

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

APRIL 2, 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
MARCH 5, 2025**

On Wednesday, March 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:

Randy Summers	Commissioner
Jim Forward	Commissioner
Adrian Torres	Commissioner
Richard Valdez	Commissioner

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

Also, present were Mike Swinnea, Assistant Fire Marshall, Guillermo Frausto, Assistant Engineer Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. March 5, 2025, Regular Meeting

Commissioner Forward made a motion to approve the minutes of February 5, 2025, seconded by Commissioner Torres. Motion carried.

IV. PUBLIC HEARING

A. 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.

Mrs. Arevalo stated that the notice appeared in the Monitor on February 12, 2025, there were eight (8) property owners notified within the 200-foot radius, there were letters for against the item were received. The item has met the 20% threshold which would require the item to be approved by three fourths vote. Staff recommended approval.

The following individuals have expressed their opposition to the proposed conditional use.

1. Claudia Hernandez owner of Pediatric Dentist business located at 420 Professional Dr., Weslaco.
2. Sandra De la Cruz Yarrison owner of Comfort Air located at 2018 E IH 2, Weslaco.
3. Cesar Hernandez -Catarina Posada, MD 2004 E IH2 Ste 2, Weslaco.

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

- **Exposure to Alcohol:** Their concerns are that children attending the facility will be exposed to alcohol as well as the safety of working late hours and having drunk drivers in the area.
- **Safety During Late Hours:** Residents have expressed worries about the safety of individuals working late hours, particularly with the potential presence of drunk drivers in the area.
- **Traffic Flow:** There is also a concern regarding the increase in traffic within the area, as well as vehicles being left overnight due to individuals being unable to drive home. Another concern was alcohol containers being discarded on the surrounding properties. These issues may have an impact on the cleanliness and safety of the area.

Ms. Alejandra Perales, an administrative assistant to the applicant, stated they are a family-oriented business with three (3) other businesses in the surrounding cities and have never had issues and are willing to have an officer at the location.

Mr. Ismael Reyes, applicant, stated that he had a conversation with Dr. Hernandez, during which he informed her that his staff has been properly trained and certified by TABC. Additionally, Mr. Reyes mentioned that his business serves both adults and children, with peak hours typically beginning at 5:00 PM and continuing thereafter stating the business in the area would not be affected by his business.

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

Commissioner Valdez made a motion to approve the Conditional Use Permit, seconded by Commissioner Torres. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for 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 18th St., approximately 0.15 miles east of South Airport Dr.

Mrs. Arevalo stated the proposed development is a forty-four (44) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The applicant is requesting a variance for off-site drainage and has submitted the letters of support. Staff recommend approval of Preliminary Plat and compliance with the ordinance on variance request.

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

B. 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 proposed subdivision was approved by City Commission on January 21, 2025. The applicant is requesting a variance to allow for a 10" rear setback only for the lots located withing the cul-da-sac.

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

C. 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.

Mrs. Arevalo stated the proposed fifty-three (53) lot subdivision is located outside the City of Weslaco. The final plat approval expired on February 16, 2025. This is the 1st extension, and the project has been completed and is only pending signatures on the Mylar. The Engineering Department has provided an email.

Commissioner Torres made a motion to approve the thirty-day extension, seconded by Commissioner Forward. Motion carried.

D. 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.

Mrs. Arevalo stated the proposed sixty-four (64) lot subdivision is located inside the City of Weslaco. The final plat approval is set to expire on March 19, 2025. This is the 1st extension, and the 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.

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

E. 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.

Mrs. Arevalo stated proposed two (2) lot subdivision is located outside the City of Weslaco. The final plat approval is set to expire on March 19, 2025. This is the 1st extension, and the development is being overseen by County. The Engineering Department has provided an email.

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

F. 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.

Mrs. Arevalo stated 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". The applicant is requesting a variance for OSSF. Staff recommended approval of the Preliminary Plat and compliance with ordinance on the variance request.

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

VI. ADJOURNMENT

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

Planning and Zoning Commission

Absent

David Hernandez, Chairman

Absent

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Absent

Carolina Crockett, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

Richard Valdez, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 2, 2025	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Linda Garcia.	
Subject/Agenda Item: Discussion and consideration to rezone 901 San Joaquin, also being Lot 22, Blk 5, Colonia MP (Bud) Lackland UT No 2 Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on March 12, 2025. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on March 21, 2025.	
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 based on surrounding landuse.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

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

FILE NO. RZNE-000800-2025

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 22 Block 5

Subdivision Name Colonia MP (Bud) Lackland UT NO 2

Street Address 901 SAN JOAQUIN (but to face Pike Blvd)

Existing Zoning Residential Existing Land Use B1

Proposed Zoning Commercial Proposed Land Use Small coffee Shop & Baking

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Linda Garcia Phone (956) 650-5636

Address 1010 W Mile 10N Fax: N/A

City Weslaco State TX Zip Code 78599 E-Mail: faithn.linda@gmail.com

OWNER

Name Felipe & Linda Garcia Phone (956) 204-1885 - Felipe

Address 1010 W Mile 10N Fax: N/A

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

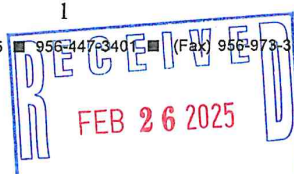
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date 1/9/25

Signature Linda Garcia Date 1/9/2025

Signature _____ Date _____

Authorized Agent



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

March 21, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 2, 2025, and the City Commission will hold a public hearing on April 16, 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 April 2, 2025. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

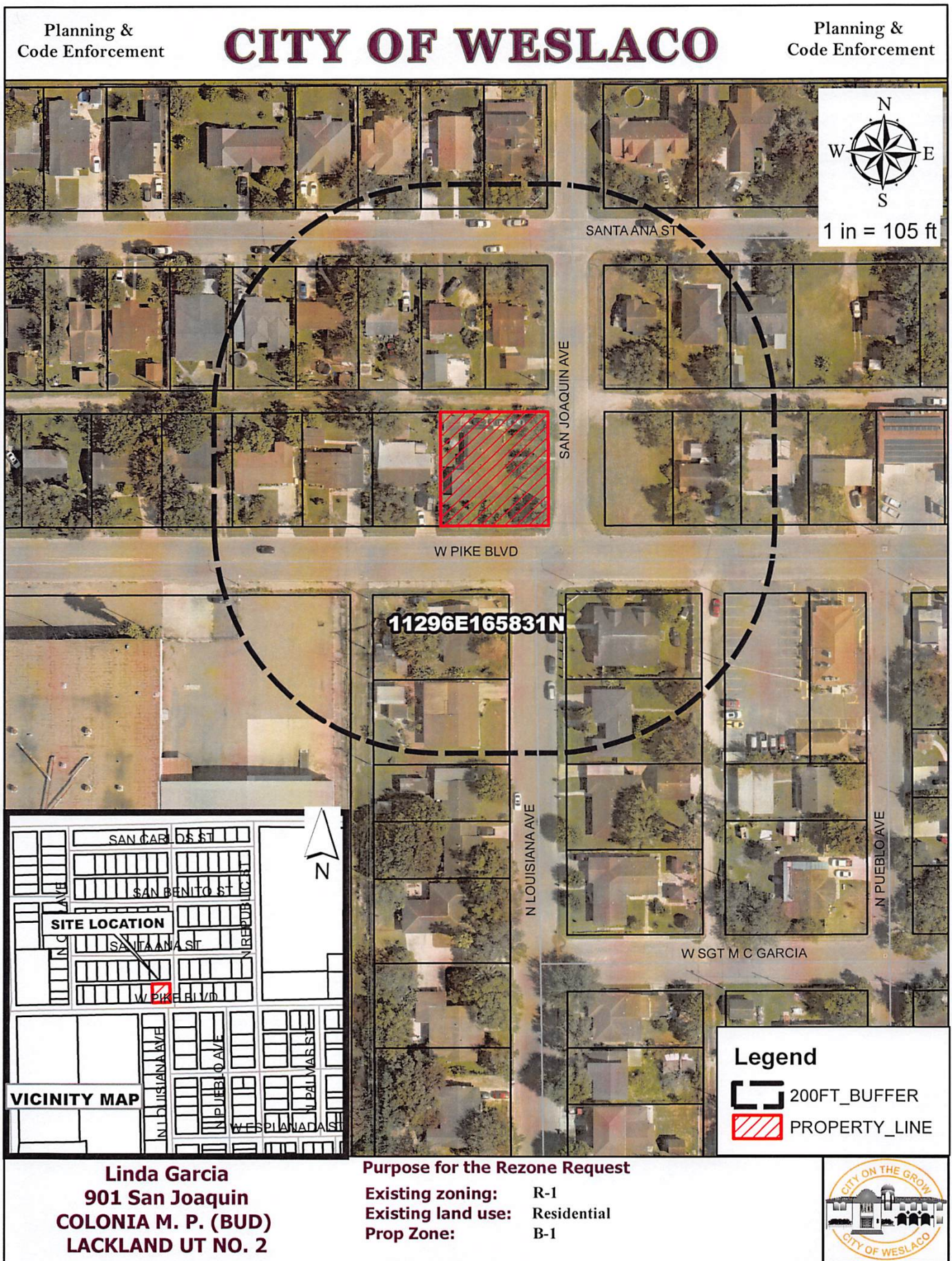
Linda Garcia is requesting to rezone 901 San Joaquin, also being Lot 22, Blk 5, Colonia MP (Bud) Lackland UT No 2 Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

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

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

Sincerely,

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

MAR 18, 2025

MEJORADO JOSE & LAURA 4405 WILLOW WOOD ROAD MELISSA TX 75454	L2200-01-001-0008-00 COLONIA M. P. (BUD) LACKLAND LOTS 8 & 516 W PIKE BLVD	L: 36000 B: 34945
LOPEZ JUAN M & EMMA A 520 W PIKE BLVD WESLACO TX 78596	L2200-01-001-0010-00 COLONIA M. P. (BUD) LACKLAND LOTS 10 520 W PIKE BLVD	L: 36000 B: 27953
RAMIREZ ROMEO & FRANCISCA 508 SANTA ANNA ST WESLACO TX 78596	L2200-01-001-0012-00 COLONIA M. P. (BUD) LACKLAND LOTS 12 524 W PIKE BLVD	L: 36000 B: 0
RAMOS EDWARD 513 W SANTA ANNA WESLACO TX 78596	L2200-01-001-0014-00 COLONIA M. P. (BUD) LACKLAND LOT 14 513 SANTA ANNA ST	L: 36314 B: 18654
RAMIREZ ROMEO & FRANCISCA 508 SANTA ANA ST WESLACO TX 78596	L2200-01-001-0015-00 COLONIA M. P. (BUD) LACKLAND LOT 15 511 SANTA ANNA ST	L: 36314 B: 68594
RANGEL RAQUEL 509 SANTA ANNA STREET WESLACO TX 78596	L2200-01-001-0016-00 COLONIA M. P. (BUD) LACKLAND LOT 16 509 SANTA ANNA ST	L: 36314 B: 39158
SALAZAR DAVID JR 512 SANTA ANA ST WESLACO TX 78596	L2200-01-002-0006-00 COLONIA M. P. (BUD) LACKLAND W1/2 7 BLK 2 512 SANTA ANNA ST	L: 53790 B: 148039
CHAPA DANIEL JR & BELIA A 611 SANTA ANNA ST WESLACO TX 78596	L2200-02-005-0004-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 611 W SANTA ANNA	L: 36223 B: 77243
ZEPEDA RUBEN JR & JOSEPHINA R 609 SANTA ANNA ST WESLACO TX 78596	L2200-02-005-0005-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 609 W SANTA ANNA	L: 36223 B: 51198
CUELLAR FILOMON & JULIA G 607 SANTA ANNA ST WESLACO TX 78596	L2200-02-005-0006-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 607 W SANTA ANNA	L: 36223 B: 44913
ZUNIGA ESEQUIEL ET-UX 605 SANTA ANNA ST WESLACO TX 78596	L2200-02-005-0007-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 605 W SANTA ANNA	L: 36223 B: 17374
CERVANTES GILBERTO 603 SANTA ANA WESLACO TX 78596	L2200-02-005-0008-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 603 W SANTA ANNA	L: 36223 B: 18903

City of Weslaco Code Enforcement Dept.

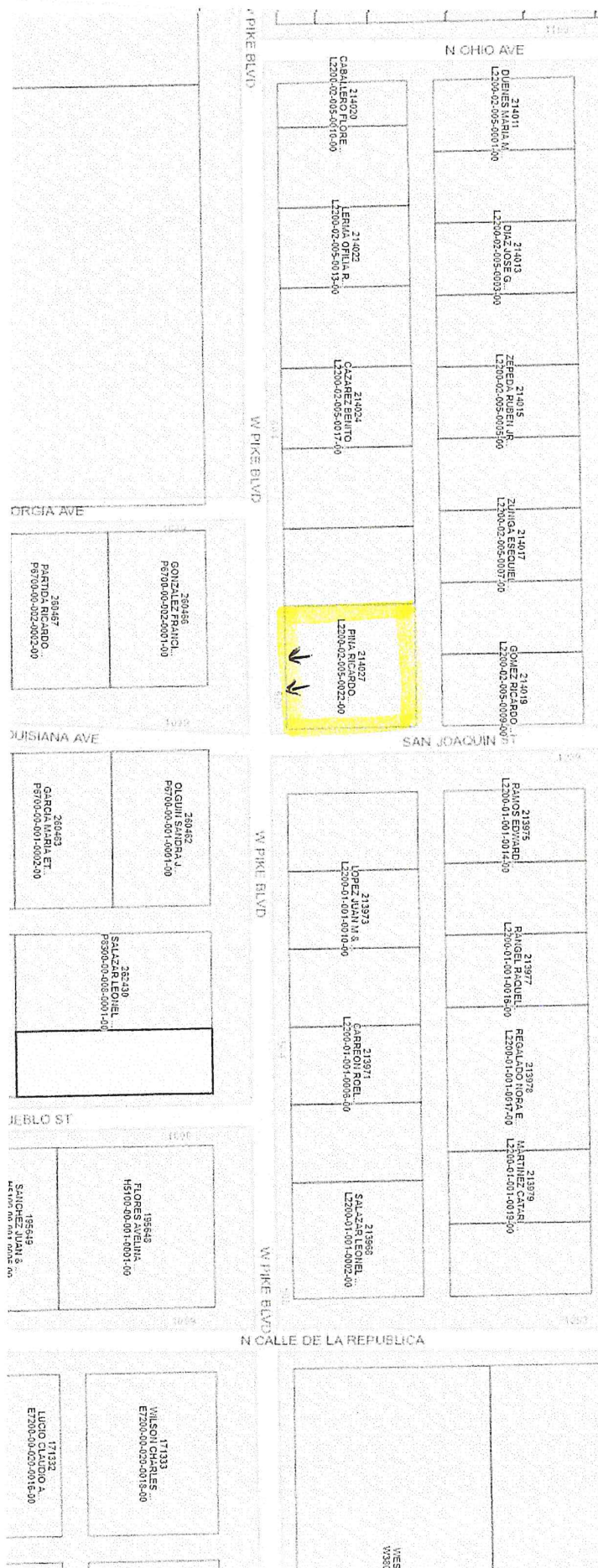
MAR 18, 2025

GOMEZ RICARDO 601 SANTA ANNA ST WESLACO TX 78596	L2200-02-005-0009-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 601 W SANTA ANNA	L: 36223 B: 22150
OLVERA BALDEMAR H & RACHEL M 608 W PIKE BLVD WESLACO TX 78596	L2200-02-005-0015-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 BLK 5 608 W PIKE BLVD	L: 37200 B: 56386
CAZAREZ BENITO H 606 W PIKE BLVD WESLACO TX 78596	L2200-02-005-0017-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 BLK 5 606 W PIKE BLVD	L: 37200 B: 40409
VASQUEZ ROSA C & YOLANDA C TERESA C GONZALEZ 604 W PIKE BLVD WESLACO TX 78596	L2200-02-005-0019-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 BLK 5 604 W PIKE BLVD	L: 37200 B: 44800
GUAJARDO MAXINE 602 W PIKE BLVD WESLACO TX 78596	L2200-02-005-0021-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 602 W PIKE BLVD	L: 36000 B: 32452
GARCIA FELIPE A & IDA LINDA 1010 W MILE 10 N WESLACO TX 78599-5979	L2200-02-005-0022-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 901 N SAN JOAQUIN	L: 57000 B: 95557
REYES ERIBERTO 608 SANTA ANNA ST WESLACO TX 78596	L2200-02-006-0015-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 608 SANTA ANNA ST	L: 36226 B: 128015
MENDEZ YOLANDA 604 SANTA ANNA ST WESLACO TX 78596	L2200-02-006-0016-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 604 SANTA ANNA ST	L: 36226 B: 94672
IBARRA MARTIN AURELIA IBARRA 9439 N MILE 6 W WESLACO TX 78599	L2200-02-006-0017-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 602 SANTA ANNA ST	L: 36226 B: 60787
SALINAS HONORINA ESTRADA 600 SANTA ANA WESLACO TX 78596	L2200-02-006-0018-00 COLONIA M. P. (BUD) LACKLAND UT NO. 2 600 SANTA ANNA ST	L: 36226 B: 84463
OLGUIN SANDRA J CUST AMANDA OLGUIN & RAQUEL OLGUIN 810 N LOUISIANA AVE WESLACO TX 78596	P6700-00-001-0001-00 PIKE-SNEAD ADDN BLK 1 LOTS 1 & N1/2 810 N LOUISIANA AVE	L: 64650 B: 139519
MUNOZ RAUL & ELIDA G 806 N LOUISIANA AVE WESLACO TX 78596	P6700-00-001-0002-00 PIKE-SNEAD ADDN BLK 1 S1/2 LOT 2 & 806 N LOUISIANA AVE	L: 64650 B: 51040

City of Weslaco Code Enforcement Dept.

MAR 18, 2025

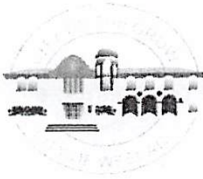
GONZALEZ FRANCISCA INDP EXEC 811 N LOUISIANA AVE WESLACO TX 78596	P6700-00-002-0001-00 PIKE-SNEAD ADDN BLK 2 LOT 1 & N1/2 811 N LOUISIANA AVE	L: 64650 B: 53663
PARTIDA RICARDO G 807 N LOUISIANA AVE WESLACO TX 78596	P6700-00-002-0002-00 PIKE-SNEAD ADDN S1/2 LOT 2 & ALL LOT 807 N LOUISIANA	L: 64650 B: 64548
GEGENHEIMER LIONEL W & BETTY LIONEL W GEGENHEIMER III & HALLIE PO BOX 1208 MCALLEN TX 78505	P6700-00-002-0007-00 PIKE-SNEAD ADDN LOTS 7-12 BLKS 2 & 5 4 ABND GEORGIA ST & CASA BLANCA ST 715 W PIKE BLVD	L: 930458 B: 632558
SALAZAR LEONEL R & EMMA Q 110 S 29TH ST DONNA TX 78537	P8300-00-008-0001-00 PRAYTOR ADDN BLK 8 LTS W 75'-1-2-3 553 W PIKE BLVD	L: 87750 B: 72349





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: April 2, 2025	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Melinda Barrera.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate a Daycare, at 114 Adelita St., also being Lot 28, Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate a daycare. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on March 12, 2025. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on March 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-000799-2025

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 28 Block _____

Subdivision Name _____

Street Address 114 Adelita St

Existing Zoning R2 Existing Land Use Daycare

Purpose for the Conditional Use Permit Request Daycare

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 Melinda Barrera Phone (956) 975-4783

Address 8221 N FM 1015 Fax: _____

City Mercedes State TX Zip Code 78570 E-Mail: laughterlulubies@yahoo.com

OWNER

Name Nelda Gonzales Phone (956) 532-1030

Address 112 Adelita St Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: nelda02@yahoo.com

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

Yes _____ No ☒ _____

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

Signature _____ Date _____
Owner

Signature Melinda B Date 2/24/25
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 _____

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

March 21, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, April 2, 2025, and the City Commission will hold a public hearing on April 16, 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 April 2, 2025. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Melinda Barrera is requesting to a Conditional Use Permit to operate a Daycare, at 114 Adelita St., also being Lot 28, Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

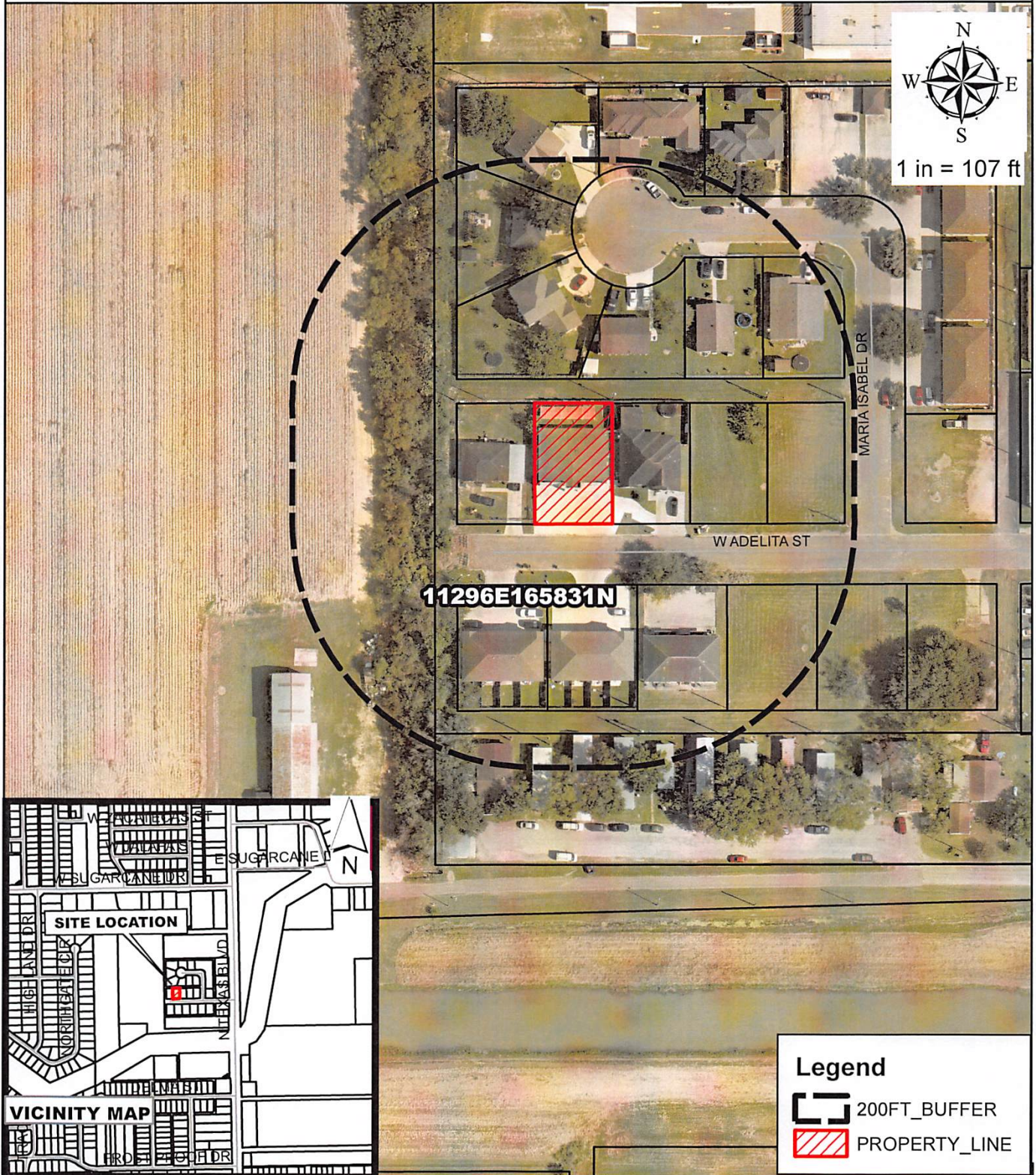
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



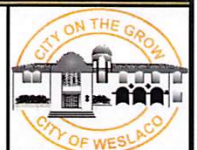
Melinda Barrera
114 Adelita
COLONIA SAN FRANCISCO

Purpose for the Conditional Use Request

Existing zoning: R-1
Existing land use: Commercial
CUP : Daycare

Legend

-  200FT_BUFFER
-  PROPERTY_LINE



City of Weslaco Code Enforcement Dept.

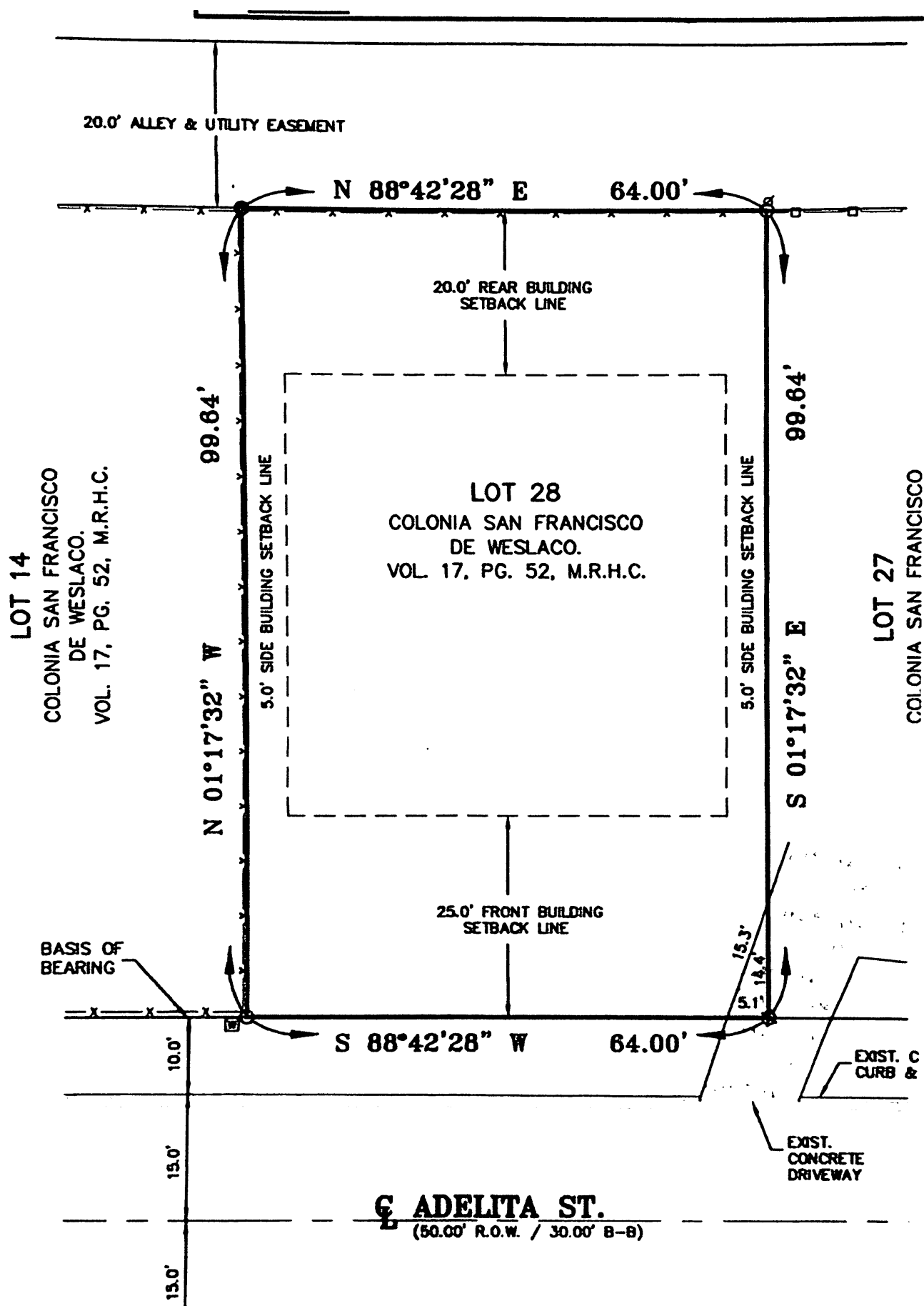
MAR 18, 2025

GML PARTNERSHIP 1102 N FIR ST PHARR TX 78577	S0650-00-000-0009-00 COLONIA SAN FRANCISCO DE WESLACO 107 ADELITA ST	L: 44303 B: 0
GML PARTNERSHIP 1102 N FIR ST PHARR TX 78577	S0650-00-000-0010-00 COLONIA SAN FRANCISCO DE WESLACO 109 ADELITA ST	L: 44309 B: 0
LARA ELEAZAR & LIANA A B PO BOX 1970 DONNA TX 78537	S0650-00-000-0011-00 COLONIA SAN FRANCISCO DE WESLACO 111 ADELITA ST	L: 23682 B: 275639
BLOOM PROPERTIES LLC 1316 CITRINE DR WESLACO TX 78596	S0650-00-000-0012-00 COLONIA SAN FRANCISCO DE WESLACO 113 ADELITA ST	L: 23682 B: 289324
LF TRINITY DEVELOPMENT GROUP 3533 MORELAND DR STE A WESLACO TX 78596	S0650-00-000-0013-00 COLONIA SAN FRANCISCO DE WESLACO 115 ADELITA ST	L: 23682 B: 255319
PENA BENIGNO 4793 W EXPRESSWAY 83 HARLINGEN TX 78552	S0650-00-000-0014-00 COLONIA SAN FRANCISCO DE WESLACO 116 ADELITA ST	L: 36749 B: 34305
LEOS NORA 1914 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0015-00 COLONIA SAN FRANCISCO DE WESLACO 1914 MARIA ISABEL DR	L: 40194 B: 154111
RODRIGUEZ NATILISA I 1916 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0016-00 COLONIA SAN FRANCISCO DE WESLACO 1916 MARIA ISABEL DR	L: 40194 B: 20997
LOPEZ DIANA MARISSA ANN HANKS 1915 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0017-00 COLONIA SAN FRANCISCO DE WESLACO 1915 MARIA ISABEL DR	L: 40194 B: 61461
RODRIGUEZ APOLINAR & ELISVIA 1913 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0018-00 COLONIA SAN FRANCISCO DE WESLACO 1913 MARIA ISABELA DR	L: 40194 B: 197836
CAVAZOS DOMINGO JR & SANDRA 1911 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0019-00 COLONIA SAN FRANCISCO DE WESLACO 1911 MARIA ISABEL DR	L: 36540 B: 116577
GML PARTNERSHIP 1102 N FIR ST PHARR TX 78577	S0650-00-000-0025-00 COLONIA SAN FRANCISCO DE WESLACO 108 ADELITA ST	L: 36749 B: 0

City of Weslaco Code Enforcement Dept.

MAR 18, 2025

GONZALEZ JUAN & NELDA 3308 ROSEWOOD DR WESLACO TX 78599	S0650-00-000-0026-00 COLONIA SAN FRANCISCO DE WESLACO 110 ADELITA ST	L: 36749 B: 256104
GONZALEZ MIRANDA 112 ADELITA ST WESLACO TX 78599	S0650-00-000-0027-00 COLONIA SAN FRANCISCO DE WESLACO 112 W ADELITA ST	L: 36749 B: 148338
GARCIA NELDA 112 ADELITA ST WESLACO TX 78599	S0650-00-000-0028-00 COLONIA SAN FRANCISCO DE WESLACO	L: 36749 B: 103574
ESTRADA EDUARDO R & EMMA L 1912 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0029-00 COLONIA SAN FRANCISCO DE WESLACO 1912 MARIA ISABEL DR	L: 40194 B: 53933
RODRIGUEZ EDUARDO E & EMMA L 1912 MARIA ISABEL WESLACO TX 78599	S0650-00-000-0030-00 COLONIA SAN FRANCISCO DE WESLACO 1910 MARIA ISABEL DR	L: 36749 B: 47207
SALAS MARIA DEL CARMEN & JESUS 1908 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0031-00 COLONIA SAN FRANCISCO DE WESLACO 1908 MARIA ISABEL DR	L: 38471 B: 72274
WILSON STEVE R & ELSA A 301 W STEVE DR WESLACO TX 78599	W3800-00-117-0000-04 WEST TRACT S108'- E660' FT 117 K 1.64 AC GR 1.52 AC NET 118 W STEVE DR	L: 239317 B: 45888
WILSON STEVE R 301 W STEVE DR WESLACO TX 78599	W3800-00-117-0000-10 WEST TRACT E10.18AC-W22.82AC FT 117 0 FM 88	L: 410785 B: 0





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

Date of Meeting: April 2, 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: Approval of the Final 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 was granted a variance for off-site drainage.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-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

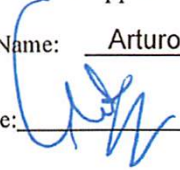
**** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.**

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: 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: _____

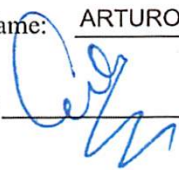
City: ALAMO State: TX Zip: 78572 E-mail: _____

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 light blue circular stamp.

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

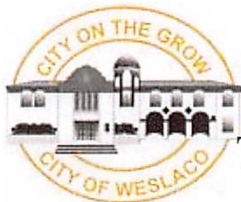
On Thu, Feb 6, 2025 at 4:04 PM isaac [hccid9.org](mailto:isaac@hccid9.org) <isaac@hccid9.org> wrote:

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

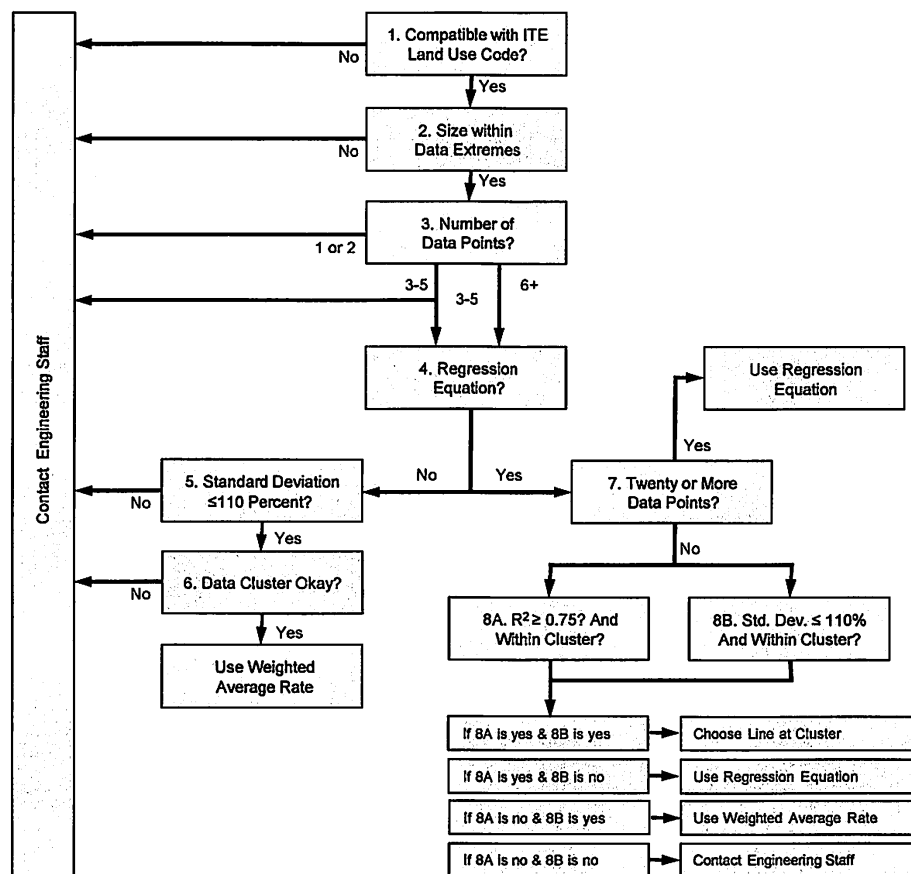
(For Official Use Only, Do Not Write In This Box)

_____ 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.".



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796

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

Weslaco, 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 through 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





Page 1 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**

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	
AFFECTED MAP PANEL	NUMBER: 4803340525B	
	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



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



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22859 TBLs 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

LOCATION MAP
DESCANSO SUBDIVISION

PROJECT NO.	E-23-15
SCALE:	NTS
DRAWN BY:	AA.
CHECKED BY:	N.S.
TOPO BY:	M.P.
SHEET:	

SHEET 1 OF 1

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): $V = K_u K_s S_p^{0.5}$

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): $Q = C i A$

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)*

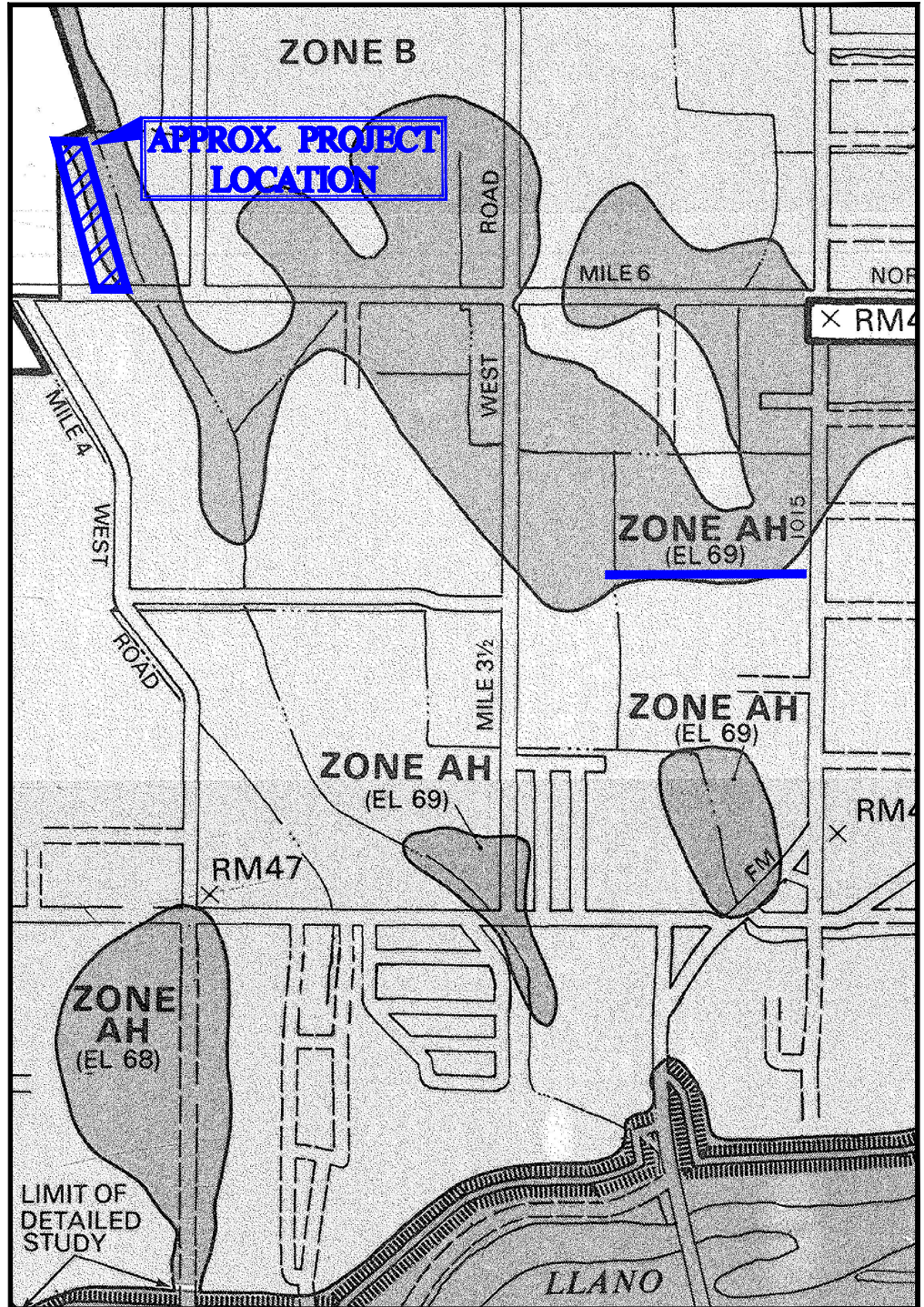
KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations* With Date of Identification
e.g., 12/2/74
100-Year Flood Boundary
500-Year Flood Boundary

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.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.



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-22858 TBL5 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

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



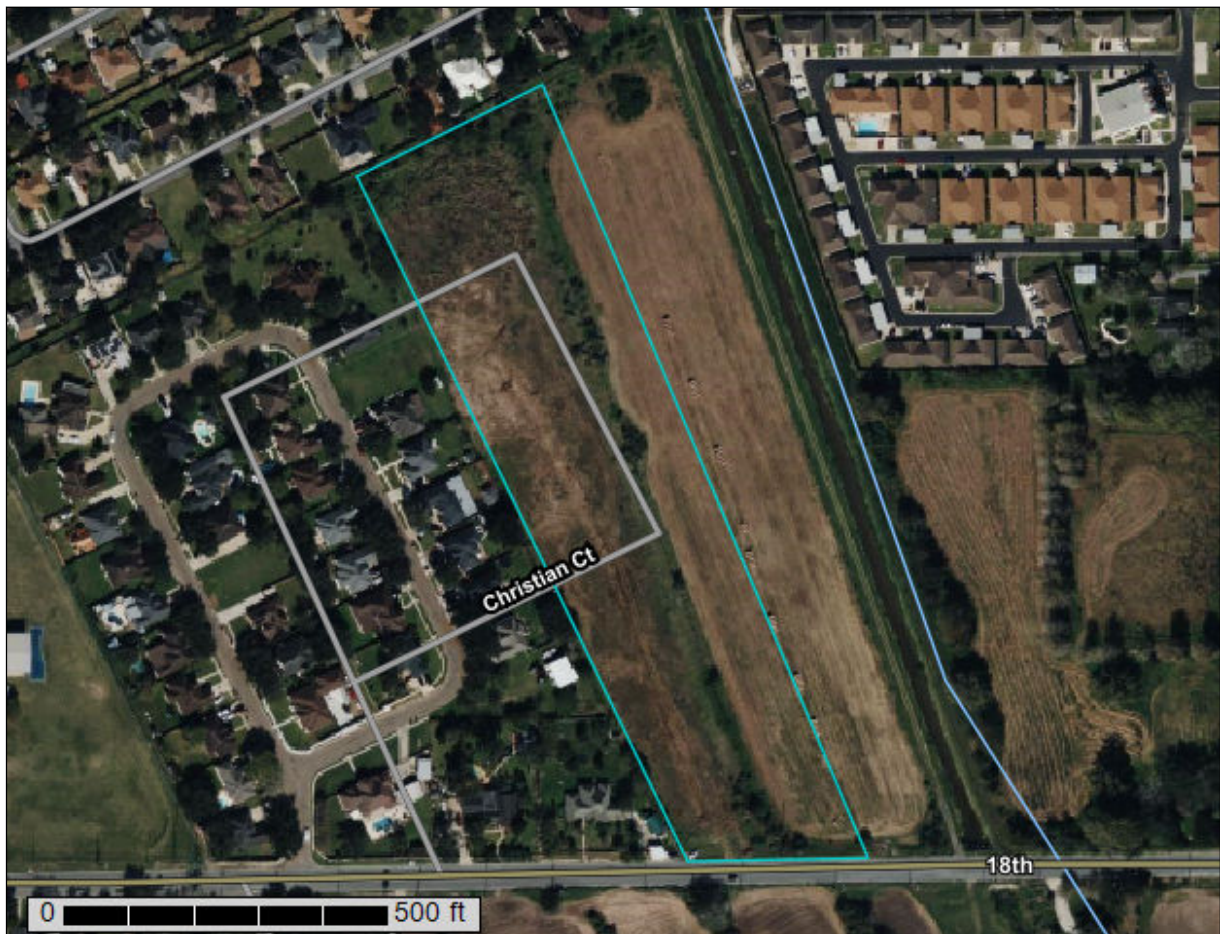
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Hidalgo County, Texas



Custom Soil Resource Report
Soil Map



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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

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

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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.
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- 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>

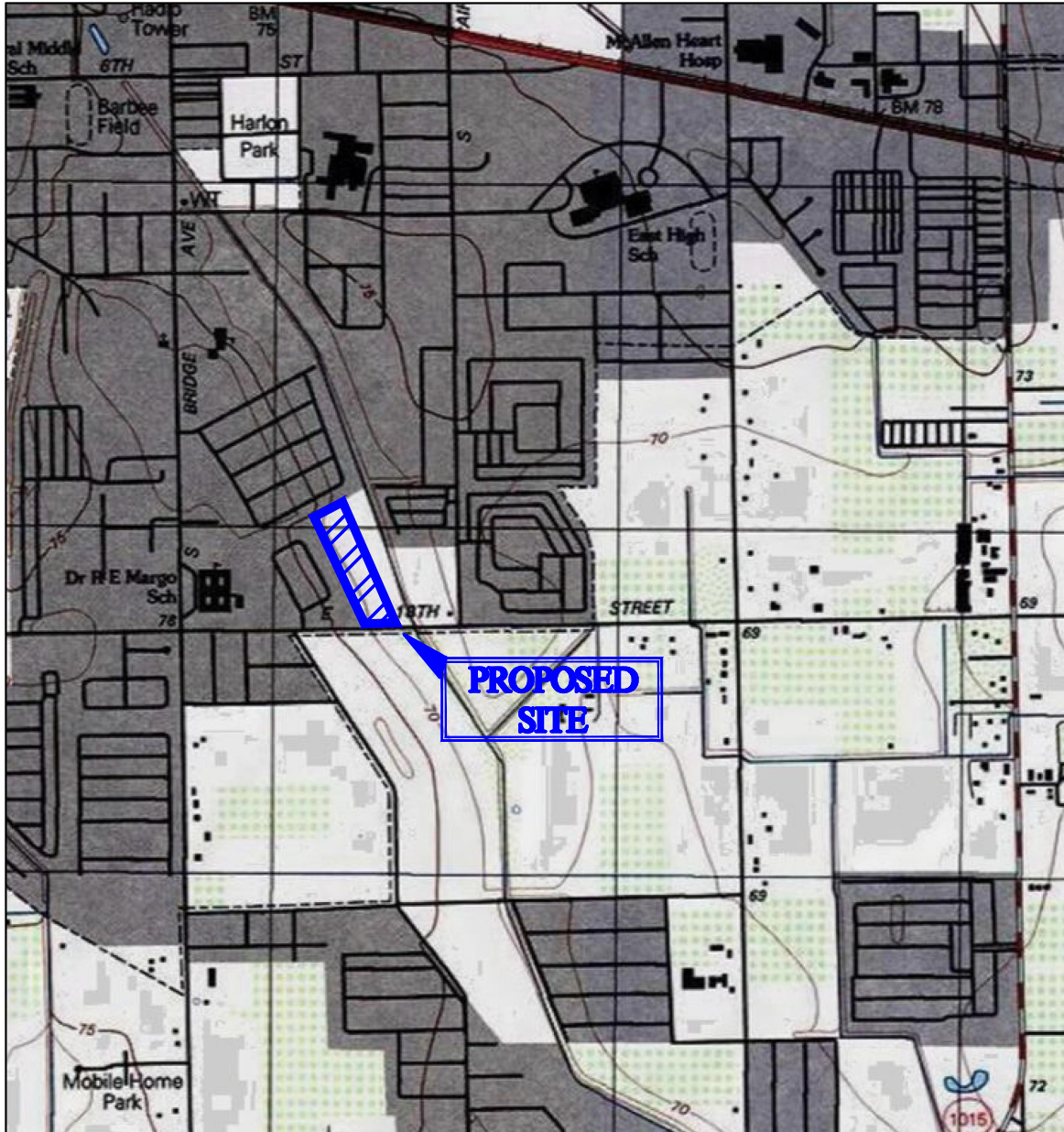
Custom Soil Resource Report

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

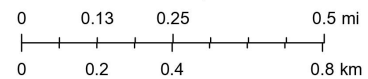
United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

The National Map Advanced Viewer



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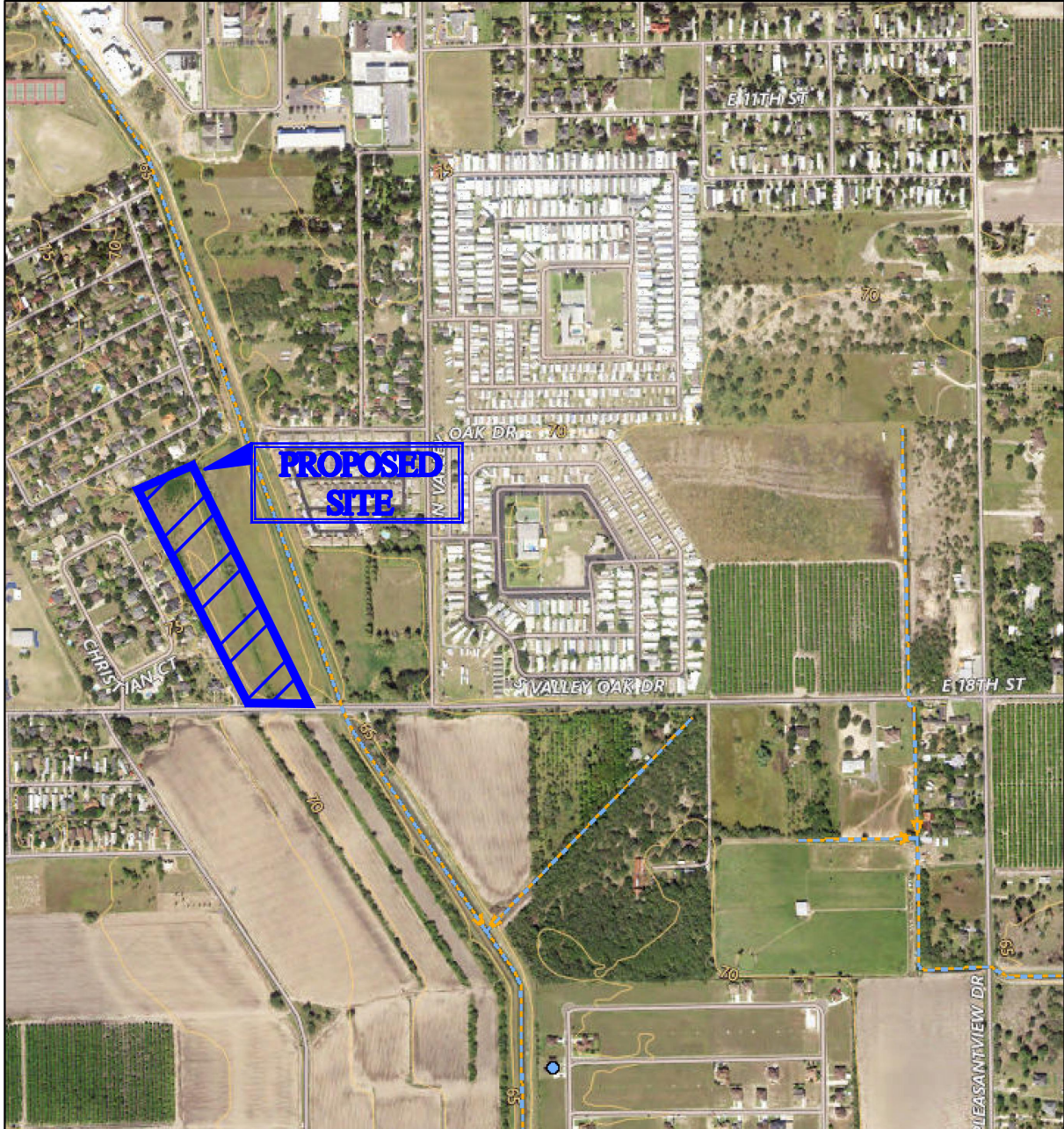
USGS TOPOGRAPHIC MAP APPENDIX B

SCALE=NTS



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

The National Map Advanced Viewer

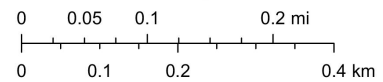


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Waterbody - Large Scale Area - Large Scale

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

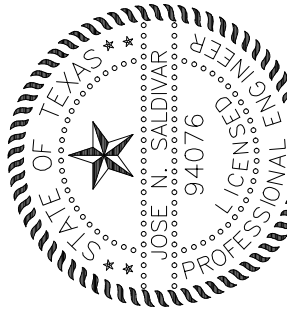


USGS HYDROGRAPHIC MAP APPENDIX C

SCALE=NTS

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

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



Preliminary

DESCANSO SUBDIVISION PAVING AND DRAINAGE LAYOUT

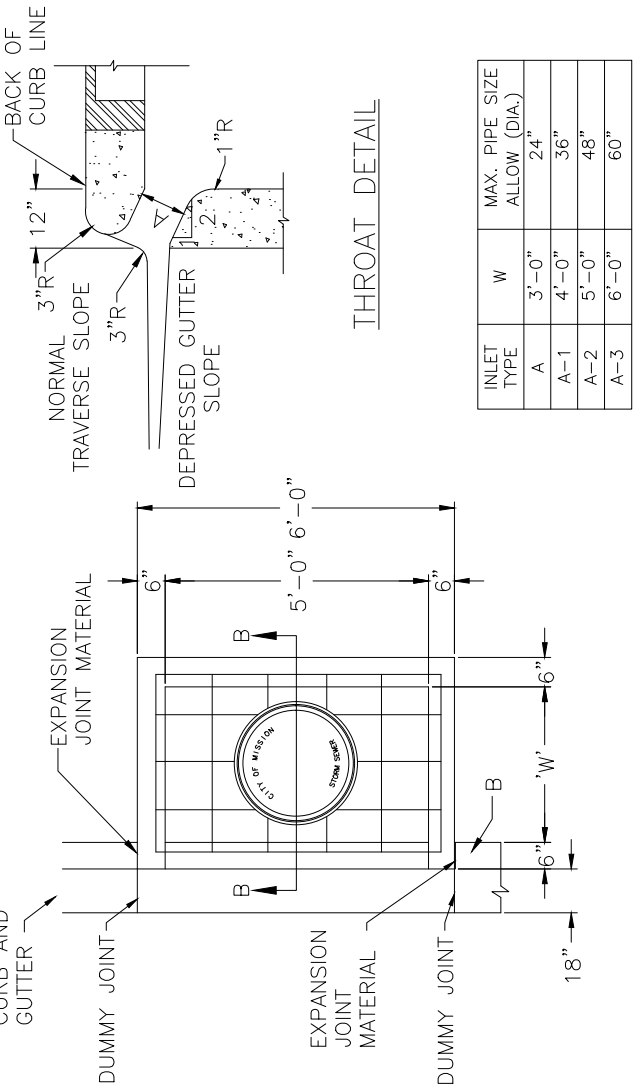
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1801 E. GRIFFIN PKWY., MISSION, TX 78574
2020 E. GRIFFIN PKWY., MISSION, TX 78574
956.403.9187
S2ENGINEERINGPLLC.COM



SHEET NO. 4
OF 6 SHEETS

PAVING AND DRAINAGE LAYOUT: DESCANSO SUBDIVISION

TYPE "A" INLET



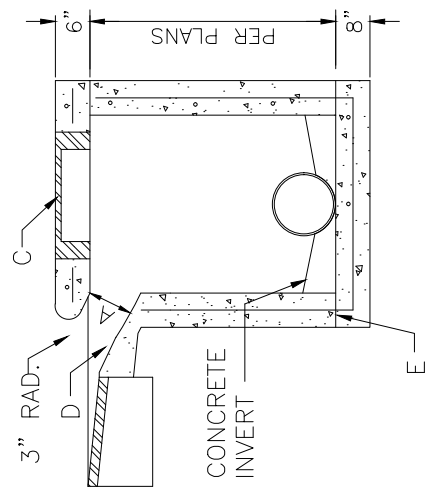
TOP VIEW

THROAT DETAIL

- GENERAL NOTES:
1. APPROX. NORMAL GUTTER TO INLET FROM SLOPE
 2. APPROX. NORMAL GUTTER TO INLET FROM SLOPE
 3. APPROX. NORMAL GUTTER TO INLET FROM SLOPE
 4. APPROX. NORMAL GUTTER TO INLET FROM SLOPE
 5. APPROX. NORMAL GUTTER TO INLET FROM SLOPE

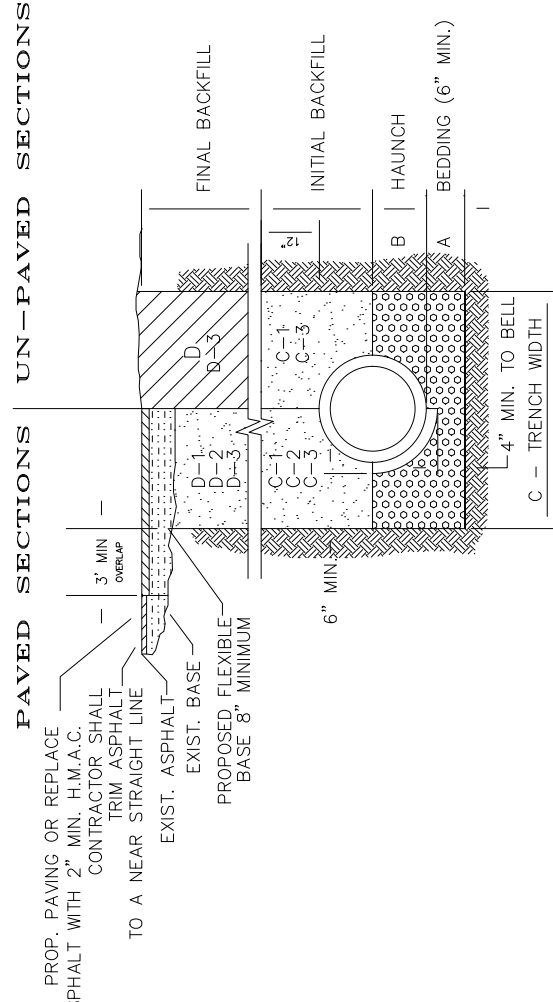
CONSTRUCTION NOTES:

- A. 5" CLEAR OPENINGS
- B. 5" CLEAR OPENINGS
- C. 5" CLEAR OPENINGS
- D. 5" CLEAR OPENINGS
- E. 5" CLEAR OPENINGS



1. ALL HORIZONTALS SHALL BE ROUTED TO PROVIDE A UNIFORM SURFACE
2. WHEN HORIZONTALS ARE EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILLING CURB SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. EXPANSION JOINTS SHALL BE LOCATED AT 10' ON CURB AND GUTTER SECTION IS 80' BETWEEN 3/4"

TYPICAL CURB & GUTTER DETAIL

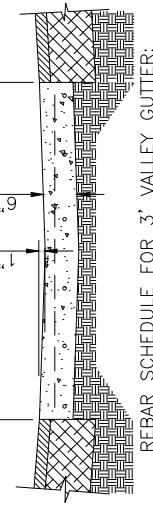


STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S.

- A. STORM TRENCH BEDDING SHALL BE IN ACCORDANCE WITH MANUFACTURED SPECIFICATIONS.
- B. STORM TRENCH BEDDING SHALL BE IN ACCORDANCE WITH MANUFACTURED SPECIFICATIONS.
- C. STORM TRENCH BEDDING SHALL BE IN ACCORDANCE WITH MANUFACTURED SPECIFICATIONS.
- D. STORM TRENCH BEDDING SHALL BE IN ACCORDANCE WITH MANUFACTURED SPECIFICATIONS.
- E. STORM TRENCH BEDDING SHALL BE IN ACCORDANCE WITH MANUFACTURED SPECIFICATIONS.

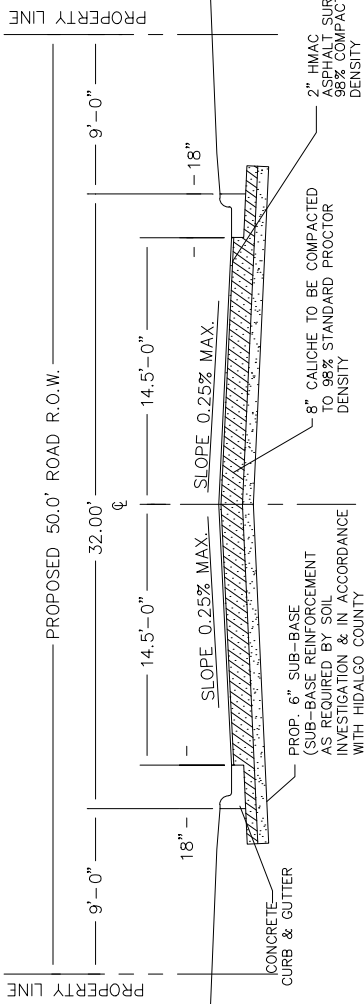
N. T.S.



- GENERAL NOTES:
1. WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE BOARD OF COUNTY ENGINEERS.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' C.C. AND AT THE BEGINNING AND END OF ALL RAIL. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.

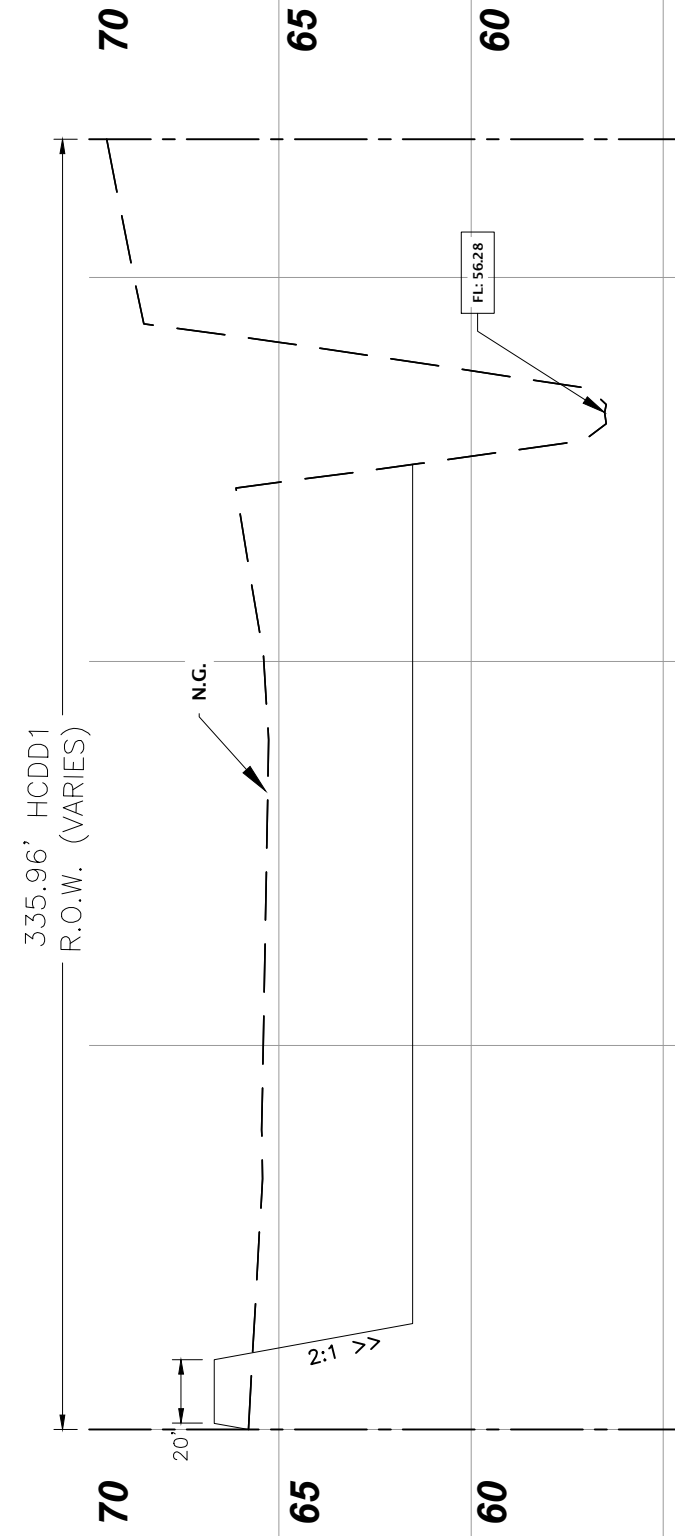
CONCRETE VALLEY GUTTER

NOT TO SCALE



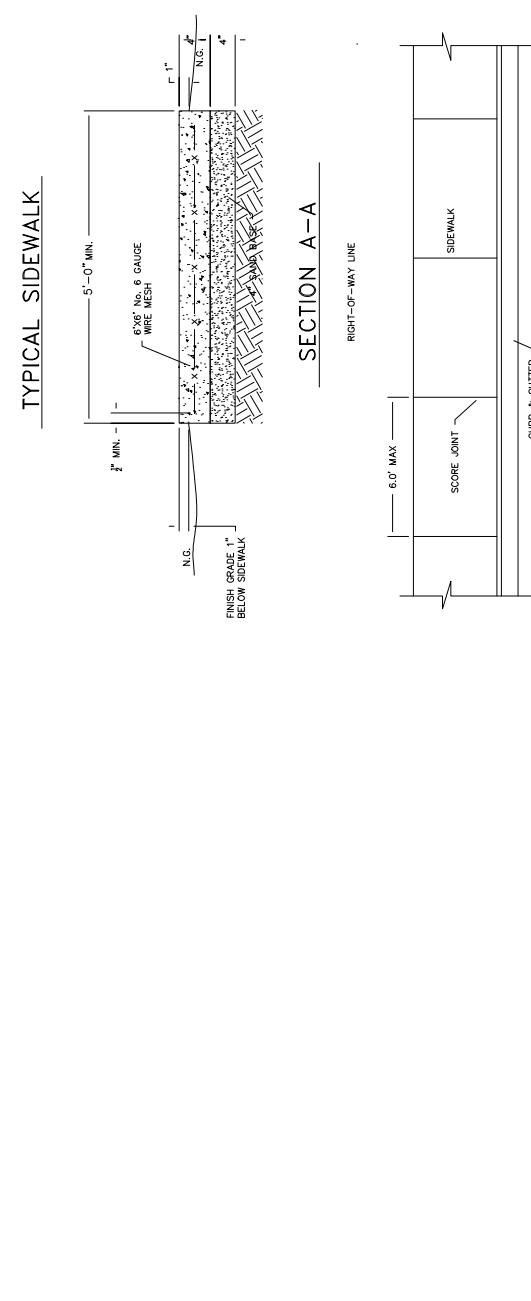
STREET SECTION

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

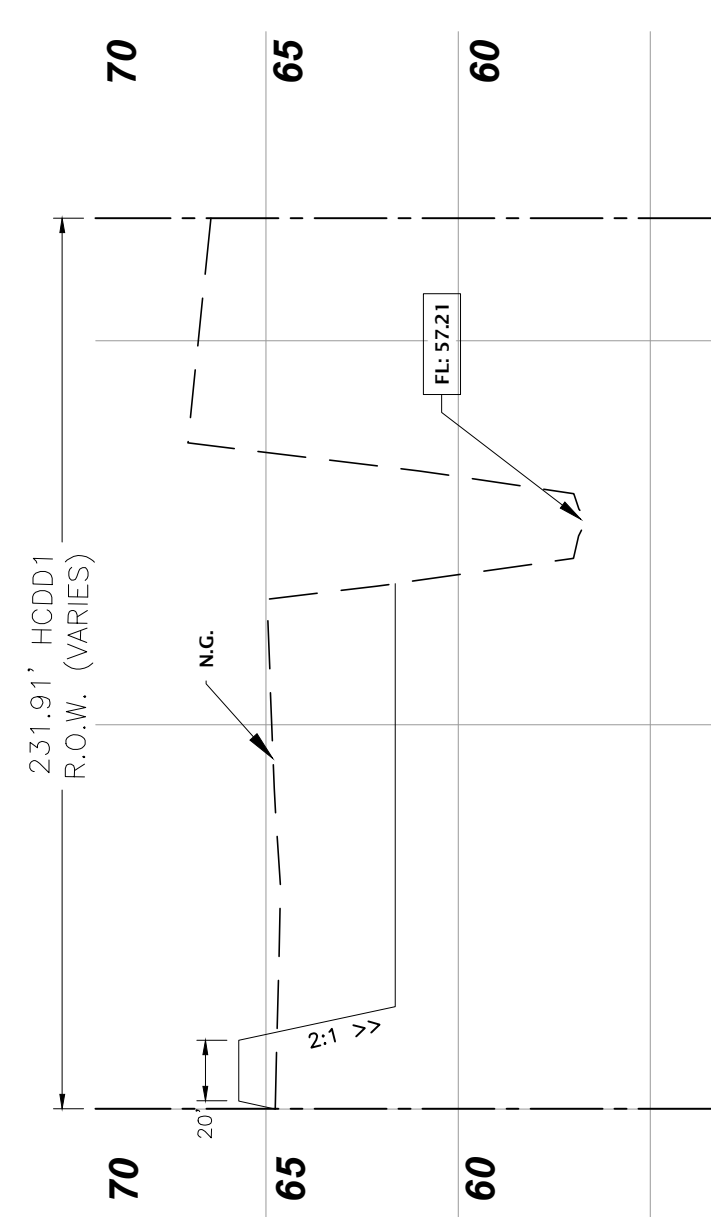


CROSS SECTION B-B DETAIL

HCDD#1 DISCHARGE STRUCTURE DETAIL

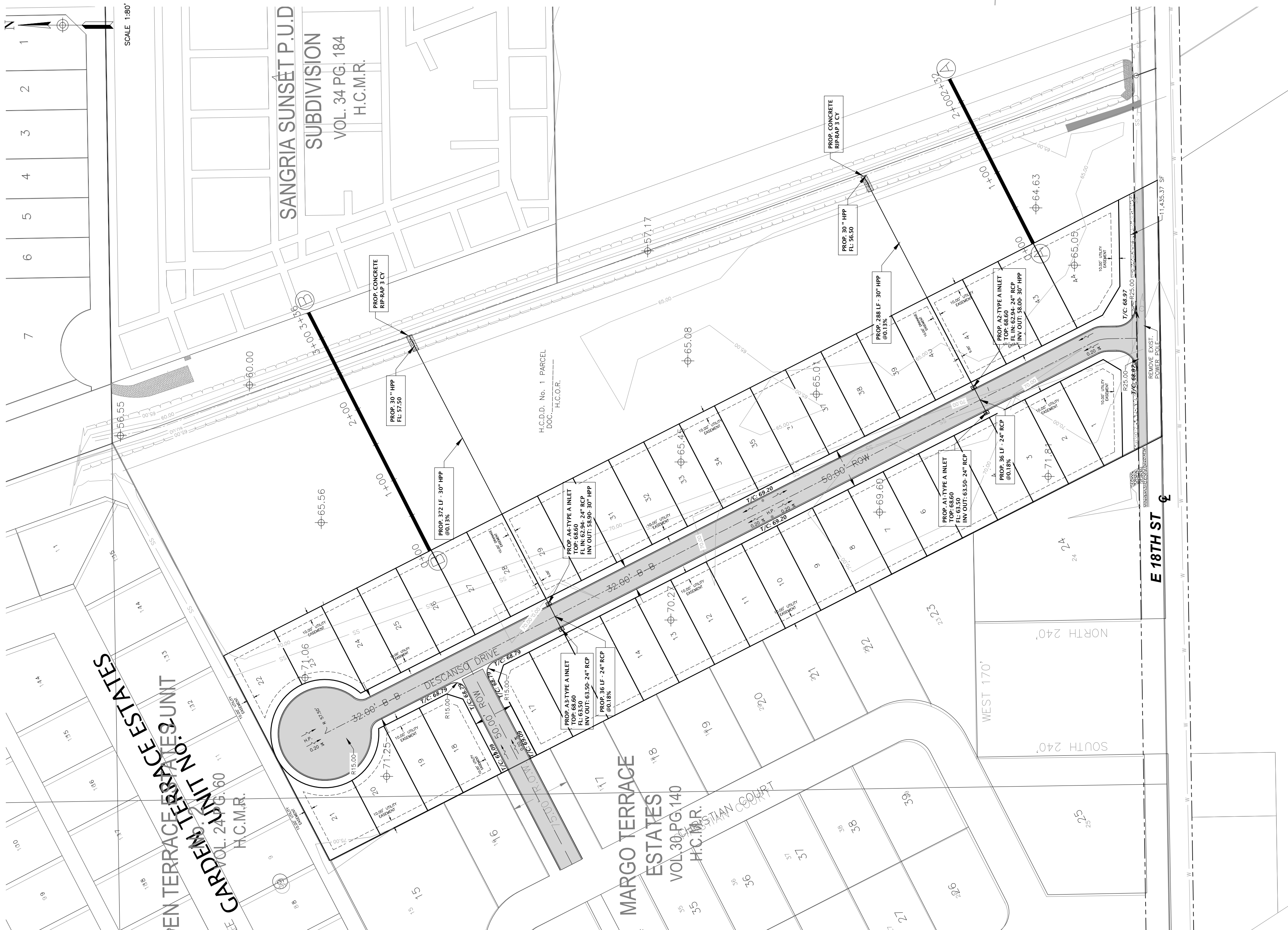
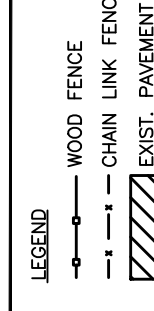


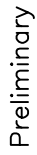
PLAN VIEW OF URBAN SECTION



CROSS SECTION A-A DETAIL

DESCANSO SUB. DETENTION
VOL. REQUIRED: 35,065 CF (0.80 AC-FT)
VOL. PROVIDED: 880,065 CF (20.20 AC-FT)



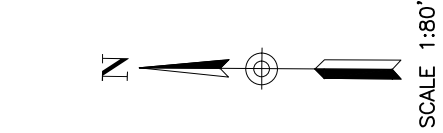


DESCANSO SUBDIVISION
DRAINAGE AREA MAP



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TBPE F-22858 TBL8 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
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SHEET NO. 6
OF 6 SHEETS



***DRAINAGE AREA MAP:
DESCANSO SUBDIVISION***



HYDRAULIC CALCULATIONS

Project Name: Location: Project No.: Date:	Descanso Subdivision Hidalgo County, Texas 10/4/2024	Time of Concentration Calculations																																													
		Time of concentration (tc): tc = L/60V Minimum 10 min																																													
		FHA Hydraulic Engineering Circular No. 22, Third Edition Urban Drainage Design Manual																																													
		Shallow Concentrated Flow Velocity Formula $V = Ktu(S)^{0.5}$ Average velocity (V): k value for short grass pavement = 0.015 k value for paved area = 0.010 (shallow concentrated flow): Ktu constant: 3.28																																													
Atlas 14 Values 10 year frequency CITY e b d TXDOT 0.913 657.076 9.025 50 year frequency CITY 0.756 523.47 12.86 TXDOT 0.636 504.138 8.5079																																															
Enter Distances in Feet																												Velocities Calculated																			
DA#	Flow	Gutter	Overland	Pipe	Gutter	Overland	Gutter	Velocity	Concentration:	I	CITY	A	n	q	value	Da#	R	FLIN	FT	FLOUT	Slope	Dia	Veloc	drop	Length	A	PPEQ	EXIST Q	Design CFS	Over/Under																	
A-1	120	0	300	0.24	0.12	0.91	0.91	0.12	le = 13.77 min le = 13.77 min	6.524571	5.166392	0.3	1.54	3.01	0.013	A-1	A1-4.3	0.50	63.50	62.94	0.0145636	2.00	0.919397	0.56	36.00	3.14	28.21	3.01	25.19	5.98																	
A-2	120	0	300	0.24	0.12	0.91	0.91	0.12	le = 13.77 min le = 13.77 min	6.524571	5.166392	0.3	1.75	3.43	0.013	A-2	A2-out 1	0.50	59.00	57.50	0.010736	2.00	2.9897	0.50	288.00	3.14	9.42	6.44	2.88	2.88																	
A-3	120	0	393	0.24	0.12	0.91	0.91	0.12	le = 15.48 min le = 15.48 min	6.648329	6.591121	0.3	2.31	5.89	0.013	A-3	A3-4.1	0.50	63.50	62.94	0.0145636	2.00	0.919397	0.56	36.00	3.14	28.21	3.01	25.19	5.98																	
A-4	120	0	393	0.24	0.12	0.91	0.91	0.12	le = 15.48 min le = 15.48 min	6.648322	6.591121	0.3	2.31	5.89	0.013	A-4	A3-out 2	0.50	59.00	57.50	0.0107363	2.00	4.476653	0.40	372.00	3.14	13.87	11.99	22.92	11.99																	



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

Date of Meeting: April 2, 2025	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles, Jr.	
Subject/Agenda Item: Approval of the Final 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 was granted 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 Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION



PIAT-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.

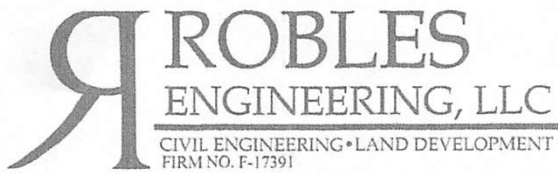
Owner Printed Name: Florentino De Leon

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

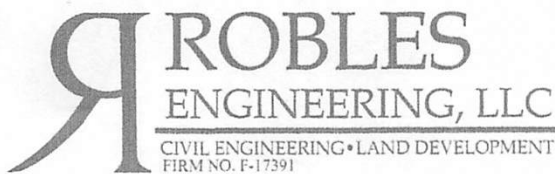
Pages 9-10 – FEMA FIRM Map

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.

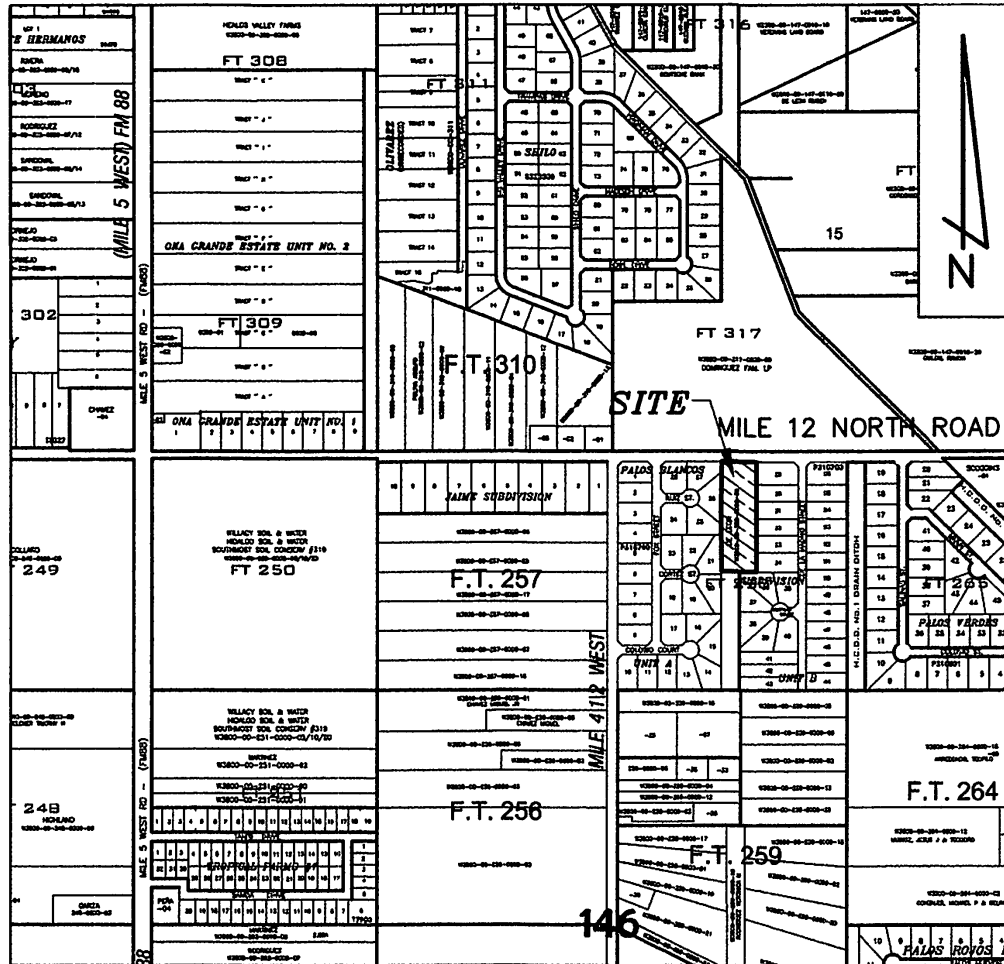
Pre-development Conditions:

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.



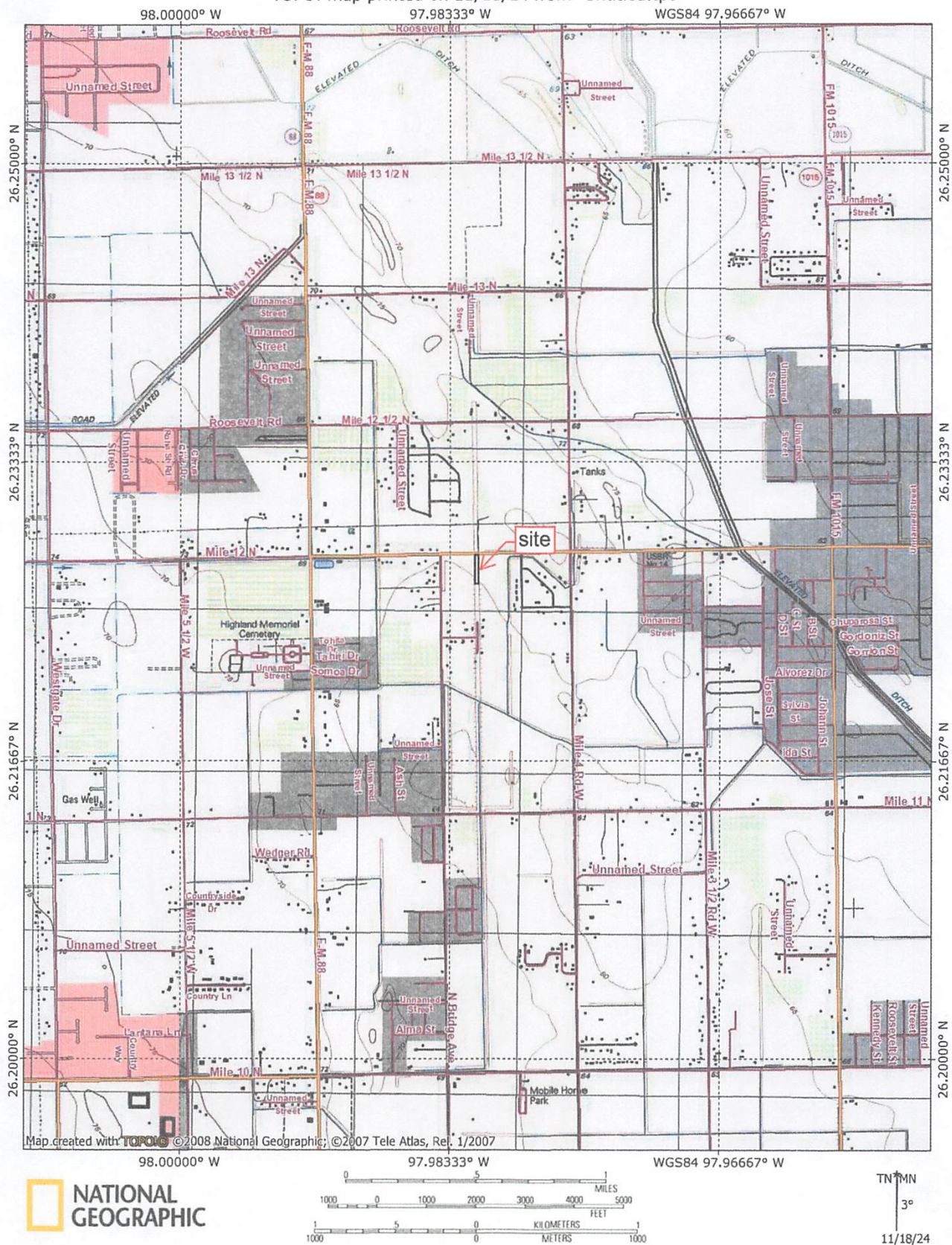


DE LEON RANCH

LOCATION MAP

(SCALE: 1" = 1,000')

TOPO! map printed on 11/18/24 from "Untitled.tpo"





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
 $V = K_x K_p S_p^{0.5} = 0.82 \text{ ft/s}$
 $t_c = L / 60V = 13.95 \text{ min.}$
 $I = b / (t_c + d)^a = 6.57 \text{ in./hr.}$

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
 $V = K_x K_p S_p^{0.5} = 1.14 \text{ ft/s}$
 $t_c = L / 60V = 10.05 \text{ min.}$
 $I = b / (t_c + d)^a = 10.06 \text{ in./hr.}$

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

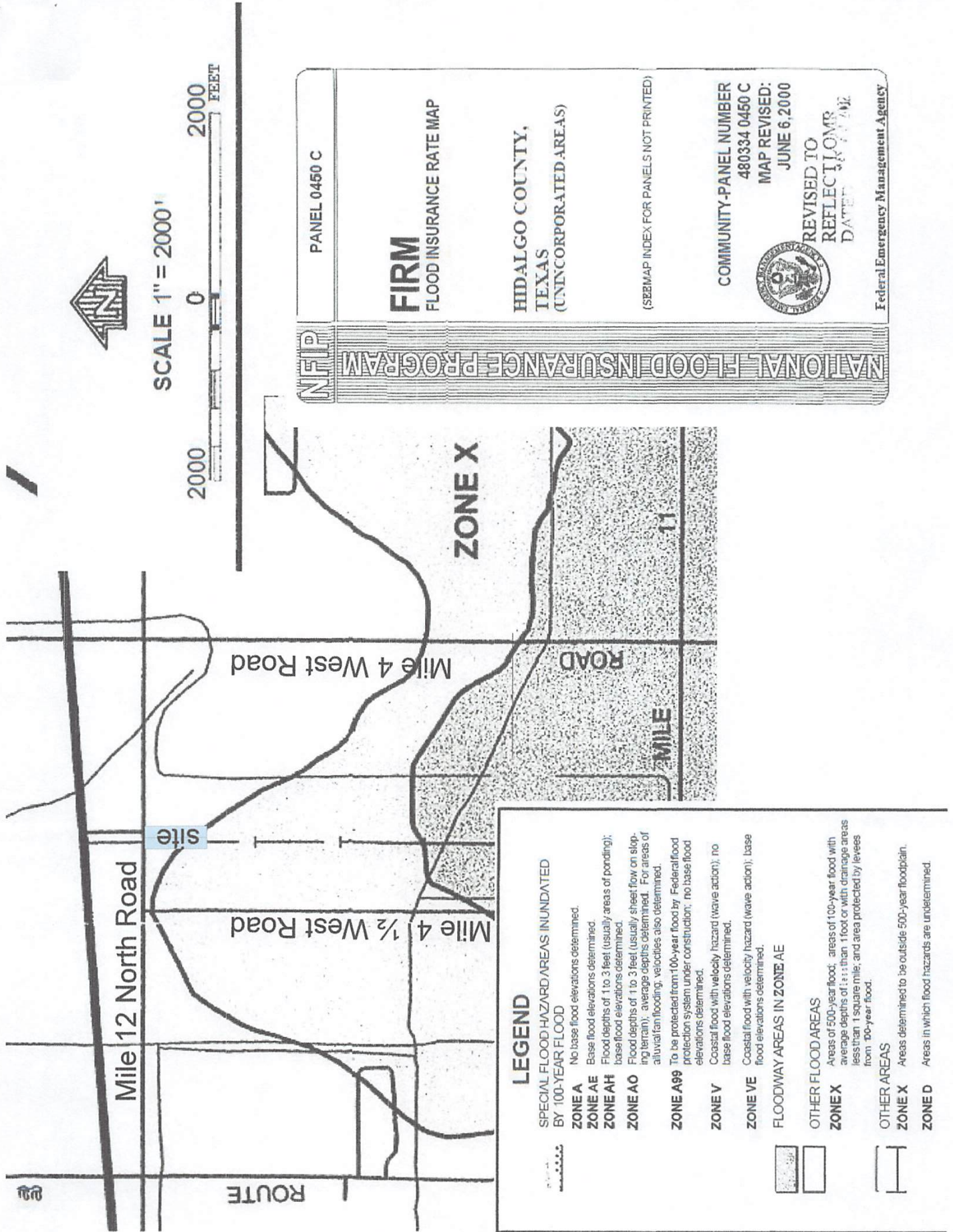
3. Enter a Time of Conc.

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

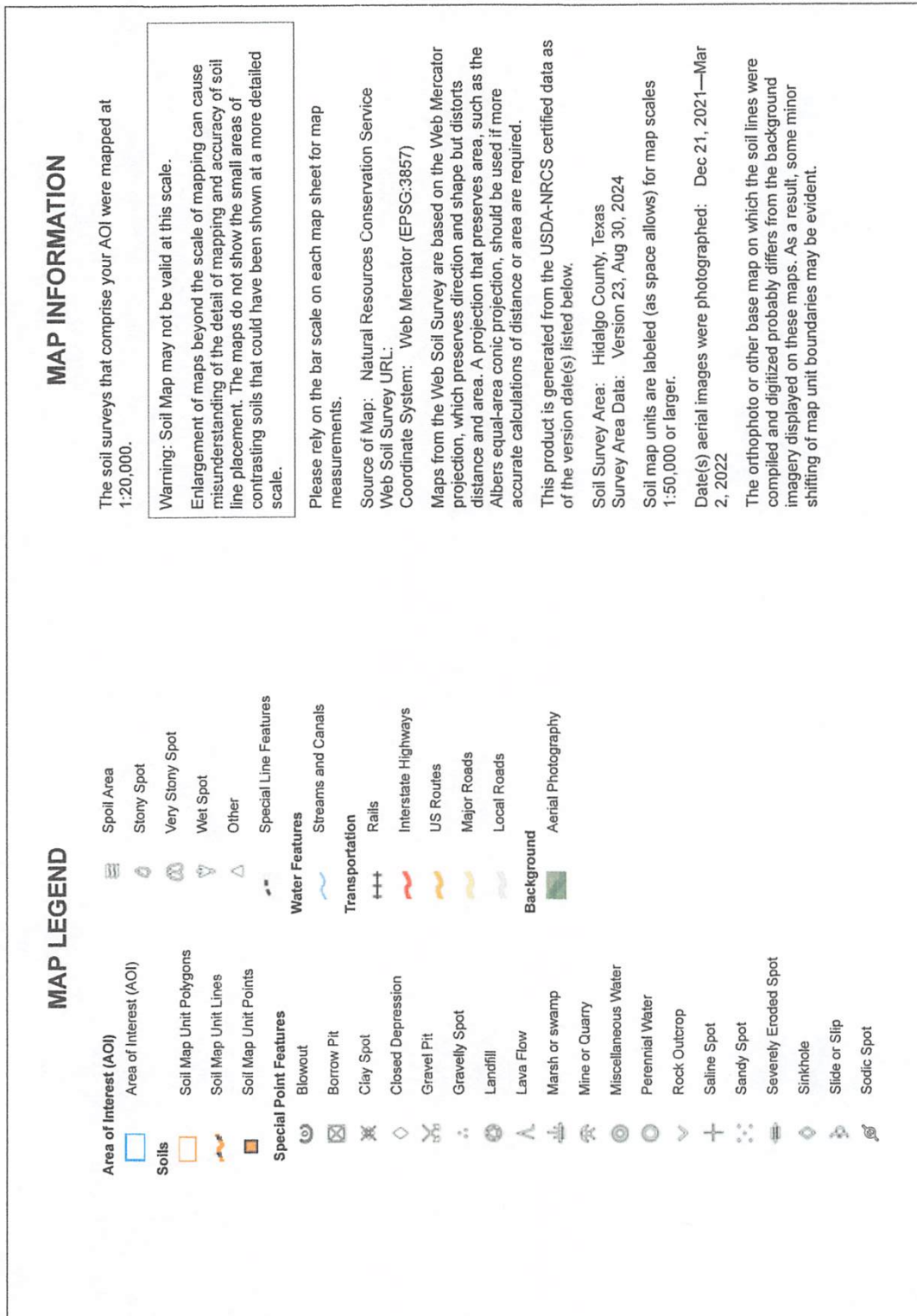
(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

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.	





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

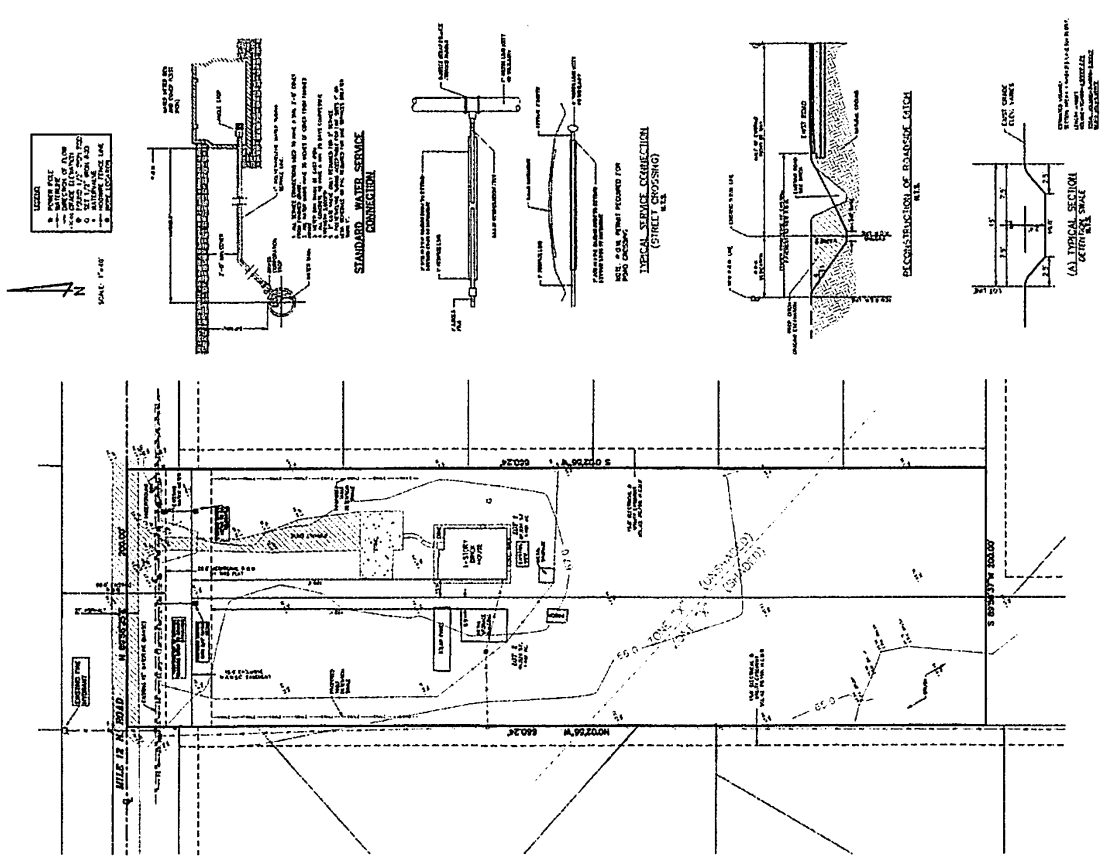
Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 23, Aug 30, 2024

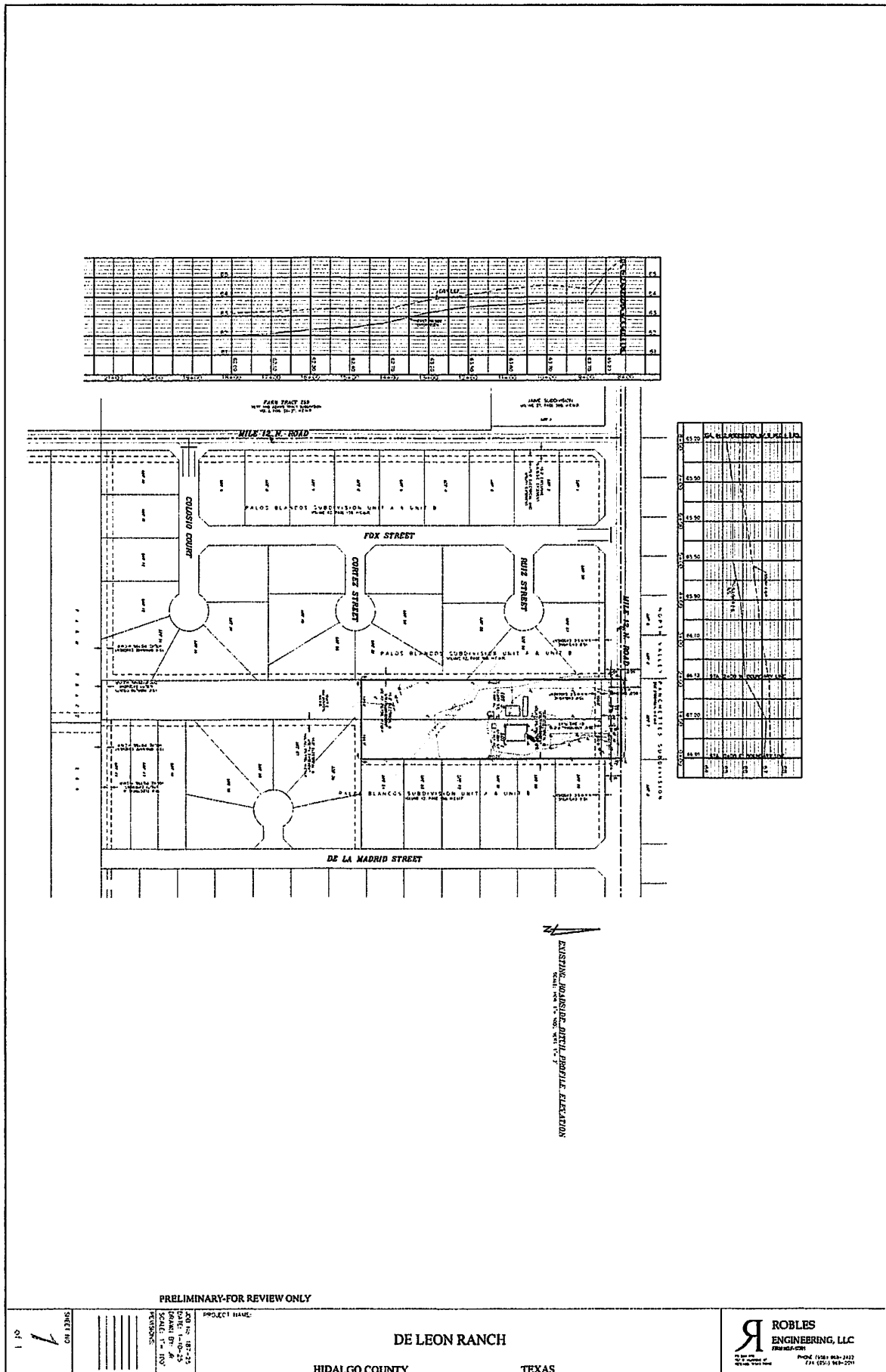
[illegible]

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

[illegible][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 a direct result of the fact that the American Medical Association had been unable to reach a consensus on the issue for many years. The statement was a significant step in the process of resolving the issue, and it has been widely cited in subsequent discussions of the issue.







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

Date of Meeting: April 2, 2025	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC- Omar Cano, P.E.	
Subject/Agenda Item: Approval of the six-month extension of Bridge Heights Subdivision being 12.137 acres out of Farm Tract 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 765ft South of E. Mile 5 ½ N. Possible Action.	
Discussion/Overview: The proposed twenty-nine (29) 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 has not been started. Engineering has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Supreme Engineering, PLLC

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

March 19, 2025

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

Re: Bridge Heights Subdivision Six-month Extension Request

Dear Ms. De La Fuente,

Supreme Engineering, Agent and Engineer on record for the aforementioned subdivision, is requesting an extension of six months to complete the platting process. Securing funding delayed the development past the current time allowed. We're on the need of the extension for the City of Weslaco to finish construction and sign the Plat.

Respectfully Submitted,



Hector Garcia, P.E., CFM
Project Engineer



From: [Joe Mondragon](#)
To: [Flor Acuna](#)
Cc: [Jeremy Anciso](#); [Alberto J. Aldana](#); [Arlene Lara](#); [Rebekah M. De La Fuente](#)
Subject: Re: Bridge Heights Subd. extension request
Date: Thursday, March 20, 2025 1:48:25 PM
Attachments: [image001.png](#)

This project is pending its start.

From: Flor Acuna <facuna@weslacotx.gov>
Sent: Thursday, March 20, 2025 11:25 AM
To: Joe Mondragon <jmondragon@weslacotx.gov>; Jeremy Anciso <janciso@weslacotx.gov>
Cc: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Bridge Heights Subd. extension request

Good morning, please see attached request for an extension. Please provide 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

