

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

MARCH 5, 2025 5:30P.M.

PCE CONFERENCE ROOM

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jim Forward, PZ Commissioner

Carolina Crockett, PZ Commissioner

Richard Valdez, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
FEBRUARY 5, 2025**

On Wednesday, February 5, 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:

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

Also, present were Mike Swinnea, Assistant Fire Marshall, 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, Chairman Hernandez, was absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. January 8, 2025, Regular Meeting

Commissioner Crockett made a motion to approve the minutes of January 8, 2025, seconded by Commissioner Forward. Motion carried.

IV. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for 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.

Mrs. Arevalo stated the proposed development is a one (1) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through a 12" sewer line. Staff recommends approval of Preliminary and/or Final Plat.

Commissioner Torres made a motion to approve the Final plat, seconded by Commissioner Summers.

B. 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.

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

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

C. 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.

Mrs. Arevalo stated the proposed two (2) 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 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 Torres. Motion carried.

D. 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.

Mrs. Arevalo stated 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 1st extension. The Engineering Department has provided an email. The projected start date is set for March 3, 2025. Staff recommends approval of six-month extension.

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

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

Mrs. Arevalo stated proposed four (4) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on February 16, 2024. This is the 2nd extension for this site. The project has not been started but has

been issued a Notice to Proceed. The Engineering Department has provided and email. Staff recommends approval of the six-month extension.

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

F. 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.

Mrs. Arevalo stated 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 1st extension for this site. The development is being overseen by county. The Engineering Department has provided an email. Staff recommends approval of the six-month extension.

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

G. 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.

Mrs. Arevalo stated 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. Staff recommends approval on the variance request and compliance with ordinance on the variance request.

Commissioner Crockett made a motion to table the variance request, updated plat must be submitted, seconded by Commissioner Forward. Motion carried.

V. ADJOURNMENT

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

Planning and Zoning Commission

Absent
David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: March 5, 2025	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Ismael Reyes.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit, at 512 Professional Dr., also being Posada Subdivision, Unnumbered Lot, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premises Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on February 12, 2025. Eight (8) property owners within 200 feet of the applicant's property were notified by letter on February 21, 2025.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

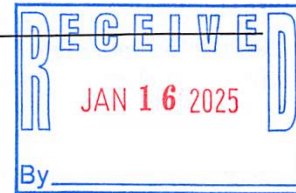


APPLICATION FOR CONDITIONAL USE PERMIT

USE-000766-2025

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

FILE NO. _____



PROPOSED PROJECT

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

Lot _____ Block _____
Subdivision Name 512 Professional Dr. (KA)
Street Address 2004 E Expwy 83
Existing Zoning _____ Existing Land Use _____
Purpose for the Conditional Use Permit Request TABC License

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

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

APPLICANT

Name Ismael Reyes Phone 956 884 9968
Address 1410 Coconut Palm Ave Fax: _____
City San Juan State TX Zip Code 78589 E-Mail: reyesismael435@gmail.com

OWNER

Name Ismael Reyes Phone 956 884 9968
Address 1410 Coconut Palm Ave Fax: _____
City San Juan State TX Zip Code 78589 E-Mail: reyesismael435@gmail.com

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

Yes _____ No ☒ _____

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

Signature *Isaac Reyes* Date 1/14/25
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published in Newspaper Date _____

Presented to P & Z Commission
Approved _____ Disapproved _____ Tabled _____ Date _____

Presented to City Commission
Approved _____ Disapproved _____ Tabled _____ Date _____



Document reference ID : 428467

Licensing Application Summary

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

Application ID: 428467

Applicant Name: El Ronco Enterprises Inc

License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Corporation

FEIN/SSN Number: 331731873

Historically Underutilized Business: No

Veteran-owned business: No

Fraternal Owned: No

Secretary of State Filing Number: 805766605

Date Filed: 10/30/2024

Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Ismael

Legal Middle Name: Reyes

Email Address: REYESISMAEL435@GMAIL.COM

Phone Number: 956-884-9968

Initial Application Information

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

Legal First Name: Ismael

Legal Last Name: Reyes

Email Address: REYESISMAEL435@GMAIL.COM

Phone Number: 956-884-9968

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
El Ronco Enterprises Inc	Ismael Reyes	President	0	Added

Basic Business information

Business/Trade Name: El Ronco Servicar

Business Type Convenience Store

Location's Phone Numbers

Business Phone Number 956-884-9968

Location Address

Address: 512 Professional Dr, Weslaco, TX, United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 2506 N Raul Longoria Rd, San Juan, TX, United States, Hidalgo 78589

Measurement Information

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

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

Location Additional Information
--

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 10/20/2024

Projected Sales Information

Sales Year: 2025
Alcohol Sale: \$100,000.00
Food Sales: \$150,000.00
Other Sales: \$10,000.00
Total Sales: \$260,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? Yes

Are you operating under? None

Location Diagram

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



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

Section 11.37 & 61.37

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

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

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

OR

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

SIGN HERE

City Secretary/Clerk

City

, TEXAS

SEAL



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

Section 11.37 & 61.37

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

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

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

OR

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

SIGN HERE

County Clerk

County

SEAL



COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

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

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

Comptroller Representative

City

, TEXAS

SEAL



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

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

PLANNING DEPARTMENT

February 21, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, March 5, 2025, and the City Commission will hold a public hearing on March 19, 2025, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on March 5, 2025. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Ismael Reyes is requesting to a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit, at 512 Professional Dr., also being Posada Subdivision, Unnumbered Lot, Weslaco, Hidalgo County, Texas.

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

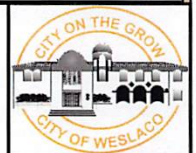
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized with a large, sweeping initial "R" and "F".

Rebekah de la Fuente
Planning Director

Planning & Code Enforcement



City of Weslaco Code Enforcement Dept.

FEB 4, 2025

YARRISON STEVEN R & SANDRA DE 923 HILL COUNTRY RD EDINBURG TX 78539	W3800-00-017-0000-08 WEST TRACT 0.48AC-S 14.47-N 20AC FT AMES BLACK S/D E 50' LT 1 & LT 2 BK 9 0 E EXPRESSWAY 83	L: 271804 B: 80777
ECU PROPERTIES LLC 2405 SE AUGUSTA SQ MCALLEN TX 78503	P8108-00-000-0001-00 POSADA LOT 1 2004 E EXPWY 83	L: 523920 B: 576080
LANDMARK PROPERTY GROUP LLC 1410 COCONUT PALM SAN JUAN TX 78589	P8108-00-000-0000-00 POSADA UNNUMBERED LOT 2004 E EXPRWY 83	L: 150000 B: 0
HEARTBREAKER LLC 1618 E 26TH ST WESLACO TX 78596	P8925-01-000-0001-00 PROFESSIONAL & MEDICAL COMPLEX PH 417 PROFESSIONAL DRIVE	L: 187000 B: 0
FARRELL PLUMBING & COOLING INC 412 PROFESSIONAL DR WESLACO TX 78596	P8925-01-000-0016-00 PROFESSIONAL & MEDICAL COMPLEX PH 412 PROFESSIONAL DRIVE	L: 186150 B: 185488
DEUS JIRE LP 420 PROFESSIONAL DR WESLACO TX 78596	P8925-01-000-0017-00 PROFESSIONAL & MEDICAL COMPLEX PH 420 PROFESSIONAL DRIVE	L: 401934 B: 577725
RGV PORVENIR LLC 84 ARIEN CT BROWNSVILLE TX 78521	Q4008-00-000-0001-00 QUICKLANE PAYNE LOT 1	L: 517014 B: 150768
HEARTBREAKER LLC 1618 E 26TH ST WESLACO TX 78596	P8925-02-000-0001-00 PROFESSIONAL & MEDICAL COMPLEX PH 2218 GEMSTONE ST	L: 167656 B: 0



RESIDENTIAL & COMMERCIAL CODE ENFORCEMENT BUILDING PERMIT APPLICATION

****All Submittals should be included in PDF Thumbdrive ****
***** PDF submittal must be broken down into disciplines*****

- ◇ RESIDENTIAL PLANS: (1) 11X17
◇ COMMERCIAL PLANS: (1) FULL SET HARDCOPY W/ WETSEALS
◇ SHEER WALL COMPLIANCE (SEALED BY ENGINEER)
- ◇ ENERGY REPORT/ MANUAL J
◇ SITE PLAN
◇ TDLR

APPLICANT

GENERAL CONTRACTOR Landmark Property Group PHONE NO. 956-884-9968
ADDRESS 1410 Coconut Palm () - (OFFICE)
CITY, STATE & ZIP San Juan, Texas 78589 () - (MOBILE)
EMAIL ADDRESS reyesismael435@gmail.com () - (FAX)

OWNER

PROPERTY OWNER: Landmark Property Group PHONE NO. (956) 884 - 9968
ADDRESS: 1410 Coconut Palm MOBILE NO. (956) 884 - 9968
CITY: San Juan, Texas 78589 STATE texas ZIP _____
EMAIL ADDRESS reyesismael435@gmail.com

PROPERTY

LOT (S): "unnumbered" BLOCK: _____ SUBDIVISION: La Posada Subdivision
SITE ADDRESS: 2004 E. Expressway 83 CURRENT ZONING: Commercial
(COMMERCIAL) IMPROVEMENT VALUE \$ 500,000 EXISTING USE: Vacant Property
(A \$5.00 Processing fee is assessed on all building permits)
(RESIDENTIAL) SQ FOOTAGE OF PROJECT AREA : N/A - Not Residential Development
COMMENTS: New 1,500 sf single story building with all site associated improvements.

PROJECT

☒ NEW _____ ADDITION _____ ALTERATION/REMODEL _____ REPAIR _____ DEMOLITION
☒ ACCESSORY USE/BUILDING POOL/SPA _____ RE-ROOF _____ FENCE _____ MOVING
☒ CURB CUT/ STREET CUT/ BORING ☒ DRIVEWAY/SIDEWALK _____ SIGN (TEMP OR PERMANENT)
☒ GRADING _____ RIGHT OF WAY USE

PLEASE CHECK ONE: RESIDENTIAL _____ MULTI-FAMILY _____ COMMERCIAL ☒ INDUSTRIAL _____

TYPE OF WORK: Electrical ◇ No ☒ Yes Plumbing ◇ No ☒ Yes Mechanical ◇ No ☒ Yes

CONSTRUCTION TYPE (IBC)	◇ I A	◇ I B	◇ II A	◇ II B	◇ III A	☒ III B	◇ IV	◇ V A	◇ V B
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PLANNING AND CODE ENFORCEMENT DEPARTMENT

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-973-3123 ■ (FAX) 956-973-3128 ■ WWW.WESLACOTX.GOV

PROJECT

OCCUPANCY GROUP PER IBC	◇ Assembly	◇ Business (Office)	◇ Educational (thru 12 th grade)	◇ Factory	◇ High Hazard
	◇ Institutional	◆ Mercantile	◇ Residential	◇ Storage	◇ Utility

TOTAL BLDG: NO. OF #PARKING GROUND LOT LOT
FLOOR AREA 1500 UNITS 1 SPACE 5 FLOOR AREA 1500 DEPTH 135.65 WIDTH 214.36

NO. OF NEW NO. OF EXISTING NO. OF NEW NO. OF NEW BLDG
KITCHENS 1 KITCHENS 0 BATHRMS 1 BATHRMS 0 HEIGHTS

NO. OF NO. OF BASE FLOOD ELEVATION N/A FLOOD ZONE Zone X OCCUPANT LOAD 20
STORIES 1

EXISTING FLOOR AREA 0 NEW FLOOR AREA 1500 sf TOTAL SITE ACREAGE 0.334 ac

FIRE SPRINKLER: ☐ YES ☒ NO Comments: Building NOT sprinkled

FIRE SPRINKLER TYPE	◇ FM200	◇ NFPA 13	◇ NFPA 13D	◇ NFPA 13R
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FIRE ALARM: ☐ YES ☒ NO

Water Meter Size 5/8" Backflow Device Irrigation Meter Size 1"

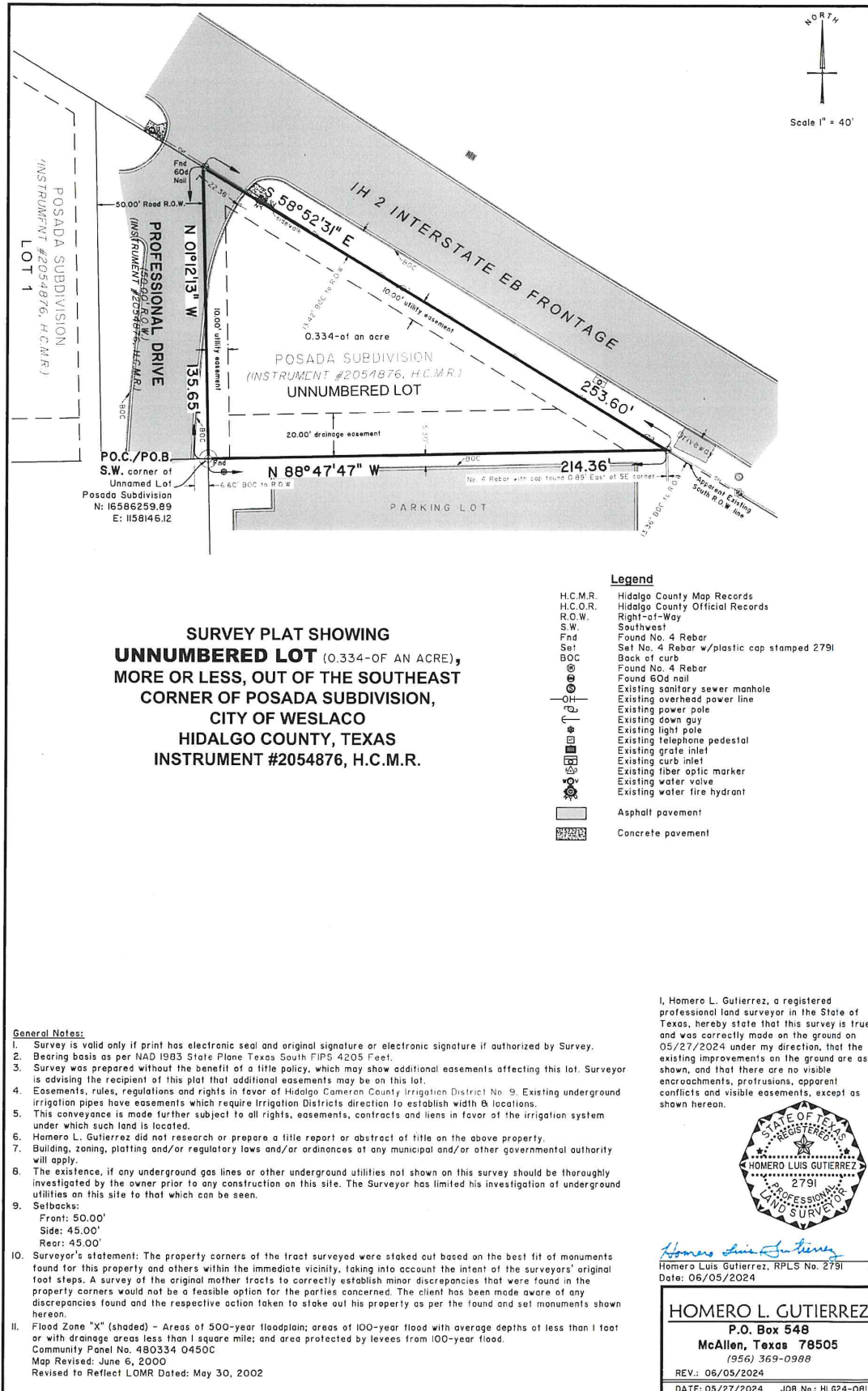
APPLICANT AUTHORIZATION

- An asbestos survey has been conducted in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards Air Pollutants (NESHAP) for the areas being renovated and/or demolished.
- YES NO * X - N/A
- *If the answer is No, then as the owner/operator of the renovation/demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to a renovation/demolition permit being issued by the City of Weslaco.

The foregoing is a true and correct description of the improvement proposed by the undersigned applicant and the applicant states that he will have full authority over construction of same. The building permit shall not be held to permit or be an approval of the violation or modification of any provisions of City ordinances, codes, and subdivision restrictions of State law or be a waiver by the City of such violation. Alteration changes or deviations from the plans authorized by this permit are unlawful without written authorization from the Building Inspection Division. The applicant hereby agrees to comply with all City ordinances, codes, subdivision, restrictions and State laws and assume all responsibility for such compliance. **It is understood that the improvements shall not be occupied until a Certificate of Occupancy has been issued.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for six months after the time of work is commenced. This permit is good for one (1) year only. If construction exceeds one (1) year, re-application will be required.

ISMAEL GONZALEZ 08/28/2024
(Authorized Agent/Owner Signature) (Date)

(Authorized Agent/Owner Signature) (Date)



PROFESSIONAL DRIVE
(50.00' R.O.W.)
(INSTRUMENT #2054876, H.C.M.R.)

U.S. EXPRESSWAY 83 FRONTAGE (EAST BOUND)
(R.O.W. Varies)

200 REMAINING SPACES
D.C. No. 2054876, H.C.M.R.

PLAN DOWN

KEYNOTES:

1. EXISTING ASPHALT DRIVE TO EXISTING DRIVE
2. EXISTING ASPHALT DRIVE TO EXISTING DRIVE
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9. EXISTING ASPHALT DRIVE TO EXISTING DRIVE
10. EXISTING ASPHALT DRIVE TO EXISTING DRIVE

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
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8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.

Survey

POSADA SUBDIVISION

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF DALLAS

THE UNDERSIGNED, **DAVID L. HARRIS**, a duly qualified and licensed Professional Engineer, State of Texas, do hereby certify that the foregoing plat is a true and correct representation of the actual survey made by me or under my direct supervision and in my presence, and that the same conforms to the requirements of the laws of the State of Texas relating to the subdivision of land.

WITNESS MY HAND AND SEAL OF OFFICE this 14th day of March, 2025.

DAVID L. HARRIS
Professional Engineer
No. 12345
State of Texas

FILED FOR RECORD IN
COUNTY OF TARRANT, TEXAS
ON 11/25/25 AT 1:10 PM
BY **DAVID L. HARRIS**, COUNTY CLERK

GENERAL NOTES

1. THE SUBDIVISION IS LOCATED IN THE CITY OF DALLAS, TEXAS, AND IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF DALLAS.
2. THE SUBDIVISION IS BOUND BY THE FOLLOWING: NORTH BY THE CITY OF DALLAS, TEXAS; EAST BY THE CITY OF DALLAS, TEXAS; SOUTH BY THE CITY OF DALLAS, TEXAS; WEST BY THE CITY OF DALLAS, TEXAS.
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LOCATION MAP

SCALE: 1" = 100'

THE LOCATION MAP SHOWS THE SUBDIVISION LOCATED IN THE CITY OF DALLAS, TEXAS, AND IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF DALLAS.

DAVID L. HARRIS
Professional Engineer
No. 12345
State of Texas

POSADA SUBDIVISION

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF DALLAS

THE UNDERSIGNED, **DAVID L. HARRIS**, a duly qualified and licensed Professional Engineer, State of Texas, do hereby certify that the foregoing plat is a true and correct representation of the actual survey made by me or under my direct supervision and in my presence, and that the same conforms to the requirements of the laws of the State of Texas relating to the subdivision of land.

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DAVID L. HARRIS
Professional Engineer
No. 12345
State of Texas



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: March 5, 2025	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of S2 Engineering, PLLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Descanso Subdivision being Lot 16 Farm Tract 696, Blk 141, West and Adams Tract Subdivision a 15.00-acre tract of land, Weslaco, Hidalgo County, Texas. Located North of E 18 th St., approximately 0.15 miles east of South Airport Dr. Possible Action.	
Discussion/Overview: The proposed forty-four (44) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for off-site drainage and has submitted the letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on variance request.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000792-2025

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: Descanso Subdivision

Location: North of E 18th St and approxmetly 0.15 miles east of S Airport Dr.

Legal Description: THE EASTERLY FIFTEEN (15) ACRES OF FARM TRACT NO. SIX HUNDRED NINETY-SIX (696), OF THE WEST TRACT SUBDIVISION OUT OF THE LLANO GRANDE GRANT OF LAND IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 Single-Family

Existing Land Use: Open Land Proposed Land Use: Residential Single-Family

Number of Lots Proposed: 44 Gross Acreage: 15.00

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: 3BU Family Limited Partnership Telephone: _____

Address: 533 N Alamo Rd Fax: _____

City: Alamo State: TX Zip: 78516 E-mail: victoria@ortegaventures.com

ENGINEER INFORMATION

Name: S2 Engineering, PLLC Telephone: _____

Address: 2020 E Griffin Pkwy Fax: _____

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

- ☒ Existing & Proposed Drainage Easements
- ☒ Contours
- ☒ Flood Zones
- ☒ Adjoiners
- ☒ Existing & Proposed street names
- ☒ Utility Layout
- ☒ Existing & Proposed Utilities
- ☒ Proposed Fire Hydrants
- ☒ Adjoiners
- ☒ Street names
- ☒ Drainage plans and calculations with engineer's seal
- ☒ Elevations
- ☒ Flood directional arrows
- ☒ Detention areas
- ☒ Street names
- ☒ Proof of ownership of the property
- ☐ 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.**

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.

Owner Printed Name: Arturo Ortega

Owner Signature: _____ Date: 2/13/25

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



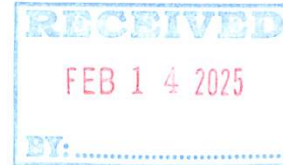
APPLICATION FOR SUBDIVISION VARIANCE

VAR-000793-2025

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: DESCANSO SUBDIVISION

Location: NORTH SIDE OF E 18TH STREET AND APPROXIMATELY 0.15 MILES EAST OF S AIRPORT DR.

Legal Description: THE EASTERLY FIFTEEN (15) ACRES OF FARM TRACT NO. SIX HUNDRED NINETY-SIX (696), OF THE WEST TRACT SUBDIVISION OUT OF THE LLANO GRANDE

GRANT OF LAND IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK 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:

☒ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

THE DRAINAGE PLAN IS TO MANAGE THE REQUIRED RUNOFF VOLUME BY DETAINING IT WITHIN THE PROPOSED WIDENING OF THE EXISTING DRAINAGE DITCH ON THE EAST SIDE OF THE PROPERTY. THE PROPOSED DESIGN WILL ENSURE ADEQUATE STORM-WATER MANAGEMENT IN COMPLIANCE WITH THE CITY REQUIREMENTS.

☐ 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: 3BU FAMILY LIMITED PARTNERSHIP Telephone: _____

Address: 533 N ALAMO RD Fax: _____

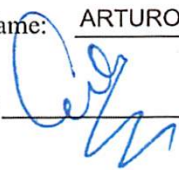
City: ALAMO State: TX Zip: 78572 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: ARTURO ORTEGA

Owner Signature:  Date: 1/28/2025

_____ is the authorized agent

Authorized Agent Signature:  Date: 1/28/2025

Authorized Agent Printed Name: JOSE NOE SALDIVAR



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

February 12, 2025

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

RE: S2 Engineering – Descanso Subdivision

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

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

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in blue ink, appearing to read "Omar Anzaldúa", is written over a horizontal line.

Omar Anzaldúa, PE, CFM
Assistant General Manager, HCDD1

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

Rebekah M. De La Fuente

From: isaac hccid9.org <isaac@hccid9.org>
Sent: Wednesday, February 12, 2025 9:15 AM
To: S2 engineering
Cc: Luis R. Martinez; randall hccid9.org; Alexis Rodriguez; Rebekah M. De La Fuente; DAVID ARCE; Omar Anzaldua Jr.
Subject: RE: Descanso Subdivision

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

Good Morning Mr. Martinez,

After further investigation the existing drainage ditch that is to be part of the excavation does not belong to HCCID #9 we would be unable to provide a letter on a ditch that is not ours.

Thank you,

If there are any questions please feel free to contact.



Isaac Rodriguez

GIS Specialist
Hidalgo & Cameron Counties Irrigation District #9
PO Box 237
Mercedes, Texas 78570
Office: (956)-565-2411
Fax: (956)-565-0521

From: S2 engineering <s2engineering.ns@gmail.com>
Sent: Monday, February 10, 2025 11:21 AM
To: isaac hccid9.org <isaac@hccid9.org>
Cc: Luis R. Martinez <s2engineering.lm@gmail.com>; randall hccid9.org <randall@hccid9.org>; Alexis Rodriguez <s2engineering.ar@gmail.com>; rdelafuente@weslacotx.gov; DAVID ARCE <darce@weslacotx.gov>; Omar Anzaldua Jr. <omar.anzaldua@hcdd1.org>
Subject: Re: Descanso Subdivision

Good afternoon Mr. Isaac,

We had a meeting with the City of Weslaco and HCDD1 12/5/24. We discussed the land donation item and both parts agreed to the donation. Additional excavation will be done by HCDD1 and maintenance

will be done by the city since the area is adjacent to a ditch that is currently being maintained by public works. Please advise if you need any further information in order to proceed with the no objection letter.

Sincerely,

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

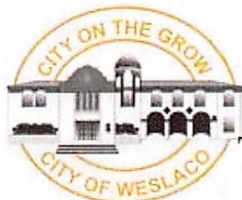
On Thu, Feb 6, 2025 at 4:04 PM isaac [hccid9.org](mailto:isaac@hccid9.org) <isaac@hccid9.org> wrote:

Good Afternoon Mr. Martinez,

Understood sir great to hear, as we like to note that on the plat that a LOMR was applied for and revised with the new doc number to reference. As for a no objection letter sir I believe it would be best to get approval from the city first or from HCDD1 depending on who will maintain the detention before we are able to provide as we will want to ensure all are in agreement with the proposed over excavation of the detention before providing a no objection letter from us.

Thank you,

If there are any questions please feel free to contact.



**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: Descanso Subdivision
 Location: North side of E 18th St and 0.15 miles West of Airport Dr
 Applicant: S2 Engineering PLLC ☐ Owner ☒ Agent
 Address: 2020 E Griffin Pkwy, Mission, Texas 78574 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			
210	Residential	8.30	-	44	43.17	51.93	95.10

Comments: _____
 Prepared by: S2 Engineering PLLC Date: _____
 Address: 2020 E Griffin Pkwy, Mission, Texas 78574 Phone Number: 956-403-9787

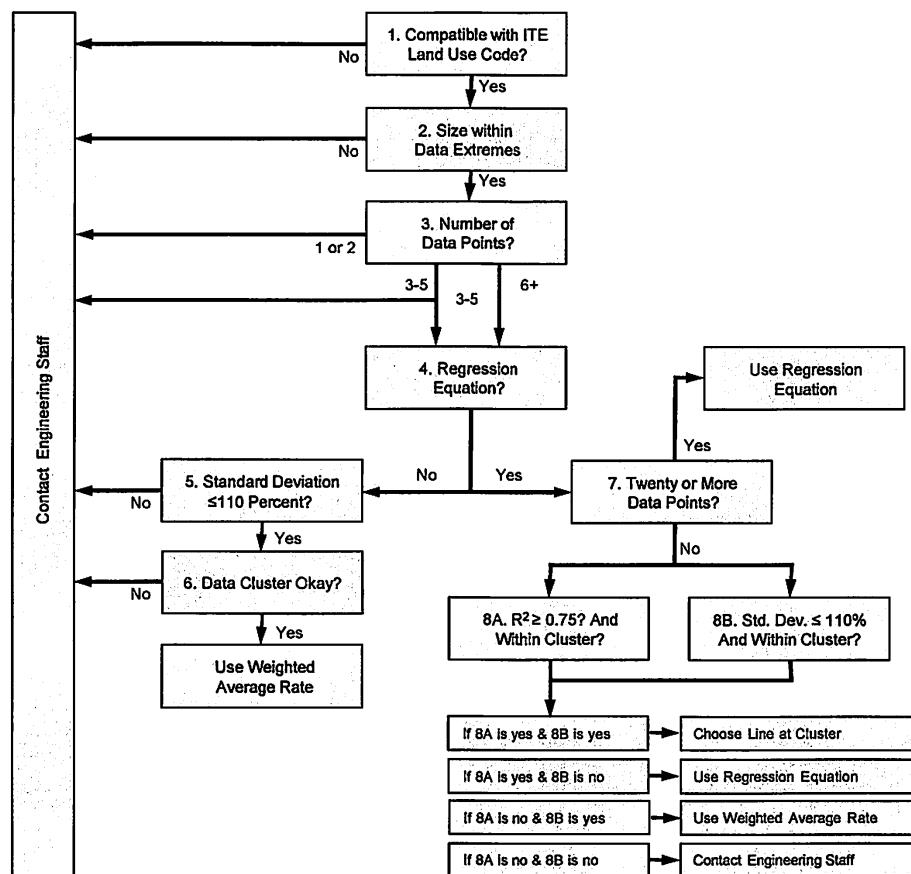
(For Official Use Only, Do Not Write In This Box)

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

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

Descanso Subdivision

Drainage Report

Prepared By:

S2 Engineering, PLLC

Firm Registration No.: 22858

2020 Griffin Parkway

Mission, Texas 78574

Phone No.: (956) 403-9787

Email: s2engineering.ns@gmail.com

Date: October 4, 2024



A handwritten signature in blue ink that reads "Jose N. Saldivar, P.E.".



INDEX

- 1-4. Drainage Statement
- 5-6. FEMA Conditional Letter of Map Revision Based on Fill Comment Document
- 7. Subdivision Location Map
- 8-11. Drainage Calculations
- 12. FEMA FIRMette
- 13-24. USDA NRCS Soil Survey Map and Report
- 25. USGS Topo Map
- 26. USGS National Hydrography Dataset
- 27-29. Preliminary Plat, Paving and Drainage Layout & Drainage Area Map

DRAINAGE STATEMENT

Descanso Subdivision

Mission, Texas



Descanso Subdivision is a proposed 44-lot subdivision in Weslaco, Texas. Located on the north side of 18th St and approximately 1,850 feet east of Bridge Ave. It would correspond to City of Weslaco. Being a 10.399-acre tract of land out of lot 24-5 West Addition to Sharyland Subdivision as per volume 1, page 56, Hidalgo County Map Records, Hidalgo County, Texas.

The proposed subdivision is in two zones, Zone "B" (Shading) according to the FEMA FIRM Community Panel No. 480334 0525 B, revised to reflect LOMR dated January 2, 1981. 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. And Zone "AH" defined as 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. Zone AH with a BFE of 69.00. FEMA process has begun to take a portion of the property out of the Zone "AH". Refer to the attached Conditional Letter of Map Revision based on Fill (CLOMR-F) FEMA Case No. 24-06-2370C for additional details.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of 3 types of soil. Hidalgo sandy clay loam (28); hydrologic group B. Hidalgo fine sandy loam, 1 to 3 percent slopes (26); hydrologic group B. And Raymondville clay loam, 0 to 1 percent slopes (52); hydrologic group C.

The existing runoff sheet flows overland towards the existing ditch being the Weslaco Drain owned and maintained by the City of Weslaco on the east side of the property. The system starts with a 24" RCP and discharges with a 30" HPP. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 3.48 cfs of runoff. The proposed runoff after development is 17.08 cfs for a 50-year storm event. The proposed project will have an approximate increase of 13.6 cfs of storm runoff for a 50-year storm event.

In accordance with the county of hidalgo's drainage requirements, 35,065 cubic feet (0.80 ac-ft) of runoff detention will need to be detained for a 50-year storm event. The proposed system will run through the internal streets of the subdivision area into the Type A storm inlets to then be discharge though 30" HPP onto the Weslaco Drain ditch that runs through the east side of the property. The runoff increase will be detained within the widening of the existing ditch which provides a total capacity of 880,065 cubic feet

(20.20 ac-ft). The proposed widening of the Weslaco Drain is intended to detain runoff from the current proposed subdivision, while also possessing adequate capacity to manage runoff from a future subdivision to be constructed on the east side of the ditch.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
 H.C.D.D. NO. 1	2-4-25 DATE

☆ subject to City approval
of the detention plan




Jose N. Saldivar, P.E.

Page 1 of 2		Date: September 25, 2024		Case No.: 24-06-2370C		CLOMR-F-DEN	
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Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT								
COMMUNITY AND MAP PANEL INFORMATION				LEGAL PROPERTY DESCRIPTION				
COMMUNITY	CITY OF WESLACO, HIDALGO COUNTY, TEXAS			A portion of Tract 696, West Tract Subdivision, as described in the General Warranty Deed recorded as Document No. 3474718, in the Office of the County Clerk, Hidalgo County, Texas The portion of property is more particularly described by the following metes and bounds:				
	COMMUNITY NO.: 480349							
	NUMBER: 4803340525B							
AFFECTED MAP PANEL	DATE: 1/2/1981							
FLOODING SOURCE: PONDING				APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.142603, -97.977066 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83				
COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)								
LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD NOT BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
696	--	West Tract	East 18th Street	Portion of Property	AH	69.0 feet	--	65.2 feet
Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).								
ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)								
LEGAL PROPERTY DESCRIPTION CONDITIONAL LOMR-F DETERMINATION ANNEXATION								
This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed described portion(s) of the property(ies) would be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Therefore, flood insurance is required for the property described above. If fill is placed on the subject property to raise its elevation above the base flood elevation after the effective date of the first NFIP map showing the property in the SFHA, then, for the subject property to be outside of the SFHA, it must be demonstrated that the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/mit/tb1001.pdf. This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request and information regarding your options for obtaining a Letter of Map Revision based on Fill. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.								
 Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch Federal Insurance and Mitigation Administration								

Page 2 of 2

Date: September 25, 2024

Case No.: 24-06-2370C

CLOMR-F-DEN



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Commencing at a 1/2-inch iron rod found on the northwest corner of said 3BU Limited Partnership, same being the Northeast corner of Margo Terrace Estates Subdivision as per map or plat recorded thereof in Volume 30 Page 140A, Hidalgo County Map Records, Texas. Thence, N 62° 16' 59" E, along the South line of Garden Terrace Estates Unit No.2 Subdivision, as per map or plat recorded thereof in Volume 24, Page 60, Hidalgo County Map Records, Texas, a distance of 169.79 feet to a 3/8 inch iron rod set for the Northwest corner of this tract herein described and the Point of Beginning of herein described Tract; Thence, N 62° 16' 59" E, continuing along the South line of said Garden Terrace Estates, a distance of 119.99 feet to a 3/8 inch iron rod set for the Northeast corner of this tract herein described. Thence, S 27° 12' 49" E, a distance of 1,319.12 feet to a point on center line of Mile 6 North for the Southeast corner of this tract herein described; Thence, S 88° 50' 58" W, along the centerline of Mile 6 North, a distance of 188.46 feet to a point, for the Southwest corner of this tract herein described; Thence, N 20° 02' 49" W, a distance of 395.28 feet to a 3/8 inch iron rod set for an inside corner of this tract herein described; Thence, N 27° 12' 49" W, a distance of 843.11 feet to the Point of Beginning

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

ANNEXATION (This Additional Consideration applies to the preceding 1 Property.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Drainage Calculations

Weslaco Ortega

October 2024

Area (A)	7.93	acres	
Length (L)	1294.51	ft	
Slope (Sp)	0.12	%	(Exist.)
	0.12	%	(Prop.)
Runoff Coeff. (C)	0.20	Undeveloped	(Exist.)
	0.35	Single Family	(Prop.)

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

k (Table 2): 0.213 (Exist.)

k (Table 2): 0.619 (Prop.)

Ku constant: 3.28

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

(tc = 10 min. minimum)

Peak flow (Q): $Q = CiA$

V	0.24	ft/s	(Exist.)
	0.70	ft/s	(Prop.)
tc	89.15	min	(Exist.)
	30.68	min	(Prop.)
Q	3.48	cfs	(Exist. - 10-yr)
	17.08	cfs	(Prop. - 50-yr)

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

Rainfall IDF Coefficients - Hidalgo County (Table 1)

Annual Recurrence Interval (Years)	Rainfall IDF Coefficients (NOAA Atlas 14)			
	e	b	d	i (in/hr)
2	0.83	66.64	12.36	1.43
5	0.82	81.00	12.24	1.83
10	0.81	93.18	12.34	2.19
25	0.80	110.35	12.61	2.71
50	0.80	123.67	12.86	3.13
100	0.79	137.99	13.32	3.58

Release Rate: 3.48 cfs
Prop. 50-yr i: 6.15 in/hr

Time (min)	i (in/hr)	Qin (cfs)	Vin (cf)	Qout (cfs)	Vout (cf)	Storage (cf)
10	10.27	28.51	17,104	3.48	4,241	12,863
20	7.70	21.36	25,636	3.48	5,284	20,352
30	6.23	17.30	31,131	3.48	6,326	24,805
40	5.27	14.64	35,134	3.48	7,369	27,765
50	4.60	12.76	38,266	3.48	8,412	29,854
60	4.09	11.34	40,833	3.48	9,454	31,379
70	3.69	10.24	43,008	3.48	10,497	32,511
80	3.37	9.35	44,895	3.48	11,540	33,356
90	3.11	8.62	46,563	3.48	12,582	33,980
100	2.89	8.01	48,057	3.48	13,625	34,432
110	2.70	7.49	49,412	3.48	14,668	34,745
120	2.53	7.04	50,653	3.48	15,710	34,943
130	2.39	6.64	51,797	3.48	16,753	35,045
140	2.27	6.29	52,860	3.48	17,795	35,065
150	2.16	5.98	53,853	3.48	18,838	35,015
160	2.06	5.71	54,785	3.48	19,881	34,905
170	1.97	5.46	55,664	3.48	20,923	34,741
180	1.88	5.23	56,495	3.48	21,966	34,529
200	1.74	4.84	58,036	3.48	24,051	33,985
220	1.62	4.50	59,440	3.48	26,137	33,304
240	1.52	4.22	60,732	3.48	28,222	32,510
280	1.35	3.75	63,045	3.48	32,392	30,653

35,065 cf (Detention Required)

0.80 Ac-ft

1,299 cy



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

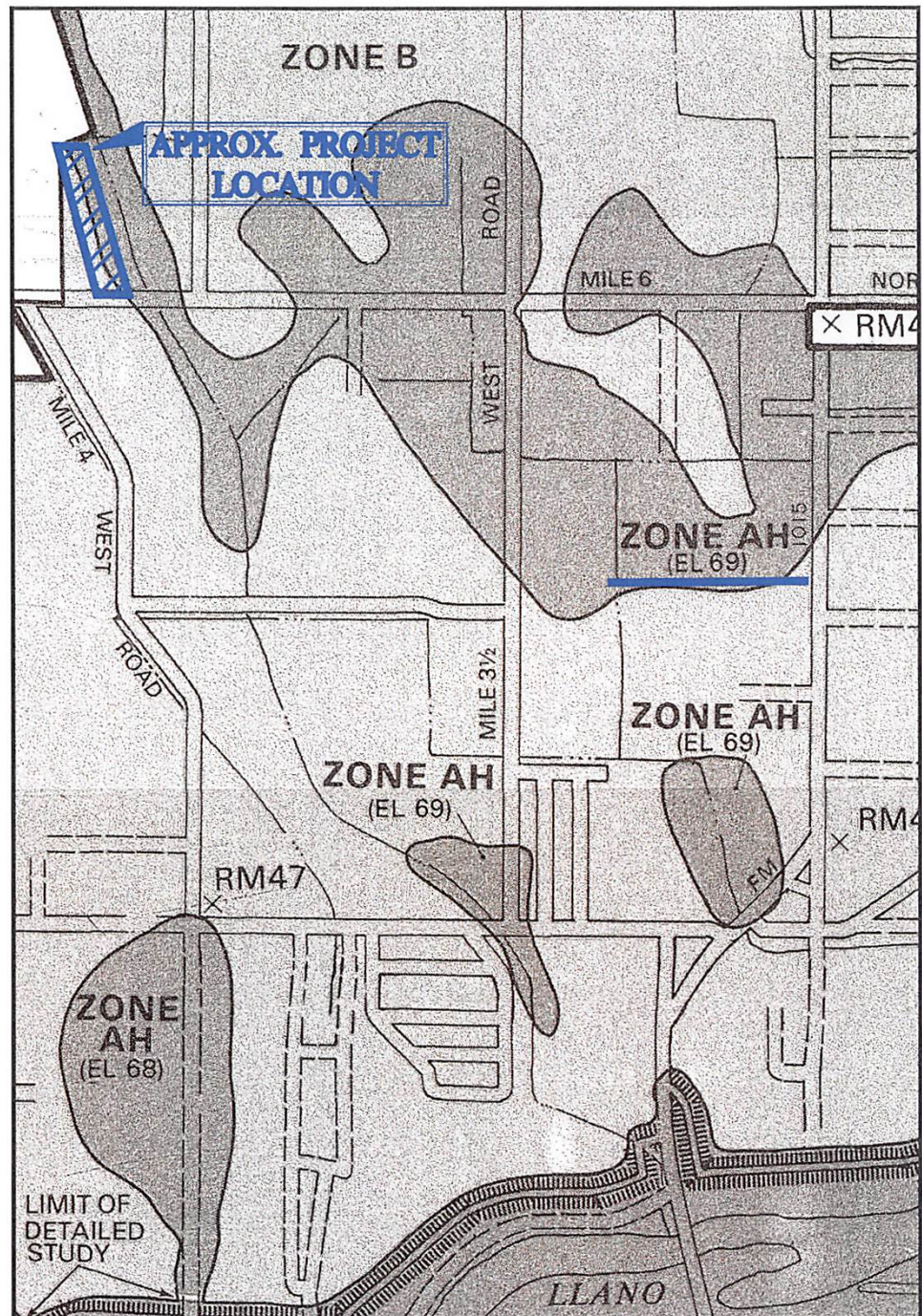
**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations* With Date of Identification
Base Flood Elevation Line With Elevation In Feet**
Base Flood Elevation In Feet Where Uniform Within Zone**
Elevation Reference Mark
River Mile
**Referenced to the National Geodetic Vertical Datum of 1929

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AD	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.



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

FEMA FIRM MAP

SCALE=NTS

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22856 TBL 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

LOCATION: HIDALGO COUNTY, TEXAS
DATE: 07-17-2024

DESCRIPTION: DESCANSO SUBDIVISION



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

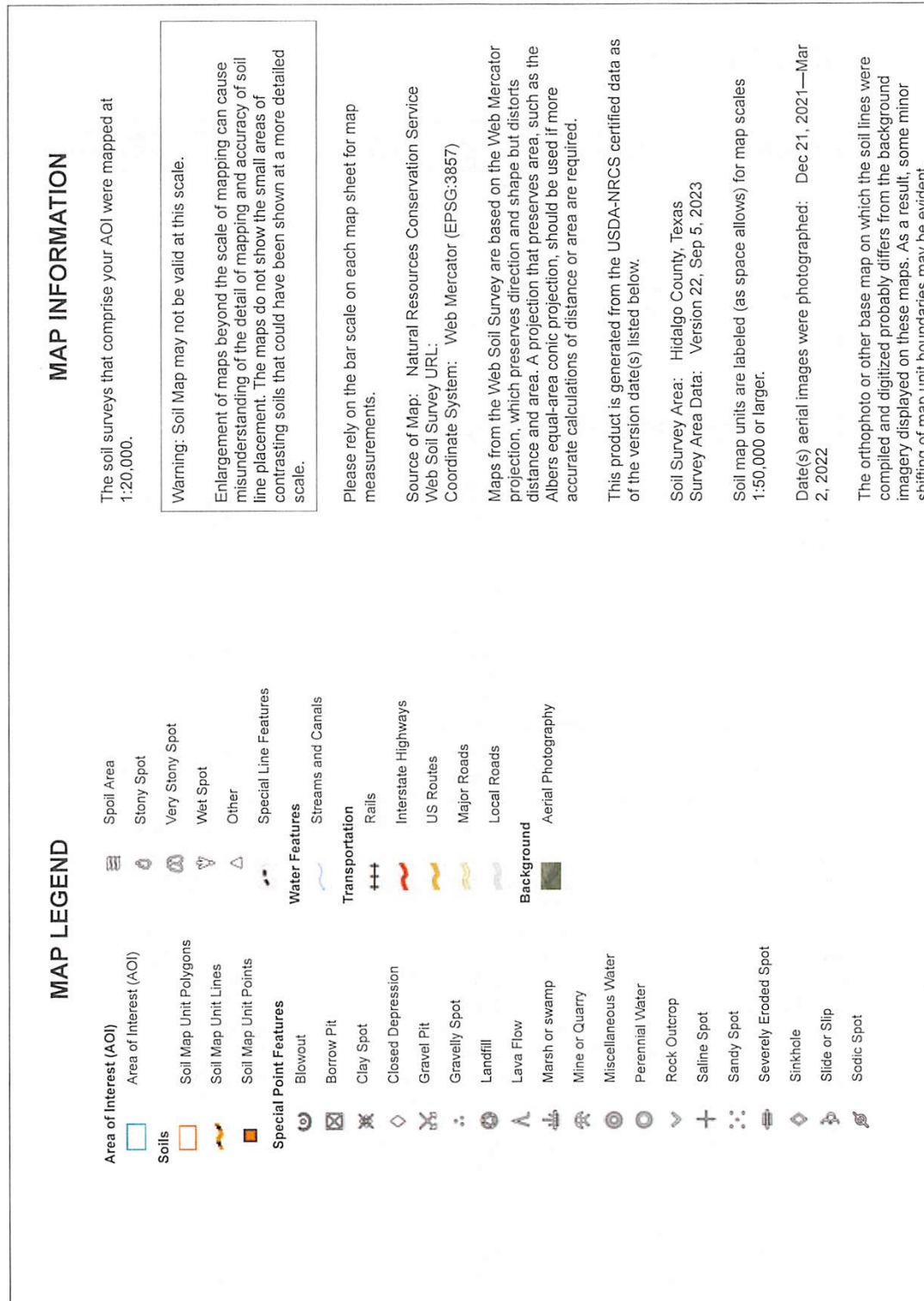
Custom Soil Resource Report for Hidalgo County, Texas



June 11, 2024



Custom Soil Resource Report



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	0.3	3.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.9	84.5%
52	Raymondville clay loam, 0 to 1 percent slopes	0.9	11.6%
Totals for Area of Interest		8.1	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

Custom Soil Resource Report

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

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

Custom Soil Resource Report

Minor Components

Willacy

Percent of map unit: 10 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: R083DY023TX - Sandy Loam

Hydric soil rating: No

Brennan

Percent of map unit: 5 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: R083EY023TX - Sandy Loam

Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 2sxxl

Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 300 to 365 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hidalgo and similar soils: 85 percent

Minor components: 15 percent

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

Description of Hidalgo

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam

Bk1 - 17 to 28 inches: sandy clay loam

Bk2 - 28 to 38 inches: clay loam

Ck - 38 to 80 inches: clay loam

Custom Soil Resource Report

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

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

Custom Soil Resource Report

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1

Elevation: 20 to 200 feet

Mean annual precipitation: 23 to 33 inches

Mean annual air temperature: 72 to 73 degrees F

Frost-free period: 300 to 340 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Raymondville and similar soils: 85 percent

Minor components: 15 percent

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

Description of Raymondville

Setting

Landform: Delta plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam

H2 - 15 to 43 inches: clay loam

H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Medium

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

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

Sodium adsorption ratio, maximum: 8.0

Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

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.
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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

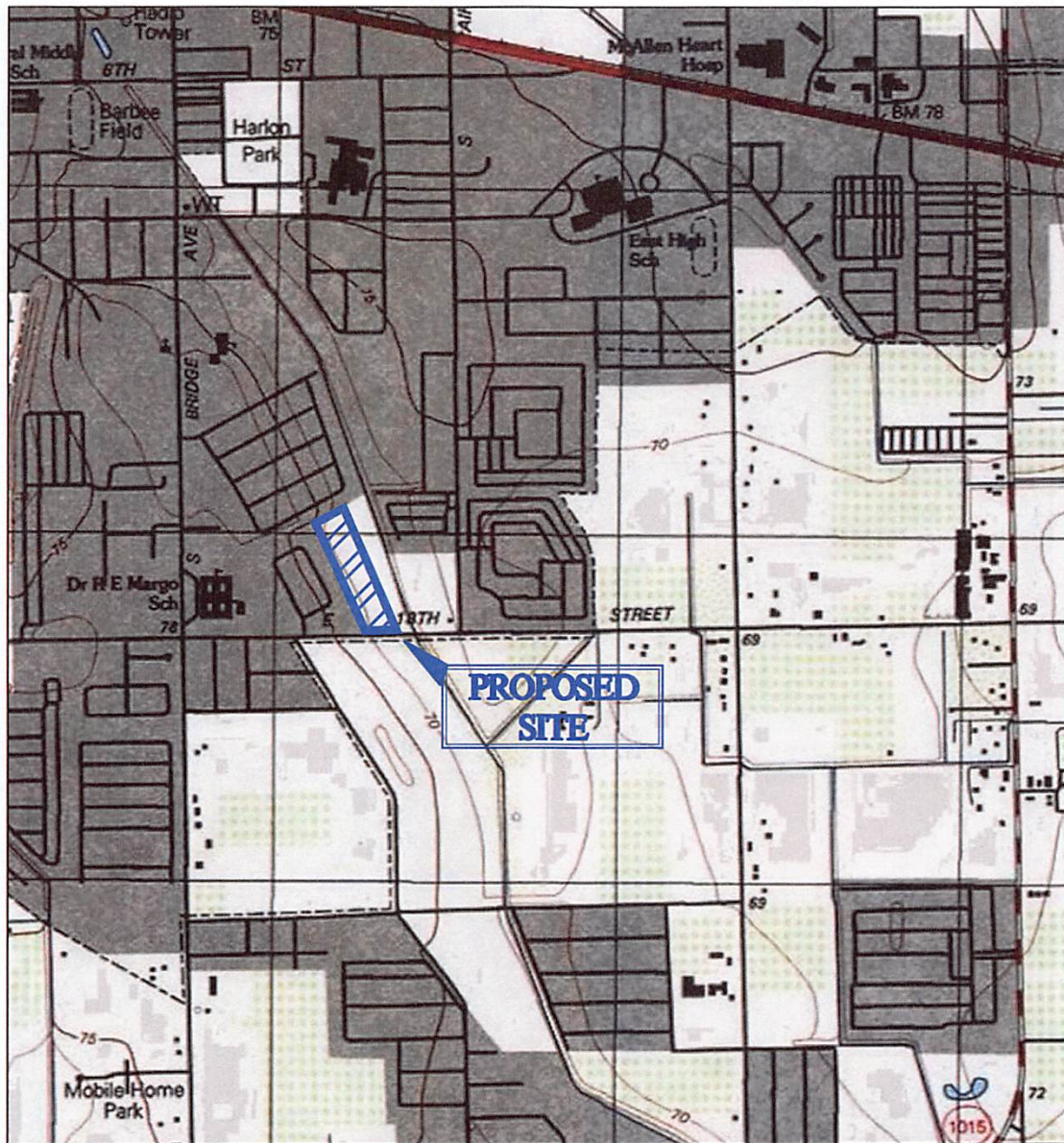
Custom Soil Resource Report

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

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

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

The National Map Advanced Viewer



10/20/2023, 3:29:15 PM

1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

USGS TOPOGRAPHIC MAP APPENDIX B

SCALE=NTS



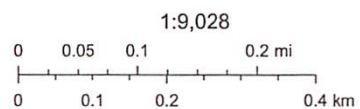
LOCATION:	HIDALGO COUNTY, TEXAS	DESCRIPTION:	DESCANSO SUBDIVISION
DATE:	07-17-2024		

The National Map Advanced Viewer



10/20/2023, 3:28:43 PM

Waterbody - Large Scale	Area - Large Scale	
Estuary	Area of Complex Channels	Flume
Ice Mass	Area to be Submerged	Foreshore
Lake Pond	BayInlet	Hazard Zone
Playa	Bridge	Inundation Area
Reservoir	CanalDitch	Lock Chamber
Swamp Marsh	DamWeir	Rapids
		SeaOcean

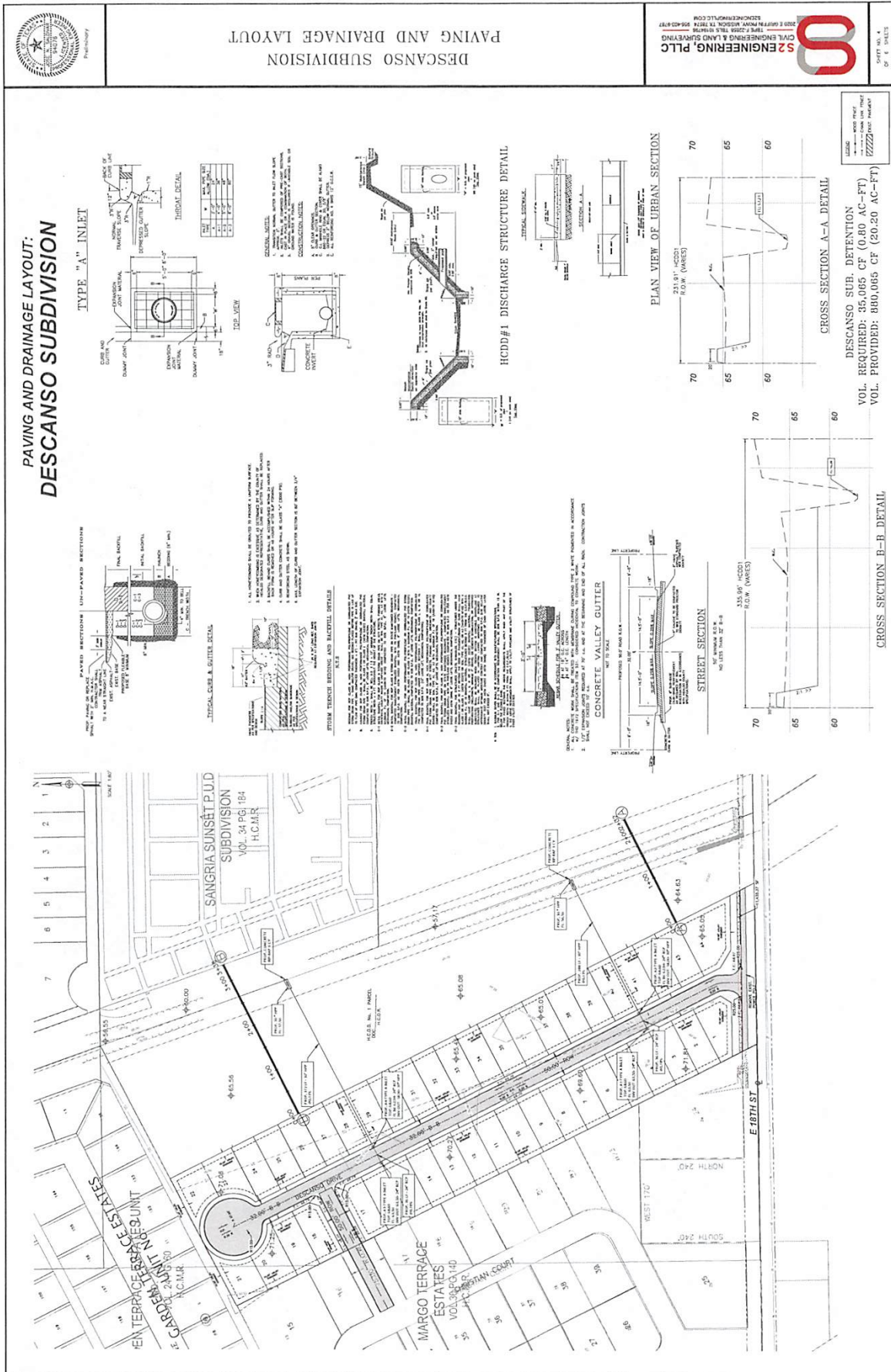


USGS HYDROGRAPHIC MAP APPENDIX C

SCALE=NTS



LOCATION:	HIDALGO COUNTY, TEXAS	DESCRIPTION:	DESCANSO SUBDIVISION
DATE:	07-17-2024		

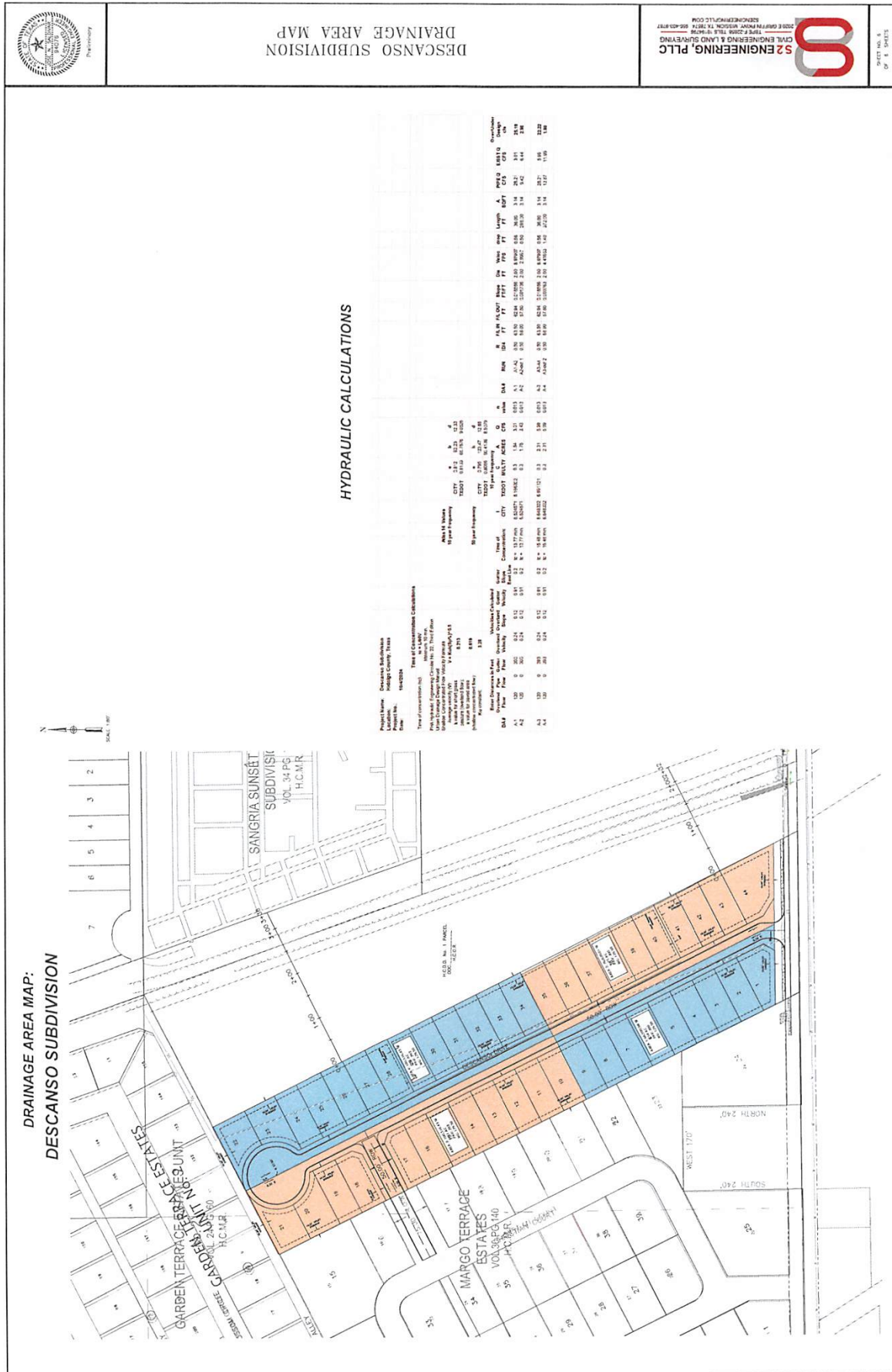


S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1000 E. 10TH AVE. SUITE 100
DENVER, CO 80202
303.441.1177
S2ENGINEERING.COM

SEAL
DATE: 03/05/2025
BY: [Signature]
FOR: [Signature]

DESCANSO SUBDIVISION
PAVING AND DRAINAGE LAYOUT







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

Date of Meeting: March 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 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 only on the cul-de-sac.	
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: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____

GENERAL INFORMATION

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

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

Legal Description: A 7.08 acre tract of land more or less out of farm tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, volume 2, pages 34-37,

H.C.M.R. and also being part out of a 15.32 acre tract of land as described in warranty deed recorded february 16, 2022, via document number 3311512, offical records of Hidalgo County, Texas.

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:

To overcome the limitations of the reduced lot size and irregular lot shapes due to the cul-de-sac, we are requesting a cul-de-sac rear setback to be reduced to 10 feet. This would provide enough lot space to construct the garden homes and respect all other set back requirements.

☐ 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

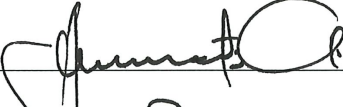
Owner's Name: RGV Developers LLC Telephone: 956-732-6619
Address: 2212 PRIMROSE AVE STE D Fax: _____
City: MCALLEN State: TX Zip: 78504 E-mail: jorge.ferretis@outlook.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

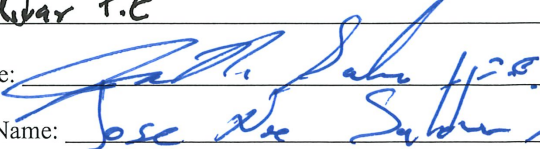
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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 M. FERRETIS

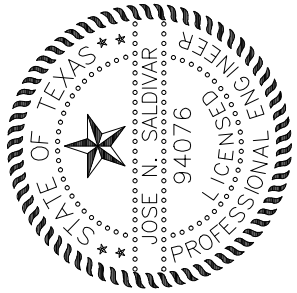
Owner Signature:  Date: 2/18/25

Jose N. Saldivar P.E. is the authorized agent

Authorized Agent Signature:  Date: 2/18/2025

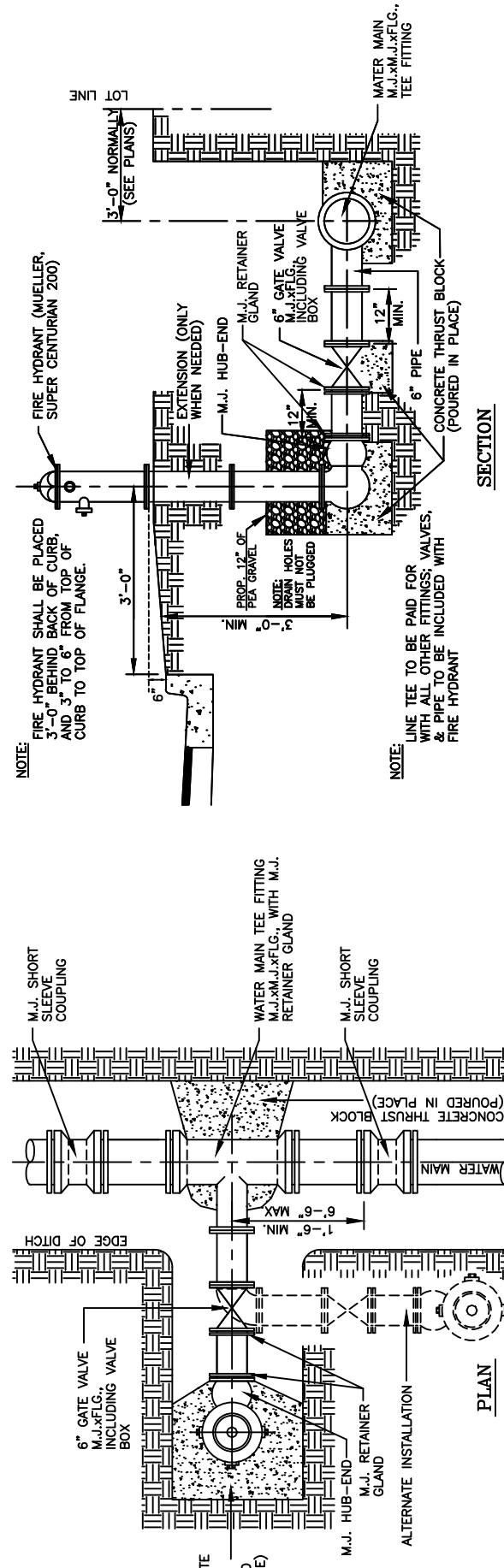
Authorized Agent Printed Name: Jose N. Saldivar P.E.

WATER DISTRIBUTION AND OSSF:



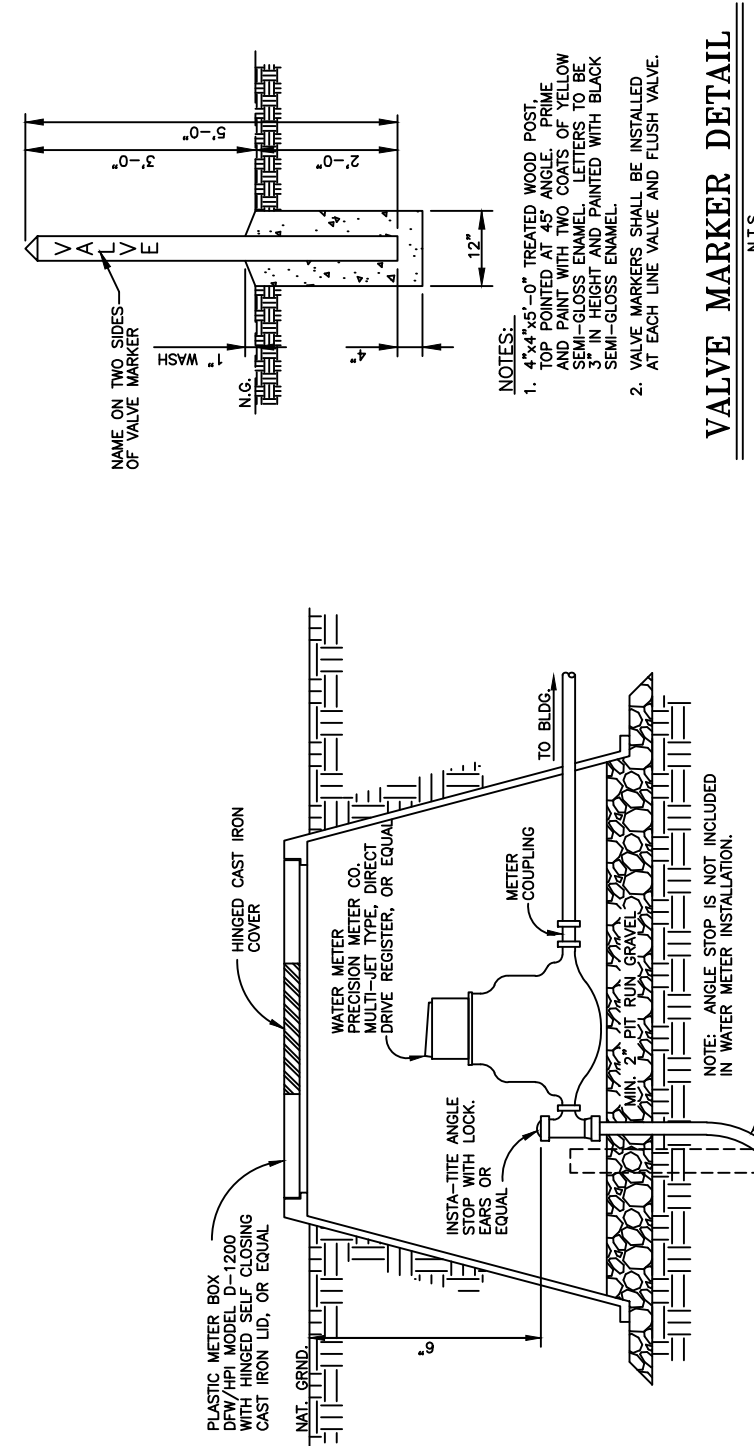
44. 1/30/25

Edw. P. Lohr, Jr.



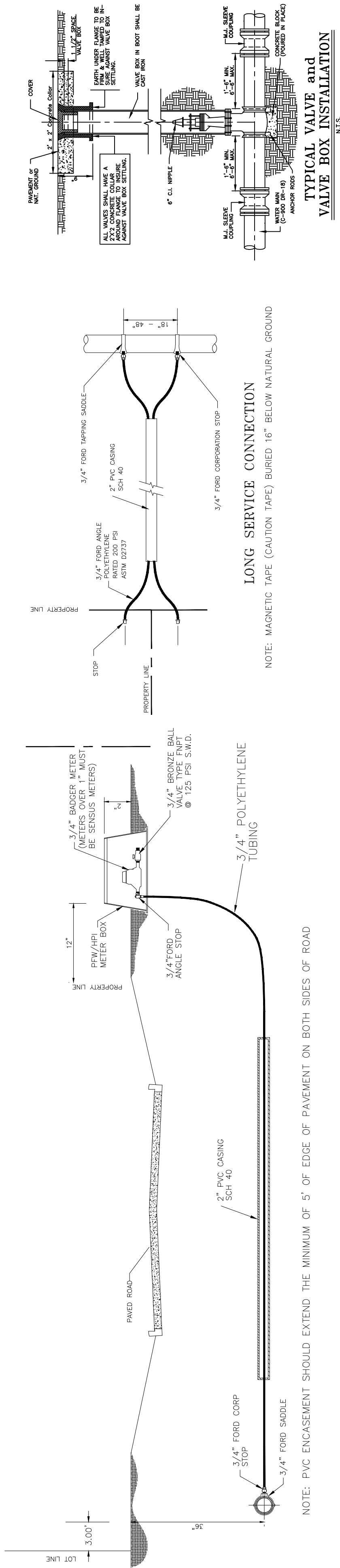
TYPICAL FIRE HYDRANT INSTALLATION

N.T.S.



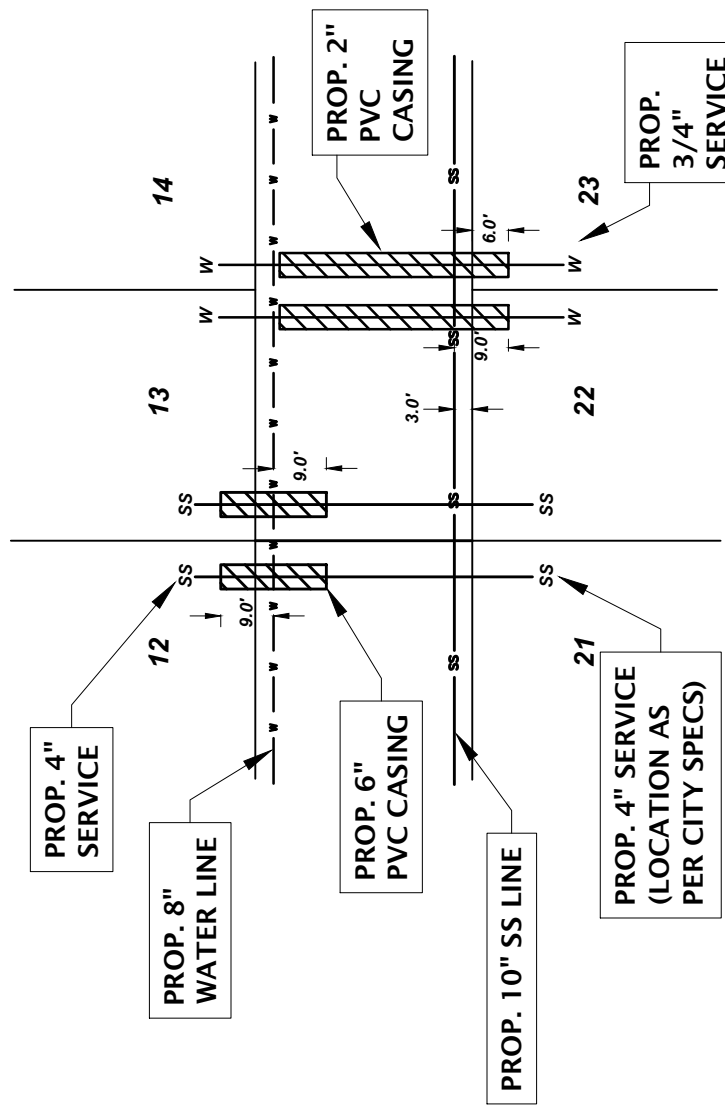
TYPICAL WATER METER INSTALLATION

N.T.S.



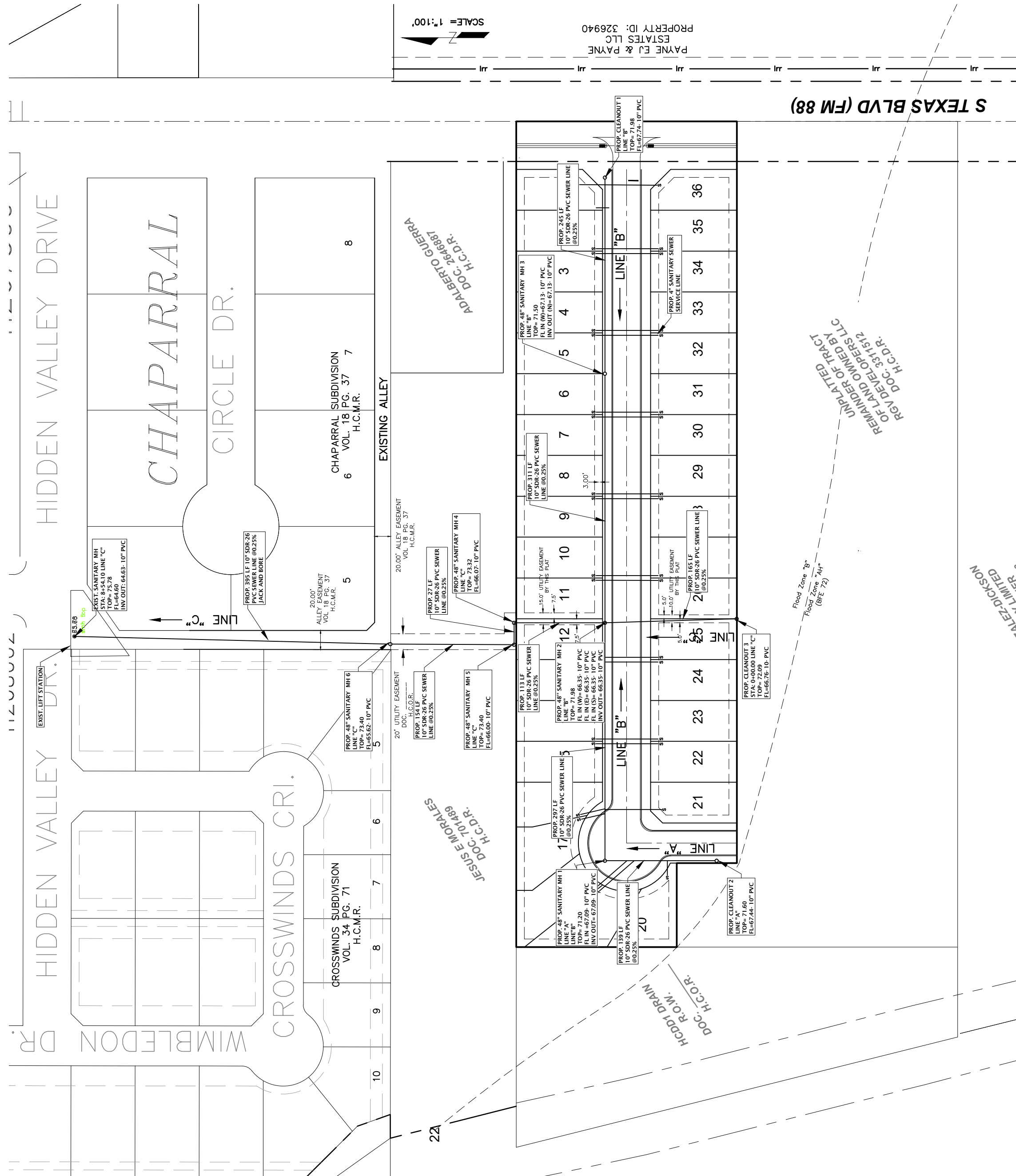
TYPICAL VALVE and VALVE BOX INSTALLATION

MTC

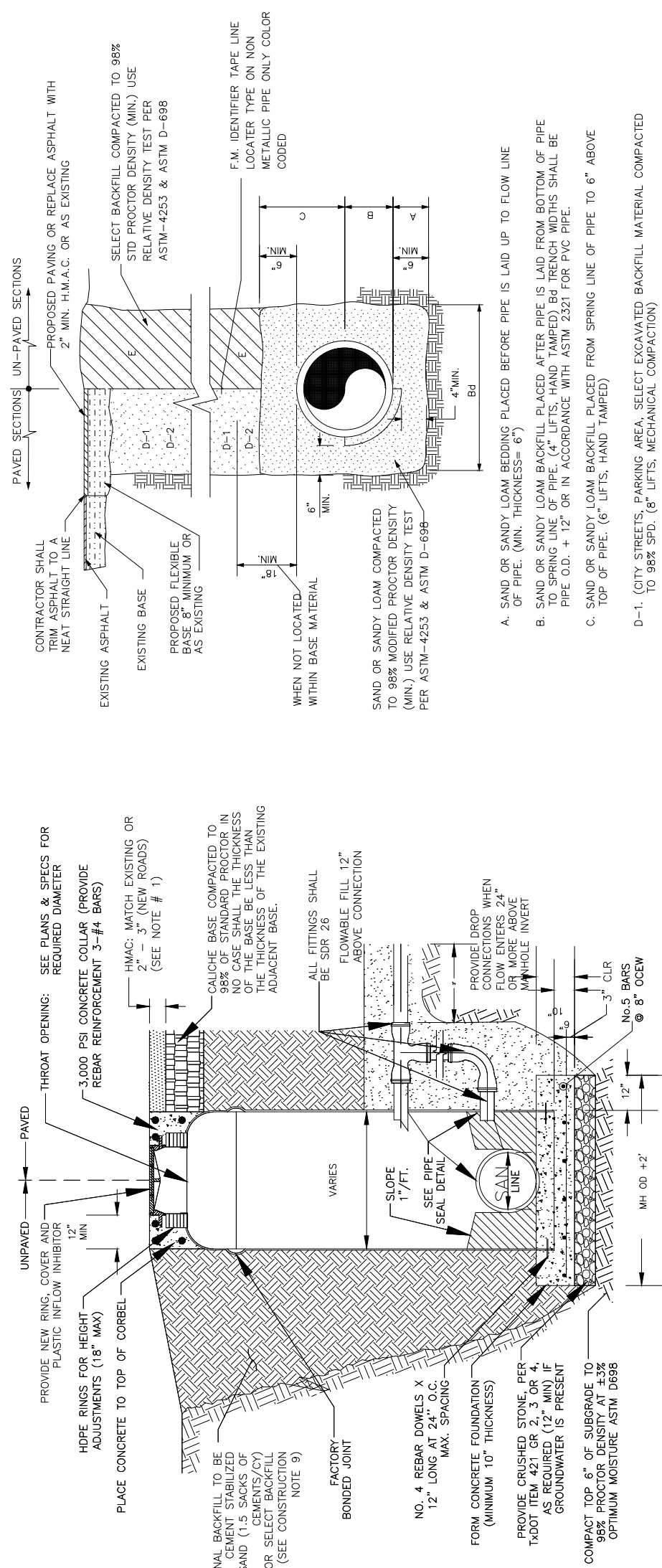


CASING DETAIL FOR SEWER LINE CROSSING

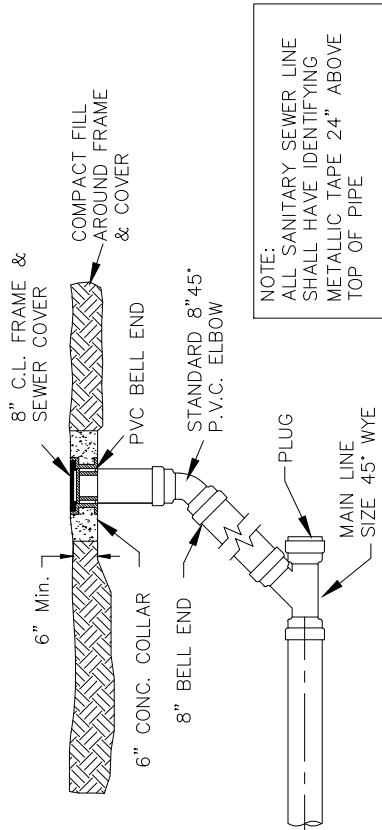
THE GARDENS AT VILLA VERDE



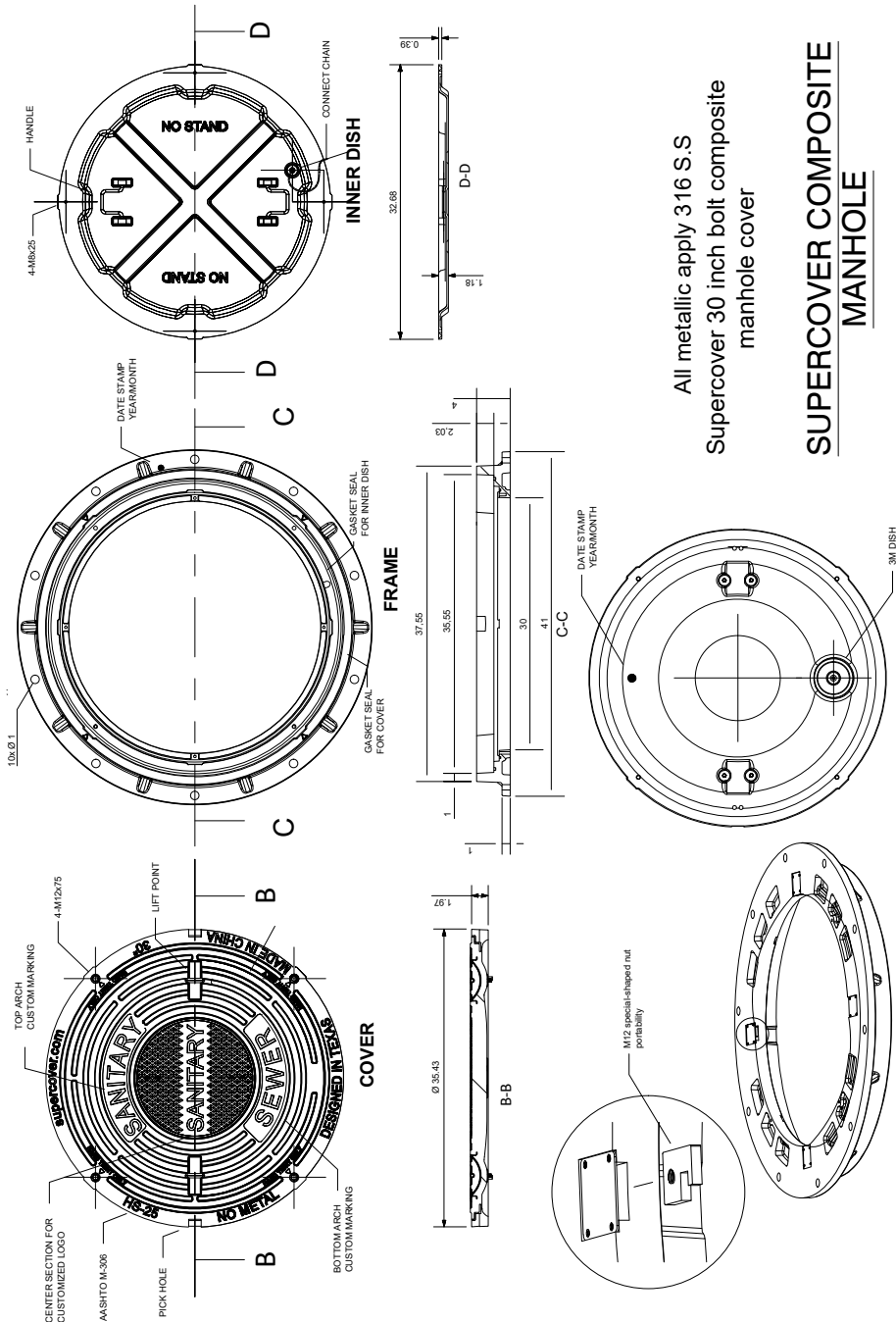
*CONSTRUCTION NOTES:
PROVIDE TRENCH PROTECTION TO COMPLY WITH OSHA STANDARDS ON SECTIONS WHERE 5' OR GREATER IS EXCAVATED.



**FIBERGLASS SANITARY
SEWER MANHOLE**



SANITARY SEWER CLEANOUT



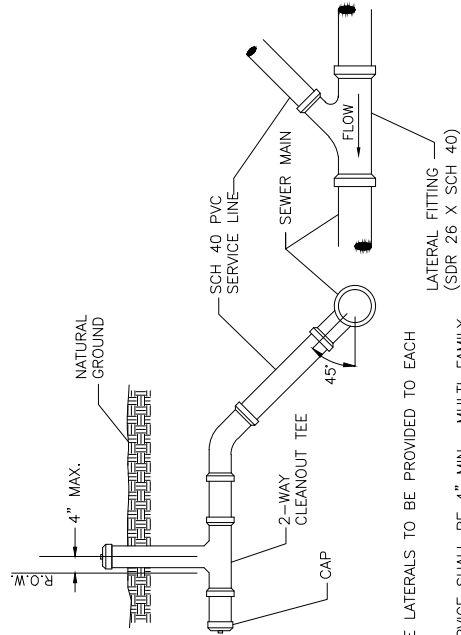
All metallic apply 316 S.S
Supercover 30 inch bolt comp
manhole cover

**SUPEROVER COMPOSITE
MANHOLE**

THE GARDENS AT VILLA VER
THE SANITARY SEWER LAYOUT

SANITARY SEWER BEDDING AND BACK FILL DETAIL

SANITARY SEWER BEDDING AND BACK FILL DETAIL



NOTES

- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
- SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
- LATERAL FITTING
(SDR 26 X SCH 40)

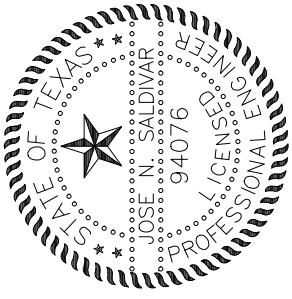
SANITARY SEWER SERVICE
TYP. DETAIL

TYP. DETAIL

**GENERAL WASTEWATER
CONSTRUCTION NOTES:**

CONSTRUCTION NOTES:

- [illegible]



Rev. 1/30/25



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CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL5 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574
956-403-9787
SZENGINEERINGPLLC.COM

SHEET NO. 3
OF 6 SHEETS

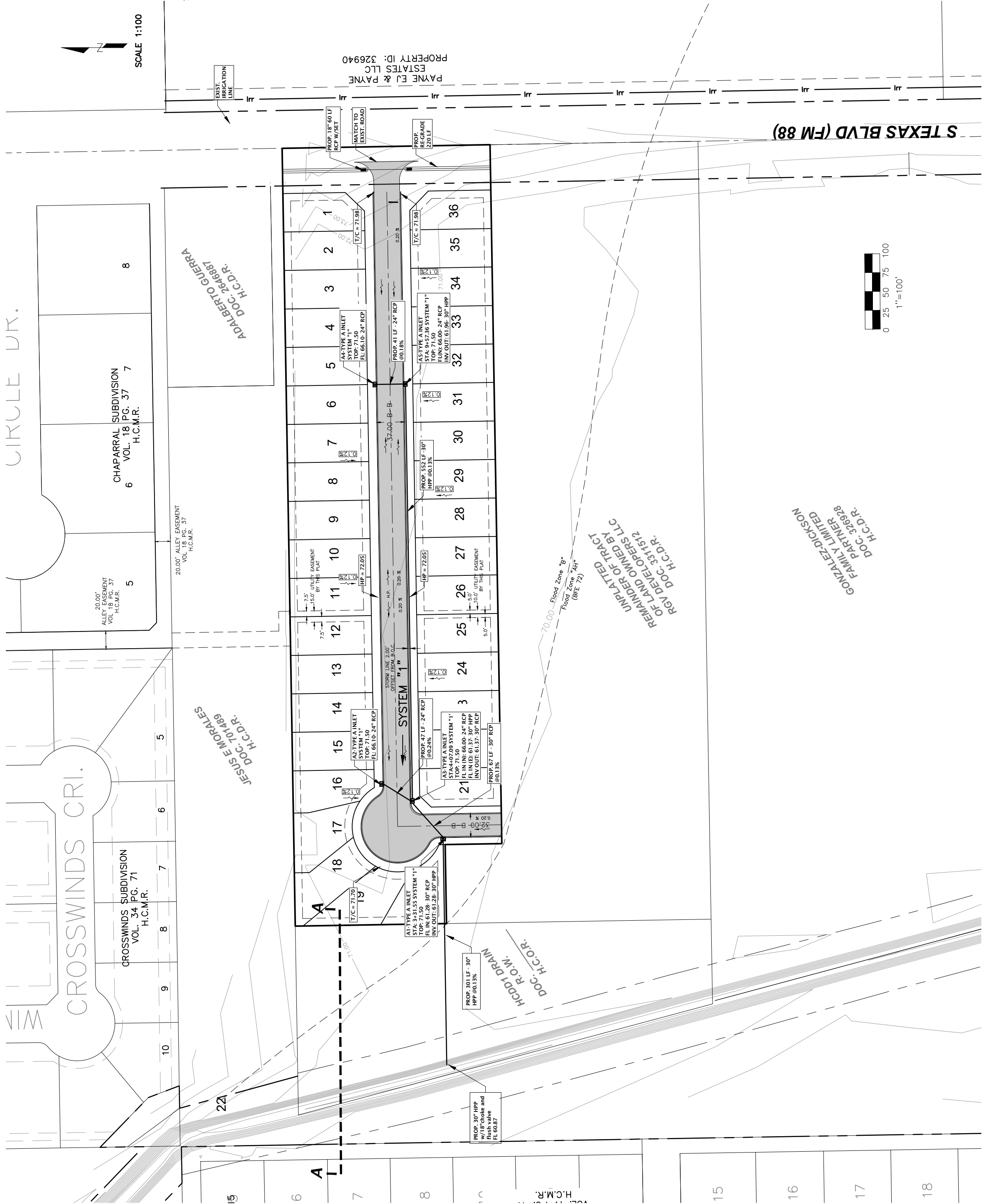


PAVING AND DRAINAGE LAYOUT:
THE GARDENS AT VILLA VERDE
PHASE 1

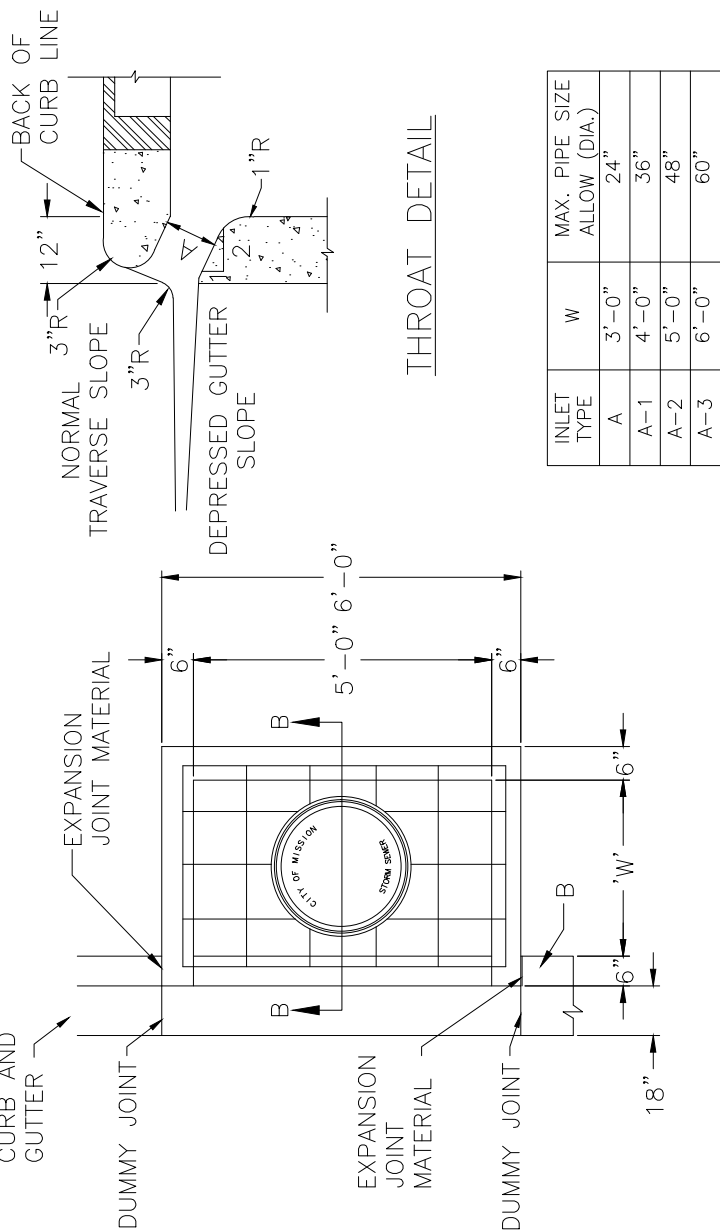
TYPE "A" INLET

PAVED SECTIONS UN-PAVED SECTIONS

SCALE 1:100



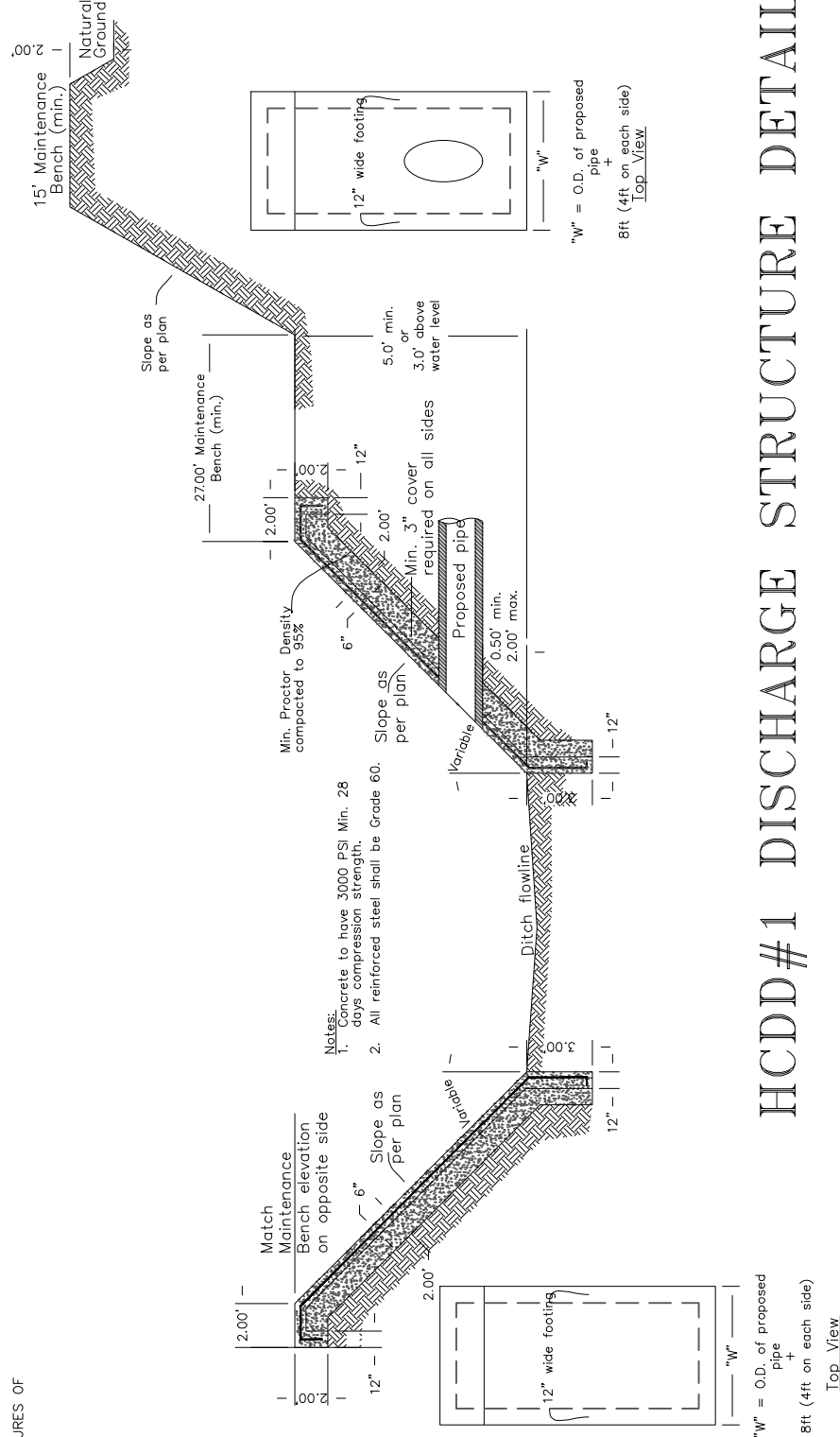
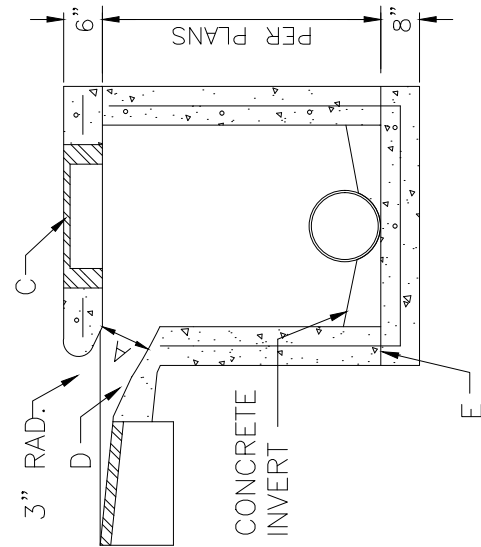
THE GARDENS AT VILLA VERDE
PAVING AND DRAINAGE LAYOUT



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

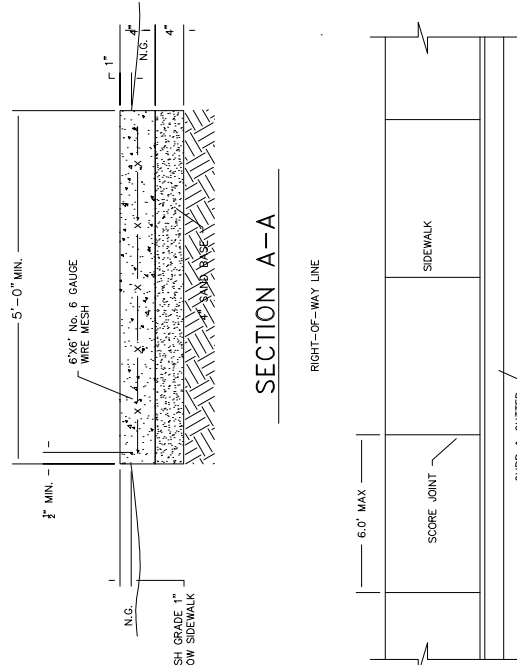
TOP VIEW

- GENERAL NOTES:
- TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3".
 - INLET SHALL BE CAST IN PLACE FOR COMBINATION OF BOTH SECTIONS.
 - 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GRAVEL SUBGRADE IS PRESENT.
- CONSTRUCTION NOTES:
- 5" CLEAR OPENINGS.
 - CURB & GUTTER SECTION SHALL BE A.M.D.
 - 800-22 OR EQUAL 20.3/8"
 - DEPRESSURED GUTTER.
 - ALL FLOWING GUTTERS SHALL BE 12" C.C.W.



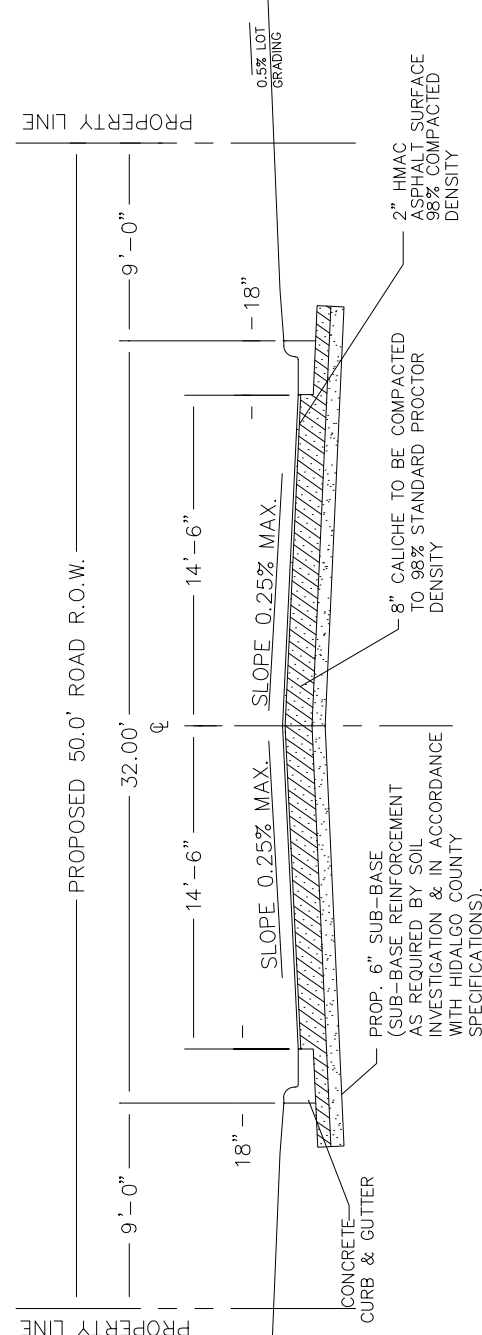
HCDD#1 DISCHARGE STRUCTURE DETAIL

TYPICAL SIDEWALK



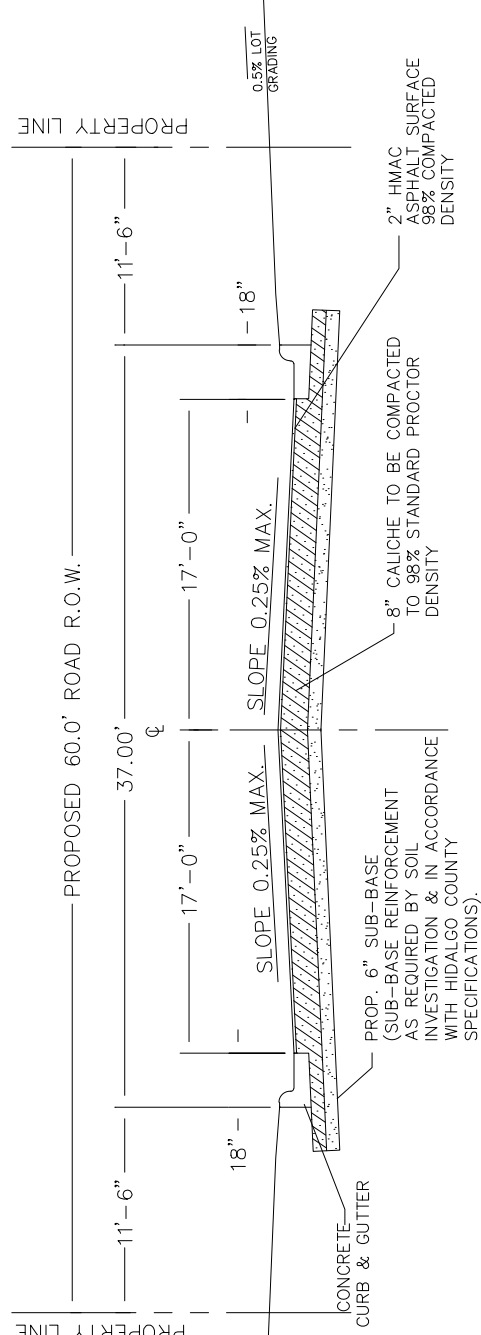
- LEGEND
- WOOD FENCE
 - CHAIN LINK FENCE
 - EXIST. PAVEMENT

PLAN VIEW OF URBAN SECTION



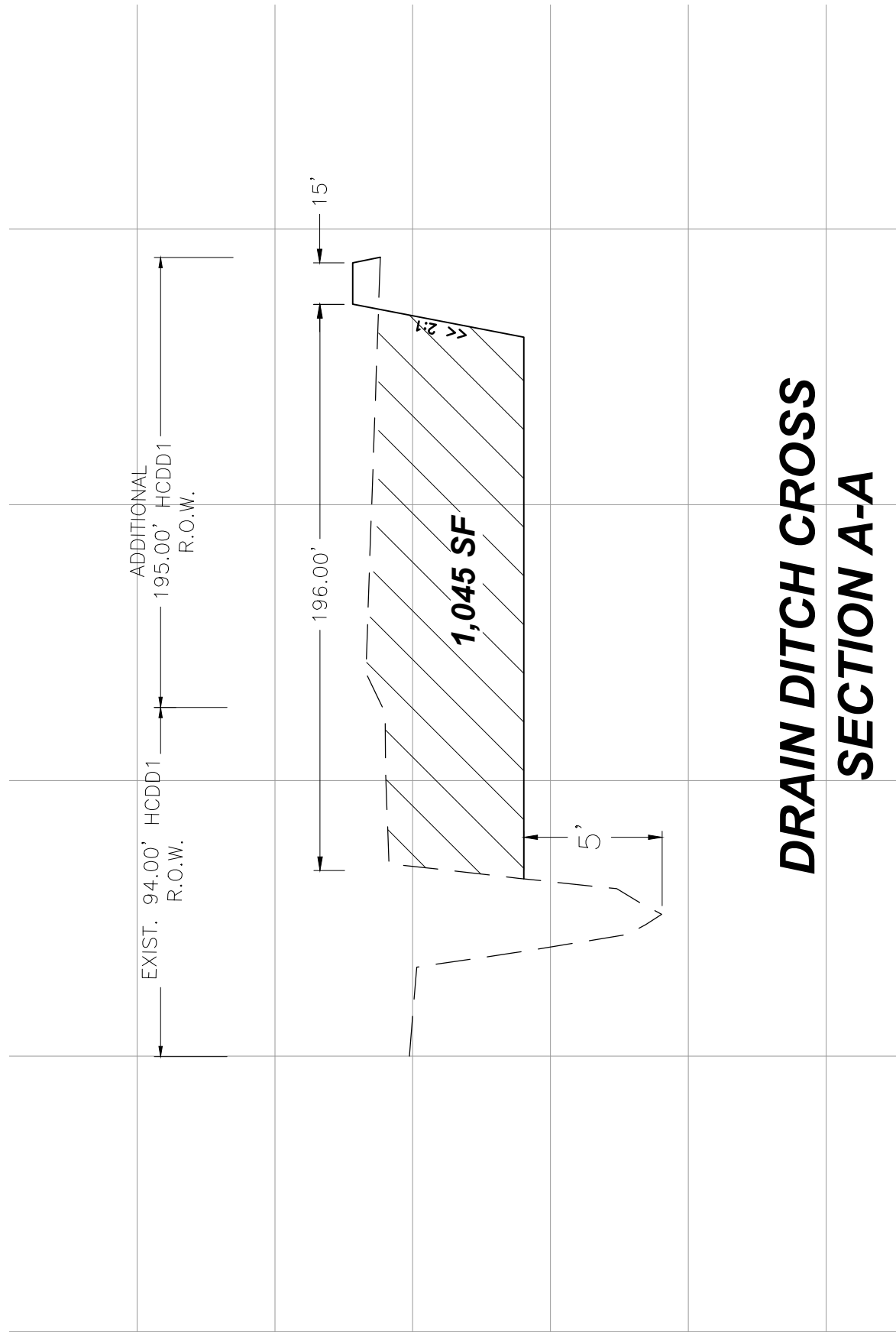
STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B

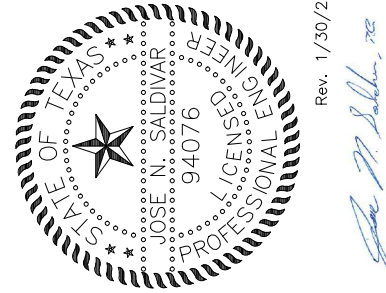


STREET SECTION

60' MINIMUM R.O.W.
NO LESS THAN 37' B-B



DRAIN DITCH CROSS
SECTION A-A



Rev. 1/25/25
JMS

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

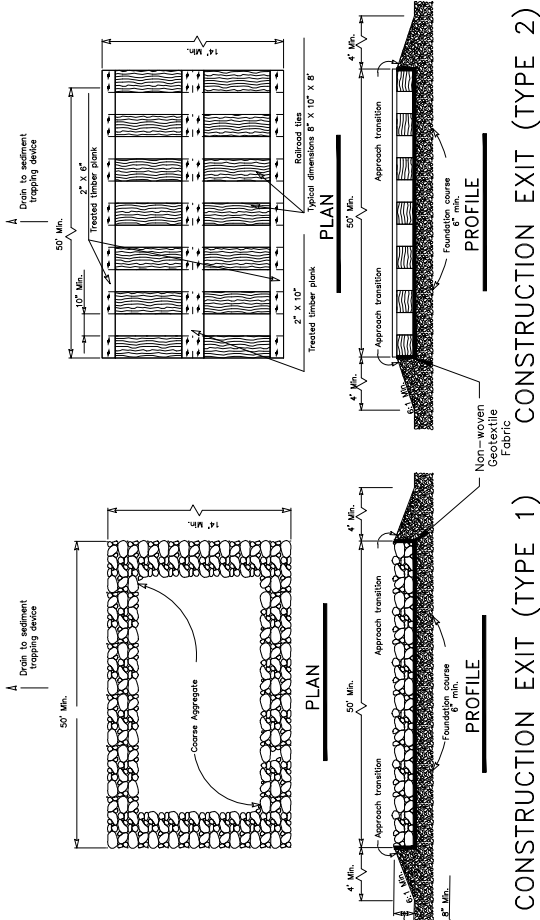
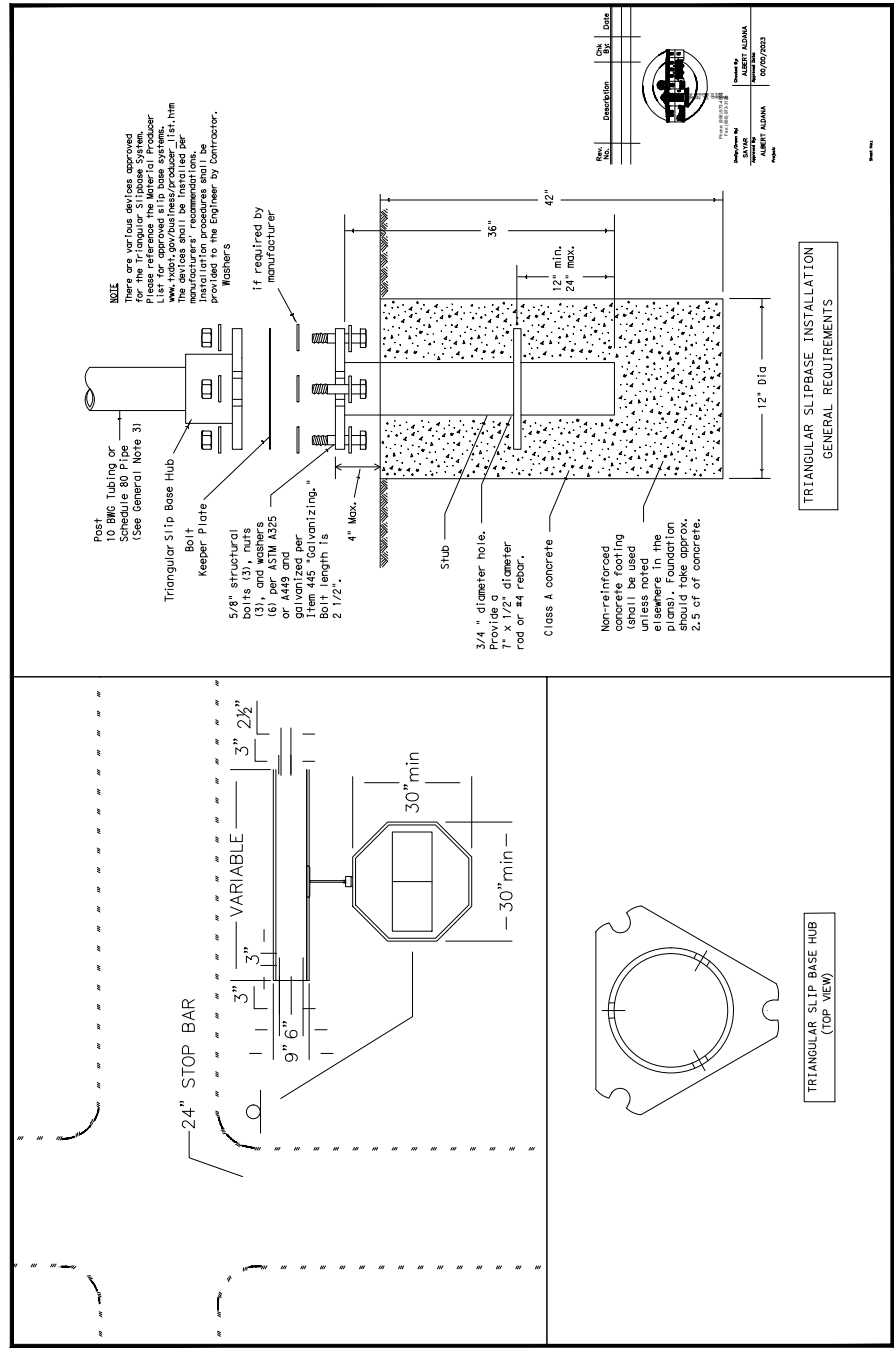
S2ENGINEERING, PLLC

2020 E. GRIFFIN PARKWAY, SUITE 100
DALLAS, TEXAS 75246
TEL: 972.228.8828
FAX: 972.228.8829
WWW.S2ENGINEERINGPLLC.COM

8

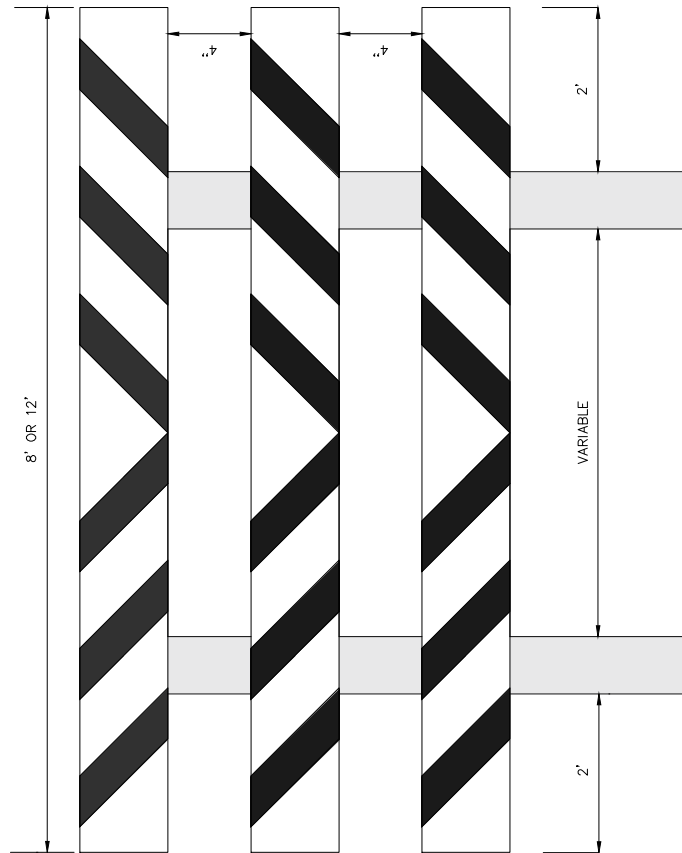
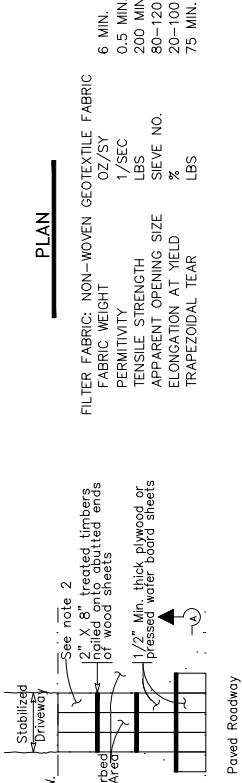
CIVIL ENGINEERING & LAND SURVEYING

SHEET NO. 5
OF 6 SHEETS



- GENERAL NOTES**
1. THE CONSTRUCTION EXIT SHALL BE AS SHOWN.
 2. THE CONSTRUCTION EXIT SHALL BE AS SHOWN.
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 6. THE CONSTRUCTION EXIT SHALL BE AS SHOWN.
 7. THE CONSTRUCTION EXIT SHALL BE AS SHOWN.

TEMPORARY EROSION CONTROL
CONSTRUCTION ACCESS / EXIT



TYPE III BARRICADE
GENERAL NOTES

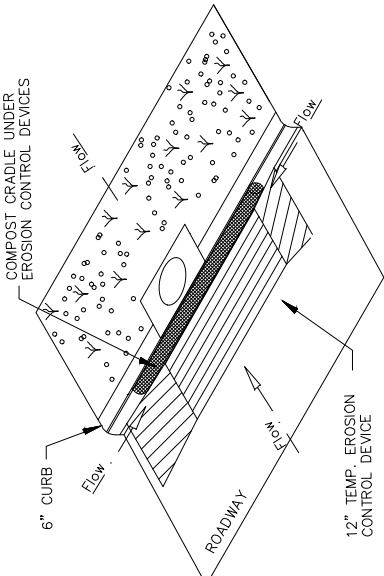
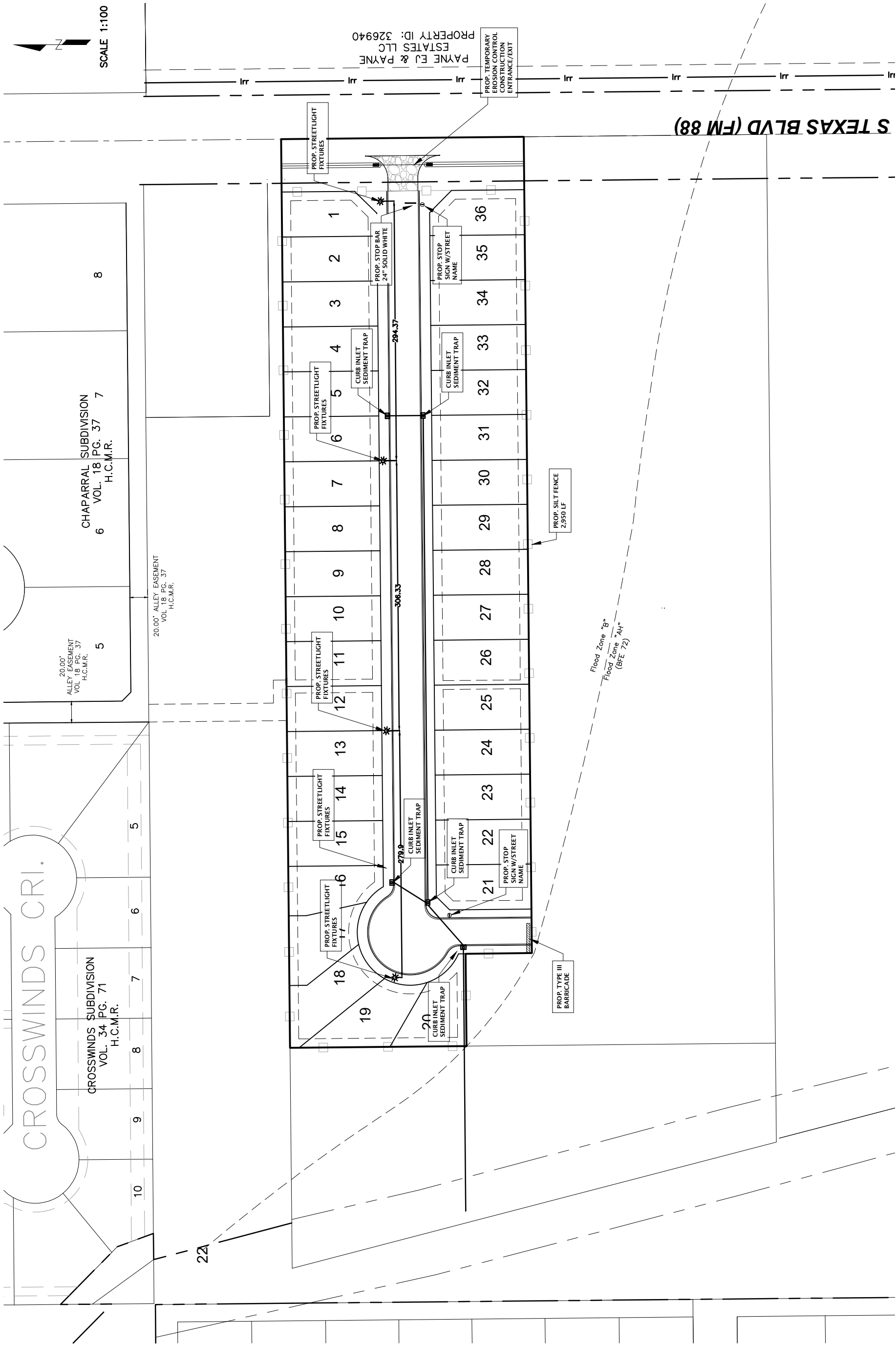
1. THE BARRICADE SHALL BE AS SHOWN.
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3. THE BARRICADE SHALL BE AS SHOWN.
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5. THE BARRICADE SHALL BE AS SHOWN.

SEDIMENT BASIN & TRAP USAGE GUIDELINES

1. SEDIMENT BASIN & TRAP SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
2. SEDIMENT BASIN & TRAP SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
3. SEDIMENT BASIN & TRAP SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
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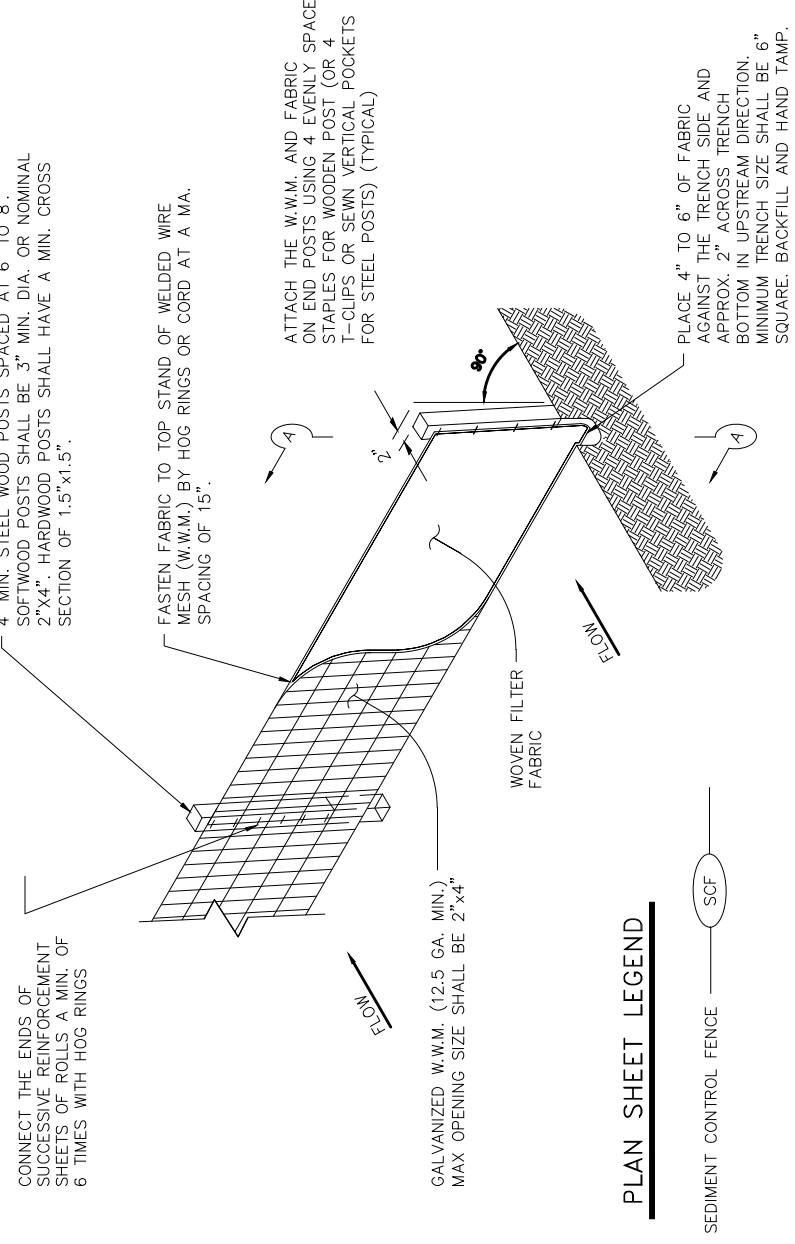
GENERAL NOTES

1. THE BASIN SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
2. THE BASIN SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
3. THE BASIN SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
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5. THE BASIN SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.



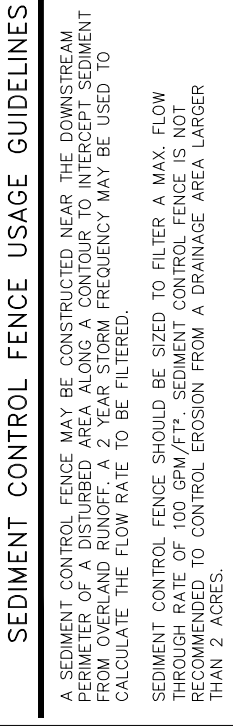
TEMPORARY EROSION
CONTROL LOGS - 2

NTS



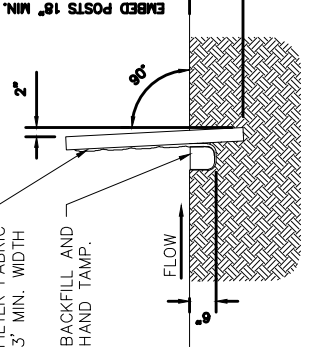
GENERAL NOTES

1. THE GUIDELINES SHOW HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



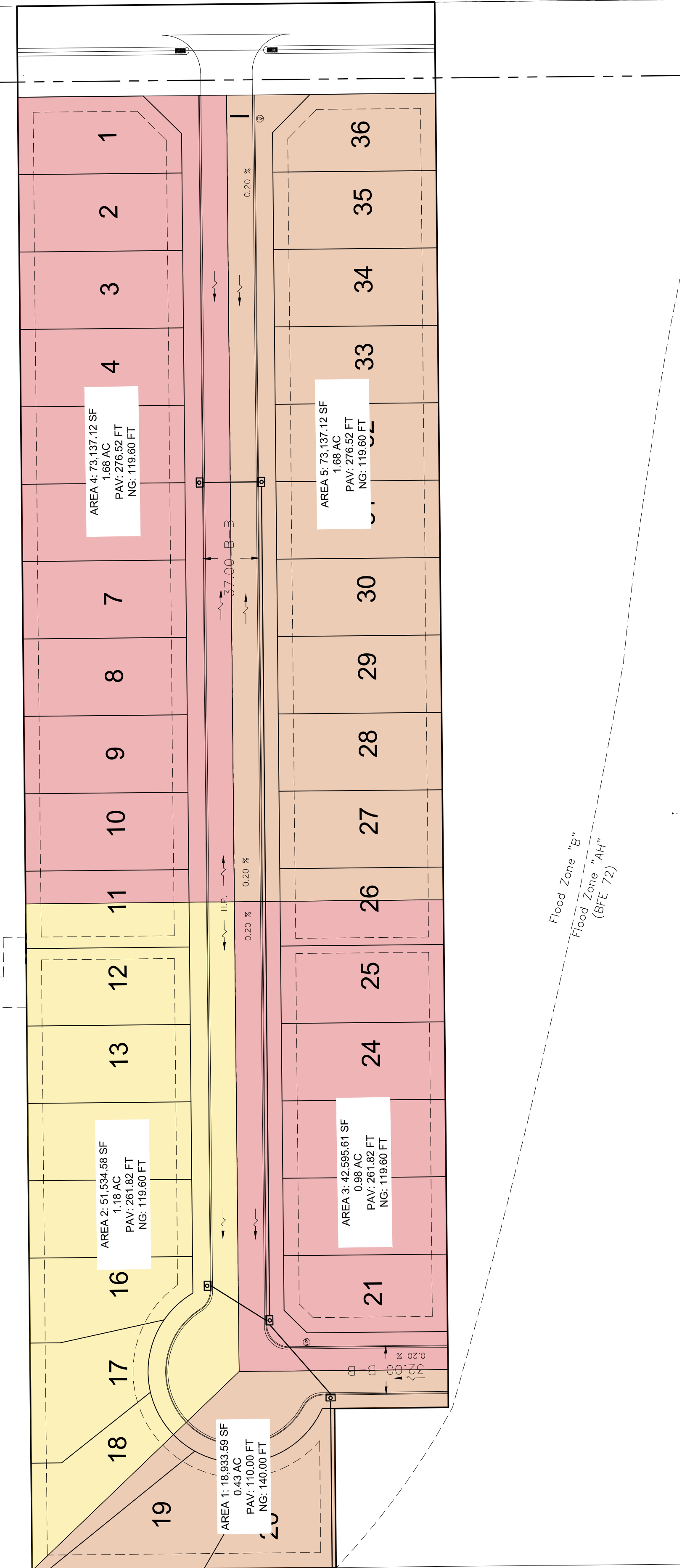
TEMPORARY SEDIMENT
CONTROL FENCE - DETAILS

STW-2



SECTION A-A

**DRAINAGE AREA MAP:
THE GARDENS AT VILLA VERDE**



HYDRAULIC CALCULATIONS

[illegible]



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

Date of Meeting: March 5, 2025	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering.	
Subject/Agenda Item: Discussion and consideration for thirty-day extension of Rio Orchards Estates Subdivision being 19.45 acres out of Farm Tracts 757 and 758, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 730ft east of the intersection of Bridge & E Mile 5 N on the North Side. Possible Action.	
Discussion/Overview: The proposed fifty-three (53) lot subdivision is located outside the City of Weslaco. Final Plat approval is set to expire on February 16, 2025. This is the 1 st extension. Project has been completed and is only pending signatures on the Mylor. 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 thirty-day extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Supreme Engineering, PLLC

Consulting Engineers
135 Paseo Del Prado Suite #7
Edinburg, TX 78539

February 17, 2025

Rebekah De La Fuente, CFM
Planning and Code Enforcement Director
City of Weslaco
255 S Kansas Ave.
Weslaco, TX 78596

Re: Rio Orchards Estates Subdivision 30-day Extension Request

Dear Ms. De La Fuente,

Supreme Engineering, Agent and Engineer on record for the aforementioned subdivision, is requesting an extension of 30 days to complete the platting process. As of today, all utilities and paving have been installed and final walkthrough has been complete and public improvements accepted. We're on the need of the extension for the City of Weslaco to sign the Plat.

Respectfully Submitted,



Omar Cano, P.E., CFM
President



From: [Flor Acuna](#)
To: [Joe Mondragon](#)
Cc: [Jeremy Anciso](#); [Rebekah M. De La Fuente](#); [Alberto J. Aldana](#); [Kayla A. Arevalo](#); [Arlene Lara](#)
Subject: RE: Rio Orchards Estates Subdivision
Date: Wednesday, February 19, 2025 2:44:00 PM
Attachments: [image001.png](#)

Great, thanks for the update.

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: Joe Mondragon <jmondragon@weslacotx.gov>
Sent: Wednesday, February 19, 2025 2:37 PM
To: Flor Acuna <facuna@weslacotx.gov>
Cc: Jeremy Anciso <janciso@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>; Alberto J. Aldana <aaldana@weslacotx.gov>; Kayla A. Arevalo <karevalo@weslacotx.gov>; Arlene Lara <alara@weslacotx.gov>
Subject: RE: Rio Orchards Estates Subdivision

This Project has been completed with us.

From: Flor Acuna <facuna@weslacotx.gov>
Sent: Wednesday, February 19, 2025 8:26 AM
To: Joe Mondragon <jmondragon@weslacotx.gov>; Jeremy Anciso <janciso@weslacotx.gov>
Cc: Arlene Lara <alara@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Rio Orchards Estates Subdivision

Good morning, please see the attached request for an extension. Could you please provide



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

Date of Meeting: March 5, 2025	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
Subject/Agenda Item: Discussion and consideration for six-month extension of Rio Stone Subdivision Phase II being 14.19 acres out of Farm Tracts 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1055 feet south of Mile 6 ½ North along the west side of South Milanos Road. Possible Action.	
Discussion/Overview: The proposed sixty-four (64) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on March 19, 2025. This is the 1 st extension. Project is about 65% complete. The remaining tasks include testing the water services which are under the jurisdiction of North Alamo Water Supply, as well as conducting tests for the roadways and manholes.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

February 20, 2025

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

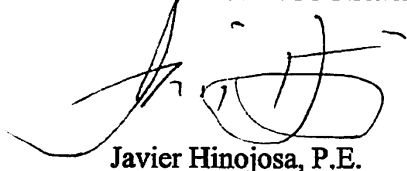
Re: Rio Stone Subdivision Phase II

Dear Ms. De la Fuente,

Please accept this letter on behalf of the Developer of the Rio Stone Subdivision Phase II for an extension of the subdivision approval. The construction for this subdivision is ongoing and is anticipated to be completed in the next 6 weeks. We will be submitting documents needed for recording the plat very soon. Your assistance in this matter is greatly appreciated. If you have any questions or require further information, please feel free to contact me.

Sincerely,

JAVIER HINOJOSA ENGINEERING

A handwritten signature in black ink, appearing to be 'Javier Hinojosa', written over a horizontal line.

Javier Hinojosa, P.E.

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Jeremy Anciso](#); [Arlene Lara](#); [Rebekah M. De La Fuente](#); [Alberto J. Aldana](#)
Subject: RE: Rio Stone Subdivision Phase II
Date: Thursday, February 20, 2025 11:15:20 AM
Attachments: [image001.png](#)

Good Morning,

This email is to respond to the extension request for the Project of Rio Stone Subdivision Ph2. Project is about 65% completed, still needs to install Water main and water services also needs to be tested which belongs to (North Alamo water supply) as well as the Roadway needs to be completed and tested which is a (private road). The manholes need some touch ups and c4 at bottom . If you have any questions or concerns please feel free to contact me.

From: Flor Acuna <facuna@weslacotx.gov>
Sent: Thursday, February 20, 2025 9:46 AM
To: Joe Mondragon <jmondragon@weslacotx.gov>
Cc: Jeremy Anciso <janciso@weslacotx.gov>; Arlene Lara <alara@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Rio Stone Subdivision Phase II

Good morning please see attached request for an extension. Please let me know pending items on the development if any.

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





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

Date of Meeting: March 5, 2025	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Altex Engineering.	
Subject/Agenda Item: Discussion and consideration for six-month extension of Two Points Subdivision being 2.32 acres out of Lot 9, Block 174, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of the Mile 4 W Rd and Mile 12 ½ Rd. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located outside the City of Weslaco. Final Plat approval is set to expire on March 19, 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: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



ALTEX ENGINEERING

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

February 20, 2025

Attn: **Rebekah De La Fuente, CFM**
Planning and Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: **Extension Request**
Two Points Subd
Weslaco, Texas

Ms. de la Fuente,

This letter is to formally request a Six (6) month extension on the Two Points Subdivision located along Mile 12 ½ N Road & Mile 4 W Rd in Weslaco ETJ. We are still working on the review process with Hidalgo Planning Department and should have the comments finalized in the coming weeks.

Please do not hesitate to call us at (956)294-1241 if you have any questions, comments, or concerns.

Respectfully,

Juan Alonzo Jr. P.E.

From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Jeremy Anciso](#); [Arlene Lara](#); [Alberto J. Aldana](#); [Rebekah M. De La Fuente](#)
Subject: RE: Two Points Subd.
Date: Monday, February 24, 2025 1:04:59 PM
Attachments: [image001.png](#)

This Project belongs to county. If you have any questions don't hesitate to ask.

From: Flor Acuna <facuna@weslacotx.gov>
Sent: Thursday, February 20, 2025 2:07 PM
To: Joe Mondragon <jmondragon@weslacotx.gov>
Cc: Jeremy Anciso <janciso@weslacotx.gov>; Arlene Lara <alara@weslacotx.gov>
Subject: Two Points Subd.

Good afternoon, please see the attached request for an extension. Please let me know the status of the development.

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





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

Date of Meeting: March 5, 2025	Agenda Item No. (to be assigned by PCE): V.F.
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles, Jr.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for De Leon Ranch Subdivision being a 3.03-acre tract of land out of Farm Tract 258, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the south of Mile 12 N approximately 700ft east of N Mile 4 ½ W. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through a 16" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on variance request.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION



PIAT-000801-2025

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: De Leon Ranch

Location: 1112 Mile 12 North Road, Weslaco, Texas 78596

Legal Description: 3.03 acres out of Farm Tract 258, West and Adams Tract

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: residential Proposed Land Use: single family residential

Number of Lots Proposed: 2 Gross Acreage: 3.03

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Florentino De Leon Telephone: 956-998-7500

Address: 1112 Mile 12 N Road Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: jasdeleon@wisd.net

ENGINEER INFORMATION

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

Address: 107 W Huisache Street Fax: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: NAWSC

☐ YES ☐ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: Magic Valley

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$350.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

Reynaldo Robles Jr. is the authorized agent

Authorized Agent Signature: [Signature] Date: 2-26-25

Authorized Agent Printed Name: Reynaldo Robles Jr.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE



VAR-000802-2025

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: De Leon Ranch

Location: 1112 Mile 12 N Road

Legal Description: 3.03 acres of land out of Farm Tract 258, Block 146, West Tract Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

no sewer service available for this site, septic tanks proposed

☐ Fire Hydrants ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☒ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Florentino De Leon Telephone: 956-998-7500

Address: 1112 Mile 12 N Road Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

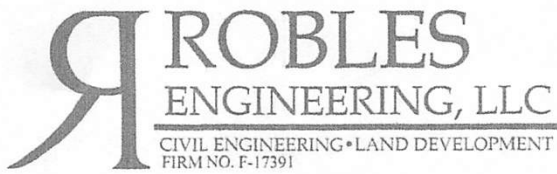
Owner Printed Name: Florentino De Leon

Owner Signature: _____ Date: _____

Rey Robles, Jr. is the authorized agent

Authorized Agent Signature:  Date: 2-26-25

Authorized Agent Printed Name: Reynaldo Robles Jr.



Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT

FOR

DE LEON RANCH

CITY OF WESLACO ETJ
HIDALGO COUNTY, TEXAS

JANUARY 10, 2025

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

Page 1 – Cover Sheet

Page 2 – Index

**Page 3 – Drainage Statement (Flood Zone Designation,
Existing Soils, Existing Conditions, Future Conditions)**

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

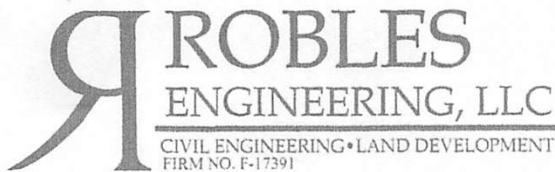
Pages 9-10 – FEMA FIRM Map

Pages 10-12 – USDA Soil Map and Legend

Page 13 – USDA Soil Report: Engineering Properties

Pages 14-15 – Subdivision Plat Sheets

Page 16 – Mile 12 North and Mile 4 ½ West Road profile



Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT
For
DE LEON RANCH
CITY OF WESLACO ETJ
HIDALGO COUNTY, TEXAS

De Leon Ranch is located on the north side of Mile 12 North Road approximately 612 feet east of Mile 4 ½ West Road within the City of Weslaco ETJ, Hidalgo County, Texas and is described as follows: 3.03 acres of land out of Farm Tract 258, Block 146, West Tract Subdivision, according to the map or plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in flood zone "X" (unshaded), described as areas of determined to be outside the 500-year flood plain), and "X" (shaded), described as areas of 500- year flood; areas of 100-year flooding with average depths of less than 1 foot or with drainage areas of less than one square mile; and areas protected by levees from the base flood, as per F.E.M.A. Flood Insurance Rate Map with Community Panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

Existing Soils:

Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28). Hidalgo sandy clay loam is listed in hydrologic soil group B, which consist of well drained soils with a moderate infiltration rate.

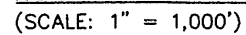
Pre-development Conditions:

The land comprising this subdivision consists of a single family residential home and open land. Review of the topographic information of the site reveals the site is fairly level with a slight slope towards the southwest. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 3.98 CFS.

Future Conditions:

The development will consist of two lots. Expected future use is for single family residential use. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 8.21 CFS, with a total maximum volume of additional run-off of 9,488 cubic feet (0.218 acre-ft) or 4,744 cubic feet per Lot, and a future peak Q of 12.19 CFS. The additional runoff will be detained within proposed swales located along the east side of Lot 1 and west line of Lot 2 and make its way into the regraded roadside ditch along Mile 12 North Road. From here it will make its way west and then south along the roadside ditch along Mile 4 ½ West Road and outfall into an existing drainage ditch owned by the Hidalgo and Cameron Counties Irrigation District No.9 and maintained by the Hidalgo County Drainage District No.1.





98.00000° W 97.98333° W WGS84 97.96667° W

26.25000° N 26.23333° N 26.21667° N 26.20000° N

Map created with TOPOLOGIC © 2008 National Geographic; © 2007 Tele Atlas, Rev. 1/2007

98.00000° W 97.98333° W WGS84 97.96667° W

0 1000 0 1000 2000 3000 4000 5000
MILES
1000 0 1000 2000 3000 4000 5000
FEET
1000 0 1000 2000 3000 4000 5000
KILOMETERS
1000 0 1000 2000 3000 4000 5000
METERS

NATIONAL GEOGRAPHIC

11/18/24



Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

De Leon Ranch

Using Modified Rational Method:
Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area = 3.03 ac.
Runoff Length = 687 ft
Slope = 0.3 %
Cex = 0.2
 $V = K_p K_s^{0.5} = 0.82 \text{ ft/s}$
 $t_c = L / 60V = 13.95 \text{ min.}$
 $I = b / (t_c + d)^a = 6.57 \text{ in./hr.}$

Where $Q = CIA = 3.98 \text{ cfs}$

10-Yr	b=	Intensity-Frequency	116.24
	d=	Duration Coefficients for	14.33
	e=	Hidalgo County, TX	0.8599

For the future developed subdivision (50yr):

	Area (SF)	Area %	C	Weighted C
Residential	3.03	100	0.4	0.40
rural/suburban				

weighted runoff coefficient: 0.40

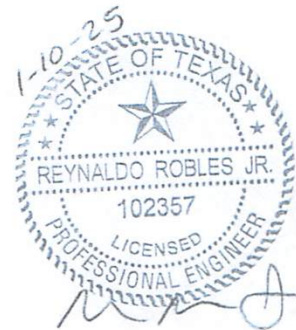
Area = 3.03 ac.
Runoff Length = 687 ft
Slope = 0.5 %
Cfut = 0.4
 $V = K_p K_s^{0.5} = 1.14 \text{ ft/s}$
 $t_c = L / 60V = 10.05 \text{ min.}$
 $I = b / (t_c + d)^a = 10.06 \text{ in./hr.}$

Where $Q = CIA = 12.19 \text{ cfs}$

50-Yr	b=	Intensity-Frequency	170.66
	d=	Duration Coefficients for	16.71
	e=	Hidalgo County, TX	0.8613

Duration	Intensity	Q_{in}	Vol_{in}	Q_{out}	Vol_{out}	Storage
(min.)	(in/hr)	(cfs)	(ft ³)	(cfs)	(ft ³)	(ft ³)
10	10.08	12.21	7,328	3.98	2,394	4,934
20	7.66	9.29	11,145	3.98	3,587	7,557
30	6.23	7.55	13,585	3.98	4,781	8,803
40	5.27	6.39	15,326	3.98	5,975	9,351
50	4.58	5.55	16,656	3.98	7,168	9,488
60	4.06	4.92	17,722	3.98	8,362	9,360
70	3.65	4.43	18,605	3.98	9,556	9,049
80	3.33	4.03	19,355	3.98	10,749	8,606
90	3.06	3.70	20,005	3.98	11,943	8,062
100	2.83	3.43	20,577	3.98	13,137	7,441
110	2.64	3.20	21,088	3.98	14,330	6,757
120	2.47	2.99	21,548	3.98	15,524	6,024
130	2.32	2.82	21,966	3.98	16,717	5,249
140	2.20	2.66	22,350	3.98	17,911	4,439

Total Required Detention Volume: 9,488 cfs =
0.218 ac-ft



Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

2. Select or Enter a County

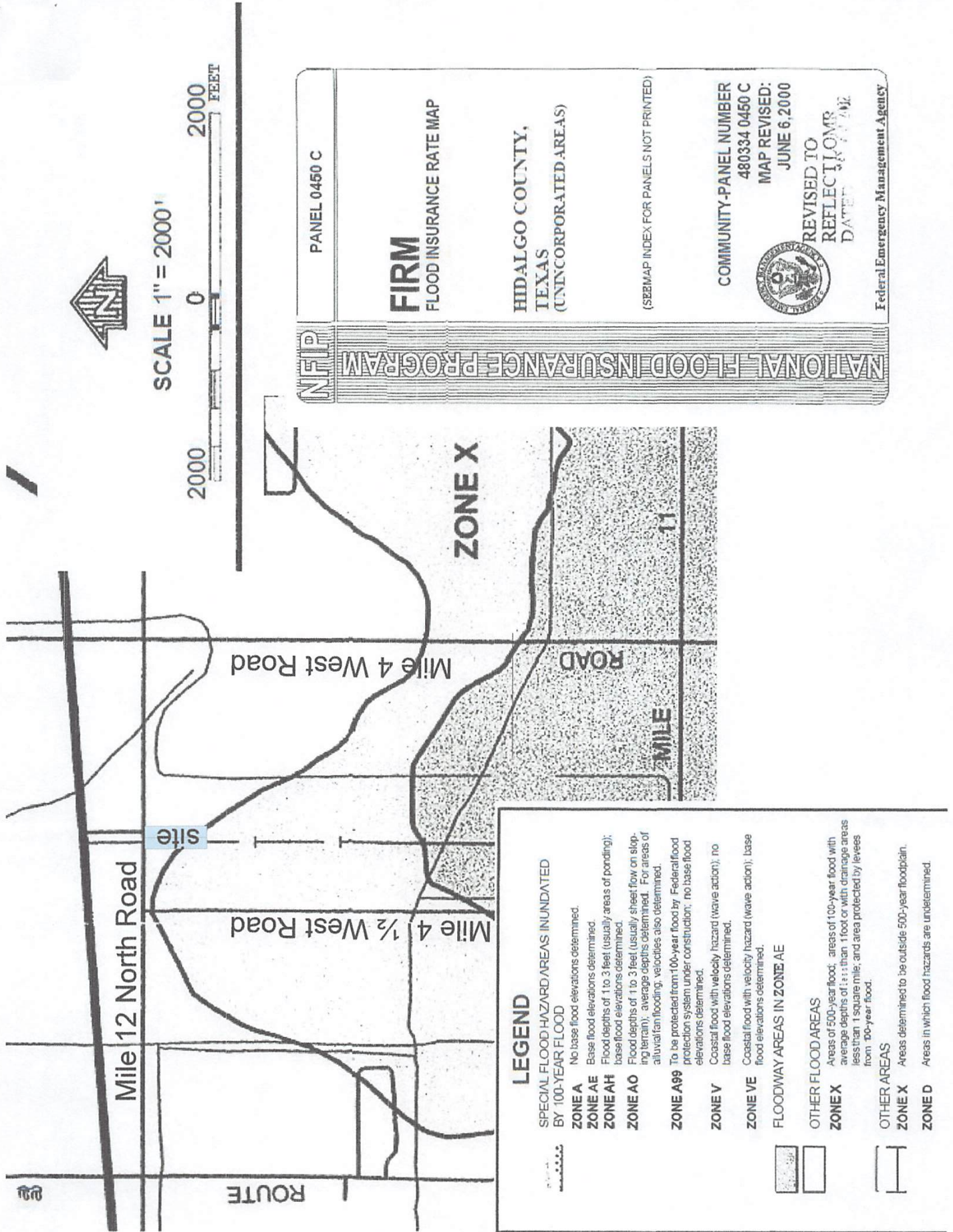
3. Enter a Time of Conc.

Select Units

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.07	5.47	6.36	7.54	8.69	9.88

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

Table 3-1. Runoff Coefficients for Rational Formula.⁽¹⁴⁾	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	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
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	



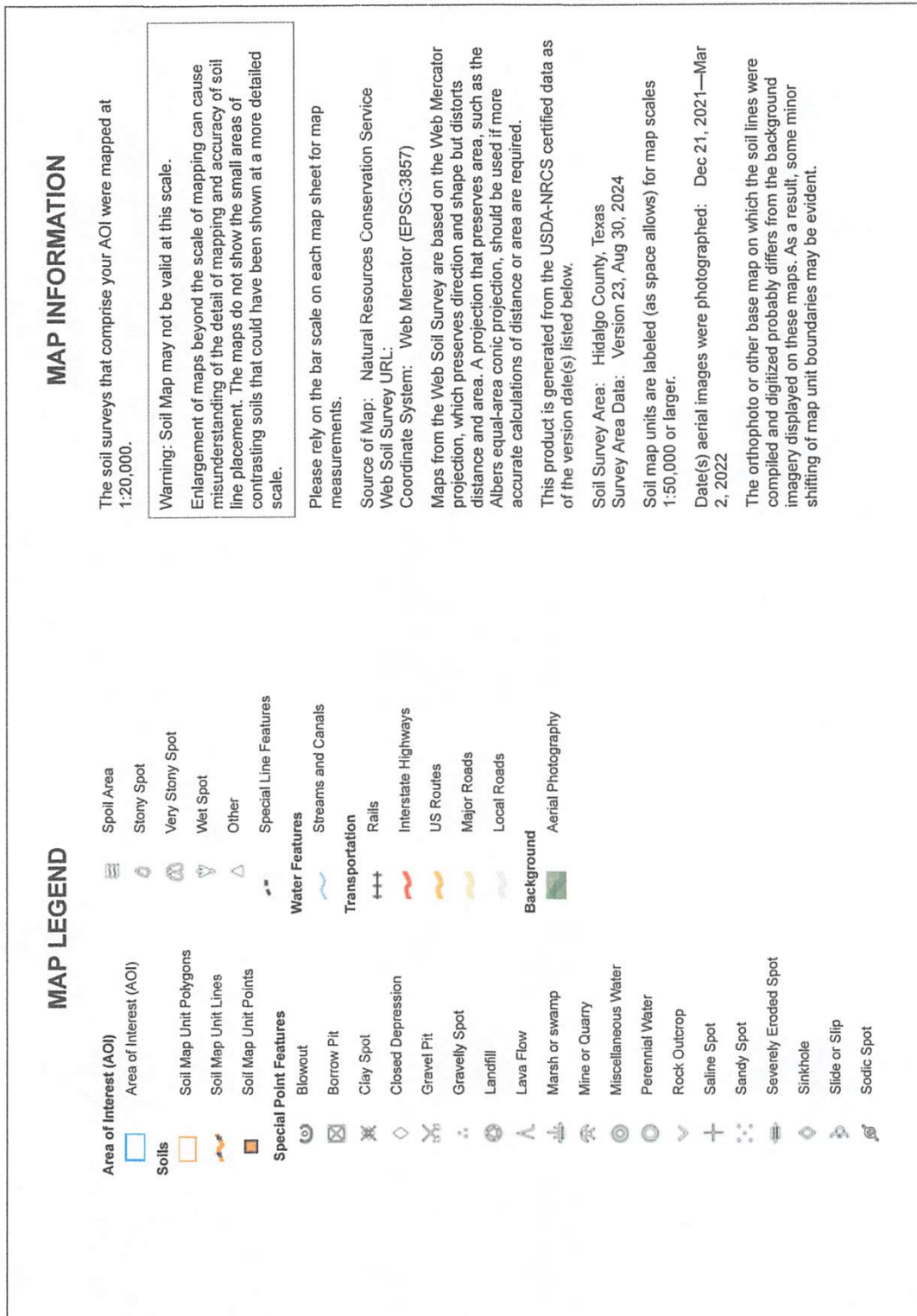


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/14/2025
Page 1 of 3

Soil Map—Hidalgo County, Texas



Soil Map—Hidalgo County, Texas

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	4.4	100.0%
Totals for Area of Interest		4.4	100.0%

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk * denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
28—Hidalgo sandy clay loam, 0 to 1 percent slopes			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
	85 B		0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

Data Source Information

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

DE LEON RANCH

LOCAL MAP

SHEET 12 OF 12

APPROVED BY THE DISTRICT OFFICIAL:

DATE: _____

APPROVED BY THE DISTRICT OFFICIAL:

DATE: _____

APPROVED BY THE DISTRICT OFFICIAL:

DATE: _____

DE LEON RANCH

LOCAL MAP

SHEET 12 OF 12

APPROVED BY THE DISTRICT OFFICIAL:

DATE: _____

APPROVED BY THE DISTRICT OFFICIAL:

DATE: _____

APPROVED BY THE DISTRICT OFFICIAL:

DATE: _____

DE LEON RANCH

LOCAL MAP

SHEET 12 OF 12

APPROVED BY THE DISTRICT OFFICIAL:

DATE: _____

APPROVED BY THE DISTRICT OFFICIAL:

DATE: _____

APPROVED BY THE DISTRICT OFFICIAL:

DATE: _____

Item	Unit	Quantity	Price	Total
1. Labor	Hour	100	1.00	100.00
2. Material	Unit	50	2.00	100.00
3. Overhead	Hour	100	1.00	100.00
4. Profit	Hour	100	1.00	100.00
Total				400.00

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1969

[illegible]

the fact that the *Journal of the American Medical Association* has been the only one of the major medical journals to publish a statement of the American Medical Association's position on the issue. The statement, which was published in the *Journal* in 1971, stated that the American Medical Association "has no official position on the issue of abortion." This statement was widely cited in the media and in the courts, and it was used by the Supreme Court in its decision in *Roe v. Wade*. The Supreme Court's decision in *Roe v. Wade* was based on the fact that the American Medical Association had no official position on the issue of abortion. The Supreme Court's decision in *Roe v. Wade* was based on the fact that the American Medical Association had no official position on the issue of abortion.

