

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

February 5, 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
JANUARY 8, 2025**

On Wednesday, January 8, 2025, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Carolina Crockett	Commissioner
Jim Forward	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

Also, present were Mike Swinnea, Assistant Fire Marshall, Alberto Aldana, Engineer Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Mrs. Arevalo called the roll call noting that, Commissioner Summers, Commissioner Torres and Commissioner Treviño were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. December 4, 2024, Regular Meeting

Commissioner Forward made a motion to approve the minutes of December 4, 2024, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on December 11, 2024, there were nine-teen (19) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for 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.

Mrs. Arevalo stated the proposed development is a five (5) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8” waterline and sewer by City of Weslaco through an 8” sewer line. Staff recommends approval of Preliminary Plat.

Commissioner Berry made a motion to approve the Preliminary plat, seconded by Commissioner Forward.

B. 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.

Mrs. Arevalo stated the proposed two (2) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8” waterline and sewer by City of Weslaco through an 8” sewer line. Staff recommends approval of Preliminary Plat.

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

C. 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.

Mrs. Arevalo stated the proposed eighteen (18) lot development 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 was granted a variance for OSSF and lack of curb and gutter along Bridge and Mile 5 north at the previous meeting. Staff recommends approval of Final Plat.

Commissioner Berry made a motion to approve the Final Plat, seconded by Commissioner Crockett. Motion carried.

D. 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 was granted a variance for off-site drainage, zero side setback and minimum lot size at the previous meeting. Staff recommends approval of Final Plat.

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

E. 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 1/2 North Road.

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

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

F. 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 intersection of Pleasantview Dr. and Mile 5 1/2 North Road.

Mrs. Arevalo stated 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 City of Weslaco through an 8" sewer line. Applicant was granted a variance for off-site drainage at the previous meeting. Staff recommends approval of the Final Plat.

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

G. Discussion and consideration of the Final 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 Final Plat.

Commissioner Crockett made a motion to approve the Final Plat, seconded by Commissioner Berry. Motion carried.

VI. ADJOURNMENT

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

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Absent
Randy Summers, Commissioner

Carolina Crockett, Commissioner

Absent
Jose Treviño, Commissioner

Absent
Adrian Torres, Commissioner

Jim Forward, Commissioner

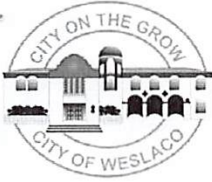
ATTEST:

Flor E. Acuña, Secretary



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

Date of Meeting: February 5, 2025	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of AEC Engineering, LLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for DG Llano Grande Subdivision being a 1.31 acre out of Farm Tract 1000, Blk 138, West Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas. Located at the southwest corner of the intersection of S. International Blvd. and Mile 5 N. Rd. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through a 12" 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 and/or Final Plat.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
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

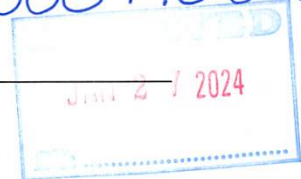


PLAT-000770-2025

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

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

FILE NO. _____



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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: **DG Llano Grande Subdivision**

Location: **Intersection of S. International Blvd. (FM 1015) & Mile 5 N. Rd. (County Rd. 1726)**

Legal Description: **A 1.31-acre tract of land, more or less, out of Farm Tract 1000, Block 138, The West Adams Tracts Subdivision, according to the Map or Plat recorded in Vol. 2, Pgs. 34-37, 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: **N/A**

Existing Land Use: **Vacant** Proposed Land Use: **Commercial**

Number of Lots Proposed: **1** Gross Acreage: **1.31**

Title Report Submitted: YES NO

OWNER INFORMATION

Owner's Name: **La Curva, LLC, a Colorado LLC** Telephone: _____

Address: **7555 E. Windlawn Way** Fax: _____

City: **Parker** State: **CO** Zip: **80134** E-mail: _____

ENGINEER INFORMATION

Name: **AEC Engineering, LLC** Telephone: **Office: (956) 380-6558**

Address: **1116 S. 10th Avenue** Fax: **Cel: (956) 457-8581**

City: **Edinbug** State: **TX** Zip: **78539** E-mail: **jorge@aecengineering.net**

UTILITY PROVISIONS

Will proposed subdivision connect to:

YES NO Water Provision: City of Weslaco's 8" Water Line

YES NO Wastewater Provision: City of Weslaco's 12" Sanitary Sewer Line

YES NO Electric Company: MVEC

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

Proposed subdivision is in the following districts:

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>1</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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 rhinojosa@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 rhinojosa@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

- 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
- N/A** Traffic Impact Analysis (If required) **See Trip Generation Count attached to this submittal**

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: **Charles Meadow**

Owner Signature: _____ Date: **01-22-25**

_____ is the authorized agent

Authorized Agent Signature: _____ Date: **01-22-25**

Authorized Agent Printed Name: **Carlos Garza, P.E.**

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Tuesday, January 21, 2025 2:59 PM
To: 'Jorge G. De Zenea'
Cc: Carlos Garza
Subject: FW: DG Llano Grande Subdivision
Attachments: DG Llano Grande Subdivision 3rd Review Comments_Jan_17_2025.pdf

Good Afternoon

Attached is the subdivision review report, your project has been approved to move forward to P&Z. Please submit the following items:

- Subdivision Platting
- \$355.00 application fee
- \$100.00 fire review fee
- 12 plats (Plat, drainage, utility sheet)
- Approved/ 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: Jose Reyes <jreyes@siglerwinstongreenwood.com>
Sent: Tuesday, January 21, 2025 2:44 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: FW: DG Llano Grande 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 afternoon Rebekah,

Please find attached the 3rd review comments for the DG Llano Grande Subdivision. Let me know if I can help with anything else.

Thank you,

José G. Reyes, P.E.
Vice President

SWG Engineering, LLC
611 Bill Summers Intl Blvd

Weslaco, TX 78596
Office: (956) 968-2194
Direct: (956) 532-6283
Cell: (956) 789-4143
Firm Registration No. F-592

From: Jose Reyes
Sent: Friday, January 17, 2025 1:53 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>; Alberto J. Aldana <aaldana@weslacotx.gov>
Subject: RE: DG Llano Grande Subdivision

Good afternoon Rebekah,

Please find attached the 3rd review comments for the DG Llano Grande Subdivision. Let me know if I can help with anything else.

Thank you,

José G. Reyes, P.E.
Vice President

SWG Engineering, LLC

611 Bill Summers Intl Blvd
Weslaco, TX 78596
Office: (956) 968-2194
Direct: (956) 532-6283
Cell: (956) 789-4143
Firm Registration No. F-592

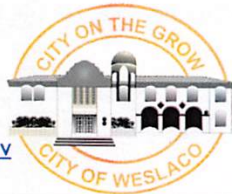
From: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Sent: Friday, January 17, 2025 8:27 AM
To: Jose Reyes <jreyes@siglerwinstongreenwood.com>; Alberto J. Aldana <aaldana@weslacotx.gov>
Subject: FW: DG Llano Grande Subdivision

Good Morning

Can you please provide status on this review the engineer has been calling

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: Rebekah M. De La Fuente
Sent: Wednesday, January 15, 2025 8:29 AM
To: Jose Reyes <jreyes@siglerwinstongreenwood.com>; Alberto J. Aldana <aaldana@weslacotx.gov>; Mike Swinnea <mswinnea@weslacotx.gov>; Kayla A. Arevalo <karevalo@weslacotx.gov>; Marcelo Cosme <mcosme@weslacotx.gov>;

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, January 20, 2025 8:48 AM
To: Jorge G. De Zenea
Cc: Carlos Garza
Subject: RE: DG Llano Grande Subdivision
Attachments: DG Llano Grande Subdivision 3rd Review Comments_Jan_17_2025.pdf; subdivision review.pdf

Good morning,

Attached are the subdivision review reports, there are still comments pending from Engineering that have not been addressed. Please keep in mind that I cannot move the development forward without each departments approval. If you have any questions about their comments please reach out to them directly

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: Jorge G. De Zenea <Jorge@aengineering.net>
Sent: Tuesday, January 14, 2025 1:47 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Carlos Garza <Carlos@aengineering.net>
Subject: DG Llano Grande 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 afternoon Ms. de la Fuente,

Please see the Attached:

- Updated set of Civil Construction Plans
- Response letter to Weslaco's comments
- Comments as received from the city of Weslaco
- Subdivision Review report

Please let us know if you have additional comments, as we would like to submit to the County of Hidalgo for final approval.

Respectfully,
Jorge G. de Zenea
ENGINEERING DESIGNER



Edinburg Office – Physical Location
1116 S 10th Avenue
Edinburg, Texas 78539

Edinburg Office- Mailing Address
P.O. Box 480
Edinburg, TX 78540

O (956) 380-6558 ext 3
M: (956) 457-8581
F: (956) 380-6110
E: jorge@aecengineering.net
W: www.aecengineering.net

A Texas Registered Engineering Firm F-9688

Send Package Deliveries to
2112 W. University Drive # 804
Edinburg, Texas 78539

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PLAN CORRECTIONS REPORT PAR-000687-2024 FOR CITY OF WESLACO

PLAN ADDRESS:	Dg Llano Grande Subdivision Weslaco, TX 78596	PARCEL:	
APPLICATION DATE:	08/21/2024	SQUARE FEET:	0.00
EXPIRATION DATE:	08/21/2025	VALUATION:	\$0.00
		DESCRIPTION:	DG LLANO GRANDE SUBDIVISION

CONTACTS	Name	Company	Address
Engineer		AEC ENGINEERING, LLC	S 1116 10Th St Edinburg, TX 78539
Owner		LA CURVA, LLC, A COLORADO LLC	E 7555 Windlawn Way Parker, CO 80134

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Not Required	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Engineering v.3 Review conducted by the engineering department	Requires Re-submit	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Fire Review v.1 Review by the fire department	Requires Re-submit	Mike Swinnea email: mswinnea@weslacotx.gov
Fire Review v.2 Review by the fire department	Requires Re-submit	Mike Swinnea email: mswinnea@weslacotx.gov
Fire Review v.3 Review by the fire department	Approved with Comments	Mike Swinnea 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	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

PLAN CORRECTIONS REPORT (PAR-0687-2024)

CONDITION(S) General Condition - planning approved w/comments

- Comment: 1. Submit a trip test generation worksheet
2. add plat note: Streetlight must be located every 300 feet
3. add plat note: Landscaping is required per city ordinance.

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

Free-Standing Discount Superstore (813)

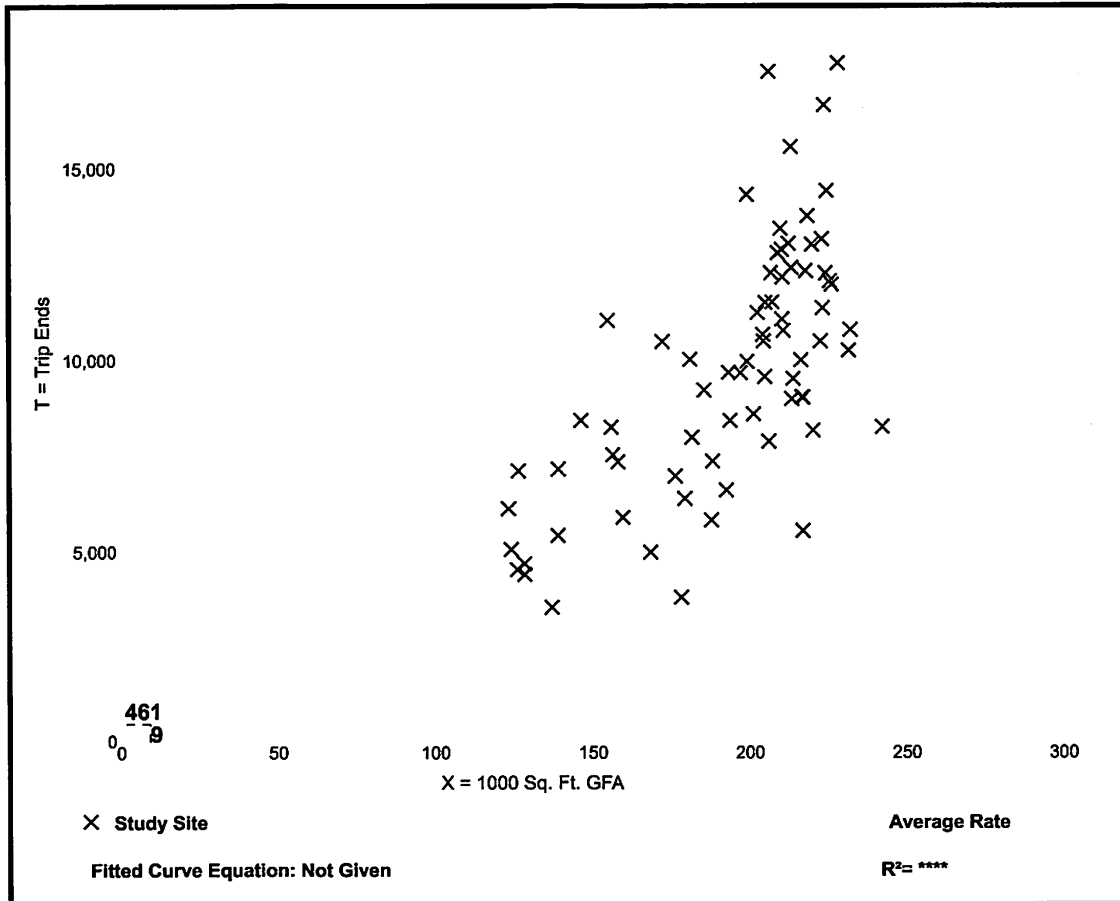
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 72
Avg. 1000 Sq. Ft. GFA: 193
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.52	21.39 - 85.01	12.61

Data Plot and Equation



Free-Standing Discount Superstore (813)

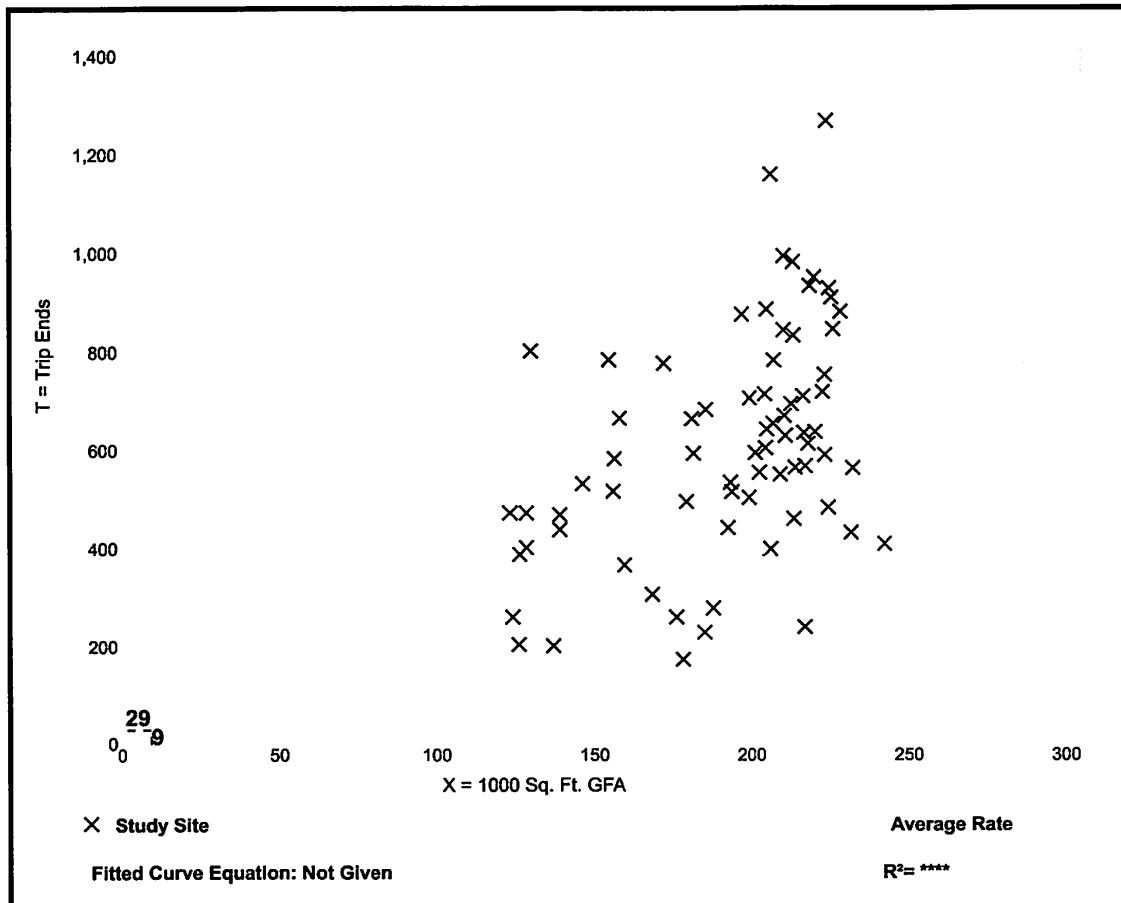
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 72
Avg. 1000 Sq. Ft. GFA: 192
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.18	0.98 - 6.18	1.07

Data Plot and Equation



Free-Standing Discount Superstore (813)

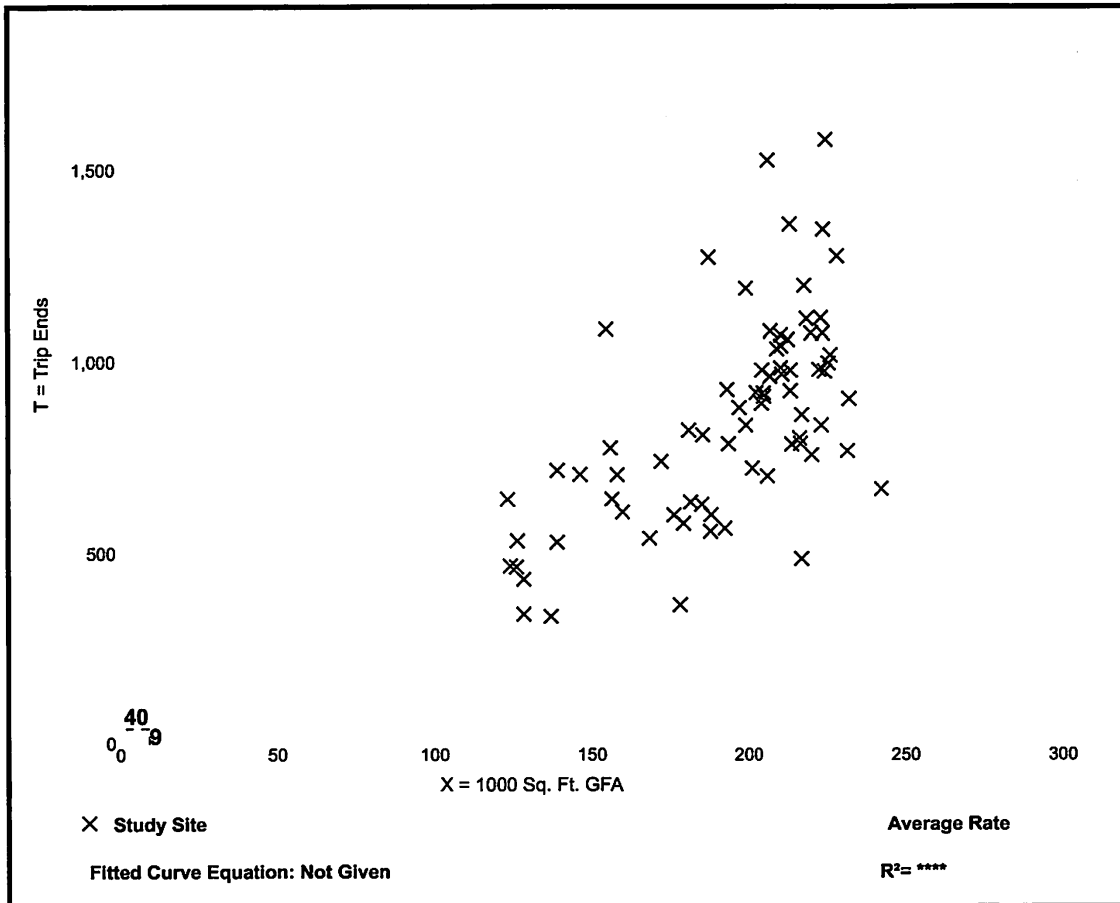
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 74
Avg. 1000 Sq. Ft. GFA: 193
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.39	2.05 - 7.40	1.08

Data Plot and Equation



From: [Isaac Gonzalez](#)
To: [Jorge G. De Zenea](#)
Cc: [Carlos Garza](#); [Cynthia Perez](#); [Jose Tovar](#)
Subject: Re: DG Llano Grande Subdivision
Date: Thursday, January 2, 2025 9:09:30 AM
Attachments: [image001.png](#)

Good morning Jorge,

The pond need not lie within an easement.

The detention requirement and outfall plan did not change, so the information in the report remains valid.

Let me know if you need anything else.
Thank you,

On Thu, Dec 26, 2024 at 11:04 AM Jorge G. De Zenea <Jorge@aecengineering.net> wrote:

Good morning Mr. Gonzalez,

As per our phone conversation (12/23/24) please see the attached updated subdivision plat, sheets 1 and 2. I am also attaching updated copies of the "Paving and Grading Plan with Existing Contours", and "Proposed Contours" sheets for reference.

As I explained, the subdivision suffered "minor" changes due to the additional right-of-way dedicated along Mile 5 N. Rd. (County Rd. 1726), as well as the corner clip dedicated as right-of-way.

The proposed detention pond is still providing more detention capacity than the required. The absorption capacity was adjusted to provide 6,072 cubic feet per hour.

Please reply to this email confirming the following:

- IT IS NOT necessary to resubmit the drainage report, which was approved on 9/23/24, since we are still in compliance with the HCDD #1 detention requirements.
- The proposed detention pond DOES NOT need to be indicated on the plat as an easement dedicated by this subdivision, since the pond is private, and the City of Weslaco, the County of Hidalgo, and the HCDD #1 are not responsible for the maintenance of the proposed pond. The maintenance shall be the sole responsibility of the lot owner(s).

If you have any questions or comments, please let me know.

Respectfully,

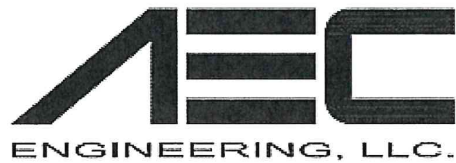
Jorge G. de Zenea

ENGINEERING DESIGNER

DG LLANO GRANDE SUBDIVISION

Site Location: Intersection of International Boulevard (FM 1015) and County Road 1726, in the County of Hidalgo, Texas (City of Weslaco's E.T.J.).

Prepared By



On: July 31, 2024, Revised September 21, 2024

PROJECT # 1456.045



09-21-2024

Carlos Garza, P.E., P.G., SIT, CAPM, CFM, CESSWI
carlos@aecengineering.net

Texas Registered Engineering Firm: F-9688
Texas Board of Professional Geoscientists # 50190
Texas Asbestos Consulting Agency # 100517

Physical Address:
1116 S. 10th Avenue,
Edinburg, Texas 78539
Phone: (956)380-6558
www.aecengineering.net

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- I. Drainage Statement and Report with Hydraulic calculations
- II. Project Location Map
- III. Flood Insurance Rate Map (FIRM) and Legend
- IV. USGS Map with Project Location
- V. Soil Survey Resource Report
- VI. Set of Plans.

SECTION I
Drainage Statement and Report
with Hydraulic Calculations



Drainage Statement for:
DG LLANO GRANDE SUBDIVISION
Hidalgo County, Texas (City of Weslaco's 5-mile ETJ)
July 31, 2024, Revised September 21, 2024

Project Location and Description

Proposed **DG LLANO GRANDE SUBDIVISION** is a 1.31-acre (gross) tract of land (1.25-acre net), more or less, situated in the County of Hidalgo, Texas (City of Weslaco's 5-mile ETJ), out of and forming a part or portion of Farm Tract 1000, Block 138, "THE WEST ADAMS TRACTS SUBDIVISION", Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. This subdivision is located on the intersection of International Boulevard (FM 1015), and Mile 5 N. Road (County Road 1726).

Floodplain (FEMA Information)

This tract of land is currently vacant, and its future is for commercial use. This site is in Flood Zone B (Medium shading), as per FEMA FIRM Panel 480334 0525 B, effective date 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 (Medium shading).

Soils Information

According to the USDA NRCS Soils Survey of Hidalgo County, Texas, the soils in this site are labeled as 28, which are in Hydrologic Group B. Group B Soils have 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.

Drainage Pattern Determination

The natural topography of this site indicates that stormwater runoff flows in a westerly direction. According to the Storm Drainage Design for this site, stormwater runoff is detained in a proposed pond located at the south side of this site. Since there is no storm drainage infrastructure available near this development where the stormwater runoff could be discharged, the 21 inches below the flow line of the detention pond will be adequately prepared to act as a bio-swale, which will absorb the runoff from the various impervious areas of this development (see detail on Sheet 13 of 15 of the Civil Set of Construction Plans, which are part of this report). The post construction stormwater runoff from the parking lot is conveyed into the previously mentioned detention pond via two 48" (36" opening) concrete chutes. The stormwater runoff detention capacity of the proposed pond is approximately 17,340 cubic feet (see "Paving and Grading Plan with Existing Contours" and "Proposed Contours" plans). An extra 7,306 cubic feet shall be accounted as additional storage, which will be located within the 21 inches below the flow line of the pond/bio-swale. The total absorption capacity of the proposed pond/bio-

swale is 6,184.01 (see absorption calculations on Sheet 13 of 15 of the Civil Set of Construction Plans, which are part of this report). The volume of the proposed detention pond has been computed with the aid of Civil3D, which utilizes surfaces to calculate “cut or fill”, depending on the needs of the project (see the illustration below).

Surface Properties - D6 Llano Grande Prop Detention Volume

Information | Definition | Analysis | Statistics

Statistics	Value
<input checked="" type="checkbox"/> General	
<input checked="" type="checkbox"/> TIN	
<input checked="" type="checkbox"/> Volume	
Base Surface	Top of Detention Pond
Comparison Surface	Detention Pond
Cut Factor	1.000
Fill Factor	1.000
Cut volume (adjusted)	642.24 Cu. Yd.
Fill volume (adjusted)	0.00 Cu. Yd.
Net volume (adjusted)	642.24 Cu. Yd.<Cut>
Cut volume (unadjusted)	642.24 Cu. Yd.
Fill volume (unadjusted)	0.00 Cu. Yd.
Net volume (unadjusted)	642.24 Cu. Yd.<Cut>

As per engineered calculations, this proposed 1.31-acre (1.25-acre net) development shall detain no less than 5,851 cubic feet (0.13 ac-ft) of stormwater runoff cumulatively. The volume was obtained using the weighed C values as noted on the attached calculations. The finished floor elevation for the proposed building has been established to be at elevation 74.20, which is approximately 1.51 feet above the asphalt elevation of Mile 5 N. Road (County Road 1726)), and approximately 2.2 feet above the asphalt elevation of S. International Boulevard (FM 1015). As previously indicated, the amount of stormwater detention provided surpasses the amount required by 11,489 cubic feet (+196%).

Necessary Detention Quantification

As per the City of Weslaco, and Hidalgo County Drainage District No. 1 policies, the site will detain the difference in volume between pre-development and post-development conditions, based on a 50-year storm event with a pre-development release rate as indicated below.

As per the attached Engineered Calculations, this 1-lot commercial subdivision shall detain no less than 5,851 c.f. cumulatively for the 1.31-acre tract of land. See quantifications below:

Pre-Development Quantifications

Site is currently Nearly bare and untilled soils

Q = 3.15 cfs
I = 6.28 in/hr
Tc = 20.14 min

Post Development Quantifications

Upon site development, it will be a 1-lot commercial subdivision


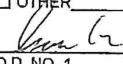
Q = 8.11 cfs
I = 9.57 in/hr
Tc = 13.43 min

The pre-development flow rate averages 3.15 cfs while the post-development flow rate averages 8.11 cfs; creating an incremental average flow rate of 4.96 cfs. The incremental flow rate will be handled by storm sewer improvements as previously described. Site drainage and detention improvements for the proposed development will conform to current **Hidalgo County Drainage District No. 1** ordinances and/or policies and approved by the **City of Weslaco, and Hidalgo County** at the time of issuance of building permit.

The information provided on this Drainage Report is information prepared under the direction and supervision of Carlos Garza, P.E., P.G.

Prepared by: AEC Engineering, LLC
Authorized by: Carlos Garza, P.E., P.G.
Contact: 956-380-6558
carlos@aecengineering.net



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input checked="" type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
 H.C.D.D. NO. 1	9-23-24 DATE

AEC ENGINEERING, LLC.
DRAINAGE REPORT/STATEMENT

Version: 03-10-23

PROJECT NAME: DG Llano Grande Subdivision
PROJECT NUMBER: 1456.045
DATE: 7/31/2024, Revised Sept. 17, 2024
PREPARED BY: Jorge G. de Zenea
PHONE NUMBER: (956) 380-6558

COUNTY: Hidalgo
CITY: Weslaco (5-Mile ETJ)
Number of Lots: 1
Analysis Method: Rational Method

I. Pre Development (Existing) Conditions

Storm Frequency: 10-year
Existing Area: 57,243.56 ft²
Existing Area: 1.31 ac

Existing Slope : 0.30 %

Time of Concentration: 20.14 min
Rainfall Intensity: 6.28 in/hr
Type of Drainage Area: Unpaved
Runoff Coeff (c factor): 0.38
Q peak existing condition: 3.15 cfs

Existing Surface Conditions: minimum tillage cultivation
Intercept Coefficient "k": 0.152 ft/sec

Ku=3.28 (constant)
Hydraulic Length (L): 330.00 ft
Ruoff Velocity "v": 0.27 ft/sec

$$v = K_u k S_p^{0.5}$$

II. Post Development (Future) Conditions

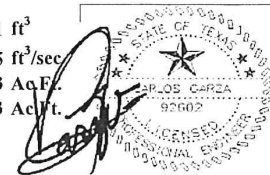
Storm Frequency: 50-year
Future development area: 57,243.56 ft²
Future development area: 1.31 ac

Proposed Slope (s) : 2.00 %
Time of Concentration: 13.43 min
Rainfall Intensity (i)= 9.57 in/hr based on frequency of 50-year
Type of Drainage Area: Concrete
Runoff Coeff (c factor): 0.64
Q future conditon (ciA)= 8.11 cfs

Time (min)	Time (sec)	I (in/hr)	Post Development		Pre Development		Required Storage Volume ft ³
			Flow (Q) ft ³ /sec	Volume (V) ft ³	Flow (Q) ft ³ /sec	Volume (V) ft ³	
13.43	805.51	9.57	8.11	6,531	3.15	2,539	3,993
23.43	1,405.51	7.28	6.16	8,664	3.15	3,484	5,180
33.43	2,005.51	5.96	5.05	10,119	3.15	4,430	5,689
43.43	2,605.51	5.09	4.31	11,226	3.15	5,375	5,851
53.43	3,205.51	4.47	3.78	12,124	3.15	6,320	5,804
63.43	3,805.51	4.00	3.39	12,882	3.15	7,266	5,616
73.43	4,405.51	3.63	3.07	13,539	3.15	8,211	5,328
83.43	5,005.51	3.33	2.82	14,122	3.15	9,157	4,965
93.43	5,605.51	3.08	2.61	14,646	3.15	10,102	4,543
103.43	6,205.51	2.88	2.44	15,122	3.15	11,048	4,075
113.43	6,805.51	2.70	2.29	15,561	3.15	11,993	3,568
123.43	7,405.51	2.55	2.16	15,967	3.15	12,939	3,028
133.43	8,005.51	2.41	2.04	16,346	3.15	13,884	2,462
143.43	8,605.51	2.29	1.94	16,702	3.15	14,830	1,872
153.43	9,205.51	2.19	1.85	17,037	3.15	15,775	1,262

Storage Required:
w/ release rate of:
Storage Required for Development:
Storage Required per Lot:

5,851 ft³
3.15 ft³/sec
0.13 Ac.Ft.
0.13 Ac.Ft.



* Calculations based on Rational Method as presented in "Design Hydrology and Sedimentology for Small Catchments" by C.T. Hann, B.J. Barfield and J.C. Hayes (Academic Press, 1994)

PRE-DEVELOPMENT	POST-DEVELOPMENT
<p><i>Asphalt Areas</i></p> $\frac{0.70 \quad 0.00}{1.31} = 0$	<p><i>Asphalt Areas</i></p> $\frac{0.70 \quad 0.00}{1.31} = 0$
<p><i>Roof Areas</i></p> $\frac{0.95 \quad 0.00}{1.31} = 0$	<p><i>Roof Areas</i></p> $\frac{0.95 \quad 0.24}{1.31} = 0.17$
<p><i>Green Areas</i></p> $\frac{0.20 \quad 0.99}{1.31} = 0.15$	<p><i>Green Areas</i></p> $\frac{0.20 \quad 0.53}{1.31} = 0.08$
<p><i>Concrete Areas</i></p> $\frac{0.95 \quad 0.32}{1.31} = 0.23$	<p><i>Concrete Areas</i></p> $\frac{0.95 \quad 0.54}{1.31} = 0.39$
TOTAL 0.38	TOTAL 0.64

Pre Development

Total Area	1.31	ac
Roof Areas	0	ac
Green Area	0.99	ac
Concrete Pavement	0.32	ac
Asphalt Pavement	0	ac

Post Development

Total Area	1.31	ac
Roof Areas	0.24	ac
Green Area	0.53	ac
Concrete Pavement	0.54	ac
Asphalt Pavement	0	ac

C values	
Asphalt	0.95
Roof Areas	0.95
Green	0.20
Concrete	0.95

Table 3.24 (pg 84-85 Design Hydrology and Sedimentology for Small Catchments)
Values of Runoff Coefficient (C) for Rational Formula
(Used in $Q=ciA$)

Land Use	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
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, avg., 2-7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, avg., 2-7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Agricultural land:	
<i>Bare packed soil</i>	
*Smooth	0.30 - 0.60
*Rough	0.20 - 0.50
<i>Cultivated rows</i>	
*Heavy soil, no crop	0.30 - 0.60
*Heavy soil, with crop	0.20 - 0.50
*Sandy soil, no crop	0.20 - 0.40
*Sandy soil, with crop	0.10 - 0.25
<i>Pasture</i>	
*Heavy soil	0.15 - 0.45
*Sandy soil	0.05 - 0.25
Woodlands	0.05 - 0.25
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Unimproved areas	0.10 - 0.30
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

	Development Area	Calculated c Factor
Enter the Pre-Development c factor:	Unpaved	0.38
Enter the Post-Development c factor:	Concrete	0.64

Pre-Development Conditions						
Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.152	0.3000	0.27	330.00	20.14
2	3.28	0.491	0.6500	1.30	0.00	0.00
3	3.28	0.491	0.6500	1.30	0.00	0.00
4	3.28	0.491	0.6500	1.30	0.00	0.00
5	3.28	0.491	0.6500	1.30	0.00	0.00
6	3.28	0.491	0.6500	1.30	0.00	0.00
7	3.28	0.491	0.6500	1.30	0.00	0.00
8	3.28	0.491	0.6500	1.30	0.00	0.00
9	3.28	0.491	0.6500	1.30	0.00	0.00
10	3.28	0.491	0.6500	1.30	0.00	0.00
Total Results					330.00	20.14

$$v = K_u k S_p^{0.5}$$

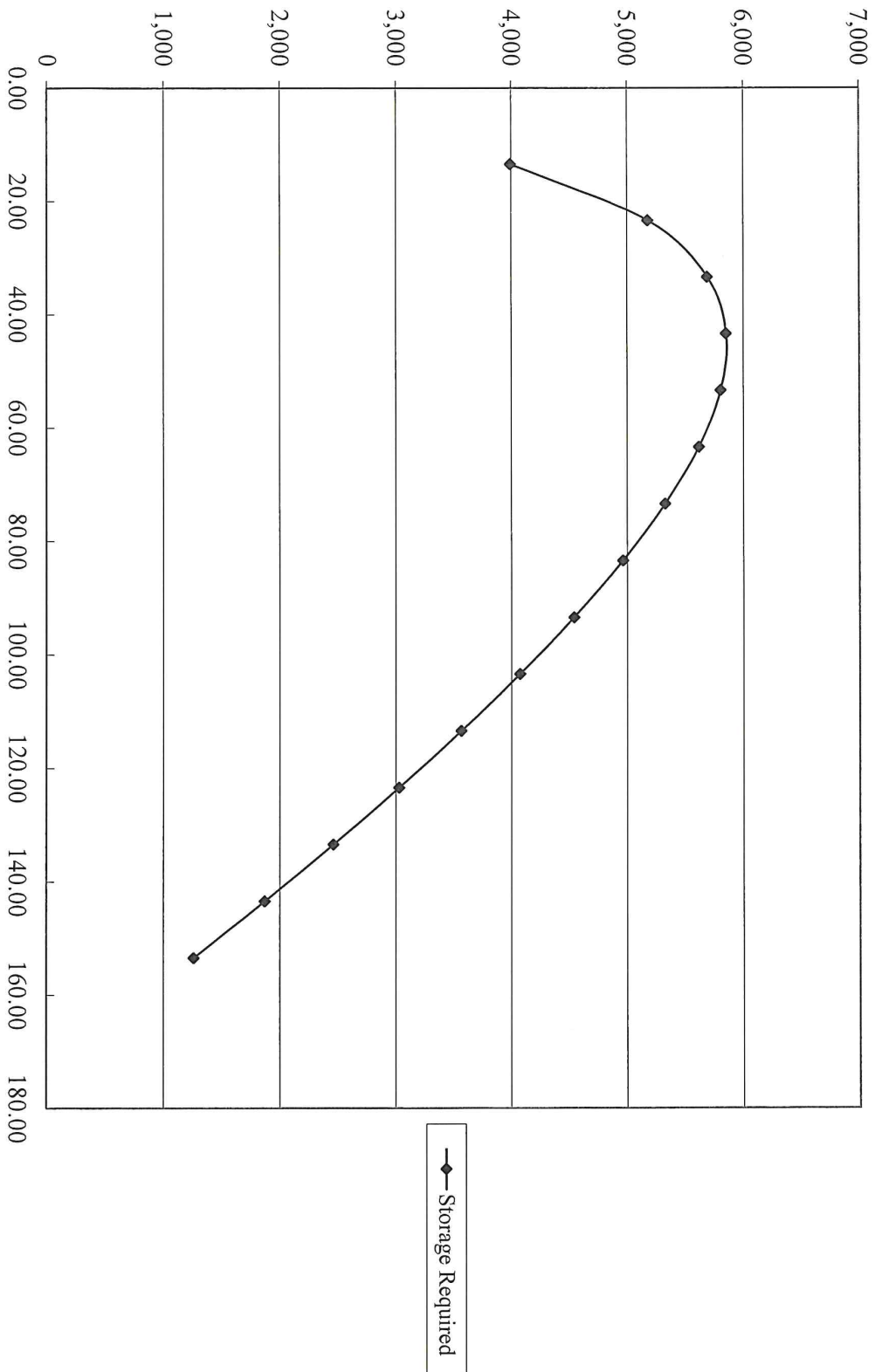
$$t_c = \frac{L}{v}$$

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

GREEN
CONC
DET

Post-Development Conditions						
Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.457	1.0000	1.50	16.00	0.18
2	3.28	0.619	1.0000	2.03	327.00	2.68
3	3.28	0.457	0.0100	0.15	95.00	10.56
4	3.28	0.457	2.1200	2.18	0.00	0.00
5	3.28	0.457	0.3000	0.82	0.00	0.00
6	3.28	0.457	0.4800	1.04	0.00	0.00
7	3.28	0.457	9.7200	4.67	0.00	0.00
9	3.28	0.457	0.5000	1.06	0.00	0.00
10	3.28	0.457	0.5000	1.06	0.00	0.00
Total Results					438.00	13.43

Storage Volume Required as Varied by Time of Concentration



**Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties-
Pre Development**

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	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Hidalgo	b	74	80	87	98	99	103
Hill	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Hockley	Intensity (in/hr)*	4.41	5.45	6.28	7.24	7.88	8.37
Hood							
Hopkins							
Houston							
Howard							

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
b	1880	2032	2210	2489	2515	2616
d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Intensity (mm/hr)*	112.13	138.45	159.46	183.92	200.14	212.51

* for time of Concentration = **20.14 mins**

**Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties-
Post Development**

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	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Hidalgo	b	74	80	87	98	99	103
Hill	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Hockley	Intensity (in/hr)*	5.46	6.70	7.69	8.85	9.57	10.11
Hood							
Hopkins							
Houston							
Howard							

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
b	1880	2032	2210	2489	2515	2616
d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Intensity (mm/hr)*	138.70	170.23	195.20	224.74	243.15	256.83

* for time of Concentration = **13.43 mins**

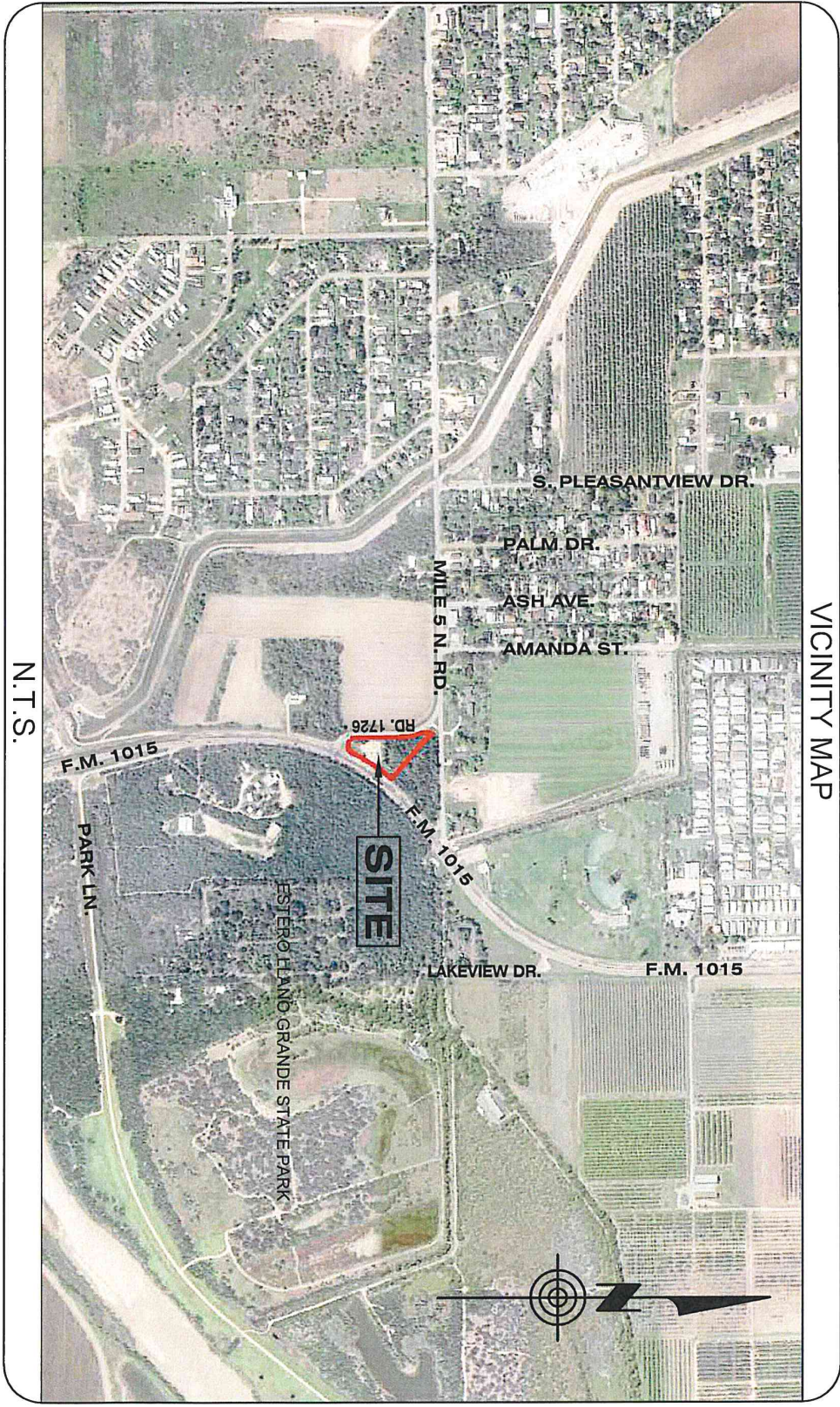
SECTION II

Project Location Map

DOLLAR GENERAL

HIDALGO COUNTY, TEXAS
S. INTERNATIONAL BOULEVARD (F.M. 1015) AND COUNTY ROAD 1726

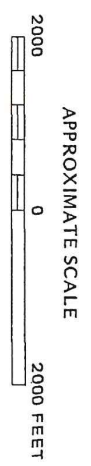
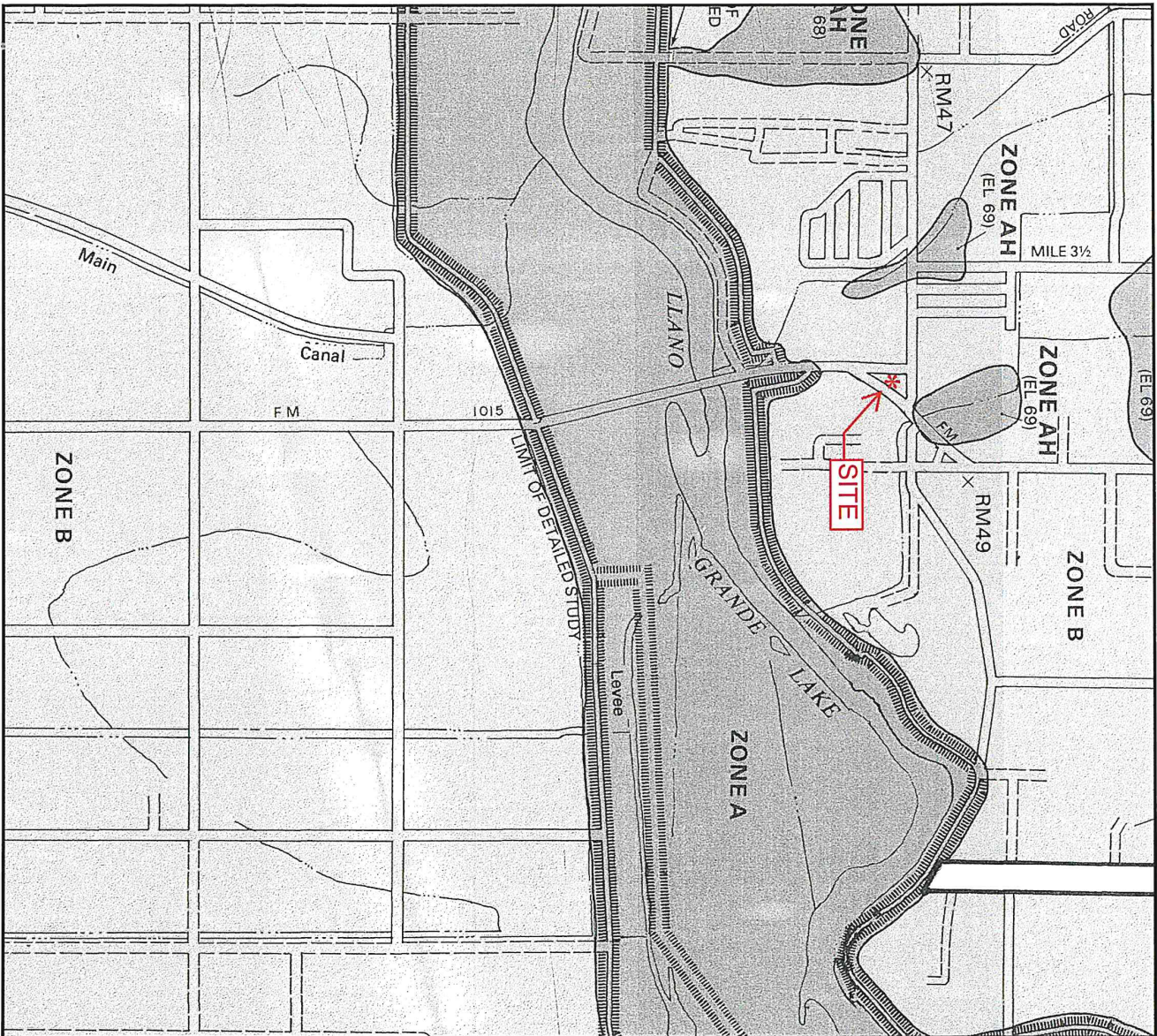
VICINITY MAP



N.T.S.

SECTION III

Flood Plain Information



NATIONAL FLOOD INSURANCE PROGRAM


FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

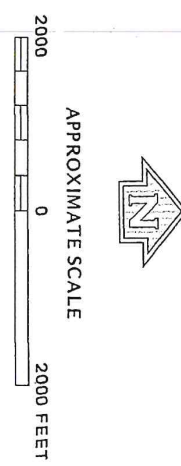
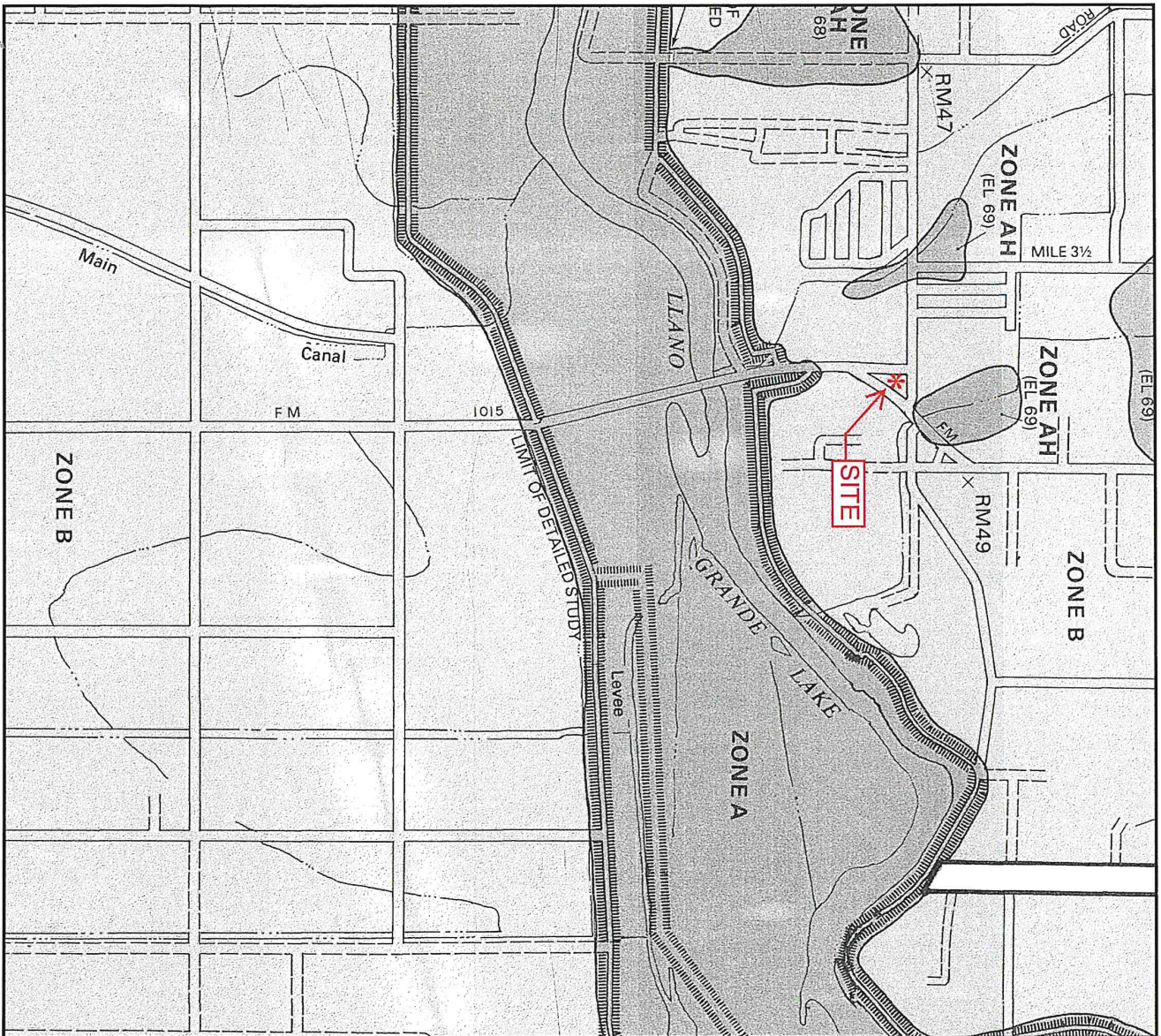
PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

 federal emergency management agency
federal insurance administration

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



KEY TO MAP

- 500-Year Flood Boundary
- 100-Year Flood Boundary
- Zone Designation** With Date of Identification e.g., 12/27/14
- 100-Year Flood Boundary
- 500-Year Flood Boundary
- Base Flood Elevation Line With Elevation in Feet** (EL: 9871)
- Base Flood Elevation in Feet Where Uniform Within Zone** (EL: 9871)
- Elevation Reference Mark RM7' X
- River Mile * M1.5

*** EXPLANATION OF ZONE DESIGNATIONS**

ZONE A
Areas of 100-year flood; base flood elevations and flood hazard factors not determined.

A0
Areas of 100-year shallow flooding where 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 measures; 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 (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.

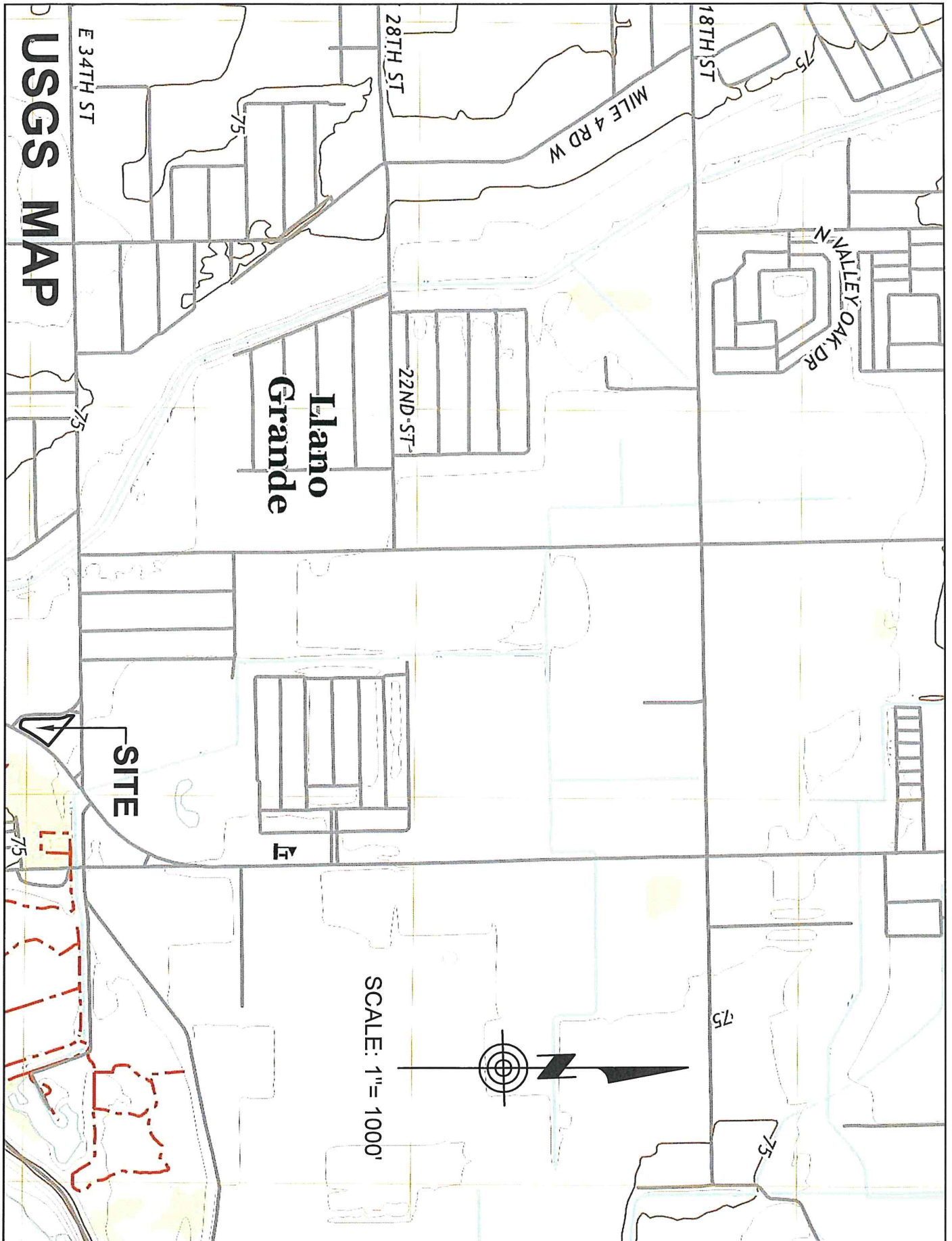
V1-V30
Areas of 100-year coastal flood with velocity (wave action) base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

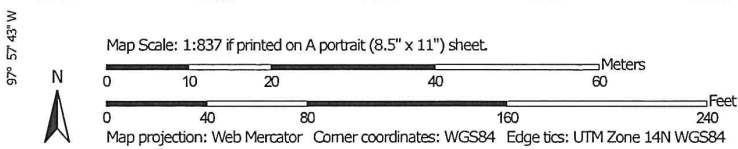
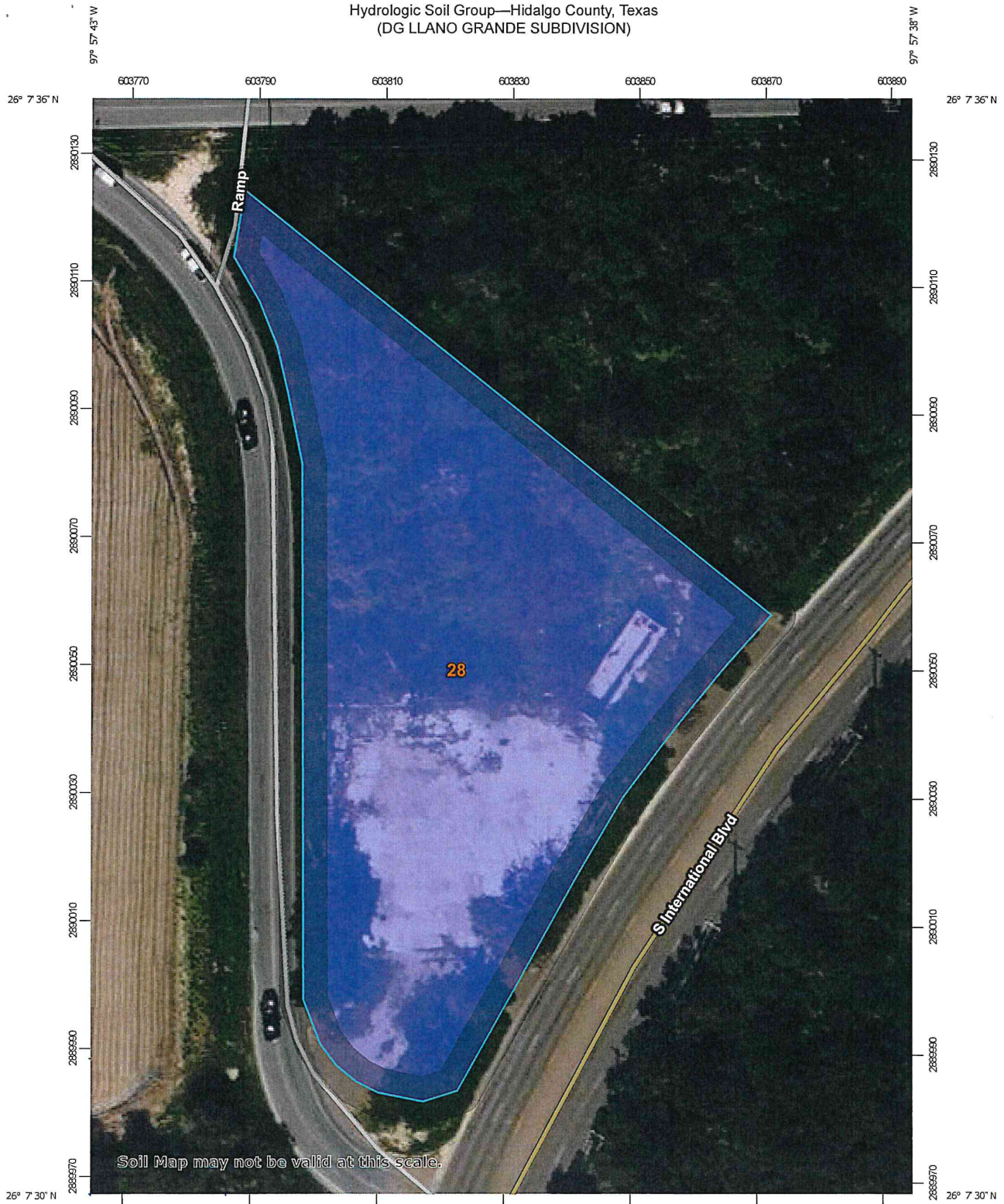
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which have been made subsequent to the date on the title block. For additional information about how to make sure the map is current,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

SECTION IV
USGS Map with
Project Location







































SECTION V
Soil Survey Resource Report

Hydrologic Soil Group—Hidalgo County, Texas
(DG LLANO GRANDE SUBDIVISION)



Hydrologic Soil Group—Hidalgo County, Texas
(D/G LLANO GRANDE SUBDIVISION)

MAP LEGEND

- Area of Interest (AOI)
 -  Area of Interest (AOI)
- Soils
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Soil Rating Polygons
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Water Features
 -  Streams and Canals
- Transportation
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
 -  Rails
- Background
 -  Aerial Photography
- Soil Rating Lines
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Soil Rating Points
 -  A
 -  A/D
 -  B
 -  B/D

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 Date: Version 22, Sep 5, 2023

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	1.4	100.0%
Totals for Area of Interest			1.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

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: Higher

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.

Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

Land capability classification (irrigated): 1

Map Unit Description: Hidalgo sandy clay loam, 0 to 1 percent slopes—Hidalgo County, Texas

DG Llano Grande Subdivision

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

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

SECTION VI
Set of Plans

DOLLAR GENERAL

County of Hidalgo, Texas, -City of Weslaco ETJ- [Intersection of International Blvd. (FM 1015) and Mile 5 N. Road

COMPLETE CONSTRUCTION PLANS CONSISTING OF:

WATER DISTRIBUTION SYSTEM SANITARY SEWER COLLECTION SYSTEM & PAVING and DRAINAGE DESIGN

ENGINEERING DESIGN TEAM:

CARLOS GARZA, PROFESSIONAL ENGINEER carlos@aeceengineering.net
JORGE G. DE ZENEA, ENGINEERING DESIGNER jorge@aeceengineering.net



OWNER/DEVELOPER:

JACOB W. STAUFFER
THE OVERLAND GROUP
1908 E. BATTLEFIELD ST.
SPRINGFIELD, MO 65804,
PHONE: 417-293-3332
EMAIL: jacobstauffer@theoverlandgroup.com

CONTACT LIST:

- COUNTY OF HIDALGO ENGINEERING DEPARTMENT
PHONE: (956) 292-7080
- COUNTY OF HIDALGO PERMITTING DIVISION
PHONE: (956) 318-2840
- HIDALGO COUNTY FIRE DEPARTMENT
PHONE: (956) 318-2697
- CITY OF WESLACO PLANNING & CODE ENFORCEMENT
REBEKAH DE LA FUENTE
rdela Fuente@wslacotx.gov
PHONE: (956) 447-3403
- CITY OF WESLACO ENGINEERING DEPARTMENT
ALBERT J. ALDANA
aldana@wslacotx.gov
PHONE: (956) 973-3130
- CITY OF WESLACO PUBLIC WORKS
DAVID ARCE
darce@wslacotx.gov
PHONE: (956) 973-3146
- CITY OF WESLACO FIRE DEPARTMENT
PHONE: (956) 447-3415
- MVEC
PHONE: (956) 225-5683
- ATT
PHONE: (956) 968-0201
- SPECTRUM
PHONE: 1-877-903-4236

SITE BENCHMARK:

CONCRETE MAIL SET ON EXISTING ASPHALT PAVEMENT
ON MILE 5 N. ROAD COUNTY ROAD 1726
SEE LOCATION MAP FOR APPROXIMATE LOCATION OF BM.
NORTHING: 16571462.5865
EASTING: 1195957.7421
ELEVATION: 72.69
NAD 83 TEXAS STATE PLANE GRID COORDINATE SYSTEM
TEXAS SOUTH 4295, US FOOT.
NAD 88

PROPERTY INFORMATION:

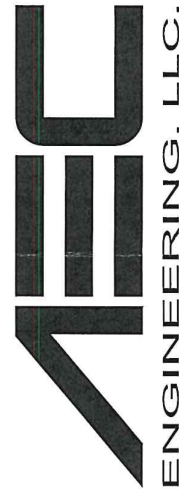
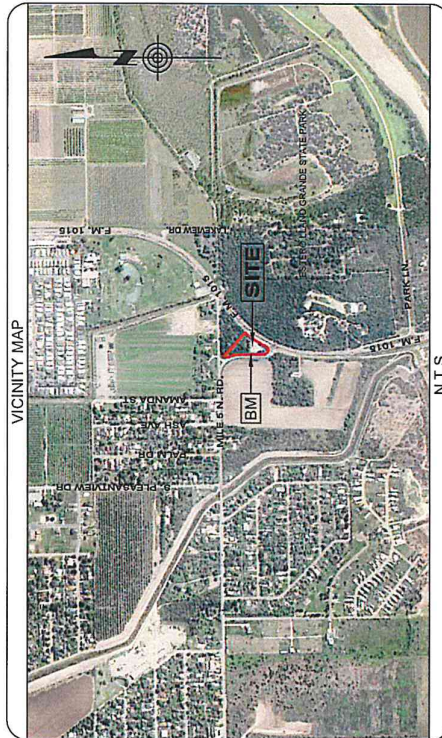
THIS TRACT OF LAND IS LOCATED ON THE INTERSECTION OF INTERNATIONAL BOUNDARY ROAD AND MILE 5 N. ROAD, IN THE COUNTY OF HIDALGO, TX.

PROPERTY LEGAL DESCRIPTION:

A 1.31-ACRE (67,243.56 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 1000, BLOCK 138, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Index of sheets:

Sheet No.	Sheet Description
C1 of 16	COVER SHEET
C2 of 16	ALTA SURVEY
C3 of 16	SUBDIVISION PLAT SHEET 1 of 2 (NOT YET RECORDED)
C4 of 16	SUBDIVISION PLAT SHEET 2 of 2 (NOT YET RECORDED)
C5 of 16	GENERAL CONSTRUCTION NOTES 1 of 2
C6 of 16	GENERAL CONSTRUCTION NOTES 2 of 2
C7 of 16	DEMOLITION CONTROL SHEET
C8 of 16	MINIMUM SUGGESTED EROSION CONTROL MEASURES & DETAILS
C9 of 16	SITE and DIMENSIONAL CONTROL PLAN
C10 of 16	SITE PLAN DETAILS
C11 of 16	UTILITY PLAN
C12 of 16	UTILITY DETAILS
C13 of 16	PAVING AND GRADING PLAN WITH EXISTING CONTOURS
C14 of 16	PROPOSED CONTOURS
C15 of 16	PAVING AND STORM DRAINAGE DETAILS
C16 of 16	LANDSCAPING PLAN, DETAILS AND PROPOSED CONTOURS



A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aeceengineering.net

DATE: JANUARY 9, 2025
JOB # 1456.045

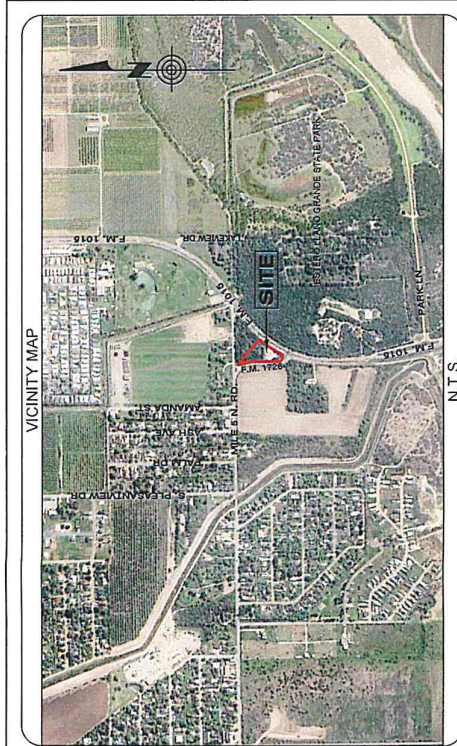


I, THE UNDERSIGNED, CARLOS GARZA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PROPOSED SUBDIVISION.

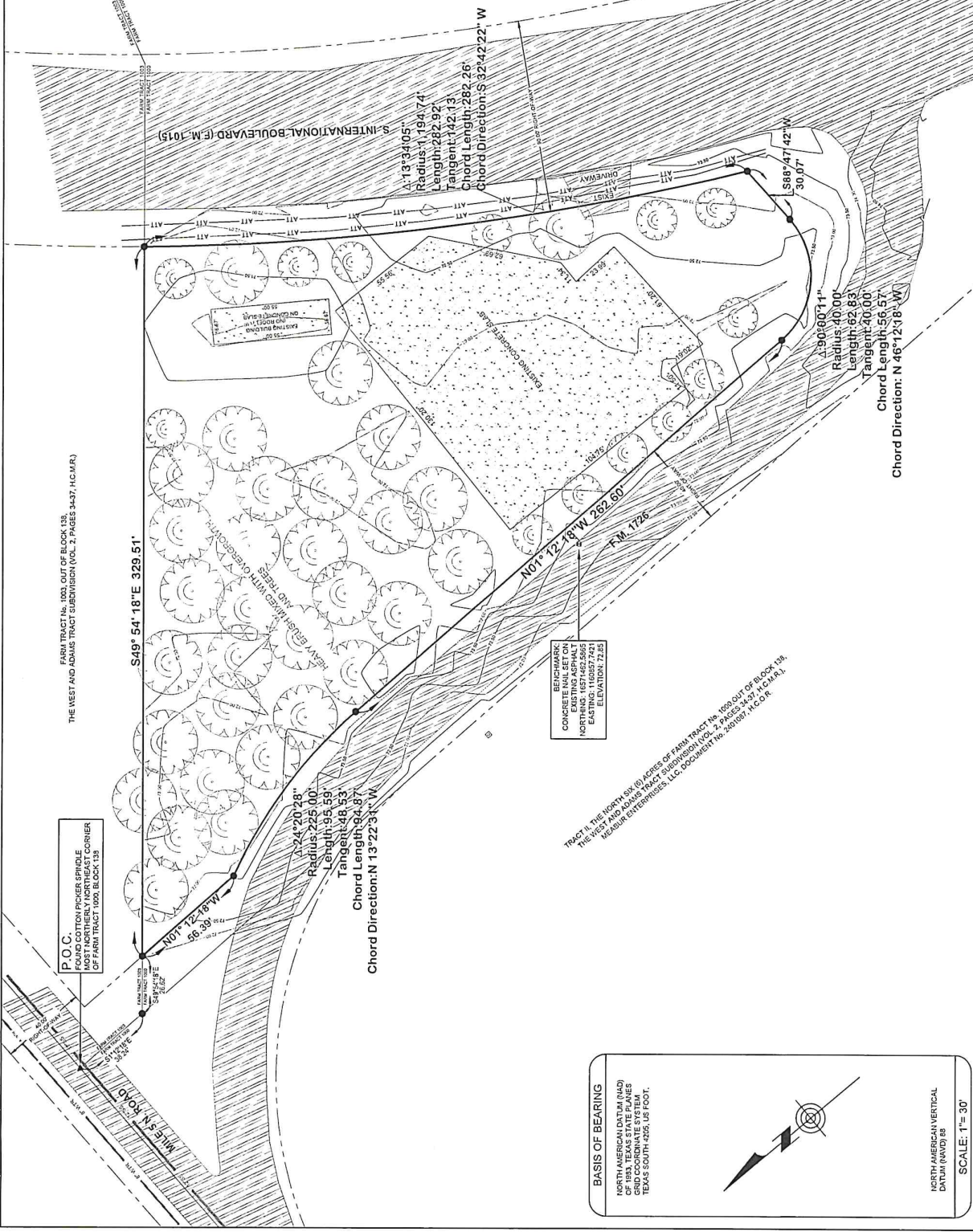
CARLOS GARZA
LICENSED PROFESSIONAL ENGINEER NO. 92602

DATE: 01-09-2025

EARTH AND PAVEMENT RECOMMENDATIONS AS PER GEOTECHNICAL ENGINEERING REPORT BY "KILLO ENGINEERING", DATED MAY 7, 2024. KILO PROJECT NO. 24-1591.



MAP LEGEND table with symbols for FOUND COTTON PICKER SPINDLE, BENCHMARK CONCRETE IANL SET, EXISTING UNDERGROUND ATT LINE, etc.



SCHEDULE B ITEMS
ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC. OF No. 24-0012, EFFECTIVE DATE: 01/05/2024, ISSUED: 01/22/2024, 8:00 AM.

ALTAIRPS LAND TITLE SURVEY
I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO THE OVERLAP NATIONAL TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS...



JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5571
DATE: 05-08-24

MEETS AND BOUNDS DESCRIPTION
A 1.31-ACRE (67,243.58 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT NO. 1000, OUT OF BLOCK 133, THE WEST AND ADAMS TRACT SUBDIVISION (VOL. 2, PAGES 343-7, H.C. 187),...

FLOOD ZONE INFORMATION
THIS TRACT OF LAND LIES IN ZONE "B" (MEDIUM SHADING) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY-PANEL No. 460334 0525 B.

SURVEY GENERAL NOTES
1. ALL EXISTING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN WERE PROVIDED AS OBSERVED AND MARKED BY LOCATING SERVICE CONTRACTOR.

LEGAL DESCRIPTION
A 1.31-ACRE (67,243.58 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT NO. 1000, BLOCK 133, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGES 343-7, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROJECT INFORMATION:

DOLLAR GENERAL
City of Weslaco (5-Mile ETJ), Hidalgo County, Texas
F.M. 1015 & Mile 5 N. Road

CALL BEFORE YOU DIG!
PARTICIPANTS REQUEST
48 HOURS NOTICE
BEFORE YOU DIG.
STOP AND CALL
CONSTRUCTION
Know what's below.
Call before you dig. **811**

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

DESIGN INFORMATION

Job Type:	Civil
Job No.:	1456.045
Prop. Date:	JANUARY 8, 2025
Designed/Drawn:	J. G. Z.
Checked:	CARLOS GARZA, P.E.
Approved:	CARLOS GARZA, P.E.
PLAN SCALE:	AS SHOWN
PROJECT ADDRESS OR NEAREST INTERSECTION:	

THIS TRACT OF LAND IS LOCATED ON THE INTERSECTION OF F.M. 1015 AND MILE 5 N. ROAD IN THE COUNTY OF HIDALGO, TX.

CITY: **WESLACO**
COUNTY: **HIDALGO**
STATE: **TEXAS**

SHEET NUMBER: **C5 of 16**

GENERAL CONSTRUCTION NOTES (1 of 2)

TRAFFIC NOTES:

- It is the Contractor's sole responsibility to see that all traffic control devices are properly installed and maintained at the job-site in accordance with the plans, specifications and related industry standards and regulations. The Contractor shall submit for review a sign and barricade plan conforming to the requirements of the Texas Manual on Uniform Traffic Control Devices. The City's Construction Inspector and the Traffic Engineering Representative will be responsible only to inspect the traffic control devices being employed. If in the opinion of the Traffic Engineering Representative and the Construction Inspector, the traffic control devices do not conform to established standards or are inappropriately placed or are insufficient in quantity to protect the general public, the Construction Inspector shall have the option to stop construction operations at no expense to the City until such time as the conditions are corrected by the Contractor.
- Prior to removing any traffic or traffic signals, the Contractor shall contact the City's Traffic Operations Section. Prior to completion of the contract and removal of the barricades, the Contractor shall again contact the Traffic Operations Section. The barricades shall not be removed until all applicable permanent traffic signs and signals are in place.
- It is the Contractor's responsibility to obtain and maintain temporary stop signs and all other traffic control devices required to protect the general public. If the City has removed permanent stop signs, the Contractor shall request that the signs be returned to the construction site so that they can be reinstalled by him. All permanent signs or traffic control devices missing or damaged upon completion of construction shall be replaced at the Contractor's expense.
- The Contractor must contact the Construction Inspector 48 working hours in advance (not including weekends) of a street closure. After notification by the Contractor, the Construction Inspector will immediately contact the traffic office and make the necessary arrangements. Contractor will ensure Traffic and Inspections have agreed prior to proceeding.
- The Construction Inspector will inspect to see that the Contractor maintain his barricades and sign every day.
- As work progresses, location of barricades will be adjusted and modified, as necessary by the Contractor.
- If the need arises, additional barricades and directional devices may be ordered by the Traffic Engineering Representative at the Contractor's expense.
- The Contractor shall furnish and maintain all traffic control devices and striping, lighting and warning devices used or required within the established area of construction operations.
- Temporary pedestrian crossings will be required. Locations will be decided upon in the field by the Construction Inspector and the Police Department Accident Prevention Bureau.
- The Contractor will be required to furnish and maintain temporary crossings for providing suitable access accommodations for school children, and pedestrians.
- The Contractor shall provide access for delivery of mail by the U.S. Postal Service.
- Prior to the excavation within a designated or parallel street over 30 feet in width, the Contractor shall be required to maintain two-way traffic by providing an all-weather surface of 24 feet in width. However, with advance approval of the Traffic Engineering Representative, the Contractor may be authorized to flag through one lane at a time with designated trained flagmen and only during the hours of daylight.
- Contractor shall provide for the access of residents and businesses within all phases of work. This may include, but not be limited to, providing steel plates as temporary trench crossings at entrances to businesses or residences. Flagmen to control traffic at these crossings shall be used as necessary.
- At no time shall the Contractor have more than two paralleling streets under construction at any time.
- At no time shall the Contractor have more than two cross streets closed at any one time.
- At no time shall the Contractor have more than 1,000 feet of concreted trench without asphalt behind pipe laying operations.
- When construction work necessitates the utilization of vehicles paths other than the lanes normally used, markings no longer applicable shall be removed and approved pavement markings and signs installed in accordance with Part V-D of the Texas Manual On Uniform Traffic Control Devices.
- Any damage to permanent traffic signals, the controller box, loops or conduits during or upon completion of the project shall be repaired or replaced at the Contractor's expense. The decision to repair, as opposed to replace, the damaged equipment shall be made by the City Traffic Engineer.
- The Contractor shall maintain temporary approaches or crossings in a safe condition at intersections with streets, businesses, parking lots, and residences.
- Any and all spoil materials shall be disposed offsite by contractor at contractors expense.
- Contractor shall be responsible for all permits including SWPPP state notifications and permits when applicable.
- All traffic control devices shall conform to the latest published version of the Texas Manual on Uniform Traffic Control Devices. The Contractor shall provide the city a minimum of 72-hours advance notice of any proposed road, intersection, or turnout closures. If the proposed closure is on or adjoins a state-owned street, the contractor shall, in addition, coordinate the request with the San Benito Area TXDOT Office (399-5102).
- A 3:1 safety slope and 4.0' buffer zone shall be required during non-working hours when construction operations result in an elevation difference of more than 2 inches next to an open travel way.
- The contractor shall provide a sufficient number of certified flaggers and appropriate traffic control devices to safely guide the traveling public through the work area at all times when working within the right-of-way. The Engineer may require additional flaggers or traffic control devices.
- The contractor shall plan and perform his work in a manner that will permit safe public traffic movement on all public streets.

EXISTING UTILITIES

- Location and depth of existing utilities shown within utility layout are approximate only. Actual locations and depths must be verified by the contractor prior to the construction and the contractor shall be responsible for their protection during construction.
- It is essential that 48 hours prior to construction all utility companies be notified to locate and tag their underground facilities prior to excavation.
- The contractor needs to allow for the possibility of undetected underground utilities. Also, the contractor must allow for changes due to utilities being in locations different from those shown on the utility record drawings. The contractor is responsible for locating and exposing conflicts prior to construction.
- Trenches or excavations may not be left open overnight unless authorized in writing by the engineering department. In such cases, the contractor must provide 1/2" steel plates over plates with anchoring as per specifications to be provided by the city.
- Any damage to fences, walks, or private property shall be repaired by the contractor at his expense.
- It shall be the contractor's responsibility to remove all excavated material & debris from the site at no additional expense to the owner.
- The contractor is responsible for scheduling construction materials testing through the city's designated field representative 24 hours prior to testing. Contractor is responsible for adhering closely to testing schedule and avoid any delays in the field.
- The contractor shall provide all construction staking and surveying.
- Existing power poles, concrete stand pipes, etc. will need to be braced during adjacent construction.
- Contractor shall keep all water & sanitary sewer services operational.
- The engineer will be the final authority of all conflicts, discrepancies, and the interpretations of the drawings or specifications.

TRENCH EXCAVATION SAFETY PROTECTION

Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement contractor's trench excavation safety protection system, programs and/or procedures that provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

NOTE
THE DESIGN OF THIS PROJECT RELIES ON SURVEY ELEVATION DATA AND TYPICAL CONDITIONS. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND ADVISE ENGINEER OF RECORD OF ANY INCONSISTENCIES.

- Top 6" of loessil and vegetation shall be stripped for proposed paving and sidewalk construction. Stripped topsoil may be stockpiled and re-used for fill in landscape and lawn areas only if it is free of rocks and trash.
- Proposed fill under pavement areas may be select fill with plasticity index ranging from 5-17%.
- Structural plans are to be used as reference for proposed building foundation fill.
- All subgrade below curb & gutter, asphalt pavement, dumpster pad and sidewalks shall be treated with hydrated lime in accordance with associated specifications.
- All sidewalks shall have a minimum slope of 1/4" per foot. Top of curb elevations near buildings assume 1/4" per foot slope across covered entry and sidewalks.
- All gutters shall have a minimum slope of 0.15% unless otherwise noted on the plans.
- Typical expansion joints are to be placed where building foundation meets concrete pavement of sidewalk.
- Contractor to notify all utility companies 48 hours prior to construction of any site improvements for location of gas lines, telephone lines, television cables, water lines and sewer lines.
- All required select fill to be placed in 6" lifts with compaction to 95% proctor.
- All curb and gutter to be backfilled and stabilized as required.
- All grading to be established to provide surface to drainage.
- Construction pad to be graded as required to facilitate drainage run off from construction site. Silt fence and/or silt traps shall be provided to prevent sediment from construction site to street drainage. Contractor shall be responsible for compliance with federal, state, & local permits regarding storm water pollution prevention.
- All obstructions buildings, poles, wires, slabs, fencing, or guard rails conflicting with the proposed improvements are to be removed, relocated and or disposed of by contractor as per engineers written instructions.
- Contractor to match transition of new pavement to existing pavement as proposed by engineer.
- Handicap signage to conform with federal regulations (A.D.A.).
- Contractor to include all striping for parking lots.
- Civil engineer will not provide construction staking on improvements.
- Contractor to grade swales as required from sidewalk drainage openings, fire lanes, culverts and curb slots to inlets.
- Contractor to verify horizontal and vertical location of existing utilities which may conflict with proposed alignment of new facilities.
- Contractor shall be familiar with special construction requirements of the city and governing entities.
- All excavation and trenching operations shall be conducted in accordance with all safety OSHA publication 2226 and as required in house bill 602 passed by the Texas legislature.
- Contractor shall provide Erosion and Sediment Control Plans if applicable.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REQUIREMENTS

The Contractor shall strictly adhere to TCEQ rules and regulations for the installation and testing of domestic water and wastewater projects as detailed in 30 TAC, chapter 217 for Wastewater and Chapter 290 for Domestic Water, TCEQ rules. Contractor shall adhere to all minimum separation distances and crossing requirements.

PROJECT INFORMATION:

DOLLAR GENERAL
City of Weslaco (5-Mile ETL) Hidalgo County, Texas
P.M. 1015 & Mile 5 N. Road
South Zone, US Foot

BEARING BASIS: NAD83 Texas State Planes,
South Zone, US Foot

GRAPHIC SCALE
0 20 40 80
1 inch = 20 ft.

FOR PERMITTING:
THESE PLANS HAVE BEEN PREPARED BY THE ENGINEER WITHOUT PROPER ATTENTION TO THE REQUIREMENTS OF THE TEXAS ENGINEERING PRACTICE LAW.

DESIGN INFORMATION

Job No.	1456.045
Prep. Date	JANUARY 9, 2025
Designed/Drawn	J. P. Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLANS SCALE:	AS SHOWN
PROJECT ADDRESS OR NEAREST INTERSECTION	
PROJECT ADDRESS OR NEAREST INTERSECTION	

THIS PROJECT HAS BEEN LOCATED ON THE INTERSECTION OF INTERNATIONAL BOULEVARD (FM 1015) AND MILE 5 N. ROAD, IN THE COUNTY OF HIDALGO, TX.

CITY: WESLACO
COUNTY: HIDALGO
STATE: TEXAS

SHEET NUMBER: C9 of 16

CALL BEFORE YOU DIG!
PARTICIPANTS REQUEST TO EXCAVATE BELOW THE SURFACE OF THE EARTH SHALL CALL 811 PRIOR TO ANY CONSTRUCTION. Know what's below. Call before you dig. 811

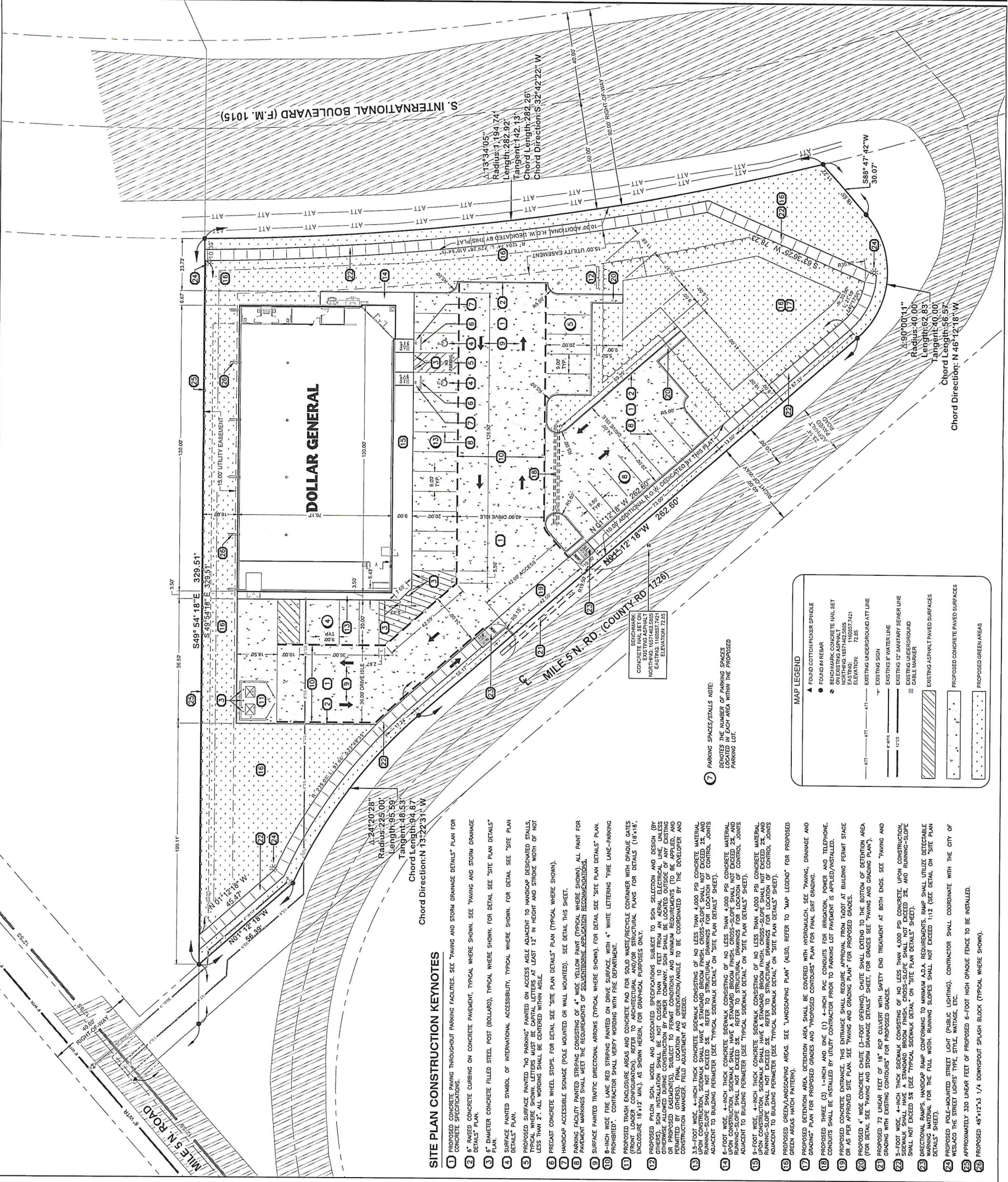
THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

- Contractor shall refer to architectural building plans for exact location and orientation of all exterior doors.
- The location of any proposed pylon sign is shown as approximate ONLY. It is the responsibility of the sign contractor to verify compliance with setback, size, installation, related zoning requirements prior to any installation.
- All existing utility opportunities that are called to attention, shall be adjusted to finish grade as necessary by proposed design.
- Benchmark information:
- One Benchmark has been set for this site, and is indicated on this plan.
- All radial and linear dimensions shown herein are noted.
- Any lot lighting concrete footing symbols or calls shall be shown on the site plan. All other notes shall be limited to light fixtures, poles, bases, conduit, wiring and irrigation.
- Conduit installation for parking lot lighting shall be limited to light fixtures, poles, bases, conduit, wiring and irrigation.
- All existing structures, utilities and/or trees, if any, within the site property to be cleared UNLESS NOTED OTHERWISE.
- Contractor is responsible to field adjust any and all dimensions shown herein for proper installation upon notification to the Engineer.
- Proposed improvements shown on these plans ARE NOT TO BE CONSIDERED AS PERMITS BY THE CITY OF HIDALGO, TX PERMIT ISSUANCE. Any additional improvements required, but not shown on these plans, shall be the responsibility of the Contractor. The Contractor shall be responsible to obtain all necessary permits and approvals from the City of Hidalgo, TX prior to the permit issuance. The Developer wish to use these plans for purposes other than PRELIMINARY prior to said permit issuance, he/she may do so at his/her own risk.
- Address numbers shall be plainly legible and visible from the street.
- When applicable, Contractor shall coordinate with the Electrical Transformer, as well as size and specifications for the construction of the Transformer concrete pad.

SITE INFORMATION:

LAND USE: COMMERCIAL
BUILDING AREA: 9,122 S.F.
LOT AREA: 57,243.56 S.F. (1.31 ACRES)
GREEN AREA PROVIDED: 26,689 S.F. (47%)
TOTAL PARKING SPACES PROVIDED: 30
TOTAL A.D.A. PARKING SPACES PROVIDED: 2



SITE PLAN CONSTRUCTION KEYNOTES

- PROPOSED CONCRETE PAVING THROUGHOUT PARKING FACILITIES. SEE "PAVING AND STORM DRAINAGE DETAILS" PLAN FOR CONCRETE SPECIFICATIONS.
- BASED CONCRETE CURBING ON CONCRETE PAVEMENT, TYPICAL WHERE SHOWN. SEE "PAVING AND STORM DRAINAGE DETAILS" PLAN.
- 6" DIAMETER CONCRETE FILLED STEEL POST (BOLLARD), TYPICAL WHERE SHOWN. FOR DETAIL SEE "SITE PLAN DETAILS" PLAN.
- SURFACE PAINTED TRAFFIC DIRECTIONAL ARROWS (TYPICAL WHERE SHOWN). FOR DETAIL SEE "SITE PLAN DETAILS" PLAN.
- PROPOSED SURFACE PAINTED "NO PARKING" ON ACCESSIBLE ADJACENT TO HANDICAP DESIGNATED STALLS. TYPICAL WHERE SHOWN. LETTERS MUST BE CAPITAL LETTERS AT LEAST 12" IN HEIGHT AND STROKE WIDTH OF NOT LESS THAN 2". ALL WORKING SHALL BE CENTERED WITHIN ASBL.
- PRECAST CONCRETE WHEEL STOPS. FOR DETAIL SEE "SITE PLAN DETAILS" PLAN (TYPICAL WHERE SHOWN).
- HANDICAP ACCESSIBLE SIGNAGE (POLE MOUNTED OR WALL MOUNTED). SEE DETAIL THIS SHEET.
- PARKING FACILITY PAINTED "RESERVED PARKING 5' x 4' WIDE YELLOW PAINT" (TYPICAL WHERE SHOWN). ALL PAINT FOR PARKING FACILITY SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE REGULATIONS.
- SURFACE PAINTED TRAFFIC DIRECTIONAL ARROWS (TYPICAL WHERE SHOWN). FOR DETAIL SEE "SITE PLAN DETAILS" PLAN. PROHIBITED". CONTRACTOR SHALL VERIFY WORKING WITH FIRE DEPARTMENT.
- 8-INCH WIDE FIRE LANE RED STRIPING PAINTED ON DRIVE SURFACE WITH "A" WHITE LETTERING "FIRE LANE-PARKING PROHIBITED". CONTRACTOR SHALL VERIFY WORKING WITH FIRE DEPARTMENT.
- PROPOSED TRASH ENCLOSURE AREAS AND CONCRETE PAD FOR SOLID WASTE/RECYCLE CONTAINER WITH OPAQUE GATES (FRONT LOWER COORDINATION). REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR DETAILS (18'x18', ENCLOSURE 10'x12' MIN). AS SHOWN HEREIN, FOR GEOMETRIC PURPOSES ONLY.
- PROPOSED Pylon sign, model and associated specifications SUBJECT TO SIGN SELECTION AND DESIGN (BY ARCHITECTURAL). CONTRACTOR SHALL VERIFY WORKING WITH FIRE DEPARTMENT. CONTRACTOR SHALL VERIFY WORKING WITH FIRE DEPARTMENT. CONTRACTOR SHALL VERIFY WORKING WITH FIRE DEPARTMENT. CONTRACTOR SHALL VERIFY WORKING WITH FIRE DEPARTMENT.
- PROPOSED 4-INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL ADJACENT TO BUILDING PERIMETER (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
- PROPOSED 4-INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL ADJACENT TO BUILDING PERIMETER (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
- PROPOSED GREEN/LANDSCAPING AREAS. SEE "LANDSCAPING PLAN" (ALSO, REFER TO "MAP LEGEND" FOR PROPOSED GREEN AREAS MATCH PATTERN).
- PROPOSED DETENTION AREA. DETENTION AREA SHALL BE COORDINATED WITH HYDROLOGIST. SEE "PAVING, DRAINAGE AND GRADING" PLAN FOR PROPOSED GRADING AND "PROPOSED CONTOURS" PLAN FOR FINAL DIRT GRADING.
- PROPOSED 3" (3) 4-INCH AND ONE (1) 4-INCH PVC CONDUITS FOR RESERVATION BOXES AND TELEPHONE. CONDUITS SHALL BE INSTALLED BY UTILITY CONTRACTOR PRIOR TO PARKING LOT PAVEMENT IS APPLIED/INSTALL.
- PROPOSED CONCRETE ENTRANCE. THIS ENTRANCE SHALL REQUIRE APPROVAL FROM CITY AT BUILDING PERMIT STAGE OR AS PER APPROVED SITE PLAN. SEE "PAVING AND GRADING PLAN" FOR PROPOSED GRADES.
- PROPOSED 4" WIDE CONCRETE CURB (5-FEET BEYOND) CURB SHALL BE TO THE BOTTOM OF DETENTION AREA (FOR DETAIL SEE "PAVING AND STORM DRAINAGE DETAILS" SHEET). FOR GRADES SEE "PAVING AND GRADING PLAN" AND "PROPOSED CONTOURS" FOR PROPOSED GRADES.
- PROPOSED 24" HIGHS FEET OF 6" REBAR WITH SAFETY END TREATMENT AT BOTH ENDS. SEE "PAVING AND GRADING" PLAN FOR PROPOSED GRADES.
- 5-FEET WIDE CONC RETAINMENT WALLS (NO LESS THAN 4,000 PSI CONCRETE UPON CONSTRUCTION). SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2%, AND RUNNING-SLOPE SHALL NOT EXCEED 5% (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
- DIRECTIONAL RAMP. HANDICAP RAMP CONFORMING TO MINIMUM ADA REQUIREMENTS. RAMP SHALL UTILIZE DETECTABLE WARNING MATERIAL FOR THE FULL WIDTH. RUNNING SLOPES SHALL NOT EXCEED 1:12 (SEE DETAIL ON "SITE PLAN DETAILS" SHEET).
- PROPOSED POLE-MOUNTED STREET LIGHT (PUBLIC LIGHTING). CONTRACTOR SHALL COORDINATE WITH THE CITY OF WESLACO THE STREET LIGHTS TYPE, STYLE, WATTAGE, ETC.
- APPROXIMATELY 330 LINEAR FEET OF PROPOSED 6'-FOOT HIGH OPAQUE FENCE TO BE INSTALLED.
- PROPOSED 48"x12"x3 1/4" DOWNSPOUT SPLASH BLOCK (TYPICAL WHERE SHOWN).

MAP LEGEND

- ▲ FOUND COTTON PICKER SPRADE
- FOUND #4 REBAR
- BENCHMARK CONCRETE UAL SET ON EXISTING ASPHALT
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING UNDERGROUND ATT LINE
- EXISTING UNDERGROUND UTILITY
- EXISTING 8" WATER LINE
- EXISTING 12" SANITARY SEWER LINE
- EXISTING UNDERGROUND
- EXISTING ASPHALT PAVED SURFACES
- PROPOSED CONCRETE PAVED SURFACES
- PROPOSED GREEN AREAS

7 PARKING SPACES/STALLS NOTE:
DENOTES THE NUMBER OF PARKING SPACES LOCATED IN EACH AREA WITHIN THE PROPOSED PARKING LOT.

MEP ENGINEERING, L.L.C.
A TEXAS REGISTERED ENGINEERING FIRM # 9698
1116 S. 10TH AVENUE, EDINBURG, TX 77699
PHONE: (956) 380-6558
www.mepengineering.net

DOLLAR GENERAL
City of Weslaco (5-Mile ETV), Hidalgo County, Texas
F.M. 1015 & Mile 5 N. Road
South Zone, US Foot

BEARING BASIS: M3083 Texas Slates, Phlores,
South Zone, US Foot

GRAPHIC SCALE
1 inch = 20 ft.

FOR PERMITTING:
THESE PLANS ARE PREPARED ON THIS PROJECT BY CARLOS GARZA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 19087
EXPIRES 02/01/2025

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THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS
As indicated above, the amount of storm runoff detention provided surpasses the amount required by 11,489 cubic feet (+196%).

As per Drainage Calculations, the total amount of storm runoff is 5,388 cubic feet. The proposed detention area is approximately 17,340 cubic feet.

As indicated above, the amount of storm runoff detention provided surpasses the amount required by 11,489 cubic feet (+196%).

Reinforcing steel for concrete shall be placed on center, each way located in top half of concrete section. Minimum 2 inches cover.

Follow ACI Manual of Concrete Practice.

Proposed improvements shown on these plans ARE subject to final approval by applicable regulating entities and utilities. The City of Weslaco and the City of Hidalgo County are not responsible for the improvements required, but not shown on these plans. Improvements required, but not shown on these plans, shall not relieve the General Contractor of his responsibility to comply. Developer shall NOT be responsible for any utility relocation. All utility purposes shall be PRELIMINARY prior to said permit issuance, he may do so at his/her own risk.

Unless specified otherwise, final graded material adjacent to ANY concrete surfaces, shall be graded to no less than 2" below surface's top elevation. Grading shall be provided by site's "dirtwork" contractor, unless specified otherwise.

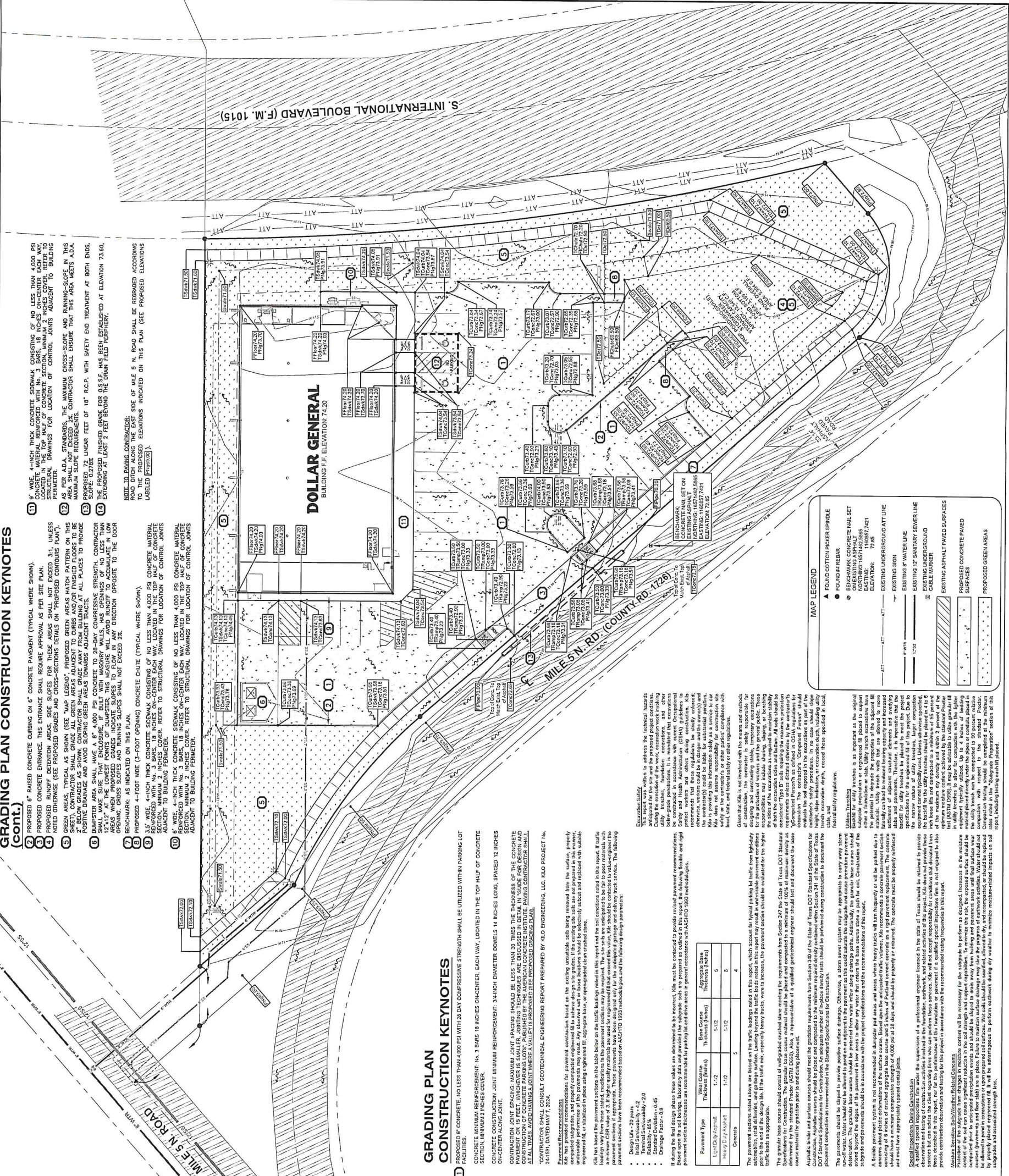
Minimum slopes for parking lot facilities shall not exceed 6.0%.

Contractor shall coordinate/utility site, with well as specifications for construction of transformer concrete pad.

DESIGN INFORMATION

Job No.	1456.015
Job Name	JANUARY 9, 2025
Designer/Drawn	J. J. Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLAN SCALE:	AS SHOWN
PROJECT ADDRESS OR NEAREST INTERSECTION	THIS TRACT OF LAND IS LOCATED ON THE INTERSECTION OF F.M. 1015 AND MILE 5 N. ROAD, IN THE COUNTY OF HIDALGO, TX.
CITY	WESLACO
COUNTY	HIDALGO
STATE	TEXAS

SHEET DESIGNATION: **C13 of 16**



GRADING PLAN CONSTRUCTION KEYNOTES (Cont.)

- PROPOSED 6" RAISED CONCRETE CURBING ON 6" CONCRETE PAVEMENT (TYPICAL WHERE SHOWN).
- PROPOSED CONCRETE ENTRANCE. THIS ENTRANCE SHALL REQUIRE APPROVAL AS PER SITE PLAN.
- PROPOSED RUNOFF DETENTION AREAS. SIDE SLOPES FOR THESE AREAS SHALL NOT EXCEED 3:1, UNLESS NOTED OTHERWISE. (SEE PROPOSED GRADING AND CROSS-SECTIONS DETAILS ON PROPOSED CONTOURS PLAN).
- NOTED OTHERWISE, AS SHOWN ON MAP LEGEND, PROPOSED GREEN AREAS HATCH PATTERN ON THIS SHEET. CONTRACTOR SHALL MAINTAIN EXISTING GRASS AND TREES WITHIN THESE AREAS TO THE MAXIMUM FEASIBLE.
- 2" BELOW GRADES AS SHOWN, CONTRACTOR SHALL GRADE AWAY FROM BUILDING AT ALL PLACES TO PROVIDE POSITIVE DRAINAGE AND AVOID SLOPING GREEN AREAS TOWARDS ADJACENT TRACTS.
- SMALLER AREAS SHALL HAVE A 4,000 PSI CONCRETE TO 28-DAY COMPRESSIVE STRENGTH. CONTRACTOR SHALL PROVIDE PROPOSED GRADING AND CROSS-SECTIONS DETAILS ON PROPOSED CONTOURS PLAN. OPERATIONS SHALL NOT EXCEED 22.
- BENCHMARK: AS INDICATED ON THIS PLAN.
- PROPOSED 4'-FOOT WIDE (3'-FOOT OPENING) CONCRETE CHUTE (TYPICAL WHERE SHOWN).
- 3.5" WIDE, 4-INCH THICK CONCRETE SLOTTED CONCRETE SLOTTED CONCRETE CHUTE. CONCRETE MATERIAL REINFORCED WITH NO. 3 BARS, 18 INCHES ON-CENTER EACH WAY, LOCATED IN THE TOP HALF OF CONCRETE SECTION. MINIMUM 2 INCHES COVER. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS.
- 6" WIDE, 4-INCH THICK CONCRETE SLOTTED CONCRETE SLOTTED CONCRETE CHUTE. CONCRETE MATERIAL REINFORCED WITH NO. 3 BARS, 18 INCHES ON-CENTER EACH WAY, LOCATED IN THE TOP HALF OF CONCRETE SECTION. MINIMUM 2 INCHES COVER. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS.
- CONTRACTOR SHALL CONSULT GEOTECHNICAL ENGINEERING REPORT PREPARED BY HELD ENGINEERING, L.L.C. (NO. 140 PROJECT NO. 24-1581, DATED MAY 7, 2024).

GRADING PLAN CONSTRUCTION KEYNOTES

- PROPOSED 8" CONCRETE, NO. 3 BARS 18 INCHES ON-CENTER, EACH WAY, LOCATED IN THE TOP HALF OF CONCRETE SECTION. MINIMUM 2 INCHES COVER.
- CONCRETE MINIMUM REINFORCEMENT: NO. 3 BARS 18 INCHES ON-CENTER, EACH WAY, LOCATED IN THE TOP HALF OF CONCRETE SECTION. MINIMUM 2 INCHES COVER.
- CONCRETE MINIMUM REINFORCEMENT: 3/4-INCH DIAMETER DONUTS 14 INCHES LONG, SPACED 12 INCHES ON-CENTER ALONG JOINT.
- CONTRACTOR SHALL CONSULT GEOTECHNICAL ENGINEERING REPORT PREPARED BY HELD ENGINEERING, L.L.C. (NO. 140 PROJECT NO. 24-1581, DATED MAY 7, 2024).
- CONTRACTOR SHALL CONSULT GEOTECHNICAL ENGINEERING REPORT PREPARED BY HELD ENGINEERING, L.L.C. (NO. 140 PROJECT NO. 24-1581, DATED MAY 7, 2024).

EXAMINATION STATEMENT: I have examined the plans and specifications for the above project and find them to be in accordance with the requirements of the Texas Department of Transportation (TxDOT) Standard Specifications for Road and Bridge Construction, Section 240. I have also examined the plans and specifications for the above project and find them to be in accordance with the requirements of the Texas Department of Transportation (TxDOT) Standard Specifications for Road and Bridge Construction, Section 240. I have also examined the plans and specifications for the above project and find them to be in accordance with the requirements of the Texas Department of Transportation (TxDOT) Standard Specifications for Road and Bridge Construction, Section 240.

DESIGN LIFE - 20 years

- Reliability - 0.99
- Annual Loss Expectancy - 2.0
- Damage Factor - 0.8

The granular base course should be placed and compacted to a minimum of 100% of maximum density as determined by the Standard Proctor Method. The granular base course should be placed and compacted to a minimum of 100% of maximum density as determined by the Standard Proctor Method. The granular base course should be placed and compacted to a minimum of 100% of maximum density as determined by the Standard Proctor Method.

Parameter Type	Min. Course Thickness (Inches)	Max. Course Thickness (Inches)	Subgrade (Inches)
Light Duty Asphalt	1.0	1.5	6
Heavy Duty Asphalt	1.0	1.5	6
Concrete	5		4

PROJECT INFORMATION:

DOLLAR GENERAL
City of Weslaco (55 W. Mile 5 N. Rd.), Hidalgo County, Texas
P.O. Box 1019 & Mile 5 N. Road
South Zone, US Post

BEARING BASIS: NAD83 Texas State Plane, South Zone, US Foot

GRAPHIC SCALE
1 inch = 20 ft.

CALL BEFORE YOU DIG!
PARTICIPANTS REQUEST 48 HOURS NOTICE TO THE TEXAS 811 PROGRAM. DRILL OR BLAST - NO EXCAVATION - NO CONSTRUCTION - NO CONSTRUCTION - NO CONSTRUCTION

Know what's below. **811**
Call before you dig.

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

FOR PERMITTING
ALTERNATION OF A SEALED DOCUMENT WITH THE GENERAL CONTRACTOR. THE RESPONSIBLE ENGINEER IS A LICENSED PROFESSIONAL ENGINEER.

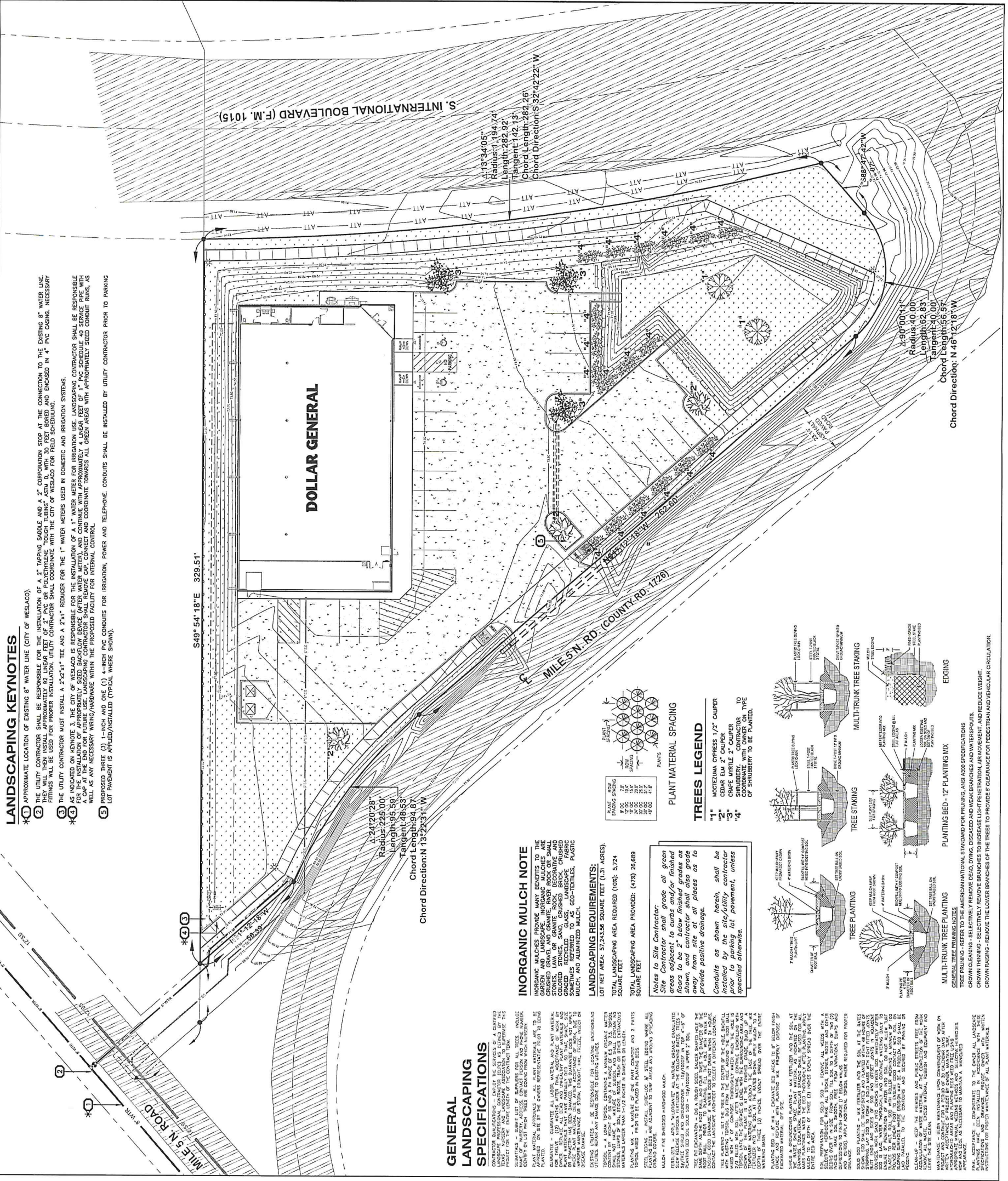
DESIGNER INFORMATION

Job No. 1458.045
Prep. Date: JANUARY 9, 2025
Design: /Dwan J. & J.

Checked: CARLOS GARZA, P.E.
Approved: CARLOS GARZA, P.E.
PLAN SCALE: AS SHOWN
PROJECT ADDRESS OR NEAREST INTERSECTION: 55 W. MILE 5 N. ROAD ON THE INTERSECTION OF INTERNATIONAL BOULEVARD (F.M. 1015) AND MILE 5 N. ROAD, IN THE COUNTY OF HIDALGO, TX.

CITY: **WESLACO**
COUNTY: **HIDALGO**
STATE: **TEXAS**

SHEET NUMBER: **C16 of 16**



LANDSCAPING KEYNOTES

1. APPROXIMATE LOCATION OF EXISTING 8" WATER LINE (CITY OF WESLACO).

2. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A 3" TAPPING GUIDE AND A 2" CORROSION STOP AT THE CONNECTION TO THE EXISTING 8" WATER LINE. THEY WILL THEN INSTALL APPROXIMATELY 92' LINEAR FEET OF 2" PVC OR POLYETHYLENE TOUCH TUBING, 3/4" O.D. WITH 30' FEET BORED AND ENCLOSED IN 4" PVC BONDING NECESSARY FITTINGS WILL BE USED FOR PROPER INSTALLATION. UTILITY CONTRACTOR SHALL COORDINATE WITH THE CITY OF WESLACO FOR FIELD SCHEDULING.

3. THE UTILITY CONTRACTOR MUST INSTALL A 2"x2"x1" TEE AND A 2"x1" REDUCER FOR THE 1" WATER METERS USED IN DOMESTIC AND IRRIGATION SYSTEMS.

4. AS INDICATED ON KEYNOTE 3, THE CITY OF WESLACO IS RESPONSIBLE FOR THE INSTALLATION OF A 1" WATER METER FOR IRRIGATION USE. LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF AN APPROPRIATELY SIZED BACKFLOW DEVICE (AFTER WATER METER), AND CONTINUE WITH APPROXIMATELY 4' LINEAR FEET OF 1" PVC SCHEDULE 40 SERVICE PIPE WITH 1/2" O.D. WITH 1/2" O.D. COORDINATE TOWARDS ALL GREEN AREAS WITH APPROPRIATELY SIZED CONDUIT RUNS, AS WELL AS ANY NECESSARY WIRING/HARDWARE WITHIN THE PROPOSED FACILITY FOR INTERNAL CONTROL.

5. PROPOSED THREE (3) 1-INCH AND ONE (1) 1/2-INCH PVC CONDUITS FOR IRRIGATION, POWER AND TELEPHONE. CONDUITS SHALL BE INSTALLED BY UTILITY CONTRACTOR PRIOR TO PARKING LOT PAVEMENT IS APPLIED/INSTALLED (TYPICAL WHERE SHOWN).

INORGANIC MULCH NOTE

INORGANIC MULCHES SHALL BE USED IN ALL AREAS BETWEEN THE BUILDING AND GARDEN AND LANDSCAPING. MULCHES SHALL BE CRUSHED GRAVEL AND GRANITE, RIVER ROCK OR SMALL CRUSHED STONES. SAND, CRUSHED BRICK, CRUSHED GRADED SS, RECYCLED GLASS, LANDSCAPE FABRIC MULCH, AND ALUMINIZED MULCH.

LANDSCAPING REQUIREMENTS:

LOT NET AREA: 57,243.56 SQUARE FEET (1.31 ACRES).

TOTAL LANDSCAPING AREA REQUIRED (10%): 5,724 SQUARE FEET

TOTAL LANDSCAPING AREA PROVIDED: (172) 26,689 SQUARE FEET

Notes to Site Contractor:

1. *Grades, all green areas adjacent to curbs and/or raised floors to be 2" below finished grass as shown, and contractor shall also grade away from site at all places to provide positive drainage.*

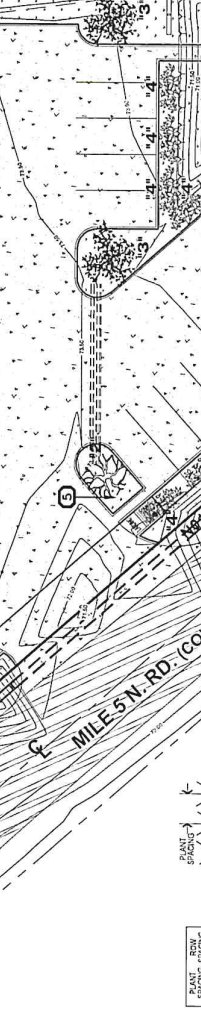
2. *Conduits as shown herein, shall be installed by the site/utility contractor prior to parking lot pavement, unless specified otherwise.*

PLANT MATERIAL SPACING

PLANT	SPACING
1" MOCTEZUMA CYPRESS 1/2" CAUPER	12' x 12'
2" CEDAR ELM 2" CAUPER	12' x 12'
3" CRANE WILLOW 2" CAUPER	12' x 12'
4" COORDINATE WITH OWNER ON TYPE OF SHRUBBERY TO BE PLANTED.	12' x 12'

TREES LEGEND

1"	MOCTEZUMA CYPRESS 1/2" CAUPER
2"	CEDAR ELM 2" CAUPER
3"	CRANE WILLOW 2" CAUPER
4"	COORDINATE WITH OWNER ON TYPE OF SHRUBBERY TO BE PLANTED.



GENERAL LANDSCAPING SPECIFICATIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A 3" TAPPING GUIDE AND A 2" CORROSION STOP AT THE CONNECTION TO THE EXISTING 8" WATER LINE. THEY WILL THEN INSTALL APPROXIMATELY 92' LINEAR FEET OF 2" PVC OR POLYETHYLENE TOUCH TUBING, 3/4" O.D. WITH 30' FEET BORED AND ENCLOSED IN 4" PVC BONDING NECESSARY FITTINGS WILL BE USED FOR PROPER INSTALLATION. UTILITY CONTRACTOR SHALL COORDINATE WITH THE CITY OF WESLACO FOR FIELD SCHEDULING.

THE UTILITY CONTRACTOR MUST INSTALL A 2"x2"x1" TEE AND A 2"x1" REDUCER FOR THE 1" WATER METERS USED IN DOMESTIC AND IRRIGATION SYSTEMS.

AS INDICATED ON KEYNOTE 3, THE CITY OF WESLACO IS RESPONSIBLE FOR THE INSTALLATION OF A 1" WATER METER FOR IRRIGATION USE. LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF AN APPROPRIATELY SIZED BACKFLOW DEVICE (AFTER WATER METER), AND CONTINUE WITH APPROXIMATELY 4' LINEAR FEET OF 1" PVC SCHEDULE 40 SERVICE PIPE WITH 1/2" O.D. WITH 1/2" O.D. COORDINATE TOWARDS ALL GREEN AREAS WITH APPROPRIATELY SIZED CONDUIT RUNS, AS WELL AS ANY NECESSARY WIRING/HARDWARE WITHIN THE PROPOSED FACILITY FOR INTERNAL CONTROL.

PROPOSED THREE (3) 1-INCH AND ONE (1) 1/2-INCH PVC CONDUITS FOR IRRIGATION, POWER AND TELEPHONE. CONDUITS SHALL BE INSTALLED BY UTILITY CONTRACTOR PRIOR TO PARKING LOT PAVEMENT IS APPLIED/INSTALLED (TYPICAL WHERE SHOWN).

GENERAL LANDSCAPING SPECIFICATIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A 3" TAPPING GUIDE AND A 2" CORROSION STOP AT THE CONNECTION TO THE EXISTING 8" WATER LINE. THEY WILL THEN INSTALL APPROXIMATELY 92' LINEAR FEET OF 2" PVC OR POLYETHYLENE TOUCH TUBING, 3/4" O.D. WITH 30' FEET BORED AND ENCLOSED IN 4" PVC BONDING NECESSARY FITTINGS WILL BE USED FOR PROPER INSTALLATION. UTILITY CONTRACTOR SHALL COORDINATE WITH THE CITY OF WESLACO FOR FIELD SCHEDULING.

THE UTILITY CONTRACTOR MUST INSTALL A 2"x2"x1" TEE AND A 2"x1" REDUCER FOR THE 1" WATER METERS USED IN DOMESTIC AND IRRIGATION SYSTEMS.

AS INDICATED ON KEYNOTE 3, THE CITY OF WESLACO IS RESPONSIBLE FOR THE INSTALLATION OF A 1" WATER METER FOR IRRIGATION USE. LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF AN APPROPRIATELY SIZED BACKFLOW DEVICE (AFTER WATER METER), AND CONTINUE WITH APPROXIMATELY 4' LINEAR FEET OF 1" PVC SCHEDULE 40 SERVICE PIPE WITH 1/2" O.D. WITH 1/2" O.D. COORDINATE TOWARDS ALL GREEN AREAS WITH APPROPRIATELY SIZED CONDUIT RUNS, AS WELL AS ANY NECESSARY WIRING/HARDWARE WITHIN THE PROPOSED FACILITY FOR INTERNAL CONTROL.

PROPOSED THREE (3) 1-INCH AND ONE (1) 1/2-INCH PVC CONDUITS FOR IRRIGATION, POWER AND TELEPHONE. CONDUITS SHALL BE INSTALLED BY UTILITY CONTRACTOR PRIOR TO PARKING LOT PAVEMENT IS APPLIED/INSTALLED (TYPICAL WHERE SHOWN).

GENERAL LANDSCAPING SPECIFICATIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A 3" TAPPING GUIDE AND A 2" CORROSION STOP AT THE CONNECTION TO THE EXISTING 8" WATER LINE. THEY WILL THEN INSTALL APPROXIMATELY 92' LINEAR FEET OF 2" PVC OR POLYETHYLENE TOUCH TUBING, 3/4" O.D. WITH 30' FEET BORED AND ENCLOSED IN 4" PVC BONDING NECESSARY FITTINGS WILL BE USED FOR PROPER INSTALLATION. UTILITY CONTRACTOR SHALL COORDINATE WITH THE CITY OF WESLACO FOR FIELD SCHEDULING.

THE UTILITY CONTRACTOR MUST INSTALL A 2"x2"x1" TEE AND A 2"x1" REDUCER FOR THE 1" WATER METERS USED IN DOMESTIC AND IRRIGATION SYSTEMS.

AS INDICATED ON KEYNOTE 3, THE CITY OF WESLACO IS RESPONSIBLE FOR THE INSTALLATION OF A 1" WATER METER FOR IRRIGATION USE. LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF AN APPROPRIATELY SIZED BACKFLOW DEVICE (AFTER WATER METER), AND CONTINUE WITH APPROXIMATELY 4' LINEAR FEET OF 1" PVC SCHEDULE 40 SERVICE PIPE WITH 1/2" O.D. WITH 1/2" O.D. COORDINATE TOWARDS ALL GREEN AREAS WITH APPROPRIATELY SIZED CONDUIT RUNS, AS WELL AS ANY NECESSARY WIRING/HARDWARE WITHIN THE PROPOSED FACILITY FOR INTERNAL CONTROL.

PROPOSED THREE (3) 1-INCH AND ONE (1) 1/2-INCH PVC CONDUITS FOR IRRIGATION, POWER AND TELEPHONE. CONDUITS SHALL BE INSTALLED BY UTILITY CONTRACTOR PRIOR TO PARKING LOT PAVEMENT IS APPLIED/INSTALLED (TYPICAL WHERE SHOWN).

GENERAL LANDSCAPING SPECIFICATIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A 3" TAPPING GUIDE AND A 2" CORROSION STOP AT THE CONNECTION TO THE EXISTING 8" WATER LINE. THEY WILL THEN INSTALL APPROXIMATELY 92' LINEAR FEET OF 2" PVC OR POLYETHYLENE TOUCH TUBING, 3/4" O.D. WITH 30' FEET BORED AND ENCLOSED IN 4" PVC BONDING NECESSARY FITTINGS WILL BE USED FOR PROPER INSTALLATION. UTILITY CONTRACTOR SHALL COORDINATE WITH THE CITY OF WESLACO FOR FIELD SCHEDULING.

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

Date of Meeting: February 5, 2025	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of S2 Engineering PLLC.	
Subject/Agenda Item: Discussion and consideration of the Final 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 five (5) 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 Final Plat.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
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			
<input type="checkbox"/> Single Lot Variance	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: 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

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

Proposed subdivision is in the following districts:

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HCDD1</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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

- _____ 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.

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

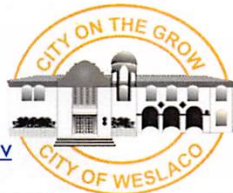
Good Afternoon

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
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
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 **DESCRIPTION:** RE-SUBDIVISION MAP OF MID-VALLEY INDUSTRIAL
EXPIRATION DATE: 10/11/2025 **VALUATION:** \$0.00 **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
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
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

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

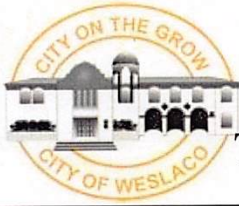
Shall provide fire lane painted with 6" red striping, with white lettering 4" x 3/4" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet. - Shall provide fire lane painted with 6" red striping, with white lettering 4" x 3/4" stroke to read "No Parking Fire Lane" spaced every 10 to 12 feet.

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.

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.

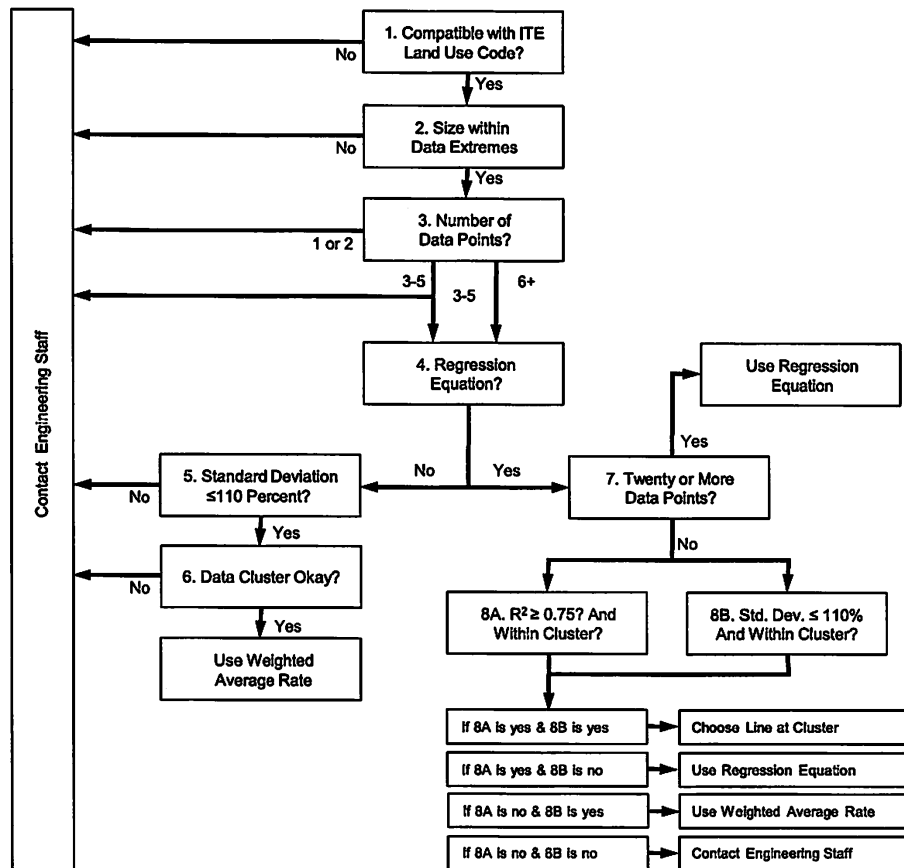
Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

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)

General Light Industrial (110)

Truck Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 26

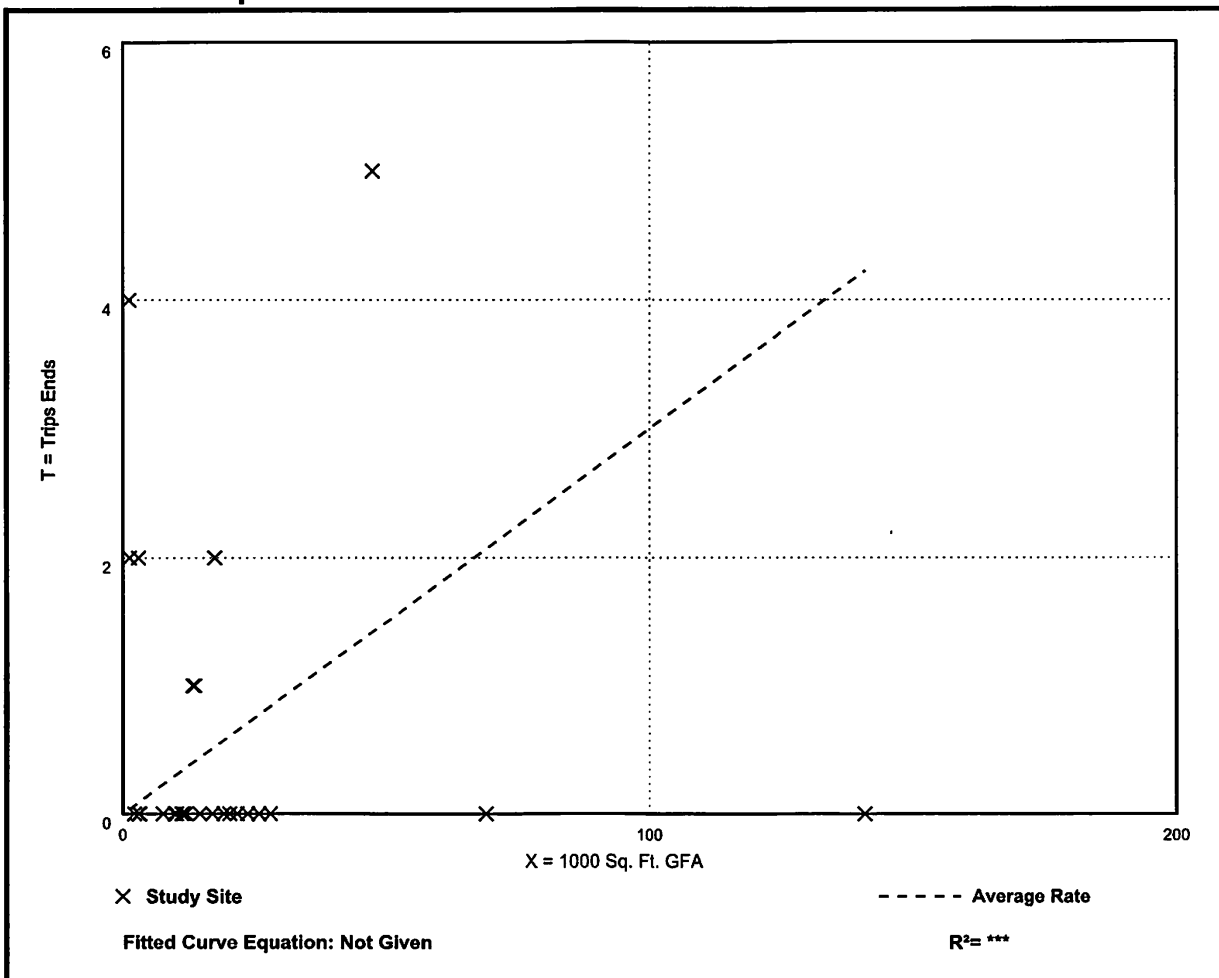
Avg. 1000 Sq. Ft. GFA: 21

Directional Distribution: 47% entering, 53% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.03	0.00 - 3.51	0.19

Data Plot and Equation



General Light Industrial (110)

Truck Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 26

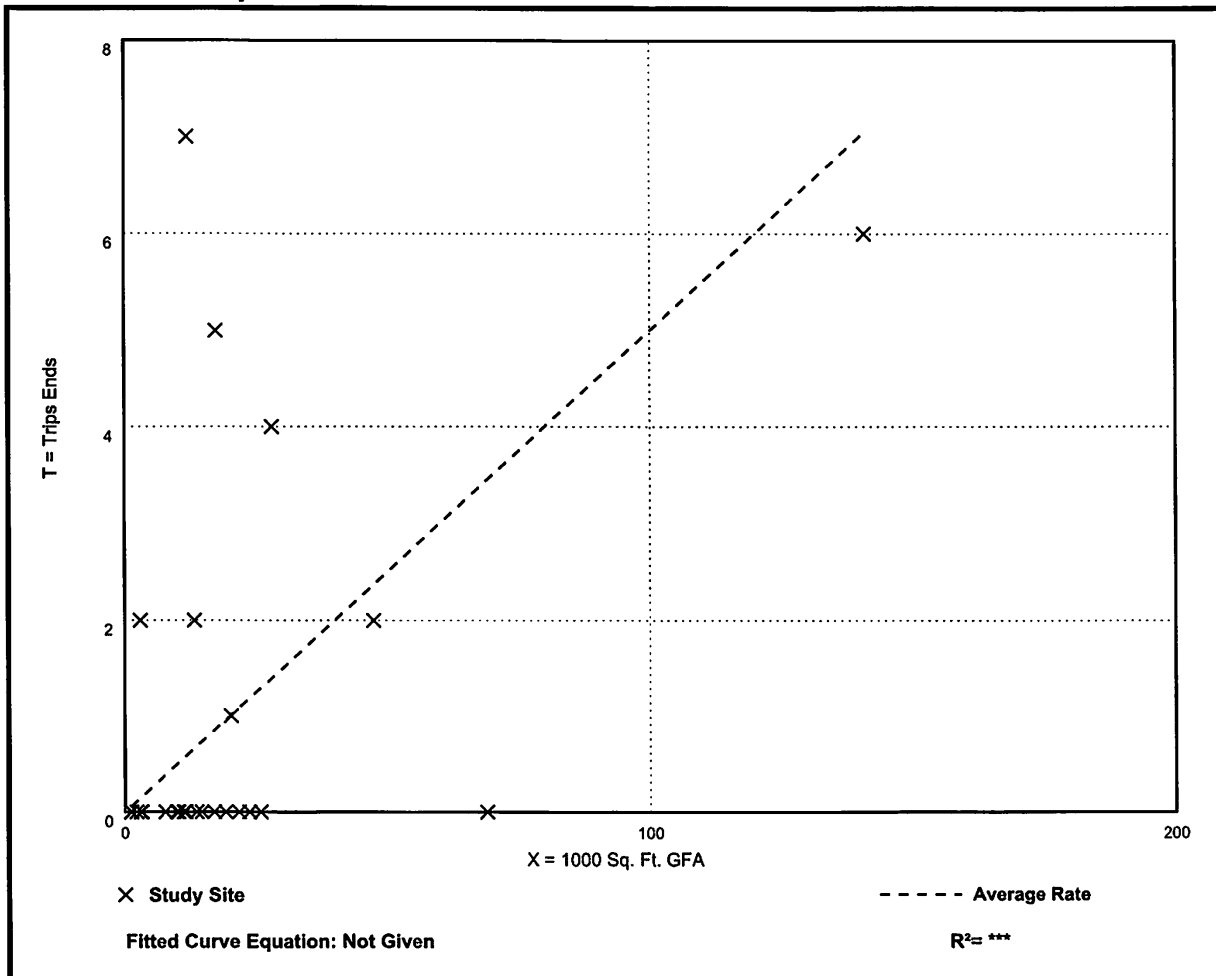
Avg. 1000 Sq. Ft. GFA: 21

Directional Distribution: 52% entering, 48% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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



Rev
9-27-24



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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.

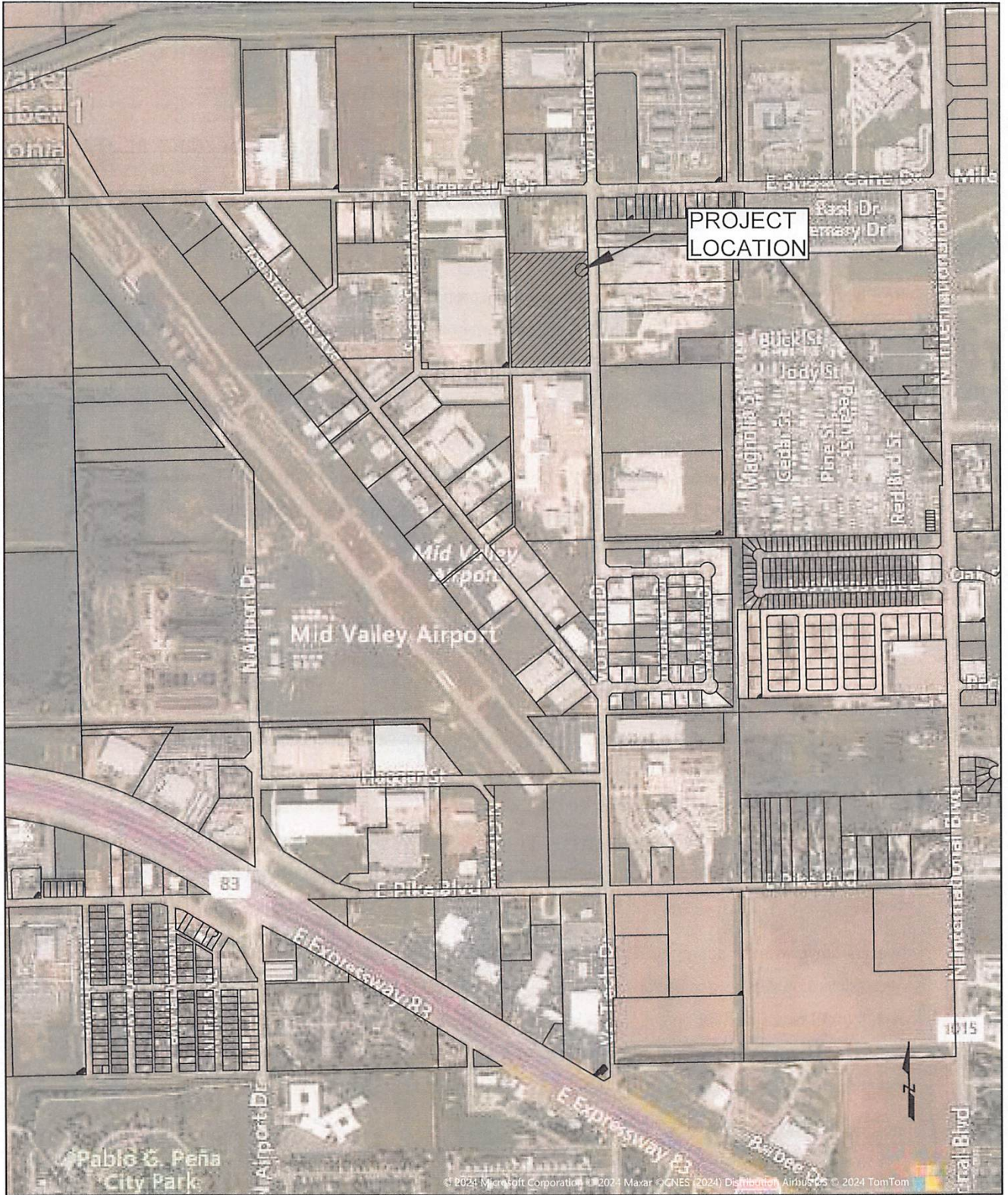
In accordance with the county of Hidalgo's drainage requirements, 64,714 cubic feet (2,397 cubic yard) of runoff detention will need to be detained for a 50-year storm event. Individual on-site detention areas within each lot will be utilized for detention of future runoff. These detention facilities 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.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<u>Alexis Logano</u>	<u>10/3/24</u>
H.C.D.D. NO. 1	DATE



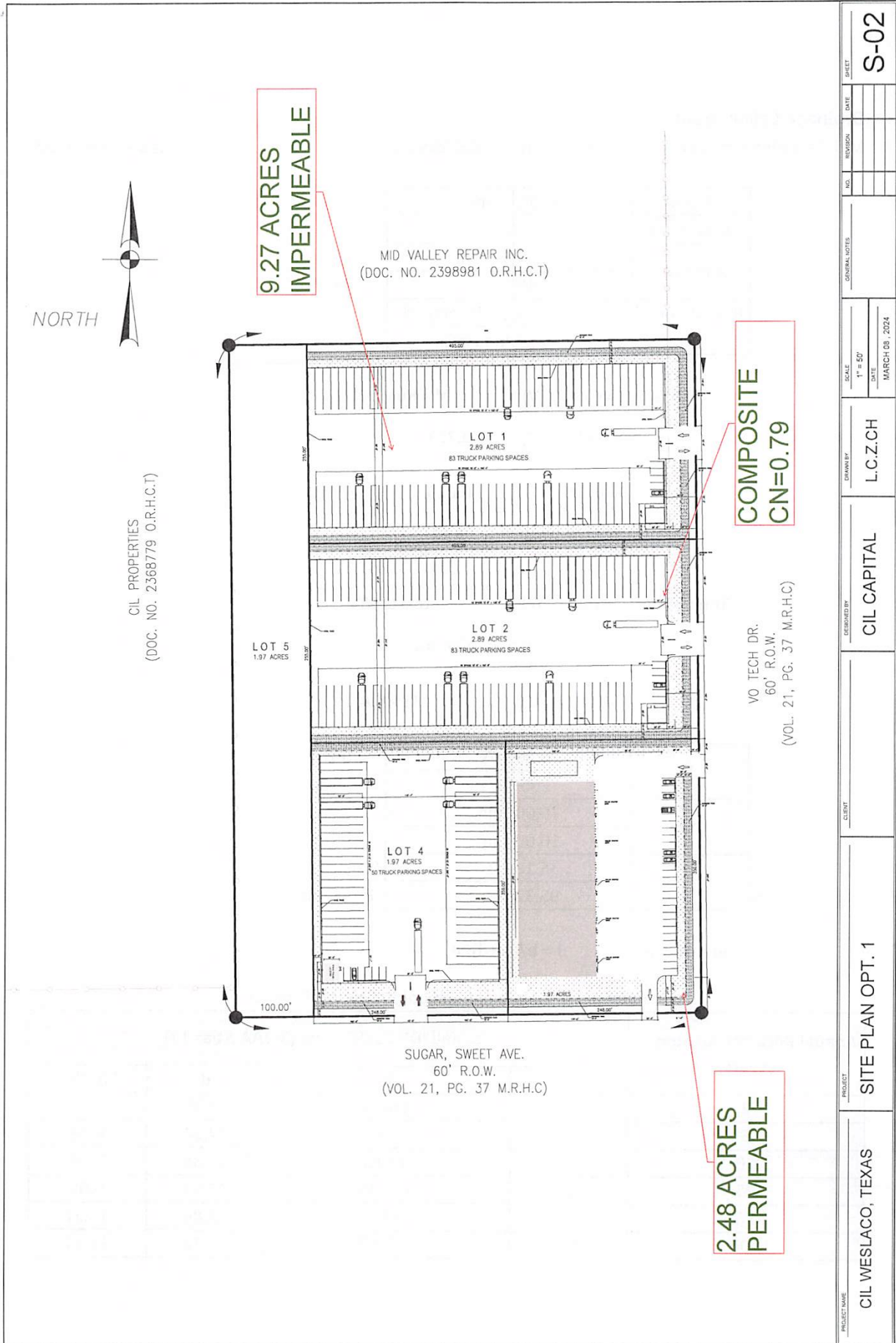
Rev
9-27-24

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
TOPO BY	XX
SHEET 01 OF 01	



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



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

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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







































Map Scale: 1:1,550 if printed on A portrait (8.5" x 11") sheet.

0 20 40 80 120 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

Custom Soil Resource Report

MAP LEGEND		MAP INFORMATION	
<p>Area of Interest (AOI)</p> <ul style="list-style-type: none">  Area of Interest (AOI) <p>Soils</p> <ul style="list-style-type: none">  Soil Map Unit Polygons  Soil Map Unit Lines  Soil Map Unit Points <p>Special Point Features</p> <ul style="list-style-type: none">  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 	<ul style="list-style-type: none">  Spoil Area  Stony Spot  Very Stony Spot  Wet Spot  Other  Special Line Features <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography 	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Hidalgo County, Texas Survey Area Data: Version 22, Sep 5, 2023</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022</p> <p>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.</p>	

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

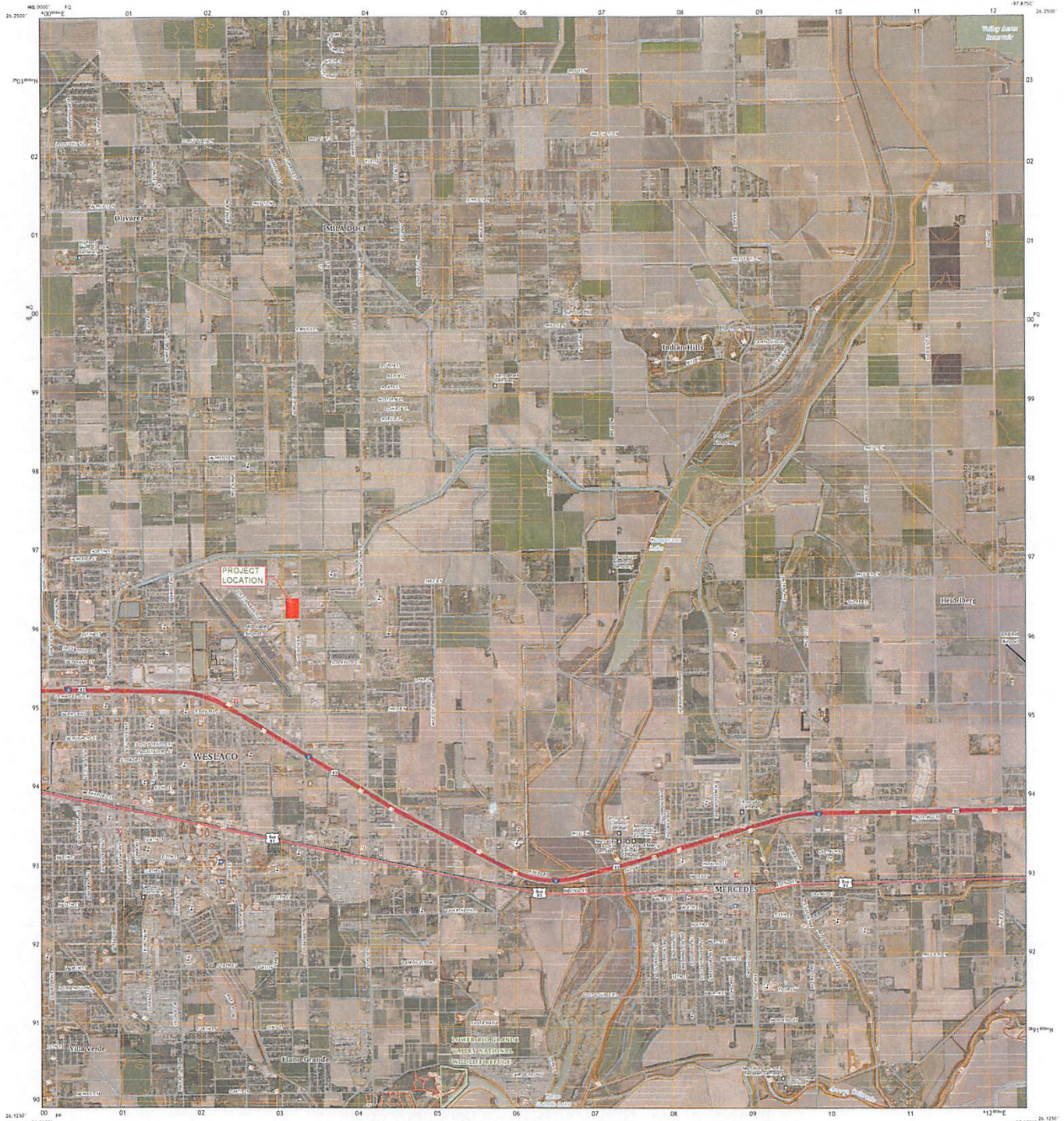
Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No



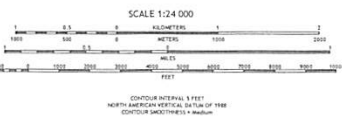
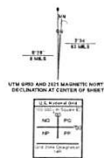
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



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). Projection and
Datum are identical. Elevation Reference: Mean Sea Level
Data is provided by The National Map (Topo) is the best available at the time of map
generation and includes data derived from a variety of sources, including
photography, satellite imagery, lidar, and other data. Boundaries, place names, and other
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QUADRANGLE LOCATION

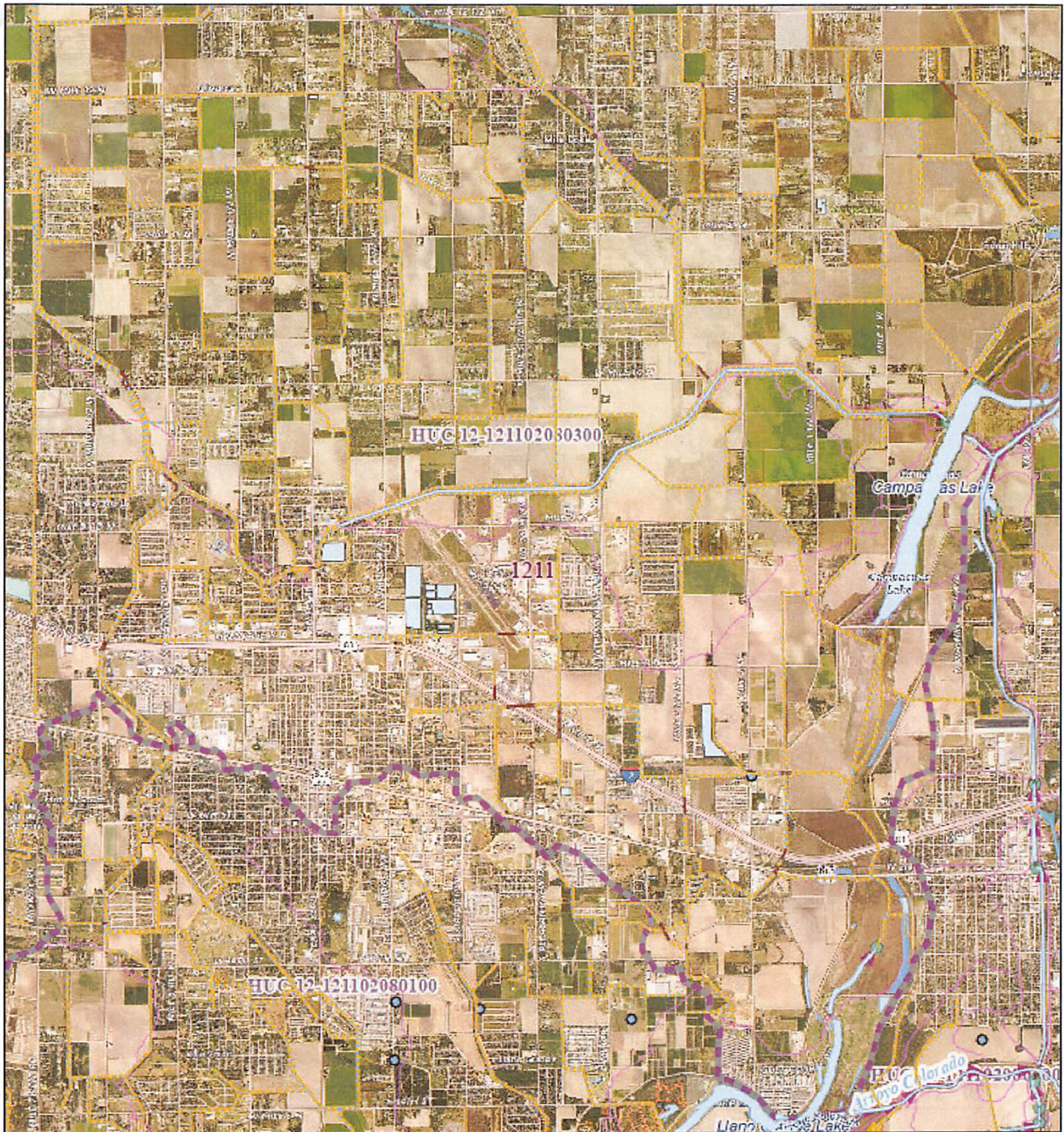
La Barge	Edinburg	Van Buren
Donna	Mercedes	La Feria
San Juan de	Progress	San Benito

40 NORTH QUADRANGLE



MERCEDES, TX
2024

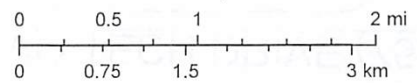
The National Map Advanced Viewer



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- | | | | | |
|-------------------------|---------------------|-------------------------|----------------------------|--------------------------------|
| Waterbody - Large Scale | Intermittent | NHDArea | StreamRiver - Intermittent | Pipeline |
| Lake Pond | Artificial Path | CanalDitch | Artificial Path | NHDPoint |
| Reservoir | Canal Ditch | StreamRiver | Canal Ditch | Other |
| Area - Large Scale | Pipeline | NHDLIne | Pipeline | NHDPlusSink |
| CanalDitch | WBDHU12 | DamWeir | NonNetworkNHDFlowline | 12-digit HU (Subwatershed) |
| StreamRiver | NHDPlusBoundaryUnit | Gate | NetworkNHDFlowline | 2-digit HU (Region) |
| Line - Large Scale | NHDPlusCatchment | Nonearthen Shore | Perennial | 3DEP Elevation - Auto Contours |
| Line | NHDWaterbody | NHDPlusWall | Intermittent | 255 |
| Flowline - Large Scale | LakePond | FlowDirection | Artificial Path | 0 |
| Perennial | Reservoir | StreamRiver - Perennial | Canal Ditch | |



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:

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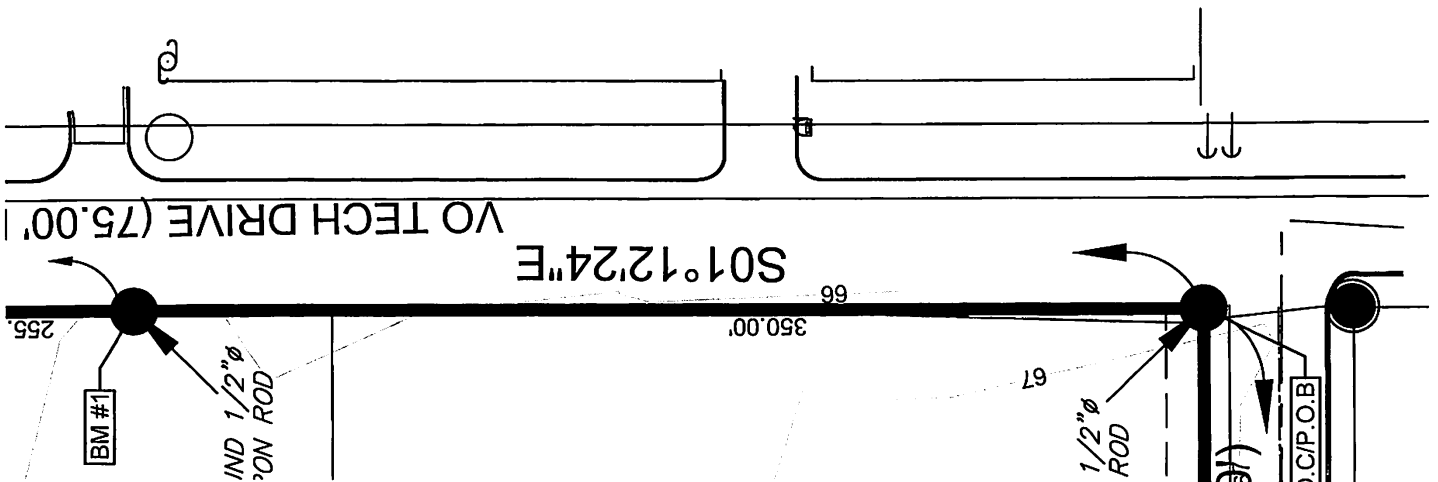
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12. OWNER(S) TO MAINTAIN R.O.W
13. LANDSCAPING AS PER THE CITY OF WESLACO ORDINANCE
14. NO FENCES OR STRUCTURES PERMITTED OVER ALLEYS, UTILITY EASEMENT OR LOT LINES
15. BENCH MARK NOTE
 - BM #1 FOUND 1/2" Ø IRON ROD ELEV= 66.15
16. EACH PURCHASE CONTRACT 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

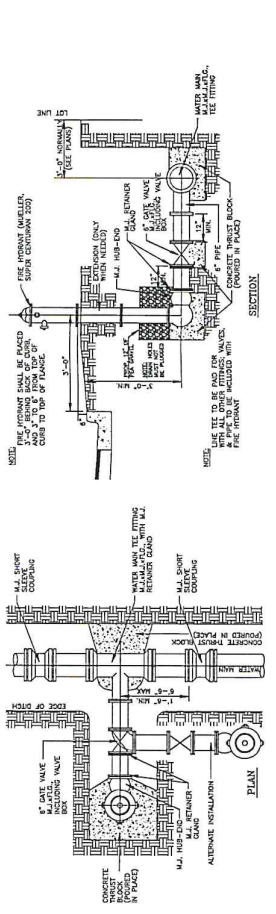




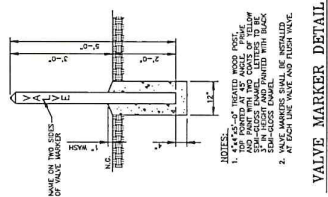
Preliminary

MID-VALLEY INDUSTRIAL PARK RE-PLAT
UTILITY DETAILS

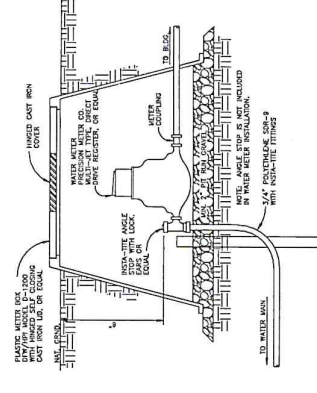
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1896 E. GRIFFIN PKWY., MISSION, TX 78574
781-228-8578
2020 E. GRIFFIN PKWY. MISSION, TX 78574
781-228-8578
956-403-9787
S2ENGINEERINGPLLC.COM



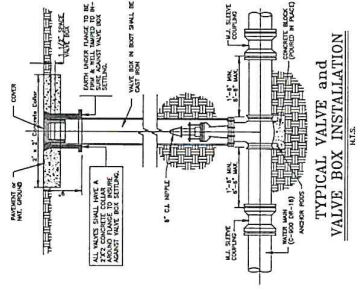
TYPICAL FIRE HYDRANT INSTALLATION
N.E.S.



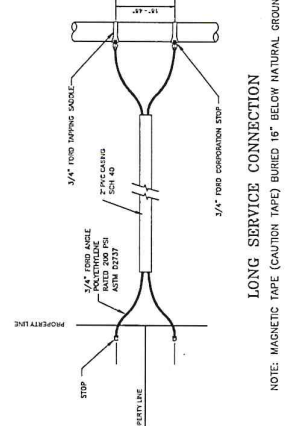
VALVE MARKER DETAIL
N.E.S.



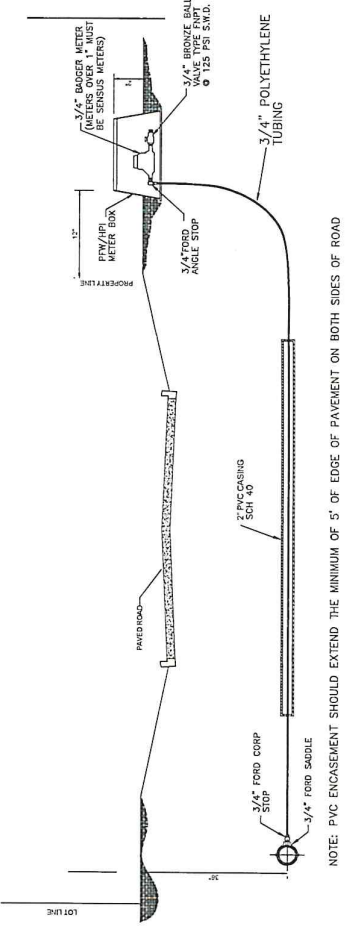
TYPICAL WATER METER INSTALLATION
N.E.S.



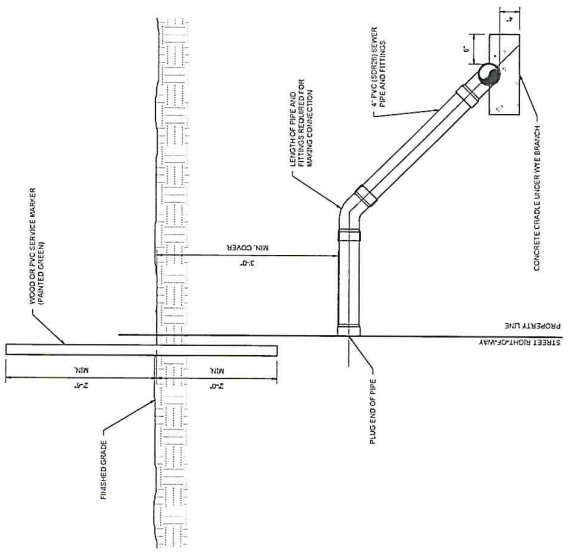
TYPICAL VALVE and
VALVE BOX INSTALLATION
N.E.S.



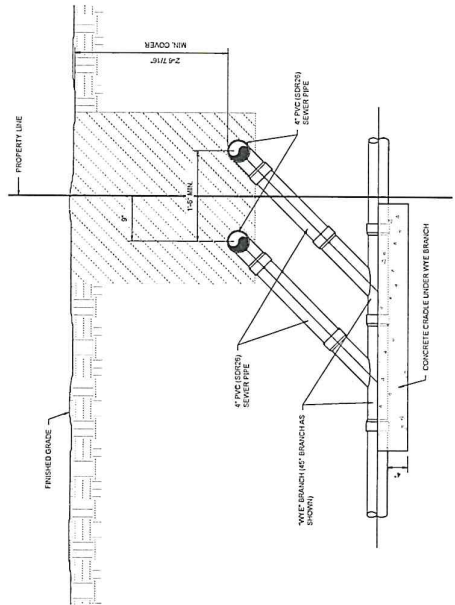
LONG SERVICE CONNECTION
NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 16" BELOW NATURAL GROUND
N.E.S.



NOTE: PVC ENCLOSURE SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD
N.E.S.



CROSS-SECTION VIEW
NOT TO SCALE

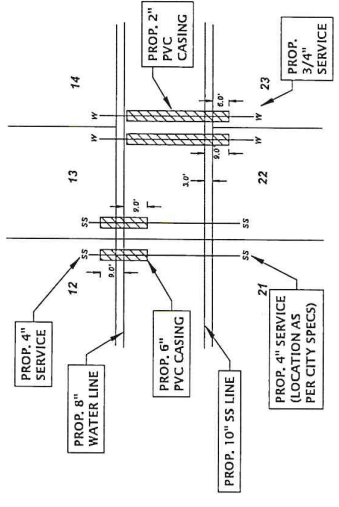


CROSS-SECTION VIEW
NOT TO SCALE

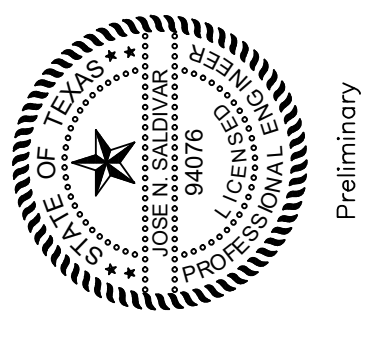
1 SANITARY SEWER SERVICE CONNECTION DETAILS
SCALE: NTS

- GENERAL NOTES:
1. SINGLE SERVICE CONNECTIONS WILL BE INSTALLED IN CONCRETE VALVE BOXES.
 2. SERVICE CONNECTIONS SHALL NOT BE INSTALLED IN VALVE BOXES.
 3. APPROVED 4" PVC SANITARY SEWER (PVC) SHALL BE USED FOR ALL SERVICE CONNECTIONS.

- GENERAL CONSTRUCTION NOTES:
1. ALL EXISTING WATER LINES TO BE C-900 DR-25.
 2. CONTRACTOR TO INSTALL 1" SERVICE PER LOT WITH 1"x1/2" 4" PVC (SDR35) SEWER PIPE AND FITTINGS. APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
 3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
 4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
 5. ALL LOTS SHALL HAVE OPEN METER BOXES WITH BLUE LIDS AND METERS. METERS SHALL BE INSTALLED IN CONCRETE VALVE BOXES. METERS AND SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND CUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MARKER APPROVED BY THE CITY.
 6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

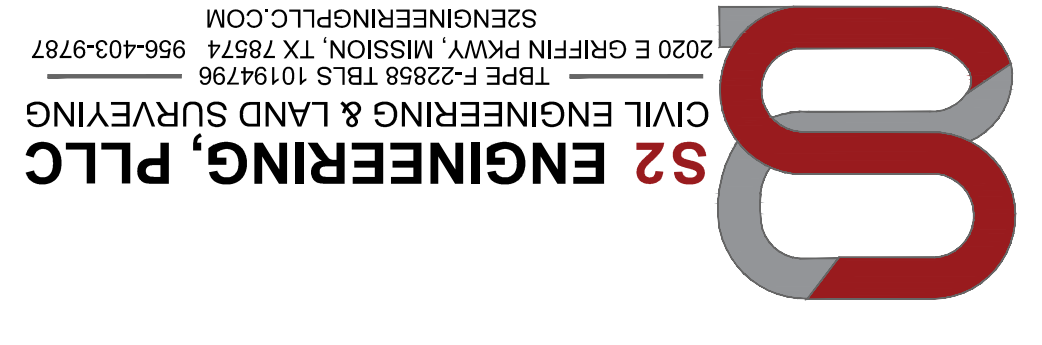


CASING DETAIL FOR SEWER LINE CROSSING
N.E.S.



Preliminary

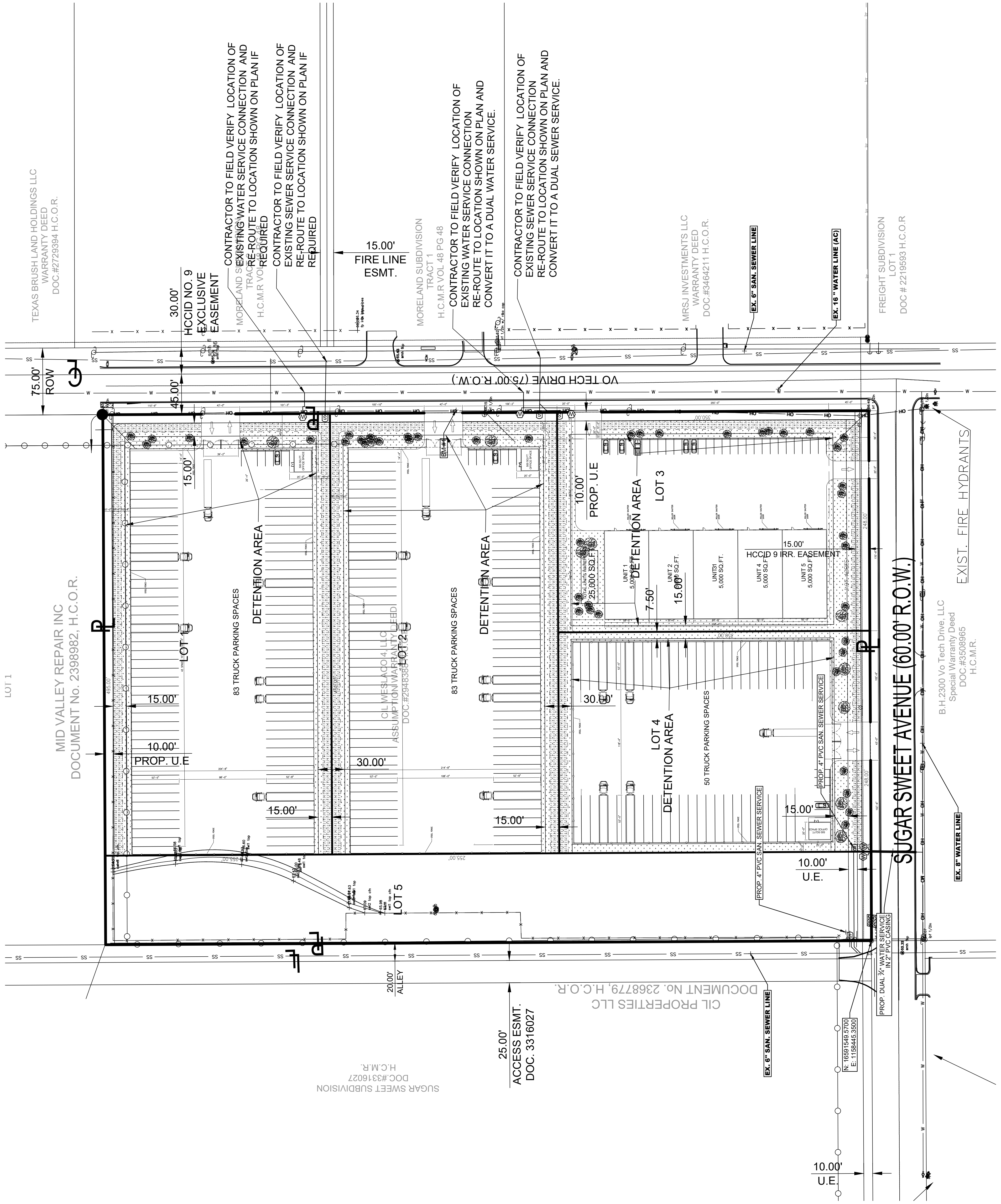
MID-VALLEY INDUSTRIAL PARK RE-PLAN UTILITY SITE PLAN



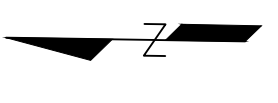
GENERAL SHEET NOTES

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

LEGEND



SCALE: 1"=50'



CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING WATER SERVICE CONNECTION AND RE-ROUTE TO LOCATION SHOWN ON PLAN IF REQUIRED

CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING SEWER SERVICE CONNECTION AND RE-ROUTE TO LOCATION SHOWN ON PLAN IF REQUIRED

CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING WATER SERVICE CONNECTION AND RE-ROUTE TO LOCATION SHOWN ON PLAN AND CONVERT IT TO A DUAL WATER SERVICE.

CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING SEWER SERVICE CONNECTION AND RE-ROUTE TO LOCATION SHOWN ON PLAN AND CONVERT IT TO A DUAL SEWER SERVICE.

SUGAR SWEET AVENUE (60.00' R.O.W.)

EXIST. FIRE HYDRANTS

B.H.2300 Vo Tech Drive, LLC
Special Warranty Deed
DOC #83508965
H.C.M.R.

EX. 6" WATER LINE

EX. 6" SAN. SEWER LINE

PROP. 4" PVC SAN. SEWER SERVICE

EX. 6" SAN. SEWER LINE

10.00' U.E.

PROP. DUAL 4" WATER SERVICE IN 2" PVC CASING

PROP. 4" PVC SAN. SEWER SERVICE

EX. 6" SAN. SEWER LINE

EX. 16" WATER LINE (AC)

25.00' ACCESS ESMT. DOC. 3316027

SUGAR SWEET SUBDIVISION
DOC.#3316027
H.C.M.R.

CIL PROPERTIES LLC
DOCUMENT NO. 2368779, H.C.O.R.

CIL MESLAGO 41, LLC
ASSUMPTION WARRANTY DEED
DOC. #29483838, H.C.O.R.

MID VALLEY REPAIR INC
DOCUMENT No. 2398982, H.C.O.R.

TEXAS BRUSH LAND HOLDINGS LLC
WARRANTY DEED
DOC.#2729394 H.C.O.R.

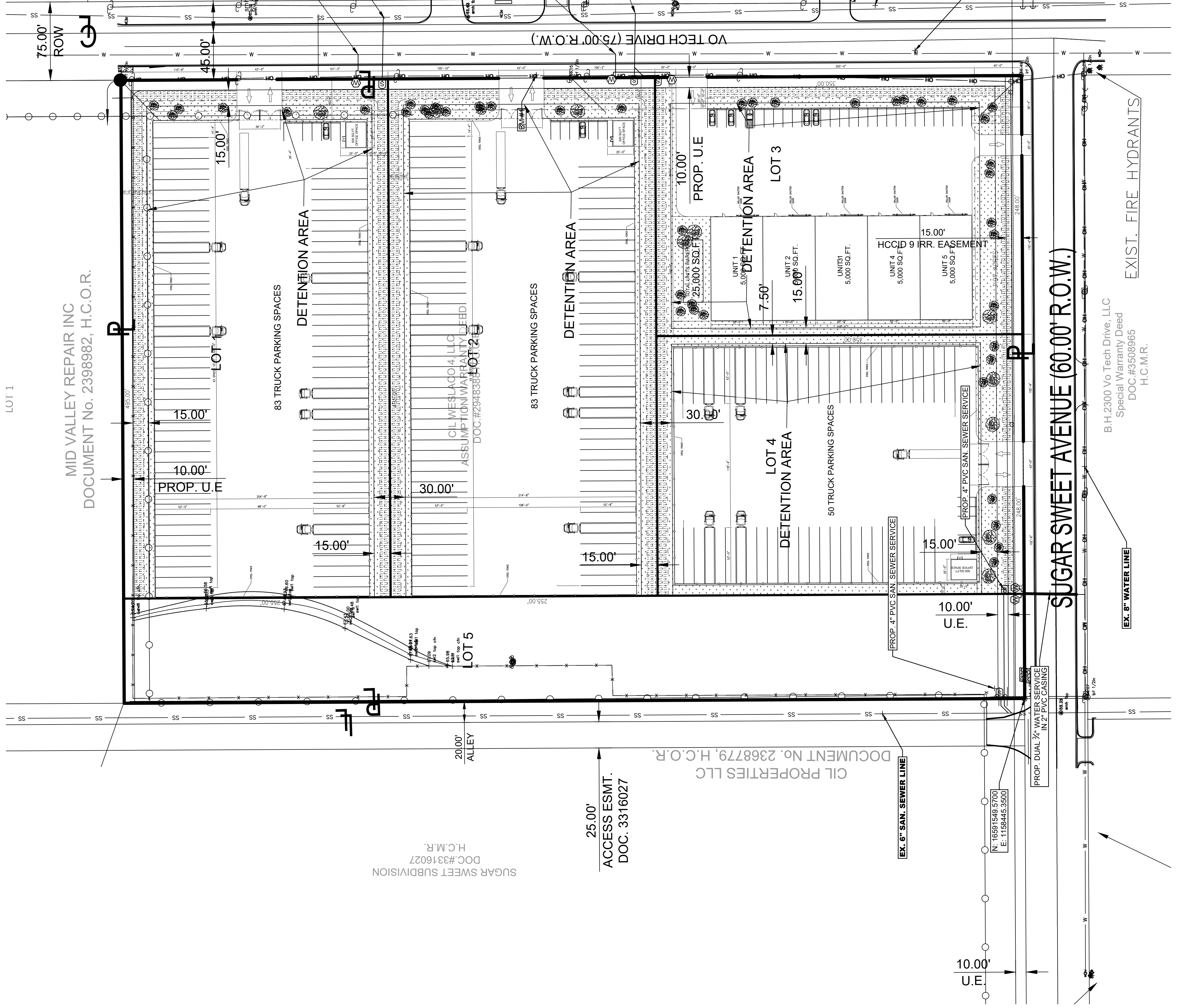
FREIGHT SUBDIVISION
LOT 1
DOC # 2219593 H.C.O.R.

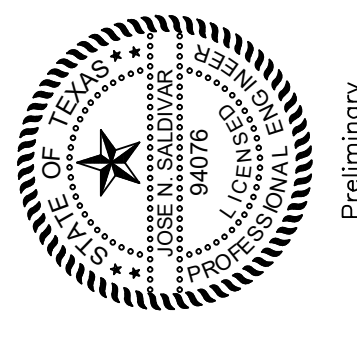
MRSJ INVESTMENTS LLC
WARRANTY DEED
DOC.#3464211 H.C.O.R.

MORELAND SUBDIVISION
TRACT 1
H.C.M.R VOL 48 PG 48

HCCID NO. 9
EXCLUSIVE EASEMENT

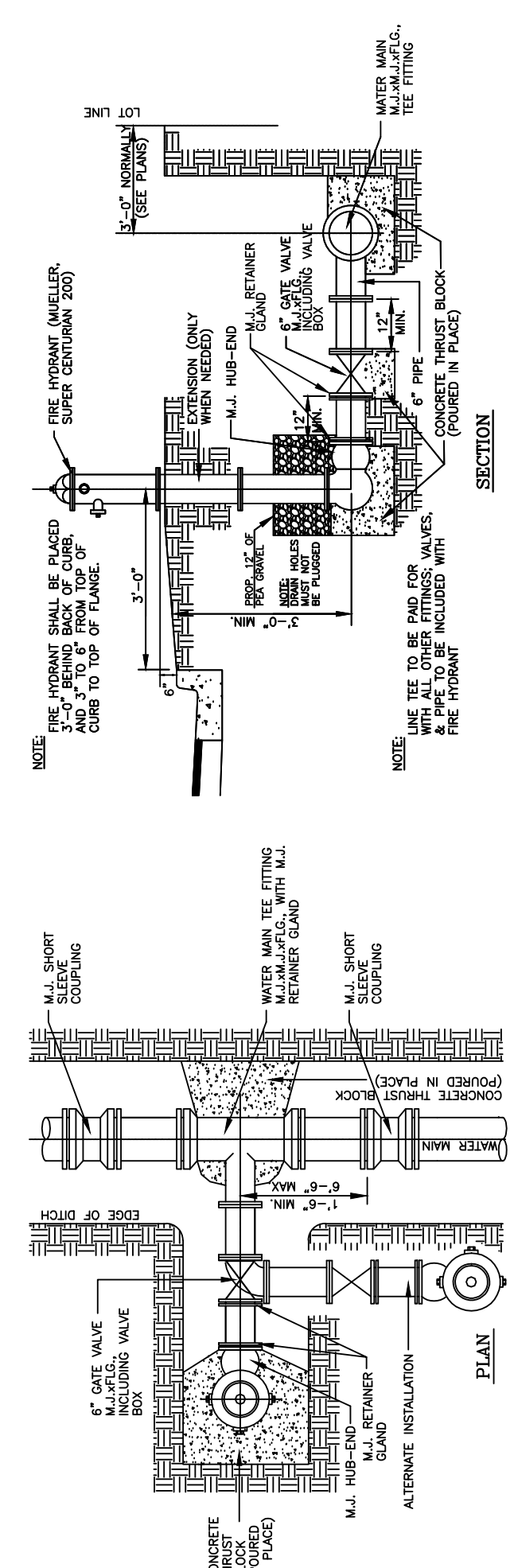
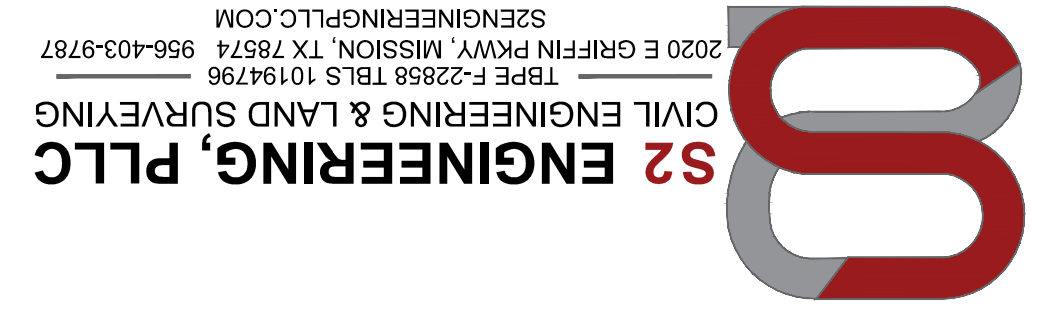
15.00' FIRE LINE ESMT.



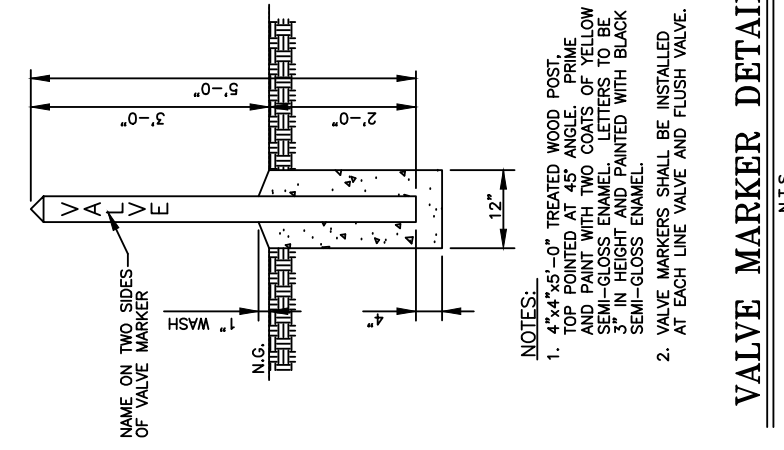


Preliminary

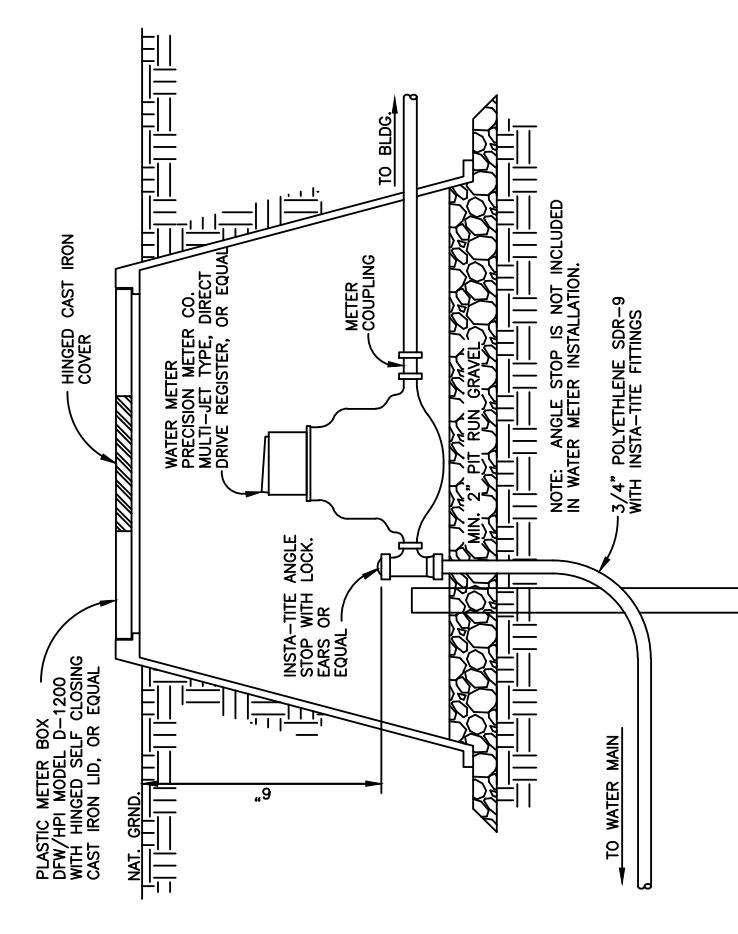
MID-VALLEY INDUSTRIAL PARK RE-PLAN UTILITY DETAILS



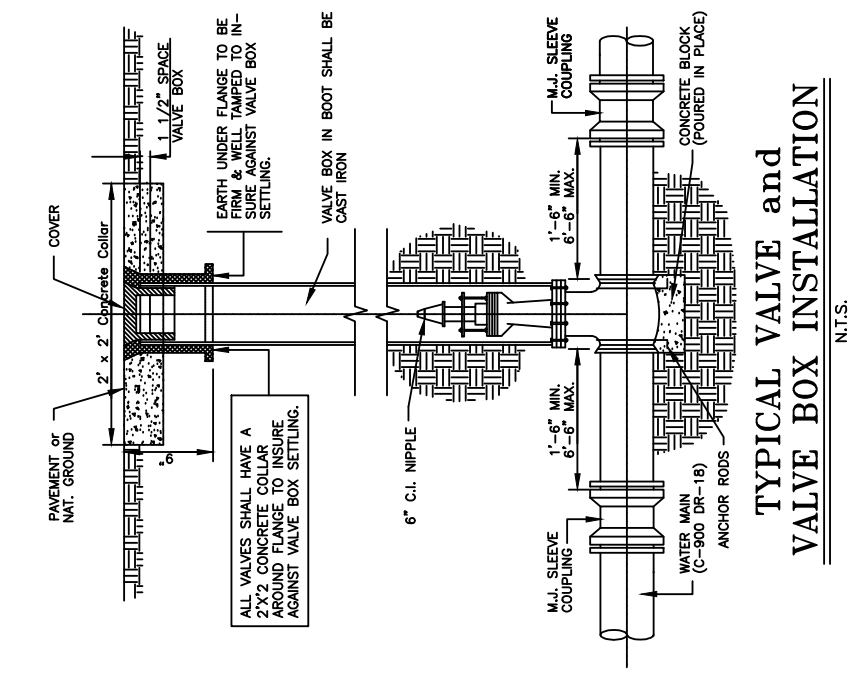
TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



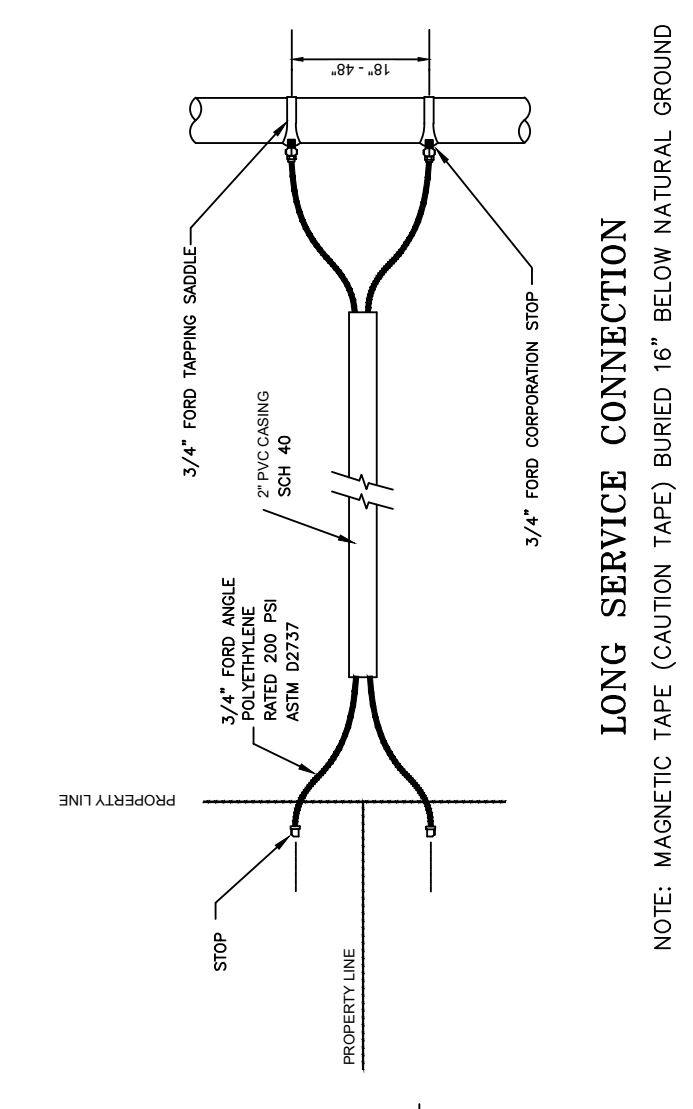
VALVE MARKER DETAIL
N.T.S.



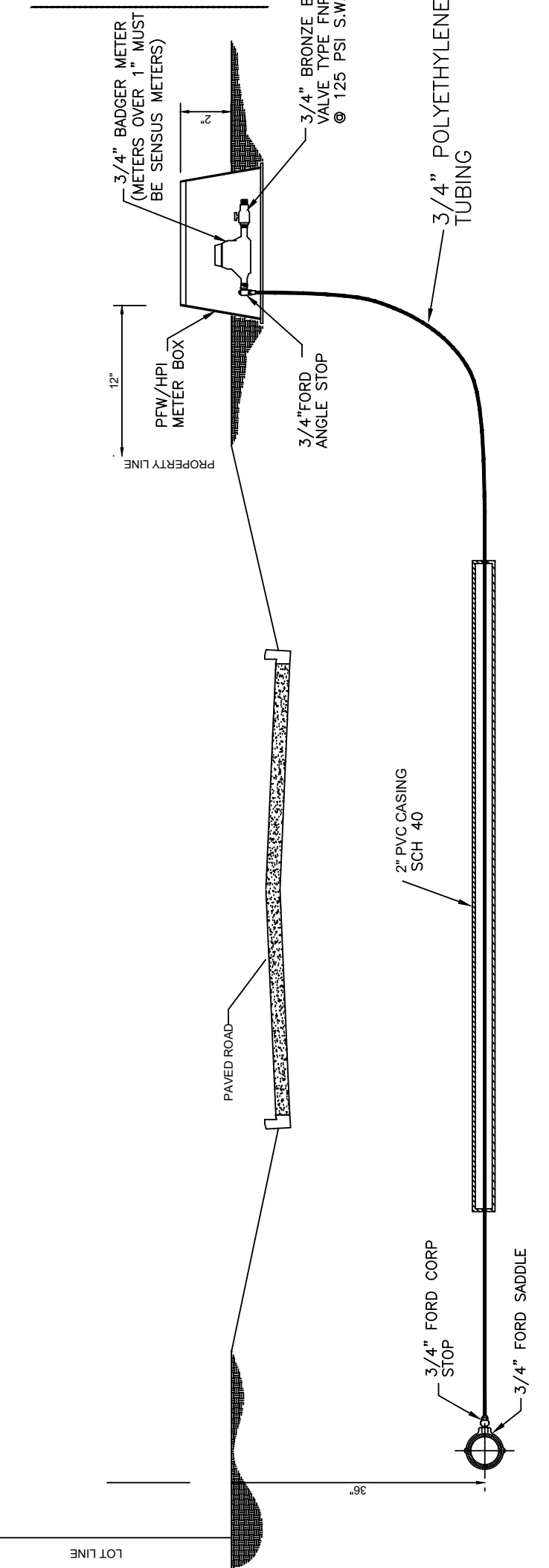
TYPICAL WATER METER INSTALLATION
N.T.S.



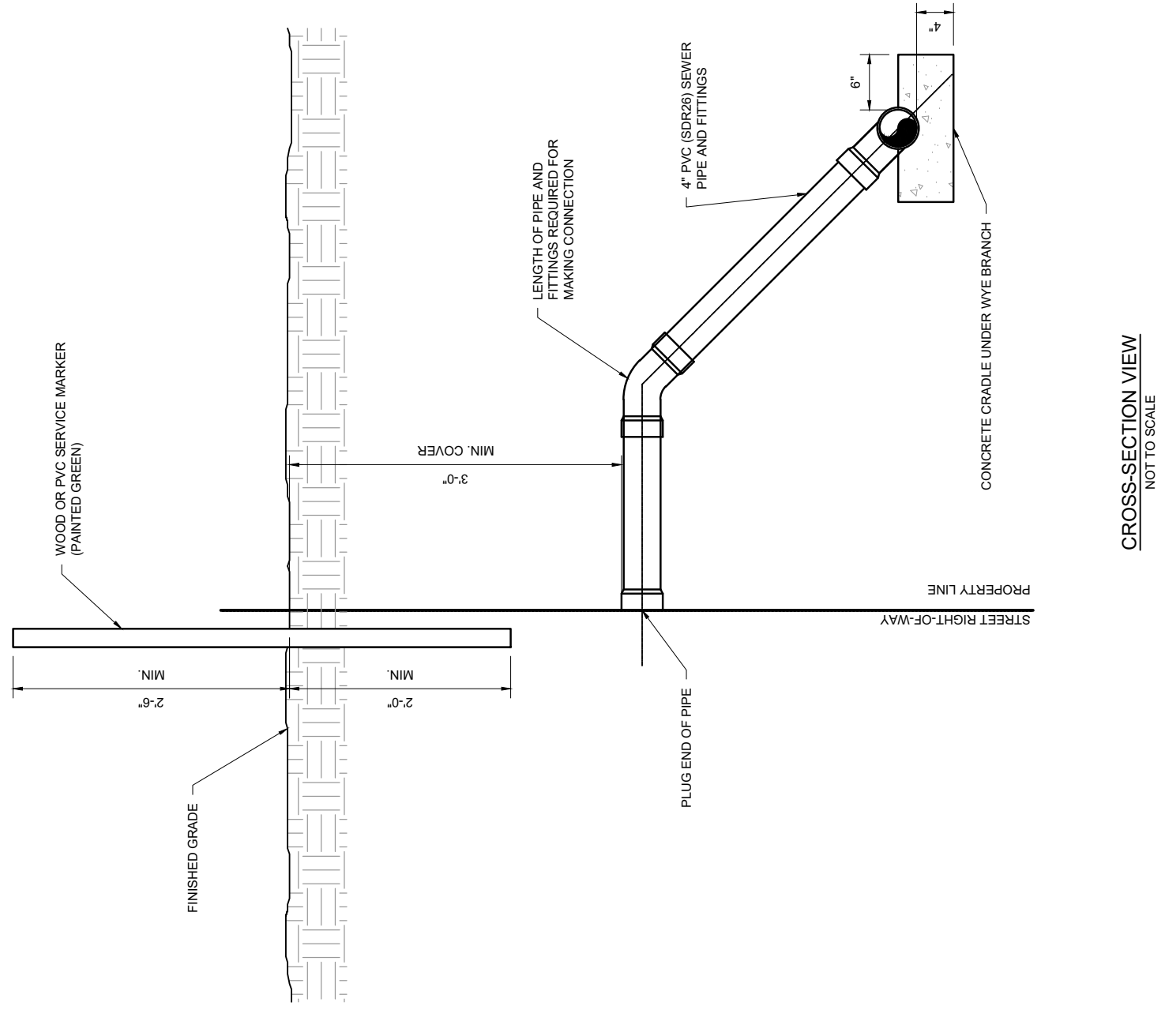
TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.



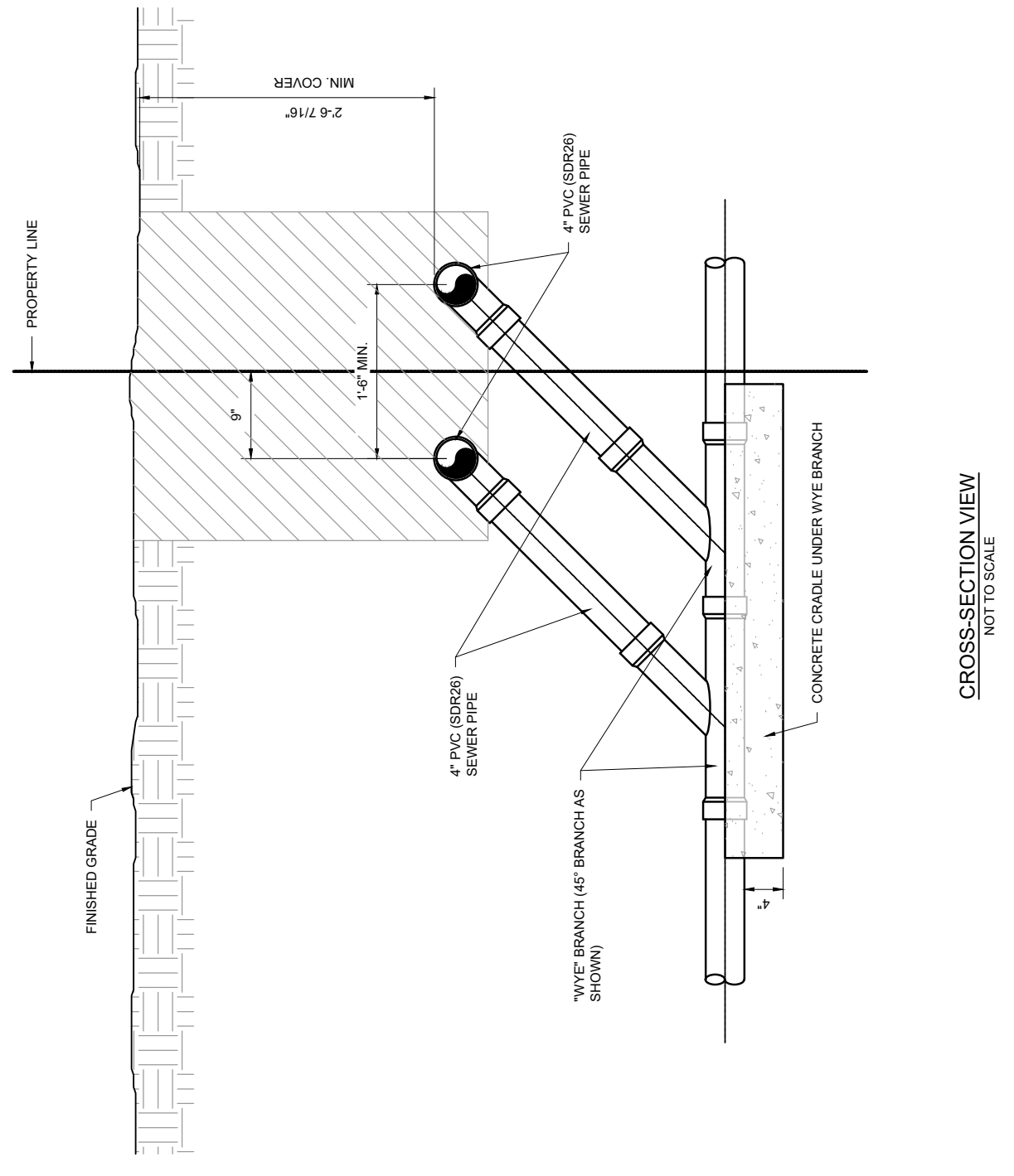
LONG SERVICE CONNECTION
NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 16" BELOW NATURAL GROUND



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



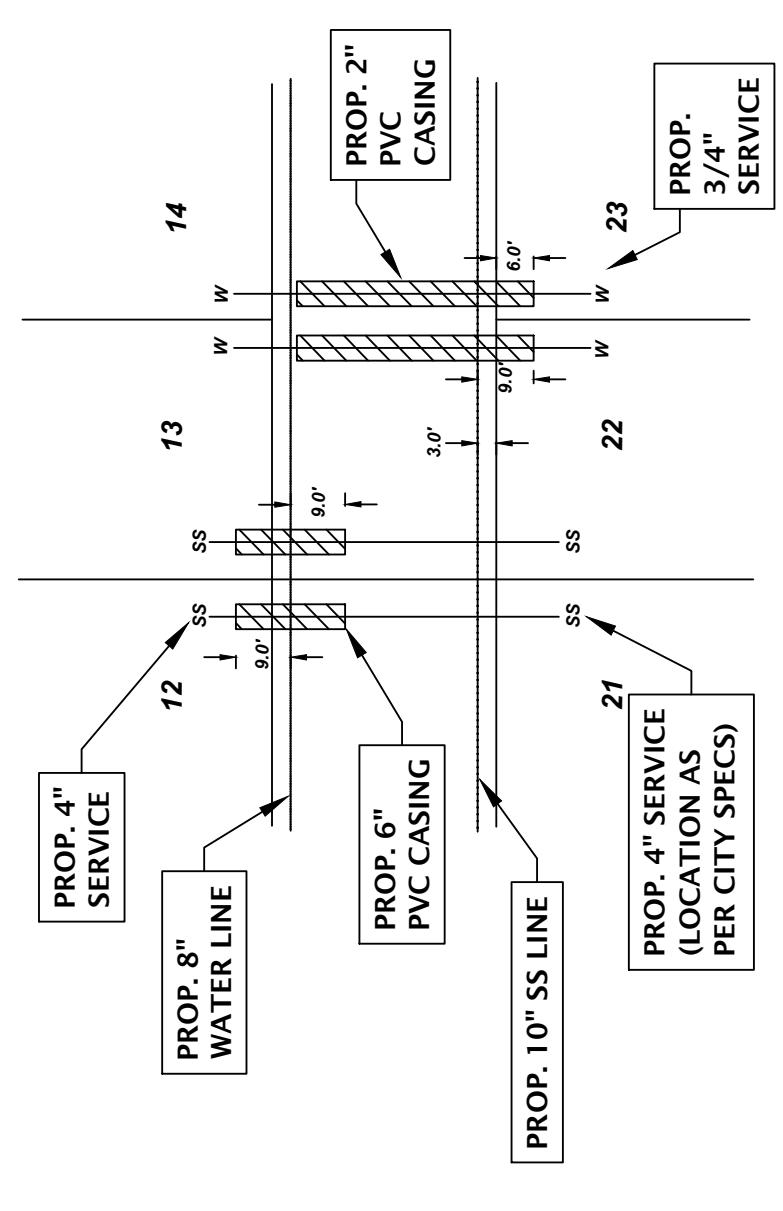
CROSS-SECTION VIEW
NOT TO SCALE



CROSS-SECTION VIEW
NOT TO SCALE

1 SANITARY SEWER SERVICE CONNECTION DETAILS SCALE: NTS

- GENERAL NOTES:
1. SINGLE SERVICE CONNECTIONS WILL BE INSTALLED UNDER THE CURB.
 2. SERVICE CONNECTIONS SHALL NOT BE INSTALLED UNDER THE CURB.
 3. PROVIDED GRADE, PVC SANITARY SEWER AND FITTINGS, BRANCHES, TEES, OR WYES.



CASING DETAIL FOR SEWER LINE CROSSING



CiL Weslaco 4 - Vo-Tech

ESTIMATE
Replat 11.7 Acs
Mid Valley Industrial Park - Weslaco, TX

QUATTRO G CONSTRUCTION.

2112 S SHARY RD. STE 51, MISSION, TEXAS. 78572

8-Jan
\$

Water System

	Qty	Unit	Total
1 Install New 1' Water Service Dual 3/4' w/ 2' PVC Casing and Bore	1	1200	\$ 1,200.00
2 Install New Dual 3/4' Water Service Connection to Main	2	1700	\$ 3,400.00
3 Convert Existing Water Service to Dual	2	580	\$ 1,160.00
SUBTOTAL			\$ 5,760.00

Sewer System

	Qty	Unit	Total
1 Install New 4" Sewer Service and Connect to Sewer Main (Short)	2	750	\$ 1,500.00
2 Install New 4" Sewer Service and Connect to Sewer Main (Bore)	2	1220	\$ 2,440.00
3 Convert Existing Single Sanitary Sewer Service to Dual 4"	2	325	\$ 650.00
4 Extend 6' Sanitary Sewer Service	250	22	\$ 5,500.00
SUBTOTAL			\$ 10,090.00

SUBTOTAL	\$ 15,850.00
Tax	Included
TOTAL	\$ 15,850.00



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

Date of Meeting: February 5, 2025	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of VG Vanguard Engineering, LLC.	
Subject/Agenda Item: Discussion and consideration of the Final 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 Final Plat.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
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

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: _____

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

Proposed subdivision is in the following districts:

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>NO.1</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>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. DEANN OWENS Date: 13 DECEMBER 2024

Authorized Agent Printed Name: S. DEANN 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
EXPIRATION DATE:	10/28/2025	VALUATION:	\$0.00
		DESCRIPTION:	R & S SUBDIVISION

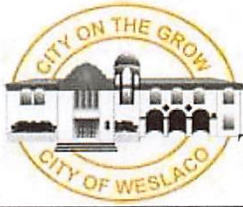
CONTACTS	Name	Company	Address
Applicant	SYLVIA PERALES	CYGAR LLC	
Engineer		VANGUARD ENGINEERING	E 4019 lh 2 Weslaco, TX 78596
Owner	SYLVIA PERALES	CYGAR LLC	

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	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
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

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)

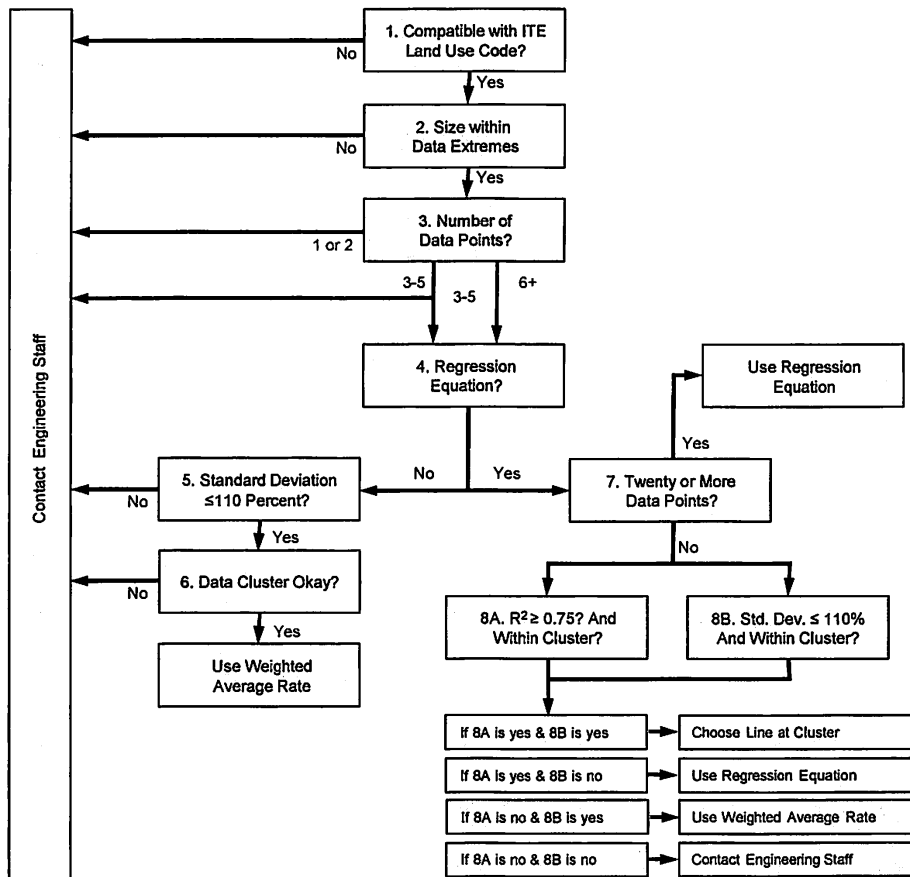
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ 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

January 16, 2025



[Handwritten Signature] P.E.

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C. SOIL CONDITIONS.....1

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- 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

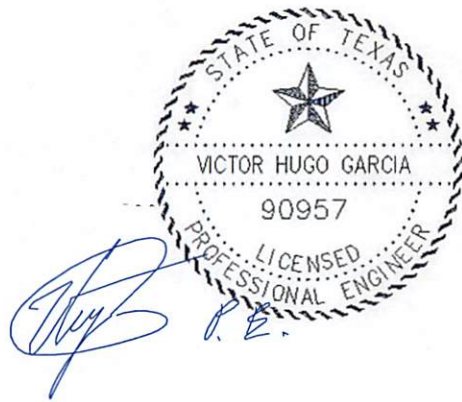
After re-subdividing, the developed storm-water runoff is to be graded away from any structures eventually out-falling into the existing storm-sewer system via the detention swales. The post-development runoff will increase to an approximate discharge of **Q = 10.33 cubic feet per second** based on a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

EXHIBIT A

“LOCATION MAP”

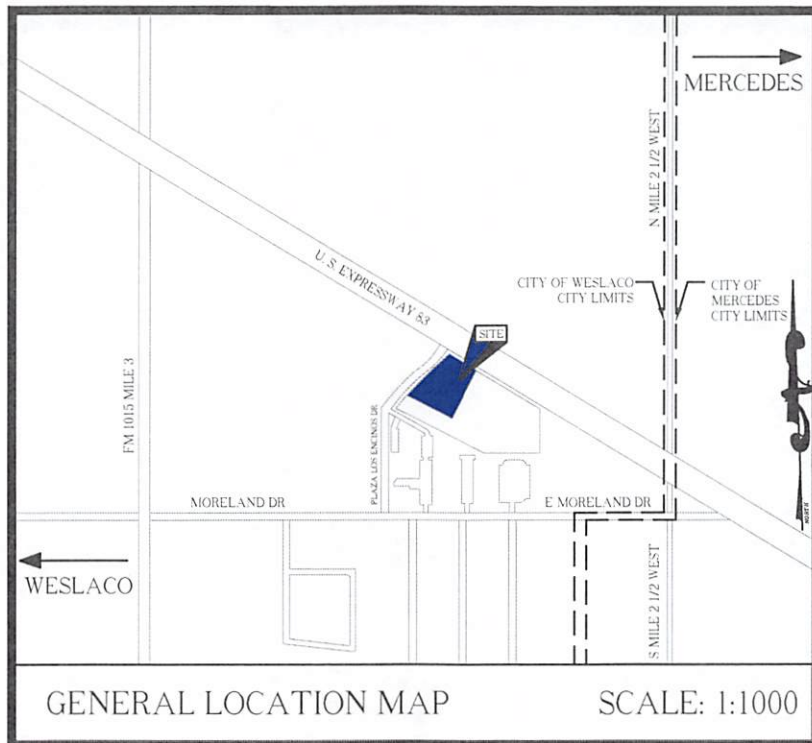


EXHIBIT B

“FIRM ZONE DESIGNATION MAP”

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EXHIBIT C

“USGS - SOILS SURVEY MAP”

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Soil Map—Hidalgo County, Texas
(R&S Subdivision - Soils Survey)



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Water Features
 Clay Spot	 Railroads
 Closed Depression	 Transportation
 Gravel Pit	 Rails
 Gravelly Spot	 Interstate Highways
 Landfill	 US Routes
 Lava Flow	 Major Roads
 Marsh or swamp	 Local Roads
 Mine or Quarry	 Background
 Miscellaneous Water	 Aerial Photography
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 23, Aug 30, 2024

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

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

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

Map Unit Legend

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

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			
28—Hidalgo sandy clay loam, 0 to 1 percent slopes			<i>In</i>												
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	L-R-H
			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	L-R-H
			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	L-R-H
			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	L-R-H

Data Source Information

Soil Survey Area: Hidalgo County, Texas
 Survey Area Data: Version 23, Aug 30, 2024

EXHIBIT C.1

“USGS - TOPO MAP”

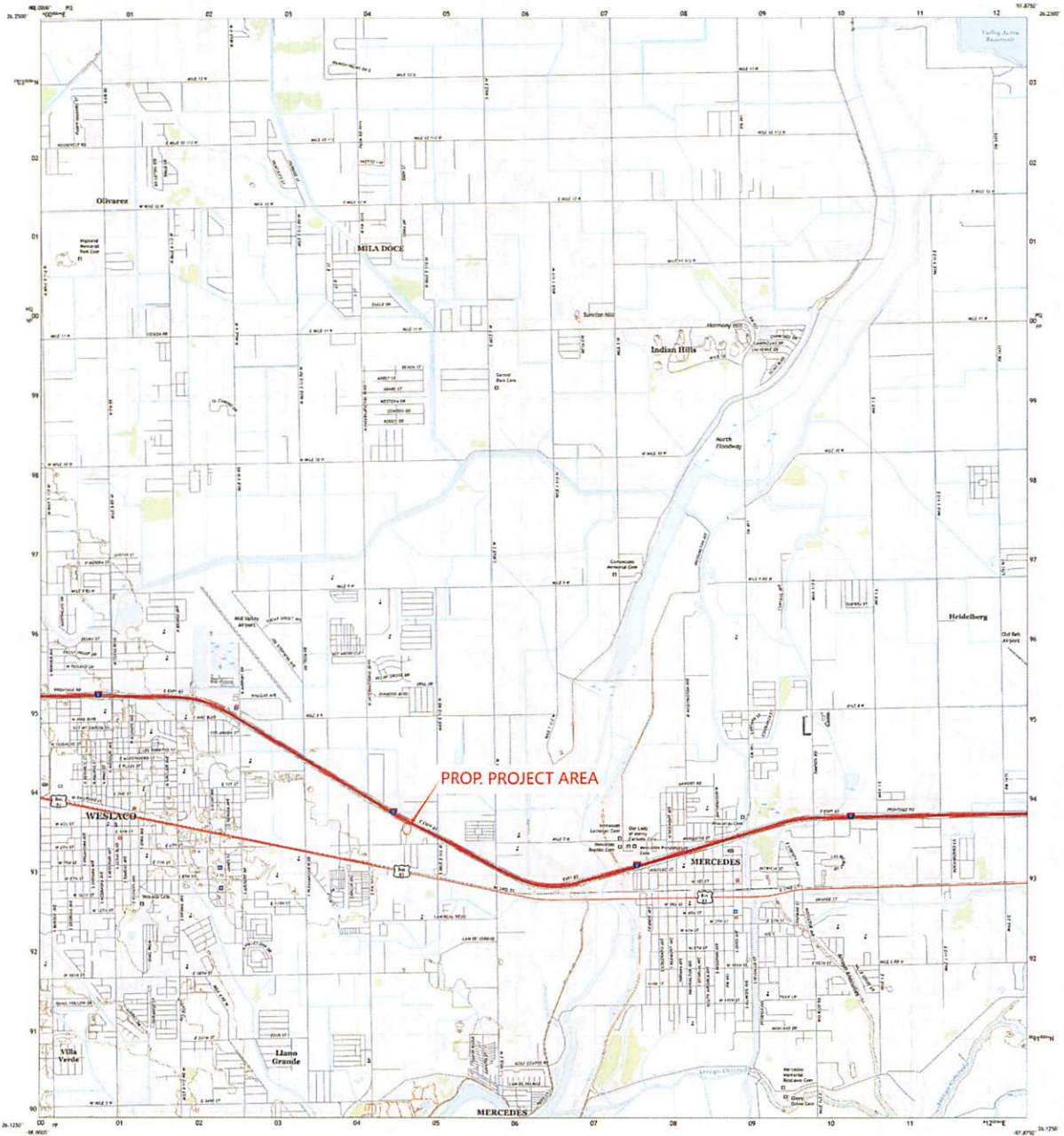
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U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

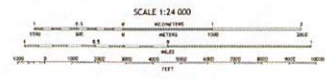


MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



PROP PROJECT AREA

Produced by the United States Geological Survey
This map was derived from 1:250,000 scale
topographic maps of the United States, prepared and
published by the United States Geological Survey, and
1:50,000 scale topographic maps of the United States,
prepared and published by the United States Geological
Survey.



ROAD CLASSIFICATION

Expressway	Local Collector
Interstate	Local Road
Arterial	Urban
Trunk Road	US Route
State Road	State Road

1	2	3
4	5	6
7	8	9

1 = 1/4 Section
2 = 1/2 Section
3 = 3/4 Section
4 = 1/4 Corner
5 = 1/2 Corner
6 = 3/4 Corner
7 = Section
8 = 1/4 Section
9 = 1/2 Section

MERCEDES, TX
2022



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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Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties

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

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Henderson	e (in)	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
Hidalgo	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
Hood							
Hopkins							
Houston							
Howard							
Hudspeth							
Hunt							

10 mins

* for time of Concentration =

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
Roofs	0.9
TOTAL AREA:	1.50 AC

REQUIRED DETENTION VOLUME CALCULATIONS

Existing Conditions (10 yr) 2009			
Q=CIA			
C	I (in/hr)	A (acres)	Q (cfs)
0.40	7.5	1.50	4.48
<i>From runoff coeff table</i>			
Existing Conditions (10 yr)			
Q=CIA			
C	I (in/hr)	A (acres)	Q (cfs)
0.62	7.5	1.50	6.99
<i>From runoff coeff table</i>			
Proposed Conditions (50 yr)			
Q=CIA			
C	I (in/hr)	A (acres)	Q (cfs)
0.68	10.1	1.50	10.33
Q(cfs)		5.84	Runoff to be detained

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 = 7.5 in/hr
 Exist. Q = 4.48 cfs

Impervious
 Improved Open Area
 C_{EX}

0.00 AC
 1.50 AC
 0.40

Impervious
 Improved Open Area
 C_{EX}

0.67 AC
 0.83 AC
 0.62

Impervious
 Improved Open Area
 C_{PROP}

0.94 AC
 0.56 AC
 0.68

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	4.48	2,017	1,686
10	10.08	10.33	6,195	4.48	2,690	3,505
15	8.69	8.91	8,016	4.48	3,362	4,654
20	7.66	7.85	9,421	4.48	4,034	5,387
25	6.86	7.03	10,550	4.48	4,707	5,844
30	6.23	6.38	11,484	4.48	5,379	6,105

Volume required to detain (cf) **6,232**



EXHIBIT F

“PRELIMINARY PLAT”

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EXHIBIT G

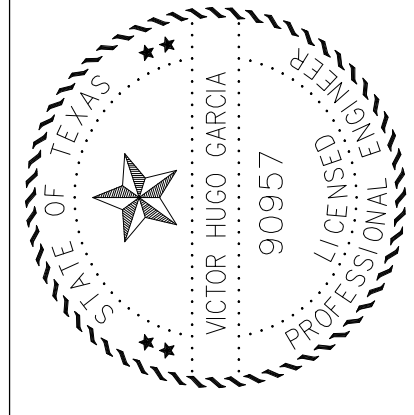
“DRAINAGE AND GRADING PLAN”

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R & S SUBDIVISION
HIDALGO COUNTY, TX

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

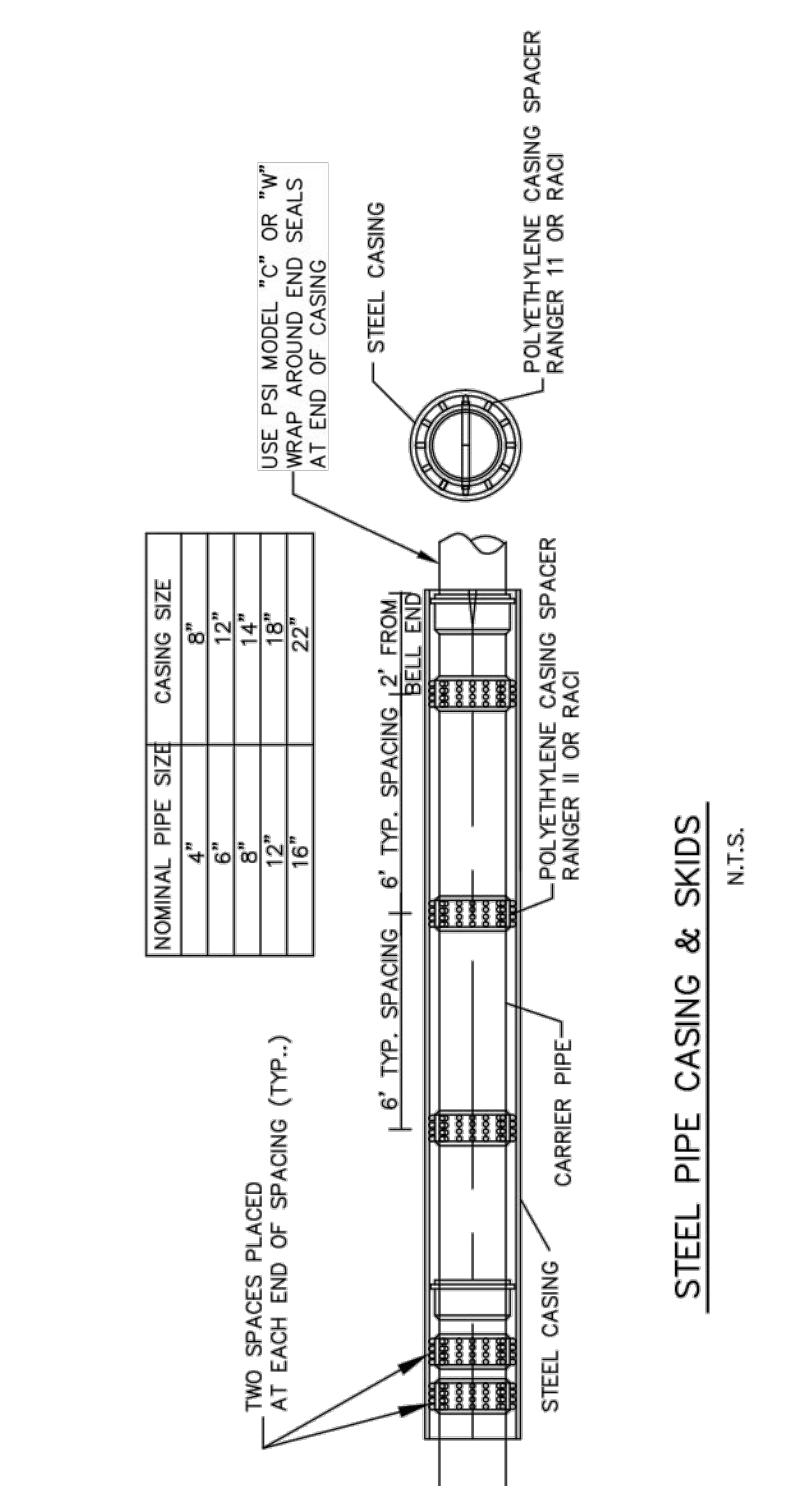
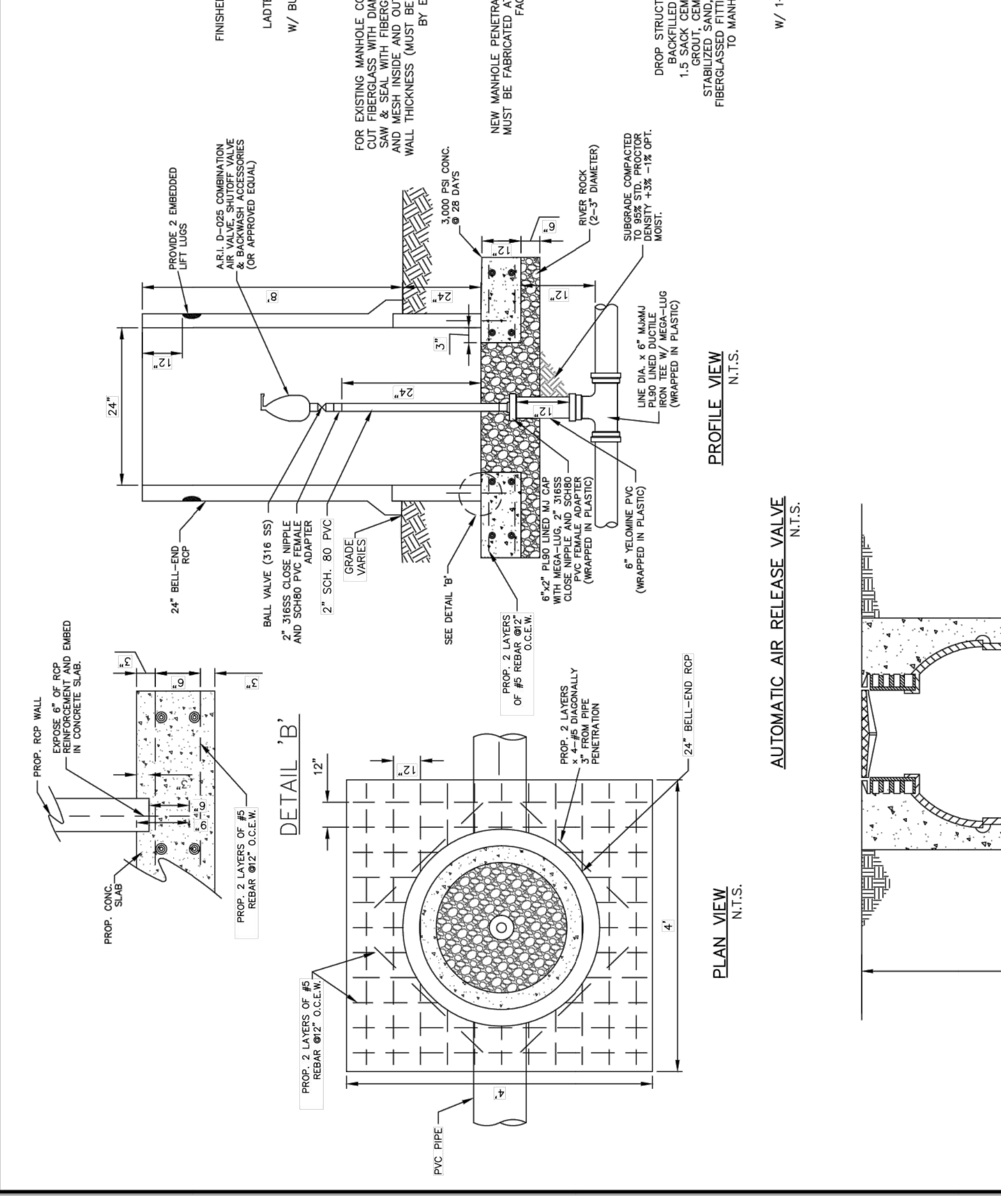
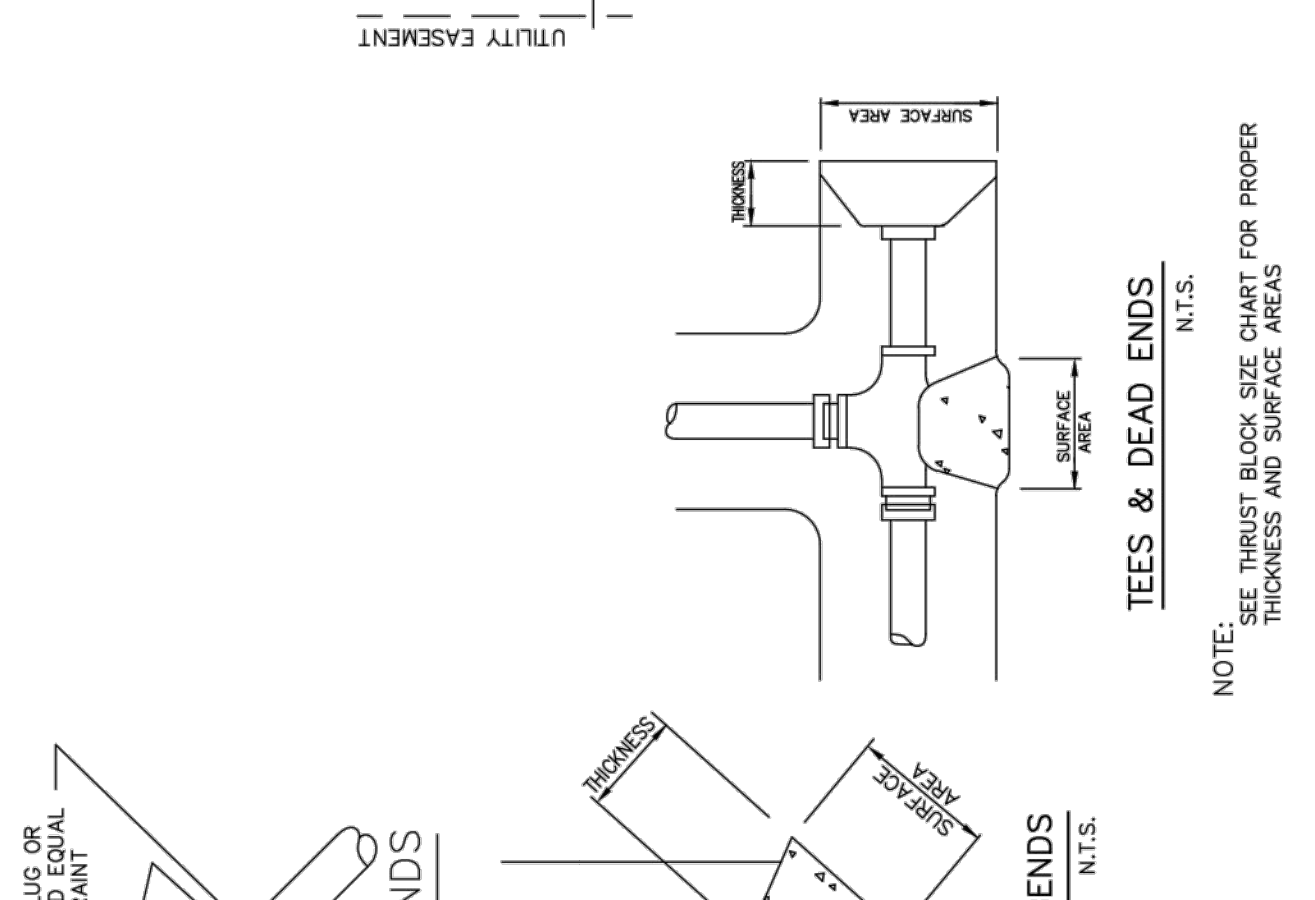
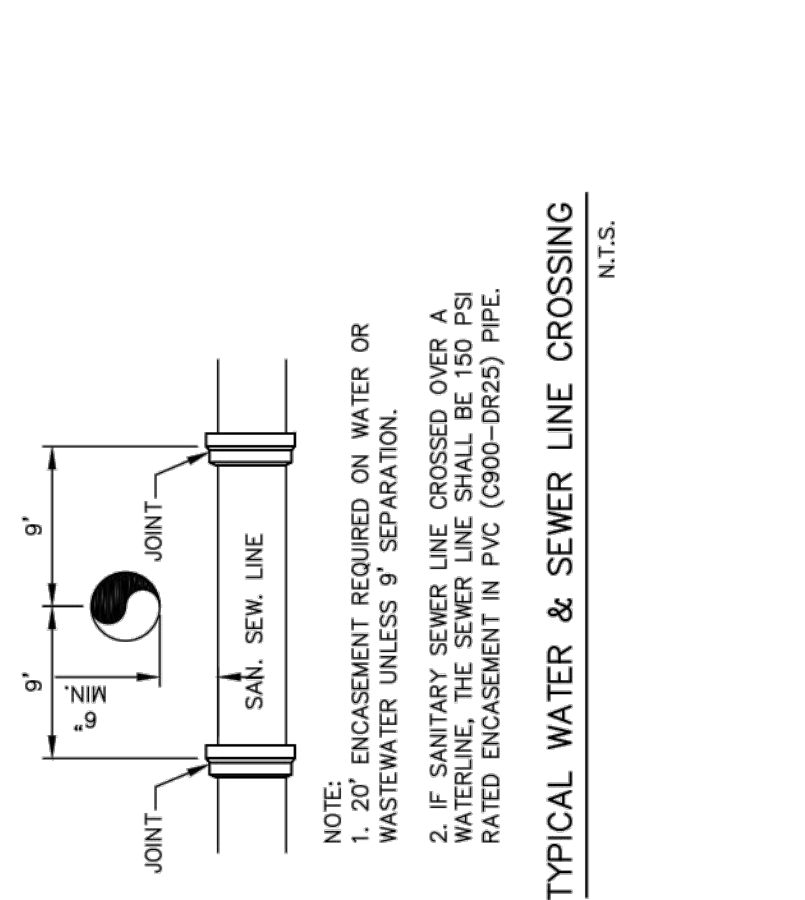
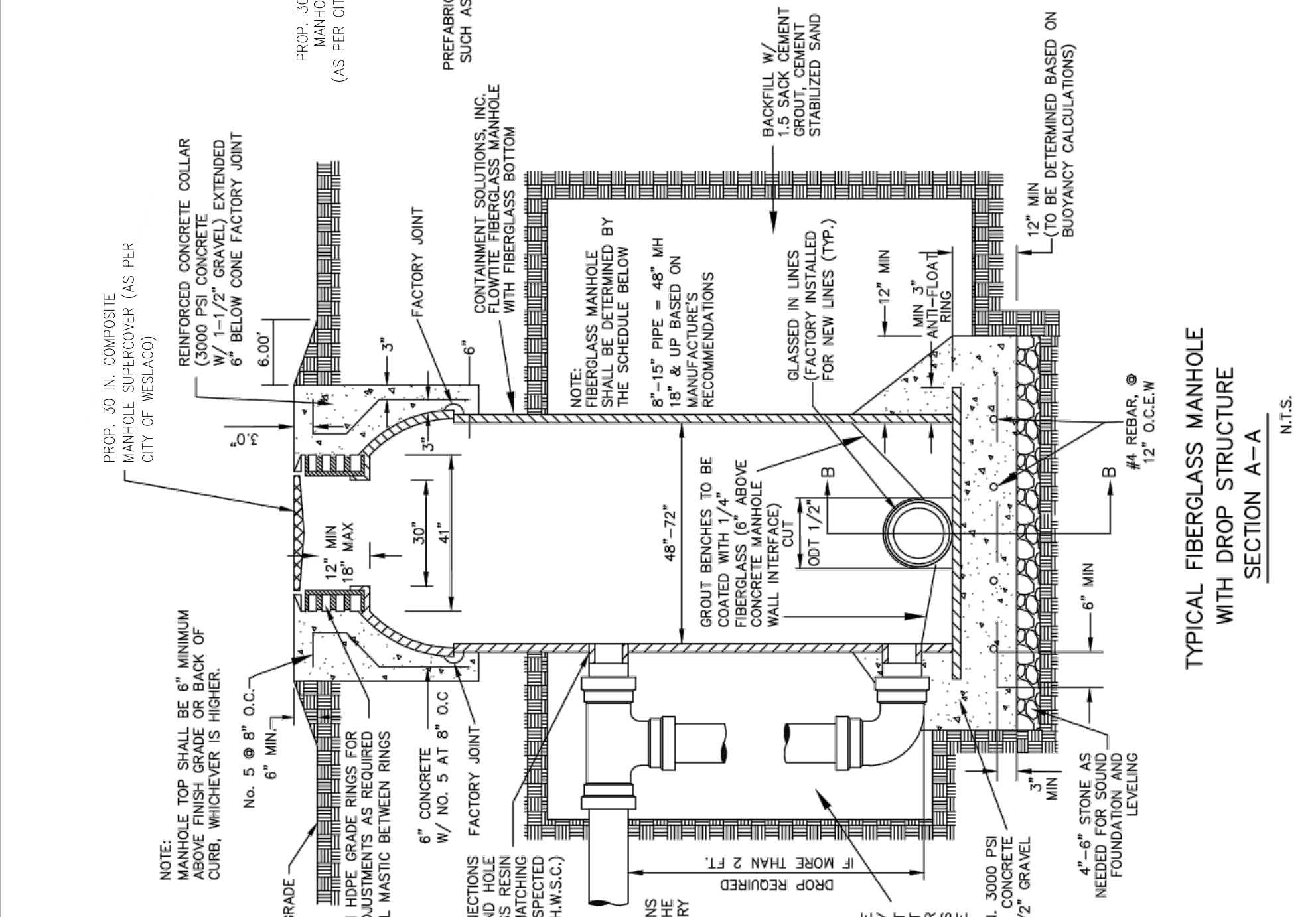
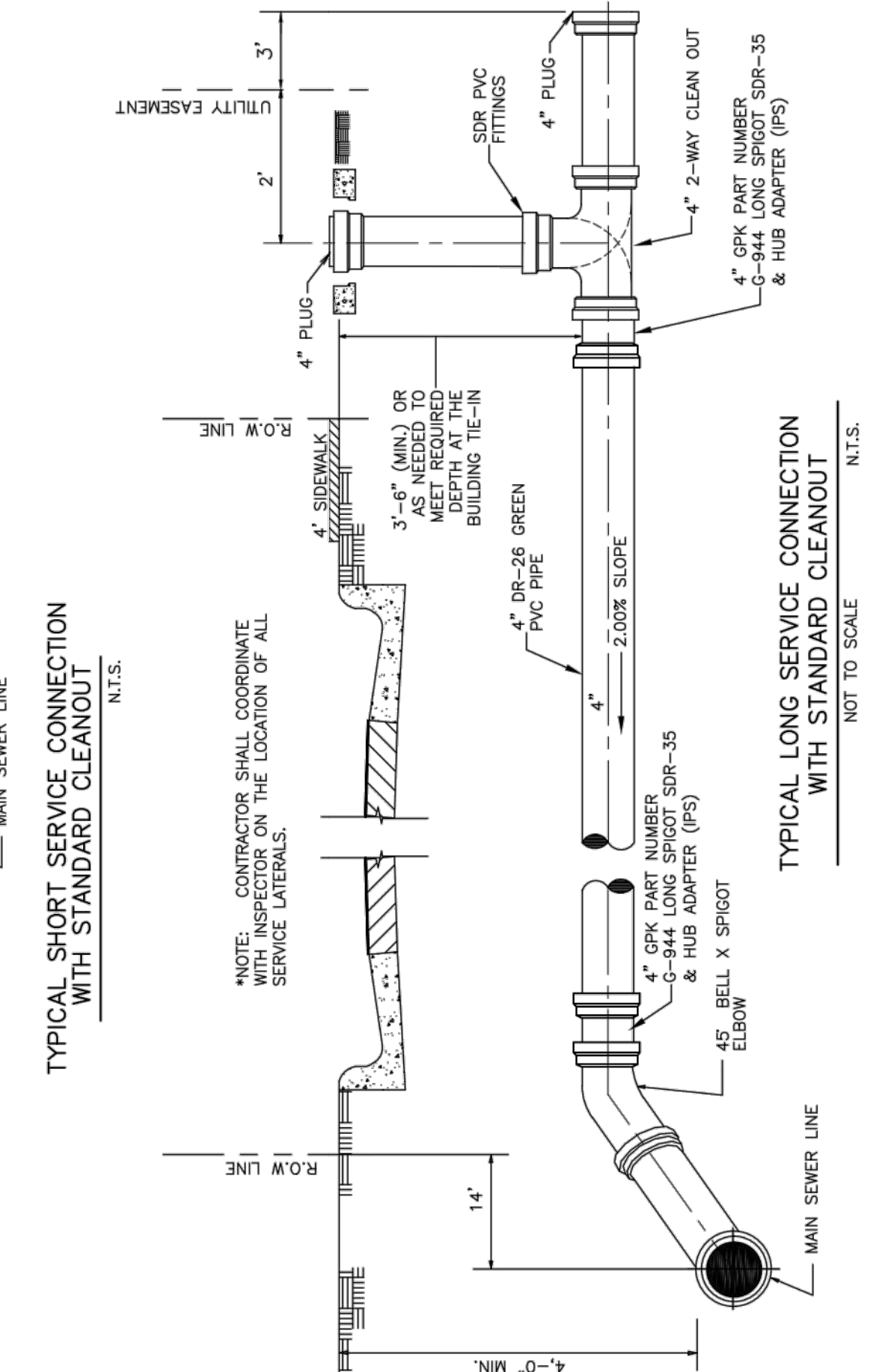
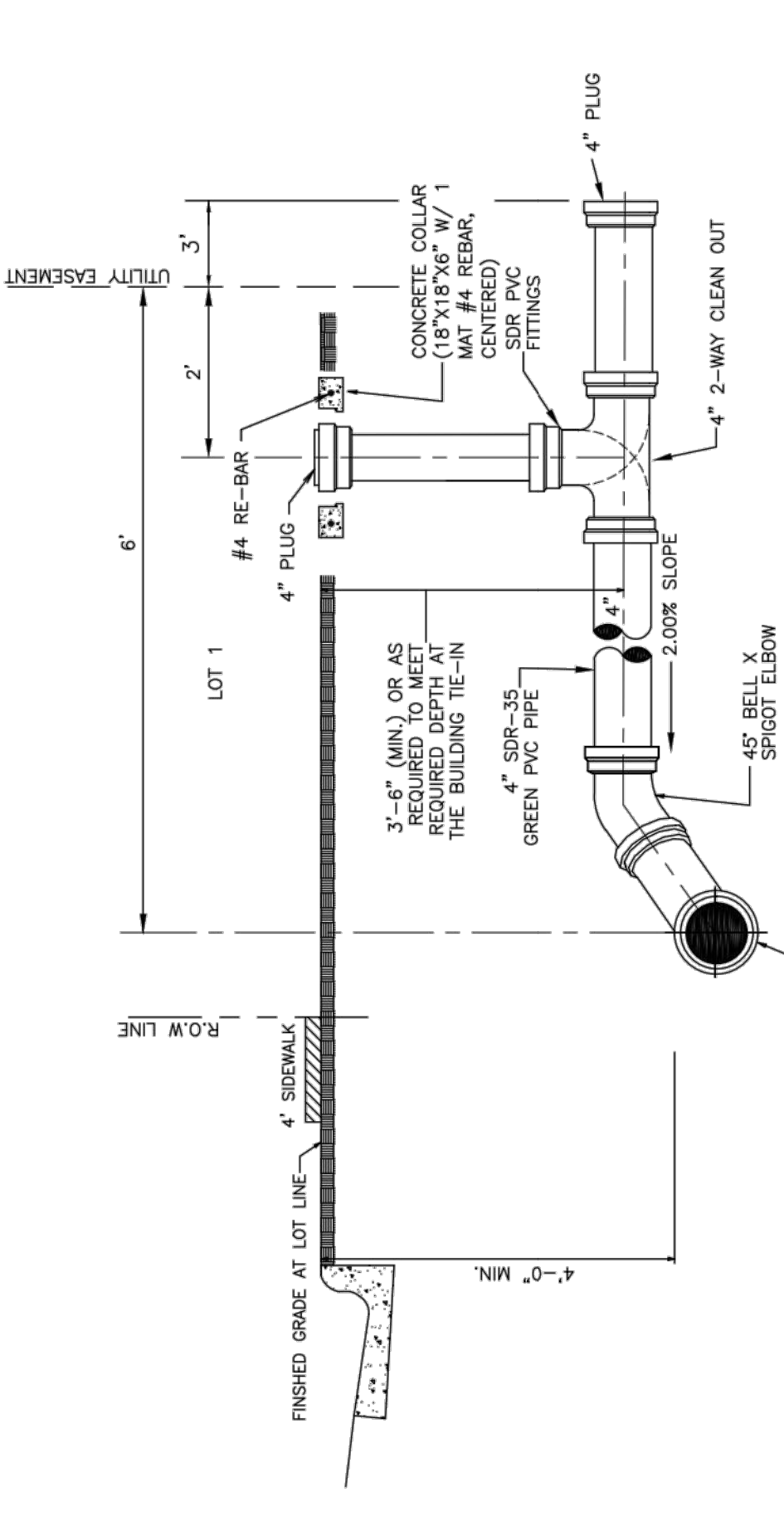
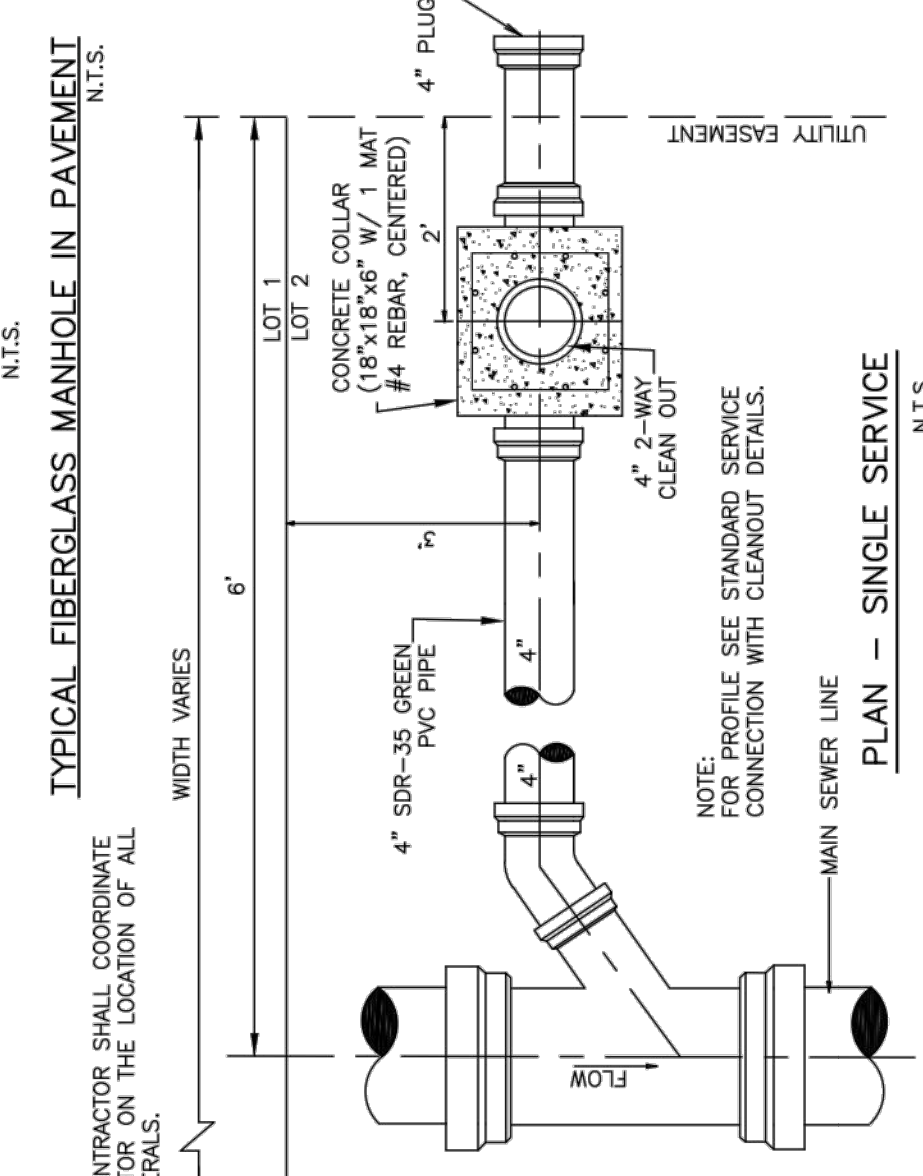
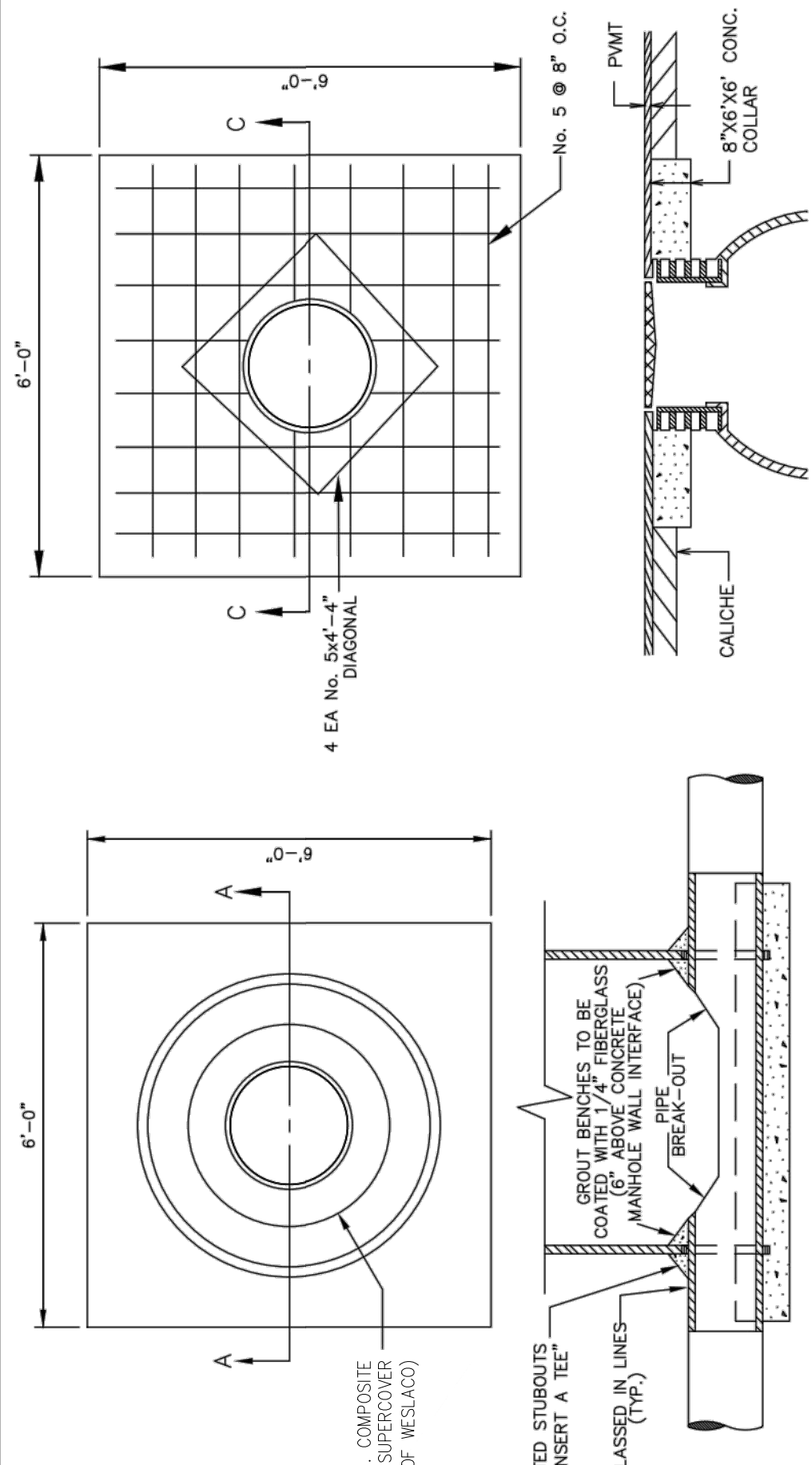
THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



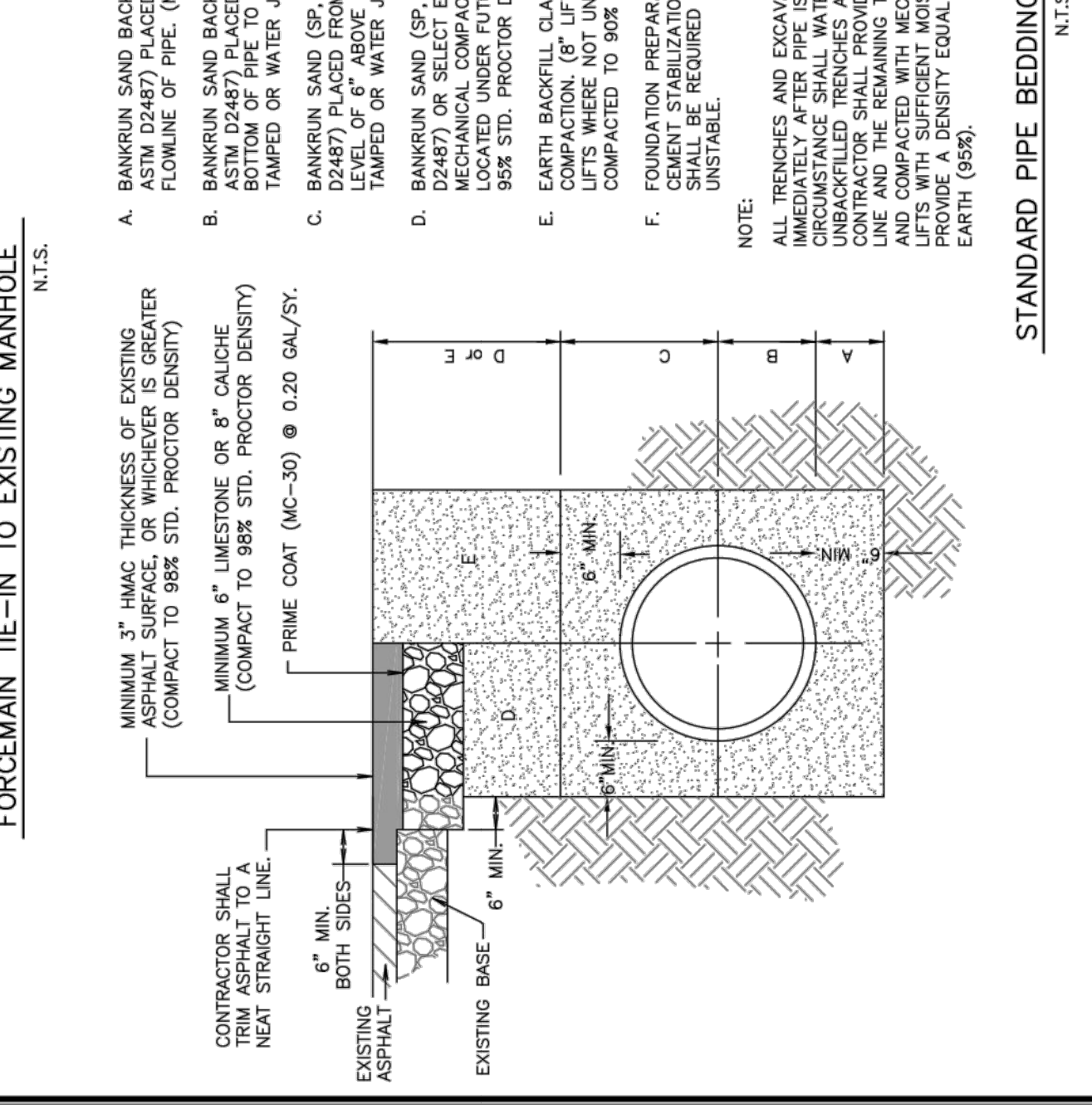
[Signature]
DATE: DEC. 4, 2024

WASTEWATER

CLIENT: DEANN PERALES
PROJECT NO.: 2025.03
SHEET NO.: C5.A



THRUST BLOCK SIZE		WEIGHT	
DIAMETER OF SURFACE IN INCHES	THICKNESS IN INCHES	HORIZONTAL BENDS - SQ. FT.	VERTICAL BENDS - LBS.
6" or LESS	2	22-7/2	BENDS
8	3	3,000	
10	3.5	4,500	
12	4	6,000	
14	5	8,000	
16	6	11,000	
6" or LESS	4	45 & 90 BENDS	
8	5	6,000	
10	6	10,700	
12	7	16,700	
14	8	24,000	
16	10	32,600	
18	12	42,700	
6" or LESS	3	12	TEES & DEAD ENDS
8	4	15	
10	6	18	
12	8.5	18	
14	11.5	24	
16	15	24	



- BANKRUN SAND BACKFILL (SP. SW OR SM AS PER ASTM D2487) PLACED BEFORE PIPE IS LAID UP TO FLOWLINE OF PIPE. (MINIMUM DEPTH OF 6")
- BANKRUN SAND BACKFILL (SP. SW OR SM AS PER ASTM D2487) PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE AND HAND TAMPED OR WATER JETTED IN 4" LIFTS.
- BANKRUN SAND (SP. SW OR SM AS PER ASTM D2487) PLACED FROM SPRING LINE OF PIPE TO A MINIMUM DEPTH OF 18" IN 6" LAYERS HAND TAMPED OR WATER JETTED IN 4" LIFTS.
- BANKRUN SAND (SP. SW OR SM AS PER ASTM D2487) OR SELECT EARTH BACKFILL CLASS "A" MECHANICAL COMPACTION (6" LIFTS) (WHERE REQUIRED) TO 98% STD. PROCTOR DENSITY (MIN).
- EARTH BACKFILL CLASS "B" MECHANICAL COMPACTION (6" LIFTS) (WHERE REQUIRED) TO 90% STD. PROCTOR DENSITY (MIN).
- FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

NOTE:
ALL TRENCHES AND FOUNDATIONS SHALL BE BACKFILLED IMMEDIATELY AFTER PIPE IS LAID THEREIN AND UNDER NO CIRCUMSTANCES SHALL WATER BE PERMITTED TO RISE IN THE TRENCH. CONTRACTOR SHALL PROVIDE BANKRUN SAND UP TO THE SPRING LINE AND THE REMAINING TRENCH WITH BANKRUN SAND PLACED IN 6" LIFTS WITH SURFACE MOISTURE ADDED, IF NECESSARY, TO PROVIDE A DENSITY EQUAL TO THE ADJACENT UNDISTURBED EARTH (95%).

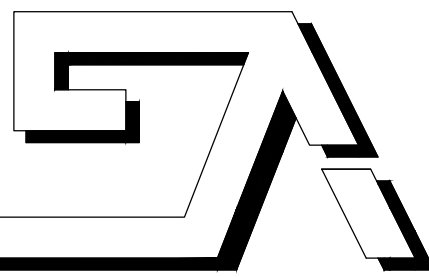
NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS

NOTE: ALL DIMENSIONS ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 160 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ. FT.

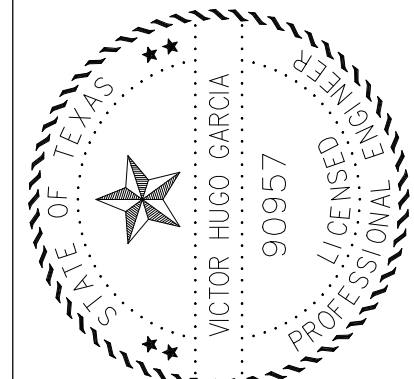
NOTE:
CONTRACTOR SHALL NEAR STRAIGHT LINE

R & S SUBDIVISION
HIDALGO COUNTY, TX

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



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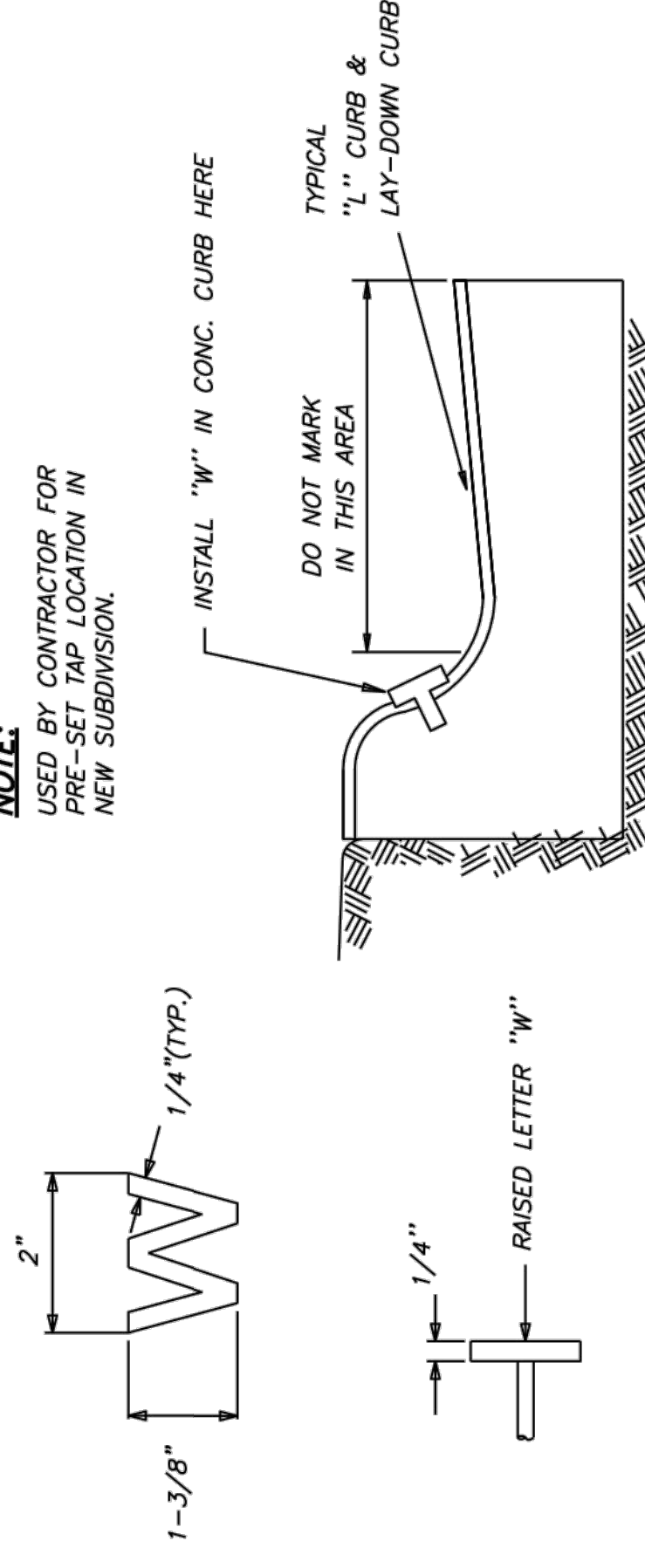


[Signature]
DATE: DEC. 4, 2024

WATER DETAILS

CLIENT: DEANN PERALES
PROJECT NO.:
SHEET NO.: **C5.B**
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", 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)

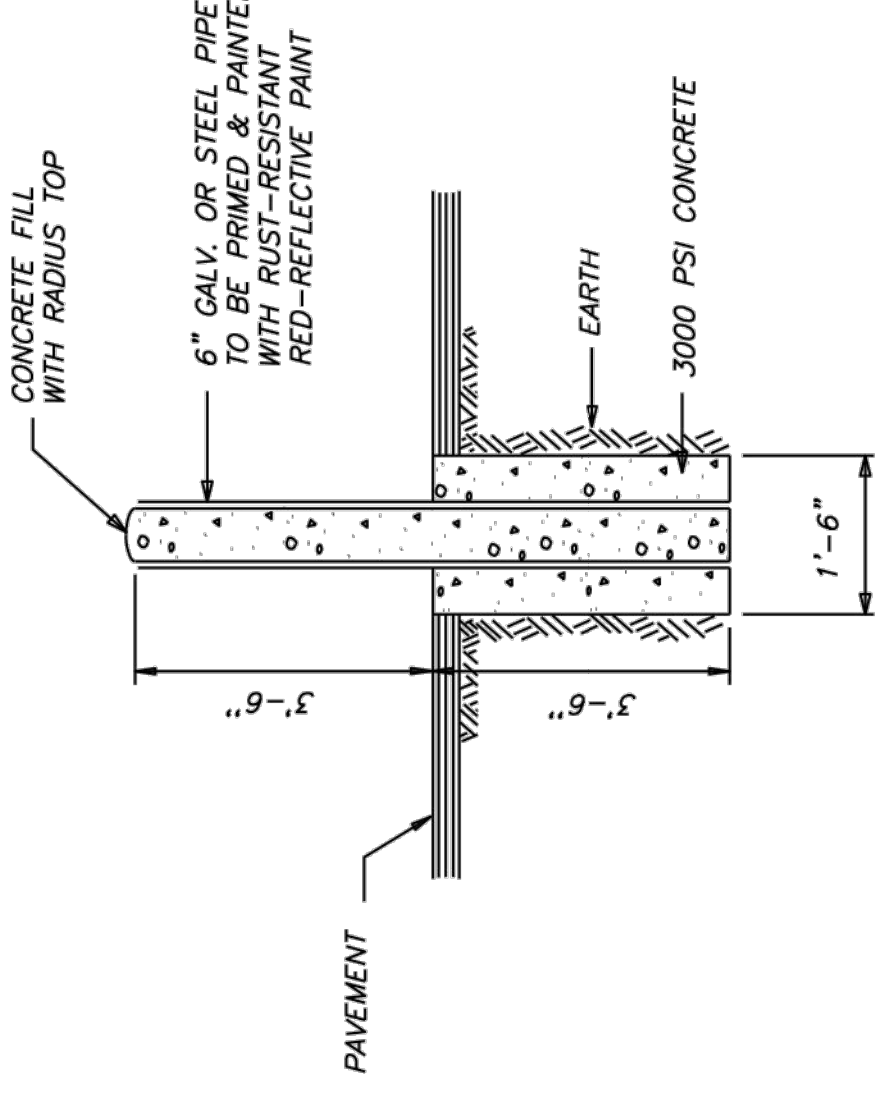
ANGLE METER STOP
REQUIRED AT ALL METERS - SIZES 3/4" & 1" - INSTALL 3/4" UNLESS DIRECTED OTHERWISE - COPPER COMPRESSION W/ CLAMP INLET BY METER COUPLING NUT OUTLET.

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.

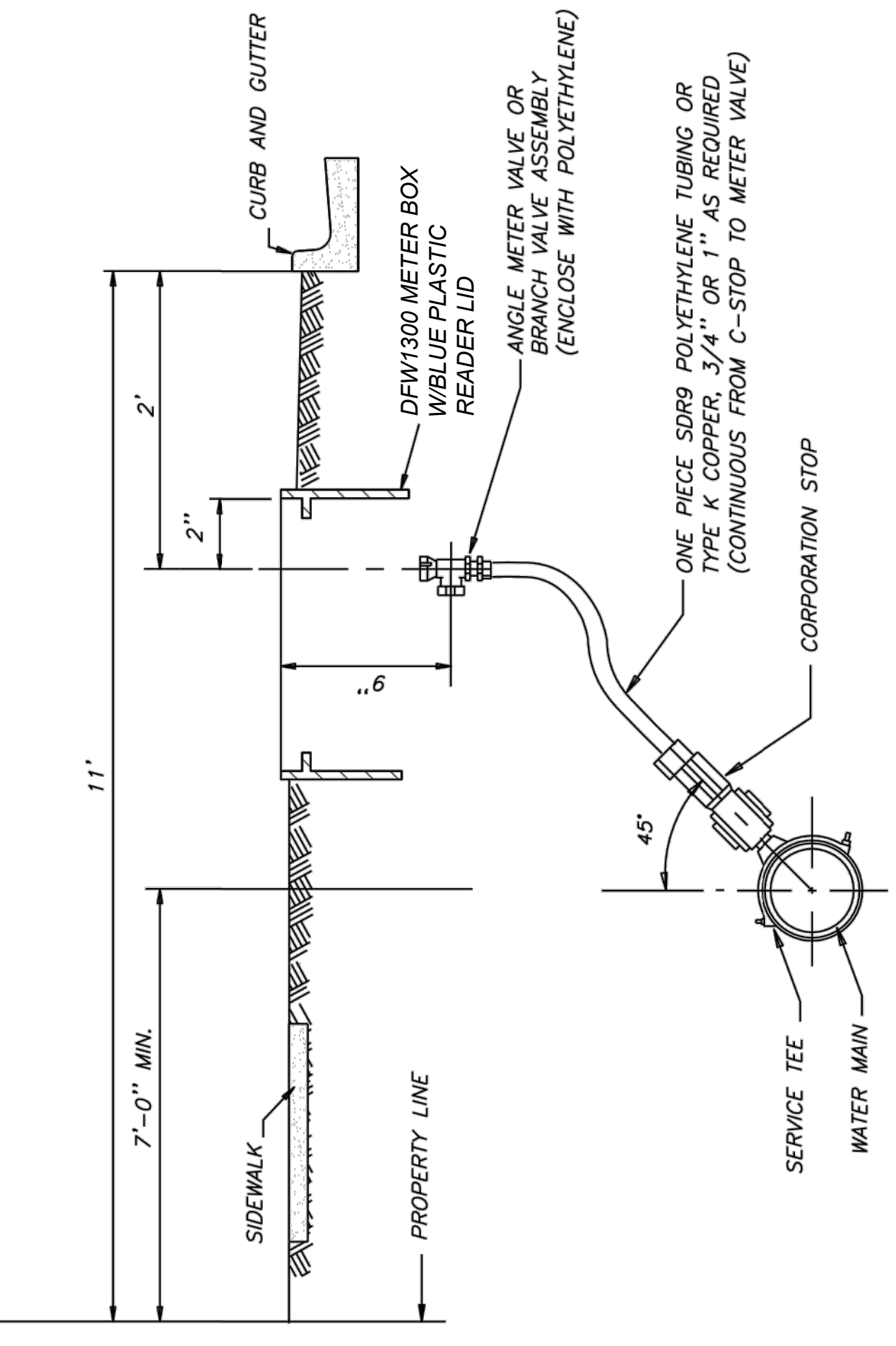
BRASS FITTINGS
BRASS FITTINGS SHALL COMPLY WITH A.W.W.A. C800-86 AND BE WRAPPED IN POLYETHYLENE.



NOTE:
DO NOT PLACE BOLLARD IN
FRONT OF HOSE OUTLETS

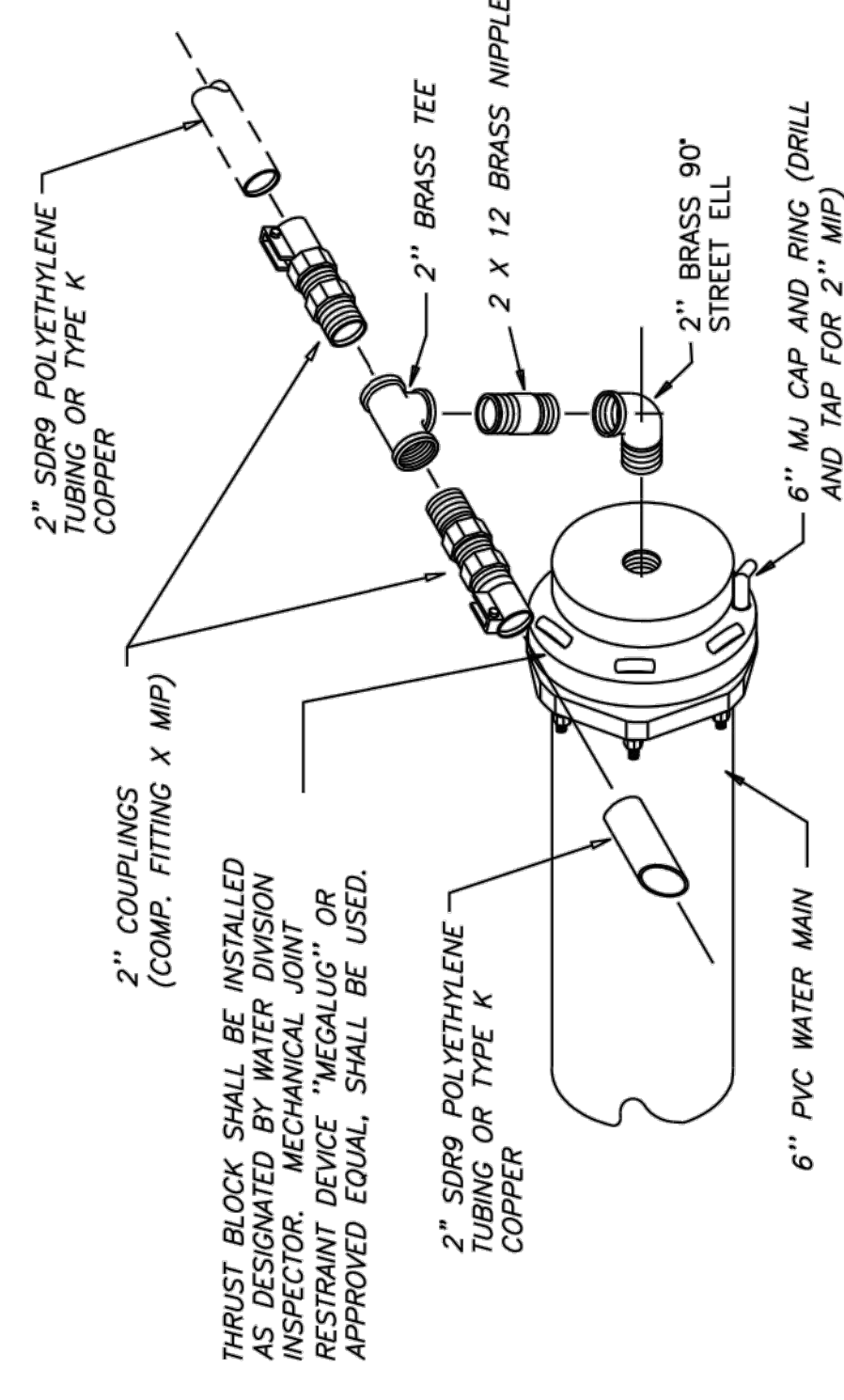
BOLLARD DETAIL

NOT TO SCALE



TYPICAL CUL-DE-SAC SERVICE

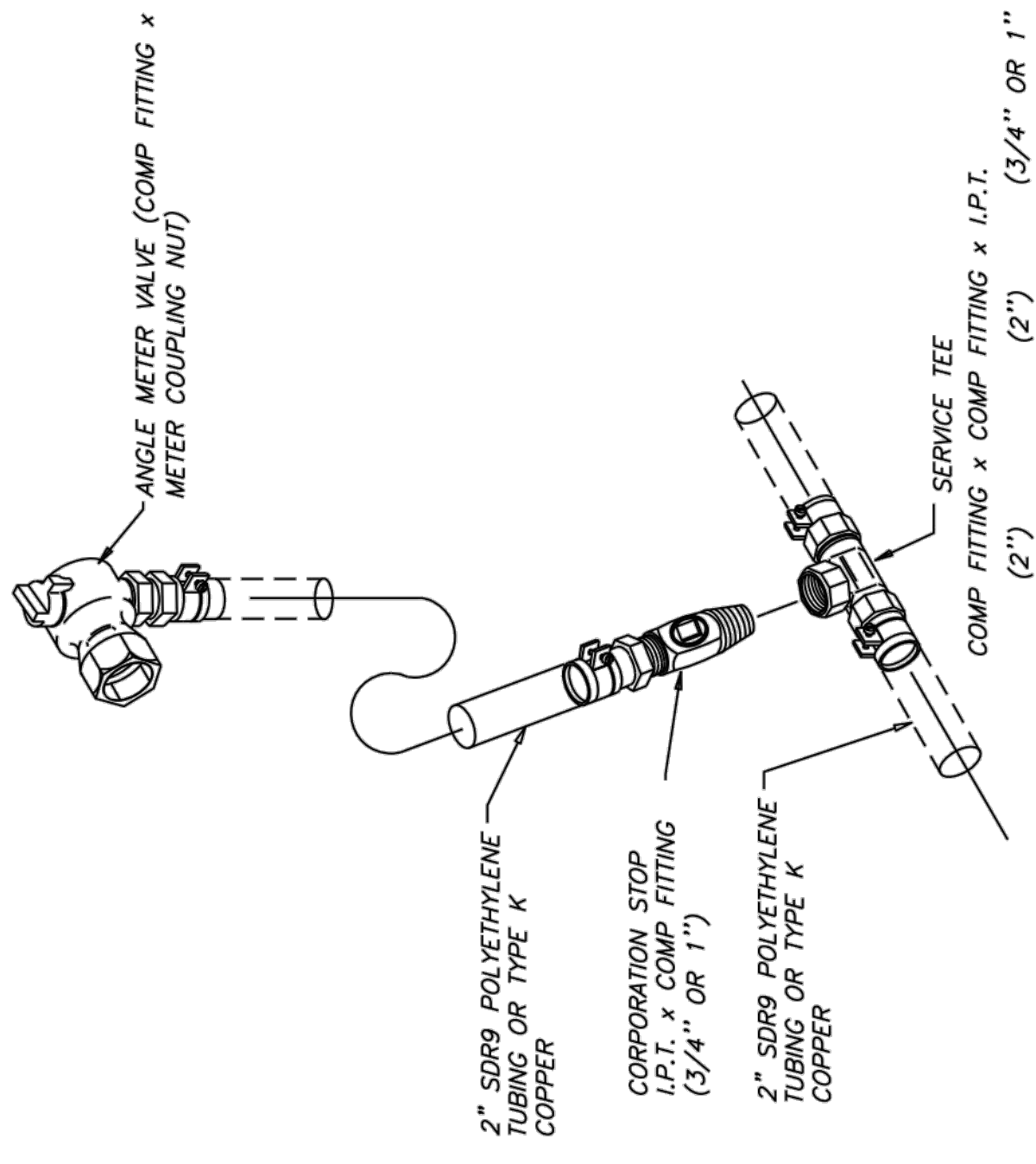
NOT TO SCALE



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

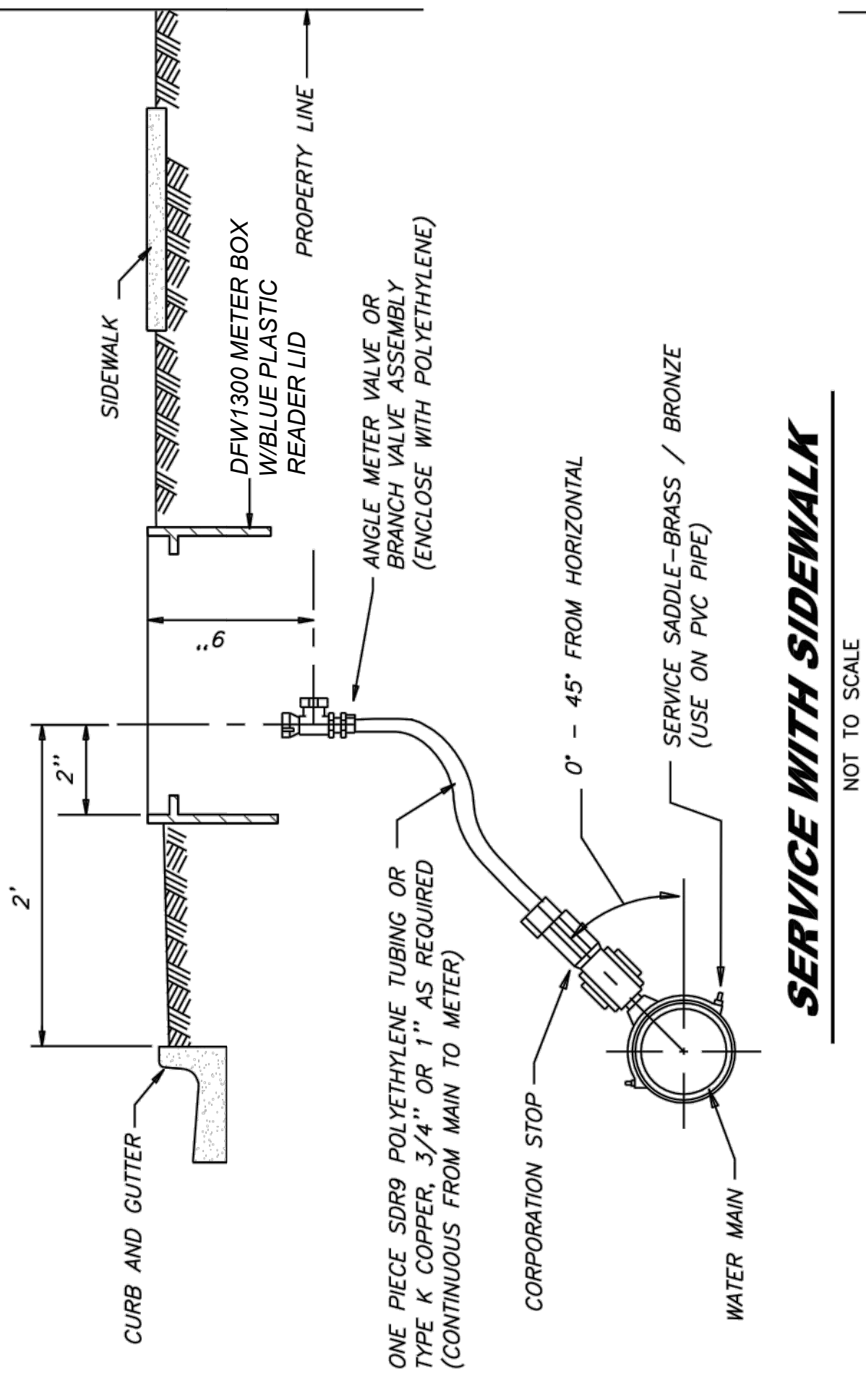
TYPICAL CONNECTION DETAIL

NOT TO SCALE



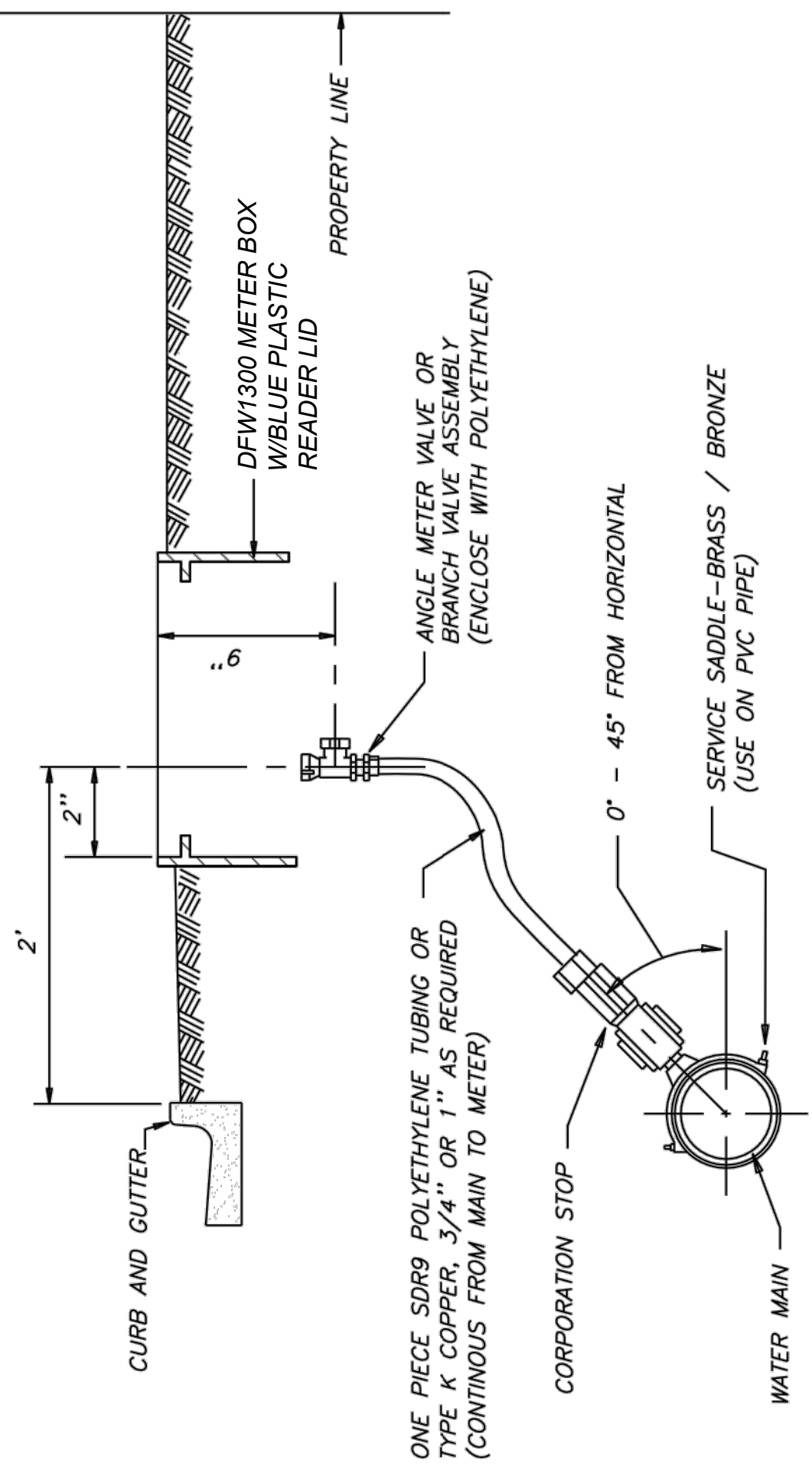
TYPICAL CONNECTION DETAIL

NOT TO SCALE



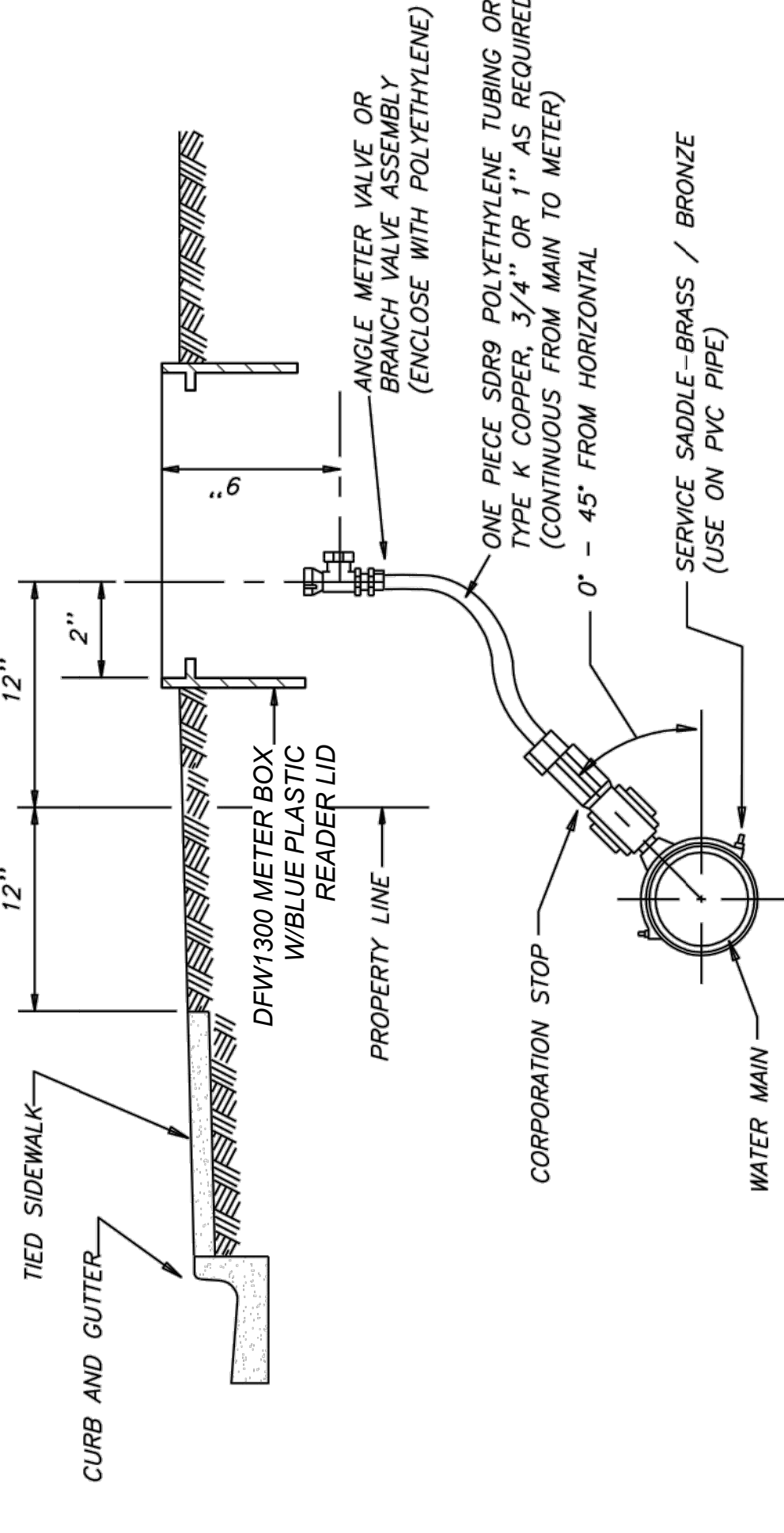
SERVICE WITH SIDEWALK

NOT TO SCALE



SERVICE WITHOUT SIDEWALK

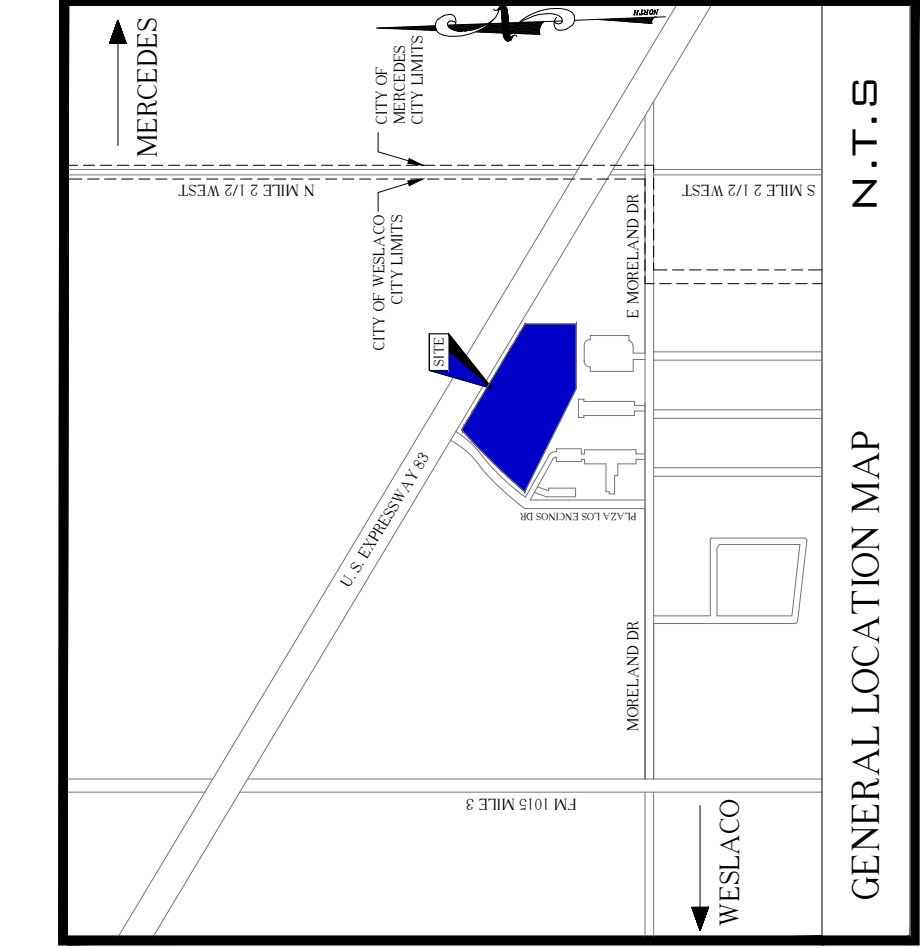
NOT TO SCALE



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 TIESIDEWALK SITUATION.



GENERAL LOCATION MAP N.T.S

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 REPLAT 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 IN/HR	A = 1.5 AC	= 6.05 CFS
-----------	---------	----------------	------------	------------

(50 YR) EXISTING

Q = CIA =	C = 0.62	I = 10.1 IN/HR	A = 1.5 AC	= 9.42 CFS
-----------	----------	----------------	------------	------------

(50 YR) PROPOSED

Q = CIA =	C = 0.68	I = 10.1 IN/HR	A = 1.5 AC	= 10.33 CFS
-----------	----------	----------------	------------	-------------

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

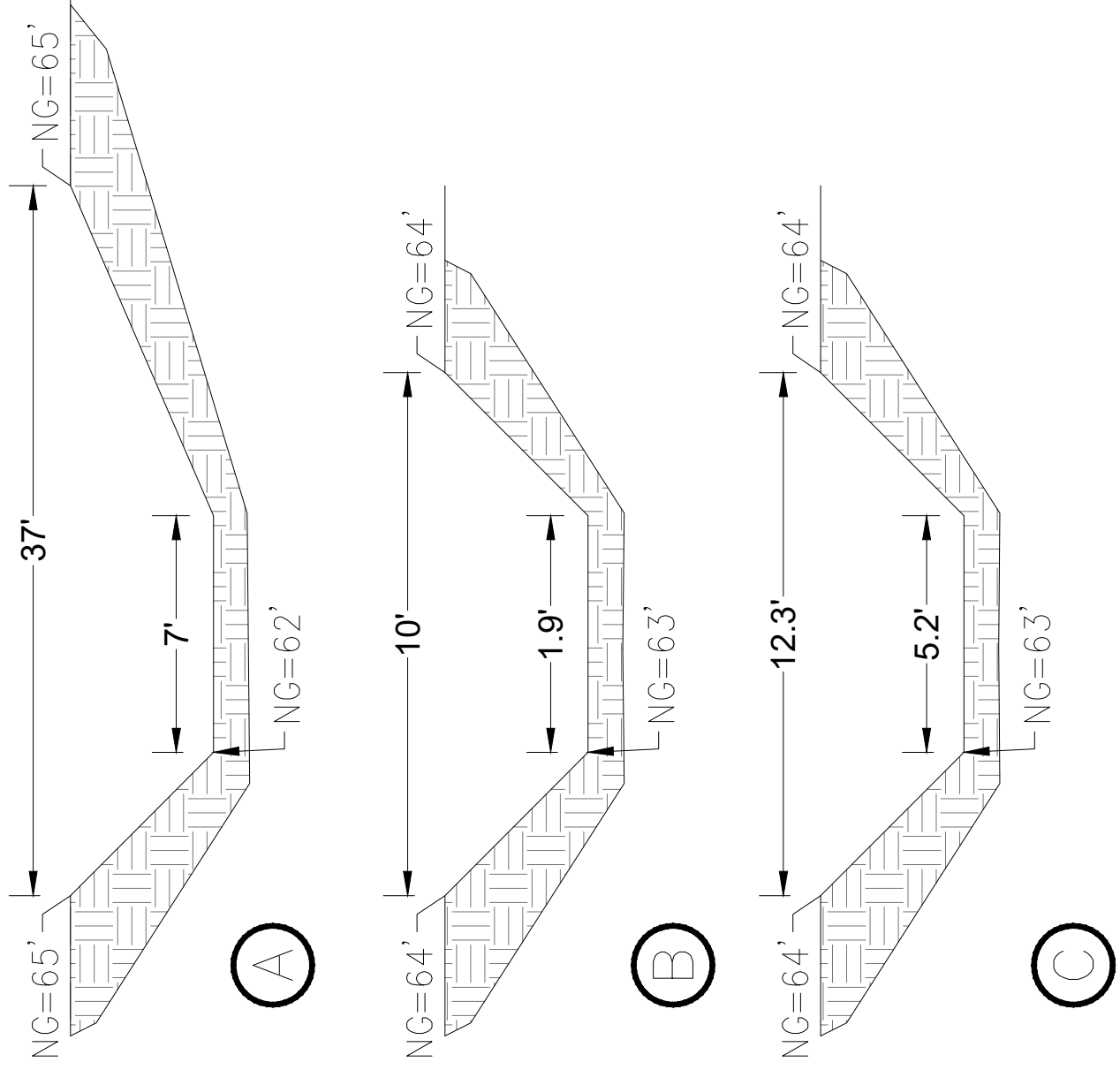
AREA TABULATIONS: PROP. CONDITIONS	
IMPERVIOUS AREA	0.94 AC
GREEN/ LANDSCAPING AREA	0.56 AC
TOTAL AREA	1.5 AC

GRADING LEGEND

X	14.60'	PROPOSED ELEVATION
X		EXISTING ELEVATION
X		EXISTING DRAINAGE FLOW
X		PROP. DRAINAGE FLOW
(A)		MATCH TO EXISTING ELEVATION
TOP		TOP OF PAVEMENT ELEVATION
TOC		TOP OF CURB ELEVATION
TOI		TOP OF INLET ELEVATION
TOS		TOP OF SIDEWALK ELEVATION
TOW		TOP OF WALL ELEVATION
TOR		TOP OF RIM ELEVATION
TOB		TOP OF BANK ELEVATION
TOG		TOP OF GRASS ELEVATION
DEL		DRAINAGE FLOW LINE ELEVATION
IFL		GUTTER FLOW LINE ELEVATION
IFL		INLET FLOW LINE ELEVATION
FFG		FINISHED FLOOR ELEVATION
BOG		BOTTOM OF DROP ELEVATION
BOG		BOTTOM OF GARAGE ELEVATION
HP EL		HIGH POINT ELEVATION



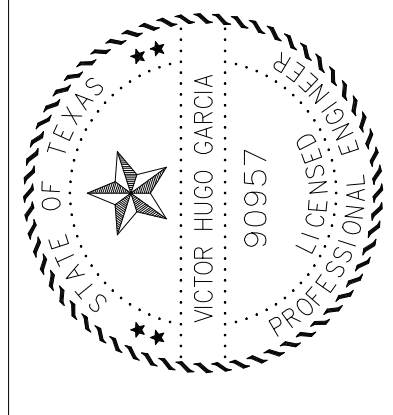
5"
0'
1'



R & S SUBDIVISION
HIDALGO COUNTY, TX

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

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[Signature]
DATE: DEC. 4, 2024

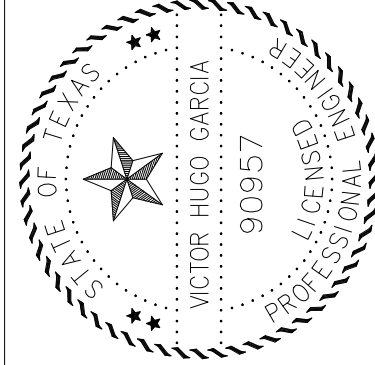
PROP. DRAINAGE & GRADING PLAN

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

DRAINAGE AND GRADING PLAN
SCALE: 1:20

R & S SUBDIVISION
HIDALGO COUNTY, TX

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



[Signature]
DATE: OCT. 14, 2024

DATE: OCT. 14, 2024

PROP. DRAINAGE
& GRADING PLAN

CLIENT: DEANN PERALES
PROJECT NO.: 2023.09
SHEET NO.: **C4.0**

COPY RIGHT 2024

GRADING LEGEND

X	14.60'	PROPOSED ELEVATION
X		EXISTING ELEVATION
X		EXISTING DRAINAGE FLOW
X		PROP. DRAINAGE FLOW
(A)		MATCH TO EXISTING ELEVATION
TOP		TOP OF PAVEMENT ELEVATION
TOC		TOP OF CURB ELEVATION
TOI		TOP OF INLET ELEVATION
TOS		TOP OF SIDEWALK ELEVATION
TOW		TOP OF WALL ELEVATION
TOR		TOP OF RIM ELEVATION
TOB		TOP OF BANK ELEVATION
TOG		TOP OF GRASS ELEVATION
DEL		DRAINAGE FLOW LINE ELEVATION
GFL		GUTTER FLOW LINE ELEVATION
IFL		INLET FLOW LINE ELEVATION
PNF		PROPOSED NATURAL GROUND
FFE		FINISHED FLOOR ELEVATION
BOO		BOTTOM OF DROP ELEVATION
BOG		BOTTOM OF GARAGE ELEVATION
HP EL		HIGH POINT ELEVATION

AREA TABULATIONS: PROP. CONDITIONS

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COMMUNITY PANEL NO. 4803340450C
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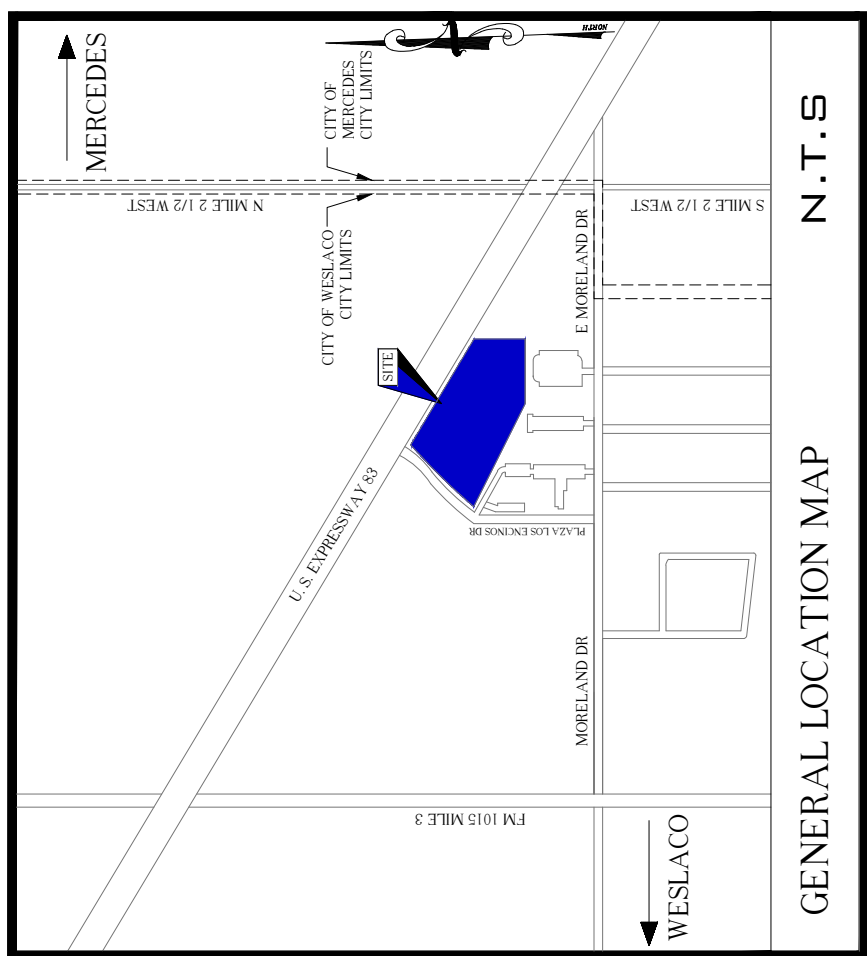
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9. WORK SHALL BE DONE IN ACCORDANCE WITH GEOTECHNICAL REPORT.





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

Date of Meeting: February 5, 2025	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Quintanilla, Headley & Associates, Inc.	
Subject/Agenda Item: Discussion and consideration for six-month extension of Villas on Sugar Cane Subdivision being 2.349 acre out of Farm Tract 57, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 9 North Road, approximately 500ft west of Mile 4 ½ West Road. Possible Action.	
Discussion/Overview: The proposed eighteen (18) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on February 6, 2025. This is the 1 st extension. The projected start date is set for March 3, 2025. The Engineering Department has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

January 15, 2025

Ms. Rebekah de la Fuente
Senior Planner
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Villas on Sugar Cane Subdivision

Dear Ms. de la Fuente:

I am requesting a time extension of six months for the approval of this subdivision.

Please review this request and present it to the Planning and Zoning Commission and the City Commission for their consideration.

Should you have any questions, please feel free to call me at 381-6480.

Sincerely,

Eulalio Ramirez, P.E.
Project Engineer

From: [Jeremy Anciso](#)
To: [Flor Acuna](#); [Rebekah M. De La Fuente](#)
Subject: Fw: Villas on Sugarcane Projected
Date: Thursday, January 16, 2025 9:18:29 AM
Attachments: [Outlook-nwhhigub.png](#)



Jeremy Anciso

Construction Inspector

janciso@weslacotx.gov

(956) 733-2346



From: Noe Cavazos <noe.reyaconstruction@gmail.com>

Sent: Wednesday, January 15, 2025 6:54 PM

To: Jeremy Anciso <janciso@weslacotx.gov>

Cc: carlo@crcdesign-build.com <carlo@crcdesign-build.com>; lalor@qha-eng.com <lalor@qha-eng.com>

Subject: Villas on Sugarcane Projected

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.

Jeremy,

As per our conversation I spoke with Mr. Carlo Cantu and we are shooting for a projected start date of 03/15/25. Date might vary as Mr. Cantu is patiently waiting on some investors that will be involved. We will be submitting submittals also for approval to engineer. Thank you for reaching out and we look forward on working with you on this project!

Respectfully,
Noel Cavazos
(956)472-5798

Sent from my iPhone



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

Date of Meeting: February 5, 2025	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Joel Pena Jr.	
Subject/Agenda Item: Discussion and consideration for six-month extension of J&P Estates Subdivision being 4.00 acres out of the South 20.00 acres out of Farm Tract 130, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of Cypress and North Border Ave. Possible Action.	
Discussion/Overview: The proposed four (4) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on February 16, 2024. This is the 2 nd extension. Project has not been started but has been issued a Notice to Proceed. The Engineering Department has provided and email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Joel Pena Jr.

J&P Estates

Joep0588@gmail.com

City of Weslaco

255 S Kansas Ave,

Weslaco, Tx 78596

I hope this letter finds you well. I am writing to formally request a six-month extension for the completion of the J&P Estates project, which was originally scheduled for completion in Fall 2024.

We are currently working closely with our contractors and anticipate finalizing all remaining utilities work soon. We are confident that this extension will allow us to meet the necessary requirements for successful project completion.

I will continue to provide you with regular updates on the status of the project to ensure you are fully informed throughout this period. Your understanding and continued support during this time are greatly appreciated.

Thank you for your attention to this matter. Please feel free to contact me should you have any questions or require further details.

Sincerely,

Joel Pena Jr.

J&P Estates

From: [Rebekah M. De La Fuente](#)
To: [Flor Acuna](#)
Subject: FW: J&P Estates update.
Date: Tuesday, January 21, 2025 2:18:05 PM
Attachments: [image003.png](#)
[image004.png](#)
[image001.png](#)
[image003.png](#)

Please see email below

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: Joel Pena <joep0588@gmail.com>
Sent: Thursday, January 16, 2025 2:45 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: J&P Estates update.

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.

Based on the contractor's work availability we should be done by early/ mid February with the water and waste utilities connection. Once the waste and water are connected, will we be ready for our final plat meeting?

On Thu, Jan 16, 2025 at 1:01 PM Rebekah M. De La Fuente <rdelafuente@weslacotx.gov> wrote:

Received thank you. Do you have a timeline on when the work will commence for this development

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



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

Date of Meeting: February 5, 2025	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of R. Gutierrez Engineering Corporation.	
Subject/Agenda Item: Discussion and consideration for six-month extension of Sierra Verde Estates Subdivision being 25.0 acre out of Lots 15, and 16, Block 147, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the northwest corner of Mile 4 West Road and Mile 12 North Road. Possible Action.	
Discussion/Overview: The proposed twenty-one (21) lot subdivision is located outside the City of Weslaco. Final Plat is set to expire on January 16, 2025. This is the 1 st extension. The development is being overseen by county. The Engineering Department has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	

R. Gutierrez Engineering Corporation

January 27, 2025

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596

RE: Sierra Verde Estates Subdivision

Dear Ms. de la Fuente:

As per your email sent on Friday, January 24 2024, the final plat approval for Sierra Verde Estates Subdivision expired on January 16, 2025.

This project is still viable and we would like to formally request an extension to the final plat approval of this project.

If you have any questions, please call me. You can call me at 956-782-2557 or on my mobile at 956-227-2154.

Sincerely,



Ramiro Gutierrez
President

From: [Joe Mondragon](#)
To: [Flor Acuna](#); [Jeremy Anciso](#)
Cc: [Rebekah M. De La Fuente](#); [Kayla A. Arevalo](#)
Subject: RE: Sierra Verde Estates
Date: Monday, January 27, 2025 4:02:33 PM
Attachments: [image002.png](#)
[image005.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image001.png](#)
[image003.png](#)
[image004.png](#)
[image009.png](#)
[image010.png](#)

Good Afternoon,

To reply to this email over the extension request for the project of Sierra Verde Estates utilities and roads belong to county If you have any questions please feel free to contact me.

From: Flor Acuna <facuna@weslacotx.gov>
Sent: Monday, January 27, 2025 9:51 AM
To: Jeremy Anciso <janciso@weslacotx.gov>; Joe Mondragon <jmondragon@weslacotx.gov>
Cc: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>; Kayla A. Arevalo <karevalo@weslacotx.gov>
Subject: FW: Sierra Verde Estates

Good morning, could I please have status on this project.

Thank you in advance.

Flor E. Acuña
General Service Coordinator
City of Weslaco
255 S Kansas Ave.
Weslaco, Tx. 78596
Ph. 956-447-3403
Fax 956-973-3128



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



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

Date of Meeting: February 5, 2025	Agenda Item No. (to be assigned by PCE): V.G.
From: Rebekah de la Fuente, Planning Director, on behalf of S2 Engineering, PLLC.	
Subject/Agenda Item: Discussion and re-consideration for the Final Plat with the variance 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 Gardens at Villa Verde Subdivision Phase I was approved by City Commission on January 21, 2025. Applicant is requesting a variance to allow for a 10" rear setback and will comply with a 5" side setback.	
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 on the variance request and compliance with ordinance on the variance request.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
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.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

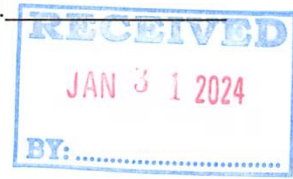


APPLICATION FOR SUBDIVISION VARIANCE

VAR-000773-2025

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

FILE NO.



GENERAL INFORMATION

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

Location: South Hidalgo County Texas, on the west side of S Texas Blvd and approximately 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 of land as described in warranty deed recorded February 16, 2022, via document number 3311512, Official 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:
Developer is proposing reducing rear setback to 10 feet and comply with the 5 feet side setback in order to accommodate proposed garden home style residences. Front setback of 25 will also remain as code requires.

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: 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: 1/28/2025

S2 Engineering / Jose Noe Saldivar is the authorized agent

Authorized Agent Signature:  Date: 1/28/2025

Authorized Agent Printed Name: Jose Noe Saldivar, P.E.