

# **CITY OF WESLACO**

## **A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**

**AUGUST 6, 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  
JULY 2, 2025**

On Wednesday, July 2, 2025, at 5:30 pm, the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Carolina Crockett	Commissioner
Richard Valdez	Commissioner

Kayla Arevalo	City Planner
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Also, present were Jesse Valderas, Inspector II, Guillermo Frausto, Assistant Engineer Director and citizens.

**I. CALL TO ORDER:**

Vice-Chairman Berry called the meeting to order and welcomed everyone in the audience.

**A. Roll Call/Establish a Quorum**

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

**II. PUBLIC COMMENTS**

There were no comments received.

**III. APPROVAL OF MINUTES**

**A. June 4, 2025, Regular Meeting**

Commissioner Summers made a motion to approve the minutes of June 4, 2025, seconded by Commissioner Crockett. Motion carried.

**IV. PUBLIC HEARING**

**A. Discussion and consideration to rezone 1497 N International Blvd., also being S3.84AC-S28.84AC FT-1038 3.84 AC NET, Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-1 Neighborhood Business District.**

Mrs. Arevalo stated that the notice appeared in the Monitor on June 11, 2025, there were twenty-six (26) property owners notified within the 200-foot radius, no letters for against the item were received. Staff recommended approval based on 2045 future land use map.

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

Commissioner Summers made a motion to approve the rezone, seconded by Commissioner Valdez. Motion carried.

**B. Discussion and consideration to rezone 5000 E Moreland Dr., also being 7.776 acres out of Farm Tract 1099, Blk 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to RT-1 Townhomes and Condominium District.**

Mrs. Arevalo stated that the notice appeared in the Monitor on June 11, 2025, there were ten (10) property owners notified within the 200-foot radius, no letters for against the item were received. Staff recommended approval based on the surrounding land use.

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

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

**C. Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 615 N Airport Dr., also being Lots 5-7, Blk 8, El Texano Subdivision, Weslaco, Hidalgo County, Texas.**

Mrs. Arevalo stated that the notice appeared in the Monitor on June 11, 2025, there were twenty-three (23) property owners notified within the 200-foot radius, no letters for against the item were received. Staff recommended approval.

Janie and Ricardo Garcia owners stated the proposed event center would be for small gatherings during the week and weekends. Operation would be only till 12:00 am.

Commissioner Summers made a motion to close the Public Hearing, seconded by Commissioner Valdez. Motion carried.

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

**V. DISCUSSION AND CONSIDERATION**

**A. Discussion and consideration of the Preliminary and/or Final of the Replat of Lot 2, Mid-Valley Industrial Park 2 Subdivision being a 7.08-acre tract of land out of Lot 2, Blk 8, Mid-Valley Industrial Park Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northwest corner of E Pike & N GTE Ave.**

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

Commissioner Summers made a motion to approve the Final Plat with the stipulation the access easement be changed to utility easement, seconded by Commissioner Crockett.

**B. Discussion and consideration for the Annexation of Rio Orchard Estates Subdivision– being a 19.45-acre tract of land out of Farm Tract 757 and Farm Tract 758, West and Adams Tract**

**Subdivision, 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 development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 8” waterline and sewer by City of Weslaco through an 8” sewer line. Staff recommends approval.

Commissioner Summers made a motion to approve the annexation, seconded by Commissioner Valdez.

**C. Discussion and consideration for the Annexation of West Tract Subdivision– being a 1.750-acre tract of land out of Farm Tract 143, West Tract Subdivision, Hidalgo County, Texas. Located on Northwest corner of W. Sugarcane Dr. and Westgate Dr.**

Mrs. Arevalo stated the proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply through an 8” waterline and sewer by City of Weslaco through a 15” sewer line. Staff recommends approval.

Commissioner Summers made a motion to approve the annexation, seconded by Commissioner Crockett.

**VI. ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, Vice-Chairman Berry adjourned the meeting at 5:51 p.m.

**Planning and Zoning Commission**

Absent

\_\_\_\_\_  
David Hernandez, Chairman

\_\_\_\_\_  
Lonnie Berry, Vice-Chairman

\_\_\_\_\_  
Randy Summers, Commissioner

\_\_\_\_\_  
Carolina Crockett, Commissioner

Absent

\_\_\_\_\_  
Adrian Torres, Commissioner

Absent

\_\_\_\_\_  
Jim Forward, Commissioner

\_\_\_\_\_  
Richard Valdez, Commissioner

ATTEST:

\_\_\_\_\_  
Flor E. Acuña, Secretary



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

<b>Date of Meeting:</b> August 6, 2025	<b>Agenda Item No.</b> (to be assigned by PCE): <b>IV.A.</b>
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLL Omar Cano.	
<b>Subject/Agenda Item:</b> Discussion and consideration to rezone 320 S Pleasantview Drive. Also being Lots 1-85 Pleasantview Terrace Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to rezone property from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on July 16, 2025. Twenty-five (25) property owners within 200 feet of the applicant's property were notified by letter on July 25, 2025.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance – First Reading <input checked="" type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Application, legal notice, map, property owner list.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



### APPLICATION FOR REZONING

RZNE-000865-2025

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. \_\_\_\_\_



#### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1-85 Block \_\_\_\_\_

Subdivision Name Pleasantview Terrace

Street Address Pleasantview Dr

Existing Zoning Multi-Family (R2) Existing Land Use Multi-Family

Proposed Zoning RT-1 Proposed Land Use RT-1 Townhomes

- \$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".

Condominium District

#### APPLICANT

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ E-Mail: \_\_\_\_\_

#### OWNER

Name Omar Cano Phone (956) 403-1314

Address 135 Base del Prado Ste. 7 Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78539 E-Mail: Omar.Cano@SupremeEngineering.com

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 \_\_\_\_\_ Date 6/20/25  
Owner

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Agent

# City of Weslaco

*"The City on the Grow"*



Adrian Gonzalez, Mayor  
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner, 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

Xavier Salinas, Assistant City Manager  
Omar Rodriguez, Interim Assistant City Manager

## PLANNING DEPARTMENT

July 25, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 6, 2025, and the City Commission will hold a public hearing on August 19, 2025, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to [facuna@weslacotx.gov](mailto:facuna@weslacotx.gov) by 12:00 pm on August 6, 2025. A staff member will contact you with instructions via phone call to address your public comment.

### **REZONE REQUEST:**

Supreme Engineering is requesting to rezone 320 S Pleasantview Drive. Also being Lots 1-85, Pleasantview Terrace Subdivision, Hidalgo County, Texas from R-2 Duplex and Apartment District to RT-1 Townhomes/ Condominium 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,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized and fluid.

Rebekah de la Fuente  
Planning Director



City of Weslaco Code Enforcement Dept.

JUL 14, 2025

VILLARREAL GRACIELA 1502 VIDA DULCE WESLACO TX 78596	R1171-00-000-0001-00 RANGEL LOT 1 301 S PLEASANTVIEW DR	L: 97911 B: 7000
SALAZAR MARIO CESAR PO BOX 412 DONNA TX 78537	R1171-00-000-0002-00 RANGEL LOT 2 301 S PLEASANTVIEW DR	L: 104784 B: 152828
RGV SUPERIOR DEVELOPMENT LLC 3407 SAN FABIAN ST MISSION TX 78572	W3800-00-020-0000-01 WEST TRACT AN IRR TR S280.33' FT 20 & 44.19'-E302.83' FT 23 27.498AC GR 302 S PLEASANTVIEW DR	L: 1203593 B: 56348
AURELIO RAMIREZ JR PO BOX 177 PROGRESO TX 78579	W3800-00-020-0000-04 WEST TRACT N215'-S494.80' FT 20 6.52 AC 216 S PLEASANTVIEW DR	L: 272745 B: 0
RGV REALTY GROUP LP PO BOX 3266 MCALLEN TX 78502	W3800-00-022-0000-00 WEST TRACT 20.91AC EXC N626.75' FT 22 501 S AIRPORT DR	L: 743850 B: 0
ONION HAUS LLC 11240 MILE 1 W MERCEDES TX 78570	W3800-00-023-0000-02 WEST TRACT SW11.456AC BEING AN IRR AC GR 11.42AC NET 502 PLEASANT VIEW DR	L: 479640 B: 1616828
MORALES WUENDOLY HERNANDEZ & 31713 LYDIA GEORGE ST SAN BENITO TX 78586	W3800-00-023-0000-03 WEST TRACT-S185'-N845-E350 FT 23 NET 502 S PLEASANTVIEW DR	L: 110435 B: 163594
GARCIA JUAN & MARY R 500 S PLEASANTVIEW DR WESLACO TX 78596	W3800-00-023-0000-05 WEST TRACT -S144'-N660'-E302.5' FT 23 92AC NET 500 S PLEASANTVIEW DR	L: 82463 B: 106029
RUIZ FELIPE & SIMONA CRUZ 417 S PLEASANTVIEW DR WESLACO TX 78596	W3800-00-024-0000-00 WEST TRACT BNG AN IRR TR ' FT 24 2.33AC GR 2.25AC NET 417 PLEASANT VIEW DR	L: 153341 B: 91531
ALVAREZ ERASMO & ORALIA C G 807 S KANSAS WESLACO TX 78596	W3800-00-024-0000-02 WEST TRACT S150'-N525'-W408.9' FT 24 0AC NET 415 S PLEASANTVIEW DR	L: 106345 B: 43712
BOARD OF REGENTS OF TEXAS A & OFFICE OF GEN COUNSEL SYS 301 TARROW ST 6TH FL COLLEGE STATION TX 77840	W3800-00-024-0000-03 WEST TRACT BLK FT 24 SE 12.46-N21.21 0 E BUS 83	L: 822360 B: 0
PLEASANT SUGAR WESLACO 3889 MAPLE AVE STE 500 DALLAS TX 75219	W3800-00-024-0000-05 WEST TRACT AN IRR TR T 24 8.25 AC GR 7.71 AC NET 501	L: 381645 B: 1309356

City of Weslaco Code Enforcement Dept.

JUL 14, 2025

RANGEL TOMAS IV & TIFFANY LOU & MARIA L 307 S PLEASANT VIEW DR WESLACO TX 78596	R1175-02-000-0001-00 RANGEL NO. 2 LOT 1	L: 72140 B: 59697
RANGEL TOMAS IV & TIFFANY LOU  307 S PLEASANTVIEW DR WESLACO TX 78596	R1175-02-000-0002-00 RANGEL NO. 2 LOT 2	L: 137998 B: 271392
ROBERTS TYLER  2812 S MONTEVISTA DR BOISE ID 83706	A1445-00-000-0012-00 AIRPORT HEIGHTS LOT 12	L: 75058 B: 245910
JESMER INVESTMENTS LLC  3005 SAN RODRIGO MISSION TX 78572	A1445-00-000-0013-00 AIRPORT HEIGHTS LOT 13	L: 72420 B: 316617
ROBERTS DILLON  6379 E GRAND PRAIRIE DR BOISE ID 83716	A1445-00-000-0036-00 AIRPORT HEIGHTS LOT 36	L: 88139 B: 311895
GONZALEZ CHRISTIAN  2108 STAUFFER ST WESLACO TX 78596	A1445-00-000-0037-00 AIRPORT HEIGHTS LOT 37	L: 81153 B: 317756
SERIES 2109 REDBUD & ANZA  2507 E 4TH ST AUSTIN TX 78702	A1445-00-000-0057-00 AIRPORT HEIGHTS LOT 57  0	L: 81693 B: 324597
JIMENEZ ROLANDO & CLAUDIA  4900 WALNUT AVE MCALLEN TX 78501	A1445-00-000-0058-00 AIRPORT HEIGHTS LOT 58	L: 77085 B: 329626
JIMENEZ ROLANDO & CLAUDIA  4900 WALNUT AVE MCALLEN TX 78501	A1445-00-000-0059-00 AIRPORT HEIGHTS LOT 59	L: 77085 B: 324772
NOE SETH ERNEST & ALEXANDRA LEE ELIZONDO 510 W 14TH ST WESLACO TX 78596	P7710-00-000-0001-00 PLEASANT VIEW HEIGHTS LOT 1  2501 SUNRISE LN	L: 60702 B: 0
IBARLAND LLC  457 CHAMPIONS DR BROWNSVILLE TX 78520	P7710-00-000-0002-00 PLEASANT VIEW HEIGHTS LOT 2  2505 SUNRISE LN	L: 53853 B: 0
LONGORIA MARIA DE LOURDES ( )  1702 E 26TH ST WESLACO TX 78596	P7710-00-000-0003-00 PLEASANT VIEW HEIGHTS LOT 3  2509 SUNRISE LN	L: 52674 B: 0

City of Weslaco Code Enforcement Dept.

JUL 14, 2025

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LOZOYA RICARDO & PEDRO	A1445-00-000-0000-06	L: 59923
2113 DAVEN PORT ST UNIT 1	AIRPORT HEIGHTS 0.191AC IRR TR ADJ	B: 187762
WESLACO TX 78596	2113	

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

<b>Date of Meeting:</b> August 6, 2025	<b>Agenda Item No.</b> (to be assigned by PCE): <b>IV.B.</b>
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Kailey Massey.	
<b>Subject/Agenda Item:</b> Discussion and consideration to rezone 2625 N Westgate Dr. Also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to rezone property from R-1 Family Dwelling District to B-2 Secondary & Highway District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on July 16, 2025. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on July 25, 2025.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance – First Reading <input checked="" type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Application, legal notice, map, property owner list.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



### APPLICATION FOR REZONING

*RZNE-000869-2024*

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

FILE NO. \_\_\_\_\_  
**RECEIVED**  
JUN 26 2025  
BY: .....

#### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1.750 acres out of Farm Tract 143, West Tract Subdivision Block \_\_\_\_\_

Subdivision Name Vaquero Weslaco Subdivision

Street Address Northwest corner of W. Sugarcane Drive & Westgate Drive *2625 N Westgate*

Existing Zoning N/A - ETJ Existing Land Use Raw Land

Proposed Zoning B-2: Secondary & Highway District Proposed Land Use Commercial

- \_\_\_\_\_ \$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 Kailey Massey Phone (817) 304-9948

Address 2627 Tillar Street, Ste 111 Fax: \_\_\_\_\_

City Fort Worth State TX Zip Code 76107 E-Mail: kmassey@vaqueroventures.com

#### OWNER

Name Vaquero Weslaco Westgate Partners, LP Phone (817) 304-9948

Address 2627 Tillar Street, Ste 111 Fax: \_\_\_\_\_

City Fort Worth State TX Zip Code 76107 E-Mail: kmassey@vaqueroventures.com

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 *W.A. J.* Date \_\_\_\_\_  
Owner

Signature *Kailey Massey* Date 6/11/25  
Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Agent

# City of Weslaco

*"The City on the Grow"*



Adrian Gonzalez, Mayor  
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner, 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

Xavier Salinas, Assistant City Manager  
Omar Rodriguez, Interim Assistant City Manager

## PLANNING DEPARTMENT

July 25, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 6, 2025, and the City Commission will hold a public hearing on August 19, 2025, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to [facuna@weslacotx.gov](mailto:facuna@weslacotx.gov) by 12:00 pm on August 6, 2025. A staff member will contact you with instructions via phone call to address your public comment.

### **REZONE REQUEST:**

Kailey Massey is requesting to rezone 2625 N Westgate Dr. Also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary & Highway District.

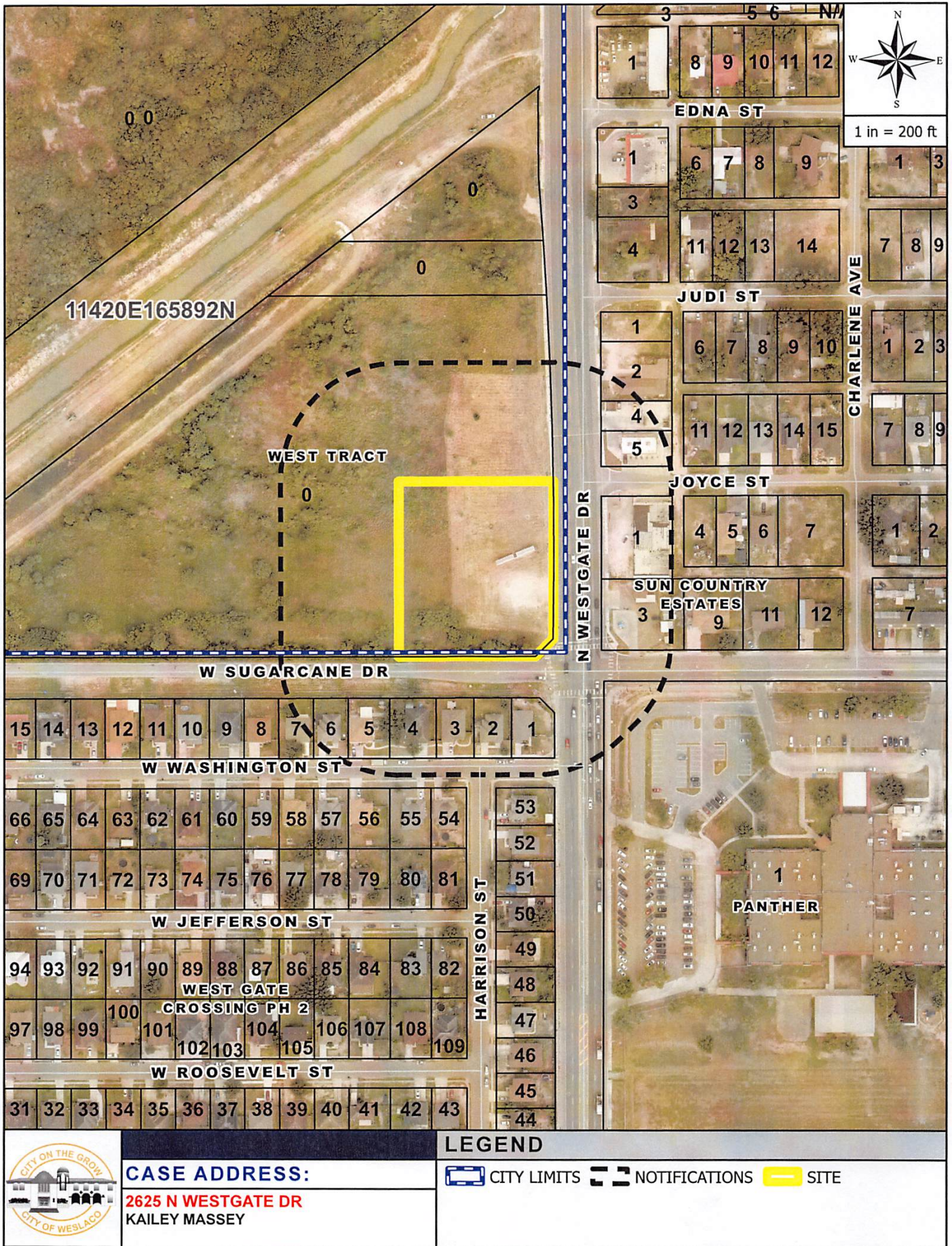
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is stylized and fluid.

Rebekah de la Fuente  
Planning Director



**CASE ADDRESS:**  
2625 N WESTGATE DR  
KAILEY MASSEY

**LEGEND**

- CITY LIMITS
- NOTIFICATIONS
- SITE

S6900-00-001-0005-00  
RSA PROPS LLC  
11626 MEADOWCHASE DR  
HOUSTON TX,77065-4903

S6900-00-001-0002-00  
LOZANO VIRGINIA YOLANDA  
1611 JUDI ST  
WESLACO TX,78599

S6900-00-003-0003-00  
MONTES MARTIN & JUANITA  
6815 A ST  
MERCEDAS TX,78570-7494

W2950-02-000-0001-00  
CRUZ ROSA ELIA  
1711 W WASHINGTON  
STWESLACOTX,78599-4368

W2950-02-000-0005-00  
ACOSTA JOHNATHAN  
1809 W WASHINGTON ST  
WESLACO TX,78599-4369

W2950-02-000-0007-00  
POWELL AARON G  
1821 W WASHINGTON ST  
WESLACO TX,78599-4369

S6900-00-001-0004-00  
RSA PROPS LLC  
11626 MEADOWCHASE DR  
HOUSTON TX,77065-4903

W3800-00-143-0000-00  
DE LEON JESUS  
PO BOX 8308  
WESLACO TX,78599-8308

W2950-02-000-0002-00  
PEREZ RICARDO III & DAMARIS  
1717 W WASHINGTON ST  
WESLACO TX,78599-4368

W2950-02-000-0003-00  
GARDUZA CALEB & JENNILEE TOVAR  
1723 W WASHINGTON ST  
WESLACO TX,78599-4368

W2950-02-000-0004-00  
DOMINGUEZ CHRISTOPHER &  
NEREYDA SARAHI  
1729 W WASHINGTON ST  
WESLACO TX,78599-4368

W2950-02-000-0006-00  
MATA LINO A  
1815 W WASHINGTON ST,  
WESLACO TX,78599-4369

S6900-00-003-0001-00  
GONZO ENTERPRISES LLC  
1115 N 171ST E AVE  
TULSA OK,74116-4214

P3223-00-000-0001-00  
WESLACO IND SCHOOL DIST  
312 W 5TH ST  
WESLACO TX,78596-6044



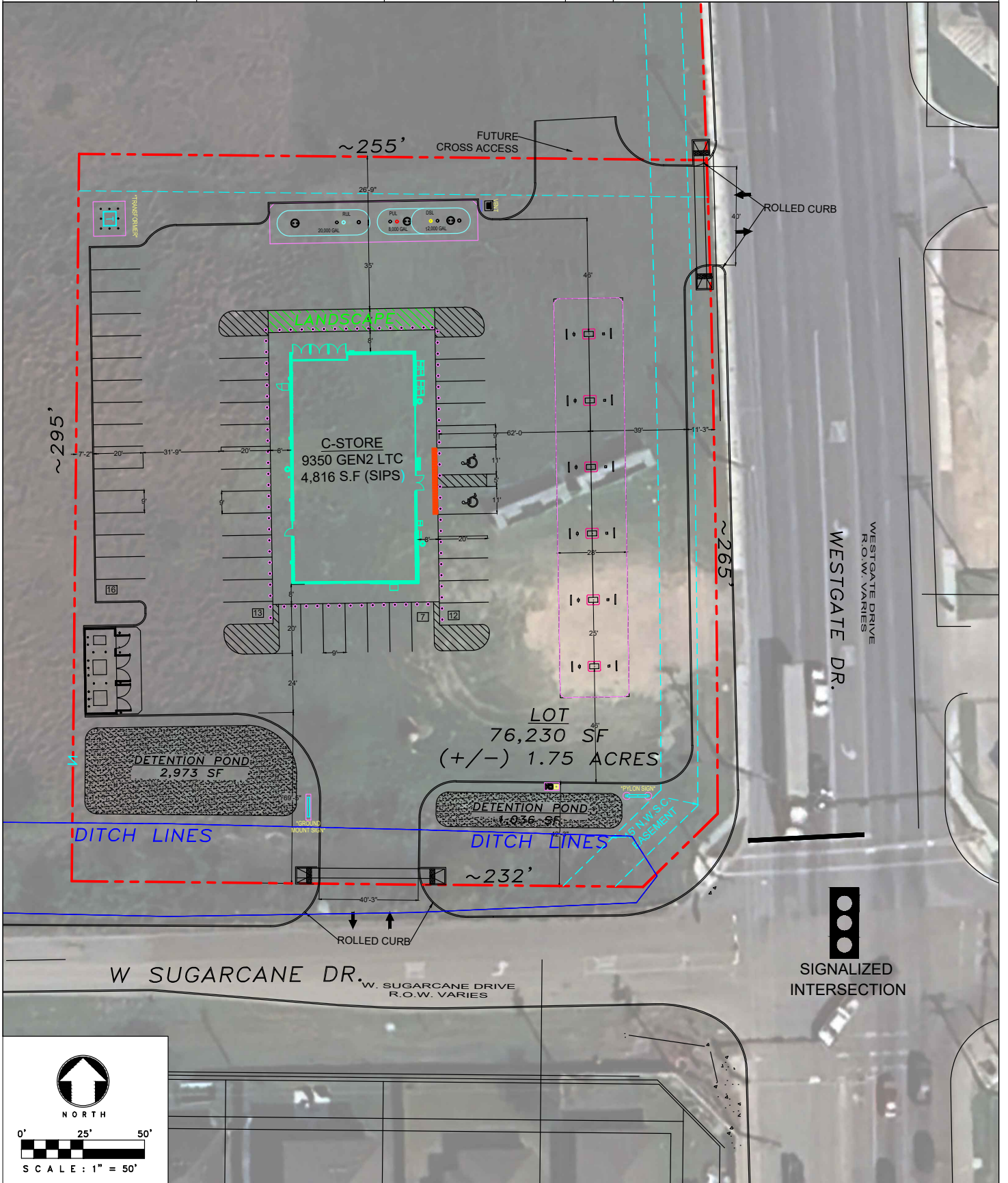
**PRELIMINARY SITE PLAN**

NWC WESTGATE DR. & SUGARCANE  
WESLACO, TX - 78596

NOTES:

1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
4. ALL MEASUREMENTS ARE ESTIMATED.

PROTOTYPE:	C-STORE	DEVELOPER	DESIGNER		DATE
BLDG/SALES SF:	4,816 S.F.	COMPANY:	VAQUERO VENTURES	VAQUERO VENTURES	04/14/25
ACREAGE:	(+/-) 1.75 ACRES	NAME:	W.A. LANDRETH	DOUGLAS D. OBI	
PARKING PROVIDED:	48 SPACES	PHONE #:	N/A	N/A	





2627 Tillar Street  
Suite 111  
Fort Worth, Texas 76107  
[VaqueroVentures.com](http://VaqueroVentures.com)

June 25<sup>th</sup>, 2025

### ***Project Statement***

**Project Name:** Vaquero Ventures Stripes – Weslaco, TX (Westgate Drive & Sugarcane Drive)

**Applicant:** Vaquero Ventures – Austin Navarrette

**Proposed Zoning Change:** B-2 Secondary and Highway District

Vaquero Ventures respectfully requests a zoning change for approximately 1.75 acres located at the northwest corner of Westgate Drive and Sugarcane Drive in Weslaco, Texas. The request is to rezone the property from ETJ to B-2: Secondary & Highway District to allow for the development of a Stripes convenience store with fuel sales, a use permitted by right in the B-2 Zoning District.

The proposed development will include a 4,800-square-foot convenience store, 12 fueling positions, and 48 off-street parking spaces. The store will be constructed in accordance with the latest Stripes prototype, featuring high-quality materials and a modern, attractive design. The site layout will incorporate wide sidewalks and drive aisles to ensure safe and efficient access for vehicles and pedestrians.

Vaquero Ventures aims to deliver a project that complements the surrounding area and serves both local residents and travelers. We believe this development will be a valuable addition to the Weslaco community, enhancing services in the area while contributing to its economic growth.

A proposed site plan is included in the Zoning Change Application Packet for your review. Thank you for your time and consideration. We welcome the opportunity to discuss the project further and are available to answer any questions you may have.

Sincerely,

Austin Navarrette  
*Acquisitions and Development Associate*  
Direct: (940) 231-5523  
Email: [anavarrette@vaqueroventures.com](mailto:anavarrette@vaqueroventures.com)



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

<b>Date of Meeting:</b> <b>August 6, 2025</b>	<b>Agenda Item No.</b> (to be assigned by PCE): <b>IV.C.</b>
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Kailey Massey.	
<b>Subject/Agenda Item:</b> Discussion and consideration to approve a Conditional Use Permit to obtain a Retail Dealer's Off-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's Off-Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 16, 2025. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on July 25, 2025.	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Application for Conditional Use Permit with attachments.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



### APPLICATION FOR CONDITIONAL USE PERMIT

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

FILE NO. \_\_\_\_\_

#### **PROPOSED PROJECT**

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

Lot 1.750 acres out of Farm Tract 143, West Tract Subdivision Block \_\_\_\_\_

Subdivision Name Vaquero Weslaco Subdivision

Street Address Northwest corner of W. Sugarcane Drive & Westgate Drive

Existing Zoning B-2: Secondary & Highway District Existing Land Use Raw Land

Purpose for the Conditional Use Permit Request \_\_\_\_\_

Alcohol sales within 300' of Cleckler-Heald Elementary School

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

- \_\_\_\_\_ \$300.00 non-refundable filing fee, plus a \$5.00 processing 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 Kailey Massey Phone (817) 304-9948

Address 2627 Tillar Street, Ste 111 Fax: \_\_\_\_\_

City Fort Worth State TX Zip Code 76107 E-Mail: kmassey@vaqueroventures.com

#### **OWNER**

Name Vaquero Weslaco Westgate Partners, LP Phone (817) 304-9948

Address 2627 Tillar Street, Ste 111 Fax: \_\_\_\_\_

City Fort Worth State TX Zip Code 76107 E-Mail: kmassey@vaqueroventures.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 X \_\_\_\_\_

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 W.H.J. \_\_\_\_\_ Date \_\_\_\_\_  
Owner

Signature Kirley Massey \_\_\_\_\_ Date 6/11/25  
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 Date \_\_\_\_\_  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Presented to City Commission Date \_\_\_\_\_  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

# City of Weslaco

*"The City on the Grow"*



Adrian Gonzalez, Mayor  
Israel Gonzalez, Jr., Mayor Pro-Tem, Commissioner 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

Xavier Salinas, Assistant City Manager  
Omar Rodriguez, Interim Assistant City Manager

## PLANNING DEPARTMENT

July 25, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 6, 2025, and the City Commission will hold a public hearing on August 19, 2025, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to [facuna@weslacotx.gov](mailto:facuna@weslacotx.gov) by 12:00 pm on August 6, 2025. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

Kailey Massey is requesting a Conditional Use Permit to obtain a Retail Dealer's Off-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

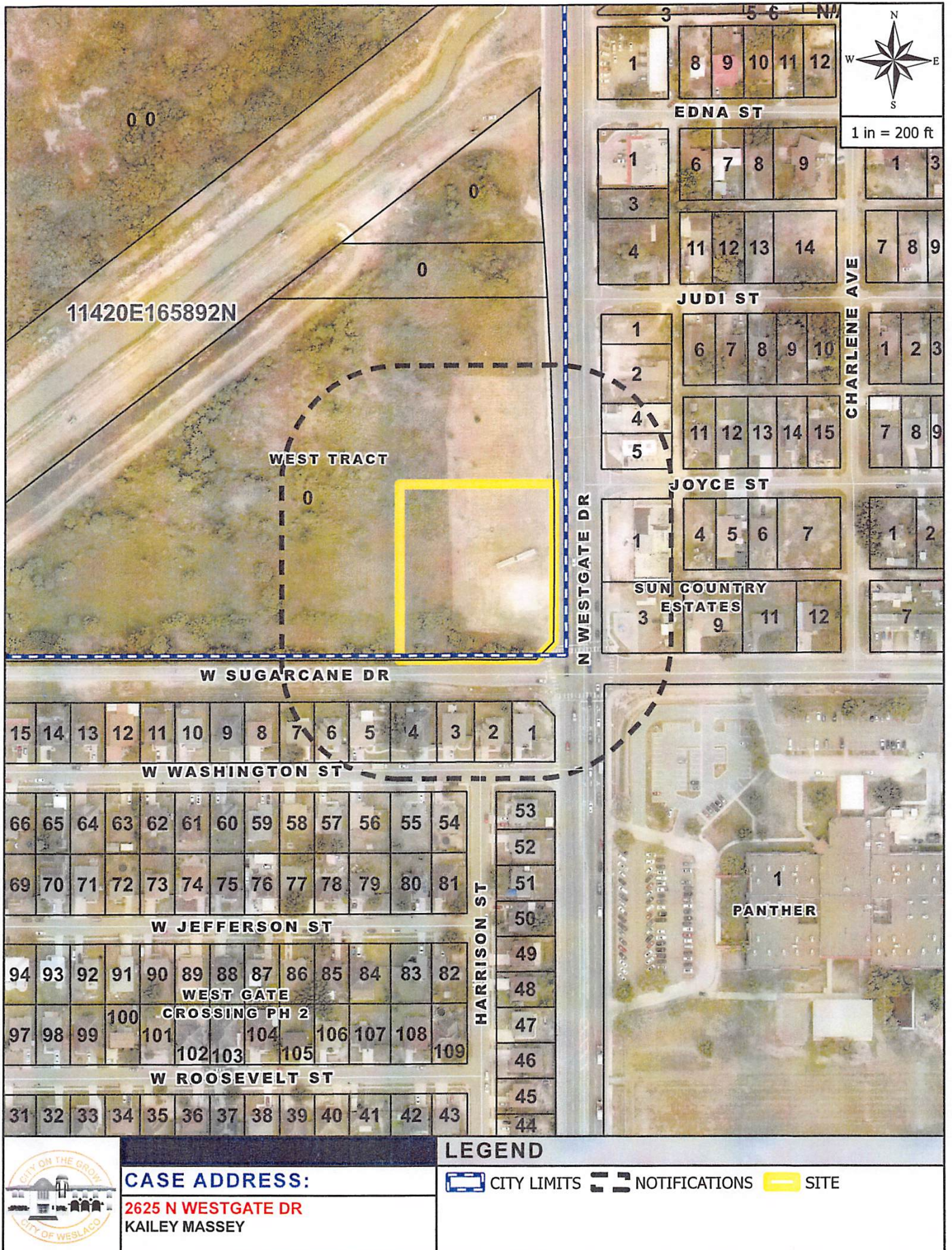
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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". The signature is stylized and fluid.

Rebekah de la Fuente  
Planning Director



S6900-00-001-0005-00  
RSA PROPS LLC  
11626 MEADOWCHASE DR  
HOUSTON TX,77065-4903

S6900-00-001-0002-00  
LOZANO VIRGINIA YOLANDA  
1611 JUDI ST  
WESLACO TX,78599

S6900-00-003-0003-00  
MONTES MARTIN & JUANITA  
6815 A ST  
MERCEDDES TX,78570-7494

W2950-02-000-0001-00  
CRUZ ROSA ELIA  
1711 W WASHINGTON  
STWESLACOTX,78599-4368

W2950-02-000-0005-00  
ACOSTA JOHNATHAN  
1809 W WASHINGTON ST  
WESLACO TX,78599-4369

W2950-02-000-0007-00  
POWELL AARON G  
1821 W WASHINGTON ST  
WESLACO TX,78599-4369

S6900-00-001-0004-00  
RSA PROPS LLC  
11626 MEADOWCHASE DR  
HOUSTON TX,77065-4903

W3800-00-143-0000-00  
DE LEON JESUS  
PO BOX 8308  
WESLACO TX,78599-8308

W2950-02-000-0002-00  
PEREZ RICARDO III & DAMARIS  
1717 W WASHINGTON ST  
WESLACO TX,78599-4368

W2950-02-000-0003-00  
GARDUZA CALEB & JENNILEE TOVAR  
1723 W WASHINGTON ST  
WESLACO TX,78599-4368

W2950-02-000-0004-00  
DOMINGUEZ CHRISTOPHER &  
NEREYDA SARAH  
1729 W WASHINGTON ST  
WESLACO TX,78599-4368

W2950-02-000-0006-00  
MATA LINO A  
1815 W WASHINGTON ST,  
WESLACO TX,78599-4369

S6900-00-003-0001-00  
GONZO ENTERPRISES LLC  
1115 N 171ST E AVE  
TULSA OK,74116-4214

P3223-00-000-0001-00  
WESLACO IND SCHOOL DIST  
312 W 5TH ST  
WESLACO TX,78596-6044



# Weslaco Independent School District

OFFICE OF THE SUPERINTENDENT

*Dr. Richard Rivera*

319 West 4<sup>th</sup> Street - Weslaco, TX. 78596 - (956) 969-6500 - rrivera@wisd.us



February 11, 2025

## Via Email

Coldwell Banker Commercial RGV  
Attn: Harry D. Urey Jr.  
508 E Dove Ave  
McAllen, Texas 78504

**Re:** That certain real property located at the northwest corner of Westgate Dr. and Mile 9 Rd. N in Weslaco, Texas (the "Property"), which shall be leased or occupied by 7-Eleven, Inc., and/or its affiliates, successors or assigns ("7-Eleven"), and is situated within the Weslaco Independent School District (the "WISD"); Texas Alcoholic Beverage Commission ("TABC") off premises license

To Whom It May Concern:

The WISD hereby acknowledges and approves of the operation of a 7-Eleven on the Property for all purposes and shall not protest a TABC off premises license for such 7-Eleven on the Property.

If you have any questions, please do not hesitate to contact me. Thank you.

Respectfully,

Dr. Richard Rivera  
Superintendent of Schools





2627 Tillar Street  
Suite 111  
Fort Worth, Texas 76107  
[VaqueroVentures.com](http://VaqueroVentures.com)

June 25<sup>th</sup>, 2025

***Project Statement***

**Project Name:** Vaquero Ventures Stripes – Weslaco, TX (Westgate Drive & Sugarcane Drive)  
**Applicant:** Vaquero Ventures – Austin Navarrette  
**Proposed Use:** Convenience Store with Fuel Sales  
**Hours of Operation:** Store to be open 24 Hours, 7 Days a week  
**Alcohol Sales:** Beer and Wine to be sold for off-premises consumption  
**Conditional Use Permit Reason:** Alcohol Sales within 300’ of Cleckler-Heald Elementary School

Vaquero Ventures is requesting a Conditional Use Permit to develop a Stripes convenience store at the northwest corner of Westgate Drive and Sugarcane Drive in Weslaco, Texas. The proposed development will cover approximately 1.75 acres and feature a 4,800 square-foot convenience store that includes 12 fueling positions and 48 off-street parking spaces.

Vaquero Ventures is requesting a Conditional Use Permit for the sale of beer and wine for off-premises consumption due to being within 300’ of Cleckler-Heald Elementary School. The proposed site currently sits approximately 115’ from property line to property line. Vaquero Ventures and the proposed Stripes Convenience Store will conform to all current TABC regulations for the sale of off-premises consumption of beer and wine.

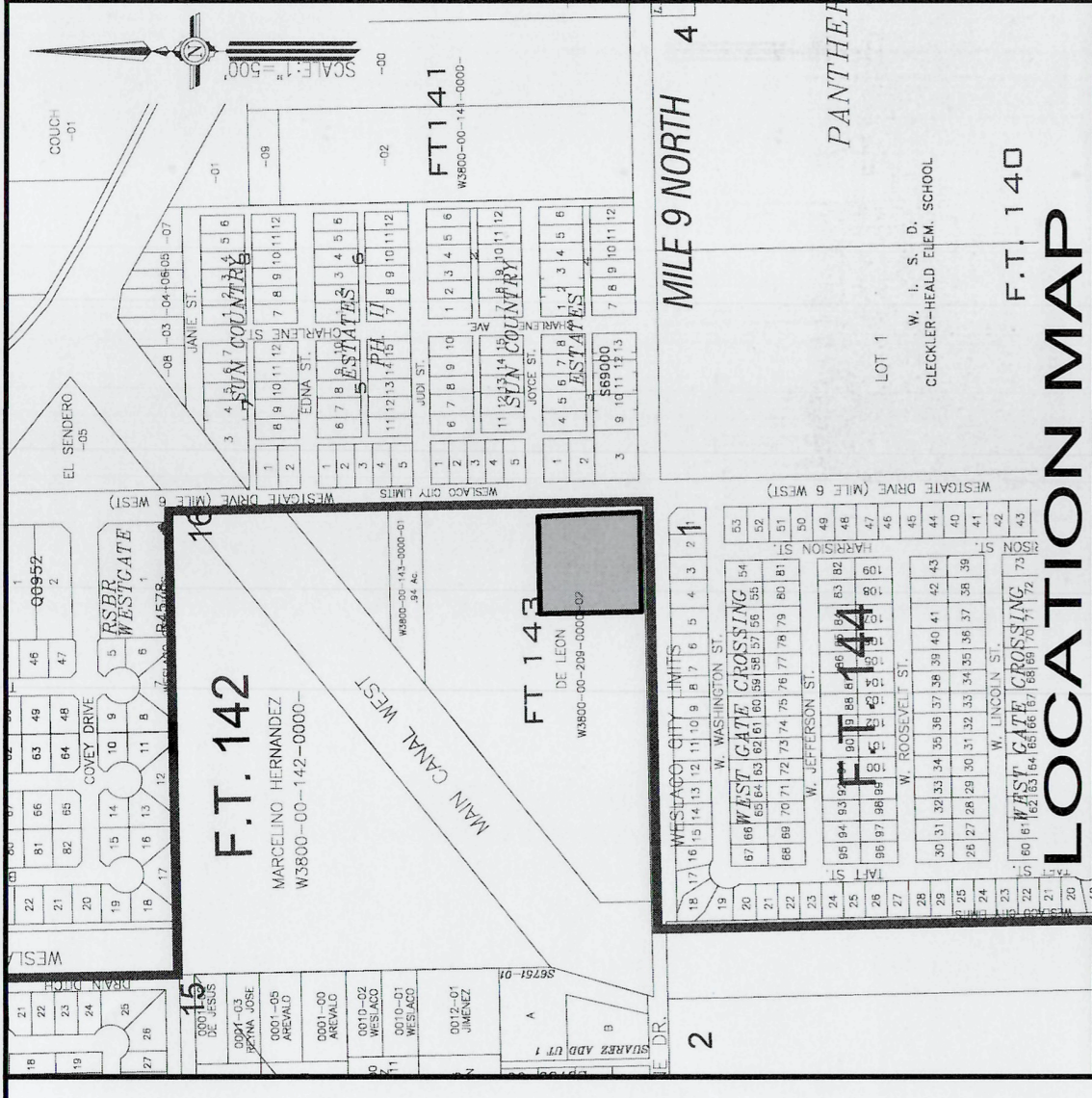
The store will be built according to the latest Stripes prototype, utilizing high-quality materials for a modern, attractive design. The layout will feature wide sidewalks and drive aisles to ensure safety and provide a pleasant experience for customers. For your reference, we have included the proposed site plan in the CUP application packet.

Vaquero Venture’s goal is to develop a project that complements the surrounding area and serves both residents and travelers going in and out of Weslaco. We are confident that this development will be a positive addition to Weslaco, and we are excited to bring this high-quality convenience store to the community.

Thank you for your time and consideration. We look forward to the opportunity to discuss the project further. Please feel free to reach out if you have any questions.

Sincerely,

Austin Navarrette  
*Acquisitions and Development Associate*  
Direct: (940) 231-5523  
Email: [anavarrette@vaqueroventures.com](mailto:anavarrette@vaqueroventures.com)



- LEGEND**
- BOUNDARY LINE
  - RIGHT OF WAY LINE
  - EASEMENT LINE
  - MARKING BOUNDARY LINE
  - OVERHEAD ELECTRIC LINE
  - FRONTIER CABLE LINE
  - SANITARY SEWER LINE
  - UNDERGROUND ELECTRIC LINE
  - EDGE OF DITCH TOP
  - CENTER LINE WITH ELEVATION
  - EDGE OF ROADWAY PAVEMENT
  - CONCRETE CURB AND GUTTER
  - FOUND 1/2" IRON ROD OR AS NOTED
  - FOUND 1/2" IRON PIPE OR AS NOTED
  - SET 1/2" IRON ROD WITH WINK CAP
  - SET 1/2" IRON PIPE WITH WINK CAP
  - CALCULATED POINT
  - POWER POLE
  - POWER POLE WITH NAME
  - LIGHT POLE
  - CITY WIRE
  - WATER METER
  - ELECTRICAL BOX
  - CABLE BOX
  - TRAFFIC SIGNAL BOX
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - BURIED CABLE MARKER
  - TRAFFIC SIGN
  - TRAILER
  - FOREST CORNER
  - H.C.M.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - P.C.B. - POINT OF BEGINNING
  - P.C.E. - POINT OF BEGINNING
  - SAME OWNER

**Curve Table**

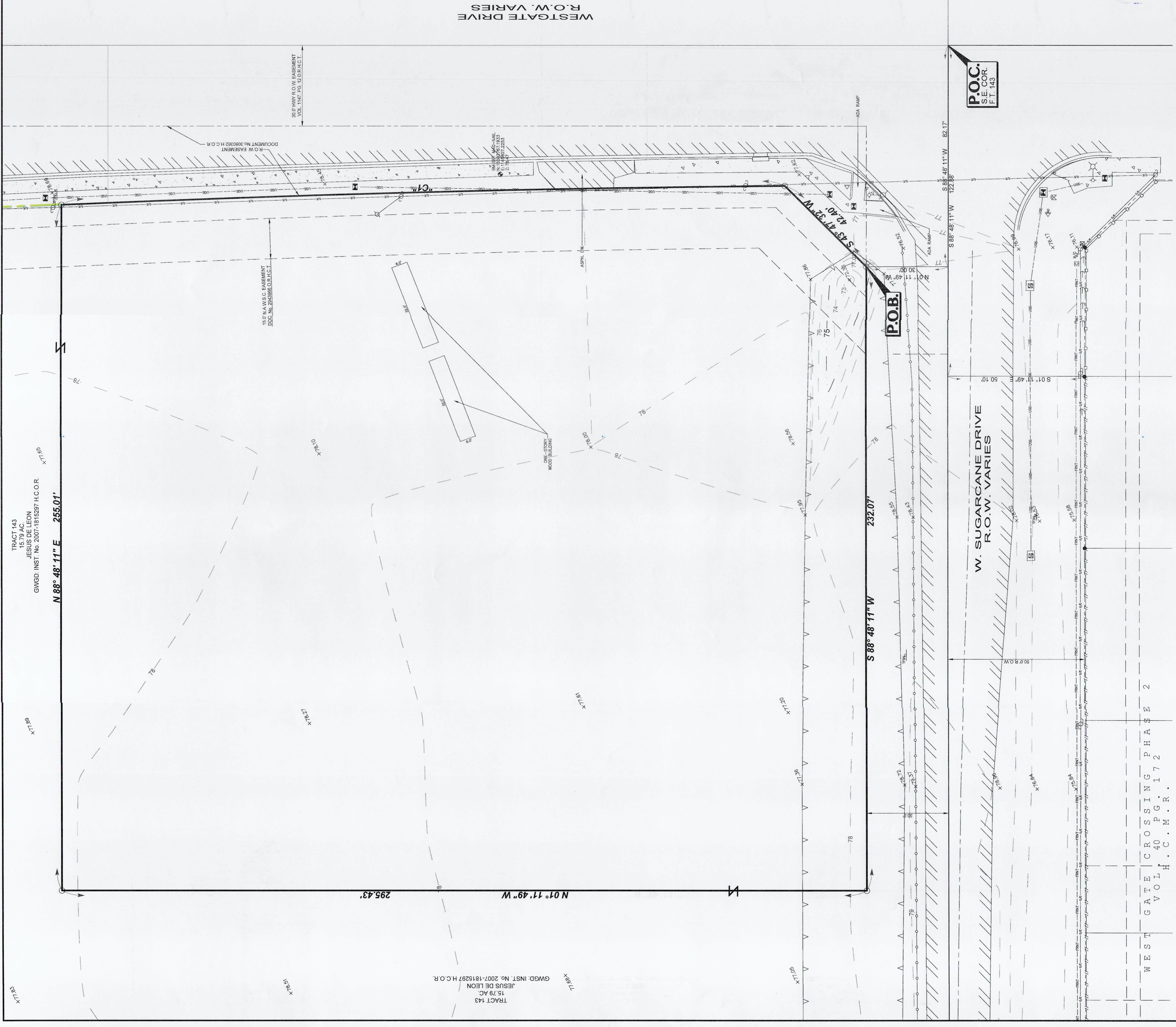
Curve #	Delta	Radius	Length	Chord	Chord Direction
1	01° 59' 46"	7916.00'	205.50'	132.79'	S 82° 42' 52" E

**FLOOD ZONE**  
 ZONE "X" (UNSHADED)  
 FLOODPLAIN  
 COMMUNITY PANEL NUMBER: 48354 040 C  
 SUBMITTED DATE: 10/08

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  - BEARING BASIS IS FROM THE No. 4 REBAR SET AT THE NORTHEAST CORNER AND THE No. 4 REBAR SET AT THE NORTHWEST CORNER OF SUBJECT TRACT.
  - ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205. GRID COORDINATES.
  - ELEVATION DATUM PER NAVD 88 (GEOID 2028)
  - NO RECENT EARTHQUAKES, WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE TIME OF SURVEY.
  - NO PARKING SPACES FOUND UPON SUBJECT TRACT DURING THE TIME OF SURVEY.
  - NO PHYSICAL ADDRESS WAS OBSERVED FOR SUBJECT TRACT DURING TIME OF SURVEY.
  - A ZONING REPORT OR LETTERS WAS NOT PROVIDED TO THE SURVEYORS BY CLIENT IN REGARDS TO THE CURRENT ZONING CLASSIFICATION, THE CURRENT SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS.
  - SURVEY WAS PREPARED WITH THE BENEFIT OF LAND TITLE TEXAS, L.L.C. COMMITMENT OF No. 2407890 DATED DECEMBER 10, 2024 ISSUED DECEMBER 23, 2024

- EASEMENTS LISTED IN SCHEDULE B:**
- 10.a. EASEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, DATED FEBRUARY 26 1947, RECORDED IN VOLUME 612, PAGE 438, DEED RECORDS, HIDALGO COUNTY, TEXAS (BLANKET IN NATURE, AFFECTS SUBJECT TRACT)
  - 10.f. EASEMENT GRANTED TO HIDALGO COUNTY, DATED JANUARY 5, 1986, RECORDED IN DEED RECORDS, HIDALGO COUNTY, TEXAS.
  - 10.g. EASEMENT GRANTED TO NORTH ALAMO WATER SUPPLY CORPORATION, DATED AUGUST 20, 2016, RECORDED UNDER DOCUMENT NO. 2445665, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (PLOTTED AND SHOWN HEREON)
  - 10.h. TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH IN DEED DATED AND RECORDED IN VOLUME 66, PAGE 551, DEED RECORDS, HIDALGO COUNTY, TEXAS (AFFECTS SUBJECT TRACT, BLANKET IN NATURE, NOT PLOTTABLE)
  - 10.i. MINERAL AND/OR ROYALTY RESERVATIONS AND/OR CONVEYANCES, TOGETHER WITH AS APPROPRIATE, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING, DRILLING AND PRODUCTION OF THE MINERALS, AS SET FORTH IN INSTRUMENT DOCUMENT NO. 946899, DOCUMENT NO. 1271255, DOCUMENT NO. 1272311, DOCUMENT NO. 1438659 AND DOCUMENT NO. 1915297, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO DATE THEREOF (DOES NOT AFFECT SUBJECT TRACT, NOT A SURVEY MATTER)

**PLAT SHOWING  
 1.750 ACRES  
 [76,230,000 Sq. Ft.] OUT OF  
 FARM TRACT 143  
 WEST TRACT SUBDIVISION  
 VOLUME 2, PAGES 34-37 H.C.M.R.  
 HIDALGO COUNTY, TEXAS**



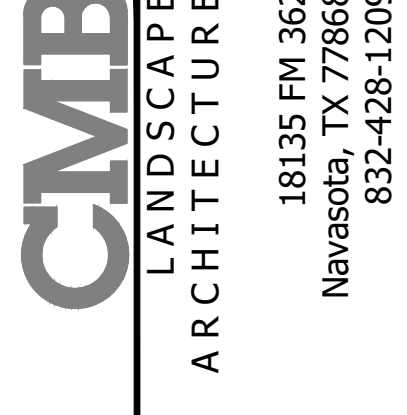
To: Laramie Acquisitions LLC, a Texas limited liability company, Vacuero Ventures Management, LLC, a Texas limited liability company, Vacuero Westgate Partners, LP, a Texas limited partnership, Susser Bank, Old Republic National Title Insurance Company.  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the Board of Professional Engineers and Surveyors and the Board of Professional Land Surveyors of the State of Texas, effective February 7, 2020.

Date of Plat: 02/25/2025  
 Signature: [Handwritten Signature]  
 R.P.L.S. No.: 6238  
 Email: robert@melendyandhunt.com

**ALTA/NSPS Land Title Survey**

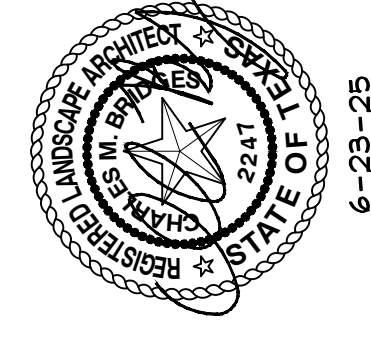
JOB No. 25321.08	NEW ACRES	02/25/2025	J.C.
DRAWING DATE: 2/27/2025	ADDED EDGE OF DITCH TO LEGEND	02/20/2025	J.C.
DRAWN BY: J.C.	TITLE COMMITMENT UPDATE	02/17/2025	J.R.C.
File Name: 25321.08	REVISION	DATE	BY
T-XXX, PG. XXX			

**MELENDY & HUNT, INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE - EDINBURG, TX 78641  
 PH: (956) 381-0961 - FAX: (956) 381-1839  
 LICENSE NO. 10059500 ESTABLISHED 1947 - www.melendyandhunt.com



18135 FM 362  
Navasota, TX 77868  
832-428-1209

Commercial, Multi-Family, & Residential  
Landscape Architects

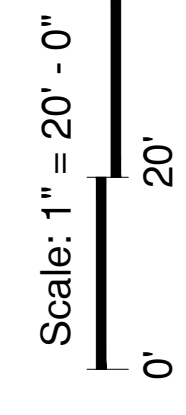
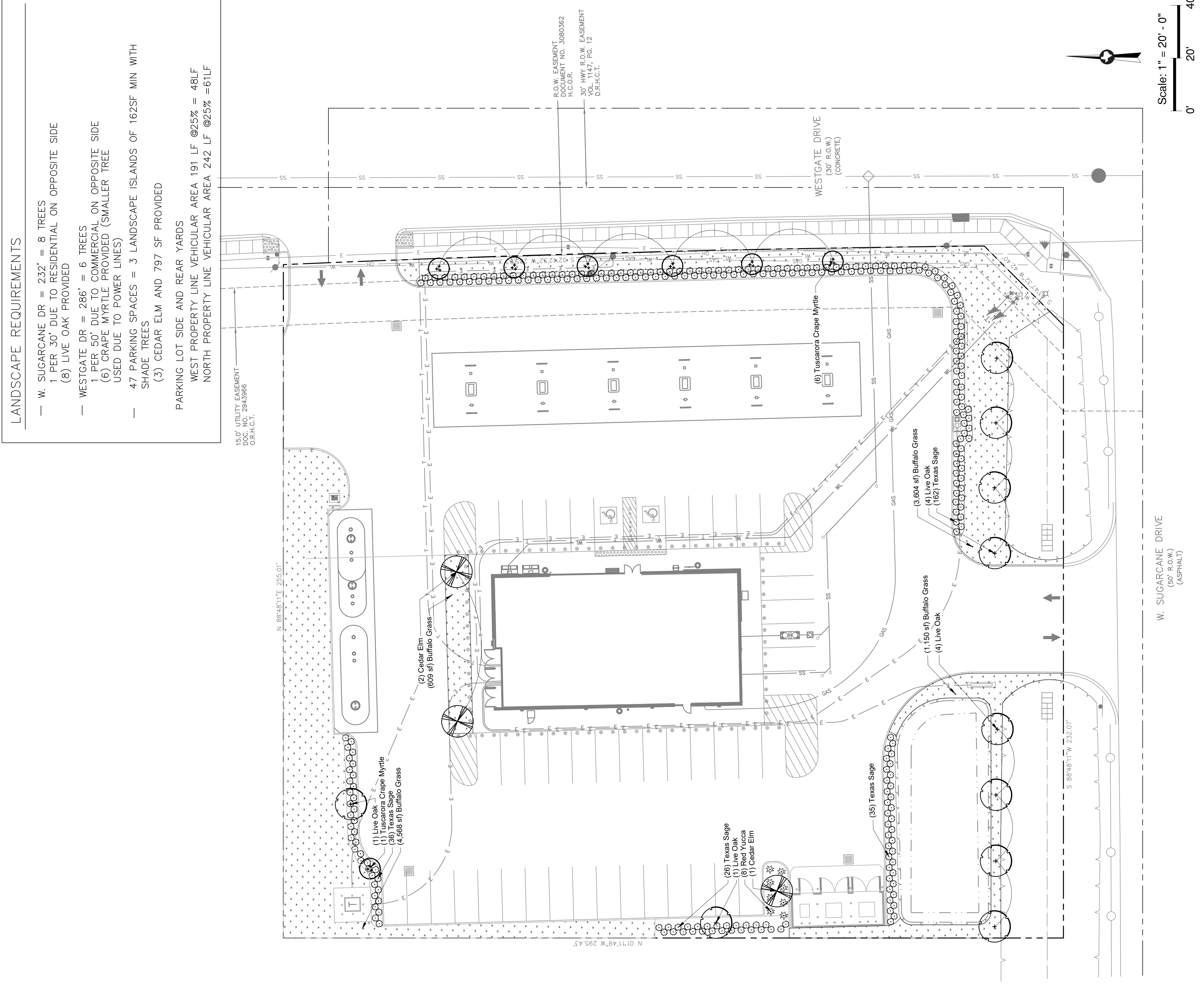


# 7-11 Westlaco W. Sugarcane Dr. & Westgate Dr Westlaco, TX Landscape Improvements

Job No.: 181-25-082  
Scale: 1" = 20' - 0"  
Date: June 23, 2025  
Revised:

Landscape  
Plan

L1.1



## PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	7	<i>Lagerstroemia indica</i> x <i>flauriel</i> 'Tuscarora'	Tuscarora Grape Myrtle	2' total cal.	30 gal. 8-10 ht. specimen
	10	<i>Quercus virginiana</i>	Live Oak	2' Cal.	30 gal. 8-10 ht. specimen
	3	<i>Ulmus crassifolia</i>	Cedar Elm	2' Cal.	30 gal. 8-10 ht. specimen
	8	<i>Hesperaloe parviflora</i>	Red Yucca	3 gal.	2' ht. minimum at time of planting
	259	<i>Leucophyllum frutescens</i>	Texas Sage	3 gal.	2' ht. minimum at time of planting
	9,931 sf	<i>Bouteloua dactyloides</i>	Buffalo Grass	sod	

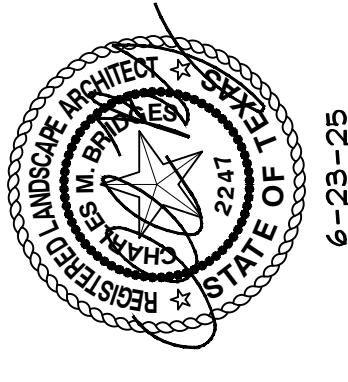
### GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE UNTIL FINAL ACCEPTANCE OF ALL WORK ON JOB SITE. CONTRACTOR SHALL MAINTAIN CONDITIONS OF LAWN, BEDS AND PLANT MATERIAL THROUGHOUT CONSTRUCTION UNTIL 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- WORK SCHEDULING: CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH ANY LANDSCAPING OR IRRIGATION WORK IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTACT ALL UTILITIES WITHIN 50' OF PROJECT AREA PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND DEVICES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
- CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUND COVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY. FULL POT AND HEAD SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE. MATERIAL SHALL BE SHIPPED DIRECTLY FROM NURSERY AND NOT FROM CONTRACTOR'S HOLDING YARD AFTER AN EXTENDED PERIOD. THERE SHALL BE NO SUBSTITUTIONS WITHOUT WRITTEN CONSENT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET SATISFACTORY EXPECTATIONS OF LANDSCAPE ARCHITECT.
- ALL LANDSCAPE DEVIATIONS, INCLUDING SPECIES SUBSTITUTION, NOT APPROVED ON THIS PLAN MUST BE APPROVED BY THE GOVERNING AGENCY THROUGH PLAN SUBMITTAL.
- CONTRACTOR SHALL PERFORM OWN TAKE OFFS PER SYMBOLS AND AREAS ON PLANS. ANY DISCREPANCIES SHALL BE BROUGHT UP DURING THE BIDDING PROCESS. CONTRACTOR WILL BE HELD RESPONSIBLE FOR QUANTITIES OF SYMBOLS AND AREAS ON PLANS.

**CMB**  
LANDSCAPE  
ARCHITECTURE

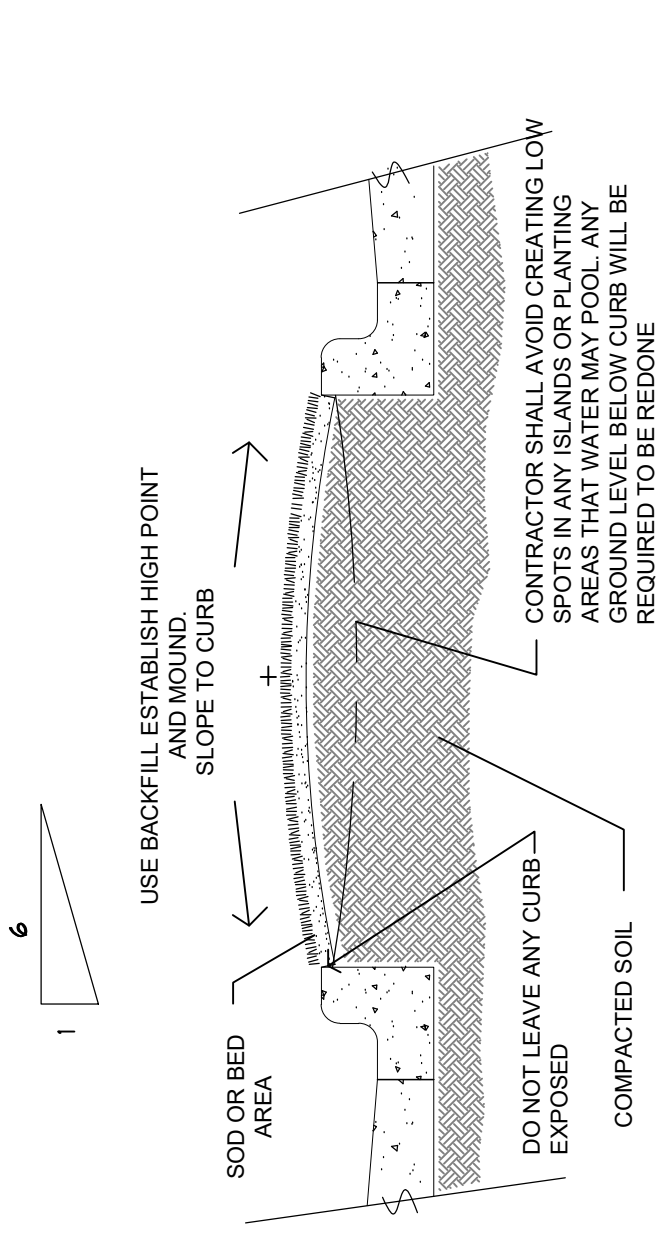
18135 FM 362  
Navasota, TX 77868  
832-428-1209

Commercial, Multi-Family, & Residential  
Landscape Architects

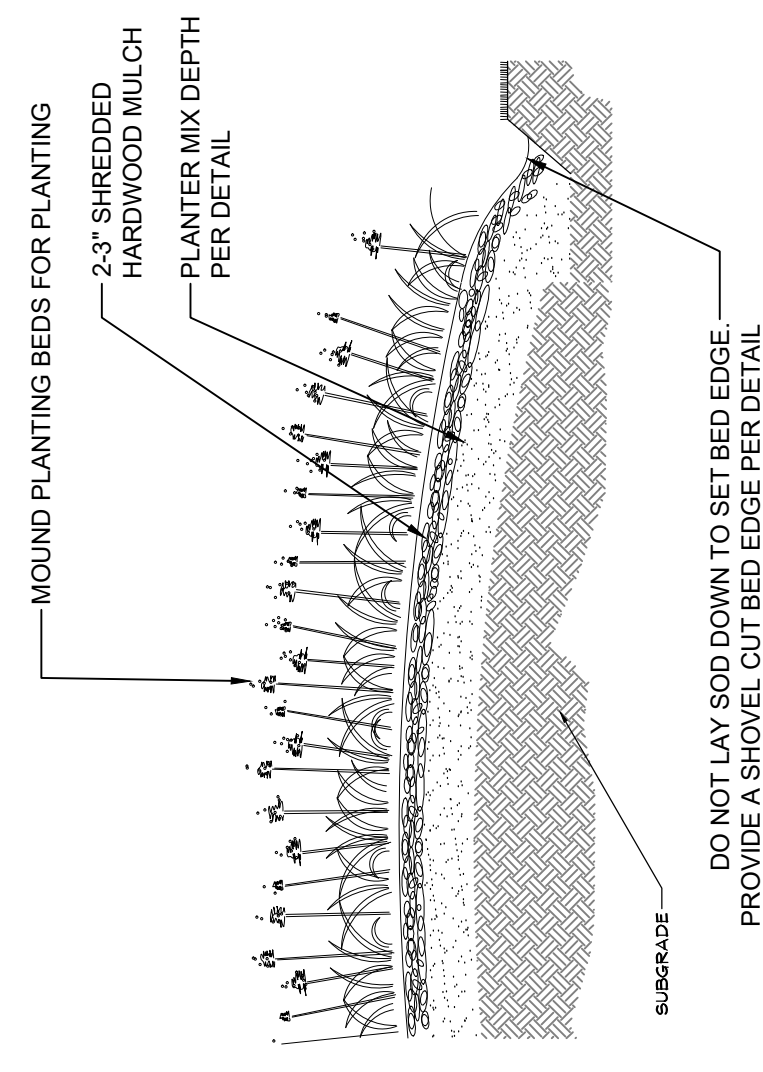


6-23-25

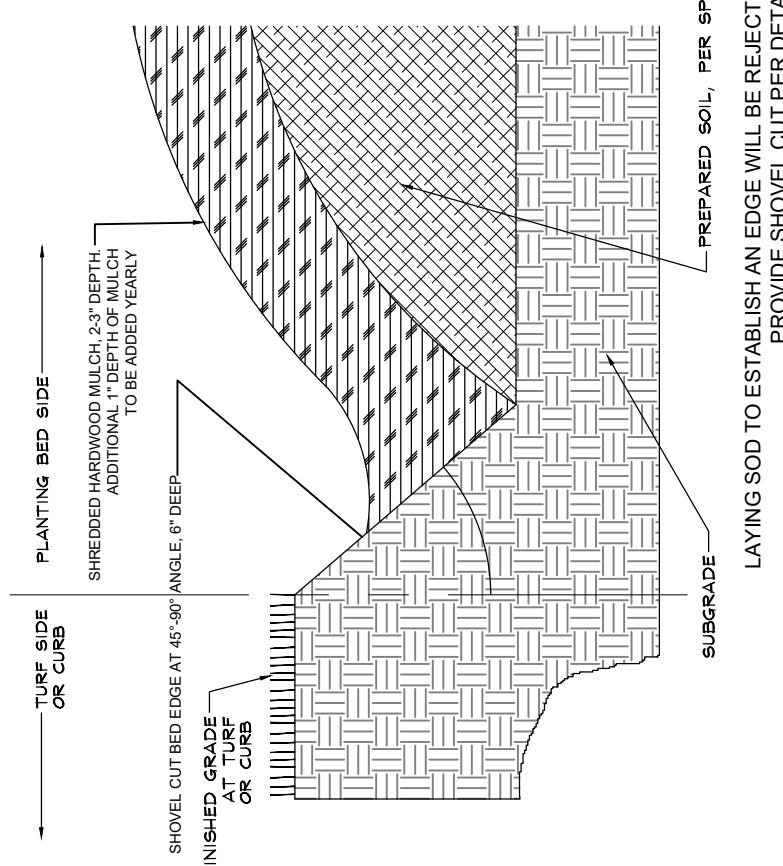
7-11 Westlaco  
W. Sugarcanè Dr. & Westgate Dr  
Westlaco, TX  
Landscape Improvements



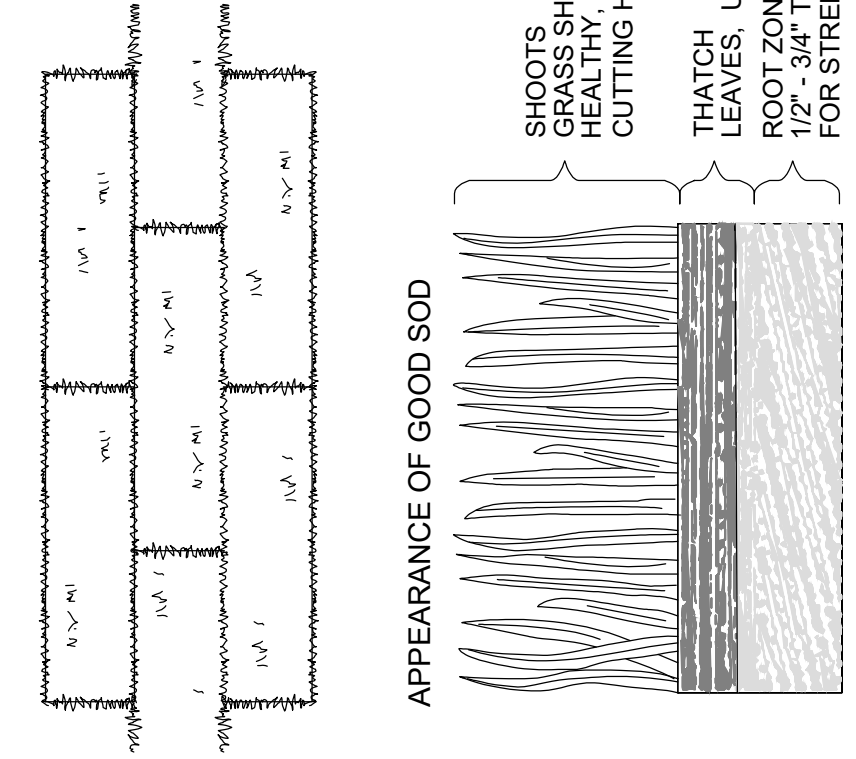
**G** - ISLAND PLANTING PREP  
SCALE: NTS



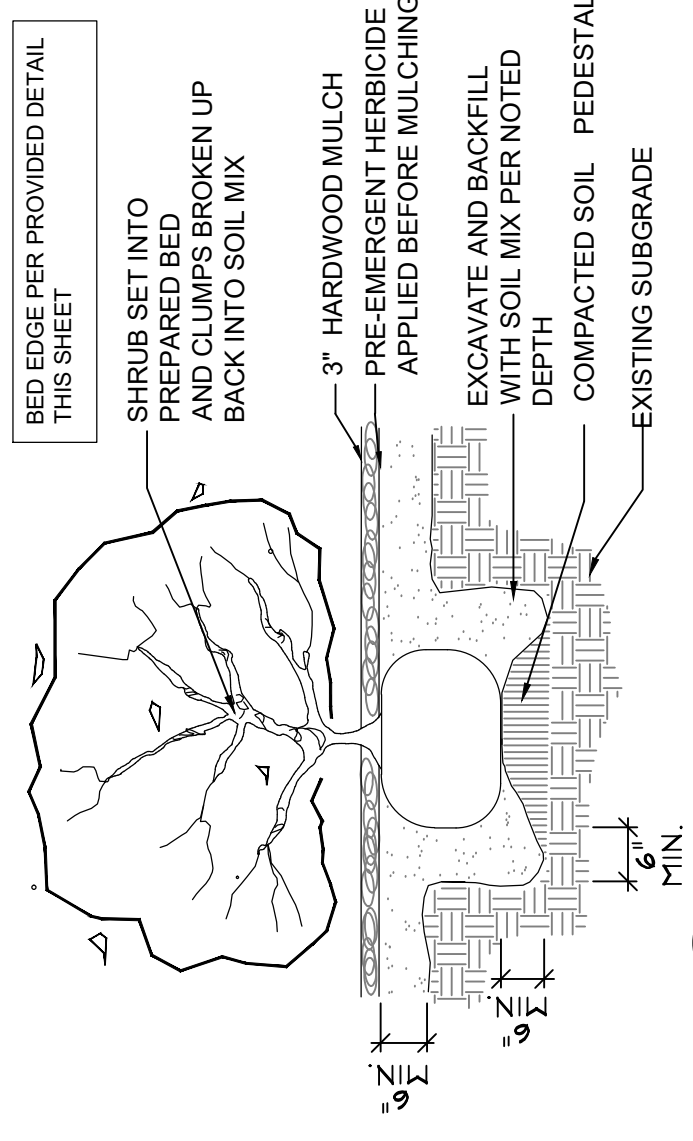
**F** - SHOVEL CUT BED EDGE  
SCALE: NTS



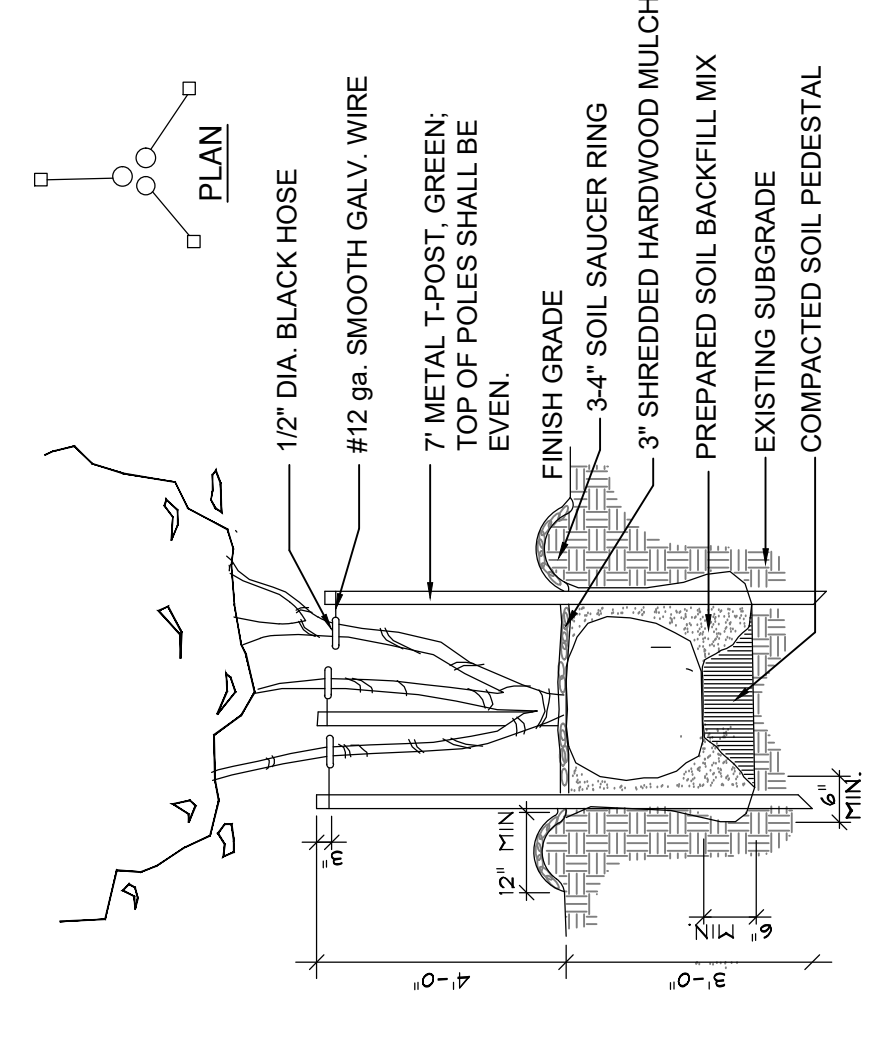
**E** - SOD PLANTING  
SCALE: NTS



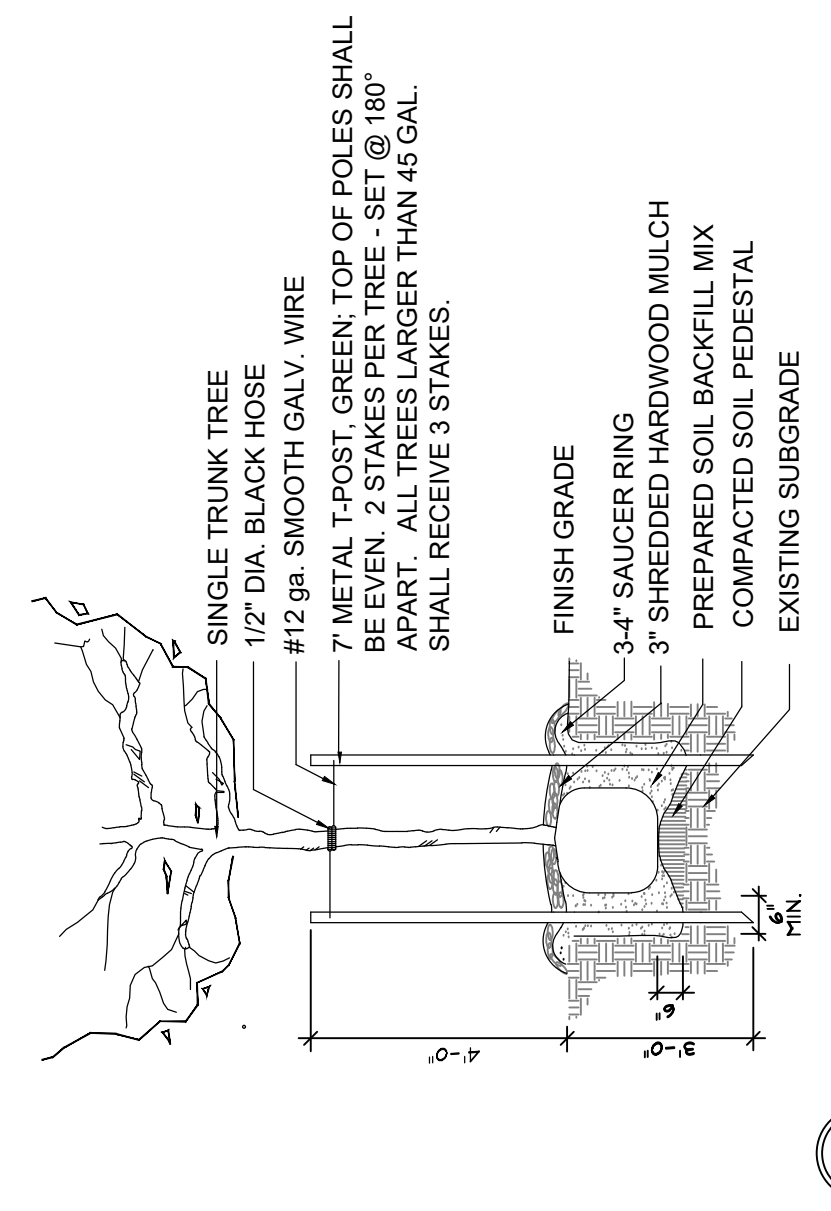
**D** - GROUND COVER PLANTING  
SCALE: NTS



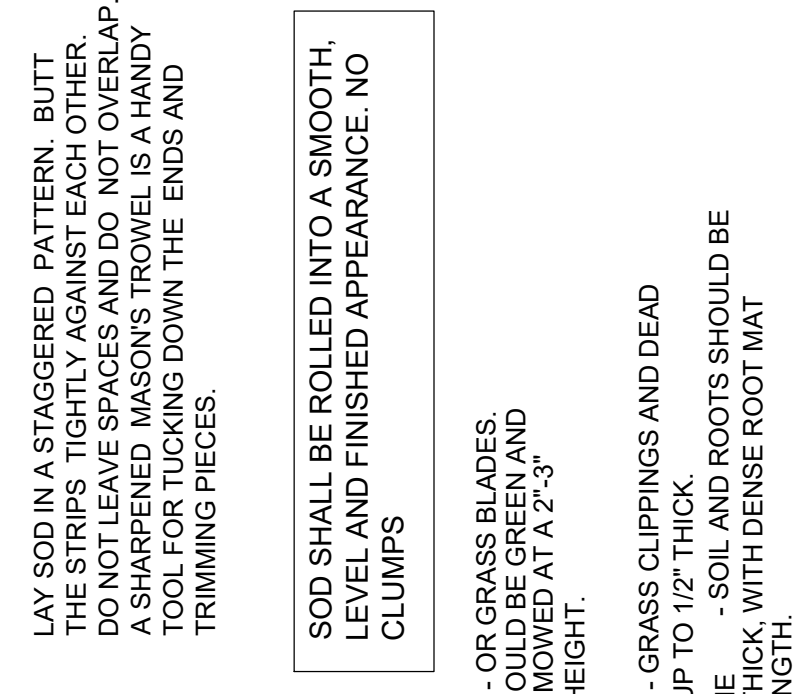
**C** - SHRUB PLANTING  
SCALE: NTS



**B** - MULTI-STEM TREE PLANTING  
SCALE: NTS



**A** - TREE PLANTING  
SCALE: NTS



**G** - SOD PLANTING  
SCALE: NTS

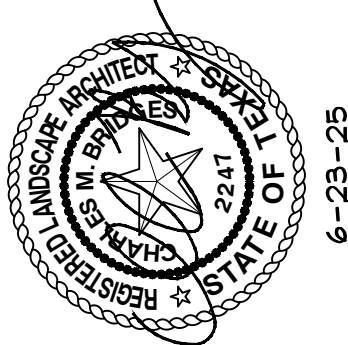
Job No.: 181-23-082  
Scale:  
Date: June 23, 2025  
Revised:

Landscape Details

L1.2



Commercial, Multi-Family, & Residential  
Landscape Architects



# 7-11 Westlaco W. Sugarcane Dr. & Westgate Dr Westlaco, TX Landscape Improvements

Landscape Specifications

# L1.3

Job No.:	181-25-082
Scale:	
Date:	June 23, 2025
Revised:	

**PART 2 SOD PRODUCTS**  
**2.01 SOD**  
 Sod shall be nursery grown as specified or else and being a healthy, with root systems and desirable roots throughout the sod for a minimum thickness of 1 inch. Sod shall be free of noxious weeds and undesirable native grasses. Sod attached to the sod shall be free of stones and debris. Sod shall have been mowed within 7 days of being stripped. Sod shall be provided in rectangular pieces of not less than 12 inches nor more than 24 inches. Dry sod will be rejected.

**2.02 TOPSOIL**  
 A. Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, trash, weeds, and other litter, and free of roots, stumps, stones larger than 2" in any dimension and other extraneous or toxic matter harmful to plant growth.  
 B. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4". Topsoil shall not be removed from any other source.  
 C. Topsoil shall be uniform in composition and dry. Fertilizer shall be furnished in unopened containers, labeled to indicate the percent of nitrogen, phosphoric acid and potash nutrients respectively.  
 D. Fertilizer shall be applied to the topsoil in accordance with manufacturer's instructions.  
 E. Topsoil shall be tested for salinity and other deleterious substances which may be harmful to plant growth. Topsoil shall be without admixture of subsoil.  
 F. When topsoil is not required, native soil shall be scratched or raked before laying.

**3.01 INSPECTION**  
 A. Surfaces indicated to be sodded shall be inspected to verify that all preceding work in the area has been completed. Sodding shall not proceed until sodding work has been completed.

**3.02 SODDING**  
 A. Preparation  
 1. Strip existing vegetation and 1 inch of existing soil from all areas to receive sod not stripped and graded under previous work or other foreign matter 1" in diameter or larger from the top 2" of soil. No foreign matter may be buried on site. Hand rake to full 2-inch depth.  
 2. After stripping, loosen soil to a depth of 1-1/2 inches prior to laying sod. Remove all stones, roots, vegetation, rubbish, debris and other foreign matter 1" in diameter or larger from the top 2" of soil. No foreign matter may be buried on site. Hand rake to full 2-inch depth.  
 3. Fertilizer shall be uniformly spread over the topsoil at the average rate of 400 lbs. per acre and shall be raked into the topsoil to a full 2-inch depth.  
 4. Immediately prior to placing sod, the fertilized topsoil substrate shall be lightly moistened.  
 B. Laying  
 1. All sod shall be carefully laid in parallel rows in a smooth manner, alternating all sod joints. Fit sod strips slightly together so that no joints are visible and tamp firmly. Cut pieces of sod to fill any voids left.  
 2. Water sod immediately after planting, slowly but thoroughly, to secure at least six (6) inches penetration into the soil below the sod.  
 3. Water sod thoroughly and frequently during the first week after planting. Water shall be rolled to form a thoroughly even, soft mat. Any voids left in block sodding shall be filled with cut sod pieces and/or topsoil.  
 4. Following the completion of the installation, the sod shall be watered in an amount and as often as necessary to maintain healthy growth of the grass.  
 5. The sod shall be protected from damage during the installation, the sod shall be watered in an amount and as often as necessary to maintain healthy growth of the grass.

**3.03 MAINTENANCE OF SODDED AREAS**  
 A. Contractor shall correctly maintain the sodded areas throughout the installation.  
 B. Contractor shall be responsible for care and maintenance of entire project.  
 C. END OF SECTION

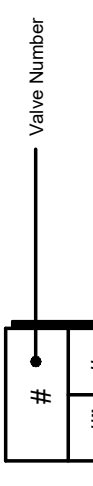
**CONTRACTOR SHALL PROVIDE SUBMITTALS IN WRITING OR SAMPLES FOR THE FOLLOWING:**  
 1. PICTURES AND/OR LIST NURSERY SOURCE WITH SIZES FOR PLANT MATERIAL.  
 2. FERTILIZER ANALYSIS REPORTS FROM AN ACCREDITED LABORATORY.  
 3. SOURCE AND DEPTH OF HARDWOOD MULCH

A. Strip Sand: Sand shall be thoroughly washed, coarse grade shape, construction or brick sand, free of clay balls, weeds, and grass. So-called cushion sand, blow sand, or creek silt, or creek silt is not acceptable for substitution where sharp sand is specified.  
 1. Pre-emergent herbicide shall be Epiam 5G or approved equal.  
 2. Contact herbicide shall be Roundup by Monsanto, or approved equal.  
 3. Weedicide shall be Roundup by Monsanto, or approved equal.  
 4. Backfill for top dressing: Organic matter free from deleterious materials and suitable for top dressing of trees, shrubs or plants.  
 5. Mulch: Mulch shall be a minimum of 2 inches deep, well-drained, clean, and 3/4" and 3/8" screened bark mulch for bed prep shall be as above with additional organic of peat and/or manure.  
 6. Fertilizer: Fertilizer shall be a minimum of 10-10-10, 10-20-20, 10-10-10, or approved equal.  
 7. Fertilizer: Fertilizer shall be a minimum of 10-10-10, 10-20-20, 10-10-10, or approved equal.  
 8. Root Stimulator: Shall be Hi-Vield Root Stimulator 5-12-3, by Voluntary Fertilizer Group, P. O. Box 460, Bonham, TX, 75418, or approved equal.  
 9. Root Stimulator: Shall be Hi-Vield Root Stimulator 5-12-3, by Voluntary Fertilizer Group, P. O. Box 460, Bonham, TX, 75418, or approved equal.  
 10. Insecticide: Lindane with Adjunct wettable by Esco Distributors, 514 W. 25th, Street, Houston, TX, 77008, (713) 964-7771, or approved equal.  
 11. Fungicide: Fungicide shall be a minimum of 10-10-10, 10-20-20, 10-10-10, or approved equal.  
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 167. Fungicide: Fungicide shall be a minimum of 10-10-10, 10-20-20, 10-10-10, or approved equal.  
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 174. Fungicide: Fungicide shall be a minimum of 10-10-10, 10-20-20, 10-10-10, or approved equal.  
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 190. Fungicide: Fungicide shall be a minimum of 10-10-10, 10-20-20, 10-10-10, or approved equal.  
 191. Fungicide: Fungicide shall be a minimum of 10-10-10, 10-20-20, 10-10-10, or approved equal.  
 192. Fung

**NOTES:**  
 1. PRESSURE TEST TO DETERMINE STATIC PRESSURE AT NEW METER SHALL BE PERFORMED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND SHALL BE REPORTED TO LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES.  
 2. QTY'S PROVIDED ARE BASED ON DIAGRAMMATIC DRAWING AND WILL DIFFER IN FIELD. CONTRACTOR SHALL PROVIDE THEIR OWN TAKEOFFS FOR BIDDING AND CONSTRUCTION.  
 3. Irrigation system shall be installed by a Licensed Irrigator. Irrigator shall provide an as-built drawing locating mainline and valves with installed calculations after construction. This plan is to be used as a reference and for bidding purposes only.  
 4. Except as otherwise noted, the contractor shall procure permits and licenses, pay charges and fees and give notice necessary and incidental to the construction of the irrigation system. The contractor shall obtain all arrangements and prosecution for installation of irrigation water meters at the approximate locations. Verify with Owner's Representative for the addresses for each.  
 5. The contractor shall follow the applicable City/County Department of Public Works specifications for installation of water meter and hot tapping.  
 6. The contractor shall notify pertinent utility companies 48 hours prior to construction for current utility locations. Extreme care shall be exercised in excavating and working near existing utilities. Contractor shall verify the location and condition of utilities and be responsible for damage to utilities.  
 7. The contractor shall at all times protect his work from damage and theft and replace all damaged or stolen parts until the work is accepted in writing by owner.  
 8. The contractor shall not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area's dimensions exist that might not have been in the design. Such obstructions or differences shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.  
 9. The contractor shall clearly mark exposed excavations and materials and equipment. Cover or barricade trenches when contractor is not on site.  
 10. For purposes of clarity, some irrigation lines and valves may be shown outside of property, easements, or in paved areas. Locate all lines and valves in planting area unless otherwise noted.  
 11. Adjust arc of irrigation heads for even coverage. Head layout should be as per plans.  
 12. Avoid existing or future location of tree balls when laying pipe.  
 13. The contractor shall stake controller and PVB locations for approval by Landscape Architect or owner's representative prior to their installation.  
 14. Patch and repair any and all damage done to existing plant material and grading during installation of this work.  
 15. Contractor shall provide original and 2 copies of Pressure Vacuum Breaker certification to the Owner at completion of project along with as-built drawings.  
 16. Irrigation cycles shall be set to take place prior to sunrise and not to interfere with business unless otherwise instructed by the Owner, except during visits of grounds maintenance personnel during such visits the irrigation system may be operated as desired by those personnel.  
 17. Do not program controllers operating on the same water meter to water during the same time period so as to prevent over-draft of water meters. Do not switch controller to "off" at any time, except as required for testing and for maintenance operations.  
 18. Complete sprinkler system servicing shall be performed as required to maintain sprinklers in correct operating condition including all required labor. Check shall include visual "inspection" of all accessible components of the irrigation system including but not limited to controllers, remote control valves, quick couplers, and heads.  
 19. Adjust the sprinklers to avoid damage to windows, building and sign walls also adjust heads to keep water off the street. Make repairs and alterations to the sprinkling system and water lines. All sprinkler repairs such as cleaning of heads or breaks caused by the Contractor shall be the Contractor's responsibility.  
 20. The contractor, in the end, shall install a fully functional irrigation system with full coverage. The plan of this drawing is for bidding reference and a guide. However, any changes shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LGS RGS CST SST	Rain Bird 1804 15 Strip Series Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	30	30
O H F	Rain Bird 1804 5 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	55	30
O T H F	Rain Bird 1804 8 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	30	30
O T H F	Rain Bird 1804 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	4	30
O T H F	Rain Bird 1804 ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	1	30
O H F	Rain Bird 1812 5 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	96	30
O T H F	Rain Bird 1812 8 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	11	30
O T H F	Rain Bird 1812 10 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	4	30
O T H F	Rain Bird 1812 ADJ Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	1	30
O T H F	Hunter AFB 10 Adjustable Flow Bubbler. 1/2" FIPT, stainless steel screw adjustment.	13	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
7	Hunter PGL06 75 Turf Rotor, 6" Pop-Up, Adjustable and Full Circle.	13	30
8	Hunter PGL06 1.0 Turf Rotor, 6" Pop-Up, Adjustable and Full Circle.	19	30
9	Hunter PGL06 1.5 Turf Rotor, 6" Pop-Up, Adjustable and Full Circle.	5	30
10	Hunter PGL06 2.0 Turf Rotor, 6" Pop-Up, Adjustable and Full Circle.	1	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
11	Rain Bird PEB 1" 1", 1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	13	
12	Febco B60 1-1/2" Reduced Pressure Backflow Preventer	1	
13	Hunter I2C-1600-PL 16 Station Outdoor Modular Controller. With one ICM-800 Module, Commercial Use, Plastic Cabinet.	1	
14	Hunter RFC Rain and freeze sensor, with conduit installation, mount as noted. Normally closed switch.	1	
15	Water Meter 1" 1"	1	
16	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	2,919 lf	
17	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	141.8 lf	
18	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	208.4 lf	
19	Irrigation Mainline: PVC Schedule 40 1 1/2"	828.2 lf	
20	Pipe Sleeve: PVC Schedule 40 3"	46.9 lf	
21	Pipe Sleeve: PVC Schedule 40 6"	113.6 lf	



**CRITICAL ANALYSIS**

Generated: 2025-06-23 15:3

P.O.C. NUMBER: 01  
 Water Source Information:

FLOW AVAILABLE	1"
Water Meter Size:	37.5 GPM
Flow Available	

PRESSURE AVAILABLE

Static Pressure at POC:	60 PSI
Elevation Change:	5 ft
Service Line Size:	4"
Length of Service Line:	20 ft
Pressure Available:	58 PSI

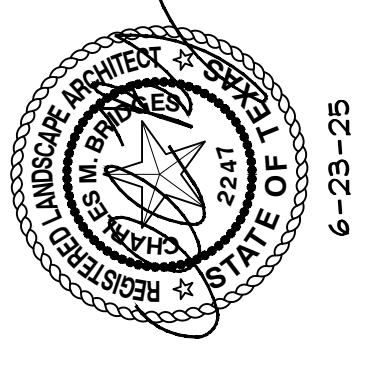
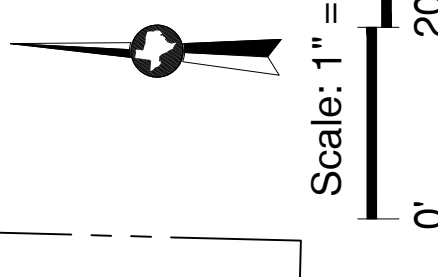
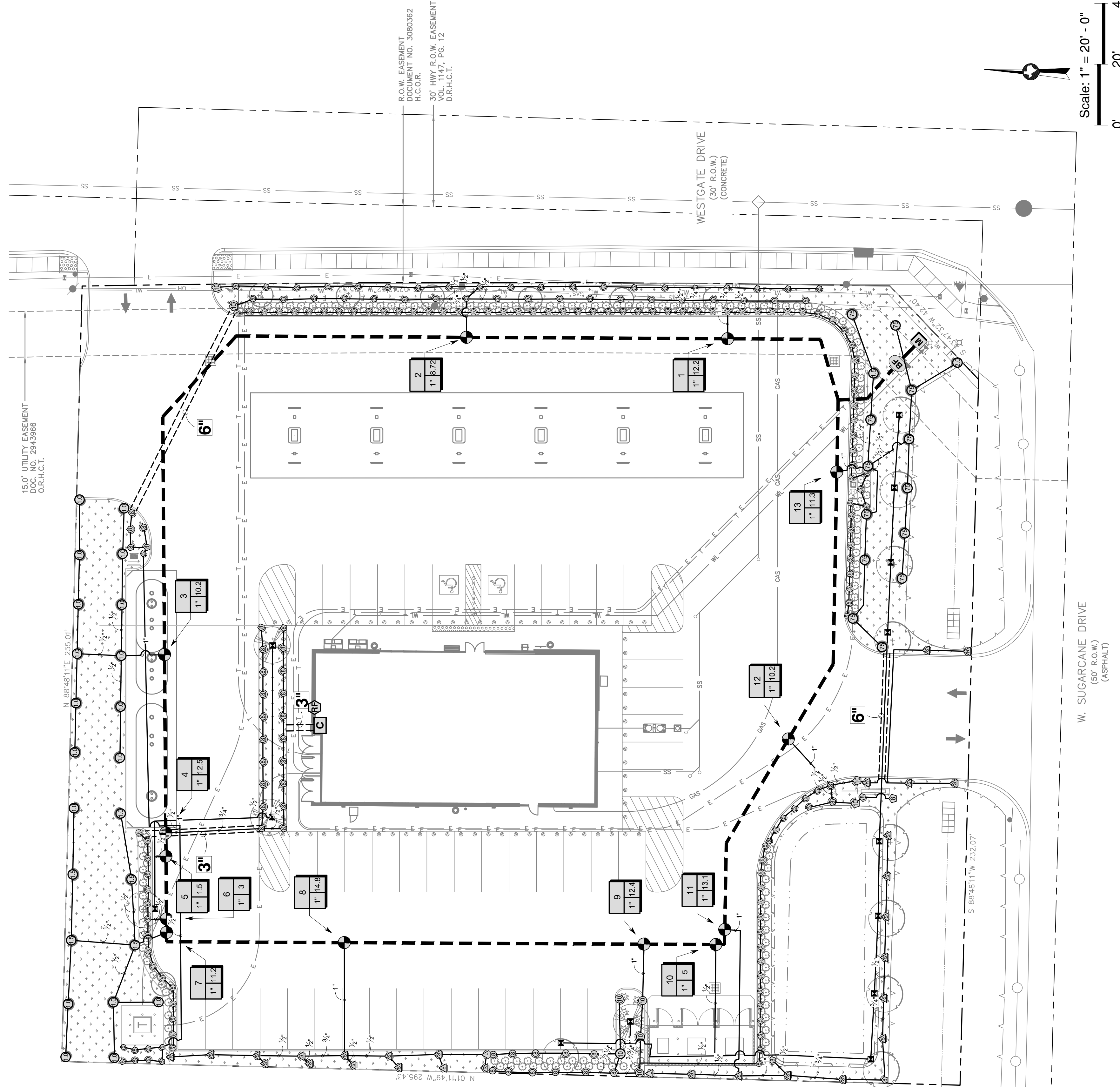
DESIGN ANALYSIS

Maximum Station Flow:	14.78 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	22.72 GPM

Design Pressure:	30 PSI
Friction Loss:	4.44 PSI
Fittings Loss:	1.78 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.14 PSI
Pressure Req. at Critical Station:	38.4 PSI
Loss for Fittings:	0.07 PSI
Loss for Friction:	0.07 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Water Meter:	11.3 PSI
Critical Station Pressure at POC:	1.01 PSI
Pressure Available:	51.5 PSI
Residual Pressure Available:	6.54 PSI

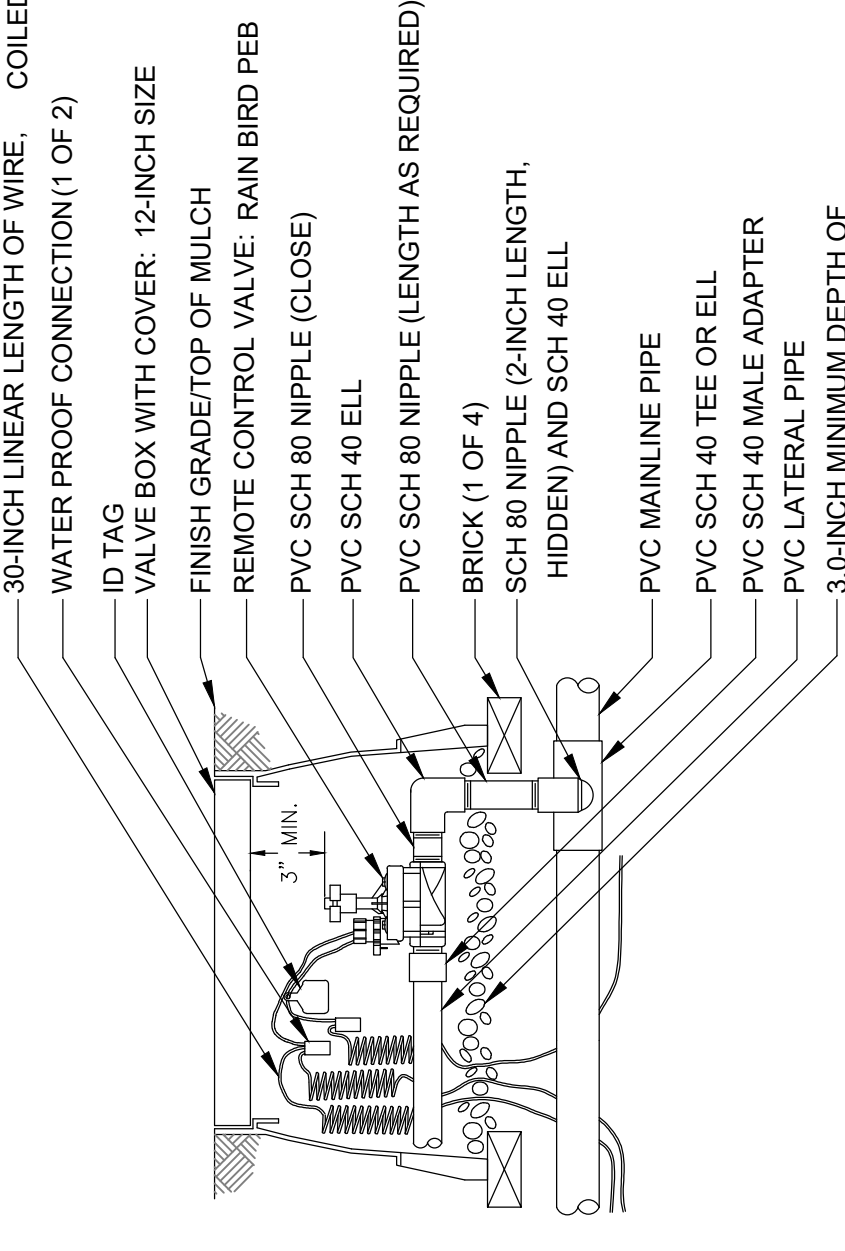
**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIPI
1	Rain Bird PEB	1"	Shrub Spray	12.2	385.5	37.6	50.2	0.81 in/h
2	Rain Bird PEB	1"	Turf Rotor	8.72	299.7	33.4	45.4	0.67 in/h
3	Rain Bird PEB	1"	Turf Rotor	10.2	109.9	33.9	46.2	0.62 in/h
4	Rain Bird PEB	1"	Shrub Spray	12.48	109.9	35.8	48.7	1.43 in/h
5	Rain Bird PEB	1"	Shrub Spray	3	138.5	31.8	43.3	0.77 in/h
6	Rain Bird PEB	1"	Turf Rotor	11.15	142.6	34.3	46.8	0.67 in/h
7	Rain Bird PEB	1"	Turf Rotor	14.78	204.0	35.7	49.4	2.17 in/h
8	Rain Bird PEB	1"	Shrub Spray	12.38	302.6	34.9	47.8	1.21 in/h
9	Rain Bird PEB	1"	Bubbler	5	328.2	39.6	50.9	1.7 in/h
10	Rain Bird PEB	1"	Turf Spray	13.11	334.0	38.4	51.5	1.7 in/h
11	Rain Bird PEB	1"	Turf Spray	10.16	402.2	33.9	46.0	1.36 in/h
12	Rain Bird PEB	1"	Turf Rotor	11.32	460.5	34.3	46.5	0.61 in/h
13	Common Wire							

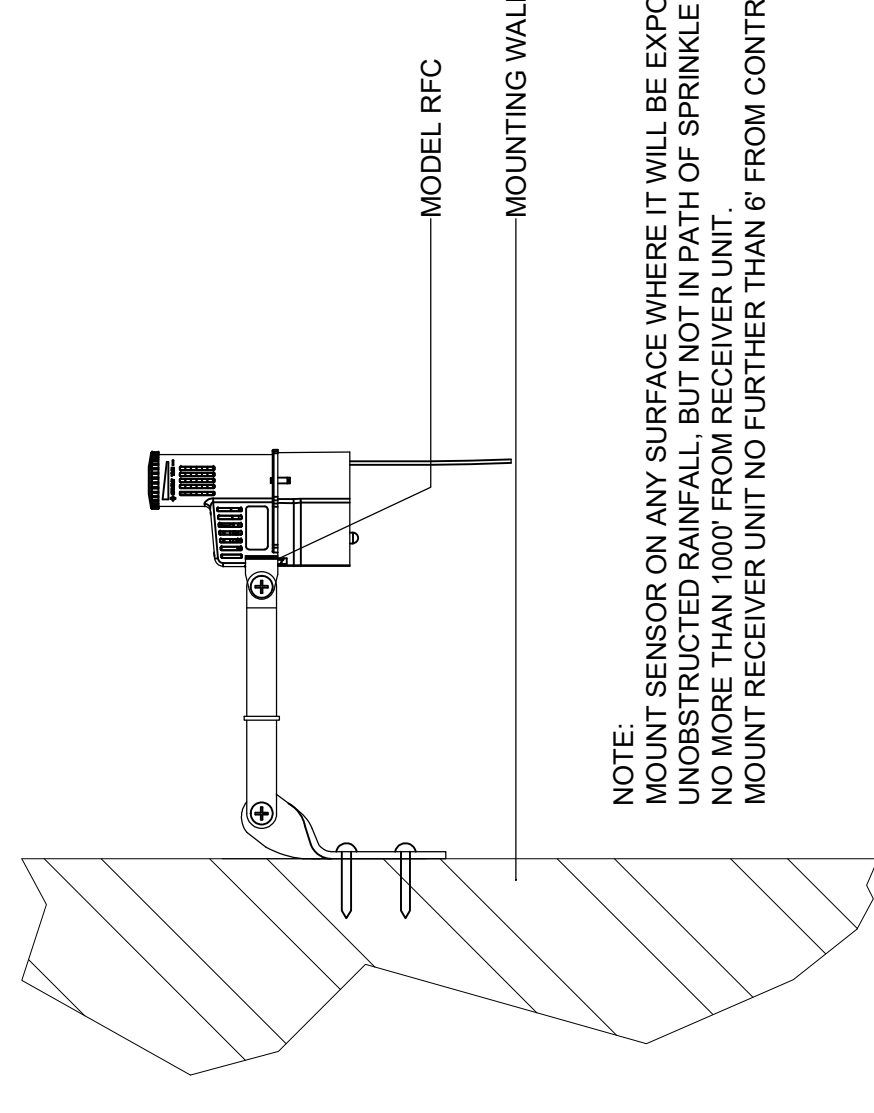




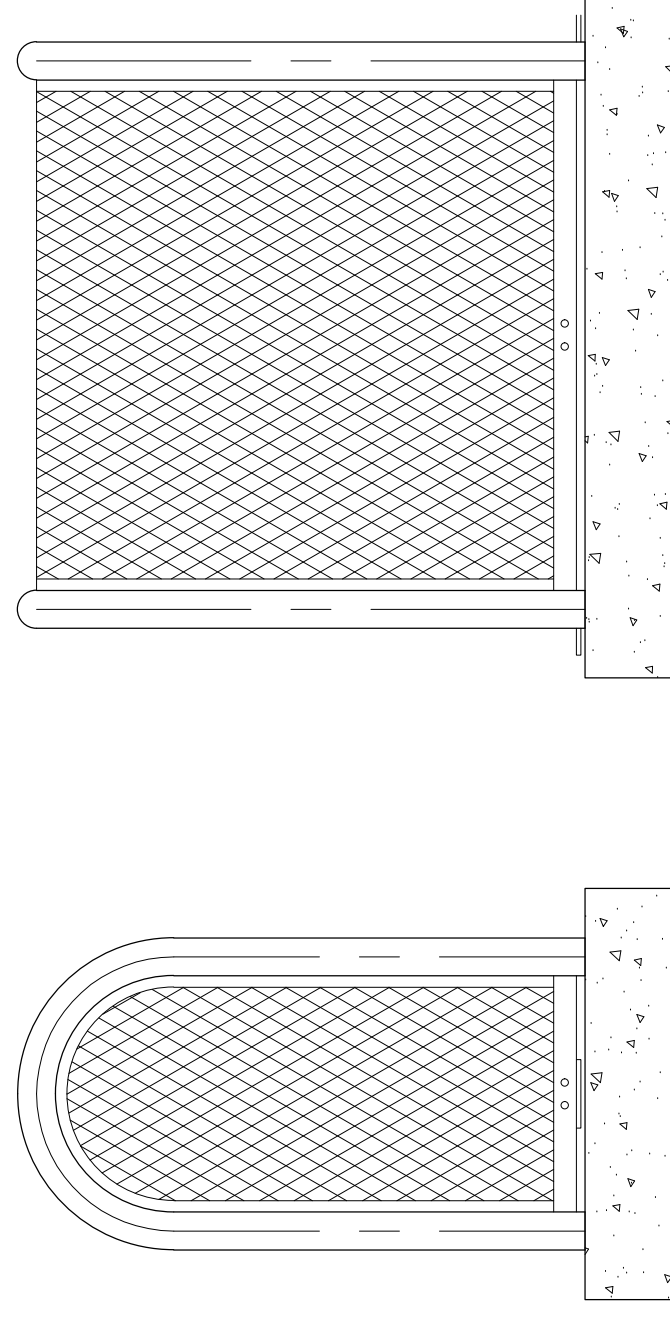
7-11 Weslaco  
W. Sugarcane Dr. & Westgate Dr  
Landscape Improvements



**D** — IRRIGATION CONTROL VALVE  
NTS

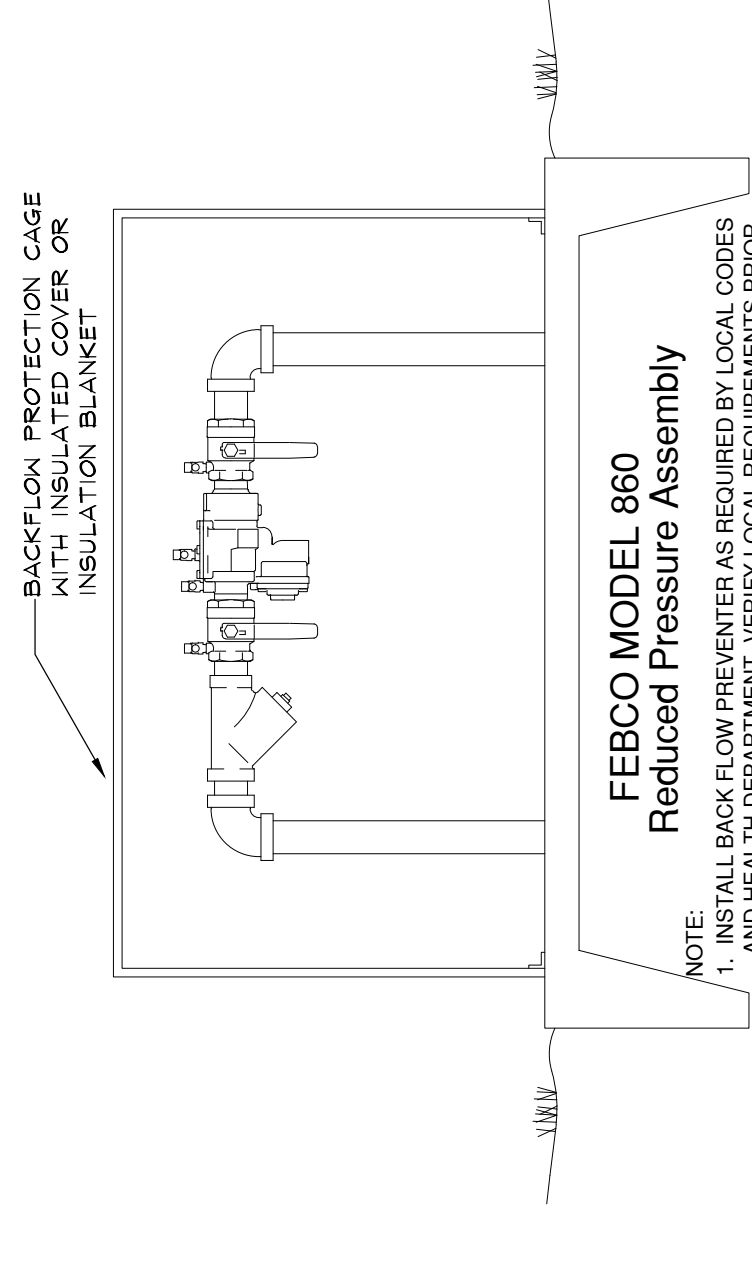


**C** — HUNTER RAIN/FREEZE-CLICK  
NTS



**B** — BACKFLOW ENCLOSURE  
NTS

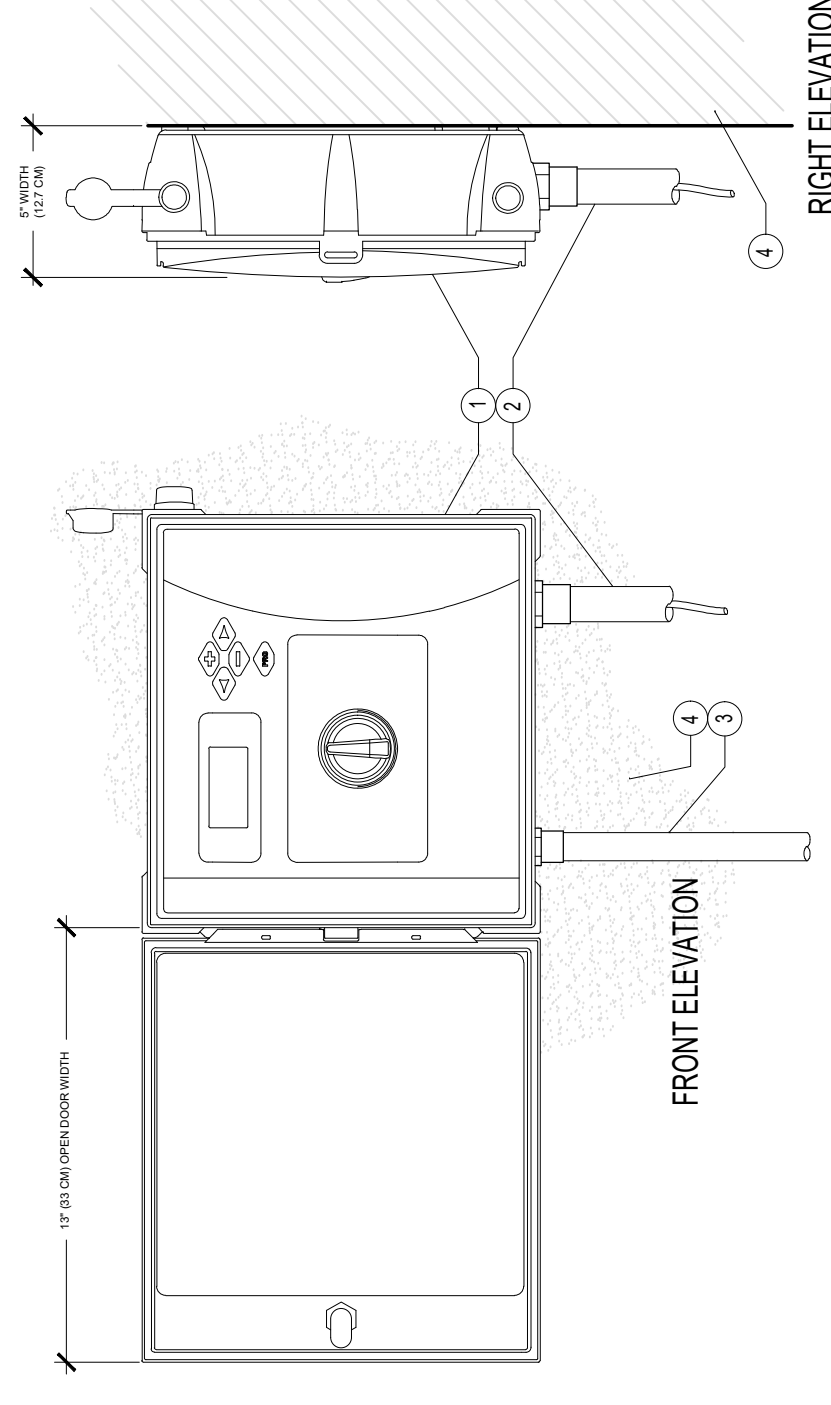
**B** — BACKFLOW ENCLOSURE  
NTS



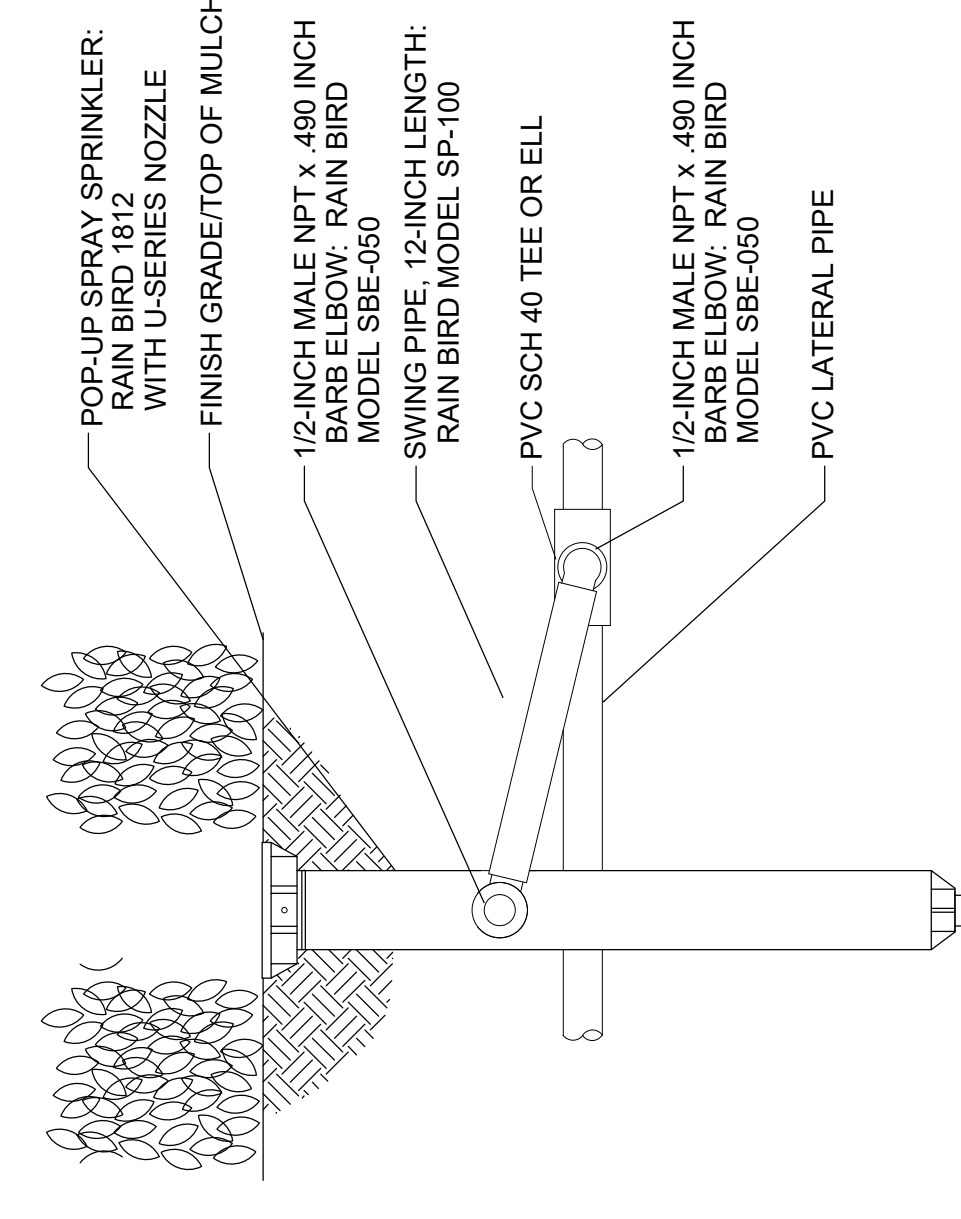
**A** — FEBCO #860  
NTS

- 1 IRRIGATION CONTROLLER HUNTER ICC2-PL (SIZE PER ZONES)
- 2 IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- 3 ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- 4 ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

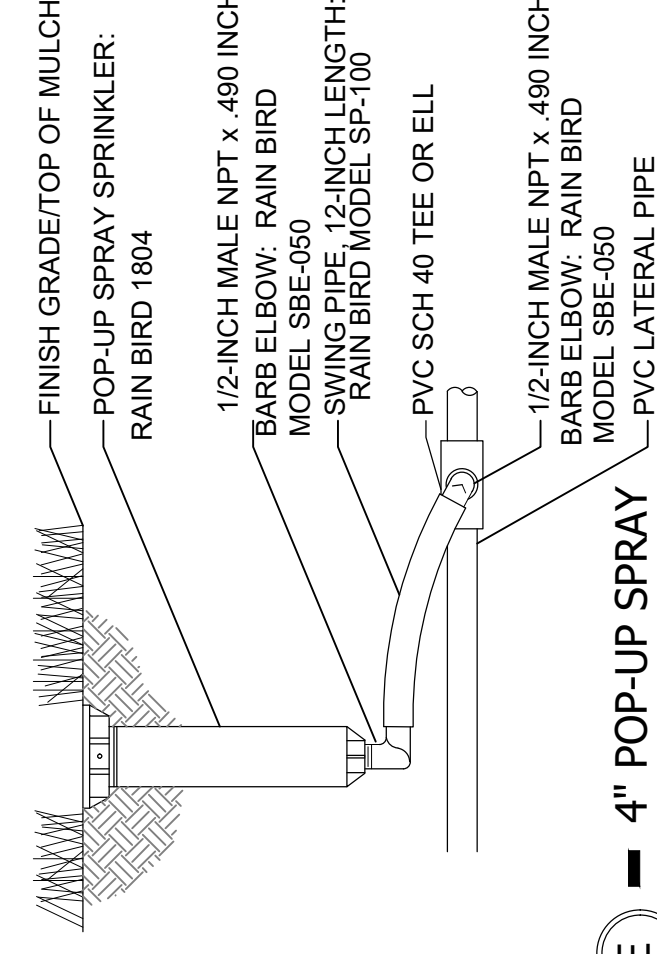
NOTE:  
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND. 110 VAC POWER SOURCE



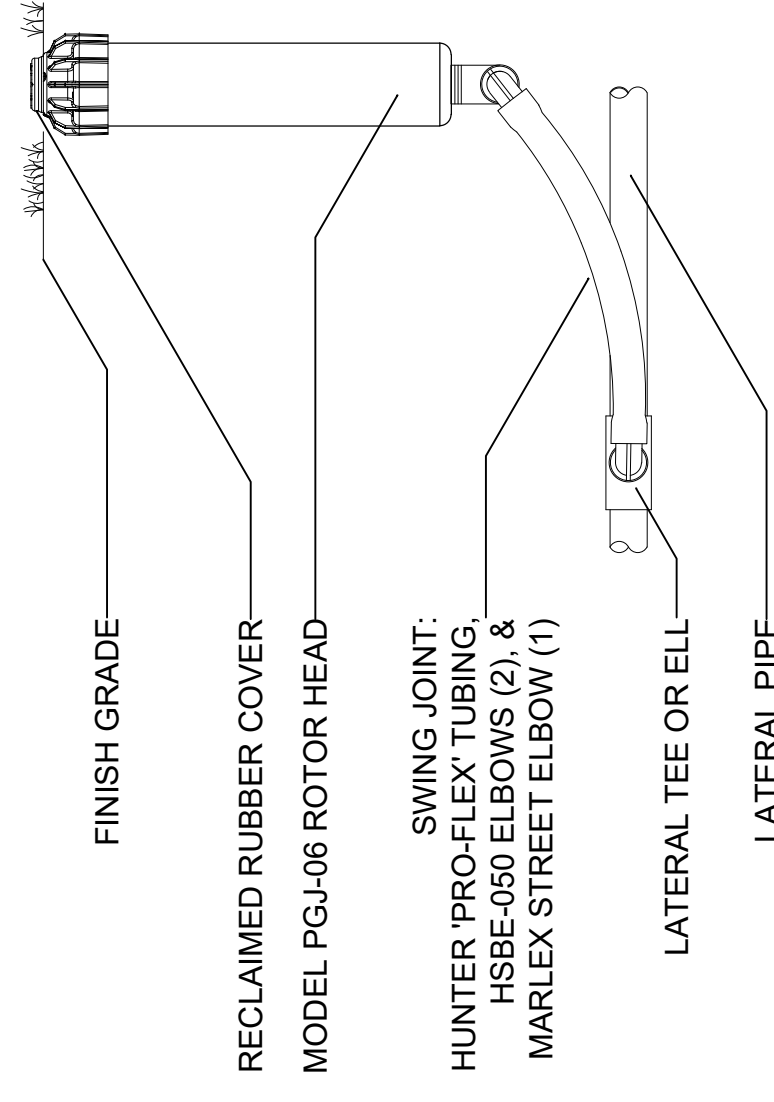
**G** — IRRIGATION CONTROLLER - HUNTER ICC2-PL  
NTS



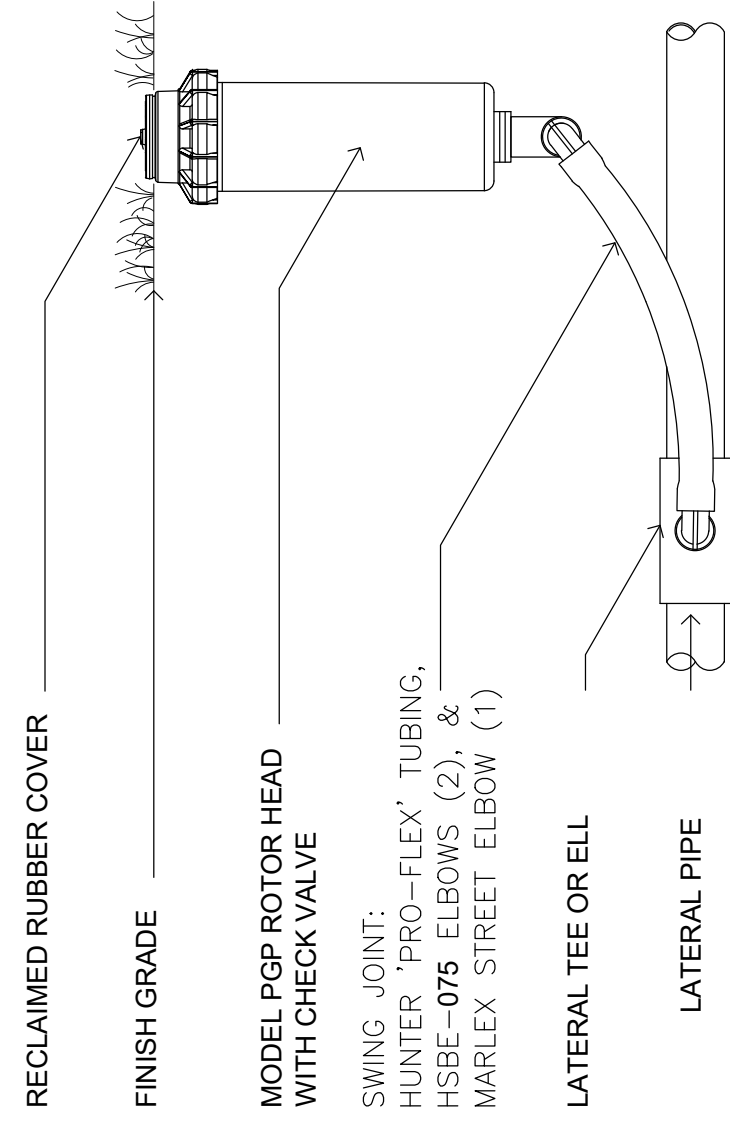
**F** — 12" POP-UP SPRAY  
NTS



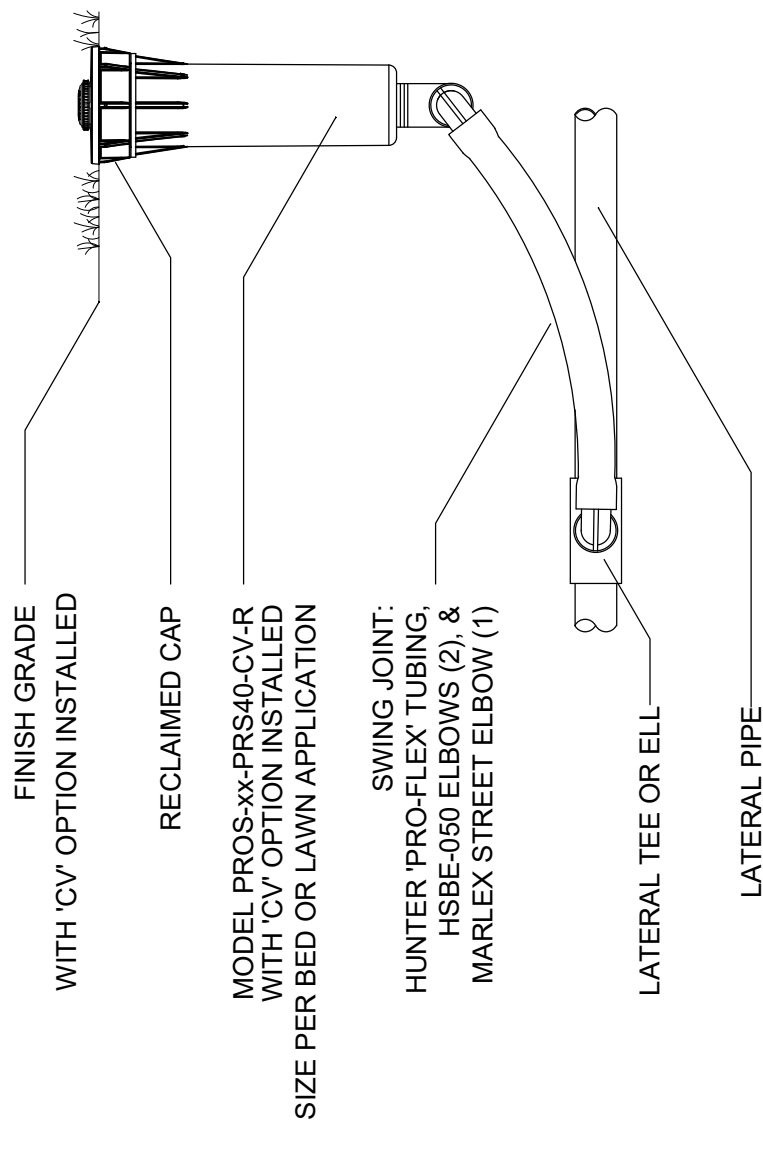
**E** — 4" POP-UP SPRAY  
NTS



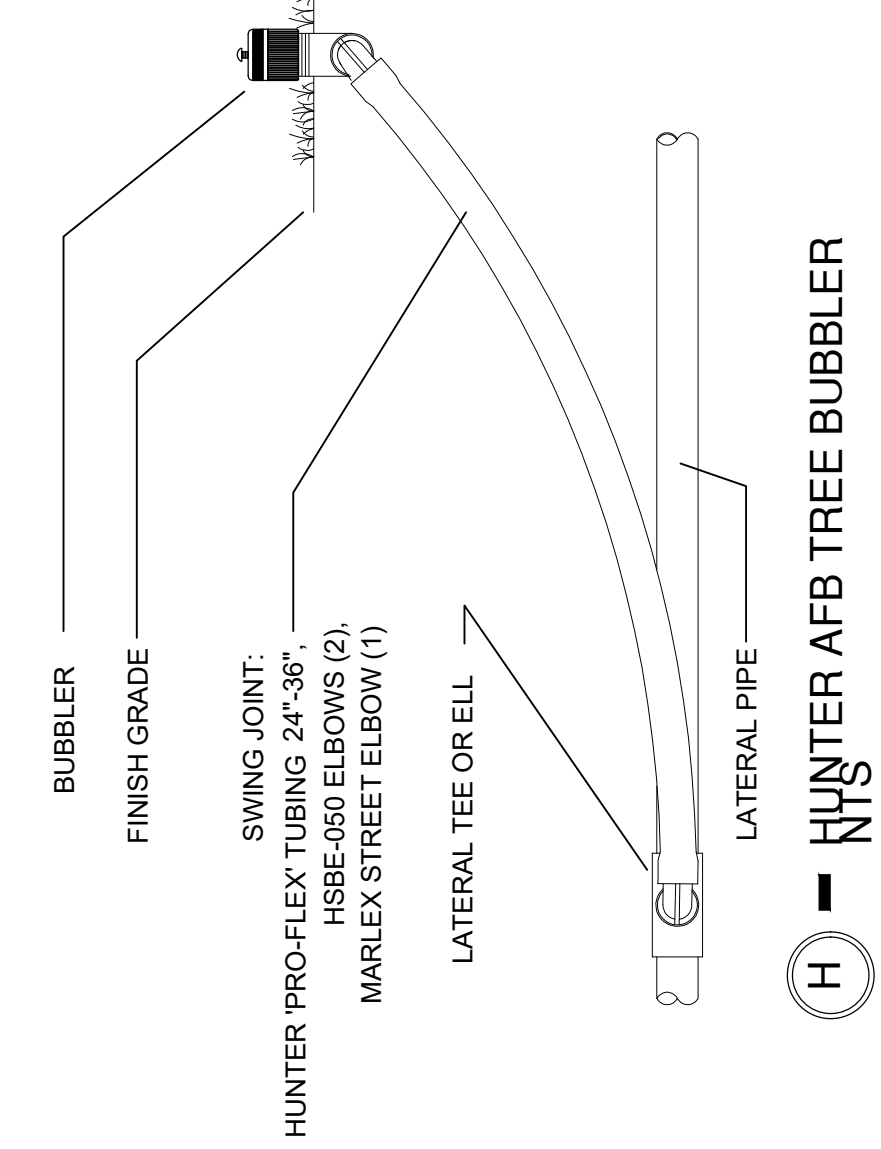
**K** — POP-UP ROTOR / HUNTER PGI  
NTS



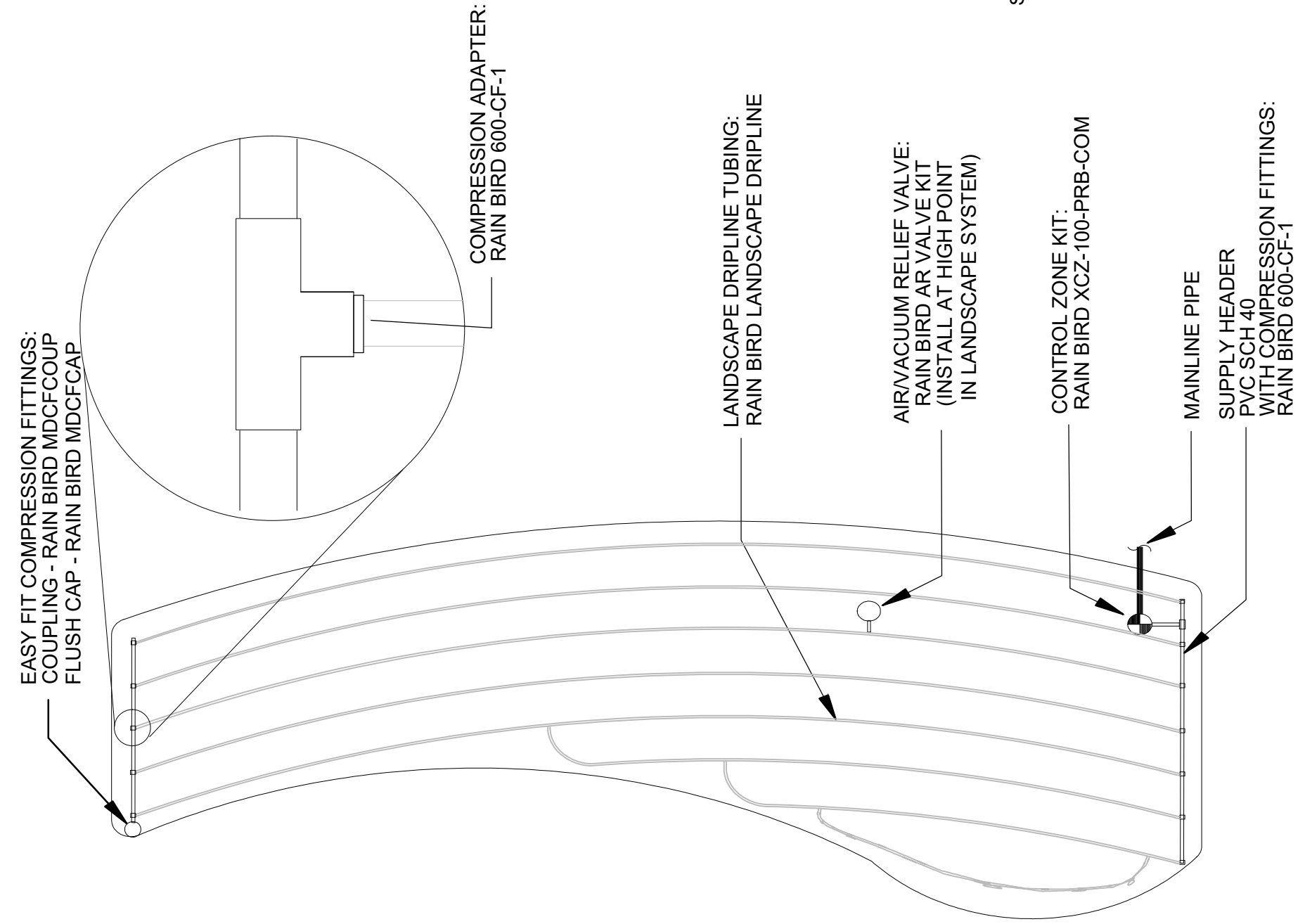
**J** — POP-UP ROTOR / HUNTER PGP  
NTS



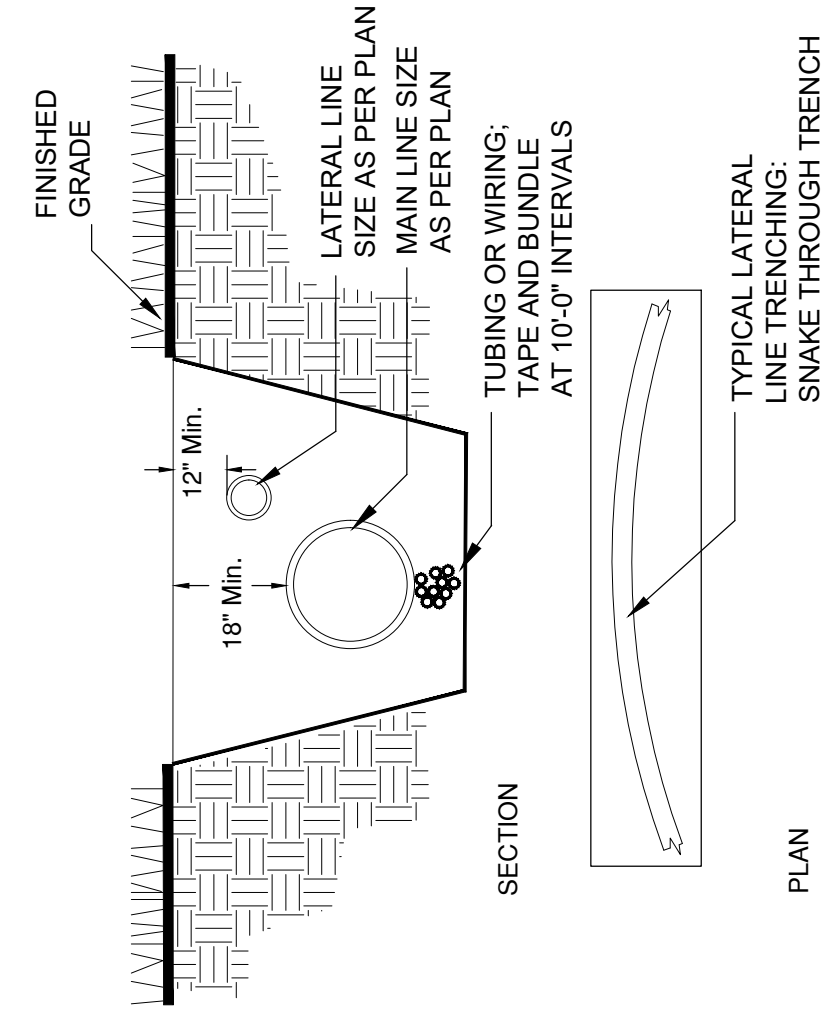
**I** — HUNTER POP-UP SPRAY / W/MP ROTATOR  
NTS



**H** — HUNTER AFB TREE BUBBLER  
NTS



**M** — DRIPLINE LAYOUT, TYP.  
NTS



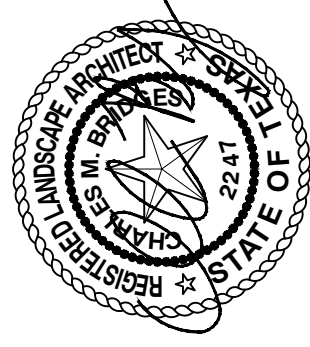
**L** — TRENCH DETAIL  
NTS

Irrigation Details

L2.2

18135 FM 362  
Navasota, TX 77868  
832-428-1209

Commercial, Multi-Family, & Residential  
Landscape Architects



6-23-25

**W. Sugarcan Dr. & Westgate Dr  
7-11 Westlaco  
Westlaco, TX**  
**Landscape Improvements**

3.03 **INSTALLATION**  
A. General: Unless otherwise indicated, Contractor shall comply with requirements of local municipal regulations and ASTM F 690.

B. Pipes  
1. Piping Mains and Laterals: Lay out sprinkler mainlines and perform line adjustments and site modifications to laterals prior to excavation. Lay pipe on solid subbase, uniformly sloped without bumps or depressions.  
2. PVC Pipe: a. Cut PVC pipe square and de-burr. Clean pipe and fittings using primer and cleaner as recommended by the PVC pipe manufacturer. Use lined primer to aid in visual inspection.  
b. Apply a thin even flow coat of PVC solvent cement to inside of the fitting and pipe mating surface. Cure joints as recommended by the manufacturer and keep pipe and fitting out of service during curing period. Construct watertight joints equal or greater in strength than the pipe. Do not tap pipe at fittings.  
c. Install plastic pipe on dry ground which minimum slope is above 40 degrees F, and in accordance with manufacturer's specifications. Allow joint to cure at least 24 hours at temperature above 40 degrees F, before testing.

4. Plastic pipe shall be snaked in the trenches in a manner to provide for expansion and contraction as recommended by pipe manufacturer.  
C. Sleeves Under Paving: The majority of sleeves under paving are existing as shown on drawings. Where boring is required for new sleeves (refer to drawings), it shall be a "wet bore." Install sleeves 12" beyond edge of pavement. Perform trench and backfill in accordance with these specifications.  
D. Flush irrigation lines with full head of water and install heads after hydrostatic test is completed.

2. Install heads at manufacturer's recommended heights.  
3. Locate part-circle heads to maintain a minimum distance of 4 inches from walls and 2 inches from other boundaries, unless otherwise indicated.  
4. Check for uniformity of coverage and pattern correctness. Adjust for 100% coverage where required.

E. Remote Control Valves  
1. Adjust automatic control valves to provide flow rate at rated operating pressure required for each irrigation section.  
2. Install valves in valve boxes, arranged for easy adjustment and removal. Locate valves to ensure ease of access for maintenance such that no physical interference with other elements of the project exist.

F. Remote Control Valve Tags: One Remote Control Valve Tag shall be attached to stem of each electric remote control valve. Tags shall be numbered sequentially. Numbers shall correspond to the valve's location in the electric controller. Provide tags and corresponding cover caps to be pulled for identification.  
G. Valve Boxes: Install valve boxes to cover electric remote control valves. Install two valves maximum in valve box where possible. Top of Valve box shall be flush with finished grade. Bury minimum 2 bricks under base of each box as support.

H. Control Wire Splice Boxes: Install control wire splice box to cover any splice in control wire. Top of valve box shall be flush with finished grade. Bury minimum 2 bricks under base of each box as support. Install control wire splice box to cover wires pulled for future valves.  
I. Gravel Backfill: Backfill valve boxes and control wire splice boxes with gravel, minimum 6-inches deep.

J. Irrigation Control Wires  
1. Provide 24-volt system for control of automatic circuit-section valves of underground irrigation system. Provide unit capacity to suit number of circuits indicated.  
2. Install control wires with irrigation mains and laterals in common trench where possible, to side of pipe. Provide looped slack at valves and snake wire in trench to allow for contraction. Tie wires in bundles at 10-foot intervals.

Line Splices will be allowed on runs of 500 Ft. or more. Splices shall be made and placed in control wire splice boxes.  
3. Common ground wire shall be white. No other wires shall be white.  
4. Supply one extra wire, for each direction of run, to valve, which is located the greatest distance from the controller. Extra wire shall be green. Leave two loops of wire at each valve location.  
5. Top of wire from controller to control valve shall be consistent to each valve.

6. Solve any problem with splicing as detailed specified. Provide 12 inch long expansion loop within 3 feet of each wire connection and splice on runs of wire 100 feet or longer.  
K. Quick Coupling Valves  
1. Connect quick coupling valves to irrigation mains by installing a Schedule 40 galvanized joint as per drawing.

L. Backflow Preventers  
1. Backflow preventer shall be bronze and copper. Febo No. 765 PVB, Febo 860 Double Check, Febo 860 HZ by Watts, 613 Chestnut Street, North Andover, MA 01845-8098 USA. Size and specify model as per drawings and installed per detail and manufacturer specifications.  
2. Install pressure type backflow devices at required grade in accordance with the local code. Exposed mainline and mainline risers above PVC pipe main elevation shall be copper. Install one brass union in riser downstream of device.

M. Irrigation Controller  
1. Install controllers within lockable enclosure. Re-drawings. Wire complete and operable.  
3.04 **TESTING**  
A. General: Notify Landscape Architect 48 hours in advance when testing will be conducted. Conduct tests in presence of Landscape Architect.  
B. Hydrostatic Test: Test irrigation main line, before backfilling trenches, to a hydrostatic pressure of not less than 100 psi for 1 hour. Piping may be tested in sections to expedite work, remove and repair or replace piping and connections which do not pass hydrostatic testing. System shall not lose more than 1 ½ gallons of water in 1 hour.  
C. Operational Testing: Perform operational testing after hydrostatic testing is completed. Backfill in place and irrigation heads are adjusted to final position. Test coverage requirements, as a minimum, shall be as specified and that automatic controls function properly.

2. Coverage requirements are based on operation of one circuit at a time. After completion of grading, sodding and rolling of grass areas, carefully adjust lawn sprinkler heads so they will be flush with or not more than ½ inch above finished grade. Set shrub sprinkler heads no more than ½ inch above top of mulch.

3.05 **MAINTENANCE**  
A. Contractor shall correct any problem with the irrigation system during the installation process and throughout the landscaping maintenance service period. Contractor shall provide "As Built" Drawings showing dimensioned location of valves, meters, vacuum breakers, controllers, and mainline. Contractor shall request reproducible mylars form the Landscape Architect in preparation of "As Built" Drawings.

2.05 **IRRIGATION SPRINKLERS**  
A. Pop-Up Spray Sprinklers as specified on drawings.  
1. Shall be heavy-duty, plastic pop-up to specified height with appropriate nozzle as indicated on Drawings.

2. Irrigation head body, stem, nozzle, and screen shall be constructed of heavy duty plastic.  
3. Head shall have wiper seal for cleaning debris as it retracts into case.  
4. Plastic nozzles shall have matched precipitation rate with an adjusting screw capable of 1/8" increments.  
5. Head shall have filter screen under nozzle.  
6. Head shall have stainless steel retroactive spring.  
7. Head shall have side and bottom inlet on racking system for easy alignment of pattern on 6 inch and 12 inch pop-ups.  
8. The nozzles on pop-up spray head body shall be as shown on Drawings and shall be capable of covering the radius as designated on Drawings. Nozzles in same series shall have matched precipitation rates.

9. Pop-up spray head shall be installed with irrigation lateral lines by spring joints as indicated. Flexible PVC can be accepted as a spring joint with permission from Landscape Architect.  
B. Gear Driven Sprinklers as specified on drawings.  
1. The pop-up sprinklers shall be a gear driven sprinkler. The part circle sprinklers shall have an infinitely adjustable arc of coverage from 40 to 360.  
2. The sprinkler case and internal assembly, except for the arm spring, bearing spring, wiper seal and bearing washers, shall be constructed of durable plastic.  
3. The sprinkler shall have an adjustable nozzle-retainer/angle adjustment screw for field adjustment.  
4. The distribution control and shall be capable of full or part circle operation as noted on Drawings.  
4. The sprinkler shall have a 4" pop-up stroke, turbine bypass valve, fine mesh filter screen, and the gear drive shall be sealed in oil.

5. Plastic nozzles shall be as per irrigation legend.  
2.06 **ELECTRIC REMOTE CONTROL VALVES**  
A. Electric remote control valves shall be as specified on Drawings.  
1. Remote control valves shall be normally closed 90 Cycle, solenoid actuated diaphragm type. Valve body shall be 200 mesh.  
2. Valve body and bonnet shall be constructed of heavy-duty glass-filled nylon. Diaphragm shall be nylon reinforced rubber. Solenoid coil shall be encapsulated in molded epoxy.  
3. Valve shall be actuated by a low power, 2.0 watt 24 volt AC Solenoid.  
4. Valve shall have a flow control stem with wheel handle for regulating or shutting off flow of water and a bleed plug for manual operation.  
5. All valve integral parts shall be removable from top of valve without disturbing the valve installation.

2.07 **REMOTE CONTROL VALVE TIES**  
A. Remote control valve ties shall be plastic tags with wire to attach numbered tag to valve.  
2.08 **VALVE BOXES**  
A. Valve boxes shall be heavy duty plastic, black with green cover. Valve box shall be 8 1/2" deep, 8 1/2" wide and 12" high. Manufactured by Carson Industries, Inc., 11253 Sirenet, La Verne, CA 91730. (913) 792-8626, or approved equal. Size as needed with round or rectangle valve box.

2.09 **CONTROL WIRE SPLICE BOXES**  
A. Control wire splice boxes shall be heavy duty plastic, 10 inch diameter by 10 1/4 inch deep, black with black cover. No. 910-12B, by Carson Industries, Inc. or approved equal.  
2.10 **GRAVEL BACKFILL**  
A. Gravel backfill for valve boxes and control wire splice boxes shall be 3/8-inch diameter pea gravel.

2.11 **IRRIGATION CONTROL WIRE**  
A. Wire: Solid copper wire, NEC type UF, UL listed for direct burial in ground. Minimum size: No. 14 AWG.  
B. Splicing Material: Scotchlok connector with No. 3570 Scotchlok Connector Sealing Packs by Electro-Products Division/3M, Minneapolis, Minnesota. Rain Bird Snap-Ties by Rain Bird Sprinkler Manufacturing Corporation, or approved equal. Use separate packs for each splice.  
2.12 **GATE VALVES**  
A. Gate Valve: 1/2" PVC Ball Valves, size as noted on drawings.  
2.13 **QUICK COUPLING VALVES**  
A. Quick coupling valves shall have heavy-duty brass construction, durable thermoplastic rubber cover, stainless steel internal valve springs, one-piece body design, as or if indicated on drawings.  
B. Provide four valve keys with 3/4 inch swivel hose ends.

2.14 **BACKFLOW PREVENTER**  
A. Backflow Preventers shall be bronze and copper. Febo No. 765 PVB, Febo 860 Double Check, Febo 860 HZ by Watts, 613 Chestnut Street, North Andover, MA 01845-8098 USA. Size and specify model as per drawings and installed per detail and manufacturer specifications.  
2.15 **CONTROLLER**  
A. Controller shall be the model and brand indicated on drawings. Controller shall be hung at eye level and hardwired near an electrical source. Contractor shall verify per electrical drawings. Wires to be run through conduit and painted the same as mounting structure.

3.01 **EXECUTION**  
3.01 **SYSTEM DESIGN**  
A. Design Pressures: Pressure shall be as indicated on Drawings, and as measured at last head in circuit. Contractor shall perform a pressure test before installation. Field measurements may differ from design. Field adjustments may be necessary.  
B. Location of Heads: Design location is represented as accurately as possible. Make minor adjustments on site with approval of Landscape Architect as necessary to ensure consistent and even spacing where applicable. Set all heads minimum 6" from back of curb and 4" from products to restore to existing installation's original condition.  
3.02 **TRENCHING AND BACKFILLING**  
A. General: Contractor shall comply with Section 0221 Trenching & Trench Backfill and Section 02200 Earthwork of these Specifications. Excavate straight and true with bottom uniformly sloped to low points. Protect existing lawns and plantings. Remove and replant as necessary to complete installation. Replace damaged lawn areas and plants with new products to restore to existing installation's original condition.  
B. Minimum Cover: Provide 18-inch minimum cover over top of installed irrigation main piping. Provide 12-inch minimum cover over top of installed irrigation lateral line piping. Provide 2 inches of earth between parallels and wire. Parallels shall be laid side-by-side, not stacked.  
C. Backfill: Backfill with clean material from excavation after obtaining landscape Architect's approval. Remove organic material, as well as rocks and debris larger than 1 inch in diameter. Place acceptable backfill in 6 inch lifts, compacting each lift.  
D. Existing Lawns: Where trenching is required across existing lawns, (or in event of changes or repairs after new lawn has been established), uniformly cut strips o sod 6 inches wider than trench. Remove sod in rolls of suitable size for handling and keep moistened until re-planted.  
1. Backfill trench to with 6 inches of finished grade and compact. Continue fill with acceptable topsoil and compact to bring sod even with existing lawn.  
2. Replant sod within 2 days after removal, roll and water generously.  
3. Resod and restore to original condition all sod areas not in healthy condition equal to adjoining lawns 30 days after replanting.

**IRRIGATION SYSTEM**  
PART 1 **GENERAL**  
1.01 **RELATED DOCUMENTS**  
A. Drawings and General Provisions of Contract, including General and Supplementary Conditions and all applicable specification sections, apply to this section.  
1.02 **DESCRIPTION**  
A. This Section specifies the requirements for providing the irrigation system as indicated on the Drawings.  
B. Contractor shall provide irrigation system as a complete system including but not limited to: heads, valves, valve boxes, control wire splice boxes, control wiring, electric controller, piping circuits, vacuum breaker, water meters and all accessories, including electric power source coordination and installation.

1.03 **QUALITY ASSURANCE**  
A. Available Manufacturers: Subject to compliance with specified requirements, manufacturers offering products which may be incorporated in the Work are included in the specifications or denoted on the Drawings.  
B. Installer: Installation of Irrigation System shall be performed under the direction of a State of Texas licensed irrigator with not less than 5 years experience in this type of work.  
C. Reference Standards Applicable to this Section:  
1. ANSI: American National Standards Institute  
a. Z95.1: Control Valve  
a. Z95.2: Control Valve  
2. ASTM: American Society for Testing and Materials  
a. B88: Specifications for Seamless Copper water tube  
b. D 1785: Specifications for Poly Vinyl Chloride (PVC) Plastic Pipe, Schedules 40, 80 and 120.  
c. D 2241: Specification for Poly Vinyl Chloride (PVC) Pressure Rated Pipe  
d. (SDR Series)  
d. SDR 66: Specification for Poly Vinyl Chloride (PVC) Plastic Pipe Fittings, Schedules 40, 80 and 120.  
e. D 2564: Specification for Solvent Cements for Poly Vinyl Chloride (PVC)  
f. Plastic Pipe and Fittings.  
i. F 690: Practice for Underground Installation of Thermoplastic Pressure Piping Irrigation Systems.

3. AWWA: American Water Works Association  
a. C 500: Gate Valves, 3 inches through 48 inches NPS, or Water  
b. C 506: Backflow Prevention Devices, Reduced Pressure Principle and Double Check Valve Types.  
4. IMPO: International Association of Plumbing Mechanical Officials  
5. NFPA: National Fire Protection Association  
a. 290: Enclosures for Electrical Equipment (1000 Volts Maximum)  
6. NFPA 70 (NEC): National Electrical Code  
7. NSF: National Sanitation Foundation  
a. No. 14 Plastic-Piping System Components and Related Materials  
1.04 **SUBMITTALS**  
A. Product Data  
1. Submit manufacturer's technical data, specifications, shop drawings, and installation instructions, including automatic valves, controllers, backflow preventers, connections, details, and related items.  
2. Submit manufacturer's operating instructions and a schedule indicating length of time each valve is to be open to produce a given amount of precipitation.  
3. Submit maintenance instructions on all items requiring manufacturer's standard detail submittal.  
B. Spares and Special Tools: Provide Owner with four (4) spare sprinkler heads of each type and four (4) spare valves of each type for replacement purposes for removal and installation of each type of head. In addition, see Section 2.17E.  
C. Water: potable water to be supplied by Owner. Contractor shall make provisions for all connections required.  
1.05 **PRODUCT DELIVERY AND HANDLING**  
A. Materials shall be delivered in manufacturer's unopened packaging labeled to indicate manufacturer's name and product identification. Insure that packaging and labeling remain intact until installation. Materials shall be stored protected from the elements.  
B. Pipes shall be handled in such a manner to prevent being damaged and to maintain their straightness. Pipe ends shall be wrapped. Pipes shall be stored on beds the full length of the pipes. Damaged or dented pipes or fittings shall not be used.

1.06 **DEFINITIONS**  
A. Irrigation Main: Irrigation main is the piping from the water source to control valves. Irrigation main is that pipe which is on the pressure side of irrigation control valves.  
B. Irrigation Lateral Lines: Irrigation lateral line is the piping from the control valves to the emitter heads. Lateral line is that pipe which is on the non-pressure side of irrigation control valves.  
PART 2 **PRODUCTS**  
2.01 **PIPES**  
A. Markings: Thermoplastic pipes should be marked in accordance with ASTM D 1785 and ASTM D 2241 as applicable and shall bear the NSF mark in accordance with NSF 14.  
B. Irrigation Main Pipe: ASTM D 2231, PVC, 11/20 or 1220, Schedule 40.  
C. Irrigation Lateral Pipe: 1/2" and 3/4" diameter and larger: ASTM D 2231, PVC, 1120 or 1220, Schedule 40. 1/2" Pipes 3/4 inch diameter and larger: ASTM D 2231, PVC, 1120 or 1220, Schedule 40.  
2.02 **SETTINGS FOR THREADED JOINTS**  
A. ASTM D 2466, PVC, Schedule 80.  
2.03 **SEALANT FOR THREADED JOINTS**  
A. Hector Seal Liquid Teflon by Hector Seal Corp., 2830 Produce Row, Houston, Texas 77023, (713) 928-6423, or approved equal.  
2.04 **SLEEVES UNDER PAVING FOR CONTROL WIRE AND IRRIGATION LINES**  
A. ASTM D 2466, PVC, Schedule 40, sized as shown on drawings.

Job No.:	181-25-082
Scale:	
Date:	June 23, 2025
Revised:	

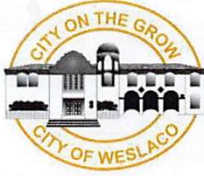
Irrigation  
Specifications

L2.3



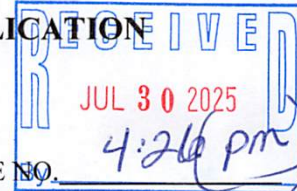
**Planning & Zoning Commission  
Standardized Agenda Request Form**

<b>Date of Meeting:</b> August 6, 2025	<b>Agenda Item No. (to be assigned by PCE):</b> V.A.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
<b>Subject/Agenda Item:</b> Discussion and consideration for the Preliminary Plat for Vaquero Weslaco Subdivision being a 1.750-acre tract of land out of Farm Tract 143, West Tract Subdivision, Hidalgo County, Texas. Located on Northwest corner of W. Sugarcane Dr. and Westgate Dr. Possible Action.	
<b>Discussion/Overview:</b> The proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through a 15" sewer line. The property is within a Flood Zone "X".	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval of Preliminary Plat.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision Plat and Utility layout.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



PLAT-000896-2025

SUBDIVISION PLATTING APPLICATION



FILE NO.

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

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: Vaquerio Weslaco Subdivision

Location: Northwest corner of W. Sherman Dr & Westgate Dr.

Legal Description: 1.750 Acres Old Farm Tract 143, West Tract 510

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: Proposed B-2, Commercial

Existing Land Use: Open Proposed Land Use: Commercial

Number of Lots Proposed: 1 Gross Acreage: 1.750

Title Report Submitted:  YES  NO

OWNER INFORMATION

Owner's Name: Vaquerio Weslaco Westgate Partners, LP Telephone: (817) 304-9948

Address: 2627 Tiller Street, Ste. 111 Fax: \_\_\_\_\_

City: Fort Worth State: Tx Zip: 76107 E-mail: kmasssey@vaquerioventures.com

ENGINEER INFORMATION

Name: Melden & Hunt Inc. Telephone: (952) 381-0981

Address: 115 W. McFadyre St. Fax: \_\_\_\_\_

City: Edinburg State: Tx Zip: 78541 E-mail: maric.meldenandhunt.com

**UTILITY PROVISIONS**

Will proposed subdivision connect to:

- YES  NO Water Provision: NWWS
- YES  NO Wastewater Provision: City of Weslaco
- YES  NO Electric Company: MVEC

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility <u>Frontier Comm.</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility
---	---	---

Proposed subdivision is in the following districts:

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HCCDD#1</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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 [rdelafuente@weslacotx.gov](mailto: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](mailto:rdelafuente@weslacotx.gov)
- PDF copy of all documents submitted (emailed or USB)
- \$355.00** Planning Review fee, **\$100.00** Fire Review fee
- One 11" X 17" reduced copy of plat
- Plat Layout
  - Existing & Proposed Easements
  - Existing & Proposed ROW

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

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

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

**SUBMITTALS REQUIRED FOR FINAL (City Commission)**

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

**SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING**

- Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- Material Testing are obtained by the city, developer will pay the full cost of the proposal
- \$85.00 per hour inspection fee to be billed monthly
- 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
- Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- Tax certificates
- Memo from engineering inspector releasing subdivision
- Water Rights shall be paid prior to recordation at \$2,896.81 per acre ft
- 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: \_\_\_\_\_

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature:  Digitally signed by Mario Reyna  
Date: 2025.07.30 15:11:30 -05'00' Date: 7-30-25

Authorized Agent Printed Name: Mario A. Reyna, P.E.

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

.....

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Date Paid \_\_\_\_\_

P & Z Commission Approval on Preliminary Plat: \_\_\_\_\_

P & Z Commission Approval on Final Plat: \_\_\_\_\_

City Commission Approval on Final Plat: \_\_\_\_\_

Preconstruction Meeting Date: \_\_\_\_\_

Date Recorded: \_\_\_\_\_ Instrument No. \_\_\_\_\_

General Comments: \_\_\_\_\_

\_\_\_\_\_



## PLAN CORRECTIONS REPORT PAR-000877-2025 FOR CITY OF WESLACO

**PLAN ADDRESS:** Vaquero Weslaco Subdivision  
Weslaco, TX 78596

**PARCEL:**

**APPLICATION DATE:** 07/01/2025      **SQUARE FEET:** 0.00      **DESCRIPTION:** VAQUERO WESLACO SUBDIVISION

**EXPIRATION DATE:** 07/01/2026      **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Engineer	MARIO REYNA	MELDEN & HUNT INC	W 115 McIntyre St Edinburg, TX 78541
Owner		VAQUERO WESLACO WESTGATE PARTNERS, LP	2627 Tillar , Ste 111 Fort Worth, 76107

### Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Approved	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Fire Review v.1 Review by the fire department	Approved with Comments	Mike Swinnea email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.2 Review conducted by the planning and zoning department	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Approved with Comments	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

## PLAN CORRECTIONS REPORT (PAR-000877-2025)

### CONDITION(S) General Condition - Public Works

Comment: Water is north alamo they have an 8" on the east side of Westgate and a 6" on the south side of mile 9.  
Sewer run on the south bound lane on Westgate

### General Condition - Planning 2nd revisions

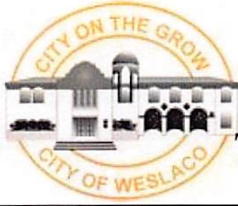
Comment: 1. Metes and bounds description must match plan view as provided(Paragraph 4)  
2. Include all appropriate signature lines. Missing Mayor, P&Z Chairman and remove administer/director  
3. Right-of-way dedications must be in compliance with Hidalgo County and city of Weslaco thoroughfare map. ( 60 from center line of Westgate)  
4. add plat note: A 5ft. sidewalk is required along exterior perimeter upon the issuance of a notice to proceed.  
5. (buffer fence is a requirement as per Sec 26-40) add plat note: minimum six-foot buffer fence shall be required along any natural and/or manmade hazard such as an open canal, open ditch, caliche pit, and holding pond

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

Comment: Fire hydrant shall be in place, meeting this requirement, prior to any development of Lot.

### General Condition - Planning revisions required

Comment: 1. Metes and bounds description must match plan view as provided  
2. add plat note: Finished Floor Elevations established must be higher than \_\_\_\_\_ or 18" above top of curb or center line of street, whichever is greater, measured from the center of the lot.  
3. update plat note 4 to read as follows: In accordance with the Hidalgo County Drainage District No. 1 and Hidalgo County requirements, this development will be required to detain a total of \_\_\_\_\_ cubic feet (\_\_\_\_\_ acre-feet) of storm water runoff. Drainage detention in accordance with the local requirements will be accomplished as follows: The developer shall be responsible to detain and accommodate more than the detained volume shown above if it determines at the development permit stage that the detention requirements are greater than stated above due to the impervious area being greater than the engineer considered for his calculation of this subdivision.  
4. Identify benchmark on plat  
5. Contours must be shown on plat every foot  
6. Must update plat sheet to show detention area  
7. Include all appropriate signature lines. Missing Mayor, P&Z Chairman  
8. Right-of-way dedications must be in compliance with Hidalgo County and city of Weslaco thoroughfare map.  
9. add plat note : All drainage easements shall be private within the property lines and maintained by property owners/HOA.  
10. add plat note: No permanent structures are permitted over any easements. Easements shall be kept clear of buildings, sheds, shrubs, trees and other plantings (except low, less an 18" mature heights, ground cover, grass or flowers) and other obstructions that would interfere with the operations and maintenance of the easement  
11. add plat note: A 5ft. sidewalk is required along exterior perimeter upon the issuance of a notice to proceed.  
12. Add plat note : Landscaping is required per city ordinance.  
13. add plat note: Corners lot driveways should be constructed at furthest possible point from intersections and in compliance with access management ordinance.



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

## TRIP GENERATION WORKSHEET

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

### A. Subdivision Information

Subdivision Name: Vaquero Weslaco

Location: Northwest Corner of Westgate Drive & W. Sugarcane Drive

Applicant: ALJ Lindsey, LLC  Owner  Agent

Address: 18635 N Eldridge Pkwy Ste 200 Phone Number: 346.235.3232

### 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			
945	Convenience Store/Gas Station	1.75	4,816	12 (VFP)	324	287	3,086

Comments: Independent Variable = Vehicle Fueling Positions

Prepared by: ALJ Lindsey, LLC - Kevin Dew, P.E. 07/01/25 Date:

Address: 18635 N Eldridge Pkwy Ste 200 Tomball, TX Phone Number: 346.235.3232

(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.

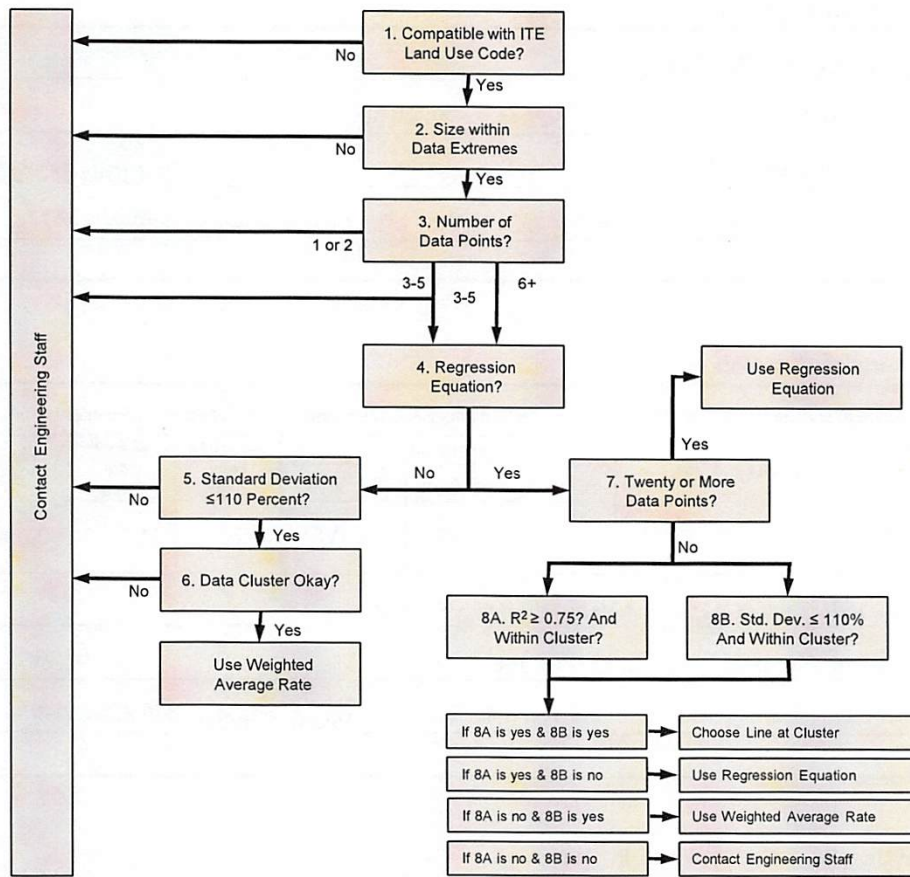
Comments:

\_\_\_\_\_

\_\_\_\_\_

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)

**FIRM NAME: MELDEN & HUNT, INC.**  
**TBPELS FIRM #F1435**  
**TITLE: VAQUERO WESLACO SUBDIVISON**  
**PREPARED BY: MARIO A. REYNA, P.E.**  
**DATE: JULY 1, 2025**



*M. A. Reyna*  
*7-1-25*

## **INDEX**

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Weighted “c” value**
- 4. Table of concentration**
- 5. Location Map**
- 6. Subdivision Plat**
- 7. USGS Topographical Map**
- 8. Rainfall Intensity Table**
- 9. USDA Soils Map**
- 10. USDA Soils Legend & Description**
- 11. FEMA FIRM with site location**



TBPELS Firm # F-1435  
TBPELS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

## Drainage Statement VAQUERO WESLACO SUBDIVISION Project #25057.00 Date: July 1, 2025

**Vaquero Weslaco Subdivision** A tract of land containing 1.750 acres situated in the City of Weslaco, Hidalgo County, Texas, consisting of 1.750 acres out of Farm Tract 143 West Tract Subdivision, according to the plat thereof recorded in Volume 2, Page 34-37, Hidalgo County Map Records. This subdivision is located in flood Zone "X" (Unshaded). Zone "X" (unshaded) are areas determined to be outside the 500-year flood plain. Community panel No. 480334 0450 C, effective date: June 6, 2000, last revision date: October 5, 2018. The property is located on the Northwest corner of West Sugarcane Road (Mile 9 Rd N) and Westgate Drive. The property is currently open with a proposed use of a single commercial lot, currently in the City of Weslaco, Texas.

The soils in this area consists mostly of Hidalgo sandy clay loam with 0 to 1 slopes, which are in Hydrologic Group "B". For the purpose of this report, we will use soil type "B", the most common soil on the site. These soils have moderate infiltration rate when thoroughly wet. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a southernly direction, with a runoff of 2.15 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 11.97 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 9.82 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from roofs into the proposed parking areas and collected by type "C" inlets located at key points within the subdivision. The proposed storm system shall discharge into a proposed detention pond which will be designed at building permit stage.

In accordance with the Hidalgo County drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the improvements in this subdivision. Therefore, as per attached calculations, 13,977 cubic feet of detention will be required as per Hidalgo County Drainage District requirements.

*M. A. Reyna 7-1-25*

Mario A. Reyna, P.E. #117368



Date:

# DRAINAGE REPORT

PROJECT NAME: **VAQUERO WESLACO SUBDIVISION** # of Lots: **1**  
 PROJECT NUMBER: **25057.00**  
 DATE: **July 1, 2025**

## I. Existing Condition-10 year

Ex. Area:	<b>76,230.00</b> sf 1.75 ac	Int. Coeff. "k"	<b>0.213</b> Table 3-2
		K $\mu$	3.28
		Length	<b>255</b> ft
		Velocity	0.270582 ft/sec
Slope :	<b>0.15</b> %		
tc :	15.71 min		
Rainfall Intensity (10yr)			6.150 in/hr
c factor			0.200
Q peak existing condition:			2.15 cfs

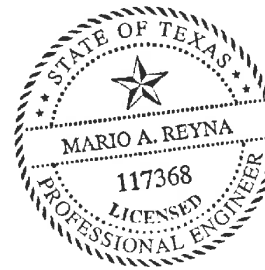
## II. Future Condition-50 year

Future area:	76,230.00 sf 1.75 ac		
Slope :	0.15 %		
tc :	<b>11.42</b> min		
Rainfall Intensity (50yr)			9.773 in/hr
c factor			0.700
Q future cond. = Aci = i *	=	11.97 *	0.70
		1.225 i	

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	12.477	15.28	4585	2.15	1061	3525
10	0.17	10.253	12.56	7536	2.15	1383	6153
15	0.25	8.761	10.73	9659	2.15	1706	7953
25	0.42	6.864	8.41	12613	2.15	2352	10261
35	0.58	5.697	6.98	14656	2.15	2998	11658
45	0.75	4.899	6.00	16203	2.15	3644	12560
55	0.92	4.316	5.29	17447	2.15	4289	13158
65	1.08	3.869	4.74	18484	2.15	4935	13549
75	1.25	3.514	4.30	19371	2.15	5581	13790
85	1.42	3.226	3.95	20154	2.15	6227	13928
95	1.58	2.986	3.66	20850	2.15	6873	13977
105	1.75	2.782	3.41	21470	2.15	7518	13952
115	1.92	2.608	3.19	22044	2.15	8164	13880
125	2.08	2.456	3.01	22565	2.15	8810	13755
135	2.25	2.323	2.85	23050	2.15	9456	13594
145	2.42	2.205	2.70	23500	2.15	10101	13398
155	2.58	2.100	2.57	23924	2.15	10747	13177
165	2.75	2.006	2.46	24328	2.15	11393	12935
175	2.92	1.920	2.35	24696	2.15	12039	12657
185	3.08	1.843	2.26	25060	2.15	12685	12376
195	3.25	1.772	2.17	25397	2.15	13330	12067
205	3.42	1.707	2.09	25720	2.15	13976	11744
215	3.58	1.647	2.02	26027	2.15	14622	11405
225	3.75	1.592	1.95	26328	2.15	15268	11060
235	3.92	1.541	1.89	26617	2.15	15913	10704

245	4.08	1.493	1.83	26885	2.15	16559	10326
255	4.25	1.448	1.77	27139	2.15	17205	9934
265	4.42	1.407	1.72	27405	2.15	17851	9554
275	4.58	1.368	1.68	27651	2.15	18497	9154
285	4.75	1.331	1.63	27881	2.15	19142	8739
295	4.92	1.297	1.59	28122	2.15	19788	8334
305	5.08	1.264	1.55	28336	2.15	20434	7902
315	5.25	1.233	1.51	28547	2.15	21080	7467
325	5.42	1.204	1.47	28761	2.15	21725	7035
335	5.58	1.177	1.44	28981	2.15	22371	6609
345	5.75	1.150	1.41	29161	2.15	23017	6144
355	5.92	1.125	1.38	29354	2.15	23663	5691
365	6.08	1.102	1.35	29564	2.15	24309	5255
375	6.25	1.079	1.32	29740	2.15	24954	4786
385	6.42	1.057	1.29	29910	2.15	25600	4310
395	6.58	1.037	1.27	30107	2.15	26246	3861
405	6.75	1.017	1.25	30274	2.15	26892	3382
415	6.92	0.998	1.22	30441	2.15	27537	2904
425	7.08	0.980	1.20	30613	2.15	28183	2430
435	7.25	0.962	1.18	30758	2.15	28829	1929
445	7.42	0.946	1.16	30941	2.15	29475	1467
455	7.58	0.930	1.14	31102	2.15	30121	981
465	7.75	0.914	1.12	31238	2.15	30766	472

Storage Required: 13,977 cf  
 Storage Required: 0.321 Ac.-Ft.  
 w/ release rate of: 2.15 cfs  
 Storage / Ac. Development: 0.183 Ac.Ft. per Ac.  
 Storage / Lot: 13977.23112 cf per lot



*MAR*  
7-1-25

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
<b>Residential</b>				
Single Family (Lots less than 1/4 acre)	0.35		0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	-	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	-	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.5	-	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	-	0.000	0.000
<b>Business Districts:</b>				
	0.75	-	0.000	0.000
<b>Industrial</b>				
Light areas	0.75	-	0.000	0.000
Heavy areas	0.75	-	0.000	0.000
<b>Railroad yard areas</b>				
	0.2	-	0.000	0.000
<b>Roof/Building areas</b>				
	0.75	4,816.00	0.111	0.083
<b>Parks, cemeteries</b>				
	0.1	-	0.000	0.000
<b>Unimproved Areas</b>				
Bare Surface	0.3		0.000	0.000
Grassland	0.25	-	0.000	0.000
Cultivated	0.2	19,776.00	0.454	0.091
Woodlands	0.15	-	0.000	0.000
<b>Streets</b>				
Asphalt	0.9	51,638.00	1.185	1.067
Concrete	0.9	-	0.000	0.000
<b>Drives and walks</b>				
	0.9		0.000	0.000
<b>Total:</b>				
		76,230.00	1.750	1.241
<b>Weighted "c":</b>				
			<b>0.709</b>	

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

$C_w$  = Weighted Runoff Coefficient (Composite Coefficient)

$C_n$  = Runoff Coefficient n-th term

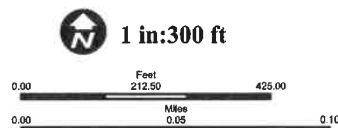
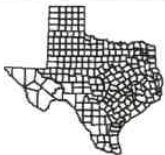
$A_n$  = Area of n-th term

$A_{total}$  = Total Area (acres)

$A_{total}$  = Total Area (acres)



Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap  
Contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar  
Geographics, and the GIS User Community



VAQUERO WESLACO SUBDIVISION  
City of Weslaco  
Hidalgo County, Texas

LOCATION MAP

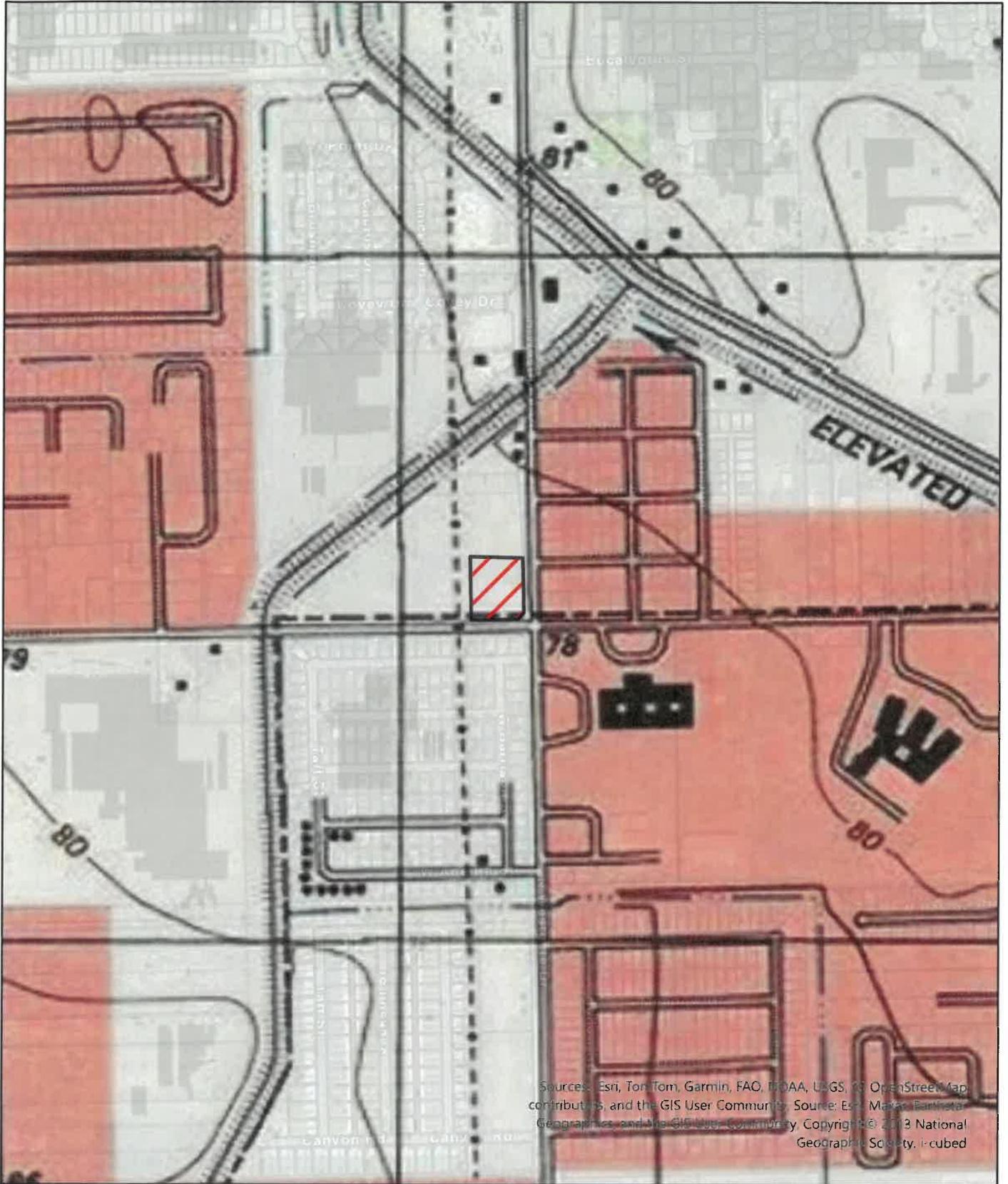
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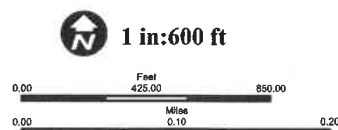
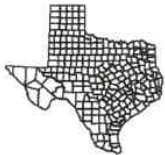
DATE: 4/28/2025  
JOB NO: 2007  
DRAWN BY: M. GARCIA

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**VAQUERO WESLACO SUBDIVISION**

**City of Weslaco  
Hidalgo County, Texas**

**TOPO MAP**

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Appendix 1.0  
**HIDALGO COUNTY RAINFALL INTENSITY TABLES**

based on "NOAA Atlas 14 Precipitation-Frequency Atlas of the United States, Vol. 11 Version 2.0:Texas"

formula  $I = b/(t_c+d)^e$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	7.109	9.484	11.251	13.548	15.264	16.907
2	6.690	8.934	10.609	12.798	14.442	16.030
3	6.322	8.449	10.043	12.136	13.713	15.250
4	5.996	8.019	9.541	11.546	13.062	14.551
5	5.704	7.635	9.091	11.017	12.477	13.921
6	5.442	7.289	8.686	10.539	11.948	13.349
7	5.205	6.976	8.319	10.106	11.467	12.828
8	4.989	6.692	7.985	9.710	11.027	12.351
9	4.792	6.432	7.680	9.348	10.624	11.913
10	4.611	6.193	7.399	9.015	10.253	11.508
11	4.445	5.973	7.141	8.707	9.910	11.133
12	4.291	5.770	6.901	8.422	9.591	10.785
13	4.149	5.581	6.679	8.157	9.295	10.460
14	4.016	5.406	6.472	7.910	9.019	10.157
15	3.892	5.242	6.279	7.679	8.761	9.873
16	3.777	5.089	6.099	7.463	8.518	9.606
17	3.669	4.946	5.929	7.260	8.291	9.355
18	3.567	4.811	5.770	7.069	8.076	9.119
19	3.471	4.684	5.620	6.889	7.874	8.896
20	3.381	4.564	5.478	6.719	7.683	8.684
21	3.296	4.451	5.344	6.558	7.502	8.484
22	3.215	4.344	5.217	6.406	7.330	8.294
23	3.138	4.243	5.097	6.261	7.167	8.113
24	3.066	4.146	4.983	6.124	7.012	7.941
25	2.997	4.054	4.874	5.993	6.864	7.778
26	2.931	3.967	4.771	5.868	6.724	7.621
27	2.868	3.884	4.672	5.749	6.589	7.472
28	2.809	3.804	4.578	5.635	6.461	7.329
29	2.752	3.728	4.487	5.526	6.338	7.192
30	2.697	3.656	4.401	5.422	6.220	7.060
31	2.645	3.586	4.318	5.322	6.107	6.934
32	2.594	3.519	4.239	5.226	5.998	6.813
33	2.546	3.455	4.163	5.134	5.894	6.697
34	2.500	3.394	4.090	5.045	5.794	6.585
35	2.456	3.335	4.019	4.960	5.697	6.477

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	2.413	3.278	3.952	4.878	5.604	6.374
37	2.372	3.223	3.887	4.799	5.515	6.274
38	2.332	3.170	3.824	4.722	5.428	6.177
39	2.294	3.119	3.763	4.649	5.345	6.084
40	2.257	3.070	3.705	4.578	5.264	5.993
41	2.222	3.023	3.648	4.509	5.186	5.906
42	2.188	2.977	3.593	4.443	5.111	5.822
43	2.154	2.933	3.541	4.379	5.038	5.740
44	2.122	2.890	3.489	4.316	4.968	5.661
45	2.091	2.848	3.440	4.256	4.899	5.584
46	2.061	2.808	3.392	4.198	4.833	5.510
47	2.032	2.769	3.345	4.141	4.769	5.438
48	2.004	2.731	3.300	4.086	4.706	5.368
49	1.976	2.694	3.257	4.033	4.646	5.300
50	1.950	2.659	3.214	3.981	4.587	5.233
51	1.924	2.624	3.173	3.931	4.529	5.169
52	1.899	2.590	3.133	3.882	4.474	5.107
53	1.874	2.558	3.094	3.835	4.420	5.046
54	1.850	2.526	3.056	3.788	4.367	4.987
55	1.827	2.495	3.019	3.743	4.316	4.929
56	1.805	2.465	2.983	3.700	4.266	4.873
57	1.783	2.436	2.948	3.657	4.217	4.818
58	1.762	2.407	2.914	3.615	4.170	4.765
59	1.741	2.379	2.880	3.575	4.124	4.713
60	1.721	2.352	2.848	3.535	4.079	4.662
65	1.627	2.227	2.698	3.351	3.869	4.425
70	1.544	2.115	2.564	3.187	3.682	4.215
75	1.469	2.015	2.444	3.041	3.514	4.025
80	1.402	1.924	2.336	2.908	3.363	3.854
85	1.342	1.843	2.238	2.788	3.226	3.699
90	1.286	1.768	2.149	2.679	3.100	3.557
95	1.236	1.700	2.067	2.578	2.986	3.427
100	1.190	1.638	1.992	2.486	2.880	3.307
105	1.147	1.580	1.923	2.401	2.782	3.196
110	1.108	1.527	1.859	2.322	2.692	3.093

where:	<u>2yr</u>	<u>5yr</u>	<u>10yr</u>	<u>25yr</u>	<u>50yr</u>	<u>100yr</u>
e=	0.8385	0.8215	0.8123	0.802	0.7952	0.789
b=	62.336	79.151	92.23	110	123.47	137.99
d=	12.322	12.233	12.329	12.6	12.858	13.318

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)  
**HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)**

based on "NOAA Atlas 14 Precipitation-Frequency Atlas of the United States, Vol. 11 Version 2.0:Texas"

formula  $I = b/(t_c+d)^e$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.071	1.477	1.799	2.249	2.608	2.998
120	1.037	1.431	1.744	2.180	2.530	2.909
125	1.005	1.388	1.692	2.117	2.456	2.826
130	0.975	1.348	1.643	2.057	2.388	2.748
135	0.948	1.311	1.598	2.001	2.323	2.674
140	0.921	1.275	1.555	1.948	2.263	2.605
145	0.897	1.242	1.515	1.898	2.205	2.540
150	0.874	1.210	1.477	1.851	2.151	2.479
155	0.852	1.180	1.441	1.807	2.100	2.420
160	0.831	1.152	1.407	1.765	2.052	2.365
165	0.811	1.125	1.375	1.725	2.006	2.313
170	0.793	1.100	1.344	1.687	1.962	2.263
175	0.775	1.076	1.315	1.651	1.920	2.215
180	0.758	1.053	1.287	1.616	1.881	2.170
185	0.742	1.031	1.260	1.583	1.843	2.127
190	0.726	1.010	1.235	1.552	1.807	2.085
195	0.712	0.990	1.211	1.522	1.772	2.046
200	0.698	0.970	1.188	1.493	1.739	2.008
205	0.684	0.952	1.165	1.465	1.707	1.971
210	0.671	0.934	1.144	1.439	1.676	1.936
215	0.659	0.918	1.123	1.414	1.647	1.903
220	0.647	0.901	1.104	1.389	1.619	1.871
225	0.635	0.886	1.085	1.366	1.592	1.840
230	0.624	0.871	1.067	1.343	1.566	1.810
235	0.614	0.856	1.049	1.321	1.541	1.781
240	0.604	0.842	1.032	1.300	1.516	1.753
245	0.594	0.829	1.016	1.280	1.493	1.726
250	0.584	0.816	1.000	1.260	1.470	1.700
255	0.575	0.803	0.985	1.241	1.448	1.675
260	0.566	0.791	0.970	1.223	1.427	1.651
265	0.558	0.779	0.956	1.205	1.407	1.628
270	0.549	0.768	0.942	1.188	1.387	1.605
275	0.541	0.757	0.929	1.172	1.368	1.583
280	0.533	0.746	0.916	1.156	1.349	1.562
285	0.526	0.736	0.903	1.140	1.331	1.541

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.519	0.726	0.891	1.125	1.314	1.521
295	0.512	0.716	0.879	1.110	1.297	1.501
300	0.505	0.707	0.868	1.096	1.280	1.483
305	0.498	0.698	0.857	1.082	1.264	1.464
310	0.492	0.689	0.846	1.069	1.249	1.446
315	0.485	0.680	0.836	1.055	1.233	1.429
320	0.479	0.672	0.825	1.043	1.219	1.412
325	0.473	0.663	0.815	1.030	1.204	1.395
330	0.467	0.655	0.806	1.018	1.190	1.379
335	0.462	0.648	0.796	1.006	1.177	1.364
340	0.456	0.640	0.787	0.995	1.163	1.348
345	0.451	0.633	0.778	0.984	1.150	1.334
350	0.446	0.626	0.769	0.973	1.138	1.319
355	0.440	0.619	0.761	0.962	1.125	1.305
360	0.436	0.612	0.753	0.952	1.113	1.291
365	0.431	0.605	0.744	0.942	1.102	1.278
370	0.426	0.599	0.736	0.932	1.090	1.265
375	0.421	0.592	0.729	0.922	1.079	1.252
380	0.417	0.586	0.721	0.913	1.068	1.239
385	0.412	0.580	0.714	0.904	1.057	1.227
390	0.408	0.574	0.707	0.895	1.047	1.215
395	0.404	0.568	0.700	0.886	1.037	1.203
400	0.400	0.562	0.693	0.877	1.027	1.192
405	0.396	0.557	0.686	0.869	1.017	1.180
410	0.392	0.552	0.679	0.860	1.007	1.169
415	0.388	0.546	0.673	0.852	0.998	1.158
420	0.384	0.541	0.667	0.844	0.989	1.148
425	0.381	0.536	0.660	0.837	0.980	1.138
430	0.377	0.531	0.654	0.829	0.971	1.127
435	0.373	0.526	0.648	0.822	0.962	1.118
440	0.370	0.521	0.642	0.814	0.954	1.108
445	0.367	0.517	0.637	0.807	0.946	1.098
450	0.363	0.512	0.631	0.800	0.938	1.089
455	0.360	0.507	0.626	0.793	0.930	1.080
460	0.357	0.503	0.620	0.787	0.922	1.071

where:	<u>2yr</u>	<u>5yr</u>	<u>10yr</u>	<u>25yr</u>	<u>50yr</u>	<u>100yr</u>
e=	0.8385	0.8215	0.8123	0.802	0.7952	0.789
b=	62.336	79.151	92.23	110	123.47	137.99
d=	12.322	12.233	12.329	12.6	12.858	13.318

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)

**HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)**

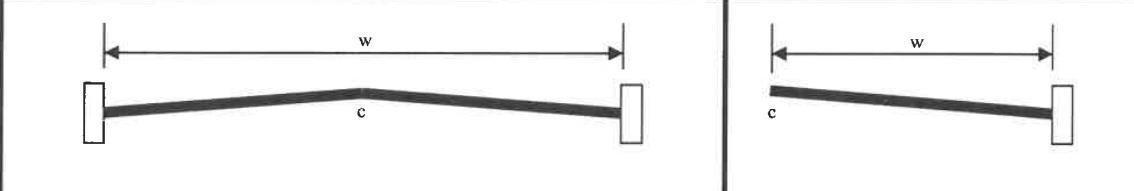
based on "NOAA Atlas 14 Precipitation-Frequency Atlas of the United States, Vol. 11 Version 2.0:Texas"

formula  $I = b/(t_c+d)^e$

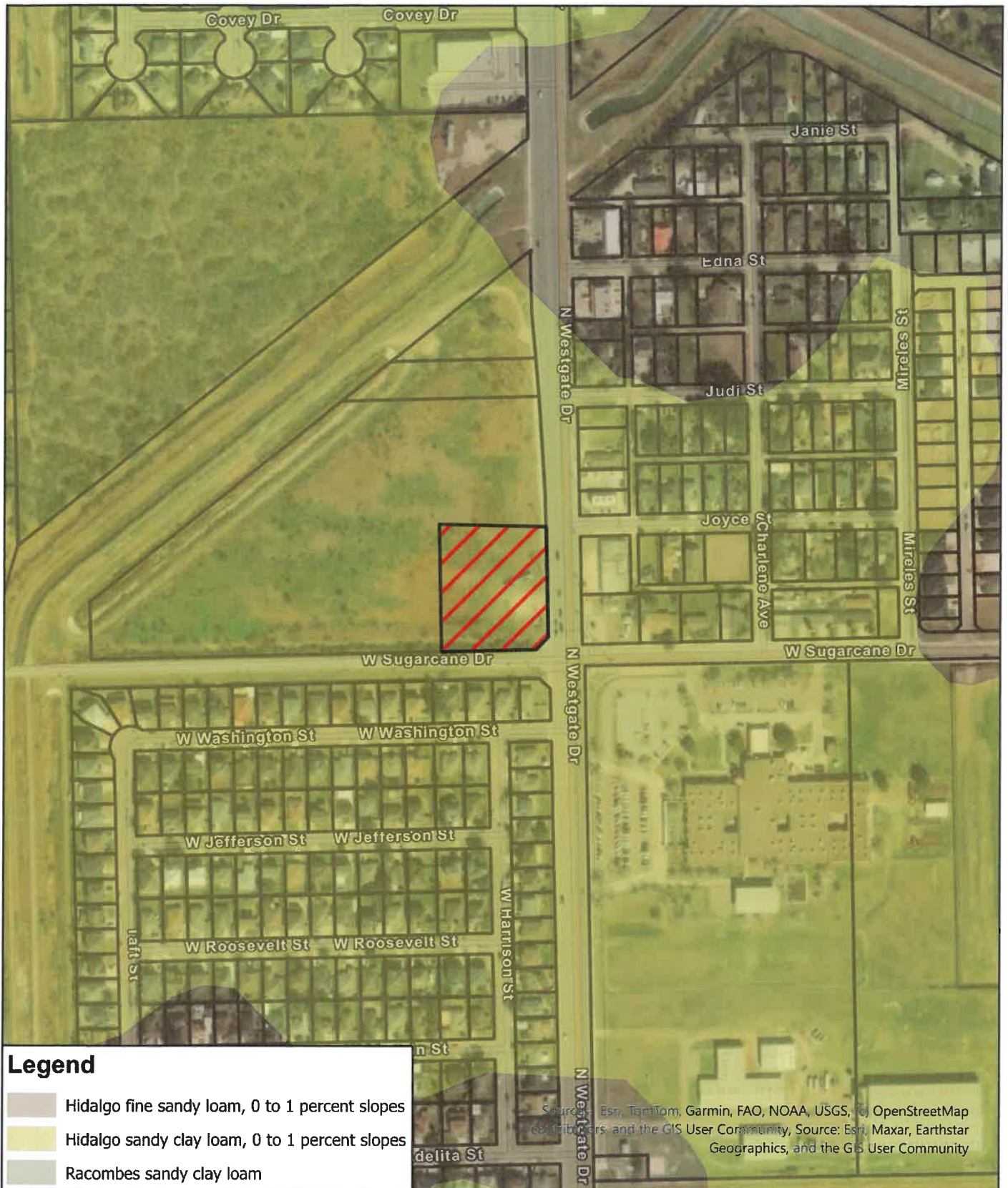
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
465	0.354	0.499	0.615	0.780	0.914	1.062
475	0.348	0.490	0.605	0.767	0.899	1.045
485	0.342	0.482	0.595	0.755	0.885	1.028
495	0.336	0.474	0.585	0.743	0.871	1.012
505	0.331	0.467	0.576	0.731	0.857	0.997
515	0.325	0.460	0.567	0.720	0.845	0.982
525	0.320	0.453	0.559	0.709	0.832	0.967
535	0.315	0.446	0.550	0.699	0.820	0.953
545	0.311	0.439	0.542	0.689	0.808	0.940
555	0.306	0.433	0.534	0.679	0.797	0.927
565	0.301	0.427	0.527	0.670	0.786	0.914
575	0.297	0.421	0.520	0.661	0.775	0.902
585	0.293	0.415	0.513	0.652	0.765	0.890

where:	<u>2yr</u>	<u>5yr</u>	<u>10yr</u>	<u>25yr</u>	<u>50yr</u>	<u>100yr</u>
e=	0.8385	0.8215	0.8123	0.802	0.7952	0.789
b=	62.336	79.151	92.23	110	123.47	137.99
d=	12.322	12.233	12.329	12.6	12.858	13.318




**Street Velocities and Capacities Flowing Curb Full**  
Manning's n = 0.018



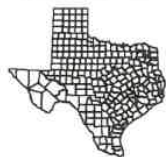
	Local Street w = 30'		Local Street w = 40'		Collector Street w = 44'		Secondary Street (half-section) w = 24'		Primary Street (half-section)	
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	24.90	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70



**Legend**

-  Hidalgo fine sandy loam, 0 to 1 percent slopes
-  Hidalgo sandy clay loam, 0 to 1 percent slopes
-  Racombes sandy clay loam

Source: Esri, TerraTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



VAQUERO WESLACO SUBDIVISION  
City of Weslaco  
Hidalgo County, Texas

**SOILS MAP**

**M MILDEN & HUNT, INC.**  
CONSULTANTS - ENGINEERS - SURVEYORS

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EDINBURG, TX 77541  
DATE: 6-18-2025  
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PH: (956) 361-0261  
FAX: (956) 361-1830  
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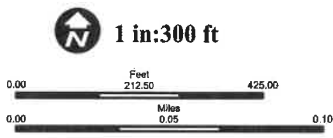
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Source: USDA, NRCS, Esri, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Legend**

Group B



VAQUERO WESLACO SUBDIVISION  
City of Weslaco  
Hidalgo County, Texas

**SOILS GROUP MAP**

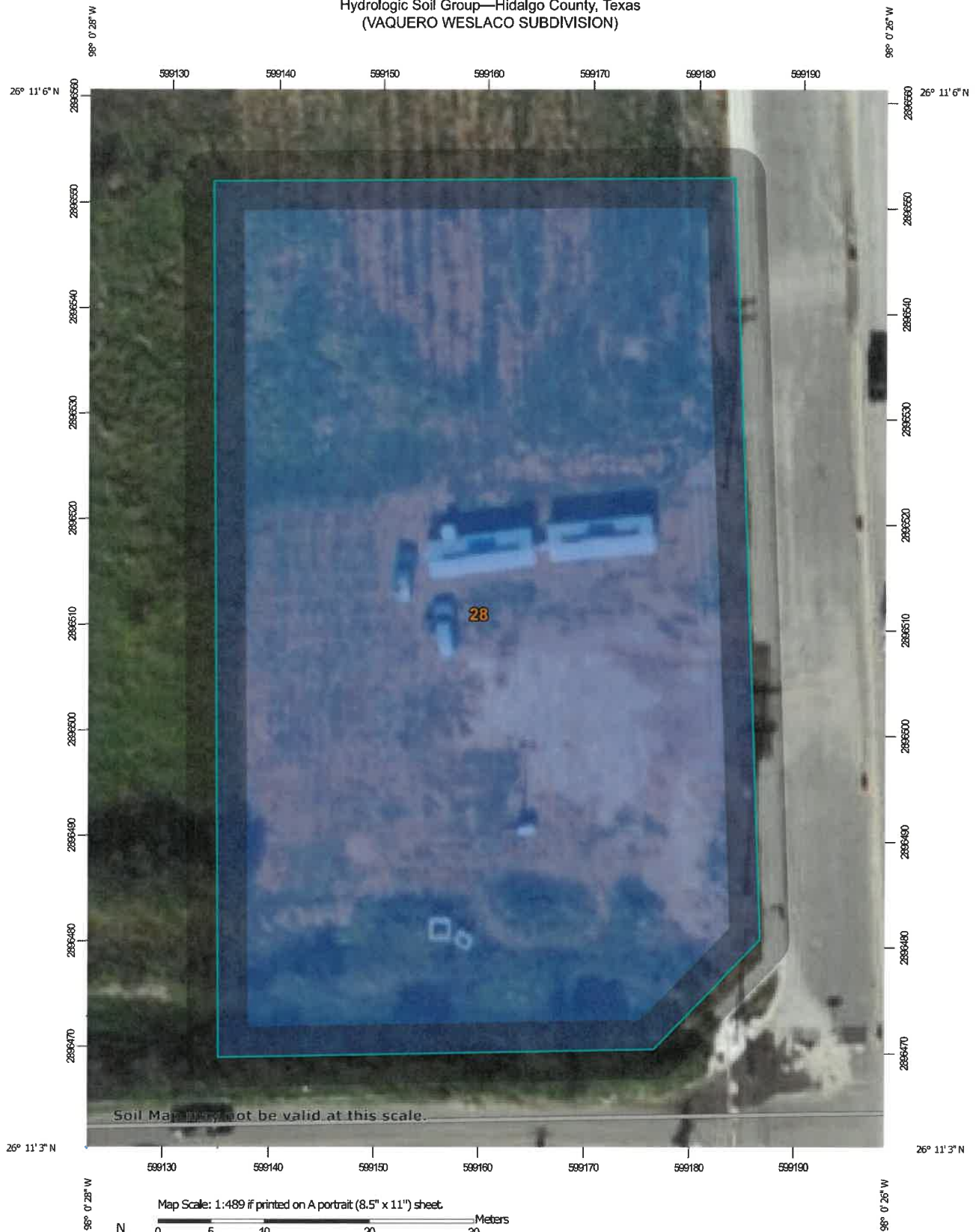
**M** MELDEN & HUNT INC.  
CONSULTANTS - ENGINEERS - SURVEYORS

115 W. HUNTYVE  
EDWING, TX 78541  
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PH: (361) 341-0581  
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Hydrologic Soil Group—Hidalgo County, Texas  
(VAQUERO WESLACO SUBDIVISION)



Map Scale: 1:489 if printed on A portrait (8.5" x 11") sheet.

0 5 10 20 30 Meters

0 20 40 80 120 Feet

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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

4/21/2025  
Page 1 of 4

Hydrologic Soil Group—Hidalgo County, Texas  
(VAQUERO WESLACO SUBDIVISION)

### MAP LEGEND

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

### MAP INFORMATION

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

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

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

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

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

Coordinate System: Web Mercator (EPSG:3857)

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

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

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

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

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

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

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	1.0	100.0%
<b>Totals for Area of Interest</b>			<b>1.0</b>	<b>100.0%</b>

### Description

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

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

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

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

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

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

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

### Rating Options

*Aggregation Method:* Dominant Condition

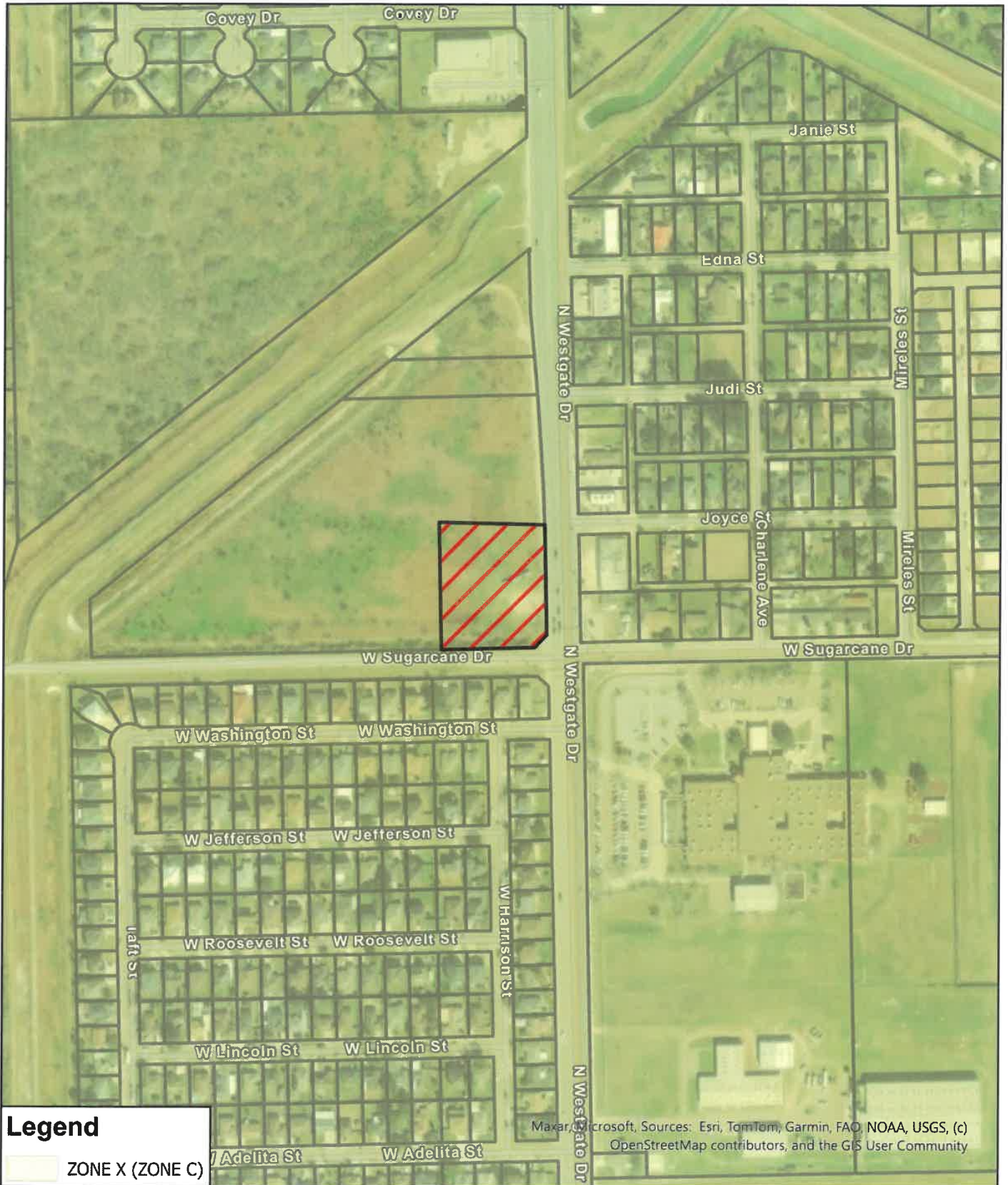
Hydrologic Soil Group—Hidalgo County, Texas

VAQUERO WESLACO  
SUBDIVISION

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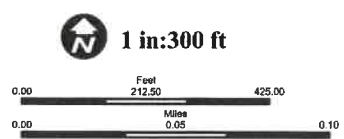
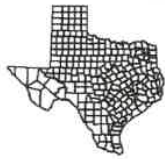
*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*



**Legend**  
 ZONE X (ZONE C)

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



**VAQUERO WESLACO SUBDIVISION**  
 City of Weslaco  
 Hidalgo County, Texas

**FEMA MAP**

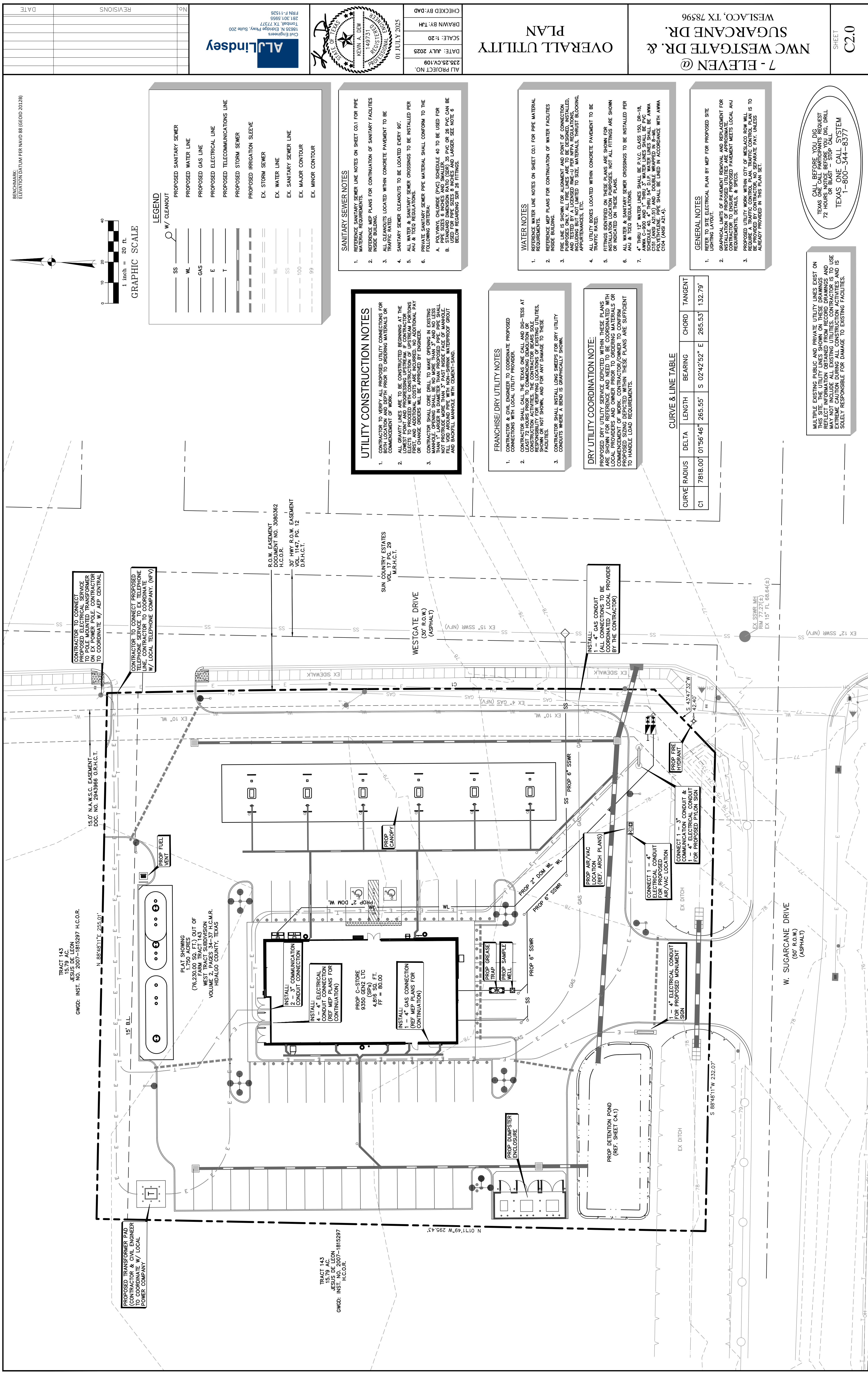
**MELDEN & HUNT INC.**  
 CONTRACTORS - ENGINEERS - SURVEYORS

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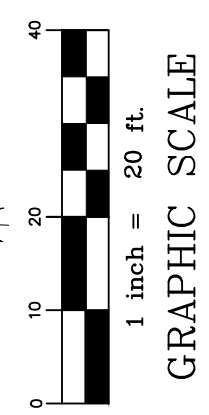
DATE: 4-18-2025  
 JOB NO: 3207  
 DRAWN BY: M. GARZA

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BENCHMARK:  
ELEVATION DATUM PER NAVD 88 (RECID 2012B)



**LEGEND**

SS	PROPOSED SANITARY SEWER
WL	PROPOSED WATER LINE
GAS	PROPOSED GAS LINE
E	PROPOSED ELECTRICAL LINE
T	PROPOSED TELECOMMUNICATIONS LINE
---	PROPOSED STORM SEWER
---	PROPOSED IRRIGATION SLEEVE
---	EX. STORM SEWER
---	EX. WATER LINE
---	EX. SANITARY SEWER LINE
---	EX. MAJOR CONTOUR
---	EX. MINOR CONTOUR

**SANITARY SEWER NOTES**

1. REFERENCE SANITARY SEWER LINE NOTES ON SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
2. REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY FACILITIES INSIDE BUILDING.
3. ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
4. SANITARY SEWER CLEANOUTS TO BE LOCATED EVERY 90°.
5. ALL WATER & SANITARY SEWER CROSSINGS TO BE INSTALLED PER A.H.J. & T.O.D. REGULATIONS.
6. PRIVATE SANITARY SEWER PIPE MATERIAL SHALL CONFORM TO THE FOLLOWING CRITERIA:
  - A. PIPE SHALL BE 12" DIA. (15" DIA. AVAILABLE 40' TO BE USED FOR 30' R.O.W. CROSSINGS AND SHALL BE 12" DIA. FOR ALL OTHER CROSSINGS.)
  - B. STANDARD DIMENSION RATIO (SDR) 35 P.V.C. OR 26 P.V.C. CAN BE USED FOR ALL OTHER CROSSINGS.
  - C. ALL FITTINGS SHALL BE 12" DIA. (15" DIA. AVAILABLE 40' TO BE USED FOR 30' R.O.W. CROSSINGS AND SHALL BE 12" DIA. FOR ALL OTHER CROSSINGS.)
  - D. ALL FITTINGS SHALL BE USED IN ACCORDANCE WITH AWWA C104 (ANSI A21.4).

**UTILITY CONSTRUCTION NOTES**

1. CONTRACTOR TO VERIFY ALL PROPOSED UTILITY CONNECTIONS FOR BOTH LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
2. ALL GRAVITY LINES ARE TO BE CONSTRUCTED BEGINNING AT THE EXISTING UTILITY LINE AND TO BE CONSTRUCTED TO THE PROPOSED EJECTS TO PROCEED WITH CONSTRUCTION OF UPSTREAM PORTIONS FIRST AND ADDITIONAL LOTS ARE INCURRED. NO ADDITIONAL PAY FOR THE CONTRACTOR SHALL BE MADE FOR THE CONSTRUCTION OF THE MAINLINE AND ADDITIONAL LOTS ARE INCURRED. NO ADDITIONAL PAY FOR THE CONTRACTOR SHALL BE MADE FOR THE CONSTRUCTION OF THE MAINLINE AND ADDITIONAL LOTS ARE INCURRED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL JURISDICTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL JURISDICTIONS PRIOR TO CONSTRUCTION.

**FRANCHISE/ DRY UTILITY NOTES**

1. CONTRACTOR & CIVIL ENGINEER TO COORDINATE PROPOSED CONNECTIONS WITH LOCAL UTILITY PROVIDER.
2. CONTRACTOR SHALL CALL THE TEXAS ONE CALL AND DIG-TEST AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION OF NEW UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWING OR NOT SHOWN, AND FOR ANY DAMAGE TO THESE UTILITIES.
3. CONTRACTOR SHALL INSTALL LONG SWEEPERS FOR DRY UTILITY CONNECTIONS WHERE A BEND IS GRAPHICALLY SHOWN.

**DRY UTILITY COORDINATION NOTE:**

PROPOSED DRY UTILITY SERVICE DERIVED WITHIN THESE PLANS ARE SHOWN FOR REFERENCE AND NEED TO BE COORDINATED WITH LOCAL PROVIDERS AND OWNER PRIOR TO ORDERING MATERIALS OR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPOSED SIZING DERIVED WITHIN THESE PLANS ARE SUFFICIENT TO HANDLE LOAD REQUIREMENTS.

**CURVE & LINE TABLE**

CURVE RADIUS	DELTA	LENGTH	BEARING	CHORD	TANGENT
C1	7818.00	01:56:46"	S 02:42:52" E	265.53'	132.79'

**WATER NOTES**

1. REFERENCE WATER LINE NOTES ON SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
2. REFERENCE MEP PLANS FOR CONTINUATION OF WATER FACILITIES INSIDE BUILDING.
3. FIRE LINE IS SHOWN FOR ALIGNMENT AND POINT OF CONNECTION PURPOSES ONLY. ALL FIRE LINES ARE TO BE DESIGNED, INSTALLED, AND TESTED IN ACCORDANCE WITH A.H.J. & T.O.D. REGULATIONS, INCLUDING BUT NOT LIMITED TO SIZE, MATERIALS, THROTTLE BLOCKING, APPURTENANCES, ETC.
4. ALL UTILITY BOXES LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
5. FITTINGS IDENTIFIED ON THESE PLANS ARE SHOWN FOR REFERENCE ONLY. ALL FITTINGS ARE TO BE INSTALLED PER A.H.J. & T.O.D. REGULATIONS.
6. ALL WATER & SANITARY SEWER CROSSINGS TO BE INSTALLED PER A.H.J. & T.O.D. REGULATIONS.
7. 4" THRU 12" WATER LINES SHALL BE P.V.C. CLASS 150, DR-18, 12" THRU 18" WATER LINES SHALL BE 12" DIA. P.V.C. CLASS 150, DR-18, 18" THRU 24" WATER LINES SHALL BE 18" DIA. P.V.C. CLASS 150, DR-18, 24" THRU 30" WATER LINES SHALL BE 24" DIA. P.V.C. CLASS 150, DR-18, 30" THRU 36" WATER LINES SHALL BE 30" DIA. P.V.C. CLASS 150, DR-18, 36" THRU 42" WATER LINES SHALL BE 42" DIA. P.V.C. CLASS 150, DR-18, 42" THRU 48" WATER LINES SHALL BE 48" DIA. P.V.C. CLASS 150, DR-18, 48" THRU 54" WATER LINES SHALL BE 54" DIA. P.V.C. CLASS 150, DR-18, 54" THRU 60" WATER LINES SHALL BE 60" DIA. P.V.C. CLASS 150, DR-18, 60" THRU 72" WATER LINES SHALL BE 72" DIA. P.V.C. CLASS 150, DR-18, 72" THRU 84" WATER LINES SHALL BE 84" DIA. P.V.C. CLASS 150, DR-18, 84" THRU 96" WATER LINES SHALL BE 96" DIA. P.V.C. CLASS 150, DR-18, 96" THRU 108" WATER LINES SHALL BE 108" DIA. P.V.C. CLASS 150, DR-18, 108" THRU 120" WATER LINES SHALL BE 120" DIA. P.V.C. CLASS 150, DR-18, 120" THRU 132" WATER LINES SHALL BE 132" DIA. P.V.C. CLASS 150, DR-18, 132" THRU 144" WATER LINES SHALL BE 144" DIA. P.V.C. CLASS 150, DR-18, 144" THRU 156" WATER LINES SHALL BE 156" DIA. P.V.C. CLASS 150, DR-18, 156" THRU 168" WATER LINES SHALL BE 168" DIA. P.V.C. CLASS 150, DR-18, 168" THRU 180" WATER LINES SHALL BE 180" DIA. P.V.C. CLASS 150, DR-18, 180" THRU 192" WATER LINES SHALL BE 192" DIA. P.V.C. CLASS 150, DR-18, 192" THRU 204" WATER LINES SHALL BE 204" DIA. P.V.C. CLASS 150, DR-18, 204" THRU 216" WATER LINES SHALL BE 216" DIA. P.V.C. CLASS 150, DR-18, 216" THRU 228" WATER LINES SHALL BE 228" DIA. P.V.C. CLASS 150, DR-18, 228" THRU 240" WATER LINES SHALL BE 240" DIA. P.V.C. CLASS 150, DR-18, 240" THRU 252" WATER LINES SHALL BE 252" DIA. P.V.C. CLASS 150, DR-18, 252" THRU 264" WATER LINES SHALL BE 264" DIA. P.V.C. CLASS 150, DR-18, 264" THRU 276" WATER LINES SHALL BE 276" DIA. P.V.C. CLASS 150, DR-18, 276" THRU 288" WATER LINES SHALL BE 288" DIA. P.V.C. CLASS 150, DR-18, 288" THRU 300" WATER LINES SHALL BE 300" DIA. P.V.C. CLASS 150, DR-18, 300" THRU 312" WATER LINES SHALL BE 312" DIA. P.V.C. CLASS 150, DR-18, 312" THRU 324" WATER LINES SHALL BE 324" DIA. P.V.C. CLASS 150, DR-18, 324" THRU 336" WATER LINES SHALL BE 336" DIA. P.V.C. CLASS 150, DR-18, 336" THRU 348" WATER LINES SHALL BE 348" DIA. P.V.C. CLASS 150, DR-18, 348" THRU 360" WATER LINES SHALL BE 360" DIA. P.V.C. CLASS 150, DR-18, 360" THRU 372" WATER LINES SHALL BE 372" DIA. P.V.C. CLASS 150, DR-18, 372" THRU 384" WATER LINES SHALL BE 384" DIA. P.V.C. CLASS 150, DR-18, 384" THRU 396" WATER LINES SHALL BE 396" DIA. P.V.C. CLASS 150, DR-18, 396" THRU 408" WATER LINES SHALL BE 408" DIA. P.V.C. CLASS 150, DR-18, 408" THRU 420" WATER LINES SHALL BE 420" DIA. P.V.C. CLASS 150, DR-18, 420" THRU 432" WATER LINES SHALL BE 432" DIA. P.V.C. CLASS 150, DR-18, 432" THRU 444" WATER LINES SHALL BE 444" DIA. P.V.C. CLASS 150, DR-18, 444" THRU 456" WATER LINES SHALL BE 456" DIA. P.V.C. CLASS 150, DR-18, 456" THRU 468" WATER LINES SHALL BE 468" DIA. P.V.C. CLASS 150, DR-18, 468" THRU 480" WATER LINES SHALL BE 480" DIA. P.V.C. CLASS 150, DR-18, 480" THRU 492" WATER LINES SHALL BE 492" DIA. P.V.C. CLASS 150, DR-18, 492" THRU 504" WATER LINES SHALL BE 504" DIA. P.V.C. CLASS 150, DR-18, 504" THRU 516" WATER LINES SHALL BE 516" DIA. P.V.C. CLASS 150, DR-18, 516" THRU 528" WATER LINES SHALL BE 528" DIA. P.V.C. CLASS 150, DR-18, 528" THRU 540" WATER LINES SHALL BE 540" DIA. P.V.C. CLASS 150, DR-18, 540" THRU 552" WATER LINES SHALL BE 552" DIA. P.V.C. CLASS 150, DR-18, 552" THRU 564" WATER LINES SHALL BE 564" DIA. P.V.C. CLASS 150, DR-18, 564" THRU 576" WATER LINES SHALL BE 576" DIA. P.V.C. CLASS 150, DR-18, 576" THRU 588" WATER LINES SHALL BE 588" DIA. P.V.C. CLASS 150, DR-18, 588" THRU 600" WATER LINES SHALL BE 600" DIA. P.V.C. CLASS 150, DR-18, 600" THRU 612" WATER LINES SHALL BE 612" DIA. P.V.C. CLASS 150, DR-18, 612" THRU 624" WATER LINES SHALL BE 624" DIA. P.V.C. CLASS 150, DR-18, 624" THRU 636" WATER LINES SHALL BE 636" DIA. P.V.C. CLASS 150, DR-18, 636" THRU 648" WATER LINES SHALL BE 648" DIA. P.V.C. CLASS 150, DR-18, 648" THRU 660" WATER LINES SHALL BE 660" DIA. P.V.C. CLASS 150, DR-18, 660" THRU 672" WATER LINES SHALL BE 672" DIA. P.V.C. CLASS 150, DR-18, 672" THRU 684" WATER LINES SHALL BE 684" DIA. P.V.C. CLASS 150, DR-18, 684" THRU 696" WATER LINES SHALL BE 696" DIA. P.V.C. CLASS 150, DR-18, 696" THRU 708" WATER LINES SHALL BE 708" DIA. P.V.C. CLASS 150, DR-18, 708" THRU 720" WATER LINES SHALL BE 720" DIA. P.V.C. CLASS 150, DR-18, 720" THRU 732" WATER LINES SHALL BE 732" DIA. P.V.C. CLASS 150, DR-18, 732" THRU 744" WATER LINES SHALL BE 744" DIA. P.V.C. CLASS 150, DR-18, 744" THRU 756" WATER LINES SHALL BE 756" DIA. P.V.C. CLASS 150, DR-18, 756" THRU 768" WATER LINES SHALL BE 768" DIA. P.V.C. CLASS 150, DR-18, 768" THRU 780" WATER LINES SHALL BE 780" DIA. P.V.C. CLASS 150, DR-18, 780" THRU 792" WATER LINES SHALL BE 792" DIA. P.V.C. CLASS 150, DR-18, 792" THRU 804" WATER LINES SHALL BE 804" DIA. P.V.C. CLASS 150, DR-18, 804" THRU 816" WATER LINES SHALL BE 816" DIA. P.V.C. CLASS 150, DR-18, 816" THRU 828" WATER LINES SHALL BE 828" DIA. P.V.C. CLASS 150, DR-18, 828" THRU 840" WATER LINES SHALL BE 840" DIA. P.V.C. CLASS 150, DR-18, 840" THRU 852" WATER LINES SHALL BE 852" DIA. P.V.C. CLASS 150, DR-18, 852" THRU 864" WATER LINES SHALL BE 864" DIA. P.V.C. CLASS 150, DR-18, 864" THRU 876" WATER LINES SHALL BE 876" DIA. P.V.C. CLASS 150, DR-18, 876" THRU 888" WATER LINES SHALL BE 888" DIA. P.V.C. CLASS 150, DR-18, 888" THRU 900" WATER LINES SHALL BE 900" DIA. P.V.C. CLASS 150, DR-18, 900" THRU 912" WATER LINES SHALL BE 912" DIA. P.V.C. CLASS 150, DR-18, 912" THRU 924" WATER LINES SHALL BE 924" DIA. P.V.C. CLASS 150, DR-18, 924" THRU 936" WATER LINES SHALL BE 936" DIA. P.V.C. CLASS 150, DR-18, 936" THRU 948" WATER LINES SHALL BE 948" DIA. P.V.C. CLASS 150, DR-18, 948" THRU 960" WATER LINES SHALL BE 960" DIA. P.V.C. CLASS 150, DR-18, 960" THRU 972" WATER LINES SHALL BE 972" DIA. P.V.C. CLASS 150, DR-18, 972" THRU 984" WATER LINES SHALL BE 984" DIA. P.V.C. CLASS 150, DR-18, 984" THRU 996" WATER LINES SHALL BE 996" DIA. P.V.C. CLASS 150, DR-18, 996" THRU 1008" WATER LINES SHALL BE 1008" DIA. P.V.C. CLASS 150, DR-18, 1008" THRU 1020" WATER LINES SHALL BE 1020" DIA. P.V.C. CLASS 150, DR-18, 1020" THRU 1032" WATER LINES SHALL BE 1032" DIA. P.V.C. CLASS 150, DR-18, 1032" THRU 1044" WATER LINES SHALL BE 1044" DIA. P.V.C. CLASS 150, DR-18, 1044" THRU 1056" WATER LINES SHALL BE 1056" DIA. P.V.C. CLASS 150, DR-18, 1056" THRU 1068" WATER LINES SHALL BE 1068" DIA. P.V.C. CLASS 150, DR-18, 1068" THRU 1080" WATER LINES SHALL BE 1080" DIA. P.V.C. CLASS 150, DR-18, 1080" THRU 1092" WATER LINES SHALL BE 1092" DIA. P.V.C. CLASS 150, DR-18, 1092" THRU 1104" WATER LINES SHALL BE 1104" DIA. P.V.C. CLASS 150, DR-18, 1104" THRU 1116" WATER LINES SHALL BE 1116" DIA. P.V.C. CLASS 150, DR-18, 1116" THRU 1128" WATER LINES SHALL BE 1128" DIA. P.V.C. CLASS 150, DR-18, 1128" THRU 1140" WATER LINES SHALL BE 1140" DIA. P.V.C. CLASS 150, DR-18, 1140" THRU 1152" WATER LINES SHALL BE 1152" DIA. P.V.C. CLASS 150, DR-18, 1152" THRU 1164" WATER LINES SHALL BE 1164" DIA. P.V.C. CLASS 150, DR-18, 1164" THRU 1176" WATER LINES SHALL BE 1176" DIA. P.V.C. CLASS 150, DR-18, 1176" THRU 1188" WATER LINES SHALL BE 1188" DIA. P.V.C. CLASS 150, DR-18, 1188" THRU 1200" WATER LINES SHALL BE 1200" DIA. P.V.C. CLASS 150, DR-18, 1200" THRU 1212" WATER LINES SHALL BE 1212" DIA. P.V.C. CLASS 150, DR-18, 1212" THRU 1224" WATER LINES SHALL BE 1224" DIA. P.V.C. CLASS 150, DR-18, 1224" THRU 1236" WATER LINES SHALL BE 1236" DIA. P.V.C. CLASS 150, DR-18, 1236" THRU 1248" WATER LINES SHALL BE 1248" DIA. P.V.C. CLASS 150, DR-18, 1248" THRU 1260" WATER LINES SHALL BE 1260" DIA. P.V.C. CLASS 150, DR-18, 1260" THRU 1272" WATER LINES SHALL BE 1272" DIA. P.V.C. CLASS 150, DR-18, 1272" THRU 1284" WATER LINES SHALL BE 1284" DIA. P.V.C. CLASS 150, DR-18, 1284" THRU 1296" WATER LINES SHALL BE 1296" DIA. P.V.C. CLASS 150, DR-18, 1296" THRU 1308" WATER LINES SHALL BE 1308" DIA. P.V.C. CLASS 150, DR-18, 1308" THRU 1320" WATER LINES SHALL BE 1320" DIA. P.V.C. CLASS 150, DR-18, 1320" THRU 1332" WATER LINES SHALL BE 1332" DIA. P.V.C. CLASS 150, DR-18, 1332" THRU 1344" WATER LINES SHALL BE 1344" DIA. P.V.C. CLASS 150, DR-18, 1344" THRU 1356" WATER LINES SHALL BE 1356" DIA. P.V.C. CLASS 150, DR-18, 1356" THRU 1368" WATER LINES SHALL BE 1368" DIA. P.V.C. CLASS 150, DR-18, 1368" THRU 1380" WATER LINES SHALL BE 1380" DIA. P.V.C. CLASS 150, DR-18, 1380" THRU 1392" WATER LINES SHALL BE 1392" DIA. P.V.C. CLASS 150, DR-18, 1392" THRU 1404" WATER LINES SHALL BE 1404" DIA. P.V.C. CLASS 150, DR-18, 1404" THRU 1416" WATER LINES SHALL BE 1416" DIA. P.V.C. CLASS 150, DR-18, 1416" THRU 1428" WATER LINES SHALL BE 1428" DIA. P.V.C. CLASS 150, DR-18, 1428" THRU 1440" WATER LINES SHALL BE 1440" DIA. P.V.C. CLASS 150, DR-18, 1440" THRU 1452" WATER LINES SHALL BE 1452" DIA. P.V.C. CLASS 150, DR-18, 1452" THRU 1464" WATER LINES SHALL BE 1464" DIA. P.V.C. CLASS 150, DR-18, 1464" THRU 1476" WATER LINES SHALL BE 1476" DIA. P.V.C. CLASS 150, DR-18, 1476" THRU 1488" WATER LINES SHALL BE 1488" DIA. P.V.C. CLASS 150, DR-18, 1488" THRU 1500" WATER LINES SHALL BE 1500" DIA. P.V.C. CLASS 150, DR-18, 1500" THRU 1512" WATER LINES SHALL BE 1512" DIA. P.V.C. CLASS 150, DR-18, 1512" THRU 1524" WATER LINES SHALL BE 1524" DIA. P.V.C. CLASS 150, DR-18, 1524" THRU 1536" WATER LINES SHALL BE 1536" DIA. P.V.C. CLASS 150, DR-18, 1536" THRU 1548" WATER LINES SHALL BE 1548" DIA. P.V.C. CLASS 150, DR-18, 1548" THRU 1560" WATER LINES SHALL BE 1560" DIA. P.V.C. CLASS 150, DR-18, 1560" THRU 1572" WATER LINES SHALL BE 1572" DIA. P.V.C. CLASS 150, DR-18, 1572" THRU 1584" WATER LINES SHALL BE 1584" DIA. P.V.C. CLASS 150, DR-18, 1584" THRU 1596" WATER LINES SHALL BE 1596" DIA. P.V.C. CLASS 150, DR-18, 1596" THRU 1608" WATER LINES SHALL BE 1608" DIA. P.V.C. CLASS 150, DR-18, 1608" THRU 1620" WATER LINES SHALL BE 1620" DIA. P.V.C. CLASS 150, DR-18, 1620" THRU 1632" WATER LINES SHALL BE 1632" DIA. P.V.C. CLASS 150, DR-18, 1632" THRU 1644" WATER LINES SHALL BE 1644" DIA. P.V.C. CLASS 150, DR-18, 1644" THRU 1656" WATER LINES SHALL BE 1656" DIA. P.V.C. CLASS 150, DR-18, 1656" THRU 1668" WATER LINES SHALL BE 1668" DIA. P.V.C. CLASS 150, DR-18, 1668" THRU 1680" WATER LINES SHALL BE 1680" DIA. P.V.C. CLASS 150, DR-18, 1680" THRU 1692" WATER LINES SHALL BE 1692" DIA. P.V.C. CLASS 150, DR-18, 1692" THRU 1704" WATER LINES SHALL BE 1704" DIA. P.V.C. CLASS 150, DR-18, 1704" THRU 1716" WATER LINES SHALL BE 1716" DIA. P.V.C. CLASS 150, DR-18, 1716" THRU 1728" WATER LINES SHALL BE 1728" DIA. P.V.C. CLASS 150, DR-18, 1728" THRU 1740" WATER LINES SHALL BE 1740" DIA. P.V.C. CLASS 150, DR-18, 1740" THRU 1752" WATER LINES SHALL BE 1752" DIA. P.V.C. CLASS 150, DR-18, 1752" THRU 1764" WATER LINES SHALL BE 1764" DIA. P.V.C. CLASS 150, DR-18, 1764" THRU 1776" WATER LINES SHALL BE 1776" DIA. P.V.C. CLASS 150, DR-18, 1776" THRU 1788" WATER LINES SHALL BE 1788" DIA. P.V.C. CLASS 150, DR-18, 1788" THRU 1800" WATER LINES SHALL BE 1800" DIA. P.V.C. CLASS 150, DR-18, 1800" THRU 1812" WATER LINES SHALL BE 1812" DIA. P.V.C. CLASS 150, DR-18, 1812" THRU 1824" WATER LINES SHALL BE 1824" DIA. P.V.C. CLASS 150, DR-18, 1824" THRU 1836" WATER LINES SHALL BE 1836" DIA. P.V.C. CLASS 150, DR-18, 1836" THRU 1848" WATER LINES SHALL BE 1848" DIA. P.V.C. CLASS 150, DR-18, 1848" THRU 1860" WATER LINES SHALL BE 1860" DIA. P.V.C. CLASS 150, DR-18, 1860" THRU 1872" WATER LINES SHALL BE 1872" DIA. P.V.C. CLASS 150, DR-18, 1872" THRU 1884" WATER LINES SHALL BE 1884" DIA. P.V.C. CLASS 150, DR-18, 1884" THRU 1896" WATER LINES SHALL BE 1896" DIA. P.V.C. CLASS 150, DR-18, 1896" THRU 1908" WATER LINES SHALL BE 1908" DIA. P.V.C. CLASS 150, DR-18, 1908" THRU 1920" WATER LINES SHALL BE 1920" DIA. P.V.C. CLASS 150, DR-18, 1920" THRU 1932" WATER LINES SHALL BE 1932" DIA. P.V.C. CLASS 150, DR-18, 1932" THRU 1944" WATER LINES SHALL BE 1944" DIA. P.V.C. CLASS 150, DR-18, 1944" THRU 1956" WATER LINES SHALL BE 1956" DIA. P.V.C. CLASS 150, DR-18, 1956" THRU 1968" WATER LINES SHALL BE 1968" DIA. P.V.C. CLASS 150, DR-18, 1968" THRU 1980" WATER LINES SHALL BE 1980" DIA. P.V.C. CLASS 150, DR-18, 1980" THRU 1992" WATER LINES SHALL BE 1992" DIA. P.V.C. CLASS 150, DR-18, 1992" THRU 2004" WATER LINES SHALL BE 2004" DIA. P.V.C. CLASS 150, DR-18, 2004" THRU 2016" WATER LINES SHALL BE 2016" DIA. P.V.C. CLASS 150, DR-18, 2016" THRU 2028" WATER LINES SHALL BE 2028" DIA. P.V.C. CLASS 150, DR-18, 2028" THRU 2040" WATER LINES SHALL BE 2040" DIA. P.V.C. CLASS 150, DR-18, 2040" THRU 2052" WATER LINES SHALL BE 2052" DIA. P.V.C. CLASS 150, DR-18, 2052" THRU 2064" WATER LINES SHALL BE 2064" DIA. P.V.C. CLASS 150, DR-18, 2064" THRU 2076" WATER LINES SHALL BE 2076" DIA. P.V.C. CLASS 150, DR-18, 2076" THRU 2088" WATER LINES SHALL BE 2088" DIA. P.V.C. CLASS 150, DR-18, 2088" THRU 2100" WATER LINES SHALL BE 2100" DIA. P.V.C. CLASS 150, DR-18, 2100" THRU 2112" WATER LINES SHALL BE 2112" DIA. P.V.C. CLASS 150, DR-18, 2112" THRU 2124" WATER LINES SHALL BE 2124" DIA. P.V.C. CLASS 150, DR-18, 2124" THRU 2136" WATER LINES SHALL BE 2136" DIA. P.V.C. CLASS 150, DR-18, 2136" THRU 2148" WATER LINES SHALL BE 2148" DIA. P.V.C. CLASS 150, DR-18, 2148" THRU 2160" WATER LINES SHALL BE 2160" DIA. P.V.C. CLASS 150, DR-18, 2160" THRU 2172" WATER LINES SHALL BE 2172" DIA. P.V.C. CLASS 150, DR-18, 2172" THRU 2184" WATER LINES SHALL BE 2184" DIA. P.V.C. CLASS 150, DR-18, 2184" THRU 2196" WATER LINES SHALL BE 2196" DIA. P.V.C. CLASS 150, DR-18, 2196" THRU 2208" WATER LINES SHALL BE 2208" DIA. P.V.C. CLASS 150, DR-18, 2208" THRU 2220" WATER LINES SHALL BE 2220" DIA. P.V.C. CLASS 150, DR-18, 2220" THRU 2232" WATER LINES SHALL BE 2232" DIA. P.V.C. CLASS 150, DR-18, 2232" THRU 2244" WATER LINES SHALL BE 2244" DIA. P.V.C. CLASS 150, DR-18, 2244" THRU 2256" WATER LINES SHALL BE 2256" DIA. P.V.C. CLASS 150, DR-18, 2256" THRU 2268" WATER LINES SHALL BE 2268" DIA. P.V.C. CLASS 150, DR-18, 2268" THRU 2280" WATER LINES SHALL BE 2280" DIA. P.V.C. CLASS 150, DR-18, 2280" THRU 2292" WATER LINES SHALL BE 2292" DIA. P.V.C. CLASS 150, DR-18, 2292" THRU 2304" WATER LINES SHALL BE 2304" DIA. P.V.C. CLASS 150, DR-18, 2304" THRU 2316" WATER LINES SHALL BE 2316" DIA. P.V.C. CLASS 150, DR-18, 2316" THRU 2328" WATER LINES SHALL BE 2328" DIA. P.V.C. CLASS 150, DR-18, 2328" THRU 2340" WATER LINES SHALL BE 2340" DIA. P.V.C. CLASS 150, DR-18, 2340" THRU 2352" WATER LINES SHALL BE 2352" DIA. P.V.C. CLASS 150, DR-18, 2352" THRU 2364" WATER LINES SHALL BE 2364" DIA. P.V.C. CLASS 150, DR-18, 2364" THRU 2376" WATER LINES SHALL BE 2376" DIA. P.V.C. CLASS 150, DR-18, 2376" THRU 2388" WATER LINES SHALL BE 2388" DIA. P.V.C. CLASS 150, DR-18, 2388" THRU 2400" WATER LINES SHALL BE 2400" DIA. P.V.C. CLASS 150, DR-18, 2400" THRU 2412" WATER LINES SHALL BE 2412" DIA. P.V.C. CLASS 150, DR-18, 2412" THRU 2424" WATER LINES SHALL BE 2424" DIA. P.V.C. CLASS 150, DR-18, 2424" THRU 2436" WATER LINES SHALL BE 2436" DIA. P.V.C. CLASS 150, DR-18, 2436" THRU 2448" WATER LINES SHALL BE 2448" DIA. P.V.C. CLASS 150, DR-18, 2448" THRU 2460" WATER LINES SHALL BE 2460" DIA. P.V.C. CLASS 150, DR-18, 2460" THRU 2472" WATER LINES SHALL BE 2472" DIA. P.V.C. CLASS 150, DR-18, 2472" THRU 2484" WATER LINES SHALL BE 2484" DIA. P.V.C. CLASS 150, DR-18, 2484" THRU 2496" WATER LINES SHALL BE 2496" DIA. P.V.C. CLASS 150, DR-18, 2496" THRU 2508" WATER LINES SHALL BE 2508" DIA. P.V.C. CLASS 150, DR-18, 2508" THRU 2520" WATER LINES SHALL BE 2520" DIA. P.V.C. CLASS 150, DR-18, 2520" THRU 2532" WATER LINES SHALL BE 2532" DIA. P.V.C. CLASS 150, DR-18, 2532" THRU 2544" WATER LINES SHALL BE 2544" DIA. P.V.C. CLASS 150, DR-18, 2544" THRU 2556" WATER LINES SHALL BE 2556" DIA. P.V.C. CLASS 150, DR-18, 2556" THRU 2568" WATER LINES SHALL BE 2568" DIA. P.V.C. CLASS 150, DR-18, 2568" THRU 2580" WATER LINES SHALL BE 2580" DIA. P.V.C. CLASS 150, DR-18, 2580" THRU 2592" WATER LINES SHALL BE 2592" DIA. P.V.C. CLASS 150, DR-18, 2592" THRU 2604" WATER LINES SHALL BE 2604" DIA. P.V.C. CLASS 150, DR-18, 2604" THRU 2616" WATER LINES SHALL BE 2616" DIA. P.V.C. CLASS 150, DR-18, 2616" THRU 2628" WATER LINES SHALL BE 2628" DIA. P.V.C. CLASS 150, DR-18, 2628" THRU 2640" WATER LINES SHALL BE 2640" DIA. P.V.C. CLASS 150, DR-18, 2640" THRU 2652" WATER LINES SHALL BE 2652" DIA. P.V.C. CLASS 150, DR-18, 2652" THRU 2664" WATER LINES SHALL BE 2664" DIA. P.V.C. CLASS 150, DR-18, 2664" THRU 2676" WATER LINES SHALL BE 2676" DIA. P.V.C. CLASS 150, DR-18, 2676" THRU 2688" WATER LINES SHALL BE 2688" DIA. P.V.C. CLASS 150, DR-18, 2688" THRU 2700" WATER LINES SHALL BE 2700" DIA. P.V.C. CLASS 150, DR-18, 2700" THRU 2712" WATER LINES SHALL BE 2712" DIA. P.V.C. CLASS 150, DR-18, 2712" THRU 2724" WATER LINES SHALL BE 2724" DIA. P.V.C. CLASS 150, DR-18, 2724" THRU 2736" WATER LINES SHALL BE 2736" DIA. P.V.C. CLASS 150, DR-18, 2736" THRU 2748" WATER LINES SHALL BE 2748" DIA. P.V.C. CLASS 150, DR-18, 2748" THRU 2760" WATER LINES SHALL BE 2760" DIA. P.V.C. CLASS 150, DR-18, 2760" THRU 2772" WATER LINES SHALL BE 2772" DIA. P.V.C. CLASS 150, DR-18, 2772" THRU 2784" WATER LINES SHALL BE 2784" DIA. P.V.C. CLASS 150, DR-18, 2784" THRU 2796" WATER LINES SHALL BE 2796" DIA. P.V.C. CLASS 150, DR-18, 2796" THRU 2808" WATER LINES SHALL BE 2808" DIA. P.V.C. CLASS 150, DR-18, 2808" THRU 2820" WATER LINES SHALL BE 2820" DIA. P.V.C. CLASS 150, DR-18, 2820" THRU 2832" WATER LINES SHALL BE 2832" DIA. P.V.C. CLASS 150, DR-18, 2832" THRU 2844" WATER LINES SHALL BE 2844" DIA. P.V.C. CLASS 150, DR-18, 2844" THRU 2856" WATER LINES SHALL BE 2856" DIA. P.V.C. CLASS 150, DR-18, 2856" THRU 2868" WATER LINES SHALL BE 2868" DIA. P.V.C. CLASS 150, DR-18, 2868" THRU 2880" WATER LINES SHALL BE 2880" DIA. P.V.C. CLASS 150, DR-18, 2880" THRU 2892" WATER LINES SHALL BE 2892" DIA. P.V.C. CLASS 150, DR-18, 2892" THRU 2904" WATER LINES SHALL BE 2904" DIA. P.V.C. CLASS 150, DR-18, 2904" THRU 2916" WATER LINES SHALL BE 2916" DIA. P.V.C. CLASS 150, DR-18, 2916" THRU 2928" WATER LINES SHALL BE 2928" DIA. P.V.C. CLASS 150, DR-18, 2928" THRU 2940" WATER LINES SHALL BE 2940" DIA. P.V.C. CLASS 150, DR-18, 2940" THRU 2952" WATER LINES SHALL BE 2952" DIA. P.V











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

<b>Date of Meeting:</b> August 6, 2025	<b>Agenda Item No.</b> (to be assigned by PCE): V.B.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Quintanilla, Headley & Associates, Inc.	
<b>Subject/Agenda Item:</b> Discussion and consideration for six-month extension of Villas on Sugar Cane Subdivision being 2.349 acre out of Farm Tract 57, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 9 North Road, approximately 500ft west of Mile 4 ½ West Road. Possible Action.	
<b>Discussion/Overview:</b> The proposed eighteen (18) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on August 6, 2025. This is the 2 <sup>nd</sup> extension. The project has not started. The Engineering Department has provided an email.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission’s Action:</b> Staff recommends approval of the six-month extension.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Extension letter and email from Engineering.	
<b>Responsibilities upon Commission’s Action:</b> Planning staff will advise applicant.	



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

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**Consulting Engineers ★ Land Surveyors**

Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects ★ Subdivisions ★ Surveys

July 10, 2025

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

**Re: Villas on Sugar Cane Subdivision**

Dear Ms. de la Fuente:

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

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

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

Sincerely,

Eulalio Ramirez, P.E.  
Project Engineer

**From:** [Jeremy Anciso](#)  
**To:** [Flor Acuna](#)  
**Date:** Monday, July 21, 2025 9:10:44 AM

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**Subject:** Current Status of Villas on Sugar Cane Subdivision Project

Good morning,

I am writing to provide an update on the Villas on Sugar Cane Subdivision project. As of now, no work has commenced on the site, and the project remains at 0% completion.

We will continue to monitor progress and provide updates as necessary. Please don't hesitate to reach out if you require any further details or documentation.



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

<b>Date of Meeting:</b> August 6, 2024	<b>Agenda Item No.</b> (to be assigned by PCE): V.C.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Juan Alonzo, P.E.	
<b>Subject/Agenda Item:</b> Discussion and consideration for six-month extension of White Rose Subdivision being 4.644 acres out of Farm Tracts 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000 feet North of Intersection on Frontage Road and Bridge Ave. Possible Action.	
<b>Discussion/Overview:</b> The proposed nine (9) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on July 16, 2025. This is the 1st extension. The project has not started. The Engineering Department has provided an email.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission’s Action:</b> Staff recommends approval of the six-month extension.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Extension letter and email from Engineering.	
<b>Responsibilities upon Commission’s Action:</b> Planning staff will advise applicant.	



## ALTEX ENGINEERING

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

July 2, 2025

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

Re: **Extension Request**  
**White Rose Subdivision**  
**Weslaco, Texas**

Ms. de la Fuente,

This letter is to formally request a Six (6) month extension on the White Rose Subdivision located along N Bridge Ave. The owner is finalizing the construction improvement plans for the Construction Improvements.

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

Respectfully,

Juan Alonzo Jr. P.E.

**From:** [Jeremy Anciso](#)  
**To:** [Flor Acuna](#)  
**Date:** Thursday, July 31, 2025 12:33:28 PM

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**Subject:** White Rose Subdivision – No Progress to Date

Good afternoon

I hope you're doing well.

I'm writing to let you know that there is currently 0% progress on the White Rose Subdivision project. There has been no activity or updates so far.

Please let me know if there's anything needed from my side to get things moving.



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

<b>Date of Meeting:</b> August 6, 2024	<b>Agenda Item No. (to be assigned by PCE):</b> V.D.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Altex Engineering.	
<b>Subject/Agenda Item:</b> Discussion and consideration for six-month extension of Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & Pike Blvd. Possible Action.	
<b>Discussion/Overview:</b> The proposed three (3) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on July 16, 2025. This is the 1st extension. The project is about 60% completed. Pending fire hydrant installation and sewer line testing. The Engineering Department has provided an email.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval of the six-month extension.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Extension letter and email form Engineering.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



## ALTEX ENGINEERING

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

July 2, 2025

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

Re: **Extension Request**  
**Ramos Estates Subdivision**  
**Weslaco, Texas**

Ms. de la Fuente,

This letter is to formally request a Six (6) month extension on the Ramos Estates Subdivision located along FM 1015. We recently began and are currently working on the Construction Improvements of this subdivision.

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

Respectfully,

Juan Alonzo Jr. P.E.

**From:** [Jeremy Anciso](#)  
**To:** [Flor Acuna](#)  
**Date:** Wednesday, July 30, 2025 5:05:16 PM

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**Subject:** Progress Update – Ramos Estates Subdivision Pending Items

I hope you're doing well.

This is a brief update on the current status of pending items at the **Ramos Estates Subdivision**:

- **Sewer Line Installation:** Approximately **60% complete**.
- **Fire Hydrant Installation:** Still **pending**, no installation activity noted.
- **Sewer Line Testing:**
  - **CMTs (Construction Materials Testing):** Not yet performed.
  - **Air Pressure & Manual Testing:** Progress is at approximately **60%**.

We will continue to monitor the site and provide further updates as work progresses. Please feel free to reach out if you need additional details or would like to schedule a walkthrough.



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

<b>Date of Meeting:</b> <b>August 6, 2025</b>	<b>Agenda Item No. (to be assigned by PCE):</b> <b>V.E.</b>
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Rancho Viejo LLC. Jaime Anzaldua - Representative.	
<b>Subject/Agenda Item:</b> Discussion and consideration to be granted a waiver to the moratorium for 600 S Bridge Ave., also being Lots 10-16 INCL., Blk FT 640, West Tract, Weslaco Trailer Park, Weslaco, Hidalgo County, Texas. Located on the NE corner of East 6 <sup>th</sup> St. and South Bridge. Possible Action.	
<b>Discussion/Overview:</b> Applicant is requesting a wavier to the moratorium in order to submit a rezone request application from B-2 Secondary and Highway District to R-2 Duplex and Apartments. A letter for request was received.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends denial.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Letter	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	

Rancho Viejo, LLC  
Jaime Anzaldua – Representative  
2401 E. EXPY 83  
Weslaco, Texas 78599-5512  
956.867.3090  
[Jaa22@aol.com](mailto:Jaa22@aol.com)

July 24, 2025

Rebekah De La Fuente  
Planning & Code Enforcement Director  
255 S. Kansas Ave.  
Weslaco, Texas 78596  
956.447.3403  
[rdelafuente@weslacotx.gov](mailto:rdelafuente@weslacotx.gov)

Re: Weslaco Park Village  
600 S. Bridge Ave  
(Rec Building – Wavier )

Dear Ms. De La Fuente,

I am writing on behalf of the Weslaco Park Village / Owners Mr. Payne and Mr. Carter. We are formally requesting a wavier to the moratorium in order to remodel the interior of our existing building at the Weslaco Park Village into (3) living spaces. We look forward to working with the City on moving our project forward. Thank you

Respectfully submitted,

Jaime Anzaldua – Representative  
Rancho Viejo, LLC  
Weslaco Park