALGO COUNTY, TX

TYPE FIRM REGISTRATION NO. F-7481
VANGUARD ENGINEERING
4019 EAST EXPRESSWAY 83
WESLACO, TX, 78596
(956) 514-5086

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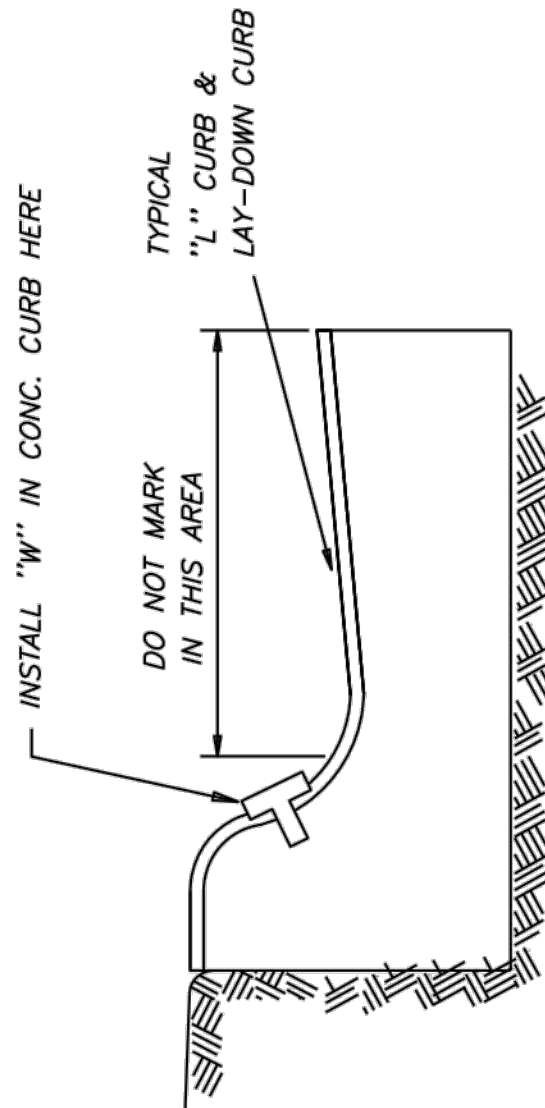
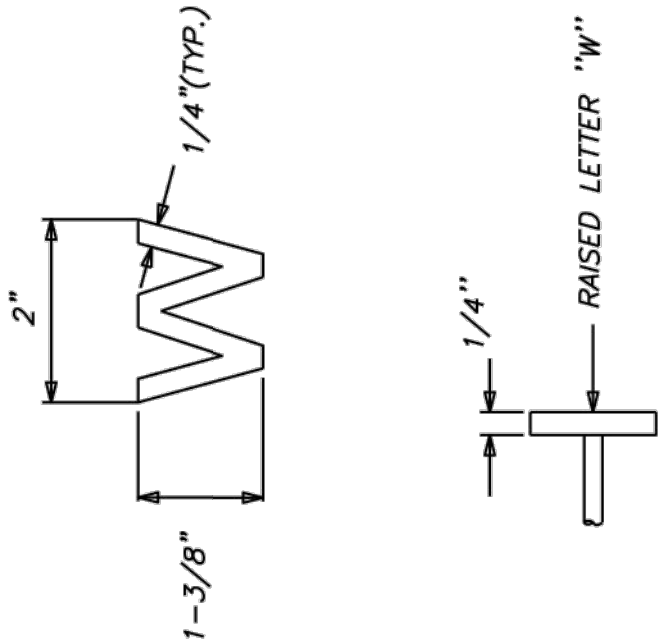
[Signature]

DATE: DEC. 4, 2024

WATER DETAILS

CLIENT	DEANN PERALES	SHEET NO.	C5.B
PROJECT NO.	2023.03		

NOTE:
USED BY CONTRACTOR FOR
PRE-SET TAP LOCATION IN
NEW SUBDIVISION.



BRASS "W" DETAIL

MARKER LOCATION

PRE-SET SERVICE LINE MARKER DETAILS

NOT TO SCALE

SERVICE LINE MATERIALS

SERVICE CLAMPS
FOR 3/4", 1", 1 1/2", 1" I.P. THREAD TAPS FOR 6" MAINS; 2" I.P. THREAD CLAMP TAP CONNECTION ALLOWED FOR 8" AND LARGER MAINS.

CORPORATION STOPS
3/4", 1", 1 1/2", AND 2" REQUIRED WITH I.P. THREAD INLET BY COPPER COMPRESSION OUTLET WITH CLAMP - CORPORATION STOP REQUIRED AT ALL SERVICE TAPS.

ONE PIECE SDR9 POLYETHYLENE TUBING OR TYPE K COPPER
REQUIRED FOR ALL SERVICE LINES BETWEEN MAIN TO METER - SIZES REQUIRED 3/4", 1", 1 1/2", AND 2" (NO SPLICES ALLOWED)

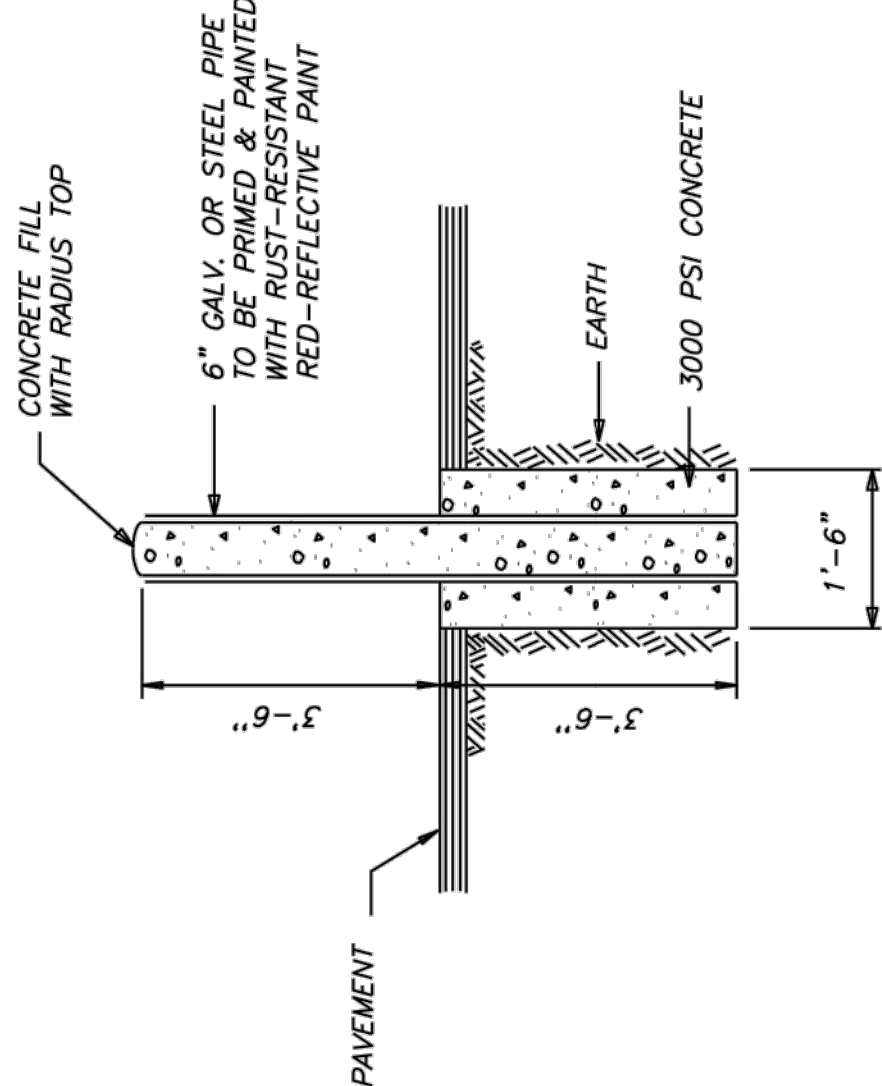
ANGLE METER STOP
REQUIRED AT ALL METERS - SIZES 3/4" & 1" - INSTALL 3/4" UNLESS DIRECTED OTHERWISE - COPPER COMPRESSION W/ CLAMP INLET BY METER COUPLING NUT OUTLET.

METER (BY OTHERS)
METER ADAPTER AND CHECK VALVE (BY OTHERS)
REQUIRED AT ALL METERS - SIZES 3/4" & 1" - INSTALL 3/4" UNLESS DIRECTED OTHERWISE - METER NUT INLET BY 3/4" MALE I.P. OUTLET.

ADAPTER COUPLING (BY OTHERS)
REQUIRED AT ALL METERS - 3/4" & 1" - FEMALE I.P. BY PVC COMPRESSION.

METER BOX
CAST IRON W/ HOT TAP DIP SHALL BE PROVIDED BY THE CONTRACTOR FOR 3/4" METER SETTINGS. IF EXISTING STRUCTURE DOES NOT HAVE ONE. BOXES FOR LARGER (1" & UP) METER SETTINGS SHALL BE FURNISHED BY THE CITY.

BRASS FITTINGS
BRASS FITTINGS SHALL COMPLY WITH A.W.W.A. C800-66 AND BE WRAPPED IN POLYETHYLENE.



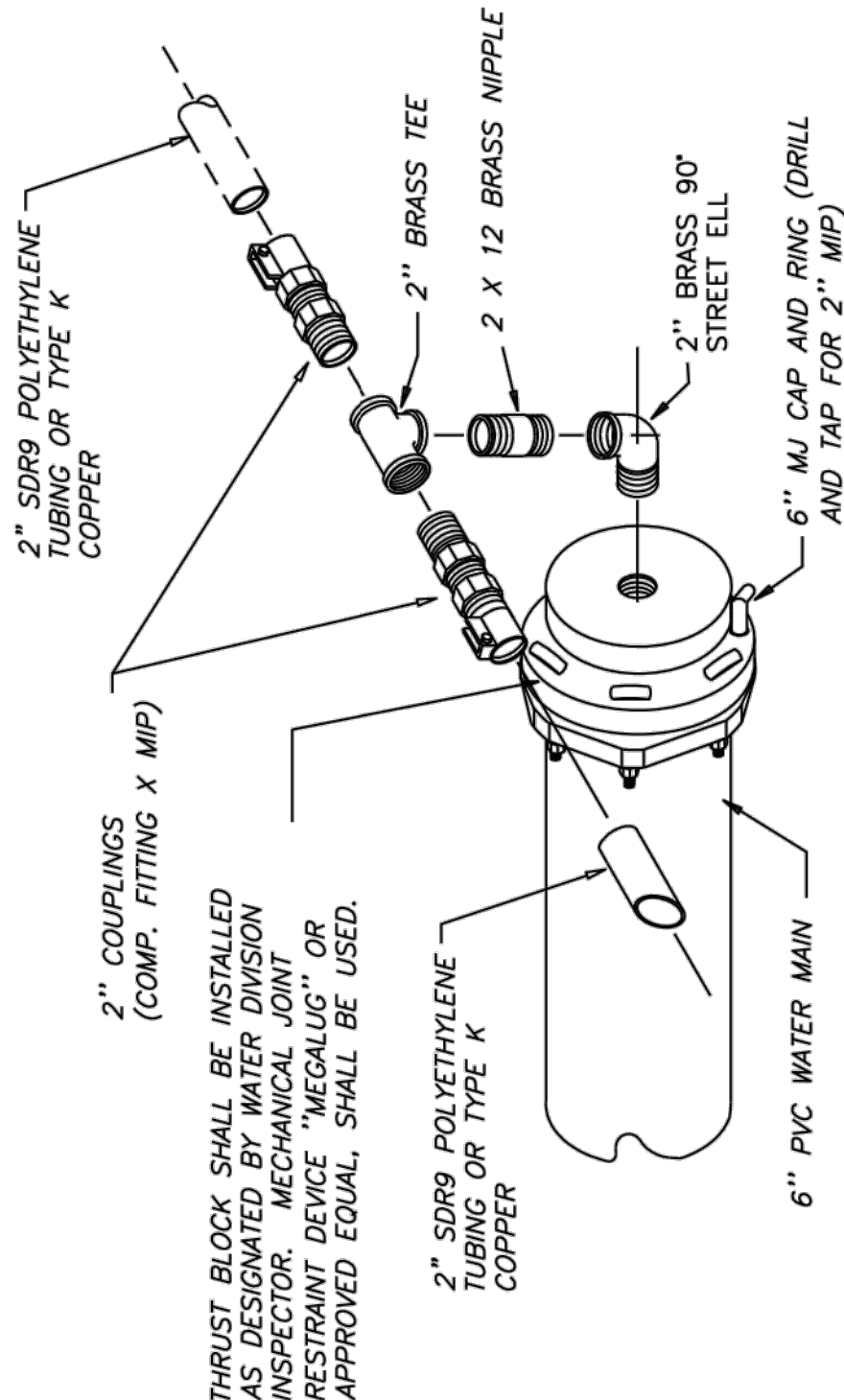
NOTE:
DO NOT PLACE BOLLARD IN
FRONT OF HOSE OUTLETS

BOLLARD DETAIL

NOT TO SCALE

TYPICAL CUL-DE-SAC SERVICE

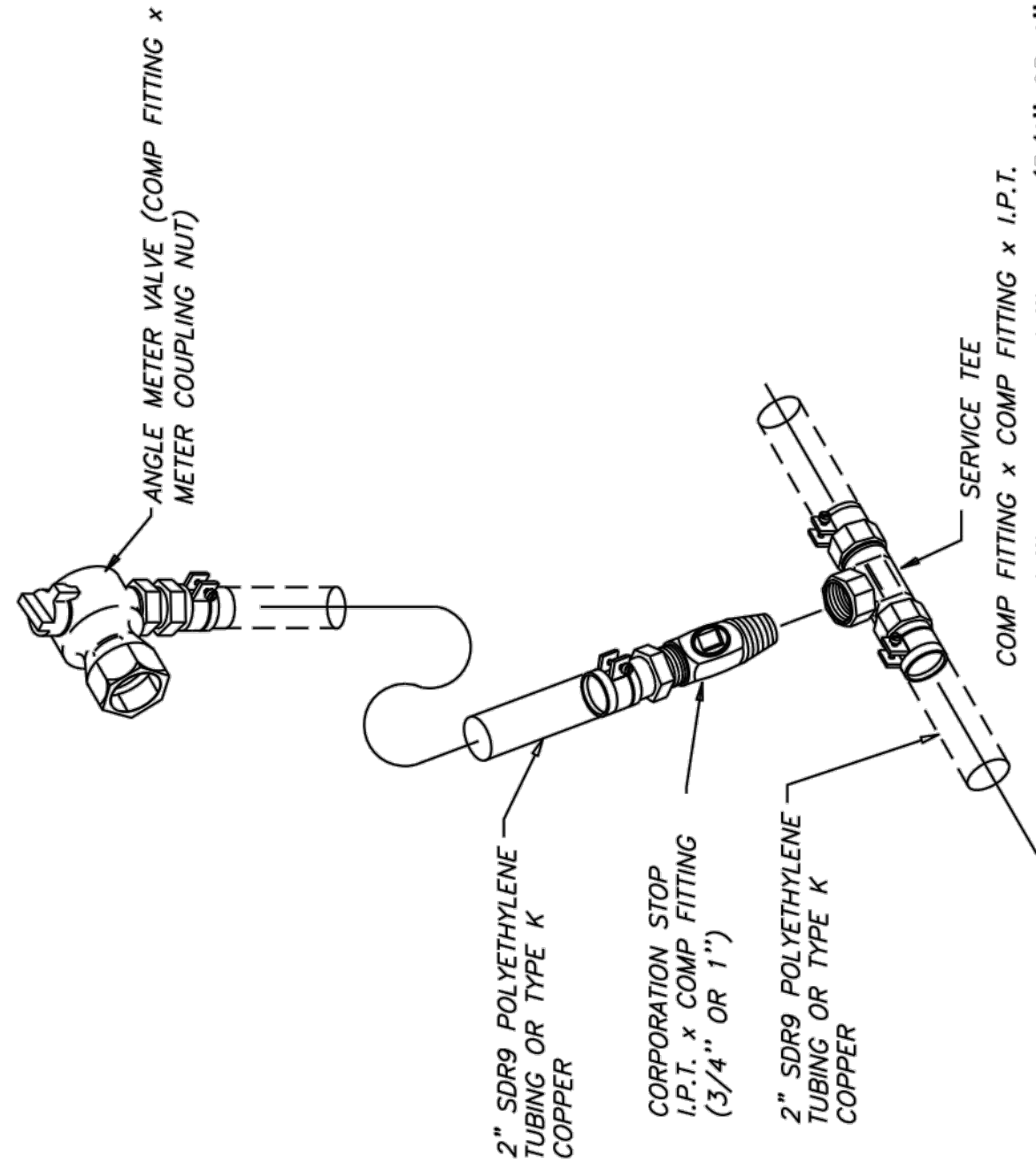
NOT TO SCALE



NOTE:
NO MORE THAN 3 LOTS SHALL BE SERVED PER LEG.

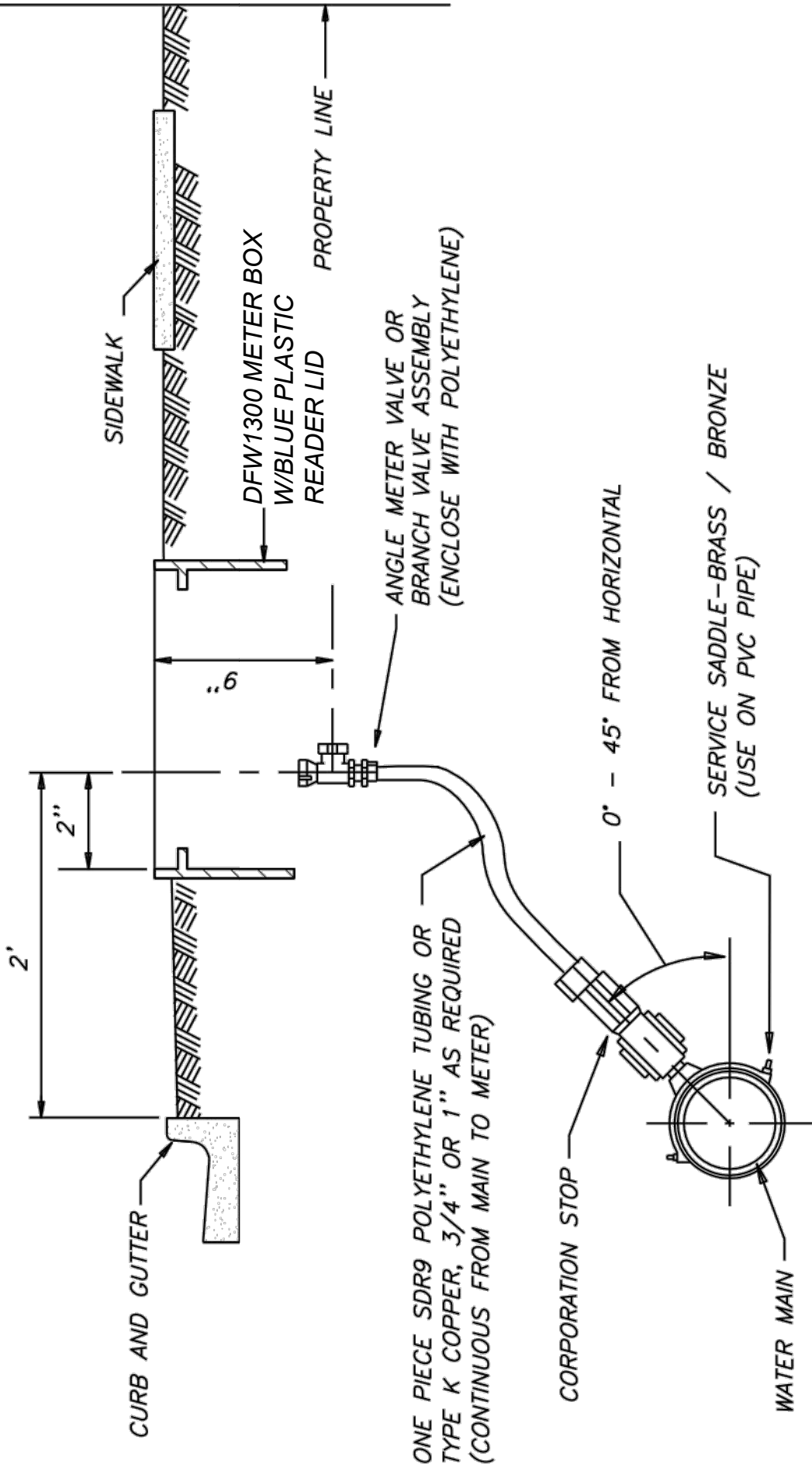
TYPICAL CONNECTION DETAIL

NOT TO SCALE



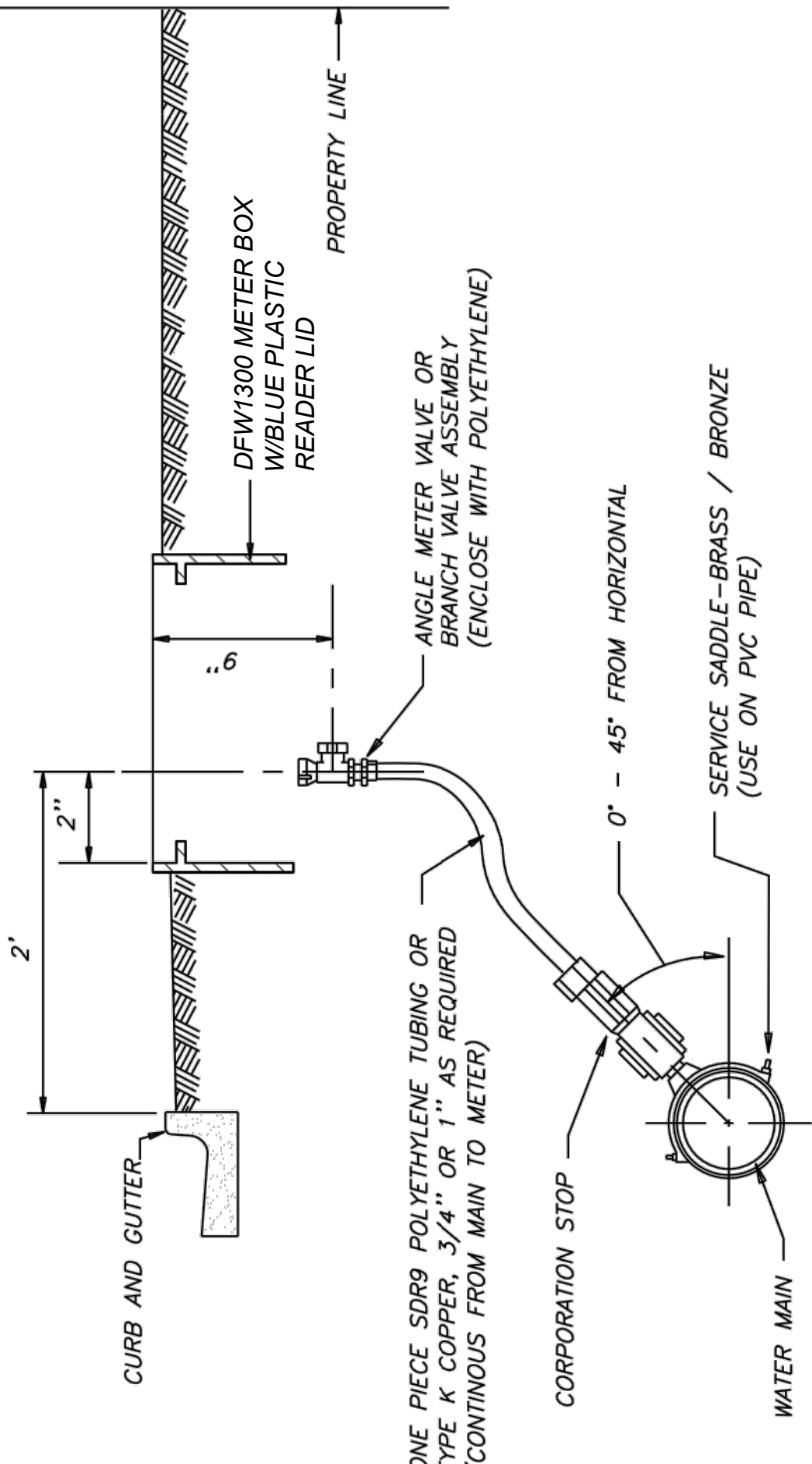
TYPICAL CONNECTION DETAIL

NOT TO SCALE



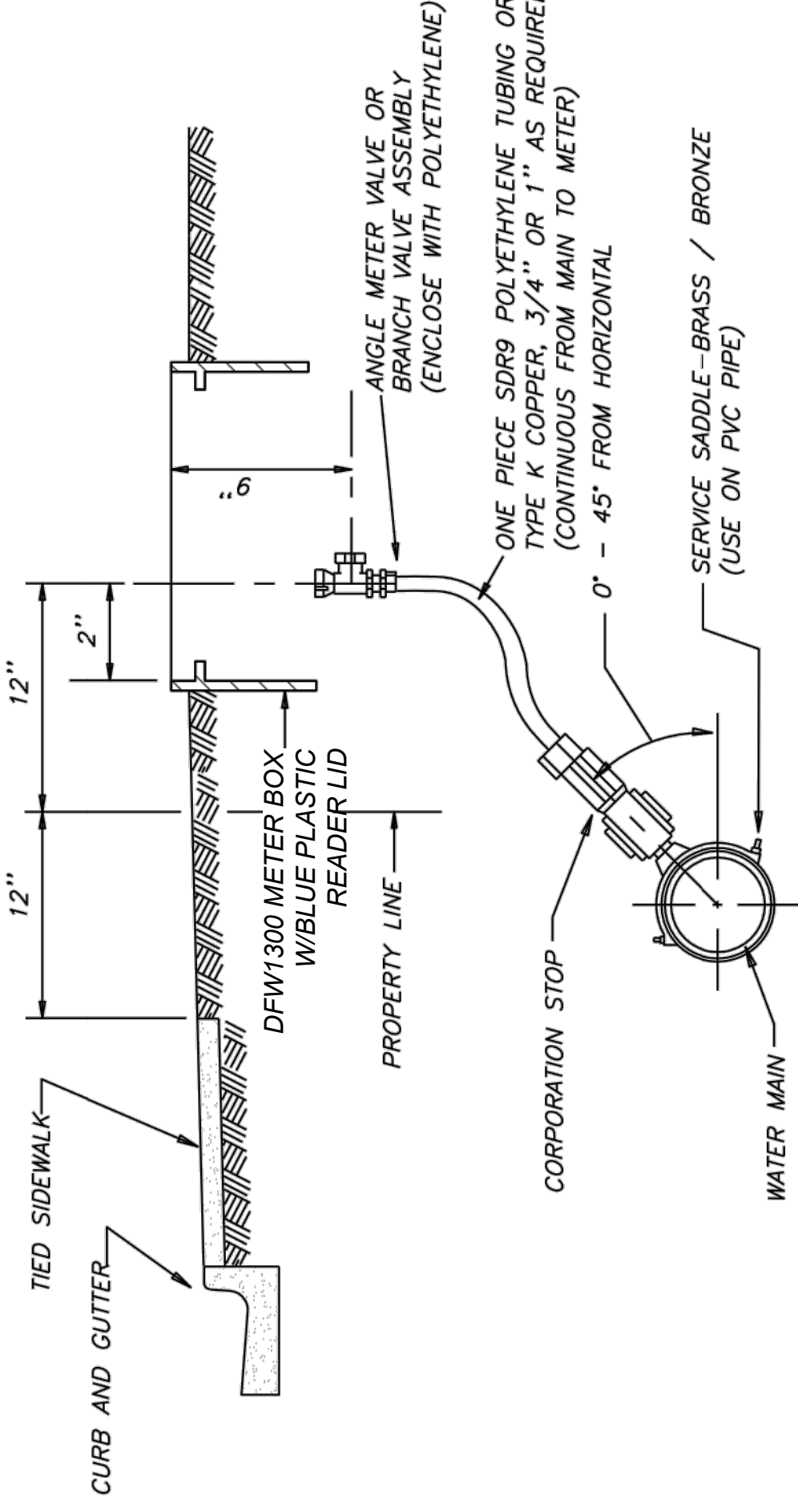
SERVICE WITH SIDEWALK

NOT TO SCALE



SERVICE WITHOUT SIDEWALK

NOT TO SCALE

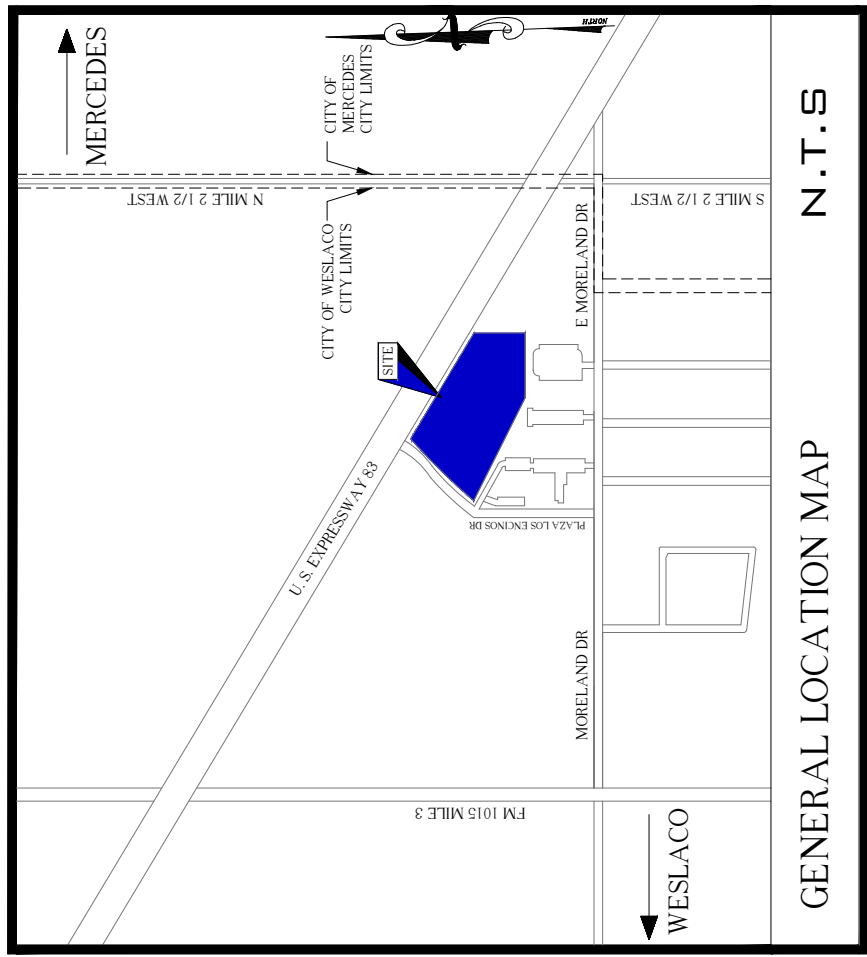


SERVICE WITH SIDEWALK TIED TO CURB

NOT TO SCALE

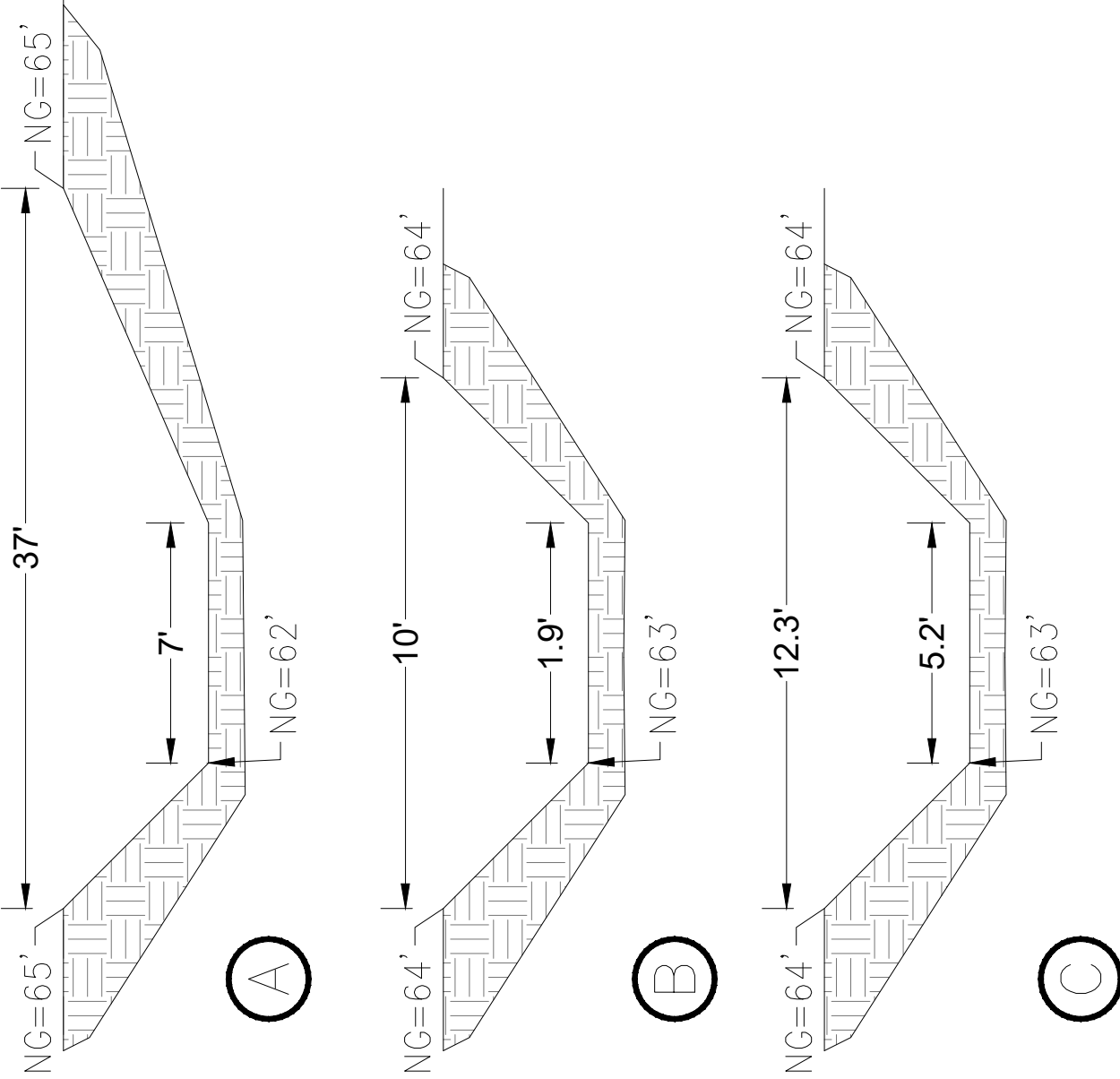
NOTES:

- IF THERE IS LESS THAN 2' FROM BACK OF SIDEWALK TO PROPERTY LINE, THE METER BOX SHALL BE PLACED 1' BEHIND PROPERTY LINE AND UTILITY EASEMENT WILL BE REQUIRED.
- IF THERE IS MORE THAN 2' FROM BACK OF SIDEWALK TO PROPERTY LINE, THE METER BOX SHALL BE PLACED BEHIND SIDEWALK.
- THE WATER DIVISION WILL APPROVE ANY PLACEMENT OF A SERVICE LINE IN A TIEDSIDEWALK SITUATION.



GENERAL NOTES:

1. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF STREET CURB AS IT LAYS IN FRONT OF THE BUILDING SITE OR 66.0' ABOVE MSL WHICHEVER IS GREATER, ACCORDING TO REPEAT OF REDBIRD SUBDIVISION NO.2.
2. FILL SHALL CONSIST OF A SANDY SOIL WITH A MAXIMUM P. I. OF 18 AND A MINIMUM P. I. OF 12, AND SHALL BE FREE OF ANY ORGANIC OR DELETERIOUS MATERIAL.
3. SUB-CONTRACTORS SHALL VERIFY ALL CONDITIONS/DIMENSIONS IN BIDDING ON JOB SITE. NOTIFY OWNER OR DESIGNER IMMEDIATELY OF ANY DISCREPANCY BEFORE BEGINNING OR CONTINUING ANY WORK.
4. SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING OF MATERIALS.
5. SUB-CONTRACTORS SHALL CONFORM TO RELATED DRAWINGS & SPECIFICATIONS, ANY DEVIATIONS SHALL BE APPROVED BY THE OWNER. THE LACK OF OWNER-APPROVAL WILL BE SUFFICIENT CAUSE TO REFUSE ACCEPTANCE OF THE WORK.
6. ANY ITEM OF WORK NOT SPECIFICALLY COVERED IN THE DRAWINGS & SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
7. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY LINES PRIOR TO EXCAVATING AND INSTALLING ANY UNDERGROUND LINES & EXCAVATING ANY DETENTION SWALES.
8. CONTRACTOR RESPONSIBLE FOR CONTACTING 411 AND OTHER RELEVANT ENTITIES TO REQUEST STAKING OF ALL EXISTING UTILITY LINES.
9. WORK SHALL BE DONE IN ACCORDANCE WITH GEOTECHNICAL REPORT.



AREA TABULATIONS: (2005) EXIST. CONDITIONS	
IMPERVIOUS AREA	0 AC
GREEN/ LANDSCAPING AREA	1.5 AC
TOTAL AREA	1.5 AC

FLOOD_ZONE "X" - BASE FLOOD
ELEVATION
COMMUNITY_PANEL NO. 4803340450C
REV. DATE: 06/06/2000

(50 YR) (2005) EXISTING

$Q = CIA =$	$C = 0.4$	$I = 10.1 \text{ IN/HR}$	$A = 1.5 \text{ AC}$	$= 6.05 \text{ CFS}$
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(50 YR) EXISTING

$Q = C/A =$	$C = 0.62$	$I = 10.1 \text{ IN}^2/\text{HR}$	$A = 1.5 \text{ AC}$	$= 9.42 \text{ CFS}$
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(50 YR) PROPOSED

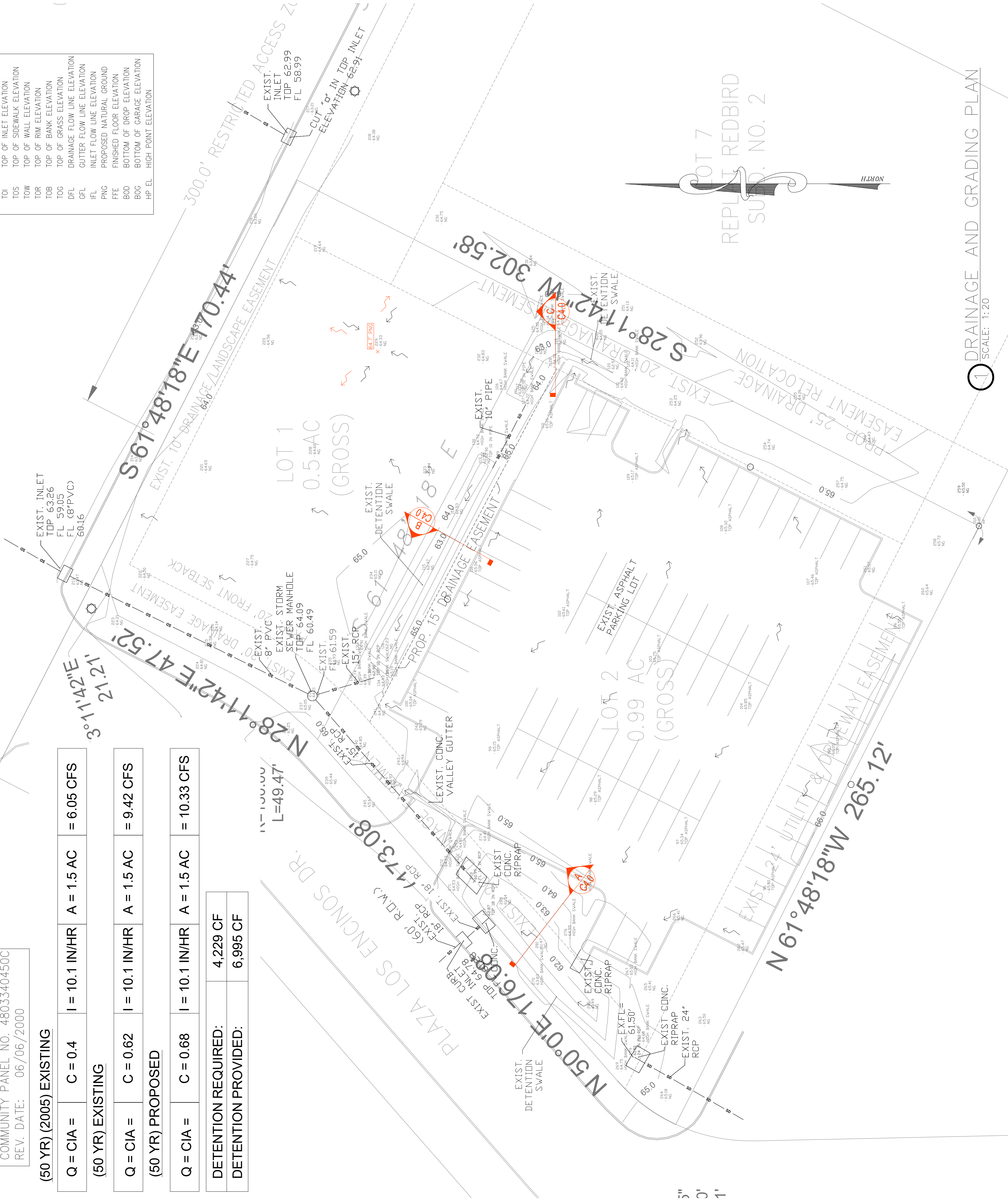
$Q = C/A =$	$C = 0.68$	$I = 10.1 \text{ IN}^2/\text{HR}$	$A = 1.5 \text{ AC}$	$= 10.33 \text{ CFS}$
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DETENTION REQUIRED:	4,229 CF
DETENTION PROVIDED:	6,995 CF

AREA TABULATIONS: EXIST. CONDITIONS	
IMPERVIOUS AREA	0.67 AC
GREEN/ LANDSCAPING AREA	0.83 AC
TOTAL AREA	1.5 AC

AREA TABULATIONS: PROP. CONDITIONS	
IMPERVIOUS AREA	0.94 AC
GREEN/ LANDSCAPING AREA	0.56 AC
TOTAL AREA	1.5 AC

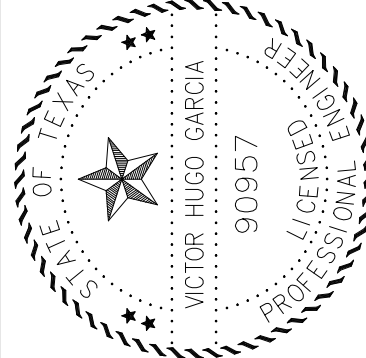
GRADING LEGEND	
	PROPOSED ELEVATION
	EXISTING ELEVATION
	EXISTING DRAINAGE FLOW
	PROP. DRAINAGE FLOW
	MATCH TO EXISTING ELEVATION
	TOP OF PAVEMENT ELEVATION
	TOP OF CURB ELEVATION
	TOP OF INLET ELEVATION
	TOP OF SIDEWALK ELEVATION
	TOP OF WALL ELEVATION
	TOP OF RIM ELEVATION
	TOP OF BANK ELEVATION
	TOP OF GRASS ELEVATION
	DRAINAGE FLOW LINE ELEVATION
	GUTTER FLOW LINE ELEVATION
	INLET FLOW LINE ELEVATION
	PROPOSED NATURAL GROUND
	FINISHED FLOOR ELEVATION
	BOTTOM OF DROP ELEVATION
	BOTTOM OF GARAGE ELEVATION
	HIGH POINT ELEVATION



① DRAINAGE SCALE: 1:20

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DATE: DEC. 4, 2024

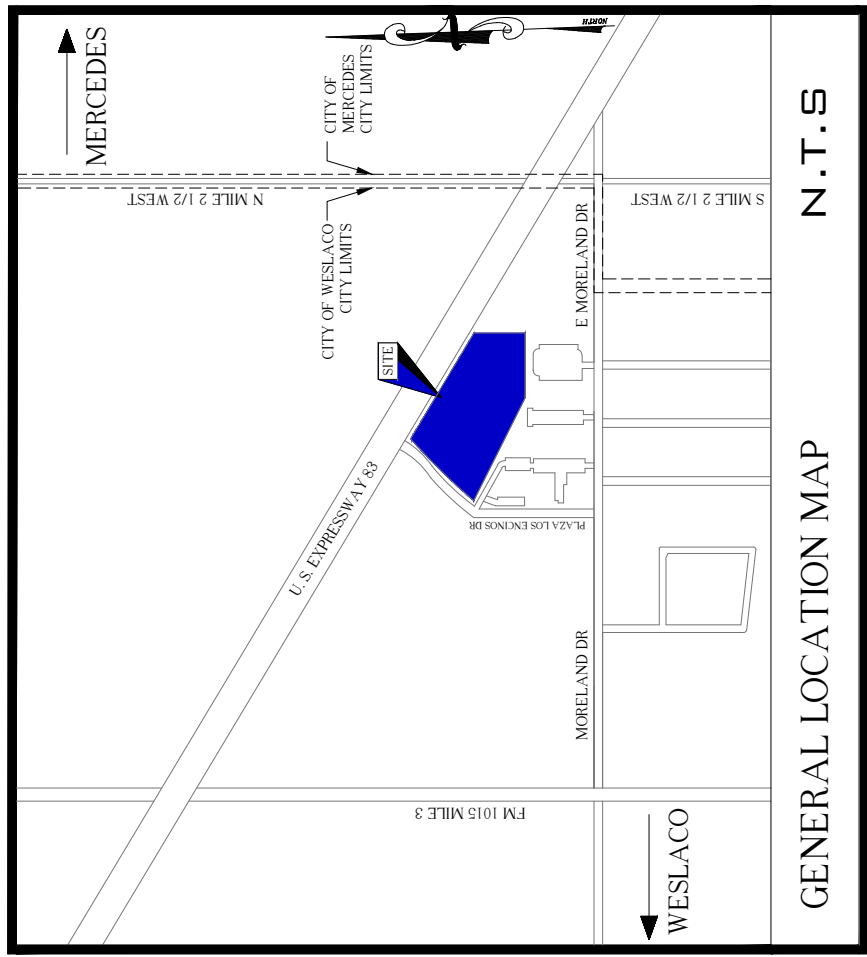
PROP. DRAINAGE & GRADING PLAN

CLIENT

DEANN PERALES

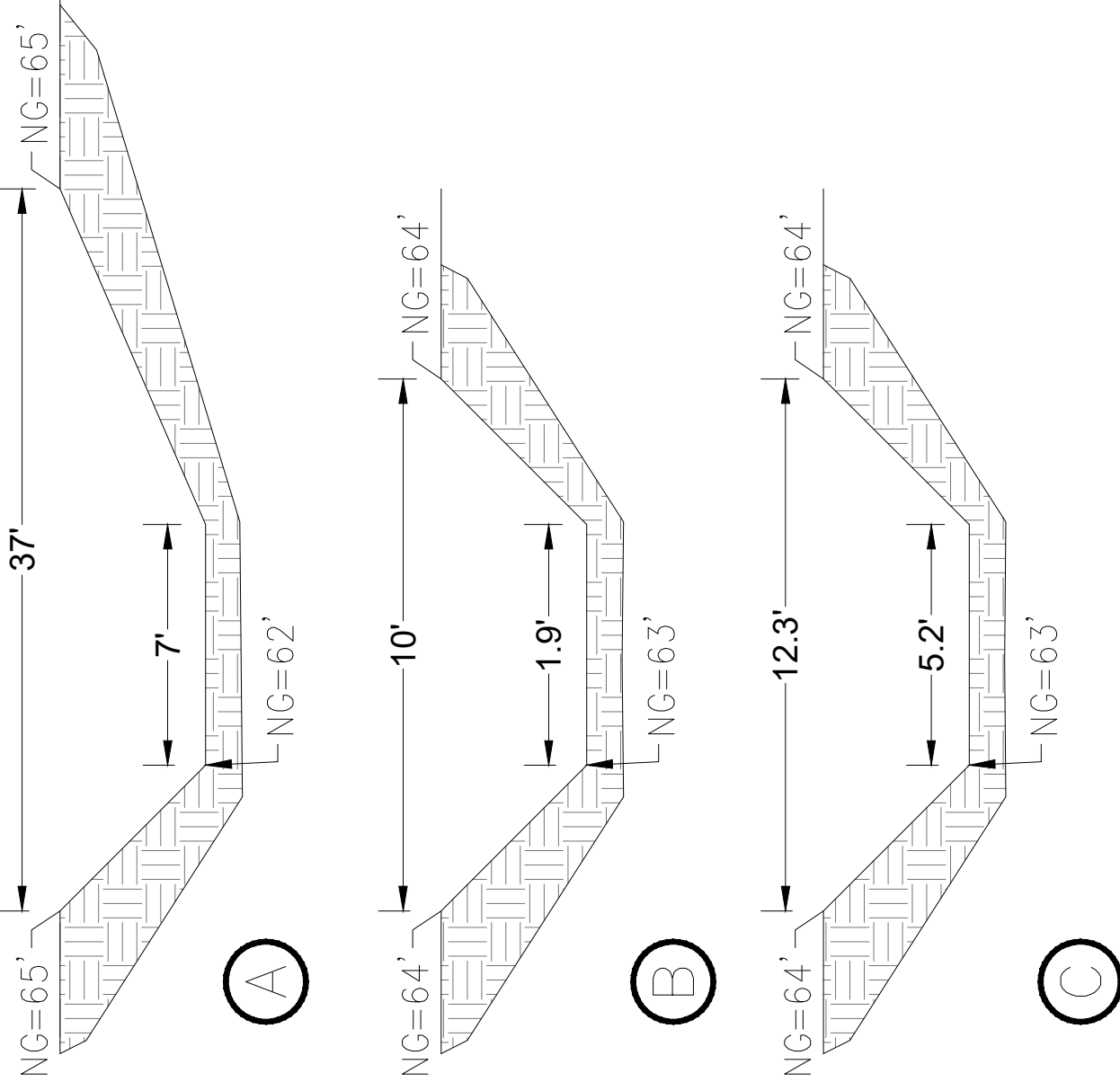
PROJECT NO.	C4.0
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COPY RIGHT 2024



GENERAL NOTES:

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7. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY LINES PRIOR TO EXCAVATING AND INSTALLING ANY UNDERGROUND LINES & EXCAVATING ANY DETENTION SWALES.
8. CONTRACTOR RESPONSIBLE FOR CONTACTING 411 AND OTHER RELEVANT ENTITIES TO REQUEST STAKING OF ALL EXISTING UTILITY LINES.
9. WORK SHALL BE DONE IN ACCORDANCE WITH GEOTECHNICAL REPORT.



AREA TABULATIONS: (2005) EXIST. CONDITIONS	
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GREEN/ LANDSCAPING AREA	1.5 AC
TOTAL AREA	1.5 AC

FLOOD_ZONE "X" - BASE FLOOD
ELEVATION
COMMUNITY_PANEL NO. 4803340450C
REV. DATE: 06/06/2000

(50 YR) (2005) EXISTING

$Q = CIA =$	$C = 0.4$	$I = 10.1 \text{ IN/HR}$	$A = 1.5 \text{ AC}$	$= 6.05 \text{ CFS}$
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(50 YR) EXISTING

$Q = C/A =$	$C = 0.62$	$I = 10.1 \text{ IN}^2/\text{HR}$	$A = 1.5 \text{ AC}$	$= 9.42 \text{ CFS}$
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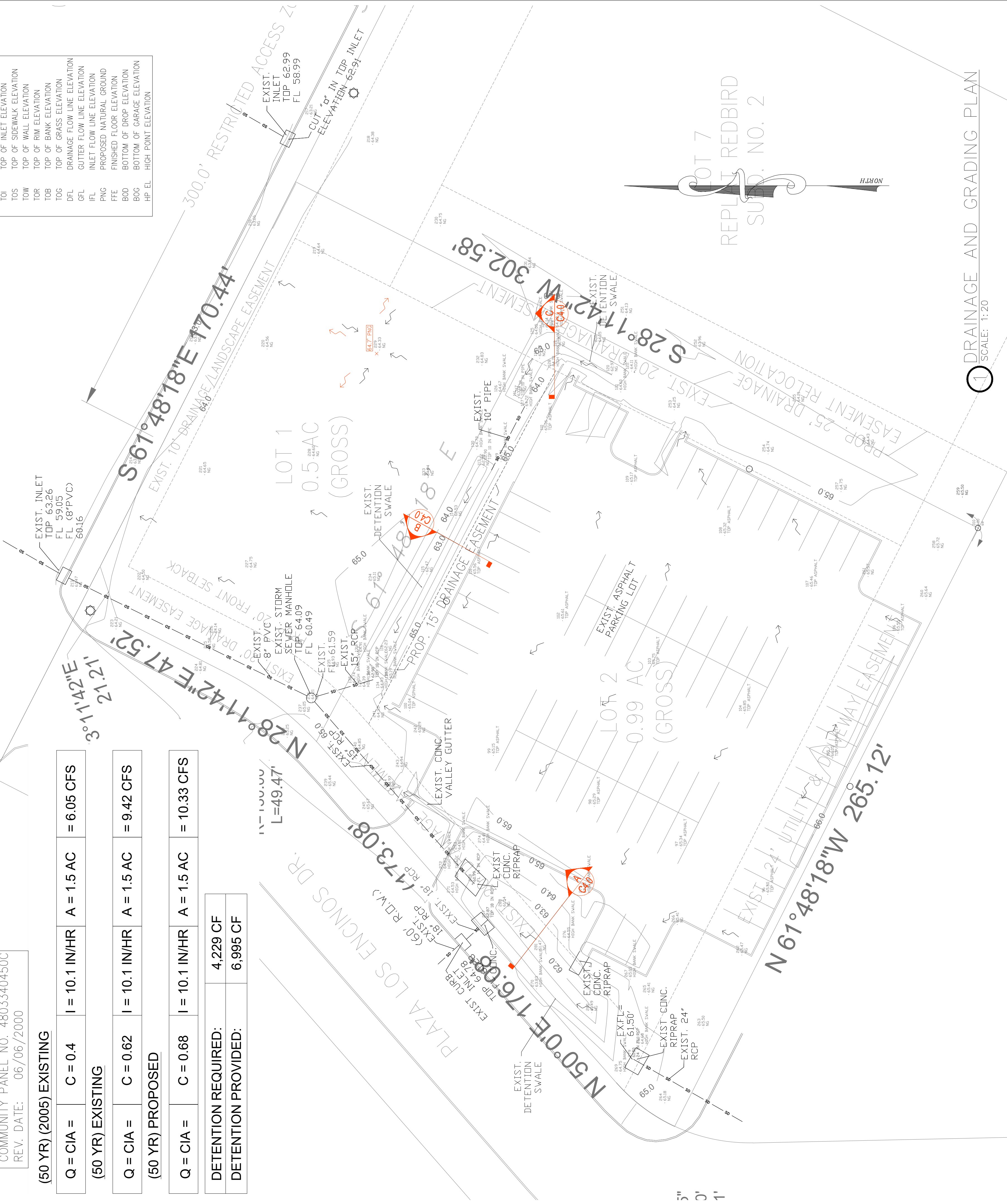
(50 YR) PROPOSED

$Q = C/A =$	$C = 0.68$	$I = 10.1 \text{ IN}^2/\text{HR}$	$A = 1.5 \text{ AC}$	$= 10.33 \text{ CFS}$
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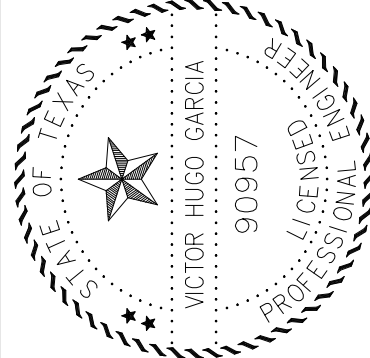
DETENTION REQUIRED:	4,229 CF
DETENTION PROVIDED:	6,995 CF

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AREA TABULATIONS: PROP. CONDITIONS	
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GREEN/ LANDSCAPING AREA	0.56 AC
TOTAL AREA	1.5 AC



THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



DATE: OCT.14, 2024

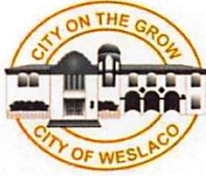
PROP. DRAINAGE & GRADING PLAN

CLIENT	SHEET NO.
DEANN PERALES	C4.0
PROJECT NO.	2023.03

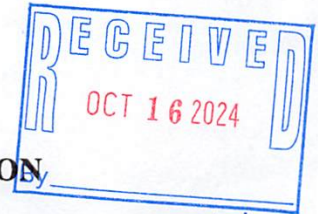


**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: January 8, 2024	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration of the Final 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 was granted 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 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-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, Bk. 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 D. Schwie

THIS PAGE FOR STAFF USE ONLY

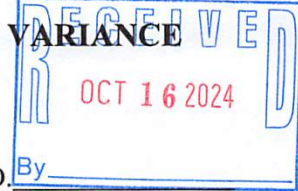
Date Received: _____ Received By: _____ Date Paid: _____

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 1/2 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: NWC 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: NEC 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			
210	RESIDENTIAL	25.45	4500	18	24.65	24.11	9.74

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
rdelafuente@weslacotx.gov



From: Mickael Salinas <msalinas@salinasengineering.com>
Sent: Monday, October 2, 2023 12:56 PM
To: Rebekah M. De La Fuente <rdelafuente@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

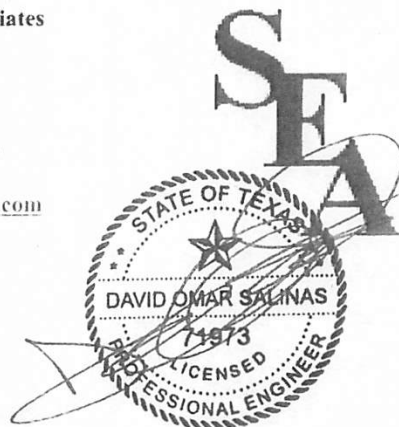
SOUTH BRIDGE RANCHETTES SUBDIVISION

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 Gray 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,

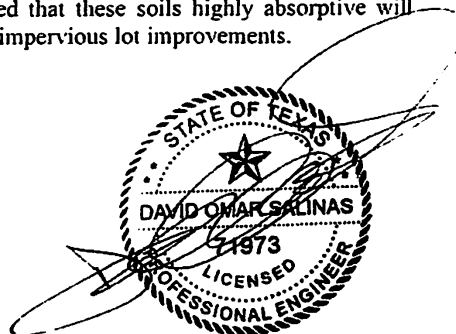
all lots shall be graded at a slope of not less than 2% from the building area to each lot's respective drainage swale to ensure that the overland flows from each lot flow into the respective drainage swales. It is expected that due to the size of the lots residential impervious improvements in comparison 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

Detention Calculations
South Bridge Retention Subdivision

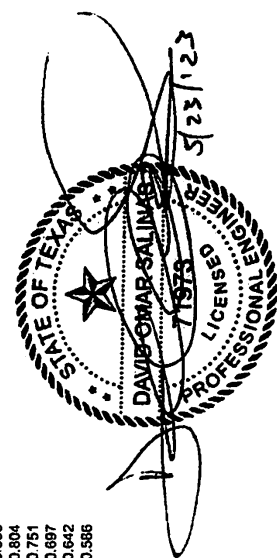
Runoff Calculations

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		OUTFLOW	
County: HIDALGO COUNTY, TEXAS			
2-year			
0.831	b	d	1.89
0.831	b	d	1.89
5-year			
0.795	b	d	1.41
0.795	b	d	1.41
10-year			
0.778	b	d	1.28
0.778	b	d	1.28
25-year			
0.771	b	d	1.28
0.771	b	d	1.28
50-year			
0.749	b	d	1.28
0.749	b	d	1.28
100-year			
0.74	b	d	1.28
0.74	b	d	1.28



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.

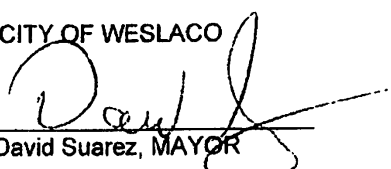
SECTION 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

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*.

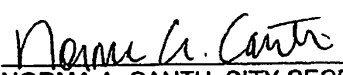
PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of June 2022.

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

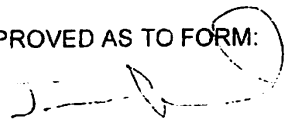
CITY OF WESLACO


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.)

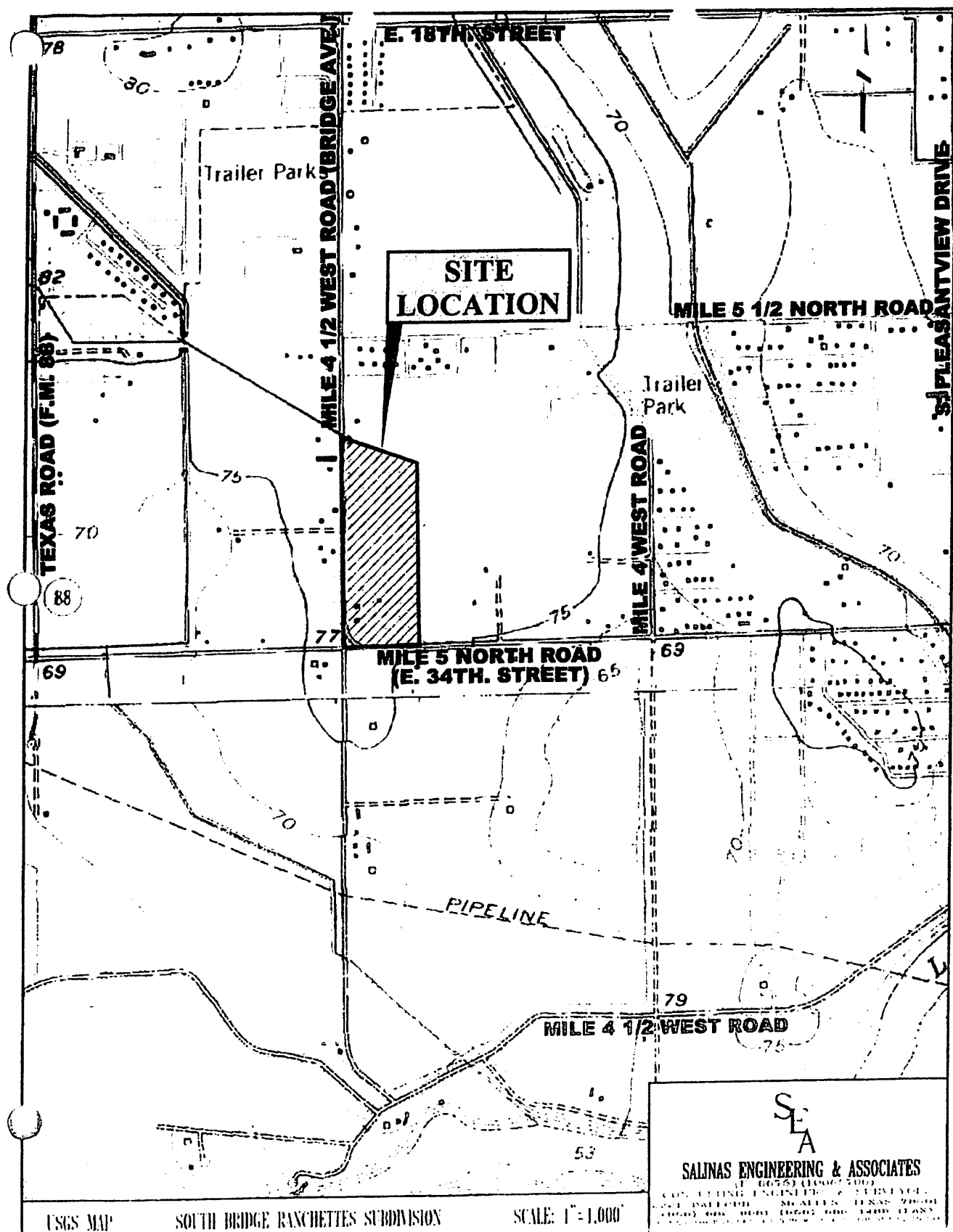
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

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

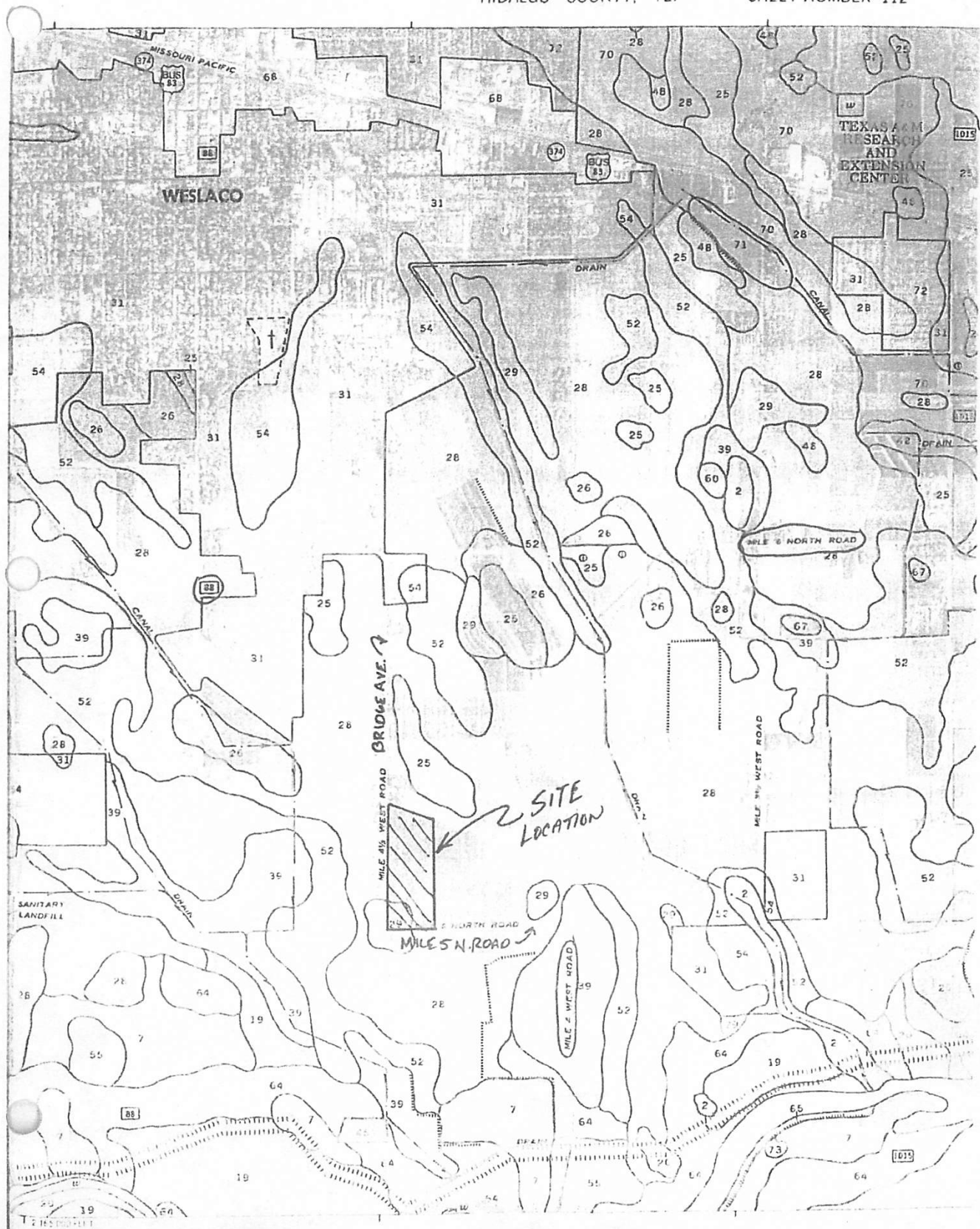
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.	TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898	290	0.647	0.860	1.031	1.209	1.384	1.514
120	1.299	1.677	1.981	2.309	2.596	2.815	295	0.639	0.849	1.018	1.193	1.367	1.496
125	1.259	1.628	1.924	2.242	2.523	2.737	300	0.630	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	1.318	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
Hattiesville	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

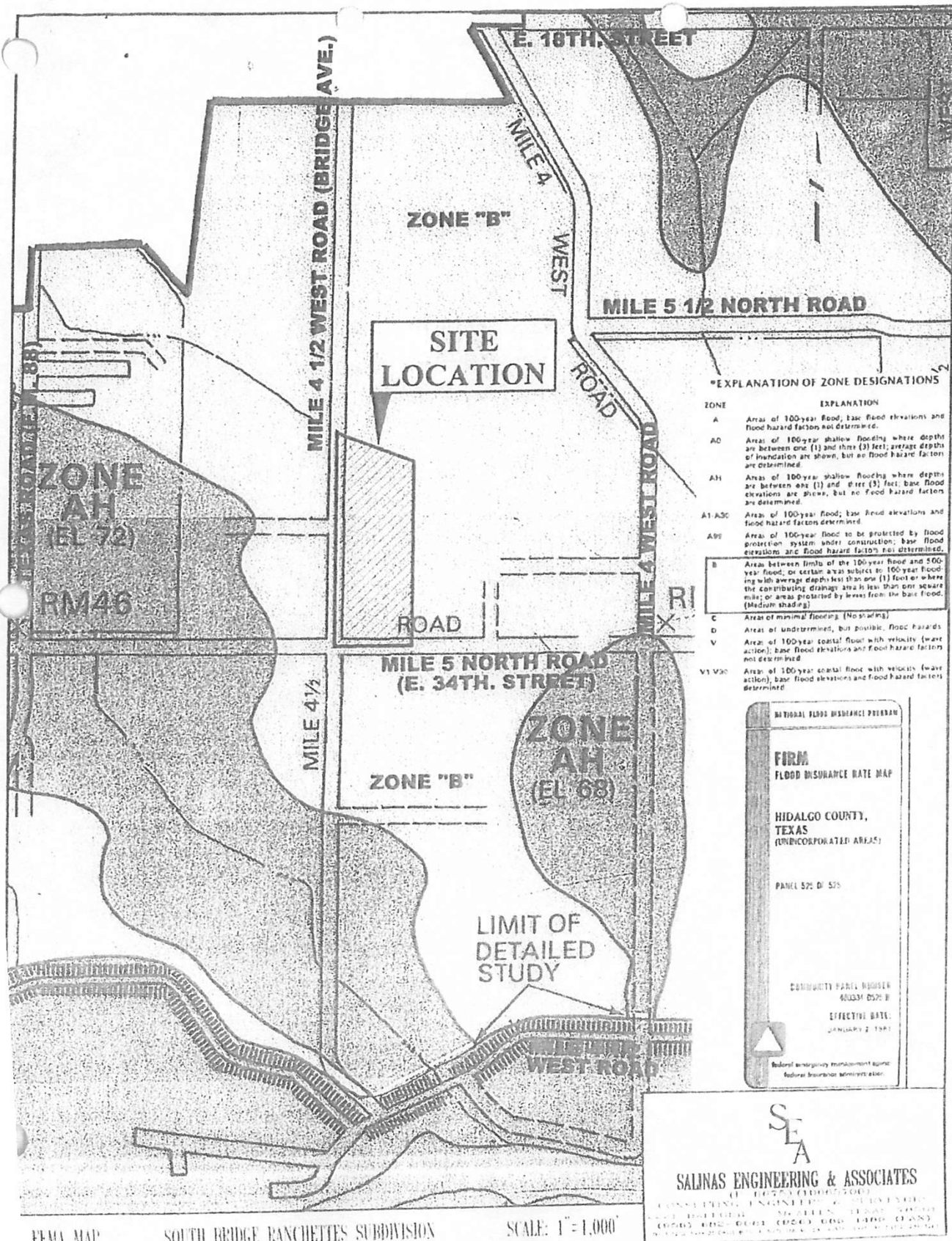
Soil survey

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
					Ft			In			
1.* Arents											
2----- Benito	D	Occasional	Long-----	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4----- Brennan	B	None-----	---	---	>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.
15----- Fallurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
15**----- Gruila	D	Frequent---	Very long	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Harlingen	B	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----- Holtzville	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.

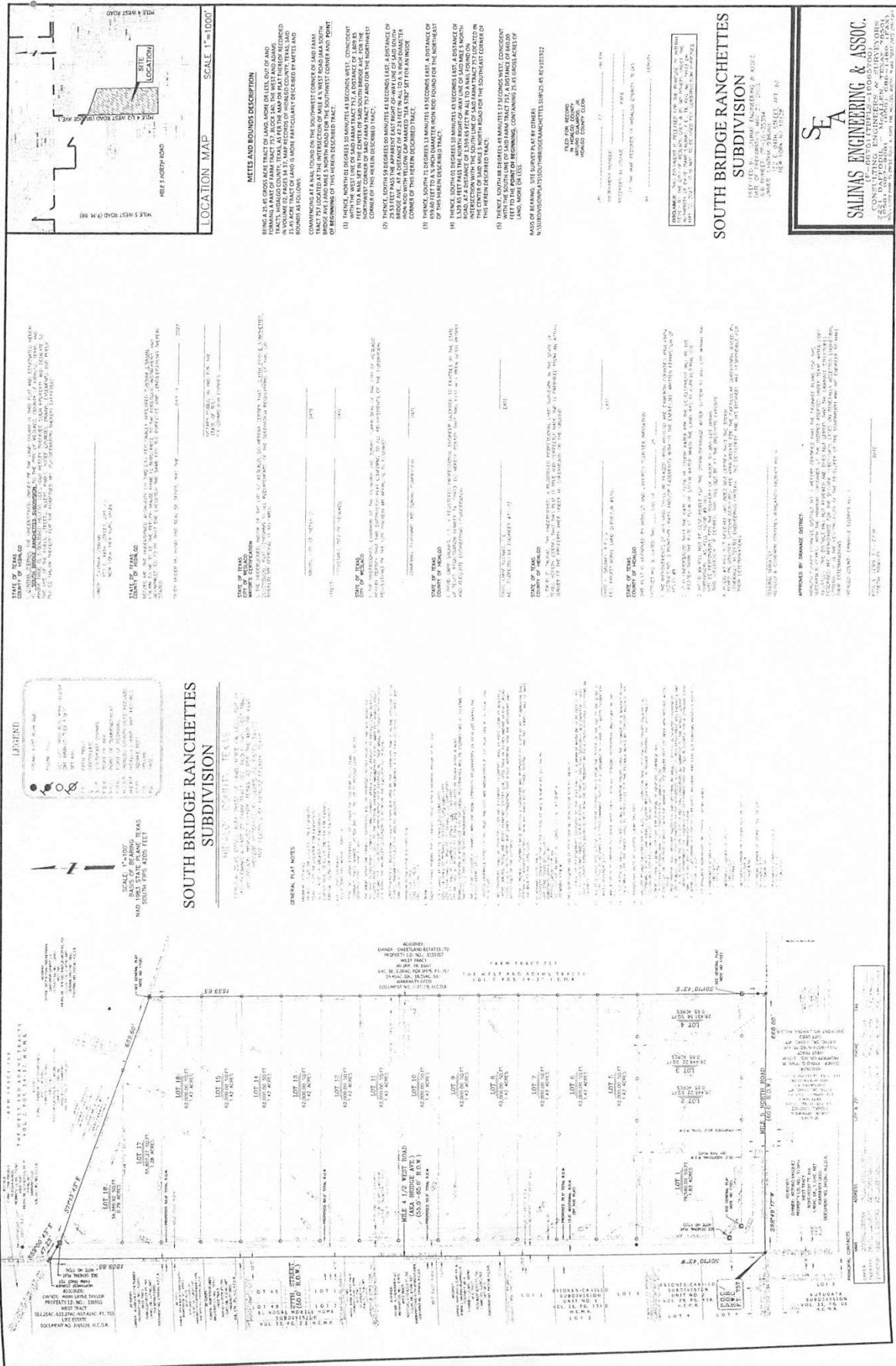
See text for explanation of table.



FEMA MAP

SOUTH BRIDGE RANCHETTES SUBDIVISION

SCALE: 1" = 1,000'





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

Date of Meeting: January 8, 2025	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of S2 Engineering, PLLC.	
Subject/Agenda Item: Discussion and consideration of the Final 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 was granted 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 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-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. _____

BY: _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: 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

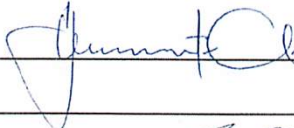
**** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.**

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: _____

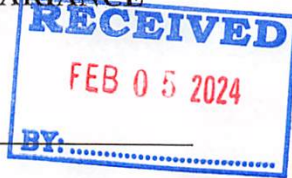
Date Recorded: _____ Instrument No. _____

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.

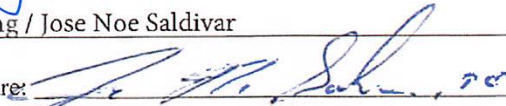
Owner Printed Name: Jorge Ferretis

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

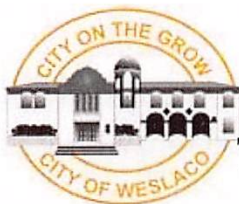
Comment: 1. Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names

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

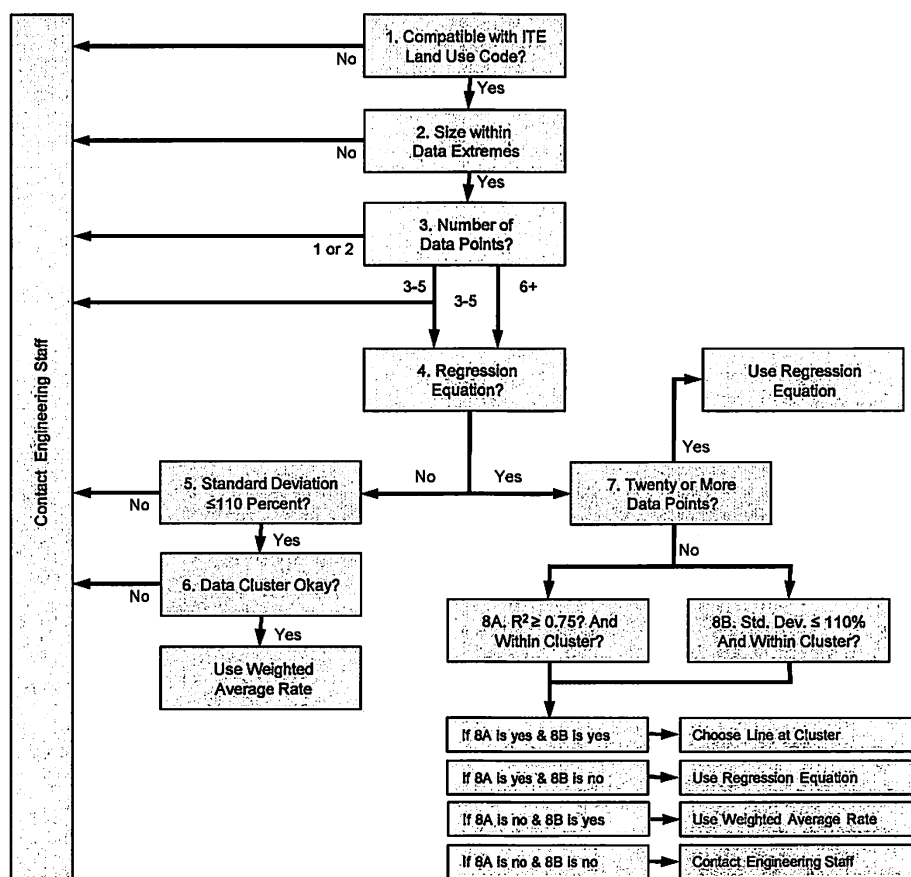
(For Official Use Only, Do Not Write In This Box)

_____ 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".

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

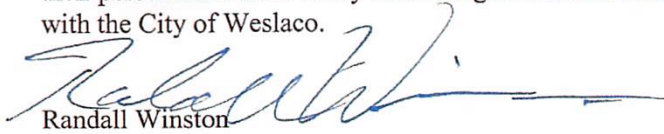
Good Morning Mr. Martinez:

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

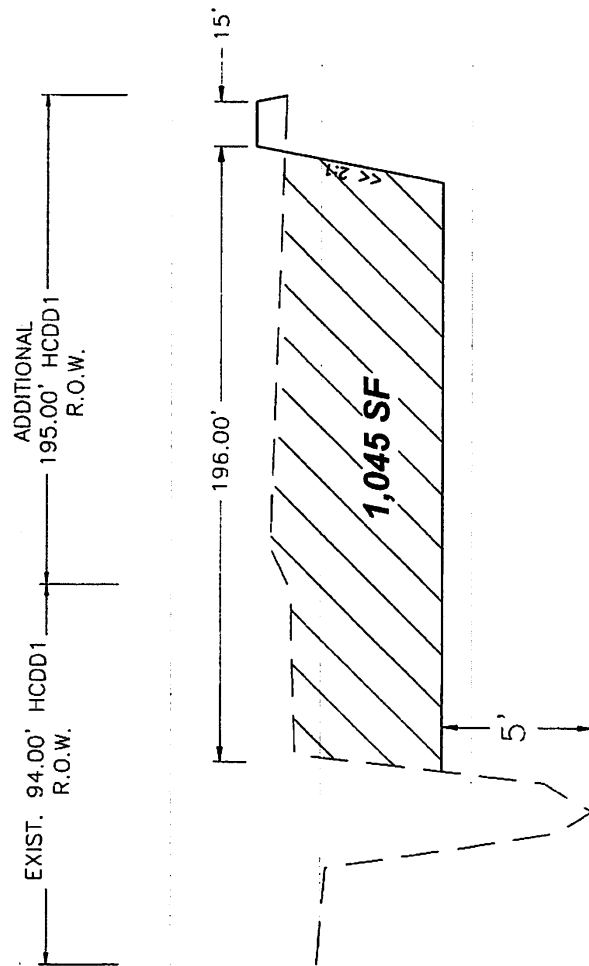
Release Rate: 6.00 cfs
Prop. 50-yr i: 6.65 in/hr

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

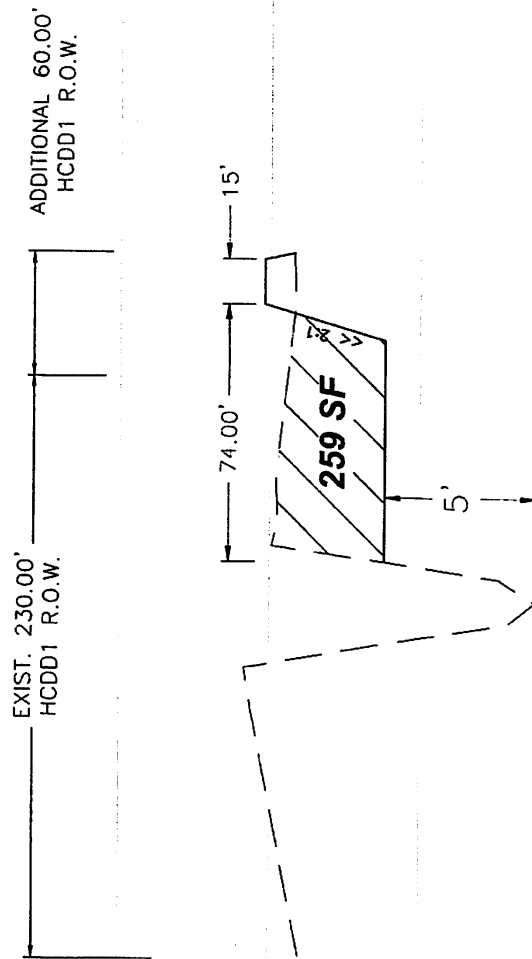
88,904 cf (Detention Required)

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,

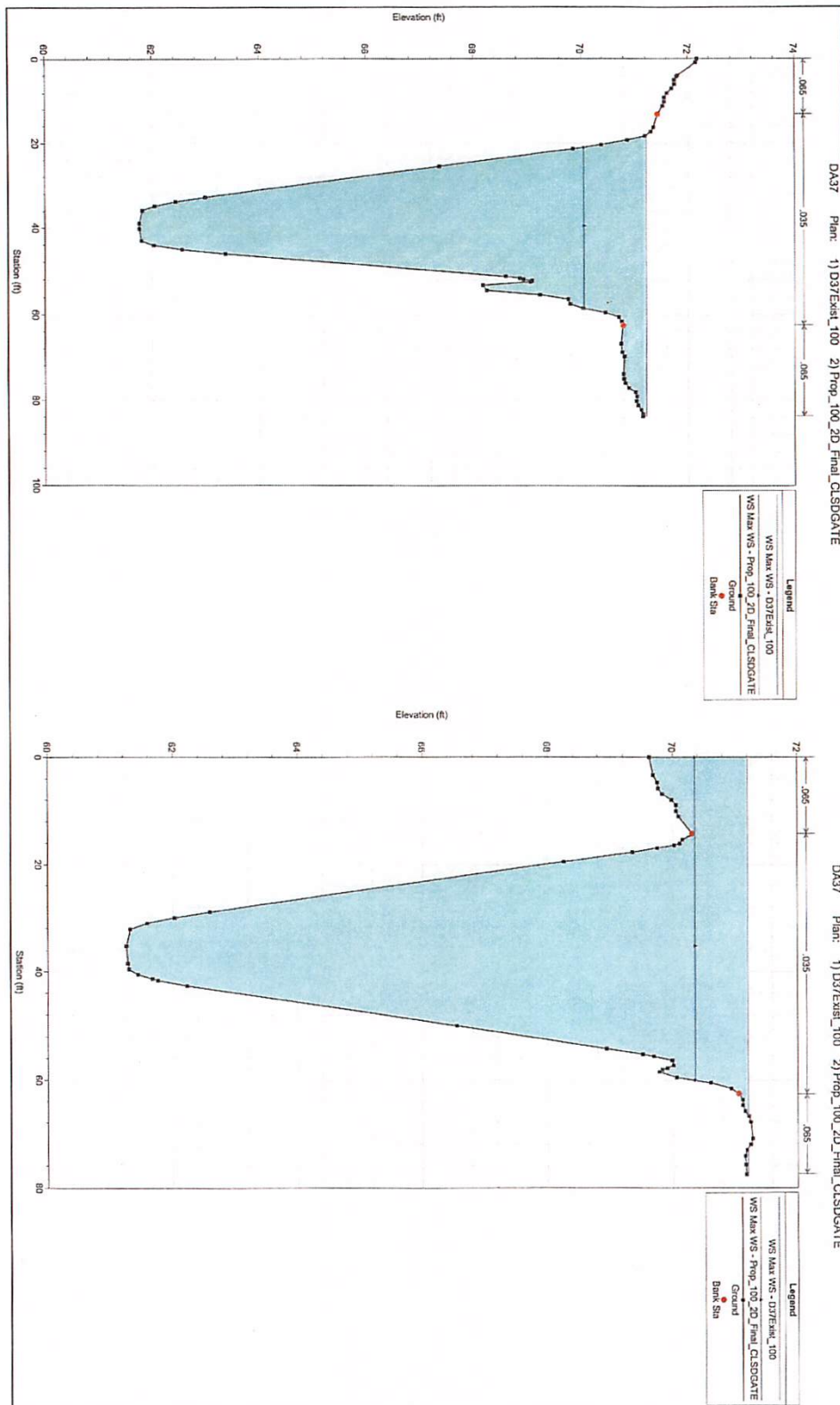
S2 Engineering, PLLC
Jose Noe Saldivar, P.E., CFM.
President/Senior Project Manager
Cell (956) 403-9787
s2engineering.ns@gmail.com
2020 E. Griffin Parkway
Mission, Texas 78574

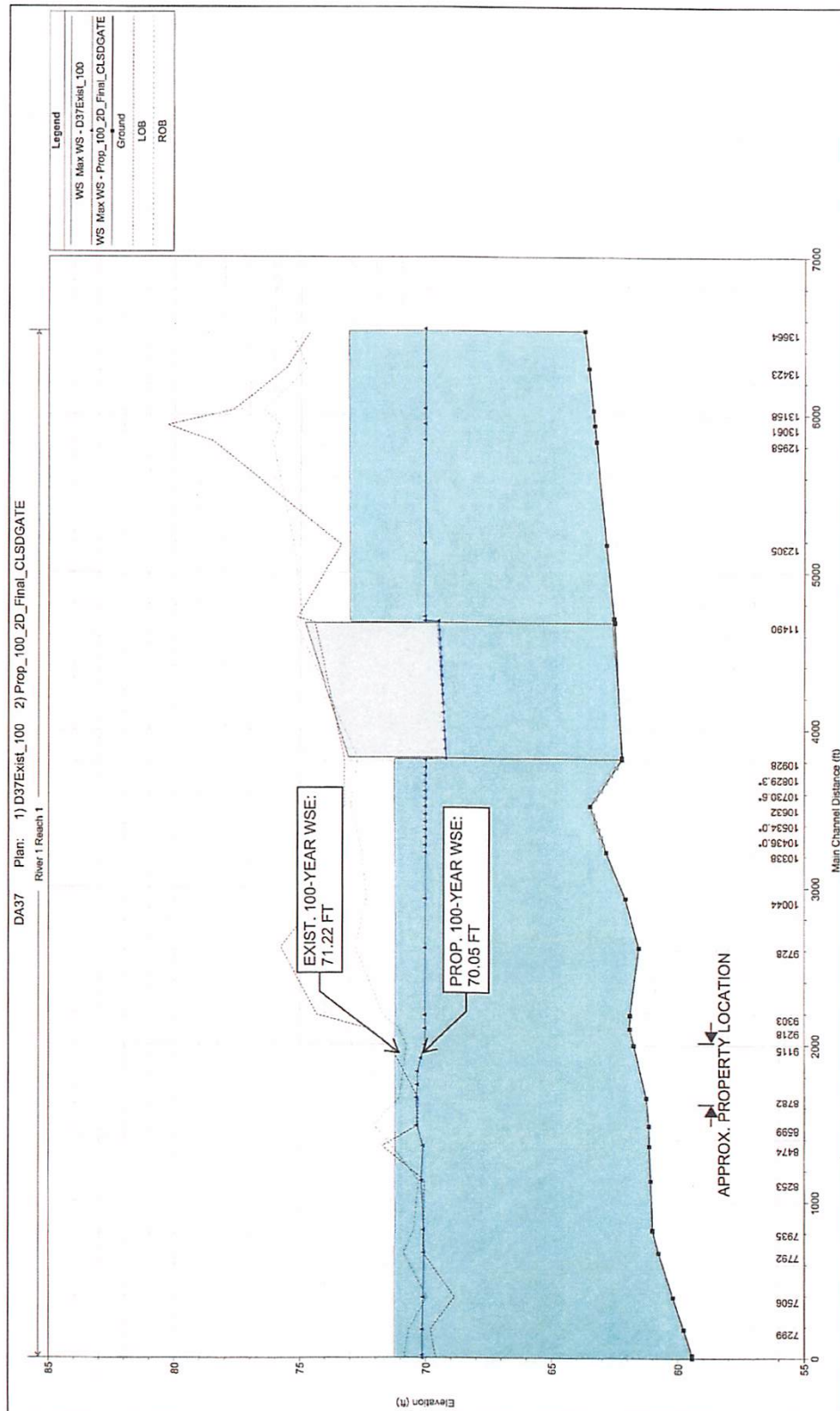
On Thu, Oct 17, 2024 at 2:55 PM isaac hccid9.org <isaac@hccid9.org> wrote:

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.", positioned below the professional seal.



INDEX

1. Drainage Statement
2. Subdivision Location Map
3. Drainage Calculations
6. FEMA FIRMette
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



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	
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



LOCATION MAP
GARDENS AT VILLA VERDE PHASE I
SUBDIVISION

PROJECT NO:	E-22-21
SCALE:	NTS
DRAWN BY:	A.A.
CHECKED BY:	N.S.
TITLE BY:	M.P.
SHEET:	
SHEET 1 OF 1	

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
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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

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

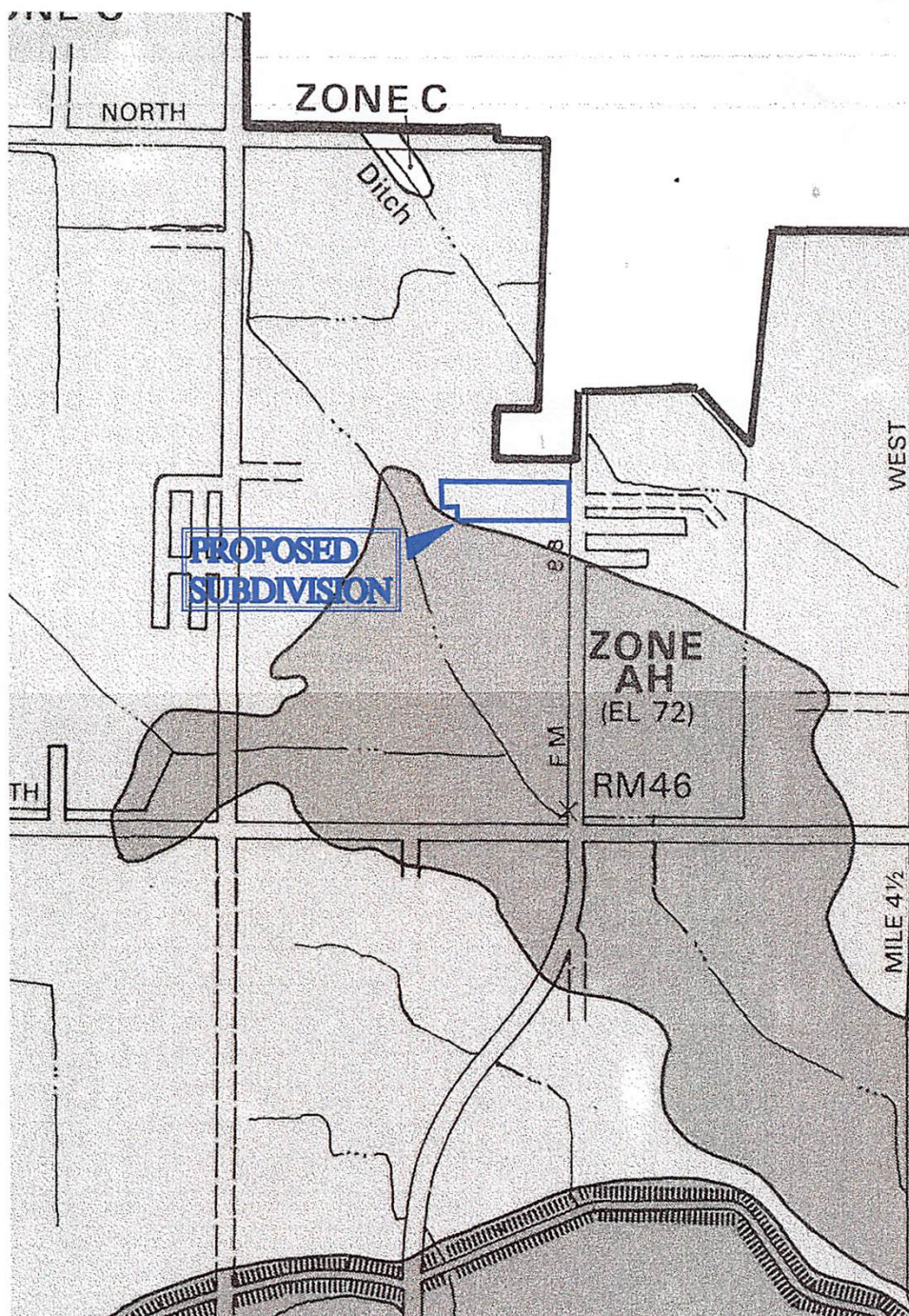
**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

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 957)
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: 2sxxl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

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

References

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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

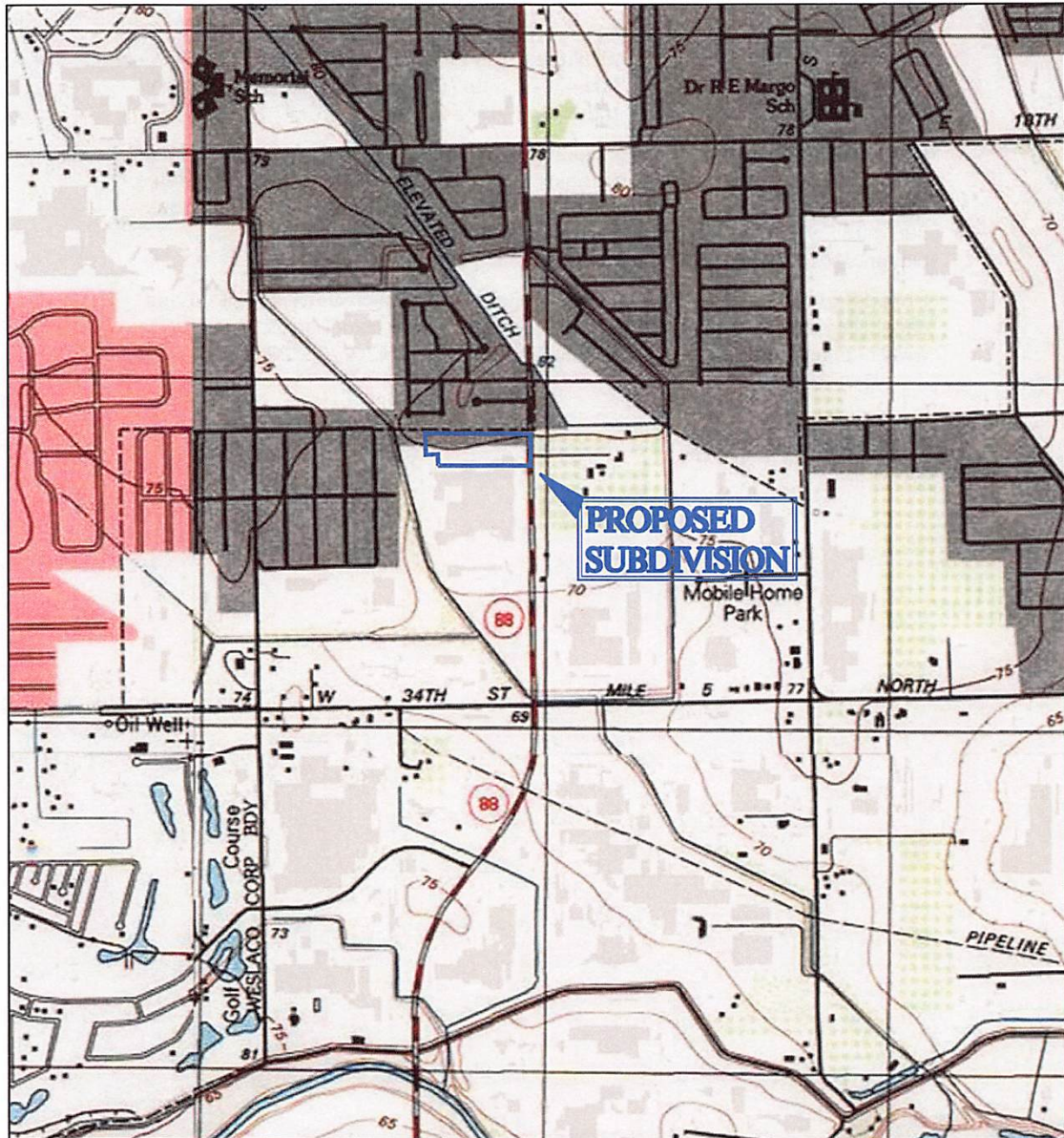
Custom Soil Resource Report

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

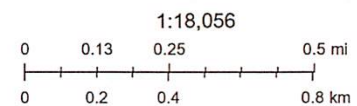
United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

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The National Map Advanced Viewer



6/27/2023, 12:37:26 PM



USGS TOPOGRAPHIC MAP APPENDIX B

SCALE=NTS



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

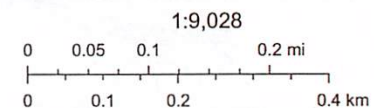
The National Map Advanced Viewer



6/27/2023, 1:40:06 PM

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

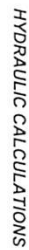
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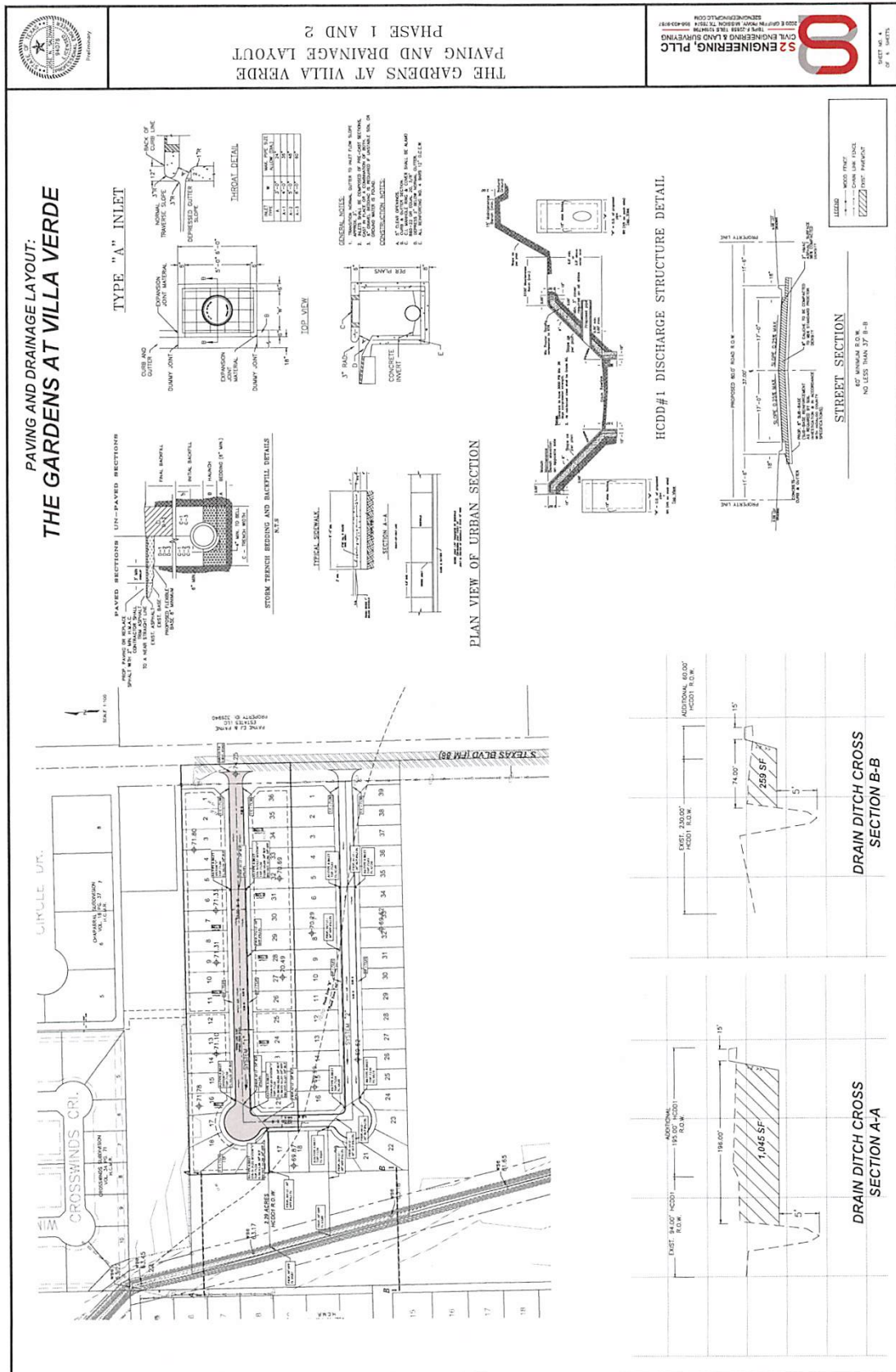
LOCATION: HIDALGO COUNTY, TEXAS
DATE: 6-26-2023

DESCRIPTION: THE GARDENS AT VILLA VERDE SUBDIVISION

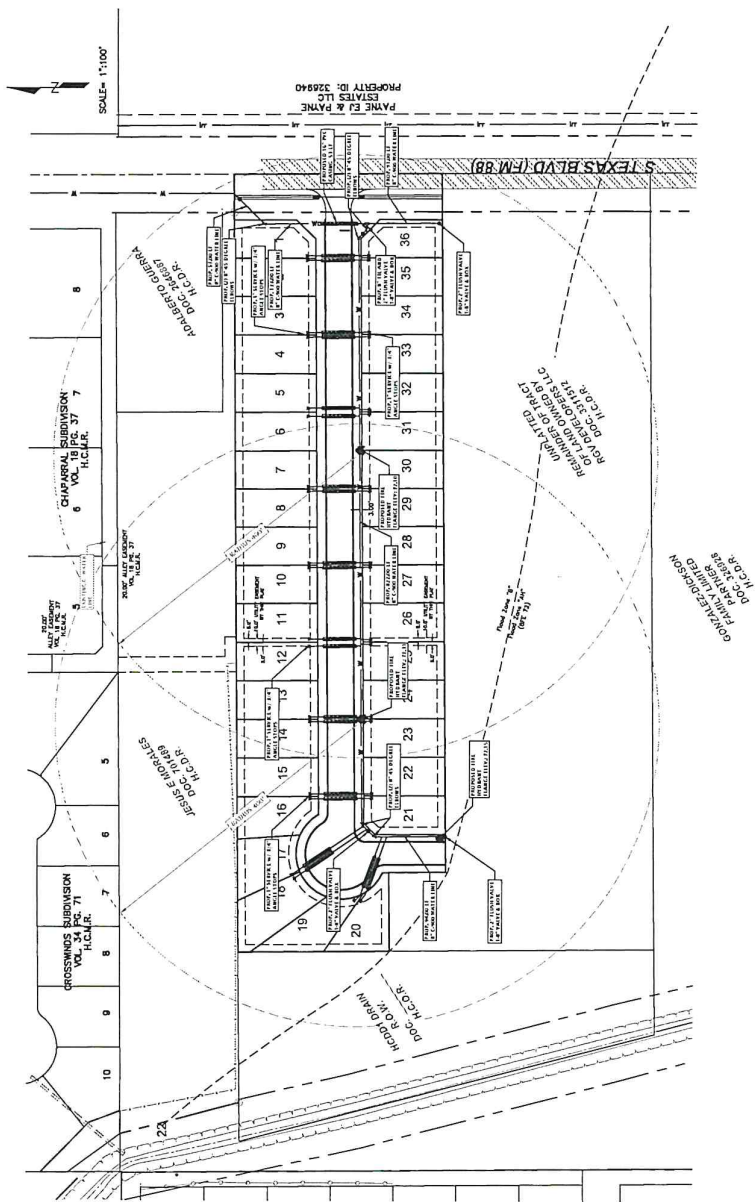




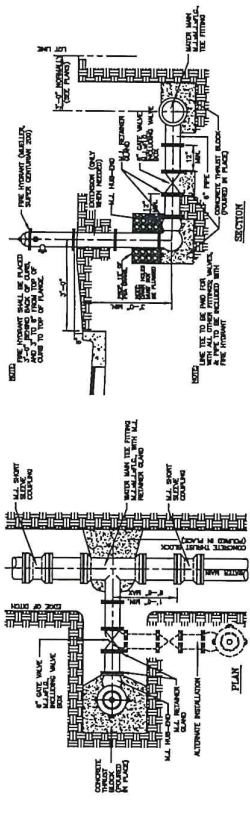
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TYPE F-22058 TOLLS 10/14/706
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-453-8787
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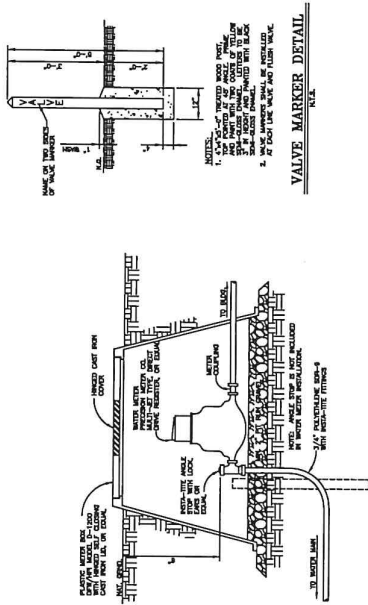
THE GARDENS AT VILLA VERDE



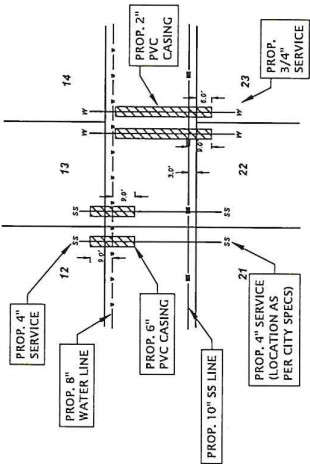
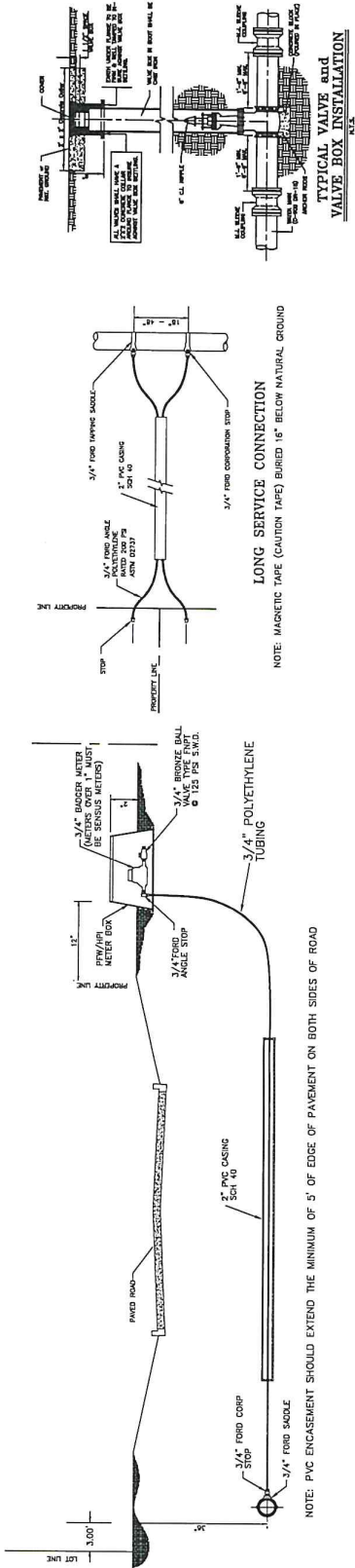
TYPICAL FIRE HYDRANT INSTALLATION



TYPICAL WATER METER INSTALLATION



VALVE MARKER DETAIL



CASING DETAIL FOR SEWER LINE CROSSING



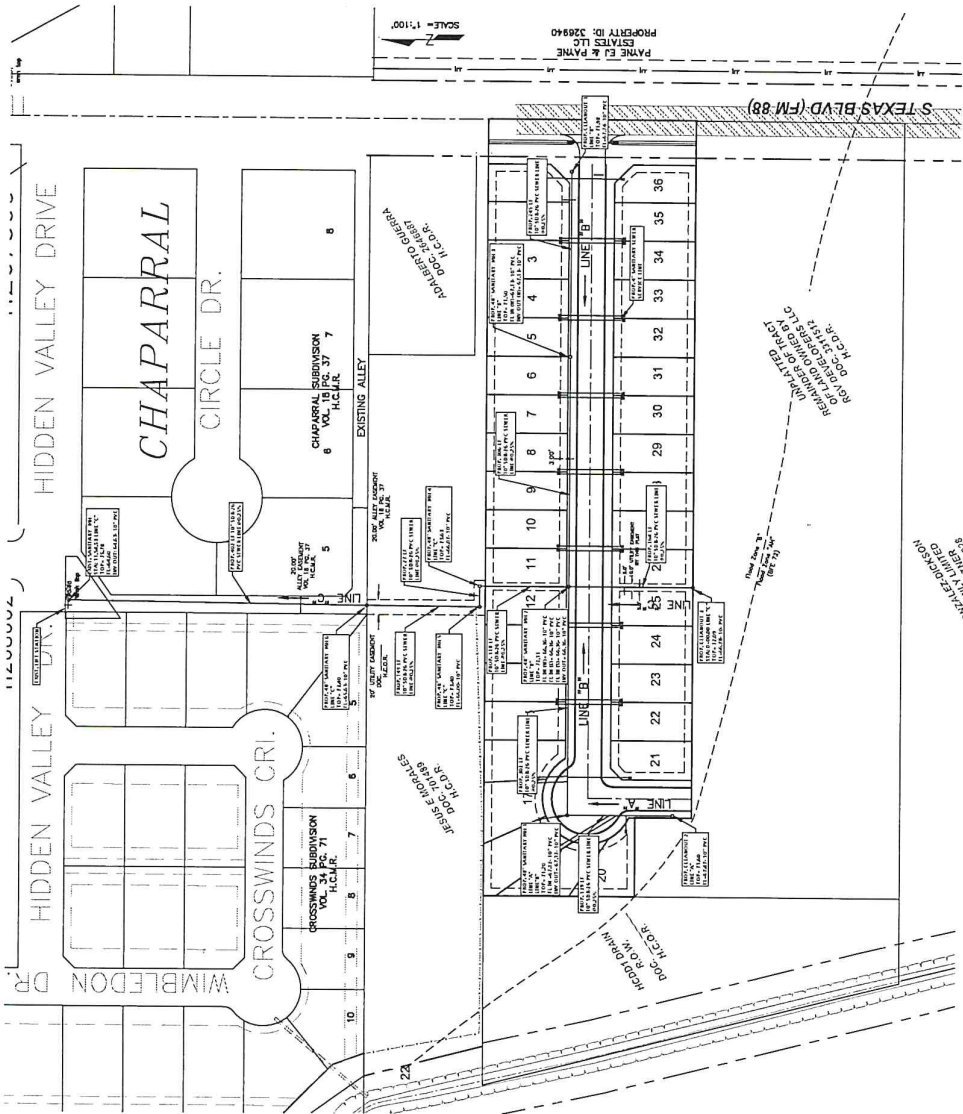
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SHEET NO. 2
OF 6 SHEETS

SANITARY SEWER DISTRIBUTION OF:

THE GARDENS AT VILLA VERDE



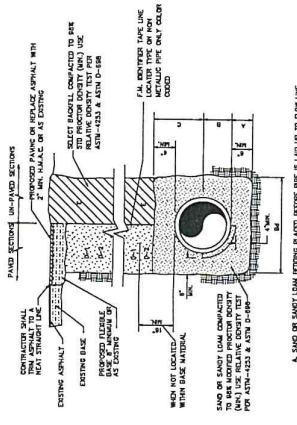
CONSTRUCTION NOTES:
1. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.



THE GARDENS AT VILLA VERDE
SANITARY SEWER LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2020 E GRIFPIN PKWY, MISSION, TX 78149
TEL: 281-588-1818 FAX: 281-588-1819
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SHEET NO. 3
OF 6 SHEETS



**SANITARY SEWER BEDDING
AND BACK FILL DETAIL**

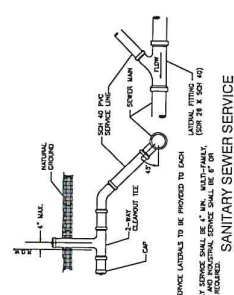
1. SANITARY SEWER BEDDING SHALL BE 12" MIN. THICKNESS OF 15% GRAVEL OR EQUIVALENT MATERIAL.

2. SANITARY SEWER BEDDING SHALL BE 12" MIN. THICKNESS OF 15% GRAVEL OR EQUIVALENT MATERIAL.

3. SANITARY SEWER BEDDING SHALL BE 12" MIN. THICKNESS OF 15% GRAVEL OR EQUIVALENT MATERIAL.

4. SANITARY SEWER BEDDING SHALL BE 12" MIN. THICKNESS OF 15% GRAVEL OR EQUIVALENT MATERIAL.

5. SANITARY SEWER BEDDING SHALL BE 12" MIN. THICKNESS OF 15% GRAVEL OR EQUIVALENT MATERIAL.



**GENERAL WASTEWATER
CONSTRUCTION NOTES:**

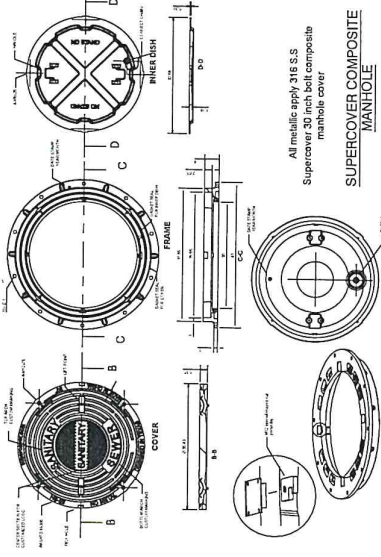
1. ALL WASTEWATER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.

2. ALL WASTEWATER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.

3. ALL WASTEWATER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.

4. ALL WASTEWATER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.

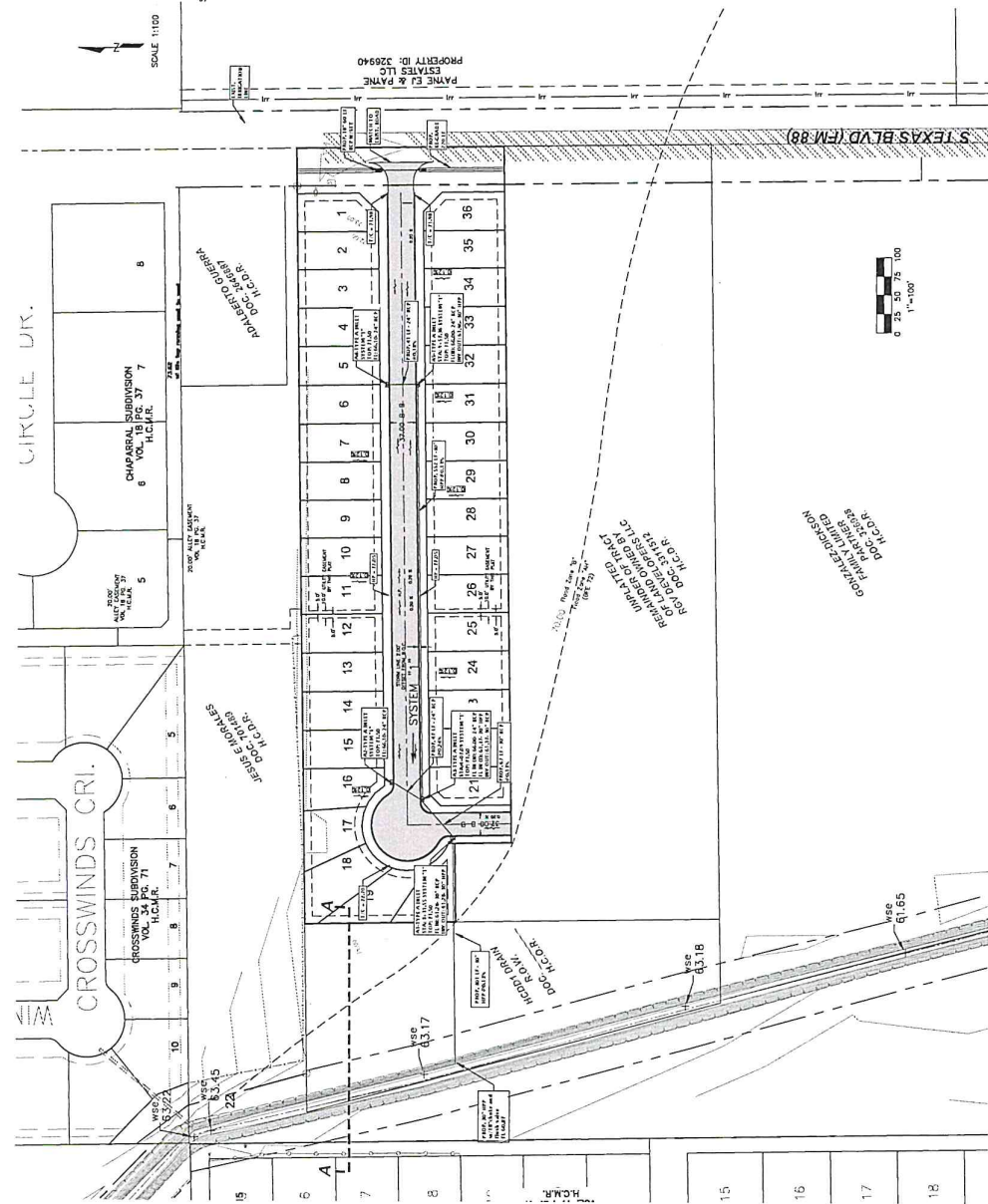
5. ALL WASTEWATER LINES SHALL BE 4" MIN. DIA. UNLESS OTHERWISE NOTED.



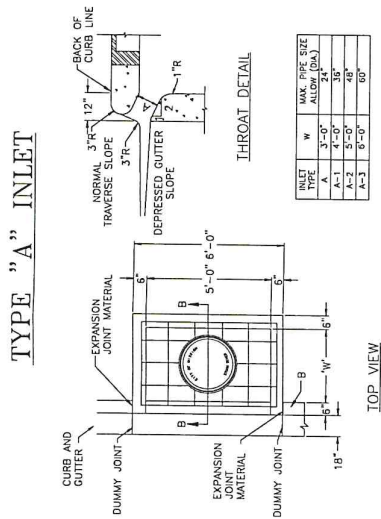
All manholes shall be 36" S.S.
Supercover 30 inch composite
manhole cover

**SUPERCOVER COMPOSITE
MANHOLE**

CIRCLE UK.



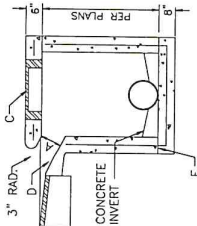
TYPE "A" INLET



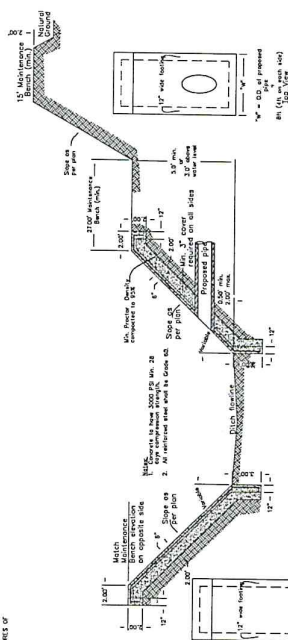
TOP VIEW

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"

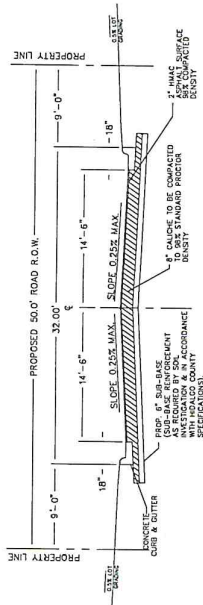
STORM TRENCH BEDDING AND BACKFILL DETAILS

[illegible]

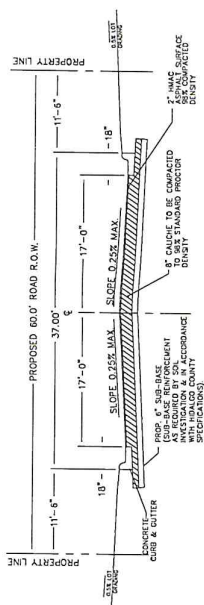
HCDD#1 DISCHARGE STRUCTURE DETAIL



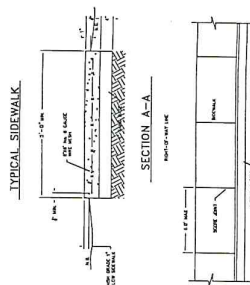
STREET SECTION



STREET SECTION



PLAN VIEW OF URBAN SECTION



LEGEND

	WOOD FENCE
	CHAIN LINK FENCE
	EXIST. PAVEMENT

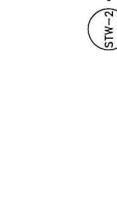
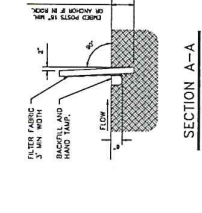
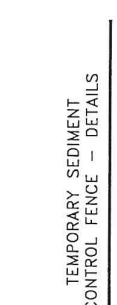
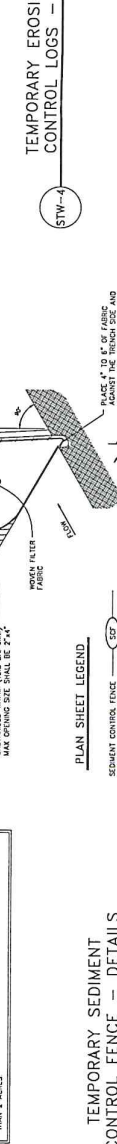
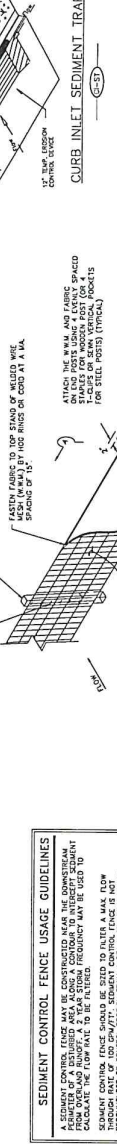
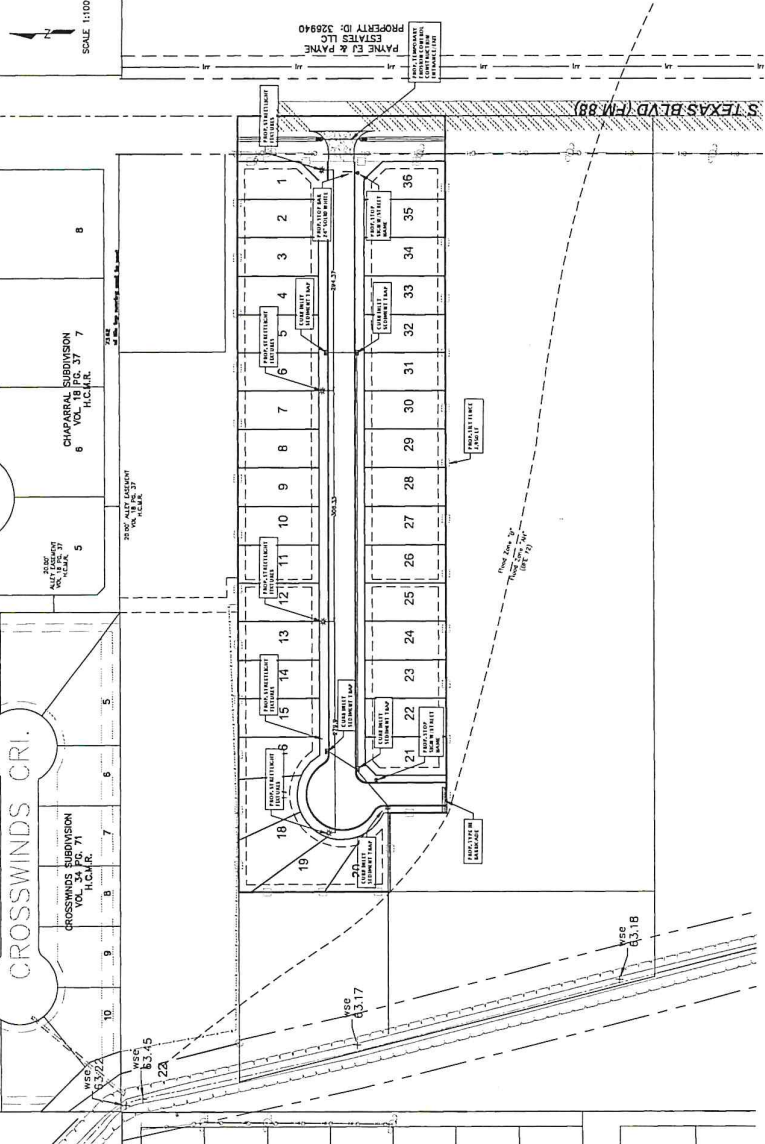
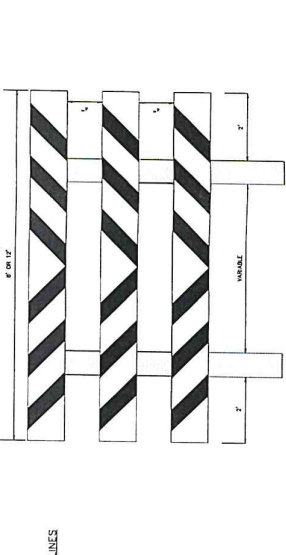
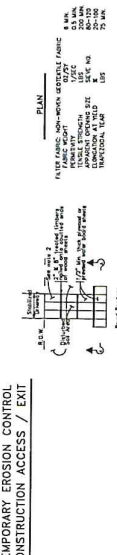
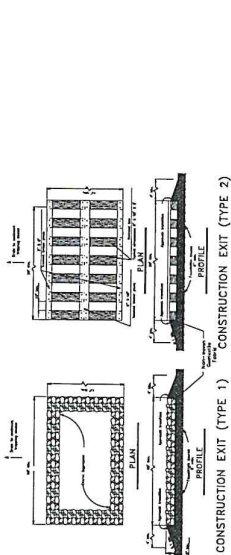
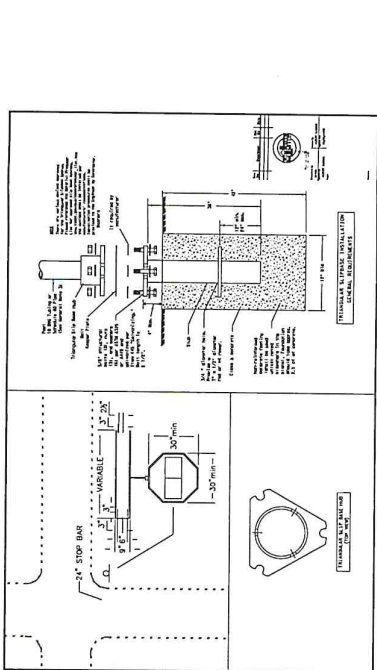


SEAL

THE GARDENS AT VILLA VERDE STREETLIGHT
LAYOUT, EROSION CONTROL, SIGNS PLAN AND
STRIPING

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2020 E. GRIFFIN PARKWAY, SUITE 101, ARLINGHAM, TX 76010
TEL: 817-443-9177 FAX: 817-443-9178
WWW.S2ENGINEERINGPLLC.COM

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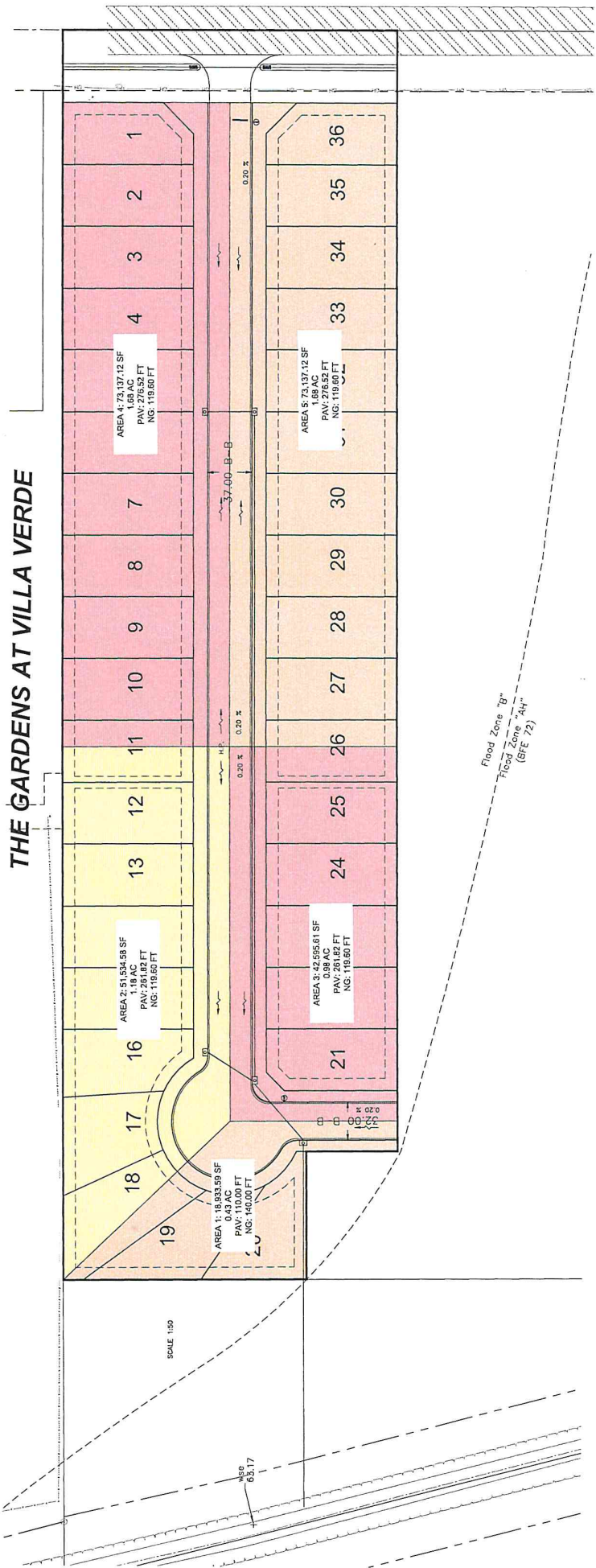


THE GARDENS AT VILLA VERDE
DRAINAGE AREA MAP

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SHEET NO. 6
OF 6 SHEETS

DRAINAGE AREA MAP:
THE GARDENS AT VILLA VERDE



HYDRAULIC CALCULATIONS

Project Name: The Garden at Villa Verde Subdivision
Location: Westlake, Texas
Project No.: 3162224
Date: 3/16/2024

Time of Concentration Calculations

Time of concentration (tc): Minimum 10 min.
FHA Hydraulic Engineering Circular No. 22, Third Edition
Urban Drainage Design Manual

Shallow Concentrated Flow Velocity Formula

Average velocity (V): $V = K u (S P^k)^{0.5}$

k value for short

k value for paved

k value for grass

Ku constant:

Enter Distances in Feet

Overland: Pipe Flow Velocity

Overland: Gutter Slope

Overland: Gutter Slope

Overland: Gutter Slope

Overland: Gutter Slope

Overland: Gutter Slope

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Overland: Gutter Slope

Overland: Gutter Slope

Atlas 14 Values

10 year frequency

50 year frequency

CITY: 0.812 82.23 12.33

TXDOT: 0.813 82.23 12.33

CITY: 0.785 123.47 12.88

TXDOT: 0.806 90.414 8.508

10 year frequency

50 year frequency

CITY: 0.812 82.23 12.33

TXDOT: 0.813 82.23 12.33

CITY: 0.785 123.47 12.88

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50 year frequency

CITY: 0.812 82.23 12.33

TXDOT: 0.813 82.23 12.33

CITY: 0.785 123.47 12.88

TXDOT: 0.806 90.414 8.508

Overl	Under	Design	Flow Time	Minor Loss	Head Loss	Hydraulic Grade Line	Top	Top	elev =
ft	ft	ft	in	Coef	ft	ft	ft	ft	gutter
0.41	0.41	0.41	0.2000	0.1000	1.5	71.08	71.18	71.59	71.5
0.41	0.41	0.41	0.2359	0.1063	0.5	70.68	70.98	71.08	71.5
0.41	0.41	0.41	0.3086	0.0866	0.5	70.70	70.79	70.88	71.5
0.41	0.41	0.41	0.1922	0.1017	0.5	70.50	70.60	70.70	71.5
0.41	0.41	0.41	2.8501	0.0981	0.5	70.50	70.60	70.50	71.00

Overl	Under	Design	Flow Time	Minor Loss	Head Loss	Hydraulic Grade Line	Top	Top	elev =
ft	ft	ft	in	Coef	ft	ft	ft	ft	gutter
0.41	0.41	0.41	0.2000	0.1000	1.5	71.08	71.18	71.59	71.5
0.41	0.41	0.41	0.2359	0.1063	0.5	70.68	70.98	71.08	71.5
0.41	0.41	0.41	0.3086	0.0866	0.5	70.70	70.79	70.88	71.5
0.41	0.41	0.41	0.1922	0.1017	0.5	70.50	70.60	70.70	71.5
0.41	0.41	0.41	2.8501	0.0981	0.5	70.50	70.60	70.50	71.00

Overl	Under	Design	Flow Time	Minor Loss	Head Loss	Hydraulic Grade Line	Top	Top	elev =
ft	ft	ft	in	Coef	ft	ft	ft	ft	gutter
0.41	0.41	0.41	0.2000	0.1000	1.5	71.08	71.18	71.59	71.5
0.41	0.41	0.41	0.2359	0.1063	0.5	70.68	70.98	71.08	71.5
0.41	0.41	0.41	0.3086	0.0866	0.5	70.70	70.79	70.88	71.5
0.41	0.41	0.41	0.1922	0.1017	0.5	70.50	70.60	70.70	71.5
0.41	0.41	0.41	2.8501	0.0981	0.5	70.50	70.60	70.50	71.00

Overl	Under	Design	Flow Time	Minor Loss	Head Loss	Hydraulic Grade Line	Top	Top	elev =
ft	ft	ft	in	Coef	ft	ft	ft	ft	gutter
0.41	0.41	0.41	0.2000	0.1000	1.5	71.08	71.18	71.59	71.5
0.41	0.41	0.41	0.2359	0.1063	0.5	70.68	70.98	71.08	71.5
0.41	0.41	0.41	0.3086	0.0866	0.5	70.70	70.79	70.88	71.5
0.41	0.41	0.41	0.1922	0.1017	0.5	70.50	70.60	70.70	71.5
0.41	0.41	0.41	2.8501	0.0981	0.5	70.50	70.60	70.50	71.00

Overl	Under	Design	Flow Time	Minor Loss	Head Loss	Hydraulic Grade Line	Top	Top	elev =
ft	ft	ft	in	Coef	ft	ft	ft	ft	gutter
0.41	0.41	0.41	0.2000	0.1000	1.5	71.08	71.18	71.59	71.5
0.41	0.41	0.41	0.2359	0.1063	0.5	70.68	70.98	71.08	71.5
0.41	0.41	0.41	0.3086	0.0866	0.5	70.70	70.79	70.88	71.5
0.41	0.41	0.41	0.1922	0.1017	0.5	70.50	70.60	70.70	71.5
0.41	0.41	0.41	2.8501	0.0981	0.5	70.50	70.60	70.50	71.00

Overl	Under	Design	Flow Time	Minor Loss	Head Loss	Hydraulic Grade Line	Top	Top	elev =
ft	ft	ft	in	Coef	ft	ft	ft	ft	gutter
0.41	0.41	0.41	0.2000	0.1000	1.5	71.08	71.18	71.59	71.5
0.41	0.41	0.41	0.2359	0.1063	0.5	70.68	70.98	71.08	71.5
0.41	0.41	0.41	0.3086	0.0866	0.5	70.70	70.79	70.88	71.5
0.41	0.41	0.41	0.1922	0.1017	0.5	70.50	70.60	70.70	71.5
0.41	0.41	0.41	2.8501	0.0981	0.5	70.50	70.60	70.50	71.00

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0.41	0.41	0.41	2.8501	0.0981	0.5	70.50	70.60	70.50	71.00



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

Date of Meeting: January 8, 2025	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration of the Final 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 Final 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.	



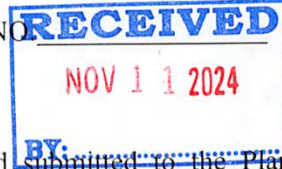
SUBDIVISION PLATTING APPLICATION

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 1/2 x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

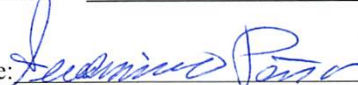
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Severiano Pena

Owner Signature:  Date: 11/11/2024

WILIE ARRATA is the authorized agent

Authorized Agent Signature:  Date: 11/11/24

Authorized Agent Printed Name: Willie 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 ARRAPIA ☐ 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 ARRAPIA 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

$$X = 1$$

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

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

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

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)

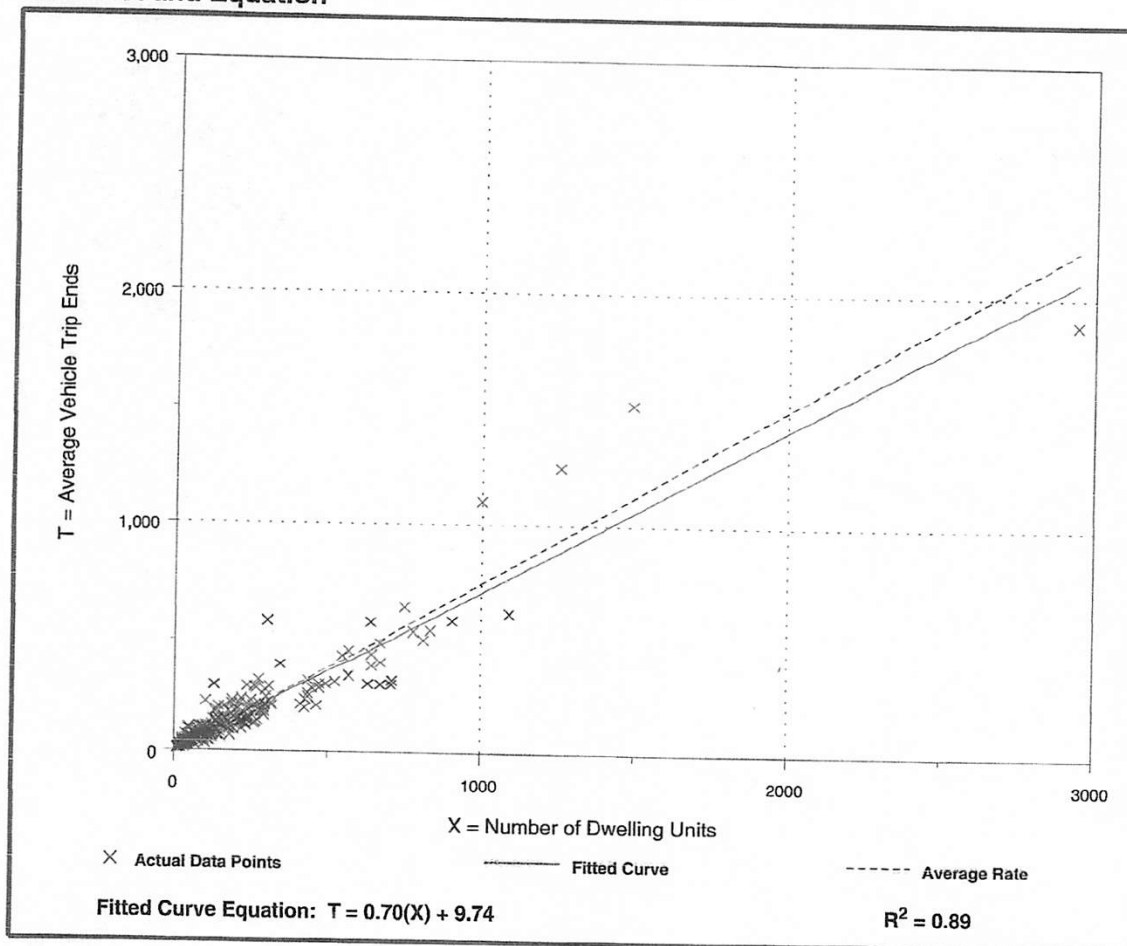
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

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)

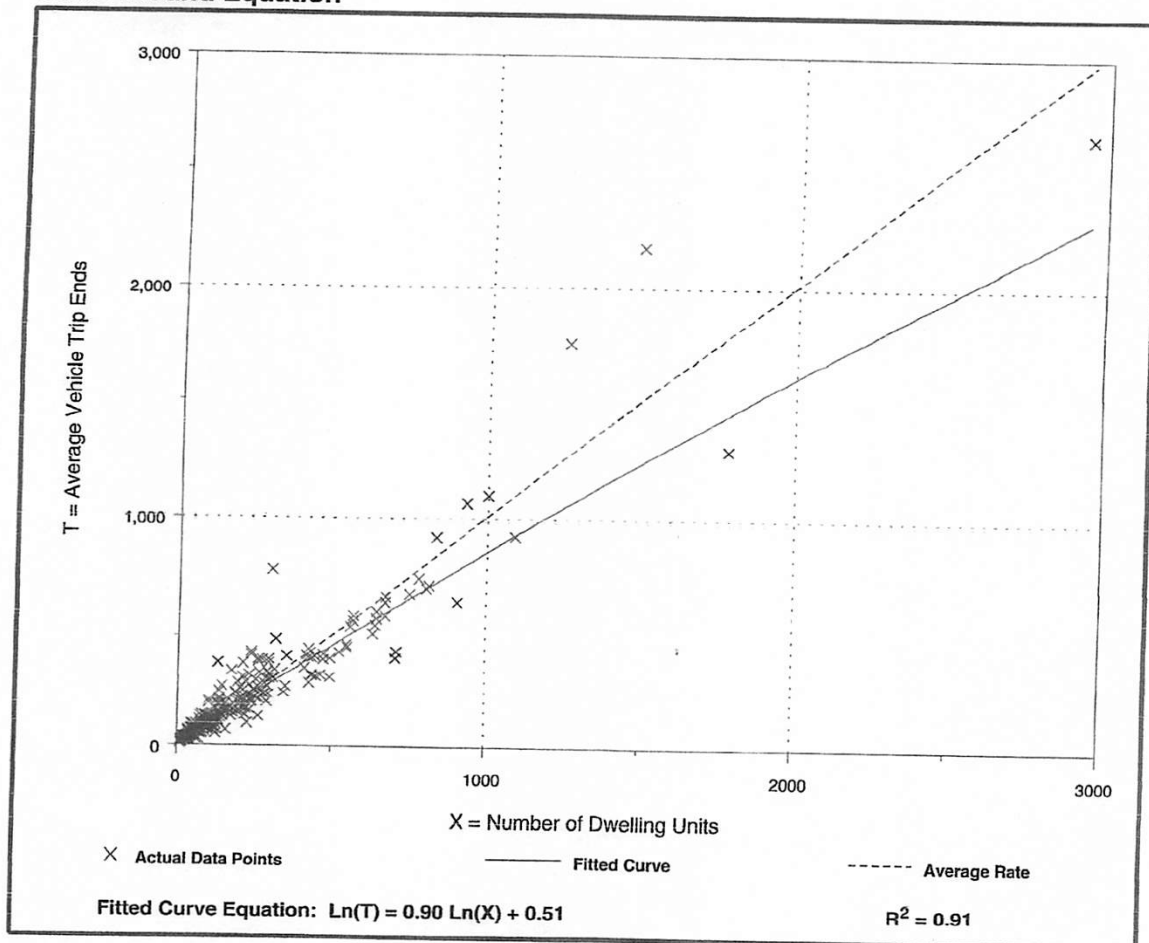
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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.



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. P.E.
9/25/24

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

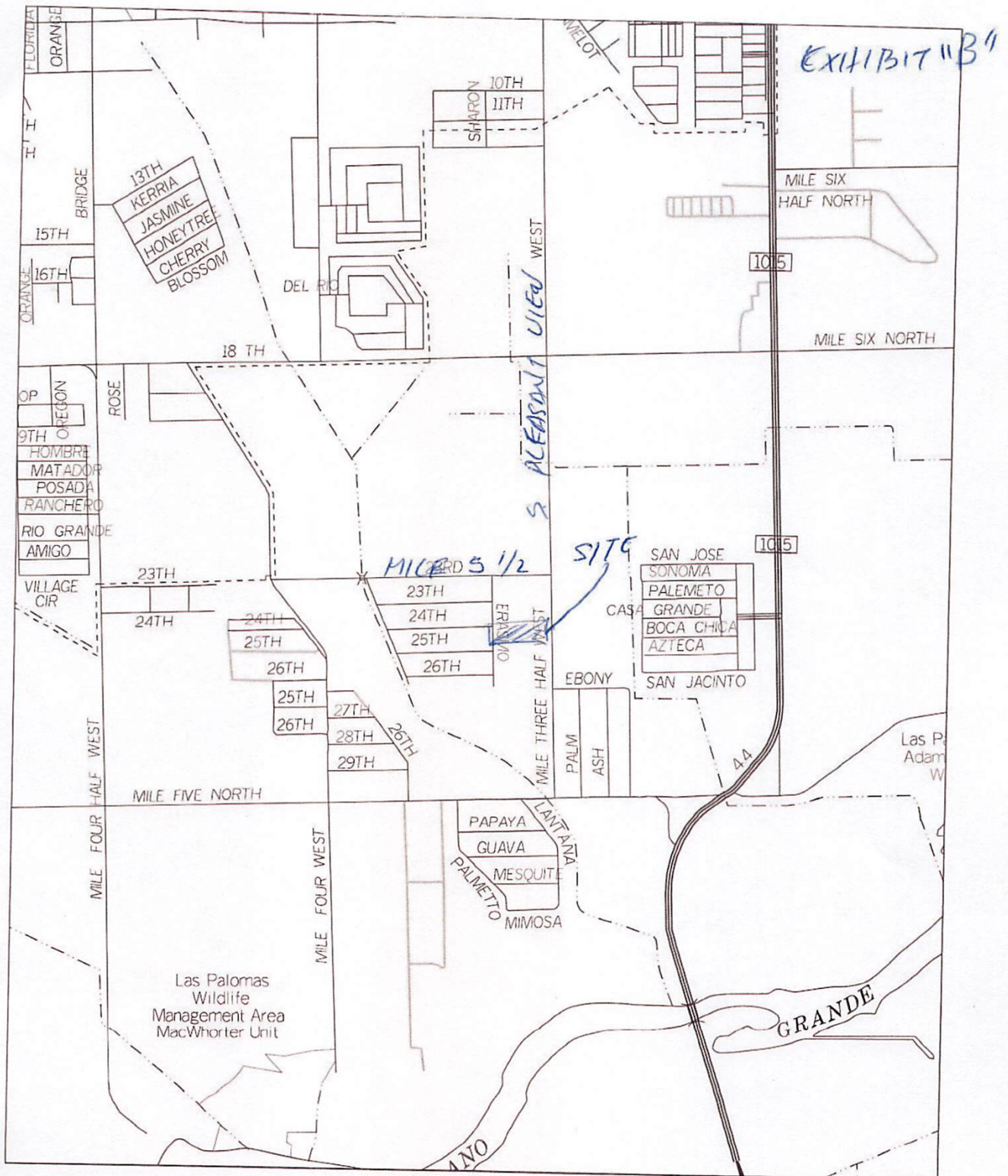
COUNTY	2 year				5 year				10 year				25 year				50 year				100 year			
	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e
Hempfl	0.845	55	10.5	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.843	103	10.7	0.840	115	10.7	0.840	115	10.7	0.847	132	10.6
Henderson	0.800	60	8.7	0.795	77	9.0	0.770	79	9.0	0.773	93	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	0.764	98	8.8	0.764	98	8.8	0.749	103	9.6
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.773	91	8.8	0.764	98	8.8	0.764	98	8.8	0.749	103	9.6
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	0.769	105	8.2
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	8.2
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.1	0.796	76	10.1	0.796	76	10.1	0.791	86	10.1	0.791	86	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	0.819	60	11.4	0.814	78	11.4	0.814	78	11.4	0.788	95	9.2
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	0.770	98	8.5	0.770	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	0.766	99	9.4	0.766	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	104	8.6
Jones	0.780	41	8.5	0.771	55	9.0	0.764	73	9.0	0.760	82	9.0	0.760	82	9.0	0.753	102	9.0	0.753	102	9.0	0.744	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	0.743	104	8.6
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.763	94	8.7	0.755	98	8.7	0.755	98	8.7	0.741	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	0.758	91	8.0	0.758	91	8.0	0.748	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	104	8.4
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	0.768	100	8.2
Kimrey	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	0.759	96	8.7	0.759	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

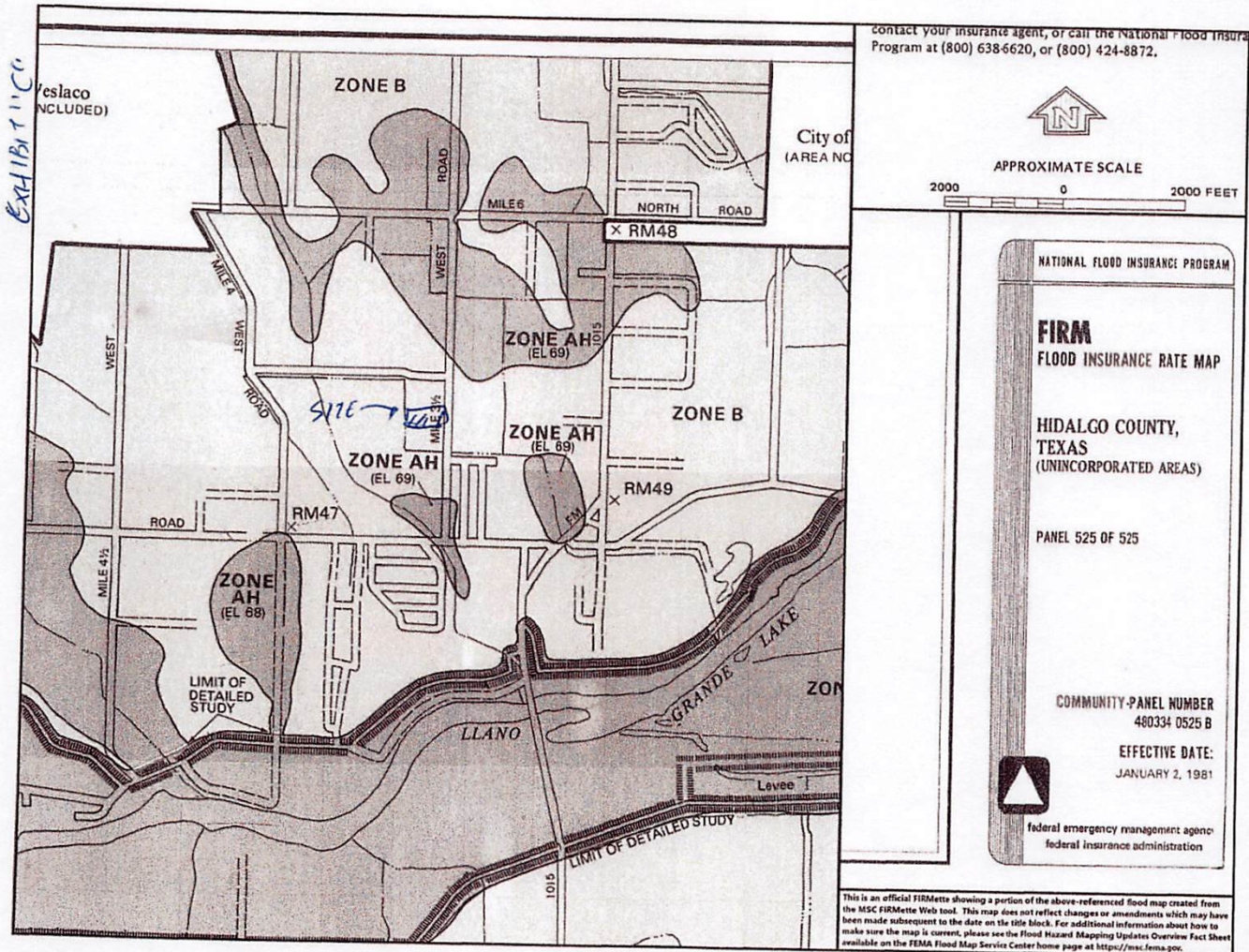
Chapter 4 — Hydrology

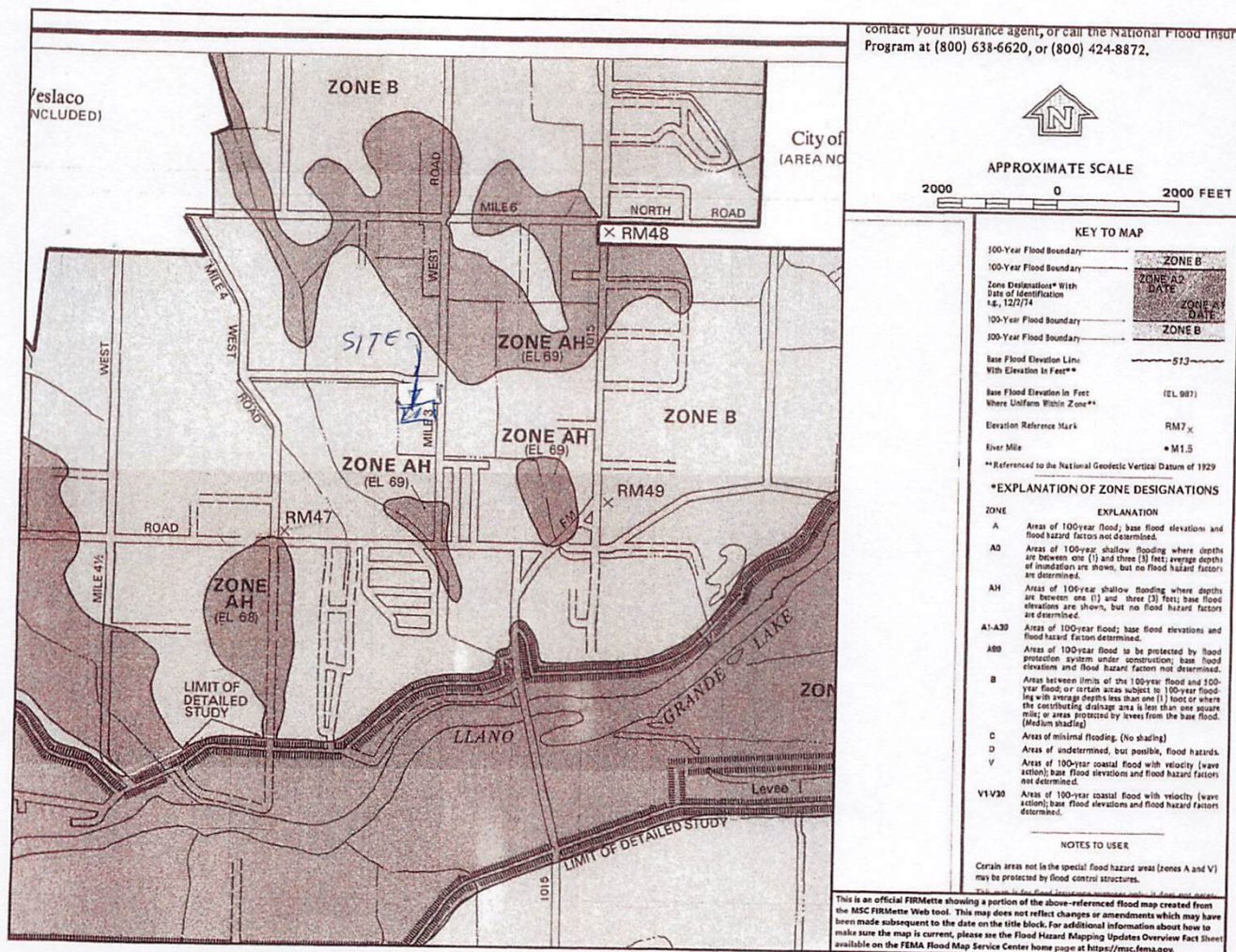
Section 12 — Rational Method

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

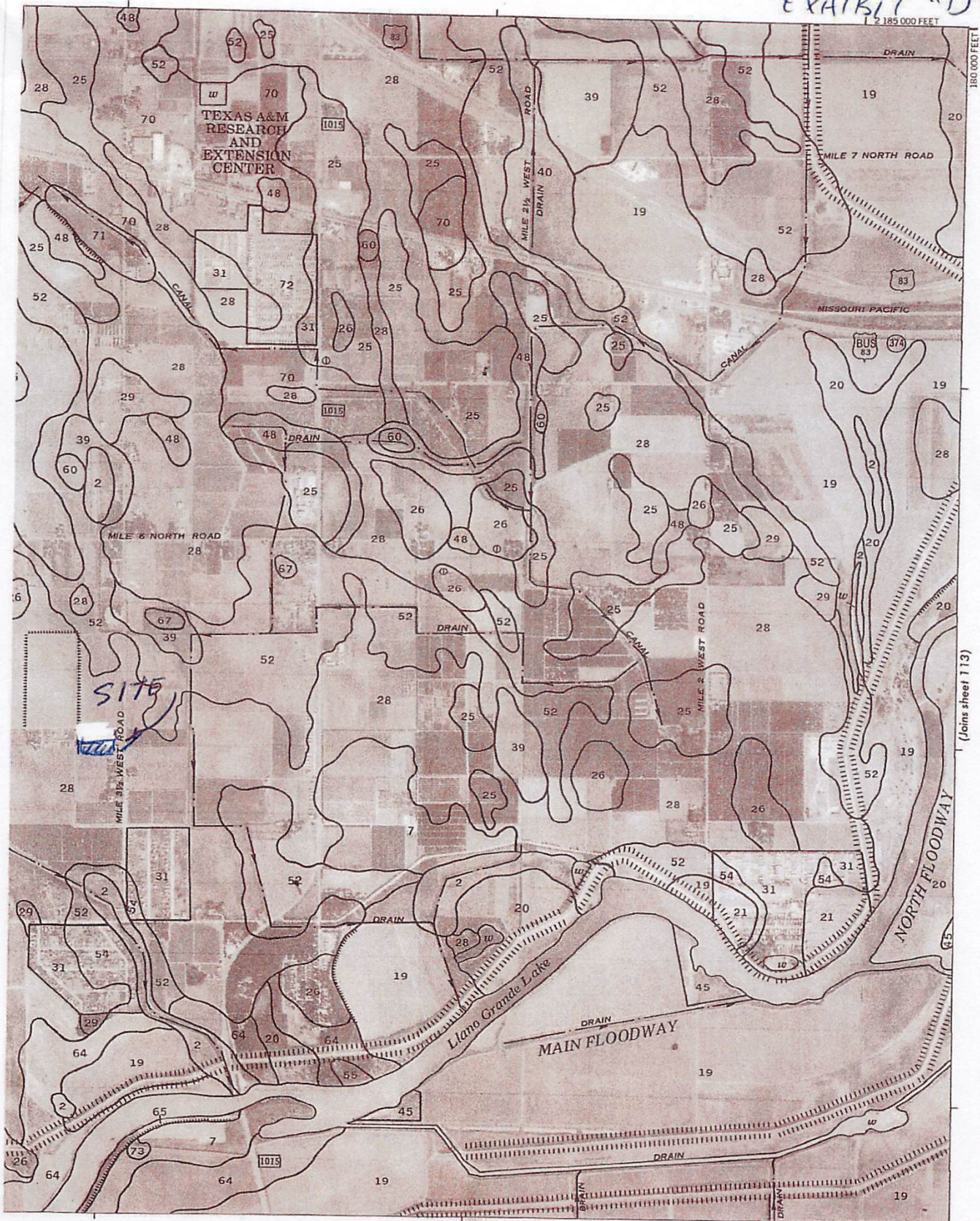






EXAS - SHEET NUMBER 112

EXHIBIT "D"



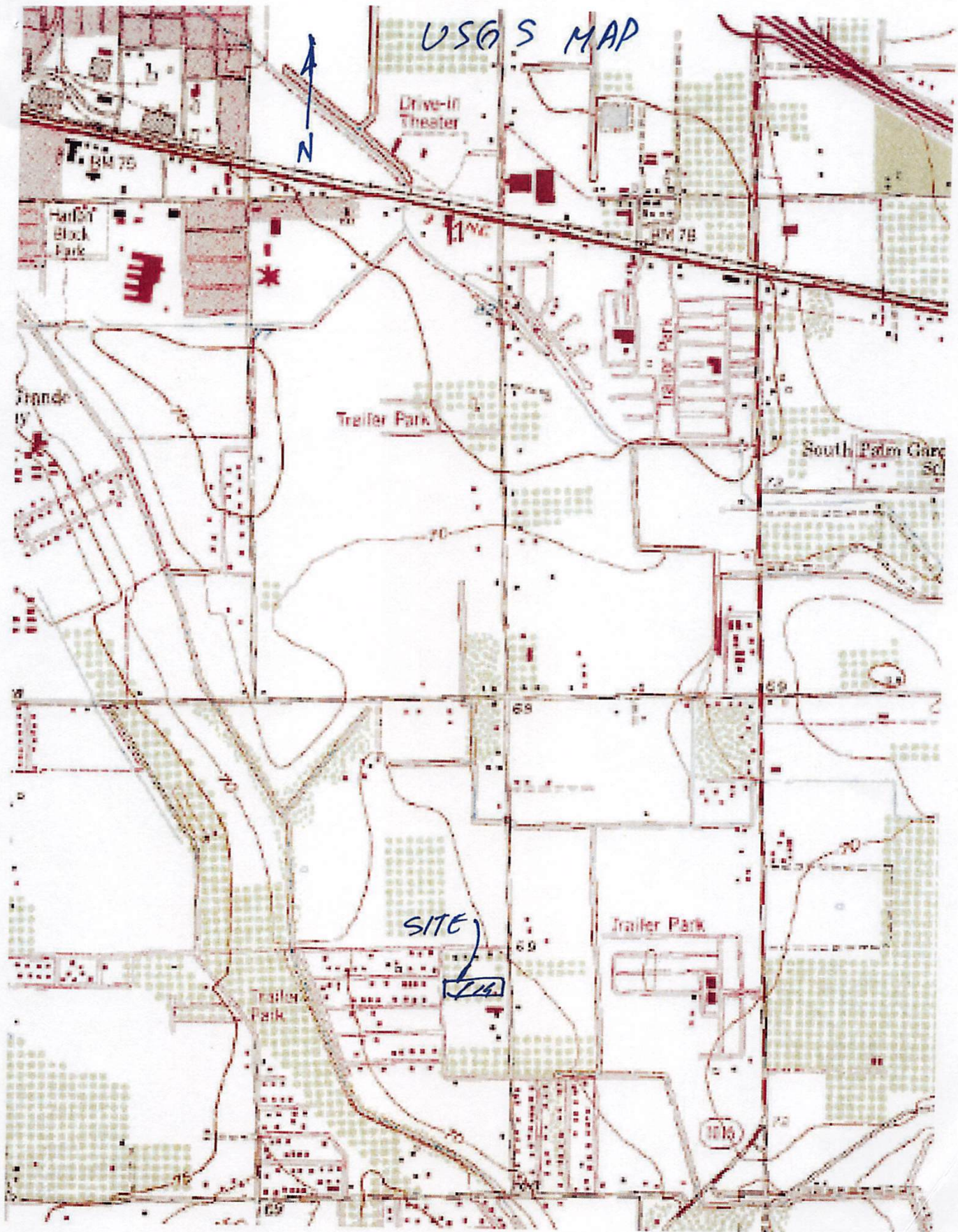
Soil survey

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.
14. Randado	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
15. # Falfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
16, 17, 18. Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
19. Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20. Harlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
21. # Harlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
22, 23, 24. Hebronville	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.
32. # Jimenez	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

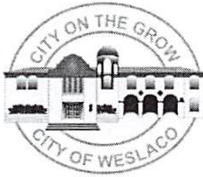
See footnotes at end of table.





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

Date of Meeting: January 8, 2025	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration of the Final 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 was granted a 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 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

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

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 BL.

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	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 with Comments	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	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

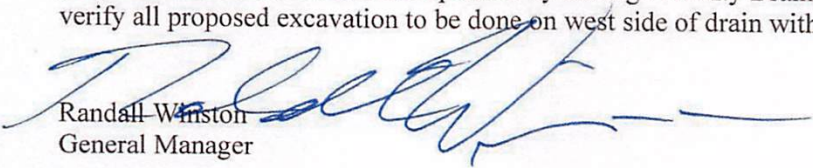
Date: 10/22/2024

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

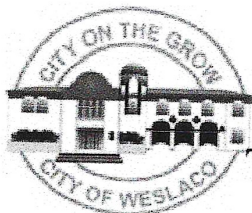
RE: **Pleasantview Apt** Subd. Drainage and Detention

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)

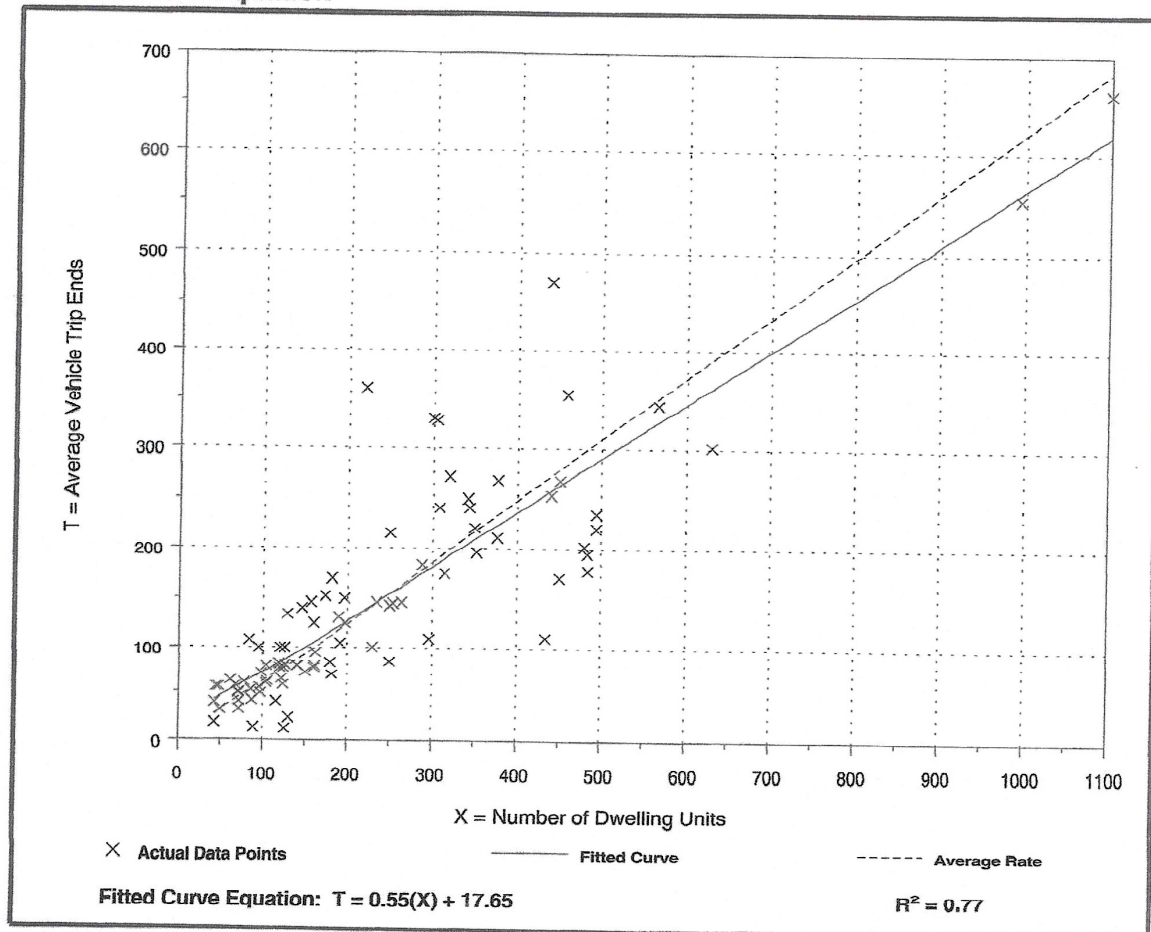
Average Vehicle Trip Ends vs: Dwelling Units
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

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)

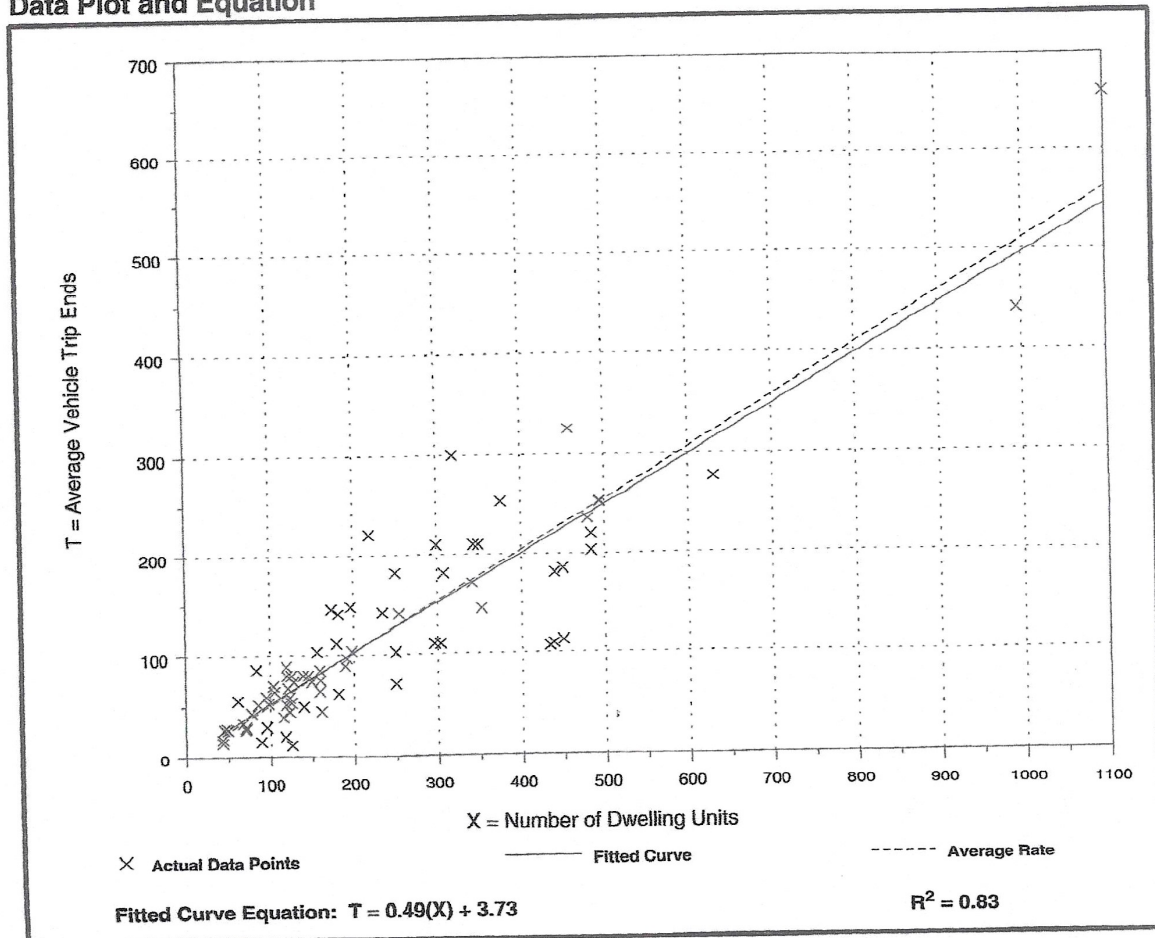
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

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
3/19/24

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 $I=b/(Tc+d)^e$

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			
	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e	a	b	d	e
Hempfl	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	7.4						
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	0.771	99	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	105	8.8						
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	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	0.753	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	96	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)

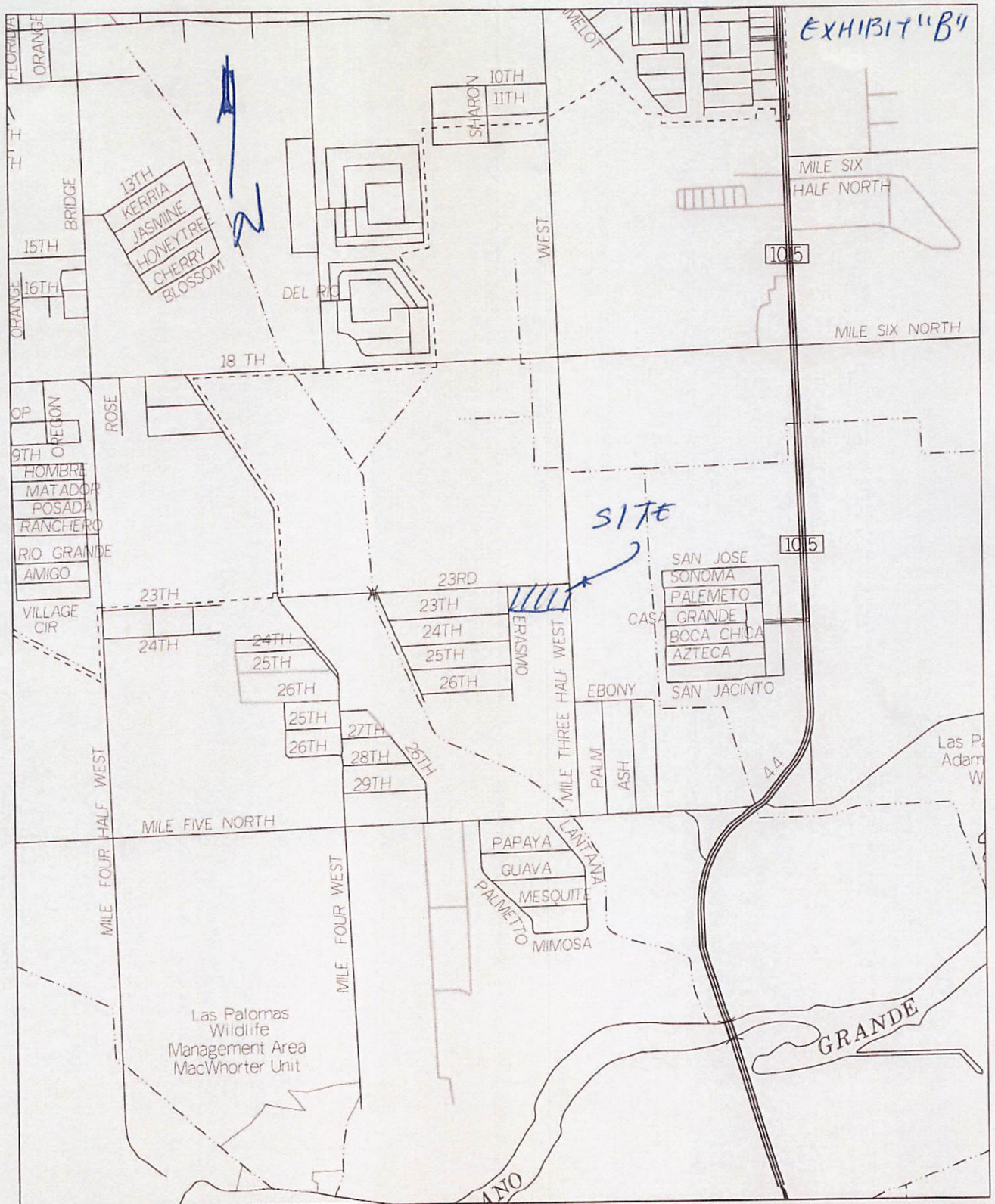
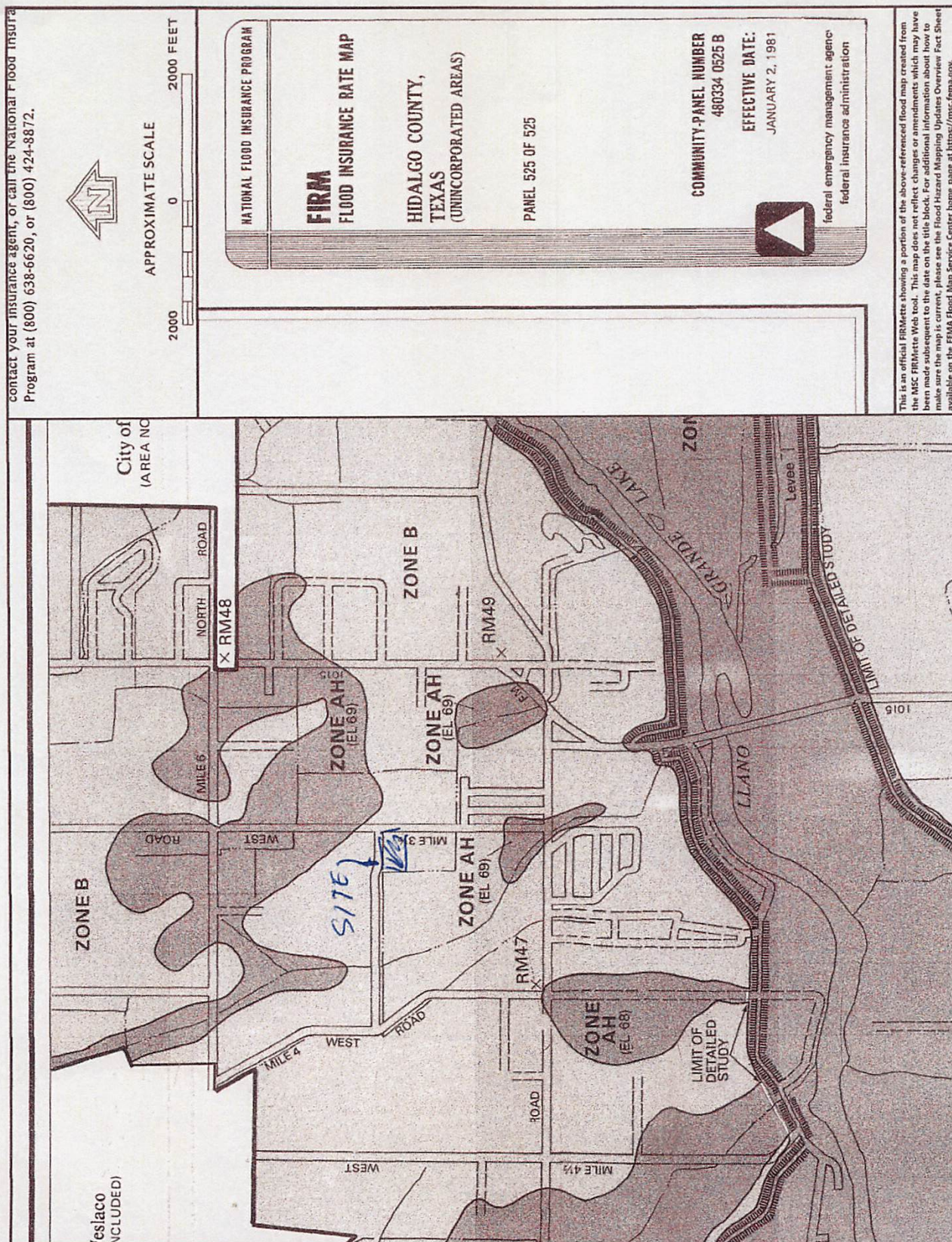
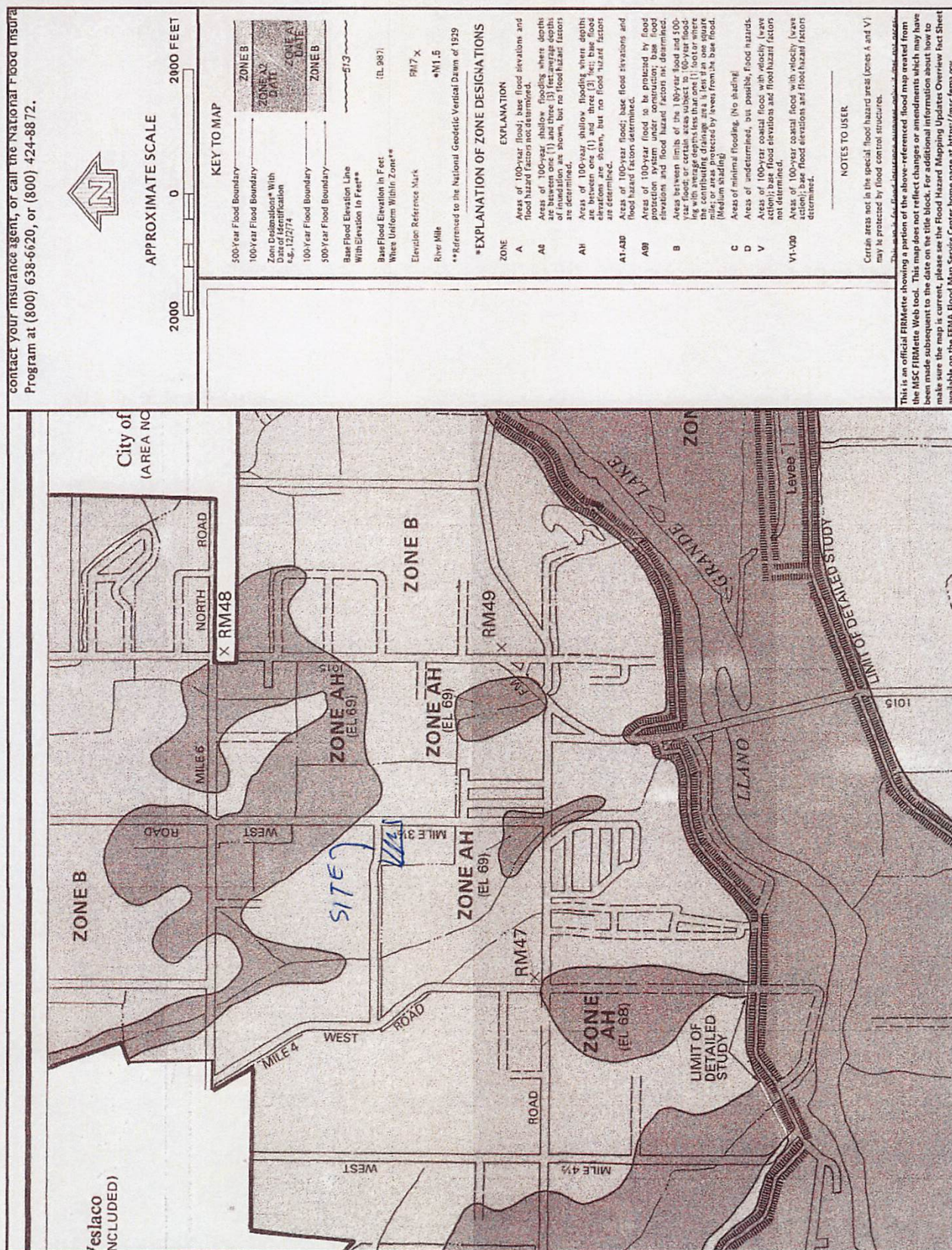
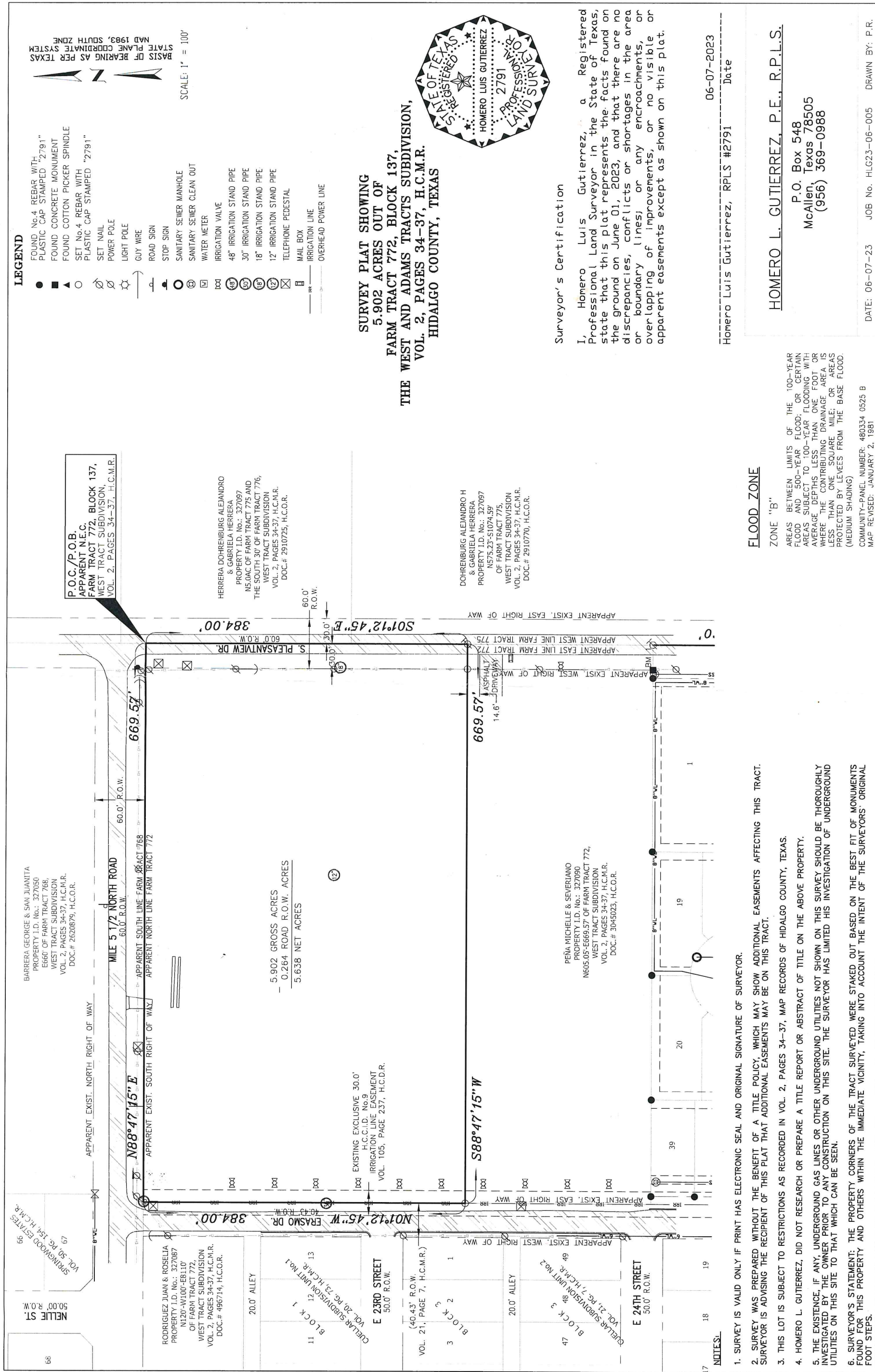
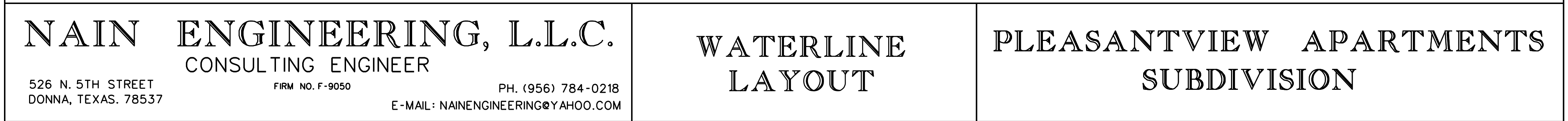


EXHIBIT "C"

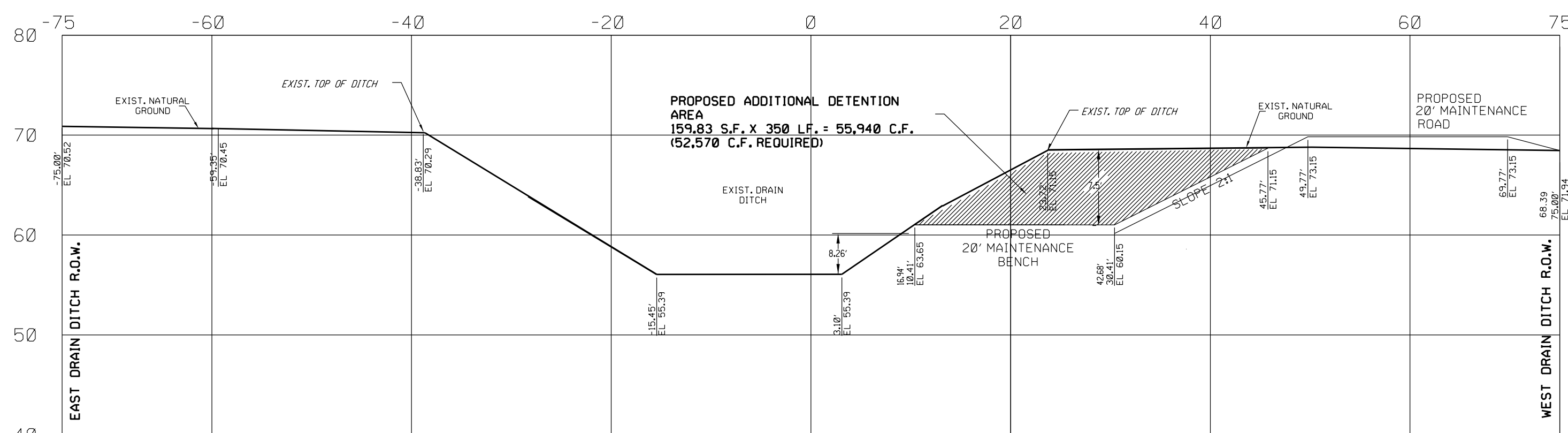
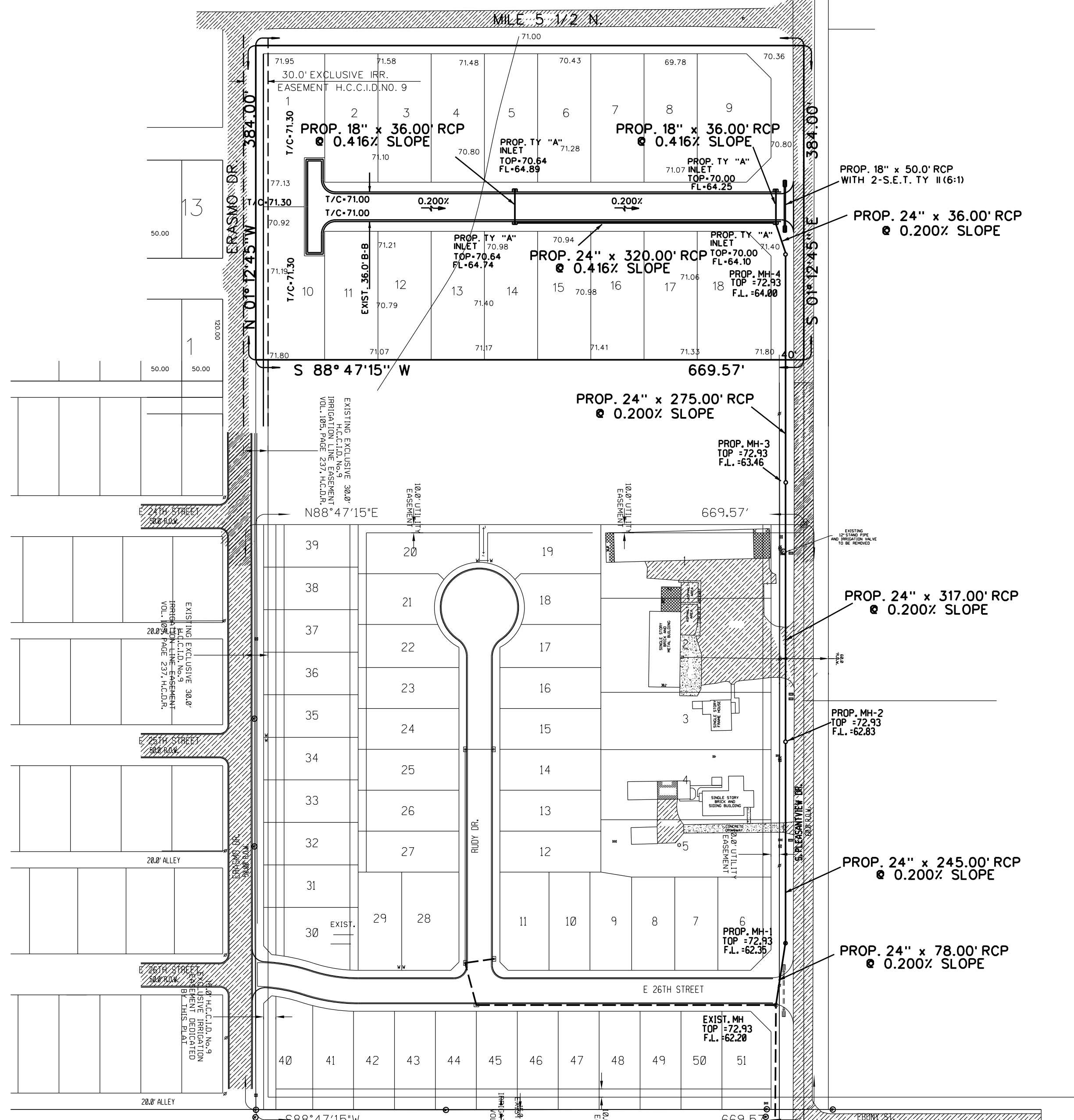
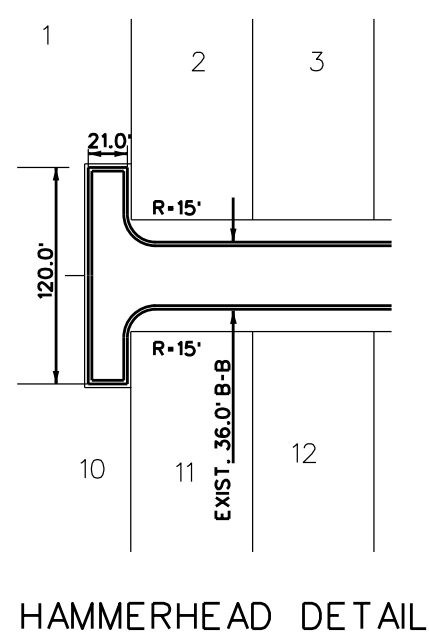




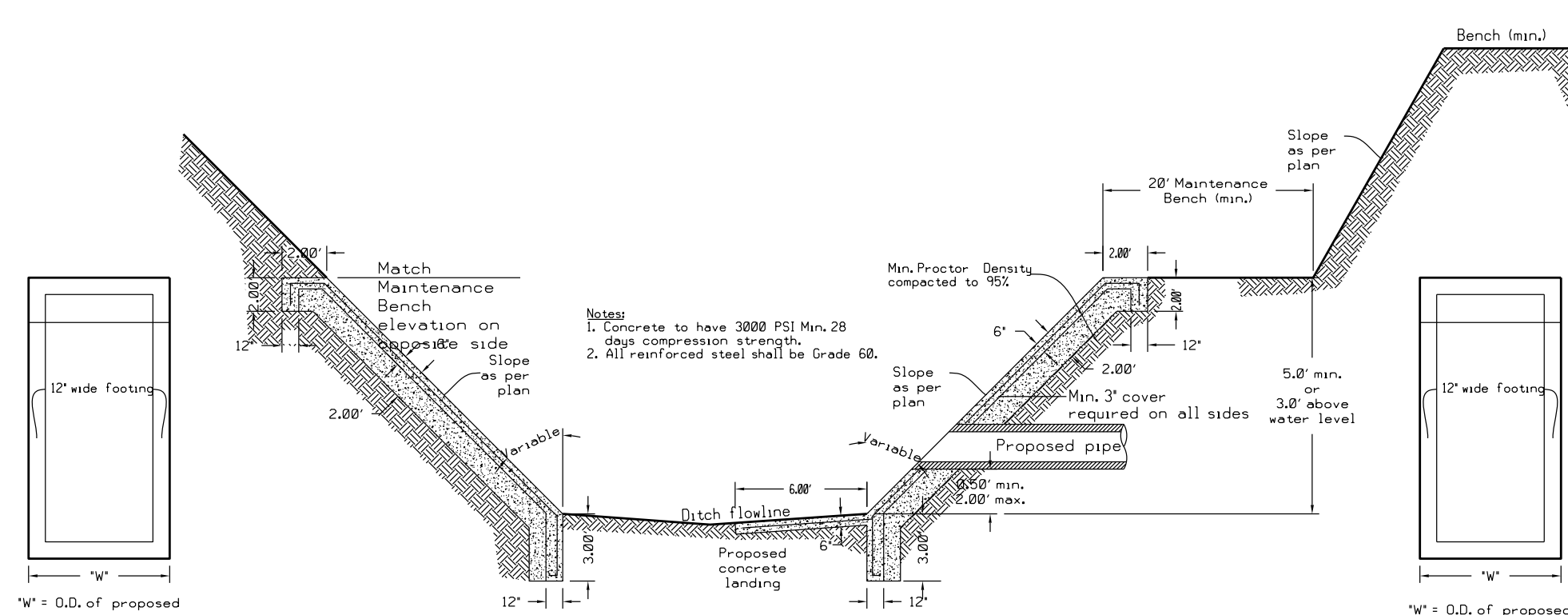




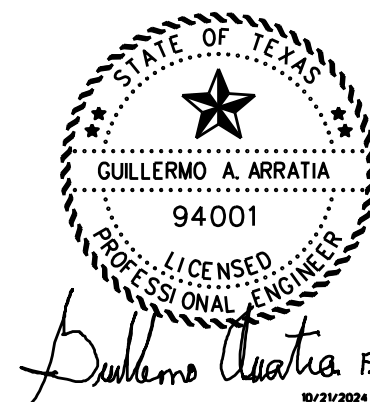
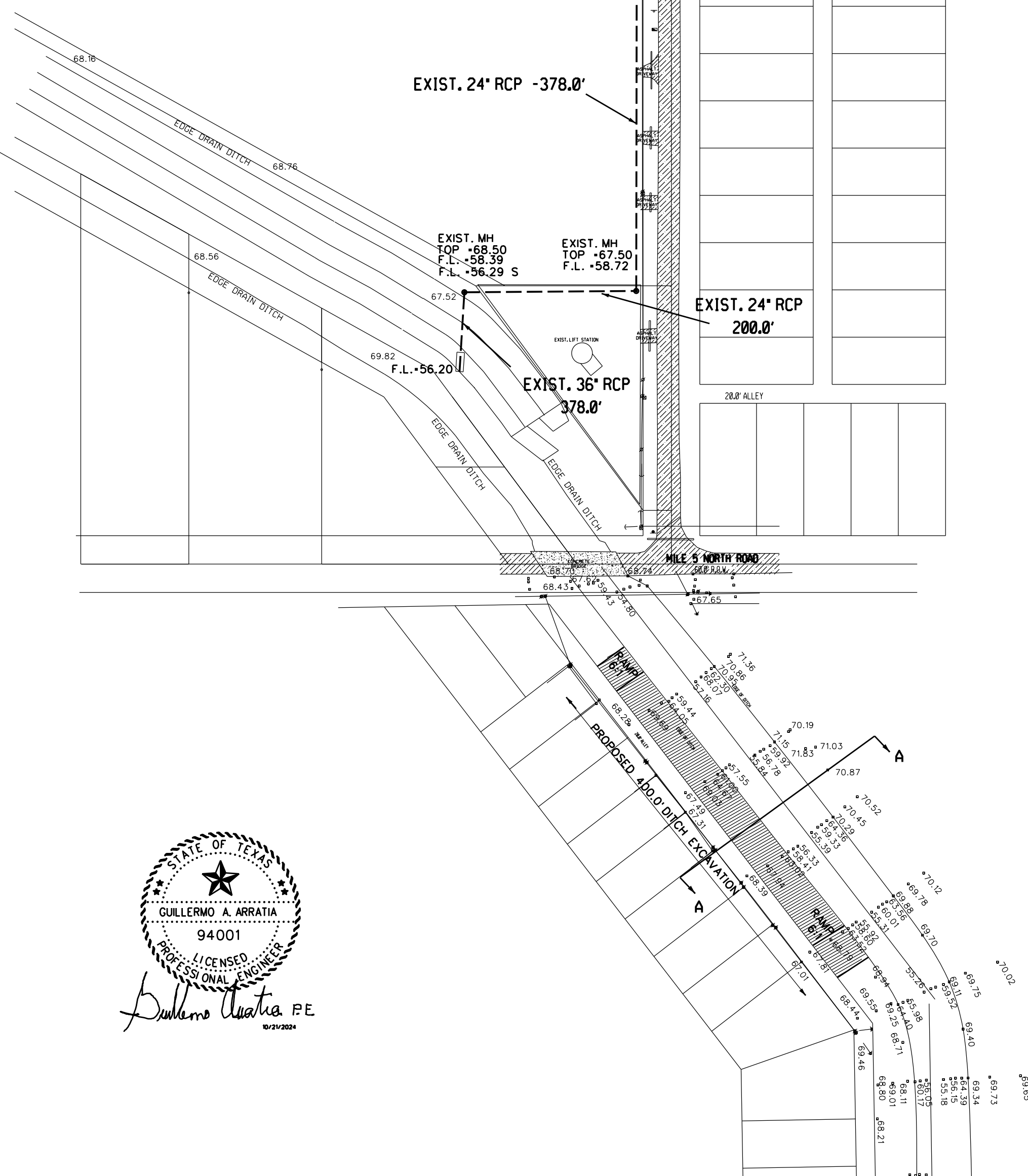




DRAIN DITCH CROSS SECTION 'A-A'
LOOKING SOUTH
SCALE: 1"=10'



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





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

Date of Meeting: January 8, 2025	Agenda Item No. (to be assigned by PCE): V.G.
From: Rebekah de la Fuente, Planning Director, on behalf of Izaguirre Engineering Group LLC.	
Subject/Agenda Item: Discussion and consideration of the Final 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 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-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

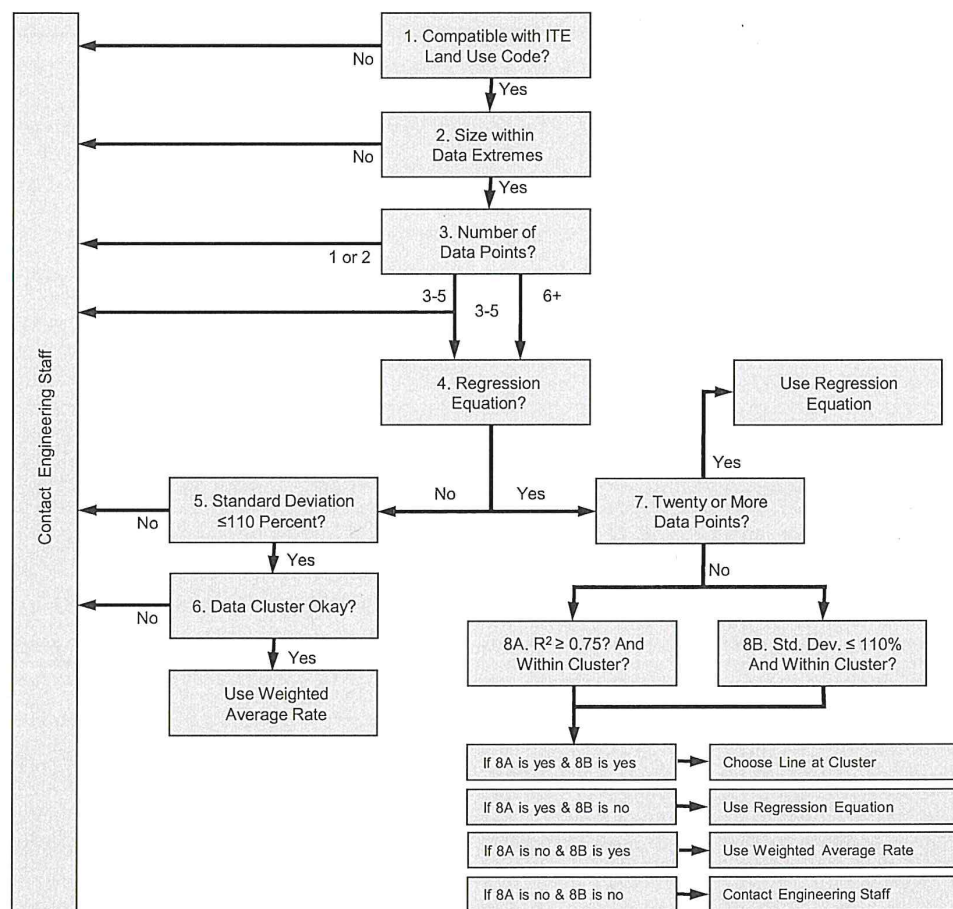
(For Official Use Only, Do Not Write In This Box)

- _____ 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>	<i>10/7/24</i>
H.C.D.D. NO. 1	DATE

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			
L _c	Intensity	Peak Disch.	Acc. Runoff	Runoff	Acc. Disch.	Net Storage	
(mm)	(in/hr)	(cfs)	acre ft.	difference	acre ft.	acre ft.	
5	13.57	38.81	0.267	0.2673	0.209	0.059	
10	10.83	30.96	0.426	0.1592	0.224	0.202	
20	7.91	22.62	0.623	0.1966	0.256	0.367	
30	6.34	18.14	0.750	0.1265	0.288	0.462	
40	5.35	15.30	0.843	0.0935	0.320	0.523	
50	4.69	13.32	0.917	0.0744	0.352	0.566	
60	4.24	11.94	0.975	0.0615	0.384	0.596	
70	3.95	10.71	1.023	0.0524	0.415	0.616	
80	3.75	9.68	1.060	0.0470	0.447	0.633	
90	3.61	8.82	1.122	0.0420	0.479	0.643	
100	3.52	8.12	1.160	0.0381	0.511	0.650	
110	3.46	7.55	1.195	0.0349	0.542	0.653	
120	3.41	7.07	1.227	0.0323	0.574	0.653	
130	3.37	6.67	1.257	0.0301	0.606	0.651	
140	3.33	6.35	1.285	0.0282	0.638	0.648	
150	3.30	6.07	1.312	0.0265	0.669	0.643	
160	3.27	5.81	1.337	0.0250	0.701	0.636	
170	3.25	5.58	1.361	0.0238	0.733	0.628	
180	3.23	5.37	1.383	0.0226	0.765	0.619	
190	3.21	5.18	1.405	0.0216	0.797	0.609	
200	3.19	5.00	1.426	0.0207	0.828	0.597	
210	3.17	4.83	1.446	0.0198	0.859	0.585	
220	3.15	4.68	1.465	0.0190	0.890	0.573	
230	3.13	4.54	1.483	0.0184	0.924	0.559	
240	3.11	4.41	1.501	0.0177	0.956	0.545	
250	3.09	4.28	1.516	0.0171	0.987	0.531	
260	3.07	4.16	1.534	0.0166	1.019	0.515	
270	3.05	4.05	1.550	0.0161	1.051	0.500	
280	3.03	3.95	1.565	0.0156	1.083	0.485	
290	3.01	3.86	1.581	0.0152	1.114	0.467	
300	3.00	3.77	1.596	0.0147	1.146	0.450	
310	2.99	3.69	1.610	0.0143	1.178	0.432	
320	2.98	3.62	1.624	0.0140	1.210	0.414	
330	2.97	3.55	1.638	0.0136	1.242	0.396	
340	2.96	3.49	1.651	0.0133	1.273	0.378	

Accumulated Runoff Calculations:
LIMIT OUTFLOW: 50 year storm
0.35 C (composite, developed)
0.20 C (composite, developed)

2004
County: HIDALGO COUNTY, TEXAS

Length of Basin: 8.17 miles				FAA RM			
Avg. Basin Slope: 0.35%				0			
Undeveloped L _c : 72.74 min.				72.74			
Developed L _c : 60.61 min.				60.61			
2004				RM4			
2-year				3.10			
5-year				6.18			
10-year				7.83			
15-year				8.42			
20-year				8.95			
25-year				9.42			
30-year				9.84			
35-year				10.22			
40-year				10.56			
45-year				10.87			
50-year				11.17			
55-year				11.44			
60-year				11.68			
65-year				11.90			
70-year				12.10			
75-year				12.28			
80-year				12.44			
85-year				12.58			
90-year				12.71			
95-year				12.82			
100-year				12.92			
105-year				13.01			
110-year				13.09			
115-year				13.16			
120-year				13.22			
125-year				13.28			
130-year				13.33			
135-year				13.38			
140-year				13.42			
145-year				13.46			
150-year				13.50			
155-year				13.53			
160-year				13.56			
165-year				13.59			
170-year				13.62			
175-year				13.64			
180-year				13.66			
185-year				13.68			
190-year				13.70			
195-year				13.72			
200-year				13.74			
205-year				13.76			
210-year				13.78			
215-year				13.80			
220-year				13.82			
225-year				13.84			
230-year				13.86			
235-year				13.88			
240-year				13.90			
245-year				13.92			
250-year				13.94			
255-year				13.96			
260-year				13.98			
265-year				14.00			
270-year				14.02			
275-year				14.04			
280-year				14.06			
285-year				14.08			
290-year				14.10			
295-year				14.12			
300-year				14.14			
305-year				14.16			
310-year				14.18			
315-year				14.20			
320-year				14.22			
325-year				14.24			
330-year				14.26			
335-year				14.28			
340-year				14.30			

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

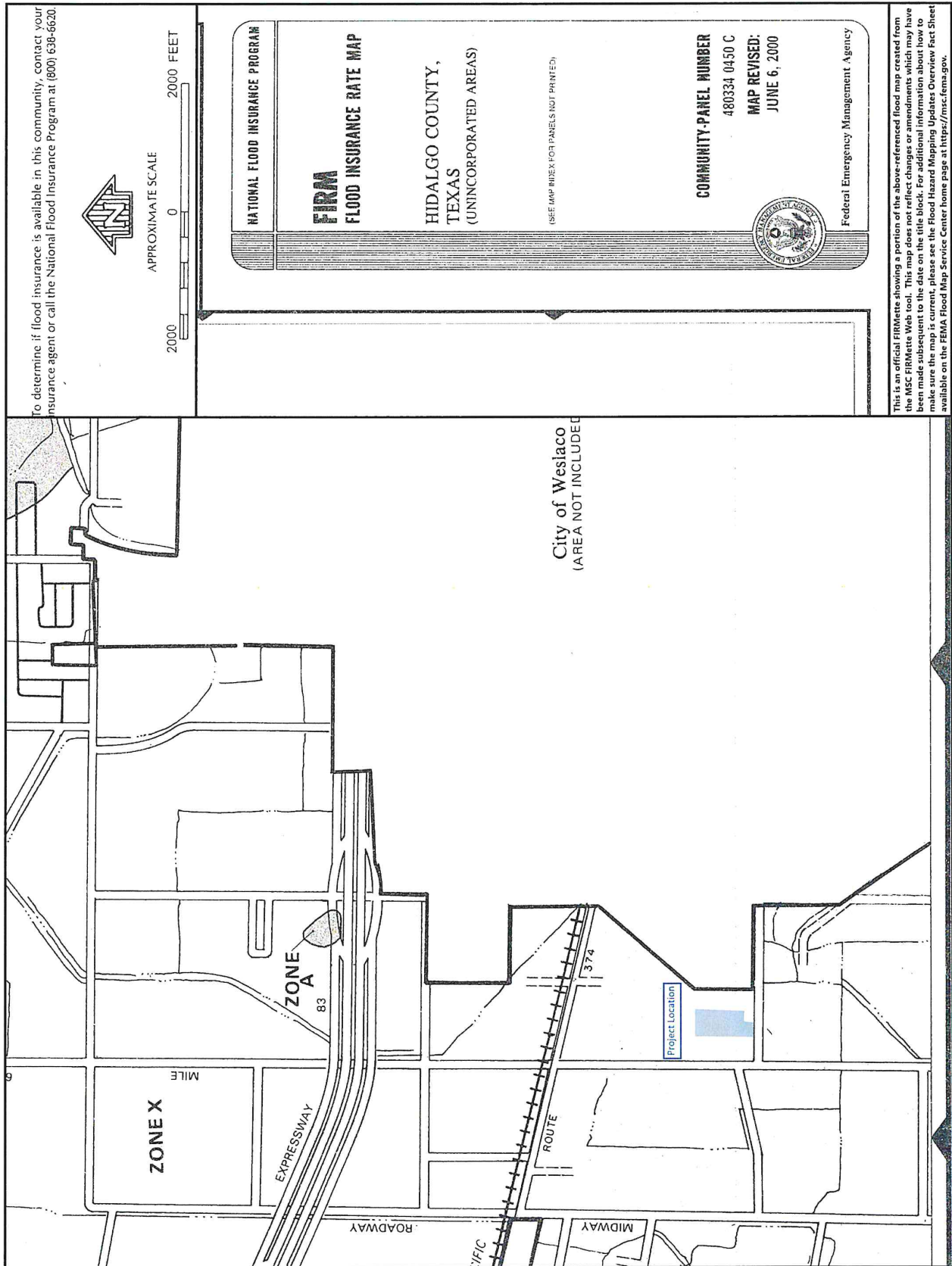
Where:
L = length of flow path in ft
S = surface slope %
C = Rational Method runoff coefficient
t = travel time (time of concentration) in min



Gilberto A. Gracia

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







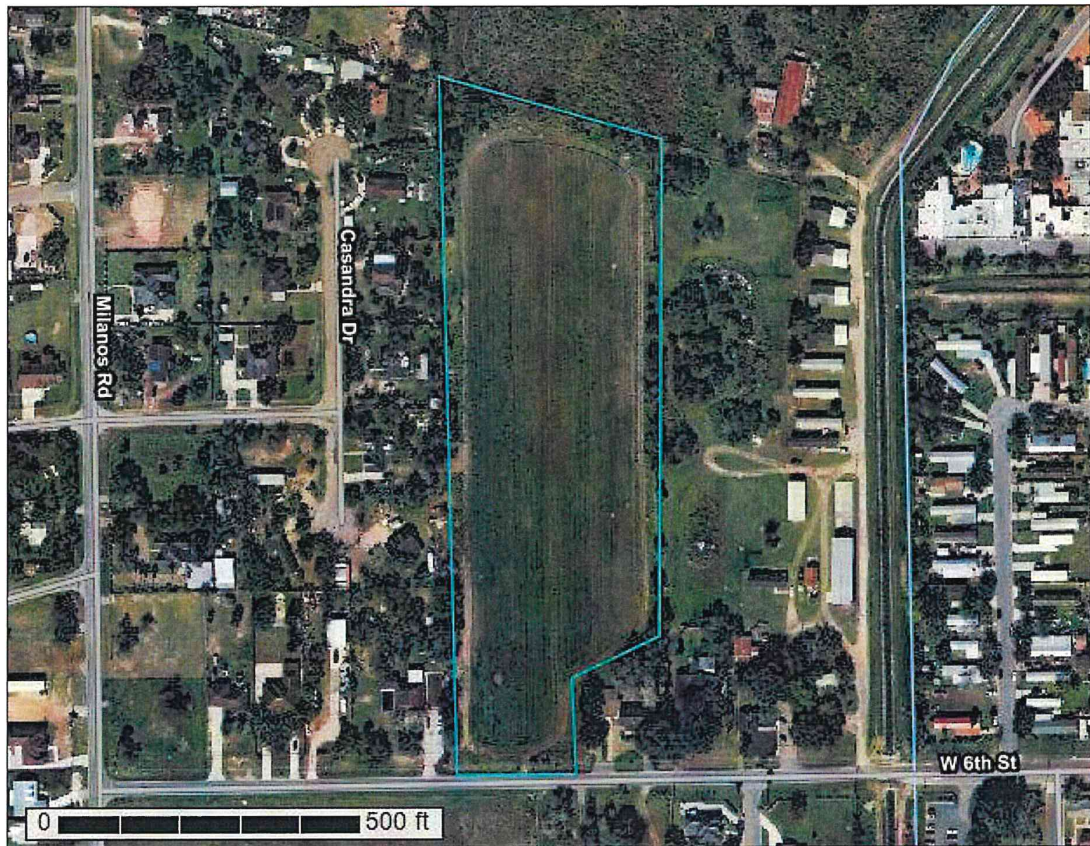
United States
Department of
Agriculture

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

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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.

Custom Soil Resource Report

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

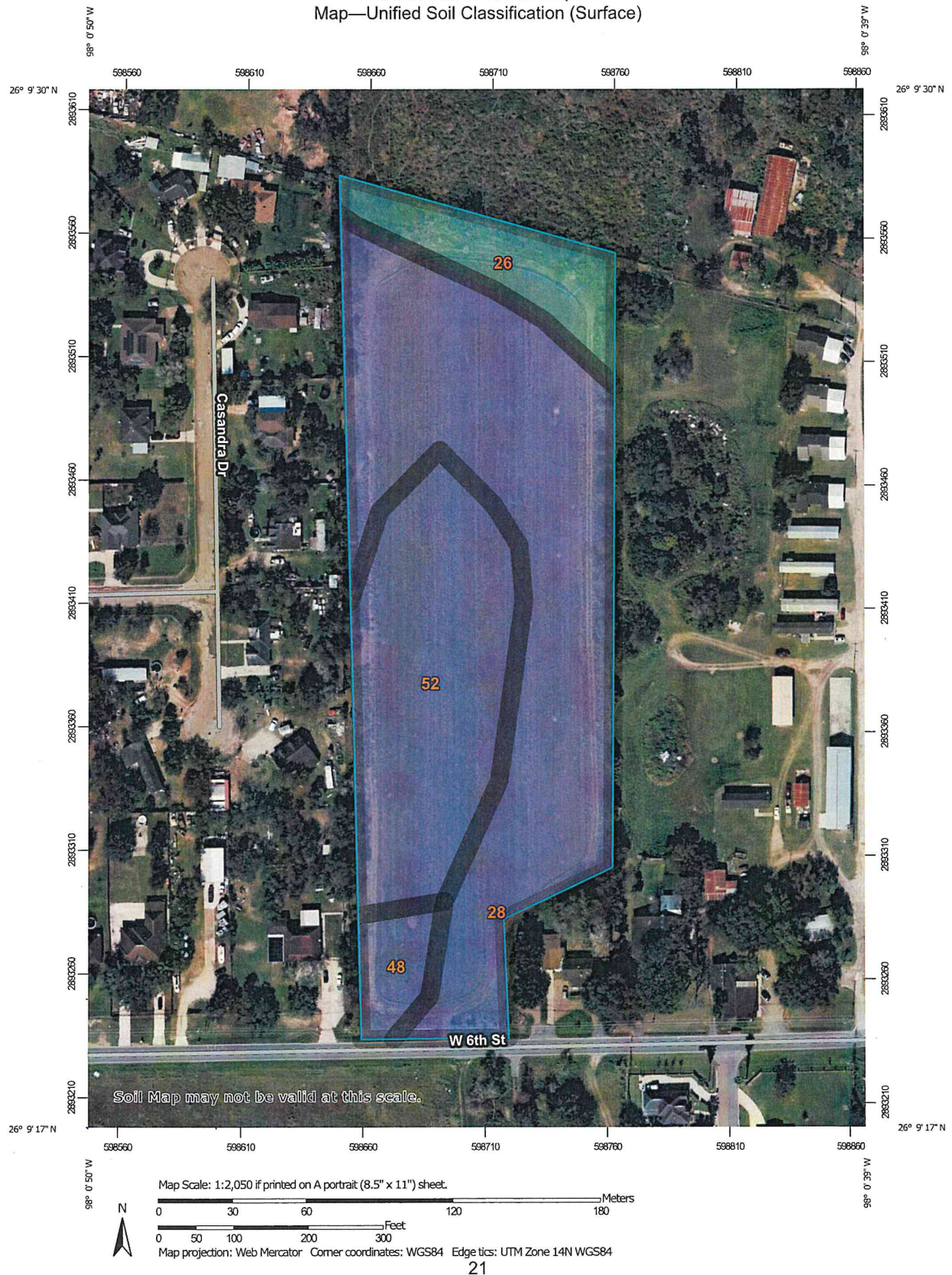
Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. 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.

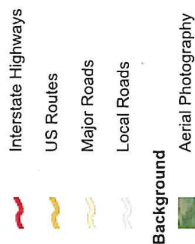
The various groupings of this classification correlate in a general way with the engineering behavior of soils. This correlation provides a useful first step in any field or laboratory investigation for engineering purposes. It can serve to make some general interpretations relating to probable performance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

Custom Soil Resource Report

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

PAVING AND DRAINAGE LAYOUT OF: ALTO BONITO SUBDIVISION

DRAINAGE STATEMENT
FOR
ALTO BONITO SUBDIVISION

1. PROJECT LOCATION
THE SUBDIVISION IS A 8.172-ACRE TRACT CONSISTING OF 36 SINGLE FAMILY RESIDENTIAL LOTS, SAID SUBDIVISION, LOCATED WITHIN THE CITY OF MISSION, TEXAS, AND IS BOUNDED BY THE FOLLOWING: TO THE NORTH BY THE 10TH STREET RIGHT-OF-WAY, TO THE EAST BY THE 10TH STREET RIGHT-OF-WAY, TO THE SOUTH BY THE 10TH STREET RIGHT-OF-WAY, AND TO THE WEST BY THE 10TH STREET RIGHT-OF-WAY.

2. FLOOD PLAIN
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" (UNDEVELOPED) INDICATES AREAS TO BE OUTSIDE 500-YEAR FLOODPLAIN. FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48055L AND 5 MAP DATED JUNE 4, 2006.

3. SOIL CONDITIONS
A REVIEW OF THE U.S. SOIL CONSERVATION SURVEY OF HENDON COUNTY, TEXAS, INDICATES THAT THE PRESENTATION SOIL OF THE SUBJECT SITE IS CLASSIFIED AS HENDON-25 (FINE SANDY LOAM), HENDON-25 (SANDY CLAY LOAM), HENDON-25 (SANDY CLAY), AND HENDON-25 (CLAY LOAM).

4. HENDON-25 (FINE SANDY LOAM), HENDON-25 (SANDY CLAY LOAM), HENDON-25 (SANDY CLAY), AND HENDON-25 (CLAY LOAM)
IDENTIFIED BY ITS COMPOSITION OF FINE SANDY LOAM TRANSFORMING INTO SANDY CLAY LOAM AND CLAY LOAM LAYERS. TYPICALLY SLOPES RANGE FROM 1 TO 3 PERCENT. THIS WELL-DRAINED SOIL HAS A DEEP PROFILE EXCEEDING 80 INCHES, WITH NO EVIDENCE OF FLOODING OR POOR DRAINAGE. IT EXHIBITS A MODERATELY HIGH TO HIGH WATER TRANSMISSION RATE. SEE ATTACHED SOIL SURVEY OF HENDON COUNTY, TEXAS.

5. HENDON-25 (FINE SANDY LOAM), HENDON-25 (SANDY CLAY LOAM), HENDON-25 (SANDY CLAY), AND HENDON-25 (CLAY LOAM)
TYPICALLY FORMS WITH 8-18 INCHES, CONSISTS OF A SURFACE LAYER OF SANDY CLAY LOAM-BROWN SANDY CLAY LOAM ABOUT 12 INCHES THICK, THE NEXT SOIL LAYER, FROM 12 TO 28 INCHES THICK, IS BROWN SANDY CLAY LOAM. THE NEXT SOIL LAYER, FROM 28 TO 38 INCHES THICK, IS FINE BROWN CLAY LOAM. THE SOIL DEPTHS THEREAFTER TO APPROPRIATELY NO INCHES, IS VERY FINE BROWN CLAY LOAM. THIS SOIL IS CALCIUM-INDICATED THROUGHOUT, IT IS WELL DRAINED, IT HAS HIGH PERMEABLE WATER CAPACITY, IT HAS SLOW SURFACE RUNOFF, IT HAS MODERATE PERMEABILITY, IT HAS AN IDEAL VERTICAL SHARP-CHILL POTENTIAL. SEE ATTACHED SOIL SURVEY REPORTS FROM THE SOIL CONSERVATION SERVICE.

6. HENDON-25 (FINE SANDY LOAM), HENDON-25 (SANDY CLAY LOAM), HENDON-25 (SANDY CLAY), AND HENDON-25 (CLAY LOAM)
IDENTIFIED BY ITS COMPOSITION OF SANDY CLAY LOAM WITH COARSEST LAYERS. TYPICALLY, SLOPES RANGE FROM 0 TO 1 PERCENT. THIS WELL-DRAINED SOIL HAS A DEEP PROFILE EXCEEDING 80 INCHES, WITH NO EVIDENCE OF FLOODING OR POOR DRAINAGE. IT HAS A MODERATE CAPACITY FOR WATER PERMEATION (ABOUT 90 INCHES AVAILABLE). SEE ATTACHED SOIL SURVEY OF HENDON COUNTY, TEXAS.

7. HENDON-25 (FINE SANDY LOAM), HENDON-25 (SANDY CLAY LOAM), HENDON-25 (SANDY CLAY), AND HENDON-25 (CLAY LOAM)
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 EVIDENCE OF FLOODING OR POOR DRAINAGE. IT HAS A MODERATE CAPACITY FOR WATER PERMEATION (ABOUT 80 INCHES AVAILABLE). SEE ATTACHED SOIL SURVEY OF HENDON COUNTY, TEXAS.

8. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. EXISTING ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT SLOPE TO THE EAST APPROXIMATELY (0.25%).

9. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. EXISTING ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT SLOPE TO THE EAST APPROXIMATELY (0.25%).

10. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. EXISTING ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT SLOPE TO THE EAST APPROXIMATELY (0.25%).

11. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. EXISTING ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT SLOPE TO THE EAST APPROXIMATELY (0.25%).

12. EXISTING CONDITIONS
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13. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. EXISTING ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT SLOPE TO THE EAST APPROXIMATELY (0.25%).

14. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. EXISTING ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT SLOPE TO THE EAST APPROXIMATELY (0.25%).

15. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. EXISTING ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT SLOPE TO THE EAST APPROXIMATELY (0.25%).

16. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. EXISTING ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT SLOPE TO THE EAST APPROXIMATELY (0.25%).

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18. EXISTING CONDITIONS
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19. EXISTING CONDITIONS
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THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. EXISTING ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT SLOPE TO THE EAST APPROXIMATELY (0.25%).

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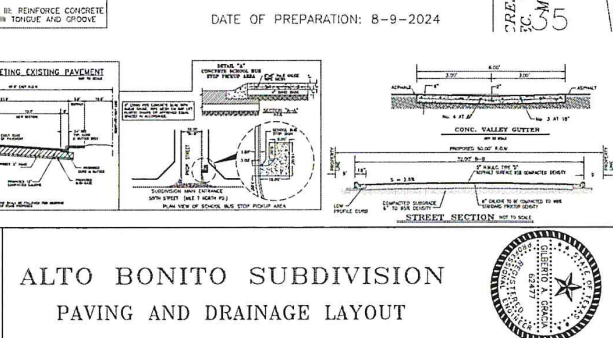
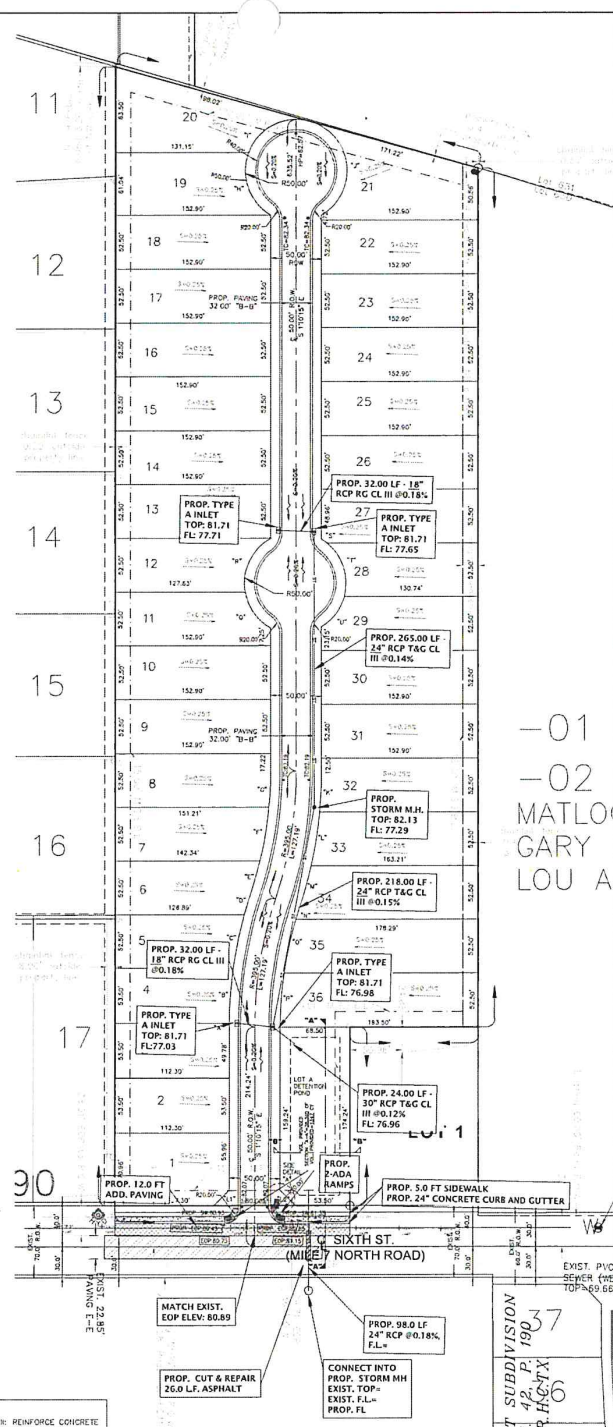
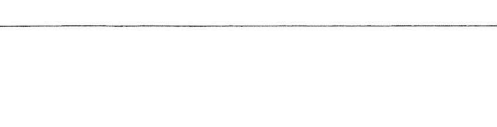
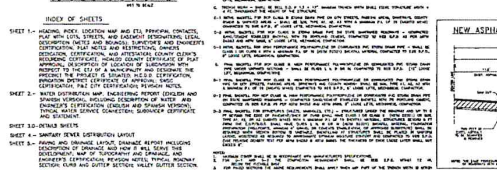
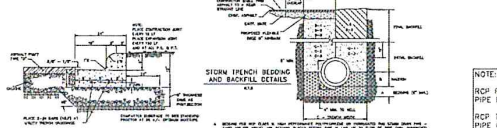
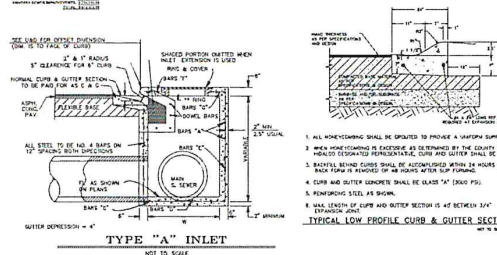
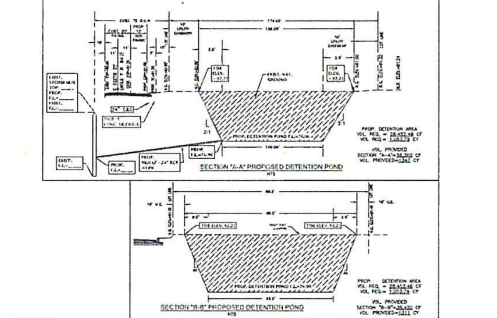
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THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. EXISTING ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT SLOPE TO THE EAST APPROXIMATELY (0.25%).



Alberto A. Garcia
CERTIFICATE OF DESIGN: P.E. NO. 62477
DATE: JULY 28TH, 2024

The seal appearing on this document was authorized by Alberto A. Garcia, P.E. No. 62477 on the above designated date.



IZAGUIRRE
Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0449

ALTO BONITO SUBDIVISION
PAVING AND DRAINAGE LAYOUT
DATE OF PREPARATION: 8-9-2024



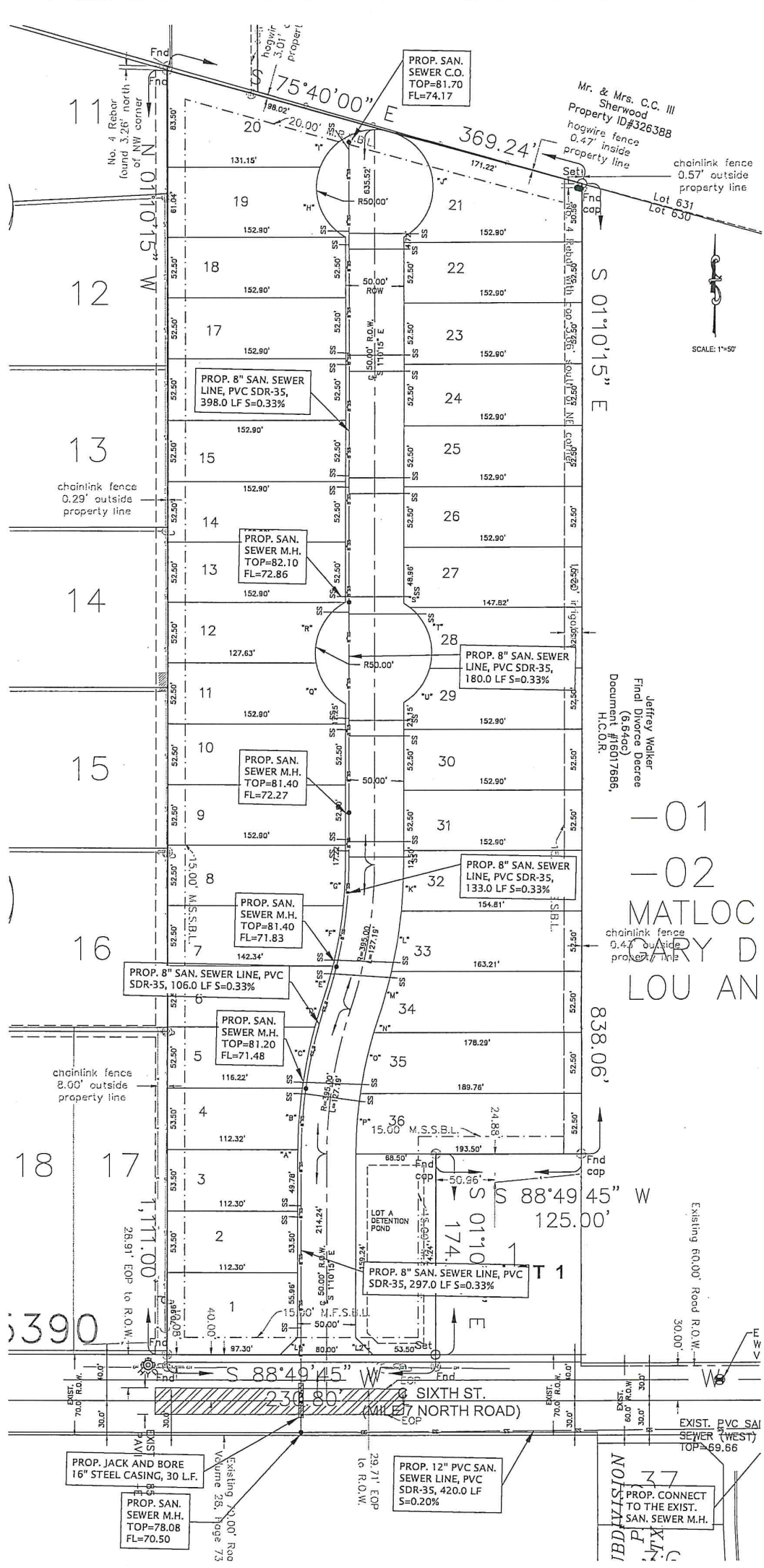
Name	Address	City & Zip	Phone
OWNER: ARTURO ORTEGA			
ENGINEER: GILBERTO A. GRACIA	2121 E. GRETTIN PKWY STE. 2	MISSION, TEXAS 78574	(956)584-0554
SURVEYOR: HOMERO LUIS GUTIERREZ	7600 SAN DIEGO ST.	MISSION, TEXAS 78544	(956)566-0068

SHEET NO. 1 OF 5 SHEETS	FILENAME : K:\PROJECT\SUBMISSIONS\ALTO BOUNTY SUBMISSION-PLAT					
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY		
	JUL 23IN 2024	MS				
	DATE REVIEWED	REVIEWED BY	CHECKED BY	APPROVED BY		
REVISION		DATE		APPROVED		

CURVE DATA TABLE				
CURVE	DELTA	RADIUS	RS (CROSS LANE)	OS (CROSS LANE)
"A"	93°28'	420.0'	3.72'	3.72'
"B"	71°19'22"	420.0'	53.61'	53.61'
"C"	71°18'45"	420.0'	53.61'	53.61'
"D"	31°16'17"	420.0'	24.22'	24.22'
"E"	42°43'21"	370.0'	30.51'	30.51'
"F"	52°19'18"	370.0'	53.29'	53.29'
"G"	62°02'18"	370.0'	35.32'	35.32'
"H"	82°45'34"	500.0'	76.48'	64.80'
"I"	85°10'08"	500.0'	73.47'	67.73'
"J"	133°57'18"	500.0'	118.95'	92.03'
"K"	52°57'54"	420.0'	40.08'	40.04'
"L"	71°19'29"	420.0'	53.20'	53.20'
"M"	94°43'32"	420.0'	41.97'	41.95'
"N"	157°45'18"	370.0'	126.7'	129.97'
"O"	81°19'44"	370.0'	53.76'	53.74'
"P"	87°09'02"	370.0'	52.68'	50.63'
"Q"	5724'35"	500.0'	41.65'	43.37'
"R"	71°18'33"	500.0'	62.20'	58.27'
"S"	77°19'33"	500.0'	61.9'	61.9'
"T"	67°01'25"	500.0'	58.49'	55.21'
"U"	43°09'21"	500.0'	37.68'	36.78'

PLANNING AND ZONING REGULAR MEETING
 PAGE 264
 JANUARY 8, 2025

SANITARY SEWER LAYOUT OF:
ALTO BONITO SUBDIVISION



Jeffrey Walker
Final Divorce Decree
(6.64ac)
Document #16017686
H.C.O.R.

—01
—02
MATLOC
link fence
outside
over the
GARY D
LOU AN

DATE OF PREPARATION: 8-9-2024

COST ESTIMATE	
WATER CONTRIBUTION:	\$ 113,790.00
PAVING IMPROVEMENTS:	\$ 178,894.00
DRAINAGE IMPROVEMENTS:	\$ 155,457.00
SANITARY SEWER IMPROVEMENTS:	\$ 214,945.00
TOTAL:	\$ 663,086.00

INDEX OF SHEETS

[illegible]

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

I, ANICETO ZIGARCE, OWNER OF THE 19.67 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOT 15, SUBDIVISION OF THE LAND AS DEPICTED IN THE SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 252.032, AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE
proved to me through her Texas Department of Public Safety Driver License to be the person
whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, de-
clared that the statements therein are true and correct and acknowledged that she executed the
same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

 **DAISY BONILLA**
My Notary ID # 123944180
Expires August 02, 2025

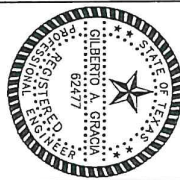
NOTARY PUBLIC— STATE OF TEXAS

ANICETO IZAGUIRRE - PRESIDENT IZAGUIRRE REAL ESTATE HOLDINGS 500 SOLAR DR. MISSION, TEXAS 78574	DATE
--	------

*NOTE: SEE CONSTRUCTION TYPICAL DETAILS AND SPECIFICATION ON PAGE 3

 **IZAGUIRRE**
Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

ALTO BONITO SUBDIVISION
SANITARY SEWER LAYOUT



PAVING AND DRAINAGE LAYOUT OF: ALTO BONITO SUBDIVISION

DRAINAGE STATEMENT
FOR
ALTO BONITO SUBDIVISION SUBDIVISION

SCALE: 1"=50'

I. PROJECT LOCATION
THIS SUBDIVISION IS A 8.172-ACRE TRACT CONSISTING OF 36 SINGLE FAMILY RESIDENTIAL LOTS, SAID SUBDIVISION, LOCATED WITHIN THE CITY OF WESLACO, TEXAS, BEING PART OF THE 11.772-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 2, REISSER SUBDIVISION, IN THE CITY OF WESLACO, TEXAS AS PER MAP THEREOF RECORDED IN VOLUME 28, PAGE 73, OF THE HIDALGO COUNTY MAP RECORDS.

II. FLOOD PLAIN
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) INDICATES AREAS TO BE OUTSIDE 500-YEAR FLOODPLAIN, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0450 C, MAP REVISED JUNE 5, 2000.

III. SOIL CONDITIONS
A REVIEW OF THE U.S. SOIL CONSERVATION SURVEY OF HIDALGO COUNTY INDICATES THAT THE PREDOMINANT SOIL OF THE SUBJECT SITE IS CLASSIFIED AS HIDALGO-26 (FINE SANDY LOAM), HIDALGO-28 (SANDY CLAY LOAM), RACOMBES-48 (SANDY CLAY), AND RAYMONDVILLE-52 (CLAY LOAM).

26-HIDALGO SOIL (HYDROLOGIC GROUP B, UNIFIED CLASS CL)
IDENTIFIED BY ITS COMPOSITION OF FINE SANDY LOAM TRANSITIONING INTO SANDY CLAY LOAM AND CLAY LOAM LAYERS. TYPICALLY SLOPES RANGE FROM 1 TO 3 PERCENT. THIS WELL-DRAINED SOIL HAS A DEEP PROFILE EXCEEDING 80 INCHES, WITH NO ISSUES OF FLOODING OR PONDING. IT EXHIBITS A MODERATELY HIGH TO HIGH WATER TRANSMISSION RATE. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS.

28-HIDALGO SOIL (HYDROLOGIC GROUP B, UNIFIED CLASS CL)
TYPICALLY FOUND WITH 0-1% SLOPES, CONSISTS OF A SURFACE LAYER OF DARK GRAYISH-BROWN SANDY CLAY LOAM ABOUT 17 INCHES THICK, THE NEXT SOIL LAYER DOWN, FROM 17 TO 28 INCHES THICK, IS BROWN SANDY CLAY LOAM. THE NEXT SOIL LAYER DOWN, FROM 28 TO 38 INCHES THICK, IS PALE BROWN CLAY LOAM. THE SOIL DOWN THEREAFTER, TO APPROXIMATELY 80 INCHES, IS VERY PALE BROWN CLAY LOAM. THIS SOIL: A) IS CALCREOUS THROUGHOUT, B) IS WELL DRAINED, C) HAS HIGH AVAILABLE WATER CAPACITY, D) HAS SLOW SURFACE RUNOFF, E) HAS MODERATE PERMEABILITY, F) HAS AN OVERALL MODERATE SHRINK-SWELL POTENTIAL. SEE ATTACHED SOIL SURVEY REPORT(S) FROM THE SOIL CONSERVATION SERVICE.

48-RACOMBES SANDY CLAY LOAM, (HYDROLOGIC GROUP B, UNIFIED CLASS CL)
IDENTIFIED BY ITS COMPOSITION OF SANDY CLAY LOAM WITH CONSISTENT 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.

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_{10} = 4.62 CFS) FOR THIS SITE.

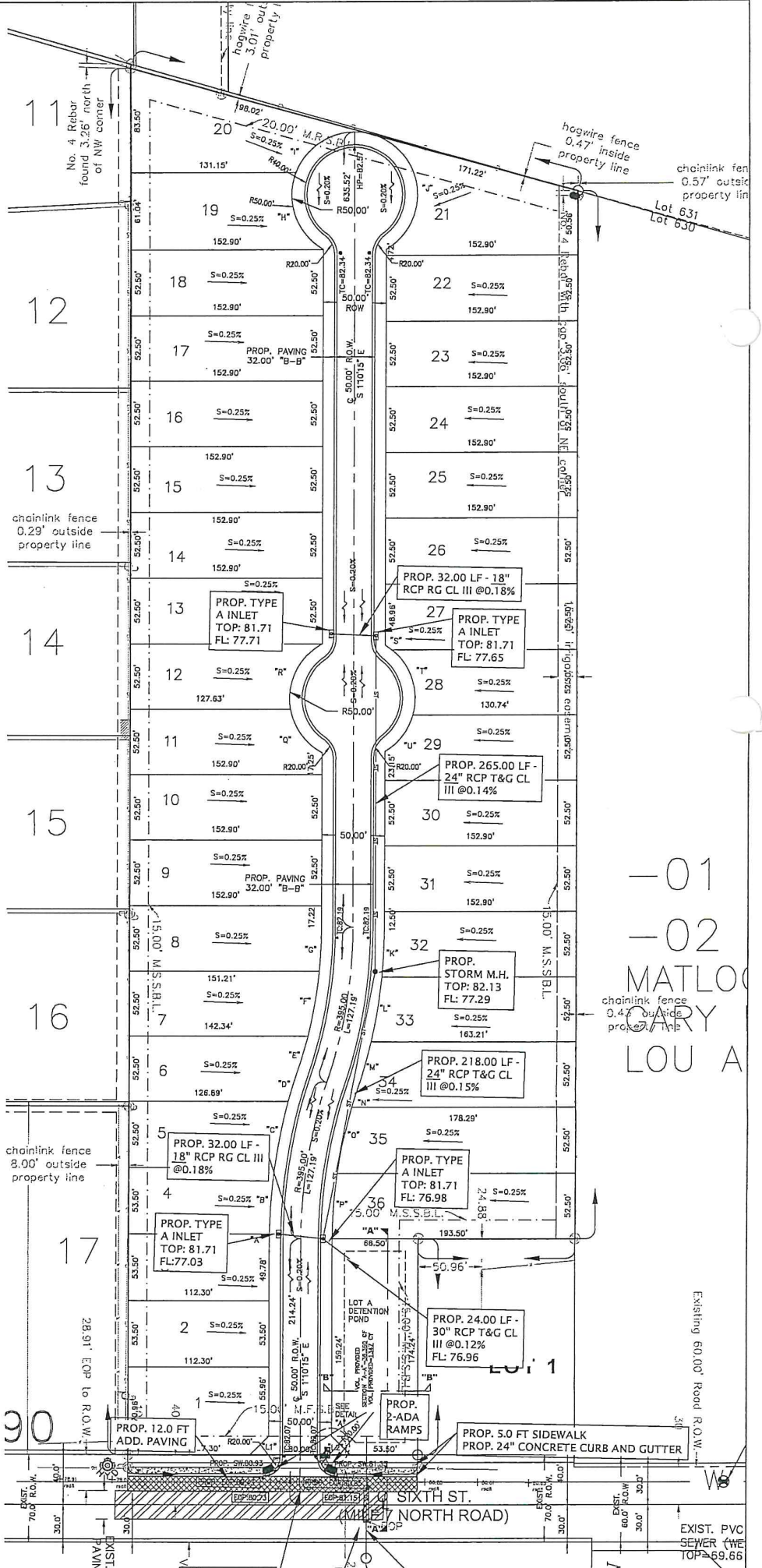
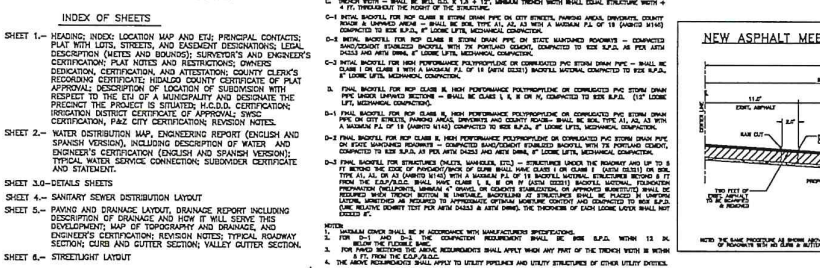
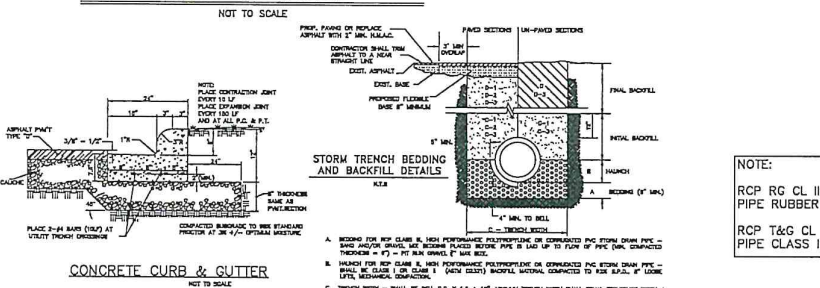
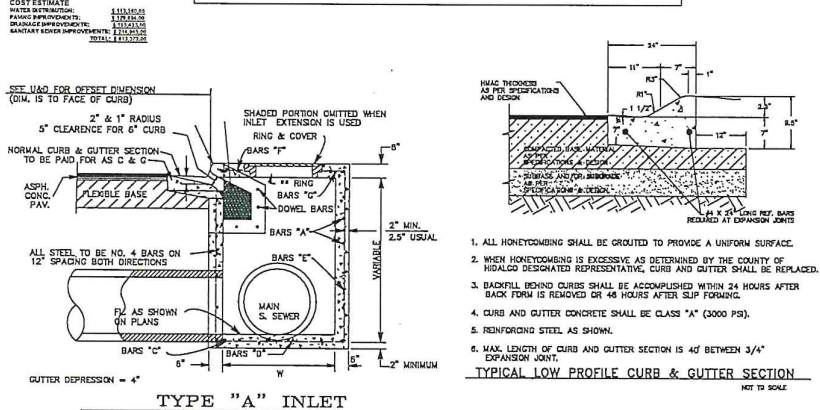
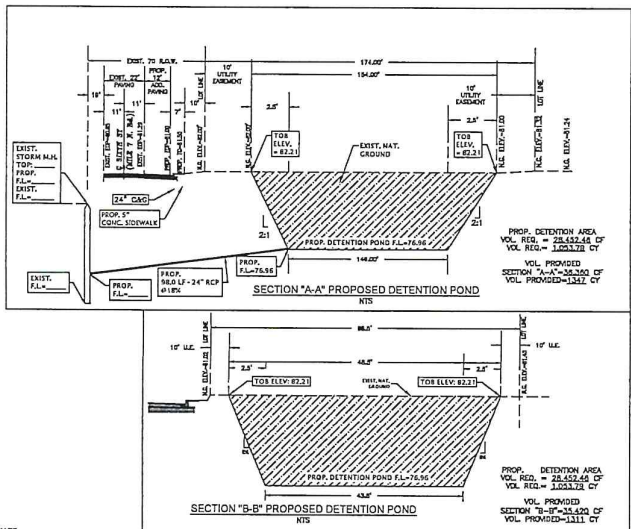
V. PROPOSED CONDITIONS
UTILIZING THE 10-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 11.77 CFS WITH AN INCREASED Q_{10} OF 7.15 CFS. THE TOTAL PROPOSED DETENTION VOLUME, IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, IS 28,452.48 CUBIC 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. THESE INLETS WILL BE CONNECTED TO AN APPROPRIATELY SIZED DRAIN PIPELINE SYSTEM, WHICH WILL OUT FLOW 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 GRADE INLET LOCATED IN EXISTING ROAD SIDE DITCH. THIS SYSTEM WILL OUTFLOW INTO DITCH 37D OWNED HCD059 AND MAINTAINED BY HCD059.



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

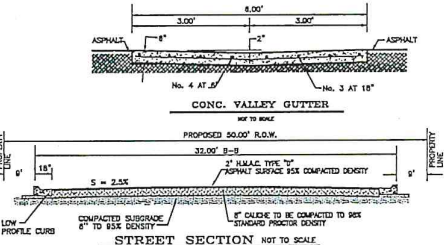
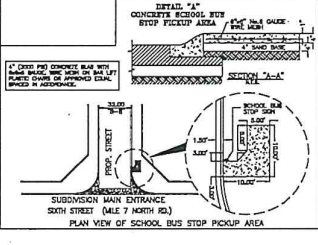
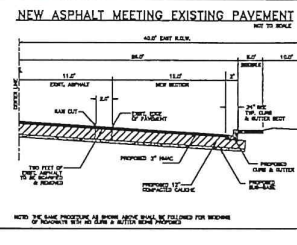
JULY 30TH, 2024
DATE:

This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.



NOTE:
RCP RG CL III: REINFORCE CONCRETE PIPE RUBBER GASKET CLASS III
RCP T&G CL III: REINFORCE CONCRETE PIPE CLASS III TONGUE AND GROOVE

DATE OF PREPARATION: 8-9-2024



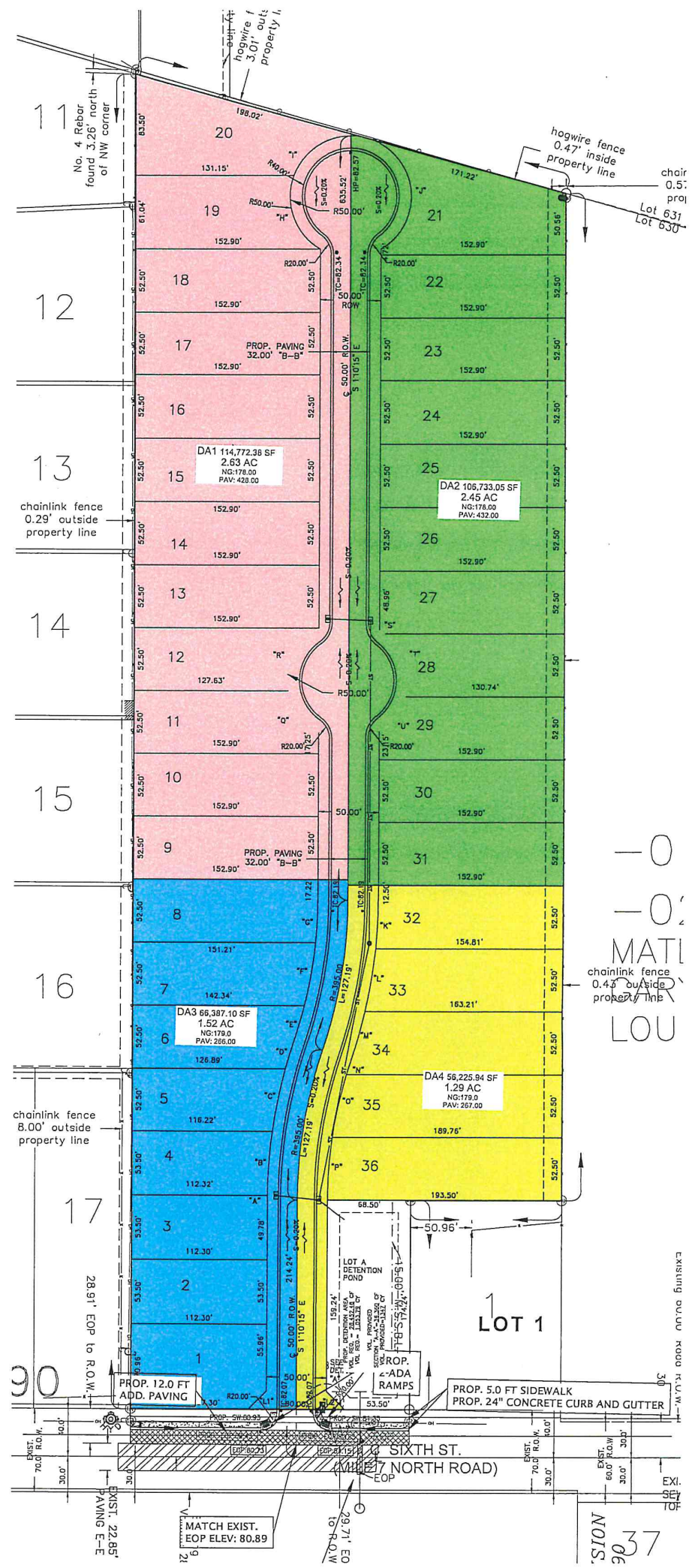
IZAGUIRRE
Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

ALTO BONITO SUBDIVISION
PAVING AND DRAINAGE LAYOUT

Professional Engineer Seal for Gilberto A. Gracia, No. 62477, State of Texas.

DRAINAGE AREAS MAP OF:
ALTO BONITO SUBDIVISION

SCALE: 1"=50'



Gilberto A. Gracia
GILBERTO A. GRACIA-P.E. No. 62477
This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.

DATE OF PREPARATION: 8-9-2024

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

Time of Concentration Calculations
 $t_c = L^{0.77} V^{-0.38}$
Minimum 10 min.
FHA Hydraulic Engineering Circular No. 22, Third Edition
Urban Drainage Design Manual
Shallow Concentrated Flow Velocity Formula
Average velocity (V):
 $V = K u (S p^{10})^{0.5}$
k value for short grass pasture (overland flow): 0.213
k value for paved area (shallow concentrated flow): 0.619
K value constant: 3.28

Atlas 14 Values
10 year frequency
CITY
TXDOT

50 year frequency
CITY
TXDOT

Enter Distances in Feet										Velocities Calculated										Time of Concentration:										I CITY										TXDOT 10 year frequency										0.0055 90.4133 & 6.5079									
DA #	Overland Flow	Pipe Flow	Gutter Flow	Overland Velocity	Overland Slope	Gutter Slope	Velocity	Gutter Slope	Time of Concentration:	I CITY	TXDOT	Single Fam	A ACRES	Q CFS	n value	DA #	RUN	R ID#	FL IN FT	FL OUT FT	Slope FT/FT	Dia FT	Velos FPS	drop FT	Length FT	A SQFT	PIPE CFS	EXIST CFS	Over/Under Design ds	Head Loss Coeff	Minor Loss Coeff	Flow Time In Sewer	Hydraulic Grade Line	Top Curb	Top Gutter	elev = gutter																							
A-1	178.00	100	428	0.20	0.12	0.91	0.21	10= 23.25min	5.073555	0.35	2.40	4.67	0.011	A-1	A1-A2	0.38	77.71	77.65	0.001675	1.50	3.0409243	0.06	33.20	1.77	5.37	4.87	0.70	1.5	0.10200	0.2000	1.08	1.18	1.24	82.19	-0.5	81.69																							
A-2	178.00	100	432	0.20	0.12	0.91	0.21	10= 23.27min	5.055408	0.35	2.45	4.34	0.011	A-2	A2-MH1	0.50	77.65	77.28	0.001385	2.00	3.1659474	0.30	260.00	3.14	9.95	9.01	0.93	0.5	0.0718	1.3587	0.65	0.72	1.08	82.19	-0.5	81.69																							
MH1	8.00	0	4	0.20	0.12	0.91	0.21	10= 0.00min	11.99527	0.25	0	0.00	0.011	MH1	MH1-A4	0.50	77.59	76.97	0.001538	2.00	3.3372016	0.32	208.00	3.14	10.48	9.01	1.47	0.5	0.0778	1.0388	0.25	0.33	0.65	82.19	-0.5	81.69																							
A-3	179.00	100	246	0.20	0.12	0.91	0.21	10= 20.35min	4.430295	0.35	1.50	2.89	0.011	A-3	A3-A4	0.38	77.03	76.97	0.001915	1.50	2.0409143	0.06	33.20	1.77	5.37	2.89	0.93	0.5	0.0685	0.1154	0.19	0.25	0.33	82.19	-0.5	81.69																							
A-4	178.00	100	267	0.20	0.12	0.91	0.21	10= 20.37min	5.432618	0.35	1.20	2.45	0.011	A-4	A4-OUT	0.63	76.97	76.94	0.001250	2.50	3.4904654	0.03	24.00	4.91	17.14	14.36	2.78	0.5	0.0716	0.1146	-	0.07	0.10	82.19	-0.5	81.69																							

PRELIMINARY

IZAGUIRRE
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ALTO BONITO SUBDIVISION
DRAINAGE AREAS MAP

